

ISSUE: Certificate of Appropriateness for alterations

APPLICANT: Vernon and Maria Kirby

LOCATION: Old and Historic Alexandria District
430 North Union Street

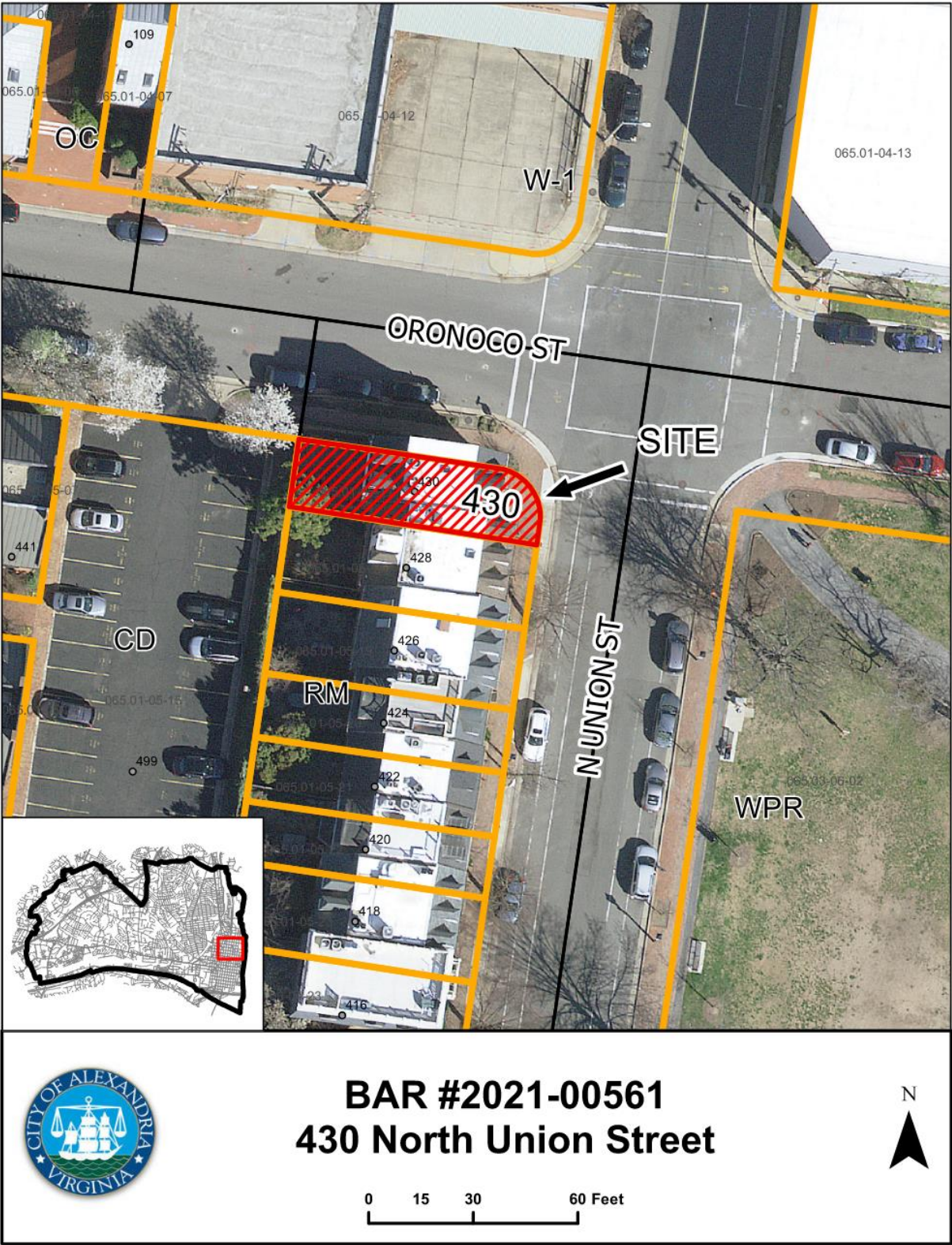
ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the certificate of Appropriateness for alterations, as submitted.

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 expand an existing window into a door on the north elevation and install a 36" high metal guardrail, as well as alterations, at **430 North Union Street**. The new wood six-panel door will be partially below-grade. The proposed alterations also include a below-grade concrete area way and steps. Portions of the area way and steps will be visible from the Oronoco St. (north) elevation of the property.



Photo: Existing north elevation, outlined window to be converted.

Staff notes that a Permit to Demolish is not required because the removal of the window and a portion of the wall area is less than 25 square feet.

II. HISTORY

430 North Union Street is a three bay, 3 1/2-story brick veneer residential rowhouse with a false side gable roof in a vernacular Colonial Revival style on a corner lot located at North Union and Oronoco streets. It is located at the far northeast corner of the Old and Historic Alexandria District, with Founders Park across North Union Street on the east and the metal warehouse buildings of Robinson Terminal North across Oronoco Street to the north and northeast. The townhouse was constructed in **1974** as part of a group of 86 three-story brick townhouses bounded by North Union, North Lee, Queen and Oronoco Streets. This area was not included in the OHAD until June of 1984.

Previous BAR Approvals

- The BAR approved the “Palladian” style dormer on the east elevation on February 7, 2007, (BAR2007-00011/00012).
- A second-floor bay window on the east elevation was approved September 17, 2008, (BAR2008-0143).
- Administrative approval was granted for the composition shingle roof (BAR2010-00265)
- and rooftop HVAC replacement (BAR2010-00285).

- The BAR approved a Permit to Demolish and Certificate of Appropriateness (BAR2019-00209/00210) on June 19, 2019.
- The BAR approved revisions to previously approved plans (BAR2019-00509/00502) on January 8, 2020.

III. ANALYSIS (alterations)

Staff has no objection to the proposed alterations. The *Design Guidelines* states that doors and their surrounds are as much as character defining feature of architectural style as are windows. It also states that secondary or rear entrances to a building are generally less elaborate than main entrance doorways. The proposed secondary entrance is architecturally appropriate, less elaborate than the main entrance on the east elevation, and does not detract from the architecture of the structure.

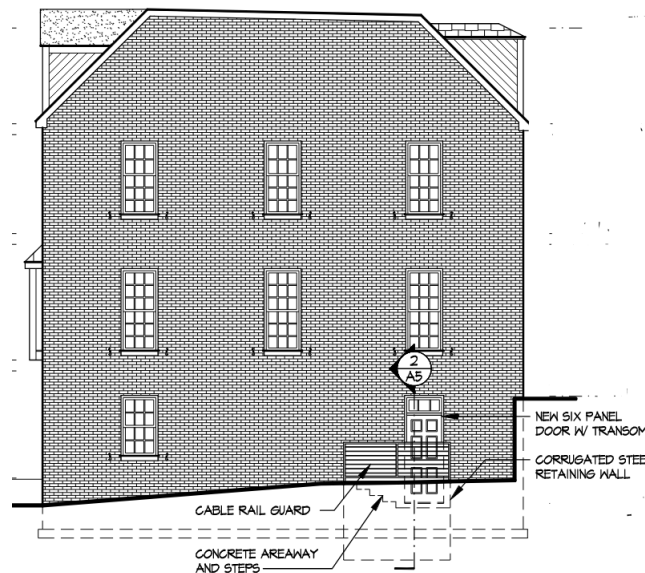


Photo: Proposed north elevation.

The *Design Guidelines* states that railings should be appropriate to the historic style of the structure. It also states that railings should not hide, obscure or cause the removal of historic architectural details. Staff supports the proposed railing, concrete areaway, and steps, which will be located on a secondary elevation. The cable railing is simplistic and minimally invasive, and its use does not hide, or obscure from the north elevation.

Staff recommends approval of the project, as submitted.

STAFF

Amirah Lane, 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

- F-1 The proposed new exterior door, open stairs, and railing comply with zoning.
- F-2 The application includes existing floorplans that show the garage has been converted to an office and bathroom. These interior changes have not been approved nor have they been built. A building permit (BLDR2020-01419) was submitted in December 2020 for this work, but the building permit was not approved. These interior changes are not associated with the BAR review of the exterior alterations and the changes do not comply with zoning. The applicant is working with Planning and Zoning staff to ensure interior changes 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

No archaeology oversight is necessary for this undertaking.

V. ATTACHMENTS

- 1 – Application Materials*
- 2 – Supplemental Materials*

BAR Case # _____

ADDRESS OF PROJECT: 430 N. Union Street

TAX MAP AND PARCEL: 065.01-05-17

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)

☐ 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: Vernon and Maria

Kirby Address: 430 N. Union

Street City: Alexandria State: VA Zip: 22314

Phone: (703) 475-9495

E-mail: kirby06@gmail.com

Authorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____

Name: STEPHEN W. KULINSKI, AIA

Phone: (703) 836-7243

E-mail: steve@kulinskigroup.com

Legal Property Owner:

Name: Vernon and Maria Kirby

Address: 430 N. Union Street

City: Alexandria State: VA Zip: 22314

Phone: (703) E-mail: kirby06@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 *Stairwell & Rail? us*

☐ ADDITION

☐ DEMOLITION/ENCAPSULATION

☐ SIGNAGE

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

Please see attachment

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.

DESCRIPTION OF PROPOSED WORK:

- Install an exterior door for the ground floor bedroom. Door to be new 6 panel door with transom.
- Exterior stairwell to be corrugated steel retaining wall with concrete areaway & steps. Railing to be cable rail.
- Renovate ground floor bedroom bath. Bath to be ceramic tile and glass shower enclosure.
- Convert garage into home office/library with bath. Bath to be finished in ceramic tile with glass shower enclosure. Walls to be drywall with wood built-in book shelves & lower storage cabinets.
- Cast iron plumbing to be upgraded to PVC and backflow prevention system to be installed.

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 12 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 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.

BAR Case # _____

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 12 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: STEPHEN W. KULINSKI, AIA

Date: 01/04/2021

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 ten 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. Vernon and Maria Kirby	430 N. Union Street Alexandria, VA 22314	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 430 N. Union Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. Vernon and Maria Kirby	430 N. Union Street 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. Vernon and Maria Kirby	None	None
2.		
3.		

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

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

11/18/2021

STEPHEN W. KULINSKI, AIA

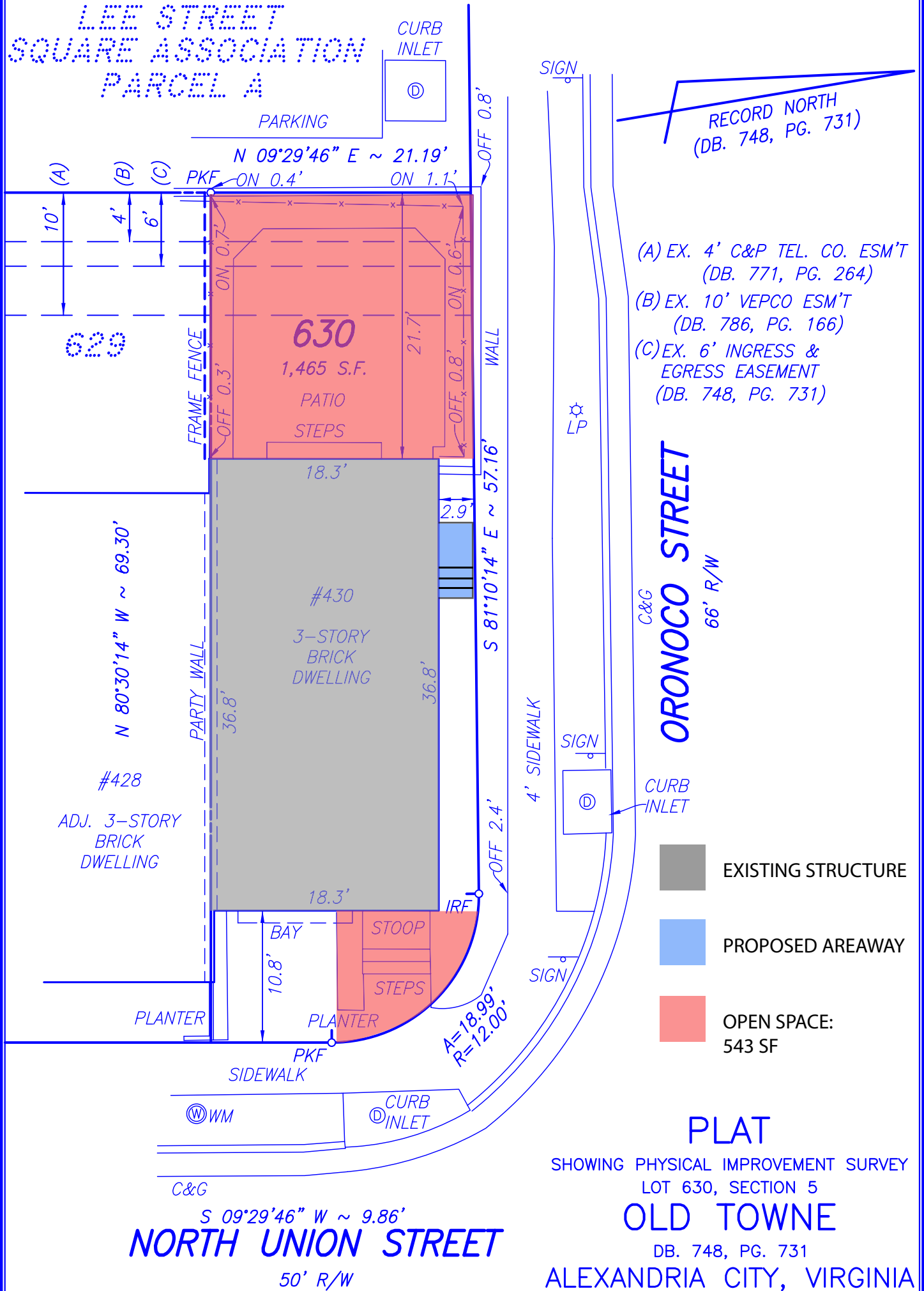
Date

Printed Name

Signature

NOTE: TAX ASSESSMENT MAP NUMBER: 065.01-05-17

LEE STREET
SQUARE ASSOCIATION
PARCEL A



SCALE: 1" = 10'
DATE: JUNE 26, 2019

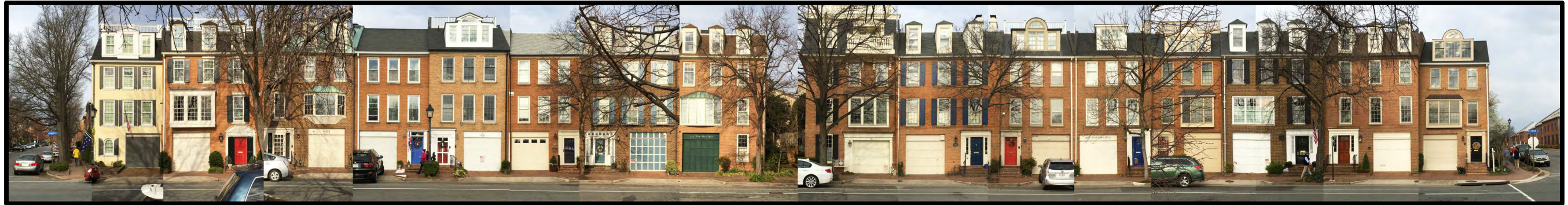
INSTR. #110014884
PLAT SUBJECT TO
RESTRICTIONS OF RECORD.
TITLE REPORT FURNISHED BY
TRI-COUNTY TITLES, INC,
CASE #22-19-1600
DATED 02/25/2019.

OWNER: JOYCE M. & RICHARD G. TAMI
CLIENT: LARRY HIRSCH

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 ALL 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.





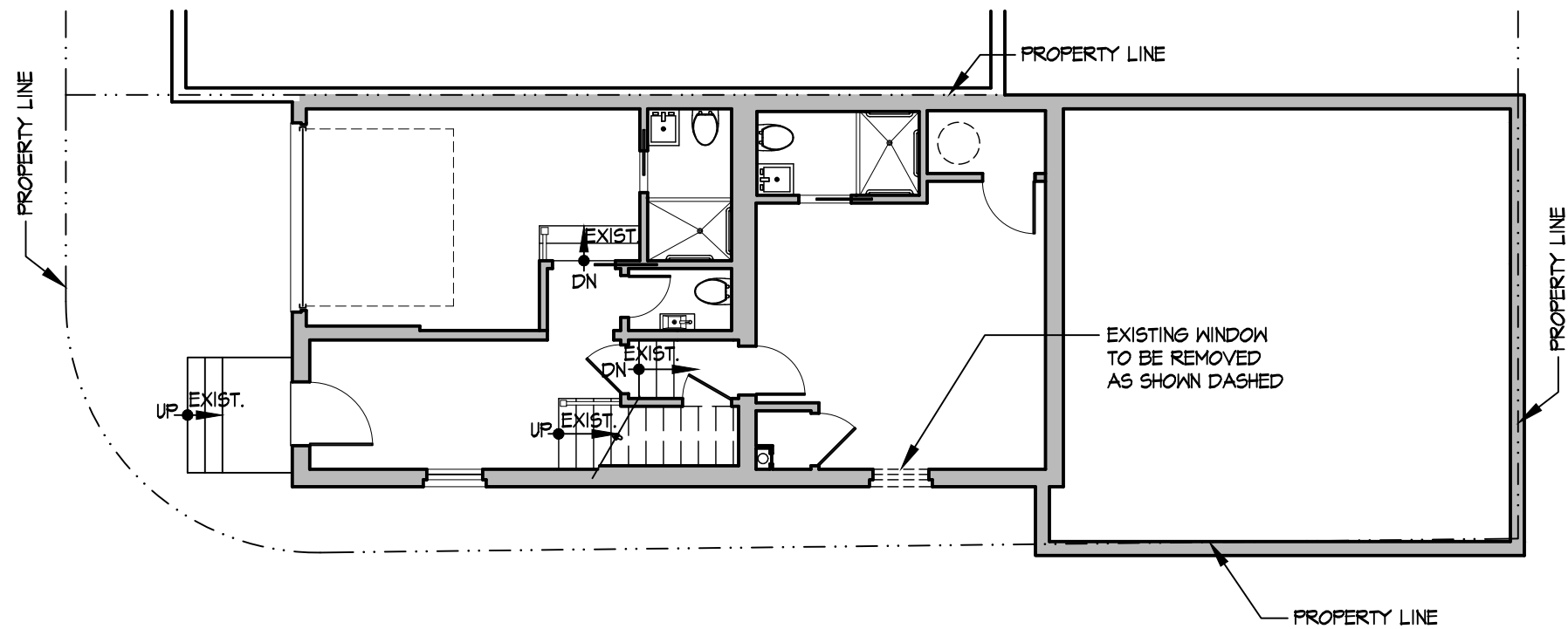
430 N. UNION STREET
(SUBJECT PROPERTY)

1 **EXISTING STREETSCAPE**
A1 SCALE: N/A



2 **EXISTING IMAGES**
A1 SCALE: N/A

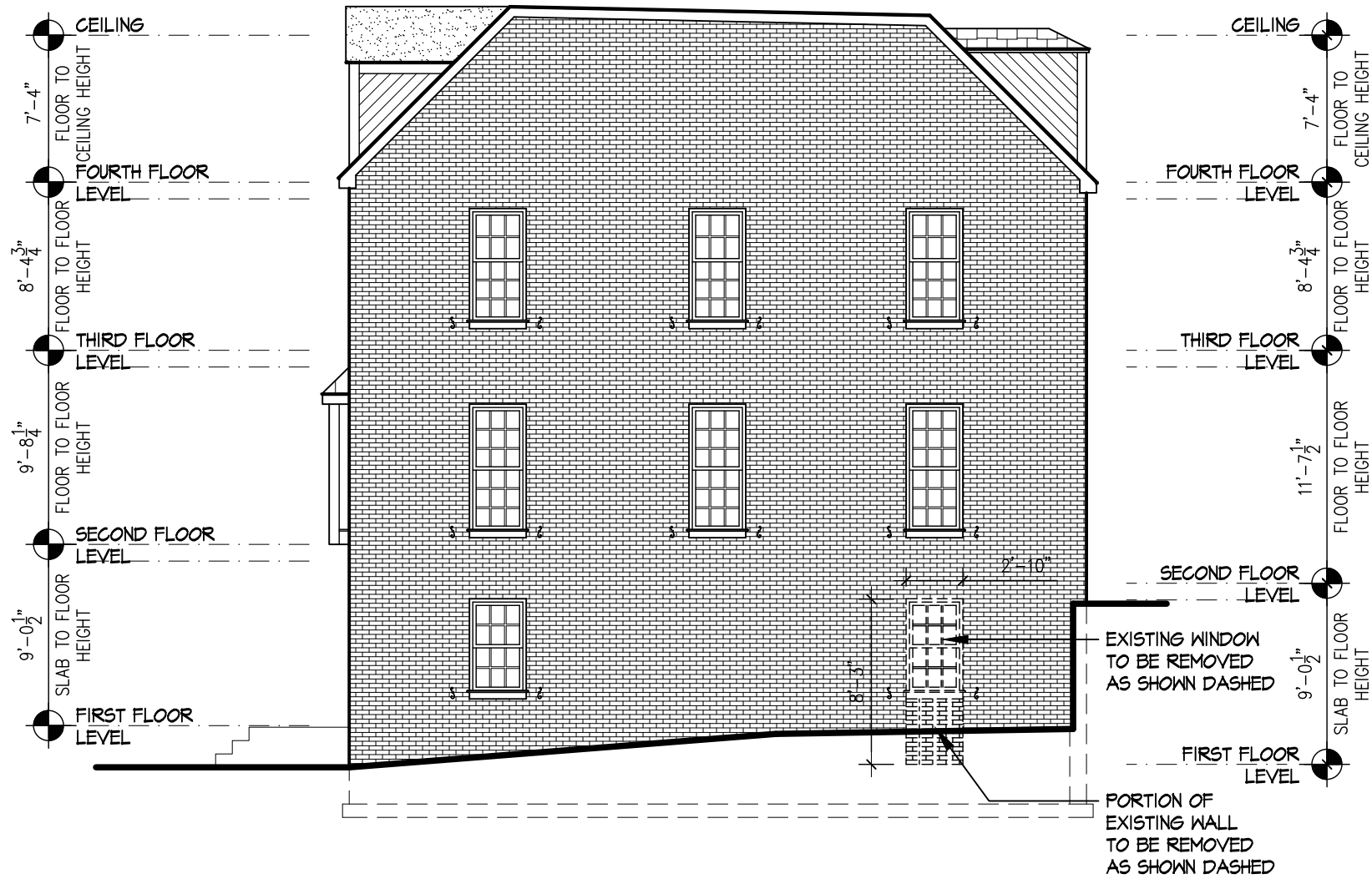
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SYMBOLS LIST	
	EXISTING CONSTRUCTION TO BE REMOVED
	EXISTING FULL HEIGHT WALL TO REMAIN


1
A2
FIRST FLOOR DEMO PLAN
 SCALE: 1/8" = 1'-0"

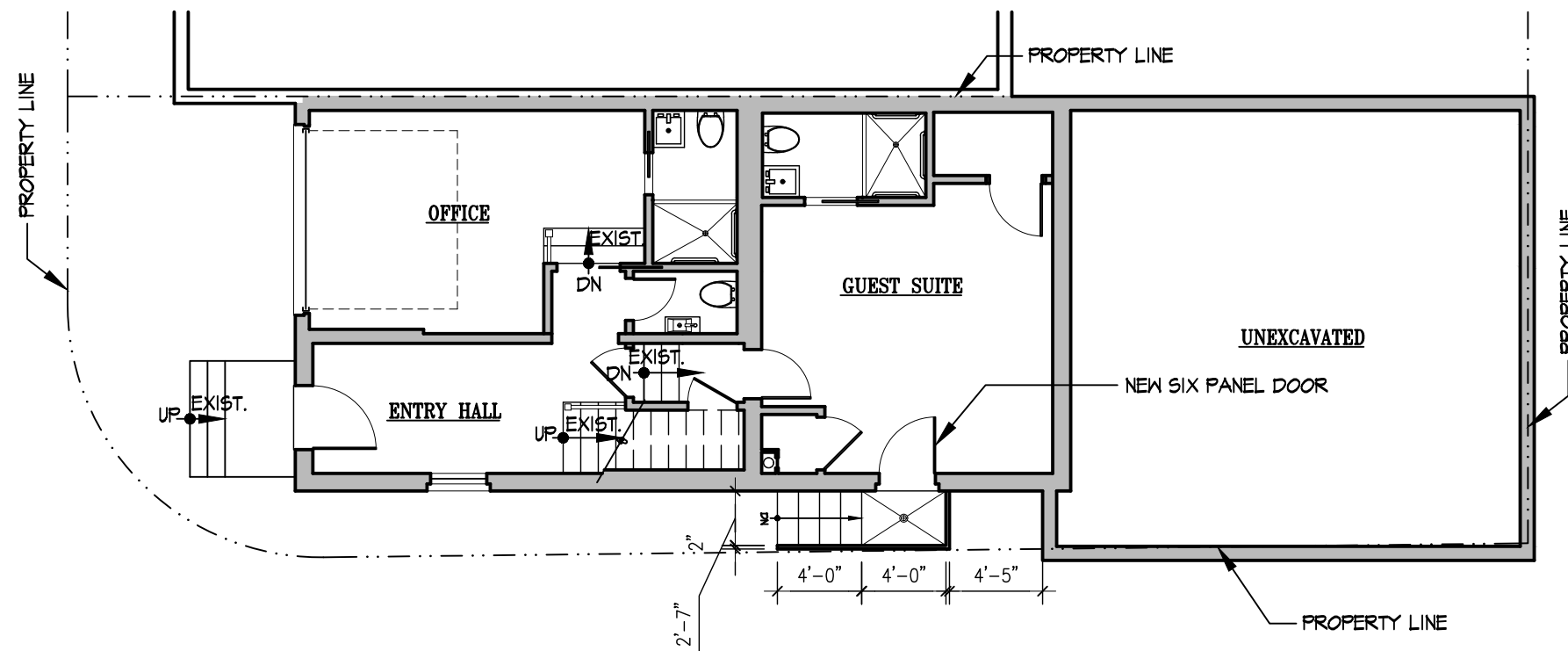
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1 NORTH (RIGHT SIDE) DEMOLITION ELEVATION
 A3 SCALE: 1/8" = 1'-0"

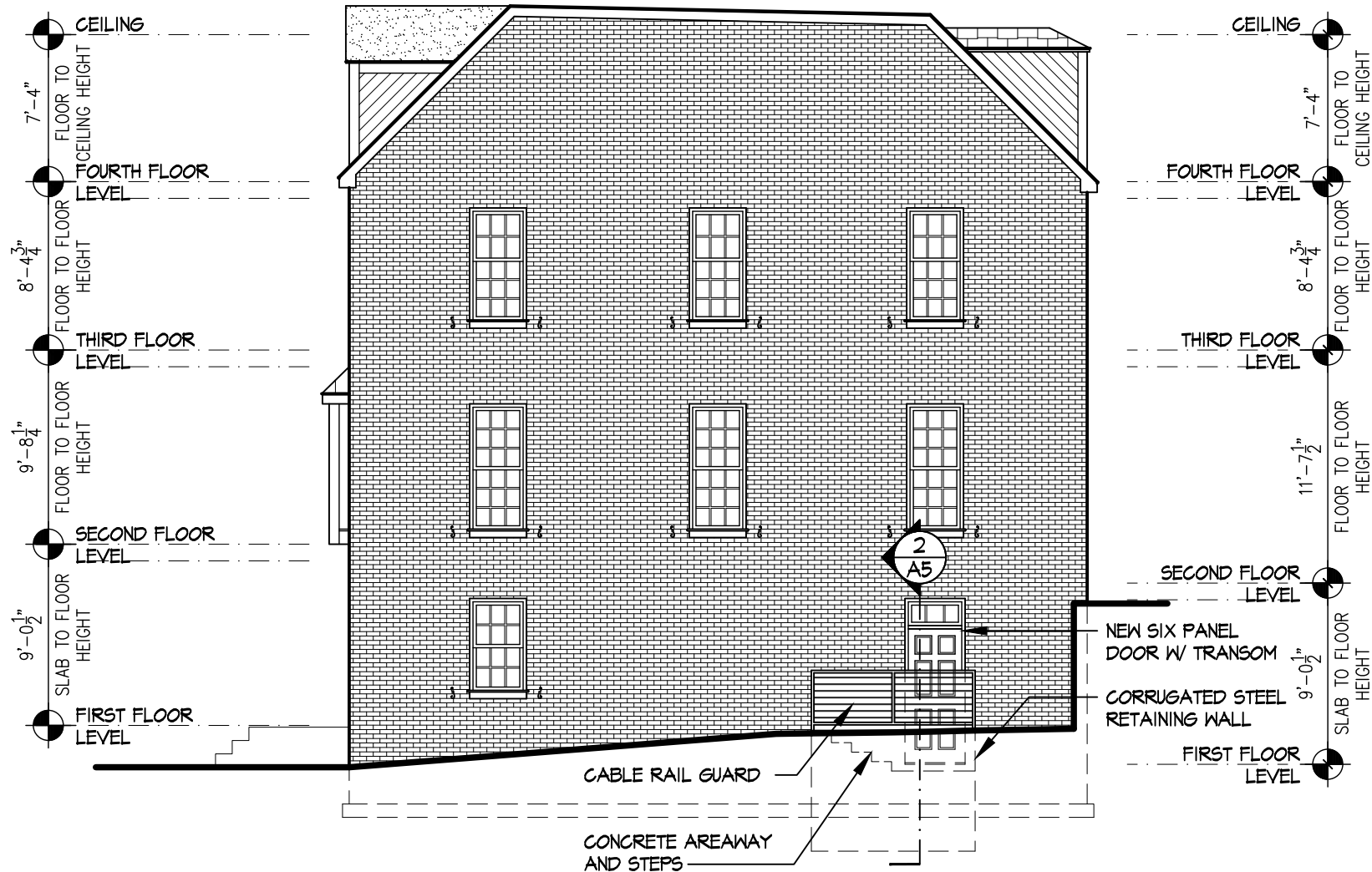
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SYMBOLS LIST	
	EXISTING FULL HEIGHT WALL TO REMAIN

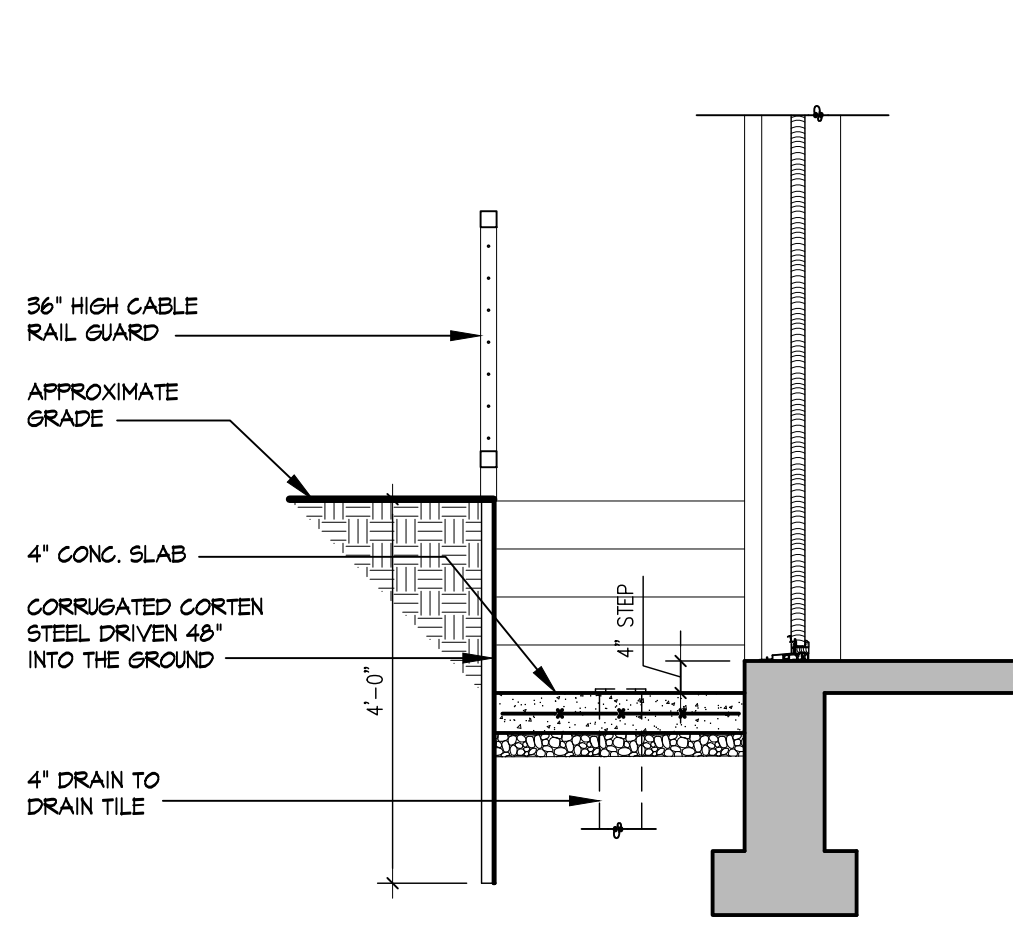


1
A4 **FIRST FLOOR NEW WORK PLAN**
 SCALE: 1/8" = 1'-0"

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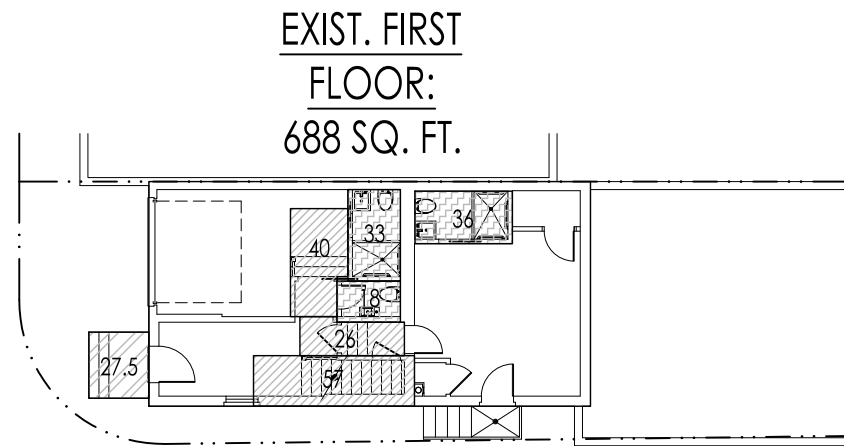


1 NORTH (RIGHT SIDE) ELEVATION
 A5 SCALE: 1/8" = 1'-0"

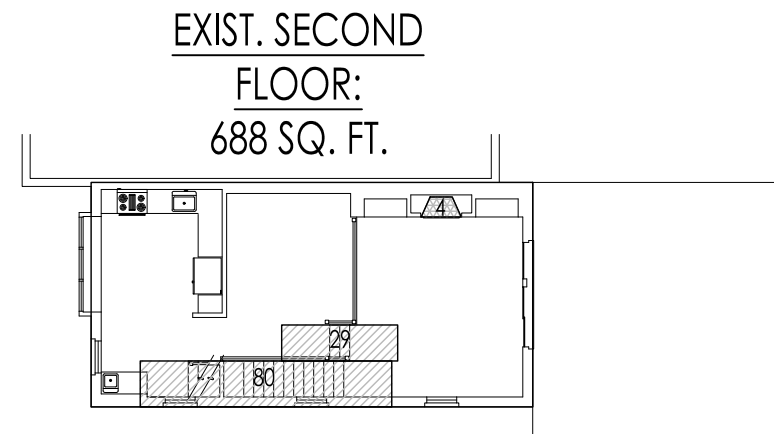


2 SECTION @ DOOR
 A5 SCALE: 1/2" = 1'-0"

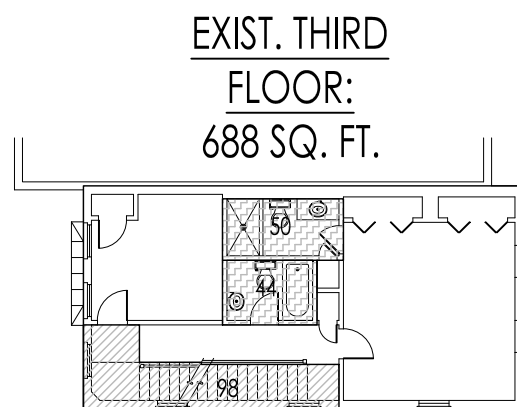
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1 FIRST FLOOR DIAGRAM
 A6 SCALE: 1/16" = 1'-0"



2 SECOND FLOOR DIAGRAM
 A6 SCALE: 1/16" = 1'-0"



3 THIRD FLOOR DIAGRAM
 A6 SCALE: 1/16" = 1'-0"



4 ATTIC DIAGRAM
 A6 SCALE: 1/16" = 1'-0"

DRAWING KEY	
STAIRS AND LANDINGS	
MECHANICAL	
PORCHES	
LAVATORY	

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	DISTANCE CONNECTIONS TO BE REMOVED
	DISTANCE FULL HEIGHT WALL TO REMAIN
	NEW FULL HEIGHT WALL
	NEW FULL HEIGHT DIVIDING WALL WITH 8" OF JOI
	RECEIVED DOWNLIGHT AIR - 4 HOLES PER FOOT
	RECEIVED WALL HANGER
	SURFACE MOUNTED FIXTURE - 4" HEIGHT FIXTURE
	WALL MOUNTED FIXTURE
	UNDERCABINET LIGHTING
	CELING FAN
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	BARCODE DETECTOR
	EXHAUST FAN
	CO-ORDINATION LIGHTING-EXHAUST FAN
	FLUSH MOUNTED DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE AIR - 4 HOLES PER FOOT - 4" COVERED AREA - 4" COVERED AREA - 4" COVERED AREA - 4" COVERED AREA
	SPECIAL USE OUTLET
	SMALL POLE SWITCH
	WIDE WALL SWITCH
	WIDE WALL DIMMER SWITCH
	TOUR MAP SWITCH
	DIMMER SWITCH
	WALL MEDIA OUTLET
	HOSE REEL
	FLUOR LAMP

1. ALL EXTERIOR DIMENSIONS ARE TO STUD
2. ALL INTERIOR DIMENSIONS ARE TO FINISH
3. 10' AND 20' AFB BRANCH CIRCUITS SERVING BEDROOMS SHOULD BE APCI PROTECTED PER EMO216 OF VIRC 2019
4. ALL RECEPTACLES IN HABITABLE AREAS SHALL BE TAMP-RESISTANT PER EMO214.1 OF VIRC 2019
5. ALL RECEPTACLES TO COMPLY WITH EMO1, EMO2, AND EMO3 RESPECTIVELY OF VIRC 2019
6. BATHROOM / POWDER ROOM EXHAUST FANS (MIN 50 CFM RATING)
7. SEE ELEVATIONS FOR ALL KITCHEN SINKS
8. HUBS AND SHOWER FLOOR AND HALLS SHALL BE FINISHED WITH A NONABSORBENT SURFACE AT LEAST 6" ABOVE THE FLOOR
9. ALL THERMOSTATS SHALL BE INSTALL PROGRAMMABLE THERMOSTATS PER 2019 IECC SECTION M10.1(1)
10. PER 2019 IECC SECTION N10.4.1 ALL DIMMER OR DIM OF LAMPS PERMANENTLY INSTALLED SHALL BE HIGH-EFFICIENCY LAMPS
11. IGC EFFICIENCY STANDARDS
 - 10'0" LAMPS DIM IN AND OVER 40"0" LAMPS DIMS 5W TO 40W
 - 40"0" LAMPS DIMS 5W OR LESS
 - ALL FASTDIMMERS IN CONTACT WITH DIMMER SHALL BE RELATED TO DIMMER
 - 12. NON-CORROSIVE PER SECTION R301.3.1
 - 13. 1/2" B-RATED FIRE EXTINGUISHER TO BE LOCATED IN THE KITCHEN AND HALLS INSIDE THE SINK, BASE, CABINET

PENETRATION MAXIMUM U-FACTOR: 0.3
 PENETRATION MAXIMUM SHGC: 0.40
 CEILING ASSEMBLY R-VALUE: R-30
 WOOD FRAME WALL R-VALUE: R-5
 FLOOR ASSEMBLY R-VALUE: R-14
 BASEMENT WALL R-VALUE: R-5
 SLAB R-VALUE & DEPTH: R-10, 2 FT

430 North Union Street - Old and Historic District

Railing:

Supplier: Hansen Architectural Systems

Type: Residential Cable Railing System



Entry Door:

Supplier: Jeld-Wen

Type: 5066 Residential Six Panel Wood Door

Finish: Match Existing Entry Door

