

Docket Item # 4
BZA #2022-00011
Board of Zoning Appeals
June 13, 2022

ADDRESS: 3501 WILSON AVENUE
ZONE: RB/ TOWNHOUSE ZONE
APPLICANT: GABRIEL FRYE and MARIAH TAYLOR

ISSUE: Special exception to construct a two-story rear addition in the required secondary front yard facing East Glebe Road.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-706(A)(1)	Font Yard (Secondary)	20.00 feet	9.99 feet	10.01 feet

The staff **recommends approval** of the request because it meets the criteria for a special exception.

If the Board decides to grant the requested special exception it is subject to compliance with all applicable code requirements, ordinances, and recommended conditions found in the department comments. The applicants must submit certification of building height and floor area ratio from a licensed architect or engineer prior to the final inspection. The special exception must also be recorded with the deed of the property in the City's Land Records Office prior to the release of the building permit.



I. Issue

The applicants request a special exception to construct a two-story rear addition in the required secondary front yard in line with the existing non-complying wall facing East Glebe Road.

II. Background

The subject property is a corner lot of record with the primary front yard facing Wilson Avenue which measures 37.83 feet, a secondary front yard facing East Glebe Road which measures 89.98 feet, and depths of 29.30 feet along the east side property line and 105.00 depth along the shared north side property line. The lot contains 2,678 square feet of lot area and is a substandard lot with regard to lot frontage and width for a corner townhouse lot in the RB zone but complies with the minimum lot size. The lot contains a two-story end unit townhouse dwelling with an open front porch constructed in 1941.



Figure 1: Subject Property

The dwelling is located 31.30 feet from the front property line facing Wilson Avenue, 47.10 feet from the east side property line, 9.99 feet from the south property line and shares the north side property line with the adjacent townhouse. The existing open front porch is located 28.67 feet from the primary front property line and 12.63 feet from the secondary front property line. The current height of the existing dwelling is approximately 22.12 feet to the top of the flat roof when measured from average pre-construction grade.

III. Description

The applicants propose to construct a two-story rear addition where a portion will cantilever over a rear landing. The first floor of the proposed two story addition measures 16.15 feet in length by 14.87 feet in width for a total of 240.15 square feet. The second story measures 18.77 feet by 14.87 feet for a total of 279.11 feet. The height of the proposed addition will measure 22.12 feet to the top of the flat roof, in line with the existing roof of the dwelling. The applicant requests a special exception of 10.01 feet from the required 20.00 foot front yard setback to construct the addition 9.99 feet from the secondary front property line, in line with the exiting secondary front building wall. The applicant proposes eaves projecting 30 inches from the addition along the secondary front yard in compliance with zoning ordinance section 7-202(A)(3) which allows eaves to project up to 30 inches into a required yard.

The applicants also propose an open front porch facing Wilson Avenue. The new porch measures 10.00 feet in depth by 16.40 feet in length. There will also be a 30 inch overhang. The proposed porch is a permitted obstruction in the required front yard because it does

not reduce the yard to less than 10.00 feet. Similarly, the rear stairs and landing are a permitted obstruction as they do not reduce the yard to less than 5.00 feet.

Upon completion of the work, the proposed renovations will continue to comply with the floor area requirements. (Refer to floor area calculations.)

There have been no variances or special exceptions previously granted for the subject property.

IV. Master Plan/Zoning

The subject property is zoned RB and has been so zoned since adoption of the Third Revised Zoning Map in 1952 and is identified in the Potomac West Small Area Plan for residential land use.

V. Requested Special Exception:

3-706(A)(1) Front Yard (Secondary, South)

The applicants request a special exception of 10.01 feet from the required 20.00 feet front yard setback requirement to construct an addition 9.99 feet from the secondary front facing East Glebe Road.

VI. Substandard Lot and Noncomplying Structure

The subject property is a sub-standard lot which contains a noncomplying structure with respect to the following:

	<u>Required</u>	<u>Provided</u>	<u>Noncompliance</u>
Secondary Front (South)	20.00 feet	9.99 feet	10.01 feet
Lot Width	38.00 feet	29.03 feet	8.97 feet
Lot Frontage	38.00 feet	37.83 feet	.17 feet

VII. Special Exceptions Standards

To grant a special exception, the Board of Zoning Appeals must find that the strict application of the zoning ordinance creates an unreasonable burden on the use and enjoyment of the property. Section 11-1304 of the zoning ordinance lists standards that an applicant must address and that the Board believes exists and thus warrants granting a special exception of the zoning regulations.

- 1) Whether approval of the special exception will be detrimental to the public welfare, to the neighborhood or to the adjacent properties.

The two-story addition would be located entirely in-line with existing non-complying front wall facing East Glebe and height of the addition would not exceed the height of the existing dwelling. While the proposed design increases the bulk and mass along this secondary front of the property, it is in keeping

with other two-story homes in the area. The addition would not be detrimental to the neighborhood or any adjacent properties.

- 2) Whether approval of the special exception will impair an adequate supply of light and air to the adjacent property, or cause or substantially increase traffic congestion or increase the danger of fire or the spread of fire or endanger the public safety.

The addition would extend an existing non-complying wall in the required secondary front yard. Because the proposed height of the addition is consistent with the height of the existing dwelling and the addition will not be located any closer to the front property line it is unlikely to negatively impact light and air, and there would be no expected impacts to traffic or public safety or cause or substantially increase traffic congestion or increase the danger of fire or the spread of fire or endanger the public safety.

The addition may block some light or air to the property along the shared property line, but that is a shared party wall and not subject to a setback. The subject property will continue to maintain the required open space.

- 3) Whether approval of the special exception will alter the essential character of the area or zone.

While many of the townhouses in this area have one-story additions, there are a few that have two-story rear additions. While this addition is two-stories in height, it is a modest addition and does not exceed the height of the existing dwelling. This addition would not alter the character of the zone as it is adjacent to commercial uses along Wilson Avenue and apartments and single-family homes along East Glebe Road. The addition would have a limited impact on the character of the surrounding area.

- 4) Whether the proposal will be compatible with the development in the surrounding neighborhood.

The proposed addition would maintain consistency in terms of lot configuration and would be in scale of the existing dwelling and the surrounding neighborhood. The proposal would maintain the existing front yard setback as established by the existing dwelling.

While the house has a brick façade, the addition will have a modern component. The styles of houses along E. Glebe are various types, styles and material. In addition, along Wilson Street and along East Reed Avenue, the three are also various style of housing with various materials. The proposed addition would be compatible and would fit within the context of the Lynhaven neighborhood.

- 5) Whether the proposed development represents the only reasonable means and location on the lot to accommodate the proposed structure given the natural constraints of the lot or the existing development of the lot.

The subject property is a corner lot and an end-unit town house that shares a party wall with the adjacent dwelling and is substandard with respect to lot frontage and width. The narrowness of this end unit townhouse lot and the existing house placement within the required front yard setback make the proposed location the only reasonable location for an addition.

VIII. Staff Conclusion

Neighborhood Impact

The properties along East Glebe Road varies in use and in scale. The subject property sits across the street from an existing apartment complex where the buildings are setback. The single-family dwelling to the east would be separated by yard and a 15.00 foot wide alley. The addition would not have much of an impact.

Light and Air

The subject property is an end unit on a corner lot that shares a party with the adjacent neighbor. The new addition of the subject property would extend out and block some portion of light. Currently there are existing shrubbery and a full mature tree located in the secondary front yard that inhibits some light as it exists. The rest would be open

With the new addition, the lot will provide 67 percent, open space, far greater than the minimum of 40 percent that is required in the RB zone. The addition does not extend the entire length of the secondary front yard facing East Glebe Road; therefore, there will be some light and air that will be afforded the adjacent property from the secondary frontage facing East Glebe Road as well as from the adjacent alley.

Lot Constraints

The subject property is substandard and a corner lot which by definition has two front yards. The RB zone has a required front yard setback of 20.00 feet along the primary front facing Wilson Avenue and secondary front yard facing East Glebe Road. The placement of the existing dwelling within the required secondary front yard on a lot that is narrower than the zone requires are limiting factors which restrict the buildable area on the lot. The applicants are proposing an expansion to the dwelling in line with a noncomplying wall in keeping with the configuration of the existing house.

Staff Conclusion

As outlined above, staff believes the request meets the criteria for a special exception and **recommends approval.**

BZA #2022-00011
3501 Wilson Avenue

Staff

Marlo Ford, AICP, Urban Planner, marlo.ford@alexandriava.gov

Mary Christesen, Zoning Manager, mary.christesen@alexandriava.gov

Tony LaColla, AICP, Division Chief, tony.lacolla@alexandriava.gov

DEPARTMENTAL COMMENTS

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

Transportation and Environmental Services:

CONDITIONS

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition if a separate demolition permit is required. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

FINDINGS:

- F1. After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan, it is suggested that T&ES be included in the review. (T&ES)
- F2. If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

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). (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 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec. 5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Code Administration:

No comments received by this department

Recreation (Arborist):

No comments received by this department

Historic Alexandria (Archaeology):

F-1 According to historic maps of the area, this property remained vacant land until shortly after World War II. The likelihood for encountering significant archaeological resources is low.

R-1 The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheet piling 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 are discovered during development. 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



APPLICATION BOARD OF ZONING APPEALS

SPECIAL EXCEPTION FOR ADDITIONS

_____ Filing Fee

4/29/2022

Filing Deadline

6/13/2022

Board of Zoning Appeals Hearing

Applicants must send written notice of public hearings by certified or registered mail to all adjoining and facing property owners at least 10 days prior to the Board of Zoning Appeals hearing, and not more than 30 days prior to the hearing.

Board of Zoning Appeals hearing 6/13/2022

Send notices by certified or registered mail between the dates of

5/14/2022 and 6/3/2022.

INSTRUCTIONS

All materials are required to be uploaded to APEX for a complete submission.

1. **FILING DEADLINE INSTRUCTIONS:** Board of Zoning Appeals applications, with required plans, must be submitted to the Department of Planning and Zoning at least 30 working days prior to the hearing date. Failure to submit all required information and plans by the filing deadline will result in the application being deferred to a later hearing date.
2. **FORMS:** Please ensure all forms have been filled to completion with signatures and contact information.
APPLICATION: Complete the form titled "Application for Special Exception for Additions: Board of Zoning Appeals."
FLOOR AREA RATIO FORMS: Complete form **A** for single and two-family residences outside the historic districts. Complete form **B** for all other properties.
3. **PDF PLANS:** Supporting materials are to be submitted with each application. Plans, drawings, photos, or other materials should not exceed 11" x 17" and should not be smaller than 8.5" x 11". All plan sets must be to scale. Applications without the required supporting materials will be deemed incomplete and will not be scheduled for hearing by the BZA.
4. **PHOTOGRAPHS:** Applicants must submit photographs of the property in the location where the special exception is requested.
5. **FILING FEE:** Application fees are to be paid online through the CSS Portal. Once an application is submitted, staff will invoice the applicant with payment instructions. The application will not be processed until payment is received.
6. **PROPERTY OWNER NOTIFICATION:** Applicants must send written notice to all adjoining and facing property owners; notices must be sent by certified or registered mail **at least ten days** prior to the Board of Zoning Appeals public hearing (not counting the date of the hearing) and **not more than 30 days** prior to the hearing. Applicants may use the notice form supplied with the application forms. In the event the application is deferred, notification shall be given again.
The following must be submitted to the Department of Planning and Zoning no later than **five calendar days** prior to the public hearing:
 - a copy of the notice letter sent
 - a list of the names and addresses of those persons to whom notice was sent
 - a copy of the post office receipts for the certified or registered mail
 - "Certification of Notice" form found at the back of this application.

Failure to send accurate or correct notices will result in deferral of the application to a later hearing date. Property ownership information is to be obtained from the City Real Estate Assessment Office, Room 2600, City Hall, 301 King Street or online at www.alexandriava.gov/city/realestate.

BOARD OF ZONING APPEALS PROCESS

PUBLIC HEARINGS – BOARD OF ZONING APPEALS

The Board of Zoning Appeals meets on the second Monday of each month in the City Council Chambers, City Hall, at 7:00 P.M. Meeting dates should be verified by the applicant prior to the hearing as they are subject to change. **The applicant or a representative must attend the meeting.**

DEFINITION OF SPECIAL EXCEPTION

A special exception is a request for a minor adjustment to the requirements of the zoning ordinance where, owing to special conditions of the property, the exception is necessary and desirable and would not adversely affect adjacent property owners.

STANDARDS FOR SPECIAL EXCEPTION

The Board of Zoning Appeals may grant a special exception if it finds that strict application of the zoning ordinance creates an unreasonable burden on the use and enjoyment of the property, outweighing the material zoning purpose for which the specific provision of the ordinance was designed. In making a determination, the Board shall consider the following issues:

- a. Whether approval of the special exception will be detrimental to the public welfare, to the neighborhood character, neighboring properties or existing building architecture.
- b. Whether approval of the special exception will impair an adequate supply of light or air to adjacent property, or cause or substantially increase traffic congestion or increase the danger of fire or the spread of fire, or endanger the public safety.
- c. Whether approval of the special exception will alter the essential character of the area or the zone.
- d. Whether the proposal will be compatible with neighboring properties in the surrounding neighborhood.
- e. Whether the proposed porch represents the only reasonable means and location on the lot to accommodate the proposed porch given the natural constraints of the lot or the existing development on the lot.
- f. In the case of fences, whether the size, configuration or other unusual characteristic of the lot requires an exception from the zoning requirements in order to provide a reasonable fenced area without creating significant harm to adjacent properties or the neighborhood.

EFFECTIVE PERIOD OF SPECIAL EXCEPTION

Any special exception granted by the Board of Zoning Appeals is valid for a period of one year from the date the special exception is approved. If no construction or operation has commenced within one year from the date of approval, the special exception becomes null and void.

APPEAL OF THE BOARD OF ZONING APPEALS DECISION

Any person jointly or severally aggrieved or affected by a decision of the Board of Zoning Appeals may appeal such decision by filing a petition in the Circuit Court of the City. The petition shall set forth the alleged illegality of the Board's action, and shall be filed within 30 days from the date of the decision of the Board.

RECONSIDERATION OF AN APPLICATION

If an application for a special exception is denied, the Board of Zoning Appeals shall not consider an application for the same special exception on the same site again for one year unless the new application differs in a substantial and material way from the old one, in which case it may be reconsidered after six months.

ONLY ONE SPECIAL EXCEPTION PER DWELLING

Approval of one special exception per dwelling is authorized under the provisions of Section 11-1302(B)(4). Once a special exception is approved for a property, no future special exception applications for the property will be accepted.

<p>For assistance with any of these procedures or processes, please call the Department of Planning and Zoning at 703-746-4333.</p>
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APPLICATION BOARD OF ZONING APPEALS

SPECIAL EXCEPTION FOR ADDITIONS

Section of zoning ordinance from which request for special exception is made:
3-706(A)(1)

PART A

1. Applicant: ☒ Owner ☒ Contract Purchaser ☒ Agent

Name Gabriel Fry & Mariah Taylor

Address 3501 Wilson Avenue, Alexandria VA 22305

Daytime Phone 703-405-8931

Email Address therealgabefry@gmail.com

2. Property Location 3501 Wilson Avenue, Alexandria VA 22305

3. Assessment Map # 015.04-05-39 Block 9 Lot 1 Zone RB

4. Legal Property Owner Name Gabriel Fry & Mariah Taylor

Address 3501 Wilson Avenue, Alexandria VA 22305

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. N/A		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 3501 Wilson Avenue, Alexandria VA 22305 (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. Gabriel Fry	3501 Wilson Ave	50%
2. Mariah (Taylor) Fry	3501 Wilson Ave	50%
3.		

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 required to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within 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 indicate 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. Gabriel Fry	None	None
2. Mariah (Taylor) Fry	None	None
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

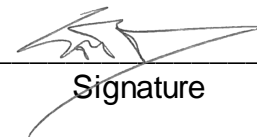
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

4/27/2022

Date

Gabriel Fry

Printed Name



Signature

5. Describe request briefly:

Expand a non-complying wall within the required secondary front yard.

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

☐ Yes — Provide proof of current City business license.

☐ No — Said agent shall be required to obtain a business prior to filing application.

THE UNDERSIGNED HEREBY ATTESTS that all of the information herein provided including the site plan, building elevations, prospective drawings of the projects, etc., are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Gabriel Fry

Print Name

703-405-8931

Telephone



Signature

4/27/2022

Date

Pursuant to Section 13-3-2 of the City Code, the use of a document containing false information may constitute a Class 1 misdemeanor and may result in a punishment of a year in jail or \$2,500 or both. It may also constitute grounds to revoke the permit applied for with such information.

NOTE TO APPLICANT: Only one special exception per dwelling shall be approved under the provisions of Section 11-1302(B)(4).

PART B (SECTION 11-1304)

APPLICANT MUST EXPLAIN THE FOLLOWING:

(Please use additional pages where necessary.)

- 1. Explain how the special exception for the proposed addition, if granted, meets the applicant's needs.**

The special exception permits the addition to be large enough (the full 16' width of the house) to be usable as a room. Without the exception, the property is unimprovable.

- 2. Explain if the special exception, if granted, will harm adjoining properties or impact the neighborhood in any way.**

N/A

- 3. Explain how the proposed addition will affect the light and air to any**

The proposed addition will increase the shade in part of the adjoining yard to the north (3503 Wilson Ave) during the later part of the day.

4. Explain how the proposed addition is compatible with other properties in the neighborhood and the character of the neighborhood as a whole.

The addition is equivalent in size and scope to other additions on identical townhouses within the Lynhaven neighborhood. Rear additions are a common feature of the neighborhood.

5. How is the proposed construction similar to other buildings in the immediate area?

Identical townhouses elsewhere on Wilson Ave and in the Lynhaven neighborhood have one and two-story additions on the rear of the house.

6. Explain how this plan represents the only reasonable location on the lot to

There is no other location on the lot where construction would be either practical or permissible under the spirit, intent, or letter of the zoning ordinance.

7. Has the applicant shown the plans to the most affected property owners? Have any neighbors objected to the proposed special exception, or have any neighbors written letters of support? If so, please attach the letter.

Yes, the plans have been discussed with the most affected property owners (the immediately-adjacent neighbors in 3503 Wilson Ave) in great detail over the past two years. No neighbors have objected, and the owners of 3503 Wilson have written a letter of support.



Department of Planning and Zoning Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 3501 wilson Street Address RB Zone
A2. 2,678.00 x 0.75 = 2,008.50
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**		
Basement	436.24	Basement**	436.24	B1. 1,393.72 Sq. Ft.
First Floor	436.24	Stairways**		Existing Gross Floor Area*
Second Floor	436.24	Mechanical**		B2. 521.24 Sq. Ft.
Third Floor		Attic less than 7'***		Allowable Floor Exclusions**
Attic		Porches**	85.00	B3. 872.48 Sq. Ft.
Porches	85.00	Balcony/Deck**		Existing Floor Area Minus Exclusions
Balcony/Deck		Lavatory***		(subtract B2 from B1)
Lavatory***		Other**		
Other**		Other**		
B1. Total Gross	1,393.72	B2. Total Exclusions	521.24	

Comments for Existing Gross Floor Area

all stair and lavatory
exclusions included
in proposed due to
interior
reconfigurations

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**		
Basement	0.00	Basement**		C1. 860.00 Sq. Ft.
First Floor	270.00	Stairways**	88.50	Proposed Gross Floor Area*
Second Floor	298.00	Mechanical**		C2. 288.50 Sq. Ft.
Third Floor		Attic less than 7'***		Allowable Floor Exclusions**
Attic		Porches**		C3. 571.50 Sq. Ft.
Porches	292.00	Balcony/Deck**	100.00 *	Proposed Floor Area Minus Exclusions
Balcony/Deck		Lavatory***	100.00	(subtract C2 from C1)
Lavatory***		Other**		
Other		Other**		
C1. Total Gross	860.00	C2. Total Exclusions	288.50	

* excluded rear covered
area because it is all stairs

Notes

*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

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

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

D. Total Floor Area

D1. 1,443.98 Sq. Ft.
Total Floor Area (add B3 and C3)
D2. 2,008.50 Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space

E1. 1,984.00 Sq. Ft.
Existing Open Space
E2. 800.00 Sq. Ft.
Required Open Space
E3. 1,798.00 Sq. Ft.
Proposed Open Space

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

Signature:

5.2.2022 by staff (MOC)
Date:

*****ATTENTION APPLICANTS*****

At the time of application for a Special Use Permit, Rezoning, Vacation, Encroachment, Variance, Special Exception or Subdivision, you must provide a draft of the description of your request you intend to use in the property owner's notice. You must be thorough in your description. Staff will review the draft wording to confirm its completeness.

The example illustrates a detailed description:

"Special exception to construct a one-story addition in the required side yard on _____ Street."

If you fail to submit draft language at the time of the application filing deadline, the application will be determined to be incomplete and may be deferred by staff.

ARTICLE XI, SECTION 11-300 NOTICE OF PUBLIC HEARINGS

SECTION 11-301

Required Notice: Except as provided by Section 11-302, written notice, placard notice and newspaper notice shall be given before each public hearing by Planning Commission, City Council, Board of Zoning Appeals, Subdivision Committee or Board of Architectural Review.

A) Written Notice: The applicant shall send by certified or registered mail written notice at least ten and no more than 30 days prior to the hearing. Restricted delivery or return receipt is not required.

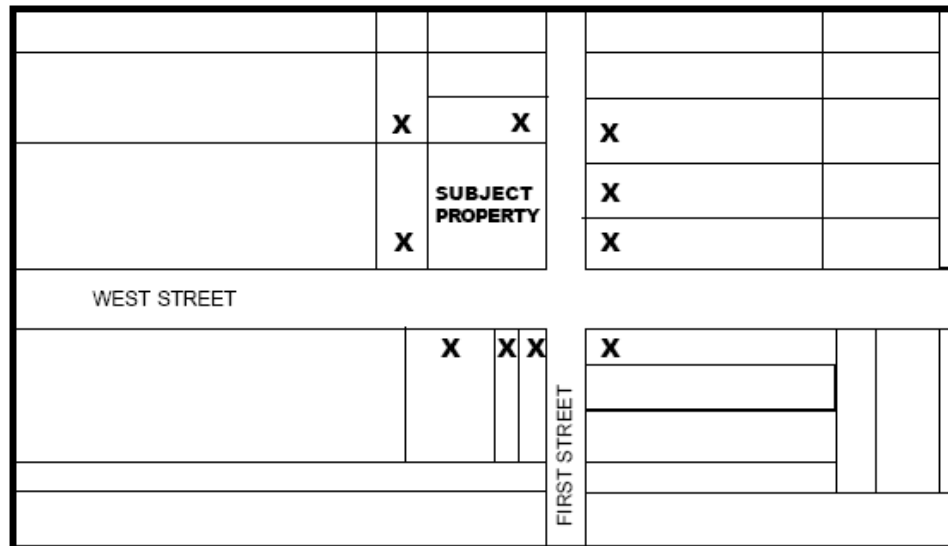
1) Recipients of Written Notice: Written notice shall be sent to the property owner, if different from the applicant, and to the owners of all abutting properties. In the case of a condominium, written notice may be mailed or delivered to the president of the board of the condo owner's association instead of to each individual unit owner.

2) Contents of Written Notice: Written notice shall contain the following information:

- (a) the time, date and place of all hearings scheduled; and
- (b) a description of the matter being heard, including the tax map number of the property and the complete street address of the property.

B) Placard and Newspaper Notice: The City staff will provide placard notice and newspaper advertisement. After the public hearing, the applicant may remove and discard the placard(s), or staff will remove the placard within seven days after the hearing.

X = Property owners to be notified



Sketch showing subject site and property owners to be notified pursuant to Article XI, Section 11-300 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia. This is a sample sketch only and is not to be used as a final authority when sending notice if in doubt, it is advisable to provide notice to additional properties. Contact staff at 703-746-4333 for assistance regarding notice.

NOTE: If inadequate notice is given, the request cannot be heard and will be deferred.

*****Applicant to mail this notice by certified or registered mail to adjoining and abutting property owners between 30 and 10 days prior to the hearing.*****



NOTICE OF PUBLIC HEARINGS

BOARD OF ZONING APPEALS

Dear Property Owner:

You are hereby notified of the following public hearing to be held by the Board of Zoning Appeals on the issues described below.

BOARD OF ZONING APPEALS PUBLIC MEETING DATE: June 13, 2022

**AT
7:00 PM, CITY HALL
301 KING STREET
COUNCIL CHAMBERS, SECOND FLOOR
ALEXANDRIA, VIRGINIA 22314**

ISSUE DESCRIPTION:


Expand a non-complying wall within the required secondary front yard for the purpose of constructing an addition on the rear of the house.

PROPERTY ADDRESS: 3501 Wilson Ave

TAX ASSESSMENT MAP NUMBER: *Map* 015.04 *Block* 05 *Lot* 39

As a citizen and party of interest, you are invited to attend the meetings and express your views concerning the above issue. If you have any questions regarding the request, you can reach me at 703-405-8931.

Sincerely,



Applicant Signature

Gabriel Fry

Applicant Printed Name



CERTIFICATION OF NOTICE

BOARD OF ZONING APPEALS

- ☒ BOARD OF ZONING APPEALS
- ☐ SPECIAL USE PERMIT
- ☐ SUBDIVISION PLAT
- ☐ VACATION OF RIGHT-OF-WAY
- ☐ ENCROACHMENT IN RIGHT-OF-WAY
- ☐ REZONING
- ☐ OTHER

**TO: DIRECTOR OF PLANNING AND ZONING
301 KING STREET, ROOM 2100
ALEXANDRIA, VIRGINIA 22314**

Article XI, Section 11-301(A)(3), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia states:

At least five days prior to the hearing, the applicant shall supply the director with:

- a) a copy of the notice sent
- b) a list of the names of those persons to whom notice has been given
- c) copies of the post office receipts for registered or certified mail
- d) a certification statement that notice has been sent by certified or registered mail to those to whom notice is required to be given.

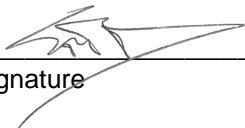
The applicant shall use the records and maps maintained by the city's office of real estate assessments to determine the proper recipients of notice and reliance upon such records shall constitute compliance with the requirements of this section 11-301(A).

The undersigned hereby certifies that the notice to adjoining property owners (copy attached), as required pursuant to Article XI, Section 11-301(A)(3) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia, was sent to the attached list of property owners concerning the following issue on (DATE) May 14, 2022.

PROPERTY ADDRESS: 3501 Wilson Ave

ISSUE DESCRIPTION:

Expand a non-complying wall within the required secondary front yard.



Signature

Gabriel Fry

Print Name

703-405-8931

Telephone

4/28/2022

Date



PROPERTY OWNERS LIST

BOARD OF ZONING APPEALS

3501 Wilson Avenue

SUBJECT ADDRESS

015.04 . 05 . 39

TAX ASSESSMENT MAP NUMBER

Adjoining property owner names and addresses can be obtained by visiting the City website at www.alexandriava.gov and following the link to Real Estate Assessments, or by visiting the Office of Real Estate Assessments at City Hall, 301 King Street, Room 2600.

ADJOINING PROPERTY OWNER'S
NAME & MAILING ADDRESS

TAX ASSESSMENT
MAP NUMBER

Property Address	3503 Wilson Ave	015.04 . 05 . 40
Name	Peter Judge & Caroline Roth	
Mailing Address	3503 Wilson Avenue, Alexandria VA 22305	
Property Address	102 E. Glebe Rd	015.04 . 05 . 38
Name	John Southard	
Mailing Address	104 E. Glebe Rd	
Property Address	3508 Wilson Ave	015.04 . 04 . 6
Name		
Mailing Address		
Property Address	Auburn Village Condominium	015.04 . 0A .
Name		
Mailing Address		
Property Address		- - -
Name		
Mailing Address		
Property Address		- - -
Name		
Mailing Address		

NOTE: Applicant to return this copy at least 5 days prior to the hearing to: Department of Planning and Zoning, 301 King Street, Room 2100.

PROJECT DIRECTORY

ARCHITECT
Studio CrowleyHall, PLLC
2017 Park Road, NW
Washington, DC 20010
(202) 387 - 3003
info@studiocrowleyhall.com

OWNER
Mariah and Gabe Fry
3501 Wilson Avenue
Alexandria, VA

ZONING INFO.

SQUARE / LOT:	LOT 1 BLK 9 SEC 1 LYNHAVEN
ZONING:	RB / TOWNHOUSE
EXISTING USE:	Single Family Residence
PROPOSED USE:	Single Family Residence
REAR SET BACK:	25' / 1:1
SIDE YARD SETBACK:	8' MIN / 1:3
MAX. FAR:	0.75
PROPOSED FAR:	0.56

CODE INFO.

- 2015 Virginia Construction Code
- 2015 Virginia Existing Building Code
- 2015 Virginia Maintenance Code
- 2015 Virginia Amusement Device Regulations
- 2015 Virginia Certifications Standards
- 2015 Virginia Industrialized Building Safety Regulations
- 2015 Building and Related Laws Package
- 2015 Virginia Statewide Fire Prevention Code (Effective 10-16-18)
- 2015 Manufactured Housing and Licensing Transaction Recovery Fund Regulations
- 2015 Virginia Manufactured Home Safety Regulations
- Virginia Standards for Individual and Regional Code Academies

INDEX

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DOE.01	SITE PLAN / SOIL EROSION CONTROL
A0002	EXISTING BASMENT PLAN
A0003	EXISTING FIRST FLOOR PLAN
A0004	EXISTING SECOND FLOOR PLAN
A0005	PROPOSED BASMENT PLAN
A0006	PROPOSED FIRST FLOOR PLAN
A0007	PROPOSED SECOND FLOOR PLAN
A0008	PROPOSED ROOF PLAN
A0009	EXISTING ELEVATIONS
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A0011	WINDOW SCHEDULES & DETAILS
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M0001	BASEMENT MECHANICAL PLAN
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M0003	SECOND FLOOR MECHANICAL PLAN
M0004	ROOF MECHANICAL PLAN
P0001	PLUMBING NOTES
P0002	PLUMBING NOTES

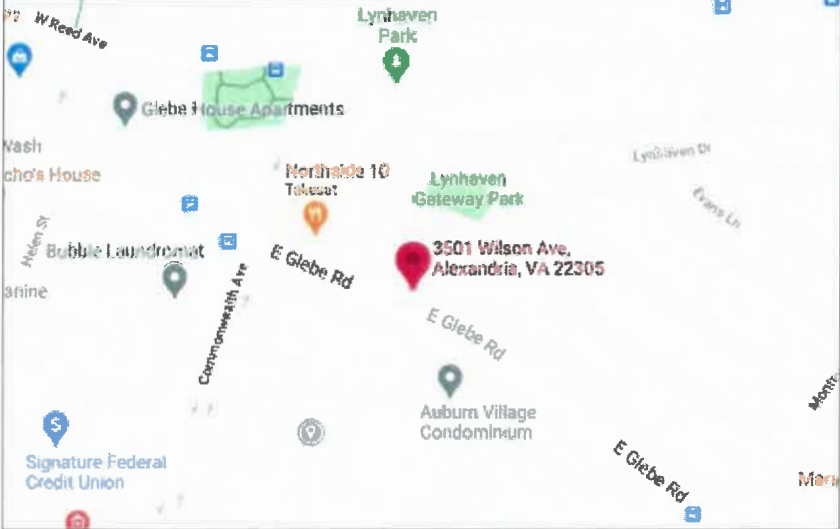
PROJECT INFO.

Existing single family masonry two story structure. Work includes new porch extension and rear (2) story addition w/ general renovations at the first and second floors.

GENERAL NOTES

1. All work and materials shall comply with all local and governing codes.
2. All work and materials shall be provided and installed by qualified personnel in a workmanklike manner.
3. All products shall be new, best of their kind and installed in accordance with manufacturer's instructions.
4. Owner shall be responsible for permits and fees associated with this work; Contractor shall be responsible for inspections.
5. Contractor shall verify existing conditions in field prior to submitting a bid or beginning construction. Should the Contractor find any discrepancies, omissions, ambiguities or conflicts within the Contract Documents, or should he be in doubt as to their meaning or intention, he should notify the Architect in writing for clarification prior to the contract to the beginning of work.
6. Contractor to coordinate work with Owner's subcontractors.
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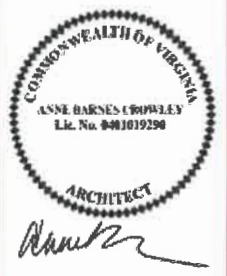
LOCATION MAP



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PLLC

2017 Park Road, NW
Washington, DC 20010
(202)387-3003
Info@StudioCrowleyHall.

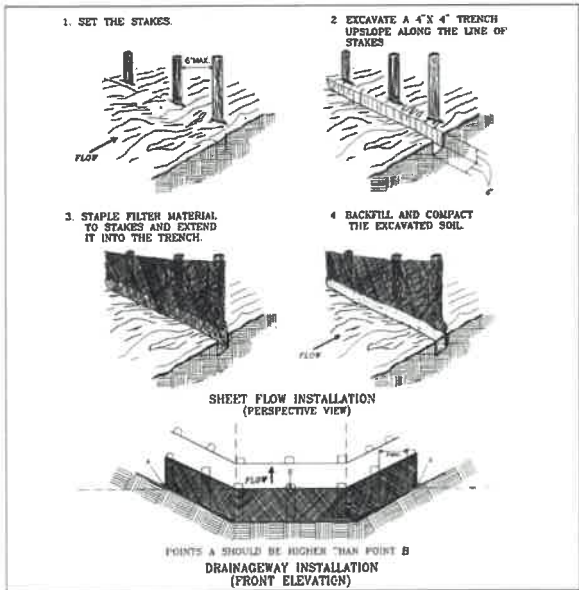
Copyright 2022 Studio CrowleyHall, PLLCThe above drawings and specifications —and the ideas, designs and arrangements represented thereby—are and shall remain the property of the architect. No part thereof shall be copied, disclosed to others or used in connection with any work or project or by any other person for any purpose other than for the specific project for which they have been prepared and developed, without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence and acceptance of these restrictions.



3501 Wilson Avenue
Alexandria, VA

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	12/21/21 Design Updates	
	01/05/22 Kitchen Rev.	
	02/15/22 95% Constr.	
	03/15/22 Permit Submittal	

COVER SHEET



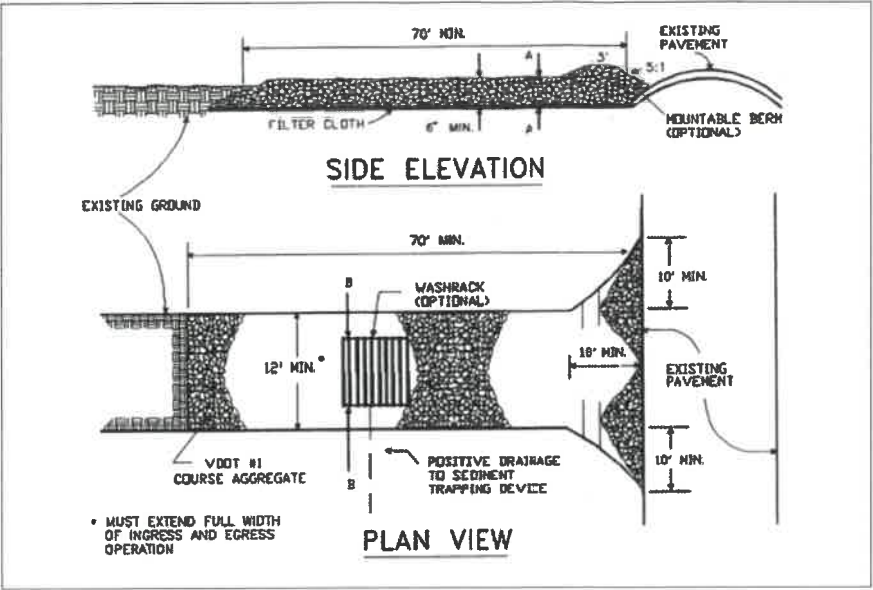
SILT FENCE INSTALLATION

Disturbed Area Certification:

I hereby certify that the limits of disturbance associated with this project represent a total land disturbance of less than 2,500 square feet. I further certify that no construction work, material storage, dumpster placement, construction access or disturbance of any other kind will take place beyond the limits of disturbance as depicted. I acknowledge that should this project result in land disturbance equal to or greater than 2,500 square feet, the City will issue a stop work order and work on the project will not be allowed to resume until a Grading Plan has been submitted to and approved by the City of Alexandria, Department of Transportation and Environmental Services.

Drainage Certification:

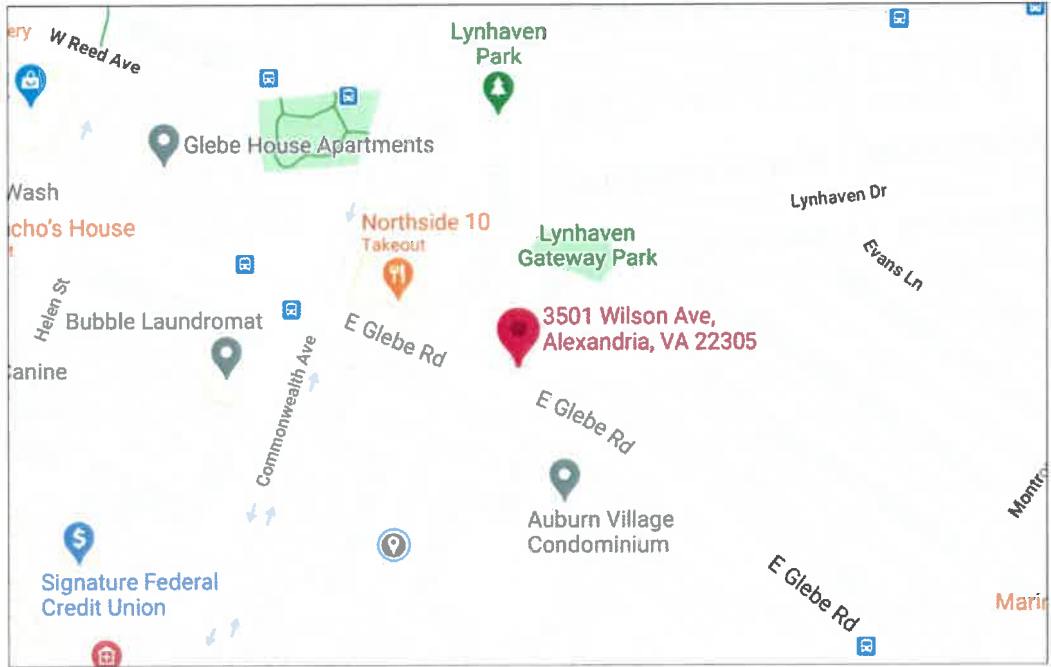
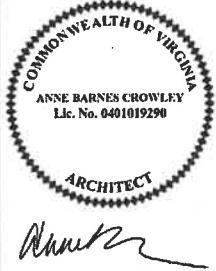
I hereby certify that the existing and proposed drainage patterns associated with this project are as depicted herein, that construction of this project will not create a nuisance to adjacent or downstream properties either public or private and that any existing drainage problems on adjacent or downstream properties either public or private will not be exacerbated by construction of this project. I acknowledge that should this project result in the creation of any nuisance, or exacerbation if any existing drainage problem, the City will issue a stop work order and work on this project will not be allowed to resume until a Grading Plan has been submitted to and approved by the City of Alexandria, Department of Transportation and Environmental Services.



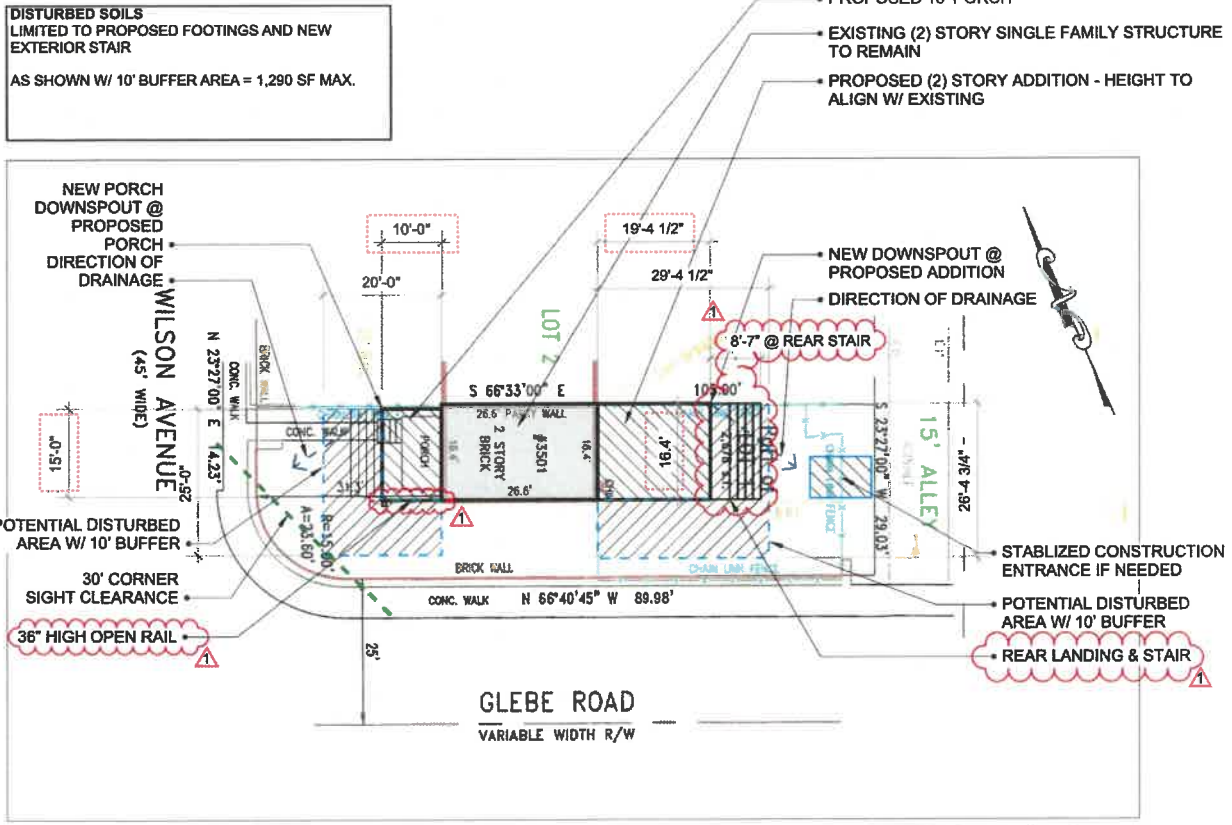
STABILIZED CONSTRUCTION ENTRANCE

SEDIMENT/DUST CONTROL NOTES

1. All sediment and erosion control methods shall be installed before the start of any excavation and/or construction as per standards and specifications for soil erosion and sediment control for the District of Columbia. If an on-site inspection reveals further erosion control measures are necessary, the same shall be provided.
2. All debris is to be removed from the site.
3. Alley and/or street shall be swept clean at all times during excavation and construction.
4. All sediment and erosion control measures to be inspected daily by the contractor. Any damaged device or measure will be repaired or replaced by the close of day or as directed by the Architect.
5. All vehicles leaving the site shall exit through the construction entrance only and shall be washed down to remove mud from tires before entering the street. Construction entrance to be maintained in good working condition.
6. All catch basins and area drains shall be protected during excavation and construction.
7. If any catch basin or drain becomes clogged as a result of excavation or construction, the contractor shall be responsible for its immediate cleaning.
8. All disturbed areas within the limit of disturbance boundary not shown to be paved shall be seeded or sodded as per D.C. specifications within seven days of disturbance.
9. Any stockpiling, regardless of location on site, shall be stabilized within 14 days and covered with plastic or canvas, after its establishment and for the duration of the project.
10. After raze or demolition, the contractor shall provide ground cover to prevent erosion and sediment run-off from occurring. Such as seed, sod, paving, brickbrack or mulch, etc.
11. At the completion of construction and after the D.C. Erosion and Sediment Control Inspector approval, all temporary siltation, sedimentation and erosion control measures and devices shall be removed and all de-nuded areas shall be permanently stabilized.



2 PROJECT SITE LOCATION MAP
DOSE.01 SCALE: NTS



1 SITE PLAN
DES.01 SCALE: 1" = 20'

LOT COVERAGE CALCULATIONS:

LOT SQUARE FOOTAGE = 2,874 SF
EXISTING MAIN STRUCTURE = 434.34 SF
PROPOSED ADDITION = 317.75 SF
PROPOSED FRONT PORCH = 140 SF
PROPOSED FAR = 1,509 GROSS SF = 0.56 FAR
MAX. ALLOWABLE FAR = 0.75

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STUDIO CROWLEYHALL, PLLC

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Washington, DC 20010
(202)387-3003
Info@StudioCrowleyHall.

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SOIL EROSION CONTROL PLAN

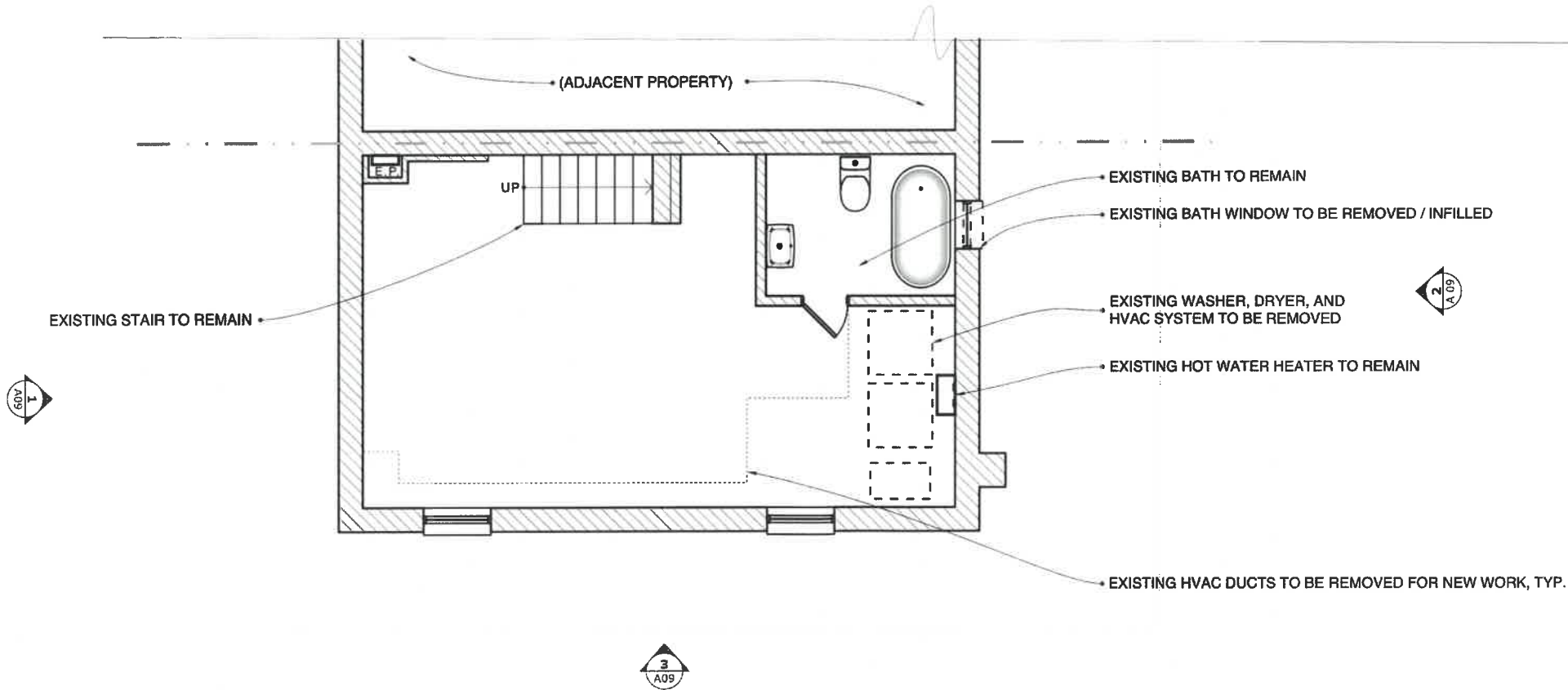
DES.01

GENERAL DEMOLITION NOTES

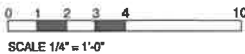
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- 2a. Remove all light & plumbing fixtures, window treatments, window air conditioners, etc. not specifically noted on drawings to remain. Prior to disposing of any of these items, review with Owner what should be salvaged or re-used.
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1
A0002
EXISTING BASEMENT PLAN
SCALE: 1/4" = 1'-0"



LEGEND

- EXIST. WALL TO REMAIN
- EXIST. WALL TO BE REMOVED
- NEW PARTITION WALL

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Handwritten signature of Anne Barnes Crowley

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EXISTING
BASEMENT PLAN

A0002

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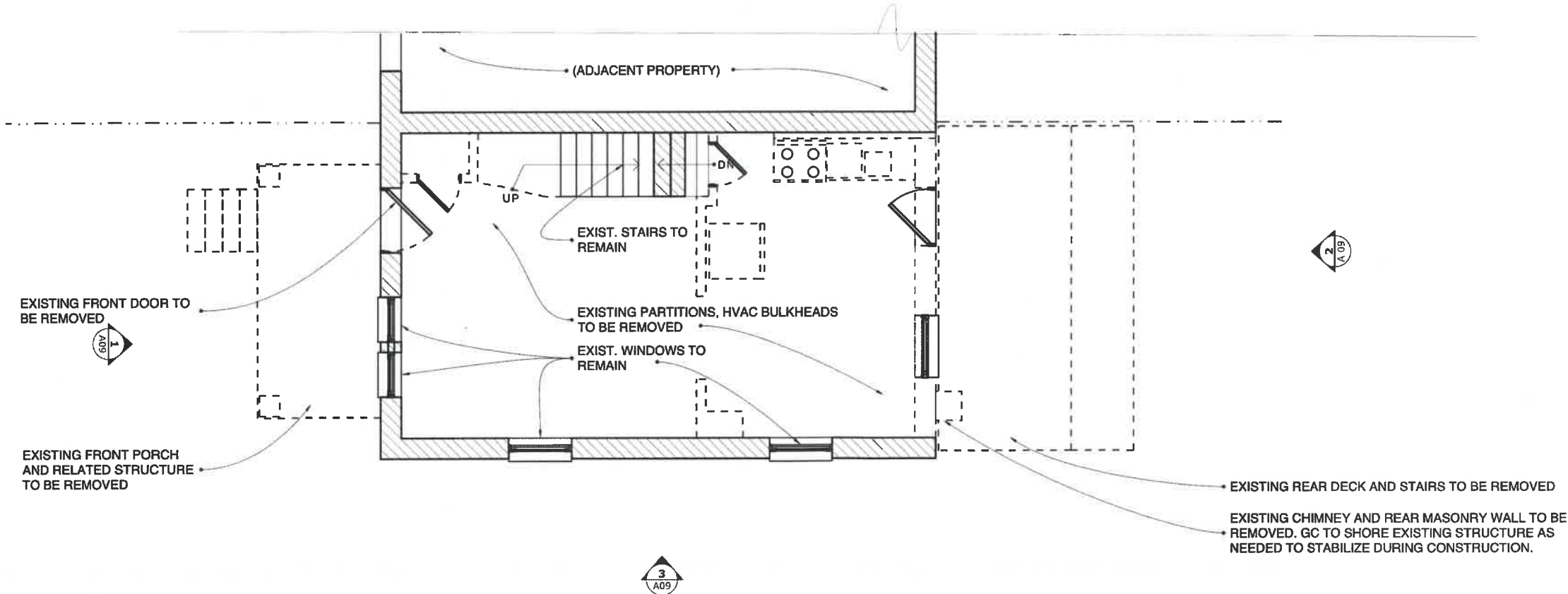
Handwritten signature of Anne Barnes Crowley

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EXISTING FIRST
FLOOR PLAN

A0003



1
A0003

EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

0 1 2 3 4 10
SCALE 1/4" = 1'-0"

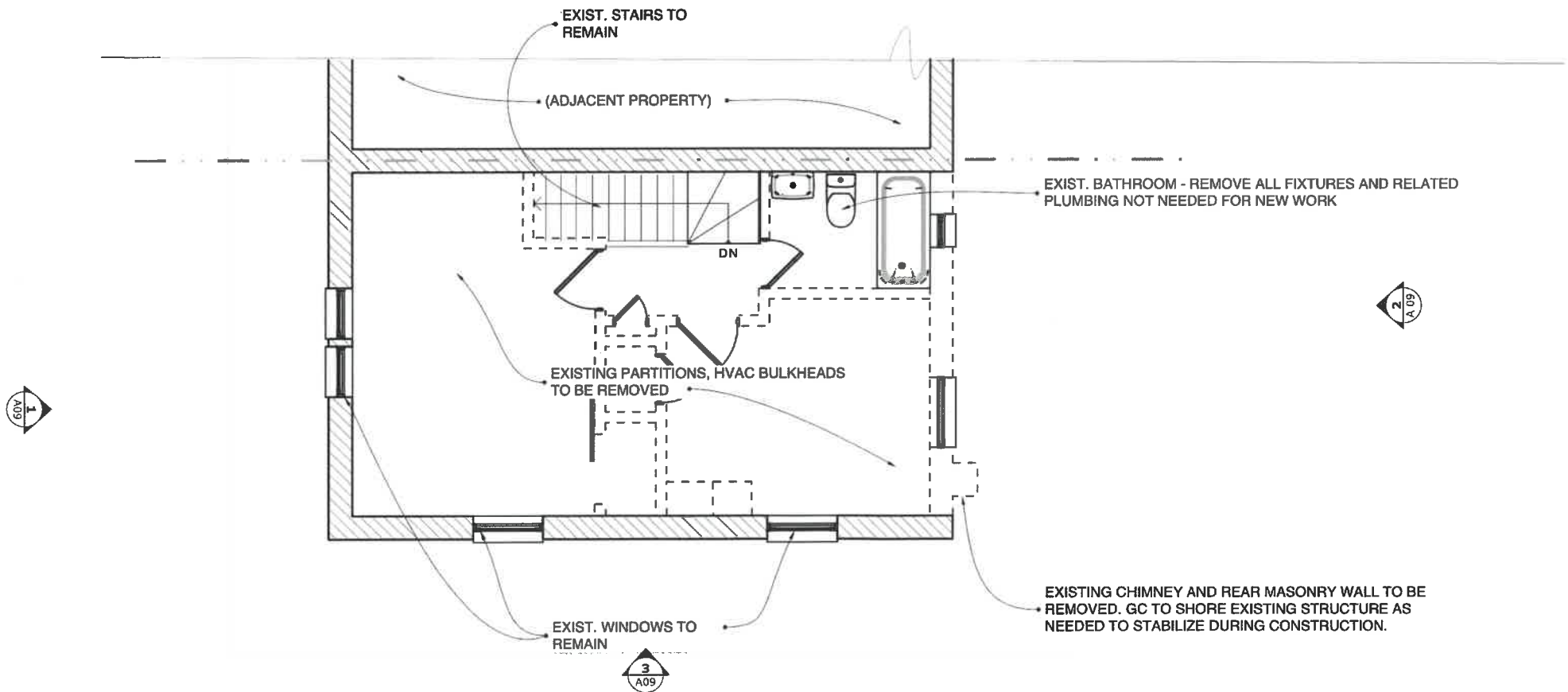
LEGEND

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	EXIST. WALL TO BE REMOVED
	NEW PARTITION WALL

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1
A0004
EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



LEGEND

	EXIST. WALL TO REMAIN
	EXIST. WALL TO BE REMOVED
	NEW PARTITION WALL

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EXISTING
SECOND FLOOR
PLAN

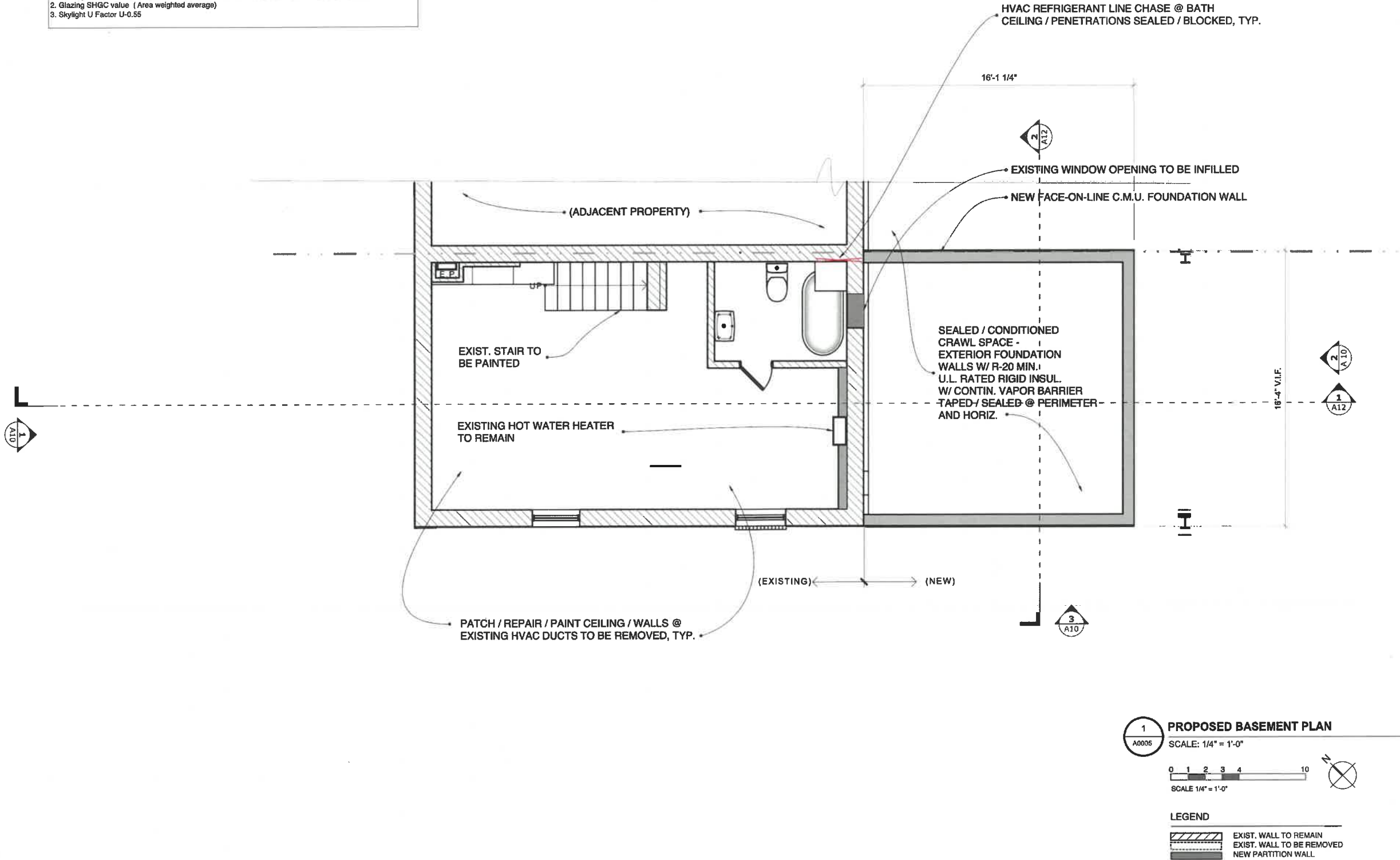
A0004

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- 2. All work and materials shall be provided and installed by qualified personnel in a workmanlike manner.
- 3. All products shall be new, best of their kind and installed in accordance with manufacturer's instructions.
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- 12. Contractor to follow strictly all manufacturer's written directions and recommendations when using or installing respective products.

GLAZING NOTES

- 1. Glazing U- Factor (Area weighted average, show proof of average if any U- Value is less than 0.35)
- 2. Glazing SHGC value (Area weighted average)
- 3. Skylight U Factor U-0.55



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PROPOSED
BASEMENT PLAN

A0005

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EXTERIOR WALLS		
GA FILE NO. WP 5171	PROPERTY*	1 HOUR FIRE
OPPOSITE WALLBOARD, STEEL STUD, MINERAL FIBER INSULATION, CONCRETE/CMU		
Fire Rating: One hour 157" minimum studs @ 16" o.c. with 1 1/2" Type-I mineral F. o.c.		
OPPOSITE BULK: Mass slabs minimum 157" over structural joist and vertically aligned with 150 perimeter studs 16" o.c. at the perimeter and 12" o.c. in the field. Slab fully covered with a 4 mil minimum thickness of Type I membrane applied to both sides of the slab. 1/2" Type I mineral F. o.c. applied to both sides of the slab. 1/2" Type I mineral F. o.c. applied to both sides of the slab and attached with 3-1/2" minimum fasteners. Minimum 157" o.c. 3-1/2" o.c. aligned face insulation to be below insulation. 3-1/2" o.c.		Thickness: 5-10" (Typ) Height/Weight: 7' and 10' (Typ) File No: 47597776 157" o.c. 12" o.c. 1/2" o.c.
PROPRIETARY SYSTEM BOARD		
American Oxygen Company LLC 50' Firebox® Type I Oxygen Boilers		

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For SI: 1 foot = 304,8 mm
N/A = Not Applicable.

EXTERIOR WALLS

GA FILE NO. WP 8171

PROPRIETARY*

1 HOUR FIRE

GYPHUM WALLBOARD, STEEL STUD, MINERAL FIBER INSULATION, CEMENTitious BACKER SHEET

File Details:

This type of wallboard is a gypsum reinforced panel or at right angles to form skin 1/2" x 6' x 12' with 1/4" Type IV screws 8" o.s.

UPPERCUT JOCS: Base layer minimum 1/2" - use standard panel applied vertically and started with the following rule: 8" o.s. at the perimeter and 12" o.s. in the field. Backing layer applied with a smaller nailing pattern. Face layer applied vertically and started with the following rule: 8" o.s. at the perimeter and at right angles and attached with 1/4" - common nailing standard used above 8" o.s. 12" o.s. - standard face installation. In between 8" o.s. 12" o.s.

Thickness

Approx Weight

File No.

5. 16" (F&S)

1. 1st (F&S)

4. 12" (F&S) 47777777

10-12-17

5. Group 215

PROPRIETARY GYPHUM BOARD

American Gypsum Company LLC

MP "Fyridin" Type X Gypsum Board

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05/10/22 BZA Revisions

PROPOSED SECOND FLOOR PLAN

A0007

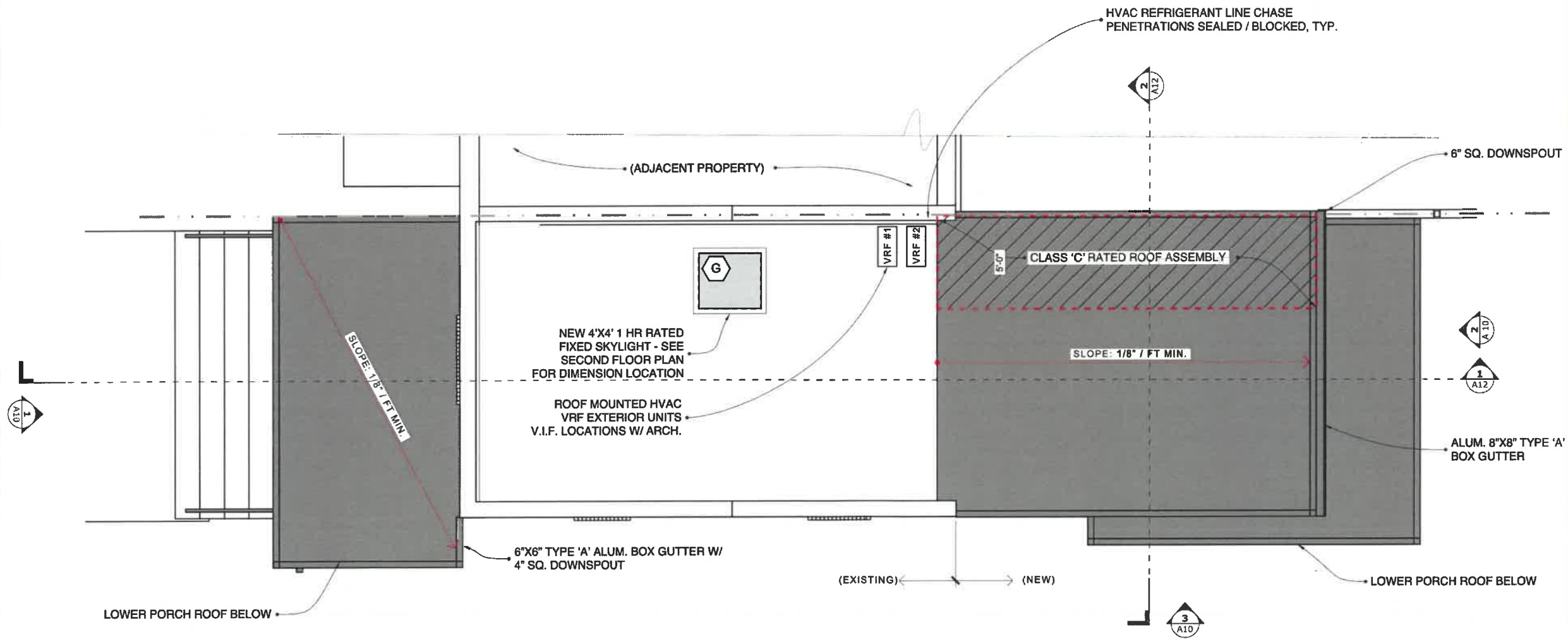


LEGEND


 EXIST. WALL TO REMAIN
 EXIST. WALL TO BE REMOVED
 NEW PARTITION WALL

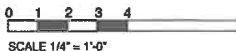
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1 PROPOSED ROOF PLAN

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



LEGEND

- EXIST. WALL TO REMAIN
- EXIST. WALL TO BE REMOVED
- NEW PARTITION WALL

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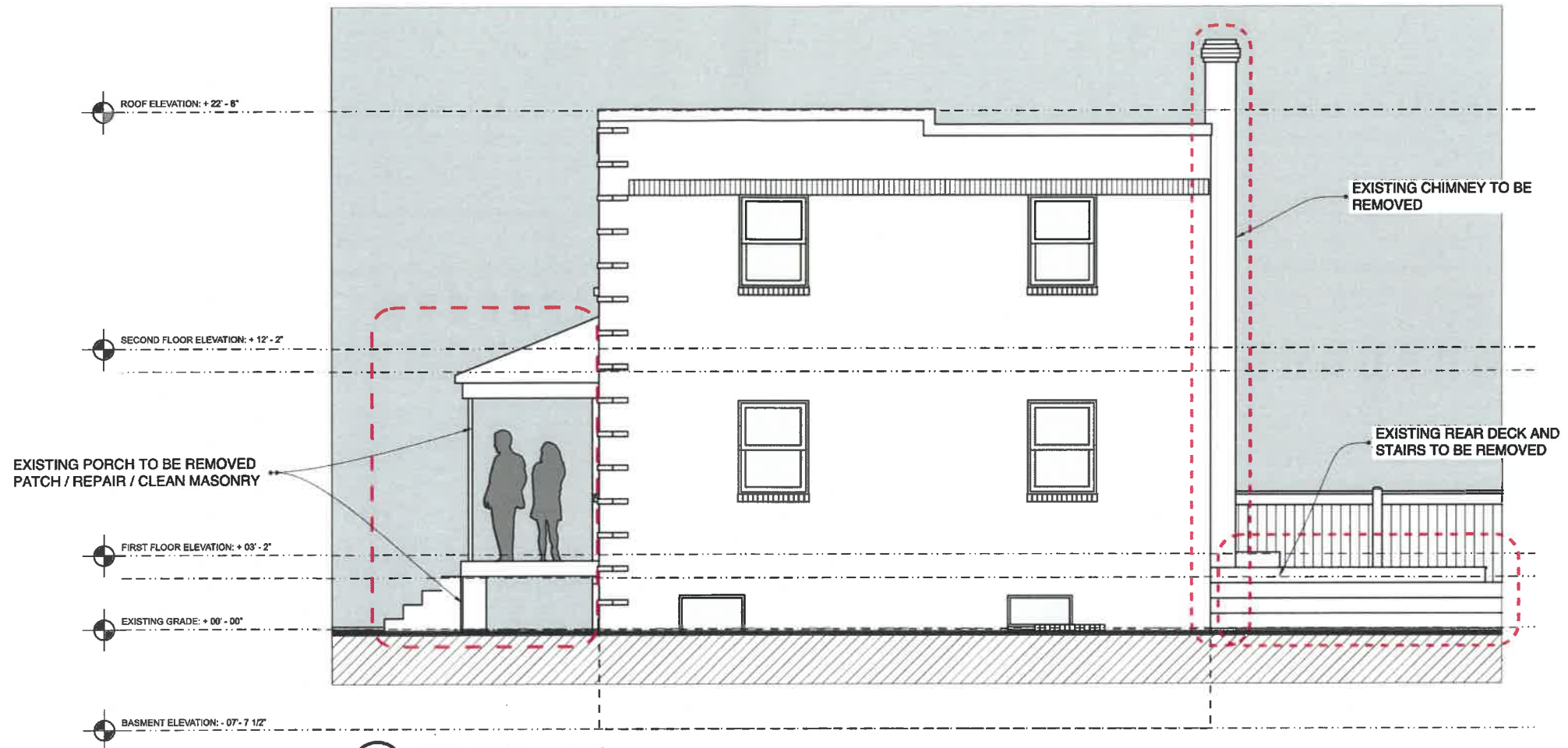
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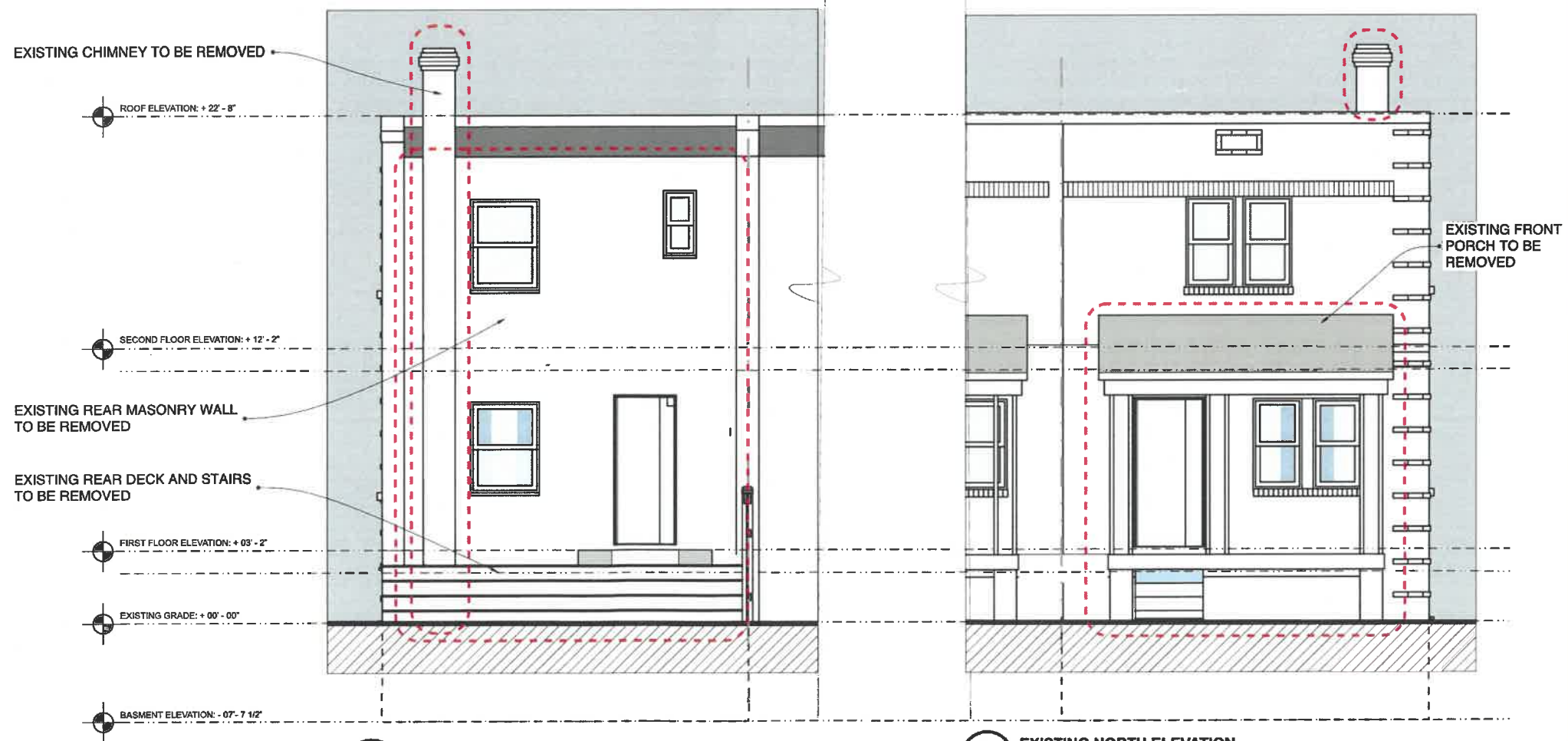
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PROPOSED ROOF PLAN

A0008



3
A0009
EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



2
A0009
EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

1
A0009
EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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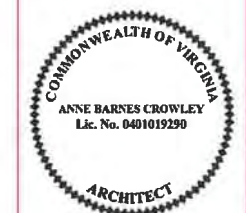
**EXISTING
ELEVATIONS**

A0009

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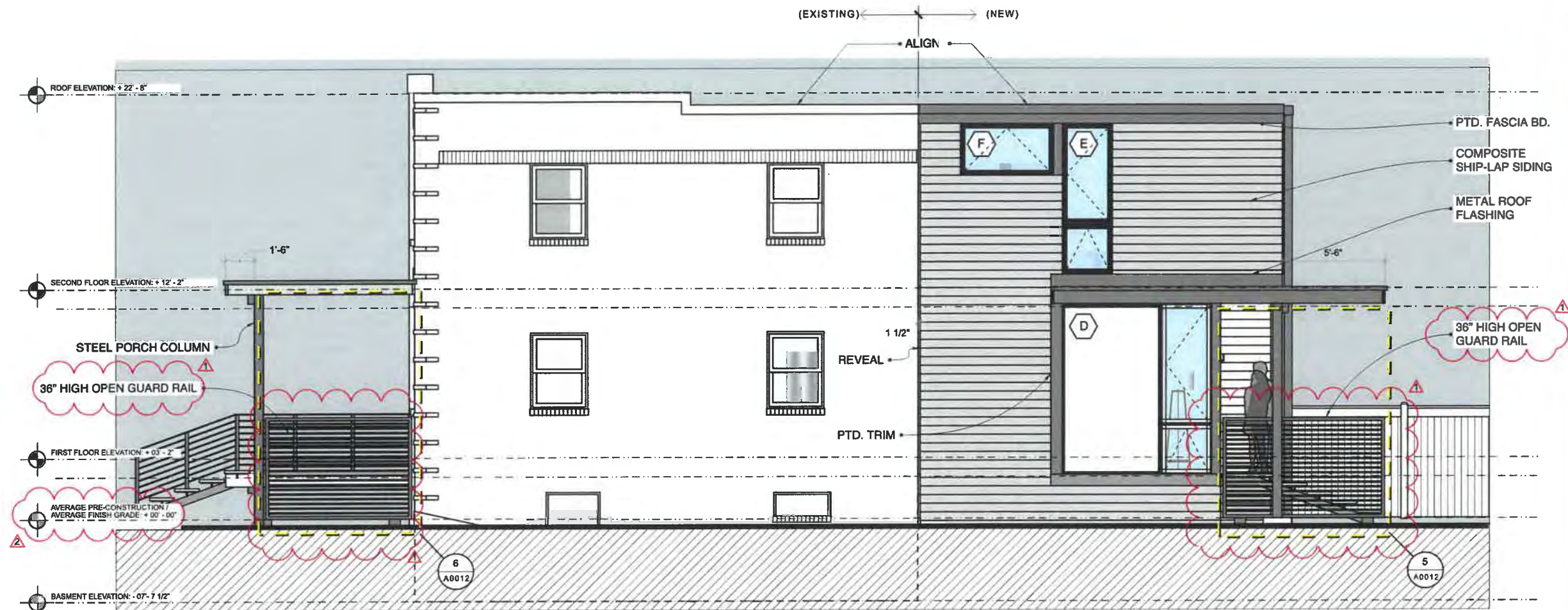
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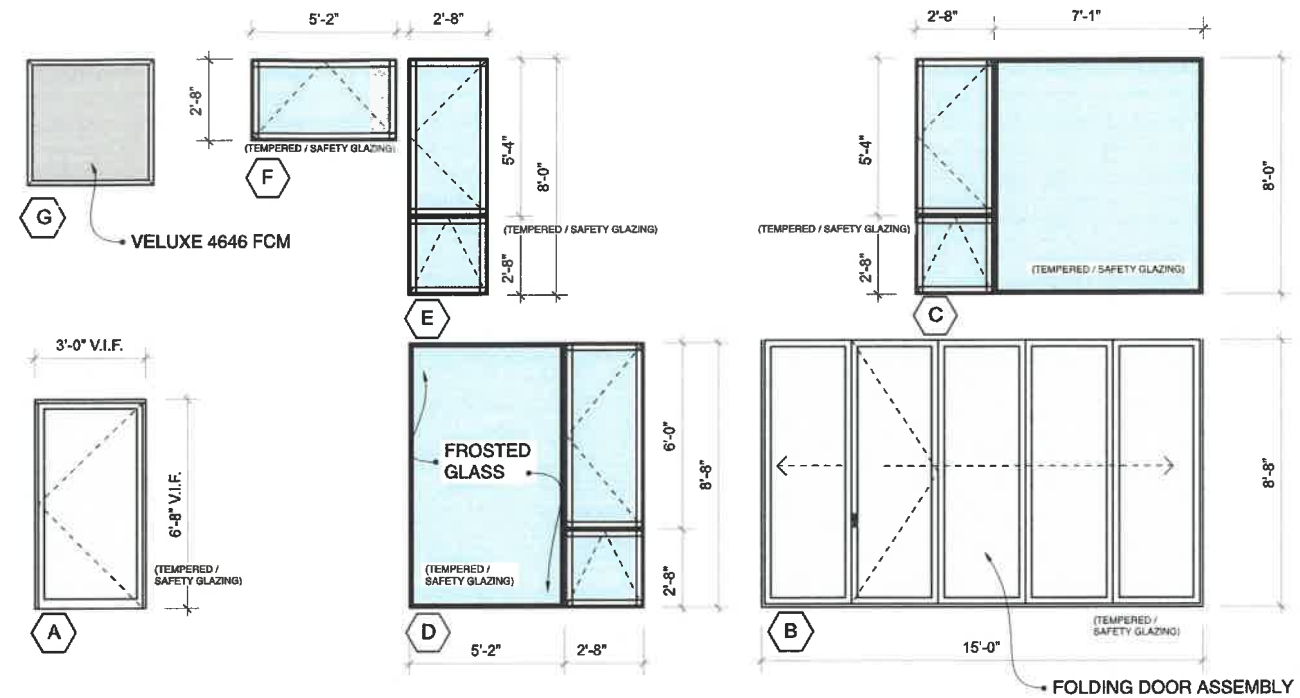
PROPOSED ELEVATIONS

A0010



2 PROPOSED SOUTH ELEVATION
A0010 SCALE: 1/4" = 1'-0"

1 PROPOSED NORTH ELEVATION
A0010 SCALE: 1/4" = 1'-0"



- NOTES:
 BASED ON WINDSOR PINNACLE ALUM. CLAD W/ LOEWEN ALTERNATE PRICING
- NOTES:
 1. Window sizes are shown for submittal purposes only. Verify all dimensions in field.
 2. All windows and doors to have insect screens unless otherwise noted.
 3. Provide hardware and other window / door options for Architect's review / selection.
 4. All units in wood framed openings to be framed only for field applied trim, typ.
 5. Units at new additions based on 6 9/16" jambs.
 6. Units at existing house based on 4 9/16" jambs, v.i.f.

WINDOW SCHEDULE

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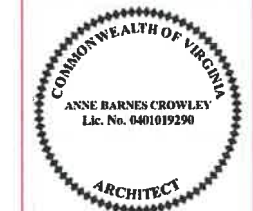
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WINDOW SCHEDULES & DETAILS
 A0011

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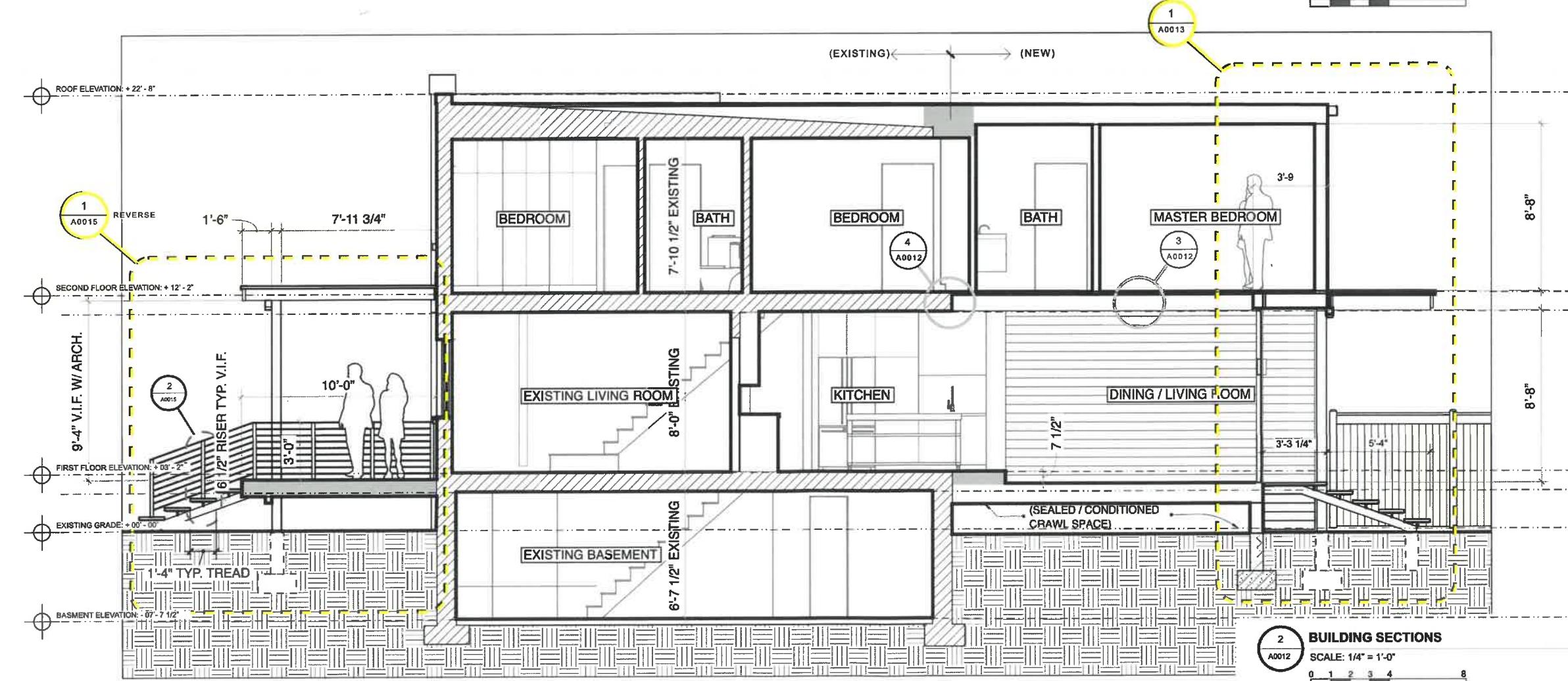
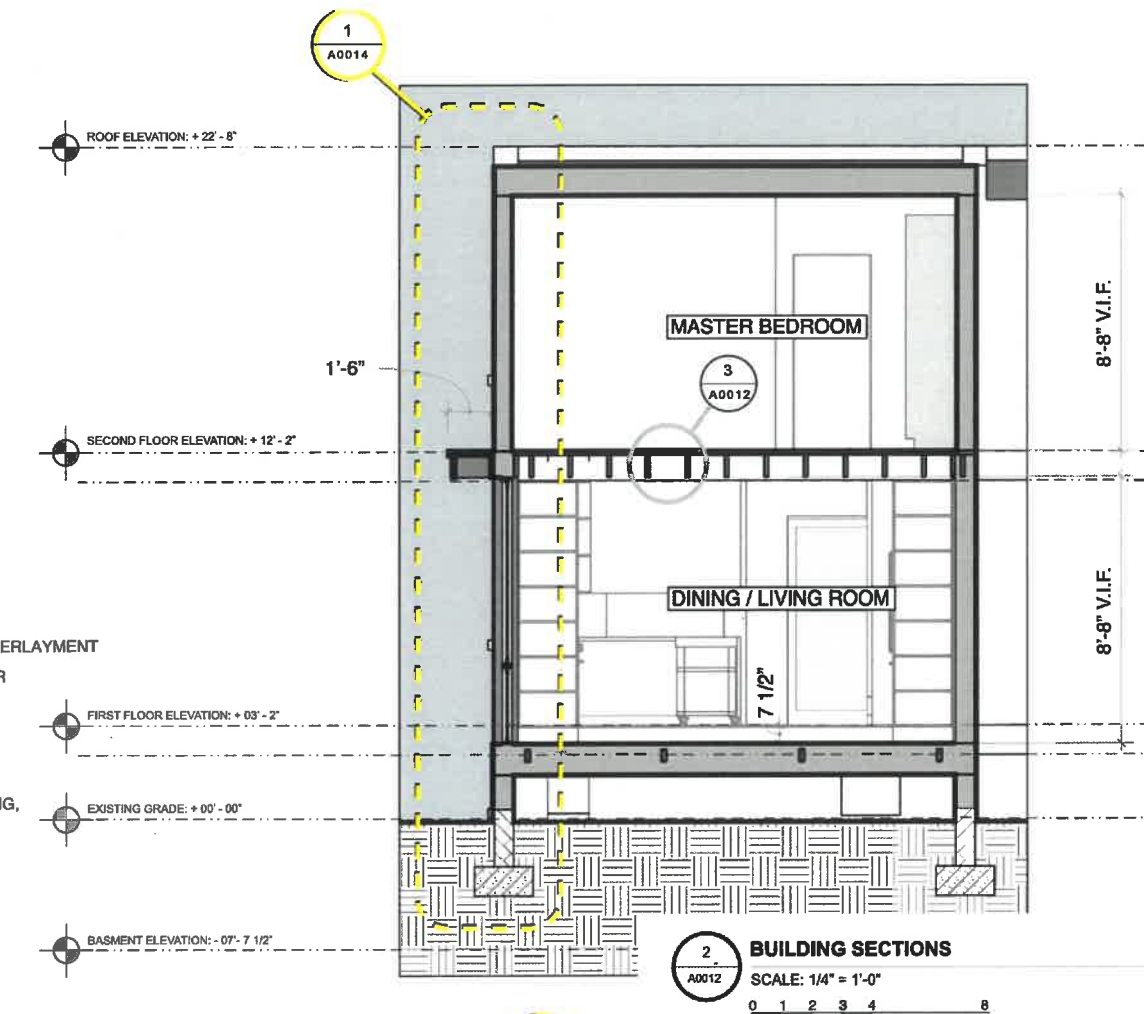
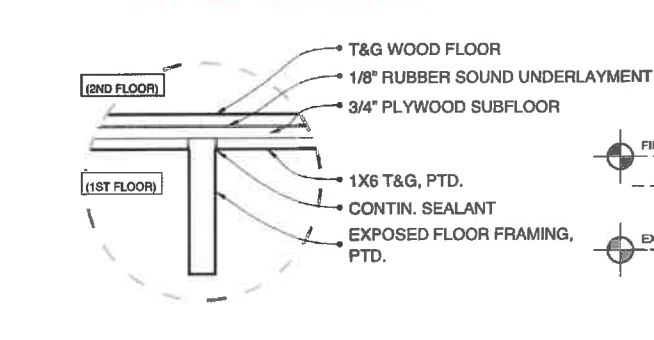
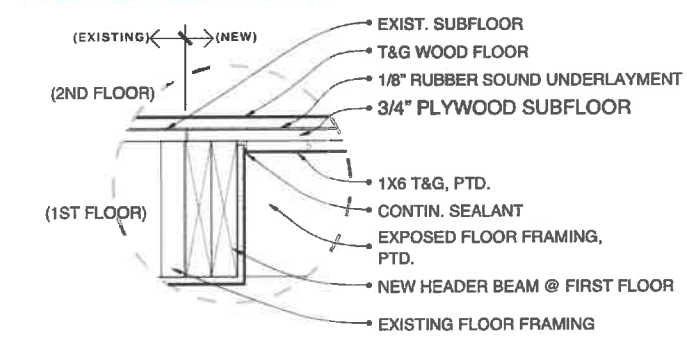
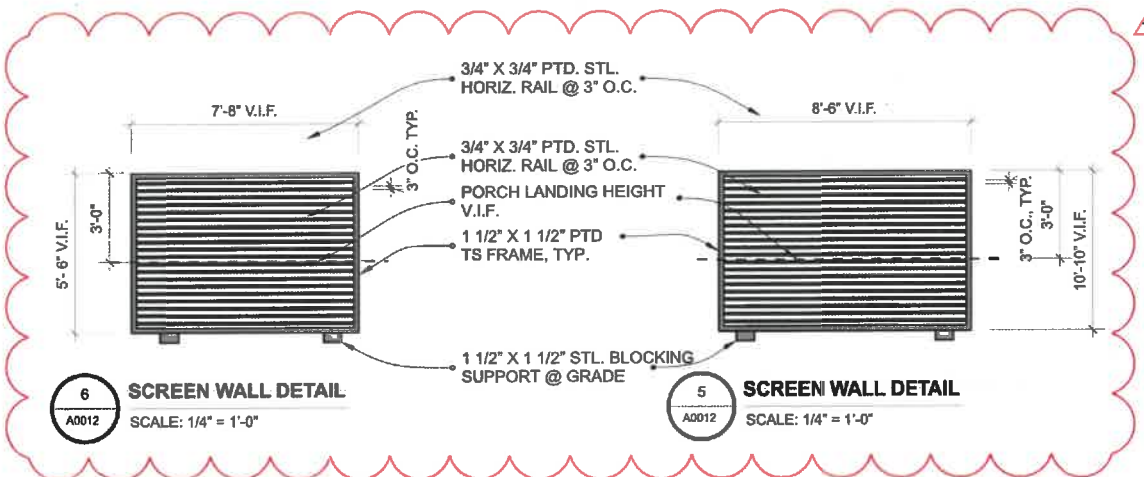
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BUILDING SECTIONS

A0012



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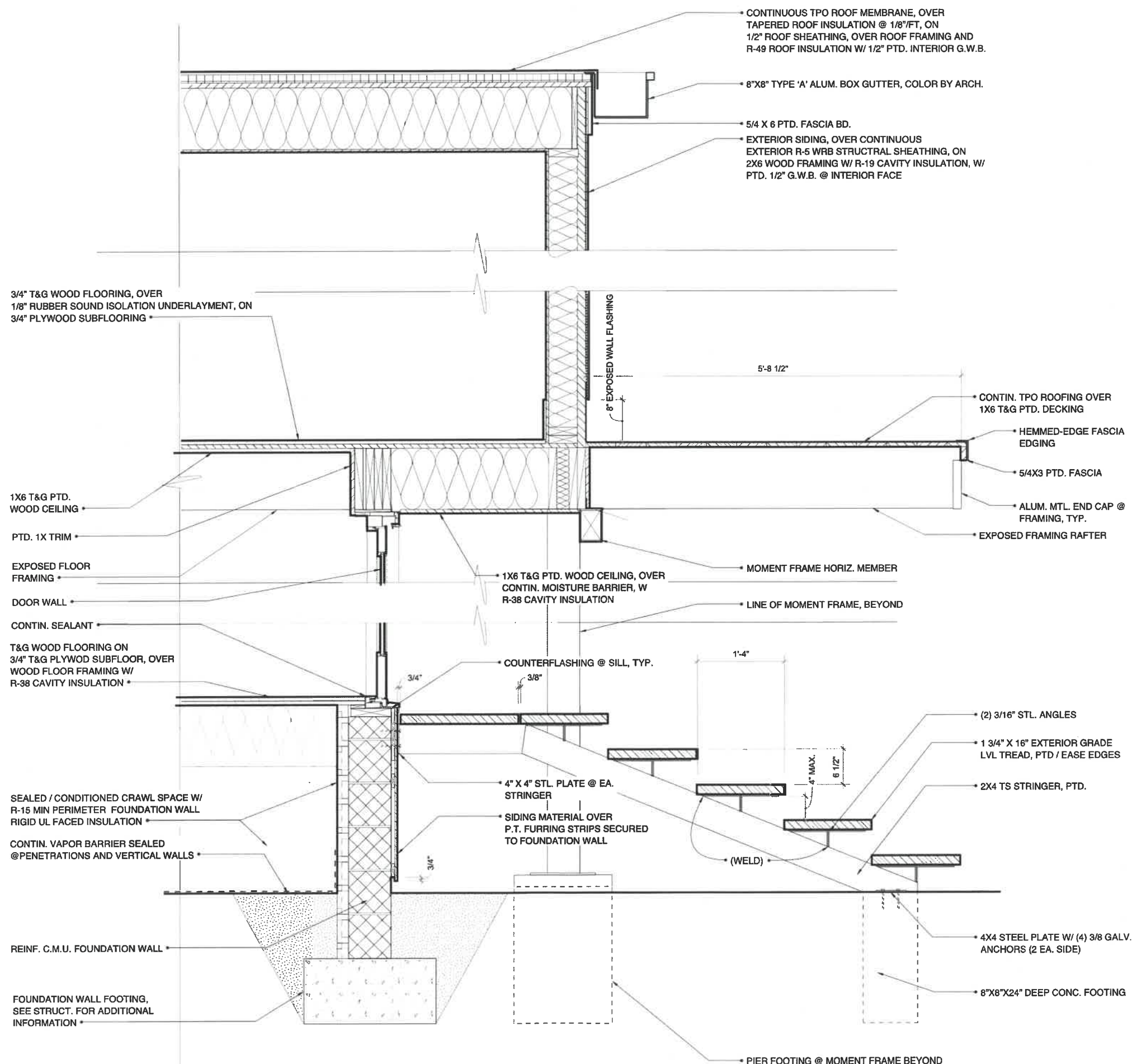
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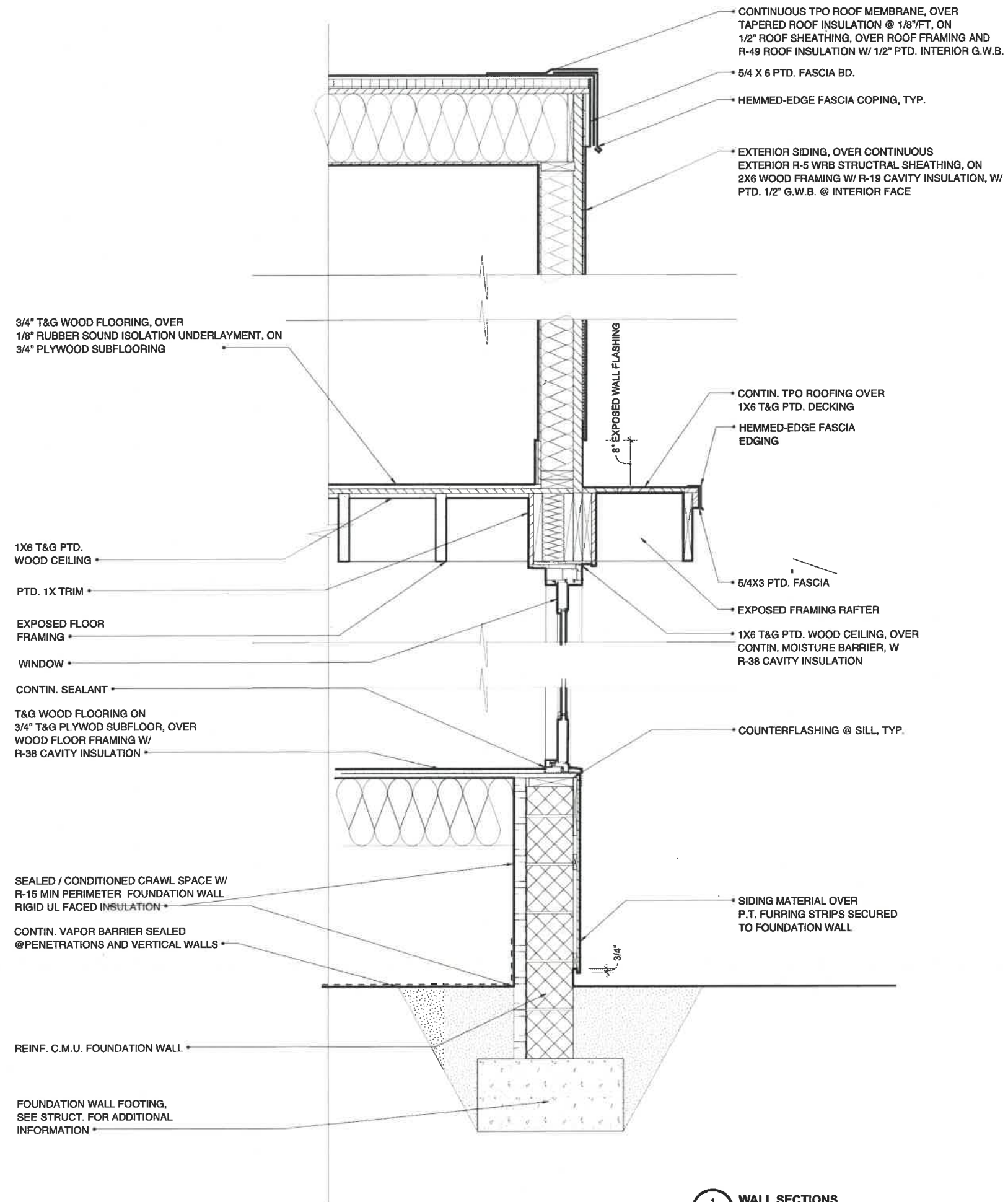
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WALL SECTIONS

A0013





1 WALL SECTIONS
A0014 SCALE: 1" = 1'-0"

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WALL SECTIONS

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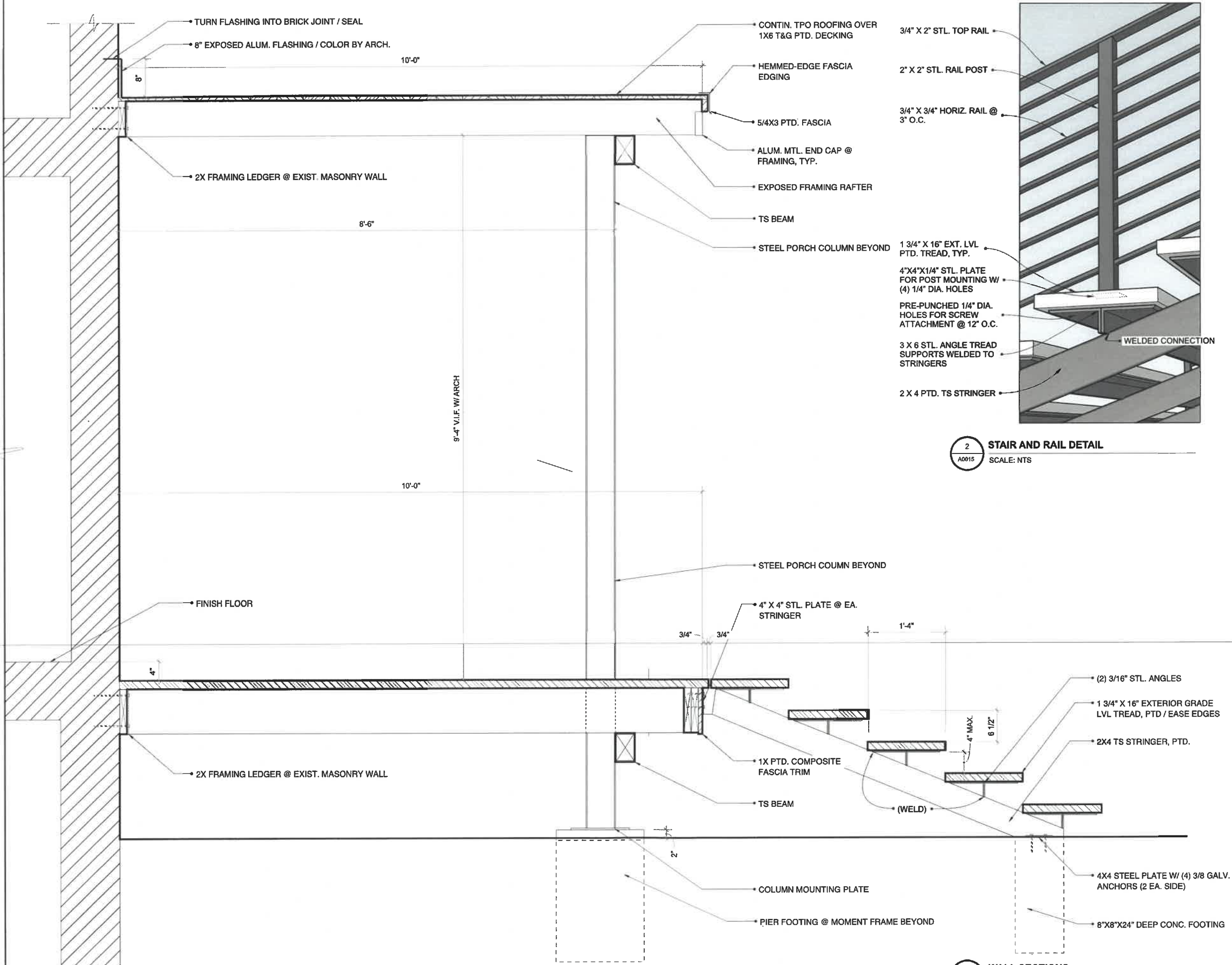
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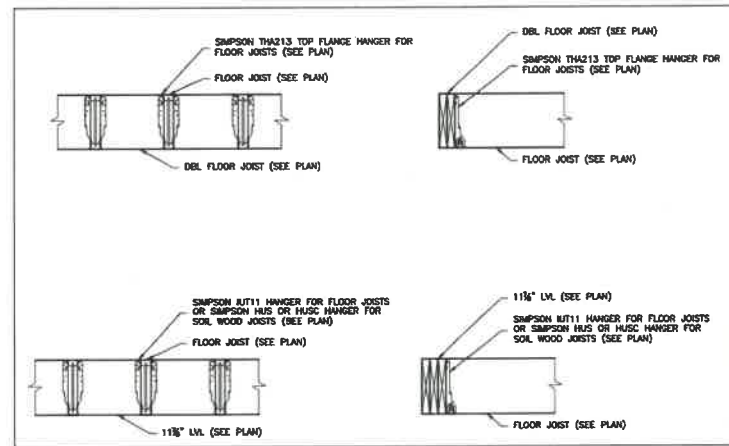
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LINTEL SCHEDULE				
SPAN		LINTEL SIZE	POST SIZE	
0'-0" -		(2) 1.75"x9.5" LVL	P1	(3) 2x4
4'-1" -		(2) 1.75"x9.5" LVL	P1	(3) 2x4
8'-0" -		(2) 1.75"x11.875" LVL	P2	(4) 2x4
8'-1" -		(3) 1.75"x11.875" LVL	P3	(3) 2x6
12'-0"		SEE OVER BALCONY DOOR		



FIRST FLOOR AND ROOF / JOIST SPANS

- (PER IRC 2015 TABLE R502.3.1(2) FLOOR JOIST SPANS FOR COMMON LUMBER SPECIES
- RESIDENTIAL LIVING AREAS, LL=40PSF, L/Delta=360
- DESIGN SPAN = 14'-10" CLEAR
- TABLE R502.3.1(2) OPTIONS:
 - DOUGLAS FIR-LARCH #1 OR GREATER @ 16" O.C.

FIRST FLOOR AND ROOF / JOIST SPANS

- (PER IRC 2015 TABLE R502.3.1(2) FLOOR JOIST SPANS FOR COMMON LUMBER SPECIES
- RESIDENTIAL LIVING AREAS, LL=40PSF, L/Delta=360
- DESIGN SPAN = 18'-9" CLEAR
- TABLE R502.3.1(2) OPTIONS:
 - DOUGLAS FIR-LARCH SS OR GREATER @ 16" O.C.
 - LVL

WALL BRACING

PER TABLE R602.10.4 BRACING METHOD

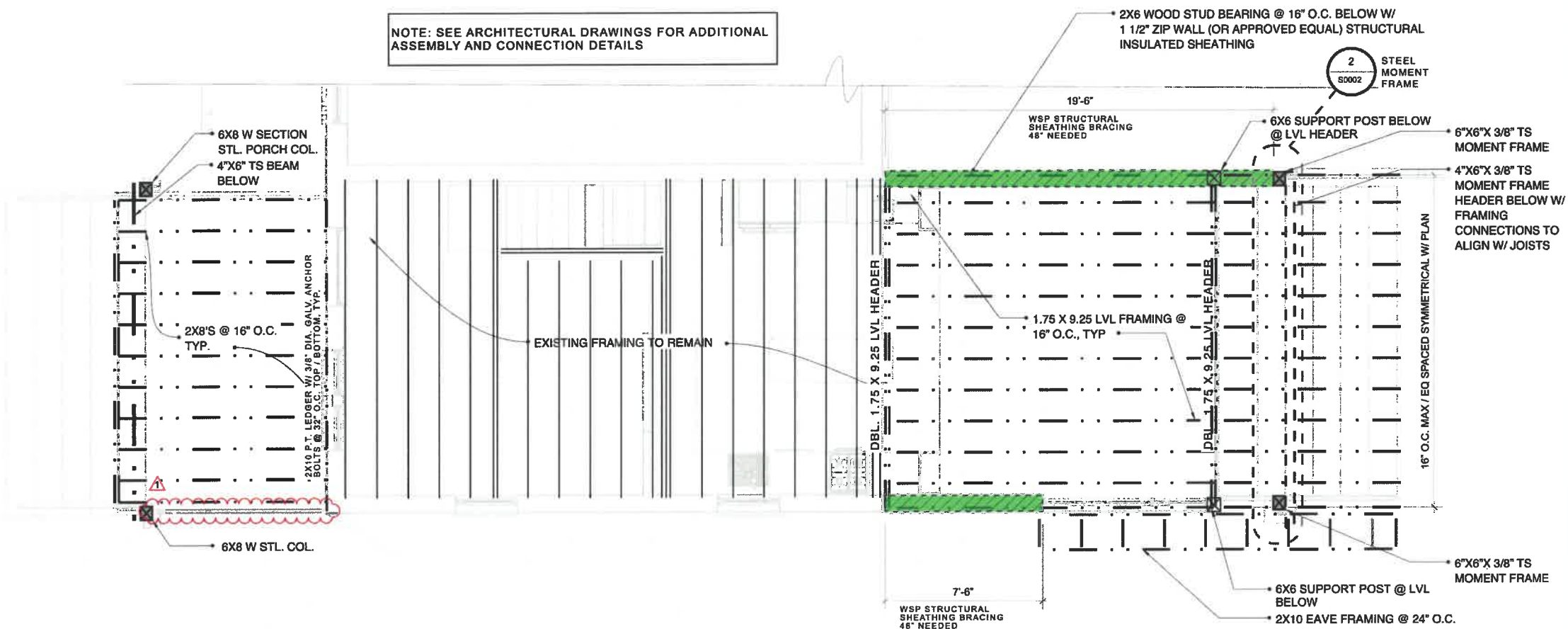
- WSP / STRUCTURAL PANEL

PER TABLE R602.10.5 MIN. LENGTH OF BRACED WALL PANELS

- WSP @ 8'/9'/10' WALL HEIGHT = 48" MIN. BRACING WALL

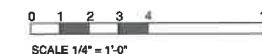
SPAN	INTEL SIZE	POST SIZE
0'-0" - 4'-0"	(2) 1.75"x9.5" LVL	P1 (3) 2x4
4'-1" - 8'-0"	(2) 1.75"x9.5" LVL	P1 (3) 2x4
8'-1" - 12'-0"	(2) 1.75"x11.875" LVL	P2 (4) 2x4
	(3) 1.75"x11.875" LVL BEAM OVER BALCONY DOOR	P3 (3) 2x6

NOTE: SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL ASSEMBLY AND CONNECTION DETAILS



1 SECOND FLOOR FRAMING PLAN

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



LEGEND

EXIST. WALL TO REMAIN
EXIST. WALL TO BE REMOVED
NEW PARTITION WALL

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Handwritten signature of Anne Barnes Crowley

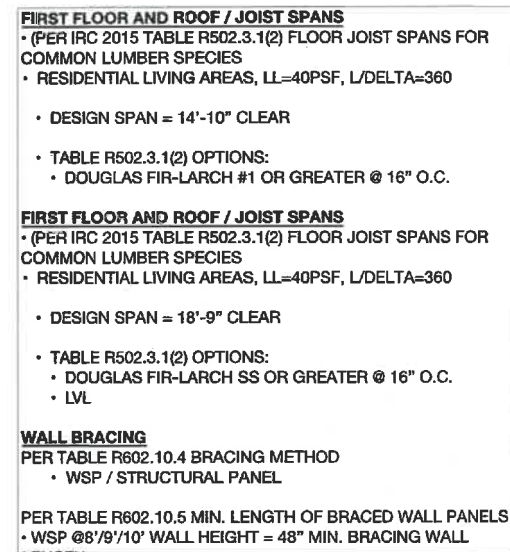
3501 Wilson Avenue
Alexandria, VA

ISSUE

- 03/10/21 Design Review
- 04/01/21 Prelim. Pricing
- 11/05/21 REV. PLAN
- 12/21/21 Design Updates
- 01/05/22 Kitchen Rev.
- 02/15/22 95% Constr. Set
- 03/15/22 Permit Submittal
- 05/04/22 BZA Revisions

SECOND FLOOR FRAMING PLAN

S0003



• NEW SKYLIGHT

TYPICAL EXTERIOR WALL

- 2X6 WOOD STUD BEARING @ 16" O.C. BELOW W/ 1 1/2" ZIP WALL (OR APPROVED EQUAL) STRUCTURAL INSULATED SHEATHING

19'-6"

WSP STRUCTURAL SHEATHING BRACING 48" NEEDED

PORCH ROOF BELOW

DBL 2X10 HEADER OPENING @ EXISTING FRAMING @ NEW SKYLIGHT OPENING - REVIEW W/ ARCH, INFELD TO VERIFY EXISTING ROOF FRAMING CONDITIONS

EXISTING FRAMING TO REMAINING

14" TJI'S @ 24" O.C.


DLB RIM BD. FOR HEADER

9'-0"

WSP STRUCTURAL SHEATHING BRACING 48" NEEDED

DLB RIM BD. FOR HEADER

NOTE: SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL ASSEMBLY AND CONNECTION DETAILS


 EXIST. WALL TO REMAIN
 EXIST. WALL TO BE REMOVED
 NEW PARTITION WALL

S0003

DIVISION 9 - FLOOR & ROOF HEATING AND JACK SCHEDULES

Jack Schedule (Exterior & Corridor Walls)				
Opening	Roof Bearing Above	Roof & 1 Flr Bearing Above	Roof & 2 Flrs Bearing Above	Roof & 3 Flrs Bearing Above
Up to 3'-0"	1 J & 1 S	1 J & 1 S	1 J & 1 S	1 J & 2 S
3'-0" to 5'-0"	2 J & 1 S	1 J & 2 S	1 J & 3 S	1 J & 4 S
5'-0" to 7'-0"	2 J & 1 S	2 J & 2 S	2 J & 3 S	2 J & 4 S
7'-0" to 9'-0"	3 J & 1 S	2 J & 2 S	2 J & 4 S	2 J & 6 S

Jack Schedule (Interior Bearing Walls)			
Opening	1 Floor Bearing Above	2 Floors Bearing Above	3 Floors Bearing Above
Up to 3'-0"	1 J & 1 S	1 J & 1 S	2 J & 2 S
3'-0" to 5'-0"	2 J & 1 S	2 J & 1 S	2 J & 3 S
5'-0" to 9'-0"	2 J & 1 S	2 J & 2 S	2 J & 4 S

Notes:

1. J-Jack Under Header
2. S-Beam Nailed to Jack Alongside of Jack
3. All Jacks & Beams to be 2x 5W2 Grade or Better.
4. All Jacks & Beams to be nailed w/ 12d Nails @ 6" O.C.

DIVISION 11 - SPECIAL INSPECTION

1. Required Verification and Inspection for wall as per IRC Section 1705.

VERIFICATION AND INSPECTION TYPE	CONTINUOUS PERFORM	EXPERIMENTAL STANDARDS
1. Verify materials before construction are adequate to achieve design bearing capacity.	-	X
2. Verify construction is installed to proper depth and meets required proper material.	-	X
3. Perform classification and testing of ungrouted fill materials.	-	X
4. Verify use of proper materials, methods and test techniques during placement and compaction of ungrouted fill.	X	-
5. Prior to placement of ungrouted fill, observe adjacent and verify that fill has been properly placed.	-	X
6. Verify that the construction of ungrouted fill meets the dimension specified on the approved plans and construction documents.	-	X
7. Verify that any deviation or nonconformance from has been brought to the notice of the structural engineer of record for resolution and evaluation before proceeding with the remaining construction.	X	-
8. Verify the installation of steel framing of party wall if required by the approved plans and construction documents.	-	X

2. Required Verification and Inspection for wood and concrete framing as per IRC Section 1705.

VERIFICATION AND INSPECTION	CONTINUOUS PERFORM	EXPERIMENTAL STANDARDS	TEST METHODS
1. Inspection of reinforcing steel, including proper placement and placement.	-	X	ACI 318: 5.3, 5.1-5.3
2. Inspection of reinforcing steel welding in accordance with Table 1705.2.2, Item 2b.	-	X	AWSD 4.1 ACI 318: 5.3.2
3. Inspection of masonry and in concrete where allowable loads have been increased or where strength design is used.	-	X	ACI 318: 8.1.3, 8.1.2.8
4. Inspection of masonry post-installed in load-carrying concrete members.	-	X	ACI 318: 8.1.3, 8.1.2.8
5. Verifying use of required design mix.	-	X	ACI 318: 6.1, 6.2.2.4
6. At the time fresh concrete is sampled to determine specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	X	-	ASTM C 173 ASTM C 311 ACI 318: 6.4, 6.4
7. Inspection of masonry and concrete placement for proper application and curing.	X	-	ACI 318: 6.4, 6.4
8. Inspection for maintenance of specified curing temperature and techniques.	-	X	ACI 318: 6.4, 6.4
9. Inspection for slope, location and dimensions of the concrete member being tested.	-	X	ACI 318: 6.1.1

3. Required Verification and Inspection for steel construction as per IRC Section 1705.2.2.

VERIFICATION AND INSPECTION	CONTINUOUS PERFORM	EXPERIMENTAL STANDARDS
1. Material verification of steel framing and deck.	-	X
2. Inspection of reinforcing steel welding in accordance with Table 1705.2.2, Item 2b.	-	X
3. Inspection of masonry and in concrete where allowable loads have been increased or where strength design is used.	-	X
4. Inspection of masonry post-installed in load-carrying concrete members.	-	X
5. Verifying use of required design mix.	-	X
6. At the time fresh concrete is sampled to determine specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	X	-
7. Inspection of masonry and concrete placement for proper application and curing.	X	-
8. Inspection for maintenance of specified curing temperature and techniques.	-	X
9. Inspection for slope, location and dimensions of the concrete member being tested.	-	X

4. Required Verification and Inspection for concrete construction as per IRC Section 1705.2.2.

VERIFICATION AND INSPECTION	CONTINUOUS PERFORM	EXPERIMENTAL STANDARDS
1. Material verification of steel framing and deck.	-	X
2. Inspection of reinforcing steel welding in accordance with Table 1705.2.2, Item 2b.	-	X
3. Inspection of masonry and in concrete where allowable loads have been increased or where strength design is used.	-	X
4. Inspection of masonry post-installed in load-carrying concrete members.	-	X
5. Verifying use of required design mix.	-	X
6. At the time fresh concrete is sampled to determine specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.	X	-
7. Inspection of masonry and concrete placement for proper application and curing.	X	-
8. Inspection for maintenance of specified curing temperature and techniques.	-	X
9. Inspection for slope, location and dimensions of the concrete member being tested.	-	X

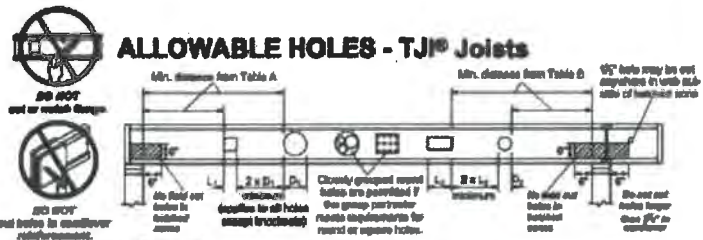


Table A - End Support

Minimum distance from edge of hole to inside face of nearest support

JOIST DEPTH	L/S	ROUND HOLE SIZE										SQUARE OR RECTANGULAR HOLE SIZE									
		2"	3"	4"	5"	6"	8"	10"	12"	14"	16"	2"	3"	4"	5"	6"	8"	10"	12"	14"	16"
10"	10"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	12"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	14"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	16"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	18"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
12"	10"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	12"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	14"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	16"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	18"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
14"	10"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	12"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	14"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	16"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	18"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
16"	10"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	12"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	14"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	16"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	18"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
18"	10"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	12"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	14"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	16"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	18"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
20"	10"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	12"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	14"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	16"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	18"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
22"	10"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	12"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	14"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	16"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	18"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
24"	10"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	12"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	14"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	16"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	18"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
26"	10"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	12"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	14"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	16"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	18"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
28"	10"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	12"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	14"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	16"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	18"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
30"	10"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	12"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	14"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	16"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
	18"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
32"	10"	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00		

Table B - Intermediate or Cantilever Support

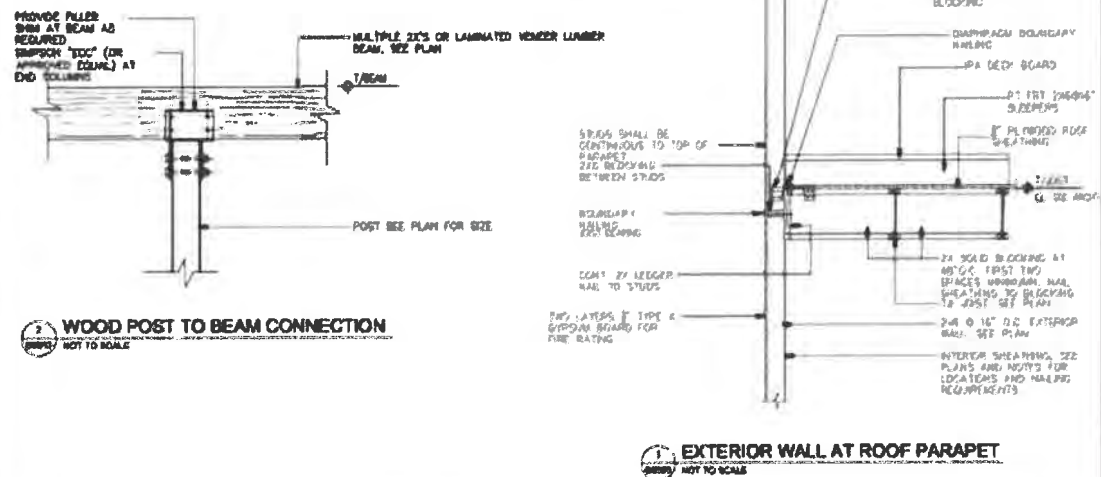
Minimum distance from edge of hole to inside face of nearest intermediate or cantilever support

JOIST DEPTH	L/S	ROUND HOLE SIZE										SQUARE OR RECTANGULAR HOLE SIZE									
		1"	2"	3"	4"	5"	6"	8"	10"	12"	14"	1"	2"	3"	4"	5"	6"	8"	10"	12"	14"
10"	10"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
	12"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
	14"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
	16"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
12"	10"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
	12"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
	14"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
	16"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
14"	10"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
	12"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
	14"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
	16"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
16"	10"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
	12"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
	14"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
	16"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
18"	10"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
	12"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
	14"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
	16"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
20"	10"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
	12"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
	14"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
	16"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
22"	10"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
	12"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
	14"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
	16"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
24"	10"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
	12"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
	14"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
	16"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
26"	10"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
	12"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
	14"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
	16"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
28"	10"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
	12"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
	14"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
	16"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
30"	10"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
	12"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
	14"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
	16"	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	

- Allowable holes based on placement of largest hole.
- Leave 1/2" of web (minimum) at top and bottom of hole. DO NOT cut joint flanges.
 - Values are based on uniform load within in current design documents.
 - For simple span (if uniform), cantilever loaded joists used in residential applications, one member size round hole may be located at the center of the joist span provided that no other holes occur in the joist.

ALLOWABLE HOLES IN TJI, TYP

NOT TO SCALE



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Handwritten signature of Anne Barnes Crowley

**3501 Wilson Avenue
Alexandria, VA**

ISSUE
03/10/21 Design Review
04/01/21 Prelim. Pricing
11/05/21 REV. PLAN
12/21/21 Design Updates
01/15/22 Kitchen Rev.
02/15/22 95% Constr. Set
02/15/22 Permit Submittal
05/04/22 B2A Revisions

STRUCTURAL NOTES & DETAILS

S0004

GENERAL STRUCTURAL

Snow Loads: Ground Snow Load = 30 psf
Wind Loads: Basic Wind Speed = 115 mph, Wind Exposure = B, Design Wind Pressure = 13 psf
Earthquake Load: Seismic Design Category = B

• General Contractor is responsible for determining allowable construction loads related to design loads above for all bracing, formwork, staging, or other temporary elements related to the construction of the building. Any additional loads not related to the design loads above shall be provided with their own support and bracing as determined by the General Contractor.

• General Contractor is responsible to "verify in field" all dimension and structural conditions and notify the Architect of conditions different than indicated on the drawings.

Soils & Foundations

• New and existing footings are designed, unless otherwise noted, assuming a 2,000 psf capacity. Footings shall bear on undisturbed soils at least as 1'-0" below original grade or on engineered compacted fill. Bottoms of all exterior footings shall be minimum of 30" below finished exterior grade. General Contractor is responsible verifying soil conditions in the field and notifying the Architect of conditions that vary from design intentions.

• General contractor is responsible for protecting all exposed soil bearing conditions from freezing, water or other situations that may compromise the soil bearing capacity.

• Frost Line Depth = 24.0 inches

Concrete

• All concrete, unless noted otherwise, shall be 3,000 psi Fc, stone-aggregate at 28 days. All exterior concrete slab or flat work shall be 3,500 psi Fc. All exterior concrete of 3,500 psi shall have 6% air entrainment (+/- 1.5%) All other concrete to be 4.5% air entrained content.

• Remove and clean all existing concrete surfaces of loose debris, etc. where new concrete will be in contact. Contact surfaces shall have thorough coating of one part sand & one part cement parging with only enough water for the application.

• Unless otherwise noted, all concrete slabs on grade shall be 4" thick reinforced with 6"x6" W14xW1.4 welded wire fabric over 6 mil rated vapor barrier and 4" washed gravel or compacted sand.

• All concrete work shall comply with latest locally approved versions of ACI 211 Proportions of Concrete, ACI 214 Compression Tests, ACI 301 Specifications, ACI 304 Placing Concrete, ACI 304 Hot Weather, ACI 305 Cold Weather, ACI 315 Detailing, ACI 318 Code and ACI 347 Formwork.

• All concrete field and lab testing shall comply with latest locally approved versions of ASTM C31 Field Cylinder Specimens, ASTM C39 Lab Testing Cylinders, ASTM C42 Hardened Cores, ASTM C143 Slump Test, ASTM C172 Sampling • Fresh Concrete, and ASTM C173 or C231 Air Content - when those needed apply.

• Use of concrete additives shall be approved by the Architect / Engineer prior to use. No calcium chloride shall be used.

• General Contractor is responsible for coordinating all sub-surface utilities, their access during construction and after project completion, as related to all concrete work.

• All concrete reinforcing shall conform to ASTM A615, grade 60, and shall be fabricated and installed in accordance with ACI 315 Manual of Standard Practice for Detailing Concrete Structures.

• Unless otherwise noted, all steel reinforcing dowels shall be the same size as the adjacent specified material.

• Steel reinforcing for concrete shall be protected with 3" at footings against earth, 3/4" at interior conc. slabs and walls, 1 1/2" at exterior walls and slabs and 1 1/2" at beams and columns.

• Reinforcing splices shall lap 34 bar diameters for up to #6 bars and 43 for #7 and larger. Bend horizontal wall reinforcing 24" around corners to match horizontal reinforcing.

• Epoxied dowels shall be installed at existing concrete using Hilli HIT System. Follow manuf. specifications for installation.

• Welded wire fabric (WWF) shall conform to ASTM A185 and shall be min. 6" x 6" W1.4 x W1.4 installed 20" from top of slab. Lap mesh one full grid width and extend into adjacent supporting beams or walls when present.

Masonry

• All masonry construction shall comply with ACI 530-02/ASCE 5-02/TMS 402-02 Building Code Requirements for Masonry Structures and ACI 530.1-02/ASCE 6-02/TMS 602-02 Specifications for Masonry Structures. Masonry bearing walls, partitions, and piers shall consist of load bearing units meeting ASTM C90 or ASTM C145 requirements, grade N-1. Use full head an embed joints and bond brick or masonry piers and cross walls into adjacent walls.

• Masonry construction and materials shall be accordance with all local approved building codes and related recommendations of the Brick Industry Association (BIA) and National Concrete Masonry Association (NCMA).

• Provide (3) continuous courses of brick or 6" min. depth of 100% solid masonry below all joist or slab bearing conditions. Provide min. 24" width and 16" depth of brick or 100% solid masonry below all lintels or wall bearing beams unless otherwise noted. Where indicated on drawings, 100% solid masonry units shall consist of ASTM C145 masonry units or hollow load bearing filled filled with Portland cement grout.

• All below-grade masonry shall be constructed using type S mortar conforming to ASTM C270 and shall have a min. compressive strength of 1800 psi at 28 days. All above-grade masonry shall be constructed using type N mortar conforming to ASTM C270 and shall have min. compressive strength of 750 psi at 28 days. Grout for masonry cores shall be coarse type, conforming to ASTM C476 with min compressive strength of 2500 psi. All piers and partitions shall be bonded to adjacent masonry walls.

• Contractor shall provide adequate bracing and support for all masonry work until final work is completed.

• All masonry mortar shall comply with ASTM C270.

• Masonry loose lintel sizes for each 4" width is noted below. All steel angles shall have long leg oriented vertical and 6" min. bearing. Lintels over openings at interior partition walls not otherwise specified shall be precast lightweight concrete lintels 8" deep with 1 #5 reinf. bar top and bottom for each 4" width.

3-1/2" x 3-1/2" x 5/16" angle for 0" to 3'-0"

4" x 3 1/2" x 5/16" angle for 3'-1" to 5'-0"

6" x 3 1/2" x 5/16" angle for 5'-1" to 6'-0"

Steel

• All structural steel wide flange shapes shall comply with ASTM A36. All HSS shapes shall comply with ASTM A500. Grade B with Fy = 42ksi for round HSS and Fy=46 for rectangular HSS. All other structural steel angles, channels, plates, etc., shall comply with ASTM A36. All steel shall be detailed, fabricated and constructed in accordance with the current version of AISC Code of Standard Practice for Steel Buildings and Bridges required by local code.

• All shop and field connections shall be by welding or with 3/4" dia. A325 high strength bolts. Typical field connections shall be bolted and shop connections welded. Connections not detailed shall be designed for Type 2 construction, in accordance with the AISC manual. Except for composite beams or where reactions are shown, connections shall develop the maximum end reaction using the Uniform Load Constants in part two of the AISC manual for the given beam, grade or steel and span specified. Welding shall be performed by certified welders in accordance with AWS D1.1 (latest edition). All electrodes shall be E-70XX, low hydrogen, unless otherwise noted.

• Holes shall not be cut in steel members unless indicated on the drawings or approved in writing by the engineer.

• Anchor bolts shall be ASTM A36 rods with tack-welded hex head nuts at embedded end or A307 bolts with the head embedded.

• Unless specifically excluded, all steelwork shall be given two coats of rust inhibitive paint.

Wood

• All wood construction, including nailing and details, shall comply with approved local building code and the latest edition of the National Design Specification for Wood Construction (NDS) by American Forest and Paper Association (AFPA).

• All framing lumber shall be SPF #1/#2 or better, unless otherwise noted. Lumber to be graded by National Lumber Grades Authority (NLGA) rules.

• Provide double joists at parallel partitions where partition length exceeds 1/3 joist span.

• All wood members designated as pressure treated shall be Southern Pine #2 or engineer approved equal and water-borne preservative treated in accordance with the American Wood Preservers Association (AWPA) Standard C1-03, All

• Timber Products - Preservative Treatment by Pressure Processes.

• The following wood members shall be pressure treated: Sills or plates bearing on concrete or masonry exterior walls, exterior wood siding, sheathing and wall framing with clearances of less than 6" from grade, sills and sleepers bearing directly on a concrete slab in direct contact with the ground, and wood furring strips or framing members attached directly to the interior surface of exterior concrete or masonry walls below grade.

• Sill plates shall be pressure treated and shall be anchored with 1/20 diameter anchor bolts embedded in foundations to a depth of 8" min. for poured-in-place concrete, and 18" min. in grouted unit masonry. There shall be a minimum of two bolts per section of plate and anchor bolts shall be placed 120 form the end of each section of plate, with intermediate bolts spaced 6'-0" max. o.c. for one and two story buildings and 4'-0" max. o.c. for buildings over two stories in height.

• Use Simpson Strong-Tie, USP or approved equal structural wood connectors, unless noted otherwise for all wood connections. Timber and laminated lumber beams and headers shall be connected to posts with post cap connectors. Post bases shall be fastened to their supports in a like manner. All joists and beams shall be supported with joist or beam hangers as noted. Every roof joist or roof truss shall be attached to its support with hurricane ties, unless noted otherwise.

• Provide erection bracing for floor and roof framing which shall include strut bracing, cross bracing for bottom chord bearing, bottom chord restraint and sway bracing.

• Beams, headers and lintels designated OMLØ are to be Microlam LVL wood beams manufactured by Trus Joist or approved equal, with the following structural properties: Fb=2600 psi (for 12" depth), Fv=285 psi, and E=1900 ksi. Sizes to be as indicated on drawings. Unless otherwise noted, multiple Microlams are to be fastened together with a min. of (2) rows of 16d common nails at 120 o.c. (staggered). Multiple Microlams are designated on plans as follows: 1 3/4Ø, 5.5 ML = 5 1/2" deep, 9.25 ML = 9 1/4" deep, 11.8 ML = 11 7/8" deep, and 14.0ML = 14" deep, etc.

• Structural members designated "Timberstrand" are to be Timberstrand LSL Rim Board as manufactured by Trus Joist or approved equal, with the following section properties: Fb=1200 psi (for 12" depth), Fv=400 psi, and E=800 ksi.

• Sizes to be as shown on drawings.

• Floor and roof framing members designated "TJI" shall be Trus Joists manufactured by Trus Joist or approved equal. Multiple joists and special joist framing have been indicated where required. At multiple joists shall be fastened together per the manufacturer's recommendations. All joists must be framed with web stiffeners at bearing points and concentrated loads, as required by the manufacturer.

• Unless otherwise noted, all lintels and headers shall be (2) 2x12 SPF #1/#2, min. in 2x4 stud bearing walls, and (3) 2x10 SPF #1/2 min. at 2x6 stud bearing walls. At bearing walls provide (2) jack studs and one king stud at each end, unless shown otherwise. All jacks or posts shall line up with those at the floor below. All jack studs or posts are to be continuous, or increased as shown, to the lowest level of the structure.

• Stud bearing partitions shall have (2) continuous plates at the top unless noted otherwise, which are to be spliced at stud locations only. Splices to be staggered at least 48". Contractor to provide min. of one row of blocking at mid-height of interior stud walls. Mid-height blocking shall consist of same size, species and grade of lumber as for the wall studs. Mid-height blocking is required in the exterior walls if the structural sheathing is not already in place.

• All exterior stud walls shall be braced at eh corners until the structural sheathing is in place. This bracing shall be 2" wide x 16 gauge steel flat wall bracing conforming to ASTM A446 Grade A specifications or 1x4 wood members installed at a 45 degree angle or 24" min. width of plywood sheathing at the corners each way. Bracing shall be attached with 16d common nails in the top and bottom plates and 6d common nails in each intersection stud. Let-in bracing is not to be used to avert any loss of cross-sections are of the studs.

Sheathing

• Roof sheathing shall be standard 5/8" C-D 24/16 (span rating) exterior glue plywood. Nail plywood to joists and trusses with 8d common nails at 16" o.c. at sheet edges and at 12" o.c. at all intermediate joists and trusses.

• Floor sheathing shall be 3/4" 24" o.c. span tongue and groove plywood. Glue with subfloor adhesive and screw plywood to joists and trusses with No. 10 screws at 9" o.c. at direct edges and 18" o.c. at all intermediate joists and trusses.

• Wall sheathing shall be standard 1/2" 24/16 (span rating) exterior glue plywood. Nail plywood to studs and plates with 6d nails at 8" o.c. at sheet edges and at 12" o.c. at all intermediate locations.

• Interior gypsum shall be 1/2" min., attached to studs with 6d nails or drywall screws at 7" o.c. max. at all edges, intermediate studs and, blocking, U.N.O.

Shoring & Demolition

• The contractor shall be experienced in shoring and demolition work and should carefully evaluate the situation that exists prior to starting work. The contractor shall notify the architect or engineer if any circumstances exist which affect the stability of the existing structure or the shoring.

• The contractor is cautioned that needling, shoring and demolition are potentially hazardous and are difficult types of work requiring care and caution during performance.

• The contractor is responsible for monitoring the performance of the temporary shoring and have additional shoring readily available on site in the event of deflection or other movement of the shoring.

• The contractor is responsible for the design, installation, maintenance and performance of all temporary bracing and shoring.

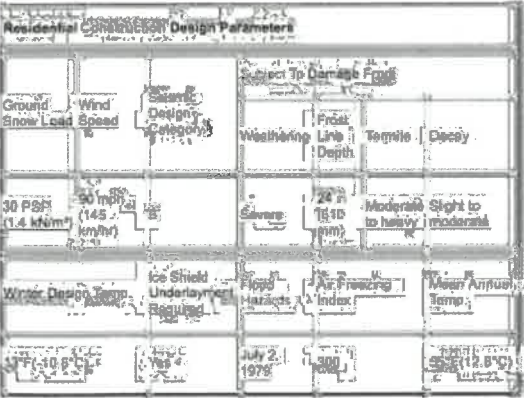
• Adequate bracing and connections between the components of the shoring system shall be provided by and the responsibility of the general contractor.

FASTENING SCHEDULE

BUILDING COMPONENT	FASTER	NOTES
FLOOR CONSTRUCTION		
joists to sill or gird	8d nails	3 top nail
blocking to joists	8d nails	3 depth nail
blocking between joists	8d nails	3 top nail
6d joist to top plate	8d nails	1" o.c.
joist to 2x6D joist	16d nails	2 top nail or 2 top nail
16d up girders & beams	20d nails	1" o.c. @ panel edges, or 12" o.c. @ intermediate supports
2x4 floor framing	8d nails	1" o.c. @ panel edges, 12" o.c. @ intermediate supports
	NO. 10 ANCHORS	1" o.c. @ panel edges, 12" o.c. @ intermediate supports
WALL CONSTRUCTION		
add joist to post or blocking	16d nails	18" o.c.
top plate to stud	16d nails	2 end nail
stud to side plate	8d nails	4 top nail
	16d nails	2 end nail
stud to plate	16d nails	3 top nail or 2 depth
double studs	16d nails	18" o.c.
double studs	16d nails	3x4" o.c.
double bearing stud end plate to parallel post	16d nails	12" o.c.
double top plate	16d nails	18" o.c.
top plate top	16d nails	8 end nail
2 piece header	16d nails	18" o.c. along edge
header to stud	8d nails	4 top nail
gypsum wall sheathing	8d nails or drywall screws	1" o.c. @ ed edges, studs & blocking
1x4" wall framing	8d nails	1" o.c. @ panel edges, 12" o.c. @ intermediate supports
ROOF CONSTRUCTION		
ceiling joist to joist	16d nails	2 top nail
ceiling joist, top over partitions	16d nails	3 top nail (alternating)
ceiling joist to parallel walls	16d nails	3 top nail (alternating)
nails to plate	16d nails	3 top nail
nails to edge	16d nails	4 top nail
joist nailing to top	16d nails	3 top nail
ceiling to joist	16d nails	3 top nail
roof sheathing	8d nails	1" o.c. @ panel edges, 12" o.c. @ intermediate supports

NOTES:
1. This fastening schedule is to be used for all construction unless otherwise noted in drawings.
2. All nails to be standard minimum wire nails, unless otherwise noted in drawings.
3. Floor sheathing to be glued with adhesive.

DESIGN CRITERIA



ADDITIONAL NAILING REQUIREMENTS

2x4 JOISTS AT BEAMS:

(2) 16d (2 1/4") box nails (1 each side), 1 1/2" turn and

BLOCKING PANELS, RUN JOISTS OR RUN BOARD TO BEAMS PLATE:

1x6 blocking panels or run joists: 16d (5") box nails at 1' o.c.

Then Join Run Board: nailed with 16d (5") box nails at 1' o.c. or 16d (2 1/4") box nails at 12" o.c.

Shore Truss: connections equivalent to decking nail schedule

RUN BOARD, RUN JOIST OR CLADDING TO 2x4 AT JOIST

1 3/4" width or less: (2) 16d (5") box nails, one each at top and bottom flange.

2x4 / 1x6 1x2, 2x6, 1x6C or 1x6C run joists: (2) 16d (2 1/4") box nails, one each at top and bottom flange

1x6P or 1x6C 1x6C run joist: nailed joint to run joist of (1) 16d (5") box nail each side of joint top flange

2 x 4 MINIMUM DIMENSION BLOCKS

(2) 16d (5") box nails, one each at top and bottom flange

TYPICAL BUILT-UP WOOD COLUMNS

(2) 2 x 4

bottom of 16d nails @ 1' o.c., with NCL, staggered

top structure

(3) 2 x 4

bottom of 16d nails @ 1' o.c., each side, staggered

top structure

(4) 2 x 4

bottom of 16d nails @ 1' o.c., each side, staggered

top structure

(2) 2 x 6

bottom of 16d nails @ 1' o.c., each side, staggered

top structure

(3) 2 x 6

bottom of 16d nails @ 1' o.c., staggered into each member

top structure

(4) 2 x 6

bottom of 16d nails @ 1' o.c., staggered into each member

top structure

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Info@StudioCrowleyHall.

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COMMONWEALTH OF VIRGINIA
ANNE BARNES CROWLEY
Lic. No. 6401819298
ARCHITECT

3501 Wilson Avenue
Alexandria, VA

ISSUE

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STRUCTURAL NOTES

S0005

ELECTRICAL NOTES

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- 7. Elec. Subcontractor to coordinate and include power needs for HVAC system (including air-handling units, condensers, radiant heat flooring, etc.) with HVAC Subcontractor.

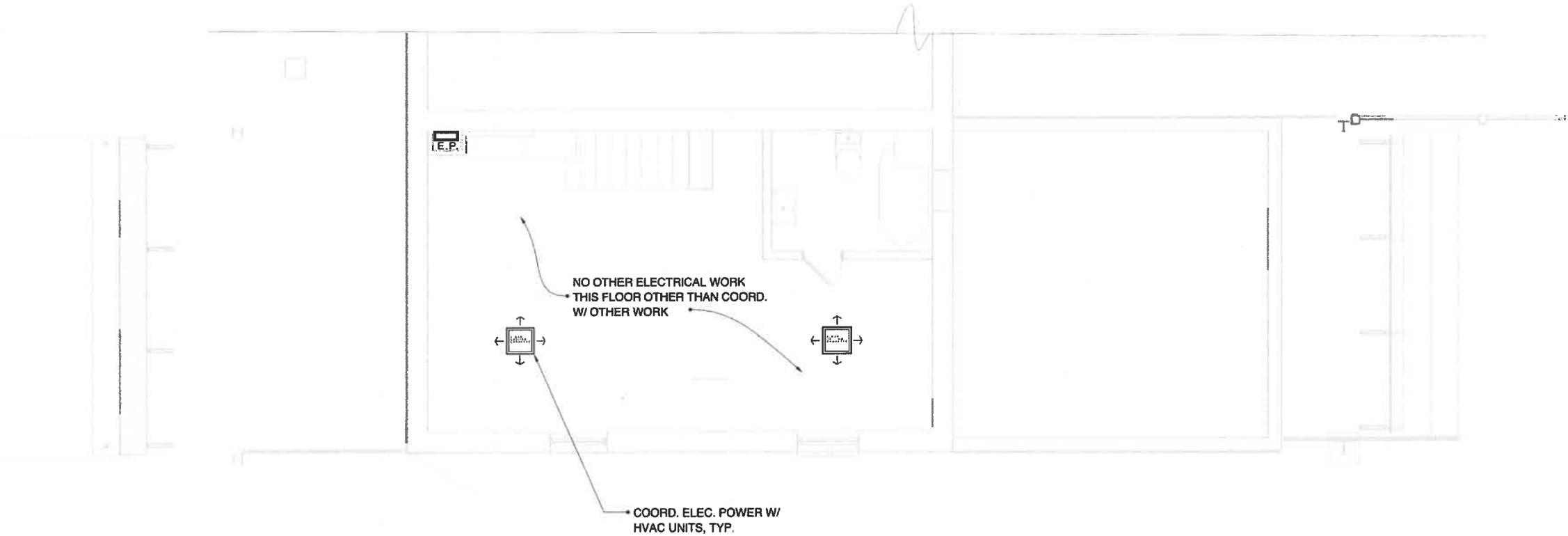
NOTE:

IC- rated recessed lighting fixtures sealed at housing/ interior finish and labeled to indicate < 2.0 CFM leakage at 75 Pa.

All fixtures (recessed ceiling) equal to 22.5w, 70,000 hour 15-100% E.L.V dimming, wet location listed I.C, air tight, minimum

ELECTRICAL SYMBOL KEY

	Wall Mounted Fixture		GFI
	Recessed Downlight		Dedicated Duplex Receptacle Outlet and/or designated circuit
	Surface Mounted Fixture		In-Floor Duplex Receptacle Outlet
	Pendant Fixture		Thermostat / 7-day programmable, min.
	Under Cabinet Fixture		TV Location
	Track Lighting, No. of heads as indicated		Data / HDMI
	Exhaust Fan		Phone Jack
	Ceiling fan		
	New Hard-wired Smoke Alarm / carbon monoxide		
	Single Pole Switch		
	Three-way Switch		
	Dimmer Switch		
	Three-way switch w/ Dimmer		
	Duplex Receptacle Outlet, 18" AFF, U.O.N.		



LIGHTING EFFICIENCY

NOTE: MIN. 75% LIGHTING FIXTURES TO MEET HIGH EFFICIENCY REQUIREMENTS, EQUAL TO THE FOLLOWING SPECIFICATION:

60 lumens/W for lamps over 40W; 50 lumens/W for lamps over 15W to 40W; 40 lumens/W for lamps 15W or less

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All fixtures (recessed ceiling) equal to 22.5w, 70,000 hour 15-100% E.L.V dimming, wet location listed I.C, air tight, minimum

NOTE: ALL ELECTRICAL OUTLETS TO BE AFCI PROTECTED UNLESS NOTED OTHERWISE.

1
A0022

BASEMENT ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

0 1 2 3 4 10

SCALE 1/4" = 1'-0"

LEGEND

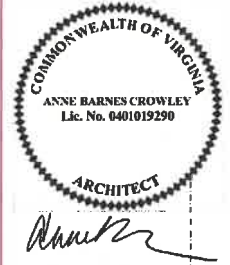
	EXIST. WALL TO REMAIN
	EXIST. WALL TO BE REMOVED
	NEW PARTITION WALL

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**BASEMENT
ELECTRICAL
PLAN**

E0001

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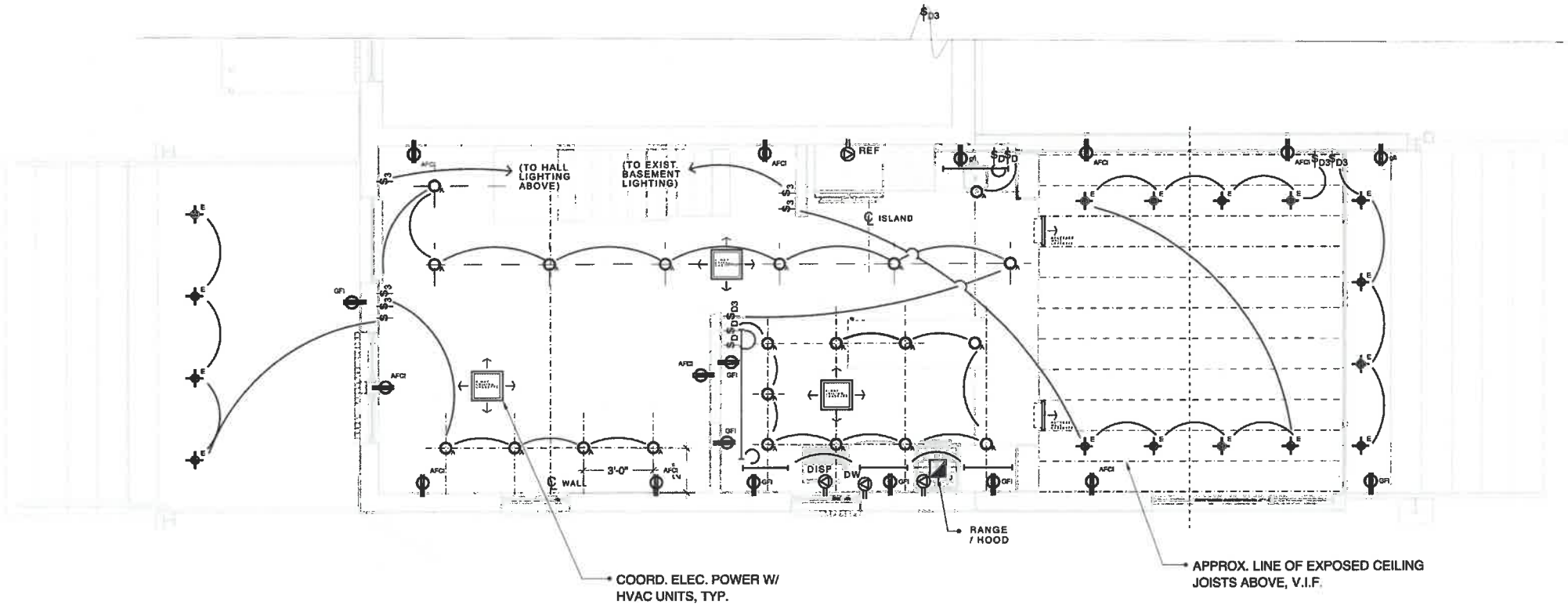
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ELECTRICAL SYMBOL KEY

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	Surface Mounted Fixture		In-Floor Duplex Receptacle Outlet
	Pendant Fixture		Thermostat / 7-day programmable, min.
	Under Cabinet Fixture		Data / HDMI
	Track Lighting, No. of heads as indicated		Phone Jack
	Exhaust Fan		
	Ceiling fan		
	New Hard-wired Smoke Alarm / carbon monoxide		
	Single Pole Switch		
	Three-way Switch		
	Dimmer Switch		
	Three-way switch w/ Dimmer		
	Duplex Receptacle Outlet, 18" AFF, U.O.N.		



1
A0023

FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

0 1 2 3 4 10
SCALE 1/4" = 1'-0"

LEGEND

	EXIST. WALL TO REMAIN
	EXIST. WALL TO BE REMOVED
	NEW PARTITION WALL

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**FIRST FLOOR
ELECTRICAL
PLAN**

E0002

LIGHTING EFFICIENCY

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ELECTRICAL NOTES

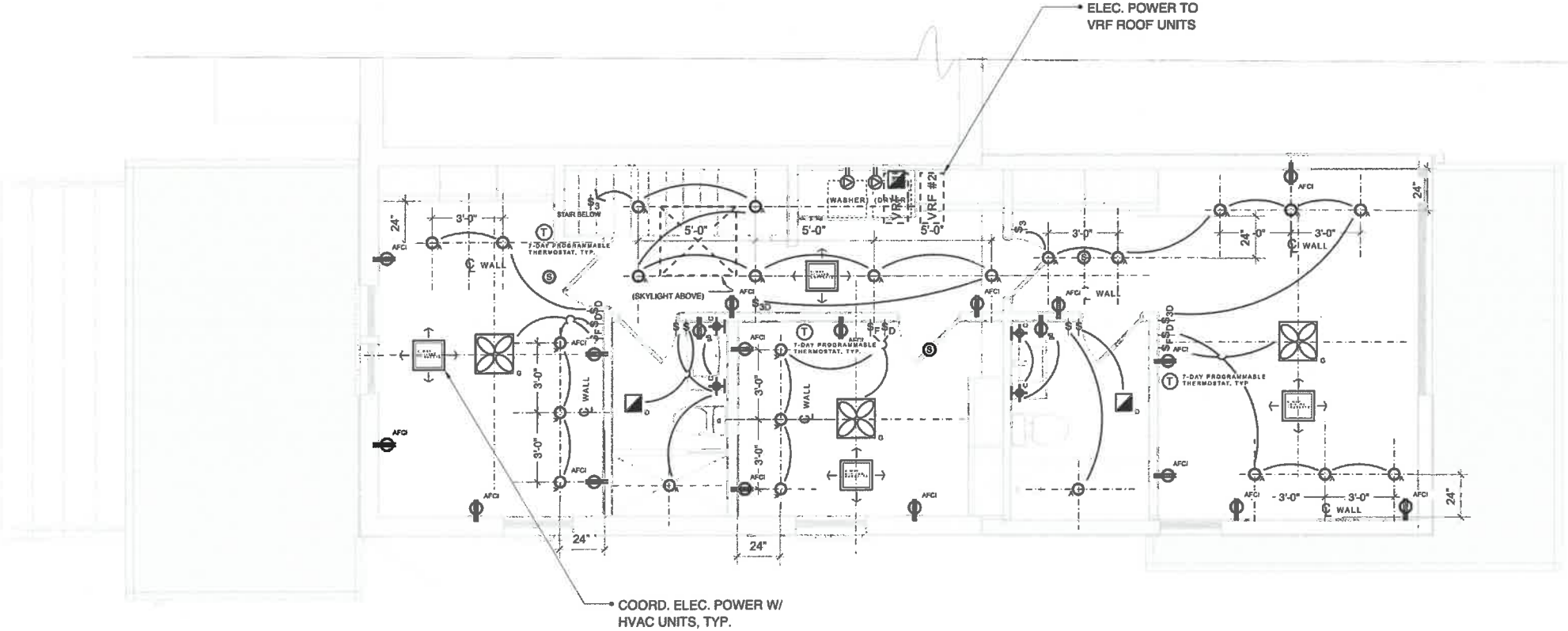
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	Track Lighting, No. of heads as indicated		Phone Jack
	Exhaust Fan		
	Ceiling Fan		
	New Hard-wired Smoke Alarm / carbon monoxide		
	Single Pole Switch		
	Three-way Switch		
	Dimmer Switch		
	Three-way switch w/ Dimmer		
	Duplex Receptacle Outlet, 18" AFF, U.O.N.		



1
A0024

SECOND FLOOR ELECTRICAL PLAN

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

0 1 2 3 4 10

SCALE 1/4" = 1'-0"

LEGEND

EXIST. WALL TO REMAIN

EXIST. WALL TO BE REMOVED

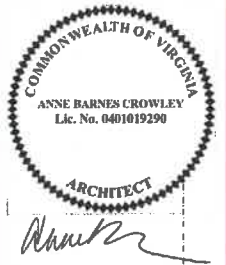
NEW PARTITION WALL

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HALL

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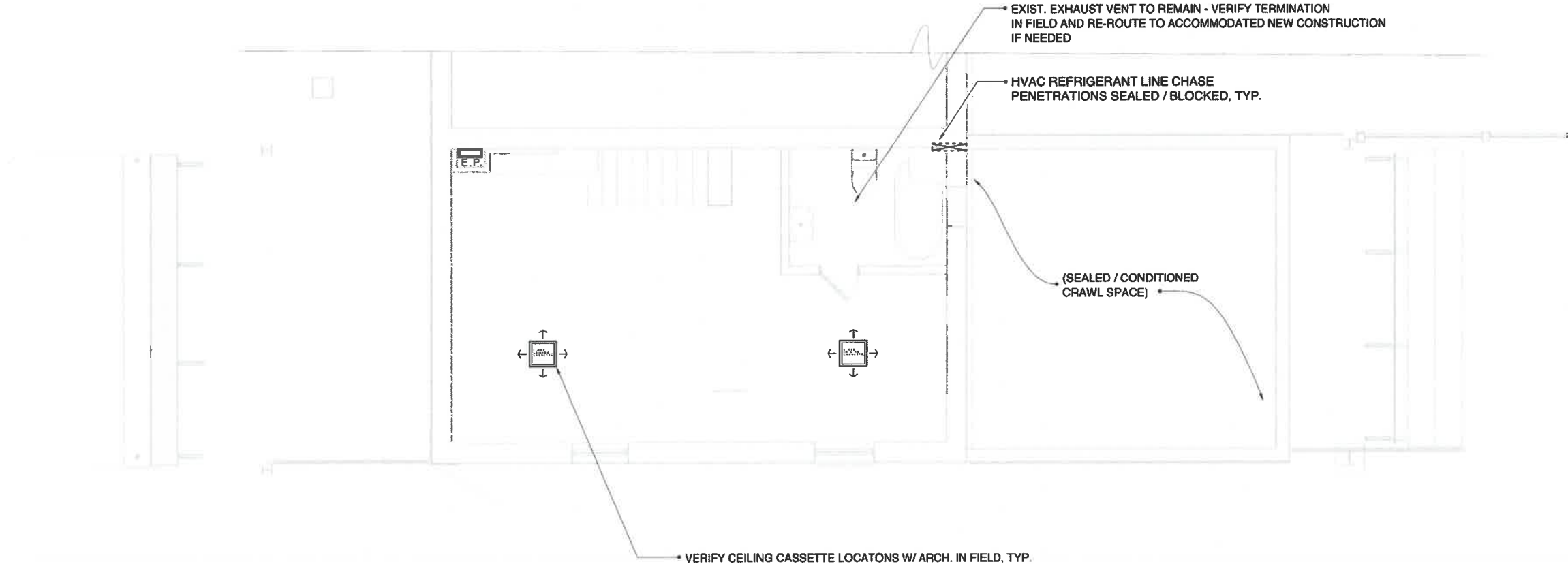
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05/04/22 BZA Revisions

SECOND FLOOR
ELECTRICAL
PLAN

E0002

GENERAL NOTES

1. All joints and seams of air ducts, air - handlers and filter boxes are sealed.
2. Building cavities are not used as ducts or plenums.
3. HVAC piping carrying fluids > 105 F or fluids < 55 F are insulated to R-3
4. Protection of insulation on HVAC piping.
5. Hot water pipes are insulated to R-3
6. Auto./ gravity dampers install on all intakes / exhausts.
7. Total Duct leakage test < 8 CFM/100 ft with air-handler installed.
8. Air - handler leakage designed by mfr. at <2% of air - flow.
9. All mech. vent. system fans not part of tested & listed HVAC equipment meet efficacy and air flow requirements.
10. 75% lamps in permanent fixtures or 75% permanent fixtures use high effic. lamps



HVAC LEGEND	
MARK	DESCRIPTION
F.R.	FLOOR REGISTER
C.R.	CEILING REGISTER
W.R.	WALL REGISTER
R.A.G.	RETURN AIR GRILLE
C.R.A.G.	CEILING RETURN AIR GRILLE
B.D.D.	BACK DRAFT DAMPER
E.W.L.	EXTERIOR WALL LOUVER
H.W.	HIGH WALL
L.W.	LOW WALL
H.W.R.	HIGH WALL REGISTER
L.W.R.	LOW WALL REGISTER
### cfm	CFM SETTING FOR DIFFUSER/REGISTER
S/A	SUPPLY AIR
R/A	RETURN AIR

MECHANICAL GENERAL NOTES

1. MECHANICAL TERMINATIONS SHALL BE 12" ABOVE GRADE / 12" TERMINATION CLEARANCE / 10" FROM ADJACENT PROPERTY LINE.
2. COORDINATE ALL DUCT LAYOUTS AND SUPPLY / RETURN LOCATIONS FOR HVAC SYSTEM IN FIELD W/ ARCHITECT.
3. MECHANICAL SYSTEMS SHOWN ARE INTENDED FOR SCHEMATIC LAYOUT ONLY. GENERAL CONTRACTOR TO COORDINATE FINAL SYSTEM SPECIFICATIONS FOR REVIEW / APPROVAL BY ARCHITECT IN FIELD.

NOTE: GENERAL CONTRACTOR TO VERIFY SIZE AND EQUIPMENT SPECIFICATIONS BASED ON ENERGY CODE REQUIREMENTS AND MANUAL 'J' CALCULATIONS FOR SYSTEM DESIGN

1
A0025

BASEMENT MECHANICAL PLAN
SCALE: 1/4" = 1'-0"

0123410

SCALE 1/4" = 1'-0"

LEGEND

EXIST. WALL TO REMAIN

EXIST. WALL TO BE REMOVED

NEW PARTITION WALL

STUDIO
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HALL

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PLLC

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BASEMENT
MECHANICAL
PLAN

M0001

- GENERAL NOTES
1. All joints and seams of air ducts, air - handlers and filter boxes are sealed.
 2. Building cavities are not used as ducts or plenums.
 3. HVAC piping carrying fluids > 105 F or fluids < 55 F are insulated to R-3
 4. Protection of Insulation on HVAC piping.
 5. Hot water pipes are insulated to R-3
 6. Auto / gravity dampers install on all intakes / exhausts.
 7. Total Duct leakage test < 8 CFM/100 ft with air-handler installed.
 8. Air- handler leakage designed by mfr. at <2% of air - flow.
 9. All mech. vent. system fans not part of tested & listed HVAC equipment meet efficacy and air flow requirements.
 10. 75% lamps in permanent fixtures or 75% permanent fixtures use high effic. lamps

NOTE:
MECHANICAL TERMINATIONS
SHALL DISCHARGE GREATER
THAN 3'-0" FROM ALL EXTERIOR
BUILDING OPENINGS. VERIFY IN
FIELD FINAL DISCHARGE
LOCATIONS WITH ARCHITECT.

NOTE:
MECHANICAL TERMINATIONS
SHALL BE 12" ABOVE
GRADE / 12" TERMINATION
CLEARANCE / 10" FROM
ADJACENT PROPERTY LINE.

HVAC REFRIGERANT LINE CHASE
PENETRATIONS SEALED / BLOCKED, TYP.

(RANGE HOOD)

VERIFY CEILING CASSETTE LOCATIONS W/ ARCH. IN FIELD, TYP.

HVAC LEGEND	
MARK	DESCRIPTION
F.R.	FLOOR REGISTER
C.R.	CEILING REGISTER
W.R.	WALL REGISTER
R.A.G.	RETURN AIR GRILLE
C.R.A.G.	CEILING RETURN AIR GRILLE
B.D.D.	BACK DRAFT DAMPER
E.W.L.	EXT. WALL LOUVER
H.W.	HIGH WALL
L.W.	LOW WALL
H.W.R.	HIGH WALL REGISTER
L.W.R.	LOW WALL REGISTER
FFM CH	CFM SETTING FOR DIFFUSER REGISTER
S/A	SUPPLY AIR
R/A	RETURN AIR

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SYSTEM DESIGN

1
A0028

FIRST FLOOR MECHANICAL PLAN

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

0 1 2 3 4 10

SCALE 1/4" = 1'-0"

LEGEND

EXIST. WALL TO REMAIN

EXIST. WALL TO BE REMOVED

NEW PARTITION WALL

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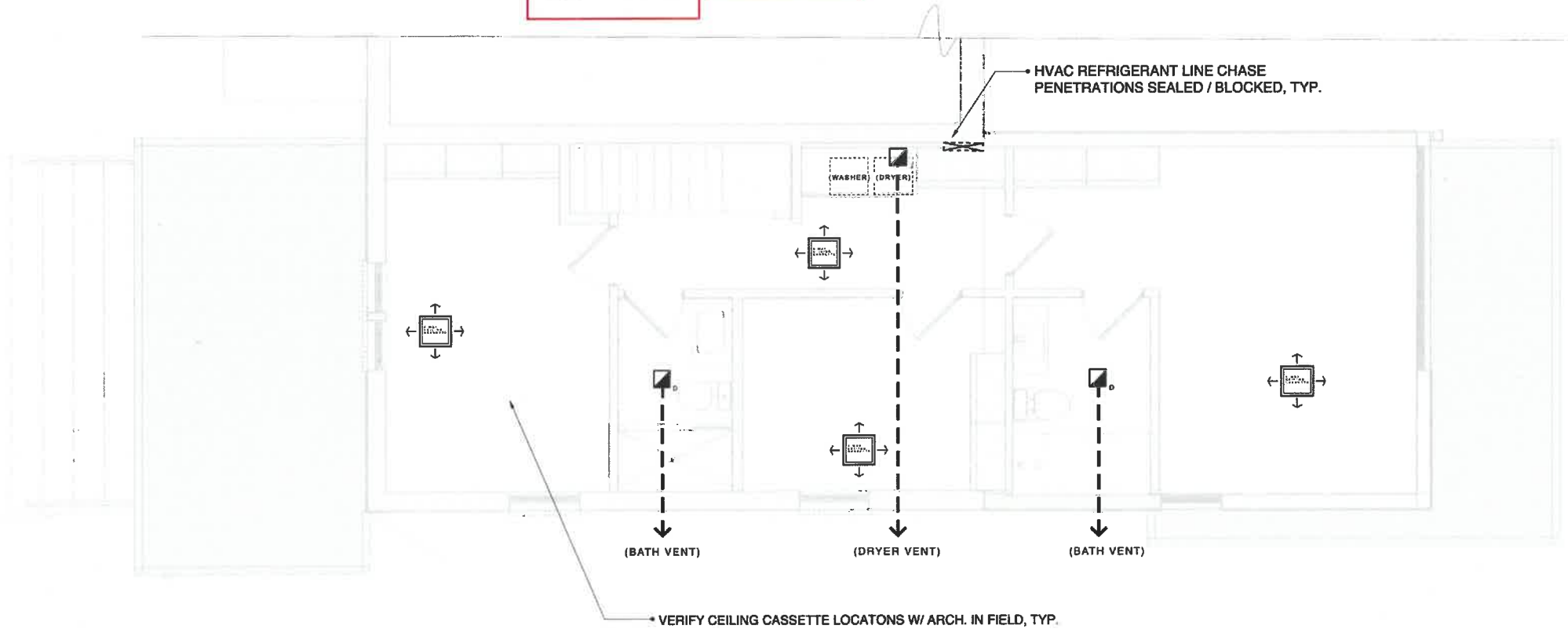
**FIRST FLOOR
MECHANICAL
PLAN**

M0002

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 4. Protection of insulation on HVAC piping.
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1
A0027

SECOND FLOOR MECHANICAL PLAN

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

0 1 2 3 4 10

SCALE 1/4" = 1'-0"

LEGEND

[Solid Line]	EXIST. WALL TO REMAIN
[Dashed Line]	EXIST. WALL TO BE REMOVED
[Thick Solid Line]	NEW PARTITION WALL

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4. Protection of insulation on HVAC piping.

5. Hot water pipes are insulated to R-3

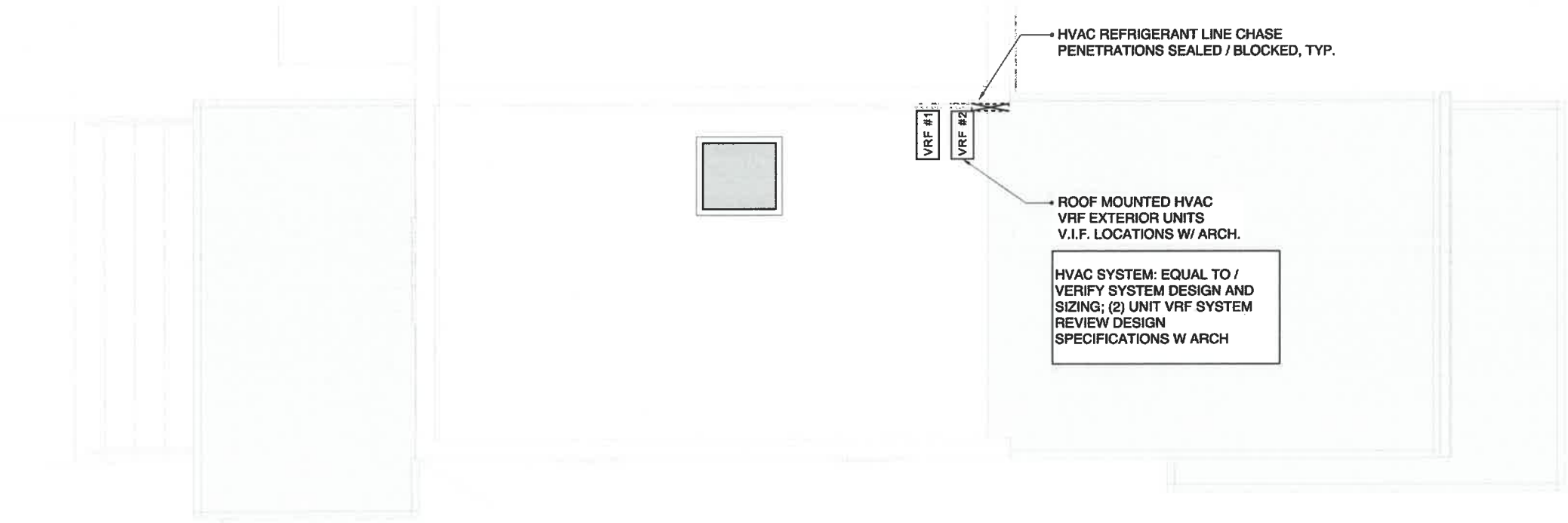
6. Auto./ gravity dampers install on all intakes / exhausts.

7. Total Duct leakage test < 8 CFM/100 ft with air-handler installed.

8. Air- handler leakage designed by mfr. at <2% of air - flow.

9. All mech. vent. system fans not part of tested & listed HVAC equipment meet efficacy and air flow requirements.

10. 75% lamps in permanent fixtures or 75% permanent fixtures use high effic. lamps



HVAC LEGEND	
MARK	DESCRIPTION
F.R.	FLOOR REGISTER
C.R.	CEILING REGISTER
W.R.	WALL REGISTER
R.A.G.	RETURN AIR GRILLE
C.R.A.G.	CEILING RETURN AIR GRILLE
B.D.D.	BACK DRAFT DAMPER
E.W.L.	EXTERIOR WALL COVER
H.W.	HIGH WALL
L.W.	LOW WALL
H.W.R.	HIGH WALL REGISTER
L.W.R.	LOW WALL REGISTER
CFM	CFM SETTING FOR DIFFUSER/REGISTER
S.A.	SUPPLY AIR
R.A.	RETURN AIR

MECHANICAL GENERAL NOTES

1. MECHANICAL TERMINATIONS SHALL BE 12" ABOVE GRADE / 12" TERMINATION CLEARANCE / 10" FROM ADJACENT PROPERTY LINE.

2. COORDINATE ALL DUCT LAYOUTS AND SUPPLY / RETURN LOCATIONS FOR HVAC SYSTEM IN FIELD W/ARCHITECT.

3. MECHANICAL SYSTEMS SHOWN ARE INTENDED FOR SCHEMATIC LAYOUT ONLY. GENERAL CONTRACTOR TO COORDINATE FINAL SYSTEM SPECIFICATIONS FOR REVIEW / APPROVAL BY ARCHITECT IN FIELD.

NOTE: GENERAL CONTRACTOR TO VERIFY SIZE AND EQUIPMENT SPECIFICATIONS BASED ON ENERGY CODE REQUIREMENTS AND MANUAL 'J' CALCULATIONS FOR SYSTEM DESIGN

1
A0028

ROOF MECHANICAL PLAN

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

0

1

2

3

4

10

SCALE 1/4" = 1'-0"

N

LEGEND

EXIST. WALL TO REMAIN

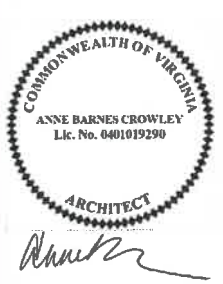
EXIST. WALL TO BE REMOVED

NEW PARTITION WALL

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3501 Wilson Avenue
Alexandria, VA

ISSUE	DATE	DESCRIPTION
03/10/21	Design Review	
04/01/21	Prelim. Pricing	
11/05/21	REV. PLAN	
12/21/21	Design Updates	
01/05/22	Kitchen Rev	
02/15/22	95% Constr. Set	
02/15/22	Permit Submittal	
05/04/22	BZA Revisions	

MECHANICAL EQUIPMENT INSTALLATIONS SHALL CONFORM TO THE REQUIREMENTS OF THE 2013 D.C. PROVISIONAL CODES, 2012 INTERNATIONAL MECHANICAL EQUIPMENT CODE, 2012 INTERNATIONAL ELECTRICAL CODE, THE 2012 INTERNATIONAL-ENERGY CONSERVATION CODE, NFPA 90A, 90B, 101, UNDERWRITERS LABORATORIES AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

2. THE MECHANICAL DRAWINGS INDICATE THE GENERAL ROUTING AND LOCATION OF DUCTWORK, PIPING, EQUIPMENT, FIXTURES, TERMINAL DEVICES, ETC. CONTRACTOR SHALL DETERMINE THE EXACT LOCATION FROM ACTUAL FIELD MEASUREMENTS AT THE JOB SITE. ALL DUCTWORK AND PIPING SHALL BE COORDINATED WITH LIGHT FIXTURES, STRUCTURAL SYSTEM, CEILING GRID, SUPPORTS, HANGERS, PIPING AND ARCHITECTURAL FEATURES OF THE BUILDING PRIOR TO CONSTRUCTION. NO INSTALLATION, NO EXTRAS WILL BE ALLOWED FOR DUCTWORK OR PIPING WHICH IS FABRICATED AND THEN FOUND UNABLE TO FIT IN THE INTENDED SPACE. ALL EQUIPMENT SHALL BE LOCATED TO ALLOW FOR CLEANING, INSPECTION AND SERVICE. THE DRAWINGS PREPARED FOR THIS PROJECT ARE AN OUTLINE TO SHOW WHERE PIPES, DUCTS AND APPARATUS MUST GO IN ORDER TO HARMONIZE WITH THE BUILDING. PRIOR TO PURCHASING ANY MATERIALS OR STARTING ANY WORK, CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS, DUCTWORK SIZES AND LOCATIONS, EQUIPMENT, ETC. SHOWN ON THE DRAWINGS OR AFFECTING THIS WORK AND SHALL REPORT ANY DEVIATIONS TO THE ARCHITECT/OWNER.

3. CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE MECHANICAL WORK WITH THE WORK OF ALL TRADES AND MAKING ANY NECESSARY MODIFICATIONS TO AS REQUIRED, INCLUDING OFFSETS, AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF ALL MECHANICAL EQUIPMENT WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EQUIPMENT WIRING FOR THE VOLTAGES SHOWN THEREIN.

4. ALL MECHANICAL EQUIPMENT REQUIRING ELECTRICAL POWER SHALL BE INSTALLED WITH DISCONNECT SWITCHES AT EACH PIECE OF EQUIPMENT. COORDINATE SWITCH TYPE (FUSED OR NON-FUSED) WITH EQUIPMENT CHARACTERISTICS, MANUFACTURER'S RECOMMENDATIONS AND ELECTRICAL DRAWINGS.

5. ALL REQUIRED CONTROL WIRING SHALL BE INCLUDED AS PART OF THE MECHANICAL WORK. WIRING IN HVAC PLENUM SPACES SHALL BE INSTALLED ACCORDING TO CODE REQUIREMENTS.

6. UNLESS NOTED OTHERWISE, STARTERS, SMOKE DETECTORS, TRANSFORMERS, CONTROLS AND CONTROL WIRING REQUIRED FOR ALL MECHANICAL SYSTEMS SHALL BE FURNISHED AND INSTALLED BY THE MECHANICAL CONTRACTOR.

7. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

8. ALL MECHANICAL EQUIPMENT AND SYSTEMS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE BY OWNER.

9. ALL HVAC COMPRESSORS SHALL HAVE EXTENDED 5-YEAR MANUFACTURER'S WARRANTY.

10. INSTALL OUTDOOR AIR CONDITIONING EQUIPMENT LEVEL ON 4" THICK PAD, EXTENDING 6" BEYOND UNIT PERIMETER.

11. SUPPLY, RETURN, AND O.A. DUCTWORK SHALL BE CONSTRUCTED OF GALVANIZED SHEET METAL AS RECOMMENDED IN SMACNA LOW PRESSURE DUCT CONSTRUCTION STANDARDS, LATEST EDITION. ALL JOINTS AND BEAMS IN ALL SHEETMETAL DUCTWORK SHALL BE SEALED WITH WELDS, GASKETS, MASTICS (ADHESIVES), MASTIC-PLUS-EMBEDDED-FABRIC SYSTEMS, LIQUID SEALANTS OR UL-181 DUCT SEALER TAPES.

12. DUCTWORK WITHIN THE OPEN ATTIC WITHOUT FIRE OR DRAFT STOPS SHALL BE GALVANIZED STEEL AND SHALL BE WRAPPED WITH MINIMUM R-8 DUCTWRAP INSULATION WITH 4" THICK FIBERGLASS, 3/4 LB/FT3 DENSITY, DUCT INSULATION WITH FOIL VAPOR BARRIER, U.L. LISTED.

13. SHEET METAL SUPPLY, RETURN, EXHAUST, & O.A. DUCTWORK IN NON-AIR CONDITIONED AREAS AND MECHANICAL ROOMS SHALL BE INSULATED WITH 2" THICK FIBERGLASS, 3/4 LB/FT3 DENSITY, DUCT INSULATION WITH FOIL VAPOR BARRIER, U.L. LISTED, MINIMUM R-8.

14. EXHAUST DUCTWORK SHALL BE SHEET METAL AND SHALL NOT BE INSULATED UNLESS NOTED OTHERWISE. PROVIDE GRAVITY BACKDRAFT DAMPER ON ALL EXHAUST DUCTWORK.

15. ALL DUCTWORK SHALL BE SUPPORTED BY THE BUILDING STRUCTURE AND SHALL NOT REST ON CEILING TILES OR CEILING STRUCTURE. DUCT SUPPORTS AND ATTACHMENTS TO STRUCTURE SHALL MEET SMACNA STANDARDS.

16. FLEXIBLE DUCTWORK SHALL BE THERMAFLEX W-ICE (U.L. 181 LISTED, CLASS 1 FLEXIBLE AIR DUCT) OR EQUAL. PROVIDE THERMAFLEX W-ICE R-6 (R VALUE = 6.0 MINIMUM OR AS REQUIRED BY LOCAL ENERGY CODES) IN ATTICS AND OTHER UNCONDITIONED SPACES. AIR CONNECTORS ARE NOT ACCEPTABLE. SIZE TO MATCH DEVICE NECK. PROVIDE ROUND GALVANIZED STEEL DUCT RUNOUTS TO MAINTAIN A MAXIMUM FLEXIBLE DUCT LENGTH OF 6'-0". FLEXIBLE DUCTWORK SHALL BE INSTALLED AS STRAIGHT AS POSSIBLE AND SHALL BE ROUTED AND SUPPORTED WITHOUT FORMING KINKS OR OTHER AIR FLOW RESTRICTIONS. PROVIDE SQUARE TO ROUND ADAPTERS OR BOOTS TO CONNECT TO AIR DEVICE NECK WHEN REQUIRED.

17. ROUND AND FLEXIBLE DUCTWORK SHALL BE CONNECTED TO MAIN DUCTS WITH AIR TIGHT FITTINGS WITH COLLAR AND BALANCE DAMPER.

18. SHEET METAL DUCTWORK SHOWN AS BEING INTERNALLY LINED SHALL BE LINED WITH 1" THICK 3 LB./CU. FT. DENSITY DUCTLINER (MINIMUM R VALUE = 6.0 OR AS REQUIRED BY APPLICABLE ENERGY CODE) CERTAINTED "TOUGHGUARD" OR EQUAL BY KNAUF OR JOHNS-MANVILLE PRODUCTS BY OWENS-CORNING ARE NOT ACCEPTABLE.

19. DUCTWORK DIMENSIONS SHOWN ON THE DRAWINGS ARE INSIDE CLEAR DIMENSIONS OF SHEET METAL.

20. REFRIGERANT PIPING SHALL BE TYPE L OR REFRIGERATION SERVICE COPPER TUBING WITH BRAZED JOINTS. SUCTION PIPING SHALL BE INSULATED WITH 3/4" UV RESISTANT (FOR OUTDOOR APPLICATIONS) ELASTOMERIC PIPE INSULATION (≥ R-3 MINIMUM) SLID OVER TUBING WITHOUT CUTTING. ALL JOINTS AND BEAMS SHALL BE SEALED WITH ADHESIVE. MANVILLE ADGUTUBE 1 OR EQUAL-TUBE MATS OR EQUAL.

21. CONDENSATE FROM ALL AIR CONDITIONING EQUIPMENT SHALL BE TRAPPED AND ROUTED TO EXTERIOR. CONDENSATE PIPING SHALL BE SCHEDULE 40 PVC (EXCEPT INSULATED COPPER IN HVAC PLenums). CONDENSATE SHALL BE PUMPED AS REQUIRED.

22. AIR HANDLING AND FAN COIL UNITS LOCATED ABOVE THE LOWEST LEVEL FINISHED FLOOR SHALL BE INSTALLED WITH AN AUXILIARY CONDENSATE DRAIN PAN UNDER THE UNIT. ROUTE SECONDARY CONDENSATE DRAIN FROM PAN TO DISCHARGE IN A CONSPICUOUS PLACE - OBTAIN OWNER'S APPROVAL ON DISCHARGE POINT. IF ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION, AN ELECTRONIC WATER LEVEL DETECTOR WIRED TO SHUTDOWN THE UNIT UPON DETECTION OF WATER MAY BE USED.

24. AFTER CONSTRUCTION DUCT TIGHTNESS SHALL BE VERIFIED BY POST CONSTRUCTION OR ROUGH-IN TEST. TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 8 CFM (113.3 L/MIN) PER 100 SQUARE FEET (9.29 M2) OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCHES W.G. (29 PA) ACROSS THE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTER'S SHALL BE TAPED OR OTHERWISE SEALED DURING THE TEST. IF THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST, TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 4 CFM (106 L/MIN) PER 100 SQUARE FEET (9.29 M2) OF CONDITIONED FLOOR AREA. TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH A METHOD APPROVED BY THE CODE OFFICIAL, INCLUDING, BUT NOT LIMITED TO, AN APPROVED SAMPLING PROTOCOL.

25. AFTER CONSTRUCTION, THE ENTIRE HVAC SYSTEM SHALL BE TESTED, ADJUSTED, AND BALANCED TO DELIVER THE AIR QUANTITIES SHOWN ON THE DRAWINGS. THE UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF LESS THAN OR EQUAL TO 5 AIR CHANGES PER HOUR AT A PRESSURE OF 0.2 IN. W.G. IN ACCORDANCE WITH 2012 IECC 402.4.1.2.

26. ALL WORK SHALL BE COORDINATED AND PERFORMED WITH PRIOR APPROVAL FROM THE OWNER TO SUIT HIS OPERATING CONDITIONS.

27. ANY NEWLY FINISHED WALL, FLOOR, OR CEILING SURFACE THAT IS DISTURBED DURING THE COURSE OF THE HVAC WORK SHALL BE REPAIRED TO MATCH NEW AND/OR FINISHED CONDITIONS.

28. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL MECHANICAL EQUIPMENT, DUCTWORK, ETC. TO FIT WITHIN THE SPACE ALLOWED BY THE ARCHITECTURAL AND STRUCTURAL CONDITIONS. CUTTING OR OTHERWISE ALTERING ANY STRUCTURE MEMBERS SHALL NOT BE PERMITTED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT/OWNER.

29. PROVIDE ACCESS PANELS IN NON-ACCESSIBLE CEILING AND IN WALL STRUCTURE TO ALLOW ADEQUATE ROOM FOR MAINTENANCE OF EQUIPMENT AND BALANCING OF SYSTEM. ACCESS PANELS IN CEILING AND WALLS SHALL BE PROVIDED WHERE SHOWN ON THE DRAWINGS OR NECESSARY TO ACCESS DAMPERS, VALVES, ETC. COORDINATE EXACT LOCATION OF ALL ACCESS PANELS WITH OWNER.

30. PROVIDE PROGRAMMABLE THERMOSTATS IN COMPLIANCE WITH IECC 404.03.1.1. MOUNT THERMOSTATS 4'-0" A.F.F. UNLESS NOTED OTHERWISE. THERMOSTATS SHALL HAVE CAPABILITY TO PROVIDE INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION IN ACCORDANCE WITH INC 11307.3

31. LOCATIONS OF GRILLES, REGISTERS, & DIFFUSERS SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE EXACT LOCATIONS WITH STRUCTURE, LIGHTS, CEILING GRID, ETC., AND CEILING PLAN.

32. ALL FIREPLACES SHALL BE VENTED TO EXTERIOR. VENT PIPE SHALL BE DOUBLE-WALL WITH STAINLESS STEEL INNER AND OUTER WALL WITH 1" INSULATION TO PROVIDE 2" CLEARANCE TO COMBUSTIBLE. VENT PIPE SHALL BE FOR USE WITH FIREPLACES AND OTHER APPLIANCES FUELED BY WOOD, OIL, COAL, OR GAS.

33. ALL MECHANICAL VENTILATION SYSTEM FANS SHALL COMPLY WITH 2012 IECC TABLE 403.6.1. SEE TABLE THIS SHEET.

Fan Location	Air Flow Rate Minimum (CFM)	Minimum Efficiency (CFM/watt)	Air Flow Rate Minimum (CFM)
Range Hoods	Any	2.8	Any
in-line Fan	Any	2.8	Any
Bathroom, Utility Room	10	1.4	<80
Bathroom, Utility Room	80	2.8	Any

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3. MECHANICAL SYSTEMS SHOWN ARE INTENDED FOR SCHEMATIC LAYOUT ONLY. GENERAL CONTRACTOR TO COORDINATE FINAL SYSTEM SPECIFICATIONS FOR REVIEW / APPROVAL BY ARCHITECT IN FIELD.

Polyer's drawings, single and multiple	—	—	—	2.75
Oblique corner for example ^{10/10}	—	—	—	25/100
Polymers ²	—	—	—	—
Living units ²	Based upon number of bedrooms. First bedroom, 2. Second additional bedroom, 1	0.35 ACW but not less than 14 cfm/person	—	—
Void areas and bathrooms ²	—	—	—	25/100

54

- 1.1. SECTION INCLUDES:
A. COLD AND HOT WATER DISTRIBUTION
B. PLUMBING WASTE AND VENT PIPING
C. PLUMBING FIXTURE
D. QUALITY ASSURANCE
E. CODE AND STANDARDS
1. COMPLY WITH CODES AND REGULATIONS AND OBTAIN ALL NECESSARY PERMITS AND APPROVALS
2. WHERE PROVISIONS OF PERTINENT CODES, STANDARDS, OR CONTRACT DOCUMENTS CONFLICT, THE MORE STRINGENT AND VISIBLE SHALL GOVERN
F. COMPLIANCE WITH SPECIFICATIONS
1. WHENEVER REQUIRED BY THE PROGRESS OF THE WORK AND AFTER COMPLETION OF CONSTRUCTION, IMMEDIATELY FURNISH PROOF ACCEPTABLE TO THE OWNER THAT ALL ITEMS OF PLUMBING INSTALLED EQUAL OR EXCEED ALL REQUIREMENTS SPECIFIED FOR THIS WORK
2. IN THE EVENT SUCH PROOF IS NOT AVAILABLE, OR IS NOT SATISFACTORY TO THE OWNER, THE OWNER MAY REQUIRE THE CONTRACTOR TO REMOVE THE ITEM OR ITEMS AND REPLACE WITH MATERIAL MEETING THE SPECIFIED REQUIREMENTS AND TO REPAIR ALL DAMAGE CAUSED BY THE REMOVAL AND REPLACEMENT, ALL AT NO ADDITIONAL COST TO THE OWNER
1.3. SUBMITTALS
A. MATERIAL CUT SHEETS
WITHIN 30 DAYS AFTER AWARD OF CONTRACT, AND BEFORE ANY MATERIALS ARE DELIVERED, SUBMIT TO THE OWNER A COMPLETE SET OF
B. UPON COMPLETION OF THE WORK OF THE 13 SECTION AND AS A CONDITION OF ITS ACCEPTANCE, DELIVER TO THE OWNER 2 COPIES OF A MANUAL COMPILED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 13, INCLUDE IN EACH COPY OF THE MANUAL A COPY OF THE AS-BUILT DRAWINGS

- 2.1. PRODUCTS
A. SOIL, WASTE, AND VENTS IN BUILDINGS
1. ALL WASTE AND SOIL PIPING SHALL BE SERVICE WEIGHT CAST IRON OR SCHEDULE 40 P.V.C. INSULATED BY OTHERS
2. ALL PIPE AND FITTINGS SHALL CONFORM TO RESIDENTIAL STANDARDS
3. AT CONTRACTOR'S OPTION, COMPRESSION-TYPE PIPE AND FITTINGS WITH WEDGEMOUNT JOINTS OR HO-MIGS CAST IRON MAY BE USED SUBJECT TO APPROVAL OF ALL AGENCIES HAVING JURISDICTION
4. VENT PIPING ABOVE GROUND SHALL BE SCHEDULE 40 GALVANIZED STEEL, PIPE SERVICE WEIGHT CAST IRON, OR SCHEDULE 40 ALUMINUM
5. PVC SHALL NOT BE RUN IN AIR PLUMB AREAS
2. SOIL, WASTE, EXTERIOR
1. FROM FIVE FEET OUTSIDE THE BUILDINGS, USE SERVICE WEIGHT CAST IRON PIPE AND FITTINGS
2. JOINTS SHALL BE TY-BEAL OR ANY EQUAL APPROVED IN ADVANCE BY ARCHITECT
C. DOMESTIC WATER PIPING
1. ALL HOT AND COLD WATER PIPING, HARD-DRAWN COPPER TUBE, MADE UP WITH WROUGHT OR FORGED COPPER FITTINGS AND 90-DEGREE ELBOWS, STEEL REPLECES WILL NOT BE ALLOWED. USE GROUND JOINT OR FLANGE UNIONS AT ALL CONNECTIONS TO METERS, TANKS AND OTHER OTHER EQUIPMENT AS REQUIRED FOR ASSEMBLY OF THE SYSTEM. ALL EXPOSED FINAL CONNECTION PIPING TO FIXTURES SHALL BE CHROMIUM PLATED BRASS
2. BELOW-GRADE AND BELOW STAD PIPING TO FIXTURES SHALL BE "C", ALL OTHER COPPER PIPING SHALL BE TYPE "L" CONFORMING TO ASTM B88-87 AND ANSI ME2.1-1974a
3. PROVIDE AND INSTALL SHUT OFF VALVES ON HOT AND COLD WATER SUPPLY TO EACH FIXTURE
4. PROVIDE AND INSTALL SHUT OFF VALVE FOR WATER SERVICE TO EACH RISER IN AN ACCESSIBLE LOCATION
5. ISOLATE ALL WATER PIPING PLACED ON EXTERIOR WALLS, ALL COLD WATER IN THE BASEMENT AND ALL RISERS

3. CONDENSATE AND SAFE PAN DRAINING SCHEDULE 40 PVC PIPING WITH SOLVENT BRANCH FITTINGS OR SCHEDULE 40 PVC PIPING WITH SOLVENT DEMONSTRATED SOCKET-TYPE FITTINGS
C. REFRIGERANT PIPING TYPE K COPPER TUBING WITH WROUGHT-COPPER SOLDER JOINT FITTINGS, JOINED WITH NON-CORROSIVE FLUX AND SILVER SOLDER HAVING A MELTING POINT OF NOT LESS THAN 1300 F.

1. THE DRAWINGS ARE NOT INTENDED FOR FINAL SYSTEM INSTALLATION AND ARE NOT TO BE SCALED. GENERAL ROUTING OF PIPING, THE GENERAL LOCATION OF EQUIPMENT, FIXTURES AND SPECIFICATIONS ARE INDICATED AND DO NOT INDICATE ALL DETAILS, DIMENSIONS, OR INSTALLATION DETAILS REQUIRED FOR FINAL INSTALLATION. DETAILS OF PIPING AND EQUIPMENT ARE PROVIDED FOR CONFORMANCE AND INDICATE MINIMUM REQUIREMENTS. REQUIREMENTS WITH RESPECT TO THE WORK OF THIS MANUAL. PROVIDE A COMPLETE SYSTEM INCLUDING ALL REQUIRED DETAILS, DIMENSIONS, AND ADJUSTMENTS FOR THE LOCATION OF ALL WATER, WASTE, VENT AND GAS SYSTEMS REQUIRED FOR THE FINAL INSTALLATION
2. THOROUGHLY REVIEW AND EXAMINE THE CONTRACT DOCUMENTS OF ALL DIVISIONS, ACCURATELY LAYOUT AND COORDINATE THE WORK REQUIRED USING THE DIMENSIONED ARCHITECTURAL, CONTRACT DRAWINGS AND THE CONTRACT DRAWINGS OF ALL OTHER DIVISIONS PRIOR TO ANY PURCHASE AND INSTALLATION OF EQUIPMENT AND FABRICATION AND INSTALLATION OF SYSTEMS. COORDINATE AND SCHEDULE THE INSTALLATION OF ALL WORK UNDER THIS DIVISION WITH THE WORK OF ALL OTHER DIVISIONS INVOLVED TO PREVENT ANY CONFLICT OF WORK AND TO PROVIDE A WORKMANLIKE AND FIRST CLASS COMPLETED INSTALLATION
3. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS, THE SPECIFICATIONS, AND REVEREND SHOP DRAWINGS. SERVICE AND OPERATION CLEARANCES AROUND ALL SIDES OF EQUIPMENT SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED REQUIREMENTS AND RECOMMENDATIONS
4. ALL PIPING SHALL BE RUN BETWEEN JOISTS AND IN PIPE SPACES
5. WATER, WASTE, AND GAS PIPING INCLUDING SERVICES ARE SHOWN ON THE FLOOR PLANS
6. DRAIN PIPING 3" AND SMALLER SHALL THICKLY SLOPE AT 1/4" PER FOOT. DRAIN PIPING 4" AND LARGER SHALL THICKLY SLOPE AT 1/8" PER FOOT
7. MAINTAIN CLEAR ACCESS TO CONTROLS, SERVICE VALVES, CHANGES, THERMOMETERS AND ALL OTHER ACCESSORIES INCLUDING SERVICE, VISUAL INSPECTION OR HAND OPERATION
8. PROVIDE DRAIN VALVES AT ALL PIPING LOW POINTS
9. PROVIDE SLEEVED SEALABLE OPENINGS WHERE REQUIRED TO RUN PIPING THROUGH FLOORS AND WALLS. OPENING SIZES SHALL BE NEXT TO A MINIMUM
10. INSTALL UNDER SUPPLY PIPING TO EACH FIXTURE WITH A VALVE ON EACH SUPPLY
11. UTILIZE RISER DIAGRAMS WITH PLANS FOR THE INSTALLATION OF PIPING
12. EXISTING SHEDDING, AND WATER PIPE LOCATIONS ARE SHOWN ON THE FLOOR PLANS FOR DRAFTING PURPOSES ONLY. THE CONTRACTOR SHALL FIELD VERIFY THE MAJOR ELEVATIONS AND EXACT LOCATION OF EXISTING PIPING AND PIPE SIZES ON THE JOB SITE PRIOR TO STARTING CONSTRUCTION

PLUMBING GENERAL NOTES

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7. HANGERS AND SUPPORTS

1. ALL PIPING SHALL BE SECURELY SUPPORTED BY MEANS OF ADJUSTABLE PIPE HANGERS OF THE SPLIT RING OR CLEVIS TYPE SUPPORTED FROM RIGID HIGH ROBS. THE ROB SHALL BE SECURELY SUPPORTED FROM SOLID HIGH ROBS. THE ROB SHALL BE SECURELY SUPPORTED BY SUBSTANTIAL CEILING INSERTS. WHERE THE LINES ARE SUBJECT TO EXPANSION THE SUPPORTS SHALL BE CAREFULLY WORKED OUT TO ALLOW THE PIPE TO EXPAND WITHOUT RESTRICTION WHERE NECESSARY. ROLLER OR FLEXIBLE HANGERS OR BASE SUPPORTS SHALL BE INSTALLED. GROUP HANGERS OR BRACKETS CONSTRUCTED OF CHANNEL IRON OR PIPE MAY BE INSTALLED ONLY WHEN APPROVED BY ENGINEER. ALL VERTICAL LINES SHALL BE SECURELY SUPPORTED BY APPROVED DEVICES, AND ISOLATED FROM DIRECT CONTACT WITH THE BUILDING CONSTRUCTION BY AN APPROVED METHOD
2. PIPE HANGERS SHALL BE AUTO-GRIP STEEL CLEVIS HANGERS, SELECTED WITHIN MANUFACTURERS' PUBLISHED LOAD RATINGS ACCURATELY ADJUSTED TO MAINTAIN SPECIFIED PIPE GRABER AND SECURELY ATTACHED TO THE BUILDING BY MEANS OF CONCRETE INSERTS, EXPANSION PLUGS, CLAMPS, BRACKETS, LAG BOLTS, ETC., AS APPLICABLE

3. PLUMBING FIXTURES SHALL BE COMPLETE WITH ALL ITEMS NECESSARY FOR A COMPLETE INSTALLATION AND OPERABLE FACILITY, INCLUDING ANY METRIC STARTERS, CONTROL, VIBRATION TRAPS TO DRAINAGE SYSTEM AND STOPS ON WATER SUPPLY LINES
4. FOR CASE OF MAINTENANCE AND PARTS REPLACEMENT, TO THE MAXIMUM EXTENT POSSIBLE USE EQUIPMENT OF A SINGLE MANUFACTURER. THE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MATERIALS LIST WHICH CONTAINS EQUIPMENT FROM FEWER MANUFACTURERS, AND TO REQUIRE THAT SOURCE OF MATERIALS TO BE UNIFIED TO THE MAXIMUM EXTENT POSSIBLE
5. PLUMBING FIXTURES SHALL BE MANUFACTURED BY AMERICAN STANDARDS, KOLLER OR APPROVED EQUAL

- 2.1. INSTALLATION
A. GENERAL
1. INSTALL ALL PIPING PROMPTLY, CAPPING OR PLUGGING ALL OPEN ENDS AND MAKING PIPE GENERALLY LEVEL AND PLUMB, FREE FROM TRAPS, AND IN A MANNER TO CONSERVE SPACE FOR OTHER WORK
2. PROVIDE UNIFORM PITCH OF AT LEAST 1/4 INCH PER FOOT FOR ALL HORIZONTAL PIPING WITHIN THE BUILDING PITCH ALL VENTS FOR PROPER DRAINAGE; INSTALL VENT PIPING WITH EACH BEND 45 DEGREES MINIMUM FROM THE HORIZONTAL UNLESS STRUCTURAL CONDITIONS WILL PERMIT
3. SHORTLY BEFORE ALL CUT PIPE; CUT ALL THREADS STRAIGHT AND TRUE; APPLY BEST QUALITY JOINT COMPOUND TO ALL WALE PIPE THREADS AT SCREW JOINTS
4. FURNISH ALL REQUIRED PERSONNEL AND EQUIPMENT AND MAKE ALL TEST REQUIRED TO RECEIVE THE APPROVAL OF THE ARCHITECT AND ALL AGENCIES HAVING JURISDICTION

1. ALL HOT AND COLD WATER PIPING, HARD-DRAWN COPPER TUBE, MADE UP WITH WROUGHT OR FORGED COPPER FITTINGS AND 90-DEGREE ELBOWS, STEEL REPLECES WILL NOT BE ALLOWED. USE GROUND JOINT OR FLANGE UNIONS AT ALL CONNECTIONS TO METERS, TANKS AND OTHER OTHER EQUIPMENT AS REQUIRED FOR ASSEMBLY OF THE SYSTEM. ALL EXPOSED FINAL CONNECTION PIPING TO FIXTURES SHALL BE CHROMIUM PLATED BRASS
2. BELOW-GRADE AND BELOW STAD PIPING TO FIXTURES SHALL BE "C", ALL OTHER COPPER PIPING SHALL BE TYPE "L" CONFORMING TO ASTM B88-87 AND ANSI ME2.1-1974a
3. PROVIDE AND INSTALL SHUT OFF VALVES ON HOT AND COLD WATER SUPPLY TO EACH FIXTURE
4. PROVIDE AND INSTALL SHUT OFF VALVE FOR WATER SERVICE TO EACH RISER IN AN ACCESSIBLE LOCATION
5. ISOLATE ALL WATER PIPING PLACED ON EXTERIOR WALLS, ALL COLD WATER IN THE BASEMENT AND ALL RISERS

3. CONDENSATE AND SAFE PAN DRAINING SCHEDULE 40 PVC PIPING WITH SOLVENT BRANCH FITTINGS OR SCHEDULE 40 PVC PIPING WITH SOLVENT DEMONSTRATED SOCKET-TYPE FITTINGS
C. REFRIGERANT PIPING TYPE K COPPER TUBING WITH WROUGHT-COPPER SOLDER JOINT FITTINGS, JOINED WITH NON-CORROSIVE FLUX AND SILVER SOLDER HAVING A MELTING POINT OF NOT LESS THAN 1300 F.

TABLE 604.3 WATER DISTRIBUTION SYSTEM DESIGN CRITERIA REQUIRED CAPACITY AT FIXTURE SUPPLY PIPE OUTLETS		
FIXTURE SUPPLY OUTLET SERVING	FLOW RATE ¹ (gpm)	FLOW PRESSURE (psi)
Bathbath, balanced-pressure, thermo- static or combination balanced-pres- sure/thermo-static mixing valve	4	20
Bidets, thermostatic mixing valve	2	20
Combination fixture	4	8
Dishwasher, residential	2.75	8
Drinking fountain	0.75	8
Laundry tray	4	8
Lavatory	2	8
Shower	3	8
Shower, balanced-pressure, thermo- static or combination balanced-pres- sure/thermo-static mixing valve	3	20
Sillcock, hose bibb	3	8
Sink, residential	2.5	8
Sink, service	3	8
Urinal, valve	12	25
Water closet, blow out, flushometer valve	25	45
Water closet, flushometer tank	1.6	20
Water closet, siphonic, flushometer valve	25	35
Water closet, tank, close coupled	3	20
Water closet, tank, one piece	6	20

For SE: 1 pound per square inch = 6.895 kPa,
1 gallon per minute = 3.785 L/min.
a. For additional requirements for flow rates and quantities, see Section 604.4.

603.3 Water service piping protection. Water service piping shall be protected against backflow in accordance with Sections 603.3.1 through 603.3.3. This section shall not apply to one- and two-family dwellings.

603.3.1 Water service piping backflow prevention. A backflow prevention device shall be installed on the water service pipe downstream of the water meter, in compliance with Table 603.3.1, for every new water service and for existing water services as required by Section 603.3.3. Backflow prevention devices shall be installed in accordance with the manufacturer's installation instructions and shall be located upstream from any served water outlet.

603.3.2 High-risk nonresidential structure. Any building, structure or campus that is or contains a facility hereafter classified as a high-risk nonresidential structure shall be required to install a reduced pressure principle backflow prevention assembly conforming to ASSE 1013 on the water service connection. High-risk nonresidential structure include, but are not limited to, hospitals, hemoglobin dialysis centers, funeral homes or mortuary facilities, chemical manufacturing plants, car wash facilities, sewage treatment plants, auxiliary water supply systems, wells, dry cleaning plants, laboratories, facilities where radioactive materials are handled, and facilities with a water reuse system.

603.3.3 Existing water service piping. Installation of a backflow preventer in an existing water service pipe shall be required only in the following cases:

- Construction of a new structure reusing the existing service.
- Alteration of the existing water distribution system of the structure affecting fixtures that in aggregate account for more than 75 percent of the demand load of the existing installed system, calculated in accordance with Section 604.3, not including minor piping adjustments for fixture replacements.
- Addition to the existing water distribution system of the structure that will result in an increase of more than 50 percent in the demand load of the existing installed system, calculated in accordance with Section 604.3.
- The served existing structure has been or is heretofore classified as a high-risk nonresidential structure.

424.3 Individual shower valves

Individual shower and tub-shower combination valves shall be balanced-pressure, thermostatic or combination balanced-pressure/thermostatic valves that conform to the requirements of ASSE 1010 or ASME A112.18.1/CSA B125.1 and shall be installed at the point of use. Shower and tub-shower combination valves required by this section shall be equipped with a means to limit the maximum setting of the valve to 120°F (49°C), which shall be field adjusted in accordance with the manufacturer's instructions. In-line thermostatic valves shall not be utilized for compliance with this section.

424.5 Bathtub and whirlpool bathtub valves

The hot water supplied to bathtubs and whirlpool bathtubs shall be limited to a maximum temperature of 120°F (49°C) by a temperature limiting device that conforms to ASSE 1070 or CSA B125.3, except where such protection is other-wise provided by a combination tub shower valve in accordance with Section 424.3.

604.9 Water hammer

The flow velocity of the water distribution system shall be controlled to reduce the possibility of water hammer. A water-hammer arrestor shall be installed where quick-closing valves are utilized. Water-hammer arrestors shall be installed in accordance with the manufacturer's instructions. Water-hammer arrestors shall conform to ASSE 1010.

607.3 Thermal expansion control

A means of controlling increased pressure caused by thermal expansion shall be provided where required in accordance with Sections 607.3.1 and 607.3.2. 607.3.1 Pressure-reducing valve. For water service system sizes up to and including 2 inches (51 mm), a device for controlling pressure shall be installed where, because of thermal expansion, the pressure on the downstream side of a pressure-reducing valve exceeds the pressure-reducing valve setting.

607.3.2 Backflow prevention device or check valve.

Where a backflow prevention device, check valve or other device is installed on a water supply system utilizing storage water heating equipment such that thermal expansion causes an increase in pressure, a device for controlling pressure shall be installed.

5. When the existing water service pipe is being replaced.

TABLE 603.3.1
WATER SERVICE BACKFLOW PREVENTION
Domestic Backflow Prevention Devices

FACILITY TYPE	SERVICE SIZE	TYPE	LOCATION NOTE ^a
Residential or nonresidential	1", 1 1/2" and 2"	Dual Check Valve (ASSE 1034-Compliant)	On the discharge side of water yoke. Note ^a
Nonresidential	3" and larger	Double Check BFP Assembly (ASSE 1013-Compliant)	Inside facility, within 10 feet of water service point of entry
High-risk nonresidential	Any	Reduced Pressure Principle BFP Preventer (ASSE 1013-Compliant)	

Fire Protection Backflow Prevention Devices

WATER TREATMENT	TYPE	LOCATION NOTE ^a
No chemical additives	Double Check Fire Protection BFP Assembly (ASSE 1015-Compliant)	
	Double Check Detector Fire Protection BFP Assembly (ASSE 1048-Compliant)	Inside facility, within 10 feet of water service point of entry
Treated with chemical additives	Reduced Pressure Principle Fire Protection BFP Preventer (ASSE 1013-Compliant)	
	Reduced Pressure Detector Fire Protection BFP Assembly (ASSE 1047-Compliant)	

For SE: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound per square inch = 6.895 kPa.
a. Backflow prevention device shall always be located upstream from any water outlet.
b. Where inlet pressure to water yoke is less than 42 psi, it is acceptable to locate the domestic backflow prevention device inside the facility and within 10 feet of water service point of entry.

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424.3 Individual shower valves
Individual shower and tub-shower combination valves shall be balanced-pressure, thermostatic or combination balanced-pressure/thermostatic valves that conform to the requirements of ASSE 1018 or ASME A112.18.1/CSA B125.1 and shall be installed at the point of use. Shower and tub-shower combination valves required by this section shall be equipped with a means to limit the maximum setting of the valve to 120°F (49°C), which shall be field adjusted in accordance with the manufacturer's instructions. In-line thermostatic valves shall not be utilized for compliance with this section.

424.5 Bathtub and whirlpool bathtub valves
The hot water supplied to bathtubs and whirlpool bathtubs shall be limited to a maximum temperature of 120°F (49°C) by a water-temperature limiting device that conforms to ASSE 1070 or CSA B125.3, except where such protection is otherwise provided by a combination tub shower valve in accordance with Section 424.3.

604.9 Water hammer
The flow velocity of the water distribution system shall be controlled to reduce the possibility of water hammer. A water-hammer arrestor shall be installed where quick-closing valves are utilized. Water-hammer arrestors shall be installed in accordance with the manufacturer's instructions. Water-hammer arrestors shall conform to ASSE 1010.

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A means of controlling increased pressure caused by thermal expansion shall be provided where required in accordance with Sections 607.3.1 and 607.3.2. **607.3.1 Pressure-reducing valve.** For water service system sizes up to and including 2 inches (51 mm), a device for controlling pressure shall be installed where, because of thermal expansion, the pressure on the downstream side of a pressure-reducing valve exceeds the pressure-reducing valve setting.

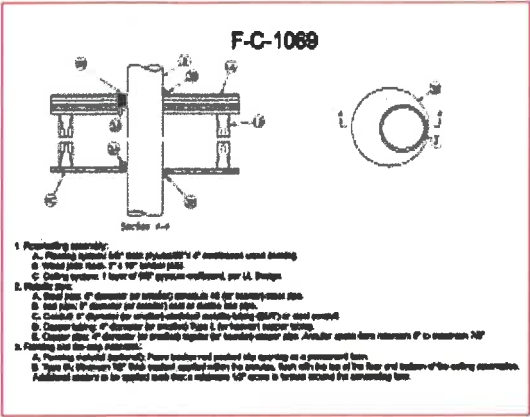
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TABLE 604.3
WATER DISTRIBUTION SYSTEM DESIGN CRITERIA REQUIRED CAPACITY AT FIXTURE SUPPLY PIPE OUTLETS

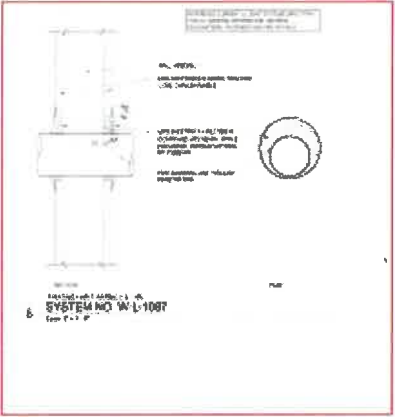
FIXTURE SUPPLY OUTLET SERVING	FLOW RATE* (gpm)	FLOW PRESSURE (psi)
Bathub, balanced-pressure, thermostatic or combination balanced-pressure/thermostatic mixing valve	4	20
Bidet, thermostatic mixing valve	2	20
Combination fixture	4	8
Dishwasher, residential	2.75	8
Drinking fountain	0.75	8
Laundry tray	4	8
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Shower	3	8
Shower, balanced-pressure, thermostatic or combination balanced-pressure/thermostatic mixing valve	3	20
Sillcock, hose bibb	5	8
Sink, residential	2.5	8
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Urinal, valve	12	25
Water closet, blow out, flushometer valve	25	45
Water closet, flushometer tank	1.6	20
Water closet, siphonic, flushometer valve	25	35
Water closet, tank, close coupled	3	20
Water closet, tank, one piece	6	20

For SI: 1 pound per square inch = 6.895 kPa,
1 gallon per minute = 3.785 L/min.

a. For additional requirements for flow rates and quantities, see Section 604.4.



PLUMBING CEILING PENETRATION DETAIL



PLUMBING WALL PENETRATION DETAIL

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