

1531 Mount Eagle Place - HVAC Application Appeal Resolution Worksheet

Date: November 20, 2024

Suggested Motion:

“I move to approve to schedule a hearing on _____ in relation to the Covenants Committee’s decision to deny an HVAC Split System application submitted by the unit owner at 1531 Mount Eagle Place.”

2nd:

Summary:

On November 12, 2024, the Covenants Committee denied the HVAC Split System because the applicant proposed running the electrical wiring through the crawlspace, which is prohibited per the specifications.

	In Favor	Opposed	Abstained	Absent
Scott Buchanan				
Dave Bush				
Caitlin Counihan				
Jeff Lisanick				
Amanda Mullan				
Scott Mulrooney				
Mike Rothenberg				
Jim Wicker				

Dana Cross

From: Covenants Director
Sent: Wednesday, November 13, 2024 9:10 AM
To: Francisco Foschi; Dana Cross; Scott Mulrooney; Covenants Committee
Subject: 1531 Mount Eagle Place - HVAC Application Appeal
Attachments: Denied Portion of Mini Split HVAC Application.pdf

Good morning Francisco, Dana, and Scott,

During last evening's Covenants Committee Meeting, two (2) HVAC System applications (submitted by the unit owner from 1531 Mount Eagle Place) were voted upon and discussed.

The first application was compliant with the community's HVAC guidelines as it reflected electrical lines running through the unit in the conventional way and was approved by the Covenants Committee. However, the second application (please see attached) reflected electrical lines running through the unit's crawl space was denied by the Committee.

Please share guidance regarding the subject application's denial which the unit owner is appealing to the Board of Directors. If it is possible, the unit owner would like to have the denial discussed during the upcoming Board meeting.

Kind regards,
Lora

Lora Reynaud
Covenants & Communication Director – Parkfairfax Condominium
covenantsdirector@parkfairfax.org | P: 703-998-6315 ext. 102
3360 Gunston Rd, Alexandria, VA 22302
www.parkfairfax.org

Parkfairfax Condominium

UNIT OWNERS ASSOCIATION

3360 GUNSTON ROAD • ALEXANDRIA, VIRGINIA 22302-2198

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

November 14, 2024

Olivia Morrow
1531 Mount Eagle Place
Alexandria, VA 22302

Re: 94906 – 1531 Mount Eagle Place – HVAC System

Dear Ms. Morrow,

We regret to inform you that the Covenants Committee of the Parkfairfax Condominium UOA has denied your HVAC System application because the application seeks to run electrical wiring through the crawlspace, which is prohibited by the specifications.

Reasons: The Centralized System Packaged Split Systems Specifications stipulates in Section 4. Installation of Condensate Drain Line, Refrigerant Piping and Electrical Wiring first bullet and the fourth bullet respectively located on page 17

“ All refrigerant piping and electrical wires and conduits shall enter the building through a single hole sleeved to maximum penetration with SCH 40 PVC no larger than 6 inches in diameter. The hole should be located directly behind the outside compressor such that it is not readily visible or concealed by a line hide wall cover/inlet not to extend more than 10” from the compressor unit and at least 8 inches from downspouts or other fixtures.”

“ All refrigerant and condensate piping and electrical/control wiring shall be routed to interior fan units within the interior boundaries of the condominium unit.”

Please feel free to share any questions or concerns regarding this application denial response.

Thank you for your continued efforts in making Parkfairfax a beautiful community in which to live. Should you have further questions or concerns, please do not hesitate to call me at (703) 998-6315 ext. 102.

Sincerely,



Lora Reynaud

Covenants Director

CovenantsDirector@parkfairfax.org

Monday, November 4, 2024 2:55 PM

To: Covenants Director <CovenantsDirector@parkfairfax.org>

Cc: Alonzo Alexander <aalexander@parkfairfax.org>; Covenants Committee <covenants@parkfairfax.org>

Subject: Photo of existing electrical from wall unit into crawl space

Hello Lora,

As promised I'm sending you the photo to add to my application, which shows the outlet where the existing through-wall unit is normally plugged in for power, indicating there's no need to drill to accommodate this new wire.

As you can see, the electrical line goes down into the crawl space, and it connect with the electrical panel in my unit.

The wire my contractor would be using is 10 gauge UF wire, and he would just be replacing the existing wire with new wire that can safely handle the required electrical capacity. My contractor will also ensure that it follows the same path as the existing wire within the crawl space, and he will ensure that it is secured flush to the bottom of the joists. So it's just replacing the old wire with new wire, and nothing else about the wiring path will change.

Thank you!

Olivia



COVENANTS APPLICATION FOR NON-ROUTINE CHANGES

Date: 11/5/24 Unit Owner(s): Olivia Morrow Phone#: 703-517-2017
 Building # 949 Unit Address: 1531 Mount Eagle Pl Model: Lincoln 2BR
 OWNERS ADDRESS (if different from above): _____

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) _____ Brick Patio
- 2) _____ Flagstone Patio
- 3) _____ Alteration to A/C Sleeve
- 4) _____ Wooden Deck
- 5) _____ Plantings
- 6) _____ Garden
- 7) _____ Landscaping
- 8) _____ Gate
- 9) _____ Arbor
- 10) _____ Trellis
- 11) _____ Resident Installed Walkways
- 12) X _____ HVAC/Central System Package
- 13) X _____ Brick Modifications
- 14) _____ Subdivision of Units
- 15) _____ Combine two units into one
- 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: 11/5/2024

Unit Owner: Olivia Morrow

Date: _____

Unit Owner: _____

=====

Action Taken: _____ Approved

_____ Disapproved

_____ Deferred

_____ Acknowledged

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

_____ Final Approval, copy of City Permit and Inspection received

Stipulations/Reason for Denial: _____

Date: _____

Signature: _____

Covenants Committee Chair

INDEMNIFICATION AGREEMENT AND COVENANT

THIS AGREEMENT IS MADE THIS 17th October 1977, between Olivia Morrow ("OWNER"), and the **PARKFAIRFAX CONDOMINIUM UNIT OWNERS ASSOCIATION**, ("ASSOCIATION").

WITNESSETH:

WHEREAS, Owner is the Unit Owner of Unit No. 1531 in Parkfairfax Condominium located at Mount Eagle Place Alexandria, Virginia; **AND**

WHEREAS, the Association is created by the Condominium Instruments for Parkfairfax Condominium (recorded on February 1, 1977 in Book 840 at Page 12 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 maniput install (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

- and 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 assigns, to maintain and pay cost of maintaining such improvements and alterations, and all other appurtenant obligations.
 4. Owner hereby warrants that the improvements and alterations have been and will be made in compliance with all applicable requirements of insurance policies covering the condominium and all applicable laws, governmental regulations, ordinances and codes. Owner hereby indemnifies the Association and any Unit Owner from and against any loss or damage attributable to the incorrectness of such warranty. Further, Owner hereby agrees to pay any increase in the cost of insurance coverage occasioned by the construction or maintenance of the improvements and alterations.
 5. The approval by the Board of Directors of the Improvements and alterations set forth in paragraph 1 above does not constitute approval of any other improvements and alterations made without obtaining the express prior written approval of the Board of Directors pursuant to the provisions of the Condominium instruments and the procedures of the Board of Directors.
 6. The parties agree that this Indemnification Agreement and Covenant shall be filed in the unit file at the Association office, and shall operate as a covenant running with the land, forevermore encumbering the condominium unit and binding Owner's heirs, successors and assigns, including without limitation all future owners of the condominium unit.
 7. Wherever used herein the singular shall include the plural, the plural the singular, and the use of any gender shall include all genders, as context may require.

IN WITNESS WHEREOF, The parties have executed this instrument as of the date first written above

OWNER:

Olivia Morrow

STATE OF VIRGINIA)
)
CITY OF ALEXANDRIA)

ss

I, the undersigned, a Notary Public in and for the State and City aforesaid, do hereby certify that Olivia Morrow whose names are signed to the foregoing instrument bearing date on the 17 day of October, 2024 have acknowledged the same before me in the aforesaid jurisdiction to be their act and deed.

GIVEN under my hand and seal this 17 day of Oct 20 24.

Wines L Tyson (seal)
NOTARY PUBLIC

My commission expires:

07/31/2027

Wines L Tyson
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 8077671
My Commission Expires 7/31/2027

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Permit Number ELE2024-01477

Type Electrical - Alteration

Project Name

Status Issued

Main Parcel 50219760

Address 1531 MOUNT EAGLE PL ALEXANDRIA, VA 22302

Applied Date 08/13/2024

Issued Date 09/04/2024

Expiration Date 03/03/2025

Finalized Date

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Permit Number MEC2024-00685

Type Mechanical - Alteration

Project Name

Status Issued

Main Parcel 50219760

Address 1531 MOUNT EAGLE PL ALEXANDRIA, VA 22302

Applied Date 08/13/2024

Issued Date 08/22/2024

Expiration Date 02/18/2025

Finalized Date

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Permit Number PLM2016-00224

Type Plumbing - Alteration

Project Name

Status Expired

Main Parcel 50219760

Address 1531 MOUNT EAGLE PL Unit: 949 Alexandria, VA 22302

Applied Date 03/02/2016

Issued Date 03/03/2016

Expiration Date 11/05/2016

Finalized Date

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.

ADDRESS: 1531 Mount Eagle DATE 11/9/24

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.

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

7. Is this a front or side installation which requires camouflage? Yes No N/A

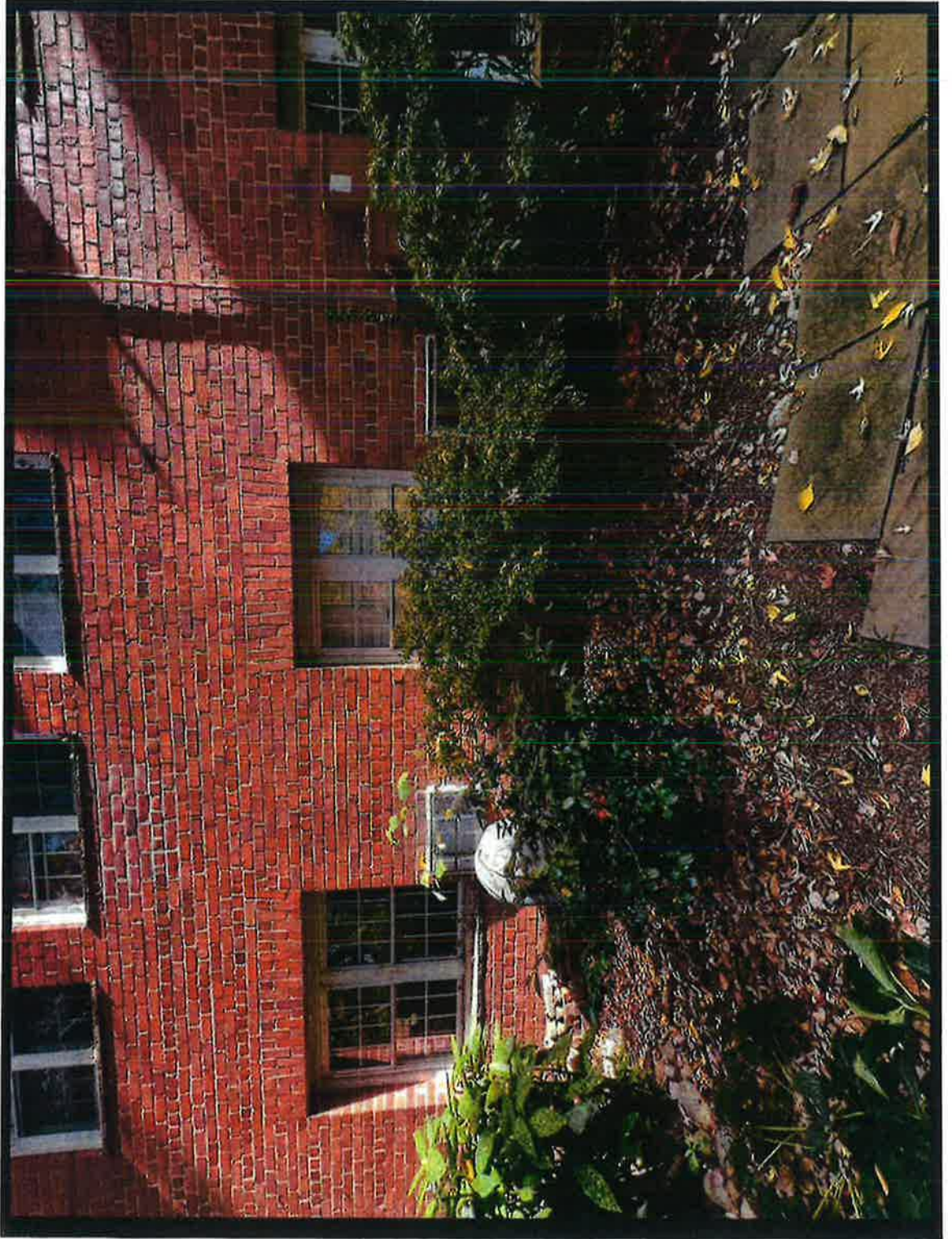
Association personnel signature indicating the pre-application submission meeting has been completed and is satisfied that the Owner and Contractor understand the requirements for installation of HVAC system unless noted below.

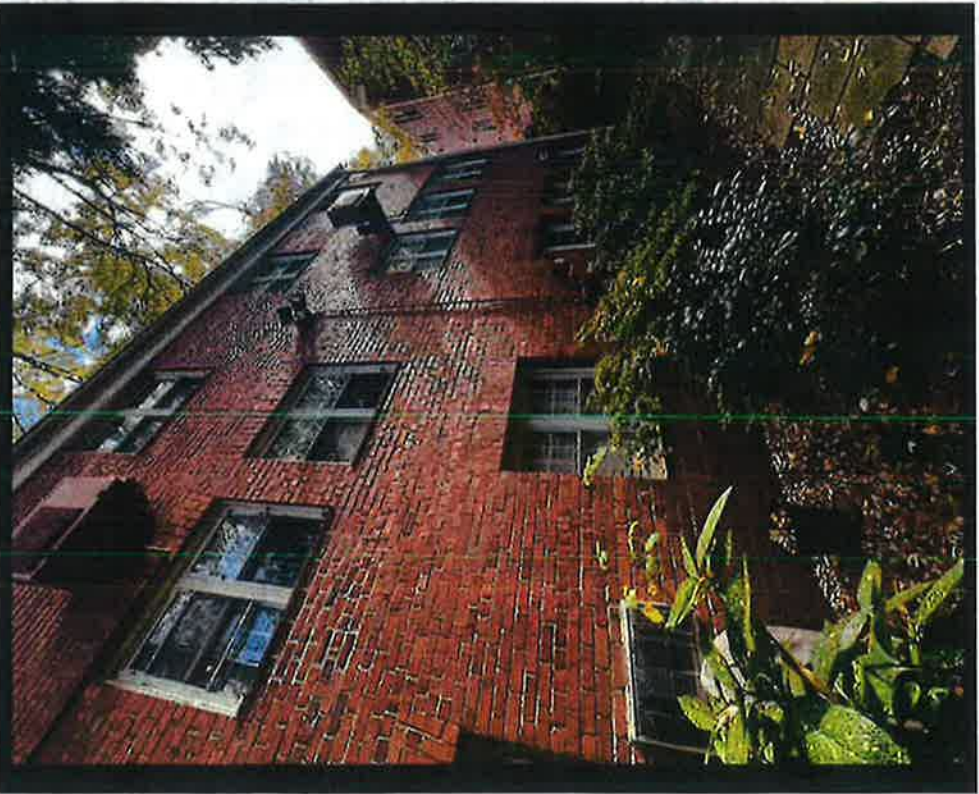
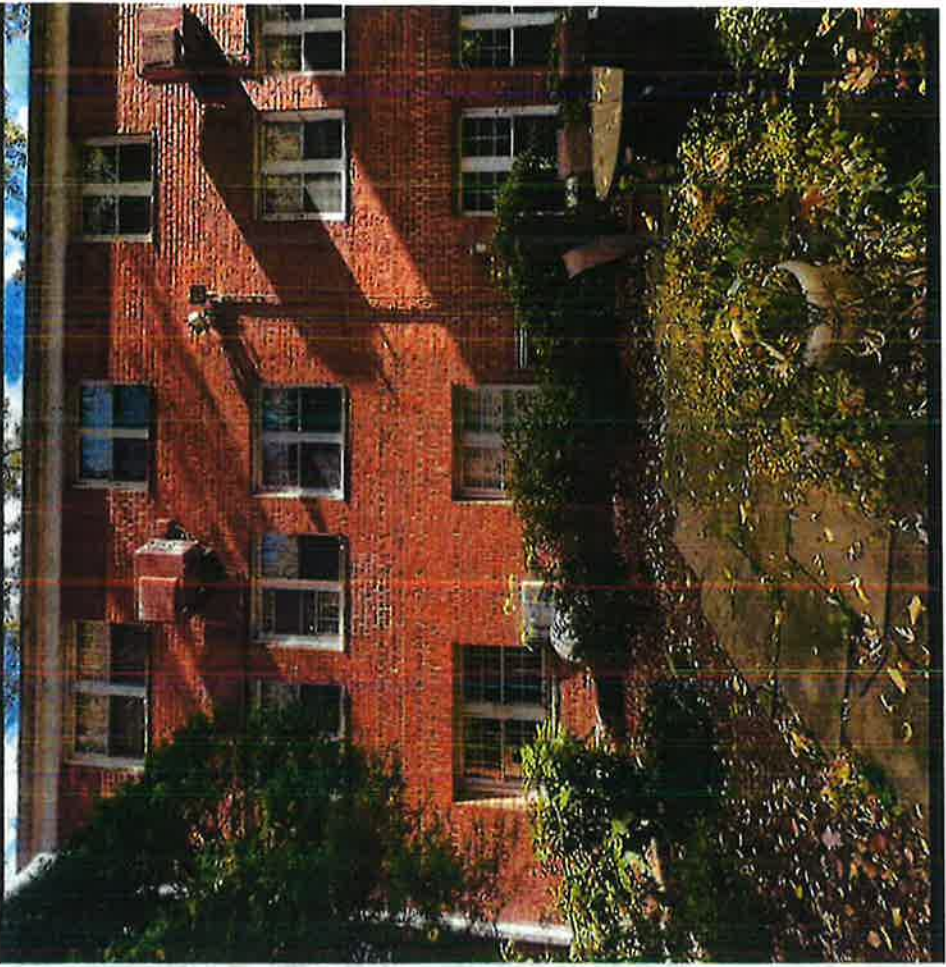
Owner signature indicating the pre-application submission meeting has been completed and understands the requirements for installation of HVAC system.

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

Bldg #	Unit #	Street Name	Model Number	Bldg Type	Subfloor	PRIMARY LOCATION				SECONDARY LOCATION		Reference Sketches
						Location	Rear	Side	Front	Rear	Side	
943	1565	Mount Eagle Place	Madison 2B	BB-7	Concrete	GROUND			YES			SK1
943	1563	Mount Eagle Place	Madison 2B	BB-7	Concrete	GROUND			YES		*B-XI (B)	SK1
943	1561	Mount Eagle Place	Lincoln 2A	BB-7	Concrete	GROUND	YES	YES			*B-XI (A)	SK1
944	1613	Preston Road	Lincoln 2A	BB-8	Concrete	GROUND	YES	YES				
944	1615	Preston Road	Madison 2B	BB-8	Concrete	GROUND			YES		B-VII (A)	SK1
944	1617	Preston Road	Madison 2B	BB-8	Concrete	GROUND			YES		BB-VII (B)	SK1
944	1619	Preston Road	Madison 2B	BB-8	Concrete	GROUND			YES		*B-XI (B)	SK1
944	1621	Preston Road	Madison 2B	BB-8	Concrete	GROUND			YES		*B-XI (A)	SK1
944	L/Chim	Preston Road	Laundry/Chimney	BB-8	Concrete	GROUND	YES	YES				
945	1559	Mount Eagle Place	Lincoln 2A	BB-7	Concrete	GROUND	YES	YES				
945	1557	Mount Eagle Place	Madison 2B	BB-7	Concrete	GROUND			YES		B-XI (A)	SK1
945	1555	Mount Eagle Place	Madison 2B	BB-7	Concrete	GROUND			YES		B-XI (B)	SK1
945	1553	Mount Eagle Place	Madison 2B	BB-7	Concrete	GROUND			YES		*B-XI (B)	SK1
945	1551	Mount Eagle Place	Madison 2B	BB-7	Concrete	GROUND			YES		*B-XI (A)	SK1
945	1549	Mount Eagle Place	Lincoln 2A	BB-7	Concrete	GROUND	YES	YES				
946	1625	Preston Road	Lincoln 2A1	BB-10	Concrete	GROUND	YES	YES				
946	1627	Preston Road	Madison 2B1	BB-10	Concrete	GROUND			YES		B-IX (A)	SK1
946	1629	Preston Road	Madison 2B	BB-10	Concrete	GROUND			YES		B-IX (B)	SK1
946	1631	Preston Road	Madison 2B	BB-10	Concrete	GROUND			YES		*B-XI (B)	SK1
946	1633	Preston Road	Madison 2B	BB-10	Concrete	GROUND			YES		*B-XI (A)	SK1
946	1635	Preston Road	Lincoln 2A	BB-10	Concrete	GROUND	YES	YES				
947	1547	Mount Eagle Place	Jefferson 1B	ACC-20	Concrete	GROUND			YES			
947	1545	Mount Eagle Place	Jackson 1A	ACC-20	Concrete	GROUND			YES		A-VII (B)	SK1
947	1543	Mount Eagle Place	Jefferson 1B	ACC-20	Concrete	GROUND	YES	YES			A-VII (B)	SK1
947	1541	Mount Eagle Place	Coolidge	ACC-20	Concrete	GROUND	YES	YES			A-VIII (A)	SK1
947	1539	Mount Eagle Place	Cleveland	ACC-20	Concrete	GROUND	YES	YES			A-VIII (B)	SK1
947	1537	Mount Eagle Place	Jefferson 1B	ACC-20	Concrete	GROUND	YES	YES				
947	1535	Mount Eagle Place	Jackson 1A	ACC-20	Concrete	GROUND			YES		*A-VII (A)	SK1
947	1533	Mount Eagle Place	Jefferson 1B	ACC-20	Concrete	GROUND			YES		*A-VII (B)	SK1
948	1643	Preston Road	Washington 2C	B-14	Concrete	GROUND	YES	YES			B-I (A)	SK1
948	1641	Preston Road	Washington 2C	B-14	Concrete	GROUND	YES	YES			B-I (B)	SK1
948	1639	Preston Road	Washington 2C	B-14	Concrete	GROUND	YES	YES			*B-I (B)	SK1
948	1637	Preston Road	Washington 2C	B-14	Concrete	GROUND	YES	YES			*B-I (A)	SK1
949	1531	Mount Eagle Place	Lincoln 2A	BB-7	Concrete	GROUND	YES	YES				
949	1529	Mount Eagle Place	Madison 2B	BB-7	Concrete	GROUND			YES		B-XI (A)	SK1
949	1527	Mount Eagle Place	Madison 2B	BB-7	Concrete	GROUND			YES		B-XI (B)	SK1
949	1525	Mount Eagle Place	Madison 2B	BB-7	Concrete	GROUND			YES		*B-XI (B)	SK1
949	1523	Mount Eagle Place	Madison 2B	BB-7	Concrete	GROUND			YES		*B-XI (A)	SK1

Three photos reflecting
Miss Utilities markings







CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/07/2024

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	Blue Ridge Insurance Agency 110 S. Church St P.O. Box 630 Berryville VA 22611-	CONTACT NAME: Paula Kidwell	PHONE (A/C No., Ext): (540)955-1178	FAX (A/C No.): (540)955-2345
			E-MAIL ADDRESS: paufa@blueridgeinsures.com	
INSURED	John Nugent & Sons, Inc. John Nugent & Sons And Fairfax Heating And Air Conditioning 45921 Maries Rd., Suites 140 Sterling VA 20166-	INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A: Erie Insurance Group		26830
		INSURER B:		
		INSURER C:		
		INSURER D:		
		INSURER E:		

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.

INBR LTR	TYPE OF INSURANCE	ADDL SUBR (IND, WVD)	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER		Q40-0155908	04/01/2024	04/01/2025	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 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPROP AGG \$ 2,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY		Q04-0140844	04/01/2024	04/01/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 0		Q28-0172717	04/01/2024	04/01/2025	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ 3,000,000
A	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	Q88-5103576	04/01/2024	04/01/2025	PER STATUTE <input checked="" type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

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

CERTIFICATE HOLDER

CANCELLATION

A1 015714

Olivia Morrow
1531 Mount Eagle Place
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

[Handwritten Signature]

COMMONWEALTH of VIRGINIA

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

EXPIRES ON
09-30-2025

NUMBER
2705004543

BOARD FOR CONTRACTORS
CLASS B CONTRACTOR
INVALID ON JOBS \$120,000 OR MORE
CLASSIFICATIONS ELE GFC HVA PLB



JOHN NUGENT & SONS INC
45921 MARIES RD STE 100
STERLING, VA 20186



Professional and Occupational Regulation

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

(SEE REVERSE SIDE FOR PRIVILEGES AND INSTRUCTIONS)

COMMONWEALTH of VIRGINIA

CLASS B BOARD FOR CONTRACTORS
CONTRACTOR

CLASSIFICATIONS ELE GFC HVA PLB
NUMBER: 2705004543 EXPIRES: 09-30-2025

JOHN NUGENT & SONS INC
45921 MARIES RD STE 100
STERLING, VA 20186



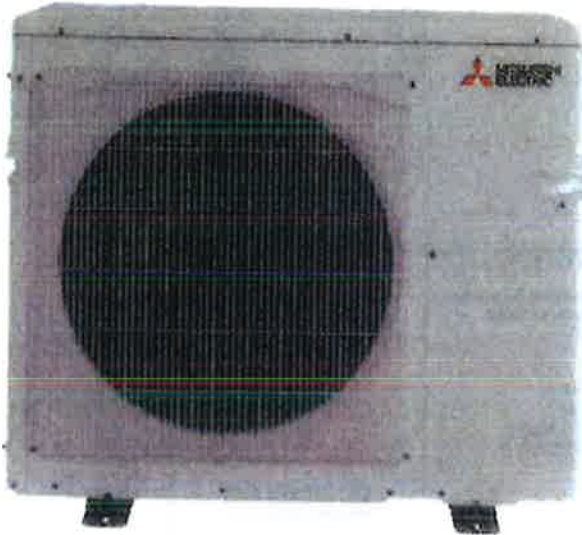
Status can be verified at <http://www.dpor.virginia.gov>

DFOR INC (02/2017)

MXZ-3C24NA4
2-TON MULTI-ZONE INVERTER HEAT PUMP SYSTEM



Job Name: _____
System Reference: _____ Date: _____



FEATURES

- Variable speed INVERTER-driven compressor
- Optional base pan heater
- Quiet outdoor unit operation as low as 51 dB(A)
- High-pressure protection
- Compressor thermal protection
- Compressor overcurrent detection
- Fan motor overheating/voltage protection
- Blue Fin anti-corrosion treatment applied to the outdoor unit heat exchanger for increased coil protection and longer life
 - Rated for 2,000 hours spraying time per ASTM B117 Standard

SEPARATE ELECTRICAL, MECHANICAL,
PLUMBING & FUEL GAS PERMITS
REQUIRED AS NECESSARY

ALL WORK SHALL COMPLY WITH THE 2021
VIRGINIA CONSTRUCTION CODE (2021 VCC)
AND MANUFACTURERS REQUIREMENTS

CONSTRUCTION AUTHORIZED
CODE ADMINISTRATION
ALEXANDRIA, VA

08/15/2024

THESE DOCUMENTS APPEAR TO
COMPLY WITH APPLICABLE
CODES AND REGULATIONS

HENRY HOLLANDER

SUBJECT TO FIELD INSPECTION

ENERGY STAR products are third-party certified by an EPA-recognized Certification Body.

Specifications are subject to change without notice.

SPECIFICATIONS: MXZ-3C24NA4

Cooling ¹ (Non-Ducted // Mix (Low-static) // Ducted (Low-static) Mix (High-static) // Ducted (High-static))	Maximum Capacity	BTU/H	22,000 // 22,800 // 23,800 22,800 // 23,800
	Rated Capacity	BTU/H	22,000 // 22,800 // 23,800 22,800 // 23,800
	Minimum Capacity	BTU/H	11,800 // 11,300 // 11,000 11,450 // 11,300
	Maximum Power Input	W	4,040 // 4,000 // 3,960 3,965 // 2,890
	Rated Power Input	W	1,810 // 1,855 // 2,100 1,859 // 2,107
	Power Factor (208V, 230V)	%	99.0, 99.0 // 99.0, 99.0 // 99.0, 99.0 99.0, 99.0 // 99.0, 99.0
	Maximum Capacity	BTU/H	30,600 // 30,800 // 30,600 30,600 // 30,600
	Rated Capacity	BTU/H	26,000 // 24,800 // 24,600 24,600 // 24,000
	Minimum Capacity	BTU/H	18,100 // 17,700 // 17,300 17,400 // 16,700
	Maximum Power Input	W	3,700 // 3,900 // 4,100 3,900 // 4,100
Heating at 47°F ² (Non-Ducted // Mix (Low-static) // Ducted (Low-static) Mix (High-static) // Ducted (High-static))	Rated Power Input	W	1,740 // 1,815 // 1,890 1,798 // 1,861
	Power Factor (208V, 230V)	%	99.0, 99.0 // 99.0, 99.0 // 99.0, 99.0 99.0, 99.0 // 99.0, 99.0
	Maximum Capacity	BTU/H	21,000 // 19,600 // 21,000 21,000 // 21,000
	Rated Capacity	BTU/H	14,300 // 14,450 // 14,800 14,450 // 14,800
	Minimum Capacity	BTU/H	2,860 // 2,910 // 2,960 2,910 // 2,960
	Maximum Power Input	W	1,390 // 1,475 // 1,560 1,467 // 1,564
	Rated Power Input	W	1,390 // 1,475 // 1,560 1,467 // 1,564
	Maximum Capacity	BTU/H	19,800 // 19,600 // 19,800 19,800 // 19,800
	Maximum Power Input	W	3,100 // 3,205 // 3,310 3,205 // 3,310
	Heating at 17°F ³ (Non-Ducted // Mix (Low-static) // Ducted (Low-static) Mix (High-static) // Ducted (High-static))	SEER2	
EER2 ¹			13.6 // 12.4 // 11.2 12.4 // 11.2
HSPF2 (HV)			10.0 // 9.3 // 8.6 9.3 // 8.6
COP at 47°F ²			4.2 // 4.0 // 3.8 4.0 // 3.8
COP at 17°F at Maximum Capacity ⁴			2.15 // 2.11 // 2.07 2.12 // 2.08
COP at 5°F at Maximum Capacity ⁴			1.87 // 1.81 // 1.75 1.81 // 1.75
ENERGY STAR® Certified			Yes // Yes // No Yes // No
Electrical Power Requirements		Voltage, Phase, Frequency	208/230, 1, 60
Guaranteed Voltage Range		V AC	187-253
Voltage: Indoor - Outdoor, S1-S2		V AC	208/230
Electrical	Voltage: Indoor - Outdoor, S2-S3	V DC	24
	Short-circuit Current Rating (SCCR)	kA	5
	Recommended Fuse/Breaker Size	A	25
	Recommended Wire Size (Indoor - Outdoor)	AWG	14
	Minimum Circuit Ampacity	A	22.1
	Maximum Overcurrent Protection	A	25
	Fan Motor Full Load Amperage	A	2.43
	Airflow Rate (Cooling / Heating)	CFM	2,133 / 2,243
	Refrigerant Control		LEV
	Defrost Method		Reverse Cycle
Outdoor unit	Heat Exchanger Type		Plate Fin Coil
	Heat Exchanger Coating		Blue Fin Coating
	Sound Pressure Level, Cooling ¹	dB(A)	51
	Sound Pressure Level, Heating ²	dB(A)	55
	Compressor Type		DC INVERTER-driven Twin Rotary
	Compressor Model		SNB220FCGMC
	Compressor Rated Load Amps	A	12
	Compressor Locked Rotor Amps	A	13.7
	Compressor Oil Type // Charge	oz.	FV508 // 23.7
	Base Pan Heater		Optional
Outdoor unit operating temperature range	Unit Dimensions	W: In. (mm)	37-13/32 (950)
		D: In. (mm)	13 (330)
		H: In. (mm)	31-11/32 (798)
	Package Dimensions	W: In. (mm)	41-11/32 (1,050)
		D: In. (mm)	17-5/16 (440)
		H: In. (mm)	38-31/32 (980)
	Unit Weight	Lbs (kg)	142 (64.3)
	Package Weight	Lbs (kg)	174 (78.9)
	Cooling Intake Air Temp (Maximum / Minimum) ⁴	*FDB	115 / 14
	Cooling Thermal Lock-out / Re-start Temperatures	*FDB	10.4 / 14
Heating Intake Air Temp (Maximum / Minimum)	*FWB		
Heating Thermal Lock-out / Re-start Temperatures	*FOR		

NOTES:

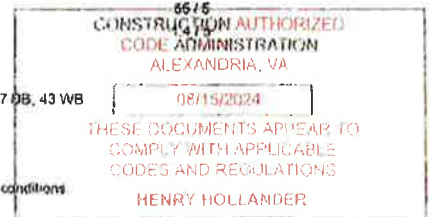
AHRI Rated Conditions ¹Cooling (Indoor // Outdoor) *F 80 DB, 67 WB // 95 DB, 75 WB
 (Rated data is determined at a fixed compressor speed) ²Heating at 47°F (Indoor // Outdoor) *F 70 DB, 60 WB // 47 DB, 43 WB
³Heating at 17°F (Indoor // Outdoor) *F 70 DB, 60 WB // 17 DB, 15 WB

Conditions ⁴Heating at 5°F (Indoor // Outdoor) *F 70 DB, 60 WB // 5 DB, 4 WB

Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.
⁵ 5°F DB - 116°F DB when optional wind baffles are installed

For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance. Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity. Please utilize the over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

Low, mid and high external static pressure tests conducted at 0.1, 0.3 and 0.5 in. w.g. respectively, according to AHRI 210/240. The external static pressures utilized have no bearing on the capabilities of the indoor unit; please refer to the indoor unit manual to select the correct external static pressure setting for the application.



SUBJECT TO FIELD INSPECTION

SPECIFICATIONS: MXZ-3C24NA4

	Type		
Refrigerant	Pre-Charged Refrigerant Amount	Lbs, oz	R410A 6.0, 13.0
	Maximum Pre-Charged Piping Length	Ft. [m]	98.0 [30.0]
	Additional Refrigerant Charge Per Additional Piping Length	oz /FL [g/m]	0.216 [20]
Indoor unit connection	Maximum Number of Connected IDU		3
	Minimum Number of Connected IDU		2
	Minimum connected capacity	BTU/H	12,000
	Maximum connected capacity	BTU/H	28,000
	Liquid Pipe Size O.D. (Flared)	In. [mm]	A, B, C: 1/4 [A, B, C: 6.35]
	Gas Pipe Size O.D. (Flared)	In. [mm]	A: 1/2; B, C: 3/8 [A: 12.72; B, C: 9.52]
Piping	Total Piping Length	Ft. [m]	230 [70]
	Maximum Height Difference, ODU above IDU	Ft. [m]	49 [15]
	Maximum Height Difference, ODU below IDU	Ft. [m]	49 [15]
	Farthest Piping Length from ODU to IDU	Ft. [m]	62 [25]
	Maximum Number of Bends for IDU		70

NOTES:

AHRI Rated Conditions	*Cooling (Indoor // Outdoor)	*F	80 DB, 67 WB // 95 DB, 75 WB	
(Rated data is determined at a fixed compressor speed)			*Heating at 47°F (Indoor // Outdoor)	*F
	*Heating at 17°F (Indoor // Outdoor)	*F	70 DB, 60 WB // 17 DB, 15 WB	70 DB, 60 WB // 47 DB, 43 WB
Conditions	*Heating at 5°F (Indoor // Outdoor)	*F	70 DB, 60 WB // 5 DB, 4 WB	

*Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.
 *5°F DB - 115°F DB when optional wind baffles are installed

For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance.
 Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity. Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

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CONSTRUCTION AUTHORIZED
 CODE ADMINISTRATION
 ALEXANDRIA, VA

08/15/2024

THESE DOCUMENTS APPEAR TO
 COMPLY WITH APPLICABLE
 CODES AND REGULATIONS

HENRY HOLLANDER

SUBJECT TO FIELD INSPECTION

OUTDOOR UNIT ACCESSORIES MXZ-3C24NA4

Hail Guards

Mini-Split Wire

Optional Defrost Heater

Stand

Hail Guard

14 Gauge, 4 wire MiniSplit Cable—50 ft. roll

Optional Defrost Heater

Outdoor Unit Stand — 12" High

- HG-A9
- S144-50
- PAC-646BH-E
- Q8MB1201M

CONSTRUCTION AUTHORIZED
CODE ADMINISTRATION
ALEXANDRIA, VA

08/15/2024

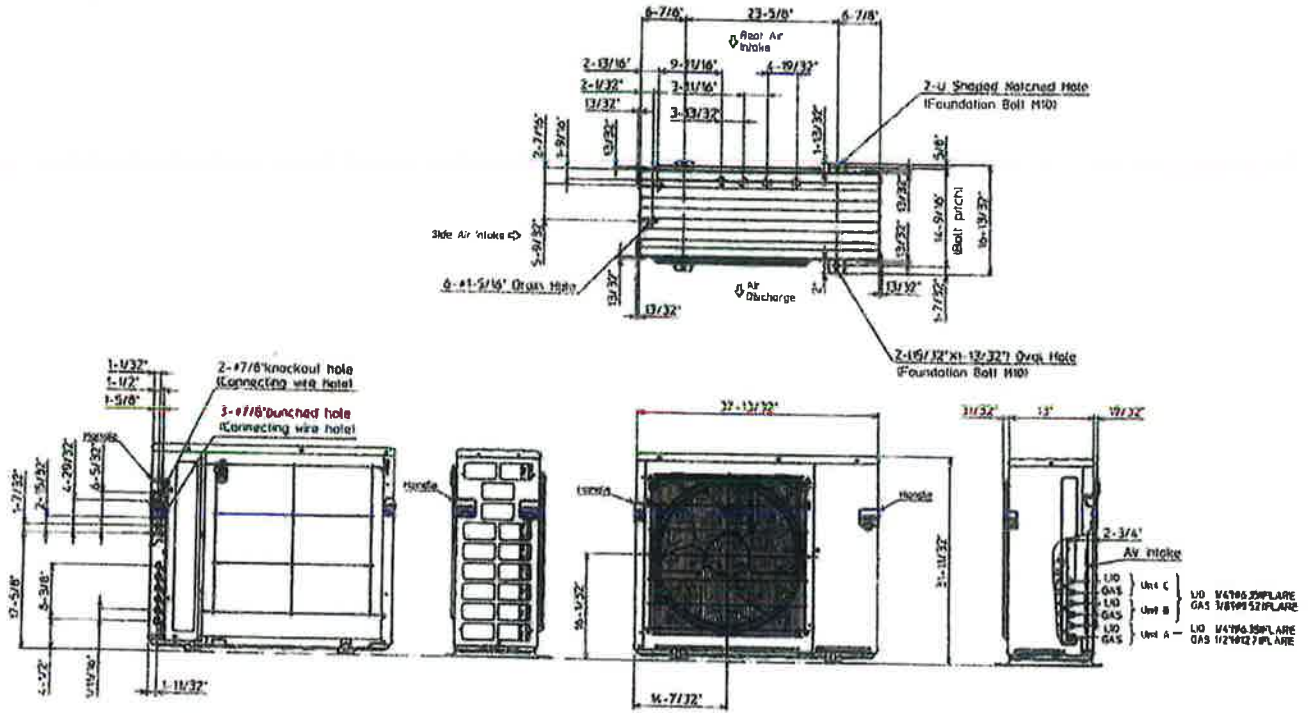
THESE DOCUMENTS APPEAR TO
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CODES AND REGULATIONS

HENRY HOLLANDER

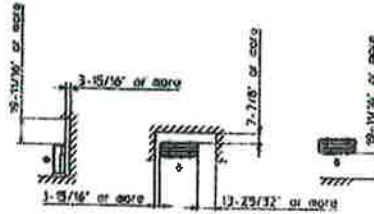
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OUTDOOR UNIT DIMENSIONS: MXZ-3C24NA4

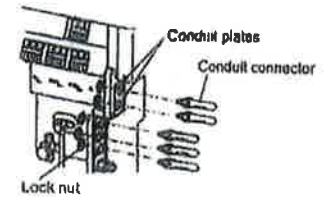
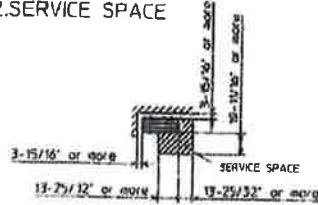
Unit: inch (mm)



1. FREE SPACE



2. SERVICE SPACE



CONSTRUCTION AUTHORIZED
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 ALEXANDRIA, VA
 06/15/2024
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 HENRY HOLLANDER

1340 Satellite Boulevard Suwanee, GA 30024
 Toll Free: 800-433-4822 www.mehvac.com



FORM# MXZ-3C24NA4 - 202311

SUBJECT TO FIELD INSPECTION

Specifications are subject to change without notice.

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Project Information

SUBJECT TO FIELD INSPECTION

Project #:

Notes:

Name: **Morrow**

MCC2024-00685 (1531) MOUNT EAGLE PL, ALEXANDRIA, VA 22302

Location: **Alexandria**

Outdoor Conditions

Location: (User Specified) Alexandria, Virginia
Elevation: 197'
Latitude: 37
Heating: 17.0 °F
Cooling: 95.0 °F
Dry Bulb: 17.0 °F
Daily Range: Medium
Wet Bulb: 77.0 °F

Infiltration

Method: Simple
Stories: 2
Construction: Semi-Loose
Exposure Category: One or Two Exposures
Num Fireplaces: None
Net Air Changes (H/C): 1.08/0.57
Net Flow (H/C): 130 cfm/68 cfm

Indoor Conditions

Room Temp: 70 °F
Design Temp Diff: 53.0 °F
Humidity: 35
Moisture Diff (Grains): 46.8
Ventilation
Num Occupants: 2

Floorplan/Levels

Main Floor: 901 ft²
Total Heated Area: 901 ft²
Total Cooled Area: 901 ft²

Type: Heating
Heat Recovery: 0.00
ACH: 0 cfm
Outside Air: 50 %
Sensible Eff: 50 %

Type: Cooling
Heat Recovery: 0.00
ACH: 0 cfm
Outside Air: 50 %
Sensible Eff: 50 %

Total Heating: 27,824 Btu/hr
Total Sensible: 17,745 Btu/hr
Total Latent: 2,567 Btu/hr

Load Breakdown

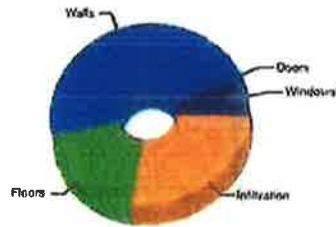
Name	Heating	Sensible	Latent
Windows*	1,813	3,007	
Skylights*	0	0	
Doors	367	215	
Walls	12,831	5,423	
Below Grade Walls	0		
Ceilings	0	0	
Floors	5,296	1,999	
Infiltration	7,517	1,487	2,187
Internal		1,860	400
Other	0		
Duct Loads	0	0	0
Ventilation	0	0	0
Humidification	0		
Piping Load	0		
Radiant' Back Loss	0		
Blower Heat		1,708	
AED*		2,238	
Total	27,824	17,745	2,567
Total Area	901 ft²	901 ft²	

*Average Load Procedure

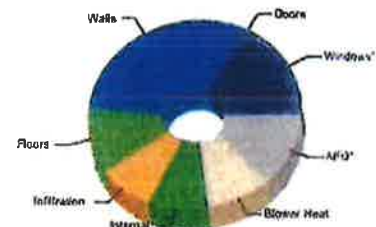
Heating ΔT: 70.0
Cooling ΔT: 18.0
Est. Heating CFM²: 364
Est. Cooling CFM²: 902

JSHR: 0.87
MJ8 Tons: 1.89
SqF/Ton: 533
CFM/SqFt: 1.00

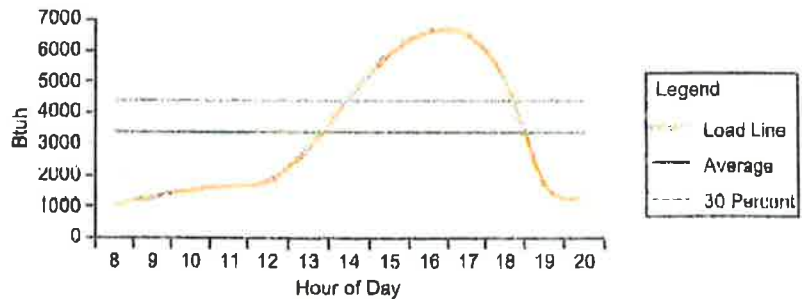
Heating Load Breakdown



Sensible Load Breakdown



Fenestration Load vs Hour of Day - Block Load (Summer)



Average Load: 3,376 Btu/hr
Excursion Limit: 4,388 Btu/hr

Peak Load: 6,627 Btu/hr
AED Load: 2,238 Btu/hr

(1) ΔT: Difference between supply air and return air (2) Estimated air flow based on specified supply air ΔT

Length = ft Area = ft² Temperature = °F Flowrate = USGPM Air Flow = cfm Heat Loss = Btu/hr
Unit Heat Loss = Btu/(hr-ft²) Rv = hr-ft²-F/ftu Head Loss = ft water RH = Radiant Floor Heating
BB = Baseboard FA = Forced Air OTH = Other Heating SM = Snowmelt N = Not Heated

Project #:
Name: Morrow

Load Summary
August 12, 2024

Warnings

This application has glass areas that produced large cooling loads for part of the day. Zoning may be required to overcome solar load spikes for one or more rooms. Consider a zoned system, or provide zone control (Individual, motorized, thermostatically controlled dampers) for problem room. Single speed equipment may not be suitable for the application.

Disclaimers

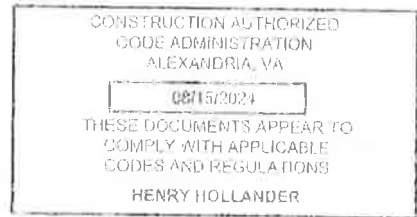
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Cold weather humidification, or some lifestyles that produce excessive moisture, may cause condensation to occur if the absolute humidity of the indoor air is too high for the momentary circumstances. Condensation can occur on surfaces or concealed within the structure, and can lead to mold, mildew, frost damage, and moisture damage. The software does not perform calculations for the estimation or detection of possible condensation problems, and it is the designers (i.e. software users) responsibility to do so independently if required. For guidance and additional cautions refer to ACCA Manual J 8th Edition, including Section 1-11 and Section 27.

The calculated values shown in this report are based on the data input by the user of the software. Inaccurate or erroneous data input will result in inaccurate or erroneous results. You are strongly advised to review all input data carefully, and to have the calculated results reviewed by an experienced heating professional to ensure reasonableness and suitability for your application.

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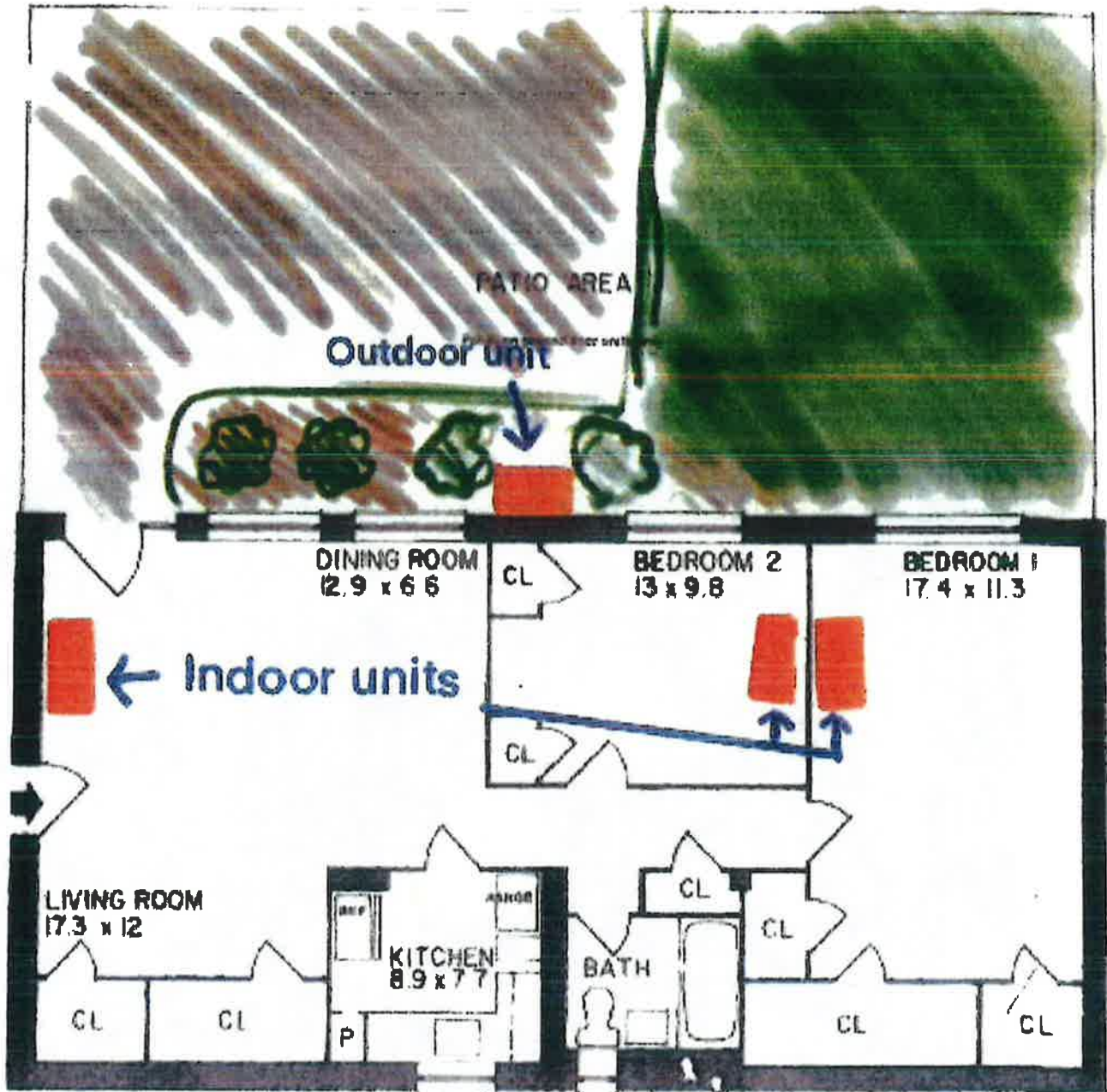
{1} ΔT: Difference between supply air and return air {2} Estimated air flow based on specified supply air ΔT

Length = ft Area = ft² Temperature = °F Flowrate = USGPM Air Flow = cfm Heat Loss = Btu/hr
Unit Heat Loss = Btu/(hr-ft²) Rv = hr-ft²·°F/btu Head Loss = ft water RH = Radiant Floor Heating
BB = Baseboard FA = Forced Air OTH = Other Heating SM = Snowmelt N = Not Heated

The Lincoln 2 Bedroom, Type 2-A

MEC2024-00685 (1531 MOUNT EAGLE PL ALEXANDRIA, VA 22302)

SEPARATE ELECTRICAL, MECHANICAL, PLUMBING & FUJI GAS PERMITS REQUIRED AS NECESSARY



Work by: John
Nugent & Sons
48921 Marias
Rd. Ste 160
Sterling, Va
20166

Olivia Morrow

1531 mount
Eagle Pl
Alexandria, Va
22302

ALL WORK SHALL COMPLY WITH THE 2021 VIRGINIA CONSTRUCTION CODE (2021 VCC) AND MANUFACTURERS REQUIREMENTS

CONSTRUCTION AUTHORIZED
CODE ADMINISTRATION
ALEXANDRIA, VA

08/15/2024

THESE DOCUMENTS APPEAR TO COMPLY WITH APPLICABLE CODES AND REGULATIONS
HENRY HOLLANDER

Darkfairfax

Sales Office 1134 Weller Drive
Alexandria, Virginia 22302
Phone (703) 445-0219

SUBJECT TO FIELD INSPECTION

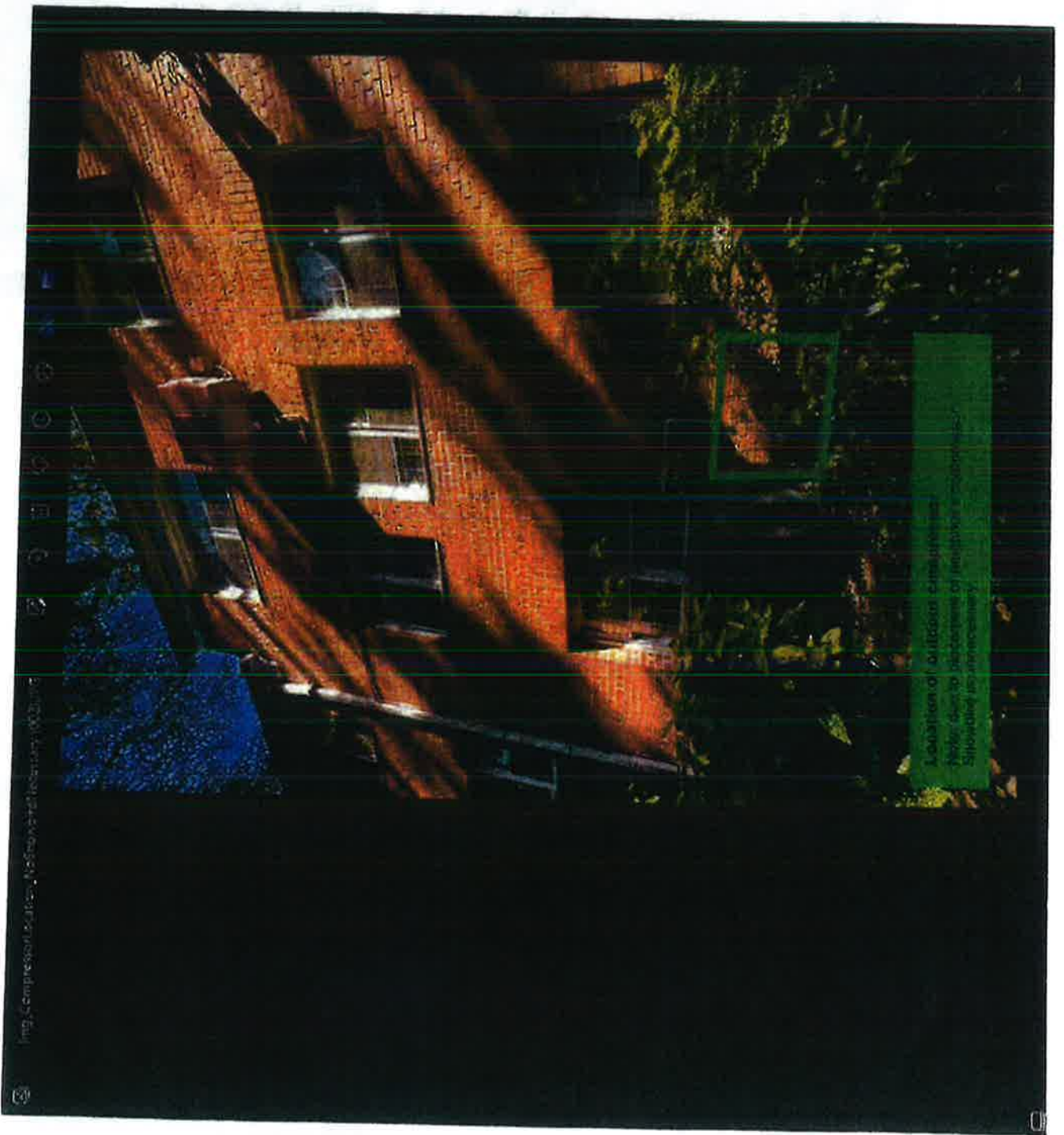
APPROVED
PLUMBING & PIPING
KYLE W. SMITH, P.E.
08/15/2024
1531 Mount Eagle Pl
Alexandria, VA



Developed by Perimeter Engineering 4800 Ave
an affiliate of VCI

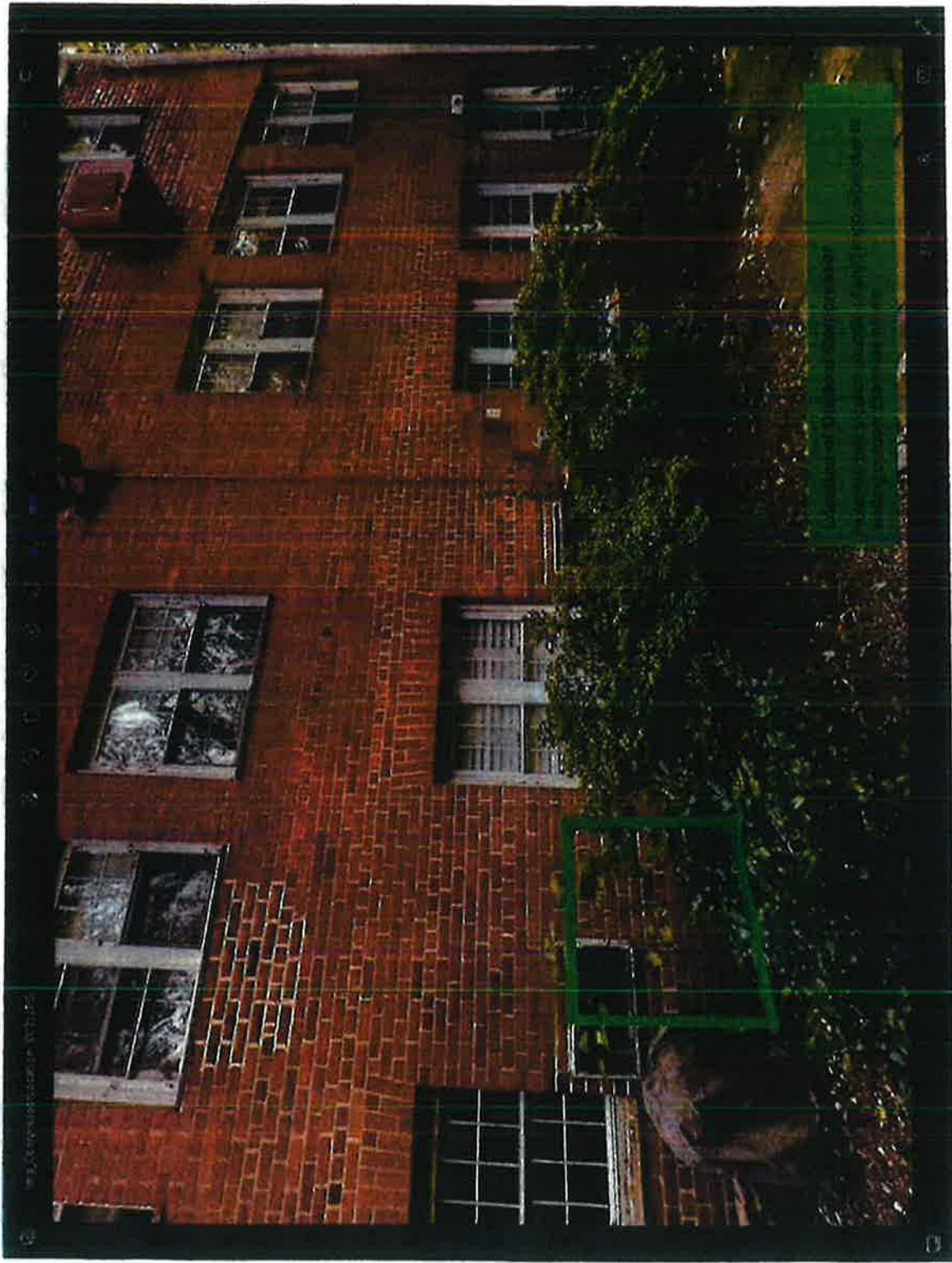
All dimensions approximate. Owner to verify and check with city/county for final. Plans subject to change without notice. For more information, contact the architect.

APPROVED
08/15/2024
DAVID J. HARRIS
SVP - Mechanical

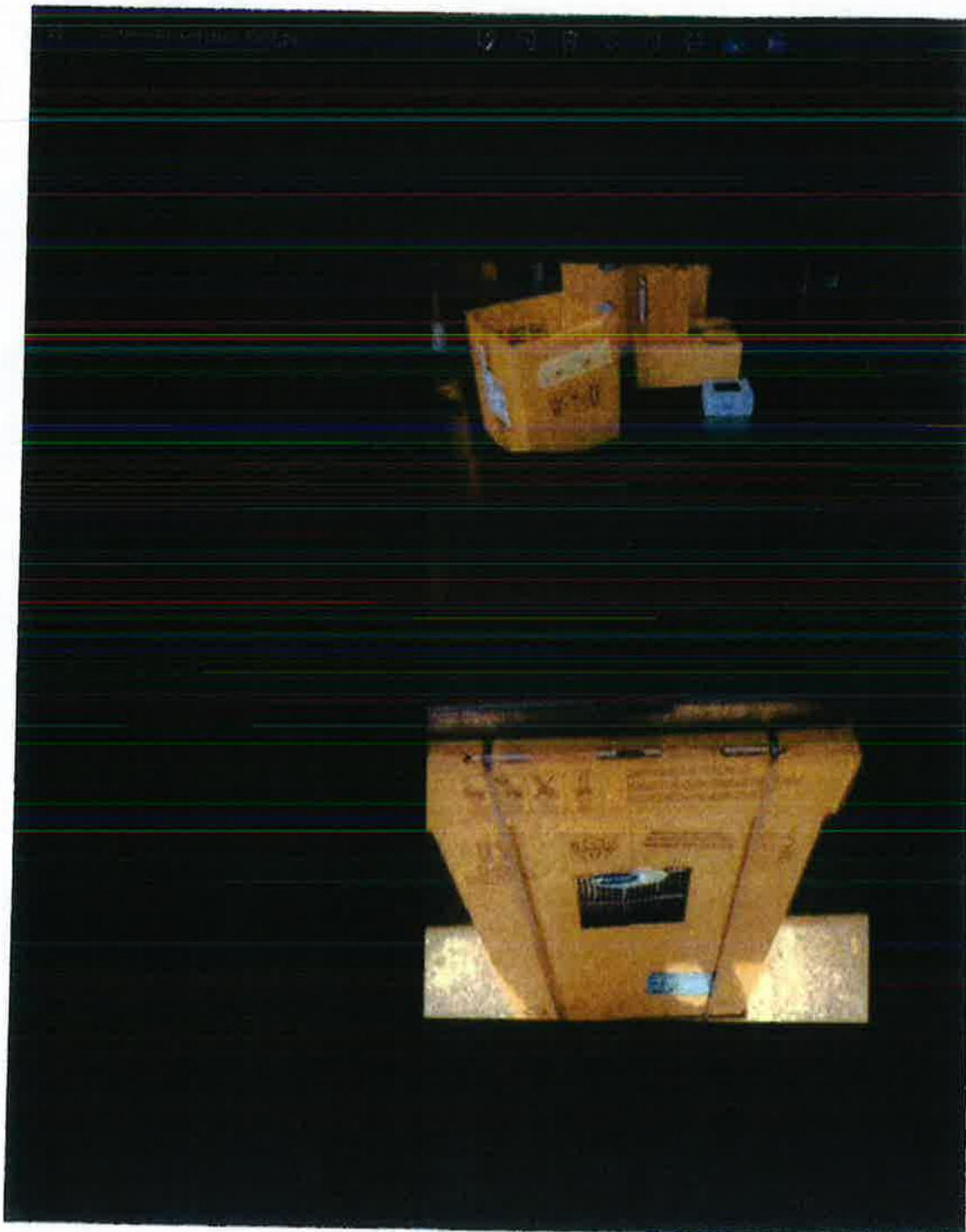


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Location of all listed buildings
shown on the map of the
borough of Wokingham



Outdoor pad hard
plastic 18 x 38



Video link from the 1531 Mount Eagle unit owner.

Here is the video: https://drive.google.com/file/d/1qL0pT7h0q_obkIWeErlg-iHcFLGYhAVI/view?usp=drive_link



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

Permit
 Electrical
 Issued
 03/03/2025
Expiration: 03/03/2025

MASTER BUILDING PERMIT NUMBER: ELE2024-01477

Project Address: 1531 MOUNT EAGLE PL
 ALEXANDRIA VA 22302
PARCEL RESTRICTIONS:- NO, NO, NO

Project Name:
Description: INSTALL (1) 25 AMP CIRCUIT FOR MINSPLIT

Project Details:

CODE EDITION: 2021 RVirginia Residential Code
Building Area: GROSS N/A
 ALTERED N/A
 NEW N/A
EST. CONSTRUCTION COST: N/A

USE GROUP: RR-2 Apartments/Condos,
 CONSTR TYPE: RV-B Unprotected Wood Frame

Owner Information	Contractor Information	License Information
TALLY OR OLIVIA TRIPP 1531 MOUNT EAGLE PL ALEXANDRIA, VA 22302	JOHN NUGENT & SONS 45921 MARIES STE 160 STERLING, VA 20166	License #: 2705004543 Expiry Date: 09/30/2025

Prohibited Hours of Construction:

Day	Before	After
Mon-Fri	7am	6pm
Saturday	9am	6pm
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

RIGHTS 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 DWILLING CONSTRUCTION PERMITS, INCLUDING NEW DWELLINGS, ADDITIONS, 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 783.934.9650. THIS PERMIT MUST BE POSTED ON THE WORK SITE AND VISIBLE FROM THE PUBLIC WAY UNTIL THE WORK RECEIVES AN APPROVED FINAL INSPECTION.

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



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

Permit MEC 2024-00685
 Mechanical
 Alteration
 Issued
 08/22/2024
Expiration: 02/18/2025

MASTER BUILDING PERMIT NUMBER: MEC2024-00685

Project Address: 1531 MOUNT EAGLE PL ALEXANDRIA VA 22302
PARCEL RESTRICTIONS:- NO, NO, NO
Project Name:
Description: INSTALL (1) 2 TON MULTIZONE MINISPLIT. THIS SYSTEM IS DUCTLESS.

Project Details:
 CODE EDITION: 2018 RVirginia Residential Code
Building Area:
 GROSS N/A
 ALTERED N/A
 NEW N/A
EST. CONSTRUCTION COST:
 N/A
 USE GROUP: N/A
 CONSTR TYPE: N/A

Owner Information	Contractor Information	License Information
TALLY OR OLIVIA TRIPP 1531 MOUNT EAGLE PL ALEXANDRIA, VA 22302	JOHN NUGENT & SONS 45921 MARIES STE 160 STERLING, VA 20166	License #: 2705004543 Expiry Date: 09/30/2025

Prohibited Hours of Construction:

Day	Before	After
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Saturday	9am	6pm
Sunday	All hours	

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Building Official: Gregg Fields

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

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

Almo Construction, Inc.

24908 Arcola Mills Drive
Sterling, Virginia 20166

PROPOSAL



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

Salesperson: NA

<i>Proposal #:</i> 166-24- RESD		<i>Date</i> October 16, 2024
<i>To:</i> Ms. Olivia Morrow 1531 Mount Eagle Place Alexandria, VA 22314 otmorrow@gmail.com Phone: 703-517-2017	<i>Job Site Address:</i> Same Phone: Fx:	

Page 1 of 2

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

Scope of Work

Ground level:
Infill three (3) air conditioning openings.

NOTES:

- Disposal of air condition units by others.
- No credit card payment is accepted.

Almo Construction, Inc.



Page 2 of 2 – Proposal -166-24-RESD

General Specifications

- Prior to digging, the 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.
- Contractors are 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 after completion of Work

Payment by credit card is not accepted.

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:	
Two thousand two hundred fifty and 00/100 Dollars	\$2,250.00
	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: _____



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/28/2024

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 Preferred Ins. Services, Inc 4100 Monument Corner Dr., Suite 400 Fairfax VA 22030		CONTACT NAME: Certificate Department PHONE (A/C, No, Ext): 703-667-5940 E-MAIL ADDRESS: certs@preferins.com		FAX (A/C, No): 703-991-4838
INSURED ALMOCON-01 Almo Construction, Inc. 24908 Arcola Mills Drive Sterling VA 20166		INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A: Erie Insurance Exchange		26271
		INSURER B: Builders Premier Insurance Co		13036
		INSURER C: Erie Insurance Company		26263
		INSURER D:		
		INSURER E:		
		INSURER F:		

COVERAGES

CERTIFICATE NUMBER: 145289308

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 SUBR INSD WVO	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
C	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	Y	Q61-0370809	3/1/2024	3/1/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY		Q03-0140462	3/1/2024	3/1/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$	Y	Q27-0171743	3/1/2024	3/1/2025	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/A	PWC1011201-07	3/1/2024	3/1/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
C	Leased Equipment	N	Q61-0370809	3/1/2024	3/1/2025	\$1,000 Deductible \$25,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Re: Parkfairfax Condominiums, 3360 Gunston Road, Alexandria, VA 22302 are Additional Insured with respect to General Liability regarding all work performed by the named insured. Umbrella Liability Follows form.

CERTIFICATE HOLDER**CANCELLATION**

Parkfairfax Condominiums
 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

COMMONWEALTH of VIRGINIA

Department of Professional and Occupational Regulation

9960 Mayland Drive, Suite 400, Richmond, VA 23233

Telephone: (804) 367-8500

EXPIRES ON

03-31-2025

NUMBER

2701033963

BOARD FOR CONTRACTORS
CLASS A CONTRACTOR
"CLASSIFICATIONS" CIC HIC



ALMO CONSTRUCTION INC
24908 ARCOLA MILLS DRIVE
STERLING, VA 20166










Denise J. Miller
Denise J. Miller, Director

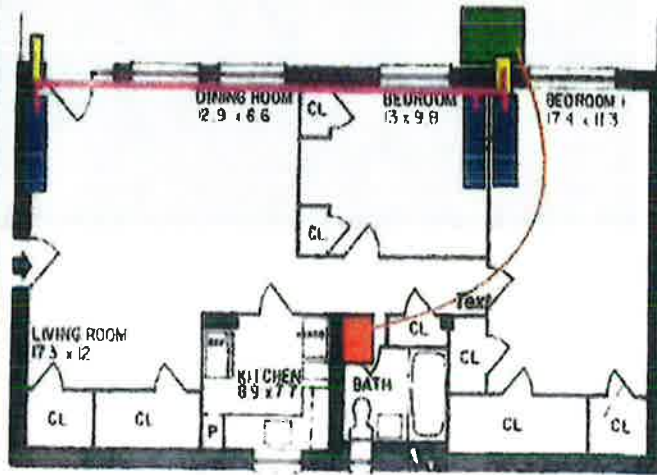
Status can be verified at <http://www.dpor.virginia.gov>

(SEE REVERSE SIDE FOR PRIVILEGES AND INSTRUCTIONS)

DPOR-LIC (02/2017)


The Lincoln 2 Bedroom, Type 2-A

-  = Indoor Air Handlers
-  = Electrical pannel
-  = Refrigerant lines
-  = Outdoor compressor
-  = Exit point for Condensate line to meet downspout
-  = Electrical lines (Replacing existing lines via crawspace)
-  = Entry point from outdoor compressor to bring refrigerant lines inside



Darkfairfax

1314 Valley Drive
Alexandria, Virginia 22304
Phone: 703-745-1111

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- In instances where line hide is not used, a rain shield shall be used to help guard against rain and moisture intrusion to the building.
- All refrigerant and condensate piping and electrical/control wiring shall be routed to interior fan units within the interior boundaries of the condominium unit.

- **Condensate Drain Line Installation**

- The preferred method is to route the condensate drain line entirely within the condominium unit and connect it to a sanitary sewer drain within the condominium unit via an open site drain.
 - The Contractor shall provide a method to periodically clean out the condensate drain piping.
 - If a gravity flow condensate drain line cannot be installed, the Contractor shall install a condensate pump equipped with a safety float switch which de-energizes the heat pump if a malfunction or condensate backup occurs.
- With prior written approval, the condensate drain line may be routed within the interior of the condominium unit, exiting through the exterior wall of the condominium unit as close as possible to the nearest available rear rain gutter downspout by the shortest possible route.
- The application package must clearly show the condensate drain exit point through the exterior wall and distance to the nearest downspout. The Association shall make a determination if the proposed installation is acceptable. To minimize the length of horizontal run, and avoid interfering with hatchwell covers, doorways and concern with elevations, the Association may opt to pre-approve an alternate condensate drain line path and will consider doing so on a case by case basis.
- The Owner shall maintain the condensate drain line as required by the Association.

- **Electrical**

- The electrical work shall include the modification of existing and/or installation of new circuits for the heat pump system and, if necessary, the condensates pump; disconnection at the main panel of circuits for the through-the-wall PTAC units and baseboard heaters to be removed.
- It is the responsibility of the Owner and Contractor to evaluate the circuiting of the existing through-the-wall PTAC units and baseboard heaters and design modifications to the condominium unit's electrical system to power the new heat pump system and any baseboard heaters that remain without overloading individual circuits or increasing the total load beyond the maximum rating of the service panel.
- The heat pump systems disconnect switch and associated conduit and wiring for the outdoor compressor unit shall be wall mounted adjacent to the outdoor compressor unit while maintaining the minimum 36 inches in front of the switch that is mandated by code. The electrical conduit connecting to the disconnect switch and compressor unit shall be as short as possible and installed in a neat and workmanlike manner. All exterior wiring to be in watertight conduit.

5. Outdoor Component Camouflage

- All outdoor compressor units, wall mounting brackets, electrical disconnect boxes, conduits, line hides, hoods and condensate lines shall be painted by the Owner or his designee to match the color of the brick of the building within 30 days of completion of the installation of the system.