

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Trustee of St. Paul's Episcopal Church

LOCATION: Old and Historic Alexandria District
228 South Pitt Street

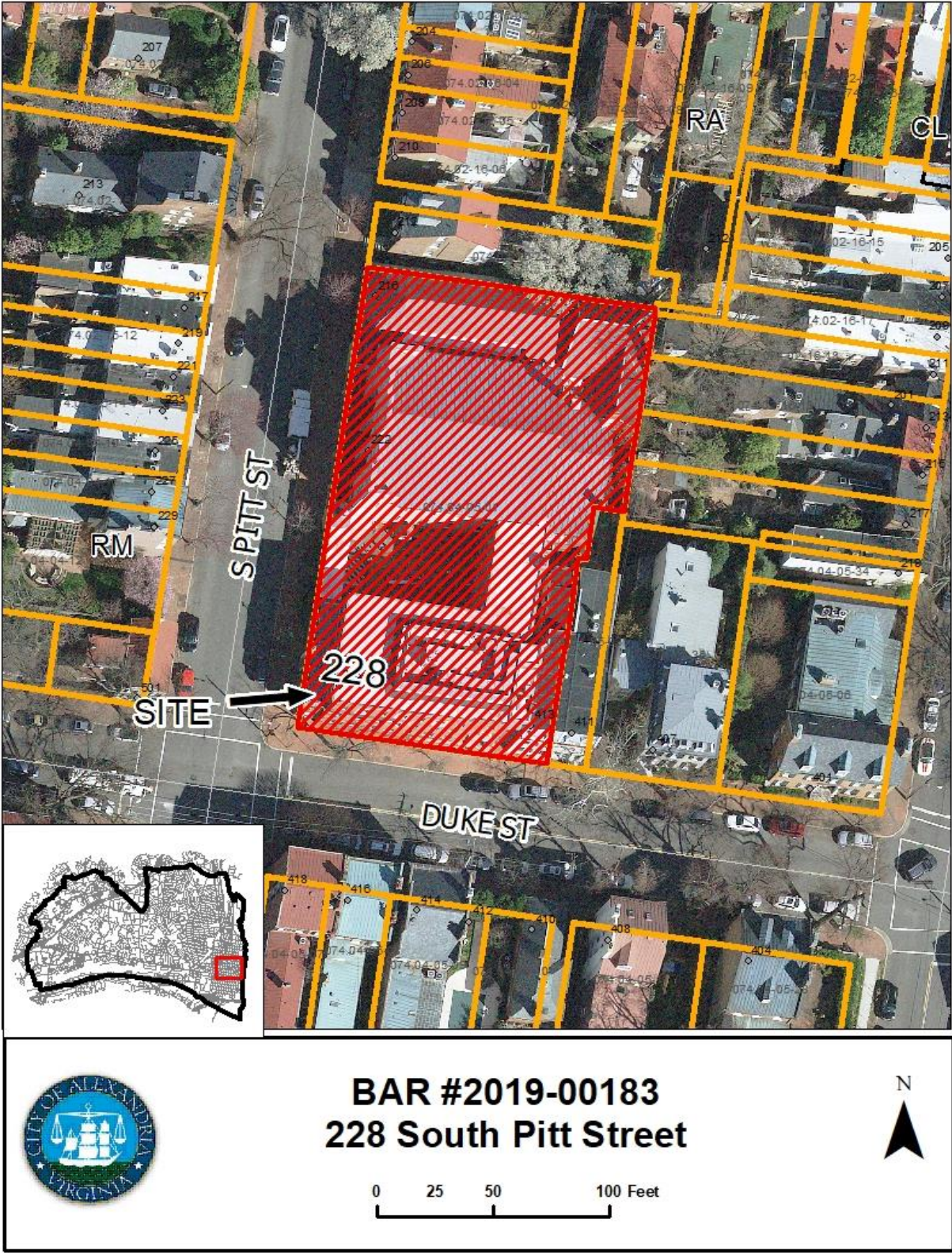
ZONE: RM/Townhouse zone.

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness, as submitted.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



I. APPLICANT'S PROPOSAL

The applicant is requesting a Certificate of Appropriateness for rooftop screening of new HVAC equipment on the Wilmer Hall, at 228 South Pitt Street. The proposed screening will be standing seam metal and nine feet in height. It will match the existing rooftop screening approved by the Board on June 7, 2006 (BAR2006-00053).

II. HISTORY

St. Paul's Church was founded in 1809. The Gothic Revival style church building at 228 South Pitt Street was constructed in **1817-1818** according to plans by Benjamin Latrobe. It has been described by architectural historian Talbot Hamlin as the first Gothic Revival structure in the United States.

Norton Hall, located to the north of the sanctuary, was built in 1899 and expanded and renovated in 1955 and again in 1986. In the early 1930s, the pebble-stone stucco currently on the north wall of the Latrobe sanctuary was applied. Wilmer Hall was constructed at the corner of South Pitt and Duke Streets in **1955** according to plans by Delos H. Smith. Damascus House, located at 413 Duke Street, a two-story brick building with a third story in the mansard, attained its present appearance circa 1905.

On February 10, 1955, the Board of Architectural Review approved the demolition of an unnamed building and the old rectory at 417 Duke Street to allow for the construction of Wilmer Hall and approved the design for the new educational building as well as the design for the arcade and courtyard between Wilmer and the sanctuary and renovations to Norton Hall.

Previous BAR Approvals

Between the 1970s and 1990s the Board approved an array of requests for this property including signage, alterations and exterior accessibility modifications. On June 7, 2006, the Board approved a Permit to Demolish/Encapsulate and a Certificate of Appropriateness for alterations to Wilmer Hall and the adjacent Damascus House (BAR2006-0052/0053). On November 1, 2007 the BAR approved a Certificate of Appropriateness for alterations to enclose an exterior light well located between the main sanctuary building and Norton Hall (BAR2006-0213/0214).

BAR2009-00172 – Board approval for alterations.

BAR2016-00098 – Administrative approval for in-kind repairs.

BAR2016-00281 – Administrative approval for alterations.

BAR2017-00226 – Administrative approval for alterations.

III. ANALYSIS

Section 6-403(B) of the zoning ordinance requires that all rooftop mechanical equipment throughout the City to be concealed by exterior architectural materials or features of the same type and quality used on the exterior walls of the building. The ordinance also allows the Board to waive this requirement if it determines that no screening would be more architecturally appropriate and this is determined on a case-by-case basis. Maintenance access for equipment and air movement often requires the screening to be as much as nine times the footprint of the equipment itself. In some locations, the equipment is not visible from a public way, but the screening still

required by the zoning ordinance would be, so the property owner is required to get either the screening or the waiver of screening approved by the BAR.

Based on the very helpful photographic mockups and sight studies from South Pitt Street provided by the applicant, staff believes that screening on the west elevation is far preferable to no screening, given the size and number of the mechanical units and their location immediately adjacent to the oft photographed historic sanctuary. Screening is not being provided on the east side of the roof, as it is internal to the site and is not visible from a public way. Working with staff, the applicant has consolidated the units at the south end of this roof area to keep them as far as possible from the historic sanctuary, joined the new screening with the exiting rooftop screening to the south and returned the screen wall several feet on the north end to give it some visual mass.

In this case, staff does not believe the use of screening that is more closely related to the material and style of the building, such as brick or stucco, would be a good solution here. Given the height and size of the proposed screening, a brick or stucco wall may be perceived as a fourth story of the building and masonry would be very heavy and difficult for the existing roof structure to support. The proposed standing seam metal screening will not read as an additional building story, is high quality, matches the existing adjacent screening and the light gray color will generally recede against the sky.

Staff recommends approval of the Certificate of Appropriateness, as submitted.

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

The subject property consists of a developed parcel addressed as 228 South Pitt, currently zoned RM and being used as a commercial retail building. The applicant is requesting HVAC rooftop screening.

F-1 The proposed rooftop HVAC screening equipment is in compliance with Zoning. Sec. 6-403

Code Administration

No code comment for rooftop screening.

Transportation and Environmental Services

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged

during construction activity. (T&ES)

- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)

- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

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

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

- C-4 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

Alexandria Archaeology

No archaeological oversight necessary for this project.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2019-00183: 228 South Pitt Street

BAR Case # _____

ADDRESS OF PROJECT: 228 South Pitt Street, Alexandria, Virginia

DISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old Building
074.04 05 01 RM

TAX MAP AND PARCEL: _____ ZONING: _____

APPLICATION FOR: (Please check all that apply)

☒ CERTIFICATE OF APPROPRIATENESS

☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☒ Property Owner ☐ Business (Please provide business name & contact person)

Name: Trustees of St. Paul's Episcopal Church, Alexandria, Virginia

Address: 228 South Pitt Street

City: Alexandria State: VA. Zip: 22314

Phone: c/o 703 836-1000 E-mail: c/o dblair@landcarroll.com

Authorized Agent (if applicable): ☒ Attorney ☐ Architect
Duncan W. Blair, Attorney

Name: _____ Phone: 703 836-1000

E-mail: dblair@landcarroll.com

Legal Property Owner:

Name: Same as Applicant.

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ E-mail: _____

- ☐ Yes ☒ No Is there an historic preservation easement on this property?
☐ Yes ☒ No If yes, has the easement holder agreed to the proposed alterations?
☐ Yes ☒ No Is there a homeowner's association for this property?
☐ Yes ☐ No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

NATURE OF PROPOSED WORK: *Please check all that apply*

- ☒ NEW CONSTRUCTION
- ☒ EXTERIOR ALTERATION: *Please check all that apply.*
- | | | | |
|---|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input checked="" type="checkbox"/> other <u>roof top screening</u> | | | |
- ☐ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

The Applicant is requesting approval of roof top screening to screen new HVAC equipment on a portion of the roof of Wilmer Hall as shown on the plans attached to this application. The material used to construct the screening will be identical to the material used in the construction of the existing roof top screening for existing equipment on a portion of Wilmer Hall. The existing screening was approved by the OHAD BAR.

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- ☐ N/A
- ☒ ☒ Survey plat showing the extent of the proposed demolition/encapsulation.
- ☒ ☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- ☒ ☐ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- ☐ ☒ Description of the reason for demolition/encapsulation.
- ☐ ☒ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

- ☐ ☐ ^{N/A} Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- ☐ ☐ FAR & Open Space calculation form.
- ☐ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- ☐ ☐ Existing elevations must be scaled and include dimensions.
- ☐ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- ☐ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☐ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- ☐ ☐ ^{N/A} Linear feet of building: Front: _____ Secondary front (if corner lot): _____
- ☐ ☐ Square feet of existing signs to remain: _____
- ☐ ☐ Photograph of building showing existing conditions.
- ☐ ☐ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- ☐ ☐ Location of sign (show exact location on building including the height above sidewalk).
- ☐ ☐ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- ☐ ☐ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

- ☒ ☐ ^{N/A} Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☒ ☐ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- ☒ ☐ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- ☐ ☒ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

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

APPLICANT OR AUTHORIZED AGENT:

Signature: _____

Duncan W. Blair

Printed Name: _____

4/26/19

Date: _____

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. Trustee of St. Paul's Episcopal Church	228 S. Pitt Street, Alexandria, VA.	100% Legal Title
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 228 S. Pitt Street, Alexandria, VA. (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. Trustees of St. Paul's Episcopal Church	228 S. Pitt Street, Alexandria, VA.	100% Legal Title
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

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. Trustees of St. Paul's Episcopal Church	NONE	
2.		
3.		

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

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

4/22/2019

Duncan W. Blair, Trustee

Date

Printed Name

Signature

TRUSTEES OF ST. PAUL'S EPICOPAL CHURCH ALEXANDRIA
VIRGINIA

Duncan Wardman Blair

Suzanne Brock

Bowman Miller

Cathy Tyler.







EXISTING VIEWS



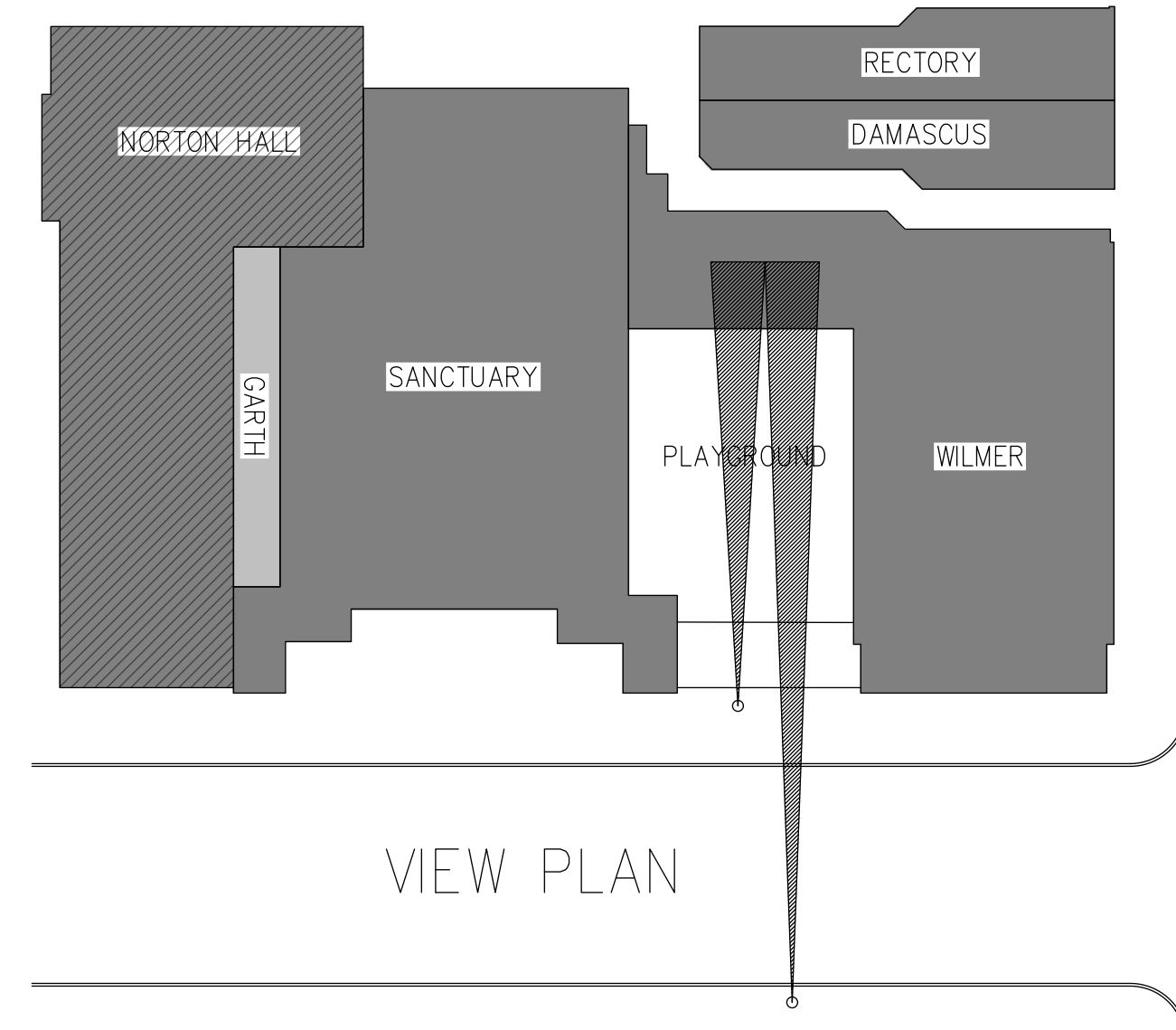
MECHANICAL UNITS
WITH SCREEN



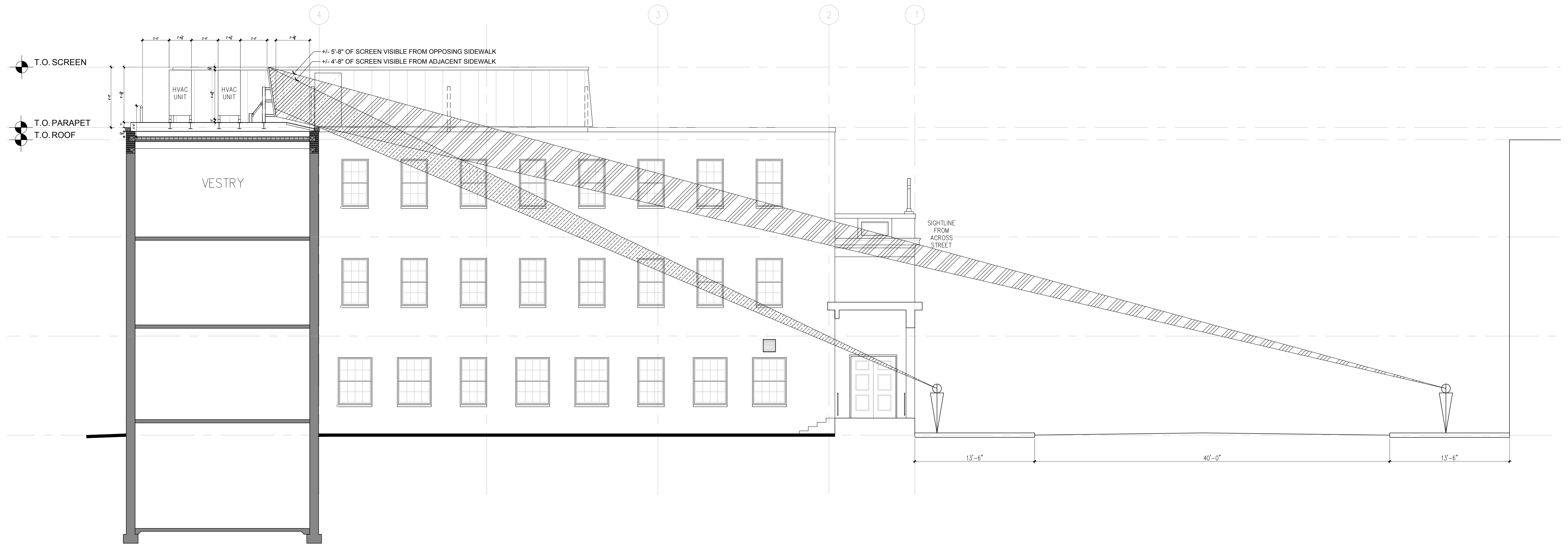
NEW SCREEN TO MATCH HEIGHT & MATERIALS
OF EXISTING SCREEN



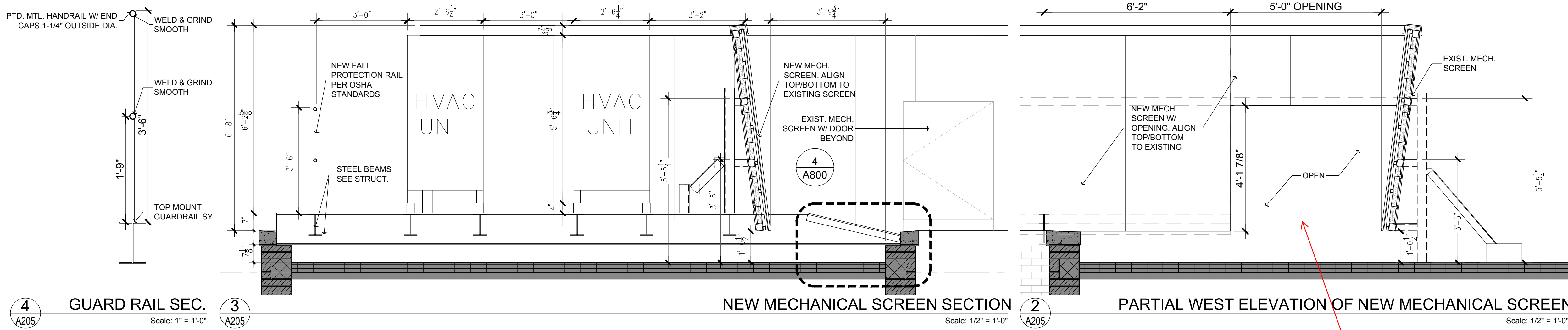
EXISTING WILMER SCREEN



VIEW PLAN



SCALE - $\frac{3}{16}$ " = 1'-0"



DRAWING NOTES

1. GENERAL
- (128) EXISTING ROOF TO REMAIN. NO WORK
 - (127) EXISTING MECHANICAL YARD, UNITS AND ENCLOSURE TO REMAIN. NO WORK
 - (128) REPAIR EXIST. STL. DAMAGE, SEE STRUCT. PAINT STL. AFTER COMPLETING REPAIRS
 - (128) INVESTIGATE WATER INFILTRATION ABOVE TOILET E-109B. REPAIR AS REQUIRED
 - (130) REPAIR / REPLACE DAMAGED SLATES AT EDGE OF ROOF. REPAIR FLASHING AND SEALANT UNDER FIRST COURSE OF SLATES
 - (148) EXISTING ROOF TO REMAIN. NO WORK
 - (147) REPLACE EXISTING BROKEN GLASS AT CUPOLA WITH NEW GLASS TO MATCH EXISTING
 - (148) PTD. MTL. GUARDRAIL. DIM. LENGTH OF 24'-1"
 - (149) OPENING IN MECH. SCREEN
4. MASONRY
- (44) COORDINATE PARTIAL REMOVAL OF STONE COPING FOR INSERTION OF STL. BEAMS SUPPORTING RTU'S. PROVIDE FLASHING AS REQ'D.
 - (45) COORDINATE PARTIAL REMOVAL OF TOP OF BRICK TO INSTALL BASE PLATES FOR STL. BEAMS SUPPORTING RTU'S.
 - (46) RESTORE FINISH AT SANCTUARY WALL AFTER REMOVAL OF DISCONNECT UNITS AND ASSOCIATED CONDUIT. MATCH EXISTING WALL FINISH.
5. METALS
- (51) EXIST. STL. STRUCTURE TO SUPPORT MECHANICAL UNIT. REVIEW CONDITIONS AND REPORT TO OWNER AND STRUCTURAL ENGINEER PRIOR TO INSTALLING NEW RTU.
 - (52) STL. SUPPORT FOR NEW MECHANICAL UNITS. SEE STRUCTURAL DWGS.
 - (53) PTD. TUBE STL. FRAME TO SUPPORT MECHANICAL SCREEN.
7. THERMAL AND MOISTURE PROTECTION
- (70) STANDING SEAM METAL PANEL FOR MECHANICAL SCREEN
 - (71) INSULATE AND SEAL EXISTING ROOF HATCH. SEE DETAILS AND ALTERNATES
 - (72) REPAIR / REPLACE FLASHING AT SKYLIGHT AS REQUIRED TO STOP WATER INFILTRATION
8. DOORS & WINDOWS
- (83) SKYLIGHT WITH INTEGRATED CURB
23. HVAC
- (238) MECHANICAL UNIT SEE MECH.

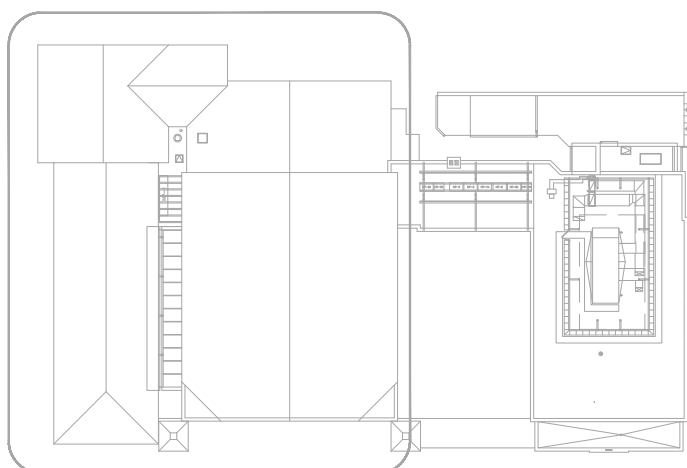
GENERAL NOTES

- GENERAL NOTES
- REFER TO STRUCTURAL AND M/P/E DRAWINGS FOR EXTENT OF STRUCTURAL, MECHANICAL, PLUMBING SCOPE
 - SUPPORT AND PROTECT EXISTING BUILDING ELEMENTS AND UTILITIES TO REMAIN DURING DEMOLITION AND CONSTRUCTION
 - GC TO INVESTIGATE PIPE PENETRATIONS OF ROOF AND VERIFY THE CONDITION OF THE FLASHING AND SEALANT. REPORT TO OWNER AND REPAIR AS NECESSARY TO AVOID WATER INFILTRATION
 - CONTRACTOR TO EVALUATE THE PIERS AND FLANKING WALLS IN THE SANCTUARY CRAWL SPACE AND PROVIDE A PROPOSAL FOR COMPREHENSIVE TUCK-POINTING
 - EVALUATION MUST BE PERFORMED BY A MASON WITH EXTENSIVE EXPERIENCE IN HISTORIC BUILDING AND BRICK MASONRY CONSTRUCTION CONSISTENT WITH THE DATE OF COMPLETION OF THE SANCTUARY BUILDING
 - CONTRACTOR TO PROVIDE ACM REPORT AND PRICE FOR ABATEMENT
 - CONTRACTOR TO INVESTIGATE THE TYPE OF ATTIC INSULATION EXISTING AND PROVIDE COST FOR REMOVAL AND INSTALLATION OF NEW INSULATION TO COMPLY WITH THE VALUES REQUIRED BY CURRENT CODES

LEGEND

- EXISTING WALLS.
- NEW WALL
- AREA NOT IN SCOPE INCIDENTAL WORK

KEY PLAN



ROOF PLAN

Scale: 1/8" = 1'-0"

KERNS GROUP ARCHITECTS

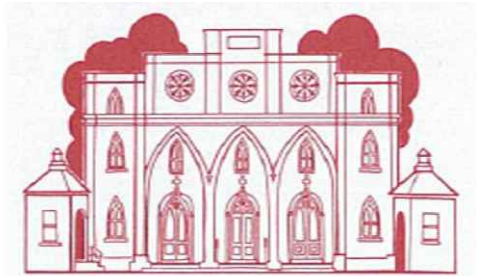
105 NORTH MAPLE AVENUE, SUITE 200
FALLS CHURCH, VA 22046-4713
TEL 703.528.1150 FAX 703.528.1151

OWNER
ST. PAUL'S EPISCOPAL CHURCH 228
SOUTH PITT STREET
ALEXANDRIA, VIRGINIA, 22314
TEL 703.549.3312

MPE ENGINEERS
DESIGNTECH INC. ENGINEERING
44115 WOODBRIDGE PARKWAY, SUITE 100
LEESBURG, VIRGINIA, 20176
TEL 703.723.1126

STRUCTURAL ENGINEER
MESEN ASSOCIATES, P.C.
8346 TRAFORD LANE, SUITE 108
SPRINGFIELD, VIRGINIA 22152
TEL 703.866.7771

Updated 5.10.2019



ST. PAUL'S
EPISCOPAL CHURCH
228 SOUTH PITT STREET
ALEXANDRIA, VIRGINIA, 22314

UPDATED BASE PLANS JUNE 07, 2018
DD COORDINATION SET NOV 14, 2018
100% DD SET DEC 14, 2018
PERMIT SET APR 26, 2019

CONSTRUCTION DOCUMENTS PHASE
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ROOF PLAN

DRAWING NO.

A205

KGA PROJECT NO. 1710.01

Submittal Data Sheet

10 Ton, 230V, VRV IV HR - REYQ120TATJU

Project: DT - St. Paul's Episcopal

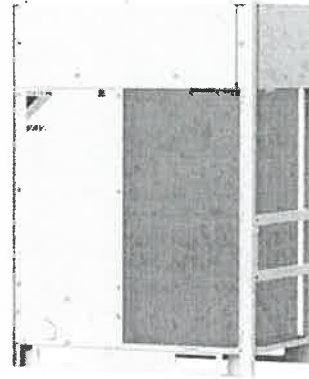
Submitted by: Justin Ritthaler of HAVTECH INC on 6/22/2018

Submitted to: No Engineer Name Specified

Tags: HP-1

FEATURES

- Larger capacity single modules ranging up to 14 tons and systems up to 38 tons allow for a more flexible system design
- Variable Refrigerant Temperature (VRT) control allows the VRV IV to deliver up to 28% of improvement in seasonal cooling efficiency compared to previous Daikin VRV heat pump systems
- Modular and lightweight enables flexibility in system layout and installation with larger capacity single modules reducing electrical, piping connections
- Compatible with Daikin DVS series of Dedicated Outdoor Air Systems (DOAS)
- System wide auto-climate adjustment technology to increase the energy efficiency
- Improved efficiency with IEER values now up to 29.3
- Can provide heating down to -13°F WB as standard
- All inverter compressors to increase the efficiency and avoid starting current inrush
- Same product structure for 230V and 460V simplifies ordering
- New configurator software designed to simplify the commissioning and maintenance of the system
- Factory standard coil guards
- Assembled in the US to increase flexibility and reduce lead times
- Standard Limited Warranty: 10-year limited parts warranty



BENEFITS

- Can operate up to 20 indoor units on a single piping network
- Modular and lightweight - enables flexibility in system layout and installation
- Refrigerant cooled inverted technology to avoid influence from ambient temperatures
- Integrated inverter technology deliver maximum efficiency during part load conditions and provide precise individual zone control
- Heat exchanger coil wraps around on all 4 sides of the unit to increase the surface area and efficiency
- Corrosion resistance 1000hr salt spray tested Daikin PE blue fin heat exchanger
- Design flexibility with long piping lengths up to 3,280 ft. total and 100 ft. vertical separation between indoor units
- Designed with reduced MOP to optimize installation cost
- Digital display on the unit for improved and faster configuration, commissioning, and trouble shooting



VRV IV

Variable Refrigerant Temperature

AIR CERTIFIED

Daikin North America LLC, 5151 San Felipe, Suite 500, Houston, TX, 77056

Daikin City Generated Submittal Data

(Daikin's products are subject to continuous improvements. Daikin reserves the right to modify product design, specifications and information in this data sheet without notice and without www.daikinac.com www.daikincomfort.com

Submittal Data Sheet

10 Ton, 230V, VRV IV HR - REYQ120TATJU

Project: DT - St. Paul's Episcopal

Submitted by: Justin Ritthaler of HAVTECH INC on 6/22/2018

Submitted to: No Engineer Name Specified

Tags: HP-1

PERFORMANCE

Outdoor Unit Model No.	REYQ120TATJU	Outdoor Unit Name:	10 Ton, 230V, VRV IV HR
Type:	Heat Recovery	Unit Combination:	
Rated Cooling Conditions:	Indoor (°F DB/WB): 80 / 67 Ambient (°F DB/WB): 95 / 75	Rated Heating Conditions:	Indoor (°F DB/WB): 70 / 60 Ambient (°F DB/WB): 47 / 43
Rated Piping Length(ft):			
Rated Height Difference (ft):			
Rated Cooling Capacity (Btu/hr):	111,000	Rated Heating Capacity (Btu/hr):	126,000
Nom Cooling Capacity (Btu/hr):	120,000	Nom Heating Capacity (Btu/hr):	135,000
Cooling Input Power (kW):	8.21	Heating Input Power (kW):	9.55
EER (Non-Ducted/Ducted):	13.10 / 12.30	Heating COP (Non-Ducted/Ducted):	4.0 / 3.5
IEER (Non-Ducted/Ducted):	25.40 / 22.60	Heating COP 17F (Non-Ducted/Ducted):	2.5 / 2.3
		SCHE (Non-Ducted/Ducted):	27.00 / 25.10

OUTDOOR UNIT DETAILS

Power Supply (V/Hz/Ph):	208-230 / 60 / 3	Compressor Stage:	Inverter
Power Supply Connections:	L1, L2, L3 Ground	Capacity Control Range (%):	10 - 100
Min. Circuit Amps MCA (A):	43	Capacity Index Limit:	60.0 - 156.0
Max Overcurrent Protection (MOP) (A):	50	Airflow Rate (H) (CFM):	6286
Max Starting Current MSC(A):		Gas Pipe Connection (inch):	1-1/8
Rated Load Amps RLA(A):	15.0+15.0	Liquid Pipe Connection (inch):	1/2
Dimensions (Height) (in):	66-11/16	H/L Pressure Connection (inch):	3/4
Dimensions (Width) (in):	48-7/8	H/L Equalizing Connection (inch):	
Dimensions (Depth) (in):	30-3/16	Sound Pressure (H) (dBA):	61
Net Weight (lb):	703	Sound Power Level (dBA):	81
		Max. No. of Indoor Units:	20

Daikin North America LLC, 5151 San Felipe, Suite 500, Houston, TX, 77056

Daikin City Generated Submittal Data

(Daikin's products are subject to continuous improvements. Daikin reserves the right to modify product design, specifications and information in this data sheet without notice and without www.daikinac.com www.daikincomfort.com)

Submittal Data Sheet

10 Ton, 230V, VRV IV HR - REYQ120TATJU

Project: DT - St. Paul's Episcopal

Submitted by: Justin Rithaler of HAVTECH INC on 6/22/2018

Submitted to: No Engineer Name Specified

Tags: HP-1

SYSTEM DETAILS

Refrigerant Type:	R-410A	Cooling Operation Range (°F DB):	23 - 122
Holding Refrigerant Charge (lbs):	25.8	Heating Operation Range (°F WB):	-13 - 60
Additional Charge (lb/ft):		Max. Pipe Length (Vertical) (ft):	295
Pre-charge Piping (Length) (ft):		Cooling Range w/Baffle (°F DB):	-
Max. Pipe Length (Total) (ft):	540	Heating Range w/Baffle (°F WB):	-
Max Height Separation (Ind to Ind ft):			

DIMENSIONAL DRAWING

