

ISSUE: Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for an addition and alterations

APPLICANT: Martha Peterson

LOCATION: Old and Historic Alexandria District
111 Prince Street

ZONE: RM/Residential Townhouse Zone

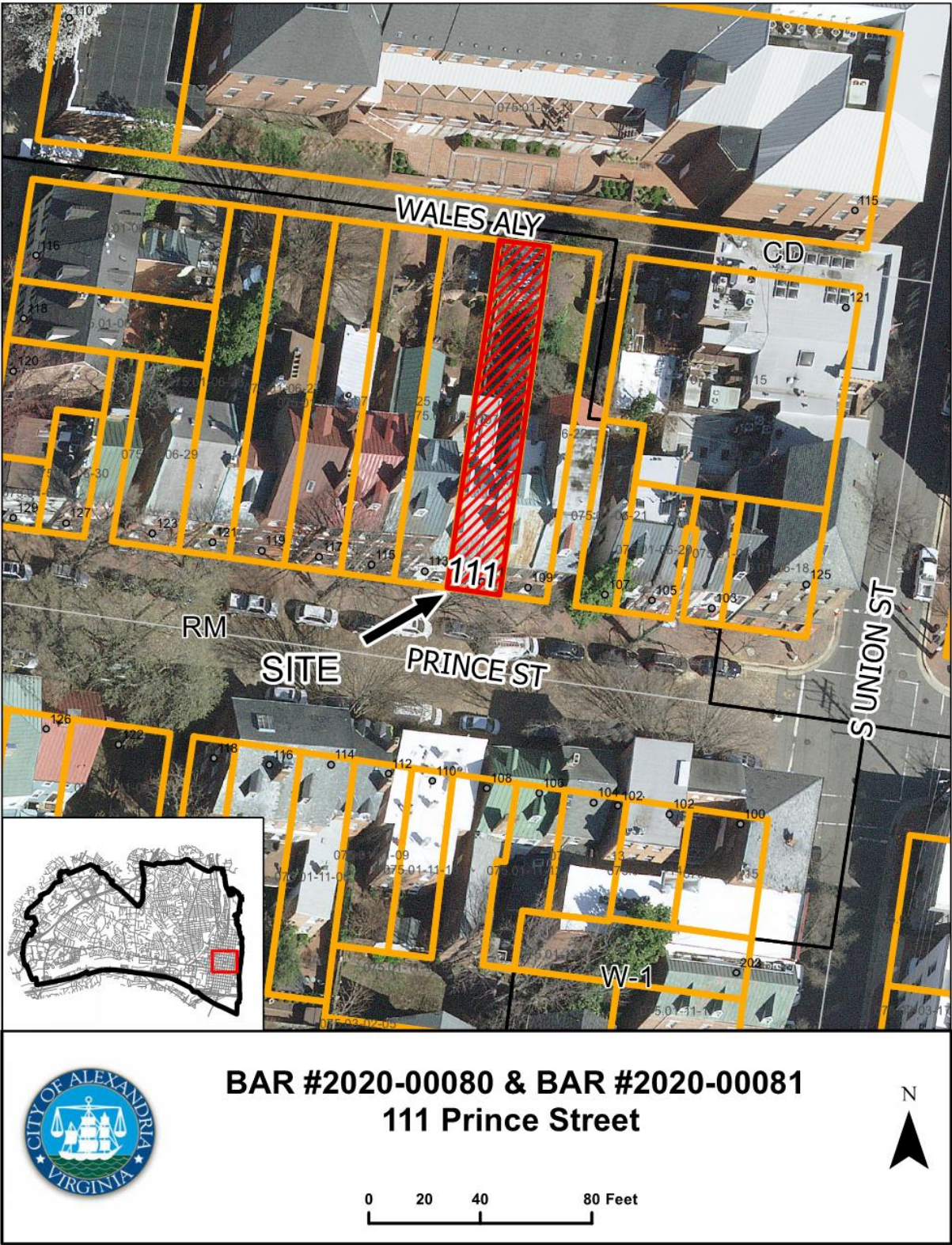
STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial), Certificate of Appropriateness for an addition with the following conditions:

1. The existing front door to be repaired and retained if possible. If it cannot be repaired, it should be replaced with a wood, 6-panel door to match the style and dimensions of the existing.
2. Include the following statements on all construction documents involving demolition or ground disturbance, so that on-site contractors are aware of the requirements.
 - a. No metal detection or artifact collection may be conducted on the property, unless authorized by Alexandria Archaeology.
 - b. Call Alexandria Archaeology immediately (703-838-4399) if any graves, buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

GENERAL NOTES TO THE APPLICANT

1. **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.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **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.
4. **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.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any 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.



Note: Staff coupled the applications for a Permit to Demolish (BAR #2020-00080) and Certificate of Appropriateness (BAR #2020-00081) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant requests a permit to Demolish/Capsulate and Certificate of Appropriateness to construct a two-story addition on the north elevation at 111 Prince Street to provide additional interior living space. Per communication with the applicant, there is to be no work on the front elevation of the house except for the replacement of the front door. All existing windows on the front elevation are to remain without modification.

Permit to Demolish/Capsulate

- Demolish existing one-story portion of the building at the north elevation to include its foundation, walls, floor, roof, and fountain.
- Demolish approximately 150 square feet of wall space at the north end of the existing structure to include two windows and a masonry chimney.

Certificate of Appropriateness

Addition

Construct a new 10.9' by 16.3' two-story addition on the north elevation of the building. The addition will match the size and roof slope of the existing rear ell of the building and will extend to approximately the edge of the existing neighboring structure at 109 Prince Street.

Alterations

Replace the existing 6-panel wood door with a new wood and glass door and install a new 8" diameter metal exhaust pipe at the roof of the existing ell.

Site Context

The alley to the north of the property, Wales Alley, is a public alley providing for a view of the north side of the existing building. The location of an existing wood and masonry fence adjacent to a parking area at the north end of the lot limits the visibility of this portion of the building from the public.

II. HISTORY

According to Ethelyn Cox in her book Historic Alexandria Virginia Street by Street, the property at 111 Prince Street was conveyed to Michael Thorn from Captain John Harper in 1783 for an annual ground rent. In February 1790 Thorn sold the 111 Prince Street site to Thomas Vowell, Sr. who probably built the house. Thomas Vowell, Jr. and John C Vowell bought the property in 1812 for \$2,000 and sold it in March of 1827, after the January fire, to Beale Howard, for \$450. The

property was conveyed to John Manery who renovated the property along with the neighboring property at 109 Prince Street in 1831.

From its appearance on the 1885 Sanborn Fire Insurance map, the house maintains the same basic footprint as in the current condition. The original shingle roof was replaced with a metal roof at some point.

Previous BAR Approvals

There are no previous BAR approvals related to this property.

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design,	No

	educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	
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In the opinion of staff, none of the criteria for demolition and capsulation for the existing one-story addition, exterior wall of the ell, and two new windows are met and the Permit to Demolish/Capsulate should be granted. The one-story addition at the north end of the building does not appear to have been built at the same time as the rear ell and its existing condition is such that the bricks have been damaged and multiple utilities have been applied to the existing walls. This minor portion of the building is minimally visible from the public alley because of the location of existing fences, its removal would not be a detriment to the public interest or deter from the historic character of the building. The north wall of the existing ell includes an existing chimney and two existing windows, one of which has been modified from the original. See Figure 1 for the scope of the proposed demolition. This wall is not of unusual or uncommon design as this is a typical building condition for the historic district. Staff, therefore, does not object to the demolition/capsulation of the afore-mentioned features.

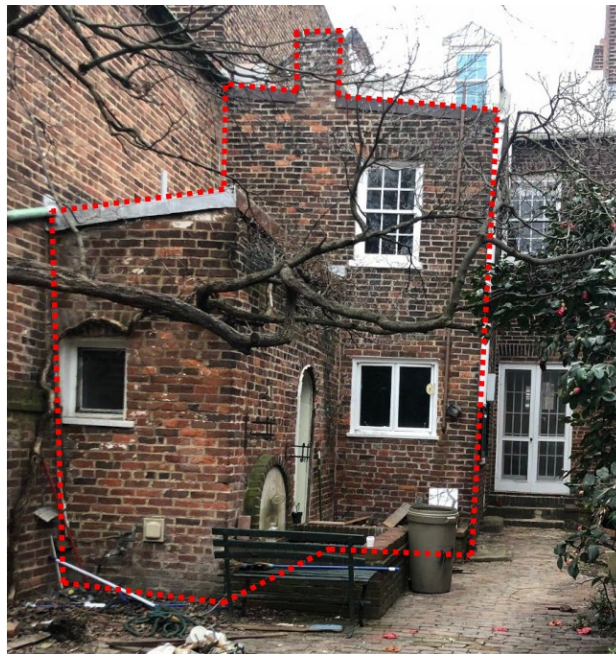


Figure 1: Scope of demolition

Certificate of Appropriateness

Alterations

The applicant proposes to replace the existing 6 panel wood front door with a new wood and glass front door. The *Design Guidelines* state that “Exterior doors and storm doors constitute prominent

visual details of the main façade of a building...Care should be taken that the character defining features of these doorways are maintained... Doors and their surrounds are as much a character defining feature of architectural styles as windows.” Staff cannot support the replacement of the existing 6 panel wood door with a new wood and glass door and recommends that the existing door be repaired if feasible or replaced with a wood door to match the existing in style and size if it cannot be repaired.

In order to accommodate the installation of a new kitchen hood, the applicant is proposing a new metal pipe vent that is to be added to the roof of the existing ell. Per the submitted drawings, the top of this vent is to be 30” from the adjacent roof. Staff does not object to this additional roof penetration due to the limited visibility.

Addition

According to the *Design Guidelines*, “An addition to a historic building should be clearly distinguishable from the original structure. An addition should not obscure or dilute the architectural and historic importance of an existing building by creating a false sense of the past. To create a differentiation between the existing building and an addition, different traditional materials can be utilized.”

The addition at 111 Prince Street will do just that. Using Hardie Panel exterior cladding clearly distinguishes the addition from the original brick construction. The continuity of the existing roof slope and building form into the proposed addition makes for an addition that is clearly compatible with the existing ell while distinctly modern.

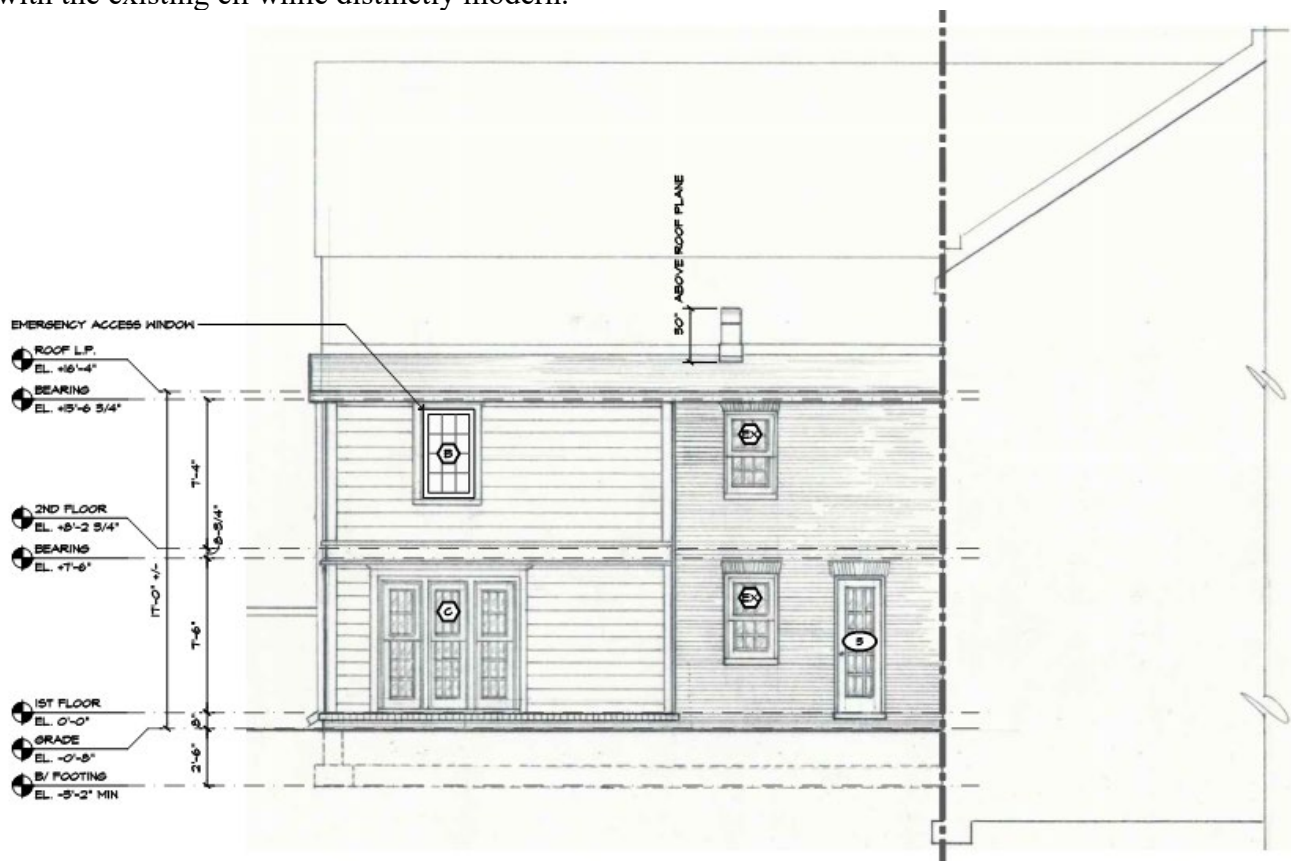


Figure 2: Proposed side elevation

Staff supports the proposed Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for the proposed work at 111 Prince Street with the condition that the existing front door be either repaired or replaced to match the existing in dimension and style. Staff notes the recommendations of Alexandria Archaeology.

STAFF

Bill Conkey, AIA, Historic Preservation Architect, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

F-1 The proposed addition will comply with zoning.

Code Administration

C-1 A building permit and plan review are required prior to the start of construction.

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 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F-1 This property is situated near the edge of the shoreline prior to landfill activities in the eighteenth century. By 1810, tax records indicate that there were numerous houses on this street face, many of them owned by merchants and shopkeepers. In 1827, a fire blazed through this section of the City, damaging many of the structures on this block of Prince Street. According to Ethelyn Cox's Historic Alexandria, Street by Street, A Survey of Early Buildings, Thomas Vowell built the original house on the lot at 111 Prince St. in the 1790s. In the 1830s John Manery purchased the property, combined it with the house at 109 Prince St., and extensively renovated them both, both having suffered damage from an 1827 fire. The lot thus has the potential to yield archaeological resources which could provide insight into the early waterfront and into commercial and residential activities of nineteenth-century Alexandria.
- R-1 Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
- R-2 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2020-00080 & 2020-00081: 111 Prince Street

ADDRESS OF PROJECT: 111 Prince StreetDISTRICT: ☒ Old & Historic Alexandria ☐ Parker - Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: _____ ZONING: RM

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)- Remove Part of existing
and Add Balcony☐ 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: Martha PetersonAddress: 109 Duke StreetCity: Alexandria State: VA Zip: 22314Phone: 202-557-9517 E-mail: theBrickHouseCW@gmail.comAuthorized Agent (if applicable): ☐ Attorney ☐ Architect ☐ _____

Name: _____

Phone: _____

E-mail: _____

Legal Property Owner:

Name: 111 Prince Street LLCAddress: 109 Duke StreetCity: Alexandria State: VA Zip: 22314Phone: 202-557-9517 E-mail: TheBrickHouseCW@gmail.com

- ☐ 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.*
 ☐ awning ☐ fence, gate or garden wall ☐ HVAC equipment ☐ shutters
 ☐ doors ☐ windows ☐ siding ☐ shed
 ☐ lighting ☐ pergola/trellis ☐ painting unpainted masonry
 ☐ other _____
☒ ADDITION
☒ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

Remove Part OF existing House (Previous Addition),
and Add Balr More Space.

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.

Reason For Demo: TO Add More Square Footage
to the Property - New living Room and New
Bedroom

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: _____

Printed Name: _____

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. 111 Prince St LLC	109 Duke St	100%
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 111 Prince St (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. Steven Peterson	109 Duke St	100%
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. n/a		
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.

2/18/20
Date

Steven Peterson
Printed Name


Signature

A. Property Information

A1. 111 Prince St Alexandria VA, 22314
Street Address

A2. 2,364
Total Lot Area

x 1.50
Floor Area Ratio Allowed by Zone

R M
Zone
3,546
Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement (cellar) 625.37
First Floor 847.18
Second Floor 779.06
~~Third Floor 625.37~~
Attic 625.37
Porches
Balcony/Deck
Lavatory***
Other***

Allowable Exclusions**

Basement** 625.37
Stairways** 103
Mechanical**
Attic less than 7'*** 625.37
Porches**
Balcony/Deck**
Lavatory***
Other***
Other***

B1. 2,876.98 Sq. Ft.

Existing Gross Floor Area*

B2. 1,353.74 Sq. Ft.

Allowable Floor Exclusions**

B3. 1,523.24 Sq. Ft.

Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. Total Gross

2,876.98

B2. Total Exclusions

1,353.74

C. Proposed Gross Floor Area

Proposed Gross Area

Basement 625.37
First Floor 957.82
Second Floor 957.82
Third Floor
Attic 625.37
Porches
Balcony/Deck
Lavatory***
Other***

Allowable Exclusions**

Basement** 625.37
Stairways** 103
Mechanical**
Attic less than 7'*** 625.37
Porches**
Balcony/Deck**
Lavatory***
Other***
Other***

C1. 3,166.38 Sq. Ft.

Proposed Gross Floor Area*

C2. 1,353.74 Sq. Ft.

Allowable Floor Exclusions**

C3. 1,812.64 Sq. Ft.

Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. Total Gross

3,166.38

C2. Total Exclusions

1,353.74

D. Total Floor Area

D1. Sq. Ft.
Total Floor Area (add B3 and C3)

D2. Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space

E1. 1,516.82 Sq. Ft.
Existing Open Space

E2. 788.90 Sq. Ft.
Required Open Space

E2. Sq. Ft.
Required Open Space

Notes

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

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

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

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

Signature

Date:

2/18/20

PETERSON RESIDENCE RENOVATION

111 PRINCE STREET
ALEXANDRIA, VA

DRAWINGS BY:
TUSCAN INTERNATIONAL, INC.
3220 N STREET, NW
WASHINGTON, DC 20007
OFFICE: 202-437-2405

STRUCTURAL ENGINEER:
KOELZER & ASSOCIATES CONSULTING ENGINEERS, INC.
1665 PALMORE ROAD
POWHATAN, VA 23139
OFFICE: 804-598-9776

CONTRACTOR:
TUSCAN CONSTRUCTION, INC.
919 BACK RIVER NECK ROAD, UNIT E
BALTIMORE, MD 21221
OFFICE: 410-686-0103

CODE ANALYSIS:

ADDRESS: 111 PRINCE STREET
ALEXANDRIA, VA

DEED BOOK: 790, PAGE 381

IBC USE GROUP CLASSIFICATION: R-3

CONSTRUCTION TYPE: TYPE 5-B

DESIGN CRITERIA BASED ON:

- 2015 ICC INTERNATIONAL BUILDING CODE
- 2015 ICC INTERNATIONAL RESIDENTIAL CODE
- 2015 NFPA NATIONAL ELECTRIC CODE
- 2015 ICC INTERNATIONAL FIRE CODE
- 2015 VIRGINIA BUILDING CODE

BRIEF DESCRIPTION OF WORK:

PHASE II - OF MASTER PERMIT NO. BLD2018-01139. NEW ADDITION AT REAR OF PROPERTY WHICH INCLUDES AN OFFICE AREA ON THE FIRST FLOOR AND A NEW BEDROOM ON THE SECOND FLOOR. THE WORK INCLUDES REMOVING TWO EXISTING WINDOWS AND REPLACING THEM WITH DOORWAYS TO ENTER THE NEW AREA FROM THE EXISTING HOUSE. THE NEW ADDITION WILL INCLUDE A TWO-STORY PORCH AREA; NEW ELECTRICAL WORK; NEW MECHANICAL WORK; NO PLUMBING WORK; NEW WINDOWS AND ENTRY DOORS FROM THE EXTERIOR.

EROSION & SEDIMENT CONTROL NARRATIVE:

THE PROJECT IS LOCATED AT 111 PRINCE STREET, IN ALEXANDRIA, VA. THE TOTAL LOT AREA IS 2,364 SF. PROJECT INVOLVES RENOVATION OF A 3-STORY HOUSE. THE TOTAL DISTURBED AREA IS CIRCA --- SF. APPROXIMATE CUT AND FILL: CUT = -- CY, FILL = -- CY (DIFFERENCE: -- CY). THE PROPOSED EROSION AND SEDIMENT CONTROL MEASURES INVOLVE THE INSTALLATION OF A SILT FENCE AND A HAY BALE.

GENERAL NOTES:

1. INFORM ALEXANDRIA ARCHEOLOGY (703-746-4399) TWO WEEKS BEFORE THE STARTING OF ANY GROUND DISTURBANCE SO THAT A MONITORING AND INSPECTION SCHEDULE FOR THE CITY ARCHEOLOGISTS CAN BE ARRANGED. THERE IS NO COST TO THE HOMEOWNER FOR THIS SERVICE.
2. CALL ALEXANDRIA ARCHEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK SHOULD CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
3. NO METAL DETECTION OR ARTIFACT COLLECTION MAY BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHEOLOGY.
4. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL INSTALL AND IMPLEMENT EROSION CONTROL PLAN AROUND ENTIRE SITE AS SHOWN, HEREIN. HE SHALL MAINTAIN THIS PLAN THE ENTIRE DURATION OF THE PROJECT.
5. CONTRACTOR SHALL BE RESPONSIBLE TO WASH AND CLEAN ALL WALKS, DRIVEWAY OR PAVEMENT OUTSIDE OF THE SITE AND EQUIPMENT AT THE END OF EACH OPERATION AND/OR AT THE END OF EVERY WORKDAY, WHICHEVER COMES FIRST.
6. AT THE END OF THE PROJECT CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL FENCES, HAY BAILS, WASH RACK, AND ALL OTHER CONSTRUCTION DEBRIS.
7. AT THE PROJECT END THE CONTRACTOR SHALL GRADE ALL DISTURBED SOIL AREAS WITH CLEAN TOPSOIL, SEED, AND SPREAD HAY OVER AREAS. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN SEEDED AREAS UNTIL GERMINATION OF SEED HAS STABILIZED THE DISTURBED AREAS OR UNTIL HOMEOWNER AGREES TO ASSUME RESPONSIBILITY.

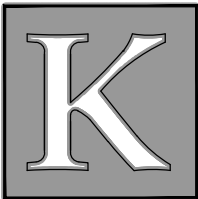
DRAWING INDEX:

CS000 COVER SHEET/CODE ANALYSIS
CS001 GENERAL CONSTRUCTION NOTES

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S002 PROPERTY PLAT

D001 FIRST & SECOND FLOOR PLAN - DEMOLITION

A001 FIRST & SECOND FLOOR PLAN - PROPOSED
A002 THIRD FLOOR & ROOF PLAN - PROPOSED
A003 FOUNDATION & FIRST FLOOR FRAMING PLAN
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A008 BUILDING SECTIONS - PROPOSED
A009 BUILDING SECTIONS - PROPOSED
A010 WALL SECTION
A011 DOOR & WINDOW SCHEDULES, WALL TYPES



KOELZER & ASSOCIATES
CONSULTING ENGINEERS, INC.
1665 PALMORE ROAD
POWHATAN, VIRGINIA 23139
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PETERSON RESIDENCE - RENOVATION 111 PRINCE STREET, ALEXANDRIA, VA		COVER SHEET		CS000
TUSCAN INTERNATIONAL, INC. 3220 N STREET, NW, WASHINGTON, DC 20007		SCALE: N/A	DATE: 01-02-2020 REVISION DATE: -	

GENERAL CONSTRUCTIONS NOTES:

1. WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE OR MORE RECENT VERSIONS AS IT APPLIES TO THE LOCAL ADOPTED BUILDING CODES (2015 VIRGINIA BUILDING CODE).

02100 SITEWORK FOUNDATIONS:

1. THE FOUNDATION FOR STRUCTURE HAS BEEN DESIGNED FOR THE ASSUMED BEARING PRESSURE OF 1500 PSF, IN ACCORDANCE WITH CITY OF ALEXANDRIA.
2. EXCAVATIONS FOR SPREAD FOOTINGS AND CONTINUOUS FOOTINGS SHALL BE CLEANED AND HAND TAMPER TO A UNIFORMED SURFACE.
3. SLABS ON GRADE SHALL HAVE A MINIMUM UNDERLAYMENT OF 4" GRANULAR MATERIAL (#57), FREE OF STANDING WATER, MUD, AND FROZEN SOIL BEFORE PLACEMENT OF CONCRETE, A 6-MIL POLYETHYLENE VAPOR BARRIER SHALL BE PLACED OVER THE GRANULAR FILL MATERIAL.
4. BOTTOMS OF ALL EXTERIOR FOOTINGS SHALL BE 2'-6" BELOW FINISH GRADE. FOOTINGS SHALL PROJECT A MINIMUM OF 6" INTO UNDISTURBED EXISTING NATURAL GROUND HAVING AN ALLOWABLE BEARING CAPACITY AS STATED HEREIN. DEPTHS OF FOOTINGS WILL BE SUBJECT TO CHANGE IF SOIL CONDITIONS ARE OTHER THAN WHAT IS ASSUMED. (SEE DRAWINGS FOR ACTUAL SIZES AND LOCATIONS).

03300 POURED-IN PLACE CONCRETE:

1. ALL CONCRETE CONSTRUCTION SHALL CONFORM TO THE LATEST A.C.I. CODE 318.
2. CONCRETE SHALL HAVE NATURAL SAND FINE AGGREGATE AND NORMAL WEIGHT COARSE AGGREGATES CONFORMING AT ASTM C33, TYPE I PORTLAND CEMENT CONFORMING TO ASTM 150, AND SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH (F'c) AS FOLLOWS:
- F'c = 3000 PSI FOR FOOTINGS INTERIOR SLABS ON GRADE AND FILL IN CONCRETE BLOCKS
- F'c = 3000 PSI FOR FOUNDATIONS WALLS EXPOSED TO WEATHER.
- F'c = 3500 PSI FOR DRIVES, PORCHES, WALKS AND STEPS.
3. ALL POURED-IN-PLACE CONCRETE EXPOSED TO EXTREME WEATHER CONDITIONS, INCLUDING THE GARAGE SLAB ON GRADE SHALL BE AIR-ENTRAINED 5% +/-1% OF CONCRETE VOLUME. NO CALCIUM CHLORIDE OR OTHER ADMIXTURES SHALL BE USED EXCEPT AS APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD.
4. SLABS ON GRADE EXCEPT WHERE OTHERWISE NOTED, SHALL BE A MINIMUM OF 4" THICK, REINFORCED WITH 6x6-WI.4XW1.4 WELDED WIRE MESH LAPPED AT LEAST 6" IN EACH DIRECTION. SLABS SHALL BE LAID ON A LAYER OF 6 MIL POLYETHYLENE OVER 4" LAYER OF #57 STONE. REFER TO DRAWINGS FOR LOCATIONS OF THERMAL INSULATION.
5. CONCRETE FINISH ON ALL EXPOSED STEPS, STOOPS AND SLABS SHALL FIRST HAVE A STEEL TROWEL FINISH AND THEN A VERY LIGHT BROOM FINISH. GARAGE SLAB ON GRADE SHALL BE A STEEL TROWEL SMOOTH FINISH.
6. EXPANSION JOINTS SHALL BE A NON-ORGANIC EXPANSION JOINT MATERIAL APPROVED BY THE DESIGNER SUCH AS AN IMPREGNATED ASPHALT FIBER BOARD NO LESS THAN 3/4" THICK AND SHALL BE CAST-IN-PLACE WHERE SLABS MEET MASONRY OR CONCRETE WALLS OR WHERE OLD WORK MEETS NEW CONSTRUCTION TO PREVENT BONDING BETWEEN THE TWO MATERIALS.
7. EXPOSED CONCRETE SURFACES SHALL BE SEALED WITH AN APPROVED CHEMICAL CURING COMPOUND WITHIN ONE HOUR OF FINAL TOWELING.
8. REINFORCING STEEL FOR THE TIES SHALL BE INTERMEDIATE GRADE - FORMED BILLET STEEL CONFORMING TO ASTM SPECIFICATIONS A615-60. ALL OTHER REINFORCING STEEL SHALL CONFORM TO ASTM SPECIFICATIONS A615-60. WELDED WIRE FABRIC TO CONFORM TO ASTM SPECIFICATIONS A-185. FABRIC SHALL BE SUPPLIED IN FLAT SHEETS AND LAPPED AT SPLICES AT LEAST 6" WITH TIE WIRE. ALL REINFORCING TO BE DETAILED. FABRICATION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST DETAILING MANUAL A.C.I.315.
9. REINFORCEMENT DESIGNATED AS CONTINUOUS SHALL BE LAPPED 36 BAR DIAMETERS AT SPLICES UNLESS OTHERWISE NOTED.
10. HORIZONTAL FOOTING REINFORCEMENT SHALL BE CONTINUOUS AND SHALL HAVE 90 DEGREES BENDS AND EXTENSIONS, OR CORNER BARS OF EQUIVALENT SIZE LAPPED AT 36 BAR DIAMETERS AT CORNERS AND INTERSECTIONS.

04400 MASONRY:

1. BRICK SHALL COMFORM TO ASTM C-62. MORTAR SHALL CONFORM TO FEDERAL SPECIFICATIONS SS-C-181E-TYPE II. LAY BRICK ONLY WHEN OUTSIDE TEMPERATURES ARE 45 DEGREES (F) AND RISING. PROTECT ALL WORK FROM COLD AND FROST TO INSURE MORTAR WILL CURE WITHOUT FREEZING. CALCIUM CHLORIDE AND ANTI-FREEZE ADMIXTURE WILL NOT BE ACCEPTED.
2. BEARING STEEL AND WOOD BEAMS SHALL BE SUPPORTED ON SOLID MASONRY PIERS AS INDICATED. OTHER STRUCTURAL MEMBERS (LINTELS, ETC.) SHALL BE SUPPORTED ON 8" OF SOLID MASONRY ALL BEAMS AND LINTELS SHALL HAVE A MINIMUM HORIZONTAL BEARING OF 4" ON EITHER SIDE OF THE SPAN.
3. ANCHOR BOLTS SHALL BE 1/2" IN DIAMETER AND PROJECT A MINIMUM OF 16 IN DEPTH INTO THE MASONRY WALL FILLED SOLID FOR ALL WOOD BEARING PLATES. BOLTS SHALL BE SET A MAXIMUM OF 12" FROM THE END OF EACH WOOD PLATE AT THE CORNERS AND AT 4'-0" ON CENTER (O.C) HORIZONTALLY THEREAFTER.
4. MASONRY WALLS SHALL HAVE HORIZONTAL WIRE REINFORCING AT LEAST 8" O.C. VERTICALLY.
5. PROVIDE 4" OF SOLID MASONRY ON ALL SIDES OF JOIST OR BEAMS ENTERING MASONRY PARTY WALLS.
6. BRICK VENEER SHALL BE SECURED WITH WALL TIES, 16-GAUGE ZINC COATED, AT 16" O.C. HORIZONTALLY AND VERTICALLY. PROVIDE AND SET FLASHING AT LINTELS AND AT BASE OF WALLS RUNNING CONTINUOUSLY HORIZONTALLY THE FULL LENGTH OF THE WALL. FLASHING SHALL BE INSTALLED UNDER THE SILL PLATE ON THE FIRST FLOOR OF FRAMING AND OVERLAP THE BRICK VENEER AT LEAST 8" VERTICALLY DOWN FROM THE SUB FLOOR ELEVATION. JOINTS IN THE FLASHING BE OVERLAP AT LEAST 8" HORIZONTALLY FROM ONE LENGTH TO OTHER TO INSURE A CONTINUOUS WATER BARRIER ALONG THE PERIMETER OF THE STRUCTURE.
7. FLASHING SHALL BE INSTALLED AT THE BASE CORNERS, SILLS, SPANDRELS, PARAPETS AND OTHER ITEMS AS NOTED ON THE DRAWINGS. PROVIDE WEEP HOLES AT BOTTOM OF VENEER AND FLASHING AT 24" O.C.

05500 MISCELLANEOUS STEEL:

1. STRUCTURAL STEEL SHALL CONFORM TO ASTM SPECIFICATIONS A36 OR ASTM SPECIFICATIONS A992.
2. ALL STEEL ANGLES, LINTELS, BEAMS, COLUMNS, ETC. ARE TO BE SHOP PRIMED WITH RED OXIDE PRIMER OR APPROVED EQUAL. STRUCTURAL STEEL AT OR BELOW GRADE SHALL BE PAINTED WITH TWO COATS OF AN ASPHALTIC-BASED PAINT AND PROTECTED WITH A MINIMUM OF 2" OF SOLID MASONRY OR CONCRETE.
3. FOR OPENINGS OR RECESSES IN BRICK OR BRICK-FACED MASONRY WALLS NOT SPECIFICALLY DETAILED, MASON SHALL INSTALL ONE STEEL ANGLE FOR EACH 4" OF WALL THICKNESS. PROVIDE LINTELS ACCORDING TO THE SCHEDULE BELOW:

LINTELS	MASONRY OPENING	MIN. BEARING
L3-1/2" x 3-1/2" x 1/4"	UP TO 3'-0"	4"
L3-1/2" x 3-1/2" x 5/16"	3'-1" TO 4'-0"	6"
L4" x 3-1/2" x 1/4"	4'-1" TO 5'-0"	6"
L4" x 3-1/2" x 5/16"	5'-1" TO 6'-0"	6"
L5" x 3-1/2" x 5/16"	6'-1" TO 7'-0"	8"
L6" x4" x 3/8"	7'-1" TO 8'-0"	8"

DRAINAGE, SEALANTS & MOISTURE PROOFING:

1. APPROPRIATE SEALANTS SHALL BE SELECTED FOR EACH SUBSTRATE DEPENDING UPON LOCATION (INTERIOR OR EXTERIOR), HUMIDITY, MOISTURE CONDITIONS AND TRAFFIC CONDITIONS. USE PRIMERS AS REQUIRED.
2. COLOR OF CAULKING SHALL BE COORDINATED WITH ADJACENT MATERIALS.
3. JOINT FILLERS SHALL BE USED:
- A. TO CONTROL THE DEPTH OF SEALANTS IN JOINTS.
- B. TO MEET THE REQUIREMENTS FOR RESILIENT SEPARATIONS IN HORIZONTAL JOINTS IN FLOOR, PAVEMENTS, PATIOS, SIDEWALKS AND OTHER LIGHT TRAFFIC AREAS.
4. BOND BREAKERS SHALL BE USED TO PREVENT ADHESION TO MORE THEN TWO SURFACES.
5. MASONRY FOUNDATIONS SHALL BE PARGED TO A THICKNESS OF 3/4" MINIMUM.
6. APPLY A WATERPROOF MEMBRANE TO ALL FOUNDATIONS WALLS.
7. FOOTING DRAINS SHALL BE A MIN. 4" IN DIAMETER AND INSTALLED ON THE EXTERIOR OF ALL FOUNDATIONS.
8. ALL FLASHINGS SHALL BE INSTALLED ACCORDING TO THE BUILDING CODE, AN EAVE FLASHING STRIP OF MINERAL SURF ACED ROLL ROOFING SHALL BE APPLIED TO EXTEND FROM THE EDGE OF THE ROOF TO A PAINT 1 MIN, INSIDE THE INTERIOR WALL LINE OF THE STRUCTURE.
9. ALL MEMBRANE ROOFING TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
10. ALL ROOF SHINGLES TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.

WOOD & CARPENTRY:

1. UNLESS OTHERWISE NOTED ON DRAWINGS ALL STRUCTURAL WOOD MEMBERS SHALL BE #2 SOUTHERN PINE OR EQUAL.
2. MANUFACTURED ROOF AND FLOOR JOIST AND TRUSSES (IF SHOWN ON DRAWINGS) MUST BE DESIGNED AND CERTIFIED BY A VIRGINIA LICENSED ENGINEER AND SUBMITTED TO THE ARCHITECT AND LOCAL BUILDING DEPARTMENT FOR APPROVAL SUBMIT THREE (3) STAMPED/SEALED SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW.
3. ROOF RAFTERS AND/OR TRUSSES SHALL BE CONNECTED AT EACH BEARING POINT WITH ONE PREFAB 6-90 COATED GALVANIZED RAFTER TIE (HURRICANE CLIP) BY SIMPSON OR EQUAL SIMILARLY FLOOR JOIST AND TRUSSES SHALL BE CONNECTED WITH ONE PREFABRICATED JOIST HANGER. EACH ANCHOR SHALL BE 18 GA MINIMUM THICK.
4. PROVIDE DOUBLE JOISTS UNDER PARALLEL PARTITIONS, AT JOISTS THAT SUPPORT HEADERS, AND AT HEADERS THAT SUPPORT JOISTS. USE JOIST HANGERS WHERE APPLICABLE.
5. ALL JOISTS AND RAFTERS SHALL BE BRACED AT INTERVALS NOT EXCEEDING 8'-0".
6. DOUBLE STUDS AT HEADER BEARING DOUBLE JOISTS AND RAFTERS AT ALL OPENINGS ACCORDING TO SCHEDULE BELOW (UNLESS NOTED OTHERWISE ON DRAWINGS).

DOUBLE 2 x 4 UP TO 3'-0"

DOUBLE 2 x 6 UP TO 4'-0"

DOUBLE 2 x 8 UP TO 5'-0"

DOUBLE 2 x 10 UP TO 7'-0"

DOUBLE 2 x 12 UP TO 8'-0"

- ALL DOUBLE HEADERS AND JOISTS SHALL BE FASTENED TOGETHER WITH A MINIMUM OF TWO ROWS OF 16 D NAILS 12" ON CENTER).
7. PROVIDE BLOCKING, BONDING, CRUSH BLOCKS, STIFFENERS, OR RIM JOISTS AS REQUIRED AT JOIST ENDS.
8. FLOOR JOISTS SHALL HAVE A MINIMUM BEARING OF 2" ON FRAMED WALLS. ALL BEAMS SHALL HAVE MINIMUM BEARING OF 4" ON SUPPORTS. PROVIDE MOISTURE PROTECTION TO END OF BEAMS POCKETED INTO MASONRY WALLS.
9. WOOD JOISTS, STUDS AND BEAMS SHALL NOT BE NOTCHED UNLESS AUTHORIZED BY THE ARCHITECT. DRILLED HOLES SHALL BE CENTERED AT MID-DEPTH OF THE MEMBER AND THE HOLE DIAMETER SHALL NOT EXCEED 1/3 OF THE ACTUAL DEPTH OF THE MEMBER. NO HOLES SHALL BE DRILLED WITHIN 2" FROM THE ENDS OR WITHIN THE MIDDLE 1/3 OF THE SPAN. PROVIDE 4" CLEAR BETWEEN HOLES.
10. PROVIDE 2x4 INTERMEDIATE BLOCKING AT ALL BEARING AND NON-BEARING PARTITIONS.
11. ALL PLYWOOD SHALL BE APA SPAN RATED. USE EXTERIOR GRADE PLYWOOD WHEREVER EDGE FACE WILL BE EXPOSED TO WEATHER. INTERIOR PLYWOOD EXPOSED TO WEATHER DURING CONSTRUCTION SHALL BE EXPOSED MINIMUM.
- A. EXTERIOR WALL SHEATHING SHALL BE 1/2" PLYWOOD UNLESS NOTED OTHERWISE.
- B. SUB FLOORING SHALL BE 3/4" TONGUE AND GROOVE PLYWOOD GLUED AND SCREWED TO THE FLOOR JOIST AS PER APA RECOMMENDATIONS.
- C. ROOF SHEATHING SHALL BE 1/2" PLYWOOD. PROVIDE CLIPS AT BUTTS JOINTS OF ROOF SHEATHING.
12. MICRO-LAM L.V.L. (LAMINATED VENEER LUMBER) BEAMS SHALL BE MANUFACTURED BY THE TRUSS JOIST CORPORATION OR APPROVED EQUAL. BEAMS SHALL BE INSTALLED ACCORDING TO MANUFACTURE'S RECOMMENDATIONS. WHEN FASTENING TWO O MORE BEAMS TOGETHER PROVIDE A MINIMUM OF TWO ROWS OF 16D NAILS 12" ON CENTER.
13. T.J FLOOR JOIST ARE TO BE MANUFACTURED BY THE TRUSS JOIST CORPORATION OR APPROVED EQUAL. INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS.
14. THE FOLLOWING WOOD ELEMENTS ARE TO BE PRESSURE TREATED WITH PRESERVATIVE:
- A. SILL PLATES RESTING ON CONCRETE OR MASONRY WALLS.
- B. SILL PLATES RESTING ON CONCRETE SLABS AND GRADE.
- C. ENDS JOIST WHICH ENTER CONCRETE OR MASONRY WALLS AND HAVE LESS THAN 1/2" CLEARANCE ON TOPS SIDES AND ENDS.
- D. SLEEPERS RESTING DIRECTLY ON CONCRETE SLABS.
- E. EXTERIOR PORCH AND DECK FRAMING, DECKING AND STAIRS.
15. EXTERIOR TRIM:
- A. ALL EXTERIOR TRIM SHALL BE PINE OR REDWOOD.
- B. ALL TRIM SHALL BE PRIMED ON BOTH SIDES PRIOR TO INSTALLATION.
- C. ALL OUTSIDE CORNERS SHALL BE MITERED. NO BUTT JOINTS WILL BE ACCEPTED.
16. SIDING:
- A. REFER TO DRAWINGS FOR SIDING MATERIALS.
- B. PRIME SIDING FRONT & BACK BEFORE INSTALLATION.

FINISHES:

PAINT:

1. ALL PAINT AND PRIMERS TO BE BENJAMIN MOORE OR APPROVED EQUAL. CONSULT WITH OWNER FOR COLORS AND TYPES.
2. ALL SURFACES TO BE PAINTED SHALL RECEIVE ONE PRIMER COAT AND TWO FINISH COATS.
3. ALL PAINT SHALL BE APPLIED ACCORDINGLY TO MANUFACTURER'S RECOMMENDATIONS.

ARCHITECTURAL WOODWORK & TRIM:

1. ALL MILLWORK, TRIM AND MOLDING SHALL BE INSTALLED ACCORDINGLY TO THE QUALITY STANDARDS OF THE ARCHITECTURAL WOODWORK INSTITUTE.
2. ALL INTERIOR TRIM AND MILLWORK SHALL CONFORM TO AWI "CUSTOM STANDARDS"
3. FLAT TRIM SHALL BE CLEAR PINE OR APPROVED EQUAL. ALL CORNERS OF TRIM AND SIDING ARE TO BE MITERED. EXPOSED END GRAINS WILL NOT BE ACCEPTED.
- ALL MILLWORK AND TRIM SHALL BE INSTALLED BY CRAFTSMAN WITH EXPERIENCE IN WORK THIS TYPE. ALL WORK SHALL BE "FIRST CLASS" IN EVERY REGARD AND CONSISTENT WITH THE BEST PRACTICES OF THE TRADE.

FIRE AND LIFE SAFETY:

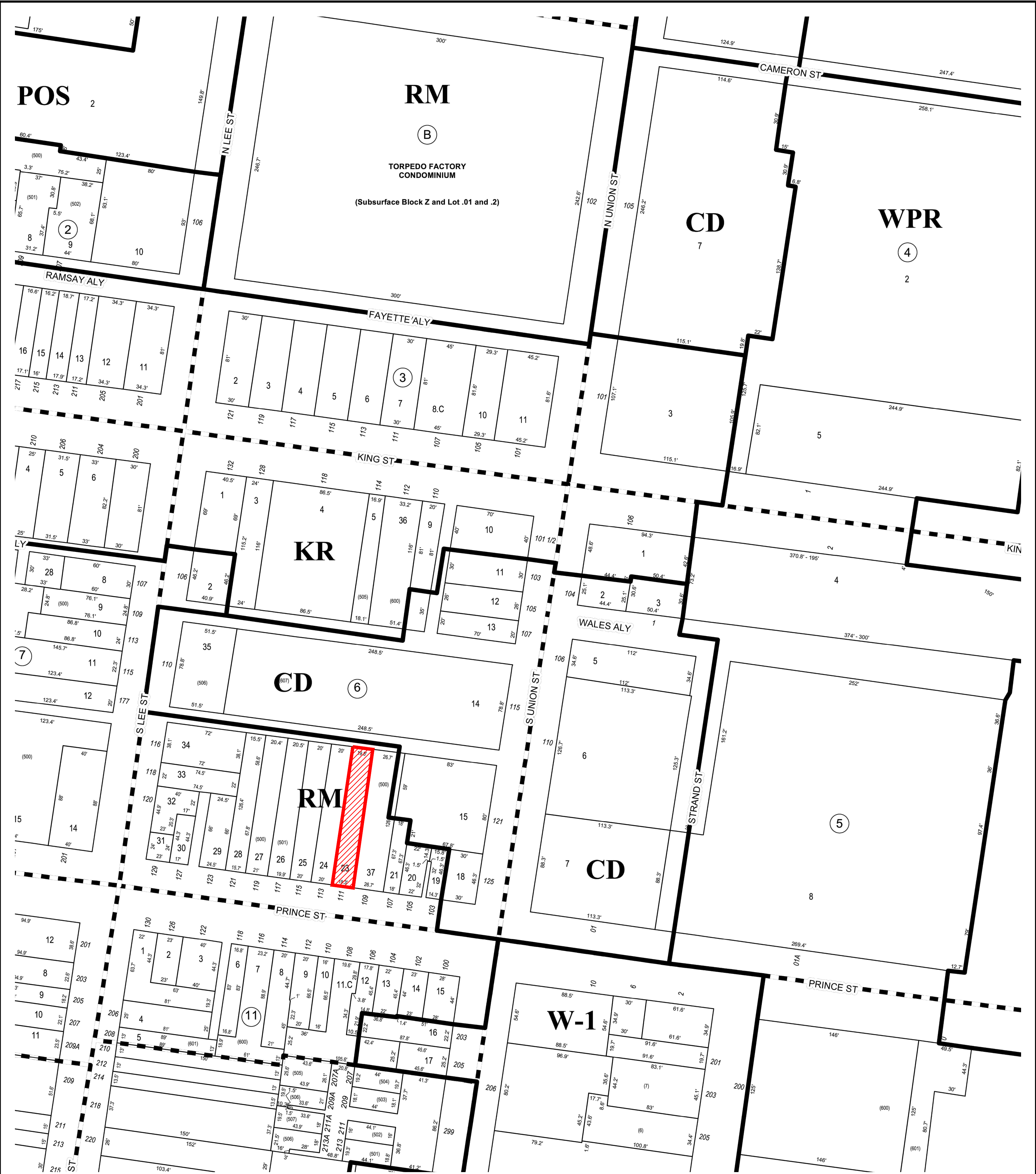
1. STAIRS:
- A. 7-3/4" MAX. RISE.
- B. 10" MIN. TREAD.
- C. 6'-8" MIN. HEAD ROOM.
- D. HEIGHT OF HANDRAILS SHALL CONTINUOUS 34" MIN. 38" MAX. ABOVE FINISH STAIRS TREADS. HANDRAILS REQUIRED AT STAIRS WITH 3 OR MORE RISERS.
- E. GUARDRAILS SHALL BE 36" ABOVE FINISHED FLOOR.

ELECTRICAL & LIGHTING NOTES:

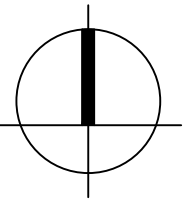
2. ELECTRICAL CONTRACTOR SHALL SIZE AND ARRANGE ALL CIRCUITS IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AS WELL AS ALL LOCAL CODES.
3. WALL OUTLETS ARE TO BE MOUNTED 1'-6" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
4. SWITCHES ARE TO BE MOUNTED 4'-0" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE.
5. MOUNTING HEIGHTS ARE TO BE VERTICAL CENTER OF THE EQUIPMENT TO THE FINISHED ELEVATION OF THE FLOOR.
6. ALL NEW SWITCHES & OUTLETS STYLES ARE TO BE APPROVED BY OWNER PRIOR TO INSTALLATION
7. PROVIDE HARDWIRED SMOKE DETECTORS ON ALL FLOORS, LOCATED AS PER CODE.
8. ELECTRICIAN TO LOCATE ALL FIXTURES, SWITCHES, OUTLETS, ETC. PRIOR TO RUNNING WIRING. OWNER, ARCHITECT AND ELECTRICIAN TO MEET AT A MUTUALLY AGREED UPON TIME TO REVIEW LOCATIONS.
9. OWNER IS ALLOWED TO ADD ON AN ADDITIONAL TEN (10) ITEMS, SWITCHES, CABLE, PHONE OUTLET, ETC, OR ANY COMBINATION AT NO ADDITIONAL CHARGE TO THE OWNER

PLUMBING/GAS PIPING NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE AS WELL AS ALL LOCAL CODES.
2. PLUMBING CONTRACTOR HAS PROVIDED DIAGRAMS AS REQUIRED FOR PERMIT, AND SHALL SUBMIT TO THE ARCHITECT PROPOSED LOCATIONS OF ALL WASTE AND SUPPLY LINE PRIOR TO THE COMMENCEMENT OF FRAMING. NO EXTRAS WILL BE GIVEN FOR ANY MODIFICATIONS TO THE FRAMING DUE TO PLUMBING LINES.
3. PLUMBING CONTRACTOR SHALL BE CERTIFIED FOR GAS PIPING INSTALLATION.



VICINITY MAP
SCALE: 1" = 50'



0' 25' 50' 100'

NOTE: TAX ASSESSMENT MAP NUMBER: 075.01-06-23
LOT AREA = 2,364 S.F. (COMPUTED)

WALES ALLEY

PROPERTY LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 08°44'00" E	32.07'
L2	N 09°03'00" E	94.34'
L3	S 81°15'00" E	16.82'
L4	S 08°33'10" W	18.54'
L5	S 81°15'00" E	1.45'
L6	S 08°32'40" W	1.20'
L7	S 06°49'23" W	13.92'
L8	S 14°27'40" W	6.46'
L9	S 09°30'00" W	2.80'
L10	N 81°15'00" W	0.58'
L11	S 09°12'40" W	17.57'
L12	S 81°15'00" E	0.82'
L13	S 08°22'10" W	59.75'
L14	N 81°15'00" W	19.50'

PROPERTY LINE PER
BOUNDARY LINE AGREEMENT
DB. 1209, PG. 1890

W/F JAL
GROUP,
LLC

#113
2 STORY
BRICK
DWELLING

#111
2 STORY
BRICK
DWELLING

#109
2 STORY
BRICK
DWELLING

PRINCE STREET

MONUMENT LINE

PLAT

SHOWING PHYSICAL IMPROVEMENT SURVEY
ON THE PROPERTY AT

#111 PRINCE STREET

DB. 790, PG. 381

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'
DATE: NOVEMBER 21, 2019

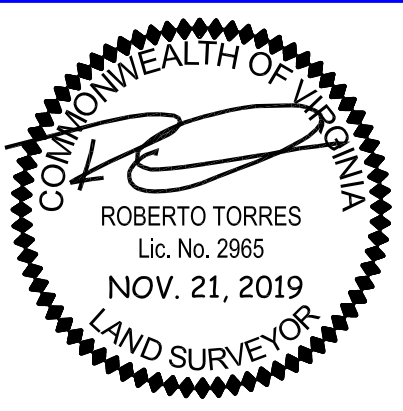
DEED BOOK REF: 790/381
PLAT SUBJECT TO
RESTRICTIONS OF RECORD.
TITLE REPORT NOT FURNISHED,
THUS ALL EASEMENTS MAY NOT
BE SHOWN.

OWNER: RAYMOND C. & PHYLLIS G. SIDORSKY
CLIENT: MARTHA PETERSON

RC FIELDS
& ASSOCIATES, INC.

ENGINEERING • LAND SURVEYING • PLANNING
700 S. Washington Street, Suite 220 www.rcfassoc.com
Alexandria, Virginia 22314 (703) 549-6422

I HEREBY CERTIFY THAT THE POSITIONS OF THE EXISTING IMPROVEMENTS HAVE
BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND/OR WITH
CALIBRATED ELECTRONIC DISTANCE MEASURING EQUIPMENT. NO PROPERTY
CORNERS WERE SET.



NOTE: TAX ASSESSMENT MAP NUMBER: 075.01-06-23
 LOT AREA = 2,364 S.F. (COMPUTED)

WALES ALLEY

PROPERTY LINE TABLE:

LINE	BEARING	DISTANCE
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L12	S 81°15'00" E	0.82'
L13	S 08°22'10" W	59.75'
L14	N 81°15'00" W	19.50'

PROPERTY LINE PER
 BOUNDARY LINE AGREEMENT
 DB. 1209, PG. 1890

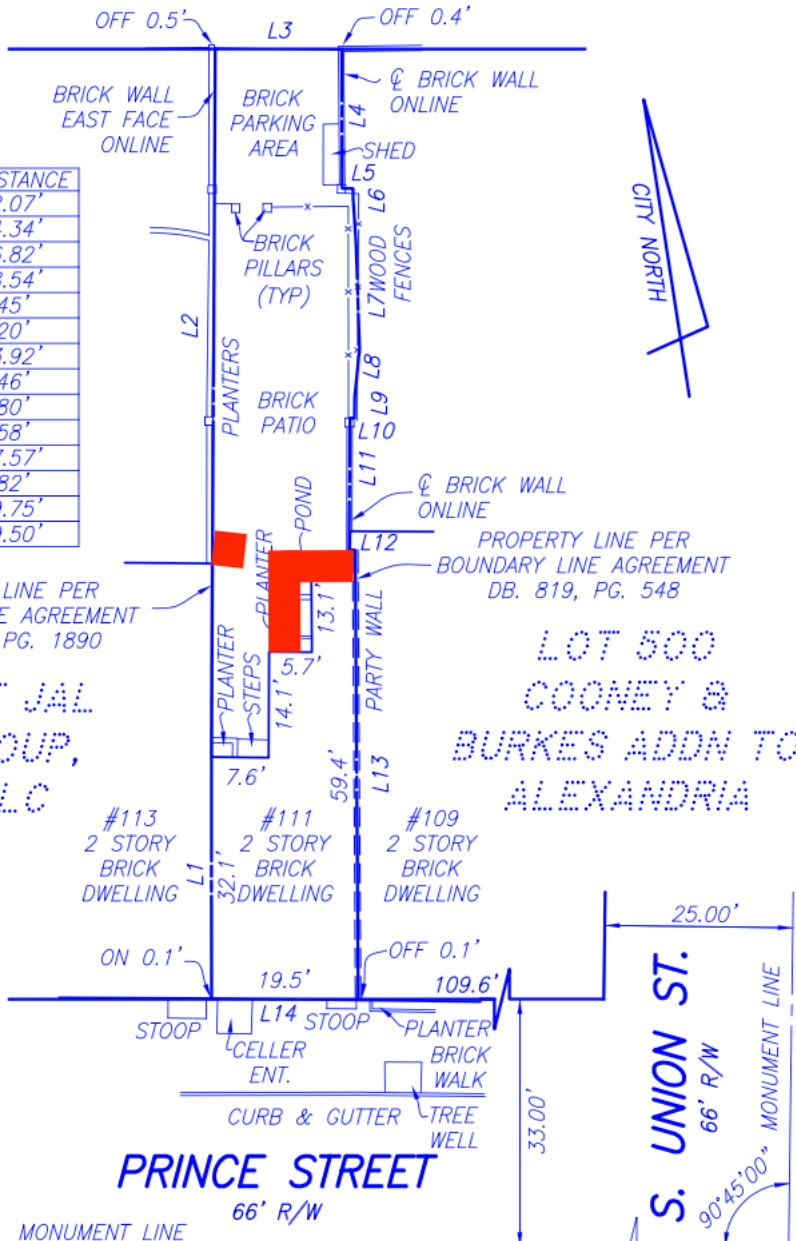
N/F JAL
 GROUP,
 LLC

#113
 2 STORY
 BRICK
 DWELLING

#111
 2 STORY
 BRICK
 DWELLING

#109
 2 STORY
 BRICK
 DWELLING

LOT 500
 COONEY &
 BURKES ADDN TO
 ALEXANDRIA



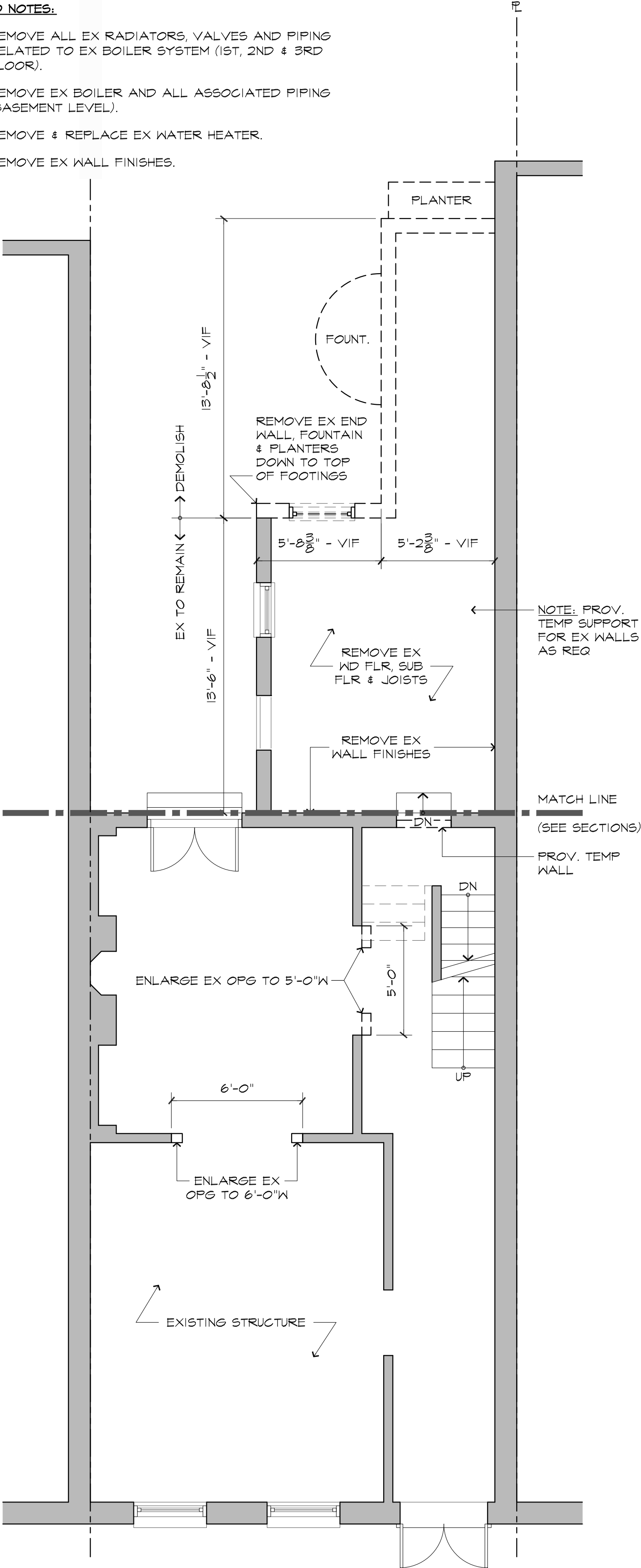
PLAT

GRAPHIC KEY:

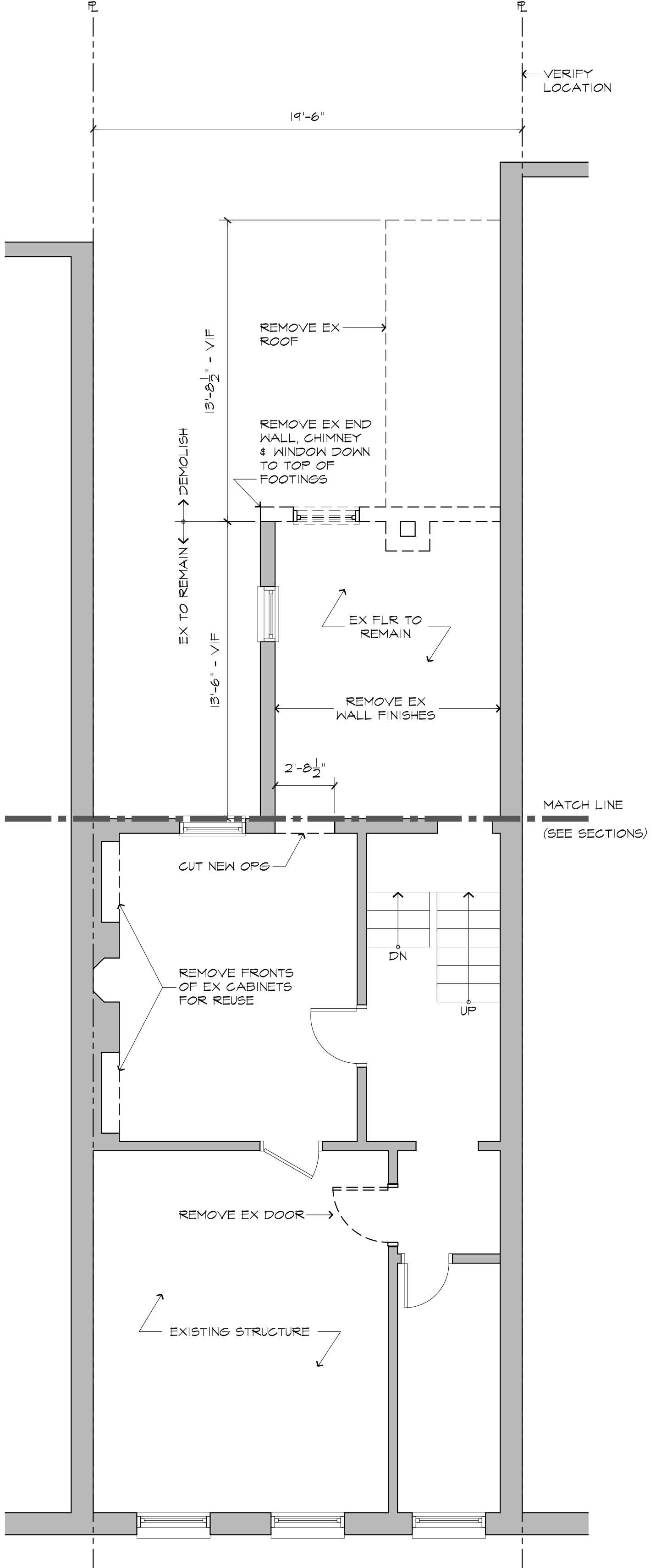
- EXISTING STRUCTURE, VIF
- EXISTING ELEMENTS TO BE REMOVED

DEMO NOTES:

1. REMOVE ALL EX RADIATORS, VALVES AND PIPING RELATED TO EX BOILER SYSTEM (1ST, 2ND & 3RD FLOOR).
2. REMOVE EX BOILER AND ALL ASSOCIATED PIPING (BASEMENT LEVEL).
3. REMOVE & REPLACE EX WATER HEATER.
4. REMOVE EX WALL FINISHES.



1 FIRST FLOOR PLAN - DEMOLITION
D001 SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN - DEMOLITION
D001 SCALE: 1/4" = 1'-0"



PETERSON RESIDENCE - RENOVATION
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FIRST & SECOND FLOOR PLAN - DEMOLITION

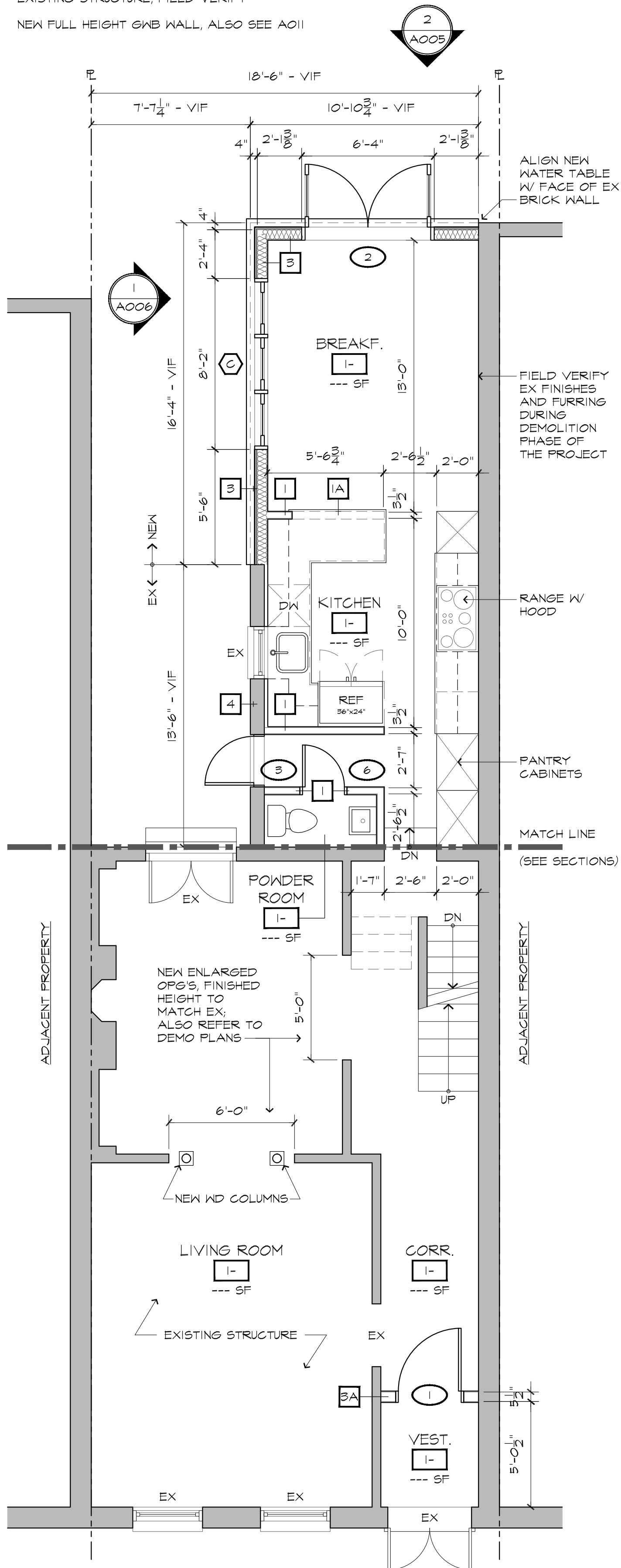
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DATE: 01-02-2020
REVISION DATE: -

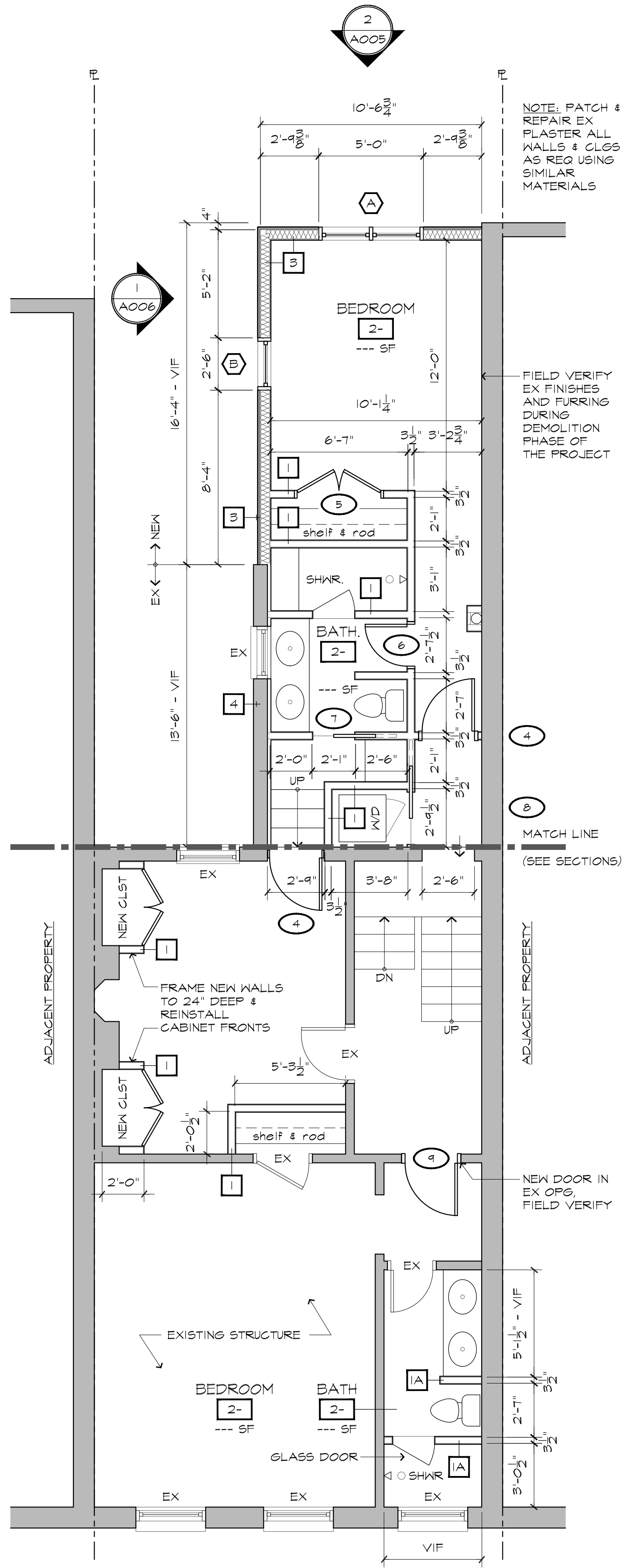
D001

FLOOR PLAN GRAPHIC KEY:

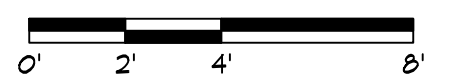
- EXISTING STRUCTURE, FIELD VERIFY
- NEW FULL HEIGHT GNB WALL, ALSO SEE A011



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



2 SECOND FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"



PETERSON RESIDENCE - RENOVATION
111 PRINCE STREET, ALEXANDRIA, VA

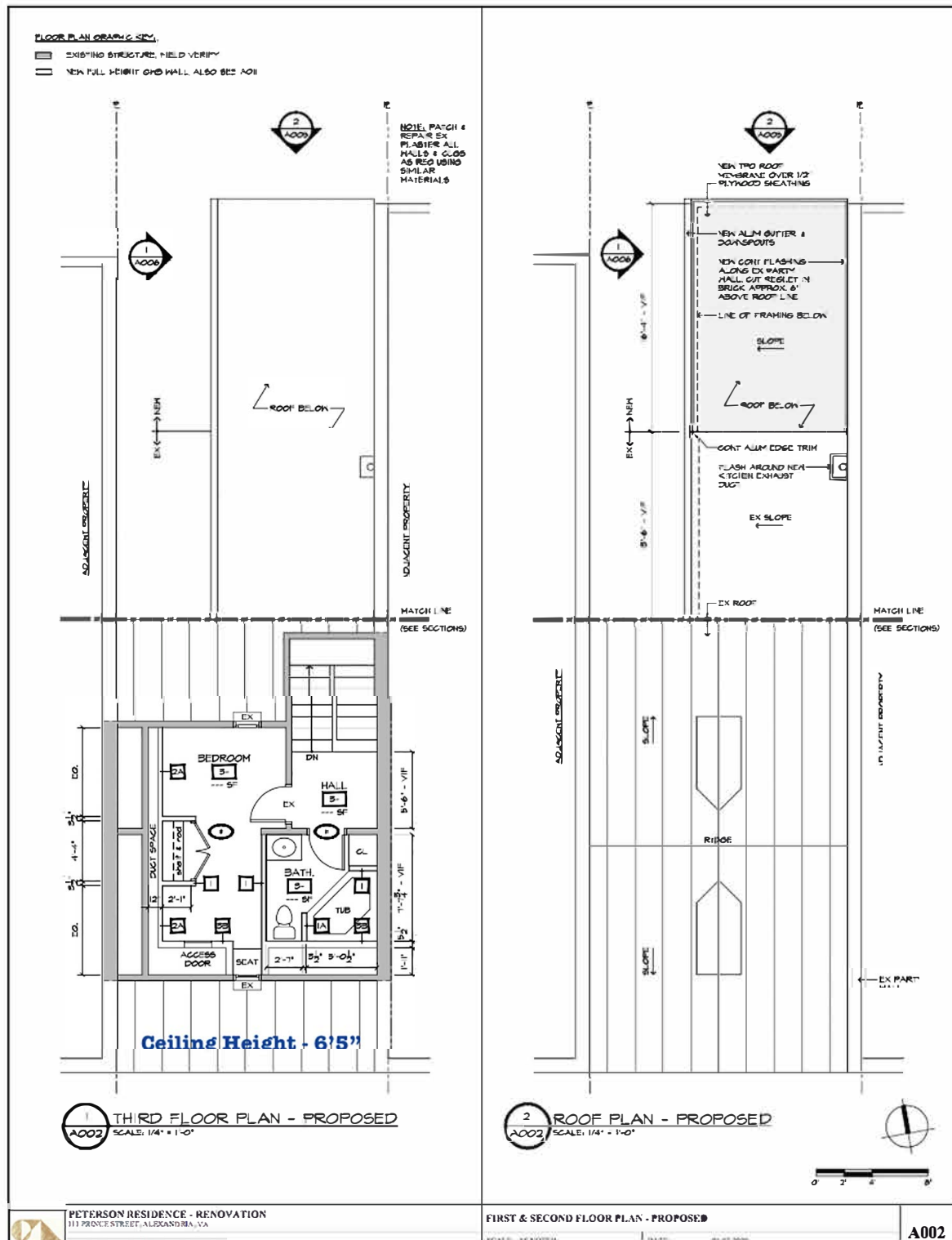
TUSCAN INTERNATIONAL, INC.
3220 N STREET, NW, WASHINGTON, DC 20007

FIRST & SECOND FLOOR PLAN - PROPOSED

SCALE: AS NOTED

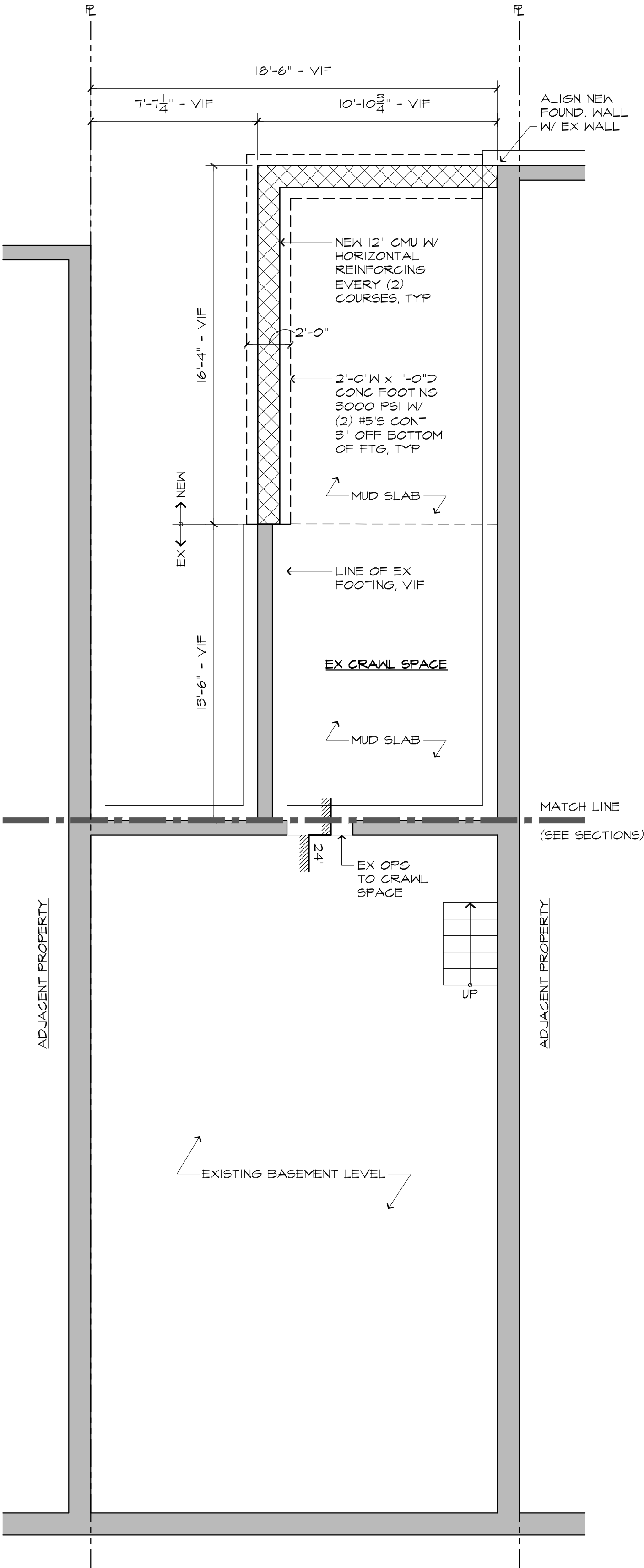
DATE: 01-02-2020
REVISION DATE: -

A001

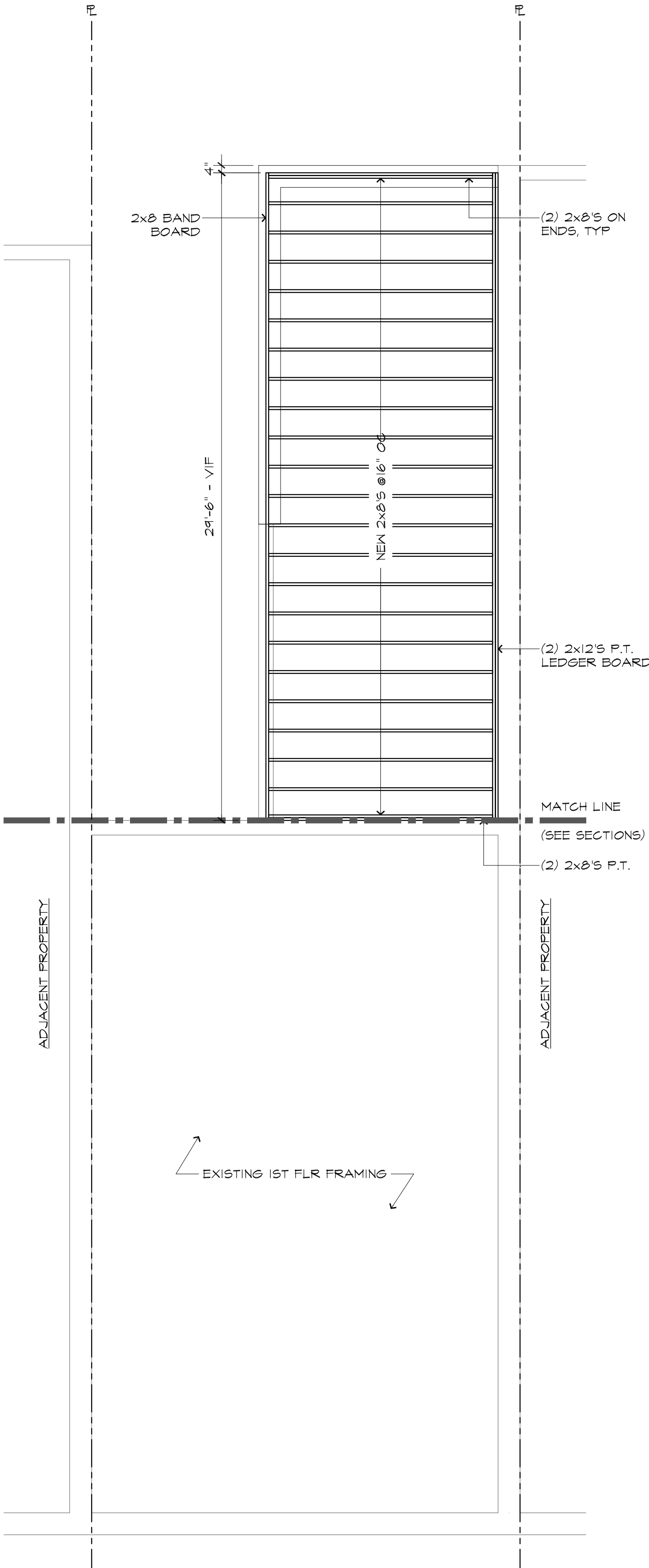


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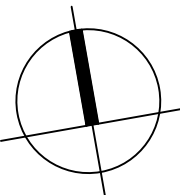
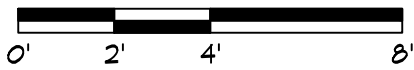
- EXISTING STRUCTURE, VIF
- NEW CMU FOUNDATION



1 NEW & EX FOUNDATION PLAN
A003 SCALE: 1/4" = 1'-0"



2 1ST FLR FRAMING (ADDITION ONLY)
A003 SCALE: 1/4" = 1'-0"



PETERSON RESIDENCE - RENOVATION
111 PRINCE STREET, ALEXANDRIA, VA

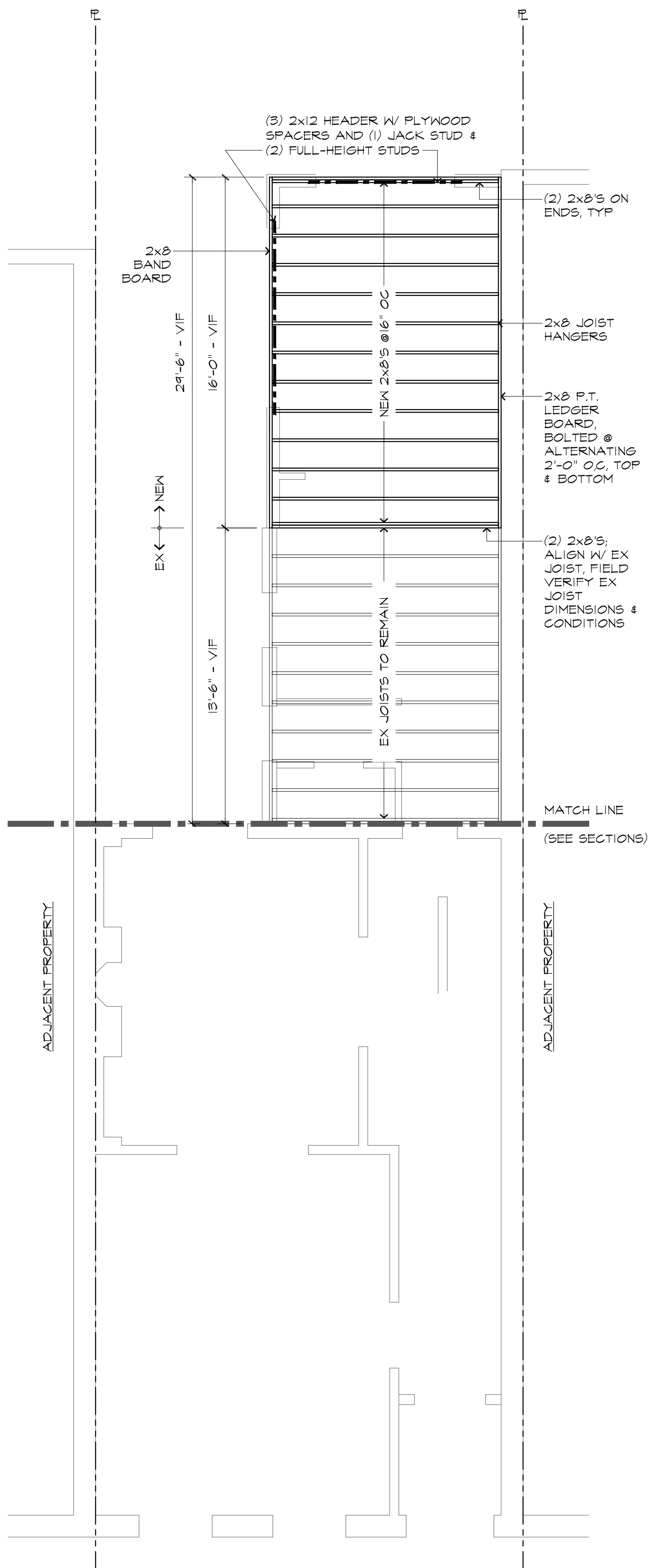
TUSCAN INTERNATIONAL, INC.
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FOUNDATION & FIRST FLOOR FRAMING PLAN

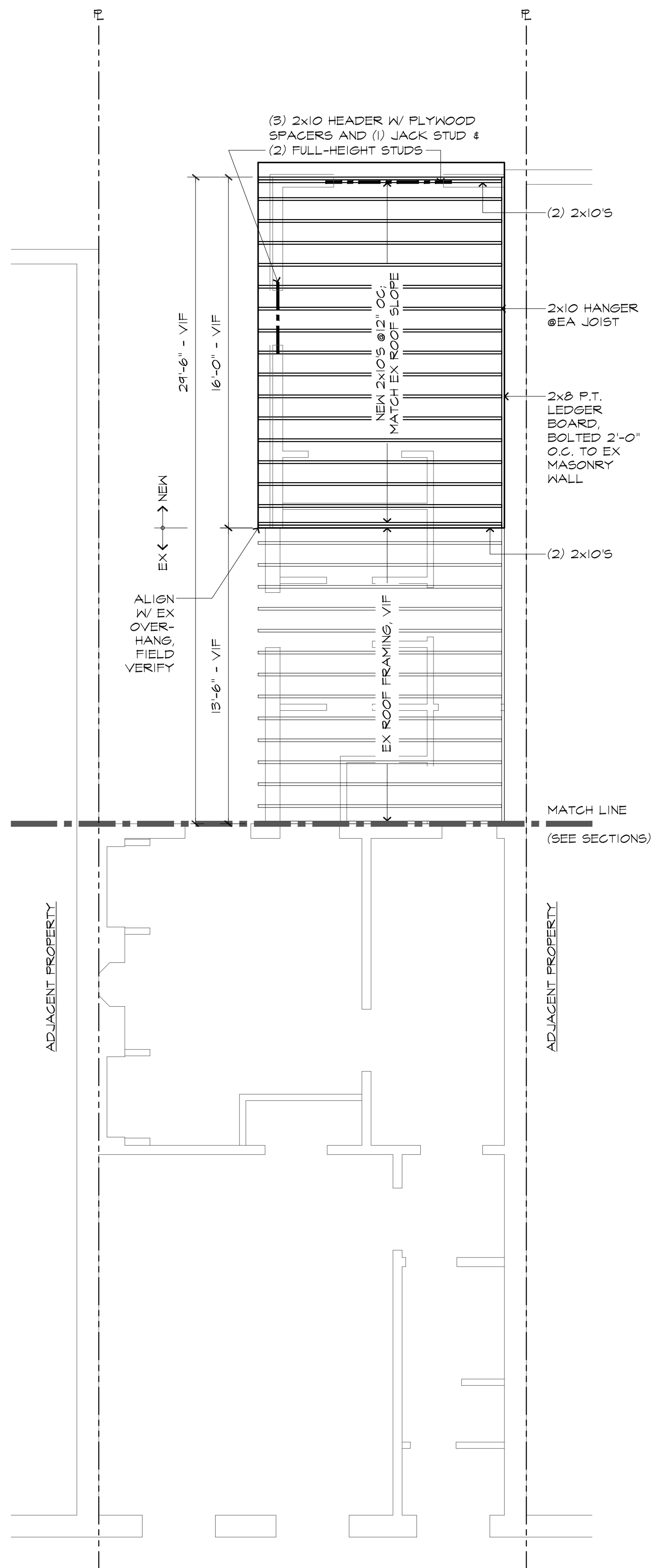
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REVISION DATE: -

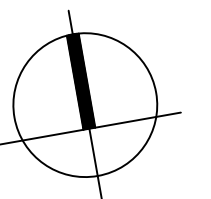
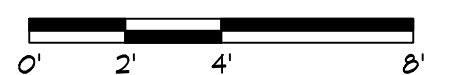
A003



1
 A004
SECOND FLOOR FRAMING PLAN
 SCALE: 1/4" = 1'-0"

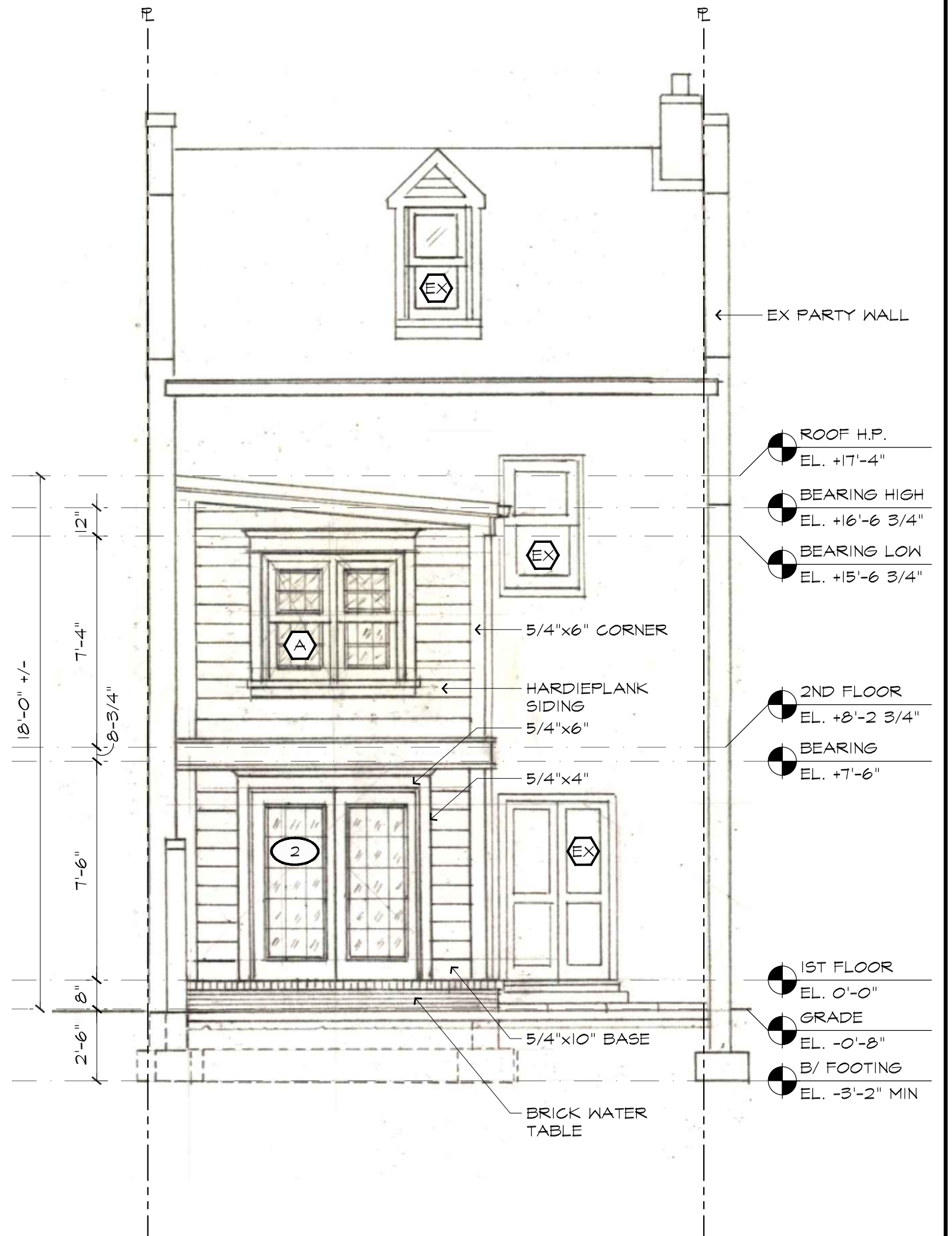


2
 A004
ROOF FRAMING PLAN
 SCALE: 1/4" = 1'-0"





1 FRONT ELEVATION - PROPOSED
A005 SCALE: 1/4" = 1'-0"



2 REAR ELEVATION - PROPOSED
A005 SCALE: 1/4" = 1'-0"



PETERSON RESIDENCE - RENOVATION
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BUILDING ELEVATIONS - PROPOSED

SCALE: AS NOTED

DATE: 01-02-2020
REVISION DATE: -

A005

EMERGENCY ACCESS WINDOW

ROOF L.P.
EL. +16'-4"
BEARING
EL. +15'-6 3/4"

2ND FLOOR
EL. +8'-2 3/4"
BEARING
EL. +7'-6"

1ST FLOOR
EL. 0'-0"
GRADE
EL. -0'-8"
B/ FOOTING
EL. -3'-2" MIN

17'-0" +/-
7'-4"
7'-6"
8"
2'-6"

30" ABOVE ROOF PLANE

MATCH LINE

1
A006
SIDE ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"

0' 2' 4' 8'



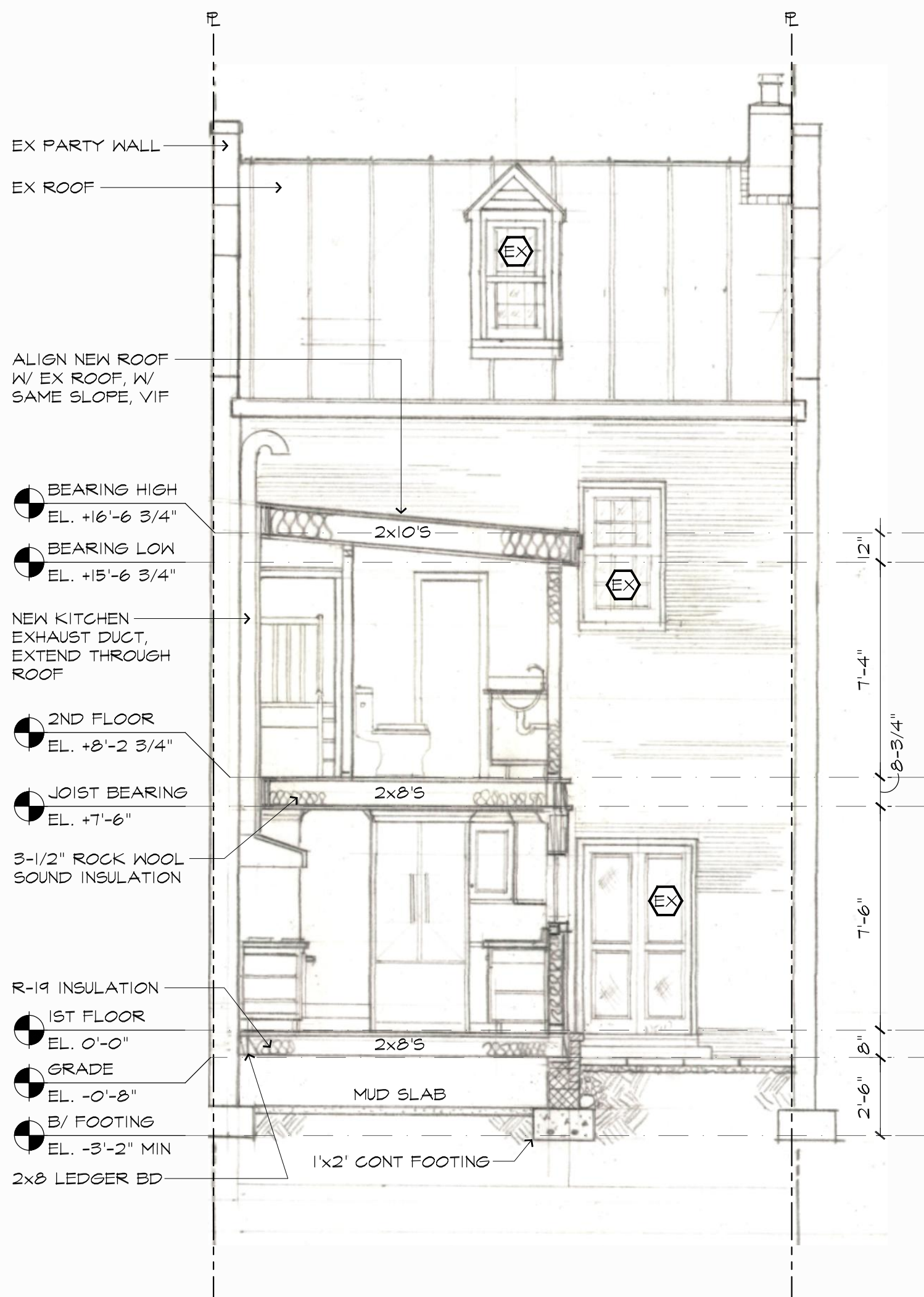
PETERSON RESIDENCE - RENOVATION
111 PRINCE STREET, ALEXANDRIA, VA
TUSCAN INTERNATIONAL, INC.
3220 N STREET, NW, WASHINGTON, DC 20007

BUILDING ELEVATIONS - PROPOSED

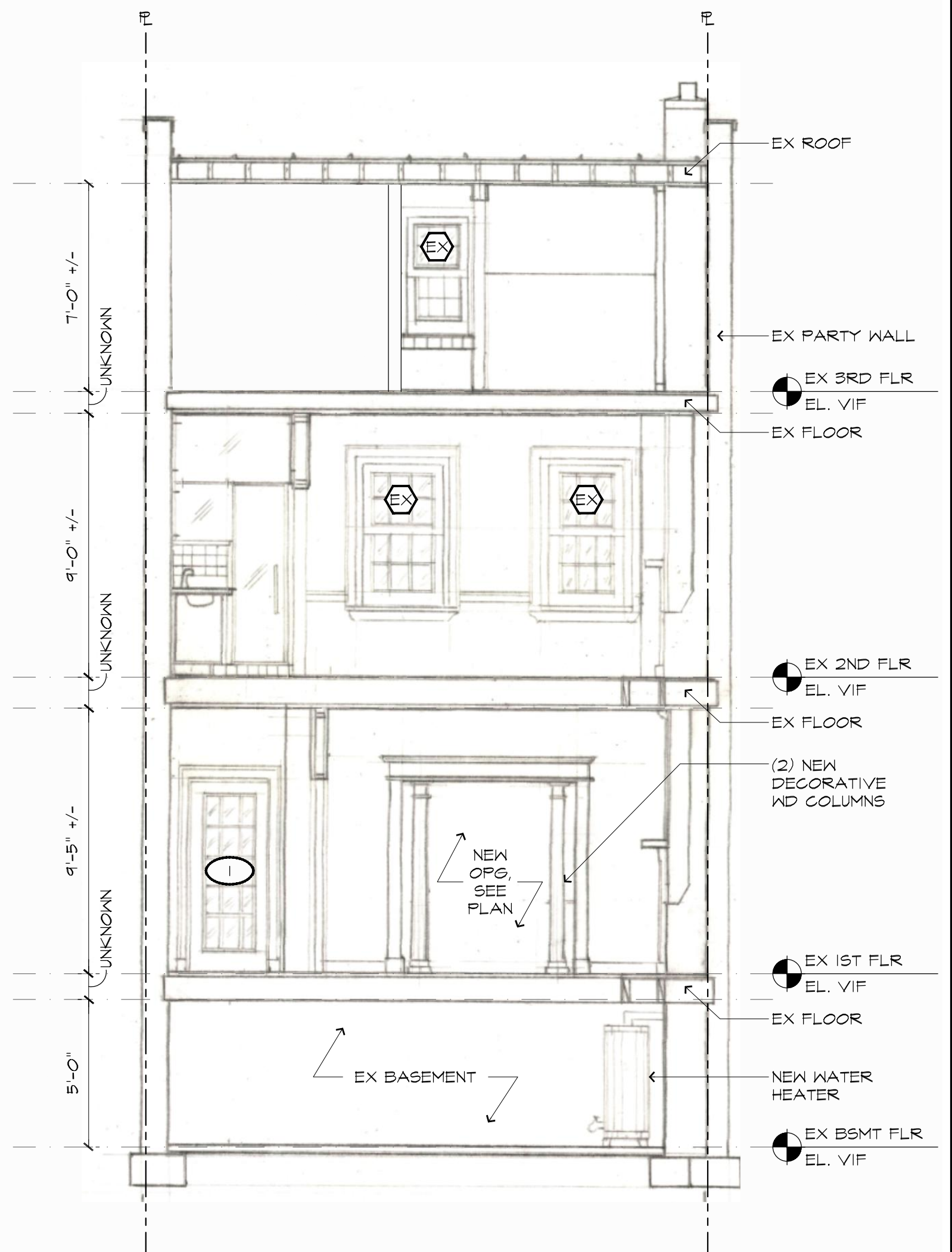
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REVISION DATE: -

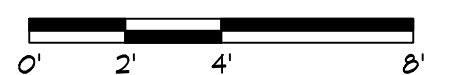
A006

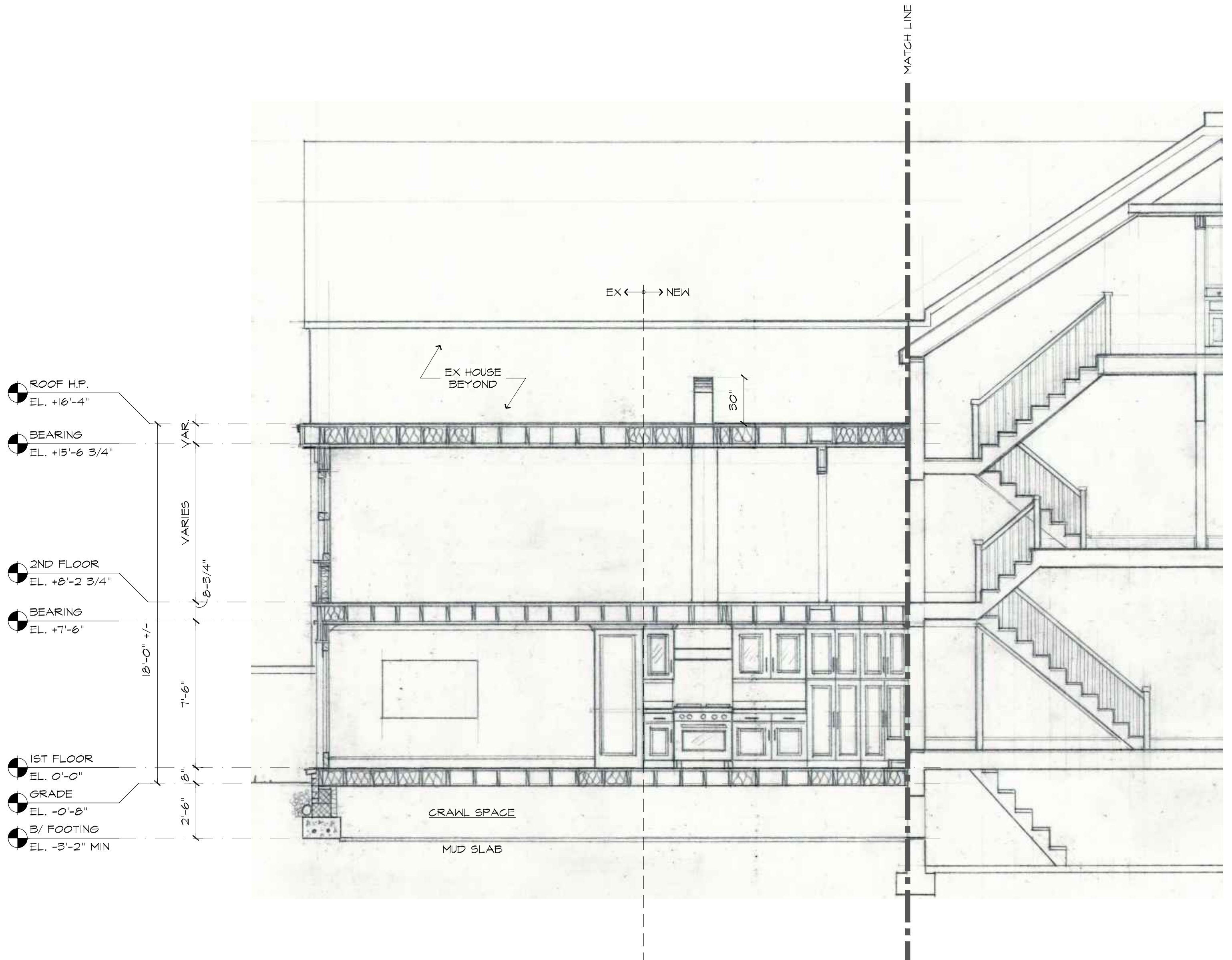


1 SECTION @ NEW ADDITION
A007 SCALE: 1/4" = 1'-0"

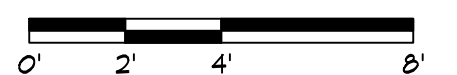


2 SECTION @ EX HOUSE
A007 SCALE: 1/4" = 1'-0"





1
A008 SECTION @ ADDITION
SCALE: 1/4" = 1'-0"



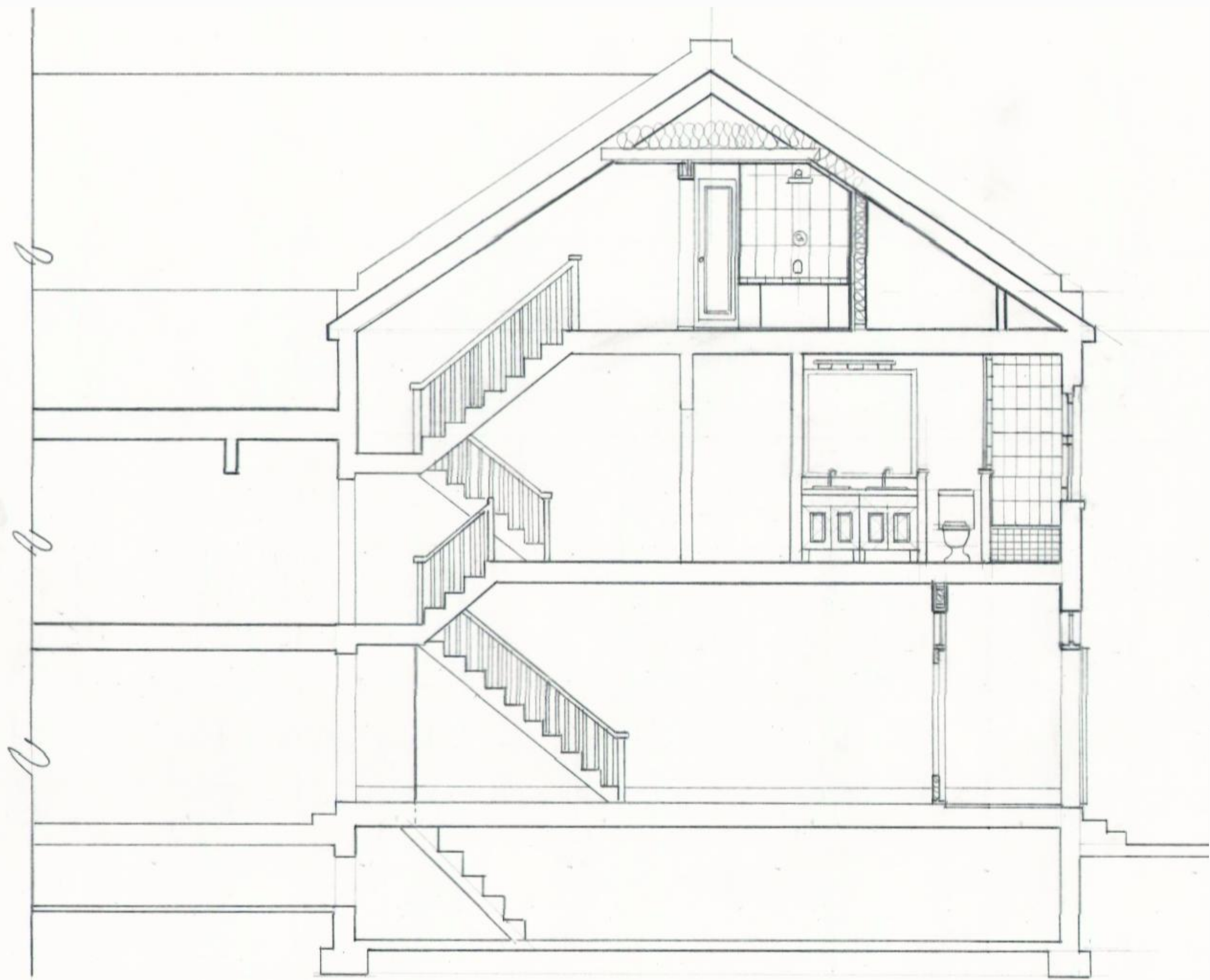
PETERSON RESIDENCE - RENOVATION
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BUILDING SECTIONS - PROPOSED

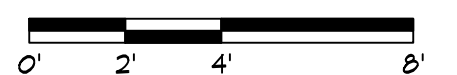
SCALE: AS NOTED

DATE: 01-02-2020
REVISION DATE: -

A008



SECTION @ EX HOUSE
SCALE: 1/4" = 1'-0"



ROOF/ATTIC INSULATION NOTES:

1. IN ALL ATTIC TYPE SPACES IT IS PREFERRED THAT THE INSULATION APPLICATION BE PLACED AGAINST THE HEATED SIDE OF THE ATTIC SPACE (CEILING OF SECOND FLOOR) WHERE THERE IS SUFFICIENT DEPTH IN THE ATTIC TO ALLOW FOR THE APPLICATION OF A BATTEN TYPE INSULATION OR SPRAY-FOAM TYPE INSULATION. USE 2" AIR BAFFLES WHERE INSULATION IS TIGHT AGAINST SHEATHING
2. INSULATION CONTRACTOR SHALL MEET THE ROOF/ATTIC SPACE R-49 VALUE BY EITHER A SPRAY-FOAM APPLICATION WHERE THE DEPTH OF THE ATTIC SPACE DEPTH DOES NOT MEET THE DEPTH REQUIREMENTS FOR A BLOWN-IN TYPE INSULATION OR BATTEN TYPE INSULATION APPLICATION. THE INSULATION CONTRACTOR SHALL HAVE THE OPTION TO USE A COMBINATION OF A SPRAY-FOAM INSULATION AND OTHER ALTERNATIVES TO ACHIEVE THE REQUIRED R-49 VALUE.
3. THE INSULATION CONTRACTOR REGARDLESS OF THE APPLICATION TYPE SHALL MEET THE R-49 VALUE FOR ROOFS FOR THE ENTIRE ATTIC AREA AND AS REQUIRED BY THESE PERMIT DOCUMENTS PER IECC, 2012, TABLE C402.2, FOR CLIMATE ZONE 4A.

WD 2x10 RAFTERS @12" O.C. W/ TPO ROOF MEMBRANE OVER 15# FELT & 3/4" CDX PLYWOOD (MATCH EX ROOF SUBSTRATE, VERIFY THICKNESS); MATCH EX ROOF SLOPE

PROVIDE R-49 INSULATION, REFER TO INSULATION NOTES ON THIS SHT, PROV. 2" AIR BAFFLES AS REQ.

CONT ALUM ROOF EDGE

CONT 6" ALUMINUM GUTTER, (WH) SEE ROOF PLAN

T/ WALL
EL. +15'-6 3/4"

HARDI SOFFIT BOARD W/ AIR VENTS

1-5/8" BED MOULD WM-75, PNT

5/4"x10" FRIEZE BOARD

2x6'S STUDS @16" O.C.

NOTE: ALL INSULATION SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

(1) 2x8 BAND BOARD

2ND FLOOR
EL. +8'-2 3/4"

2x2 MOULD, WM-237#, PNT

JOIST BEARING
EL. +7'-6"

HARDIEPLANK SIDING

1/2" PLYWOOD SHEATHING W/ CONT. TYVEK WATER/AIRSHIELD

HARDIEPLANK SIDING

2x6'S STUDS @16" O.C.

2x6 CONT P.T. BTM PLATE, TYP.

5/4"x8" BASE, TYP.

2x8 P.T. SILL PLATE W/ Ø1/2"x8" ANCHOR BOLTS @ 24" O.C.

BRICK ROW LOCK

1ST FLOOR
EL. 0'-0"

CONT SILL FLASHING

GRADE
EL. -0'-8"

ASPHALT-BASED WATER PROOFING

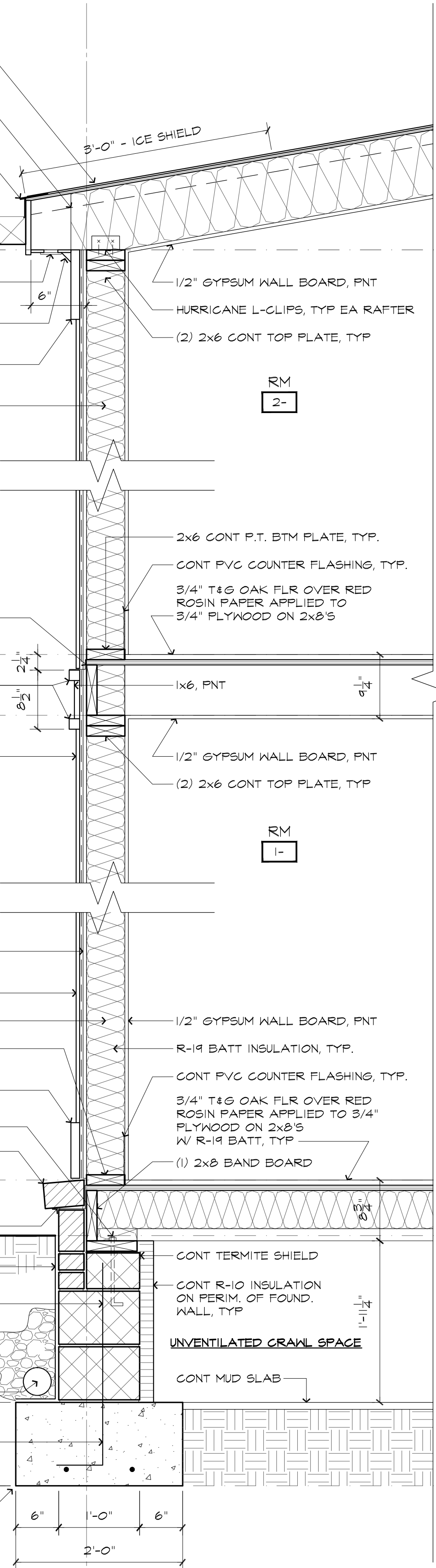
12" CMU FOUND. WALL W/ HOR. REINF. EVERY COURSE & VERT. REINF. W/ #4'S @48" O.C.

4" DRAIN TILE WRAPPED IN FILTER FABRIC, TYP

#4'S @ 4'-0" O.C., GROUTED SOLID

B/O FOOTING
EL. -3'-8"

2'-0"x1'-0" CONC FOOTING 3000 PSI W/ (2) #5'S CONT 3" OFF BOTTOM OF FTG, TYP



1 WALL SECTION
A010 SCALE: 1" = 1'-0"

0" 6" 1' 2'



PETERSON RESIDENCE - RENOVATION
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WALL SECTION

SCALE: AS NOTED

DATE: 01-02-2020
REVISION DATE: -

A010

MARK	DOOR									GLAZING		NOTES
	NEW/EX	DESCRIPTION	MATERIAL	QUANT.	SIZE		HAND	FRAME	HARDWARE TYPE	U-VALUE	SHGC	
					WIDTH	HEIGHT						
1	NEW	1ST FLR EXT FRONT	WOOD/GLASS	1	3'-0"	6'-8"	-	WOOD	KEYED LOCKSET	0.29	0.19	REFER TO PLAN FOR DOOR HANDING
2	NEW	1ST FLR EXT REAR	WOOD/GLASS	PAIR	3'-0"	6'-8"	RHR/LHR	WOOD	KEYED LOCKSET	0.29	0.19	
3	NEW	1ST FLR EXT SIDE	WOOD/GLASS	1	2'-4"	6'-8"	LHR	WOOD	KEYED LOCKSET	0.29	0.19	FIELD VERIFY ROUGH OPENING
4	NEW	BEDROOM	SOLID WOOD	2	2'-6"	6'-8"	LH	WOOD	PRIVACY	N/A	N/A	
5	NEW	BEDROOM CLOSET	SOLID WOOD	PAIR	2'-0"	6'-8"	RHR/LHR	WOOD	DUMMY	N/A	N/A	
6	NEW	BATHROOM 1ST FLR	SOLID WOOD	1	2'-0"	6'-8"	-	WOOD	PRIVACY	N/A	N/A	
7	NEW	POCKET DOOR BATHR.	SOLID WOOD	1	2'-0"	6'-8"	N/A	WOOD	-	N/A	N/A	W/ TRACK
8	NEW	POCKET DOOR W/D	SOLID WOOD	1	2'-6"	6'-8"	N/A	WOOD	-	N/A	N/A	W/ TRACK
9	NEW	CUSTOM DOOR	SOLID WOOD	1	TBD	TBD	-	WOOD	-	N/A	N/A	

1

AO11

DOOR SCHEDULE

NO SCALE

MARK	WINDOW									GLAZING		NOTES
	NEW/EX	DESCRIPTION	MATERIAL	QUANT.	SIZE (FRAME)		WINDOW TYPE	INSIDE FRAME	SCREENS	U-VALUE	SHGC	
					WIDTH	HEIGHT						
A	NEW	REAR ELEV. 2ND FLR	ALUM-CLAD	1	5'-0"	4'-6"	DOUBLE-HUNG	WOOD	YES	0.29	0.28	PELLA PROLINE 450
B	NEW	SIDE ELEV. 2ND FLR	ALUM-CLAD	1	2'-6"	4'-6"	CASEMENT *	WOOD	YES	0.29	0.28	PELLA PROLINE 450
C	NEW	SIDE ELEV. 1ST FLR	ALUM-CLAD	3	2'-6"	6'-4"	-	WOOD	YES	0.29	0.28	PELLA PROLINE 450

* W/ EMERGENCY EGRESS PIVOT; PROVIDE EMERGENCY LADDER KIT TO BE INSTALLED @ WINDOW

2

AO11

WINDOW SCHEDULE

NO SCALE

- 1

2x4 STUDS @16" O.C. WITH 1/2" GYPSUM WALL BOARD BOTH SIDES (NON-BEARING WALL)
- 1A

2x4 STUDS @16" O.C. WITH 1/2" GYPSUM WALL BOARD BOTH SIDES, 4'-0" HIGH (LOW NON-BEARING WALL)
- 2A

2x4 STUDS @16" O.C. WITH 1/2" GYPSUM WALL BOARD ONE SIDE ONLY (NON-BEARING INTERIOR WALL)
- 2B

2x6 STUDS @16" O.C. WITH 1/2" GYPSUM WALL BOARD ONE SIDE ONLY (NON-BEARING INTERIOR WALL)
- 3

2x6 STUDS @16" O.C., 1/2" EXTERIOR SHEATHING, R-19 BATT INSULATION, 1/2" GYPSUM WALL BOARD INSIDE (EXTERIOR BEARING WALL)
- 3A

2x6 STUDS @16" O.C., W/ R-19 BATT INSULATION, 1/2" GYPSUM WALL BOARD BOTH SIDES (NON-BEARING INTERIOR WALL)
- 3B

2x6 STUDS @16" O.C., W/ R-19 BATT INSULATION, 1/2" GYPSUM WALL BOARD ONE SIDE ONLY (NON-BEARING INTERIOR WALL)
- 4

EXISTING MASONRY WALLS (REFER TO PLANS)

NOTES:

1. ALL WALL TYPES THAT ARE IN CONTACT W/ CONCRETE OR IN WET AREAS SHALL HAVE PRESSURE TREATED BOTTOM PLATE.

3

AO11

WALL TYPES


NO SCALE

FAN SCHEDULE										
NO.	AREA SERVED	FAN TYPE	CFM/WATT @0.1" SP	CFM	MAX. RPM	DRIVE	MOTOR		CONTROL INTERLOCK	MODEL
							H.P.-(WATTS)	VOLTS/ PH		
F-1	TOILET ROOMS	CEILING	3.8	80	1000	DIRECT	31	120V/1Ø	WALL SWITCH	FV0811VFL5
F-2	RANGE HOOD	CEILING	2.8	300			31	120V/1Ø	MANUAL ON/OFF SWITCH	TBD

GAS-FIRED STORAGE TANK WATER HEATER SCHEDULE							
MARK	DESCRIPTION	MANUFACTURER	MODEL	GALLONS	NG INPUT	ELECTRIC DATA	
						V/PH/HZ	Amps
GWH	POWER VENT, STORAGE TANK, GAS WATER HEATER	RHEEM	XG50T06EC38U1	50	38000.0 Btu/h	115/1/60	3.1

EXPANSION TANK SCHEDULE			
MARK	DESCRIPTION	BASIS OF DESIGN	
		MANUFACTURER	MODEL
ET	2.1 GALLON, 150 PSI DIAPHRAM EXPANSION TANK	AMTROL	ST-5-C

A.C. UNIT							
NO.	CFM	E.S.P.	COOLING CAP.	*HEATING CAP.	ID FAN	OD FAN	E.S.P.
1	800	0.30"	23 MBH	75 MBH	$\frac{1}{4}$ HP	$\frac{1}{8}$ HP	1- $\frac{1}{2}$ HP

MECHANICAL SYMBOLS			
BR	BOTTOM REGISTER	→	SUPPLY
CR	CEILING REGISTER	↗	RETURN
FR	FLOOR REGISTER	↘	UNDERCUT DOOR
TR	TOP REGISTER	☐	EXHAUST FAN
		Ⓢ	THERMOSTAT
	CONDENSER UNIT		

MECHANICAL NOTES

- REFER TO M.1 FOR THE LOCATION OF THE PROGRAMMABLE THERMOSTAT.
- EXISTING HVAC EQUIPMENT TYPE AND CAPACITY PER PLANS. NO CHANGES PROPOSED
- INSTALL HVAC EQUIPMENT IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- ALL JOINTS AND SEAMS OF AIR DUCTS, AIR HANDLERS AND FILTER BOXES SHALL BE SEALED.
- SUPPLY DUCTS IN ATTIC ARE TO BE INSULATED TO ≥ R-8. ALL OTHER DUCTS IN UNCONDITIONED SPACES OR OUTSIDE THE BUILDING ENVELOPE ARE ≥ R-6
- BUILDING CAVITIES ARE NOTE USED AS DUCTS OR PLENUMS.
- HVAC PIPING CARRYING FLUID > 105°F OR FLUIDS < 55°F ARE INSULATED TO ≥ R-3. PROVIDE ADHESIVE MEMBRANE (POLYGUARD OR EQUAL) TO COVER EXTERIOR PROTECTION OF INSULATION ON HVAC PIPING FROM THE EFFECTS OF WEATHER.
- AUTOMATIC/GRAVITY DAMPER TO BE INSTALLED ON ALL INTAKES AND EXHAUSTS.
- AIR-HANDLER LEAKAGE DESIGNED BY MANUFACTURER AT < 2% OF AIR FLOW. REFER TO M.2 FOR FURTHER INFORMATION.
- 50 CFM BATHROOM EXHAUST FAN TO BE INSTALLED ON SWITCH.
- HVAC REGISTER BOOT THAT PENETRATE THE BUILDING ENVELOPE SHALL BE TO THE SUBFLOOR OR DRYWALL.



Air Conditioning & Heating



GMVM97 / GCVM97

MODULATING, VARIABLE-SPEED

ECM GAS FURNACE

UP TO 98% AFUE

HEATING INPUT: 60,000–120,000 BTU/h

Contents

Nomenclature.....	2
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Dimensions.....	4
Airflow Specifications.....	6
Wiring Diagram.....	11
Accessories.....	12

Standard Features

- ComfortNet™ Communicating System compatible
- Heavy-duty aluminum-steel tubular heat exchanger
- Stainless-steel secondary heat exchanger
- Self-calibrating modulating gas valve auto-configure for each installation
- Durable Silicon Nitride igniter
- Quiet variable-speed induced draft blower
- Utilizes ComfortNet™ communicating, two-stage or single-stage thermostats
- Self-diagnostic control board with constant memory fault code history output to a dual 7-segment display
- Color-coded low-voltage terminals with provisions for electronic air cleaner and humidifier
- Efficient and quiet variable-speed airflow system gently ramps up or down according to heating or cooling demand
- Multiple continuous fan speed options offer quiet air circulation
- Auto-Comfort and enhanced dehumidification modes available
- All models comply with California 40 ng/l Low NOx emissions standard
- AHRI Certified; ETL Listed

Cabinet Features

- Designed for multi-position installation — GMVM97: upflow, horizontal left or right GCVM97: downflow, horizontal left or right
- Certified for direct vent (2-pipe) or non-direct vent (1-pipe)
- Easy-to-install top venting with optional side venting
- Convenient left or right connection for gas and electrical service
- Cabinet air leakage (Q_{leak}) ≤ 2%
- Heavy-gauge steel cabinet with durable finish
- Fully insulated heat exchanger and blower section
- Airtight solid bottom or side return with easy-cut tabs for effortless removal in bottom air-inlet applications



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* Complete warranty details available from your local dealer or at www.goodmanmfg.com. To receive the Lifetime Heat Exchanger Limited Warranty (good for as long as you own your home), 10-Year Unit Replacement Limited Warranty and 10-Year Parts Limited Warranty, online registration must be completed within 60 days of installation. Online registration is required in California and Quebec.



Air Conditioning & Heating

COOLING CAPACITY :
24,000 - 60,000 BTU/h



HIGH-EFFICIENCY

SPLIT SYSTEM AIR CONDITIONER

UP TO 16 SEER

Contents

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Standard Features

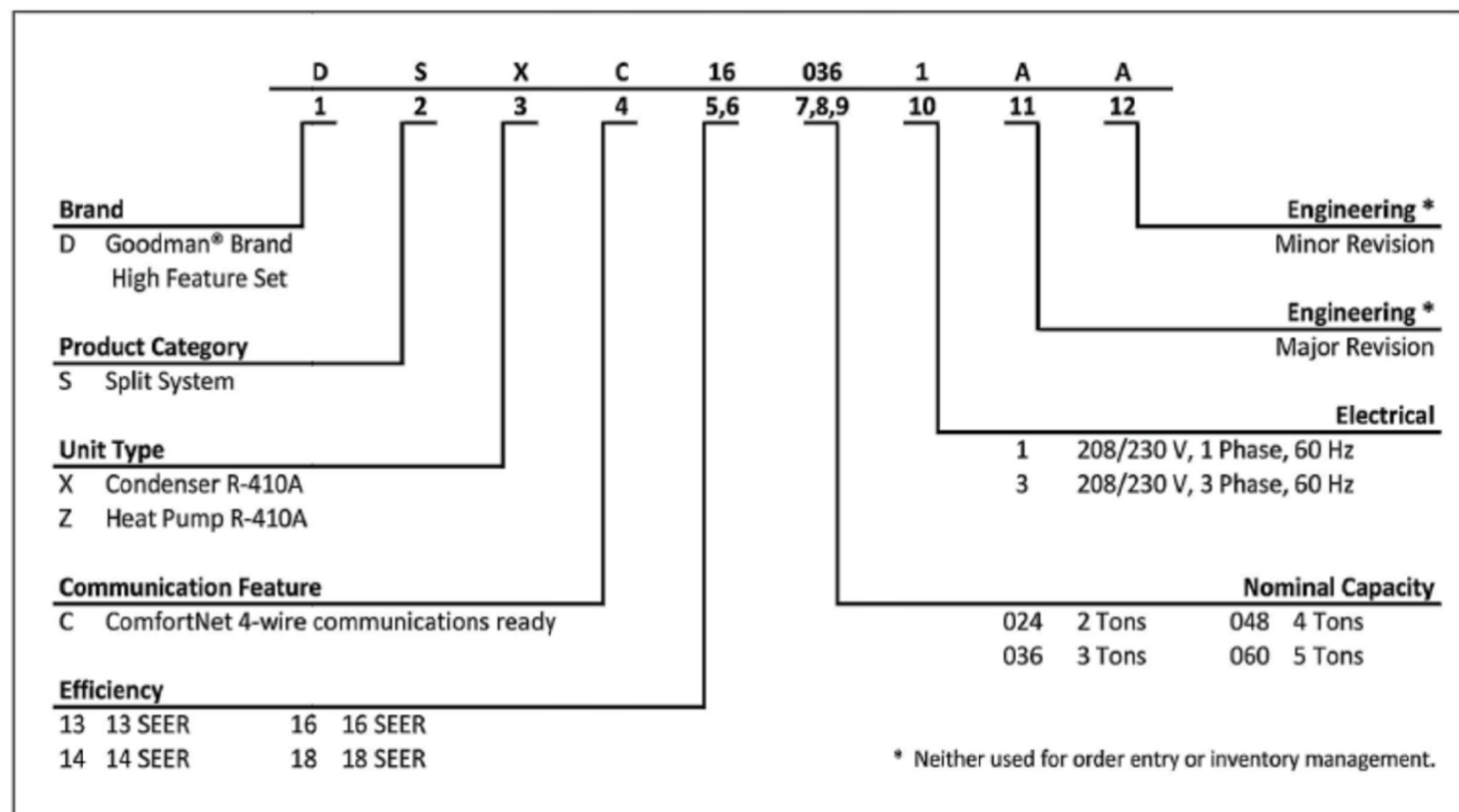
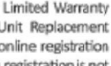
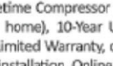
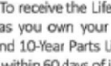
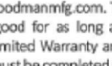
- Two-Stage Copeland® UltraTech™ scroll compressor
- High-density foam compressor sound blanket
- ComfortNet™ Communications System compatible
- Expanded ComfortAlert™ diagnostics
- Set-up capable with two low-voltage wires to outdoor unit
- Diagnostic indicator lights and storage of 6 fault codes
- Color-coded terminal strip for non-communicating set-up
- High- and low-pressure switches
- Factory-installed filter drier
- Coil and ambient temperature sensors
- Two-speed, quiet condenser fan motor
- AHRI Certified; ETL Listed

Cabinet Features

- Heavy-gauge galvanized-steel cabinet with sound control top
- Baked-on powder paint finish
- Wire fan discharge grille
- Steel louver coil guard
- Top and side maintenance access
- Single-panel access to controls with space provided for field-installed accessories
- When properly anchored, meets 2010 Florida Building Code unit integrity requirements for hurricane-type winds (Anchor bracket kits available.)



* Complete warranty details available from your local dealer or at www.goodmanmfg.com. To receive the Lifetime Compressor Limited Warranty (good for as long as you own your home), 10-Year Unit Replacement Limited Warranty and 10-Year Parts Limited Warranty, online registration must be completed within 60 days of installation. Online registration is not required in California or Quebec.



* Neither used for order entry or inventory management.

	GMVM97 0603BNA	GMVM97 0803BNA	GMVM97 0804CNA	GMVM97 1005CNA	GMVM97 1205DNA	GCVM97 0603BNA	GCVM97 0803BNA	GCVM97 0804CNA	GCVM97 1005CNA
HEATING DATA									
High Fire Input ¹	60,000	80,000	80,000	100,000	120,000	60,000	80,000	80,000	100,000
High Fire Output ¹	58,800	77,600	78,400	97,000	116,400	58,200	77,600	77,600	97,000
Low-Fire Steady-State Input ¹	30,000	40,000	40,000	50,000	60,000	30,000	40,000	40,000	50,000
Low-Fire Steady-State Output ¹	29,400	38,800	39,200	48,500	58,200	29,100	38,800	38,800	48,500
AFUE ²	98	97	98	97	97	97	97	97	97
Temperature Rise Range (°F)	25 - 55	30 - 60	25 - 55	35 - 65	35 - 65	35 - 65	35 - 65	35 - 65	35 - 65
Vent Diameter ³	2" - 3"	2" - 3"	2" - 3"	2" - 3"	2" - 3"	2" - 3"	2" - 3"	2" - 3"	2" - 3"
No. of Burners	3	4	4	5	6	3	4	4	5
CIRCULATOR BLOWER									
Available AC @ 0.5" ESP	1.5 - 3	1.5 - 3	1.5 - 4	2 - 5	2 - 5	1.5 - 3	1.5 - 3	1.5 - 4	2 - 5
Size (D x W)	11" x 8"	11" x 8"	11" x 10"	11" x 10"	11" x 11"	11" x 8"	11" x 8"	11" x 10"	11" x 10"
Horsepower @ 1075 RPM	¾	¾	¾	1	1	¾	¾	¾	1
Speed	VS ECM	VS ECM	VS ECM	VS ECM	VS ECM	VS ECM	VS ECM	VS ECM	VS ECM
ELECTRICAL DATA									
Min. Circuit Ampacity ⁴	8.8	8.8	11.6	15.4	15.4	8.8	8.8	11.6	15.4
Max. Overcurrent Device (amps) ⁵	15	15	15	20	20	15	15	15	20
SHIPPING WEIGHT (LBS)									
	118	121	142	144	157	117	122	144	146

- ¹ Natural Gas BTU/h
- ² DOE AFUE based upon Isolated Combustion System (ICS)
- ³ Installer must supply one or two PVC pipes: one for combustion air (optional) and one for the flue outlet (required). Vent pipe must be either 2" or 3" in diameter, depending upon furnace input, number of elbows, length of run and installation (1 or 2 pipes). The optional Combustion Air Pipe is dependent on installation/code requirements and must be 2" or 3" diameter PVC.
- ⁴ Minimum Circuit Ampacity = (1.25 x Circulator Blower Amps) + ID Blower amps. Wire size should be determined in accordance with National Electrical Codes. Extensive wire runs will require larger wire sizes.
- ⁵ Maximum Overcurrent Protection Device refers to maximum recommended fuse or circuit breaker size. May use fuses or HACR-type circuit breakers of the same size as noted.
- NOTES**
- All furnaces are manufactured for use on 115 VAC, 60 Hz, single-phase electrical supply.
 - Gas Service Connection ¾" FTT
 - Important: Size fuses and wires properly and make electrical connections in accordance with the National Electrical Code and/or all existing local codes.
 - For bottom return: Failure to unfold flanges may reduce airflow by up to 18%. This could result in performance and noise issues.
 - For servicing or cleaning, a 24" front clearance is required. Unit connections (electrical, flue and drain) may necessitate greater clearances than the minimum clearances listed above, in all cases, accessibility clearance must take precedence over clearances from the enclosure where accessibility clearances are greater.

	DSXC16 0241AA/B	DSXC16 0241AC	DSXC16 0361AA/B	DSXC16 0361AC	DSXC16 0481B*	DSXC16 0601B*
COOLING CAPACITY						
Nominal Cooling (BTU/h) ¹	24,000	24,000	36,000	36,000	48,000	60,000
Decibels	71	71	70.4/70.9	70.4/70.9	74	75
COMPRESSOR						
RLA	10.3	11.7	16.7	15.3	21.2	28.8
LRA	52.0	58.0	82.0	83.0	104.0	152.9
CONDENSER FAN MOTOR						
Horsepower (RPM)	1/6	1/6	1/6	1/6	1/6	1/6
FLA	1.1	1.1	0.9	0.9	1.2	1.0
REFRIGERATION SYSTEM						
Refrigerant Line Size ¹						
Liquid Line Size ("O.D.)	¾"	¾"	¾"	¾"	¾"	¾"
Suction Line Size ("O.D.)	¾"	¾"	¾"	¾"	1½"	1½"
Refrigerant Connection Size						
Liquid Valve Size ("O.D.)	¾"	¾"	¾"	¾"	¾"	¾"
Suction Valve Size ("O.D.)	¾"	¾"	¾"	¾"	¾"	¾"
Valve Connection Type	Sweat	Sweat	Sweat	Sweat	Sweat	Sweat
Refrigerant Charge	97	97	107	107	132	197
ELECTRICAL DATA						
Voltage-Hz	208/230-60	208/230-60	208/230-60	208/230-60	208/230-60	208/230-60
Minimum Circuit Ampacity ²	14.0	15.7	21.8	20.0	27.7	37.2
Max. Overcurrent Protection ³	20	20	35	35	45	60
Min / Max Volts	197/253	197/253	197/253	197/253	197/253	197/253
Power Supply	½" or ¾"	½" or ¾"	½" or ¾"	½" or ¾"	½" or ¾"	½" or ¾"
EQUIPMENT WEIGHT (LBS)						
	181	181	184	184	219	279
SHIP WEIGHT (LBS)						
	198	198	202	202	241	301

- ¹ Tested and rated in accordance with ARI Standard 210/240
- ² Wire size should be determined in accordance with National Electrical Codes; extensive wire runs will require larger wire sizes
- ³ Must use time-delay fuses or HACR-type circuit breakers of the same size as noted.
- NOTES**
- Always check the S&R plate for electrical data on the unit being installed.
 - Installer will need to supply ¾" to 1½" adapters for suction line connections.
 - Unit is charged with refrigerant for 15' of ¾" liquid line. System charge must be adjusted per Installation Instructions Final Charge Procedure.
 - Installation of these units requires the specified TXV Kit to be installed on the indoor coil. THE SPECIFIED TXV IS DETERMINED BY THE OUTDOOR UNIT, NOT THE INDOOR COIL.

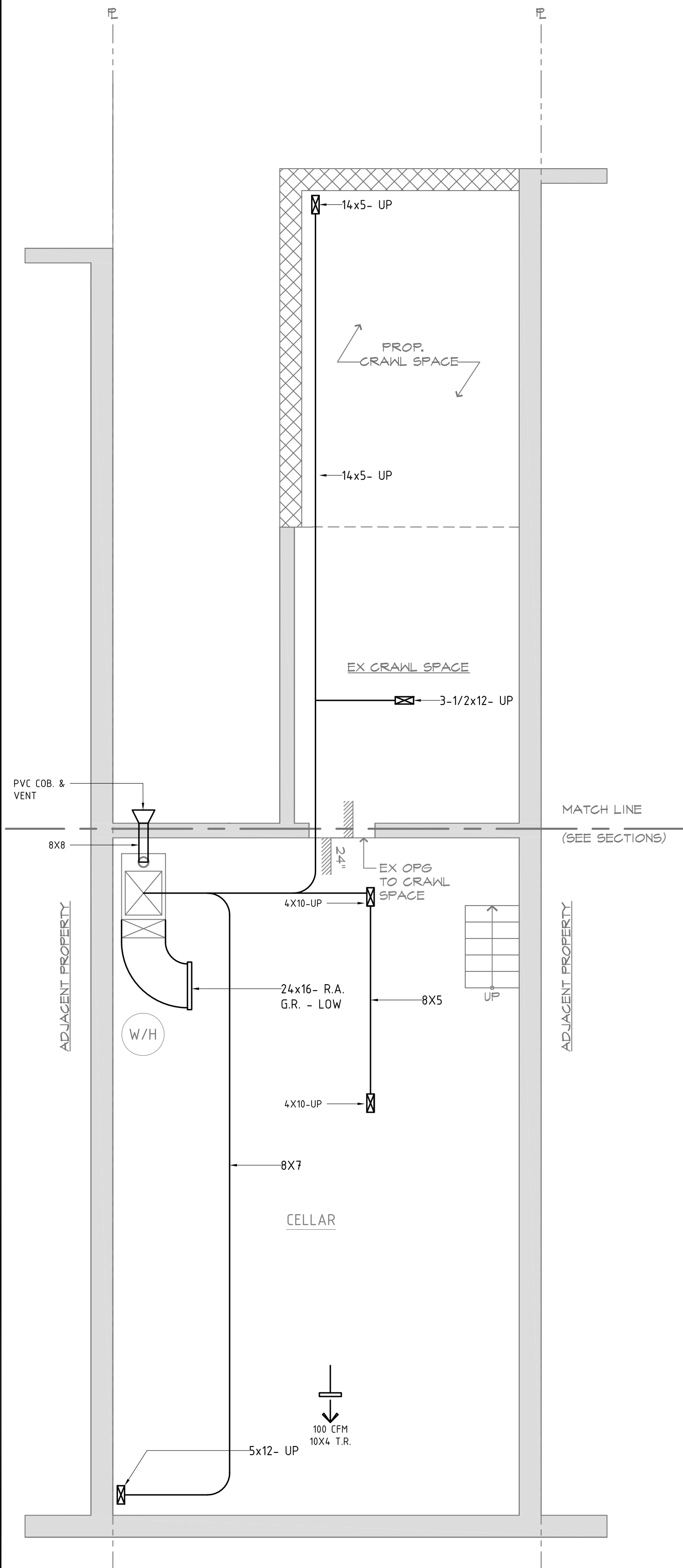
M002

MECHANICAL SPECIFICATIONS

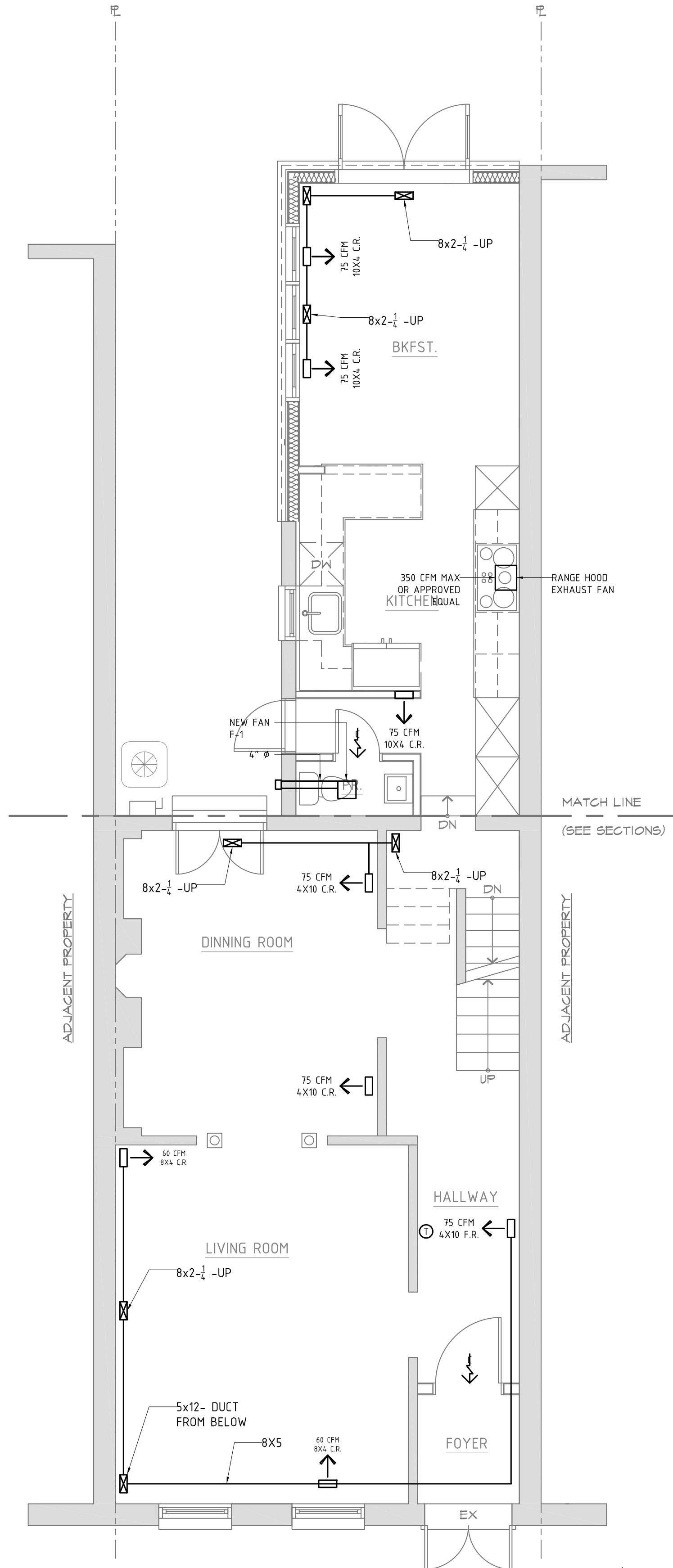
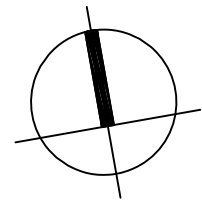
DATE: 01-02-2020
REVISION DATE: -

SCALE: AS NOTED

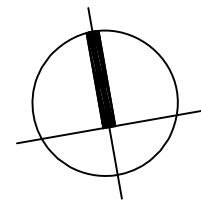
PETERSON RESIDENCE - RENOVATION
111 PRINCE STREET, ALEXANDRIA, VA

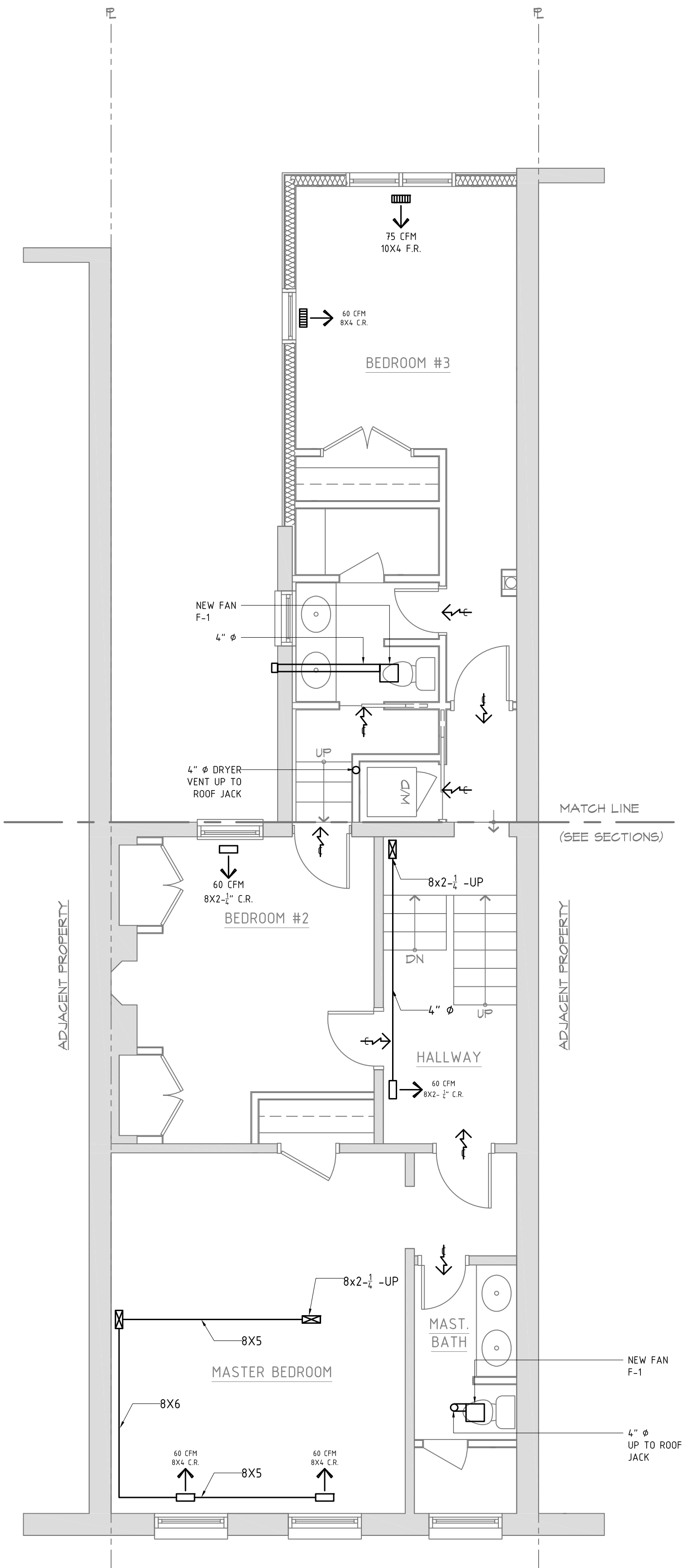


1 BASEMENT MECHANICAL PLAN
M003 SCALE: 1/4" = 1'-0"



2 FIRST FLOOR MECHANICAL PLAN
M003 SCALE: 1/4" = 1'-0"

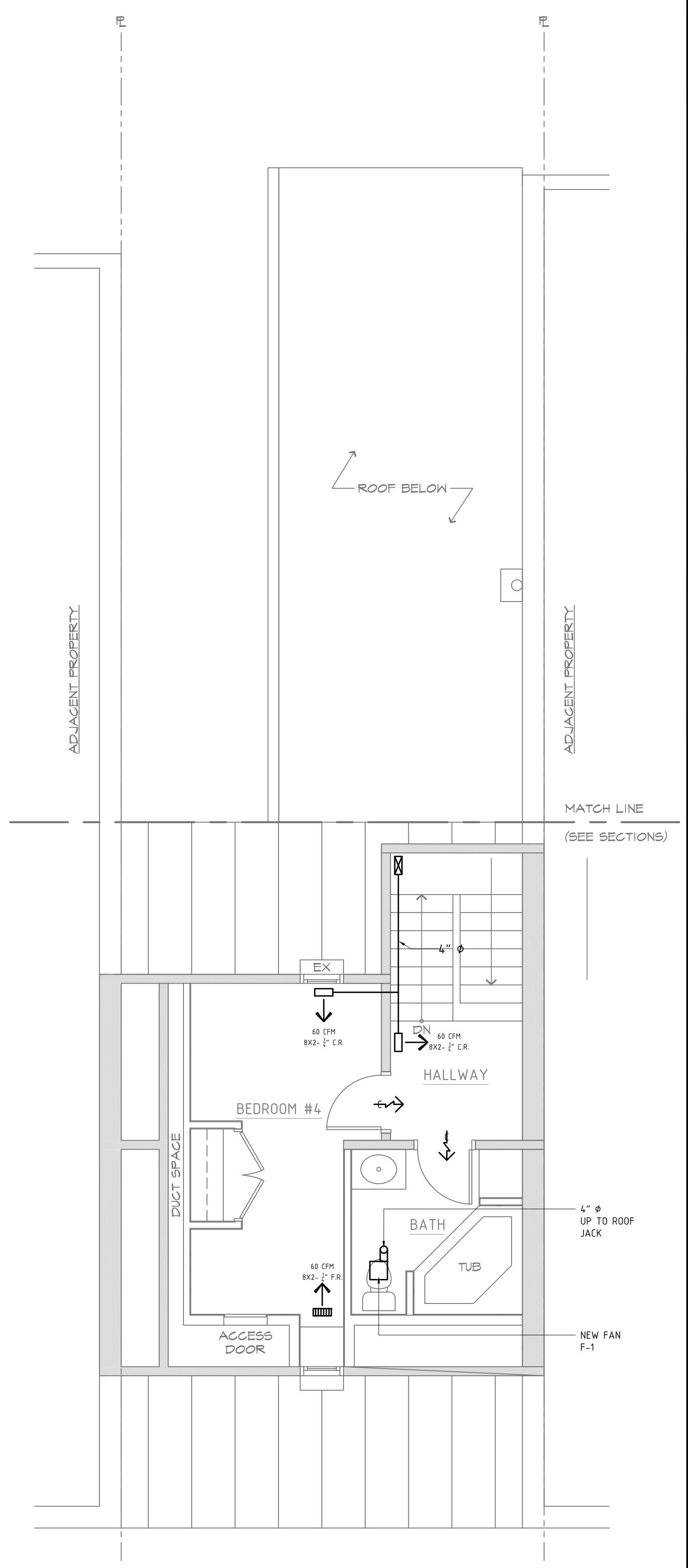
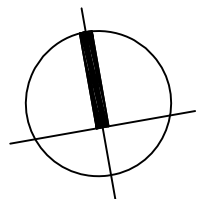




1
M004

SECOND FLOOR MECHANICAL PLAN

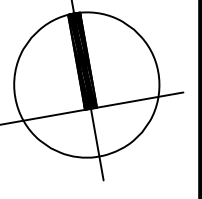
SCALE: 1/4" = 1'-0"



2
M004

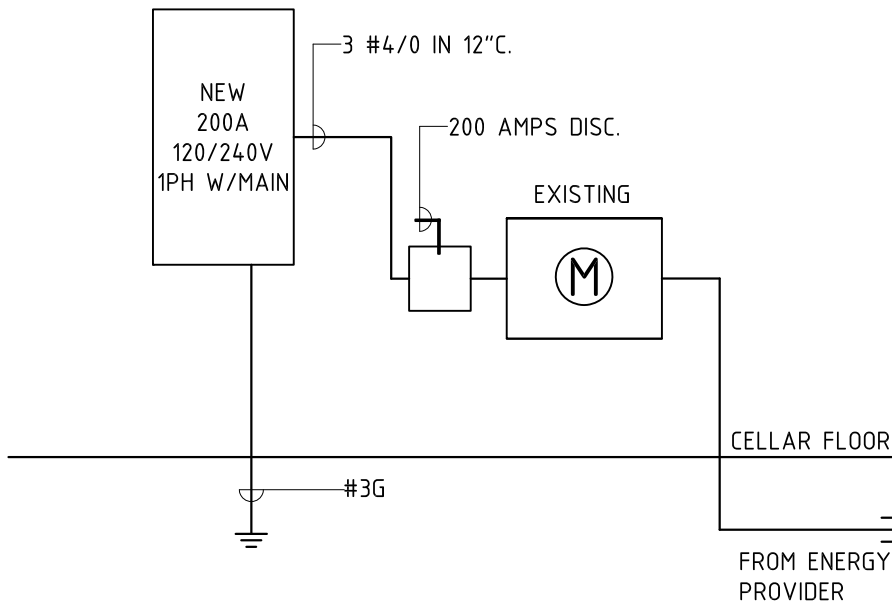
THIRD FLOOR MECHANICAL PLAN

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



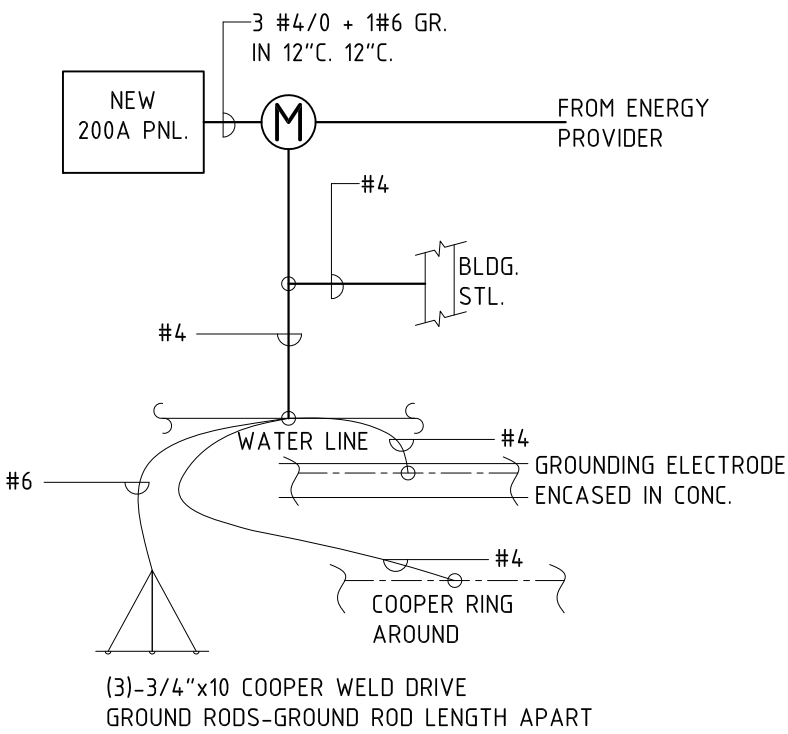
ELECTRICAL NOTES

- ALL OUTLETS IN HABITABLE SPACES SHALL BE AFCI RECEPTACLES, EXCEPT KITCHENS, AND WITHIN 6' OF OTHER SINKS OR WATERS, BATHROOMS, UNFINISHED BASEMENTS AREAS, GARAGES AND ALL OUTDOOR RECEPTACLES.
- ALL SMOKE DETECTORS SHALL BE HARDWIRED AND INTERCONNECTED WITH BATTERY BACK-UP.
- ALL THERMOSTATS TO BE PROGRAMMABLE
- POWER REQUIREMENTS & LOCATION FOR ALL APPLIANCES TO BE COORDINATED WITH MANUFACTURER PRIOR TO ROUGH-IN.
- PROVIDE A GFCI PROTECTED RECEPTACLE WITH WEATHERPROOF COVER AT FRONT AND REAR YARD WITHIN 25 FEET OF MECHANICAL EQUIPMENT.
- PROVIDE A DISCONNECT AT THE CONDENSING UNIT.
- THE DISHWASHER RECEPTACLE MUST BE ACCESSIBLE (UNDER THE SINK PER NEC 422.16 (2))
- RECESSED LIGHTS SHALL HAVE 12W LED WARM WHITE DIMMABLE BULBS (NO OF RECESSED FIXTURES > 75% TOTAL NUMBER OF LIGHTING FIXTURES)
- RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT, IC RATED, AND SEALED TO THE DRYWALL
- THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXED OR AIR SEALED BOXES SHALL BE INSTALLED.



ELEC RISER DIAGRAM

SCALE: N.T.S.



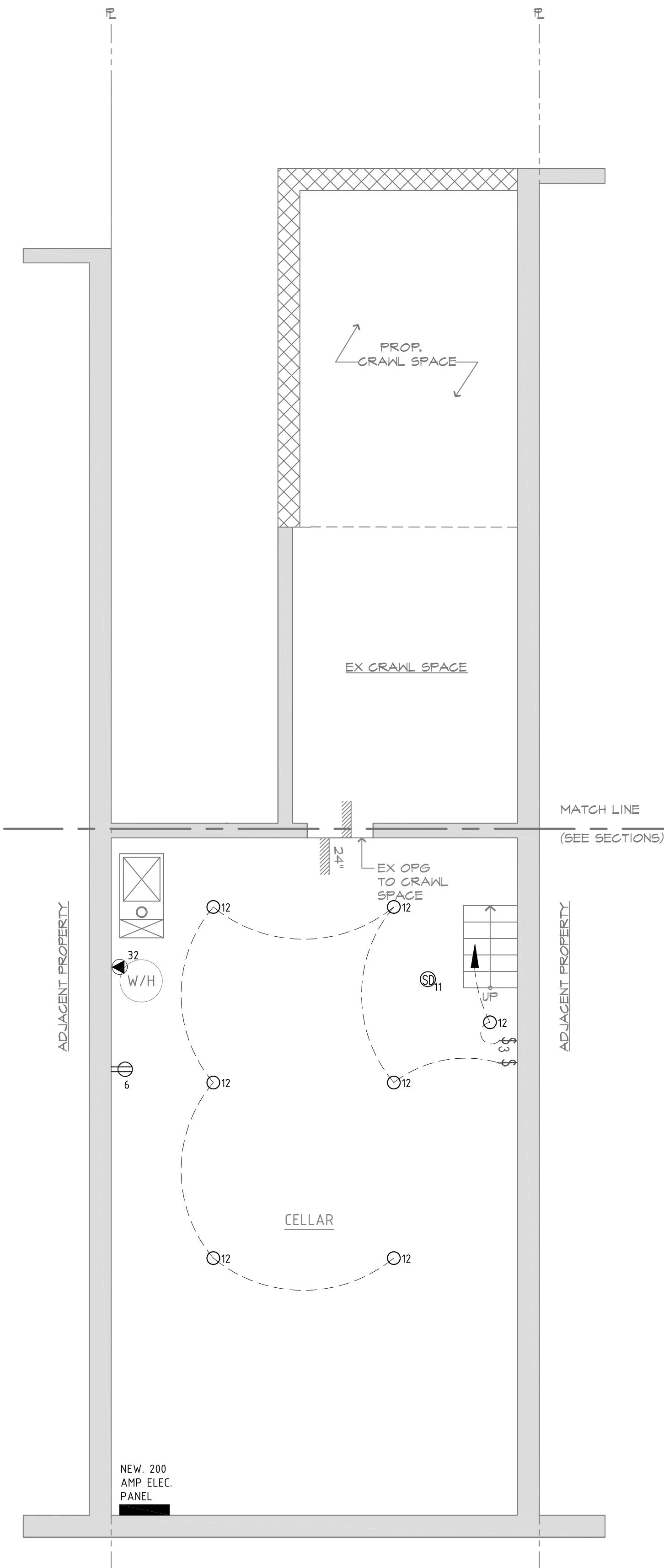
GROUNDING DETAIL

SCALE: N.T.S.

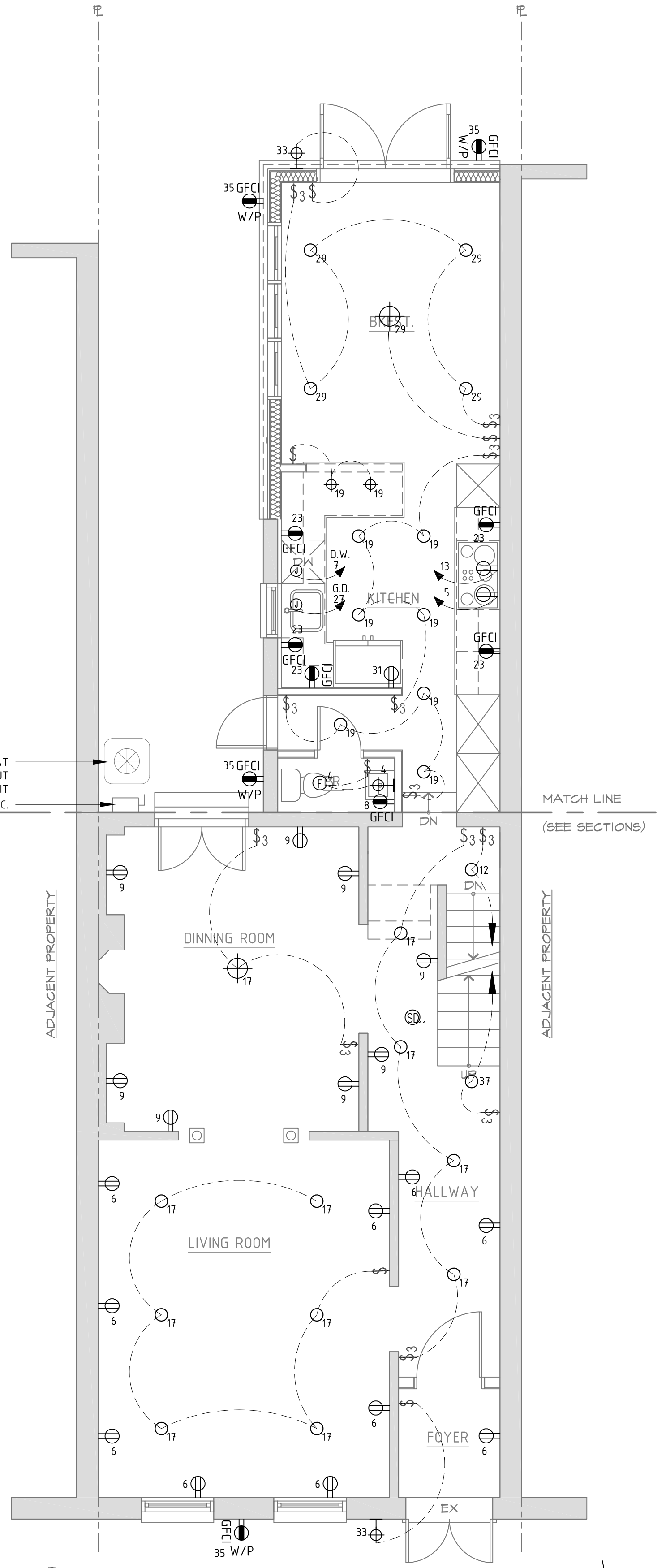
ELECTRICAL PANEL												
VOLTS: 120 / 208 V- 1PH - 3W 200 AMP PANEL W/ 200 A MCB												
MAINS: MCB												
BUS: 200 AMPS												
NO.	SERVING	C/B			KVA		KVA	C/B			SERVING	NO.
		TRIP	POLES	V				V	POLES	TRIP		
1	HEAT PUMP UNIT (HVAC SYSTEM)	50	2	240	-		-	120	1	20	BEDROOM #2 LIGHTS	2
3							-	120	1	20	POWDER ROOM LIGHT/FAN	4
5	RANGE HOOD	20	1	120	-		-	120	1	20	RECEPTACLE LIVING , HALLWAY	6
7	D.W. (DISHWASHER)	20	1	120	-		-	120	1	20	GFCI RESTROOMS	8
9	DINNING RECEPT.	20	1	120	-		-	120	1	20	2ND LEVEL SHARED BATH LIGHT/FAN	10
11	SMOKE DETECTORS	15	1	120	-		-	120	1	20	BASEMENT LIGHT NEW	12
13	STOVE	30	2	240	-		-	120	1	20	2ND FLOOR BEDROOM #3 RECEPT.	14
15					-		-	120	1	20	2ND FLOOR BEDROOM LIGHTS	16
17	LIGHTS LIVING ROOM & DINNING	20	1	120	-		-	120	1	20	2ND LEVEL BATH GFCI	18
19	LIGHTS KITCHEN / HALLWAY	20	1	120			-	120	1	15	2ND LEVEL BATH LIGHT / FAN	20
21	BASEMENT RECEPT.	20	1	120			-	120	1	15	2ND FLOOR BEDROOM RECEP.	22
23	DOOR CHIME	15	1	120	-		-	120	1	15	2ND FLOOR MAST. BEDROOM RECEPT.	24
25	GFCI KITCHEN	20	1	120	-		-	240	2	30	DRYER	26
27	GD (GARBAGE DISPOSAL)	20	1	120	-		-					28
29	BREAKFAST AREA LIGHTING	20	1	120	-		-	120	1	20	WASHER	30
31	FRIDGE	15	1	120	-			120	1	15	WATER HEATER	32
33	EXTERIOR LIGHTS	15	1	120				120	1	15	2ND LEVEL MAST. LIGHTS	34
35	EXTERIOR RECEPT. GFCI WATER PROOF	15	1	120				120	1	15	2ND LEVEL BEDROOM LIGHT	36
37	STAIRS LIGHTING/ HALLWAY	15	1	120			-	120	1	20	2ND LEVEL BEDROOM #3 RECEPT.	38
39	3RD LEVEL BEDROOM #4 RECEPTACLE	15	1	120			-	120	1	20	3RD LEVEL BEDROOM #4 LIGHTS	40

ELECTRICAL SYMBOLS

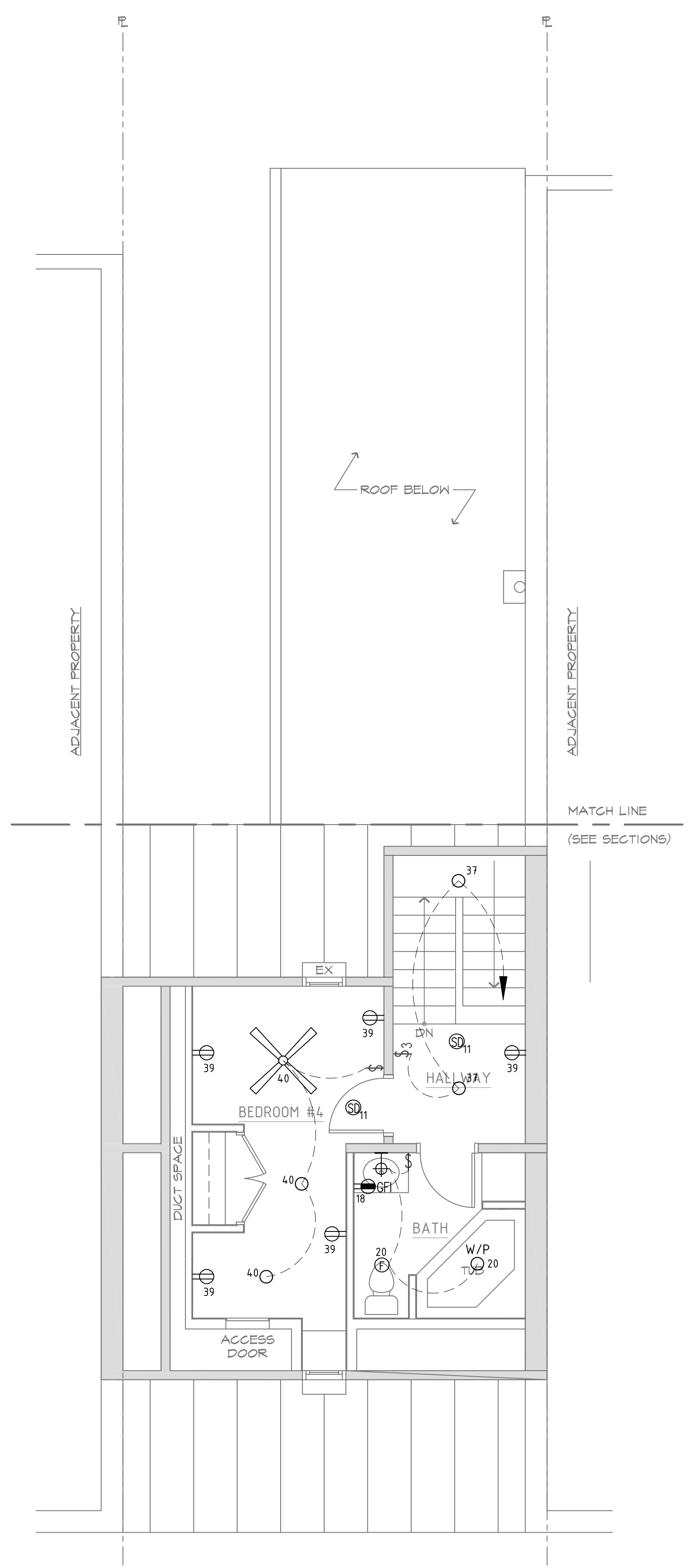
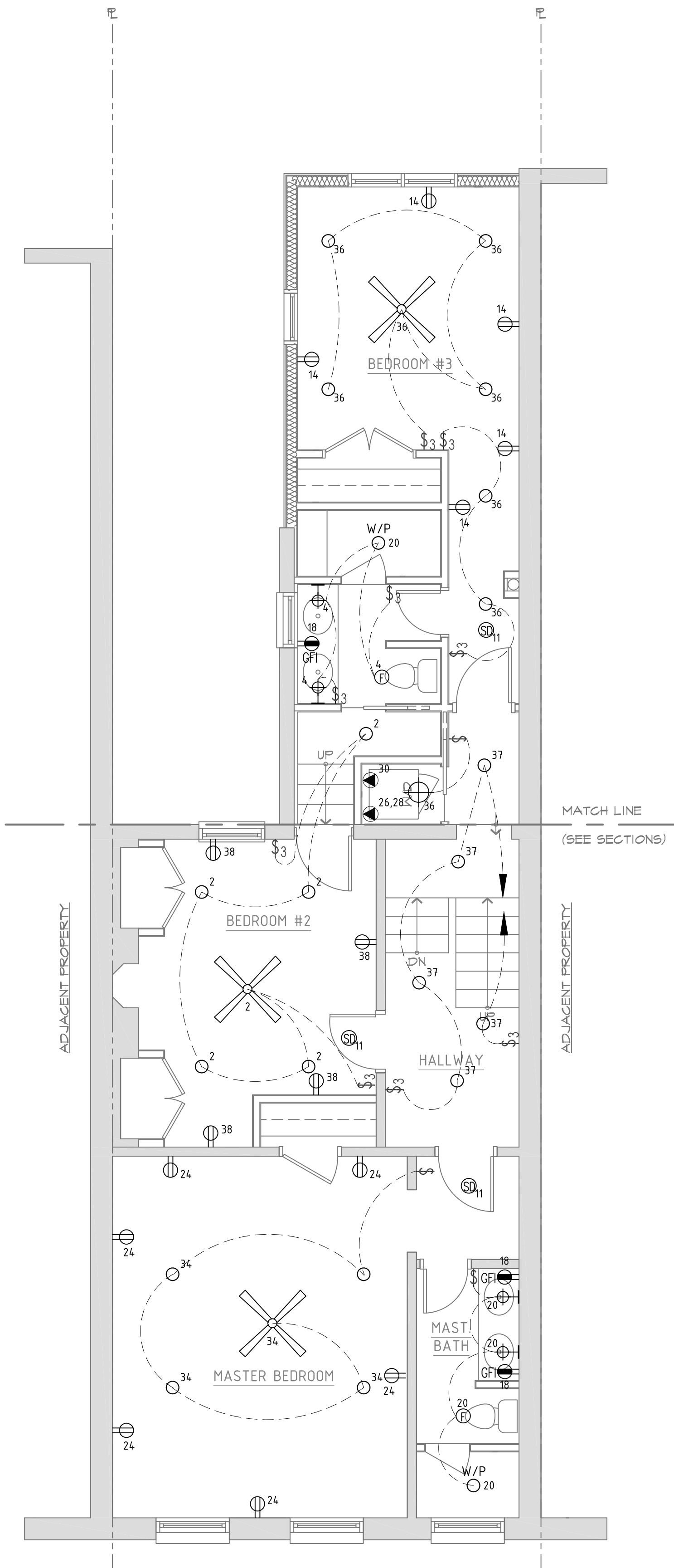
SYMBOLS	DESCRIPTION	MANUFACTURER/MODEL	REMARKS
\$	SWITCH		
\$3	3-WAY SWITCH		
	WALL MOUNT	-	TBD BY OWNER
	CEILING FLUSH MOUNT	-	TBD BY OWNER
	CEILING PENDANT	-	TBD BY OWNER
	LED RECESSED DOWNLIGHT	COOPER H2750ICAT (AIR-TITE)	12 W (75W EQUIVALENT) IC-RATED FOR INSULATED CEILINGS W/ AIR LEAKAGE OF NOT MORE THAN 2.0 CFM
	CEILING FAN	-	TBD BY OWNER
	LINEAR FLUORESCENT	-	TBD BY OWNER
	QUAD- RECEPTACLE (AFCI)	-	-
	AFCI RECEPTACLE	-	AFCI PROTECTED RECEPTACLE
	GFI RECEPTACLE	-	GFI RECEPTACLE
	DEDICATED RECEPT.	-	REFER TO DWG & PANEL
	JUNCTION BOX	-	JUNCTION BOX
	EXHAUST. FAN	EXH. FAN	BROAN 4-SONE 50 CFM
	SMOKE DETECTOR	-	FIRST ALERT 9120B6CP HARDWIRED W/ BATTERY BACK-UP
	CARBON MONOXIDE DETECTOR	-	NEST S3003LWES HARDWIRED W/ BATTERY BACK-UP



1 BASEMENT FLOOR PLAN
E002 SCALE: 1/4" = 1'-0"



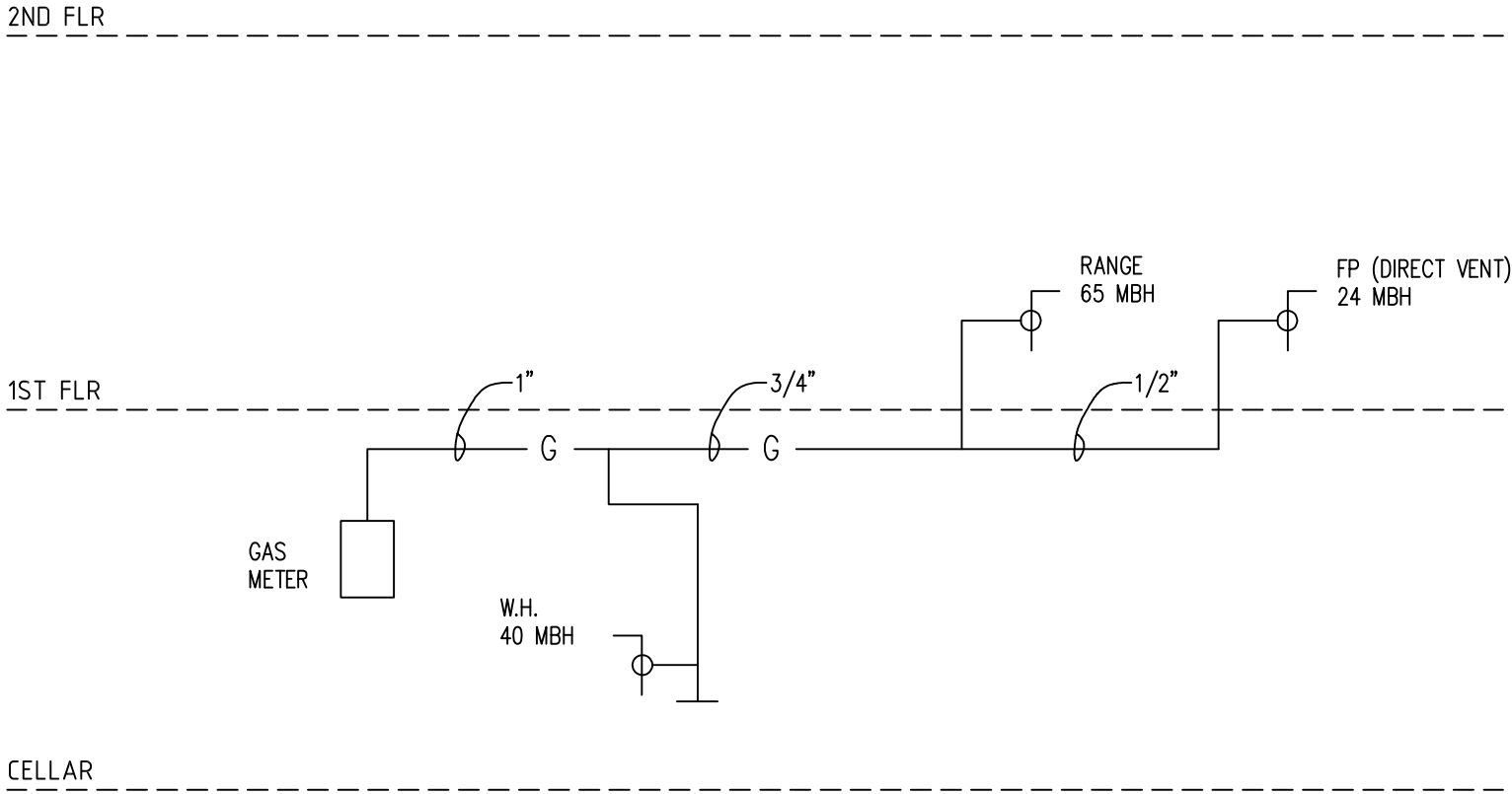
2 FIRST FLOOR ELECTRICAL PLAN
E002 SCALE: 1/4" = 1'-0"



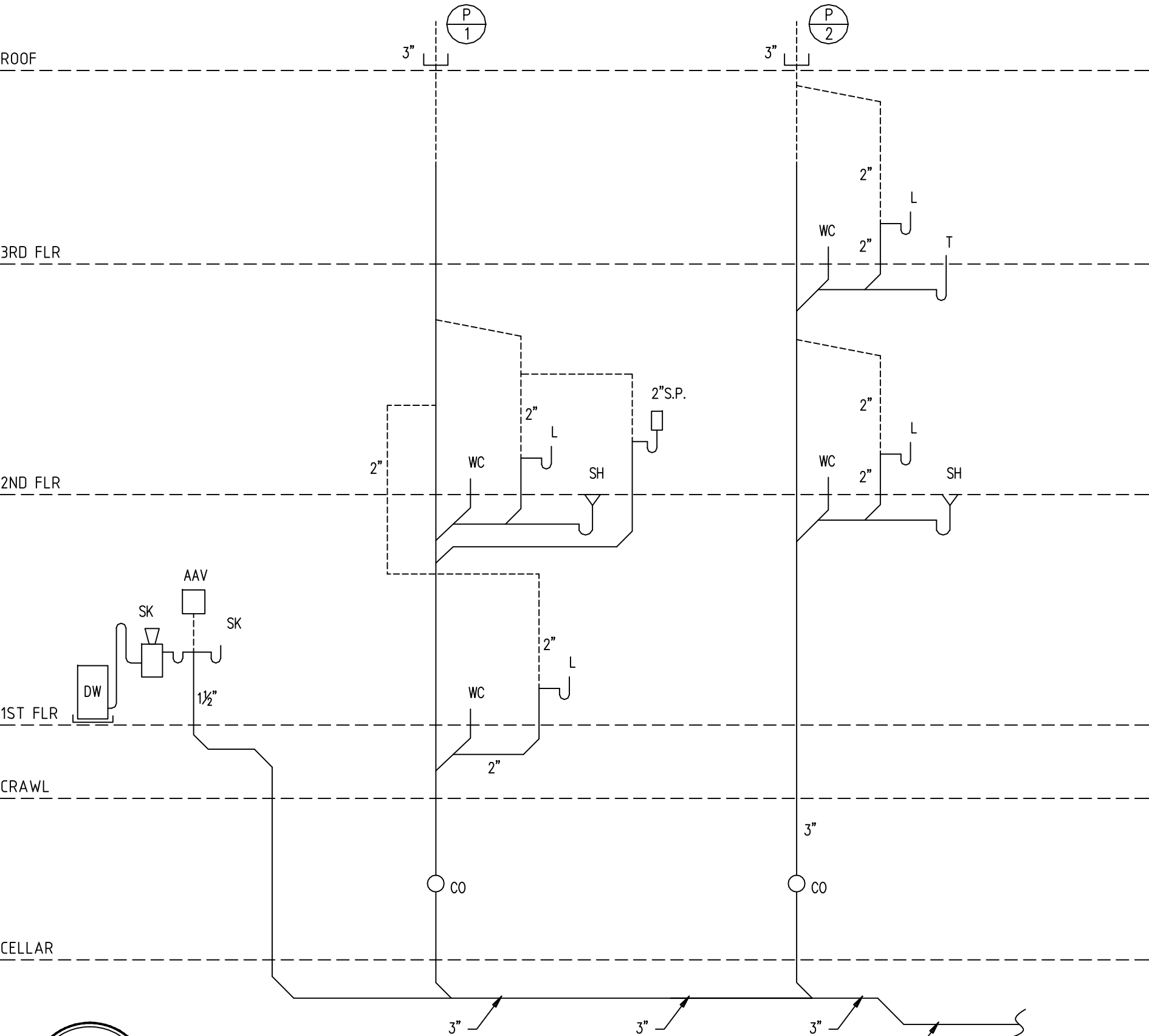
1 SECOND FLOOR ELECTRICAL PLAN
E003 SCALE: 1/4" = 1'-0"

2 THIRD FLOOR ELECTRICAL PLAN
E003 SCALE: 1/4" = 1'-0"

NOTE:
SIZING IS BASED ON LESS THAN
2PSIG PRESSURE, 0.5" W.C. MAX
PRESSURE DROP & 55 FT. LENGTH



1 GAS RISER DIAGRAM
P001 SCALE: N.T.S.



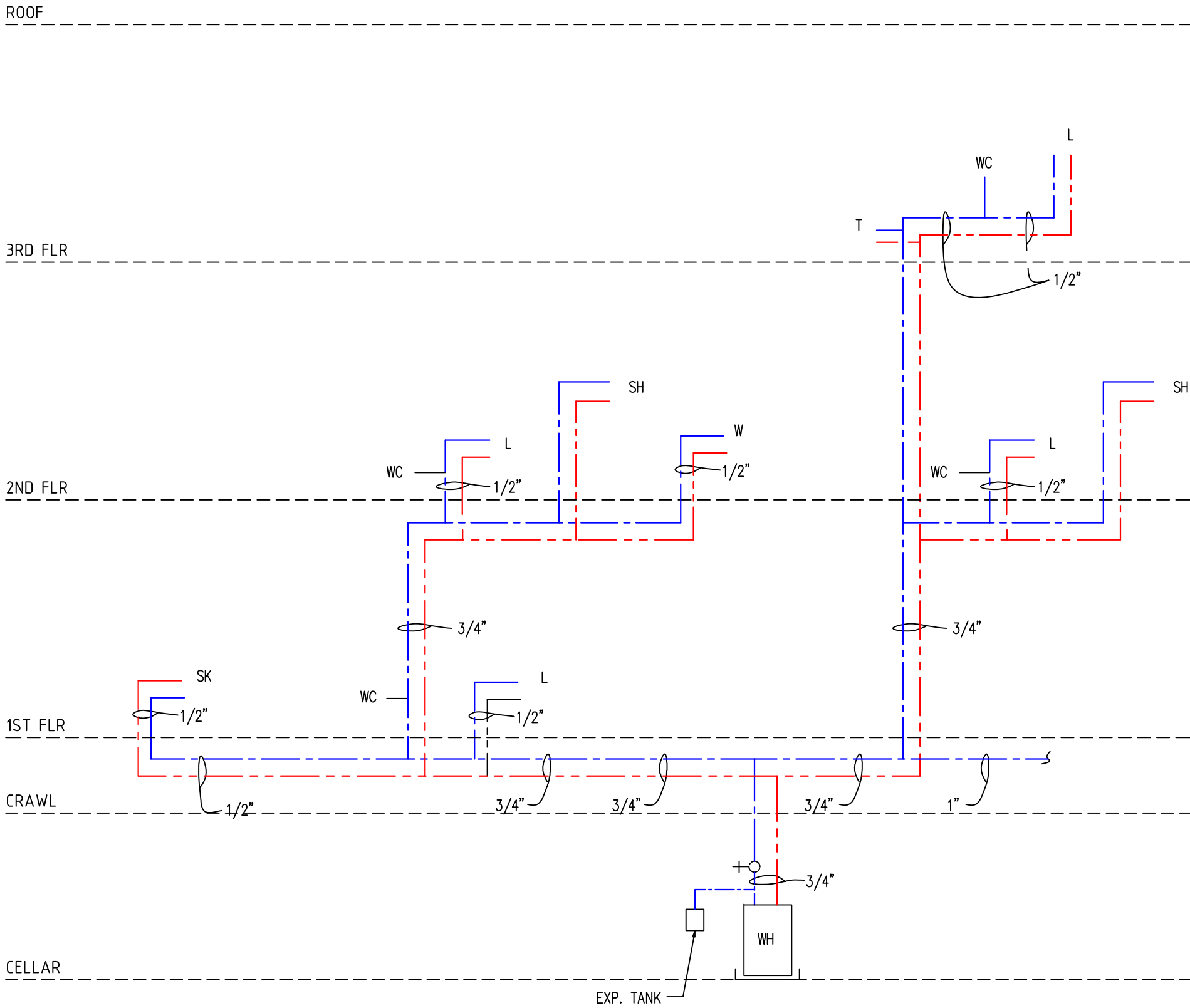
2 DRAINAGE RISER DIAGRAM
P001 SCALE: N.T.S.

SYMBOLS			
T	TUB	---	COLD WATER PIPE
SH	SHOWER	---	HOT WATER PIPE
WC	WATER CLOSET	---	WASTE
L	LAVATORY	---	VENT
SK	SINK	---	EXISTING
DW	DISH WASHER	---	POINT OF CONNECTION
B.S.	BAR SINK	---	
W	WASHER	---	

PLUMBING FIXTURE SCHEDULE						
SYMBOL	FIXTURE	W	V	CW	HW	REMARKS
WC	WATER CLOSET	3"	1 1/2"	1/2"	-	
L	LAVATORY	1 1/2"	1 1/2"	1/2"	1/2"	
T	TUB	1 1/2"	1 1/2"	1/2"	1/2"	
SH	SHOWER	2"	1 1/2"	1/2"	1/2"	
SK	SINK					
DISP	DISPOSAL					
W	WASHER					

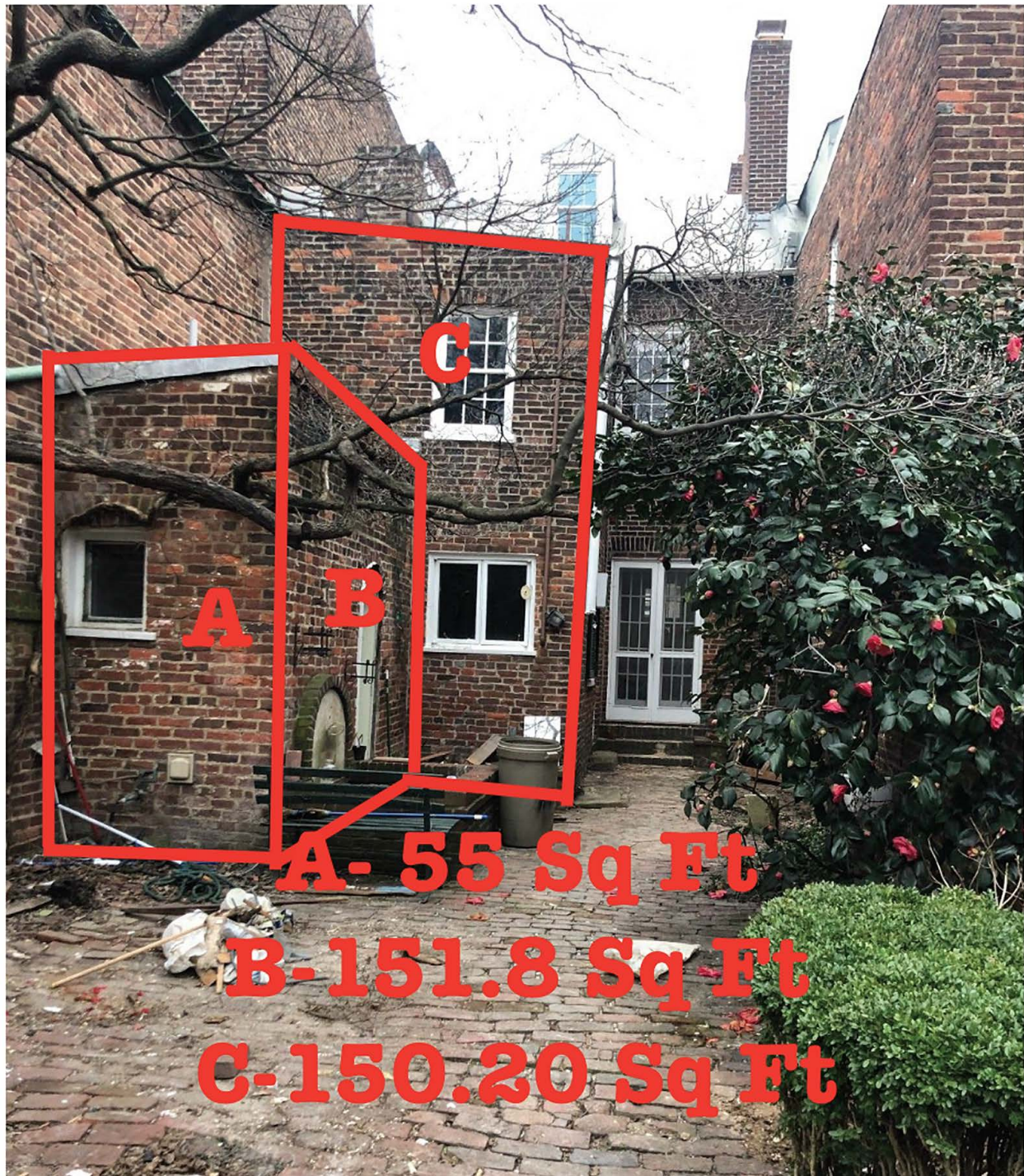
PLUMBING NOTES

- HOT WATER PIPES SHALL BE INSULATED TO $\geq R-3$.
- CIRCULATING HOT WATER SYSTEMS SHALL HAVE AUTOMATIC OR ACCESSIBLE MANUAL CONTROLS.
- BATT INSULATION SHALL BE CUT NEATLY TO FIR AROUND WIRING AND PLUMBING IN EXTERIOR WALLS, OR INSULATION THAT ON INSTALLTION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING.
- EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED AND THE AIR BARRIER SEPARATING THEM FROM SHOWERS AND TUBS.
- PROVIDE WATER ARRESTOR VALVE AT ALL DISHWASHERS AND CLOTHES WASHING MACHINES.
- INSTALL COMBUSTION AND VENT PER MANUFACTURER RECOMMENDATIONS FOR ALL GAS APPLIANCES. PROVIDE UL LISTED FIRESTOP AT DIRECT VENT FIREPLACE
- INSTALL BACKWATER VALVE TYPE DRAIN AT AREAWAY.



3 WATER RISER DIAGRAM
P001 SCALE: N.T.S.



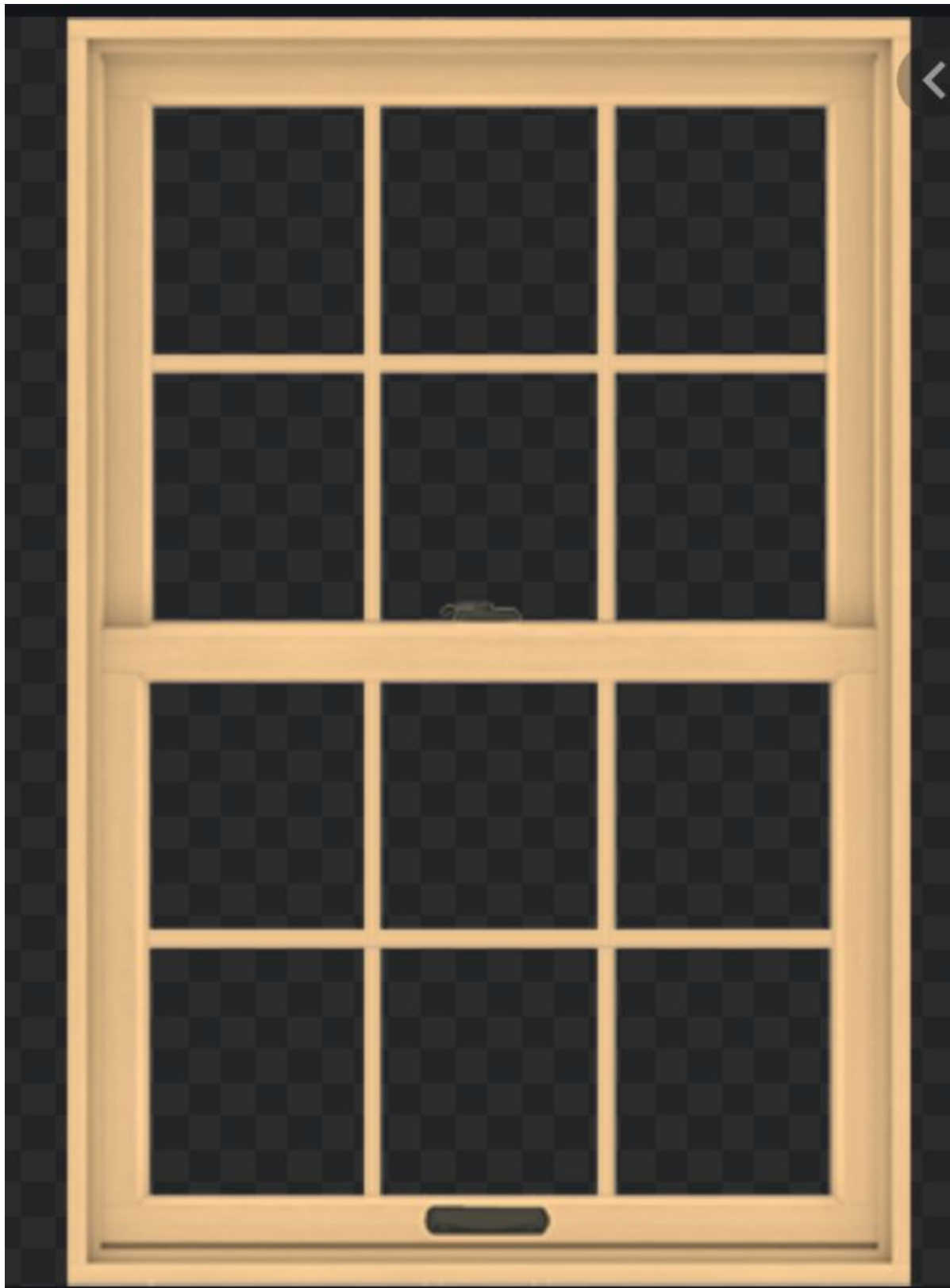




Roof-
Black Standing Seam Metal



Windows-
True Divide, Double hung, Wood Window. Painted White



Doors-
True Divide, Wood Doors, Painted White



Siding- White beaded Lap siding

