

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Bethany Chalfant

LOCATION: Parker-Gray District
428 North Peyton Street

ZONE: RB/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness for alterations with the following conditions:

1. The HardiPlank siding has a smooth finish
2. That the existing screened openings on the porch's east elevation also be enclosed with windows

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.

I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to reinforce and enclose the existing one-story side porch structure, replace a door, add a light fixture, add a HVAC condenser, replace the structure's roof, and add windows, at 428 North Peyton Street.

Certificate of Appropriateness

The project calls to enclose, reinforce, and refinish the approximately 279 square feet existing screened porch structure on the north side of the house. The scope of work consists of:

- Infill screen openings with framing and insulation
- Replace the existing siding with Hardie Lap Siding Arctic White
- Install three Andersen 100 Series, Fibrex, Gliding windows (60"x48"); two on the north elevation and one on the west elevation
- Replace the porch door on the east elevation with a wood Krosswood full light door
- Install a new light fixture on the east elevation by the door
- Add a new HVAC condenser on the west elevation on the side of an existing HVAC condenser unit
- Replace the existing shingle roof with GAF Timberline Architectural Shingles

Site context

The subject property sits on the west side of the 400 block of Peyton Street. There is a public alley running behind the detached dwelling.

II. HISTORY

The vernacular dwelling first appears in the 1941 Sanborn Map and is listed as a late building (built after 1931) in the *Alphabetical Listing of Early and Late Addresses in the Parker-Gray District*. The two bay, two-story brick building features hipped roof, six-over-one double-hung windows with shutters, pedimented porch entrance and brick stoop.

Previous BAR Approvals

BAR99-00196 – Replacement of windows on 10/12/1999

BAR99-00226 – HVAC installation on 11/22/1999

BAR2000-00133 – Fence installation on 6/12/2000

III. ANALYSIS

Certificate of Appropriateness

Staff could not locate a building permit for the existing one-story screened porch. Due to the lack of any record of BAR review, the porch may have been constructed at some point prior to 1984, when the Parker Gray Historic District was created. Staff believes that the porch is not original to the building.

The *Design Guidelines* state that “Porches are important architectural elements specially on residential structures.” Furthermore, “Porches should be made of materials which are sympathetic to the building materials generally found in the historic districts.” Staff has no objection to the proposed material since Hardie Board Siding is allowed on later buildings and on additions to historic buildings, provided that it has a smooth finish. Furthermore, the siding enclosure of the porch addition differentiates it from the brick of the main structure, a preservation standard practice.

Staff also does not object to the proposed gliding windows because they will have minimal visual impact and will provide climate control and better usage for the interior. Having said that, staff recommends that the screen openings on the east elevation (Figure 1) also be enclosed with windows to keep the porch feel of the space. Moreover, the Board routinely approves small changes on historic properties to accommodate a more modern and functional interior layout as tastes and technology evolve.



Figure 1- East elevation

Staff also finds the proposed shingle roof and light fixture to be appropriate and compatible with this later building dwelling.

Lastly, the *Guidelines* states that “HVAC equipment is an important contemporary functional element of a structure. At the same time, such equipment can have an important effect on the overall visual composition of a historic building and, if not appropriately located, may be a visual disruption of the skyline and a unified building design. To the extent possible, HVAC equipment should be hidden from view.” Staff finds that the proposed mechanical equipment will have no adverse impact on the historic property since it will be located at the rear next to an existing unit and screened from the public alley view by a 6-foot-tall fence.

With the conditions above, staff recommends approval of the project Certificate of Appropriateness.

STAFF

Marina Novaes, Historic Preservation Planner, 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

C-1 Proposed alterations 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 Previously reviewed under BAR99-00196, BAR99-00226, BAR2000-00133, BAR2020-00375. (T&ES)

F-2 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-3 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 No archaeological oversight will be necessary for this undertaking

V. ATTACHMENTS

- 1 – Application for BAR 2020-00370: 428 North Peyton Street*
- 2 – Supplemental Materials*

ADDRESS OF PROJECT: 428 N Peyton St Alexandria, VA 22314DISTRICT: ☐ Old & Historic Alexandria ☒ Parker – Gray ☐ 100 Year Old BuildingTAX MAP AND PARCEL: 064.01-10-04 ZONING: RBAPPLICATION 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: Moore Construction Group LLC - Rachel DeBaunAddress: 3335 Duke StCity: Alexandria State: VA Zip: 22314Phone: 703-960-0253 E-mail: info@moorecg.comAuthorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ ContractorName: Rachel DeBaun Phone: 703-960-0253E-mail: rachel@moorecg.com

Legal Property Owner:

Name: Bethany ChalfantAddress: 428 N Peyton StCity: Alexandria State: VA Zip: 22314Phone: (760) 580-2644 E-mail: bethanylreno@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
☒ doors
☒ lighting
☐ other _____

☐ fence, gate or garden wall
☒ windows
☐ pergola/trellis

☒ HVAC equipment
☒ siding
☐ painting unpainted masonry

☐ shutters
☐ shed
- ☐ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

Enclose existing screen porch structure on north side of house. Existing structure was permitted in 1990's. The structure is currently half sided and half screened. The current homeowner would like to replace some of the screens with windows and reside the remainder of the structure to condition the 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.

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. 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 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: Rachel A DeBaunPrinted Name: Rachel DeBaunDate: 08/03/20

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. Rachel DeBaun	3335 Duke Street Alexandria, VA 22314	0%
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 428 N Peyton St Alexandria, VA 22314 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Bethany Chalfant	428 N Peyton St Alexandria, VA 22314	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	n/a	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.

07/20/20
Date

Rachel DeBaun
Printed Name

Rachel A DeBaun
Signature



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

A. Property Information

A1. 428 N Peyton St Alexandria VA 22314
Street Address

RB
Zone

A2. 3,400.00 x 0.75 = 2,550.00
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement 672.00

First Floor 715.00

Second Floor 672.00

Third Floor 0.00

Attic 0.00

Porches 334.00

Balcony/Deck 0.00

Lavatory***

Other**

Allowable Exclusions**

Basement**

Stairways** 60.00

Mechanical** 100.00

Attic less than 7'***

Porches**

Balcony/Deck**

Lavatory*** 100.00

Other**

Other**

B1. 2,393.00 Sq. Ft.
Existing Gross Floor Area*

B2. 260.00 Sq. Ft.
Allowable Floor Exclusions**

B3. 2,133.00 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. **Total Gross** 2,393.00 B2. **Total Exclusions** 260.00

C. Proposed Gross Floor Area

Proposed Gross Area

Basement 672.00

First Floor 1,037.00

Second Floor 672.00

Third Floor 0.00

Attic 0.00

Porches 12.00

Balcony/Deck 0.00

Lavatory***

Other

Allowable Exclusions**

Basement**

Stairways** 60.00

Mechanical** 100.00

Attic less than 7'***

Porches**

Balcony/Deck**

Lavatory*** 100.00

Other**

Other**

C1. 2,393.00 Sq. Ft.
Proposed Gross Floor Area*

C2. 260.00 Sq. Ft.
Allowable Floor Exclusions**

C3. 2,133.00 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. **Total Gross** 2,393.00 C2. **Total Exclusions** 260.00

D. Total Floor Area

D1. 4,266.00 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 2,550.00 Sq. Ft.
Total Floor Area Allowed
by Zone (A2)

E. Open Space

E1. 2,351.00 Sq. Ft.
Existing Open Space

E2. 800.00 Sq. Ft.
Required Open Space

E3. 2,351.00 Sq. Ft.
Proposed 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.

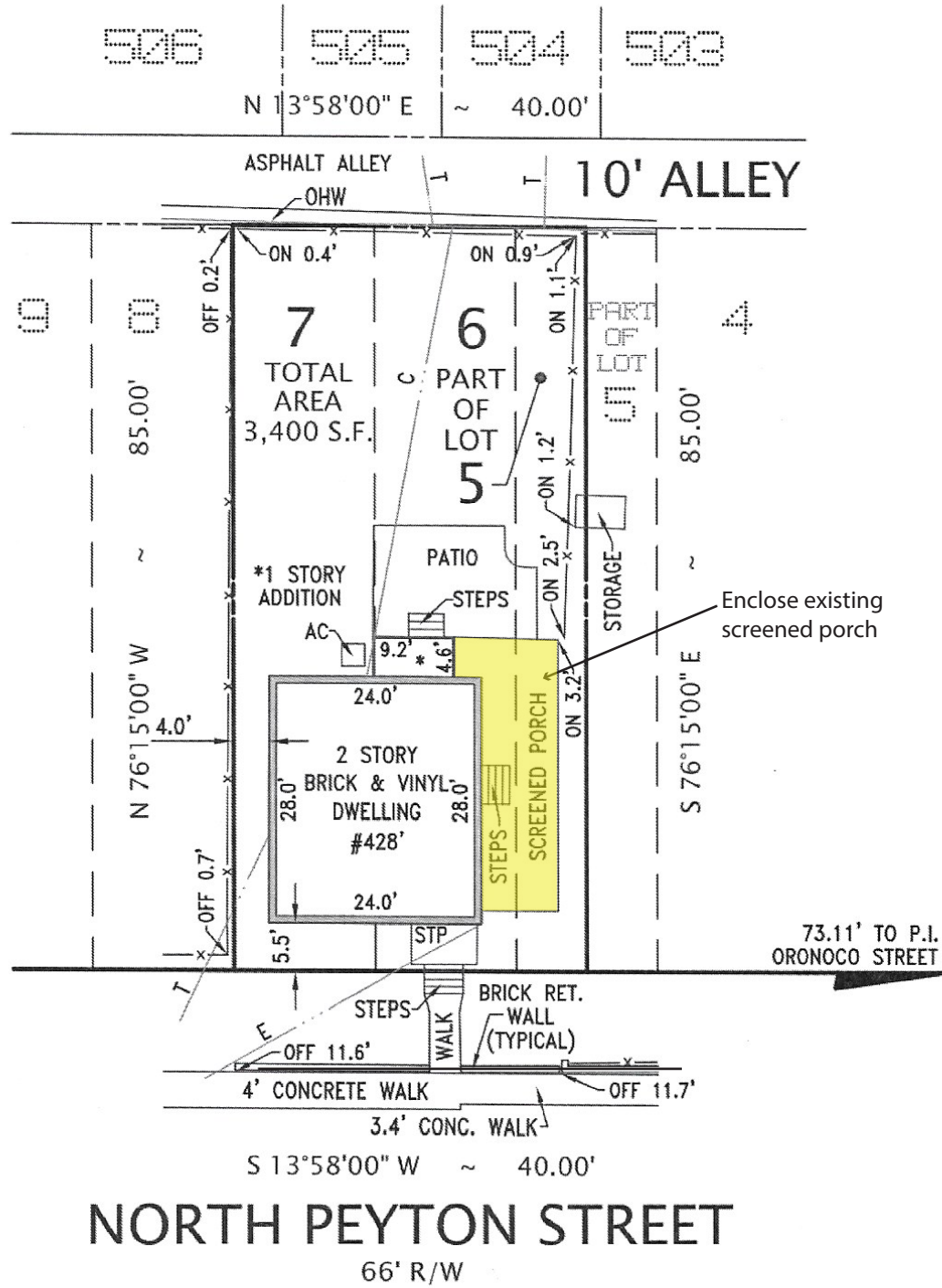
Signature: Rachel A DeBaun

Date: 07/20/20

NOTE: FENCES ARE FRAME.

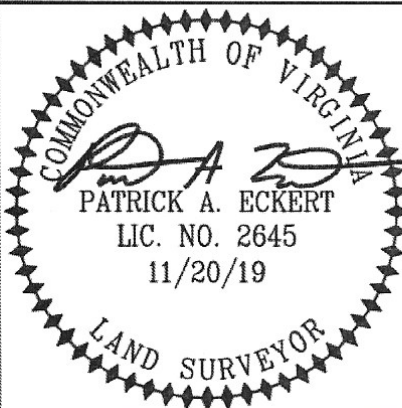
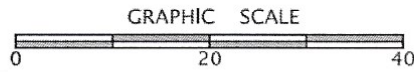
RECORD NORTH

COPYRIGHT ALTERRA SURVEYS, INC. - THIS IS A SERVICE DOCUMENT AND IS VALID FOR SIX MONTHS FROM DATE ISSUED.



NORTH PEYTON STREET
66' R/W

PLAT
SHOWING HOUSE LOCATION ON
LOTS 6, 7 & THE SOUTH
HALF OF LOT 5 BLOCK 2
WHEAT & SUTER'S ADDITION TO
ALEXANDRIA, VIRGINIA
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' NOVEMBER 19, 2019



THE POSITION OF THE EXISTING
IMPROVEMENTS HAS BEEN ESTABLISHED BY
AN ON SITE INSTRUMENT SURVEY AND
UNLESS OTHERWISE SHOWN THERE ARE NO
VISIBLE ENCROACHMENTS.

CASE NAME:
JUDKINS ~ CHALFANT
ORDERED BY:
KVS TITLE, LLC

PLAT PREPARED WITHOUT THE BENEFIT OF
A TITLE REPORT. THIS PLAT IS SUBJECT TO
RESTRICTIONS AND EASEMENTS OF RECORD
OR ESTABLISHED. NO CORNER MARKERS SET.

ALTERRA SURVEYS, INC.
11350 RANDOM HILLS ROAD #430
FAIRFAX, VIRGINIA 22030
TEL. NO. 703-520-1558
FAX NO. 703-995-4800
INBOX@ALTERRASURVEYS.COM

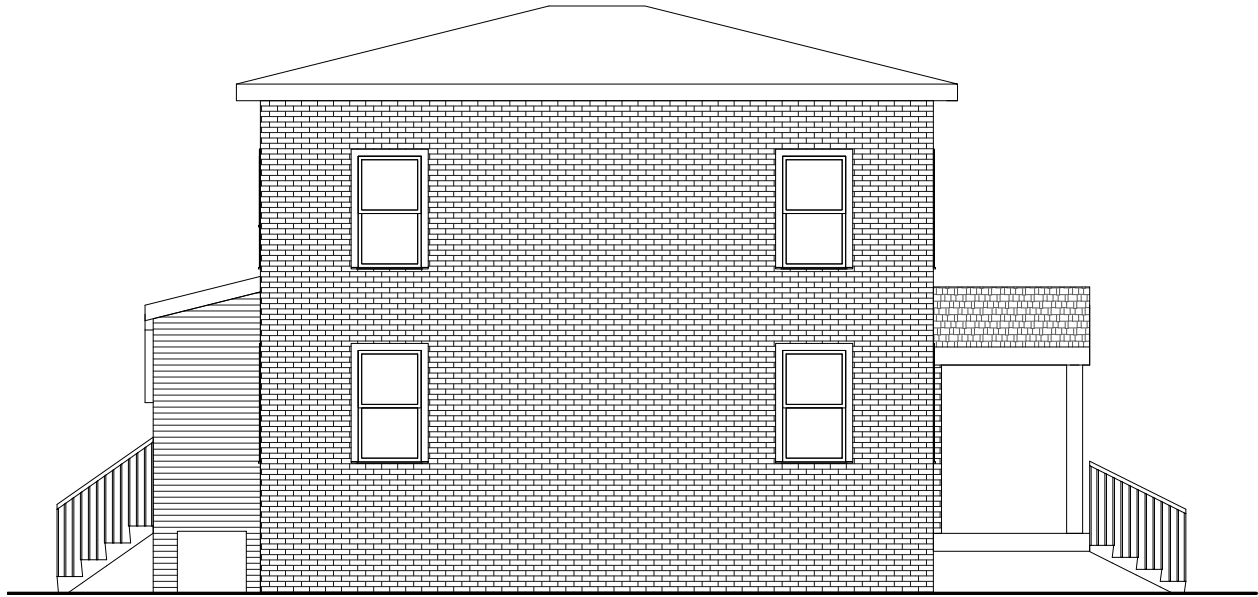
AA

#19-0818

428 N Peyton Street
Alexandria, VA 22314

Alteration / Partial Encapsulation

SCOPE OF WORK		DRAWING LIST	APPLICABLE CODES	MISC. NOTES	428 N Peyton St Alexandria, VA 22314	
Project Description: Enclose and condition existing screen porch.		Cover Page Flr Plan - Existing Elevations - Existing Renovation Plans Renovation - Elevations Renovations Views Material Specifications	A000 A101 A102 A201 A202 A203 D101	VRC 2012 IRC 2012 ICC IEC 2015 NFPA: 2008		IF WORK PERFORMED WITHIN 15 FEET OF ANY OVERHEAD WIRES, PERMITTEE MUST FIRST OBTAIN ASSISTANCE FROM THE DOMINION VIRGINIA POWER COMPANY OFFICE CALL MISS UTILITY BEFORE BREAKING GROUND. ALLOW REQUIRED TIME FOR MARKING ALL WORK SUBJECT TO COUNTY FIELD INSPECTIONS
PROPERTY INFO						
Address: 428 N Peyton Alexandria, VA 22314 Year Built: 19410 Square Feet Existing: 1,384 SQ. FT. Square Feet Proposed: 1,641 SQ. FT. Type: Single Family Detached Stories Existing: 2 stories w Basement Construction Type Existing: Masonry / Framing Lot size: 30,000 SQ. FT. Zoning Description: RB Legal Discription: LOTS 6 & 7 & S 1/2 OF LOT 5 BLK 2 WHEAT & SUTERS Land Use: Residential Bedrooms Existing: 3 Baths Existing: 2.5 Building Sprinklered: No						
GENERAL NOTES					Cover Page A000 <div><div>Date07/15/20</div><div>Drawn byAuthor</div><div>Scale</div></div>	
1. OMISSIONS OR CONFLICTS IN THE DRAWINGS AND ANY RESTRICTIONS RELATED TO THE EXECUTION OF THE WORK, IN THE CASE OF CONFLICTS BETWEEN DRAWINGS, OR NOTES AND DRAWINGS, IT SHALL BE ASSUMED THE STRICTEST CONDITION OR REQUIREMENT HAS BEEN INCLUDED IN THE COST AND SCOPE OF THE WORK. 2. ISSUE COMPLETE SETS OF THE CONTRACT DOCUMENTS TO EACH OF THE SUBCONTRACTORS FOR COORDINATION OF THEIR WORK WITH ORDER TRADES. 3.APPLY FOR, OBTAIN AND PAY FOR ALL PERMITS, FEES, INSPECTIONS, AND APPROVALS BY LOCAL AUTHORITIES HAVING JURISDICTIONS OVER THE PROJECT. PROVIDE COPIES OF ALL CODES IN FORCE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. 4. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PROVIDING PROTECTION FOR ALL NEW AND EXISTING WORK IN PLACE WHEN SUBJECT TO POTENTIAL DAMAGE BY WORK OF OTHER TRADES. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL ABOVE CEILING WORK AND SHALL REROUTE ITEMS AS REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR RELOCATIONS OF ITEMS, TO AVOID CONFLICTS WHILE MAINTAIN THE DESIGN INTENT. 5. GC SHALL DEFINE SCOPE, SCHEDULE, AND COST IMPLICATIONS WITH OWNER REGARDING ANY WORK BEING DONE BY OUTSIDE CONTRACTORS AND SUBCONTRACTORS. 6. COORDINATE SCHEDULE PROVISIONS FOR INSTALLATION LOCATIONS AND THE ACTUAL INSTALLATION OF ITEMS FURNISHED BY OWNER OR OTHERS. FACILITATE WORK WITH ALL TRADES ON THE PROJECT NOT UNDER CONTRACT TO THE CONTRACTOR. OCCUPANTS AND EXISTING WORK AND FINIS 7. VERIFY DIMENSIONS IN THE FIELD. TO THE EXTENT THAT DIMENSIONS CANNOT BE VERIFIED OR THE VERIFICATION OF DIMENSIONS WOULD CAUSE A DELAY IN THE PROGRESS OF THE WORK, CONTRACTOR SHALL GUARANTEE DIMENSIONS TO HIS SUBCONTRACTOR FOR COORDINATION. DO NOT SCALE DRAWINGS. 8. SUBMIT FOR CONSIDERATION SAMPLES AND PRODUCT LITERATURE AND OTHER PERTINENT DATA OF ANY PROPOSED SUBSTITUTIONS. 9. PERFORM ALL WORK AND INSTALL MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS AND IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS OF WORKMANSHIP. 10. EXAMINE ALL SURFACES TO DETERMINE THAT THEY ARE SOUND, DRY, CLEAN, AND READY TO RECEIVE FINISHED OR MILLWORK PRIOR TO INSTALLATION. START OF INSTALLATION SHALL IMPLY ACCEPTANCE OF SUBSTRATE AND SHALL NOT BE GROUNDS FOR CLAIMS AGAINST IMPROPER PERFORMANCE OF INSTALLED MATERIALS. 11. INSTALL AND MAINTAIN ALL NECESSARY COVERINGS, PROTECTIVE ENCLOSURES, TEMPORARY DOORS AND PARTITIONS, AND DUST BARRIERS TO PROTECT ALL OCCUPANTS AND EXISTING WORK AND FINISHES TO REMAIN. REPAIR AND REPLACE ANY DAMAGES CAUSE BY IMPROPER PROTECTION AT NO ADDITIONAL COST TO OWNER. 12. PROVIDE OWNER ANY MANUFACTURER PRODUCT LITERATURE, MAINTENANCE REQUIREMENTS, AND/OR SCHEDULES.						
OWNER: Bethany Chalfant 428 N Peyton St Alexandria, VA 22314						
CONTRACTOR: Moore Construction Group LLC 3335 Duke St Alexandria VA, 22314						
DRAWING STATUS: BAR Submission						



428 N Peyton St
Alexandria, VA 22314

Elevations - Existing A102

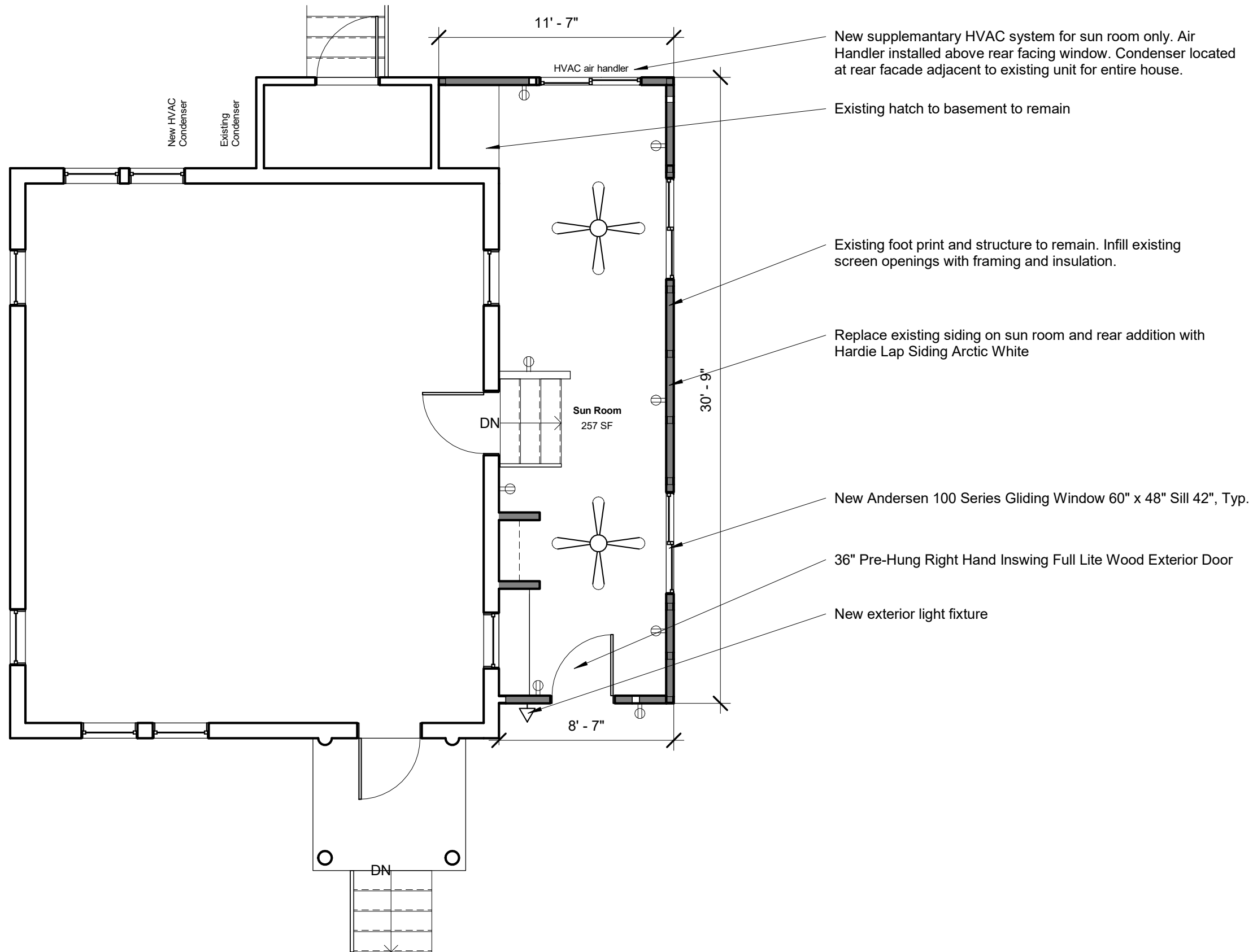
Date	07/15/20	Scale 1/8" = 1'-0"
Drawn by	R.DeBaun	

OWNER:
Bethany Chalfant
428 N Peyton St
Alexandria, VA 22314

CONTRACTOR:
Moore Construction Group LLC
3335 Duke St
Alexandria VA, 22314

DRAWING STATUS:

BAR
Submission



428 N Peyton St
Alexandria, VA 22314

Renovation Plans A201

Date	07/15/20	Scale	3/16" = 1'-0"
Drawn by	Author		

OWNER:

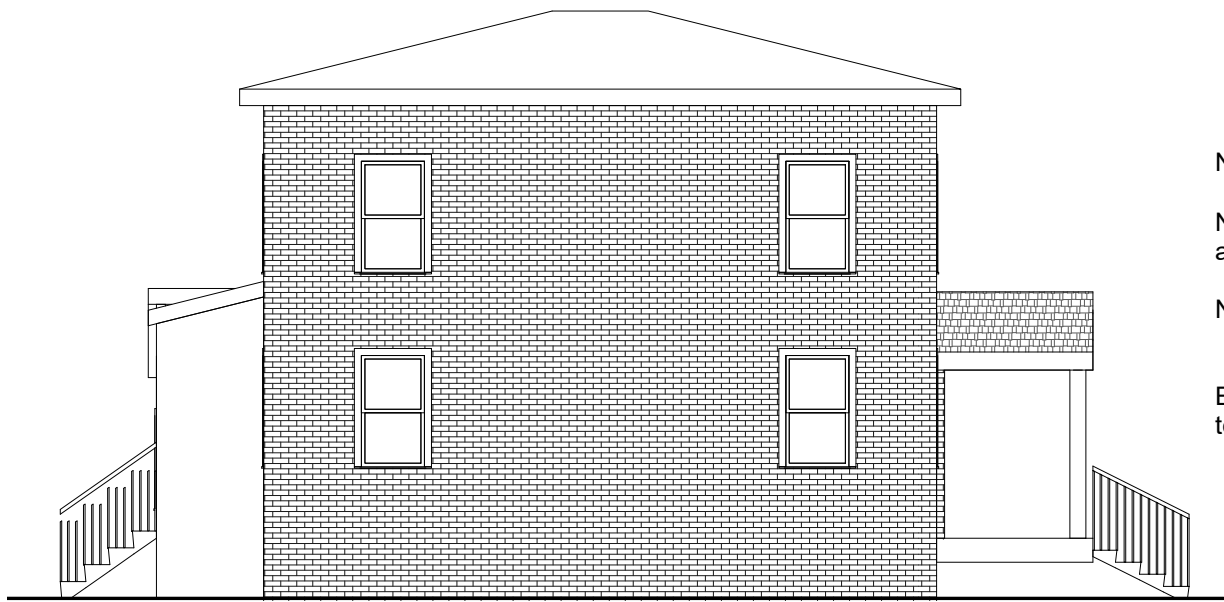
Bethany Chalfant
428 N Peyton St
Alexandria, VA 22314

CONTRACTOR:

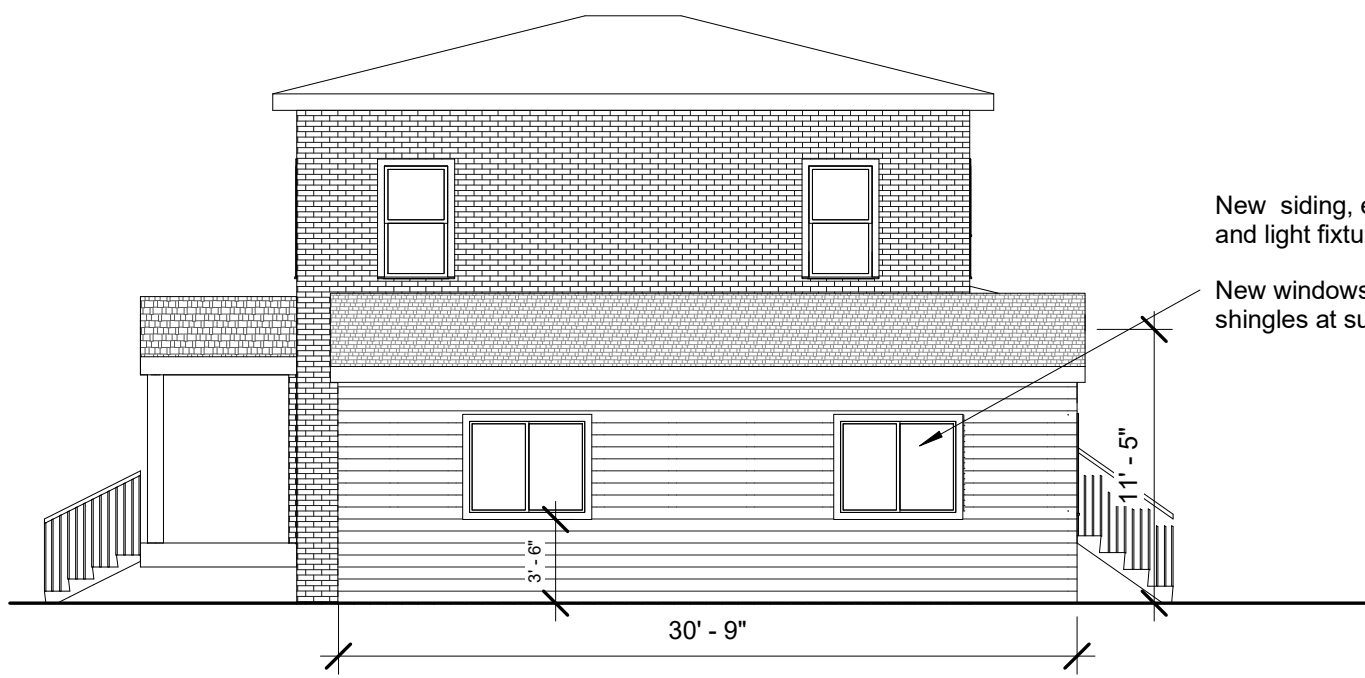
Moore Construction Group LLC
3335 Duke St
Alexandria VA, 22314

DRAWING STATUS:

BAR
Submission



New condenser
 New windows, siding, shingles
 at sunroom
 New air handler
 Existing door and stoop
 to remain



New siding, exterior door,
 and light fixture
 New windows, siding,
 shingles at sunroom



428 N Peyton St
 Alexandria, VA 22314

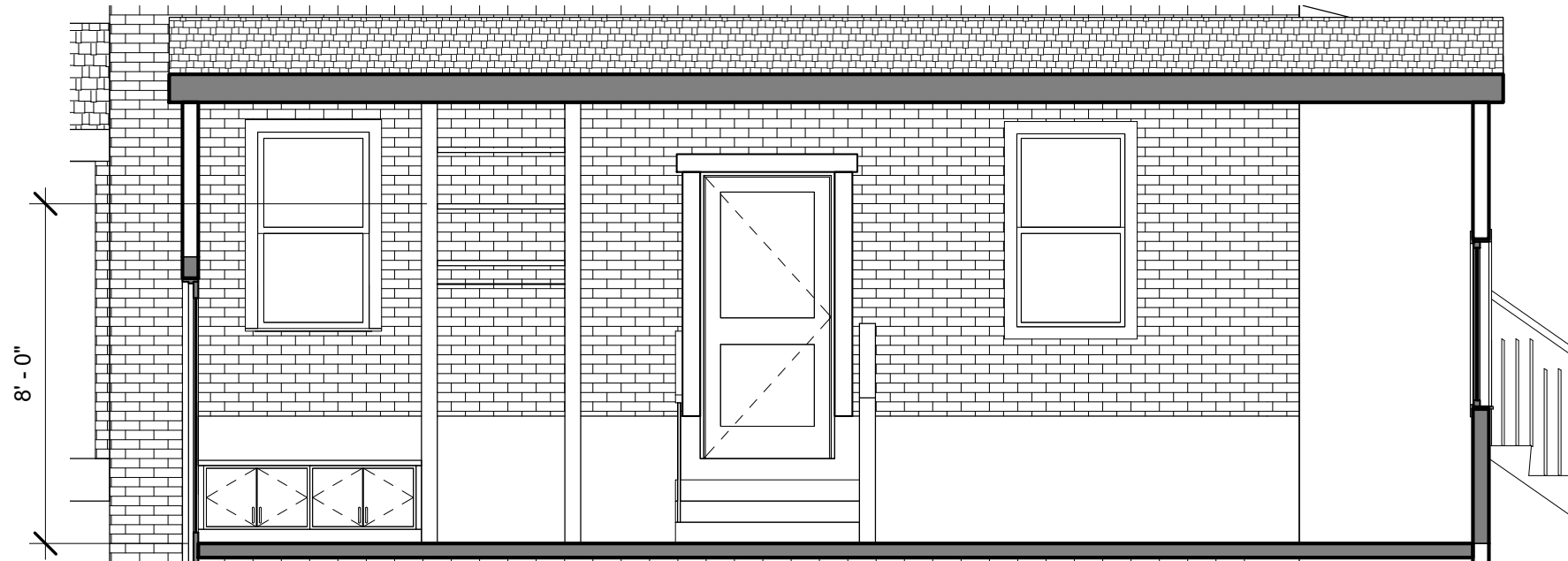
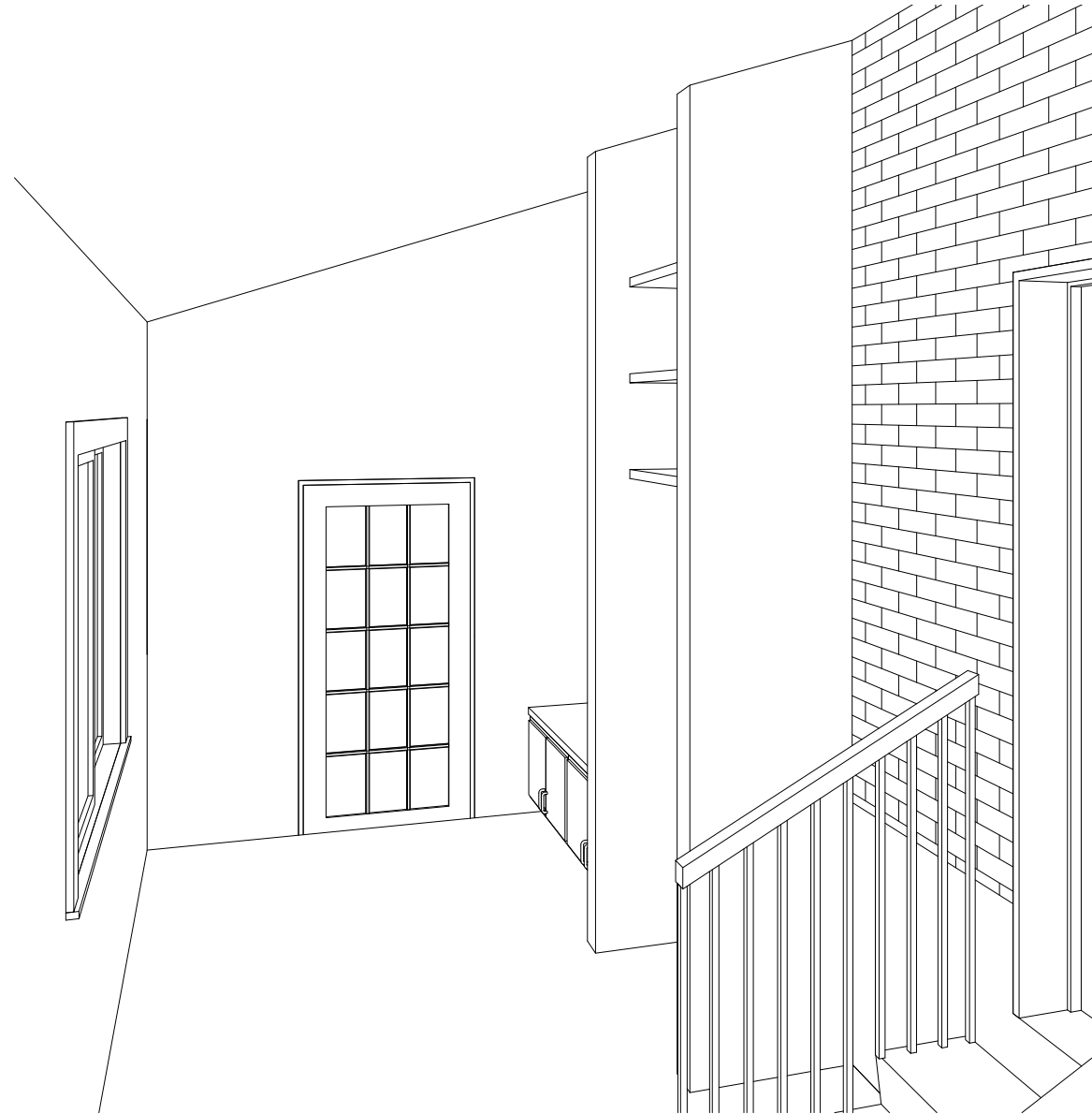
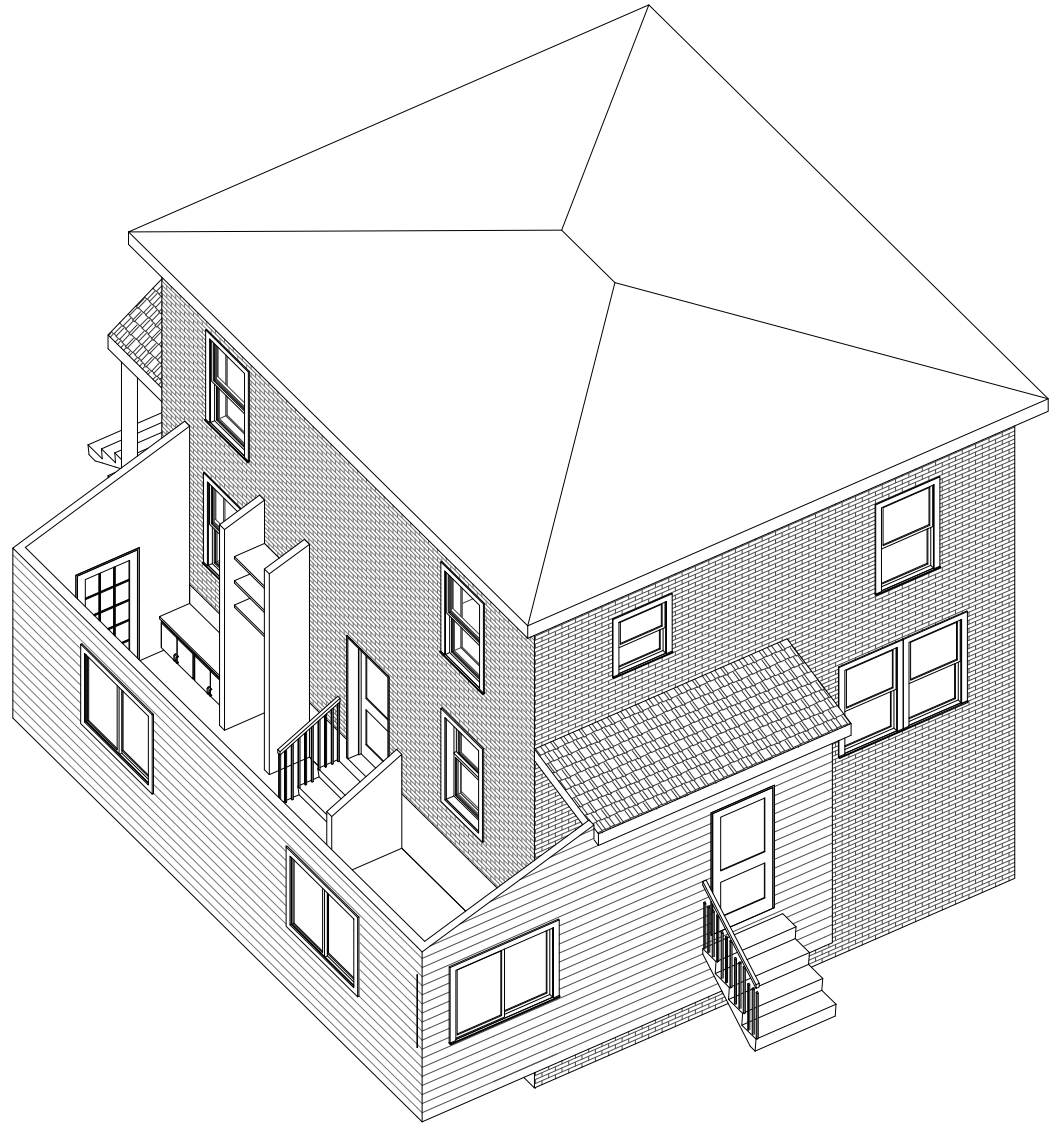
Renovation - Elevations A202

Scale 1/8" = 1'-0"	
Date	07/15/20
Drawn by	Author

OWNER:
 Bethany Chalfant
 428 N Peyton St
 Alexandria, VA 22314

CONTRACTOR:
 Moore Construction Group LLC
 3335 Duke St
 Alexandria VA, 22314

DRAWING STATUS:
 BAR
 Submission



428 N Peyton St
Alexandria, VA 22314

Renovation Views A203

Date	07/15/20	Scale 1/4" = 1'-0"
Drawn by	R.DeBaun	

OWNER:
Bethany Chalfant
428 N Peyton St
Alexandria, VA 22314

CONTRACTOR:
Moore Construction Group LLC
3335 Duke St
Alexandria VA, 22314

DRAWING STATUS:

BAR
Submission

<div>SIDING</div> <div>Brand: James Hardie Product: HardiePlank® Lap Siding Select Cedarmill Color: Statement Collection - Arctic White Size: 7" Exposue - 12' long, 5/16" thick, 8.25" wide Product Catalog & Specification Attached</div> <div>SHINGLES</div> <div>Brand: GAF Product: Timberline AH Roofing Shingles Color: Appalachian Sky Style: Architectural Size: 5.625" Exposure - 13.25" x 39.625" Product Catalog & Specification Attached</div> <div>DOOR</div> <div>Brand: Krosswood Doors Product: 36 in. x 80 in. Rustic Knotty Alder Full-Lite Clear Low-E Unfinished Wood Right-Hand Inswing Exterior Prehung Front Door Materials: Wood Color: Paint interior / exterior - color tbd Style: Right Hand Inswing Size: 36" wide x 80" tall Product Catalog & Specification Attached</div>	<div>EXTERIOR LIGHT</div> <div>Brand: Progress Lighting Product: Hover Image to Zoom Park Court 1-Light 19 in. Textured Black Outdoor Wall Lantern with Clear Seeded Glass Color: Black Size: 19" Tall x 7" Wide x 8.75" Deep Product Catalog & Specification Attached</div> <div>HVAC Unit</div> <div>Brand: GREE Product: Livo 9,000 BTU 3/4 Ton Wi-Fi Programmable Ductless Mini Split Air Conditioner with Inverter, Heat, Remote - 115V/60Hz Color: White Model: Model # LIVS09HP115V1BK Size Air Handler 31" x 11" x 8" Size Condenser 33" x 21" x 13" Product Catalog & Specification Attached</div> <div>WINDOWS</div> <div>Brand: Andersen Product: 100 Series Windows Materials: Fibrex® composite material Color: White Interior / White Exterior Style: Gliding Window - No grills Size: 60" wide x 48" tall Product Catalog & Specification Attached</div>	428 N Peyton St Alexandria, VA 22314									
		<table><tr><td rowspan="4">Material Specifications</td><td colspan="2">D101</td></tr><tr><td colspan="2">Scale</td></tr><tr><td>Date</td><td>07/15/20</td></tr><tr><td>Drawn by</td><td>Author</td></tr></table>	Material Specifications	D101		Scale		Date	07/15/20	Drawn by	Author
		Material Specifications		D101							
				Scale							
Date	07/15/20										
Drawn by	Author										
OWNER: Bethany Chalfant 428 N Peyton St Alexandria, VA 22314											
CONTRACTOR: Moore Construction Group LLC 3335 Duke St Alexandria VA, 22314											
DRAWING STATUS: BAR Submission											



**428 N Peyton Street - Front Facade. Photo taken from street.
Existing two story + basement brick single family home
with side covered enclosed porch**



428 N Peyton Street - North Facade. Photo taken from sidewalk in front of 43.2 N Peyton Street. Existing side covered enclosed porch



428 N Peyton Street - North Facade. Photo taken from sidewalk in front of 43.2 N Peyton Street. Existing side covered enclosed porch

[Home](#) / [Doors & Windows](#) / [Exterior Doors](#) / [Front Doors](#) / [Wood Doors](#) / [Wood Doors With Glass](#)

Internet #301798299 | Model # PHED.KA.400.30.68.134.RH | UPC Code # 848068027719



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Krosswood Doors

36 in. x 80 in. Rustic Knotty Alder Full-Lite Clear Low-E Unfinished Wood Right-Hand Inswing Exterior Prehung Front Door

(9)

[Write a Review](#)

[Questions & Answers \(2\)](#)

- 36 in. x 80 in. door slab
- Actual unit size is 37.5 in. x 81.625 in.
- Fit rough opening of 38 in. x 82 in.

\$1,025⁰⁸

Color/Finish: **Unfinished**



Door Size (WxH) in.: **36 x 80**

30 x 80	30 x 96	32 x 80	32 x 96	36 x 80	36 x 96
---------	---------	---------	---------	----------------	---------

Door Hanging: **Right-Hand/Inswing**

Left-Hand/Inswing	Right-Hand/Inswing
-----------------------------------	---------------------------

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Pro

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Home / Lighting / Outdoor Lighting / Outdoor Wall Lighting / Outdoor Sconces


Customers Who Viewed This Also Viewed




2 Light 25 in. Outdoor Wall Lantern Sconce in Imperial Black
★★★★★ (10)
\$95⁰⁵




Progress Lighting Canton Heights 2-Light 18 in. Matte Black Outdoor Wall Lantern
★★★★★ (15)
\$79⁹⁷




Home Decorators Collection Aged Iron Outdoor LED Wall Lantern Sconce with Crackle
★★★★★ (258)
\$69⁹⁷



Hampton Bay Mission Style Black with Bronze Highlight Outdoor Wall Lantern with
★★★★★ (334)
\$79⁹⁷



Home Decorators Collection Black Outdoor Seeded Glass Dusk to Dawn Wall Lantern
★★★★★ (337)
\$89⁹⁷









Home Decorators Collection Port Chester Outdoor Wall Lantern
★★★★★
\$59⁹⁷

Model #P560154-031

Internet #312050816

Store SKU #1005072733





Hover Image to Zoom

Park Court 1-Light 19 in. Textured Black Outdoor Wall Lantern with Clear Seeded Glass

by Progress Lighting >

★★★★★ (32) ▾  411

[Write a Review](#) [Questions & Answers](#)


Overview

Help simplify the process of creating a home you love with the charming character of the Park Court's Collection 1-Light Medium Wall Lantern. A modern lantern silhouette attaches to a textured black backplate that makes the versatile design compatible with a variety of exteriors and interiors. Clear seeded glass panels add a pinch of unexpected visual interest that grants a nod to modern farmhouse style inspiration.

[... See Full Details](#)

25

\$79⁹⁷



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Feedback

Quantity

-

1

+

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Frequently Bought Together



+



+



Price for all three:

\$126⁹¹

Add all three to cart

- ☒ **This item:** Park Court 1-Light 19 in. Textured Black Outdoor Wall Lantern with Clear Seeded Glass **\$79.97**
- ☒ EcoSmart 75-Watt Equivalent ST19 Antique Edison Dimmable Clear Glass Filament Vintage Style LED Light Bulb Soft White (2-Pack) **\$11.97**
- ☒ Hampton Bay 1-Light Black Outdoor Wall Lantern Sconce (2-Pack) **\$34.97**

Specifications



Number of Lights

1 Light

[See Similar Items](#)

Sconce Type

Wall Lantern

[See Similar Items](#)

Power Type

Hardwired

[See Similar Items](#)

Fixture Material

Aluminum

Voltage Type

Line Voltage

Timberline® AH Specs

ABOUT ([HTTPS://WWW.GAF.COM/EN-US/ROOFING-PRODUCTS/RESIDENTIAL-ROOFING-PRODUCTS/SHINGLES/TIMBERLINE/ARCHITECTURAL/TIMBERLINE-AH-SHINGLES](https://www.gaf.com/en-us/roofing-products/residential-roofing-products/shingles/timberline/architectural/timberline-ah-shingles))

SPECS ([HTTPS://WWW.GAF.COM/EN-US/ROOFING-PRODUCTS/RESIDENTIAL-ROOFING-PRODUCTS/SHINGLES/TIMBERLINE/ARCHITECTURAL/TIMBERLINE-AH-SHINGLES/SPECIFICATIONS](https://www.gaf.com/en-us/roofing-products/residential-roofing-products/shingles/timberline/architectural/timberline-ah-shingles/specifications))

DOCS
PRODUCTS/SI

SPECIFICATIONS (ALL DIMENSIONS ARE NOMINAL)

AWARDS & RECOGNITION	Good Housekeeping Seal
DIMENSIONS (SP)	13.25" x 39.625" (336.5 x 1001.1 mm)
ALGAE STAIN PROTECTION	StainGuard Plus™
EXPOSURE	5.625" (142.88 mm)
AWARDS & RECOGNITION: Good Housekeeping Seal	
DIMENSIONS (SP): 13.25" x 39.625" (336.5 x 1001.1 mm)	
ALGAE STAIN PROTECTION: StainGuard Plus™	
EXPOSURE: 5.625" (142.88 mm)	

CODES & APPLICABLE STANDARDS

FBC	State of Florida approved
ICC	ESR-1475 & ESR-3267
ICC AC438	Classified by UL in accordance with ICC AC438
MIAMI-DADE COUNTY	Miami-Dade County Product Control approved
TDI	Texas Department of Insurance Evaluation
FBC: State of Florida approved	
ICC : ESR-1475 & ESR-3267	
ICC AC438: Classified by UL in accordance with ICC AC438	
MIAMI-DADE COUNTY: Miami-Dade County Product Control approved	
TDI: Texas Department of Insurance Evaluation	

TESTING METHODS

ASTM D3018	Meets ASTM 3018, Type 1
-------------------	-------------------------

TESTING METHODS

ASTM D3161 Meets ASTM D3161, Class F

ASTM D3462 Meets Requirements

ASTM D7158 Meets ASTM D7158, Class H

UL CLASS A Yes

ASTM D3018: Meets ASTM 3018, Type 1

ASTM D3161: Meets ASTM D3161, Class F

ASTM D3462: Meets Requirements

ASTM D7158: Meets ASTM D7158, Class H

UL CLASS A: Yes

ENERGY RATING

TITLE 24 (CALIFORNIA ENERGY COMMISSION) Can be used to comply with 2019 Title 24

CRRC CRRC rated (Amber Wheat only)

LA GREEN BUILDING CODE Meets (for Amber Wheat only)

TITLE 24 (CALIFORNIA ENERGY COMMISSION): Can be used to comply with 2019 Title 24

CRRC: CRRC rated (Amber Wheat only)

LA GREEN BUILDING CODE: Meets (for Amber Wheat only)

SHIPPING AND PACKAGING

APPROX. BUNDLES/SQ 3/SQ

APPROX. BUNDLES/SQ: 3/SQ

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Automatic Operation
XK-41 Wired Controller (optional)

Universal WIFI Kit
Part No. WSBE02
(sold separately)

Use Part No. WSBE03 for
LIVS09HP115V1B only

MODELS		LIVS09HP115V1B	LIVS12HP115V1B	LIVS09HP230V1B	LIVS12HP230V1B	LIVS18HP230V1B	LIVS24HP230V1B	LIVS30HP230V1B*	LIVS36HP230V1B*
System Type		HEAT PUMP							
SYSTEM PERFORMANCE									
Cooling Capacity (min-max)	Btu/h	9,000 (2,764-10,918)	12,000 (3,753-12,500)	9,000 (3,100-9,600)	12,000 (3,753-12,500)	18,000 (7,165-20,001)	22,000 (8,630-23,200)	28,000 (9,500-30,000)	33,600 (7,400-36,000)
Heating Capacity (min-max)	Btu/h	9,600 (2,081-12,283)	13,000 (3,412-15,013)	9,500 (3,100-12,000)	13,000 (3,924-14,000)	19,000 (7,336-23,498)	23,000 (8,650-26,000)	28,400 (10,000-33,000)	34,600 (15,000-36,000)
SEER/EER		16/9.55	16/10.55	16/10.0	16/9.25	16/9.0	16/9.75	16/9.3	16/8.2
HSPF/COP		9.0/3.3	9.0/3.1	9.0/3.5	9.0/3.1	9.0/2.8	9.0/2.9	8.2/3.0	8.2/2.7
Energy Star®		No							
Cooling Temperature Range	°F	0 – 115	0 – 115	0 – 115	0 – 115	0 – 115	0 – 115	0 – 109	0 – 109
Heating Temperature Range	°F	-4 – 75	-4 – 75	-4 – 75	-4 – 75	-4 – 75	-4 – 75	-4 – 75	-4 – 75
INDOOR UNIT									
Air flow (min-max)	CFM	171-318	194-400	171-318	194-400	282-471	530-706	412-706	412-736
Sound Level (min-max)	dB(A)	28-42	29-43	28-43	29-45	35-46	36-48	41-56	41-56
Dehumidification	pt/hr	1.7	3.0	1.7	3.0	3.8	5.3	6.3	7.4
Unit Dimension (WxHxD)	in	31.1 x 10.8 x 7.9	33.3 x 11.4 x 8.3	31.1 x 10.8 x 7.9	33.3 x 11.4 x 8.3	38.2 x 11.8 x 8.8	42.4 x 12.8 x 9.7	53.2 x 12.8 x 10.0	53.2 x 12.8 x 10.0
Package Dimension (WxHxD)	in	34.0 x 13.9 x 10.6	36.1 x 14.3 x 10.9	34.0 x 13.9 x 10.6	36.1 x 14.3 x 10.9	40.9 x 15.0 x 12.0	45.1 x 16.1 x 13.2	56.6 x 16.5 x 13.5	56.6 x 16.5 x 13.5
Weight (Net/Gross)	lbs	19.8 / 24.3	22.1 / 27.6	19.8 / 24.3	23.2 / 28.7	29.8 / 36.4	37.5 / 45.2	41.9 / 57.3	41.9 / 57.3
OUTDOOR UNIT									
Compressor Type		G10 INVERTER DRIVEN ROTARY							
Sound Level	dB(A)	53	53	52	53	56	59	62	65
Unit Dimension (WxHxD)	in	33.4 x 21.3 x 12.6	33.4 x 21.3 x 12.6	30.6 x 21.3 x 12.6	30.6 x 21.3 x 12.6	39.4 x 31.2 x 16.8	38.0 x 27.6 x 15.3	39.4 x 31.2 x 16.8	39.4 x 31.2 x 16.8
Package Dimension (WxHxD)	in	34.6 x 22.6 x 14.2	34.6 x 22.8 x 14.2	32.3x 22.8 x 14.0	33.4 x 22.8 x 14.2	40.4 x 29.0 x 17.9	40.4 x 29.0 x 17.9	42.5 x 33.1 x 19.1	42.5 x 33.1 x 19.1
Weight (Net/Gross)	lbs	62.8 / 68.4	67.3 / 72.8	66.2 / 71.7	69.5 / 75.0	95.9 / 105.8	110.3 / 120.2	154.4 / 163.2	161.0 / 169.8
Refrigerant Charge - R410A	oz	24.7	31.8	24.7	30.0	49.4	65.3	84.7	91.7
Coil Type		Copper / Aluminum with BLUE FIN Coating							
INSTALLATION									
Line Set Size (Liquid - Gas)	in	1/4 - 3/8	1/4 - 3/8	1/4 - 3/8	1/4 - 3/8	1/4 - 1/2	1/4 - 5/8	1/4 - 5/8	1/4 - 5/8
Pre-Charge Length	ft	25	25	25	25	25	25	25	25
Max. Line Run	ft	66	66	49	49	82	82	98	98
Max. Elevation	ft	33	33	33	33	33	33	33	33
ELECTRICAL									
Voltage / Phase / Hertz		115V /1/ 60Hz	115V /1/ 60Hz	208-230V /1/ 60Hz	208-230V /1/ 60Hz	208-230V /1/ 60Hz	208-230V /1/ 60Hz	208-230V /1/ 60Hz	208-230V /1/ 60Hz
Rated Current Cooling	amps	11.3	13.0	5.8	6.0	11.5	12.0	17.0	20.0
Rated Current Heating	amps	10.7	13.2	6.0	6.7	11.5	12.2	17.5	20.0
MCA	amps	17	20	9	9	16	16	20	24
MOCP	amps	25	30	15	15	25	25	30	40
Interconnecting Wire		AWG14 / 4	AWG14 / 4	AWG14 / 4	AWG14 / 4	AWG14 / 4	AWG14 / 4	AWG14 / 4	AWG14 / 4
Limited Warranty		5 Years on Parts							

* Model can not be upgraded with WIFI.



Specifications are subject to change without notice. Manufacturer reserves the right to discontinue or change at any time, specifications or designs without notice or without incurring obligations.
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Cat No. Gree_Livo+_Brochure_021517