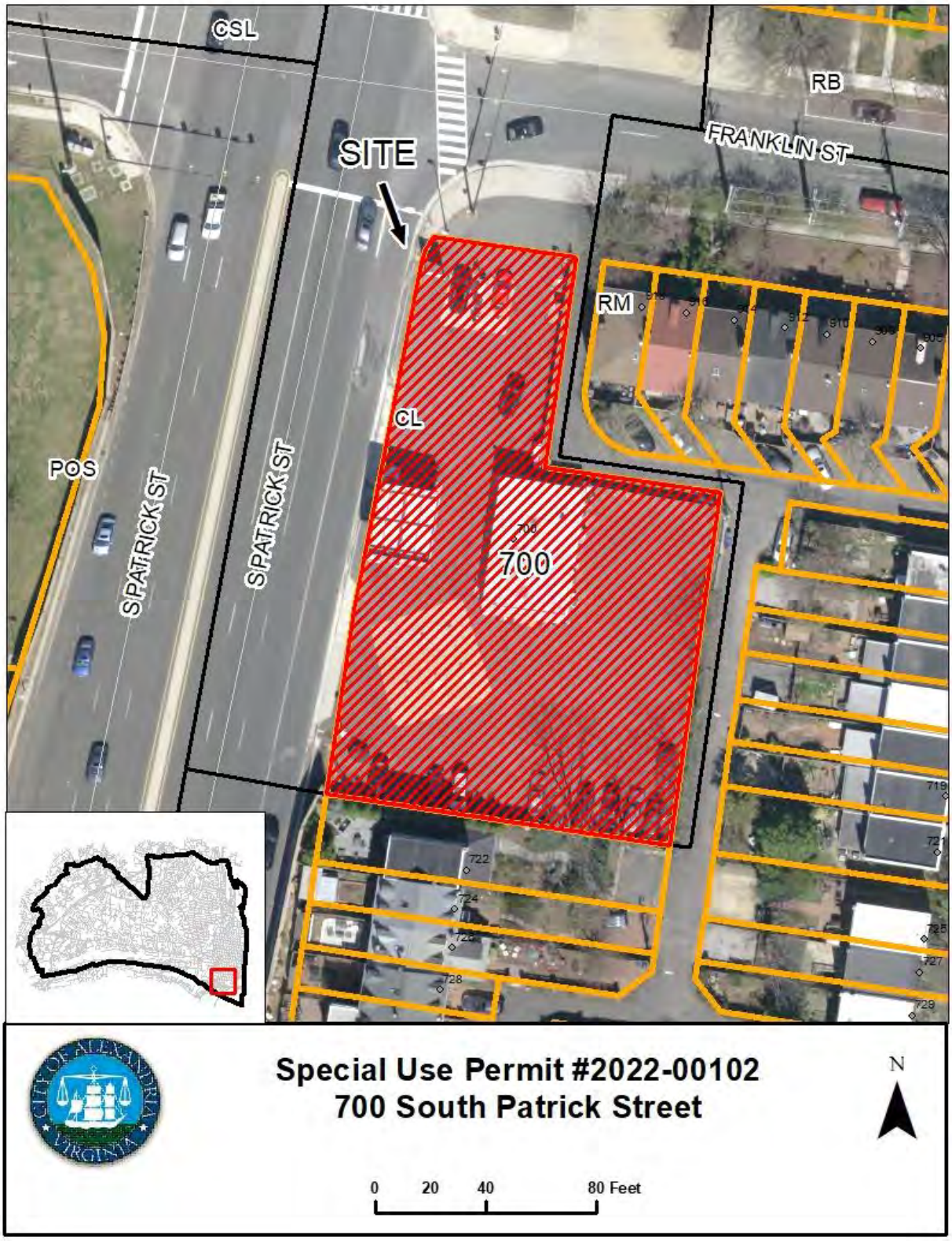
***Docket Item #3***
***Special Use Permit #2022-00102***
***700 South Patrick Street***
***Liberty Service Station***

| **Application** | **General Data** | |
|---|---|---|
| Public hearing and consideration of a request for a Special Use Permit for the expansion of a noncomplying automobile service station use | **Planning Commission Hearing:** | February 7, 2023 |
| | **City Council Hearing:** | February 25, 2023 |
| **Address:**<br>700 South Patrick Street | **Zone:** | CL/Commercial Low |
| **Applicant:**<br>Adam Aldie, LLC | **Small Area Plan:** | Southwest Quadrant and South Patrick Housing Affordability Strategy Overlay |

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

**Staff Reviewers:** Mavis Stanfield, Urban Planner, mavis.stanfield@alexandriava.gov
Ann Horowitz, Principal Planner, ann.horowitz@alexandriava.gov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700
Special Use Permit #2022-00102
700 South Patrick Street
N
0 20 40 80 Feet

## I. DISCUSSION

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

### SITE DESCRIPTION

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

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

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

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

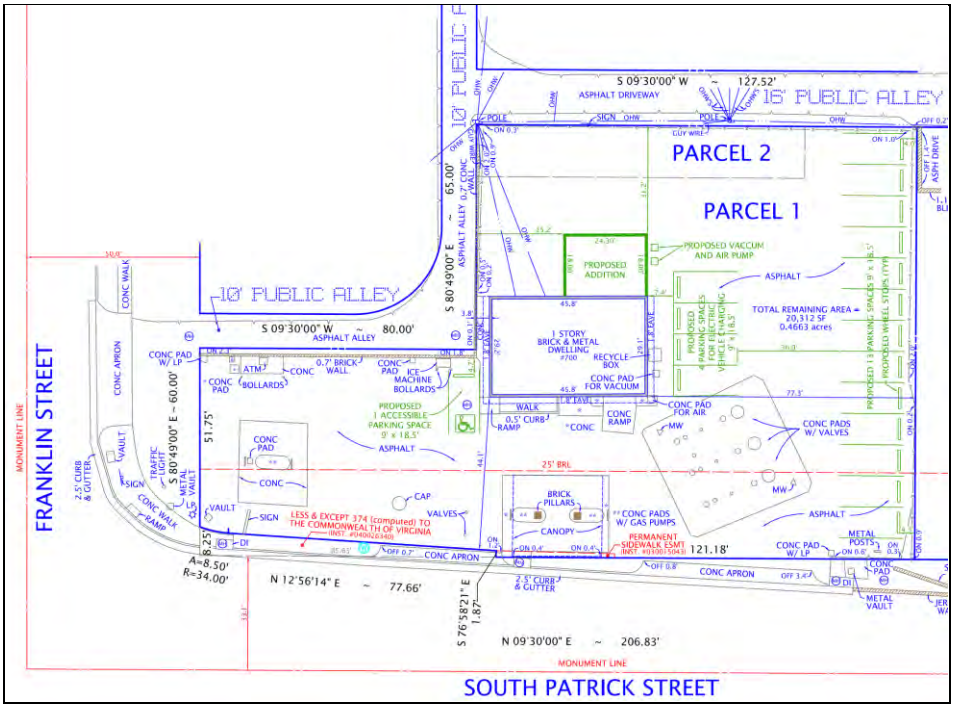


**Figure 1**

BACKGROUND

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

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

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

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

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

PROPOSAL

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

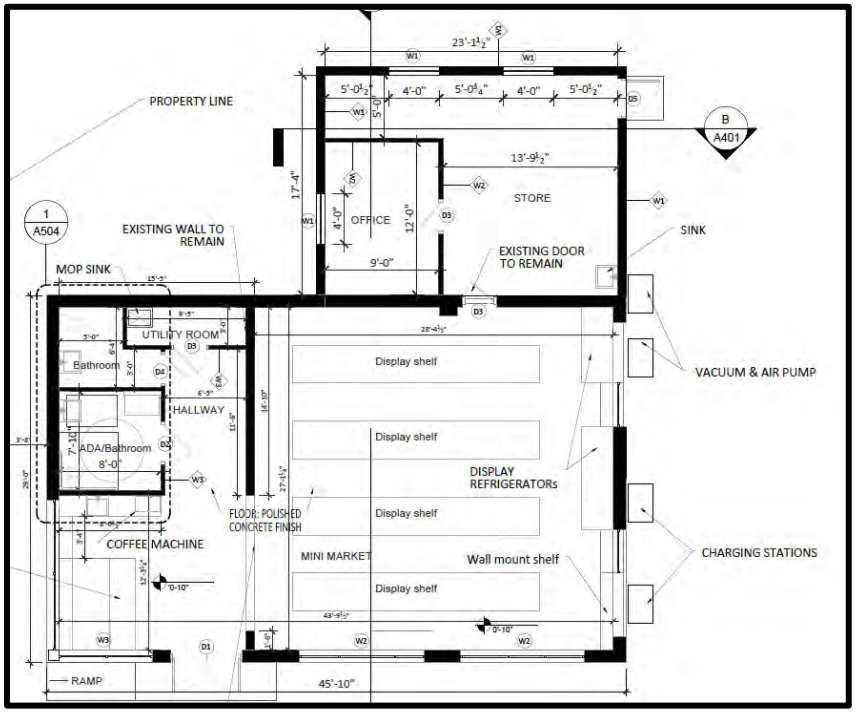


**Figure 2**

**Figure 3**

**Figure 4**

PARKING

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

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

ZONING/MASTER PLAN DESIGNATION

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

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

## II. STAFF ANALYSIS

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

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

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

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

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

## III. RECOMMENDED CONDITIONS

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

1. The special use permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z)

2. The redevelopment of the property shall be substantially consistent with the improvements depicted on the plat submitted on January 26, 2023. (P&Z)

3. The applicant shall conduct employee training sessions on an ongoing basis, including as part of any employee orientation, to discuss all SUP provisions and requirements. (P&Z)

4. All loudspeakers shall be prohibited from the exterior of the building, and no amplified sounds shall be audible at the property line. (T&ES)

5. Trash and garbage shall be placed in sealed containers which do not allow odors to escape and shall be stored inside or in closed containers which do not allow invasion by animals. No trash or debris shall be allowed to accumulate on site outside of those containers. (P&Z)

6. No vehicles associated with the previous repair use shall remain on the property and all such vehicles shall be removed prior to certificate of occupancy approval. (P&Z)

7. The applicant shall comply with the City of Alexandria Best Management practices manual for automotive related industries. A copy can be obtained by contacting the Office of Environmental Quality at 703-746-4065. (T&ES)

8. Control odors, dusting and any other air pollution sources resulting from the demolition/construction activities at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)

9. Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)

10. The curb cut portion that is used to access this site along Franklin Street shall be removed and replaced with curb, gutter, and sidewalk to match the adjacent streetscape prior to certificate of occupancy approval. The redesign and closure shall not close the curb cut access to the adjacent alley. (P&Z)

11. The applicant shall require its employees who drive to use off-street parking. (T&ES)

12. The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)

13. The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)

14. The applicant shall encourage patrons to park off-street through the provision of information about nearby garages or lots in the business' advertising and website. (T&ES)

15. Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)

16. All waste products including, but not limited to organic compounds (solvents), motor oil, compressor lubricant and antifreeze shall be disposed of in accordance with all local, state and federal ordinances or regulations and not be discharged to the sanitary or storm sewers, or be discharged onto the ground. (P&Z)

17. The statements in archaeology conditions below shall appear in the General Notes of all building permits that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading,

Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:

a. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts—particularly pieces of worked quartz, quartzite, or Indian pottery—are discovered during ground disturbing activities. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology. (Alexandria Archaeology)

18. The applicant shall remove the metal post located at the southwestern corner of the property prior to certificate of occupancy approval. (P&Z)

19. Parcels 1 and 2 of the subject property shall be consolidated prior to certificate of occupancy approval. (P&Z)

20. The Special Use Permit shall be reviewed by the Director of Planning and Zoning, with notice to the community, five years from approval (February 2028) in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area. Notwithstanding the staff review, City Council shall review the Special Use Permit in February 2033 in order to assess the redevelopment potential of the site and the compatibility of the use with other uses in the area to take such action as they deem appropriate at the time. (P&Z)

21. The Director of Planning and Zoning shall review the Special Use Permit one year after approval and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the Director has received a request from any person to docket the permit for review as a result of a complaint that rises to the level of a violation; or (c) the Director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Tony LaColla, Division Chief, Land Use Services,
Department of Planning and Zoning
Ann Horowitz, Principal Planner
Mavis Stanfield, Urban Planner

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

## IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

**Conditions:**

R-1 Control odors, dusting and any other air pollution sources resulting from the demolition/construction activities at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Director of Transportation and Environmental Services. (T&ES)

R-2 Supply deliveries, loading, and unloading activities shall not occur between the hours of 11:00pm and 7:00am. (T&ES)

R-3 The use must comply with the city's noise ordinance. (T&ES)

R-4 The applicant shall require its employees who drive to use off-street parking. (T&ES)

R-5 The applicant shall encourage its employees to use public transportation to travel to and from work. The business shall contact Go Alex at goalex@alexandriava.gov for information on establishing an employee transportation benefits program. (T&ES)

R-6 The applicant shall provide information about alternative forms of transportation to access the site, including but not limited to printed and electronic business promotional material, posting on the business website, and other similar methods. Contact Go Alex at goalex@alexandriava.gov for more information about available resources. (T&ES)

R-7 The applicant shall encourage patrons to park off-street through the provision of information about nearby garages or lots in the business' advertising and website. (T&ES)

R-8 Litter on the site and on public rights-of-way and spaces adjacent to or within 75 feet of the premises shall be picked up at least twice a day and at the close of business, and more often if necessary, to prevent an unsightly or unsanitary accumulation, on each day that the business is open to the public. (T&ES)

**Findings**

F-1 Include parking space striping for the spaces provided as part of the application. These parking spaces should be the standard size and include wheel stops. Consider the location of these spaces to be adjacent to the south side of the building and along the southern fence of the building. If located on the south side of the building, space between the building and the wheel stop for the parking spot should be clear and adequate width to create a walking path along the building. (T&ES)

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

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

**City Code Requirements:**

C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). In order to comply with this code requirement, the applicant shall provide a completed Recycling Implementation Plan (RIP) Form within 60 days of SUP approval. Contact the City's Recycling Program Coordinator at (703) 746-4410, or via e-mail at commercialrecycling@alexandriava.gov, for information about completing this form. (T&ES)

C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

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

<u>Archaeology</u>

**Archaeology Findings**

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

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

a. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts—particularly pieces of worked quartz, quartzite,

or Indian pottery—are discovered during ground disturbing activities. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

**Code**

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

Code Enforcement:
C-1 Building permit will be required.

Fire:
No comments received.

Health:
No comments received.

Parks and Recreation:
No comments received.

Police Department:
No comments received.

# APPLICATION
# SPECIAL USE PERMIT

**SPECIAL USE PERMIT #**_____

**PROPERTY LOCATION:** 700 S Patrick st Alexandria Va 22314

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

**APPLICANT:**

Name: Adam Aldie LLC

Address: 700 S Patrick st Alexandria Va 22314

**PROPOSED USE:** Expansion for Mini-mart

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

☑ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.

☑ THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

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

| | | |
|---|---|---|
| Hager Cherif Benkahla | Hager Cherif-Benkahla | 11/18/22 |
| Print Name of Applicant or Agent | Signature | Date |
| 700 S Patrick St | 7038365136 | |
| Mailing/Street Address | Telephone # | Fax # |
| Alexandria VA 22314 | beltwayliberty@gmail.com | |
| City and State / Zip Code | Email address | |

**PROPERTY OWNER'S AUTHORIZATION**

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

Name: Hager Cherif-Benkahla Phone 7033037515
Please Print
Address: 3004 Rose Creek Ct Oakton VA 22124 Email: beltwayliberty@gmail.com

**Signature:** Hager Cherif-Benkahla **Date:** 11/18/2022

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

[✔] **Required floor plan and plot/site plan attached.**

[ ] **Requesting a waiver. See attached written request.**

**2.** The applicant is the *(check one):*
[✔] Owner
[ ] Contract Purchaser
[ ] Lessee or
[ ] Other: _____ of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent.
See Ownership and Disclosure Statement

# OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

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

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

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

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

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

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

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

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

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

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

[ ] **Yes.** Provide proof of current City business license

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

## NARRATIVE DESCRIPTION

**3.** The applicant shall describe below the nature of the request **in detail** so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)

The applicant is applying for a building permit to expand and remodel their existing gas station to include a mini-mart convenience store.

## USE CHARACTERISTICS

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

[ ] a new use requiring a special use permit,
[ ] an expansion or change to an existing use without a special use permit,
[✓] an expansion or change to an existing use with a special use permit,
[ ] other. Please describe:_____

**5.** Please describe the capacity of the proposed use:

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

B. How many employees, staff and other personnel do you expect?
Specify time period (i.e., day, hour, or shift).
2 personnel per shift 3 shifts/day

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

| Day: | Hours: |
|---|---|
| Mon-Friday | 24 hrs |
| Sat-Sun | 24 hrs |
| | |
| | |

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

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

N/A

B. How will the noise be controlled?
N/A

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

N/A

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

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

Food wrappers / Boxes

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

8 cy/week

C. How often will trash be collected?

2 times a week

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

workers maintaining the station as usual

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

[✓] Yes. [ ] No.

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

Property is an existing gasoline station

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

[ ] Yes. [✔] No.

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

_____

_____

_____

**12.** What methods are proposed to ensure the safety of nearby residents, employees and patrons?
Existing safety policies to remain

_____

_____

_____

## ALCOHOL SALES

**13.**

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

[✔] Yes [ ] No

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

_____

_____

_____

_____

## PARKING AND ACCESS REQUIREMENTS

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

10 _____ Standard spaces

_____ Compact spaces

1 _____ Handicapped accessible spaces.

_____ Other.

| Planning and Zoning Staff Only |
|---|
| Required number of spaces for use per Zoning Ordinance Section 8-200A_____ |
| Does the application meet the requirement? [ ] Yes [ ] No |

B. Where is required parking located? *(check one)*

[ ] on-site

[ ] off-site

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

NA

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

C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or (5) of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

**[ ] Parking reduction requested; see attached supplemental form**

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

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

| Planning and Zoning Staff Only |
|---|
| Required number of loading spaces for use per Zoning Ordinance Section 8-200_____ |
| Does the application meet the requirement? |
| [ ] Yes [ ] No |

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

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

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

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

Access to property is adequate

## SITE CHARACTERISTICS

**17.** Will the proposed uses be located in an existing building? [✓] Yes [ ] No

Do you propose to construct an addition to the building? [✓] Yes [ ] No

How large will the addition be? 435 square feet.

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

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

**19.** The proposed use is located in: *(check one)*
[✓] a stand alone building
[ ] a house located in a residential zone
[ ] a warehouse
[ ] a shopping center. Please provide name of the center: _____
[ ] an office building. Please provide name of the building: _____
[ ] other. Please describe:_____

**End of Application**

**Department of Planning & Zoning**
Special Use Permit Application Checklist

**Supplemental application for the following uses:**

Automobile Oriented

Parking Reduction

Signs

Substandard Lot

Lot modifications requested with SUP use

**Interior Floor Plan**

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

**If Applicable**

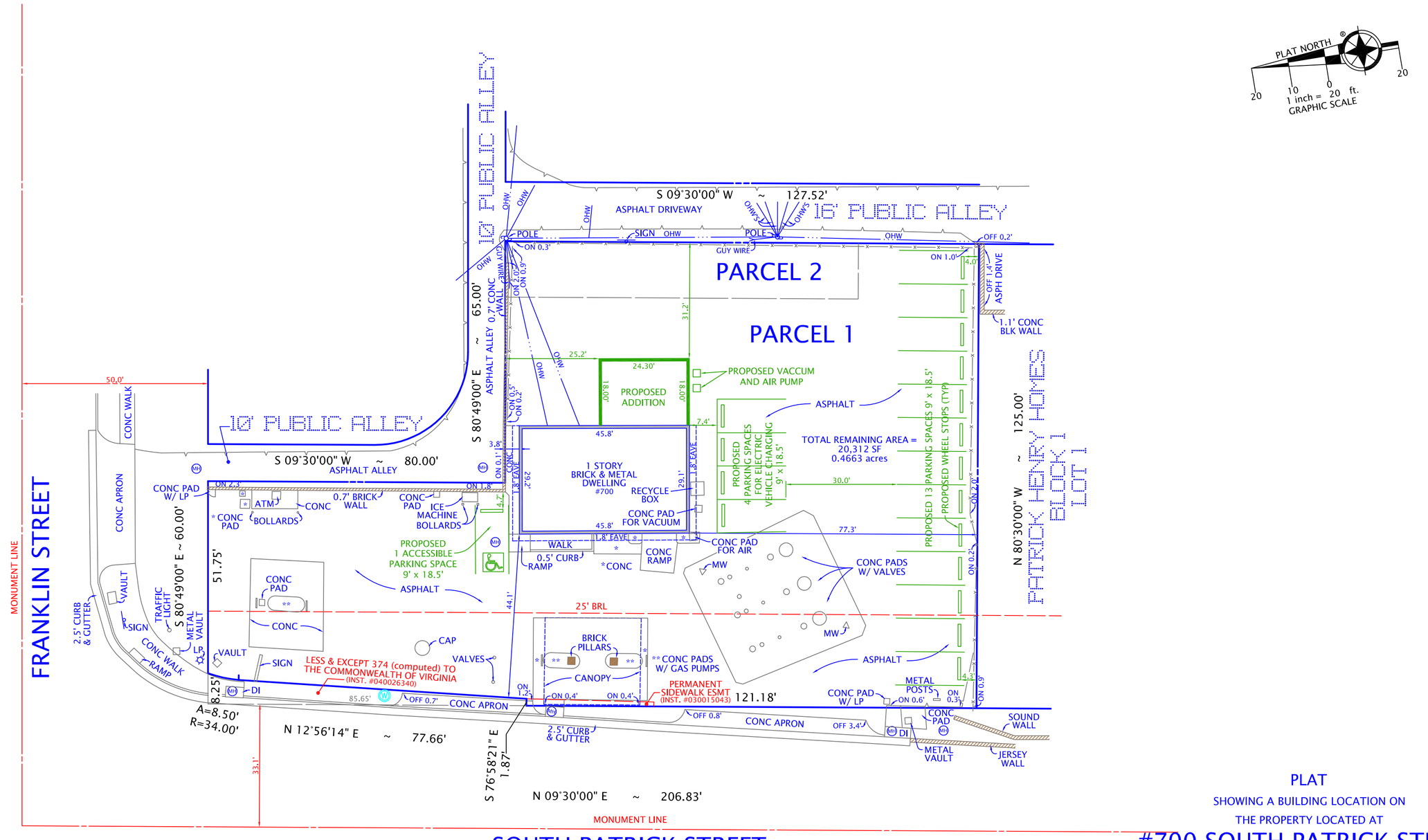
Plan for outdoor uses

**Contextual site image**

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

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

NOTES: 1. FENCES ARE FRAME.




# PLAT

SHOWING A BUILDING LOCATION ON

THE PROPERTY LOCATED AT

# #700 SOUTH PATRICK STREET

(INST. #160015330)

## CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

OCTOBER 31, 2022
NOVEMBER 03, 2022 (PROP. ADDN.)
JANUARY 09, 2023 (PROP. PARKING)
JANUARY 26, 2023 (REV. BUILDING)

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.

COMMONWEALTH OF VIRGINIA
10/31/2022
GEORGE M. O'QUINN
LICENSE NO. 2069
LAND SURVEYOR

George M. O'Quinn

CASE NAME:

ADAM ALDIE, LLC

LARRY CASTLE

DOMINION Surveyors Inc.®
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
www.dominionsurveyors.com

CASE NAME: ADAM ALDIE, LLC

#221018006

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SLK 320

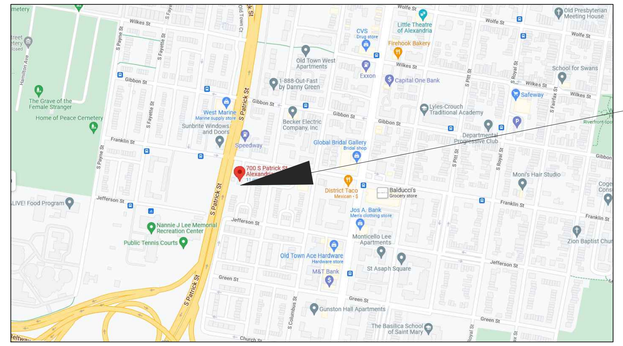
VA Safety
Inspection
OIL CHANGE
TUNE UP & BRAKE SERVICE
Snack Shop
Emissions
Inspection
Station
AIR
AIR
SERV
Air & Water

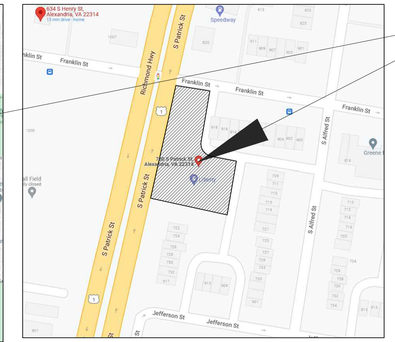
Snack Shop
700
OIL CHANGE
TUNE UP & BRAKE SE
TIRE SALE!
BRIDGESTONE
VA Safety
Inspection
OPEN
SPECIAL PRICE
No APPLE PAY
Newport
THE BEST USE THE BEST
$699
CASE
AQUAFINA
Pure Water • Perfect Taste

Snack Shop
700
$699
CASE
AQUAFINA
Pure Water • Perfect Taste
OIL CHANGE
TUNE UP & BRAKE SERVICE
TIRE SALE!
BRIDGESTONE
INSPECTION STATION
Inspection required within 12 months of last inspection month
THE LARGE NUMBERS ON THE STICKER INDICATE THE DATE OF EXPIRATION
Virginia registered motor vehicles, trailers, and semi-trailers must be inspected annually
INSPECT EARLY · AVOID DELAYS
VA Safety
Inspection
Emissions
Inspection
Station
DEQ
Air Check Virginia
Vehicle emissions inspections are required before the Department of Motor Vehicles will issue or renew registrations in the counties of:
Arlington, Fairfax, Loudoun
Prince William and Stafford
and in the cities of:
Alexandria, Fairfax
Falls Church, Manassas
and Manassas Park
INSPECT EARLY – AVOID DELAY
DELINTE
WE INVENT. YOU DRIVE.
AIR

S 8F 8880

PROJECT FRONT VIEW 2




PROJECT LOCATION
700 S Patrick St,
Alexandria, VA 22314

**PROJECT NARRATIVE:**
THE SCOPE OF WORK AS FOLLOWING:

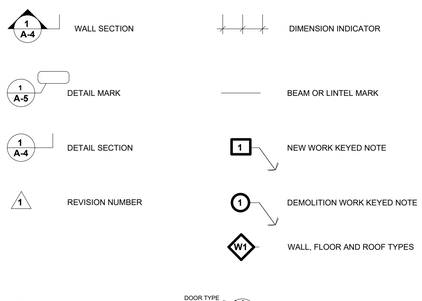
1- DEMOLISHING THE INTERIOR WALLS AND PARTITIONS WITHIN EXISTING MAIN BUILDING
2- DEMOLISHING THE EXTERIOR DOORS ON THE ROAD SIDE IN EXISTING MAIN BUILDING
3- ADDITION OF ONE STORE ROOM AND ONE OFFICE ROOM ON THE BACK SIDE OF THE EXISTING MAIN BUILDING
4- NEW PARTITION WALLS FOR TWO RESTROOMS (1 ADA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

PROJECT LOCATION, SCOPE OF WORK AND NOTES 1
NTS

## GENERAL NOTES

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

GENERAL NOTES 5




SYMBOL INDEX 3


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


SHEET INDEX 4

CITADEL ARCHITECTS
1212 PENNSYLVANIA AVE SE
WASHINGTON D.C., 20003
MAIN:(202) 723-0100
HTTPS://CITADELARCHITECTS.COM/
EMAIL: INFO@CITADELDBD.COM


STRUCTURAL:
-

MPE:
-
Design America Engineering Inc.
1408 RED RIVER DR. CENREVILL, VA 20121
PHONE: 571-220-3239
EMAIL: DAENG2000@AOL.COM, DAENGMEP@GMAIL.COM
WWW.DAENG2000.COM

CIVIL:
-

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

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

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

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
G-000

FILE NAME 09292022_cd set_700 s patrick st.rvt
USER NAME
LAST UPDATE 10/18/2022 11:20 AM
PLOTTED 10/18/2022 11:21 AM
PATH Y:\01 Projects\01 Current\MSC-2022-004\04 Production\01 Drawings\01 Arch

## ZONING SUMMARY

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

## 1004.5 FLOOR AREA ALLOWANCES PER OCCUPANT

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

## TABLES- 1006.3.3(2), 10101.1.1 EGRESS REQUIREMENTS

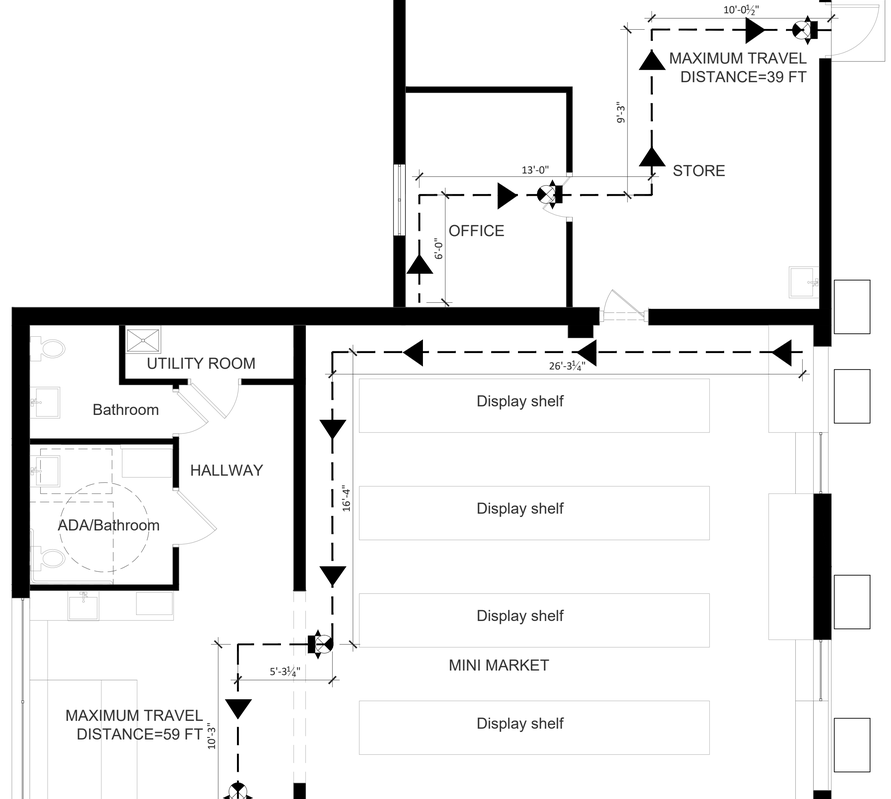
| BUILDING | MAX OCCUPANY | NUMBER OF EXIT | | REQUIRED EGRESS WIDTH | | EGRESS WIDTH PROVIDED | |
|---|---|---|---|---|---|---|---|
| | | REQUIRED | PROVIDED | STAIR | DOOR | STAIR | DOOR |
| EXISTING MAIN BUILDING | 31 | 1 | 1 | N/A | 36 | N/A | 68 |
| NEW ADDITION | 31 | 1 | 1 | N/A | 36 | N/A | 36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

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

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

## CODE ANALYSIS FOR INTERIOR BUILD-OUT

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




**G101** LIFE SAFETY PLAN 1

SCALE: ¼ ": 1'

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

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

COMMONWEALTH OF VIRGINIA
MOHAMMAD FRIDY
No.0401014325
ARCHITECT

NORTH ARROW

N

SCALE BAR

1/4"=1'-0" 4' 0 4 8


CITADEL ARCHITECTS
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WASHINGTON D.C., 20003
MAIN:(202) 723-0100
HTTPS://CITADELARCHITECTS.COM/
EMAIL: INFO@CITADELDBD.COM


STRUCTURAL:

-

MPE:

Design America Engineering Inc.


Design America Engineering Inc.
1408 RED RIVER DR. CENREVILL, VA 20121
PHONE: 571-220-3239
EMAIL: DAENG2000@AOL.COM, DAENGMEP@GMAIL.COM
WWW.DAENG2000.COM


CIVIL:

-

# ADDITION & ALTERATION

700 S PATRICK ST, ALEXANDRIA, VA 22314

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

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

SHEET TITLE:

LIFE SAFETY PLAN

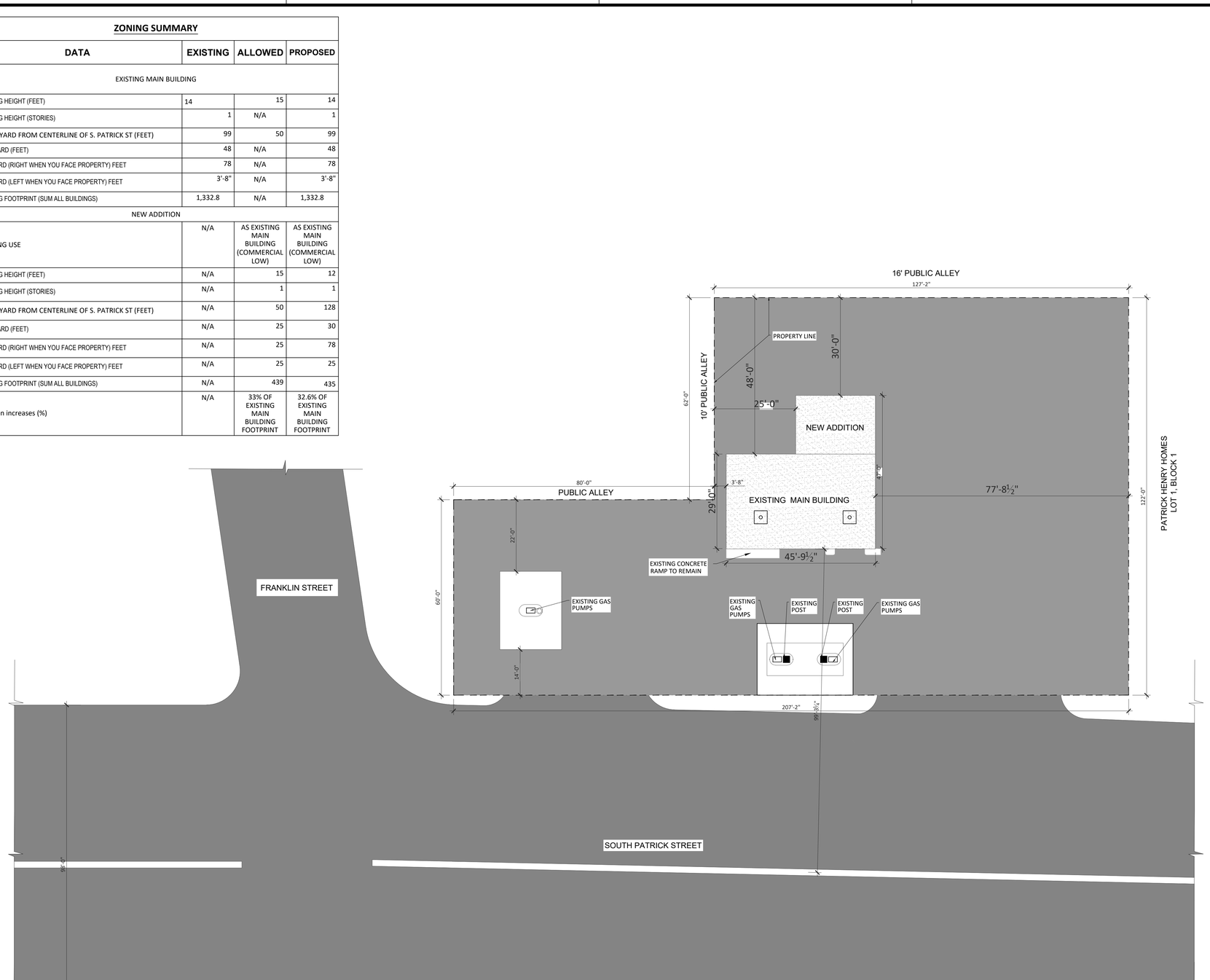
SHEET NUMBER:

G-101

FILE NAME 09232022_cd set_700 s patrick
USER NAME
LAST UPDATE
PLOTTED 10/21/2022 11:46 AM
PATH Y:\01 Projects\01 Current\MSC-2022-004\04 Production\01 Drawings\01 Arch

## ZONING SUMMARY

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




**AS101** PROPOSED SITE PLAN 1

SCALE: $\frac{1}{16}$": 1'

COMMONWEALTH OF VIRGINIA
MOHAMMAD FRIDY
No. 0401014325
ARCHITECT

## GENERAL NOTES:

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

## CODE ANALYSIS

- USE GROUP - NEW (M), EXISTING BUILDING (M)
- CONSTRUCTION TYPE - II--B EXISTING 1 STORY BUILDING - II-B
- EXISTING BUILDING IS NON-SPRINKLED

EGRESS: OCCUPANT LOAD:
- ACCESS TRAVEL DISTANCE 43' 6'' MAXIMUM < 75' IBC 1015.1,
- PROVIDED 1 MEANS OF EGRESS
- EGRESS WIDTH REQUIRED - 27 OCCUPANT X 0.2'' = 5'', MINIMUM 36''
- MINIMUM EGRESS WIDTH PROVIDED - 3'-0''

**APPLICABLE CODE**

Current applicable code:
- Accessibility — ANSI A 117.1-2010 & 2018 IBC (2010 AMERICAN WITH DISABILITY ACT)
- BUILDING — VBC 2018, IEBC 2018
- ELECTRICAL — NEC 2014 with Local Amendments,
- MECHANICAL — IMC 2018
- PLUMBING — IPC 2018
- ENERGY — 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- FIRE PREVENTION CODE — 2018 NFPA 90A, 101 LIFE SAFETY CODE, NFP 90A (NEC) 2014 EDITION, NFPA 101 (2015 EDITION), 13, 13D, 13R (2013 EDITION), 2015 VIRGINIA FIRE PREVENTION

NORTH ARROW

N

SCALE BAR

1/16"=1'-0" 15' 0 15 30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STRUCTURAL:

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MPE:

-

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CIVIL:

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

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

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
AS-101

FILE NAME 092592022_cd set_700 s patrick s
USER NAME
LAST UPDATE 10/16/2022 11:20 AM
PLOTTED 10/16/2022 11:23 AM
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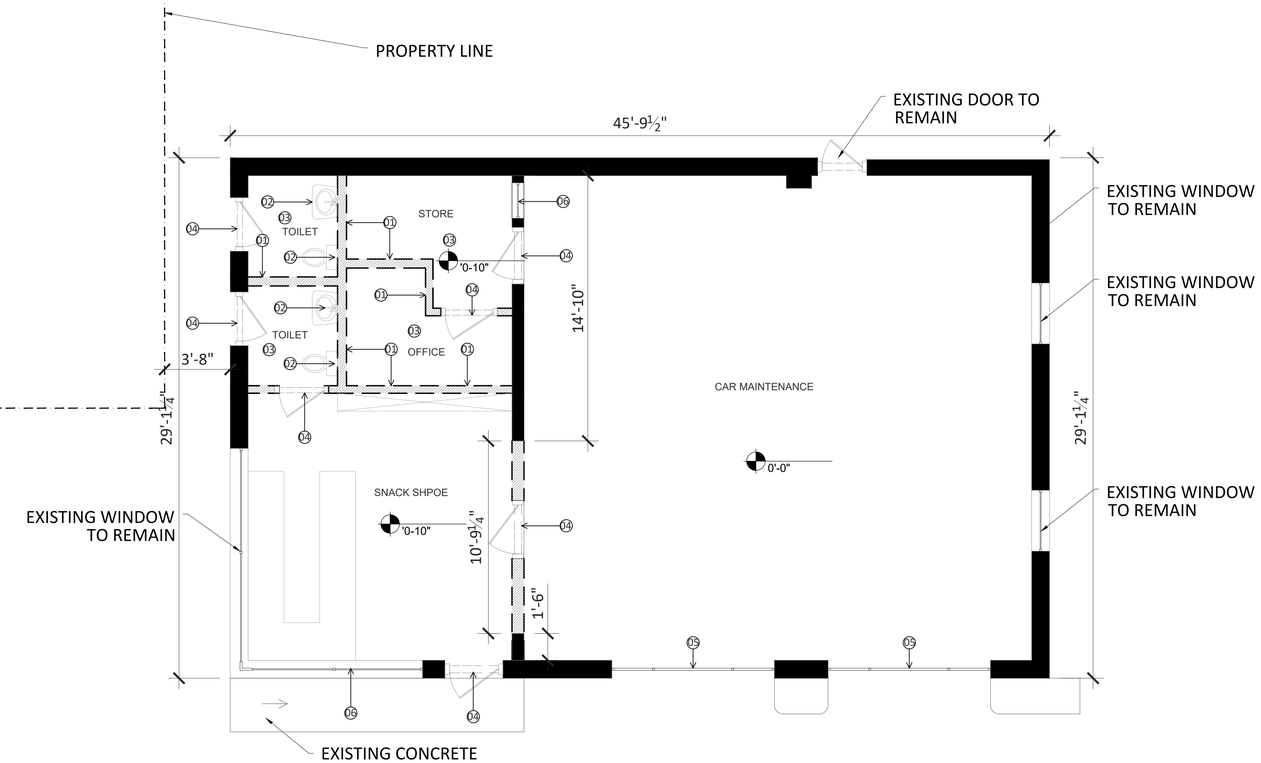


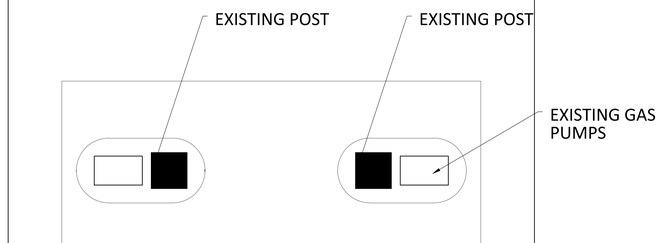


**AD101** DEMOLISHING FLOOR PLAN 1

SCALE: 1/4 ": 1'

## DEMO GENERAL NOTES:

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

## DEMO KEY NOTE:

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

## DRAWINGS LEGEND

BUILDING WALLS

ITEMS TO BE DEMOLISHED

KEYNOTE TAG

00

## NORTH ARROW

N

## SCALE BAR

1/4"=1'-0" 4' 0 4 8

COMMONWEALTH OF VIRGINIA
MOHAMMAD FRIDY
No.0401014325
ARCHITECT

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# ADDITION & ALTERATION

700 S PATRICK ST, ALEXANDRIA, VA 22314

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

SHEET TITLE:

DEMO FLOOR PLANS

SHEET NUMBER:

AD-101

FILE NAME 09292022_cd set_700 s patrick st.rvt
USER NAME
LAST UPDATE 10/18/2022 11:54 AM
PLOTTED 10/18/2022 11:58 AM
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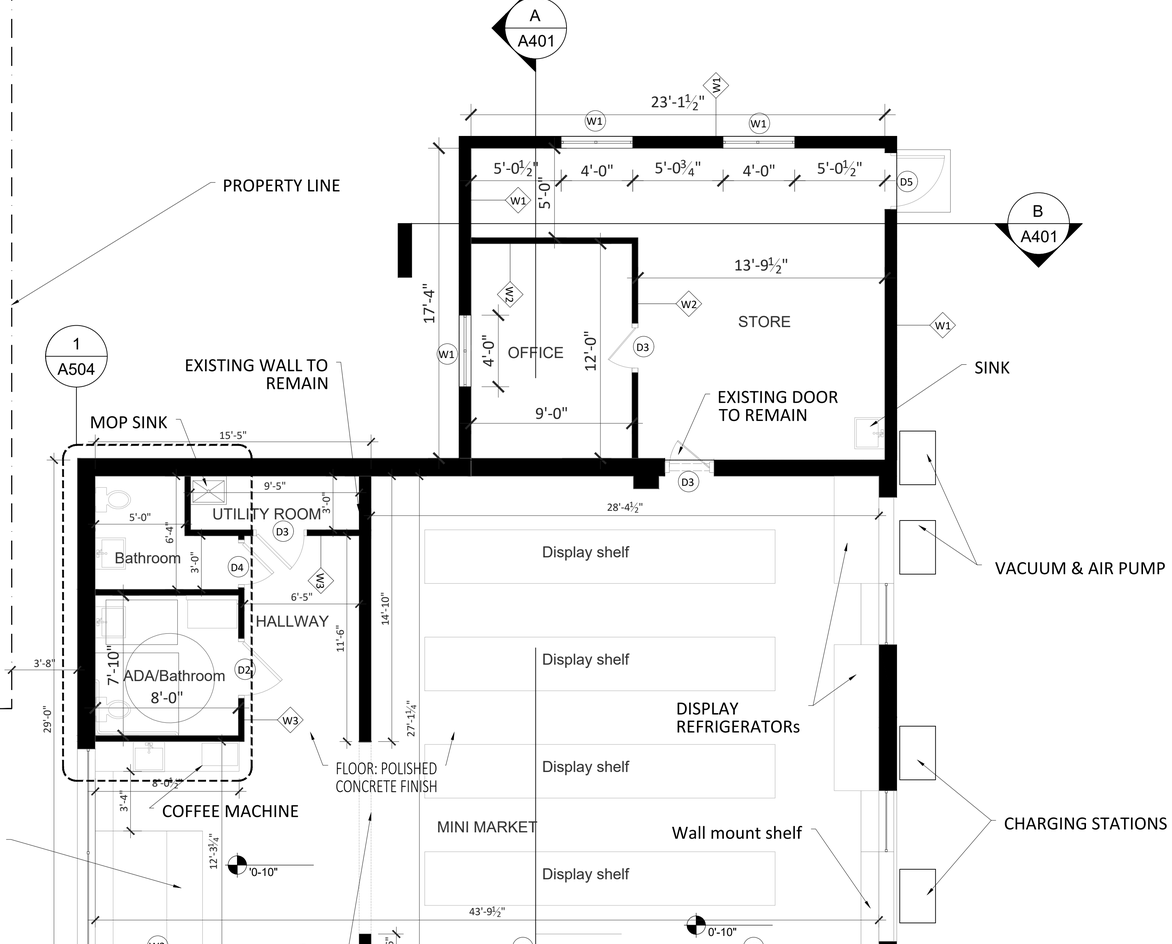


THE UPPER PORTION OF THIS BEARING WALL ABOVE THE ACT WILL REMAIN, SEE STRC. DWGS FOR DETAILS

**A101** PROPOSED FLOOR PLAN 1

SCALE: 1/4 ": 1'

## GENERAL NOTES:

A. VERIFY ALL EXISTING CONDITIONS IN FIELD, PRIOR TO PERFORMING ANY WORK. REPORT ANY DISCREPANCIES TO ARCHITECT. DO NOT PROCEED WITHOUT CLARIFICATION.
B. ALL WORK SHALL COMPLY WITH THE BUILDING CODES OF THE DISTRICT OF COLUMBIA AS WELL AS STATE AND FEDERAL GUIDELINES.
C. VERIFY IN FIELD ALL DIMENSIONS GIVEN, DIMENSIONS ARE ONLY GIVEN FOR GUIDANCE PURPOSES ONLY, AND DO NOT REPRESENT AS BUILT FEATURES.
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E. CLEAN DUST, REMOVE FINGER PRINTS FROM SURFACE INCLUDING WINDOWS, BLINDS, LIGHT FIXTURE IN THE ENTIRE AREA.
F. CONTRACTOR TO SURVEY, V.I.F AND COORDINATE W/ARCHITECT THE RELOCATION OF ANY EXISTING MECHANICAL DEVICE AND ELECTRICAL WIRING/ EQUIPMENT THAT ARE IN THE WAY OF ACHIEVING THE REQUIRED CEILING HEIGHTS.
G. THE CONTRACTOR IS RESPONSIBLE FOR ALL ACCESSORIES INCLUDING STIFFENERS, BACK-UP PLATES, SUPPORTING BRACKETS, ETC., AS MAY BE NECESSARY TO MAKE THE WORK WHOLE AND COMPLETE.
H. CONTACT BETWEEN DISSIMILAR METALS SHALL BE PROTECTED TO PREVENT GALVANIC ACTION.
I. CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL UTILITY HOOKUPS REQUIRED FOR A COMPLETE JOB. THE UTILITY COMPANIES ARE TO BE CONTACTED UPON THE AWARDING OF THE SIGNED CONTRACT.
J. THE CONTRACTOR AND SUBCONTRACTORS ARE TO REVIEW THE ENTIRE SET OF DRAWINGS TOGETHER BEFORE THE BID IS SUBMITTED. QUESTIONS ARE TO BE DIRECTED TO THE ARCHITECT FOR RESOLUTION BEFORE THE BID IS SUBMITTED.
K. PROVIDE BLOCKING IN WALLS AS REQUIRED FOR INSTALLATION OF WALL MOUNTED EQUIPMENT.
L. ALL CHANGES OR DEVIATIONS TO THE PLANS ARE TO BE DISCUSSED AND CLARIFIED WITH THE ARCHITECT PRIOR TO IMPLEMENTATION.
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S. OPENING FOR ALL ITEMS RECESSED INTO RATED PARTITIONS (SUCH AS OUTLET BOXES,PANEL BOXES, ETC.) SHALL BE PROTECTED WITH BACK-UP MATERIALS SO AS TO RETAIN THE INTEGRITY OF THE PARTITION RATING.
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U. THE CONTRACTOR SHALL RECEIVE OWNER APPROVAL FOR ALL THE FINISHES BEFORE PLACE ANY ORDER.

## DRAWINGS LEGEND

- BUILDING WALLS
- W1 WINDOW TAG
- D1 DOOR TAG
- 00 KEYNOTE TAG

NORTH ARROW

SCALE BAR

1/4"=1'-0" 4' 0 4 8


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MPE:


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EMAIL: DAENG2000@ADL.COM, DAENGMEP@GMAIL.COM
WWW.DAENG2000.COM


CIVIL:

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# ADDITION & ALTERATION

700 S PATRICK ST, ALEXANDRIA, VA 22314

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

SHEET TITLE:

PROPOSED FLOOR PLANS

SHEET NUMBER:

A-101

FILE NAME 09292022_cd set_700 s patrick s
USER NAME
LAST UPDATE
PLOTTED 10/21/2022 11:45 AM
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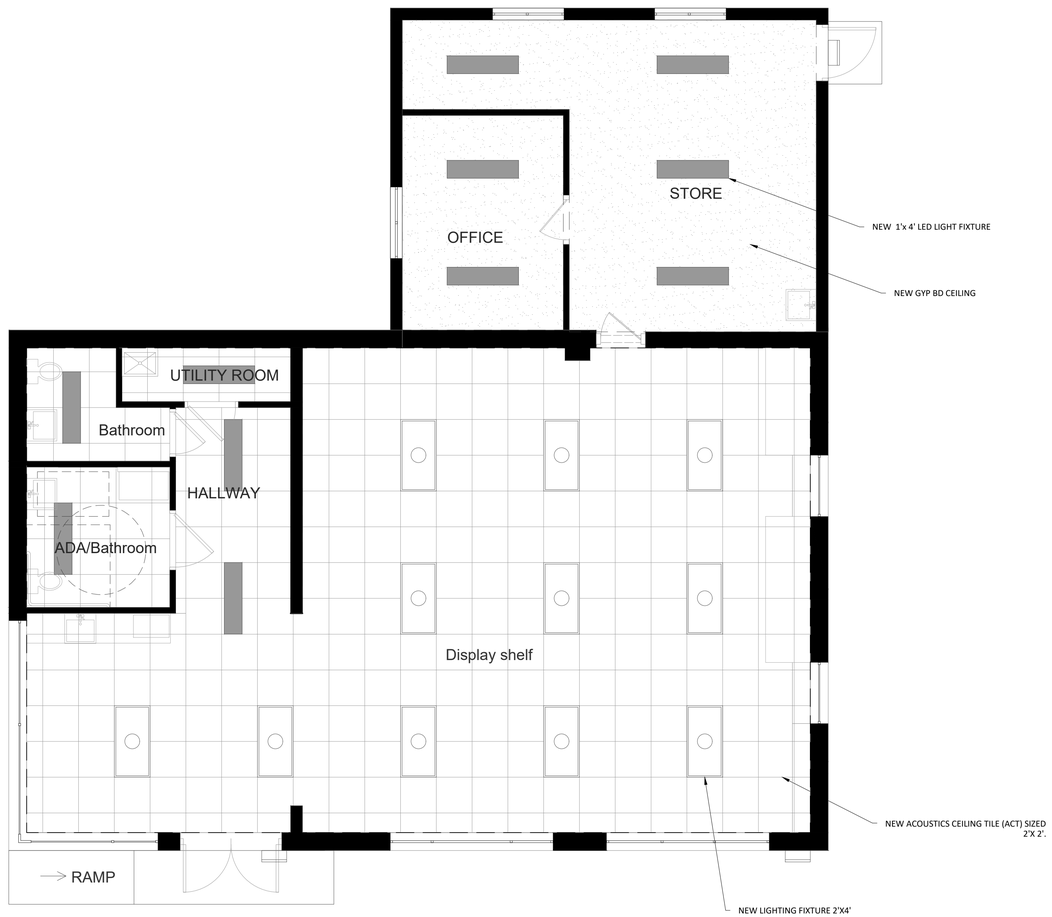


**A201** PROPOSED REFLECTED CEILING PLAN | 1

SCALE: 1/4 ": 1'

## GENERAL NOTES:

A. VERIFY ALL EXISTING CONDITIONS IN FIELD, PRIOR TO PERFORMING ANY WORK. REPORT ANY DISCREPANCIES TO ARCHITECT. DO NOT PROCEED WITHOUT CLARIFICATION.
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J. THE CONTRACTOR AND SUBCONTRACTORS ARE TO REVIEW THE ENTIRE SET OF DRAWINGS TOGETHER BEFORE THE BID IS SUBMITTED. QUESTIONS ARE TO BE DIRECTED TO THE ARCHITECT FOR RESOLUTION BEFORE THE BID IS SUBMITTED.
K. PROVIDE BLOCKING IN WALLS AS REQUIRED FOR INSTALLATION OF WALL MOUNTED EQUIPMENT.
L. ALL CHANGES OR DEVIATIONS TO THE PLANS ARE TO BE DISCUSSED AND CLARIFIED WITH THE ARCHITECT PRIOR TO IMPLEMENTATION.
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## DRAWINGS LEGEND

- NEW GYPSUM BOARD CEILING
- NEW ACOUSTICS CEILING TILE (ACT) SIZED 2'X 4'.
- NEW 2'X4' 50 LED STATIC TROFFER LED LIGHT FIXTURE
- NEW 1'x 4' LED SURFACE MOUNT LIGHT FIXTURE
- NEW 16 3/4"X 7 5/8" EXTERIOR LED LIGHT, VWP VOLTAIRE ARCHITECTURAL WALL PACK
- ROOM NAME / RM NO. — ROOM TAG

## NORTH ARROW

N

## SCALE BAR

1/4"=1'-0" (4' 0 4 8)

COMMONWEALTH OF VIRGINIA
MOHAMMAD FRIDY
No.0401014325
ARCHITECT

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

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

SHEET TITLE:
PROPOSED RC PLANS

SHEET NUMBER:
A-201

FILE NAME 09292022_cd set_700 s patrick st.dwg
USER NAME
LAST UPDATE 10/21/2022 11:40 AM
PLOTTED 10/21/2022 11:45 AM
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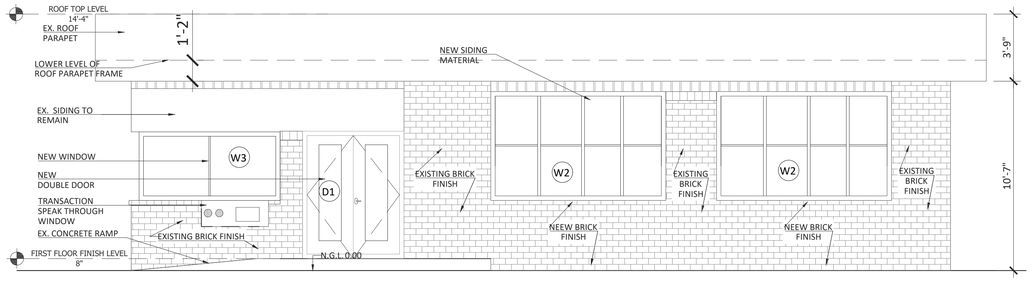
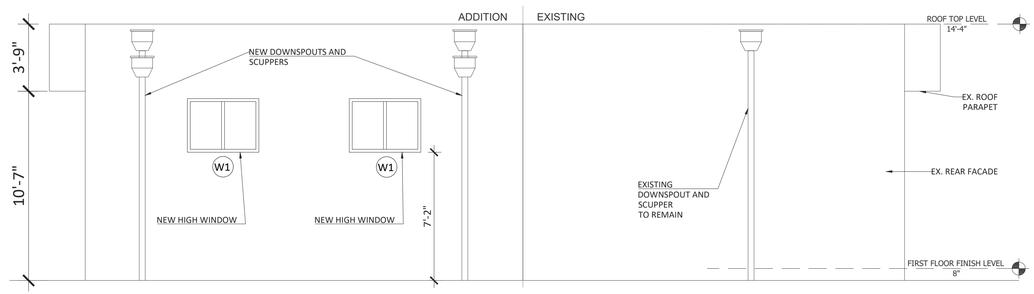
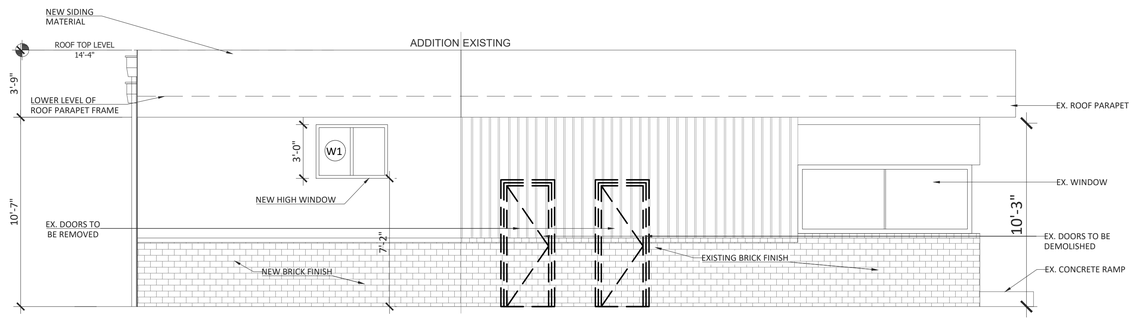


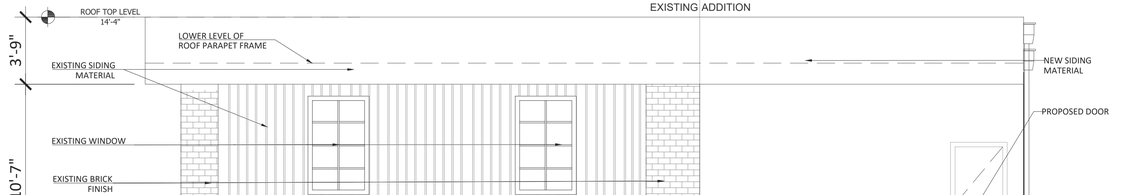

## PROPOSED FRONT ELEVATION
SCALE:1/4"=1'-0"




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




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




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

## GENERAL NOTES:

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

DRAWINGS LEGEND

NORTH ARROW

SCALE BAR

1/4"=1'-0" 4' 0 4 8

COMMONWEALTH OF VIRGINIA
MOHAMMAD FRIDY
No.0401014325
ARCHITECT


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CIVIL:
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# ADDITION & ALTERATION
700 S PATRICK ST, ALEXANDRIA, VA 22314

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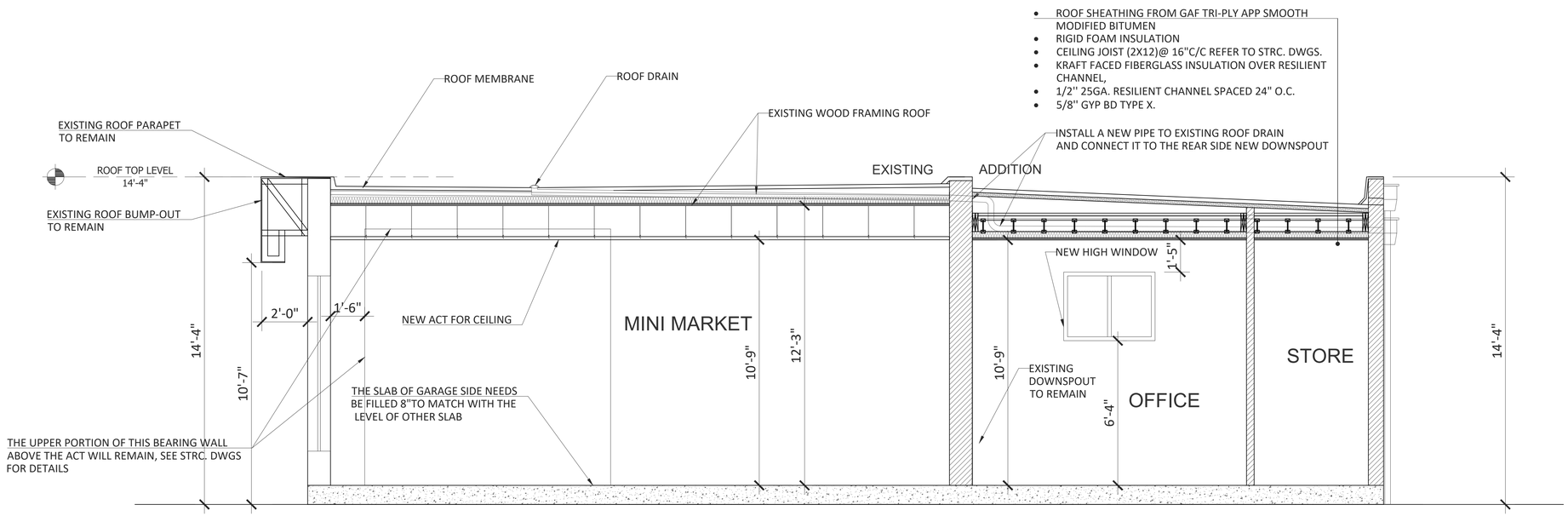
|---|---|
| PROJECT MANAGER: | AA |
| DESIGNED BY: | MF |
| DRAWN BY: | AA |
| SCALE: | |
| PROJECT LOCAL NO: | MSC-2022-004 |
| CAD FILE: | CAD FILE NAME |

SHEET TITLE:
PROPOSED ELEVATIONS

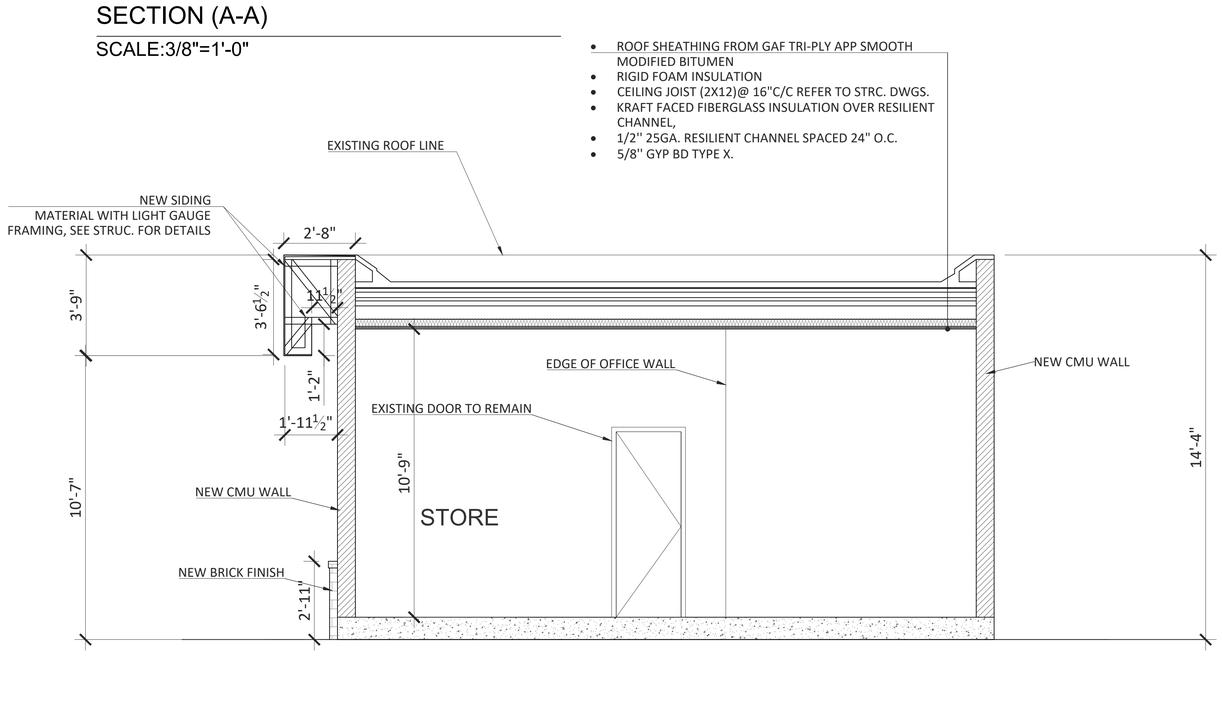
SHEET NUMBER:
A-301

FILE NAME 09292022_cd set_700 s patrick st.rvt
USER NAME
LAST UPDATE 10/18/2022 11:54 AM
PLOTTED 10/18/2022 11:59 AM
PATH Y:\01 Projects\01 Current\MSC-2022-004\04 Production\01 Drawings\01 Arch




## SECTION (A-A)

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




## SECTION (B-B)

SCALE:3/8"=1'-0"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# ADDITION & ALTERATION

700 S PATRICK ST, ALEXANDRIA, VA 22314

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

SHEET TITLE:

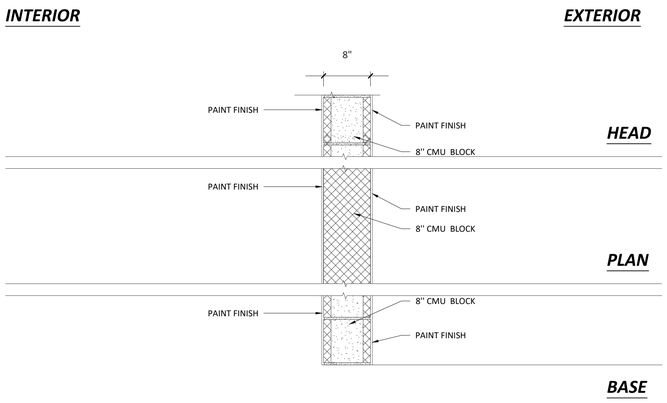
BUILDING SECTIONS (A-A) & (B-B)

SHEET NUMBER:

A-401

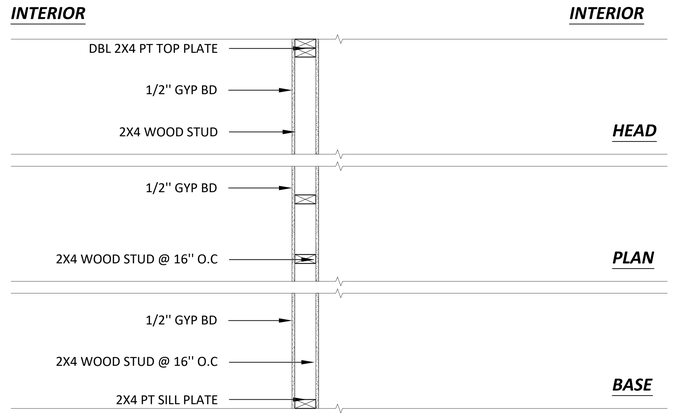
COMMONWEALTH OF VIRGINIA
MOHAMMAD FRIDY
No.0401014325
ARCHITECT

FILE NAME 09292022_cd set_700 s patrick s
USER NAME
LAST UPDATE 10/20/2022 11:08 AM
PLOTTED 10/21/2022 11:39 AM
PATH Y:\01 Projects\01 Current\MSC-2022-004\04 Production\01 Drawings\01 Arch



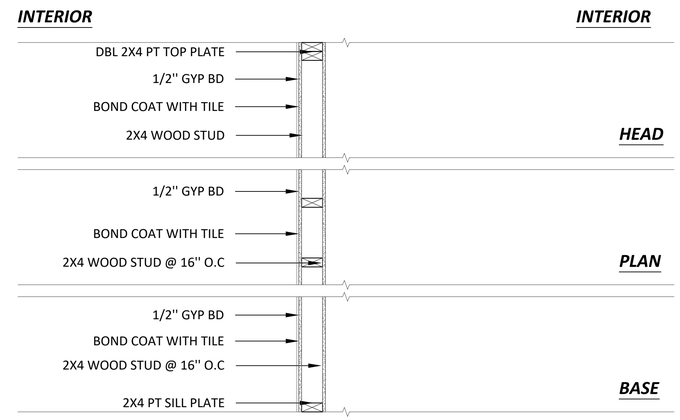

01 PARTITION TYPE- W1

Scale: 1":1'




02 PARTITION TYPE- W2

Scale: 1":1'




03 PARTITION TYPE- W3

Scale: 1":1'

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# ADDITION & ALTERATION

700 S PATRICK ST, ALEXANDRIA, VA 22314

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

SHEET TITLE:

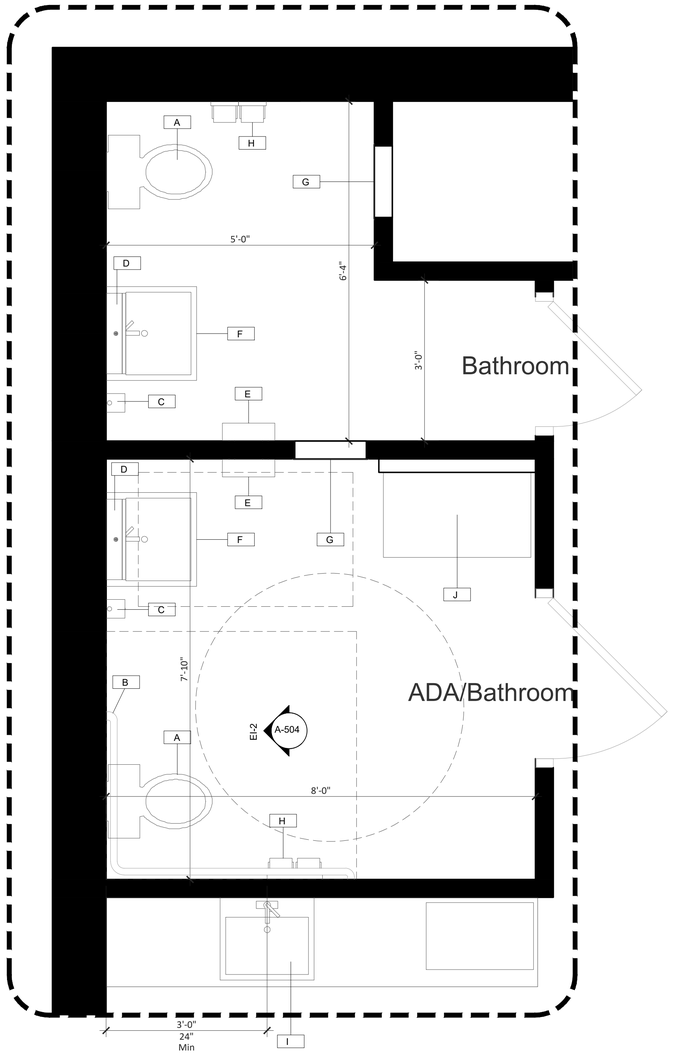
WALL ASSEMBLY

SHEET NUMBER:

A-501

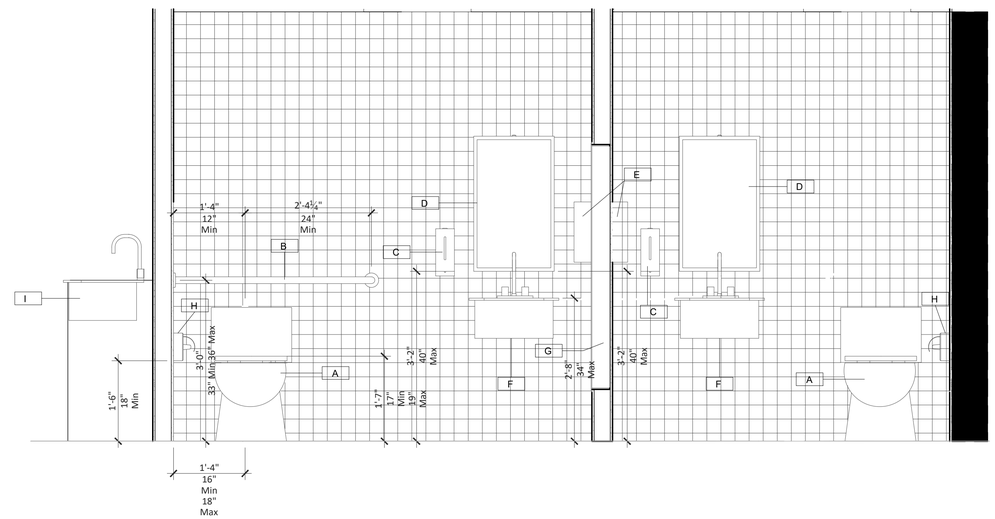
COMMONWEALTH OF VIRGINIA
MOHAMMAD FRIDY
No.0401014325
ARCHITECT

FILE NAME 09292022_cd set_700 s patrick st.rvt
USER NAME
LAST UPDATE 10/18/2022 11:54 AM
PLOTTED 10/18/2022 12:04 PM
PATH Y:\01 Projects\01 Current\MSC-2022-004\04 Production\01 Drawings\01 Arch




**A504** RESTROOMS CALLOUT PLAN 1

SCALE: $\frac{3}{4}$": 1'




**A504** ELEVATION-2 2

SCALE: $\frac{3}{4}$": 1'

Plumbing Fixture Schedule

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

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# ADDITION & ALTERATION

700 S PATRICK ST, ALEXANDRIA, VA 22314

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

SHEET TITLE:

ENLARGED PLAN

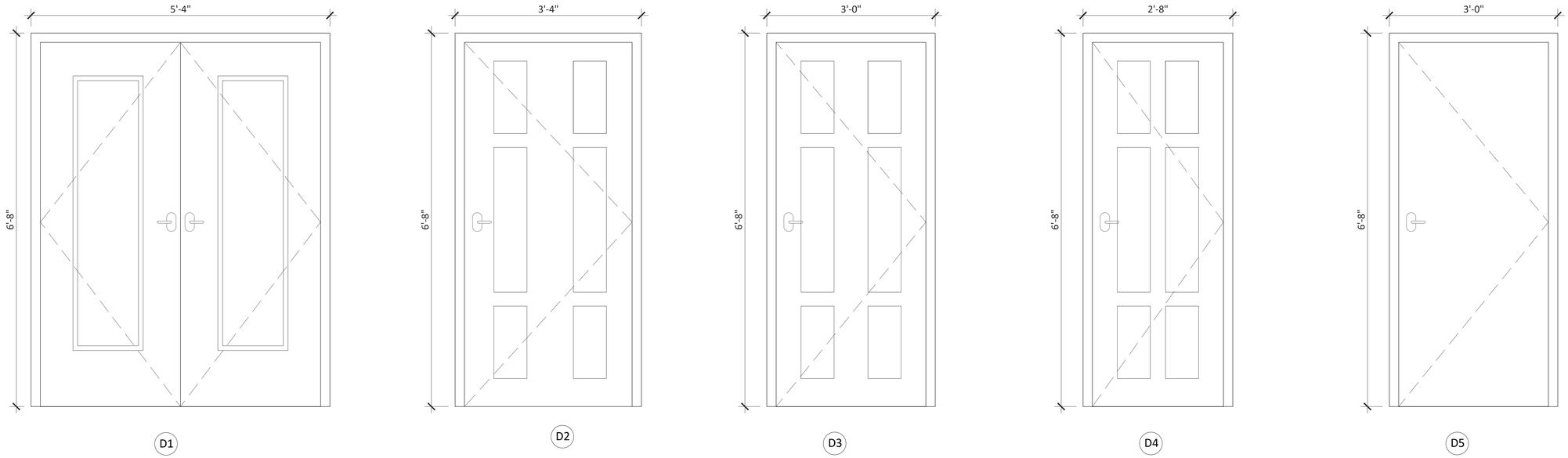
SHEET NUMBER:

A-504

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

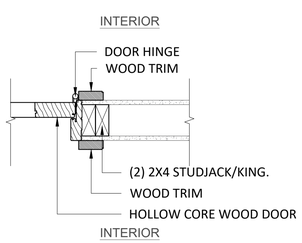
## DOORS & FRAMES SCHEDULE

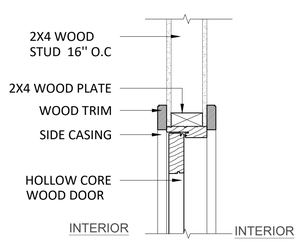
| DOOR INFO. | | | | | | | FRAME INFO. | | | | | REMARK |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| NO. | DOOR TYPE | WIDTH | HEIGHT | THICKNESS | MATERIAL | FINISH | MATERIAL | FINISH | JAMB | HEAD | FIRE RATING | |
| D1 | HINGED | 5'-4" | 6'-8" | 1-3/4" | ALUMN. | N/A | ALUMN. | N/A |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




**A601** PROPOSED DOORS ELEVATION & SCHEDULE 1

SCALE: 1": 1'




**A601** DOOR HEAD DETAIL TYP 2

SCALE: 3":1'

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CIVIL:

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# ADDITION & ALTERATION

700 S PATRICK ST, ALEXANDRIA, VA 22314

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

SHEET TITLE:

DOORS SCHEDULE AND DETAILS

SHEET NUMBER:

A-601

PATH PATH

PLOTTED PLOT-DATE

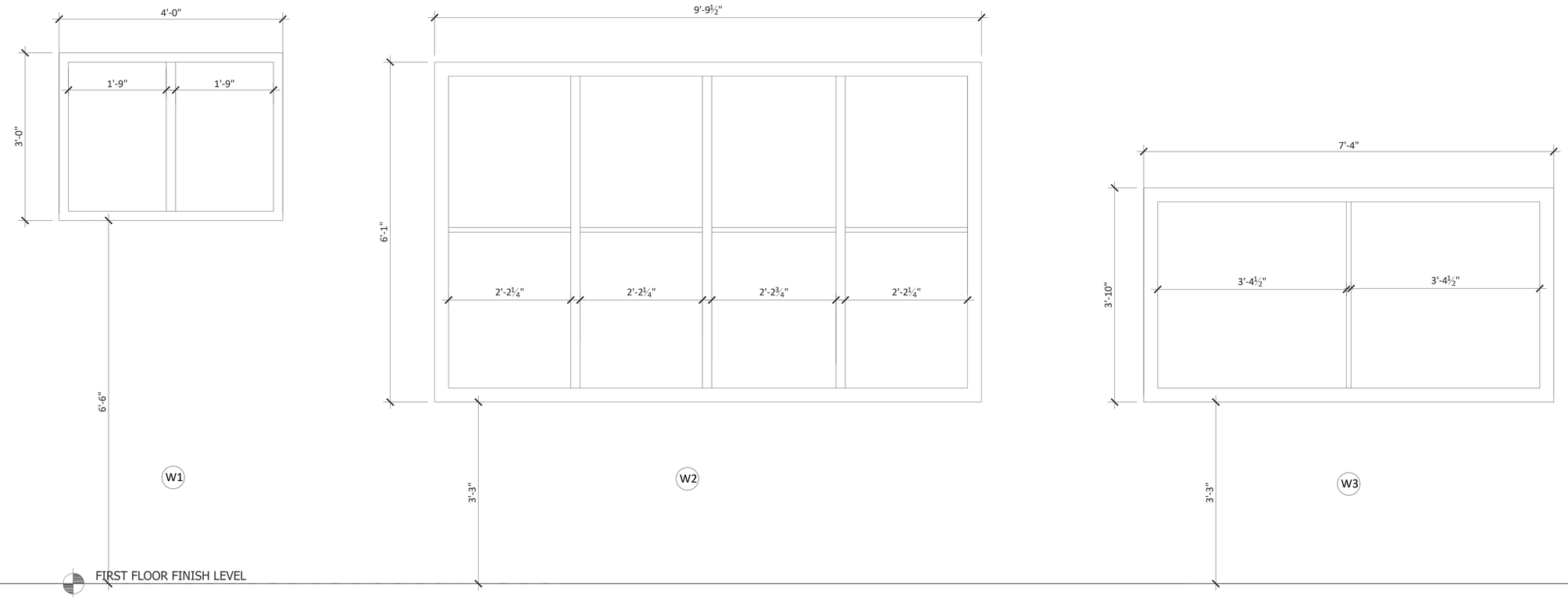
LAST UPDATE LAST-UPDATE

USER NAME USER-NAME

FILE NAME FILE-NAME

## WINDOWS SCHEDULE

| WINDOW INFO. | | | | | | REMARK |
|---|---|---|---|---|---|---|
| *NO.* | *TYPE* | *WIDTH* | *HEIGHT* | SILL | *MATERIAL* | |
| W1 | FIXED | 4'-0" | 3'-0" | 6'-6" | VINYL | - |
| W2 | FIXED | 9'-9 $\frac{1}{2}$" | 6'-1" | 3'-3" | VINYL | - |
| W3 | SINGLE HUNG | 3'-10" | 7'-4" | 3'-3" | VINYL | - |

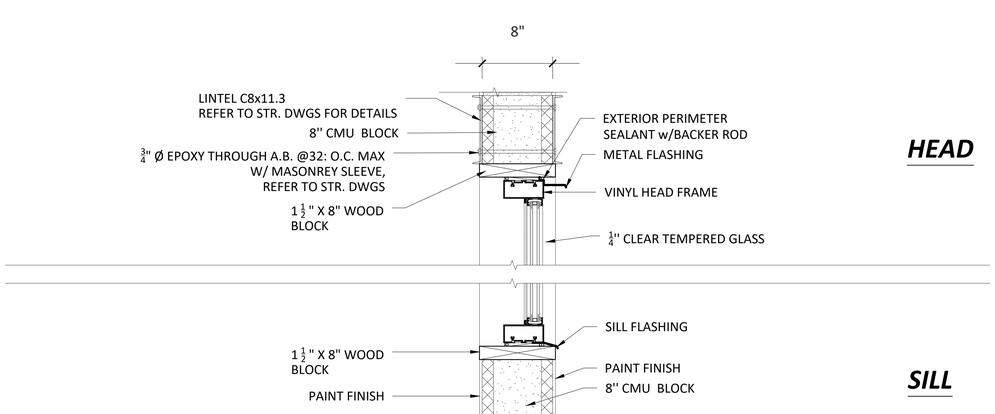



**A602** PROPOSED WINDOWS ELEVATION & SCHEDULE 1

SCALE: 1": 1'

***INTERIOR*** ***EXTERIOR***

***HEAD***

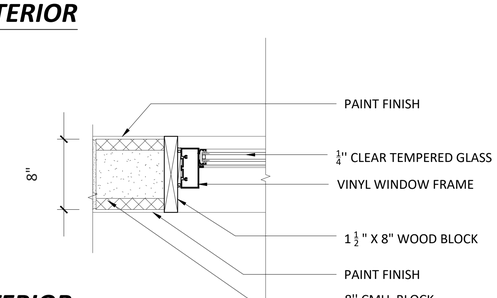



***SILL***

**A602** WINDOW-1 HEAD/ SILL SECTION 2

SCALE: 1 $\frac{1}{2}$": 1'

***EXTERIOR***




***INTERIOR***

**A602** WINDOW-1 JAMP DETAIL 3

SCALE: 1 $\frac{1}{2}$": 1'

COMMONWEALTH OF VIRGINIA
MOHAMMAD FRIDY
No.0401014325
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# ADDITION & ALTERATION

700 S PATRICK ST, ALEXANDRIA, VA 22314

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

SHEET TITLE:

WINDOWS SCHEDULE AND DETAILS

SHEET NUMBER:

A-602

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

GENERAL NOTES:

A- MAJOR CODES AND STANDARDS
2018 VIRGINIA CONSTRUCTION CODE

B- DESIGN LOADS
a. SNOW LOAD - GROUND SNOW LOAD - 25 PSF
b. WIND - 115 MPH
c. SEISMIC - Sds=0.197, Sd1=0.119

C- GENERAL NOTES
1. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL JURISDICTION ADOPTED BUILDING CODE, AND ALL APPLICABLE FEDERAL AND STATE CODES, STANDARDS, REGULATIONS AND LAWS.
2. IN THE CASE OF CONFLICTS BETWEEN THE NOTES, DETAILS AND SPECIFICATIONS, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN.
3. THE CONTRACTOR SHALL NOT MAKE DEVIATIONS FROM THE DESIGN DRAWINGS WITHOUT WRITTEN APPROVAL OF THE ENGINEER.
4. THE CONTRACTOR SHALL TAKE ALL THE NECESSARY PRECAUTIONS/ MEASURES TO PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITY LINES FROM DAMAGES. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES THAT MAY OCCUR DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS REQUIRED TO PERFORM HIS WORK BEFORE STARTING CONSTRUCTION.
6. JOB SAFETY, CONSTRUCTION PROCEDURES AND CONSTRUCTION MEANS AND METHODS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR PROPER SHORING AND BRACING DURING CONSTRUCTION
8. THE CONTRACTOR SHALL NOTIFY ENGINEER WITH ANY CONCERNS

D- WOOD
1. ALL DIMENSIONAL LUMBER SHALL BE SPF #2 GRADE OR BETTER. SAWN LUMBER SHALL BE IDENTIFIED BY THE GRADE MARK OF A LUMBER GRADING OR INSPECTION AGENCY THAT HAS BEEN APPROVED BY AN ACCREDITATION BODY THAT COMPLIES WITH DOC PS 20 OR EQUIVALENT.
2. ALL SHEATHING TO BE APA RATED SHEATHING EXPOSURE 1 AND SHALL CONFORM TO THE REQUIREMENTS FOR THEIR TYP IN DOC PS1 OR PS2. ALL EXTERIOR WALL ARE REQUIRED TO BE SHEATHED. ALL SHEATHING SHALL HAVE SPAN RATINGS ACCORDING TO THE FOLLOWING:
FLOOR W/ 12" JOIST/ TRUSS SPACING.....24/ 12
FLOOR W/ 16" JOIST/ TRUSS SPACING.....32/ 16
FLOOR W/ 24" JOIST/ TRUSS SPACING.....48/ 24
ROOF W/ 12" JOIST/ TRUSS SPACING.....32/ 0
ROOF W/ 24" JOIST/ TRUSS SPACING.....24/ 0
ROOF W/ 48" JOIST/ TRUSS SPACING.....48/ 24
WALL W/ 12" JOIST/ TRUSS SPACING.....16/ 0
WALL W/ 16" JOIST/ TRUSS SPACING.....24/ 0
3. ALL LUMBER, TIMBER, PLWOOD, REQUIRED TO BE TREATED SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE APA STANDARD UI AND WA FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVE TREATED WOOD SHALL BEAR THE QUALITY MARK OF AN INSPECTION AGENCY THAT MAINTAINS CONTINUING SUPERVISION, TESTING, AND INSPECTION OVER THE QUALITY OF THE PRESERVATIVE TREATED WOOD.
4. THE FOLLOWING SHALL BE PRESERVATIVE TREATED LUMBER OR REDWOOD:
A. ALL WALL SILL PLATES ON A CONCRETE SLAB THAT ARE IN DIRECT CONTACT WITH EARTH.
B. WOOD FRAMING MEMBERS THAT REST ON EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" FROM EXPOSED EARTH.
C. WOOD FRAMING MEMBERS AND FURRING STRIPS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY OR CONCRETE WALLS BELLOW GRADE.
D. WOOD JOISTS THAT ARE CLOSER THAN 18", OR WOOD GIRDERS THAT ARE CLOSER THAN 12" FROM EXPOSED EARTH IN CRAWL SPACES OR UNEXCAVATED AREA'S LOCATED WITHIN THE PERIMETER OF THE BUILDING FOUNDATION.
5. PREFABRICATED I-JOISTS SHALL CONFORM TO ASTM D 5055.
6. LVL, LAMINATED VENEER LUMBER (LVL) SHALL BE 1-3/ 4" WIDE 2.0E WITH AN ALLOWABLE BENDING STRESS OF 2,600 PSI AND AN ALLOWABLE SHEAR STRESS OF 285 PSI. LAMINATED STRAND LUMBER (LSL) SHALL BE 1-3/ 4" WIDE 1.55E WITH AN ALLOWABLE BENDING STRESS OF 2,325 PSI AND AN ALLOWABLE SHEAR STRESS OF 310 PSI.
7. STRUCTURAL GLUE LAMINATED TIMBER SHALL BE 24F-V4 UNLESS NOTED OTHERWISE AND MANUFACTURED AND IDENTIFIED AS REQUIRED IN AITC A190.1 AND ASTM D 3737.
8. PROVIDE SOLID BLOCKING FOR ALL VERTICAL LOAD PATHS TO FOUNDATION. PROVIDE 1 TRIMMER ON EACH SIDE OF ALL OPENINGS LESS THAN 4'-0" WIDE, PROVIDE 2 TRIMMERS MIN. ON EACH SIDE OF ALL OPENINGS 4'-0" WIDE AND GREATER. A MINIMUM 2 STUDS SHALL BE PROVIDED AT ALL VERTICAL EDGES OF SHEAR WALLS, GIRDER TRUSSES, AND BEAMS UNLESS NOTED OTHERWISE.
9. BUILT UP BEAMS SHALL BE FASTENED ACCORDING TO THE FOLLOWING:
(2) X (5) PLY MEMBERS WITH PLIES UP TO 1-3/ 4" THICK:
12" DEEP BEAMS: (2) ROWS OF 16D COMMON NAILS AT 12" O.C.
14" AND DEEPER: (3) ROWS OF 16D COMMON NAILS AT 12" O.C.
*NAILED CONNECTIONS REQUIRE AN ADDITIONAL ROW OF NAILS WHEN NAIL SIZE IS SMALLER THAN SPECIFIED ABOVE.
(2) PLY MEMBERS WITH PLIES UP TO 1-3/ 4" THICK AND (2) PLY MEMBERS WITH PLIES 3-1/ 2" THICK:
12" DEEP BEAMS: (2) STAGGERED ROWS OF 1/ 2"Φ ASCT BOLTS W/ WASHERS @ 16" O.C.
14" AND DEEPER: (3) STAGGERED ROWS OF 1/ 2"Φ ASCT BOLTS W/ WASHERS @ 16" O.C.
10. OPENINGS SHALL BE FRAMED WITH THE MINIMUM KING STUDS (U.N.O.) AS FOLLOWS:
OPENINGS UP TO 2'-0": 1 KING STUD AT EACH SIDE OF OPENING
OPENINGS UP TO 4'-0": 2 KING STUDS AT EACH SIDE OF OPENING
OPENINGS UP TO 8'-0": 3 KING STUDS AT EACH SIDE OF OPENING
OPENINGS UP TO 12'-0": 4 KING STUD AT EACH SIDE OF OPENING
OPENINGS UP TO 16'-0": 5 KING STUD AT EACH SIDE OF OPENING
REFER TO PLANS FOR KING STUD REQUIREMENTS ON OPENINGS GREATER THAN 25'-0"
11. SIMPSON H1 IS REQUIRED AT EACH END EACH ROOF TRUSS UNLESS NOTED OTHERWISE.
12. NAIL "U"S TO TOP PLATE W/ (1) 8D BOX NAIL EACH SIDE. DRIVE NAILS AT AN ANGLE AT LEAST H/ 2" FROM END OF EACH FLOOR JOIST.
13. PROVIDE 1 1/ 8" WIDE TIMBER STRAND OR EQUIVALENT FOR ALL RIM JOISTS.
14. BEARING, SHEAR AND EXTERIOR WALL STUDS SHALL BE CAPPED WITH DOUBLE TOP PLATES INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND AT INTERSECTIONS WITH OTHER PARTITIONS. END JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 48".
15. DOUBLE TOP PLATES SHALL BE NAILED WITH 16D NAILS @ 16" O.C. A MINIMUM OF (8-16D NAILS SHALL BE PLACED EACH SIDE OF TOP PLATE SPLICES UNLESS NOTED OTHERWISE.
16. NON BEARING INTERIOR PARTITION WALLS SHALL BE FRAMED A MINIMUM OF 1/ 2" SHORTER THAN BEARING WALLS TO ACCOMMODATE TRUSS DEFLECTION AND PRESERVE THE INTENDED LOAD PATH.
17. JOISTS WITH CANTILEVERS LARGER THAN 1'-6" AND WITHOUT A DIRECT APPLIED CEILING SHALL HAVE CONTINUOUS BLOCKING INSTALLED AT THE 1/ 3 POINTS OF THE BACK SPAN UNLESS NOTED OTHERWISE.
18. FLOOR JOISTS SPANNING 16'-0" OR MORE WITHOUT A DIRECT APPLIED CEILING SHALL HAVE ROWS OF CONTINUOUS BLOCKING INSTALLED AT A MAXIMUM SPACING OF 8'-0" O.C.

E- TESTING AND INSPECTION
1. ALL INSPECTIONS SHALL BE DONE AS REQUIRED BY THE LOCAL JURISDICTION HAVING JURISDICTION

F-FOUNDATION
1. ALL EXISTING FILL MATERIALS, CONSISTING OF GRAVEL, BRICK FRAGMENTS, CONCRETE CHIPS, WOOD CHIPS, AND DEMOLITION DEBRIS SHALL BE REMOVED IN THE REGIONS OF ALL FOUNDATIONS.
2. ALL FOUNDATIONS ARE SHALLOW FOUNDATION
3. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR FILL MATERIAL HAVING A MINIMUM SAFE BEARING CAPACITY OF 1,500 PSF.
4. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 2'-0" OR THE FROST DEPTH WHICHEVER IS GREATER
5. EDGE OF FOOTINGS SHALL BE PLACED AT A GREATER THAN 1 (VERTICAL) TO 2 (HORIZONTAL) SLOPE WITH RESPECT TO ANY ADJACENT FOOTINGS OR EXCAVATION
6. ALL ADJACENT COLUMN FOOTINGS THAT ABUT SHALL BE SEPARATED BY A PAPER JOINT.
7. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE AT OR BELOW THE FROST DEPTH OR 2'-0" WHICHEVER IS GREATER BELOW THE FINISHED GRADE
8. BACKFILLING AGAINST WALLS SHALL NOT BE DONE UNTIL CONCRETE AND/ OR MASONRY HAS BEEN CURED TO ATTAIN SUFFICIENT STRENGTH AND WALLS ARE PROPERLY SHORED AND/ OR BRACED.
9. BACKFILL FOUNDATION WALL WITH EARTH ON BOTH SIDES OF THE WALL BY ALTERNATELY PLACING BACKFILL ON EACH SIDE SO THAT HEIGHT OF BACKFILL DOES NOT DIFFER BY MORE THAN 1'-6" FROM OTHER SIDE.
10. CONTRACTOR SHALL REFER TO OTHER DISCIPLINES DRAWINGS FOR ALL LOCATIONS OF TRENCHES, PITS, CONDUITS, ETC. NOT SHOWN ON STRUCTURAL DRAWINGS.

G-CONCRETE
1. ALL CONCRETE SHALL BE CONTROLLED CONCRETE, NORMAL WEIGHT (U.N.O.) WITH COMPRESSIVE STRENGTH AS FOLLOWS:
SLAB ON GRADE $f'_c$=5,500 PSI
MUD SLAB $f'_c$=2,000 PSI
FOOTINGS $f'_c$=5,500 PSI
RETAINING WALLS $f'_c$=4,000 PSI
2. CONCRETE MIX DESIGN SHALL BE MADE BY AN APPROVED LABORATORY FOR ALL CONCRETE AND SHALL BE SUBMITTED TO ARCHITECT/ ENGINEER FOR APPROVAL BEFORE USE
3. CALCIUM CHLORIDE SHALL NOT BE PERMITTED IN CONCRETE IN ANY FORM
4. FOR SLAB ON GRADE PROVIDE CONTROL OR CONSTRUCTION JOINTS AT A SPACING NOT TO EXCEED 20 FEET (U.N.O.) SUBMIT SHOP DRAWINGS INDICATING JOINT LAYOUT FOR ARCHITECT/ ENGINEER APPROVAL
5. PROVIDE CONDUITS IN CONCRETE SLAB LAYOUT AND SIZES FOR ARCHITECT/ ENGINEER APPROVAL
6. PROVIDE (2) #5X4'-0" AT SLAB MID DEPTH AT ALL RE-ENTRANT CORNERS OF FLOOR SLAB (S.O.G. AND ELEVATED)
7. KEYS SHALL BE 2"X4" NOMINAL (U.N.O.)
8. SLABS ON STEEL DECK SHALL BE CAST IN SECTIONS HAVING A MAXIMUM AREA OF 10,000 Sq/Ft. AND A MAXIMUM LENGTH OF 100 FT. CONSTRUCTION JOINTS SHALL BE PLACED EITHER PERPENDICULAR TO OR PARALLEL TO DECK DIRECTION AT MIDDLE OF SPAN BETWEEN STEEL BEAMS. APPLY BONDING COMPOUND TO FACE OF CONSTRUCTION JOINT PRIOR TO PLACEMENT OF NEW CONCRETE
9. CONCRETE CAST ON SLOPED SURFACES SHALL BEGIN AT THE LOWEST ELEVATION AND CONTINUE MONOLITHICALLY TOWARD THE HIGHER ELEVATION UNTIL THE INTENDED POUR IS COMPOLETED.
10. PROVIDE 3/ 4" CHAMFER ON ALL EXPOSED CONCRETE EDGES (U.N.O.)
11. PROVIDE THICKENED SLAB ON GRADE UNDER ALL CMU WALLS (U.N.O.)

H-REINFORCING STEEL
1. ALL REINFORCING STEEL, INCLUDING STIRRUPS AND TIES, SHALL BE HIGH STRENGTH CONFORMING TO ASTM DESIGNATION A-615-82 GRADE 60 ($f_y$=60,000 psi)
2. ALL REINFORCEMENT TO BE WELDED, IF REQUIRED, SHALL CONFORM TO ASTM A-706 GRADE 60
3. U.N.O ON STRUCTURAL DRAWINGS, PROVIDE MINIMUM CONCRETE PROTECTION, AS FOLLOWS:
CAST AGAINST EARTH - 3"
EXPOSED TO EARTH OR WEATHER
#5 AND SMALLER BARS AND WWF - 1 1/2"
#6 AND LARGER BARS 2"
NOT EXPOSED TO EARTH OR WEATHER:
SLAB AND WALLS:
#11 AND SMALLER BARS AND WWF 3/4"
#14 AND SMALLER BARS - 1 1/2"
BEAMS AND COLUMNS - 1 1/2"
4. WHERE CONSTRUCTION JOINTS ARE PROVIDED, THE REINFORCEMENT SHALL PASS CONTINUOUSLY THROUGH THE JOINT AND ADDITIONAL DOWELS, #4@12"X4'-0" LONG, SHALL BE PROVIDED (U.N.O.)
5. WWF SHALL HAVE ENDS LAPPED ONE FULL PANEL + 2" ON ALL SIDES
6. ALL WELDING OF REINFORCEMENT SHALL BE DONE WITH EPOXX ELECTRODES IN ACCORDANCE WITH A.W.S. SPECIFICATIONS
7. ANY MECHANICAL SPLICES USED, MUST BE "TENSION-COMPRESSION" TYPE AND SHALL COMPLY WITH ACI 318, UNLESS SPECIFICALLY APPROVED BY THE STRUCTURAL ENGINEER. SHOP DRAWINGS SUBMITTED FOR EOR'S APPROVAL MUST INDICATE THE USE AND THE TYPE OF ANY MECHANICAL SPLICES USED.

I-MASONRY
1. CONCRETE MASONRY UNITS SHALL BE HOLLOW 2-CELL BLOCK (U.N.O.) WITH A MASONRY COMPRESSIVE STRENGTH OF F'M-2,000 psi AND SHALL CONFORM TO ASTM C-90 (AND ASTM C-129, AS APPLICABLE)
2. ALL MASONRY BEARING AND NON-BEARING WALLS ABOVE 2ND LEVEL SHALL BE LIGHT WEIGHT MASONRY.
3. ALL REINFORCING SHALL BE DEFORMED STEEL BARS WITH A YIELD STRENGTH OF 60,000 PSI (DESIGN STRESS EQUAL TO 24,000 psi.) ALL SPLICES SHALL BE 48 BAR DIAMETER IN LENGTH (U.N.O.)
4. ALL MASONRY WORK IN PROGRESS SHALL BE CONTINUOUSLY INSPECTED AND MATERIAL, EQUIPMENT AND PROCEDURES SHALL BE EVALUATED FOR QUALITY AND ACCEPTABILITY, AS PER IBC 2018 (SECTION 1704)
5. PROVIDE DOVETAIL ANCHOR SLOTS AT 2'-0" ON CENTER IN CONCRETE WALLS AND COLUMNS FACED WITH BRICK OR CMU
6. FIRST COURSE OF MASONRY SHALL BE FULLY BEDDED IN MORTAR AND GROUTED SOLID
7. PROVIDE AT LEAST TWO WIRES OF W1.7 HORIZONTAL JOINT REINFORCEMENT IN FIRST AND SECOND BED JOINTS ABOVE AND BELOW OPENINGS AND IN EVERY SECOND BED JOINT ELSEWHERE. IN REINFORCED MASONRY WALLS, PROVIDE GALVANIZED HORIZONTAL MASONRY REINFORCEMENT AT EVERY OTHER BLOCK COURSE U.N.O.
8. ALL TOP CONNECTIONS OF NON-LOAD BEARING MASONRY WALL TO STRUCTURE MUST PROVIDE A 1" SOFT JOISY FOR INDEPENDENT VERTICAL AND HORIZONTAL MOVEMENT OF STRUCTURAL ABOVE.
9. PROVIDE #6 VERTICAL REINFORCEMENT FULL HEIGHT OF WALL AT ALL JAMB LOCATIONS. WELD DOWELS AT BEARING END OF LINTEL (TYP.) AS REQUIRED
10. PROVIDE (2) #6 CONTINUES HORIZONTAL REINFORCEMENT AT OF WALLS AND AT ROOF AND FLOOR LEVELS
11. ALL CMU REINFORCING SPLICE MUST BE 48 DIAMETER LONG.
12. AT COLUMN LOCATIONS, ANCHOR MASONRY WALLS TO STEEL COLUMNS WITH FLEXIBLE WELD ON TIES AT A SPACING OF 16" (MAX.) ALONG THE HEIGHT OF COLUMN
13. ALL BEARING MASONRY WALLS AND ALL EXTERIOR MASONRY WALLS SHALL BE REINFORCED WITH #5 BARS AT 32" O.C. LOCATED IN THE CENTER OF THE CMU U.N.O.
14. ALL HOLLOW MASONRY UNITS BELOW GRADE SHALL BE FILLED SOLID W/ GROUT OR MORTAR
15. MASONRY SHALL BE FILLED SOLID SAND/ CEMENT GROUT UNDER BEARING ENDS OF STEEL JOISTS AND BEAMS
16. VOIDS IN MASONRY CONTAINING REINFORCEMENT SHALL BE FILLED WITH GROUT. GROUT SHALL CONFORM TO ASTM C 476
17. WHERE NOTED "SOLID", WALL SHALL BE FILLED WITH GROUT
18. MORTAR FOR MASONRY SHALL CONFORM TO ASTM C270 AND SHALL BE OF THE FOLLOWING TYPE:
TYPE M: FOR MASONRY BELOW GRADE AND IN CONTACT WITH EARTH, ALL EXTERIOR WALLS/ PARAPETS AND INTERIOR LOAD BEARING WALLS
TYPE S: INTERIOR NON-LOAD BEARING WALLS AND AT ALL OTHER LOCATIONS WHERE TYPE M IS NOT INDICATED

J.LINTELS
1. MASONRY BOND BEAM LINTELS
a. PROVIDE MASONRY BOND BEAM UNIT WITH THICKNESS EQUAL TO MIN. WIDTH OF WALL
b. PROVIDE THE FOLLOWING BOND BEAM LINTELS U.N.O. OR SHOWN ON DRAWINGS

| MARK | SPAN | HEIGHT | BOT. REINF. | TOP REIN. | STIRRUPS |
|---|---|---|---|---|---|
| 11 | 5'-1" TO 4'-0" | 8" | 2#5 | - | - |
| 12 | 4'-1" TO 6'-0" | 8" | 2#5 | 2#4 | 2#2@8" (E.E.) |
| 13 | 6'-1" TO 8'-0" | 16" | 2#6 | 2#4 | 5#3@8" (E.E.) |
| 14 | 8'-1" TO 10'-0" | 16" | 2#7 | 2#5 | 4#3@8" (E.E.) |
| 15 | 10'-1" TO 14'-0" | 16" | 2#8 | 2#5 | 6#3@8" (E.E. |

c. PRECAST LINTELS, WHEN USED, SHALL BE DESIGNED BY THE PRECAST MANUFACTURER
d. MINIMUM BEARING AT EACH END SHALL BE 8" U.N.O. FOR BOND BEAM AND PRECAST BEAMS

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

H. LIGHTGAGE METAL FRAMING
1. GENERAL
a. ALL STRUCTURAL PROPERTIES OF LIGHTGAGE FRAMING SHALL BE SHOWN IN THE MANUFACTURERE'S CATALOG
b. UTILIZE AWS STANDARD WELDING SYMBOLS
2. MATERIAL
a. ALL FRAMING MEMBERS SHALL BE MIN. AS SHOWN ON DRAWINGS
b. ALL FRAMING MEMBERS SHALL BE GALVANIZED

3. CONNECTIONS
a. CUT ALL FRAMING COMPONENTS TO FIT SQUARELY AGAINST ABUTTING MEMBERS AND HOLD FIRMLY IN POSITION UNTIL PROPERLY FASTENED
b. ALL PANELS SHALL BE SQUARE AND BRACED AGAINST RACKING.
c. WIRE TYING OF STRUCTURAL FRAMING COMPONENTS IS NOT PERMITTED
d. LIGHTGAGE METAL FRAMING CONNECTIONS TO BE FASTENED TOGETHER WITH A MINIMUM OF (2) #6 SCREWS
4. ERECTION:
a. ATTACH TRACK SECURELY TO THE STRUCTURE AS REQUIRED
b. SEAT STUDS SQUARELY TO THE FLOOR AND OVERHEAD TRACK AND ATTACH SECURELY
c. SPLICES IN STRUCTURAL FRAMING MEMBERS ARE NOT PERMITTED WITHOUT APPROVAL OF THE OWNER/ CONSTRUCTION MANAGER AND EOR
d. DO NOT ALLOW AXIAL LOADS TO STUDS UNTIL ALL BRIDGING CONNECTIONS, AND ATTACHMENT OF RELATED MATERIALS ARE COMPLETE.


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# ADDITION & ALTERATION

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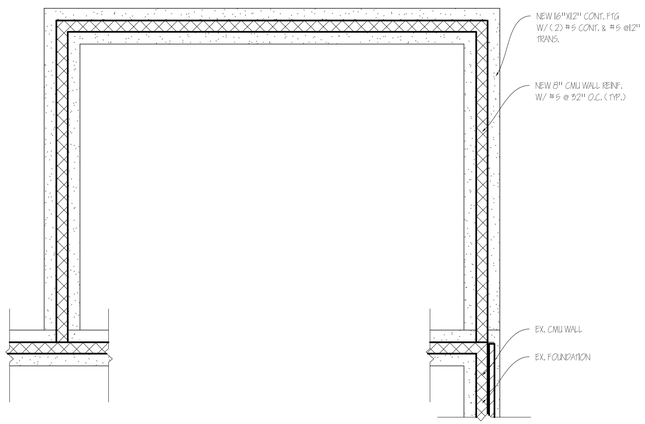
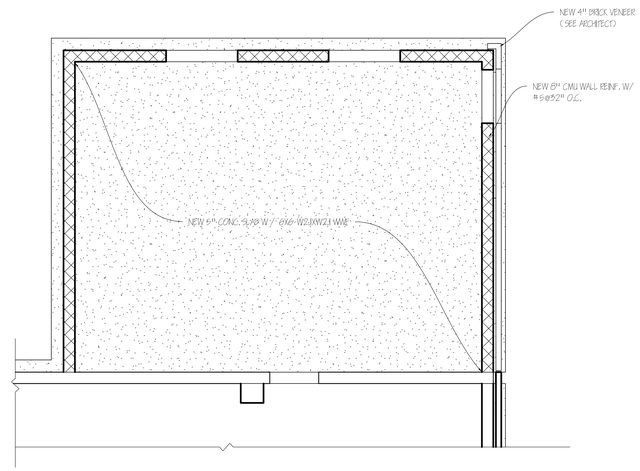
SHEET TITLE:
GENERAL NOTES

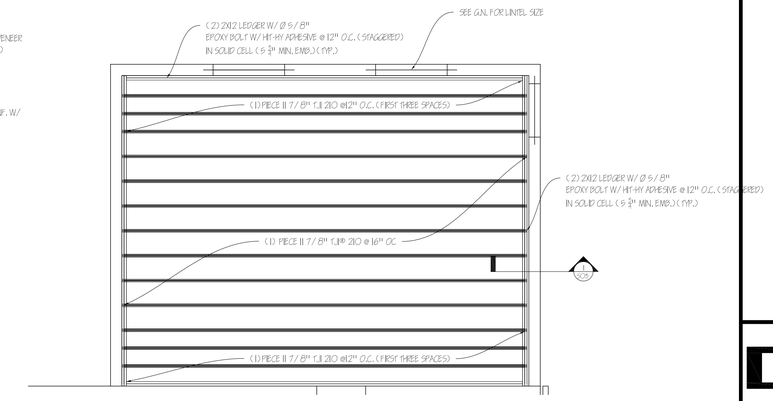
SHEET NUMBER:
S01




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




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

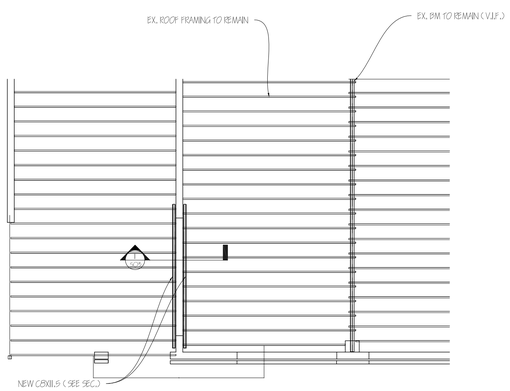



3 S02 PROPOSED ROOF FRAMING
SCALE: 1/4"=1'-0"

FOUNDATION PLAN NOTES:

REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS, ELEVATIONS AND OPENINGS

ROOF SHEATHING: USE MIN. 7/16-IN SHEATHING EXP 1 WITH 8D COMMON NAILS. FASTENERS ARE SPACED 6-IN O.C. - BLOCKING IS NOT REQUIRED.
USE LUZTOR-AB HANGERS WITH ALL I-JOISTS




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

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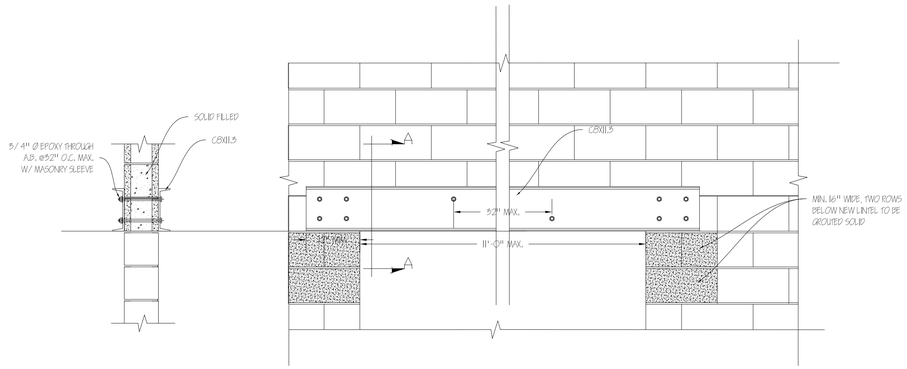
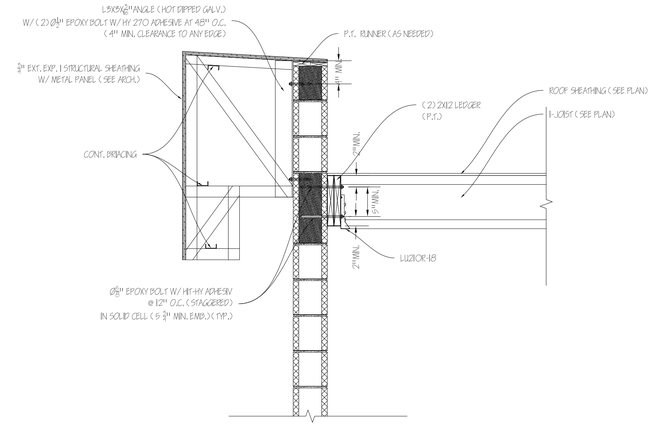
SHEET TITLE:
EXISTING AND PROPOSED PLANS

SHEET NUMBER:
S02

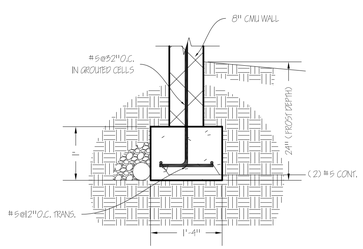



1 / S03 NEW OPENING LINTEL SUPPORT
SCALE: 3/4"=1'-0"




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

NOTES:
1. OVER HANG FRAMING IS SPACED 48" O.C.
2. OVER HANG MEMBERS ARE COLD FORMED STEEL (EXCEPT AS NOTED)
3. ALL MEMBERS ARE COLD FORMED MIN. 16 27125-27
4. PROVIDE SHOP DRAWINGS TO EOR FOR APPROVAL
5. ALL CELLS RECEIVING A.B. SHALL BE GROUTED
6. USE (4) TEK SCREWES #8 EACH CONNECTION
7. FOR DIMENSION/ LOCATION SEE ARCHITECTURAL DRAWINGS
8. COORDINATE BOLTS LOCATION IN THE FIELD. ONLY ONE BOLT IN ANY GROUTED CELL
9. HORIZONTAL AND VERTICAL REINFORCEMENT NOT SHOWN FOR CLARITY




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

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PROJECT MANAGER: SA
DESIGNED BY: SA
DRAWN BY: SA
SCALE: AS NOTED
PROJECT LOCAL NO:
CAD FILE:

SHEET TITLE:
SECTIONS AND DETAILS

SHEET NUMBER:
S03

# ELECTRICAL GENERAL NOTES

1. IT IS THE INTENT OF THESE DRAWINGS AND OTHER RELATED DOCUMENTS TO PRODUCE A COMPLETE AND FUNCTIONING ELECTRICAL SYSTEM. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TESTS, AND OTHER SERVICES AS MAY BE NECESSARY TO ACHIEVE THIS PRODUCT. THE CONTRACTOR SHALL ACKNOWLEDGE ACCEPTANCE OF THE PLANS AS AN ADEQUATE DEFINITION OF THE SCOPE OF WORK AND EXTRA COST CLAIMS BASED ON DISCREPANCIES ON THE PLANS WILL NOT BE CONSIDERED.

2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL CODES HAVING JURISDICTION. ALL EQUIPMENT, DEVICES, AND MATERIAL SHALL BE LISTED WITH UNDERWRITERS LABORATORIES FOR ITS APPLICATION AS INSTALLED AND SHALL BEAR THE UL LABEL.

3. THE ELECTRICAL CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY SUCH FEES AS MAY BE NECESSARY FOR INSPECTIONS, TESTS, AND OTHER SERVICES WHICH ARE REQUIRED FOR THE COMPLETION OF HIS WORK.

4. THE CONTRACTOR SHALL VISIT THE SITE AND EXAMINE CONDITIONS OF THE PREMISES AND THE CHARACTER AND EXTENT OF WORK REQUIRED PRIOR TO SUBMISSION OF BIDS. ANY DIFFICULTIES IN COMPLYING WITH THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT BEFORE BIDDING.

5. ELECTRICAL PLANS ARE DIAGRAMMATIC. DO NOT SCALE DRAWINGS.

6. CONSULT PLANS OF ALL OTHER TRADES FOR COORDINATION AND FOR RELATED AND ADJOINING WORK.

7. CONSULT ARCHITECTURAL AND STRUCTURAL PLANS AND DETAILS FOR CONSTRUCTION TYPE, HEADROOM, ROOM FINISHES, CEILINGS, ETC.

8. SEE REFLECTED CEILING PLAN FOR EXACT LOCATION OF LIGHT FIXTURES.

9. CIRCUIT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTLY SPACING THE CIRCUITS IN THE PANEL AND BALANCE THE LOAD ON THE PHASES UNDER NORMAL OPERATING CONDITIONS.

10. SHOP DRAWINGS FOR ALL ELECTRICAL EQUIPMENT, FIXTURES, DEVICES AND MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL BEFORE DELIVERY TO THE JOB SITE. EQUIPMENT, FIXTURES, DEVICES, AND MATERIAL DELIVERED TO THE JOB SITE OR INSTALLED PRIOR TO APPROVAL OF THE SHOP DRAWINGS, AND FOR WHICH THE SHOP DRAWINGS ARE SUBSEQUENTLY REJECTED, SHALL BE REPLACED WITH AN APPROVED ITEM AT NO ADDITIONAL COST TO THE OWNER.

11. CONTRACTOR SHALL VERIFY WIRE SIZES, C/B AND FUSE RATINGS FOR ALL HVAC EQUIPMENT, AND BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES AFFECTING THE WORK PRIOR TO PROCEEDING.

12. ALL WORK SHALL BE DONE AT SUCH TIMES AND IN SUCH A MANNER AS WILL LEAST INTERFERE WITH THE MAINTENANCE AND OPERATION OF ALL RELATED OR AFFECTED SYSTEM. ALL POWER OUTAGES, FIRE ALARM SHUT DOWNS, ETC. SHALL BE COORDINATED WITH OWNER.

13. CONTRACTOR SHALL VERIFY THAT ALL DOOR SWINGS ARE CORRECT BEFORE INSTALLING LIGHT SWITCH OUTLETS.

14. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SIZING OF ALL MOTOR OVERLOAD DEVICES (HEATERS) IN STARTERS BASED ON ACTUAL NAMEPLATE RATINGS ON THE MOTORS BEING INSTALLED.

15. HORSEPOWER RATINGS INDICATED ON DRAWINGS MAY DIFFER FROM ACTUAL EQUIPMENT FURNISHED. IF FURNISHED EQUIPMENT DIFFERS FROM RATINGS ON DRAWINGS, CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER FOR APPROPRIATE ACTION TO BE TAKEN.

16. CONTRACTOR SHALL NOTE U.L. LABELS ON PACKAGED TYPE MECHANICAL EQUIPMENT. IF U.L. LABEL ON MECHANICAL EQUIPMENT OT ACTUALLY BE INSTALLED CALLS FOR THE OVERCURRENT PROTECTIVE DEVICE TO BE FUSES, THE ELECTRICAL CONTRACTOR SHALL PROVIDE A FUSED DISCONNECT SWITCH WITH PROPER SIZE FUSES AT THE SWITCH LOCATION INDICATED ON DRAWINGS AT NO ADDITIONAL CHARGE TO THE OWNER.

17. THE ELECTRICAL CONTRACTOR SHALL VERIFY THE TYPE OF CEILING SYSTEM WITH THE GENERAL CONTRACTOR OR CEILING CONTRACTOR TO INSURE THAT ALL RECESSED LIGHTING FIXTURES ARE COMPATIBLE WITH THE CEILING SYSTEM BEING INSTALLED. LIGHTING FIXTURES SHOULD NOT BE ORDERED UNTIL TYPE OF CEILING HAS BEEN VERIFIED.

18. LIGHTING FIXTURES INSTALLED IN SUSPENDED CEILINGS SHALL BE SUPPORTED DIRECTLY FROM THE BUILDING STRUCTURE.

19. THE CORRECT NUMBER OF WIRES MAY NOT BE INDICATED FOR ALL CIRCUITS, ONLY THOSE WHERE CLARIFICATION IS NECESSARY. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL WIRES NECESSARY FOR THE PROPER FUNCTION OF THE SYSTEM WHETHER INDICATED ON DRAWINGS OF NOT.

20. ALL EMPTY CONDUIT RUNS IN EXCESS OF 10 FEET SHALL BE PROVIDED WITH A PULL WIRE OF FISH TAPE/CORD.

21. ALL CONDUCTORS, RACEWAYS AND CABLES SHALL BE CONCEALED IN CEILING OR WALL UNLESS INDICATED OTHERWISE.

22. OPENINGS OR CORE DRILLS IN EXISTING BUILDING STRUCTURE FOR PASSAGE OF CONDUITS/CABLES SHALL NOT BE CUT UNTIL THE CONTRACTOR HAS ASKED FOR AND RECEIVED WRITTEN APPROVAL FROM THE ARCHITECT AND OWNER.

23. THE LIGHTING FIXTURES SHALL BE FURNISHED AND INSTALLED COMPLETE WITH ALL ACCESSORIES (INCLUDING LAMPS) BY THE ELECTRICAL CONTRACTOR.

24. SYMBOLS SHOWN ON THIS SHEET ARE STANDARD SYMBOLS AND MAY NOT NECESSARILY ALL BE APPLICABLE TO THIS PROJECT.

25. THE CONTRACTOR SHALL GUARANTEE ALL HIS WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE BY OWNER.

26. ALL PENETRATIONS OF FLOOR AND WALLS SHALL BE FIRE STOPPED IN ACCORDANCE WITH IBC, NEC, AND NFPA.

27. CONDUCTORS SHALL BE INSTALLED CONTINUOUS BETWEEN DEVICES, WITH SPLICES LOCATED ONLY IN JUNCTION BOXES OR IN CABINETS. CONDUCTORS SHALL BE OF SUFFICIENT LENGTH TO REACH THE FARTHEST TERMINAL IN PANELS. A MINIMUM OF 6" LOOPS SHALL REMAIN WHERE CONNECTIONS OF TAPS ARE TO BE MADE IN BRACH CIRCUIT WIRING.

28. PROVIDE AN UPDATED TYPEWRITTEN PANEL DIRECTORY IN EACH PANEL AFTER COMPLETION OF WORK.

29. ELECTRICAL CONTRACTOR SHALL PROVIDE AS BUILT DRAWINGS AND ALL MANUFACTURERS DATA AND WARRANTY LITERATURE AT THE COMPLETION OF THE CONTRACT.

WIRING DEVICES

1. THE ELECTRICAL CONTRACTOR SHALL COORDINATE ALL MOUNTING HEIGHTS FOR SWITCHES, RECEPTACLES, WALL MOUNTED LIGHT FIXTURES, AND TELEPHONE OUTLETS BY THE USE OF THE ARCHITECTURAL AND ENGINEERING DRAWINGS. SHOULD ANY CONFLICTS BECOME APPARENT THE CONTRACTOR SHALL REQUEST CLARIFICATION PRIOR TO INSTALLATION. IN THE WORK IS NOT COORDINATED ANY REMEDIAL WORK SHALL BE REDONE AT NO ADDITIONAL COST TO THE OWNER.

2. PROVIDE DUPLEX, SPECIFICATION GRADE RECEPTACLES 2 POLE, 3 WIRE GROUNDING WITH GREEN HEXAGONAL EQUIPMENT GROUND SCREWS, GROUND TERMINALS AND POLES INTERNALLY CONNECTED TO MOUNTING YOKE, 20 AMPERES, 125 VOLTS, WITH METAL PLASTER EARS, SIDE WIRING, NEMA CONFIGURATION 5-20R.

3. SWITCHES, 20 AMPS, 120/277 VOLTS, WITH MOUNTING YOKE INSULATED FROM MECHANISM, EQUIPPED WITH PLASTER EARS, SWITCH HANDLE, AND SIDE WIRED SCREW TERMINALS.

4. ALL SWITCHES, RECEPTACLES AND ASSOCIATED FACE PLATES SHALL BE OF WHITE COLOR. PREFERRED MANUFACTURER IS LUTRON.

5. ALL DEVICES INSTALLED IN THE LOCATION EXPOSED TO AMBIENT CONDITIONS SHALL BE WEATHERPROOFED.

EQUIPMENT SPECIFICATIONS

RACEWAY

1. MINIMUM SIZE OF THE CONDUIT SHALL BE 1/2".

2. PROVIDE FLEXIBLE CONDUIT FOR MOTOR CONNECTION, AND FOR OTHER ELECTRICAL EQUIPMENT CONDITION, WHERE SUBJECT TO MOVEMENT AND VIBRATION.

3. PROVIDE LIQUID TIGHT FLEXIBLE CONDUIT FOR CONNECTION OF MOTOR AND FOR OTHER ELECTRICAL EQUIPMENT WHERE SUBJECT TO MOVEMENT AND VIBRATION, AND ALSO WHERE SUBJECT TO ONE OR MORE OF THE FOLLOWING CONDITIONS, UNLESS NOTES OTHERWISE:
   - A. MOIST AND HUMID ATMOSPHERE WHERE CONDENSATE CAN BE EXPECTED TO ACCUMULATE.
   - B. CORROSIVE ATMOSPHERE
   - C. SUBJECT TO DRIPPING OIL, GREASE OR WATER.

4. ALL CONDUITS SHALL BE GROUNDED PER NEC. CONDUITS ENTERING THE OUTLET BOXES, PANEL CABINETS, ETC. MUST BE FITTED WITH A DOUBLE LOCKNUT AND BUSHING.

5. PROVIDE RIGID STEEL, THREADED, THICK WALL CONDUIT, GALVANIZED OR EMT FOR ALL PANEL FEEDERS, AND ALL EXPOSED WIRING IN UNFINISHED AREAS.

6. ALL WIRE RACEWAYS IN OR PASSING THROUGH CONCRETE WALLS, SLABS, OR UNDERGROUND SHALL BE GALVANIZED RIGID STEEL THREADED CONDUIT.

WIRES AND CABLES

1. ALL WIRE AND CABLE SHALL BE COPPER WITH THHN/THWN INSULATION AND ALL WIRE SIZES ARE BASED ON COPPER CONDUCTORS WITH 75°C INSULATION UNLESS INDICATED OTHERWISE. ALL CONNECTORS, LUGS, ETC. SHALL BE LISTED FOR 75°C.

2. PROVIDE WIRING NOT SMALLER THAN #12 AWG FOR THE POWER DISTRIBUTION, AND NOT SMALLER THAN #14 AWG FOR THE FIRE ALARM SYSTEM.

3. ALL CIRCUITS 120/208 VOLT OVER 100 FEET AND ALL 277/480 VOLT CIRCUITS OVER 200 FEET FROM PANEL TO FIRST OUTLET SHALL HAVE CONDUCTORS ONE SIZE LARGER THAN NORMALLY REQUIRED WHETHER INDICATED ON PANEL SCHEDULE OR NOT.

4. CONDUCTORS INSTALLED UNDERGROUND OR IN THE WET LOCATIONS SHALL BE U.L. LISTED PER NEC, AND SHALL BE SUITABLE FOR WET LOCATIONS.

ELECTRICAL BOXES AND FITTINGS

1. ALL BOXES AND FITTINGS SHALL BE OF CODE-GAUGE STEEL.

2. JUNCTION AND PULL BOXES: PROVIDE GALVANIZED CODE-GUAGE STEET STEEL JUNCTION AND PULL BOXES WITH SCREW-ON COVER OF TYPES, SHAPES AND SIZES TO SUIT EACH RESPECTIVE LOCATION AND INSTALLATION, WITH WELDED SEAMS AND EQUIPPED WITH STAINLESS STEEL NUTS, SCREWS, AND WASHERS.

3. PROVIDE WEATHERPROOF OUTLETS FOR INTERIOR AND EXTERIOR LOCATIONS EXPOSED TO WEATHER OR MOISTURE.

4. ALL PULL BOXES SHALL BE FABRICATED FROM #12 OR HEAVIER GAUGE GALVANIZED STEEL AS REQUIRED BY THE NEC, AND SHALL BE EQUIPPED WITH SCREW FASTENED COVER.

FIRE ALARM NOTES:

1. ALL DEVICES AND EQUIPMENT FOR THIS SYSTEM SHALL BE LISTED BY THE UNDERWRITER'S LABORATORIES, INC. (U.L.), BEAR THE U.L. LABEL AND SHALL CONFORM TO THE APPLICABLE SECTIONS OF NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 72 AND 90A.

2. THE INSTALLATION SHALL BE IN ACCORDANCE WITH ALL REQUIREMENTS OF NFPA, THE NATIONAL ELECTRIC CODE (NEC), ALL STATE AND LOCAL CODES AND ADA REQUIREMENTS.

3. UPON COMPLETION, THE SYSTEM SHALL BE THOROUGHLY TESTED BY THE CONTRACTOR TO ASSURE PROPER INTERFACING OF ALL COMPONENTS.

4. ALL WIRING FOR THE FIRE DETECTION AND ALARM SYSTEM SHALL BE RUN IN CONDUIT BY THE CONTRACTOR. ALL FIRE ALARM JUNCTION BOX COVERS SHALL BE PAINTED RED BY THE CONTRACTOR OR STENCILED FOR DISTINCT IDENTIFICATION. ALL CONDUIT, DEVICE MOUNTING BOXES, JUNCTION BOXES, AND PANELS SHALL BE SECURELY FASTENED BY THE CONTRACTOR WITH APPROPRIATE FITTINGS TO INSURE A POSITIVE GROUND THROUGHOUT THE ENTIRE SYSTEM.

5. ALL CONNECTIONS TO PANELS, DEVICES, AND DETECTORS SHALL BE MADE WITH CRIMP TYPE SPADE TERMINAL CONNECTORS. SPLICES IN STATION CIRCUITS SHALL BE MADE ONLY IN JUNCTION BOXES AND SHALL BE CRIMP CONNECTED.

6. ALL WIRING SHALL BE CHECKED AND TESTED BY THE CONTRACTOR TO INSURE THE SYSTEM IS FREE FROM GROUNDS, OPENS, AND SHORTS.

7. THE INSTALLATION AND FINAL CONNECTIONS BY THE CONTRACTOR OF ALL COMPONENTS AND DEVICES SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF THE SYSTEM MANUFACTURER'S TECHNICAL STAFF.

# ELECTRICAL SYMBOLS

- LIGHTING FIXTURE. SEE LIGHTING FIXTURE SCHEDULE FOR TYPE AND MOUNTING.
- WALL MOUNTED DUAL HEAD BATTERY POWERED EMERGENCY LIGHTING FIXTURE. SEE LIGHTING FIXTURE SCHEDULE.
- SINGLE FACE EXIT LIGHTING FIXTURE. SEE LIGHTING FIXTURE SCHEDULE.
- DOUBLE FACE EXIT LIGHTING FIXTURE. SEE LIGHTING FIXTURE SCHEDULE.
- $ SINGLE POLE TOGGLE SWITCH – 20 AMP, 120 VOLT, M.H. 48" AFF, UNLESS NOTED OTHERWISE.
- $3 THREE WAY TOGGLE SWITCH – 20 AMP, 120 VOLT, M.H. 48" AFF, UNLESS NOTED OTHERWISE.
- $M MOTOR RATED SWITCH WITH THERMAL OVERLOAD PROTECTION, MOUNT ADJACENT TO OR ON THE MOTOR BEING CONTROLLED.
- $O LIGHT SWITCH WITH BUILT-IN OCCUPANCY SENSOR.
- OS CEILING MOUNTED OCCUPANCY SENSOR.
- OD CEILING MOUNTED DAYLIGHT SENSOR
- J JUNCTION BOX, CEILING OR WALL MOUNTED.
- SD D DUCT SMOKE DETECTOR IN SUPPLY AND RETURN AIR DUCTS
- DUPLEX GROUNDING TYPE RECEPTALCE – 20 AMP, 120 VOLT, NEMA 5-20R, M.H. 18" AFF, UNLESS NOTED OTHERWISE.
- DOUBLE DUPLEX GROUNDING TYPE RECEPTACLE – 20 AMP, 120 VOLT, NEMA 5-20R, M.H. 18" AFF, UNLESS NOTED OTHERWISE.
- CD CEILING MOUNTED RECEPTACLE
- FLOOR MOUNTED RECEPTACLE
- DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT INTERRUPTER PROTECTION – 20 AMP, 120 VOLT, NEMA 5-20R, M.H. 42" AFF, UNLESS NOTED OTHERWISE.
- DATA OUTLET
- TELEPHONE/DATA OUTLET – WALL MOUNTED, M.H. 18" AFF, UNLESS NOTED OTHERWISE. PROVIDE 1" EC FROM THE OUTLET TO 6" ABOVE FINISHED CEILING AND TERMINATE WITH 90° BEND AND INSULATED BUSHING.
- PANELBOARD
- DISCONNECT SWITCH, AMP, VOLT, POLES AND FUSING AS NOTED ON DRAWING.
- ELECTRIC MOTOR CONNECTION – HORSEPOWER AS NOTED.
- PC POWER COMPANY METER, RATING AS INDICATED ON DRAWING.
- T DRY TYPE TRANSFORMER, RATING AS INDICATED ON DRAWING.
- 2 HOMERUN WIRING WITH A DEDICATED EQUIPMENT GROUND WIRE TO THE REFERENCED PANELBOARD. ARROW HEADS AND NUMERALS INDICATE THE CIRCUIT NUMBERS.
- SP CEILING MOUNTED SPEAKER

# ELECTRICAL ABBREVIATIONS

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

# FEEDER SCHEDULE

| NOMINAL AMPERE RATING | FEEDER TAG & MODIF. | | LOAD DESCRIPTION | MINIMUM RACEWAY SIZE (INCHES) |
|---|---|---|---|---|
| 20 | 20* | – | 3-12 AWG; 1-12 AWG GND. | 3/4" |
| | | Y | 3-12 AWG; 1-12 AWG N; 1-12 AWG GND. | |
| | | K | CHANGE NEUTRAL TO 1-8 AWG | 3/4" |
| | | G | ADD 1-12 AWG IG | |
| 30 | 30* | – | 3-10 AWG; 1-10 AWG GND. | 3/4" |
| | | Y | 3-10 AWG; 1-10 AWG N; 1-10 AWG GND. | |
| | | K | CHANGE NEUTRAL TO 1-4 AWG | 1" |
| | | G | ADD 1-10 AWG IG | |
| 40 | 40* | – | 3-8 AWG; 1-10 AWG GND. | 1" |
| | | Y | 3-8 AWG; 1-8 AWG N; 1-10 AWG GND. | |
| | | K | CHANGE NEUTRAL TO 1-4 AWG | 1" |
| | | G | ADD 1-10 AWG IG | |
| 55 | 55* | – | 3-6 AWG; 1-10 AWG GND. | 1" |
| | | Y | 3-6 AWG; 1-6 AWG N; 1-10 AWG GND. | |
| | | K | CHANGE NEUTRAL TO 1-4 AWG | 1.25" |
| | | G | ADD 1-10 AWG IG | |
| 70 | 70* | – | 3-4 AWG; 1-8 AWG GND. | 1.25" |
| | | Y | 3-4 AWG; 1-4 AWG N; 1-8 AWG GND. | |
| | | K | CHANGE NEUTRAL TO 1-1/0 AWG | 1.5" |
| | | G | ADD 1-8 AWG IG | |
| 100 | 100* | – | 3-2 AWG; 1-6 AWG GND. | 1.5" |
| | | Y | 3-2 AWG; 1-2 AWG N; 1-6 AWG GND. | |
| | | K | CHANGE NEUTRAL TO 1-3/0 AWG | 2" |
| | | G | ADD 1-6 AWG IG | |
| 130 | 130* | – | 3-1 AWG; 1-6 AWG GND. | 2" |
| | | Y | 3-1 AWG; 1-1 AWG N; 1-6 AWG GND. | |
| | | K | CHANGE NEUTRAL TO 250 KCM | 2.5" |
| | | G | ADD 1-6 AWG IG | |
| 150 | 150* | – | 3-1/0 AWG; 1-6 AWG GND. | 2" |
| | | Y | 3-1/0 AWG; 1-1/0 AWG N; 1-6 AWG GND. | |
| | | K | CHANGE NEUTRAL TO 2-1/0 AWG | 2.5" |
| | | G | ADD 1-6 AWG IG | |
| 175 | 175* | – | 3-2/0 AWG; 1-4 AWG GND. | 2" |
| | | Y | 3-2/0 AWG; 1-2/0 AWG N; 1-4 AWG GND. | |
| | | K | CHANGE NEUTRAL TO 2-2/0 AWG | 2.5" |
| | | G | ADD 1-4 AWG IG | |
| 200 | 200* | – | 3-3/0 AWG; 1-4 AWG GND. | 2" |
| | | Y | 3-3/0 AWG; 1-3/0 AWG N; 1-4 AWG GND. | |
| | | K | CHANGE NEUTRAL TO 2-3/0 AWG | 2.5" |
| | | G | ADD 1-4 AWG IG | |
| 225 | 225* | – | 3-4/0 AWG; 1-2 AWG GND. | 2.5" |
| | | Y | 3-4/0 AWG; 1-4/0 AWG N; 1-2 AWG GND. | |
| | | K | CHANGE NEUTRAL TO 2-4/0 AWG | 2.5" |
| | | G | ADD 1-4 AWG IG | |
| 250 | 250* | – | 3-250 KCMIL; 1-2 AWG GND. | 2" |
| | | Y | 3-250 KCMIL; 1-250 KCMIL N; 1-2 AWG GND. | |
| | | K | CHANGE NEUTRAL TO 2-250 KCMIL | 2.5" |
| | | G | ADD 1-2 AWG IG | |
| 300 | 300* | – | 3-350 KCMIL; 1-1 AWG GND. | 3" |
| | | Y | 3-350 KCMIL; 1-350 KCMIL N; 1-1 AWG GND. | |
| | | K | CHANGE NEUTRAL TO 2-350 KCMIL | 3" |
| | | G | ADD 1-1 AWG IG | |
| 380 | 380* | – | 3-500 KCMIL; 1-1/0 AWG GND. | 4" |
| | | Y | 3-500 KCMIL; 1-500 KCMIL N; 1-1/0 AWG GND. | |
| | | K | CHANGE NEUTRAL TO 2-500 KCMIL | 4" |
| | | G | ADD 1-1/0 AWG IG | |
| 420 | 420* | – | 3-600 KCMIL; 1-1/0 AWG GND. | 4" |
| | | Y | 3-600 KCMIL; 1-600 KCMIL N; 1-1/0 AWG GND. | |
| | | K | CHANGE NEUTRAL TO 2-600 KCMIL | 4" |
| | | G | ADD 1-1/0 AWG IG | |
| 500 | 500* | Y | (2 SETS OF) 3-250 KCMIL; 1-250 KCMIL N; 1/0 AWG GND. | (2)-3" |
| 600 | 600* | Y | (2 SETS OF) 3-350 KCMIL; 1-350 KCMIL N; 2/0 AWG GND. | (2)-3.5" |
| 800 | 800* | Y | (2 SETS OF) 3-600 KCMIL; 1-600 KCMIL N; 2/0 AWG GND. | (2)-4" |
| 1000 | 1000* | Y | (3 SETS OF) 3-500 KCMIL; 1-500 KCMIL N; 1-2/0 AWG GND. | (3)-3.5" |
| 1200 | 1200* | Y | (3 SETS OF) 3-600 KCMIL; 1-600 KCMIL N; 1-3/0 AWG GND. | (3)-4" |
| 1600 | 1600* | Y | (4 SETS OF) 3-600 KCMIL; 1-600 KCMIL N; 1-4/0 AWG GND. | (3)-4" |

FEEDER SCHEDULE DESIGNATIONS

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

NOTES:

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

## APPLICABLE CODES:

2018 VIRGINIA CONSTRUCTION CODE
2017 NEC
2018 IECC

## ELECTRICAL DRAWINGS LIST:

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

## SCOPE OF WORK:

RENOVATION OF AN EXISTING SERVICE STATION BUILDING.


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-

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-
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DAENG2000@AOL.COM
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CIVIL:
-

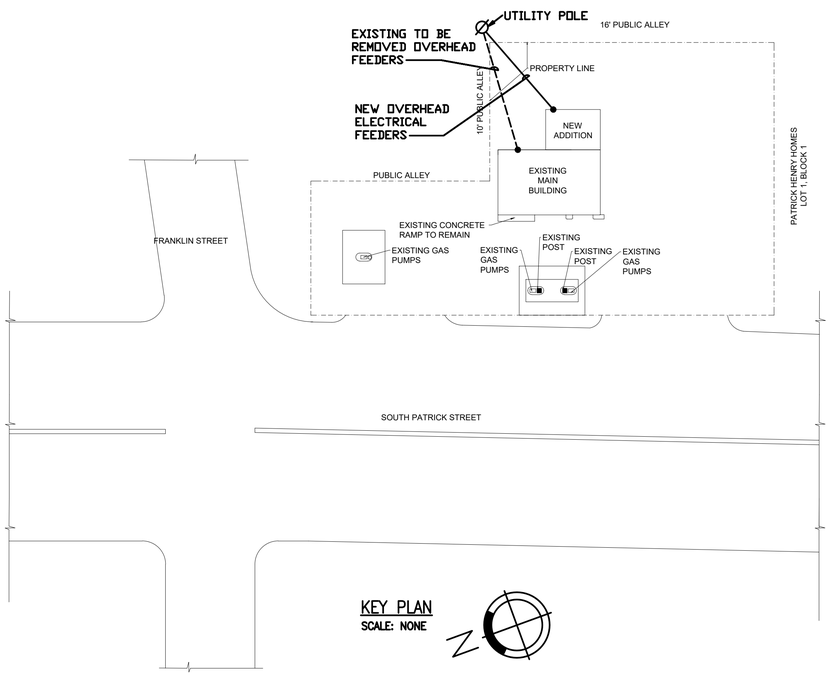

ADDITION & ALTERATION
700 S PATRICK ST, ALEXANDRIA, VA 22314

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

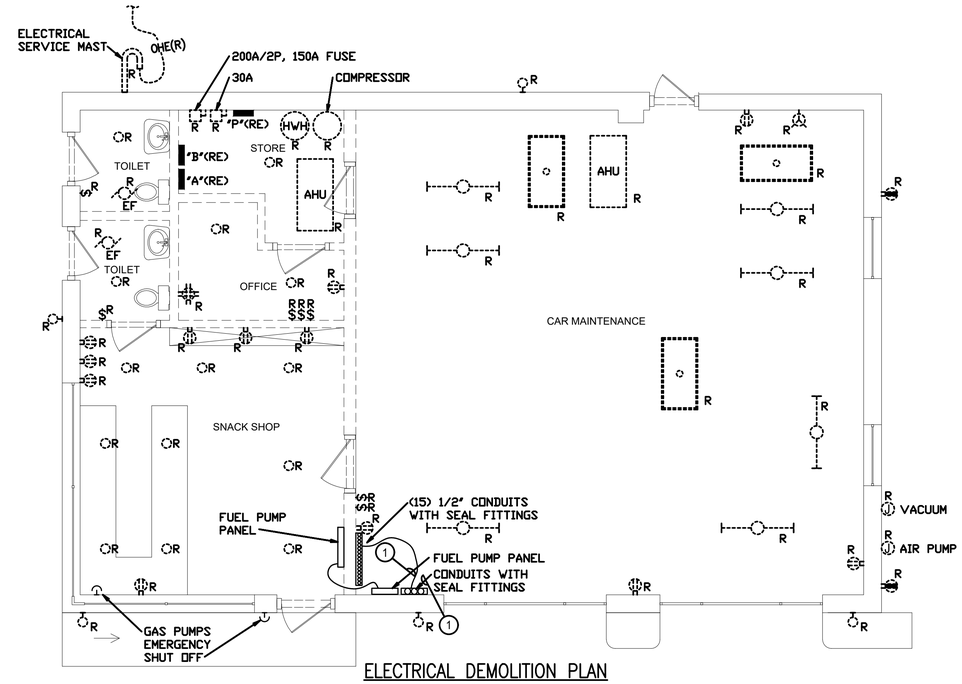
| | |
|---|---|
| PROJECT MANAGER: | AA |
| DESIGNED BY: | SO |
| DRAWN BY: | MR |
| SCALE: | |
| PROJECT LOCAL NO: | MSC-2022-004 |
| CAD FILE: | CAD FILE NAME |

SHEET TITLE:
ELECTRICAL COVER SHEET

SHEET NUMBER:
E100




KEY PLAN
SCALE: NONE




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

## GENERAL NOTES:

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

## KEYED NOTES:

1. EXTEND LOCATION AND RELOCATE TO THIS WALL.

R: REMOVE WITH ASSOCIATED CONNECTIONS

RE: RELOCATE.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03/31/2022


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-

MPE:

-


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CIVIL:

-

# ADDITION & ALTERATION

700 S PATRICK ST, ALEXANDRIA, VA 22314

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

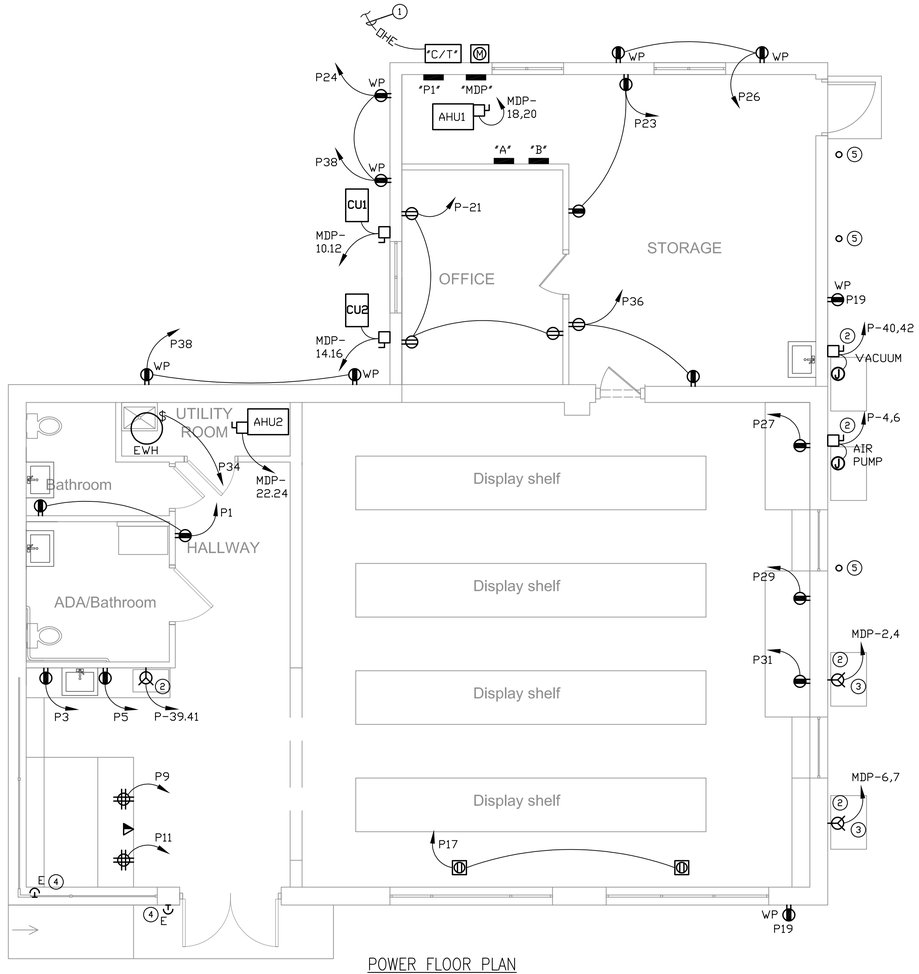
| | |
|---|---|
| PROJECT MANAGER: | AA |
| DESIGNED BY: | SO |
| DRAWN BY: | MR |
| SCALE: | |
| PROJECT LOCAL NO: | MSC-2022-004 |
| CAD FILE: | CAD FILE NAME |

SHEET TITLE:

ELECTRICAL DEMOLITION PLAN

SHEET NUMBER:

E200

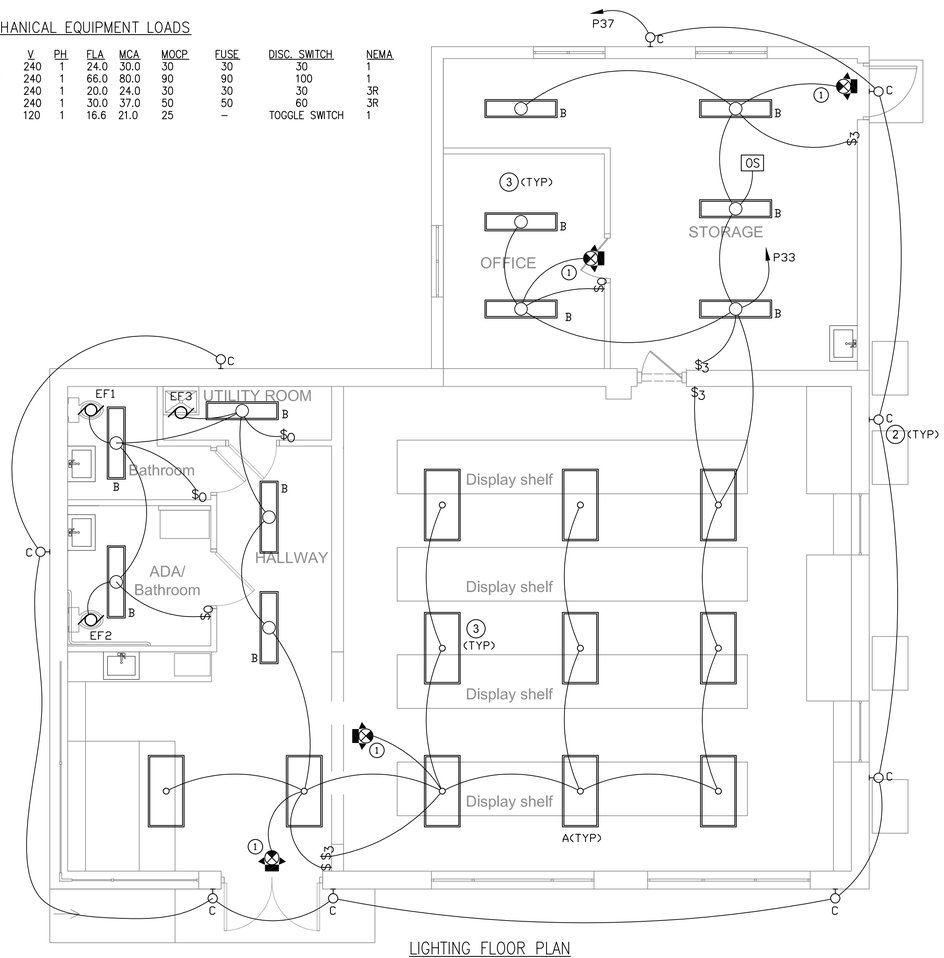



POWER FLOOR PLAN

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

## MECHANICAL EQUIPMENT LOADS

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




LIGHTING FLOOR PLAN

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

## GENERAL NOTES

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

## POWER KEYED NOTES

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

## LIGHTING KEYED NOTES

1. CONNECT AHEAD OF THE SWITCH.
2. LIGHT FIXTURE WITH BUILT-IN 10 WATT BATTERY AND PHOTO CELL.
3. LIGHT FIXTURE WITH BUILT-IN 10 WATT BATTERY.

## LIGHTING CONTROL NARRATIVE

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

## LIGHTING FIXTURE SCHEDULE

| | | | | | |
|---|---|---|---|---|---|
| AFF | ABOVE FINISHED FLOOR | EB | EMERGENCY BATTERY | R | RECESSED |
| BFC | BELOW FINISHED CEILING | F | FLUORESCENT | S | SURFACE |
| C | CEILING | PL | POLE | U | UNIVERSAL |
| DL | DOWN LIGHT | P | PENDANT | W | WALL |

| FIXTURE TYPE | | MANUFACTURER | CATALOG No. | LAMP No. | LAMP TYPE | VOLTS | MOUNTING | LOCATION | REMARKS | COUNT | LUMENS | L/W |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A | | H.E. WILLIAMS | 50GS24L59-8-35-S-A12125 -EM/10W-DIM-120 | 1 | 48W LED | 120 | R | AS SHOWN | 2'x4' LENSED LED WITH 10 WATT BATTERY | 11 | 6231 | 130 |
| B | | H.E. WILLIAMS | 39-4-L30-8-35- A-EM/10WLP-DRV-120 | 1 | 23W LED | 120 | S | AS SHOWN | 1'x4' LENSED LED WITH 10 WATT BATTERY | 11 | 5101 | 120 |
| D | | H.E. WILLIAMS | VWPHL60-7-40- DBZ-CLG-EM/10W-120-PC | 1 | 70W LED | 120 | R | EXTERIOR | LED WALL PACK WITH BUILT-IN PHOTO CELL AND BATTERY | 9 | 6831 | 97 |
| EX | | H.E. WILLIAMS | EXIT/EM/LP-R-WHT-D | 1 | 3W LED | 120 | S | AS SHOWN | EMERGENCY WALL PACK AND EXIT LIGHT | 4 | – | – |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08/31/2022


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STRUCTURAL:

-

MPE:

-


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CIVIL:

-

# ADDITION & ALTERATION

700 S PATRICK ST, ALEXANDRIA, VA 22314

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

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

SHEET TITLE:

ELECTRICAL POWER AND LIGHTING PLANS

SHEET NUMBER:

E300

## PANEL SCHEDULE

PANEL: MDP
POLE SPACES: 36
LOCATION: STORAGE.

600 AMPS / 600 A MCB
MOUNTING: SURFACE
120/240 VOLTS

PHASE: 1
WIRE: 3
NEW 42 KA IC

| LOAD | KW/PHASE A | KW/PHASE B | CIR/BKR POLE | CIR/BKR TRIP | WIRE | CIR. NO. | PHASE | CIR. NO. | WIRE | CIR/BKR POLE | CIR/BKR TRIP | KW/PHASE A | KW/PHASE B | LOAD |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| PANEL P | 15.0 | | 2 | 200A | | 1 | A | 2 | | 2 | 60A | 4.0 | | ELECTRICAL CAR CHARGER |
| ↓ | | 15.0 | – | – | | 3 | B | 4 | | – | – | | 4.0 | ↓ |
| PANEL B | 10.0 | | 2 | 100A | | 5 | A | 6 | | 2 | 60A | 4.0 | | ELECTRICAL CAR CHARGER |
| ↓ | | 10.0 | – | – | | 7 | B | 8 | | – | – | | 4.0 | ↓ |
| PANEL A | 1.0 | | 2 | 60A | | 9 | A | 10 | | 2 | 30A | 2.5 | | CU1 |
| ↓ | | 1.0 | – | – | | 11 | B | 12 | | – | – | | 2.5 | ↓ |
| SPACE | | | | | | 13 | A | 14 | | 2 | 50A | 4.0 | | CU2 |
| | | | | | | 15 | B | 16 | | – | – | | 4.0 | ↓ |
| | | | | | | 17 | A | 18 | | 2 | 30A | 3.0 | | AHU1 |
| | | | | | | 19 | B | 20 | | – | – | | 3.0 | ↓ |
| | | | | | | 21 | A | 22 | | 2 | 90A | 8.0 | | AHU2 |
| | | | | | | 23 | B | 24 | | – | – | | 8.0 | ↓ |
| | | | | | | 25 | A | 26 | | | | | | SPACE |
| | | | | | | 27 | B | 28 | | | | | | |
| | | | | | | 29 | A | 30 | | | | | | |
| | | | | | | 31 | B | 32 | | | | | | |
| | | | | | | 33 | A | 34 | | | | | | |
| ↓ | | | | | | 35 | B | 36 | | | | | | ↓ |

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

## PANEL SCHEDULE

PANEL: P
POLE SPACES: 42
LOCATION: STORAGE

200 AMPS MLO
MOUNTING: SURFACE
120/240 VOLTS

PHASE: 1
WIRE: 3
EXISTING RELOCATED 10 KA IC

| LOAD | KW/PHASE A | KW/PHASE B | CIR/BKR POLE | CIR/BKR TRIP | WIRE | CIR. NO. | PHASE | CIR. NO. | WIRE | CIR/BKR POLE | CIR/BKR TRIP | KW/PHASE A | KW/PHASE B | LOAD |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| RECEPTACLES, TOILET, HALLWAY | 1.0 | | 1 | 20A | | 1 | A | 2 | | 1 | 20A | – | | SPARE |
| MICROWAVE | | 1.2 | 1 | 20A | | 3 | B | 4 | | 2 | 20A | | 1.0 | VACUUM PUMP |
| MICROWAVE | 1.2 | | 1 | 20A | | 5 | A | 6 | | – | – | 1.0 | | ↓ |
| SIGN | | 1.2 | 1 | 20A | EXIST | 7 | B | 8 | | 1 | 20A | | – | SPARE |
| POS | 1.0 | | 1 | 20A | | 9 | A | 10 | | 1 | 20A | – | | |
| POS | | 1.0 | 1 | 20A | | 11 | B | 12 | | 1 | 20A | | – | |
| SPARE | – | | 2 | 100A | | 13 | A | 14 | | 1 | 20A | – | | |
| ↓ | | – | 1 | 20A | | 15 | B | 16 | | 1 | 20A | | – | ↓ |
| WINDOW RECEPTACLES | 1.2 | | 1 | 20A | | 17 | A | 18 | | 2 | 100A | – | | SPARE |
| RECEPTACLES EXTERIOR | | 1.2 | 1 | 20A | | 19 | B | 20 | | – | – | | – | ↓ |
| RECEPTACLES OFFICE | 1.0 | | 1 | 20A | | 21 | A | 22 | EXIST | 1 | 20A | 0.6 | | PARKING LIGHTS |
| RECEPTACLES STORAGE | | 1.0 | 1 | 20A | | 23 | B | 24 | | 1 | 20A | | 1.0 | RECEPTACLES EXTERIOR |
| PUMPS POWER | 1.0 | | 1 | 20A | EXIST | 25 | A | 26 | | 1 | 20A | 1.0 | | RECEPTACLES EXTERIOR |
| DISPLAY REFRIGERATOR | | 1.2 | 1 | 20A | | 27 | B | 28 | | 1 | 20A | | – | SPARE |
| DISPLAY REFRIGERATOR | 1.2 | | 1 | 20A | | 29 | A | 30 | | 1 | 20A | – | | |
| DISPLAY REFRIGERATOR | | 1.2 | 1 | 20A | | 31 | B | 32 | | 1 | 20A | | – | |
| LIGHTING ALL INTERIOR | 0.78 | | 1 | 20A | | 33 | A | 34 | | 1 | 25A | 2.0 | | EWH |
| SPARE | | – | 1 | 20A | | 35 | B | 36 | | 1 | 20A | | 1.0 | RECEPTACLES EXTERIOR |
| LIGHTING EXTERIOR | 0.63 | | 1 | 20A | 10 | 37 | A | 38 | | 1 | 20A | 0.5 | | RECEPTACLE EXTERIOR |
| COFFEE | | 2.0 | 2 | 30A | | 39 | B | 40 | | 2 | 20A | | 1.0 | AIR PUMP |
| ↓ | 2.0 | | – | – | | 41 | A | 42 | | – | – | 1.0 | | ↓ |

| | | |
|---|---|---|
| LIGHTING | 2.01 x 1.25 = | 2.50 KVA |
| SIGN | 1.20 x 1.25 = | 1.50 KVA |
| RECEPTACLES | 15.00 x 1.00 = | 15.00 KVA |
| EQUIPMENT | 8.00 x 1.00 = | 8.00 KVA |
| HVAC | 2.00 x 1.00 = | 2.00 KVA |
| TOTAL | 28.20 KVA | 29.00 KVA |
| | 118.00 AMP | 121.00 AMP |

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

CONNECTED LOAD: 28.2 KVA
DEMAND LOAD: 29.0 KVA

## PANEL SCHEDULE

PANEL: A
POLE SPACES: 24
LOCATION: STORAGE

60 AMPS
MOUNTING: SURFACE
120/240 VOLTS

PHASE: 1
WIRE: 3
EXISTING RELOCATED 10 KA IC

| LOAD | KW/PHASE A | KW/PHASE B | CIR/BKR POLE | CIR/BKR TRIP | WIRE | CIR. NO. | PHASE | CIR. NO. | WIRE | CIR/BKR POLE | CIR/BKR TRIP | KW/PHASE A | KW/PHASE B | LOAD |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SPACE | | | | | | 1 | A | 2 | | 2 | 30A | | | SPARE |
| | | | | | | 3 | B | 4 | | – | – | | | ↓ |
| | | | | | | 5 | A | 6 | | 2 | 20A | | | SPARE |
| | | | | | | 7 | B | 8 | | – | – | | | ↓ |
| | | | | | | 9 | A | 10 | | 1 | – | – | | SPACE |
| | | | | | | 11 | B | 12 | EXIST | 1 | 15A | | 0.5 | GAS CONTRACTOR |
| | | | | | | 13 | A | 14 | | 1 | – | – | | SPACE |
| | | | | | | 15 | B | 16 | EXIST | 1 | 15A | | 1.0 | GAS CANOPY LIGHTING |
| | | | | | | 17 | A | 18 | | 1 | | | | SPACE |
| | | | | | | 19 | B | 20 | | 1 | | | | |
| | | | | | | 21 | A | 22 | | 1 | | | | |
| ↓ | | | | | | 23 | B | 24 | | 1 | | | | ↓ |

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

## PANEL SCHEDULE

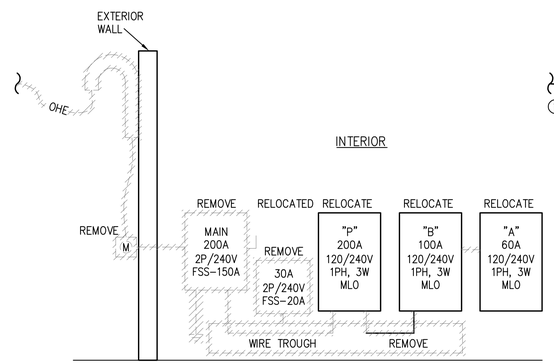
PANEL: B
POLE SPACES: 24
LOCATION: STORAGE

100 AMPS MLO
MOUNTING: SURFACE
120/240 VOLTS

PHASE: 1
WIRE: 3
EXISTING RELOCATED 10 KA IC

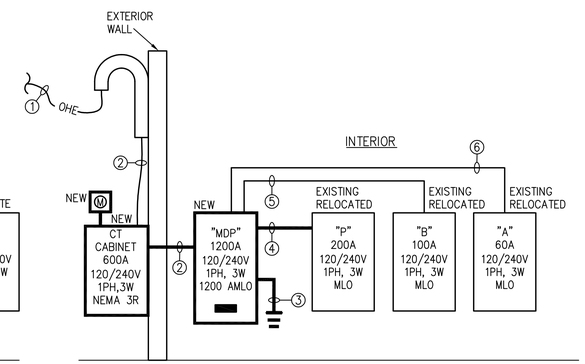
| LOAD | KW/PHASE A | KW/PHASE B | CIR/BKR POLE | CIR/BKR TRIP | WIRE | CIR. NO. | PHASE | CIR. NO. | WIRE | CIR/BKR POLE | CIR/BKR TRIP | KW/PHASE A | KW/PHASE B | LOAD |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| GAS PUMP | 1.0 | | 2 | 15A | EXIST | 1 | A | 2 | EXIST | 2 | 20A | 1.0 | | GAS PUMP |
| ↓ | | 1.0 | – | – | | 3 | B | 4 | | – | – | | 1.0 | ↓ |
| GAS PUMP | 1.0 | | 2 | 15A | | 5 | A | 6 | | 2 | 20A | 1.0 | | GAS PUMP |
| ↓ | | 1.0 | – | – | | 7 | B | 8 | | – | – | | 1.0 | ↓ |
| GAS PUMP | 1.0 | | 2 | 15A | | 9 | A | 10 | | 2 | 20A | 1.0 | | GAS PUMP |
| ↓ | | 1.0 | – | – | | 11 | B | 12 | | – | – | | 1.0 | ↓ |
| GAS PUMP | 1.0 | | 2 | 15A | | 13 | A | 14 | | 1 | – | – | | SPACE |
| ↓ | | 1.0 | – | – | | 15 | B | 16 | ↓ | 1 | 20A | | 1.0 | CONTROL |
| GAS PUMP | 1.0 | | 2 | 15A | | 17 | A | 18 | | 1 | – | – | | SPACE |
| ↓ | | 1.0 | – | – | | 19 | B | 20 | | 1 | – | | – | ↓ |
| GAS PUMP | 1.0 | | 2 | 15A | | 21 | A | 22 | | 1 | – | – | | |
| ↓ | | 1.0 | – | – | ↓ | 23 | B | 24 | | 1 | – | | – | ↓ |

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




EXISTING/DEMOLITION POWER RISER DIAGRAM
SCALE: NTS

: REMOVE




NEW WORK POWER RISER DIAGRAM
SCALE: NTS

### POWER RISER NOTES:

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

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

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

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

SHEET TITLE:
PANEL SCHEDULES AND RISER DIAGRAMS

SHEET NUMBER:
E400

## COM*check* Software Version 4.1.1.0
# Envelope Compliance Certificate

**Project Information**

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

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

**Additional Efficiency Package(s)**

Reduced interior lighting power. Requirements are implicitly enforced within interior lighting allowance calculations.

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

**Envelope Assemblies**

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.

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

Project Title: Liberty Gas Station — Report date: 08/20/22
Data filename: C:\Users\daeng\Dropbox\Comcheck files\Liberty Gas station.cck — Page 1 of 9

## COM*check* Software Version 4.1.1.0
# Interior Lighting Compliance Certificate

**Project Information**

| | |
|---|---|
| Energy Code: | 2018 IECC |
| Project Title: | Liberty Gas Station |
| Project Type: | New Construction |

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

**Additional Efficiency Package(s)**

Reduced interior lighting power. Requirements are implicitly enforced within interior lighting allowance calculations.

**Allowed Interior Lighting Power**

| A Area Category | B Floor Area (ft2) | C Allowed Watts / ft2 | D Allowed Watts (B X C) |
|---|---|---|---|
| 1-Sales area (Retail) | 1700 | 0.95 | 1622 |
| | | Total Allowed Watts = | 1622 |

**Proposed Interior Lighting Power**

| A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast | B Lamps/ Fixture | C # of Fixtures | D Fixture Watt. | E (C X D) |
|---|---|---|---|---|
| 1-Sales area (Retail) | | | | |
| LED 1: A: LED Panel 44W: | 1 | 11 | 48 | 528 |
| LED 2: B: LED Panel 33W: | 1 | 11 | 23 | 253 |
| | | | Total Proposed Watts = | 781 |

**Interior Lighting PASSES: Design 52% better than code**

**Interior Lighting Compliance Statement**

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

Name - Title — Signature — Date

Project Title: Liberty Gas Station — Report date: 08/20/22
Data filename: C:\Users\daeng\Dropbox\Comcheck files\Liberty Gas station.cck — Page 2 of 9

## COM*check* Software Version 4.1.1.0
# Exterior Lighting Compliance Certificate

**Project Information**

| | |
|---|---|
| Energy Code: | 2018 IECC |
| Project Title: | Liberty Gas Station |
| Project Type: | New Construction |
| Exterior Lighting Zone | 2 (Residential mixed use area) |

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

**Allowed Exterior Lighting Power**

| A Area/Surface Category | B Quantity | C Allowed Watts / Unit | D Tradable Wattage | E Allowed Watts (B X C) |
|---|---|---|---|---|
| parking (Parking area) | 16000 ft2 | 0.04 | Yes | 640 |
| walkway (Walkway < 10 feet wide) | 80 ft of | 0.5 | Yes | 40 |
| | | | Total Tradable Watts (a) = | 680 |
| | | | Total Allowed Watts = | 680 |
| | | | Total Allowed Supplemental Watts (b) = | 400 |

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

**Proposed Exterior Lighting Power**

| A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast | B Lamps/ Fixture | C # of Fixtures | D Fixture Watt. | E (C X D) |
|---|---|---|---|---|
| parking ( Parking area 16000 ft2): Tradable Wattage | | | | |
| LED 1: C: LED Panel 70W: | 1 | 4 | 70 | 280 |
| walkway ( Walkway < 10 feet wide 80 ft of walkway length): Tradable Wattage | | | | |
| LED 2: C: LED Panel 70W: | 1 | 5 | 70 | 350 |
| | | | Total Tradable Proposed Watts = | 630 |

**Exterior Lighting PASSES: Design 42% better than code**

**Exterior Lighting Compliance Statement**

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

Name - Title — Signature — Date

Project Title: Liberty Gas Station — Report date: 08/20/22
Data filename: C:\Users\daeng\Dropbox\Comcheck files\Liberty Gas station.cck — Page 3 of 9

## COM*check* Software Version 4.1.1.0
# Mechanical Compliance Certificate

**Project Information**

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

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

**Additional Efficiency Package(s)**

Reduced interior lighting power. Requirements are implicitly enforced within interior lighting allowance calculations.

**Mechanical Systems List**

**Quantity System Type & Description**

**Mechanical Compliance Statement**

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

Name - Title — Signature — Date

Project Title: Liberty Gas Station — Report date: 08/20/22
Data filename: C:\Users\daeng\Dropbox\Comcheck files\Liberty Gas station.cck — Page 4 of 9

## COM*check* Software Version 4.1.1.0
# Inspection Checklist

Energy Code: 2018 IECC

Requirements: 0.0% were addressed directly in the COM*check* software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

| Section # & Req.ID | Plan Review | Complies? | Comments/Assumptions |
|---|---|---|---|
| C103.2 [PR4][1] | Plans, specifications, and/or calculations provide all information with which compliance can be determined for the interior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include interior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices. | ☐Complies ☐Does Not ☐Not Observable ☐Not Applicable | |
| C103.2 [PR8][1] | Plans, specifications, and/or calculations provide all information with which compliance can be determined for the exterior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include exterior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices. | ☐Complies ☐Does Not ☐Not Observable ☐Not Applicable | |

**Additional Comments/Assumptions:**

1 High Impact (Tier 1) | 2 Medium Impact (Tier 2) | 3 Low Impact (Tier 3)

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| Section # & Req.ID | Rough-In Electrical Inspection | Complies? | Comments/Assumptions |
|---|---|---|---|
| C405.2.2.2 [EL22][1] | Spaces required to have light-reduction controls have a manual control that allows the occupant to reduce the connected lighting load in a reasonably uniform illumination pattern >= 50 percent. | ☐Complies ☐Does Not ☐Not Observable ☐Not Applicable | |
| C405.2.1, C405.2.1.1 [EL18][1] | Occupancy sensors installed in classrooms/lecture/training rooms, conference/meeting/multipurpose rooms, copy/print rooms, lounges/breakrooms, enclosed offices, open plan office areas, restrooms, storage rooms, locker rooms, warehouse storage areas, and other spaces <= 300 sqft that are enclosed by floor-to-ceiling height partitions. Reference section language C405.2.1.2 for control function in warehouses and section C405.2.1.3 for open plan office spaces. | ☐Complies ☐Does Not ☐Not Observable ☐Not Applicable | |
| C405.2.1.2 [EL19][1] | Occupancy sensors control function in warehouses: In warehouses, the lighting in aisleways and open areas is controlled with occupant sensors that automatically reduce lighting power by 50% or more when the areas are unoccupied. The occupant sensors control lighting in each aisleway independently and do not control lighting beyond the aisleway being controlled by the sensor. | ☐Complies ☐Does Not ☐Not Observable ☐Not Applicable | |
| C405.2.1.3 [EL20][1] | Occupant sensor control function in open plan office areas: Occupant sensor controls in open office spaces >= 300 sq.ft. have controls 1) configured so that general lighting can be controlled separately in control zones with floor areas <= 600 sq.ft. within the space, 2) automatically turn off general lighting in all control zones within 20 minutes after all occupants have left the space, 3) are configured so that general lighting power in each control zone is reduced by >= 80% of the full zone general lighting power within 20 minutes of all occupants leaving that control zone, and 4) are configured such that any daylight responsive control will activate space general lighting or control zone general lighting only when occupancy for the same area is detected. | ☐Complies ☐Does Not ☐Not Observable ☐Not Applicable | |
| C405.2.2, C405.2.2.1, C405.2.2.2 [EL21][2] | Each area not served by occupancy sensors (per C405.2.1) have time-switch controls and functions detailed in sections C405.2.2.1 and C405.2.2.2. | ☐Complies ☐Does Not ☐Not Observable ☐Not Applicable | |

1 High Impact (Tier 1) | 2 Medium Impact (Tier 2) | 3 Low Impact (Tier 3)

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| Section # & Req.ID | Rough-In Electrical Inspection | Complies? | Comments/Assumptions |
|---|---|---|---|
| C405.2.3, C405.2.3.1, C405.2.3.2 [EL23][2] | Daylight zones provided with individual controls that control the lights independent of general area lighting. See code section C405.2.3 Daylight-responsive controls for applicable spaces, C405.2.3.1 Daylight responsive control function and section C405.2.3.2 Sidelit zone. | ☐Complies ☐Does Not ☐Not Observable ☐Not Applicable | |
| C405.2.4 [EL26][1] | Separate lighting control devices for specific uses installed per approved lighting plans. | ☐Complies ☐Does Not ☐Not Observable ☐Not Applicable | |
| C405.2.4 [EL27][1] | Additional interior lighting power allowed for special functions per the approved lighting plans and is automatically controlled and separated from general lighting. | ☐Complies ☐Does Not ☐Not Observable ☐Not Applicable | |
| C405.2.5 [EL28][null] | Automatic lighting controls for exterior lighting installed. Controls will be daylight controlled, set based on business operation time-of-day, or reduce connected lighting > 30%. | ☐Complies ☐Does Not ☐Not Observable ☐Not Applicable | |
| C405.3 [EL6][1] | Exit signs do not exceed 5 watts per face. | ☐Complies ☐Does Not ☐Not Observable ☐Not Applicable | |

**Additional Comments/Assumptions:**

1 High Impact (Tier 1) | 2 Medium Impact (Tier 2) | 3 Low Impact (Tier 3)

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| Section # & Req.ID | Final Inspection | Complies? | Comments/Assumptions |
|---|---|---|---|
| C303.3, C408.2.5.2 [FI17][3] | Furnished O&M instructions for systems and equipment to the building owner or designated representative. | ☐Complies ☐Does Not ☐Not Observable ☐Not Applicable | |
| C405.4.1 [FI18][1] | Interior installed lamp and fixture lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts. | ☐Complies ☐Does Not ☐Not Observable ☐Not Applicable | *See the Interior Lighting fixture schedule for values.* |
| C405.5.1 [FI19][1] | Exterior lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts. | ☐Complies ☐Does Not ☐Not Observable ☐Not Applicable | *See the Exterior Lighting fixture schedule for values.* |
| C408.2.5.1 [FI16][3] | Furnished as-built drawings for electric power systems within 90 days of system acceptance. | ☐Complies ☐Does Not ☐Not Observable ☐Not Applicable | |
| C408.3 [FI33][1] | Lighting systems have been tested to ensure proper calibration, adjustment, programming, and operation. | ☐Complies ☐Does Not ☐Not Observable ☐Not Applicable | |

**Additional Comments/Assumptions:**

1 High Impact (Tier 1) | 2 Medium Impact (Tier 2) | 3 Low Impact (Tier 3)

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ADDITION & ALTERATION

700 S PATRICK ST, ALEXANDRIA, VA 22314

| NO | DATE | BY | SUBMISSION INFO |
|---|---|---|---|
| A | 09-02-2022 | | PERMIT SUBMISSION |
| B | | | |
| C | | | |
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|---|---|
| PROJECT MANAGER: | AA |
| DESIGNED BY: | SO |
| DRAWN BY: | MR |
| SCALE: | |
| PROJECT LOCAL NO: | MSC-2022-004 |
| CAD FILE: | CAD FILE NAME |

SHEET TITLE: COMCHECK

SHEET NUMBER: E500

# MECHANICAL NOTES AND SPECIFICATIONS

1. PROVIDE ALL MATERIALS AND EQUIPMENT AND PERFORM ALL LABOR REQUIRED TO INSTALL COMPLETE AND OPERABLE MECHANICAL SYSTEMS AS INDICATED ON THE DRAWINGS, AS SPECIFIED AND AS REQUIRED BY CODE.
2. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF ALL NATIONAL, STATE AND LOCAL CODES, RULES AND REGULATIONS.
3. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES AND TAXES.
4. MAKE NO CHANGES WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.
5. MAKE AN ON-SITE INSPECTION PRIOR TO BID TO FULLY DETERMINE THE EXISTING CONDITIONS AND THE EXTENT OF DEMOLITION.
6. SIZES AND LOCATIONS OF EXISTING DUCTWORK AND PIPING SHOWN ON THE DRAWINGS ARE TAKEN FROM THE AVAILABLE DRAWINGS OF THE BUILDING. VERIFY SIZES AND LOCATIONS OF EXISTING DUCTWORK AND PIPING BEFORE PURCHASING MATERIALS AND EQUIPMENT, OR FABRICATING DUCTWORK.
7. FURNISH ALL SCAFFOLDING, RIGGING, HOISTING, AND SERVICES NECESSARY FOR THE ERECTION AND DELIVERY OF ALL EQUIPMENT AND APPARATUS FURNISHED, AND REMOVAL OF SAME FROM PREMISES WHEN NO LONGER REQUIRED
8. CUTTING AND PATCHING SHALL BE DONE BY THE APPROPRIATE TRADE UNLESS OTHERWISE REQUIRED BY TRADE CUSTOM OR SPECIFIED UNDER ANOTHER SECTION OF THE SPECIFICATIONS. CONTRACTOR SHALL FURNISH SKETCHES SHOWING THE LOCATIONS AND SIZES OF ALL OPENINGS, CHASES, ETC. REQUIRED. CONTRACTOR IS LIABLE FOR CUTTING OR PATCHING MADE NECESSARY BY HIS FAILURE TO MAKE PROPER ARRANGEMENTS IN THIS RESPECT.
9. LOCATION OF EQUIPMENT, PIPING AND OTHER MECHANICAL WORK IS INDICATED DIAGRAMMATICALLY BY THE DRAWINGS. DETERMINE EXACT LOCATIONS ON THE JOB SITE, SUBJECT TO STRUCTURAL CONDITIONS AND THE WORK OF OTHER TRADES.
10. ALL MATERIAL AND EQUIPMENT INDICATED ON THE PLANS AND DESCRIBED IN THE SPECIFICATIONS SHALL BE PROVIDED BY THE CONTRACTOR NEW AND THE BEST PRODUCTS OF REPUTABLE MANUFACTURERS AND SHALL BE IN NEW CONDITION AT THE ACCEPTANCE OF THE WORK.
11. INSTALL ALL WORK IN A NEAT AND WORKMANLIKE MANNER, USING ONLY WORKMEN THOROUGHLY QUALIFIED IN THE TRADE OF DUTIES THEY ARE TO PERFORM. ROUGH WORK WILL BE REJECTED.
12. INSTALL EACH PIECE OF EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
13. THE CONTRACTOR ASSUMES THE RESPONSIBILITY FOR PROPER ARRANGEMENT OF PIPES, DUCTS, ETC, TO CONNECT APPROVED EQUIPMENT IN A PROPER AND APPROVED MANNER. FOLLOW THE EQUIPMENT MANUFACTURER'S DETAILED INSTRUCTIONS AND THE CONTRACT DOCUMENTS. NOTIFY THE ARCHITECT BEFORE PROCEEDING OTHERWISE. NO EQUIPMENT INSTALLATION OR CONNECTIONS SHALL BE MADE IN A MANNER THAT VOIDS THE MANUFACTURER'S WARRANTY. COORDINATE INSTALLATION OF WORK TO PROVIDE PROPER CLEARANCES FOR SERVICE AND OPERATION OF ALL EQUIPMENT AND ACCESSORIES.
14. UNLESS OTHERWISE NOTED, ALL SPECIFIED EQUIPMENT IS LESS THAN 200 LBS.
15. DO NOT CUT STRUCTURAL MEMBERS WITHOUT THE APPROVAL OF THE ARCHITECT AND ALL SUCH CUTTING SHALL BE DONE IN A MANNER AS DIRECTED BY THEM.
16. X-RAY SLAB/ROOF BEFORE CORE DRILLING.
17. ANY AND ALL MATERIALS AND INSTALLATION METHODS USED IN THE MODIFICATION OF THE EXISTING ROOF SYSTEM SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE ROOF WARRANTY. COORDINATE WITH BUILDING MANAGEMENT.
18. ALL MATERIALS INSTALLED WITHIN PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723.
19. MAINTAIN A CLEAN WORK AREA AT ALL TIMES DURING CONSTRUCTION.
20. ALL HVAC SUPPLY AND RETURN DUCT AND EQUIPMENT OPENINGS SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION, INCLUDING DEMOLITION. WHERE HVAC SYSTEMS ARE UTILIZED DURING ANY PHASE OF CONSTRUCTION, ALL ASSOCIATED DUCT AND EQUIPMENT OPENINGS SHALL BE PROTECTED BY FILTER MEDIA WITH A MINIMUM RATING OF MERV-8 IN ACCORDANCE WITH ASHRAE 52.2. FILTER MEDIA SHALL BE ROUTINELY REPLACED AS REQUIRED TO LIMIT ANY ACCUMULATED PRESSURE DROP FROM ADVERSELY AFFECTING THE HVAC SYSTEM.
21. REPLACE ALL INLET FILTERS AFTER CONSTRUCTION IS COMPLETE, PRIOR TO ANY FLUSH OUT, TESTING & BALANCING, COMMISSIONING AND/OR OCCUPANCY.
22. AFTER INSTALLATION AND START-UP, THOROUGHLY CHECK EACH ITEM OF EQUIPMENT FOR VIBRATION TRANSMISSION TO THE STRUCTURE OR EXCESSIVE NOISE, AND IF EITHER OCCURS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING THE FAULTY SITUATION IMMEDIATELY.
23. TEST ALL SYSTEMS. SYSTEMS SHALL OPERATE SATISFACTORILY AS DESIGNED AND INTENDED. REPORT ANY DEFICIENCIES TO THE ARCHITECT & THE ENGINEER.
24. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION, AND FOR ALL SAFETY PROGRAMS AND PRECAUTIONS DURING CONSTRUCTION.
25. MAINTAIN A MINIMUM OF ONE (1) COPY OF ALL DRAWINGS, ADDENDA, APPROVED SUBMITTALS, REVISIONS AND OTHER MODIFICATIONS IN GOOD ORDER AND MARKED TO RECORD ALL CHANGES MADE DURING CONSTRUCTION. THE COPY SHALL BE DELIVERED TO THE OWNER UPON THE COMPLETION OF WORK.
26. THIS CONTRACTOR SHALL GUARANTEE ALL MATERIALS, LABOR AND EQUIPMENT FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE. THE CONTRACTOR SHALL PAY FOR ANY REPAIRS OR REPLACEMENTS CAUSED BY DEFECTIVE WORKMANSHIP OR FAULTY MATERIALS AS CONSTRUED HEREIN WITHIN THE PERIOD COVERED BY THE GUARANTEE.

1. METAL DUCTWORK:
   - A. CONSTRUCT ALL DUCTWORK AND ACCESSORIES IN ACCORDANCE WITH THE LATEST EDITION OF SMACNA "HVAC DUCT CONSTRUCTION STANDARDS – METAL AND FLEXIBLE" FOR MAXIMUM 2" OPERATING PRESSURE AND SEAL CLASS A.
   - B. UNLESS OTHERWISE NOTED, FABRICATE ALL DUCTWORK, HOUSING, DAMPERS, AND ALL OTHER DUCT-RELATED ACCESSORIES FROM GALVANIZED STEEL SHEETS.
     1. GALVANIZED STEEL SHEETS:
        a. COMPLY WITH ASTM A 653/A 653M; LOCK-FORMING QUALITY.
        b. PROVIDE MILL-PHOSPHATIZED FINISH FOR DUCTS WITH SURFACES GEXPOSED TO VIEW.
   - C. ALL EXPOSED ROUND DUCTWORK SHALL BE LOCKED SPIRAL SEAM TYPE.
2. SEAL AND/OR REPAIR ANY DUCTWORK WITH VISUAL OR AUDIBLE SIGNS OF AIR LEAKAGE.
3. DUCTWORK SIZES SHOWN ARE INSIDE CLEAR DIMENSIONS.
4. USE THERMAFLEX G-KM (U.L. 181 CLASS 1) FACTORY-INSULATED TWO PLY BONDED ALUMINUM FLEXIBLE DUCTWORK. THE INSULATION SHALL INCLUDE A VAPOR BARRIER JACKET. LIMIT FLEXIBLE DUCT TO A MAXIMUM LENGTH OF 14 FEET.
   - a. SIZE FLEXIBLE DUCTWORK TO MATCH THE NECK SIZE OF THE DEVICE IT SUPPLIES UNLESS OTHERWISE SCHEDULED.
   - b. USE RIGID SPIRAL DUCT TO MAINTAIN FLEXIBLE DUCT LENGTHS UNDER 14 FEET (ROUND DUCT SIZE SHALL MATCH FLEXIBLE DUCT SIZE).
   - c. CONNECT FLEXIBLE, OR RIGID ROUND DUCTWORK, TO THE LOW PRESSURE DUCT USING SPIN-IN COLLARS OR "AIR-TITE" ADHESIVE BACKED FITTINGS SECURED TO THE MAIN DUCT WITH SHEET METAL SCREWS. AT CONNECTIONS TO AIR DEVICES OR RIGID DUCT WORK, MECHANICALLY FASTEN AND SEAL SEASON. FLEXIBLE DUCT AIRTIGHT.
   - d. SEAL INSULATION JACKET USING INSULATION TAPE OR CEMENT TO MAINTAIN THE VAPOR BARRIER.
   - e. DO NOT ROUTE FLEXIBLE DUCT THROUGH SLAB TO SLAB PARTITIONS. PROVIDE ROUND RIGID DUCT WHERE FLEXIBLE DUCTS ARE SHOWN TO PASS THAN 16 GAGE. THROUGH SLAB TO SLAB PARTITIONS.
   - f. PROVIDE TRANSITIONS AND ACCESSORIES TO CONNECT FLEXIBLE DUCT TO RIGID DUCT.
5. INSTALL DUCTWORK TIGHT TO THE UNDERSIDE OF THE BUILDING STRUCTURE. ADJUST THE DUCT ELEVATION TO MAINTAIN DUCT TIGHT TO BOTTOM OF STRUCTURE WHERE STRUCTURE ELEVATIONS CHANGE.
6. PROVIDE ALL NECESSARY TRANSITIONS IN DUCTWORK FOR CONNECTION TO EQUIPMENT AND ACCESSORIES. REDUCE DUCTWORK SIZES ONLY AT THE CONNECTION POINT TO EQUIPMENT.
7. SUSPEND DUCTWORK FROM THE BUILDING STRUCTURE IN ACCORDANCE WITH THE SMACNA DUCT CONSTRUCTION STANDARDS. SECURELY ATTACH DUCTWORK SUPPORTS TO THE BUILDING STRUCTURE.
8. COORDINATE THE INSTALLATION OF THE DUCTWORK SYSTEM WITH THE BUILDING STRUCTURE AND THE WORK OF ALL OTHER CONTRACTORS. ADJUST DUCTWORK SIZES, LOCATION AND CONFIGURATION, INCLUDING DIFFUSER PLENUMS, AS REQUIRED TO COORDINATE WITH WORK OF THIS AND ALL OTHER TRADES. WHERE NECESSARY TO AVOID OBSTRUCTIONS, RE-SIZE, OFFSET, RAISE, OR LOWER THE DUCTWORK. DO NOT EXCEED THE DESIGN VELOCITIES IN ANY DUCT SECTIONS REQUIRING SIZING REVISIONS. INDICATE ALL COORDINATION ISSUES ON THE SHOP DRAWINGS.
9. PROVIDE TURNING VANES IN ALL 90° RECTANGULAR ELBOWS AND SPLITTER VANES IN ALL 90° RECTANGULAR RADIUS ELBOWS.
10. ELBOWS CONSTRUCTED USNG A SHARP 90° ANGLE ON THE INSIDE OF THE ELBOW AND RADIUS BEND ON THE OUTSIDE OF THE ELBOW (HARD RADIUS HEEL OR "SLED-BOOT" FITTING) WILL NOT BE ACCEPTED.
11. INSTALL VOLUME DAMPERS IN ALL BRANCH DUCTWORK CONNECTIONS AT TAKE-OFF FROM MAIN TRUNK DUCT LEADING TO DIFFUSERS. INTAKE SOURCE.
12. PROVIDE THE AIR DISTRIBUTION DEVICES WITH APPROPRIATE FRAMES FOR INSTALLATION IN THE SELECTED CEILING CONSTRUCTION. COORDINATE COLOR SELECTION WITH THE ARCHITECT AND MAINTAIN A NC LEVEL OF 25 OR LESS IN ALL AIR DISTRIBUTION DEVICE SELECTIONS.

INSULATION:

13. INSULATE ALL CONCEALED SUPPLY AND RETURN AIR DUCTS WITH MINIMUM R-6 INSULATION WITH INTEGRAL VAPOR BARRIER WRAP.
14. INSULATE EXPOSED SPIRAL DUCT WITH 1" INTERNAL SOUND LINING.
15. INSTALL ALL INSULATION IN ACCORDANCE WITH ASTM E84. PROVIDE INSULATION WITH A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DEVELOPED RATING OF LESS THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E84.
16. MAINTAIN VAPOR BARRIER ON ALL INSULATION APPLIED TO ALL EQUIPMENT, PIPING, OR DUCTWORK WHICH CONVEYS LIQUID OR AIR AT A TEMPERATURE OF LESS THAN 70 DEGREES F.
17. INSULATE ALL REFRIGERANT PIPING WITH 0.75" THICK CLOSED-CELL ELASTOMERIC PIPE INSULATION.
18. INCLUDE THE SERVICES OF A CERTIFIED INDEPENDENT BALANCING CONTRACTOR IN THE SCOPE OF THIS CONTRACT TO PERFORM ALL SYSTEM BALANCING PROCEDURES IN ACCORDANCE WITH NEBB AND AABC REQUIREMENTS.
19. PROVIDE ALL NECESSARY ACCESSORIES FOR DUCTWORK TO ALLOW PROPER AIR BALANCING. BALANCE AIR SYSTEMS TO QUANTITIES INDICATED ON THE PLANS UNDER THE SUPERVISION OF A REGISTERED ENGINEER. SUBMIT BALANCING REPORTS ON NEBB OR AABC FORMS APPROVED AND STAMPED BY THE REGISTERED ENGINEER WHO SUPERVISED THE TESTING.
20. PERFORM A PRELIMINARY AIR SYSTEM BALANCE ON ALL DEVICES IN AREAS WHERE FINAL CLOSE-IN WOULD MAKE BALANCING MECHANISMS INACCESSIBLE. PRELIMINARY AIR BALANCING IS REQUIRED TO PREVENT THE GENERATION OF OBJECTIONABLE NOISE AT THE AIR DEVICES. SCHEDULE THE WORK SUCH THAT THE FAN SYSTEMS ARE FULLY OPERATIONAL FOR THE PRELIMINARY AIR BALANCE PRIOR TO APPLICATION OF THE FINAL FINISHES. PERFORM THE FINAL BALANCING AT THE AIR DEVICE WITH AN INTEGRAL OPPOSED BLADE DAMPER OR OTHER APPROVED BALANCING MECHANISM. ELIMINATE ANY OBJECTIONABLE NOISE CREATED BY THE BALANCING MECHANISM.
21. PERFORM A FINAL SYSTEM BALANCE ONLY WHEN THE SYSTEM IS COMPLETE AND CAPABLE OF OPERATING IN ACCORDANCE WITH THE DESIGN CONTROL SEQUENCES. COORDINATE THE SCHEDULE FOR THE SYSTEM BALANCE WITH ALL APPROPRIATE TRADES TO IDENTIFY AND CORRECT ANY DEFICIENCIES WHICH COULD RESULT IN AN INCOMPLETE BALANCE REPORT. INCOMPLETE BALANCE REPORTS WILL NOT BE ACCEPTED FOR REVIEW. BALANCING WILL ONLY BE CONSIDERED TO BE COMPLETE UPON RECEIPT OF AN APPROVED BALANCE REPORT FROM THE ENGINEER.

CONTROLS:

22. FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND DESIGN SERVICES REQUIRED TO PROVIDE A COMPLETE CONTROL SYSTEM. THIS WORK SHALL INCLUDE WORK REQUIRED BY ELECTRICAL CONTRACTOR AS WELL. PROVIDE INITIAL SETUP AND PROGRAMMING OF ALL CONTROLS.
23. MOTORIZED DAMPERS/FANS SHALL BE CLOSED/OFF DURING UNOCCUPIED HOURS.

EXISTING CONDITIONS

- A. BEFORE SUBMITTING BID, THE CONTRACTOR SHALL BECOME THOROUGHLY FAMILIAR WITH ACTUAL EXISTING CONDITIONS AT THE BUILDING OF THE PRESENT INSTALLATIONS TO WHICH CONNECTIONS MUST BE MADE OR WHICH MUST BE CHANGED OR ALTERED. THE INTENT OF THE WORK IS SHOWN ON THE DRAWINGS AND DESCRIBED HEREINAFTER, AND NO CONSIDERATION WILL BE GRANTED BY REASON OF LACK OF FAMILIARITY ON THE PART OF THE CONTRACTOR WITH ACTUAL PHYSICAL CONDITIONS AT THE SITE.
- B. WHERE SPECIFICALLY CALLED FOR ON THE DRAWINGS OR WHEN PERMISSION IS SPECIFICALLY GIVEN BY THE OWNER, EXISTING EQUIPMENT AND MATERIAL MAY BE REUSED.
- C. THIS CONTRACTOR SHALL REPAIR ANY FIREPROOFING DAMAGED BY THIS CONTRACTOR, TO THE INTEGRITY OF THE ORIGINAL CONSTRUCTION.

DEMOLITION

- A. CUTTING AND PATCHING OF NEW OR EXISTING BUILDING FINISHES FOR INSTALLATION OF WORK OF THIS SECTION SHALL BE COORDINATED THROUGH THE GENERAL CONTRACTOR AND APPROVED BY THE ARCHITECT. WHERE CUTTING AND PATCHING IS APPROVED, IT SHALL BE PERFORMED BY THE TRADES WHO NORMALLY INSTALL THE WORK WHICH IS BEING REMOVED AND THE COST OF CUTTING AND PATCHING SHALL BE BORNE BY THIS CONTRACTOR.
- B. BLANK-OFF ALL UNUSED DUCT OPENINGS WITH SAME GAUGE METAL AS EXISTING DUCT AND SEAL AIR TIGHT. INSULATED DUCTS SHALL BE INSULATED WITH SAME INSULATION MATERIAL AND THICKNESS AS EXISTING AND SEALED VAPOR TIGHT.

COORDINATION

- A. COORDINATE THE WORK OF THIS SECTION WITH THE WORK OF OTHER SECTIONS IN AMPLE TIME FOR PROPER INSTALLATION AND CONNECTION, AND FOR THE PROVISION OF ALL OPENINGS REQUIRED IN FLOORS AND WALLS.
- B. VERIFY AND BECOME THOROUGHLY FAMILIAR WITH THE BUILDING SYSTEMS IN ORDER TO PROVIDE FOR PROPER DUCTWORK AND CEILING INTERCONNECTIONS WHERE APPLICABLE.
- C. VERIFY THE HEIGHT OF NEW DUCTWORK TO ASCERTAIN THAT IT DOES NOT CONFLICT WITH THE INSTALLATION OF LIGHT FIXTURES, CEILING SYSTEMS OR OTHER NEW TENANT CONSTRUCTION. PROMPTLY NOTIFY THE ARCHITECT, IN WRITING, OF ANY POTENTIAL CONFLICTS.
- D. CAREFULLY CHECK THE DOCUMENTS OF OTHER SECTIONS TO ASCERTAIN THE REQUIREMENTS OF ANY MATERIALS OR EQUIPMENT BEING FURNISHED OR FURNISHED AND INSTALLED BY THAT SECTION AND PROVIDE THE PROPER INSTALLATION OR CONNECTIONS INCLUDING CONTROLS.
- E. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF SUPPLY AND RETURN AIR DEVICES AND THERMOSTATS. REFER TO THE ARCHITECTURAL DRAWINGS FOR EQUIPMENT FINISHES AND MATERIALS NOT SPECIFIED HEREIN.
- F. PROVIDE REQUIRED SUPPORTS AND HANGERS FOR DUCTWORK, PIPING AND EQUIPMENT, SUCH THAT LOADING WILL NOT EXCEED ALLOWABLE LOADING OF STRUCTURE. SUBMITTAL OF A BID SHALL BE DEEMED A REPRESENTATION THAT THE CONTRACTOR SUBMITTING SUCH BID HAS ASCERTAINED ALLOWABLE LOADINGS AND HAS INCLUDED IN HIS ESTIMATES, THE COSTS ASSOCIATED IN FURNISHING REQUIRED SUPPORTS. ALL DUCTWORK, PIPING AND EQUIPMENT SUPPORTS SHALL BE INDEPENDENT OF THE CEILING SUPPORT SYSTEM.
- G. SCHEDULE ALL WORK CONNECTING WITH EXISTING SYSTEMS TO ENSURE A MINIMUM OF SERVICE INTERRUPTION. ALL INTERRUPTIONS OF SERVICES (POWER, WATER, HVAC, ETC.) AND ALL WORK IN OCCUPIED TENANT SPACES (E.G. PLUMBING OR ELECTRICAL WORK IN AN OCCUPIED TENANT'S SPACE BELOW A SPACE UNDER CONSTRUCTION) MUST BE SCHEDULED THROUGH THE BUILDING MANAGER.
- H. FURNISH ACCESS DOORS TO THE GENERAL CONTRACTOR, FOR INSTALLATION BY THE APPROPRIATE TRADES, IN LOCATIONS WHERE ACCESS IS REQUIRED TO MECHANICAL AND PLUMBING EQUIPMENT WHICH WOULD BE OTHERWISE INACCESSIBLE. CARE SHOULD BE TAKEN IN LOCATING MECHANICAL AND PLUMBING SYSTEMS TO MINIMIZE THE NUMBER OF ACCESS DOORS REQUIRED. FINAL LOCATIONS OF ACCESS DOORS IN FINISHED AREAS SHALL BE APPROVED BY THE ARCHITECT. ACCESS DOORS SHALL BE AS SPECIFIED BY THE ARCHITECT. WHERE NO ARCHITECTURAL ACCESS DOOR SPECIFICATIONS EXISTS, THEN ACCESS DOORS SHALL BE AS FOLLOWS: DRYWALL PARTITIONS – INRYCO/MILCON STYLE DW ; DRYWALL CEILINGS – INRYCO/MILCON STYLE DW OR STYLE WB-PL DIRECTED BY ARCHITECT; PLASTER WALLS OR CEILINGS –INRYCO/MILCON STYLE WB-PL.

SUBMITTALS AND APPROVALS

- A. APPROVALS FOR EQUIPMENT WILL NOT BE GIVEN UPON SUBMISSION OF MANUFACTURERS' NAMES. APPROVALS FOR EQUIPMENT WILL BE GIVEN ONLY AFTER RECEIPT OF COMPLETE AND SATISFACTORY SUBMITTALS. APPROVALS FOR EQUIPMENT WILL BE GRANTED IF SUCH EQUIPMENT CONFORMS TO THE PERFORMANCE REQUIREMENTS, SPACE CONDITIONS, WEIGHT REQUIREMENTS AND QUALITY REQUIREMENTS.
- B. NOTIFY THE ARCHITECT, IN WRITING, WITHIN 5 DAYS OF AWARD OF CONTRACT, OF THE PROPOSED DELIVERY SCHEDULE, FOR ANY EQUIPMENT OR MATERIAL, WHICH WILL PREVENT THE INSTALLATION FROM BEING COMPLETED AT THE TIME OF THE SCHEDULED PROJECT COMPLETION.
- C. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR THE FOLLOWING MATERIALS AND EQUIPMENT:
  - C.1. FLEXIBLE DUCT
  - C.2. AIR DEVICES
  - C.3. TEMPERATURE CONTROLS
  - C.4. TESTING AND BALANCING REPORTS
- D. DUCTWORK, PIPING AND EQUIPMENT INSTALLED WITHOUT APPROVAL THEREOF SHALL BE DONE AT THE RISK OF THIS CONTRACTOR AND THE COST OF REMOVAL OF SUCH EQUIPMENT OR RELATED WORK WHICH IS JUDGED UNSATISFACTORY FOR ANY REASON SHALL BE AT THE EXPENSE OF THIS CONTRACTOR.

VIBRATION ISOLATORS

- A. PROVIDE DOUBLE DEFLECTION NEOPRENE ISOLATION HANGERS FOR SUSPENDED FANS AND EQUIPMENT LESS THAN 100 LBS.
- B. QUANTITY AND LOCATION OF ISOLATORS SHALL BE AS RECOMMENDED BY THE EQUIPMENT MANUFACTURER.
- C. AFTER INSTALLATION AND START-UP, CONTRACTOR SHALL THOROUGHLY CHECK EACH ITEM OF EQUIPMENT FOR VIBRATION TRANSMISSION TO THE STRUCTURE OR EXCESSIVE NOISE, AND IF EITHER OCCURS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING THE FAULTY SITUATION IMMEDIATELY.

LEAKAGE

- A. ALL DUCT JOINTS SHALL BE SEALED WITH HARDCAST 601.
- B. CONTRACTOR SHALL INSPECT ALL DUCTWORK, FITTINGS, INSULATION AND VAPOR BARRIER FOR DEFECTS OR LEAKAGE AND SEAL, CAP, RE-INSULATE, AND TAPE OVER AS REQUIRED TO PROVIDE REASONABLY WELL SEALED DUCT SYSTEM WITH APPROPRIATE INSULATION AND VAPOR BARRIER.
- C. ALL PRESSURIZED PIPING SHALL BE LEAK TESTED PRIOR TO ENCLOSURE OR COVER-UP. PIPING SHALL BE LEAK TESTED FOR 24 HOURS UNDER A HYDROSTATIC PRESSURE OF 150% OF THE SYSTEM DESIGN WORKING PRESSURE. CARE SHALL BE TAKEN TO PROTECT ANY EQUIPMENT WHICH MAY BE DAMAGED BY HYDROSTATIC TESTTING.
- D. LEAKAGE TESTING FOR ALL DUCTWORK SHALL BE BY PHYSICAL SENSATION AND SHALL BE PERFORMED IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE.
- E. PERFORM ALL TESTING AFTER THE SEALS HAVE CURED COMPLETELY AND BEFORE COVERING WITH INSULATION OR CONCEALING IN MASONRY.

AIR DEVICES:

- A. ALL AIR DEVICES SHALL BE SELECTED TO PROVIDE A NC OF 25 OR LESS AT INDICATED CFM AND SHALL INCLUDE BALANCING DAMPERS AND OTHER TYPICAL ACCESSORIES AS REQUIRED.
- B. ALL CEILING AND WALL-MOUNTED AIR DEVICES SHALL BE PAINTED WHITE OR OFF WHITE, UNLESS SPECIFIED OTHERWISE, AND ALL AIR DEVICES SHALL BE THE SAME COLOR.

# MECHANICAL SYMBOL LEGEND

- TYPE/CFM • SUPPLY AIR GRILLE
- • SUPPLY ROUND DIFFUSER
- TYPE/CFM • RETURN AIR GRILLE
- TYPE/CFM • EXHAUST AIR GRILLE
- (T) • THERMOSTAT
- (SD) • SMOKE DETECTOR
- • MANUAL DAMPER
- • DUCT TAKE-OFF
- • WALL CAP
- • MECHANICAL EQUIPMENT WITH CLEARANCES, SEE SCHEDULES
- • TRANSITION RECTANGULAR TO ROUND DUCT
- • TURNINGVANE, 90 DEGREE ELBOW
- • RADIUS ELBOW
- ##/## • SIZE OF RECTANGULAR DUCT WHERE FIRST NUMBER INDICATES WIDTH AND SECOND NUMBER INDICATES VERTICAL DIMENSION
- ##Ø • DIAMETER OF ROUND DUCT
- —CD— • CONDENSATE PIPING
- S (U) • UNDER CUT DOOR,'S' DONATE SIZE
- • POINT OF REMOVAL
- • CONNECT TO EXISTING

NOTE: NOT ALL SYMBOLS ON THIS LIST MAY BE APPLICABLE TO THIS PROJECT.

# MECHANICAL ABBREVIATIONS

| | |
|---|---|
| AMPERE | A(AMP) |
| ABOVE FINISHED FLOOR | AFF. |
| ABOVE FINISHED GRADE | AFG. |
| ADDENDUM | ADD. |
| ADJUSTABLE | ADJ. |
| AIR CONDITIONING | A/C |
| AIR HANDLER UNIT | AHU |
| APPROXIMATE(LY) | APPROX. |
| ARCHITECT(URAL) | ARCH('L). |
| AUTOMATIC | AUTO |
| AUXILIARY | AUX. |
| BUILDING | BLDG. |
| BOTTOM OF DUCT | BOD |
| BOTTOM OF PIPE | BOP |
| BRITISH THERMAL UNIT | BTU. |
| CAPACITY | CAP |
| CARBON DIOXIDE | CO2 |
| CENTER | CTR. |
| CIRCLE | CIR. |
| CONDENSATE DRAIN | CD. |
| CONDENSING UNIT | C.U. |
| CONSTRUCTION | CONST. |
| CONTINUATION | CONT. |
| COOLING | CLG. |
| CUBIC FOOT PER MINUTE | CFM |
| DAMPER | DMPR. |
| DEGREE FAHRENHEIT | DegF. |
| DEMOLISH(ITION) | DEMO. |
| DIAMETER | DIA. |
| DIRECT EXPANSION | DX. |
| DIVISION | DIV. |
| DOWN | DN. |
| DOUBLE | DBL. |
| DRAWING(S) | DWG(S). |
| DRY BULB | D.B. |
| DUCTLESS SPLIT | D.S. |
| EAST | E. |
| ENTERING AIR TEMPERATURE | EAT. |
| EFFICIENCY | EFF. |
| ELECTRIC(AL) | ELEC. |
| ELEVATION | EL. |
| ENERGY EFFICIENCY RATIO | EER. |
| ENGINEER | ENGR. |
| ENTERING | ENT |
| EQUAL | EQ. |
| EQUIPMENT | EQPT. |
| ETCETERA | ETC. |
| EXHAUST FAN | E.F. |
| EXISTING | EXIST. |
| EXPOSED | EXP. |
| EXHAUST | EXH. |
| EXHAUST AIR | EA. |
| EXTERNAL | EXT |
| EXTERNAL STATIC PRESSURE | ESP. |
| FARENHEIT | F. |
| FINISH(ED) | FIN.('D) |
| FINISH FLOOR | F.F. |
| FLEXIBLE | FLEX. |
| FLOOR | FL. |
| FOOT/FEET | FT. |
| GALLONS PER MINUTE | GPM |
| GALVANIZED | GALV. |
| GAS HEATER | G.H. |
| GAUGE | GA. |
| GENERAL CONTRACTOR | G.C. |
| GROUND | GND. |
| GYPSUM BOARD | GYP. |
| HEATER | HTR. |
| HORSEPOWER | H.P. |
| HEATING, VENTILATION & AIR CONDITIONING | HVAC |
| HOT WATER | H.W. |
| HOT WATER RETURN | H.W.R. |
| HERTZ | HZ. |
| INFORMATION | INFO. |
| INCHES | IN. |
| INSULATION | INSUL. |
| INTERIOR | INT. |
| KILOWATT | KW |
| LEAVING AIR TEMPERATURE | LAT. |
| LEAVING | LVG. |
| LOUVER | L. |
| LONG RADIUS ELBOW | LRE. |
| MANUFACTURE(R) | MFR. |
| MAKEUP AIR | MA. |
| MAXIMUM | MAX. |
| 1,000 BTU/HR | MBH. |
| MAXIMUM OVERCURRENT PROTECTION | MOCP |
| MECHANICAL | MECH. |
| METAL | MTL. |
| MINIMUM | MIN. |
| MIXED AIR TEMPERATURE | MAT. |
| MISCELLANEOUS | MISC. |
| MOTORIZED VOLUME DAMPER | MVD |
| MULTIPLE | MULT. |
| MANUAL VOLUME DAMPER | VD. |
| NOT APPLICABLE | N/A |
| NOISE CRITERIA | NC. |
| NATURAL | NAT. |
| NOMINAL | NOM. |
| NORTH | N. |
| NOT IN CONTRACT | N.I.C. |
| NOT TO SCALE | N.T.S. |
| NUMBER | NO./# |
| OUTSIDE AIR | OA |
| PARTIAL | PART. |
| PHASE | PH |
| POLYVINYL CHLORIDE | PVC |
| POUND(S) | LBS |
| POUNDS PER SQUARE INCH | PSI |
| PRESSURE DROP | PD. |
| QUANTITY | QTY. |
| RADIUS | R. |
| REFRIGERATION | REFRIG. |
| RECESSED | REC. |
| REINFORCE(ING)(ED)(MENT) | REINF. |
| RETURN AIR | R.A. |
| RELOCATED | RE. |
| ROOF TOP UNIT | RTU |
| ROOM | RM. |
| SANITARY SEWER | S.S. |
| SCHEDULE | SCH. |
| SEASONAL ENERGY EFFICIENCY RATIO | SEER |
| SECTION | SECT. |
| SENSIBLE | SENS. |
| SMOKE DETECTOR | S.D. |
| SOUTH | S. |
| SPECIFICATION(S) | SPEC.('S) |
| SQUARE | SQ. |
| SQUARE FEET | SF |
| STAINLESS STEEL | SS. |
| SQUARE FEET | SF |
| STATIC PRESSURE | SP. |
| SUCTION | SUCT. |
| SUPPLY AIR | SA. |
| TEMPERATURE | TEMP. |
| TOP OF STEEL | T.O.S. |
| TYPICAL | TYP. |
| UNDERGROUND | U.G. |
| UNDERWRITER LABORATORIES INC. | U.L. |
| UNIT HEATER | U.H. |
| UNLESS NOTED OTHERWISE | U.N.O. |
| UTILITY | UTIL. |
| MANUAL VOLUME DAMPER | VD |
| VOLTAGE | V. |
| VOLUME | VOL. |
| WATER GAUGE | WG. |
| WEIGHT | WT. |
| WEST | WEST |
| WET BULB | W.B. |
| WITH | W/ |
| WITHOUT | W/O |

## DRAFTING SYMBOLS

PLAN/DETAIL DESIGNATION

1 PLAN NAME/DETAIL TITLE
SCALE:
SCALE
VIEW NUMBER

## MECHANICAL MANUFACTURER EQUIVALENT

| | |
|---|---|
| SPLIT SYSTEM | – DAIKIN<br>– TRANE<br>– CARRIER |
| DIFFUSER & GRILLE | – METAL-AIRE<br>– TITUS<br>– KRUEGER<br>– SHOEMAKER |

NOTES:
COORDINATE SPACE AND CLEARANCE REQUIREMENTS WITH SCHEDULED UNIT BEFORE PURCHASING APPROVED SUBSTITUTION UNIT.

## VIRGINIA CODES:

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

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

## FLEXIBLE DUCT SCHEDULE

| AIRFLOW (CFM) | NECK SIZE (IN.) |
|---|---|
| 0 TO 100 | 6 |
| 101 TO 200 | 8 |
| 201 TO 275 | 10 |
| 276 TO 375 | 12 |
| 376 TO 475 | 14 |
| 476 TO 600 | 16 |

## SHEET INDEX:


| | |
|---|---|
| M100 | MECHANICAL COVER SHEET |
| M200 | MECHANICAL FLOOR PLAN |
| M300 | MECHANICAL SCHEDULES & DETAILS |
| M400 | MECHANICAL CALCULATIONS |



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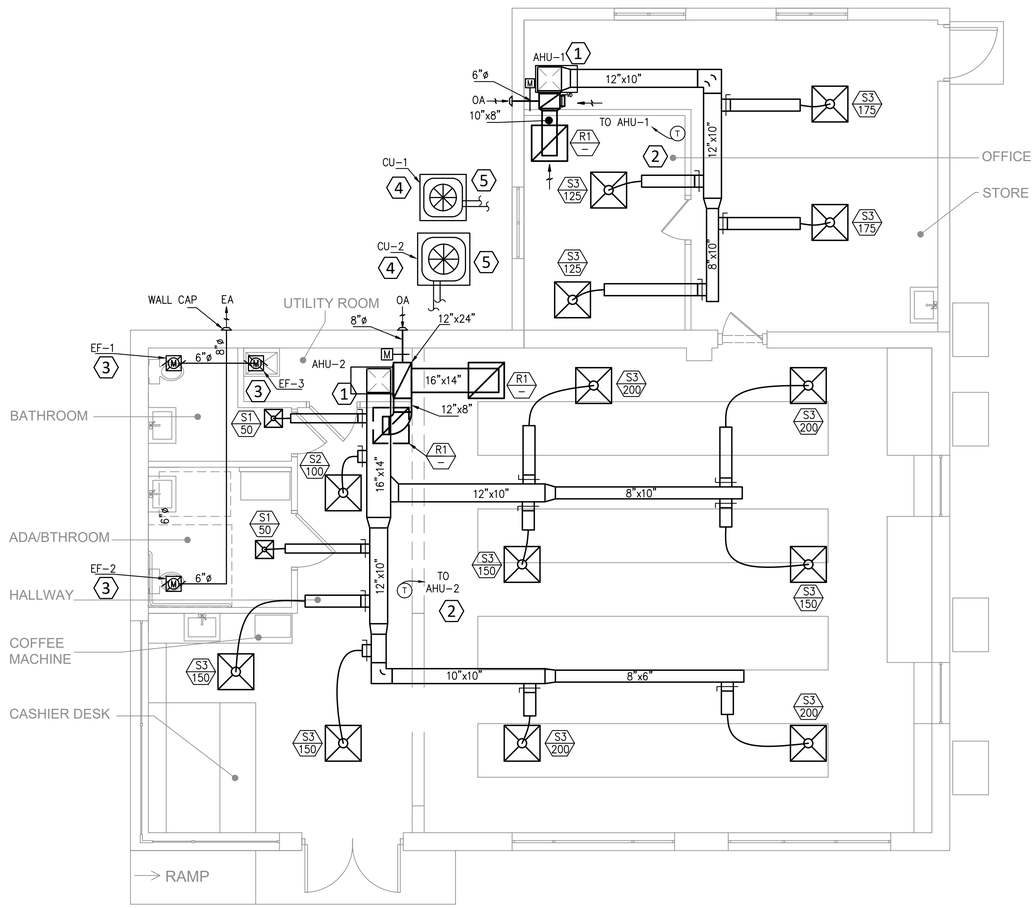
ADDITION & ALTERATION
700 S PATRICK ST, ALEXANDRIA, VA 22314

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

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

SHEET TITLE: **MECHANICAL COVER SHEET**

SHEET NUMBER: **M100**




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

## MECHANICAL GENERAL SHEET NOTES:

A. THE MECHANICAL DRAWINGS ARE DIAGRAMMATIC AND SHOULD NOT BE SCALED TO ESTABLISH LOCATION OF WORK. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND MAKE ADJUSTMENTS AS NECESSARY TO COMPLETE THE WORK.

B. CONTRACTOR SHALL THOROUGHLY EXAMINE PREMISES AND OBSERVE ALL CONDITIONS AND CIRCUMSTANCES UNDER WHICH THE WORK SHALL BE PERFORMED. NO ALLOWANCES WILL BE MADE FOR ERRORS OR NEGLIGENCE IN THIS RESPECT.

C. PRIOR TO START MECHANICAL WORK AND ANY DUCT FABRICATION, CONTRACTOR SHALL COORDINATE WITH OWNER/ARCHITECT FOR CEILING HEIGHT AND MAKE SURE HAVE ENOUGH SPACE TO RUN THE DUCTS ABOVE THE CEILING.

D. CONTRACTOR SHALL COORDINATE ALL ROOF MOUNTED EQUIPMENT WITH ADJACENT TENANT EXISTING EQUIPMENT ON THE ROOF, PRIOR TO ANY INSTALLATION MAKE SURE OF PROPER AND NECESSARY CLEARANCE FOR EXHAUST AND MAKE UP AIR UNITS.

E. CONTRACTOR SHALL PROVIDE ACCESS TO ALL DAMPERS.

## (-) MECHANICAL KEYED NOTES:

1. PROVIDE NEW AHU AT THIS LOCATION. REFER TO SCHEDULE AND DETAIL FOR MORE INFORMATION. ROUTE 3/4"CONDENSATE DRAIN TO DAYLIGHT. PROVIDE PUMP DRAIN IF NEEDED.
2. ROVIDE AND INSTALL PROGRAMMABLE THERMOSTAT TO CONTROL AHU-1,2.
3. PROVIDE AND INSTALL NEW BATHROOM EXHAUST FAN, REFER TO SCHEDULE FOR MORE INFORMATION.
4. PROVIDE NEW CONDENSING UNIT. REFER TO SCHEDULE AND DETAIL FOR MORE INFORMATION. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS.
5. ROUTE REFRIGERANT SUCTION & LIQUID PIPING FROM INDOOR AHU TO OUTDOOR UNIT. SIZING TO BE BASED ON MANUFACTURER'S REQUIREMENTS FOR TOTAL DEVELOPED LENGTH.

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# ADDITION & ALTERATION

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

SHEET TITLE:
**MECHANICAL FLOOR PLAN**

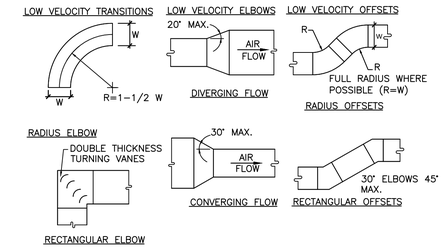
SHEET NUMBER:
**M200**

# SPLIT SYSTEM HEAT PUMP UNIT SCHEDULE

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

NOTES:

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




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

# AIR DEVICES SCHEDULE

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

NOTES:

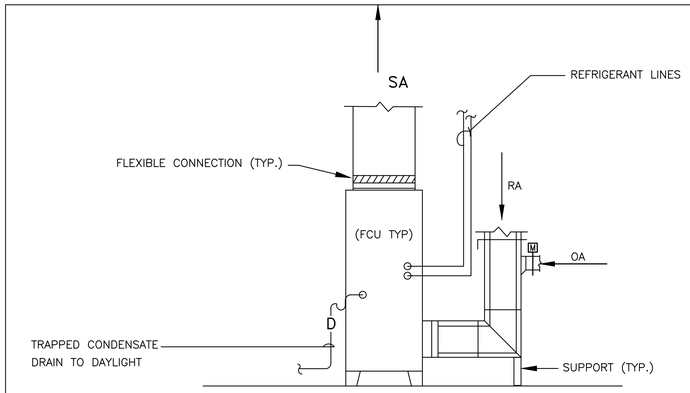
1. ALL CEILING DIFFUSER TO BE PROVIDED WITH:
   A. SQUARE TO ROUND NECK TRANSITION.
   B. OPPOSED BLADE DAMPER.
2. SEE ARCH. REFLECTED CEILING PLAN FOR DIFFUSER AND REGISTER FOR EXACT LOCATION.

# EXHAUST FAN SCHEDULE

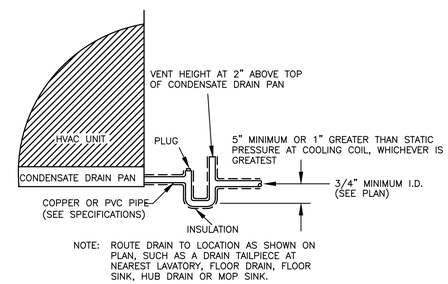
| UNIT | SERVICE | CFM | SP (IWC) | TYPE | FRPM | VOLTAGE | PHASE | HZ | HP (WATTS) | GREENHECK MODEL# |
|---|---|---|---|---|---|---|---|---|---|---|
| EF-1,2,3 | RESTROOMS | 75 | 0.2 | CEILING | 900 | 115 | 1 | 60 | (54) | SP-B80 |

NOTES:

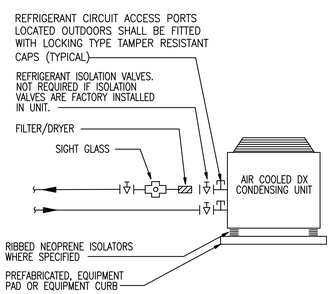
1. FAN SHALL BE OPERATED FROM LIGHT SWITCH OF THE ROOM OF SERVICE.
2. PROVIDE FAN WITH SPEED CONTROLLER MOUNTED ON FAN HOUSING & GRAVITY BACK-DRAFT DAMPER.



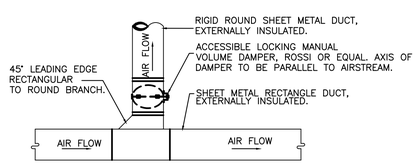

2 AHU INSTALLATION DETAIL
N.T.S.



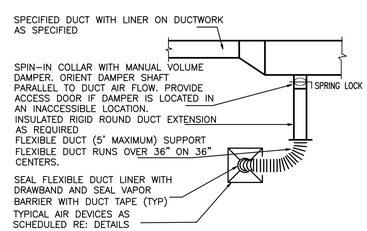

3 CONDENSATE DRAIN DETAIL
N.T.S.



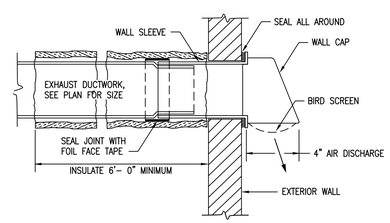

4 TYPICAL CONDENSING UNIT PIPING DETAIL
N.T.S.




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

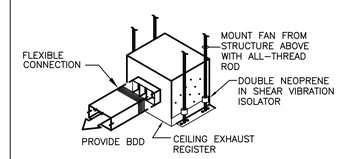



6 TYPICAL AIR DEVICE FLEXIBLE CONNECTION DETAIL
N.T.S.




NOTES: 1. VINYL CAPS TO MATCH ADJACENT ELEMENT COLOR
2. PROVIDE GASKET FOR NOISE CONTROL.

7 WALL CAP DETAIL
N.T.S.




8 EXHAUST CELING
N.T.S.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| NO | DATE | BY | SUBMISSION INFO |
|---|---|---|---|
| A | 08/31/2022 | | PERMIT SUBMISSION |
| B | | | |
| C | | | |
| D | | | |
| E | | | |
| F | | | |
| G | | | |

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

SHEET TITLE:
**MECHANICAL SCHEDULES & DETAILS**

SHEET NUMBER:
**M300**

| Unit Designation: AHU-1 | Unit Total Supply Air: 600 | Unit Total Required Outdoor Air: 57 CFM | Unit Total Provided Outdoor Air: 60 CFM |
|---|---|---|---|

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

**IMC 2018 SECTION 403 VERIFICATION RATE PROCEDURE**

| Percentage of Outdoor Air | Total Required Outdoor Air |
|---|---|
| 10% | 57 |

| Unit Designation: AHU-2 | Unit Total Supply Air: 1600 | Unit Total Required Outdoor Air: 339 CFM | Unit Total Provided Outdoor Air: 340 CFM |
|---|---|---|---|

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

**IMC 2018 SECTION 403 VERIFICATION RATE PROCEDURE**

| Percentage of Outdoor Air | Total Required Outdoor Air |
|---|---|
| 21% | 339 |

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

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

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

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

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

### Check Figures

| | |
|---|---|
| Total Air Handler Supply Air (based on a 20° TD): | 600 CFM |
| Total Air Handler Vent. Air (10.01% of Supply): | 60 CFM |
| Total Conditioned Air Space: | 394 Sq.ft |
| Supply Air Per Unit Area: | 1.5220 CFM/Sq.ft |
| Area Per Cooling Capacity: | 282.7 Sq.ft/Ton |
| Cooling Capacity Per Area: | 0.0035 Tons/Sq.ft |
| Heating Capacity Per Area: | 24.43 Btuh/Sq.ft |
| Total Heating Required With Outside Air: | 9,625 Btuh |
| Total Cooling Required With Outside Air: | 1.39 Tons |

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

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

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

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

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

### Check Figures

| | |
|---|---|
| Total Air Handler Supply Air (based on a 20° TD): | 1,599 CFM |
| Total Air Handler Vent. Air (21.26% of Supply): | 340 CFM |
| Total Conditioned Air Space: | 1,159 Sq.ft |
| Supply Air Per Unit Area: | 1.3798 CFM/Sq.ft |
| Area Per Cooling Capacity: | 258.1 Sq.ft/Ton |
| Cooling Capacity Per Area: | 0.0039 Tons/Sq.ft |
| Heating Capacity Per Area: | 28.89 Btuh/Sq.ft |
| Total Heating Required With Outside Air: | 33,487 Btuh |
| Total Cooling Required With Outside Air: | 4.49 Tons |


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08/31/2022


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CIVIL:

# ADDITION & ALTERATION

700 S PATRICK ST, ALEXANDRIA, VA 22314

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

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

SHEET TITLE:
**MECHANICAL CALCULATIONS**

SHEET NUMBER:
**M400**

# PLUMBING SPECIFICATIONS

GENERAL

A. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL CODES, ORDINANCES AND STANDARDS OF THE LOCAL JURISDICTION.IN CASE OF A CONFLICT BETWEEN DRAWINGS OR SPECIFICATIONS AND THE REQUIREMENTS OF THE LOCAL JURISDICTION, THE MORE STRINGENT REQUIREMENTS SHALL APPLY.

B. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTS, LEAKS, LACK OF PROPER SYSTEM PERFORMANCE OR NON-OPERATION FOR A PERIOD OF ONE YEAR AFTER DATE OF ACCEPTANCE.

C. ALL WORK SHALL BE COORDINATED WITH ALL TRADES, PRIOR TO INSTALLATION.

D. IN GENERAL, DRAWINGS FOR THE WORK ARE DIAGRAMMATIC AND SHOW THE LOCATION, TYPE AND SIZE OF PIPING, EQUIPMENT, AND ACCESSORY EQUIPMENT. THE CONTRACTOR SHALL FURNISH ALL ITEMS NECESSARY FOR THE PROPER INSTALLATION AND OPERATION OF THE WORK, WHETHER CALLED FOR OR NOT. THE CONTRACTOR SHALL VERIFY ALL NECESSARY DIMENSIONS BEFORE INSTALLING ANY OF THE WORK AND SHALL CHECK HIS LAYOUTS TO ALLOW CLEARANCE REQUIRED FOR OTHER WORK. THE SCOPE OF WORK CONSISTS GENERALLY OF PROVIDING AND INSTALLING COMPLETE PLUMBING AND GAS SYSTEMS AND FINAL TESTING OF ALL SYSTEMS AND EQUIPMENT AS REQUIRED.

PRODUCTS

A. PLUMBING FIXTURES: ALL FIXTURES SHALL BE SELECTED BY OWNER. PROVIDE ALL FIXTURES WITH TRIM, CARRIER SUPPLIES, AND TRAPS AS REQUIRED FOR COMPLETE INSTALLATION.

B. PIPING AND FITTING:

1. DOMESTIC WATER:
ABOVE GRADE SHALL BE TYPE "L" HARD DRAWN COPPER TUBING WITH 125 PSI WROUGHT COPPER SWEAT FITTINGS, AND ALL JOINT SOLDERED WITH 95/5 OR SILVER SOLDER. BELOW GRADE SHALL BE TYPE "K" SOFT DRAWN COPPER TUBING WITH 125 PSI WROUGHT COPPER SWEAT FITTINGS SOLDERED WITH SILVER SOLDER.

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

C. INSULATION:

1. DOMESTIC WATER PIPING:
COVER ALL WITH 1/2" FIBERGLASS INSULATION (R3 SECURED WITH ALL PURPOSE JACKET. PIPING IN EXTERIOR WALLS AND PLUMBING CHASES SHALL BE COVERED WITH 1" THICK INSULATION.

2. STORM WATER PIPING:
THE HORIZONTAL SECTION OF THE RAIN LEADERS, RISER TO AND INCLUDING THE INTERIOR PART OF THE ROOF DRAIN SHALL BE COVERED WITH 1" THICK INSULATION.

D. VALVES:

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

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

EXECUTION

A. INSTALL FIXTURES LEVEL, PLUMB AND PARALLEL TO WALLS. ALL EXPOSED METAL PARTS SHALL BE CHROME PLATED AND SHOW NO TOOL MARKS. GROUT BETWEEN WALL HUNG FIXTURES AND WALL. PROVIDE ACCESS PANELS TO ALL CONCEALED SUPPLY STOPS AND TRAP.

B. FIXTURES DESIGNATED FOR USE B PHYSICALLY HANDICAPPED PEOPLE SHALL BE IN ACCORDANCE WITH ANSI A 117.1.

C. INSTALL DIELECTRIC CONNECTION BETWEEN DISSIMILAR METALS, PIPE TO PIPE, PIPE TO EQUIPMENT, PIPE TO SUPPORT.

5. FURNISH AND INSTALL JOSAM 75000 SERIES SHOCK ARRESTERS AT THE ENDS OF ALL HOT AND COLD WATER BRANCHES TO FIXTURES. SIZES SHALL BE IN ACCORDANCE WITH PLUMBING AND DRAINAGE INSTITUTE STANDARD P.D.1

# PLUMBING NOTES:

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

# PLUMBING LEGEND

| | |
|---|---|
| ———— | SANITARY PIPE |
| ——G—— | GAS PIPE |
| ----V---- | VENT PIPE |
| —·—·—CW—·—·— | DOMESTIC COLD WATER PIPE |
| —·—·—HW—·—·— | DOMESTIC HOT WATER PIPE |
| —I  —○ | CLEAN OUT |
| —·—○  —·—○— | PIPE UP, PIPE DOWN |
| —⋈— | SHUT-OFF VALVE |
| —·—‖—·— | PIPE UNION |
| —⊐ | FLOOR DRAIN |
| | REGULATOR |

# PLUMBING ABBREVIATIONS

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

# PLUMBING CONNECTION FIXTURE SCHEDULE:

| MARK | FIXTURE | CONNECTIONS | | | | | REMARKS |
|---|---|---|---|---|---|---|---|
| | | COLD WATER | HOT WATER | WASTE | VENT | MAX. FLOW RATE | |
| WC | WATER CLOSET | 1/2" | – | 3" | 2" | 1.28 GPF | PROVIDE BY OWNER |
| LAV | LAVATORY | 1/2" | 1/2" | 2" | 2" | 0.5 GPM | PROVIDE BY OWNER |
| HS | HAND SINK | 1/2" | 1/2" | 2" | 2" | 1.8 GPM | PROVIDE BY OWNER |
| MS | MOP SINK | 1/2" | 1/2" | 2" | 2" | 2.2 GPM | E.L. MUSTEE, 24"X24", MOP SINK WITH FAUCETS AND HANDLES. |
| EM | COFFEE MACHINE | 1/2" | – | 2" | – | – | PROVIDE BY OWNER |

NOTE:

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

# EXISTING WATER HEATER SCHEDULE – (EWH)

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

# SHEET INDEX:


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


(N) = NEW

(R) = REMOVE

(E) = EXISTING

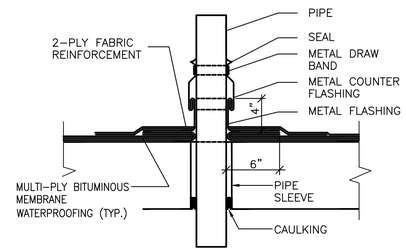
(ER)= EXISTING RELOCATE

(RR)= REMOVE AND RELOCATE

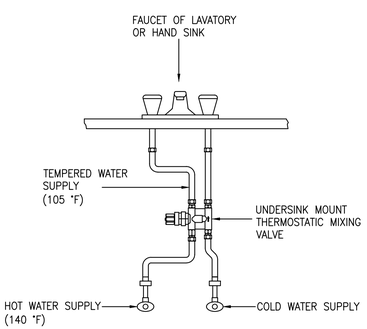
# VIRGINIA CODES:

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

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




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




2 UNDERSINK MOUNT THERMOSTATIC
N.T.S.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CIVIL:


ADDITION & ALTERATION

700 S PATRICK ST, ALEXANDRIA, VA 22314

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

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

SHEET TITLE:

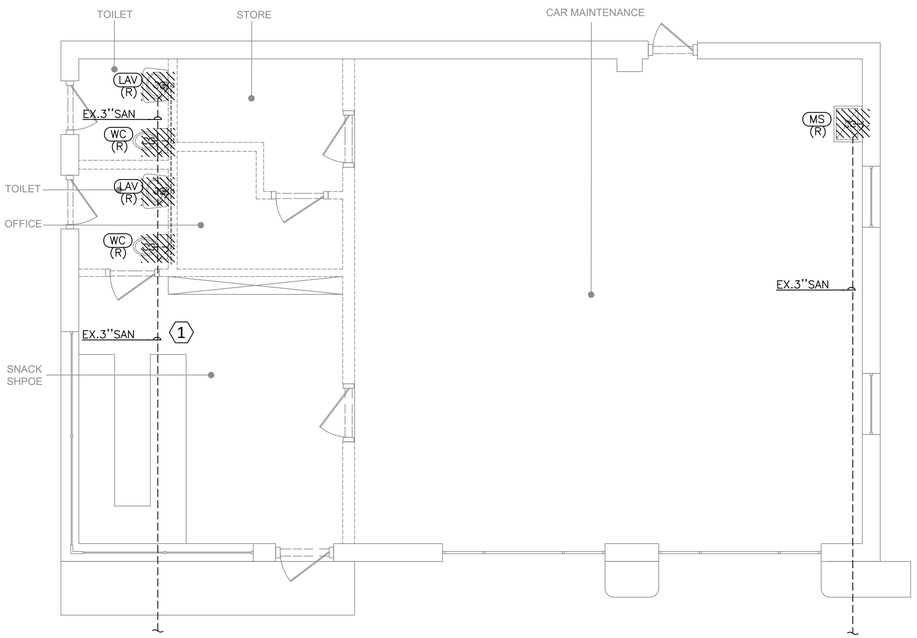
**PLUMBING COVER SHEET**

SHEET NUMBER:

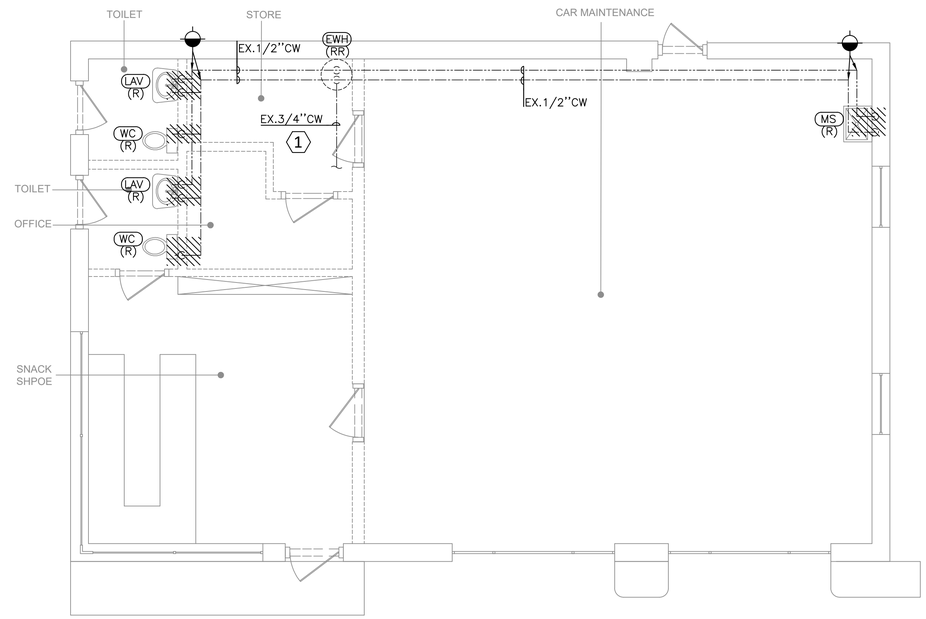
**P100**

## PLUMBING NUMBERED NOTES:

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




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




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

ADDITION & ALTERATION

700 S PATRICK ST, ALEXANDRIA, VA 22314

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

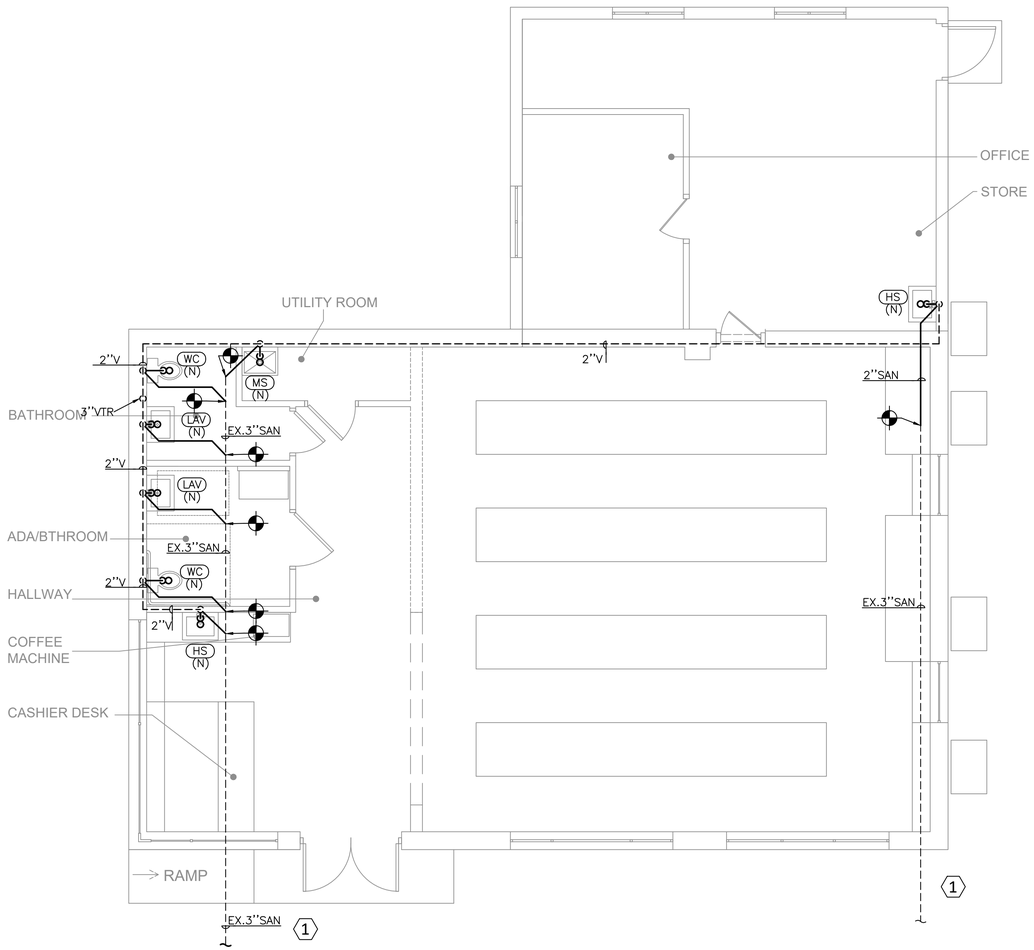
PROJECT MANAGER:
DESIGNED BY: K
DRAWN BY: S
SCALE:
PROJECT LOCAL NO: 2022100
CAD FILE: CAD FILE NAME

SHEET TITLE:
**PLUMBING DEMO FLOOR PLANS**

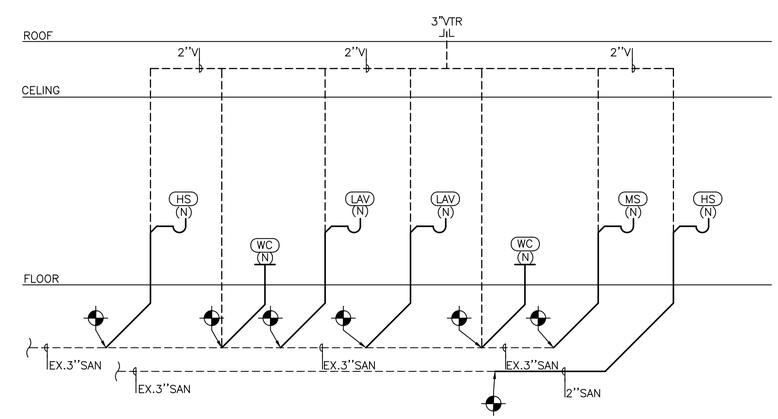
SHEET NUMBER:
**P200**

## PLUMBING NUMBERED NOTES:

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




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




### 2 PLUMBING SANITARY RISER DIAGRAM
N.T.S.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1212 PENNSYLVANIA AVE SE
WASHINGTON D.C., 20003
MAIN: (202) 723-0100
HTTPS://CITADELARCHITECTS.COM/
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CIVIL:

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

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

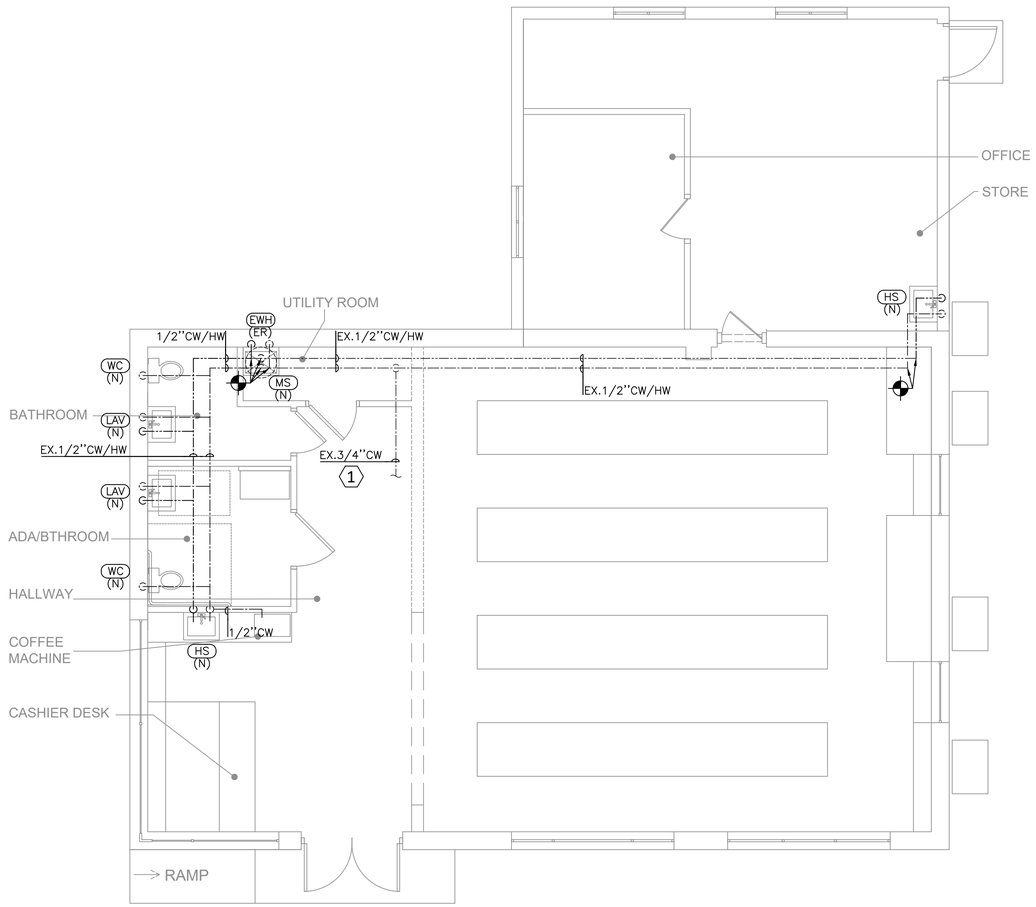
PROJECT MANAGER:
DESIGNED BY: K
DRAWN BY: S
SCALE:
PROJECT LOCAL NO: 2022100
CAD FILE: CAD FILE NAME

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

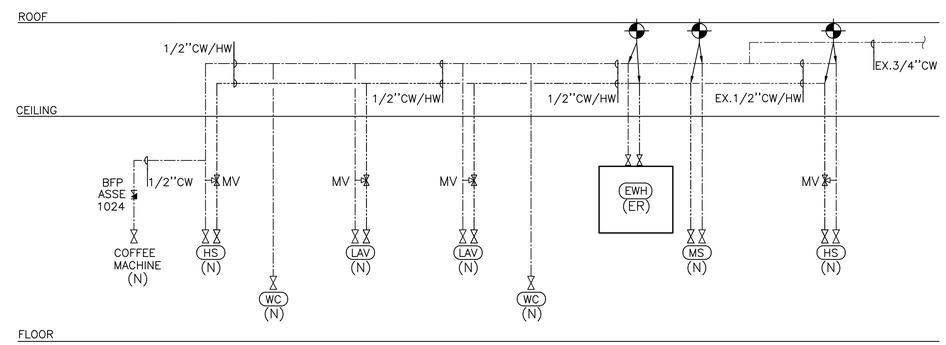
SHEET NUMBER:
**P300**

## PLUMBING NUMBERED NOTES:

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




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




**2** PLUMBING DOMESTIC WATER RISER DIAGRAM
N.T.S.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ADDITION & ALTERATION
700 S PATRICK ST, ALEXANDRIA, VA 22314

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

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

SHEET TITLE:
**PLUMBING DOMESTIC WATER FLOOR PLAN AND RISER DIAGRAM**

SHEET NUMBER:
**P400**