

Mini Split System Appeal – 1575 Mt. Eagle Place Resolution Worksheet

Date: October 16, 2019

Suggested Motion:

“I move to approve to the Mini Split System at 1575 Mount Eagle Place”.

2nd:

Summary: On August 20, 2019 the Covenants Committee denied the HVAC application for the following reason:

- Line hide wall cover/inlet extends beyond 10 inches from the compressor unit.

Vote:

	In Favor	Opposed	Abstained	Absent
Scott Buchanan				
Dan Courtney				
Susan Cox				
Maria Wildes				
James Konkel				
Rich Moha				
Kathy Schramek				
Nicholas Soto				
Robin Woods				

Via email and hand delivery

September 4, 2019

Parkfairfax Board of Directors
c/o Ms. Dana Cross
Parkfairfax Management Office
3360 Gunston Road
Alexandria, VA 22302

Re: Mini Split System
Bldg 941, 1575 Mount Eagle Place
Owner: Karen Elsbury

Dear Dana:

I am requesting that the placement of the heat pump unit be on the ground at the back of my unit, due to safety factors and considerations caused by height of the building I am located in (#941). The drain line and utilities from the indoor unit to the outdoor unit on the ground will be enclosed in off white Line Hide down spout like covering. The Permit Guidelines for the City of Alexandria are attached and enclosed.

If you have any questions, please feel free to contact me at 703-201-9981, or at karen.elsbury@yahoo.com.

Sincerely,

Karen Elsbury

Karen Elsbury (unit owner)
1575 Mount Eagle Place

c: David Gordon, R&B

The passageway shall not be less than 30 inches (762 mm) high and 22 inches (559 mm) wide and not more than 20 feet (6096 mm) in length measured along the centerline of the passageway from the opening to the *appliance*. The passageway shall have continuous solid flooring not less than 24 inches (610 mm) wide. A level service space not less than 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present at the front or service side of the *appliance*. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches (508 mm by 762 mm), and large enough to allow removal of the largest *appliance*.

Exceptions:

1. The passageway and level service space are not required where the *appliance* is capable of being serviced and removed through the required opening.
2. Where the passageway is unobstructed and not less than 6 feet (1829 mm) high and 22 inches (559 mm) wide for its entire length, the passageway shall be not greater than 50 feet (15 250 mm) in length.

306.3.1 Electrical requirements. A luminaire controlled by a switch located at the required passageway opening and a receptacle outlet shall be provided at or near the *appliance* location in accordance with NFPA 70.

306.4 Appliances under floors. Underfloor spaces containing appliances shall be provided with an access opening and unobstructed passageway large enough to remove the largest *appliance*. The passageway shall not be less than 30 inches (762 mm) high and 22 inches (559 mm) wide, nor more than 20 feet (6096 mm) in length measured along the centerline of the passageway from the opening to the *appliance*. A level service space not less than 30 inches (762 mm) deep and 30 inches (762 mm) wide shall be present at the front or service side of the *appliance*. If the depth of the passageway or the service space exceeds 12 inches (305 mm) below the adjoining grade, the walls of the passageway shall be lined with concrete or masonry. Such concrete or masonry shall extend a minimum of 4 inches (102 mm) above the adjoining grade and shall have sufficient lateral-bearing capacity to resist collapse. The clear access opening dimensions shall be a minimum of 22 inches by 30 inches (559 mm by 762 mm), and large enough to allow removal of the largest *appliance*.

Exceptions:

1. The passageway is not required where the level service space is present when the access is open and the *appliance* is capable of being serviced and removed through the required opening.
2. Where the passageway is unobstructed and not less than 6 feet high (1929 mm) and 22 inches (559 mm) wide for its entire length, the passageway shall not be limited in length.

306.4.1 Electrical requirements. A luminaire controlled by a switch located at the required passageway opening and a receptacle outlet shall be provided at or near the *appliance* location in accordance with NFPA 70.

306.5 Equipment and appliances on roofs or elevated structures. Where *equipment* requiring access or *appliances* are located on an elevated structure or the roof of a building

such that personnel will have to climb higher than 16 feet (4877 mm) above grade to access such equipment or appliances, an interior or exterior means of access shall be provided. Such access shall not require climbing over obstructions greater than 30 inches (762 mm) in height or walking on roofs having a slope greater than 4 units vertical in 12 units horizontal (33-percent slope). Such access shall not require the use of portable ladders. Where access involves climbing over parapet walls, the height shall be measured to the top of the parapet wall.

Permanent ladders installed to provide the required access shall comply with the following minimum design criteria:

1. The side railing shall extend above the parapet or roof edge not less than 30 inches (762 mm).
2. Ladders shall have rung spacing not to exceed 14 inches (356 mm) on center. The uppermost rung shall be a maximum of 24 inches (610 mm) below the upper edge of the roof hatch, roof or parapet, as applicable.
3. Ladders shall have a toe spacing not less than 6 inches (152 mm) deep.
4. There shall be a minimum of 18 inches (457 mm) between rails.
5. Rungs shall have a minimum 0.75-inch (19 mm) diameter and be capable of withstanding a 300-pound (136.1 kg) load.
6. Ladders over 30 feet (9144 mm) in height shall be provided with offset sections and landings capable of withstanding 100 pounds per square foot (488.2 kg/m²). Landing dimensions shall be not less than 18 inches (457 mm) and not less than the width of the ladder served. A guard rail shall be provided on all open sides of the landing.
7. Climbing clearance. The distance from the centerline of the rungs to the nearest permanent object on the climbing side of the ladder shall be a minimum of 30 inches (762 mm) measured perpendicular to the rungs. This distance shall be maintained from the point of ladder access to the bottom of the roof hatch. A minimum clear width of 15 inches (381 mm) shall be provided on both sides of the ladder measured from the midpoint of and parallel with the rungs except where cages or wells are installed.
8. Landing required. The ladder shall be provided with a clear and unobstructed bottom landing area having a minimum dimension of 30 inches (762 mm) by 30 inches (762 mm) centered in front of the ladder.
9. Ladders shall be protected against corrosion by approved means.
10. Access to ladders shall be provided at all times.

Catwalks installed to provide the required access shall be not less than 24 inches (610 mm) wide and shall have railings as required for service platforms.

Exception: This section shall not apply to Group R-3 occupancies.

Bldg #	Unit #	Street Name	Model Number	Bldg Type	Subfloor	PRIMARY LOCATION				SECONDARY LOCATION		Reference Sketches
						Location	Rear	Side	Front	Rear	Side	
936	3534	Valley Drive	Lincoln 2A	BB-7	Concrete	GROUND	YES	YES				
937	1619	Mount Eagle Place	Lincoln 2A	BB-8	Concrete	GROUND	YES	YES				
937	1617	Mount Eagle Place	Madison 2B	BB-8	Concrete	GROUND			YES	B-VII (A)	B-VIII	SK1
937	1615	Mount Eagle Place	Madison 2B	BB-8	Concrete	GROUND			YES	B-VII (B)		SK1
937	1613	Mount Eagle Place	Madison 2B	BB-8	Concrete	GROUND			YES	*B-XII (B)	*B-VI (B)	SK1
937	1611	Mount Eagle Place	Madison 2B	BB-8	Concrete	GROUND			YES	*B-XII (A)	*B-VI (A)	SK1
937	L/Chm	Mount Eagle Place	Laundry/Chimney	BB-8	Concrete	GROUND	YES	YES				
938	3522	Valley Drive	Lincoln 2A1	BB-9	Concrete	GROUND	YES	YES				
938	3520	Valley Drive	Madison 2B1	BB-9	Concrete	GROUND			YES	B-IX (A)	B-VIII	SK1
938	3518	Valley Drive	Madison 2B	BB-9	Concrete	GROUND			YES	B-IX (B)		SK1
938	3516	Valley Drive	Madison 2B	BB-9	Concrete	GROUND			YES	*B-IX (B)		SK1
938	3514	Valley Drive	Madison 2B1	BB-9	Concrete	GROUND			YES	*B-IX (A)	*B-VIII	SK1
938	3512	Valley Drive	Lincoln 2A1	BB-9	Concrete	GROUND	YES	YES				
939	1607	Mount Eagle Place	Washington 2C	B-14	Concrete	GROUND	YES	YES	YES	B-I (A)	B-II	SK1
939	1605	Mount Eagle Place	Washington 2C	B-14	Concrete	GROUND	YES		YES	B-I (B)		SK1
939	1603	Mount Eagle Place	Washington 2C	B-14	Concrete	GROUND	YES		YES	*B-I (B)		SK1
939	1601	Mount Eagle Place	Washington 2C	B-14	Concrete	GROUND	YES	YES	YES	*B-I (A)	*B-II	SK1
940	3510	Valley Drive	Lincoln 2A	BB-8	Concrete	GROUND	YES	YES				
940	3508	Valley Drive	Madison 2B	BB-8	Concrete	GROUND			YES	B-VII (A)	B-VIII	SK1
940	3506	Valley Drive	Madison 2B	BB-8	Concrete	GROUND			YES	B-VII (B)		SK1
940	3504	Valley Drive	Madison 2B	BB-8	Concrete	GROUND			YES	*B-VII (B)		SK1
940	3502	Valley Drive	Madison 2B	BB-8	Concrete	GROUND			YES	*B-VII (A)	*B-VIII	SK1
940	3500	Valley Drive	Lincoln 2A	BB-8	Concrete	GROUND	YES	YES				
941	1583	Mount Eagle Place	Madison 2B	ABCC-22	Concrete	GROUND			YES	A-XIII	A-XIV	SK1
941	1581	Mount Eagle Place	Roosevelt	ABCC-22	Concrete	GROUND	YES	YES		A-XIII/A-VIII (A)	A-XIV	SK1
941	1579	Mount Eagle Place	Coolidge	ABCC-22	Concrete	GROUND	YES			A-VIII (B)		SK1
941	1577	Mount Eagle Place	Jackson 1A	ABCC-22	Concrete	GROUND			YES	A-XII (A)	A-XI (A)	SK1
941	1575	Mount Eagle Place	Jefferson 1B	ABCC-22	Concrete	GROUND			YES	A-XII (B)	A-XI (B)	SK1
941	L/Chm	Mount Eagle Place	Laundry/Chimney	ABCC-22	Concrete	GROUND	YES					
942	1601	Preston Road	Lincoln 2A1	BB-9	Concrete	GROUND	YES	YES				
942	1603	Preston Road	Madison 2B1	BB-9	Concrete	GROUND			YES	B-IX (A)	B-VIII	SK1
942	1605	Preston Road	Madison 2B	BB-9	Concrete	GROUND			YES	B-IX (B)		SK1
942	1607	Preston Road	Madison 2B	BB-9	Concrete	GROUND			YES	*B-IX (B)		SK1
942	1609	Preston Road	Madison 2B1	BB-9	Concrete	GROUND			YES	*B-IX (A)	*B-VIII	SK1
942	1611	Preston Road	Lincoln 2A1	BB-9	Concrete	GROUND	YES	YES				
943	1571	Mount Eagle Place	Lincoln 2A	BB-7	Concrete	GROUND	YES	YES				
943	1569	Mount Eagle Place	Madison 2B	BB-7	Concrete	GROUND			YES	B-XI (A)	B-VIII	SK1
943	1567	Mount Eagle Place	Madison 2B	BB-7	Concrete	GROUND			YES	B-XI (B)		SK1



NOTE:
DUE TO BUILDING
HEIGHT, SAFETY CONCERN
TO HANG UNIT FROM
WALL. WE REQUEST
WAIVER TO MOUNT
H.P. OUTDOOR UNIT ON
GROUND AS SHOWN.
D. GORDON

UNIT DIMENSIONS

H-	32"
W-	34.5"
D-	13"

PAD
34" X 13" X 2"
(ELSBURY)

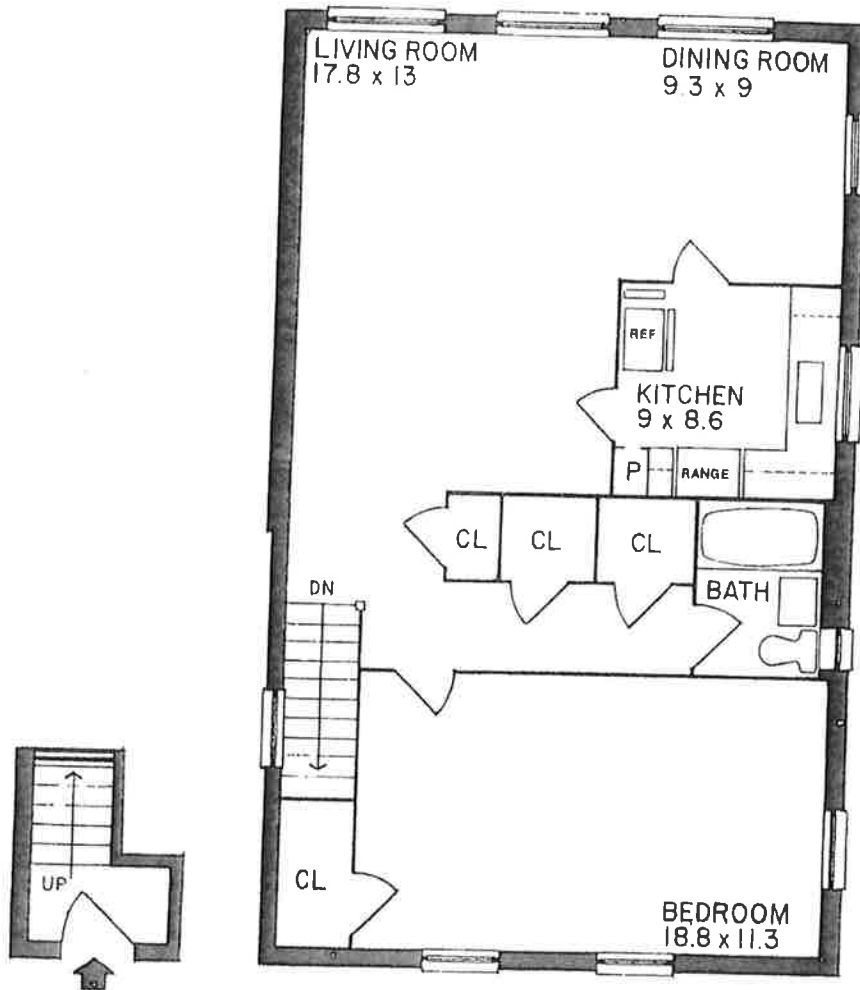
FUJITSU
APPROVED
LINE-HIDE
TO
OUTDOOR
UNIT





Example of line hide cover

The Jefferson 1 Bedroom, Type 1-B



Parkfairfax

Sales Office: 3534 Valley Drive
Alexandria, Virginia 22302
Phone (703) 549-9219



Developed by Parkfairfax Improvement Associates
An Affiliate of IDI

All dimensions approximate. Entrals, windows, and doors may vary slightly from plans shown according to location. Patio sizes vary and are available with ground floor units only.

Parkfairfax Condominium

A Historic District

UNIT OWNERS ASSOCIATION

3360 GUNSTON ROAD • ALEXANDRIA, VIRGINIA 22302-2198

TELEPHONE (703) 998-6315 FAX (703) 998-8764

Non-Routine Change Application

August 29, 2019

Karen Elsbury
1575 Mount Eagle Place
Alexandria, VA 22302

Re: 941 - 1575 Mount Eagle Place

Dear Karen Elsbury,

We regret to inform you that the Covenants Committee of the Parkfairfax Condominium UOA has denied your application for the following reason(s):

- Line hide wall cover/inlet extends beyond 10 inches from the compressor unit.

You are welcome to submit an amended application or to appeal this decision by writing a letter to the Board of Directors within 10 days of receipt of this letter. Please include your reason why you think it should be considered, and any further information that might improve their ability to make a decision on your behalf. Send this letter c/o Dana Cross at the address provided above.

If you have any questions or concerns, please do not hesitate to reach out to me at my contact information provided below.

Sincerely



Dana Cross

Assistant General Manager/Covenants Director

dcross@parkfairfax.info

Enclosure

Parkfairfax Condominium

UNIT OWNERS ASSOCIATION

3360 GUNSTON ROAD • ALEXANDRIA, VIRGINIA 22302-2198

TELEPHONE (703) 998-6315 FAX (703) 998-8764

NON-ROUTINE CHANGE APPLICATION CHECKLIST

In order to process your application in the timeliest manner,

PLEASE MAKE SURE THE FOLLOWING INFORMATION IS INCLUDED WITH YOUR APPLICATION:

_____ DIAGRAM WITH SPECIFIC DIMENSIONS OF CHANGES

_____ CONTRACTOR INFORMATION (Name, copy of license and insurance.)

_____ CITY PERMITS IF REQUIRED (SEE PAGE THREE)

_____ IF PLANTING, PLEASE INCLUDE NAMES OF PLANTS TO BE PLANTED EITHER ON THE DIAGRAM OR ON A SEPARATE SHEET WITH SPECIFIC LOCATIONS FOR EACH. *IF PLANTINGS ARE IN THE FRONT OF THE BUILDING, A SURVEY OF YOUR NEIGHBORS MUST BE INCLUDED WITH THE APPLICATION.

_____ IF INSTALLING A CENTRAL SYSTEM PACKAGED SPLIT SYSTEM ELECTRIC HEAT PUMP, THE CONTRACTOR MUST MEET WITH AN ASSOCIATION MEMBER TO DETERMINE LOCATION OF COMPRESSOR. ALSO PLEASE INCLUDE A MASONRY CONTRACT. IF A PRE-APPROVED BRICK MASON IS NOT USED, THEN SAID MASON MUST PROVIDE FIVE REFERENCES WITH PHOTOS WHERE THE MASONRY CONSTRUCTION IS SIMILAR TO PARKFAIRFAX. THIS CONTRACTOR MUST BE APPROVED BY THE ASSOCIATION BEFORE WORK CAN BE PERFORMED.

_____ NOTARIZED INDEMNIFICATION AGREEMENT (must accompany ALL applications)

Including these items with the application will help to avoid delays in the approval of your application.

REMINDER

Completed applications must be received by the management office 10 business days prior to the scheduled Covenants Committee Meeting to be placed on that meeting's agenda. Please feel free to contact the Association Office if you have any questions at (703) 998-6315.

COVENANTS APPLICATION FOR NON-ROUTINE CHANGES

APPLICATION PROCESS

The application process entails internal review by the office staff, distribution to the Covenants Committee for consideration as part of a pre-meeting package, and formal Committee action at a monthly meeting following receipt of your application. Parkfairfax has developed specifications for most non-routine changes. These can be obtained from the Association Office.

You do not have to appear at the Covenants Committee meeting at which your application is voted on, but your presence may make it possible to resolve questions that arise. The Covenants Committee can approve, defer, or reject the application. If approval entails stipulations or conditions, they will be noted on the copy that is returned to you. Denied applications can be appealed to the Board of Directors.

Prior to Covenants Committee consideration, the Covenants Director may contact applicants by telephone to resolve minor questions. After Committee consideration, a copy of the application and record of action on it will be sent to the unit owner's Parkfairfax address via first-class Mail unless the applicant specifies a different mailing address or makes other arrangements.

PROCEDURES, PERMITS, AND LIABILITY CLAUSES

When physical changes or improvements to your unit are involved, condominium ownership imposes some of the same responsibilities that apply to single family homes (such as city permits) and, in many instances, additional restrictions that are in the interest of the condominium as a whole. The following provisions address these considerations.

1. Alterations to land or buildings made in accordance with Parkfairfax specifications, guidelines and procedures must not violate any of the governing documents nor any of the provisions or building and zoning codes of the City of Alexandria, to which the property is subject. Further, nothing contained herein will be construed as a waiver or modification of any restriction.

2. All proposed improvements must meet local building and zoning codes. Applications for local building permits are your responsibility.

Your signature indicates these standards have been met to the best of your knowledge and that you have been given an opportunity to read the applicable provisions of the Condominium Act; the Condominium Instruments; and Administrative Resolution Number Two regarding property changes.

The following changes which require approval from the Covenants Committee also require a permit from the City of Alexandria:

Change	Permit Required
Wooden Deck	Building
HVAC Central / Split System / Heat Pumps	Electrical & Mechanical

All applications that have work being done by a contractor must have a copy of the contractors' license and certificate of insurance.

An Indemnification Agreement must be filed with all applications, and must be signed and notarized.

Date: 7/22 Unit Owner(s): Karen Elsbury Phone#: 703-201-9981
 Building # 941 Unit Address: 1575 Mt Eagle Pl Model: Jefferson
 OWNERS ADDRESS (if different from above):
N/A

I WISH TO DO THE FOLLOWING (Please mark the appropriate box)

BE SURE TO READ THE APROPRIATE SPECIFICATIONS FOR THE WORK BEING PERFORMED

For the following changes an illustration or detailed description is required.

Install or Replace:

- | | |
|---|---|
| 1) ☐ | 1) Brick Patio |
| 2) ☐ | 2) Flagstone Patio |
| 3) ☐ | 3) Alteration to A/C Sleeve |
| 4) ☐ | 4) Wooden Deck |
| 5) ☐ | 5) Plantings |
| 6) ☐ | 6) Garden |
| 7) ☐ | 7) Landscaping |
| 8) ☐ | 8) Gate |
| 9) ☐ | 9) Arbor |
| 10) ☐ | 10) Trellis |
| 11) ☐ | 11) Resident Installed Walkways |
| 12) ☒ | 12) HVAC/Central System Package
Split System/ Electric Heat Pump |
| 13) ☐ | 13) Brick Modifications |
| 14) ☐ | 14) Subdivision of Units |
| 15) ☐ | 15) Attic Lighting/Ceiling Fans |
| 16) ☐ | 16) Other: _____ |

**Please notify the Covenants Director in writing within 30 days of installation to allow for a follow-up inspection to ensure compliance with our outlined specifications.
 BY MY SIGNATURE BELOW, I AFFIRM THE FOLLOWING:**

1. The change identified herein and the manner of installation of that change meets all applicable codes and ordinances of the City of Alexandria.
2. I understand maintenance and repair of changes by me is my responsibility and I am obligated for all expenses relating to maintenance and repair.
3. I understand that I am personally liable for all damages and expenses to my unit, other units and/or the common elements resulting from improper installation or failure to properly maintain such changes by me or at my direction.

4. I understand changes are subject to inspection by the Association Management up 30 thirty days after changes are completed.

5. I affirm that I am installing/replacing the above items exactly as represented here. I understand that any variation from the above constitutes any variation from the above constitutes a violation of the architectural guidelines and automatically voids approval.

6. I understand and agree that no work on this proposed change shall commence without prior written approval of the Covenants Committee.

6. I understand asbestos is present in Parkfairfax units and the common elements. If the change I am proposing requires work which may disturb asbestos, I agree that I must specifically advise the Covenants Committee of the nature and extent of this work in writing prior to commencement of such work. I also agree I will endorse a separate indemnification agreement if such asbestos disturbing work is necessary. I also agree I and my contractor (if appropriate) will abide by all Federal, State and Local ordinances regarding the disturbance and removal of asbestos containing materials and will agree to have air testing conducted at my expense.

Date: 7/22/19

Unit Owner: Karen Elsbury

Date: _____

Unit Owner: _____

=====

Action Taken: _____ Approved
_____ Deferred

_____ ☒ Disapproved
_____ Acknowledged

_____ Preliminary Approval, subject to receipt of City Permit and Inspection

_____ Final Approval, copy of City Permit and Inspection received

Stipulations/Conditions: _____

Date: 8/20/19

Signature: Claudia Zeigler
Covenants Committee Chair

INDEMNIFICATION AGREEMENT AND COVENANT

THIS INDEMNIFICATION AND COVENANT AGREEMENT is made this 22 day of July, 2019, by and between Rene Elsbury ("OWNER"), and the **PARKFAIRFAX CONDOMINIUM UNIT OWNERS ASSOCIATION, ("ASSOCIATION")**.

WITNESSETH: WHEREAS, Owner is the Unit Owner of condominium Unit No. 1575 mt Eagle Place in Parkfairfax Condominium located at (address) Alexandria, Virginia; **AND WHEREAS**, the Association is charged by the Condominium Instruments for Parkfairfax Condominium (recorded on February 7, 1977 in Deed Book 847 at Page 72 among the land records of the City of Alexandria, Virginia) with responsibility for maintaining the Common Elements of the Condominium and enforcing the provisions of the Condominium Instruments; **AND WHEREAS**, the Condominium Instruments require the approval of the Board of Directors of the Association prior to the making of any alterations by the Unit Owner affecting the Common Elements; **AND WHEREAS**, Owner wishes to make alterations affecting the common Elements and has approval therefore; **AND WHEREAS**, The Board of Directors of the Association will not approve such alterations in the absence of an indemnification against damages and assumption of responsibility by Owner; **AND WHEREAS**, In order to induce the Board of Directors of the Association to grant such approval owner is willing to indemnify the Association and affected Unit Owners and assume responsibility for damages. **NOW, THEREFORE, IT IS AGREED AS FOLLOWS:**

1. Installation, alteration or removal of Fujitsu dual zone heat pump system (specify) must be in accordance with any and all Guide Specifications and Exhibits approved by the Board of Directors.
2. Owner undertakes, of himself and his heirs, successors and assigns, to indemnify and hold harmless the Association and any Unit Owner from and against any loss or damage which the Association or any Unit Owner may suffer as a consequence of such improvements and alterations; including without limitations: (i) loss or damage caused by negligence in the design, construction or maintenance of such improvements and alterations; ii) loss or damage not the result of negligence but caused by the effect of such improvements and alterations on the structural components previously existing; (iii) expenses and consequential damage caused by or resulting from such improvements and alterations; and, (iv) fees, costs and expenses of any claims or suits arising as a result of such improvements and alterations.
3. Owner undertakes, for himself and his heirs, successors and

STATE OF VIRGINIA)

CITY OF ALEXANDRIA)

I, the undersigned, a Notary Public in and for the State and City aforesaid, do hereby certify that Karon Elsbury, whose names are signed to the foregoing instrument bearing date on the 22 day of July, 20 19, have acknowledged the same before me in the aforesaid jurisdiction to be their act and deed.

GIVEN under my hand and seal this 22 day of July 2019.

 seal)
NOTARY PUBLIC

My commission expires:

May 31, 2022

PRE-APPLICATION SUBMISSION MEETING CHECKLIST

Prior to submission of the application, the Owner, Contractor and Association personnel (Parkfairfax Maintenance or Assistant Maintenance Director) must meet at the condominium unit where the work is to be performed to review the proposed installation and resolve any questions/issues.

Once Association personnel, the Owner and the Contractor have met and discussed installation requirements, the Owner and the Association personnel shall sign this checklist indicating the pre-application meeting has occurred and they are in agreement with installation requirements. The applicant is to include this checklist with their submission.

941-
ADDRESS: 1575 MT. Eagle Place DATE 7/22/19

1. For ground mounted units, the installation location of the outdoor compressor has been identified and agreed upon, and is consistent with the specifications and application.

Yes ☒ No ☐

2. For wall-mounted units, the installation location of the support brackets installed has been identified and agreed upon, and is consistent with the specification and application.

N/A

Yes ☐ No ☐

3. Condensate line will be handled: External ☒ Internal ☐

4. If handled externally, the location of the condensate drain exit point through the exterior wall and it's route to the nearest downspout has been identified and agreed upon, and is consistent with the specifications and application.

Yes ☒ No ☐

5. Are snowbirds required for installation? Yes ☐ No ☒

6. Will ductwork be installed in the attic? Yes ☐ No ☒

Association personnel signature indicating the pre-application submission meeting has been completed and is satisfied that the Owner and Contractor understand the requirements for installation of HVAC system unless noted below.

[Signature]

[Signature]

[Signature]

Owner signature indicating the pre-application submission meeting has been completed and understands the requirements for installation of HVAC system.

[Signature]

Note: This signed checklist does not reflect approval of the application. Nor does it reflect agreement to any installation characteristic outside of specifications.

COMMONWEALTH of VIRGINIA

Department of Professional and Occupational Regulation
9960 Mayland Drive, Suite 400, Richmond, VA 23233
Telephone: (804) 367-8500

EXPIRES ON
05-31-2020

NUMBER
2701022499

BOARD FOR CONTRACTORS
CLASS A CONTRACTOR
CLASSIFICATIONS ELE GFC HVA PLB



R & B INC
1710 MOUNT VERNON AVENUE
ALEXANDRIA, VA 22301

DPOR

James W. DeBorja
James W. DeBorja, Director

Status can be verified at <http://www.dpor.virginia.gov>

(SEE REVERSE SIDE FOR PRIVILEGES AND INSTRUCTIONS)

DPOR-LIC (02/2017)



Finance Department, Revenue Administration Division, City of Alexandria
301 King Street, Room 1700, Alexandria, VA 22314
Phone: 703.746.3903 <http://www.alexandriava.gov/>

R & B INC
1710 MOUNT VERNON AV
Alexandria, VA 22301

License Number: 110893-2019
Account Number: 110893
Tax Period: 2019
Business Name: R & B INC
Trade Name: R & B INC
Business Location: 1710 MOUNT VERNON AV
Alexandria, VA 22301

License Classification(s):

Retail Merchants
9-075-035
Heating Plumbing Elec Equip

March 13, 2019

Dear Taxpayer:

This is your 2019 City of Alexandria Business License. The bottom portion of this page is perforated to allow you to tear off and post the business license in your establishment.

If you paid for your business license via check, please be aware that if your check is not honored by your financial institution, this business license shall be invalid.

As with all taxes, our goal is to administer Business License taxes fairly and in accordance with Commonwealth and Locality code. Our staff strives to provide professional assistance and quality customer service. Your satisfaction is important to us and your comments are always welcome.

If you have any questions regarding this letter, please visit <http://www.alexandriava.gov/> or contact my office via phone at 703.746.3903.

Finance Department, Revenue Administration Division, City of Alexandria

Keep this letter for your records.

City of Alexandria Business License

Revenue Administration Division, City of Alexandria, 301 King Street, Room 1700, Alexandria, VA 22314



This license has been issued by the Revenue Administration Division of the City of Alexandria and is granted to:

R & B INC
1710 MOUNT VERNON AV
Alexandria, VA 22301

License Number: 110893-2019
Account Number: 110893
Tax Period: 2019
Business Name: R & B INC
Trade Name: R & B INC
Business Location: 1710 MOUNT VERNON AV
Alexandria, VA 22301
License Classification(s): Retail Merchants
9-075-035
Heating Plumbing Elec Equip



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/24/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER HMS Insurance Associates, Inc. 20 Wight Ave Suite 300 Hunt Valley MD 21030		CONTACT NAME: PHONE (A/C, No, Ext): 410-337-9755 E-MAIL : squidley@hmsia.com ADDRESS:		FAX (A/C, No): 410-337-0551	
INSURED R&B Inc. 1710 Mount Vernon Avenue Alexandria VA 22301-1722 R&BINCO-01		INSURER(S) AFFORDING COVERAGE			NAIC #
		INSURER A: Harford Mutual Insurance Co			14141
		INSURER B: Firstline National Insurance Company			40100
		INSURER C:			
		INSURER D:			
		INSURER E:			
		INSURER F:			

COVERAGES**CERTIFICATE NUMBER: 1794744215****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC ☐ OTHER			9179034	12/1/2018	12/1/2019	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$500,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COM/OP AGG \$2,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			6070041	12/1/2018	12/1/2019	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$			7981190	12/1/2018	12/1/2019	EACH OCCURRENCE \$6,000,000 AGGREGATE \$6,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	4089331	12/1/2018	12/1/2019	☒ PER STATUTE ☐ OTH-ER E L EACH ACCIDENT \$100,000 E L DISEASE - EA EMPLOYEE \$100,000 E L DISEASE - POLICY LIMIT \$500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

Park Fairfax
3360 Gunston Road
Alexandria VA 22302

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

COMMONWEALTH of VIRGINIA

Department of Professional and Occupational Regulation

9960 Mayland Drive, Suite 400, Richmond, VA 23233

Telephone: (804) 367-8500

EXPIRES ON
06-30-2021

NUMBER
2705115613

BOARD FOR CONTRACTORS
CLASS A CONTRACTOR
CLASSIFICATIONS CBC CIC ELE HIC RBC



ALLEGRO LLC
1707 PRESTON ROAD
ALEXANDRIA, VA 22302



Maria Bros-Vaughan
Maria Bros-Vaughan, Acting Director

Status can be verified at <http://www.dpor.virginia.gov>

(SEE REVERSE SIDE FOR PRIVILEGES AND INSTRUCTIONS)

DPOR-LIC (02/2017)

City of Alexandria Business License

Revenue Administration Division, City of Alexandria, 301 King Street, Room 1700, Alexandria, VA 22314



This license has been issued by the Revenue
Administration Division of the City of Alexandria and
is granted to:

ALLEGRO LLC
1707 PRESTON RD
Alexandria, VA 22302

License Number: 116182-2019
Account Number: 116182
Tax Period: 2019
Business Name: ALLEGRO LLC
Trade Name: Allegro LLC
Business Location: 1707 PRESTON RD
Alexandria, VA 22302

License Classification(s): Contractors
9-079-009
Other Contractors & Contracting



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

04/23/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER
WEAVER BROS INSURANCE ASSOC INC
42630373
4550 MONTGOMERY AVE 300 NT
BETHESDA MD 20814

CONTACT NAME:

PHONE (866) 467-8730

FAX (888) 443-6112

(A/C, No, Ext):

(A/C, No):

E-MAIL ADDRESS:

INSURER(S) AFFORDING COVERAGE

NAIC#

INSURER A : The Sentinel Insurance Company

11000

INSURER B : The Twin City Fire Insurance Company

29459

INSURER C :

INSURER D :

INSURER E :

INSURER F :

INSURED
ALLEGRO, LLC
1707 PRESTON RD
ALEXANDRIA VA 22302-2145

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY			42 SBA IS6430	02/15/2019	02/15/2020	EACH OCCURRENCE \$1,000,000
	☐ CLAIMS-MADE ☒ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000
	☒ General Liability						MED EXP (Any one person) \$10,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY \$1,000,000
	☐ POLICY ☒ PRO-JECT ☐ LOC						GENERAL AGGREGATE \$2,000,000
	OTHER:						PRODUCTS - COMP/OP AGG \$2,000,000
A	AUTOMOBILE LIABILITY			42 SBA IS6430	02/15/2019	02/15/2020	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000
	☐ ANY AUTO						BODILY INJURY (Per person)
	☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)
	☒ HIRED AUTOS ☒ NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)
A	☒ UMBRELLA LIAB ☒ EXCESS LIAB			42 SBA IS6430	02/15/2019	02/15/2020	EACH OCCURRENCE \$1,000,000
	☐ RETENTION \$ 10,000						AGGREGATE \$1,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			42 WEC EL5636	02/15/2019	02/15/2020	☒ PER STATUTE ☐ OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N	N/A				E L EACH ACCIDENT \$500,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E L DISEASE -EA EMPLOYEE \$500,000
							E L DISEASE - POLICY LIMIT \$500,000
A	EMPLOYMENT PRACTICES LIABILITY			42 SBA IS6430	02/15/2019	02/15/2020	\$10,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Those usual to the Insured's Operations.

CERTIFICATE HOLDER

Parkfairfax Unit Owners Association
3360 GUNSTON RD
ALEXANDRIA VA 22302-2133

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Susan L. Castaneda



CERTIFICATE OF LIABILITY INSURANCE

ALMOCON-01

MSANDY

DATE (MM/DD/YYYY)
6/30/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER
Preferred Insurance Services, Inc.
4035 Ridge Top Road, Suite 150
Fairfax, VA 22030

CONTACT NAME: Certificate Department
PHONE (A/C No. Ext): (703) 667-6940 FAX (A/C No.): (703) 991-4838
E-MAIL: certs@preferins.com
ADDRESS:

INSURED

Almo Construction, Inc.
24908 Evergreen Mills Road
Sterling, VA 20166

INSURER(S) AFFORDING COVERAGE NAIC #
INSURER A: Erie Insurance Exchange 26271
INSURER B: Builders Mutual Insurance Company - Main Carrier Entry 10844
INSURER C:
INSURER D:
INSURER E:
INSURER F:

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSURER	TYPE OF INSURANCE	ADDITIONAL SUBROGATION	POLICY NUMBER	POLICY EFF. DATE (MM/DD/YYYY)	POLICY EXP. DATE (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO. ☐ RET. OTHER:	☒	Q39-0154186	3/1/2019	3/1/2020	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (EA OCCURRENCE) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADJ. GUILT \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPROP AGG. \$ 2,000,000
A	AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY		Q03-0140462	3/1/2019	3/1/2020	COMBINED SINGLE LIMIT (EA accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	☒ UMBRELLA LIAB ☒ EXCESS EXCESS LIAB ☐ CLAIMS-MADE DED. RETENTION \$	☒	Q27-0171743	3/1/2019	3/1/2020	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE/OFFICER MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☒ N	PWC1011201-02	3/1/2019	3/1/2020	☒ PER STATUTE ☐ OTHER E.A. EACH ACCIDENT \$ 500,000 E.A. DISEASE - EA EMPLOYEE \$ 500,000 E.A. DISEASE - POLICY LIM* \$ 500,000
A	Leased/rented equip		Q39-0154186	3/1/2019	3/1/2020	\$1,000 Deductible \$ 50,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Re: Parkfairfax Condominiums, 3380 Gunston Road, Alexandria, VA 22302 are Additional Insured with respect to General Liability (UL-RH) regarding all work performed by the named insured. Umbrella Liability Follows form.

CERTIFICATE HOLDER

Parkfairfax Condominiums
3380 Gunston Road
Alexandria, VA 22302

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

COMMONWEALTH of VIRGINIA

Department of Professional and Occupational Regulation

9960 Mayland Drive, Suite 400, Richmond, VA 23233

Telephone: (804) 367-8500

EXPIRES ON

03-31-2021

NUMBER

2701033963

BOARD FOR CONTRACTORS
CLASS A CONTRACTOR
CLASSIFICATIONS CIC HIC



ALMO CONSTRUCTION INC
24908 EVERGREEN MILLS RD
STERLING, VA 20166



Mary Brinkman
Mary Brinkman, Acting Director

Status can be verified at <http://www.dpor.virginia.gov>

(SEE REVERSE SIDE FOR PRIVILEGES AND INSTRUCTIONS)

DPOR-LIC (02/2017)

Almo Construction, Inc.

24908 Evergreen Mills Road
Sterling, Virginia 20166

(703) 661-6040 Fax: (703) 661-6070

PROPOSAL



Salesperson: NA

<i>Proposal #:</i> 237-19- RESD		<i>Date:</i> July 25, 2019
<i>To:</i> Ms. Karen Ellsbury 1575 Mount Eagle Place Alexandria, VA 22314		<i>Job Site Address:</i> Same
Phone:	M:	Phone: Fx:

Page 1 of 2

Furnish all labor, materials and equipment necessary to complete work specified below:

Scope of Work

Third Level:

Infill 2 air condition openings.

NOTE:

- Disposal of air condition units by others.

Almo Construction, Inc.



Page 2 of 2 – Proposal 237-19-RES D

General Specifications

- Prior to digging, contractor will contact "Miss Utility" to have all underground utilities located and marked
- Client's management personnel responsible for meeting "Miss Utility" and directing it to the precise work location for markings
- Underground utilities to be removed by others
- We are not responsible for any damage that might occur to underground utilities
- Contractor not responsible for vandalism done on fresh concrete during work or after crew has left the job site
- Place concrete 4" thick, unless otherwise specified
- Backfill edges of new work
- Owner to provide water and electricity, at no charge, for the duration of the project
- Concrete to be no less than 3500 PSI
- Sidewalks and slabs wider than 5'0" will be reinforced with #10, 6" X 6" welded wiremesh or fiber mesh
- Sweep job site clean using hand brooms only - no power washing
- Haul all construction related debris off and dump at an approved landfill
- Concrete work is guaranteed for one year, except for damage caused by de-icing chemicals and/or severe freezing temperatures

Exclusions:

- All permits and related fees - Engineering and stakeouts - Concrete inspections, testing and certifications
- Any costs associated with encountering hazardous materials, rocks and excessive water
- Seeding, sodding or landscaping

Payment Terms:

Full Payment Upon Completion of Work

This proposal may be withdrawn if not accepted within 30 days

We Propose hereby to furnish material, equipment and labor – complete in accordance with the above specifications, for the sum of:	
One thousand nine hundred fifty and 00/100 Dollars	\$1,950.00
	Authorized Signature:

Acceptance of Proposal -- The above prices, specifications and attached terms and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Neilton A. DeSouza- President

Signature: _____

Date of Acceptance: _____ P.O. #: _____ Signature: _____



City of Alexandria, Virginia



Department of Code Administration
301 King Street, Suite 4200
Alexandria, Virginia 22314
email: permit.center@alexandriava.gov

MECHANICAL PERMIT

Case Number: MEC2019-00770 **Issued:** 08/06/2019 **Expires:** 02/06/2020

MASTER BUILDING PERMIT NUMBER: MEC2019-00770

PARCEL RESTRICTIONS:
Marine Clay Soil

Project Address: 1575 MOUNT EAGLE PL

Project Name:

Project Description:

ADD CENTRAL COOLING. SUBJECT TO FIELD INSPECTION

Project Details:

CODE EDITION: 2012

USE GROUPS: R-5 Resid, Twynhse, Detach, One-Two Family dwelling

CONSTR TYPE: 5B Building Elmts Combustible or Non-combustible

OCCUPANT LOAD: N/A

OWNER INFORMATION:

ELSBURY KAREN M
1575 MOUNT EAGLE PL
ALEXANDRIA VA 22302

BUILDING AREA:

GROSS 0 sf

ALTERED N/A sf

NEW N/A sf

EST. CONSTRUCTION COST:

\$5,000

CATEGORIES OF WORK:

Alteration

FEES:

ALTER REPAIR RECONST SPEC ITEM	\$97.50
Admin - A R R S	\$13.65
InfoTech- A R R S	\$4.88
PermCtr- Alt Rpr Recon Spec	\$10.73
Training - A R R S	\$0.20
VA Tng - A R R S	\$1.95
Total:	\$128.91

CONTRACTOR INFORMATION:

R & B INC
1710 MT. VERNON AVE
ALEXANDRIA VA 22301

Contact Information:

Primary Phone: 703-683-1996

License Information:

License Type: Contractor, Class A

License Number: 2701022499

License Exp. Date: 05/31/2020

Prohibited Hours of Construction:

Day	Before	After
Mon-Fri	7 a.m.	6 p.m.
Saturday	9 a.m.	6 p.m.
Sunday	All hours	

Holidays per 11-5-5(a)5(a)* All Hours

* Section 11-5-5 (a)5(a) defines holidays as

January 1st, Memorial Day, July 4th, Labor Day,

Thanksgiving Day, Christmas Day.

BUILDING OFFICIAL: GREGG FIELDS

Please visit the Online Alexandria Permit Center at permits.alexandriava.gov to apply for additional permits.

RIGHT IS RESERVED TO INSPECT WORK AUTHORIZED BY THIS PERMIT AS OFTEN AS NECESSARY TO DETERMINE COMPLIANCE WITH THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE. AUTHORIZATION TO ALTER, USE, OR CROSS PUBLIC SIDEWALKS, CURBS, OR OTHER PUBLIC SPACES MUST BE OBTAINED FROM THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES. THIS PERMIT EXPIRES IF WORK IS NOT STARTED OR IF WORK IS ABANDONED FOR SIX MONTHS. ONE & TWO-FAMILY DWELLING CONSTRUCTION PERMITS, INCLUDING NEW DWELLINGS, ADDITIONS, ALTERATIONS, AND/OR ACCESSORY STRUCTURES, MUST BE COMPLETED WITHIN THREE YEARS OF PERMIT ISSUANCE. IF WORK WILL BE PERFORMED WITHIN 15 FEET OF OVERHEAD ELECTRICAL WIRES, PERMITTEE MUST OBTAIN ASSISTANCE FROM THE VIRGINIA POWER OFFICE. CALL 703.934.9660. THIS PERMIT MUST BE POSTED ON THE WORK SITE AND VISIBLE FROM THE PUBLIC WAY UNTIL THE WORK RECEIVES AN APPROVED FINAL INSPECTION.

PLEASE CALL 703.838.4900 TO SCHEDULE OR CANCEL INSPECTIONS AND OBTAIN INSPECTION RESULTS 24 HOURS A DAY.

Please fill out our Customer Service Survey at

<<http://alexandriava.gov/Code>>



CASE CONDITIONS

Case #: MEC2019-00770

1575 MOUNT EAGLE PL

Condition Code	Title	Hold	Status	Status		Tag	Updated	
				Changed	By		Date	By
1010	CA PERMIT DISPLAY This permit must be posted on the work site and must be visible from the public way until the work receives an approved final inspection.	None	MET			AUTO	8/6/2019	BTCH
1020	CA PERMIT EXPIRATION This permit expires if the authorized work is not started within six months of the issue date or if the work is abandoned for a period of six months.	None	MET			AUTO	8/6/2019	BTCH
1030	CA REQUIRED INSPECTIONS Work must be inspected in accordance with the Virginia Uniform Statewide Building Code to include: foundation systems, footing excavations, preparatory work, and reinforcement material prior to placement of concrete; structural members and fasteners prior to concealment; electrical, mechanical, fire protection, access control, and plumbing materials, equipment and systems prior to concealment; energy conservation material & insulation prior to concealment; and final inspection upon completion of the work. Work performed or concealed without benefit of an approved inspection may be required to be removed or opened for inspection purposes. Please call 703.838.4900 to request or cancel inspections and obtain inspection results 24 hours a day. To receive inspections results by phone, fax or e-mail, please make sure your contact information is filed with the Permit Center 703.746.4200 and select result desired when scheduling.	None	MET			AUTO	8/6/2019	BTCH
1040	CA CITY INSPECTION RIGHTS Right is reserved to inspect work authorized by this permit as often as necessary to determine compliance with the Virginia Uniform Statewide Building Code and City approvals.	None	MET			AUTO	8/6/2019	BTCH
1050	CA AUTHORIZED HOURS OF CONSTRUCTION Allowed hours of Construction are Monday - Friday 7:00am-6:00pm; Saturdays 9:00am-6:00pm; allowed Pile Driving hours are Monday - Friday 9:00am-6:00 pm and Saturdays between 10:00am and 4:00pm. Construction and Pile Driving Noise and Activities are prohibited on Sundays, and Holidays defined as January 1, Memorial Day, July 4, Labor Day, Thanksgiving Day and Christmas Day. Requests for Noise Variances may be made to the Office of Environmental Quality 703.746.4065.	None	MET			AUTO	8/6/2019	BTCH
1060	CA CONTRACTOR LICENSING Contractors are required to be properly licensed by the DPOR/Commonwealth of Virginia (804.367.8511; www.dpor.virginia.gov) and the City of Alexandria/Business Licenses (703.746.3914). BEFORE hiring contractors, please verify licensing information. Contractor licenses issued by Maryland, DC, or other States are not valid in Virginia.	None	MET			AUTO	8/6/2019	BTCH
1070	CA CODE WEBPAGE Visit alexandriava.gov/code for information on service initiatives, status of permits in process, the Daily Inspection Viewer, Permit Center wait time, and much more.	None	MET			AUTO	8/6/2019	BTCH
1080	CA RECORD RETENTION For your records, please retain a copy of your permit documents - approved set of plans and/or as-builts. In accordance with State Law, Code Administration only retains construction records for 3 years after the final inspection or issued Certificate of Occupancy.	None	MET			AUTO	8/6/2019	BTCH
1090	CA THIRD PARTY INSPECTIONS Third Party Inspections of work will not be accepted unless approved by the Building Official prior to the permit being issued.	None	MET			AUTO	8/6/2019	BTCH

1100	CA RESIDENTIAL PERMIT TIME FRAME	None	MET	AUTO	8/6/2019	BTCH	Permits for One and Two Family Dwelling, including new dwellings, additions, alterations and/or accessory structures, must be completed within 3 years of the permit issue date.
1110	CA STOP WORK ORDERS	None	MET	AUTO	8/6/2019	BTCH	Work started without benefit of required permits or that exceed the scope of issued permits may be subject to STOP WORK ORDERS. Work must remain stopped until permits are obtained/amended and applicable fees paid.
1120	CA WALL CHECK SURVEY	None	MET	AUTO	8/6/2019	BTCH	A Wall Check Survey may be required after the foundation or first floor walls are in place. Wall check surveys shall be submitted to the Permit Center. Work that proceeds without an approved Wall check Survey is at the owner's risk and may be required to be removed or relocated.
1130	CA RODENT CONTROL MEASURES	None	MET	AUTO	8/6/2019	BTCH	Approved rodent control/abatement measures must be in place 7 days before site disturbance begins and must remain in place until exterior work is complete. Site and dumpsters must be clean and secure at the end of each work day to prevent rodent harborage and the accumulation of loose trash.
1140	CA TRADE PERMITS	None	MET	AUTO	8/6/2019	BTCH	Separate trade permits and inspections required - Plumbing, Electrical and Mechanical.
1150	CA ELEVATOR PERMITS	None	MET	AUTO	8/6/2019	BTCH	Separate permits and inspections required for elevators, escalators, dumb waiters, chair lifts, and elevating equipment such as motorized masonry scaffolding.
1160	CA FPS PERMITS	None	MET	AUTO	8/6/2019	BTCH	Separate permits required for fire alarm, fire detection, fire suppression, access control, and fire sprinkler systems. A Knox Box is required to be installed in buildings where any fire alarm, fire detection, fire suppression or sprinkler systems are installed. The Alexandria Department of Communications must be notified in advance whenever a fire protection system is taken out of service for any reason - 703.838-4660.
1170	CA CERTIFICATE OF OCCUPANCY	None	MET	AUTO	8/6/2019	BTCH	An issued Certificate of Occupancy (CO) is required before occupancy. When applicable, a height survey must be approved by Planning & Zoning before a CO is considered. Please allow a minimum of 3-5 work-days when scheduling CO inspections 703.746.4200. When planning for Grand Opening Events, please allow sufficient time for the CO and Business License process - 703.746.3914 or 3903.
1180	CA FPP STORAGE	None	MET	AUTO	8/6/2019	BTCH	A Fire Prevention Code Permit is required for storage of chemicals.
1190	CA FPP ASSEMBLY	None	MET	AUTO	8/6/2019	BTCH	A Fire Prevention Code Permit is required for Assembly Uses. Assembly permits are not the same as a Certificate of Occupancy.
1200	CA SPECIAL INSPECTIONS	None	MET	AUTO	8/6/2019	BTCH	This job has been approved for Special Inspections (SI). Only inspection reports generated by pre-approved personnel will be accepted. For more information on SI process and required submission of electronic inspection results, please refer to the City's "Special Inspection Program Guidelines & Procedures" handout (alexandriava.gov/code) or contact a New Construction Supervisor on 703.746.4200.
1210	CA SHOP DRAWINGS	None	MET	AUTO	8/6/2019	BTCH	Shop drawings are required as indicated on plans. Shop drawings must be signed and sealed by the manufacturer and a Commonwealth of Virginia registered design professional. Shops must be submitted to Code Administration for review and approval prior to installation and an approved copy must be on site for inspection.
1220	CA SPECIAL CONDITION	None	MET	AUTO	8/6/2019	BTCH	

2001	TES ELECTRIC WARNING	None	MET	8/6/2019	KXM
	Prior to the performance of work within 15 feet of overhead power lines, the applicant must contact Dominion Virginia Power at 1.888.667.3000.				
2002	TES RIGHT-OF-WAY WARNING	None	MET	AUTO 8/6/2019	BTCH
	Any work within the public right-of-way, or movement of construction equipment across curb and gutter or sidewalk, requires separate permitting from the Department of Transportation and Environmental Services.				
2003	TES OVERHEAD UTILITY CHANGE	None	MET	AUTO 8/6/2019	BTCH
	All existing overhead utilities are required to be placed underground when the point where the wires first contact the building is changed, or when the wires come from a different pole.				
2005	TES OVERHEAD WAIVER	None	MET	AUTO 8/6/2019	BTCH
	A waiver of the underground requirement may be requested. A non-refundable \$100.00 fee is required. One of five conditions must be satisfied for approval. Application and information is available from Transportation and Environmental Services, Room 4130, City Hall.				



City of Alexandria, Virginia



Department of Code Administration
301 King Street, Suite 4200
Alexandria, Virginia 22314
email: permit.center@alexandriava.gov

ELECTRICAL PERMIT

Case Number: ELE2019-01703 **Issued:** 07/25/2019 **Expires:** 01/25/2020

MASTER BUILDING PERMIT NUMBER:

PARCEL RESTRICTIONS:
Marine Clay Soil

Project Address: 1575 MOUNT EAGLE PL 941

Project Name: #941 INSTALL CIRCUIT AND DISC

Project Description:

941 INSTALL CIRCUIT AND DISCONNECT FOR NEW HVAC SYSTEM.

Project Details:

CODE EDITION: 2015 N/A

USE GROUPS: R-2 Residential, apartment/condo units,

CONSTR TYPE: 3B Ext. Walls Non-combust. Int. Bldg Elmts Combust

OCCUPANT LOAD: N/A

OWNER INFORMATION:

ELSBURY KAREN M
1575 MOUNT EAGLE PL
ALEXANDRIA VA 22302

BUILDING AREA:

GROSS 0001 to 3,000 sf

ALTERED N/A sf

NEW N/A sf

EST. CONSTRUCTION COST:

\$1,500

CATEGORIES OF WORK:

Alteration

FEES:

ADD ALTER REPAIR RECONST SPEC	\$85.00
Admin - AltRprReconSpec	\$11.90
InfoTech-A R R S	\$4.25
PermitCtr - A R R S	\$9.35
Training - A R R S	\$0.17
VA Tng - A R R S	\$1.70
Total:	\$112.37

CONTRACTOR INFORMATION:

ALLEGRO LLC
1707 PRESTON ROAD
ALEXANDRIA VA 22302

Contact Information:

Primary Phone: N/A

License Information:

License Type: Contractor, Class A

License Number: 2705115613

License Exp. Date: 06/30/2021

Prohibited Hours of Construction:

Day	Before	After
Mon-Fri	7 a.m.	6 p.m.
Saturday	9 a.m.	6 p.m.
Sunday	All hours	

Holidays per 11-5-5(a)5(a)* All Hours

* Section 11-5-5 (a)5(a) defines holidays as

January 1st, Memorial Day, July 4th, Labor Day,

Thanksgiving Day, Christmas Day.

BUILDING OFFICIAL: GREGG FIELDS

Please visit the Online Alexandria Permit Center at permits.alexandriava.gov to apply for additional permits.

RIGHT IS RESERVED TO INSPECT WORK AUTHORIZED BY THIS PERMIT AS OFTEN AS NECESSARY TO DETERMINE COMPLIANCE WITH THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE. AUTHORIZATION TO ALTER, USE, OR CROSS PUBLIC SIDEWALKS, CURBS, OR OTHER PUBLIC SPACES MUST BE OBTAINED FROM THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES. THIS PERMIT EXPIRES IF WORK IS NOT STARTED OR IF WORK IS ABANDONED FOR SIX MONTHS. ONE & TWO-FAMILY DWELLING CONSTRUCTION PERMITS, INCLUDING NEW DWELLINGS, ADDITIONS, ALTERATIONS, AND/OR ACCESSORY STRUCTURES, MUST BE COMPLETED WITHIN THREE YEARS OF PERMIT ISSUANCE. IF WORK WILL BE PERFORMED WITHIN 15 FEET OF OVERHEAD ELECTRICAL WIRES, PERMITTEE MUST OBTAIN ASSISTANCE FROM THE VIRGINIA POWER OFFICE. CALL 703.934.9660. THIS PERMIT MUST BE POSTED ON THE WORK SITE AND VISIBLE FROM THE PUBLIC WAY UNTIL THE WORK RECEIVES AN APPROVED FINAL INSPECTION.

PLEASE CALL 703.838.4900 TO SCHEDULE OR CANCEL INSPECTIONS AND OBTAIN INSPECTION RESULTS 24 HOURS A DAY.

Please fill out our Customer Service Survey at
<http://alexandriava.gov/Code>

1100	CA RESIDENTIAL PERMIT TIME FRAME	None	MET	AUTO	7/25/2019	BTCH	Permits for One and Two Family Dwelling, including new dwellings, additions, alterations and/or accessory structures, must be completed within 3 years of the permit issue date.
1110	CA STOP WORK ORDERS	None	MET	AUTO	7/25/2019	BTCH	Work started without benefit of required permits or that exceed the scope of issued permits may be subject to STOP WORK ORDERS. Work must remain stopped until permits are obtained/amended and applicable fees paid.
1120	CA WALL CHECK SURVEY	None	MET	AUTO	7/25/2019	BTCH	A Wall Check Survey may be required after the foundation or first floor walls are in place. Wall check surveys shall be submitted to the Permit Center. Work that proceeds without an approved Wall check Survey is at the owner's risk and may be required to be removed or relocated.
1130	CA RODENT CONTROL MEASURES	None	MET	AUTO	7/25/2019	BTCH	Approved rodent control/abatement measures must be in place 7 days before site disturbance begins and must remain in place until exterior work is complete. Site and dumpsters must be clean and secure at the end of each work day to prevent rodent harborage and the accumulation of loose trash.
1140	CA TRADE PERMITS	None	MET	AUTO	7/25/2019	BTCH	Separate trade permits and inspections required - Plumbing, Electrical and Mechanical.
1150	CA ELEVATOR PERMITS	None	MET	AUTO	7/25/2019	BTCH	Separate permits and inspections required for elevators, escalators, dumb waiters, chair lifts, and elevating equipment such as motorized masonry scaffolding.
1160	CA FPS PERMITS	None	MET	AUTO	7/25/2019	BTCH	Separate permits required for fire alarm, fire detection, fire suppression, access control, and fire sprinkler systems. A Knox Box is required to be installed in buildings where any fire alarm, fire detection, fire suppression or sprinkler systems are installed. The Alexandria Department of Communications must be notified in advance whenever a fire protection system is taken out of service for any reason - 703.838-4660.
1170	CA CERTIFICATE OF OCCUPANCY	None	MET	AUTO	7/25/2019	BTCH	An issued Certificate of Occupancy (CO) is required before occupancy. When applicable, a height survey must be approved by Planning & Zoning before a CO is considered. Please allow a minimum of 3-5 work-days when scheduling CO inspections 703.746.4200. When planning for Grand Opening Events, please allow sufficient time for the CO and Business License process - 703.746.3914 or 3903.
1180	CA FPP STORAGE	None	MET	AUTO	7/25/2019	BTCH	A Fire Prevention Code Permit is required for storage of chemicals.
1190	CA FPP ASSEMBLY	None	MET	AUTO	7/25/2019	BTCH	A Fire Prevention Code Permit is required for Assembly Uses. Assembly permits are not the same as a Certificate of Occupancy.
1200	CA SPECIAL INSPECTIONS	None	MET	AUTO	7/25/2019	BTCH	This job has been approved for Special Inspections (SI). Only inspection reports generated by pre-approved personnel will be accepted. For more information on SI process and required submission of electronic inspection results, please refer to the City's "Special Inspection Program Guidelines & Procedures" handout (alexandriava.gov/code) or contact a New Construction Supervisor on 703.746.4200.
1210	CA SHOP DRAWINGS	None	MET	AUTO	7/25/2019	BTCH	Shop drawings are required as indicated on plans. Shop drawings must be signed and sealed by the manufacturer and a Commonwealth of Virginia registered design professional. Shops must be submitted to Code Administration for review and approval prior to installation and an approved copy must be on site for inspection.
1220	CA SPECIAL CONDITION	None	MET	AUTO	7/25/2019	BTCH	

COMMONWEALTH of VIRGINIA

Department of Professional and Occupational Regulation
9960 Mayland Drive, Suite 400, Richmond, VA 23233
Telephone: (804) 367-8500

EXPIRES ON
06-30-2021

NUMBER
2705115613

BOARD FOR CONTRACTORS
CLASS A CONTRACTOR
CLASSIFICATIONS CBC CIC ELE HIC RBC



ALLEGRO LLC
1707 PRESTON ROAD
ALEXANDRIA, VA 22302



Mary Brinkman
Mary Brinkman, Acting Director

Status can be verified at <http://www.dpor.virginia.gov>

(SEE REVERSE SIDE FOR PRIVILEGES AND INSTRUCTIONS)

DPOR-LIC (02/2017)

City of Alexandria Business License

Revenue Administration Division, City of Alexandria, 301 King Street, Room 1700, Alexandria, VA 22314



This license has been issued by the Revenue
Administration Division of the City of Alexandria and
is granted to:

ALLEGRO LLC
1707 PRESTON RD
Alexandria, VA 22302

License Number: 116182-2019
Account Number: 116182
Tax Period: 2019
Business Name: ALLEGRO LLC
Trade Name: Allegro LLC
Business Location: 1707 PRESTON RD
Alexandria, VA 22302
License Classification(s): Contractors
9-079-009
Other Contractors & Contracting



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
04/23/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER WEAVER BROS INSURANCE ASSOC INC 42630373 4550 MONTGOMERY AVE 300 NT BETHESDA MD 20814	CONTACT NAME:	
	PHONE (866) 467-8730 (A/C, No, Ext):	FAX (888) 443-6112 (A/C, No):
E-MAIL ADDRESS:		
INSURER(S) AFFORDING COVERAGE		NAIC#
INSURER A: The Sentinel Insurance Company		11000
INSURER B: The Twin City Fire Insurance Company		29459
INSURER C:		
INSURER D:		
INSURER E:		
INSURER F:		

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/Y YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ General Liability			42 SBA IS6430	02/15/2019	02/15/2020	EACH OCCURRENCE \$1,000,000
			DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000				
			MED EXP (Any one person) \$10,000				
			PERSONAL & ADV INJURY \$1,000,000				
	GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:						GENERAL AGGREGATE \$2,000,000
							PRODUCTS - COMP/OP AGG \$2,000,000
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☒ HIRED AUTOS ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS			42 SBA IS6430	02/15/2019	02/15/2020	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000
			BODILY INJURY (Per person)				
			BODILY INJURY (Per accident)				
			PROPERTY DAMAGE (Per accident)				
A	☒ UMBRELLA LIAB ☒ EXCESS LIAB ☐ OCCUR ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000			42 SBA IS6430	02/15/2019	02/15/2020	EACH OCCURRENCE \$1,000,000
			AGGREGATE \$1,000,000				
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	42 WEC EL5636	02/15/2019	02/15/2020	☒ PER STATUTE ☐ OTHER
			E.L. EACH ACCIDENT \$500,000				
			E.L. DISEASE - EA EMPLOYEE \$500,000				
			E.L. DISEASE - POLICY LIMIT \$500,000				
A	EMPLOYMENT PRACTICES LIABILITY			42 SBA IS6430	02/15/2019	02/15/2020	\$10,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Those usual to the Insured's Operations.

CERTIFICATE HOLDERParkfairfax Unit Owners Association
3360 GUNSTON RD
ALEXANDRIA VA 22302-2133**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Susan L. Castaneda

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R & B
Inc.

• Heating and Cooling Installation / Service • Duct Systems • Boilers • High Velocity Unico® Systems •
Geothermal Heating & Cooling • Fujitsu Ductless • Navien Tankless Water Hts.

write:

1710 MOUNT VERNON AVENUE
ALEXANDRIA, VA. 22301

703-683-1996 / 703-683-4751-FAX

rbincorporated.com



TO: Ms. Karen Elsbury
1575 Mt. Eagle Pl.
Alexandria, Va. 22302

PHONE: 703 201-9981

DATE

JOB SITE:

E-mail: kelsbury@comcast.net

R & B Incorporated proposes to furnish the necessary labor and material to proudly complete the following:

Install new Fujitsu dual zone heat pump system to serve floor living spaces at 1575 Mt. Eagle Pl.

System One: Fujitsu mini-split dual evaporator system with 18-21 SEER efficiency rating and quiet operation.

- One Fujitsu AOU24RLFXZ 2 ton R-410A outdoor extra quiet heat pump section mounted on wall at back of home.
- One Fujitsu ASU18RLF1 high side wall mounted evaporator on living room short wall to serve living room/kitchen.
- One Fujitsu ASU9RLF1 high side wall mounted evaporator on back wall to serve back bedroom only and help move air into bathroom area
- One Fujitsu hand held/wall mounted thermostat for system control per high side wall unit

Mechanical Scope of Work: All piping, new copper line set(s) to outdoor unit, control wiring, interior drain connection(s) to outdoor stand pipe, and warranty work by us. Line Hide covering of interior line sets between outside wall and indoor mounted evaporator unit, core drilling of concrete floor/wall if needed by us. *These following scopes of work are extra and will be paid for by customer directly. Power feeds by Allegro LLC, Patching of sheet rock access hole(s) if needed by others Mr. Le. 703 901-8685. Closing of brick holes in house by Park Fairfax registered brick mason Almo Construction. Mr. Le 703 901-8685 for boxing in and plaster work patching*

Warranty: R & B Incorporated, Limited Warranty Program warrants material to be free of defects for a period of one year. Warranty hours are from 8am to 4:30pm weekdays. Includes extended manufacturers warranties if applicable.

WE PROPOSE to hereby furnish material and labor in complete accord with the above specifications, for the sum of:

**Nine Thousand Four Hundred
Fifty**

\$9,450.00

Payment to be made as follows 50% down, balance due at completion. Terms: In the event payment is not made as set forth I/WE agree to pay reasonable attorneys fees and cost of collection. Past due accounts are subject to finance charge of 2% per month of unpaid balance. Equipment and materials to remain property of R & B

Submital Data: 24RLXFZ
Inverter Driven Heat Pump

24,000 BTU Multi-Zone System

Job Name: _____

Date: _____

Location: _____

Approval: _____

Engineer: _____

Construction: _____

Submitted to: _____

Unit #: _____

Submitted by: _____

Drawing #: _____

Reference: _____

General Features

red or wireless remote
ple catechin filter
deodorizing filter
to fan: up/down
to fan: 4-way
e ambient cooling
ld prevention
e fin coating

Standard Warranty: 5 years parts, 7 years compressor. Applies to systems purchased before June 1st 2015
*Extended Warranty: 10 years parts, 10 years compressor. Systems that have been installed on or after June 1st 2015 by licensed contractors and the online Product Registration has been submitted.**
*Elite Contractor Extended Warranty: 12 years parts, 12 years compressor. Systems that have been installed on or after June 1st 2015 by contractors who have met requirements and have been approved for elite contractor status plus, the online Product Registration has been submitted.***

Model Information

Condenser..... **AQU24RLXFZ**
Evaporator..... (ASU) / (ARU) / (AGU) / (AUU) 7,9,12RLF(1)
Detectable indoor units..... 2 - 3
Cooling capacity range..... 14,000 - 27,000 Btu/h
Electrical..... 208/230V AC 1ph-60Hz
Available Voltage Range..... 208/230 +/- 10%
Minimum Circuit Ampacity..... 17 A
Max Fuse Size..... 20 A
Max Starting Current..... 9.0 A

Output Power

Cooling..... (non-duct) 1.76 kW / (ducted) 2.08 kW / (mix) 1.90 kW
Heating..... (non-duct) 1.73 kW / (ducted) 2.05 kW / (mix) 1.88 kW

Current

Cooling..... (non-duct) 7.7 A / (ducted) 9.1 A / (mix) 8.4 A
Heating..... (non-duct) 7.6 A / (ducted) 9.0 A / (mix) 8.3 A

Capacity

Minimal Cooling..... 22,000 Btu/h
Min-Max Cooling..... 6,100 - 27,000 Btu/h
Minimal Heating..... 24,000 Btu/h
Min-Max Heating..... 6,800 - 29,800 Btu/h

Compressor

Compressor..... Rotary (inv x1)
Motor Output..... 1,100 W
Refrigerant..... R410A
Weight..... 4 lbs. 14 oz

Indoor Motor

Condenser) Type: DC..... Propeller x1
Condenser) Motor Output..... 100 W
Evaporator) Type: DC..... (wall-mount) Cross flow

(compact cassette) Turbo
(ducted) Sirocco x2 (18 k x3)
(floor) Cross flow x2
Evaporator) Motor Output..... (wall) 30W-42W (compact cassette) 54W (ducted) 80-81 W

Heat Exchanger

Dimensions (condenser)
H x W x D in. (mm)..... 26-7/16 x 35-7/16 x 1-7/16 (672x900x36.38)
Pitch..... 18 FPI
Fins x Stages..... 2 x 32
Coil Type (Material)..... Copper
Coil Type (Material)..... Aluminum (Blue fin)

Operation Temperature Range

Cooling..... 14°F - 115°F (-10°C - 46°C)
Heating..... 5°F - 75°F (-15°C - 24°C)

Efficiency

SEER¹..... (wall-mount) 18 (duct) 15.50 (mix) 16.75
EER (cooling)..... (wall-mount) 12.50 Btu/W (duct) 10.60 Btu/W (mix) 11.55 Btu/W
COP (heating)..... (wall-mount) 4.04 W/W (duct) 3.42 W/W (mix) 3.74 W/W
HSPF (heating)..... (wall-mount) 9.50 (duct) 9.00 (mix) 9.25

Enclosure (Condenser)

Material..... Painted galvanized steel
Color..... Beige (10 YR 7.5/1.0 NN)

Sound Pressure Level

Condenser..... 52 dB(A)

Dimensions

H x W x D
Condenser
Net in. (mm)..... 27-9/16 x 35-7/16 x 13 (700x900x330)
Gross in. (mm)..... 32-7/8 x 41-5/16 x 17-1/2 (835x1050x445)

Connection Pipe

Liquid..... 1/4" x3
Gas..... 3/8" x2 + 1/2" x1
Method (Liquid/Gas)..... Brazing
Max Length (Pre-charge)..... 164 ft. (50m) / (98 ft. {30m})
Max Height Difference..... 49 ft. (15m)

Weight

Condenser..... 124 lbs. (56 kg)
Evaporators..... (wall-mount) 19 lbs. - 31 lbs.
(compact cassette) 33 lbs.
(ducted) 37 lbs. - 49 lbs.
(floor) 31 lbs.

Accessories

Wired Remote Controller..... UTY-RVNUM
Wired Remote Controller..... UTY-RNNUM
Simple Remote Controller..... UTY-RSNUM

Intertek ETL Number

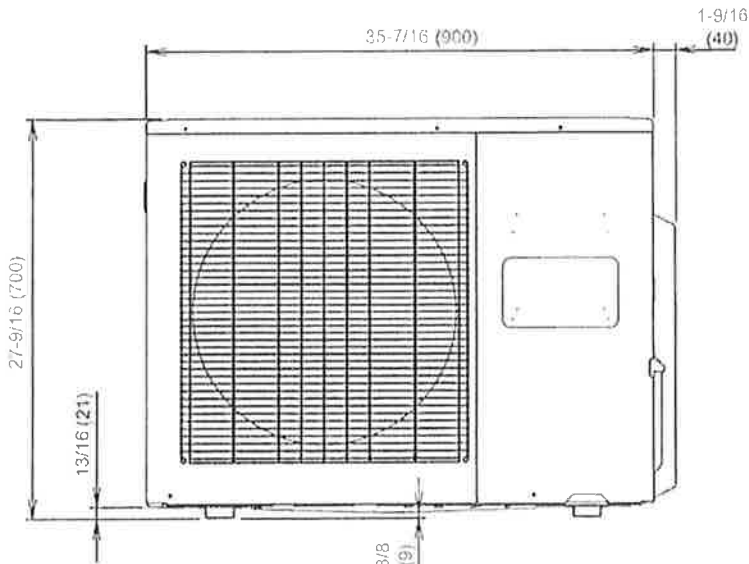
AQU24RLXFZ..... 91987

Warranty limitations for approved combinations. **Test conditions are based on AHRI 210-240
Note: Specifications are based on the following conditions: Cooling: Indoor temperature of 80°F (26.7°C) DB/67°F (19.4°C) WB, and outdoor temperature of 95°F (35.0°C) DB/79°F (25.0°C) WB. Heating: Indoor temperature of 70°F (21.1°C) DB/60°F (15.6°C) WB, and outdoor temperature of 47°F (8.3°C) DB/41°F (5.0°C) WB. Pipe length: 248 ft. (75.6m). Height difference: 0 ft. (0m). (Indoor unit - indoor unit) Standard warranty: **10 year warranty ***12 year warranty

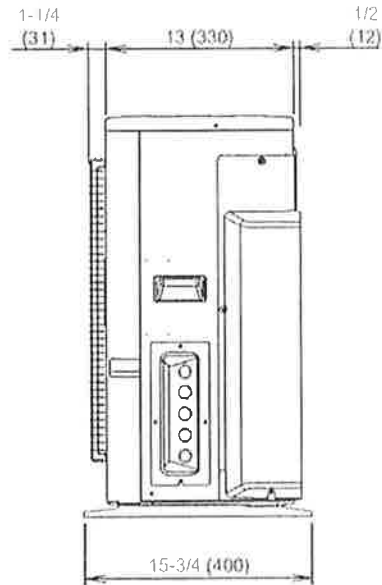


Dimensions: 24RLXFZ

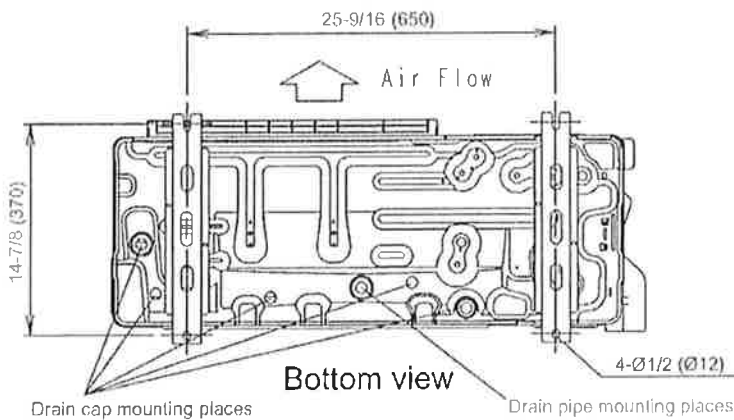
[Unit: in. (mm)]



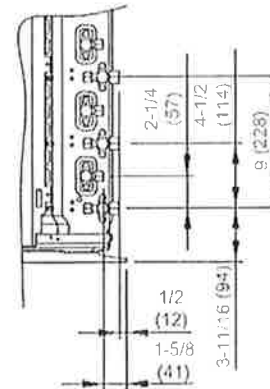
Front view



Side view



Bottom view



Wall Mounted 7, 9, 12, 18 and 24,000 BTUs

ASU7, 9, 12RLF

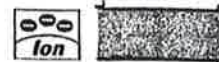
ASU18, 24RLF

	ASU7RLF	ASU9RLF	ASU12RLF	ASU18RLF	ASU24RLF
	Heat Pump	Heat Pump	Heat Pump	Heat Pump	Heat Pump
Nominal Cooling BTU/h*	7,000	9,000	12,000	18,000	24,000
Nominal Heating BTU/h*	8,100	10,200	13,500	20,000	27,000
Voltage/Frequency/Phase	208-230/60/1	208-230/60/1	208-230/60/1	208-230/60/1	208-230/60/1
Air Circ. C.F.M. (m³/h): Hi	Cig 330 (560) Htg 330 (560)	Cig 353 (600) Htg 353 (600)	Cig 388 (660) Htg 388 (660)	Cig 542 (920) Htg 542 (920)	Cig 659 (1,120) Htg 659 (1,120)
Medium	Cig 294 (500) Htg 294 (500)	Cig 306 (520) Htg 306 (520)	Cig 330 (560) Htg 330 (560)	Cig 436 (740) Htg 436 (740)	Cig 530 (900) Htg 530 (900)
Low	Cig 253 (430) Htg 253 (430)	Cig 253 (430) Htg 253 (430)	Cig 285 (450) Htg 277 (470)	Cig 365 (620) Htg 365 (620)	Cig 436 (740) Htg 436 (740)
Quiet	Cig 200 (340) Htg 206 (350)	Cig 200 (340) Htg 206 (350)	Cig 200 (340) Htg 206 (350)	Cig 324 (550) Htg 324 (550)	Cig 365 (620) Htg 365 (620)
Noise Level dB(A) (Cig/Htg): Hi	36/36	37/37	40/40	43/44	49/48
Medium	32/32	33/33	36/36	37/37	42/42
Low	29/29	29/29	30/31	33/33	37/37
Quiet	25/25	25/25	25/25	31/31	33/33
Running Current Rated (A): Cooling	0.13	0.15	0.19	0.32	0.53
Heating	0.13	0.15	0.19	0.32	0.53
Power Use Rated (w): Cooling	15	17	22	41	69
Heating	15	17	22	41	69
Fan Speeds Stage	4+auto	4+auto	4+auto	4+auto	4+auto
Air Direction: Horizontal	Manual	Manual	Manual	Auto	Auto
Vertical	Auto	Auto	Auto	Auto	Auto
Primary Air Filter	Washable	Washable	Washable	Washable	Washable
Ion Deodorizing Filter	Disposable	Disposable	Disposable	Disposable	Disposable
Apple-Catechin Filter	Disposable	Disposable	Disposable	Disposable	Disposable
Connection Method	Flare	Flare	Flare	Flare	Flare
Conn. Pipe Diameter Inch	suc 3/8 dis 1/4	suc 3/8 dis 1/4	suc 3/8 dis 1/4	suc 1/2 dis 1/4	suc 5/8 dis 1/4
Net Weight lbs. (kg)	18 (8)	18 (8)	18 (8)	31 (14)	31 (14)
Dimensions: Height Inch (mm)	11-1/16 (280)	11-1/16 (280)	11-1/16 (280)	12-5/8 (320)	12-5/8 (320)
Width Inch (mm)	31-1/16 (790)	31-1/16 (790)	31-1/16 (790)	39-1/4 (998)	39-1/4 (998)
Depth Inch (mm)	8 (203)	8 (203)	8 (203)	9 (228)	9 (228)
Refrigerant	R410A	R410A	R410A	R410A	R410A

*These are based on 100% capacity and AHRI conditions.

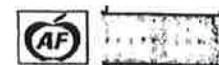
+ The filter can be used for approximately 3 years if it is washed with water when dirty to restore its surface action.

Built In Filtration



Long-life+ Ion Deodorization Filter

The filter deodorizes by powerfully decomposing absorbed odors using the oxidizing and reducing effects of ions generated by the ultra-fine-particle ceramic.



Apple-Catechin Filter

Dust, mold spores and microorganisms are absorbed onto the filter by static electricity and growth is inhibited and deactivated.

Easy Maintenance

Front panel is easily removed for cleaning.



Standard Features

- Apple Catechin Filter
- Ion Deodorizing Filter
- Sleep Timer
- 24-Hour Timer
- Dry Mode
- Auto Louver: 4-Way*
- Auto Mode
- Minimum Heat Mode
- Quiet Mode
- Auto Restart/Reset
- Auto Changeover
- Power Diffuser*

*Feature of models ASU18, 24RLF only.

UNIT DIMENSIONS

H- 32"

W- 34.5"

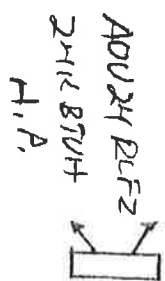
D- 13"

PAD
34" X 13" X 2"

(13^u)

(34^u)

12.16



Constructi

MS. KADEN EISBURY
1575 MT. EAGLE PL

By:



**FUJITSU GENERAL AMERICA, INC.
MINI-SPLIT LIMITED WARRANTY STATEMENT
R410a HFI Systems**



Fujitsu General America, Inc. (FGAI) warrants this product conforms to the manufacturer's specifications and will be free of defects in material and workmanship and should any defect occur, Fujitsu General America, Inc. will correct the defects subject to the following conditions:

PARTS: For a period of **five (5) years** from said date of sale or installation FGAJ will supply new, or at its option rebuilt replacement parts.

COMPRESSOR: For a period of **seven (7) years** from said date of sale or installation FGAJ will supply new Compressor.

REMOTE CONTROL: For a period of **ninety (90) days** from said date of sale or installation. Whichever is later, FGAJ will exchange with a new or rebuilt hand unit.

PROOF OF PURCHASE: Copy of the proof of purchase is required to make this warranty valid.

THIS WARRANTY DOES NOT COVER LABOR or:

- Shipping damage.
- System installation.
- Unpacking and/or removal of protective shipping material.
- Usage outside manufacturer's limitations as specified in the owner's manual.
- Service required as a result of improper installation, incorrect or insufficient AC supply voltage.
- Installation, set up, or adjustments of consumer controls.
- Incorrectly matching of systems.
- Any owner than the original consumer.
- Warranty only remains in effect if the system remains at the original site of installation.
- Damage from modification or incorporation into other products.
- Any failure, loss, damage or personal injury due to accident, neglect, or abuse by the consumer or to improper operation, maintenance or storage or to alteration or to failure to follow normal procedures as outlined in the instruction manual.
- Any unit purchased from an unauthorized dealer or any online retailer.
- Damage caused by force majeure or other factors such as power surge damage caused by lightning, power fluctuation or interruption of electrical power.
- Operation of the system in a corrosive or wet environment.
- Transportation charges incurred in connection with warranty service.
- Indirect, consequential, or special damages, except as required by Federal or State laws.
- Repair or replacement of warranted parts by other than qualified installer.
- Product registration is not a condition of coverage under this limited warranty however; please register online or return the registration card so that FGAJ can contact you if a question of safety arises.

THE WARRANTY AND REMEDY STATED ABOVE ARE EXCLUSIVE AND IN LIEU OF ALL OTHER EXPRESS OR IMPLIED WARRANTIES INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. SOME LAWS DO NOT ALLOW EXCLUSION OF IMPLIED WARRANTY, THEREFORE THIS WARRANTY SHALL BE DEEMED MODIFIED TO BE CONSISTENT WITH SUCH LAWS.

Some states do not allow limitation on how long an implied warranty lasts; therefore these limitations or exclusions may not apply to you. This limited warranty gives you specific legal rights. You may also have other rights that may vary from state to state.

**This Warranty applies to the Continental United States, Alaska, Hawaii, Canada and Puerto Rico.
PLEASE REGISTER THIS PRODUCT at <http://www.fujitsugeneral.com> or mail card to:**

**Fujitsu General America
353 Route 46 West
Fairfield, NJ 07004
Attn. Warranty Department**

- Air Conditioning
- Heating
- Packaged Gas
- Plumbing
- Refrigeration
- Sheet Metal
- Parts Counter
- Duct Cleaning



1710 Mount Vernon Avenue
 Alexandria, VA 22301
 Office: 703-683-1996
 Fax: 703-683-4751
www.rbincorporated.com
info@rbincorporated.com

July 31, 2019

Positioning and Cleaning of Fujitsu evaporative section condensate drains

To: Park Fairfax Board of Directors, Covenants Committee

Fr: David Gordon, Estimator for Local HVAC company R&B Inc., 1710 Mt. Vernon Ave. Alex, Va, 22301

Subj: Job Scope

Sincerely, David W. Gordon

Sales Engineer

dwg@rbincorporated.com 571 221-8168 cell

Proposed and approved method for the cleaning of Fujitsu indoor evaporative sections models ARU

Once yearly: **There will be exposed condensate line outdoors to corner down spout boot in this scope of work.**

- Clean ARU unit condensate line by pour Clorox solution into drain opening and replace cap.

Mechanical Warranty at Park Fairfax Condominiums

R&B Inc. Warranty Information for installed Fujitsu equipment at Park Fairfax Condominium in Alexandria, Va.;

- R&B Inc. does warrant all parts and labor for a period of one year from start-up date of listed Fujitsu indoor/outdoor heat pump equipment per contract to Park Fairfax Condominium owners.
- Fujitsu General Company does warranty their equipment for 6 years all parts only.

- Air Conditioning
- Heating
- Air Ducts
- Plumbing
- Refrigeration
- Sheet Metal
- Parts Counter
- Duct Cleaning



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July 31, 2019

Dear board of directors and covenant committee members,

R&B Inc. does agree to remove from the site said thru-the-wall AC units to enable Almo Const. to brick up the openings left by the old units w/in the specified 90 day period.

Sincerely,

David W. Gordon, Estimator, R&B Inc.

- Air Conditioning
- Heating
-
- Plumbing
- Refrigeration
- Sheet Metal
- Parts Counter
- Duct Cleaning



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July 31, 2019 **Painting of Fujitsu Outdoor Heat Pumps to match brick color and removal of old thru-the-wall air conditioners of converted Park Fairfax Condominiums.**

To: Park Fairfax Board of Directors, Covenants Committee

Fr: David Gordon, Estimator for Local HVAC company R&B Inc., 1710 Mt. Vernon Ave. Alex, Va, 22301

Sincerely, David W. Gordon

Sales Engineer

dwg@rbincorporated.com 571 221-8168 cell

Proposed and approved method for the painting of all Fujitsu Halcyon outdoor heat pumps installed by R&B Inc.;

- R&B Inc. does agree to paint all Fujitsu outdoor heat pumps installed by us, R&B Inc., with the "Light Brick Match" provided by Park Fairfax Condominiums, now and in future.
- R&B Inc. does agree to remove ALL thru-the-wall air conditioning units as they do contain refrigerant that does need to be re-cycled as we are licensed by DOT/EPA to perform this task

Signed, David W. Gordon

- Air Conditioning
- Heating
-
- Plumbing
- Refrigeration
- Sheet Metal
- Parts Counter
- Duct Cleaning



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July 31, 2019

To Whom it may concern;

R&B Inc. does comply with the ruling of Park Fairfax admin officials Dana and Alonso concerning the screening of new outdoor heat pump unit installed by R&B Inc. with plantings.

David W. Gordon, Estimator, R&B Inc.
571 221-8168 cl