

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

APPLICANT: Virginia Tech Foundation represented by Jonathan Rodgers

LOCATION: Old and Historic Alexandria District
1001 Prince Street

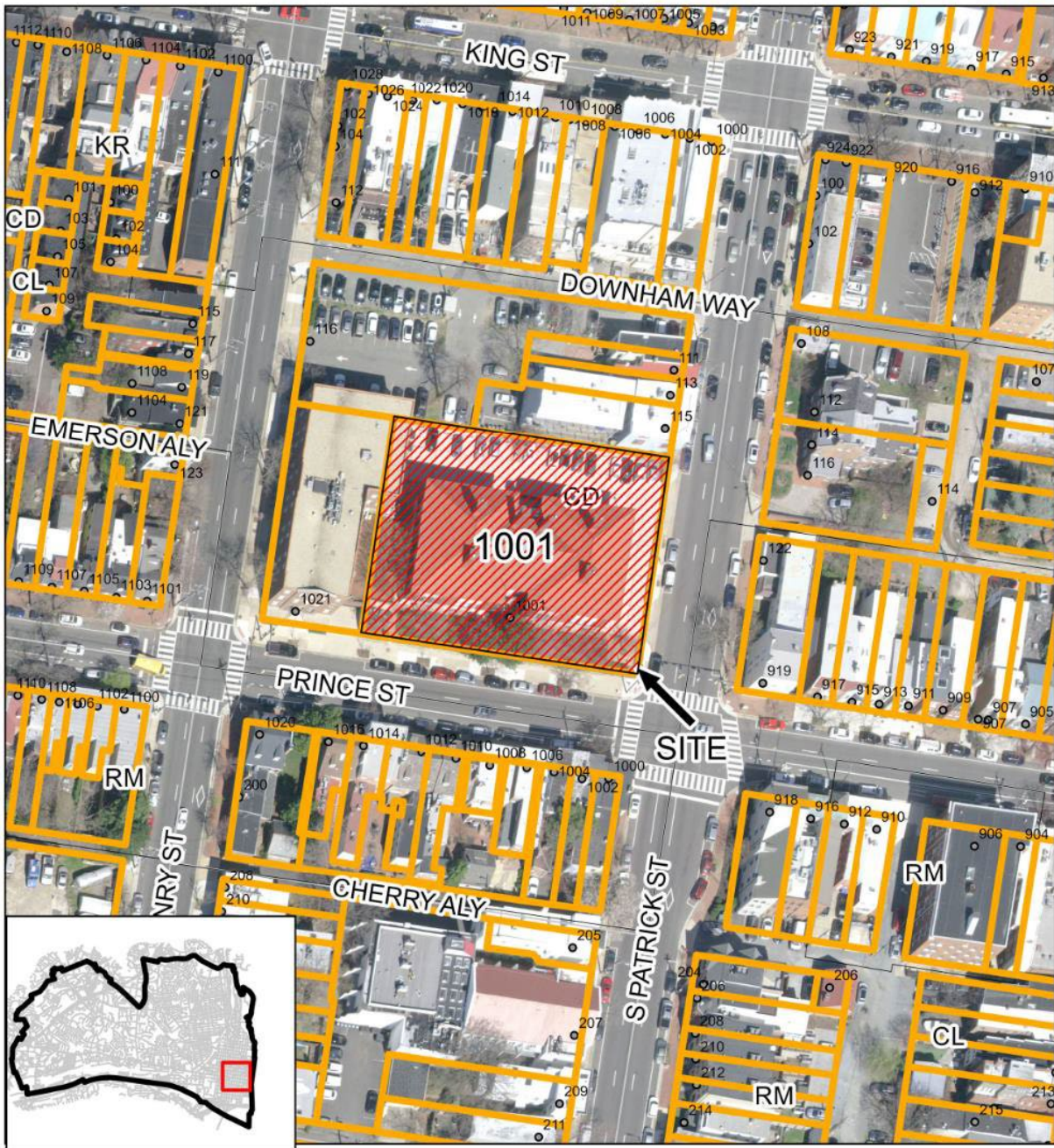
ZONE: CD/Commercial downtown zone.

STAFF RECOMMENDATION

Staff recommends approval of the application as submitted.

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Permit Center, 4850 Mark Center Drive, Suite 2015, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR2025-00292 & BAR2025-00301
1001 Prince Street



0 40 80 160 Feet

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to modify the existing concrete and masonry stairs on the north (rear) elevation into an ADA ramp and install a steel guardrail at the new below-grade exterior staircase on the east (side) elevation, at 1001 Prince Street.

II. HISTORY

The two-story brick institutional building which houses the Washington-Alexandria Architecture Center was constructed in **1910** as the Lee School, the Alexandria public elementary school for white girls. It later became a National Guard armory, Prince Street Elementary School, and the headquarters for the American Association of Motor Vehicle Administrators and the headquarters of the National Conservative Foundation.

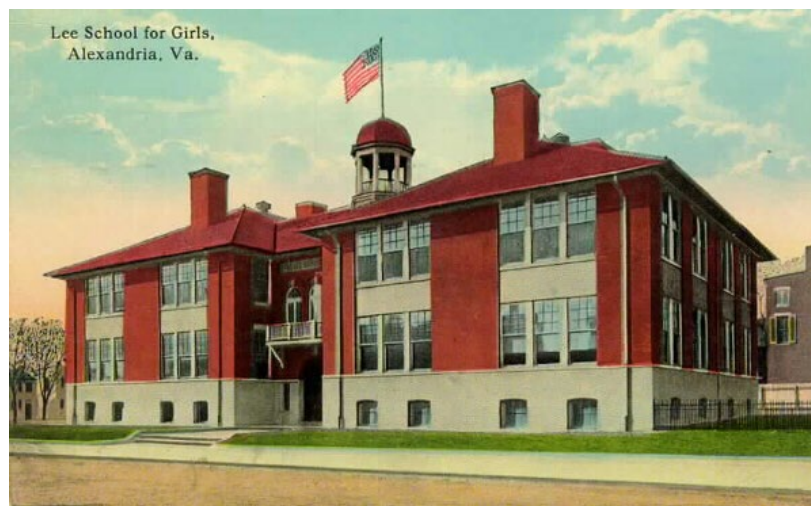


Photo 1: Early 20th Century post card image of the Lee School for Girls

Previous BAR Approvals

9/16/2015– The Board approved signage (BAR2015-00278)
10/21/1998– The Board approved signage (BAR98-0192)
2/16/1983 – The Board approved a brick wall
8/5/1981 – The Board approved the center bay and roofing
8/20/1980 – The Board approved alterations on the front façade
3/11/1970 – The Board approved an exterior passenger lift
2/11/1970 – The Board approved an addition to the school

III. ANALYSIS

Permit to Demolish/Capsulate

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

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

The analysis of the standards indicated above relate only to the portions of the wall area and porch proposed for demolition/capsulation. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The areas proposed for demolition/capsulation are not of unusual or uncommon design and can easily be replicated.

Certificate of Appropriateness

Staff has no objection to the proposed alterations. The *Design Guidelines* states that accessibility ramps and structures should not hide, obscure or cause the removal of historic architectural details. The proposed brick accessibility ramp will be architecturally appropriate for the adjoining building and surrounding neighborhood. The ramp will be conveniently located on the north (parking lot) elevation and will not result in a loss or concealment of historic architectural fabric or character of the façade (south elevation). This consideration balances accessibility with historic preservation.



Photo 2: Proposed ramp on north elevation.

Additionally, staff has no objection to the proposed steel guardrail on the east elevation. The guardrail will be 3'-6" high and painted to match the existing door and window trim. The guardrail will be located on a secondary elevation and will not hide, obscure or cause the removal of historic architectural details.

Staff recommends approval of the project, as submitted.

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning

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

IV. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed new elevator and ramp will comply with Zoning.

Code Administration

A building permit is required.

Transportation and Environmental Services

1. Comply with all requirements of SIT81-0041 and being processed using DSUP2025-00016. (T&ES)
2. The Final Site Plan Revision must be approved and released and a copy of that plan must be attached to the demolition permit application. No demolition permit will be issued in advance of the building permit unless the Final Site Plan includes a demolition plan which clearly represents the demolished condition. (T&ES)

Alexandria Archaeology

1. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. *The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.*
 2. The applicant/developer shall not allow any metal detection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. *The language noted above shall be included on all final site plan sheets involving any ground disturbing activities.*
- F-1 According to historic documents and maps, this property was first developed in the mid-nineteenth century by John H. Brewer who built a sizeable dwelling. In the latter nineteenth century, the building was used as offices for a railroad company. Eventually, in the first decade of the twentieth century the building was expanded and turned into the Lee School, a school for girls. The property may contain significant archaeological resources that pertain to the development of nineteenth-century Alexandria.
- C-1 All required archaeological preservation measures shall be completed in compliance with Section 11-411 of the Zoning Ordinance.

V. ATTACHMENTS

- Application Materials
- Completed application
- Plans
- Material specifications
- Scaled survey plat if applicable
- Photographs

ADDRESS OF PROJECT: 1001 PRINCE STREET

DISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old Building

TAX MAP AND PARCEL: 074.01-05-16 ZONING: CD

APPLICATION FOR: *(Please check all that apply)*

☒ CERTIFICATE OF APPROPRIATENESS

☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)

☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: ☒ Property Owner ☐ Business *(Please provide business name & contact person)*

Name: Virginia Tech Foundation

Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Phone: [REDACTED] E-mail: [REDACTED]

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

Name: Jonathan Rodgers

Phone: [REDACTED]

E-mail: [REDACTED]

Legal Property Owner:

Name: Virginia Tech Foundation, Inc.

Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Phone: [REDACTED] E-mail: [REDACTED]

BAR CASE#

(OFFICE USE ONLY)

NATURE OF PROPOSED WORK: *Please check all that apply*☐ NEW CONSTRUCTION☐ EXTERIOR ALTERATION: *Please check all that apply.*☐ awning☐ fence, gate or garden wall☐ HVAC equipment☐ shutters☐ doors☐ windows☐ siding☐ shed☐ lighting☐ pergola/trellis☐ painting unpainted masonry☒ other New ADA Ramp & new stair below grade to sprinkler room☐ ADDITION☒ DEMOLITION/ENCAPSULATION☐ SIGNAGE**DESCRIPTION OF PROPOSED WORK:** *Please describe the proposed work in detail (Additional pages may be attached).*

The building at 1001 Prince Street will be renovated to improve accessibility and life safety. Interior alterations include the addition of a new elevator to provide accessible access to all floors, as well as excavation of an existing crawl space to create a new sprinkler room - the building will be fully sprinklered as part of the renovations. Exterior alterations include modifying an existing concrete and masonry stair to add a new concrete and masonry ADA ramp up to the 1st floor, new ramp to be located on the North (rear) of the building facing the existing parking lot. A new exterior stair will be added on the East side of the building provide access to a new sprinkler room, this stair will be below grade and excavation will only disturb the existing concrete parking area.

SUBMITTAL REQUIREMENTS:

☐ Check this box if there is a homeowner's association for this property. If so, you must attach a copy of the letter approving the project.

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

N/A

- ☐ ☐ Survey plat showing the extent of the proposed demolition/encapsulation.
- ☐ ☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
- ☐ ☐ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
- ☐ ☐ Description of the reason for demolition/encapsulation.
- ☐ ☐ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.*

- ☐ ☐ ^{N/A} Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- ☐ ☐ FAR & Open Space calculation form.
- ☐ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- ☐ ☐ Existing elevations must be scaled and include dimensions.
- ☐ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- ☐ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☐ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: *One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.*

- ☐ ☐ ^{N/A} Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
- ☐ ☐ Square feet of existing signs to remain: _____.
- ☐ ☐ Photograph of building showing existing conditions.
- ☐ ☐ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- ☐ ☐ Location of sign (show exact location on building including the height above sidewalk).
- ☐ ☐ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- ☐ ☐ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: *Check N/A if an item in this section does not apply to your project.*

- ☒ ☐ ^{N/A} Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☐ ☒ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☒ ☐ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- ☒ ☐ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- ☐ ☒ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- ☒ I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: Jonathan Rodgers Digitally signed by Jonathan Rodgers
Date: 2025.07.21 15:55:30 -04'00'

Printed Name: Jonathan Rodgers

Date: July 21, 2025

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. JONATHAN RODGERS (		100
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1001 PRINCE STREET (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Virginia Tech Foundation,		100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

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

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

AUG 4, 2025

Date

JONATHAN RODGERS

Printed Name



Signature

VIRGINIA TECH
WASHINGTON-ALEXANDRIA
ARCHITECTURE CENTER

1001 PRINCE STREET
ALEXANDRIA, VIRGINIA
22134

SCOPE OF WORK

THE SCOPE OF WORK FOR THIS PERMIT IS FOR RENOVATIONS TO ALL FLOORS OF AN EXISTING BUILDING, OCCUPIED BY A SINGLE TENANT. RENOVATIONS INCLUDE THE ADDITION OF A NEW ELEVATOR FOR ACCESSIBILITY, MINOR INTERIOR LAYOUT CHANGES ON ALL OCCUPIED FLOORS, THE ADDITION OF A NEW EXTERIOR RAMP FOR WHEELCHAIR ACCESS, AND THE INSTALLATION OF A NEW SPRINKLER SYSTEM. THERE IS NO CHANGE IN THE FOOTPRINT OF THE BUILDING.

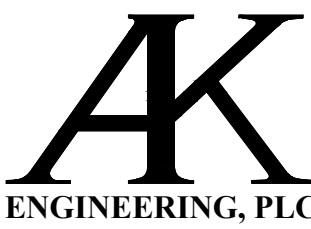
REFER TO ENGINEERING PLANS FOR SCOPE OF STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING WORK.

ARCHITECT



4601 N. FAIRFAX DRIVE
SUITE 1000
ARLINGTON, VA 22203
(T): 703-527-2280

MEP ENGINEER



5628 FOXCROFT WAY
COLUMBIA, MD 21045
(T): 202-674-4481

STRUCTURAL ENGINEER



240 SUNCREST ST
SUITE 4
JOHNSON CITY, TN 37615
(T): 423-477-8314

CIVIL ENGINEER



625 N WASHINGTON ST
SUITE 250
ALEXANDRIA, VA 22314
(T): 703-549-6422

ARCHITECTURAL

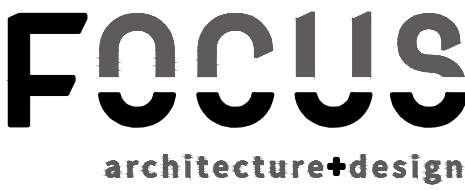
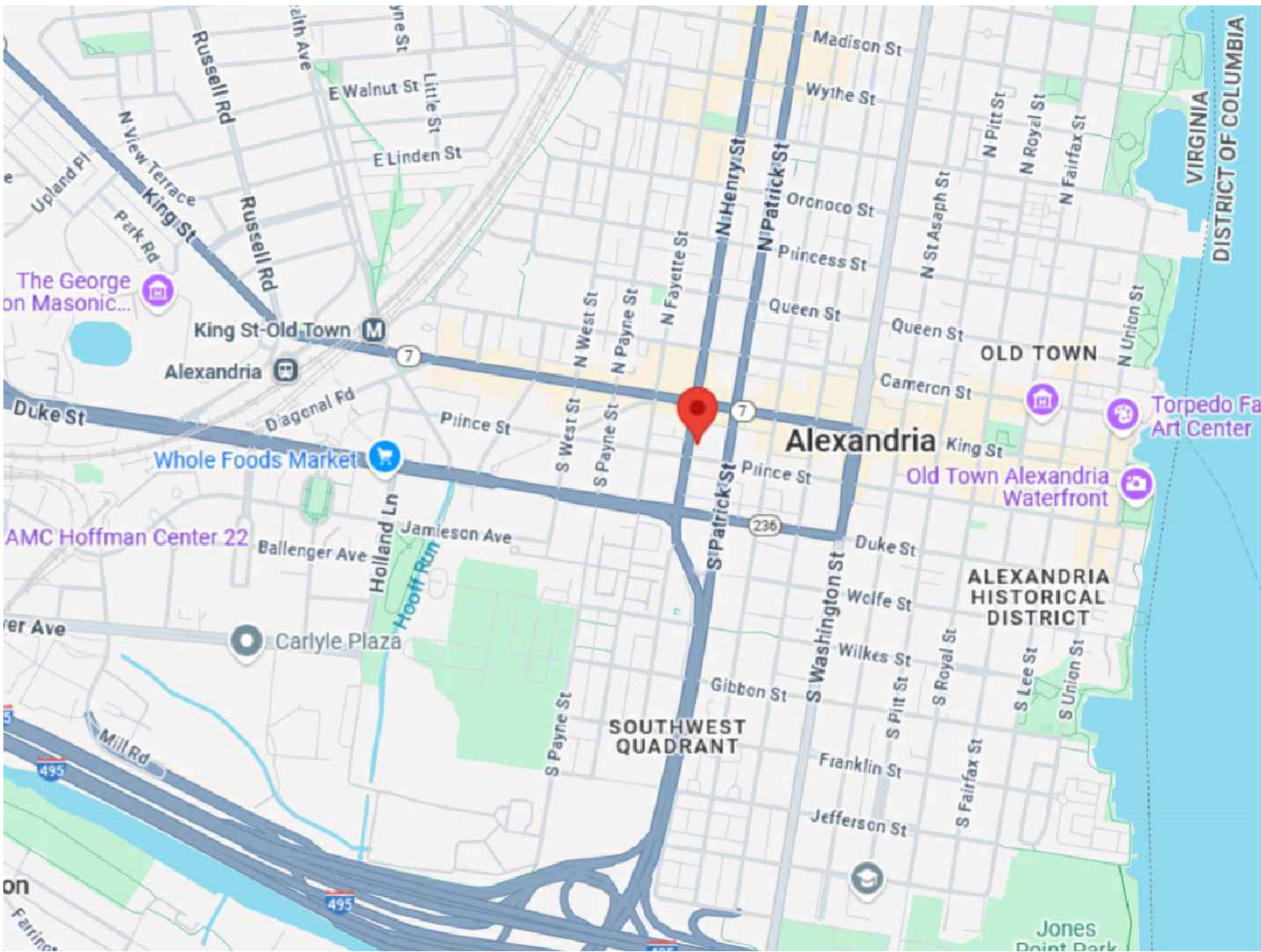
- A000 COVER SHEET
- A001 CODE & OCCUPANCY ANALYSIS
- A002 CODE & OCCUPANCY ANALYSIS
- A003 PARTITION TYPE DETAILS & NOTES
- A004 DOOR & HARDWARE SCHEDULE
- A100 DEMOLITION BASEMENT & FIRST FLOOR
- A101 DEMOLITION SECOND FLOOR & ATTIC
- A102 CEILING DEMOLITION BASEMENT & FIRST FLOOR
- A103 CEILING DEMOLITION SECOND FLOOR & ATTIC
- A104 ARCHITECTURAL PLAN BASEMENT & FIRST FLOOR
- A105 ARCHITECTURAL PLAN SECOND FLOOR & ATTIC
- A106 CEILING PLAN BASEMENT & FIRST FLOOR
- A107 CEILING PLAN SECOND FLOOR & ATTIC
- A108 EQUIPMENT PLAN BASEMENT
- A109 EQUIPMENT PLAN FIRST & SECOND FLOOR
- A200 EXTERIOR ELEVATIONS
- A201 BUILDING SECTIONS
- A202 EXTERIOR RAMP ELEVATIONS
- A203 ELEVATIONS & DETAILS
- A204 EXTERIOR STAIR DETAILS
- A301 GENERAL NOTES
- A302 GENERAL SPECIFICATIONS

STRUCTURAL

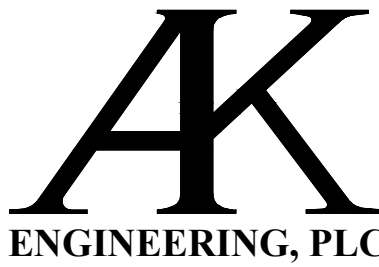
- S000 STRUCTURAL NOTES
- S001 STRUCTURAL NOTES
- S002 SCHEDULE OF SPECIAL INSPECTIONS
- S003 SCHEDULE OF SPECIAL INSPECTIONS
- S101 STRUCTURAL PLANS
- S102 STRUCTURAL PLANS
- S103 NEW RAMP FOUNDATION PLAN
- S301 STRUCTURAL SECTIONS
- S302 STRUCTURAL SECTIONS
- S303 STRUCTURAL SECTIONS
- S501 STRUCTURAL DETAILS
- S502 STRUCTURAL DETAILS
- S503 STRUCTURAL DETAILS

ENGINEERING

- M001 GENERAL NOTES, SYMBOLS AND ABBREVIATIONS - MECHANICAL
- M101 BASEMENT FLOOR PLAN - DEMOLITION - MECHANICAL
- M102 1ST FLOOR FLOOR PLAN - DEMOLITION - MECHANICAL
- M103 2ND FLOOR PLAN - DEMOLITION - MECHANICAL
- M201 BASEMENT FLOOR PLAN - NEW WORK - MECHANICAL
- M202 1ST FLOOR FLOOR PLAN - NEW WORK - MECHANICAL
- M203 2ND FLOOR PLAN - NEW WORK - MECHANICAL
- M204 ATTIC FLOOR PLAN - NEW WORK - MECHANICAL
- M301 EQUIPMENT SCHEDULES - MECHANICAL
- M302 VENTILATION SCHEDULES - MECHANICAL
- M401 DETAILS - MECHANICAL
- P001 GENERAL NOTES, SYMBOLS AND ABBREVIATIONS - PLUMBING
- P101 BASEMENT FLOOR PLAN - DEMOLITION - PLUMBING
- P102 1ST FLOOR FLOOR PLAN - DEMOLITION - PLUMBING
- P103 2ND FLOOR PLAN - DEMOLITION - PLUMBING
- P201 BASEMENT FLOOR PLAN - NEW WORK - PLUMBING
- P202 1ST FLOOR FLOOR PLAN - NEW WORK - PLUMBING
- P203 2ND FLOOR PLAN - NEW WORK - PLUMBING
- P301 SCHEDULES AND DETAILS - PLUMBING
- E001 GENERAL NOTES, SYMBOLS AND ABBREVIATIONS - ELECTRICAL
- E101 BASEMENT FLOOR PLAN NEW WORK LIGHTING - ELECTRICAL
- E102 1ST FLOOR PLAN NEW WORK LIGHTING - ELECTRICAL
- E103 2ND FLOOR PLAN NEW WORK LIGHTING - ELECTRICAL
- E201 BASEMENT FLOOR PLAN NEW WORK POWER - ELECTRICAL
- E202 1ST FLOOR PLAN NEW WORK POWER - ELECTRICAL
- E203 2ND FLOOR PLAN NEW WORK POWER - ELECTRICAL
- E301 BASEMENT FLOOR PLAN NEW WORK FIRE ALARM - ELECTRICAL
- E302 1ST FLOOR PLAN NEW WORK FIRE ALARM - ELECTRICAL
- E303 2ND FLOOR PLAN NEW WORK FIRE ALARM - ELECTRICAL
- E401 POWER RISER DIAGRAM - DEMOLITION - ELECTRICAL
- E402 POWER RISER DIAGRAM - NEW WORK ELECTRICAL
- E501 PANEL SCHEDULES - ELECTRICAL



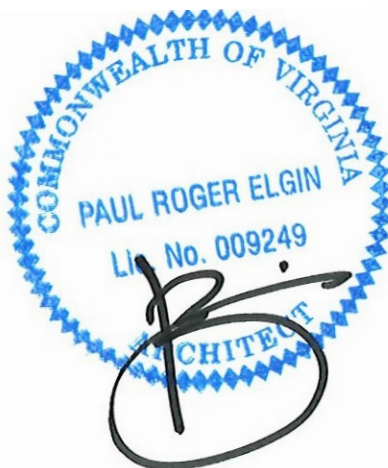
4601 FAIRFAX DRIVE
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ISSUED	DATE
DESIGN INTENT DRAWINGS	03.28.2025
PERMIT & BID	07.18.2025

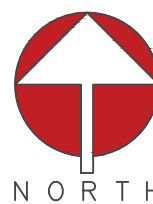
DESIGNED/DRAWN BY: JR/SM
REVIEWED/APPROVED BY: PE
PROJECT NO: 24-152

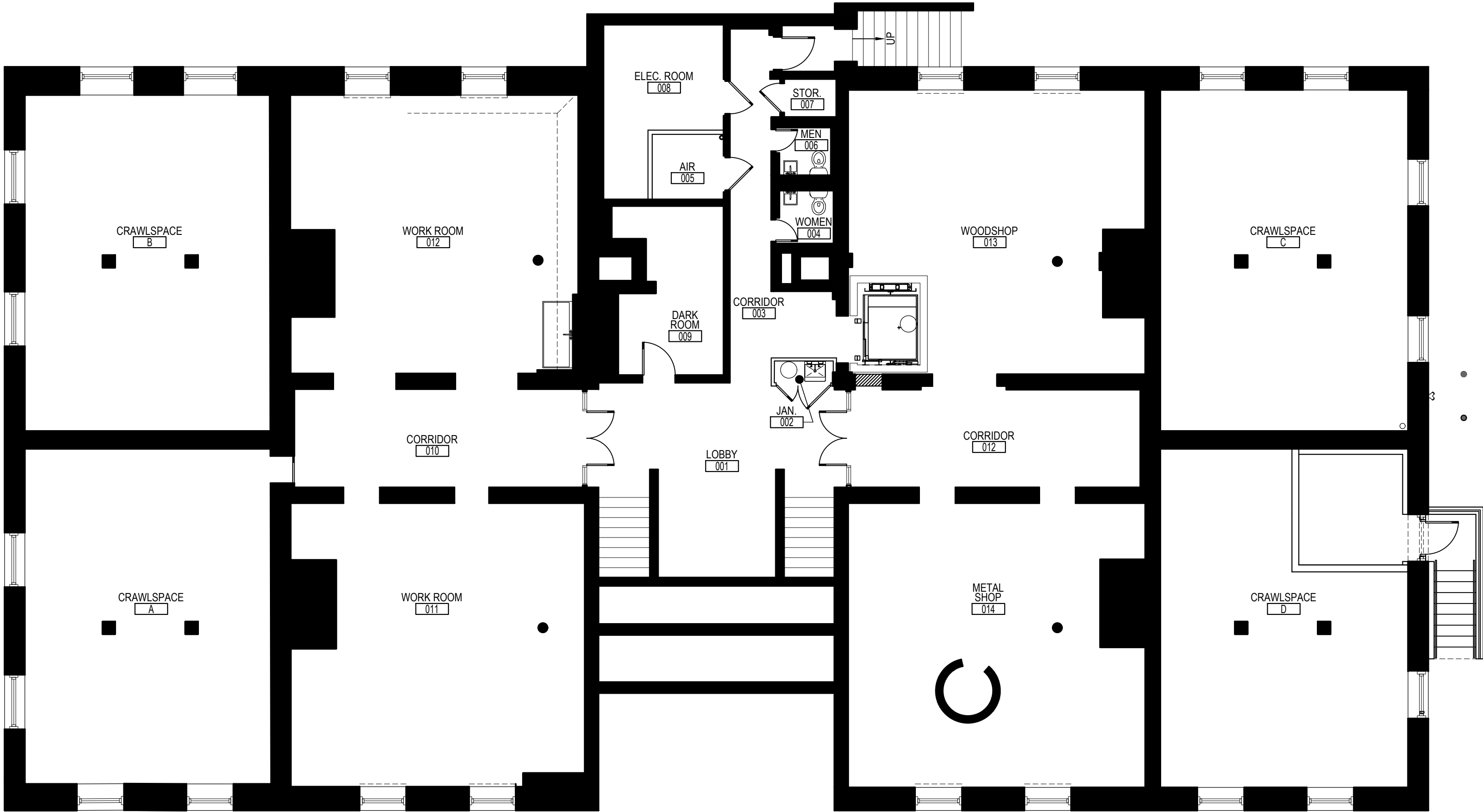
SHEET TITLE:

COVER SHEET

SHEET NUMBER:

A000





1 BASEMENT LEVEL
A001 SCALE: 1/8" = 1'-0"



OCCUPANCY LOAD CALCULATIONS PER IBC 2021 TABLE 1004.5					
BASEMENT LEVEL					
USAGE BY OCCUPANCY CLASSIFICATION	USF	SQUARE FOOT PER PERSON	TABULAR LOAD	BY SEAT OR TABULAR IF SAME	GREATER COMPARED LOAD
BUSINESS AREAS (UNCONCENTRATED):					
ENTRY / LOBBY / WOMEN / MEN / CORRIDORS	913	150	6	SAME	6
DARK ROOM 009	158		1	SAME	1
WORK ROOM 011	650		4	SAME	4
WORK ROOM 012	635		4	SAME	4
WOODSHOP 013	603		4	SAME	4
METAL SHOP 014	650		4	SAME	4
TOTAL	3,609		23	SAME	23
BUSINESS AREAS (CONCENTRATED):					
		50			
TOTAL	0		0	SAME	0
ASSEMBLY AREAS (UNCONCENTRATED):					
		20			
TOTAL	0		0	SAME	0
ASSEMBLY AREAS (CONCENTRATED):					
		7			
TOTAL	0		0	SAME	0
STORAGE/UTILITY AREAS:					
ELEC ROOM 005	175		0.58	SAME	0.58
			0.00	SAME	0.00
TOTAL	175		1	SAME	1
TOTAL TENANT AREA					
	3,784				24
N.T.C. SPACE (CALCULATED AS B-USE)		150	0		0
TOTAL FLOOR OCCUPANCY					24
REQUIRED EGRESS WIDTH PER IBC 2021 SECTION 1005.3					
STAIR DOOR WIDTH					
	INCHES	RATIO	LOAD	ACTUAL	
DOOR #1	56	0.15	373	12	
DOOR #2	34	0.15	227	12	
TOTAL ALLOWED =				600	24
STAIR WIDTH					
	INCHES	RATIO	LOAD	ACTUAL	
STAIR #1	108	0.2	540	12	
STAIR #2	62	0.2	310	12	
TOTAL ALLOWED =				850	24
PLUMBING FIXTURE CALCULATIONS PER IBC 2021 TABLE 2902.1					
USE GROUP	LOAD	WATER CLOSETS		LAVATORIES	
		MALE	FEMALE	MALE	FEMALE
BUSINESS	23	1 PER 25 FOR THE FIRST 50, 1 PER 50 THEREAFTER		1 PER 40 FOR THE FIRST 80, 1 PER 80 THEREAFTER	
		0.46	0.46	0.29	0.29
ASSEMBLY	0	1 PER 125	1 PER 65	1 PER 200	1 PER 500
		0.00	0.00	0.00	0.00
STORAGE	1	1 PER 100		1 PER 100	1 PER 1000
		0.01		0.01	0.01
TOTAL REQUIRED		0.47 (1)	0.47 (1)	0.30 (1)	0.30 (1)
TOTAL PROVIDED		1	1	1	0
PER IBC 2021 SECTION 810.1: OCCUPANT LOAD OF THE STORY HAS NOT INCREASED BY MORE THAN 20%; PLUMBING FIXTURE COUNT IS NOT REQUIRED TO INCREASE.					

NOTE: NEW HIGH-LOW DRINKING FOUNTAIN WITH BOTTLE FILLER IS LOCATED ON FIRST FLOOR AND IS AVAILABLE TO ALL OCCUPANTS.

APPLICABLE CODES

BUILDING:	VIRGINIA CONSTRUCTION CODE (IBC)	2021
MECHANICAL:	VIRGINIA EXISTING BUILDING CODE	2021
PLUMBING/GAS:	VIRGINIA MECHANICAL CODE	2021
	VIRGINIA PLUMBING CODE	2021
	VIRGINIA FUEL GAS CODE	2021
ELECTRICAL:	NFPA NATIONAL ELECTRICAL CODE	2020
ENERGY:	VIRGINIA ENERGY CONSERVATION CODE	2021
LIFE SAFETY:	NFPA-13	2019
	NFPA-72	2019
FIRE ALARM:	INTERNATIONAL FIRE CODE	2021
ACCESSIBILITY:	VIRGINIA STATEWIDE FIRE PREVENTION CODE	2021
	ICC/ANSI A117.1	2017

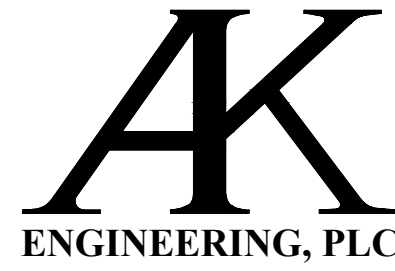
CODE ANALYSIS (PER TABLE 601)

CONSTRUCTION TYPE:	IIIB
USE GROUP:	B - BUSINESS
BUILDING FOOTPRINT:	8,278 SF
HEIGHT/STORIES:	2 FLOORS ABOVE GRADE, BASEMENT LEVEL & ATTIC (NOT OCCUPIED SPACE)
SUPPRESSION:	FULLY SPRINKLERED
CENTRAL MONITORING STATION:	YES
PRIMARY STRUCTURAL FRAME:	0 HR
BEARING WALLS (EXTERIOR):	2 HR (MASONRY)
BEARING WALLS (INTERIOR):	2 HR (MASONRY)
NONBEARING WALLS AND PARTITIONS (EXTERIOR):	0 HR
NONBEARING WALLS AND PARTITIONS (INTERIOR):	0 HR
FLOOR CONSTRUCTION AND SECONDARY MEMBERS:	0 HR
ROOF CONSTRUCTION AND SECONDARY MEMBERS:	0 HR

**CONCRETE FIRE RATING PER IBC 2018 TABLE 721.1 ITEM NUMBER 4-1.1



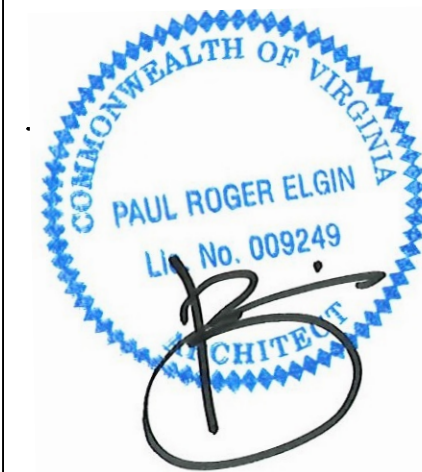
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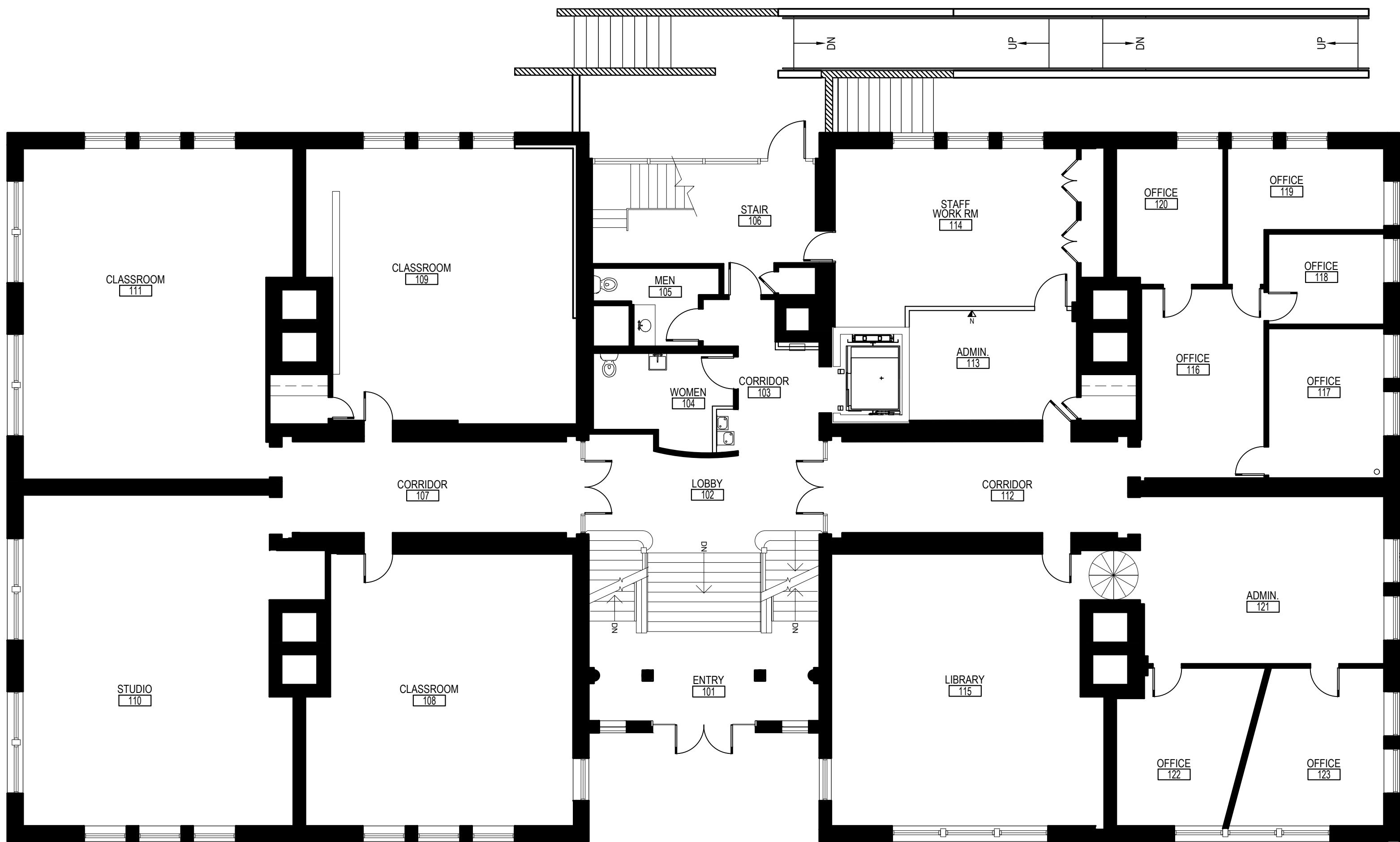
ISSUED	DATE
DESIGN INTENT DRAWINGS	03.28.2025
PERMIT & BID	07.18.2025

DESIGNED/DRAWN BY:	JR/SM
REVIEWED/APPROVED BY:	PE
PROJECT NO:	24-152

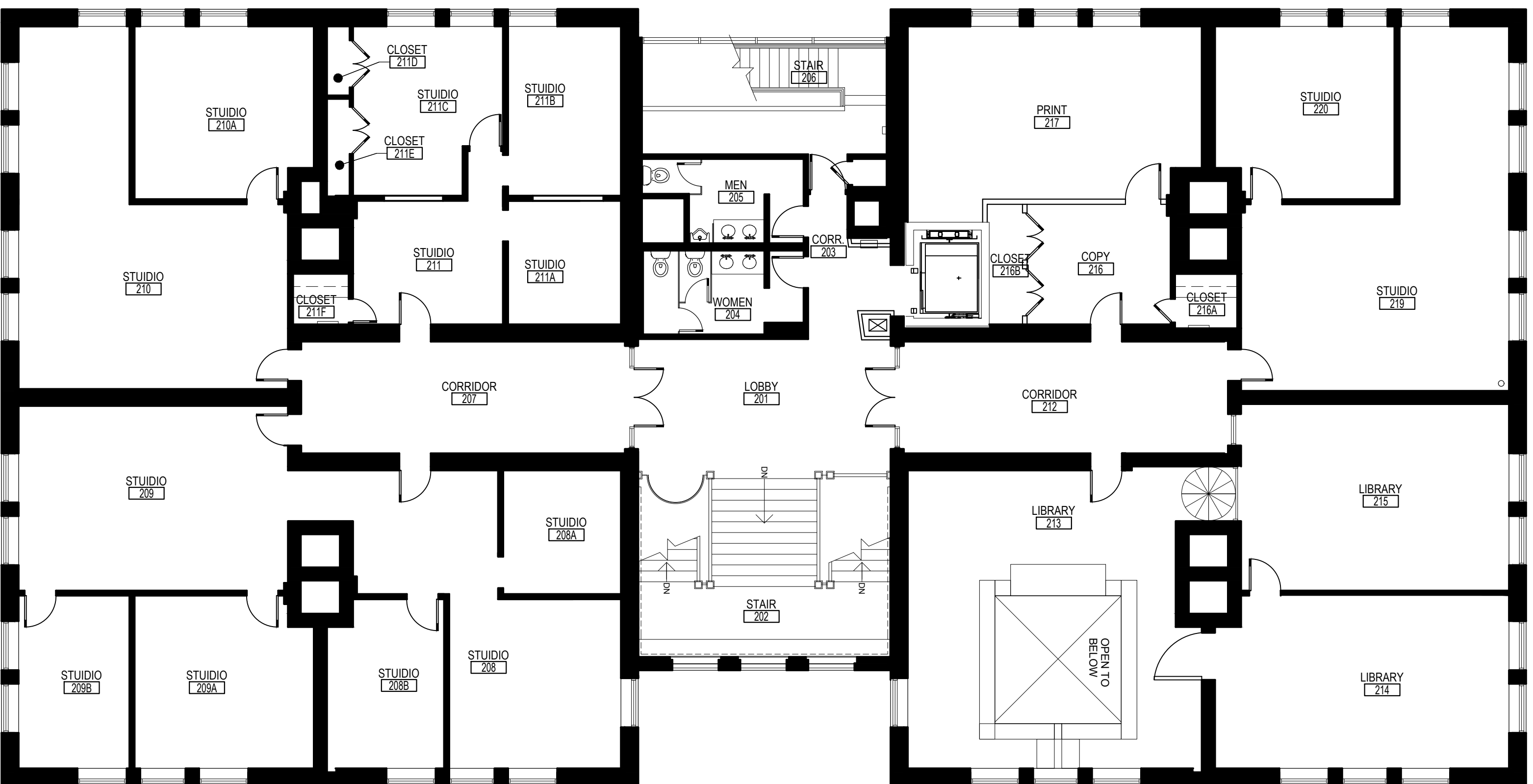
SHEET TITLE:
**CODE &
OCCUPANCY
ANALYSIS**

SHEET NUMBER:

A001



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



2 SECOND FLOOR
SCALE: 1/8" = 1'-0"

OCCUPANCY LOAD CALCULATIONS PER IBC 2021 TABLE 1004.5											
FIRST FLOOR											
USAGE BY OCCUPANCY CLASSIFICATION		USF	SQUARE FOOT PER PERSON	TABULAR LOAD	BY SEAT OR TABULAR IF SAME	GREATER COMPARED LOAD					
BUSINESS AREAS (UNCONCENTRATED):			150								
ENTRY / LOBBY / WOMEN / MEN / CORRIDORS		1,052		7	SAME	7					
STUDIO 110		728		5	SAME	5					
ADMIN 113		159		1	SAME	1					
LIBRARY 115		613		4	SAME	4					
OFFICE 116		202		1	SAME	1					
OFFICE 117		149		1	SAME	1					
OFFICE 118		90		1	SAME	1					
OFFICE 119		128		1	SAME	1					
OFFICE 120		124		1	SAME	1					
ADMIN 121		613		4	SAME	4					
OFFICE 122		613		4	SAME	4					
OFFICE 123		613		4	SAME	4					
OFFICE 116		747		5	SAME	5					
TOTAL		1,939		39	SAME	39					
BUSINESS AREAS (CONCENTRATED):			50								
STAFF WORK RM 114		341		7	SAME	7					
TOTAL		341		7	SAME	7					
ASSEMBLY AREAS (UNCONCENTRATED):			20								
CLASSROOM 108		600		30	SAME	30					
CLASSROOM 109		612		31	SAME	31					
CLASSROOM 111		727		36	SAME	36					
CLASSROOM 111		748		37	SAME	37					
TOTAL		2,687		134	SAME	134					
ASSEMBLY AREAS (CONCENTRATED):			7								
TOTAL		0		0	SAME	0					
STORAGE/UTILITY AREAS:			300								
TOTAL		0		0.00	SAME	0.00					
TOTAL TENANT AREA			4,967			180					
N.I.C. SPACE (CALCULATED AS B-USE)			150	0		0					
TOTAL FLOOR OCCUPANCY						180					
REQUIRED EGRESS WIDTH PER IBC 2018 SECTION 1005.3											
STAIR DOOR WIDTH				STAIR WIDTH							
DOOR #1	INCHES	RATIO	LOAD	ACTUAL	STAIR #1	INCHES	RATIO	LOAD	ACTUAL		
DOOR #2	40	0.15	267	90	STAIR #2						
TOTAL ALLOWED =				640	180	TOTAL ALLOWED =				0	0
PLUMBING FIXTURE CALCULATIONS PER IBC 2018 TABLE 2902.1											
USE GROUP	LOAD	WATER CLOSETS			LAVATORIES			DRINKING FOUNTAINS			
BUSINESS	46	MALE		FEMALE	MALE		FEMALE				
		1 PER 25 FOR THE FIRST 50; 1 PER 50 THEREAFTER		1 PER 40 FOR THE FIRST 80; 1 PER 80 THEREAFTER		1 PER 100					
		0.92	0.92	0.58	0.58	0.46					
ASSEMBLY	134	1 PER 125	1 PER 65	1 PER 200		1 PER 500					
		0.54	1.03	0.67		0.27					
STORAGE	0	1 PER 100		1 PER 100		1 PER 1000					
		0.00		0.00		0.00					
TOTAL REQUIRED		1.46 (2)	1.95 (2)	0.92 (1)		0.92 (1)		0.73 (1)			
TOTAL PROVIDED		1	1	1		1		2			

OCCUPANCY LOAD CALCULATIONS PER IBC 2021 TABLE 1004.5							
SECOND FLOOR							
USAGE BY OCCUPANCY CLASSIFICATION			USF	SQUARE FOOT PER PERSON	TABULAR LOAD	BY SEAT OR TABULAR IF SAME	GREATER COMPARED LOAD
				150			
BUSINESS AREAS (UNCONCENTRATED):							
ENTRY / LOBBY / WOMEN / MEN / CORRIDORS			1,052		7	SAME	7
STUDIO 208/208A/208B			603		4	SAME	4
STUDIO 209/209B			731		5	SAME	5
STUDIO 210/210A			731		5	SAME	5
STUDIO 211/211A/211B/211C			576		4	SAME	4
					0	SAME	0
TOTAL			2,641		25	SAME	25
BUSINESS AREAS (CONCENTRATED):							
LIBRARY 213			608	50	12	SAME	12
LIBRARY 214			590		12	SAME	12
LIBRARY 215			753		15	SAME	15
COPY 216			558		11	SAME	11
PRINT 217			753		15	SAME	15
TOTAL			3,262		65	SAME	65
ASSEMBLY AREAS (UNCONCENTRATED):							
				20			
TOTAL			0		0	SAME	0
ASSEMBLY AREAS (CONCENTRATED):							
				7			
TOTAL			0		0	SAME	0
STORAGE/UTILITY AREAS:							
CLOSET 211D/211E/211F			48		0.16	SAME	0.16
CLOSET 216A/216B			53		0.18	SAME	0.18
TOTAL			101				
TOTAL TENANT AREA			6,004	150	0		0
N.I.C. SPACE (CALCULATED AS B-USE)							0
TOTAL FLOOR OCCUPANCY							
REQUIRED EGRESS WIDTH PER IBC 2018 SECTION 1005.3							
STAR DOOR WIDTH							
	INCHES	RATIO	LOAD	ACTUAL		INCHES	RATIO
DOOR #1	56	0.15	373	0	STAR #1	108	
DOOR #2	40	0.15	267	0	STAR #2	49	
TOTAL ALLOWED =				640	0	TOTAL ALLOWED =	
						0	0
PLUMBING FIXTURE REQUIREMENTS PER IBC 2018 TABLE 2902.1							
USE GROUP	LOAD	WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS	
		MALE	FEMALE	MALE	FEMALE		
BUSINESS	15	1 PER 25 FOR THE FIRST 50; 1 PER 50 THEREAFTER		1 PER 40 FOR THE FIRST 80; 1 PER 80 THEREAFTER		1 PER 100	
		0.30	0.30	0.19	0.19	0.15	
ASSEMBLY	0	1 PER 125	1 PER 65	1 PER 200	1 PER 500		
		0.00	0.00	0.00	0.00		
STORAGE	0	1 PER 100		1 PER 100		1 PER 1000	
		0.00		0.00		0.00	
TOTAL REQUIRED		0.30 (1)	0.30 (1)	0.19 (1)	0.19 (1)	0.15 (1)	0.15 (1)
TOTAL PROVIDED		1	1	1	1	0	0
NOTE: NEW HIGH-LOW DRINKING FOUNTAIN WITH BOTTLE FILLER IS LOCATED ON FIRST FLOOR AND IS AVAILABLE TO ALL OCCUPANTS.							

NOTE: NEW HIGH-LOW DRINKING FOUNTAIN WITH BOTTLE FILLER IS LOCATED ON FIRST FLOOR AND IS AVAILABLE TO ALL OCCUPANTS.

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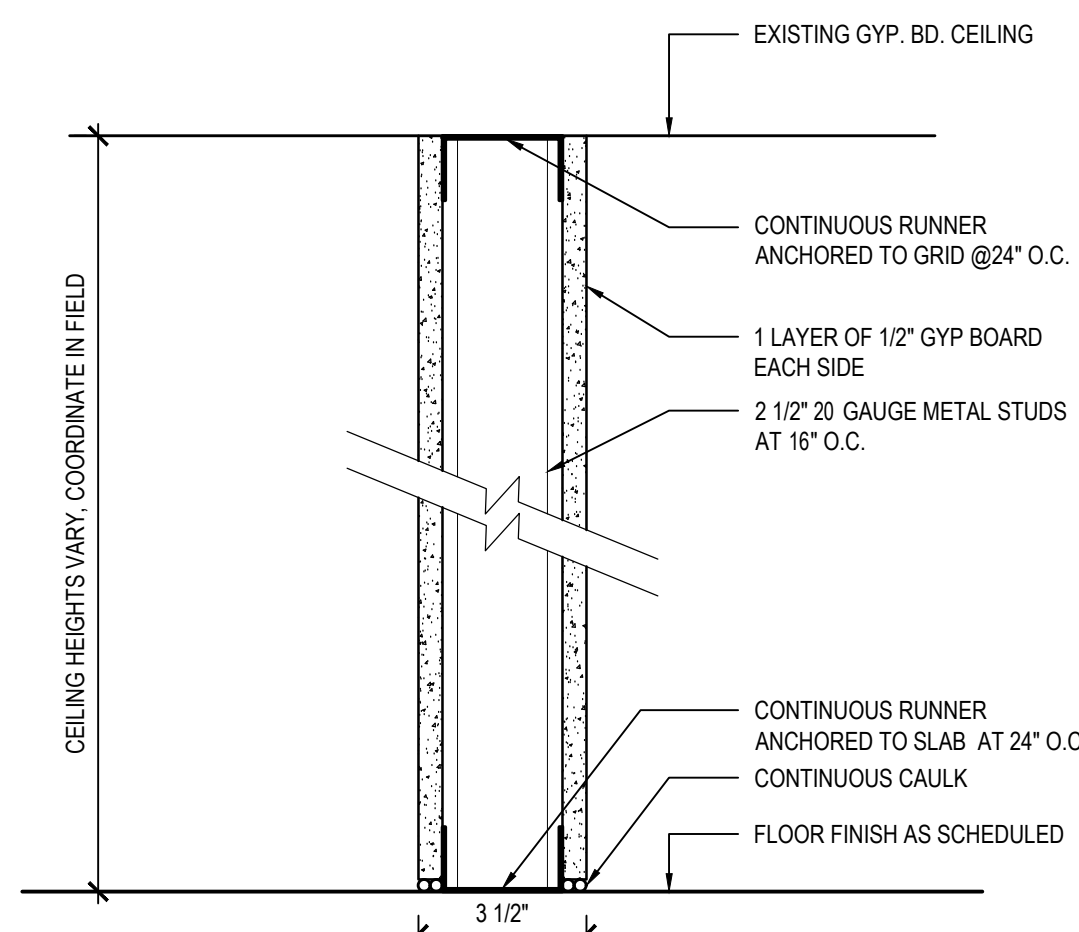
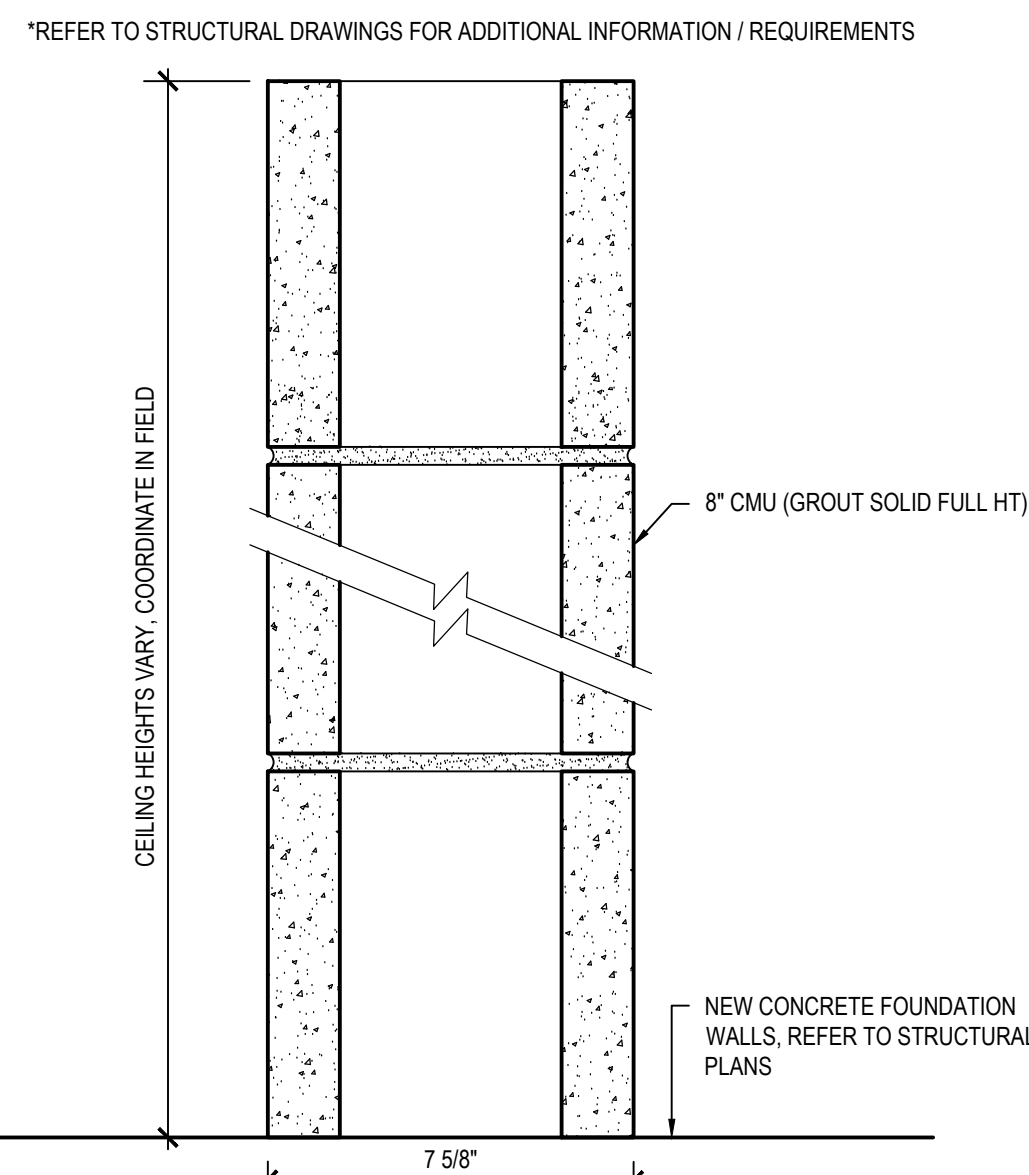
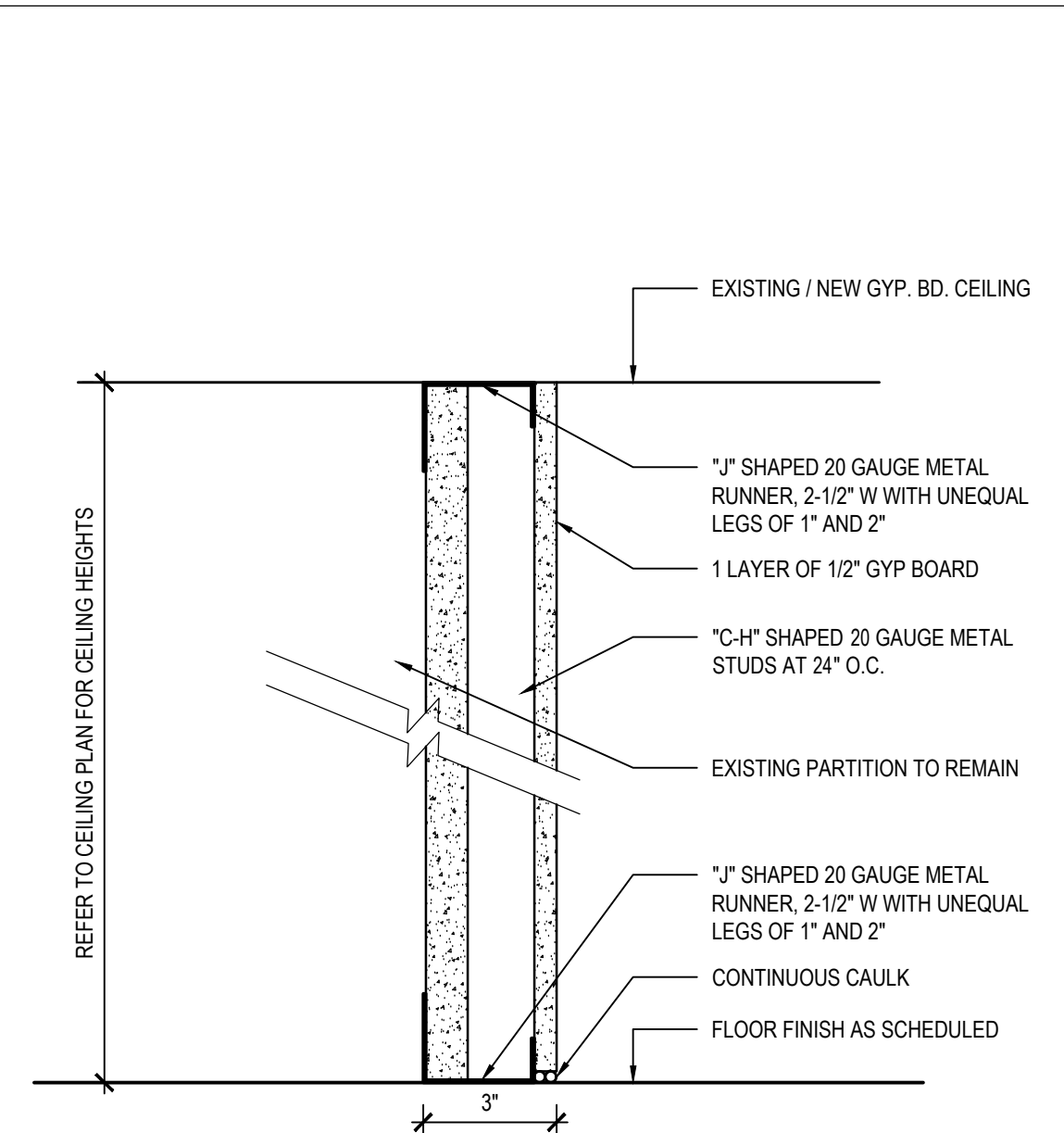
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REVIEWED/APPROVED BY: PE
PROJECT NO: 24-152

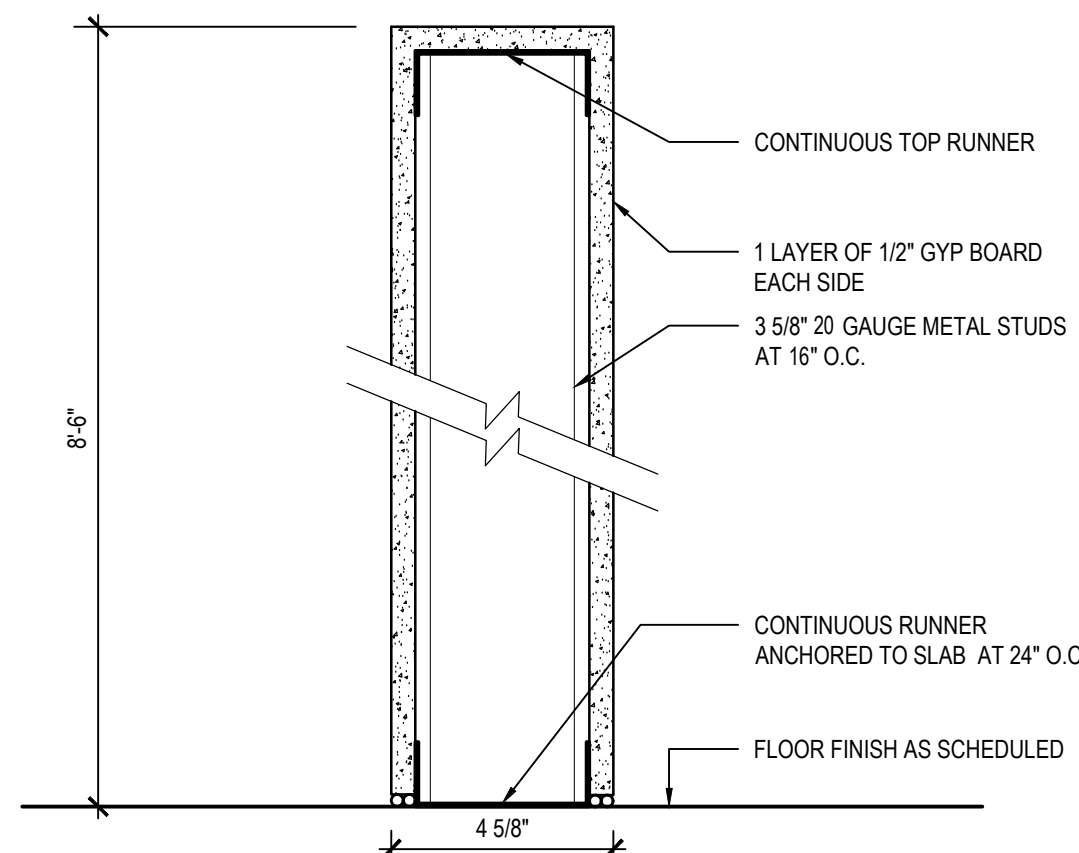
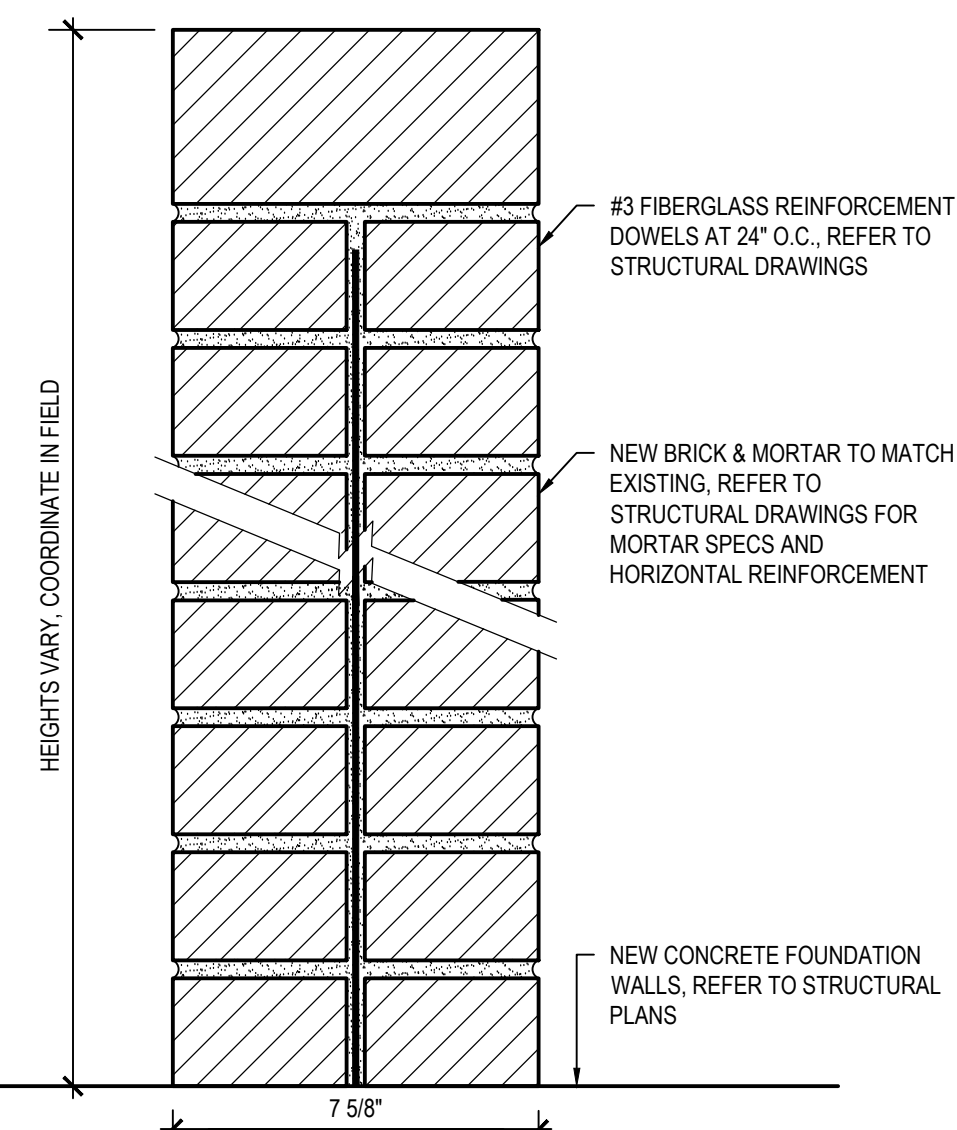
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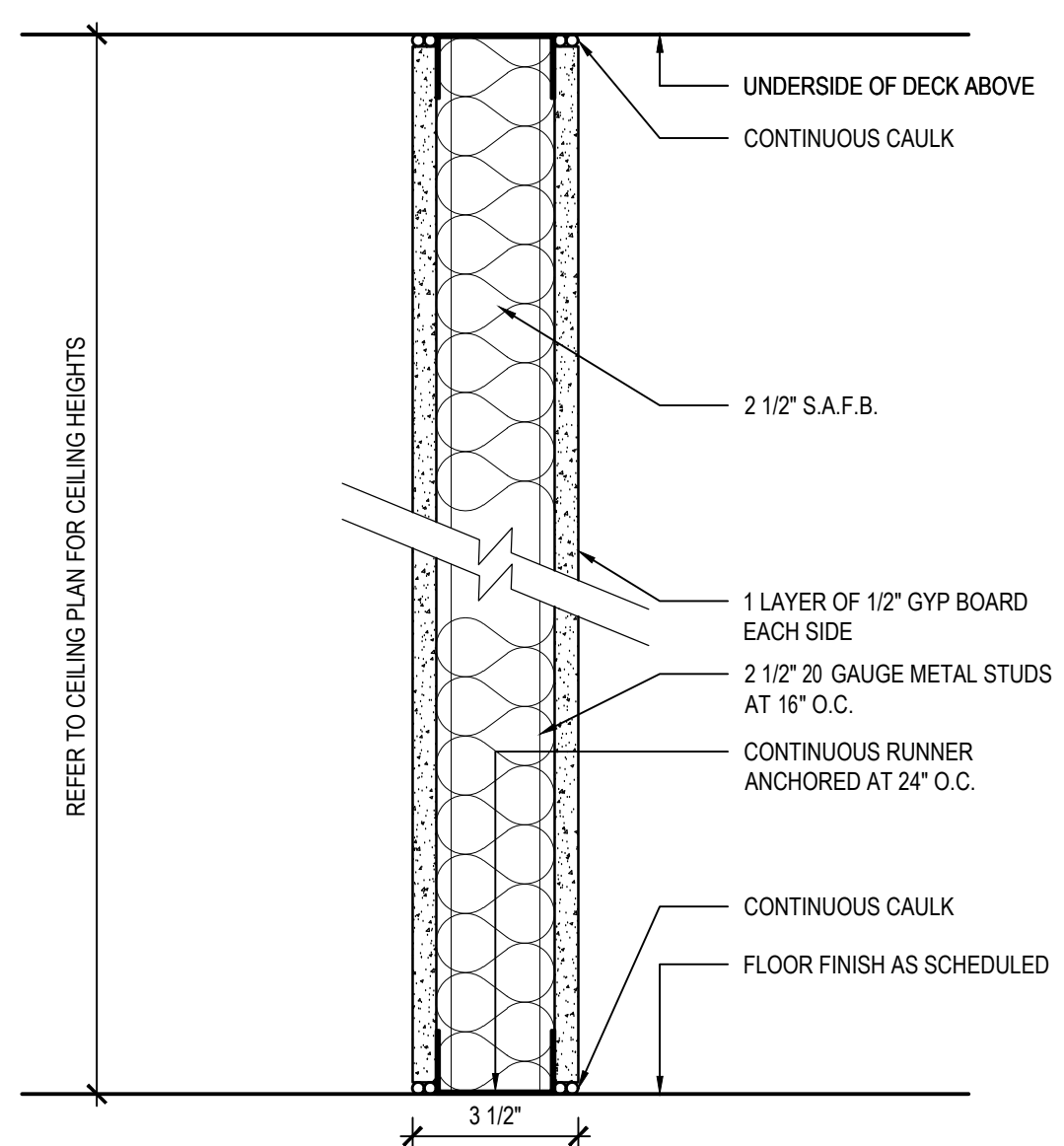
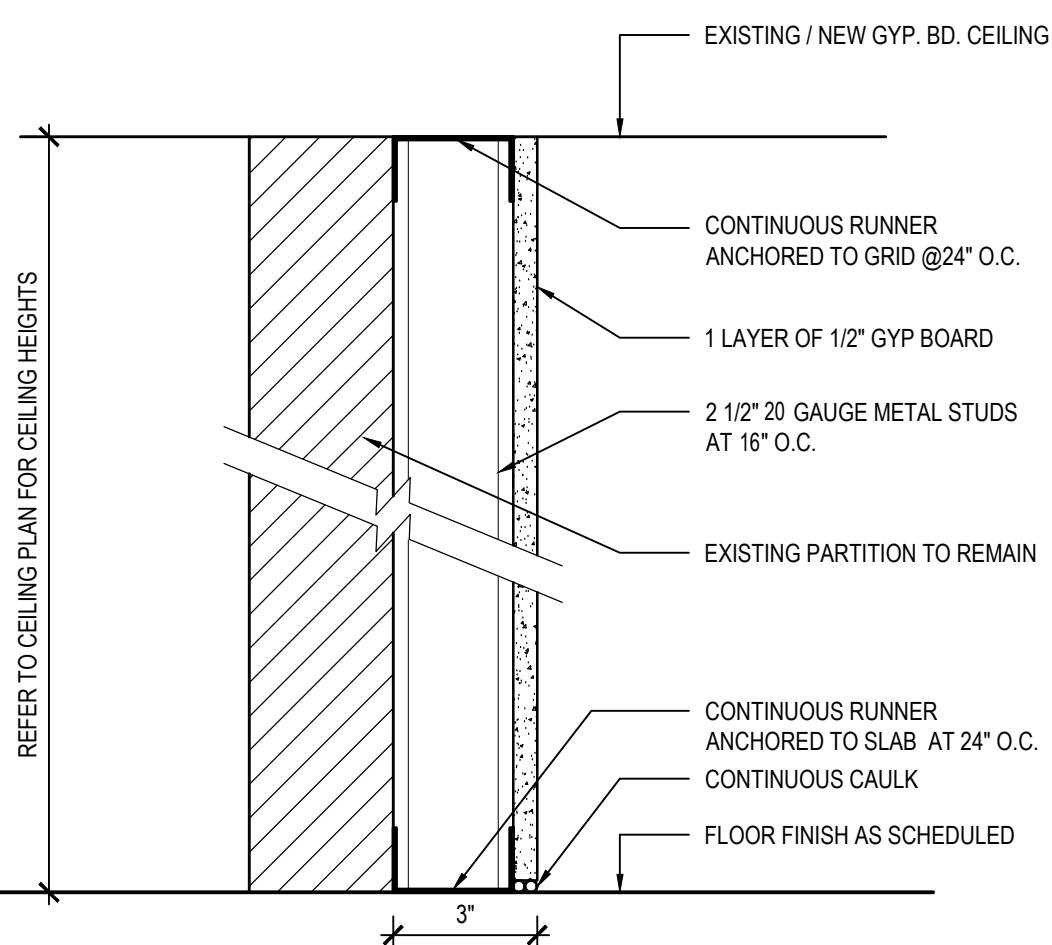
A002



	CEILING HEIGHT PARTITION	*USE 3-5/8" 20 GAUGE STUDS AT PARTITION TYPE 1
	SCALE: 3" =1'-0"	



	PARTIAL HEIGHT PARTITION - FLOOR TO 8'-6" A.F.F.
	SCALE: 3" = 1'-0"



	SLAB TO DECK PARTITION - NON RATED
	SCALE: 3" =1'-0"

1. DIMENSIONS TAKEN TO FACE OF GYP. BOARD UNLESS OTHERWISE NOTED.
2. ALL NEW PARTITIONS SHALL BE PER DETAIL P1 UNLESS OTHERWISE NOTED.
3. PARTITIONS REQUIRING AN HOURLY RATING ARE DESCRIBED IN THE PARTITION TYPE DRAWINGS AND ARE INDICATED BY A TESTING AGENCY DESIGN NUMBER. THE CONTRACTOR SHALL CONSTRUCT THESE PARTITIONS IN STRICT COMPLIANCE WITH THE TESTING AGENCY DESCRIPTION REFERRED TO BY THE DESIGN NUMBER. PARTITION TYPE DRAWINGS SHOULD BE USED FOR REFERENCE AND INFORMATION PURPOSES ONLY. SHOULD CONFLICTS OCCUR BETWEEN THE PARTITION TYPE AND THE TESTING AGENCY DESCRIPTION, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
4. ALL DIMENSIONS MARKED "CLEAR" OR "HOLD" SHALL BE MAINTAINED.
5. PARTITIONS SHALL BE CENTERED ON WINDOW MULLIONS AND BE PERPENDICULAR TO THE EXTERIOR WALL UNLESS NOTED OTHERWISE ON THE DRAWINGS.
6. ALL PARTITIONS ABUTTING EXISTING BUILDING COLUMNS OR WALLS SHALL ALIGN NEW FINISH FACE WITH EXISTING UNLESS OTHERWISE INDICATED.
7. REMOVE EXISTING GYPSUM BOARD AS NECESSARY FOR A SMOOTH FINISH WITH NO VISIBLE TRANSITION FROM EXISTING TO NEW GYPSUM BOARD.
8. CONTRACTOR SHALL OBTAIN ARCHITECT'S APPROVAL OF THE CHALK LINE LAYOUT OF THE PARTITIONS PRIOR TO PROCEEDING WITH FRAMING.
9. GALVANIZED STEEL MAY BE USED IN LIEU OF FIRE RETARDANT WOOD BLOCKING. PROVIDE 4" WIDE 16 GAUGE FLAT GALVANIZED BACKING FOR ALL WALL-HUNG SHELVING, MILLWORK AND HARDWARE. BACKING SHALL SPAN AT LEAST THREE STUDS.
10. PROVIDE BRACING ABOVE CEILING HEIGHT PARTITIONS AS REQUIRED FOR INSTALLATION OF DOORS OR OTHER ITEMS TO PREVENT VIBRATION OR MOVEMENT OF THE PARTITION OR OTHER ITEM.
11. PARTITION ASSEMBLIES AND BRACING SHALL BE INSTALLED AROUND ANY ABOVE-CEILING INTERFERENCES ENCOUNTERED SUCH AS DUCTS OR SPRINKLER LINES SO AS TO MAINTAIN THE INTEGRITY OF THE ASSEMBLY.
12. PROVIDE APPROPRIATE METAL TRIM ACCESSORIES FOR GYPSUM BOARD AS RECOMMENDED BY U.S.G. OR SPECIFIED ON THESE DRAWINGS.
13. WHERE NEW PARTITION IS INDICATED TO ALIGN WITH EXISTING CONDITION, REMOVE CORNER BEAD TO PROVIDE A SMOOTH TRANSITION.
14. UNLESS NOTED OTHERWISE OR REQUIRED BY AN INDICATED UL DESIGN, MATCH GYPSUM BOARD THICKNESS FOR NEW PARTITIONS WITH THICKNESS OF EXISTING GYPSUM BOARD.
15. ANY PARTITION CONTAINING WATER OR WASTE LINES SHALL BE CONSTRUCTED WITH MOISTURE RESISTANT GYPSUM BOARD.
16. ANY PARTITION WITH TILE FINISH SHALL BE CONSTRUCTED WITH MOISTURE RESISTANT GYPSUM BOARD.
17. ALL PARTITION JOINTS SHALL BE TAPED, SPACKLED, AND SANDED SMOOTH WITH NO VISIBLE JOINTS AND MADE READY TO RECEIVE SPECIFIED FINISHES.
18. ANY EXISTING GYPSUM BOARD MUST BE REFINISHED TO BE SMOOTH AND READY TO RECEIVE SPECIFIED FINISH.
19. NO PARTITIONS SHALL VARY MORE THAN 1/8" IN SURFACE PLANE IN 10 FEET IN ANY DIRECTION.

TYPICAL WALL SECTION NOTES:

1. ALL METAL STUDS TO BE I.C.C. ESR-2054. 2 1/2" X 20 GAUGE AT 16" O.C. THROUGHOUT UNLESS NOTED OTHERWISE. ALLOWABLE UN-BRACED HEIGHT AS PER CHART BELOW.
2. ALL CONNECTION AND FASTENER TO BE AS PER DETAILS. ALL MANUFACTURERS AND I.C.B.O. # TO BE STRICTLY ADHERED TO BY G.C. UNLESS APPROVAL FOR EQUAL SUBSTITUTION IS RECEIVED FROM THE BUILDING DEPARTMENT.
3. ALL GYP. WALL BOARD TO BE 1/2" THROUGHOUT UNLESS NOTED OTHERWISE. ATTACH WITH 1" TYPE S DRYWALL SCREWS 12" O.C. VERTICALLY AT STUDS AND 8" O.C. AROUND PERIMETER.

TABLE NUMBER 1

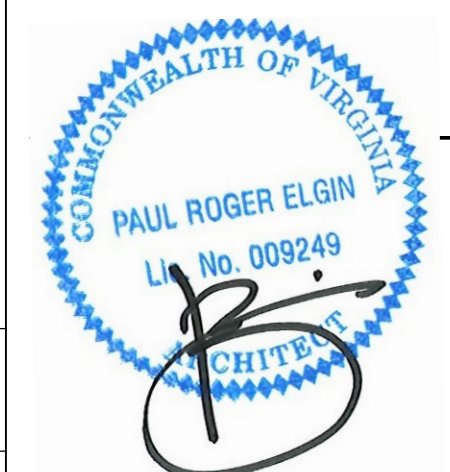
MINIMUM SIZE OF THE BRACING MEMBER			LIMITING WALL HEIGHTS	
WALL HEIGHT	6'-0"	7'-0"	METAL STUD SIZE	MAX. UN-BRACED HEIGHT
UP TO 10'	12 GA WIRE	12 GA WIRE	2 1/2" X 20 GA.	11'-2"
12'-0"	10 GA WIRE	10 GA WIRE	3 5/8" X 20 GA.	14'-0"
14'-0"	10 GA WIRE	25 GA STUD	3 5/8" X 16 GA.	17'-0"
16'-0"	10 GA WIRE	25 GA STUD	6" X 25 GA.	16'-0"
*USE W/ 20 GA. HEAD RUNNERS			6" X 20 GA.	21'-0"
			6" X 16 GA.	25'-0"

TABLE NUMBER 2
ALLOWABLE SPACING FOR 1" LONG FASTENERS, INCHES

PARTITION RICH	TRACK														
	NO. 18 GAUGE			NO. 20 GAUGE			NO. 22 GAUGE			NO. 24 GAUGE			NO. 26 GAUGE		
	LOAD NORMAL TO WALL SURFACE (SPF)														
	5	10	15	5	10	15	5	10	15	5	10	15	5	10	15
6	42	42	42	42	42	42	42	33	42	37	42	42	42	42	23
8	42	42	34	42	42	31	42	37	25	42	27	18	34	17	11
10	42	41	27	42	38	25	42	30	20	42	22	14	27	13	9
12	42	34	22	42	31	21	42	25	16	37	18	12	23	11	7.5
14	42	29	18	42	26	16	42	21	14	31	15	10	18	8.5	5
16	42	25	17	42	23	15	37	18	12	27	13	9	17	8.5	5

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PROJECT NO:	24-152

SHEET TITLE:

PARTITION TYPE
DETAILS & NOTES

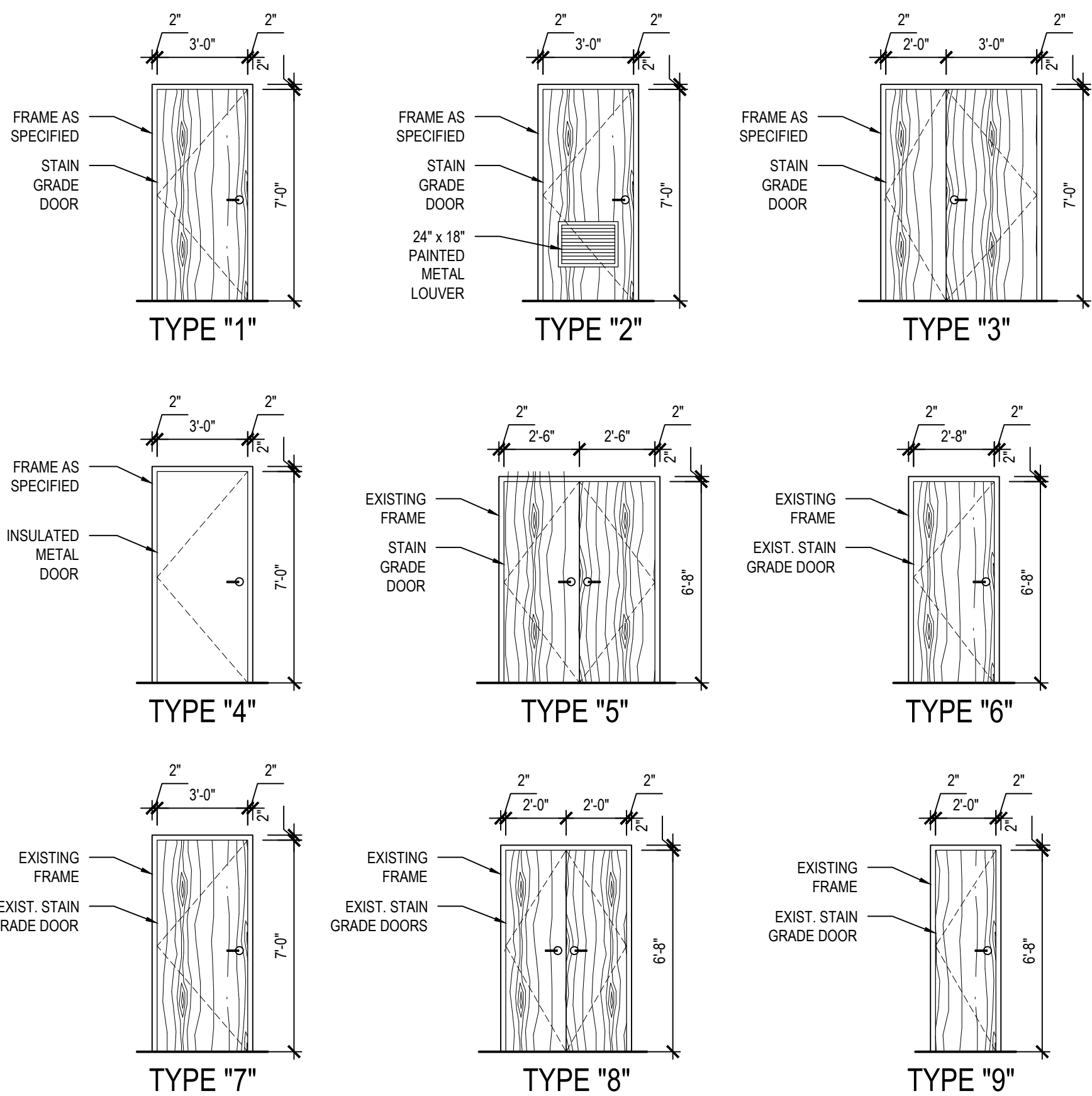
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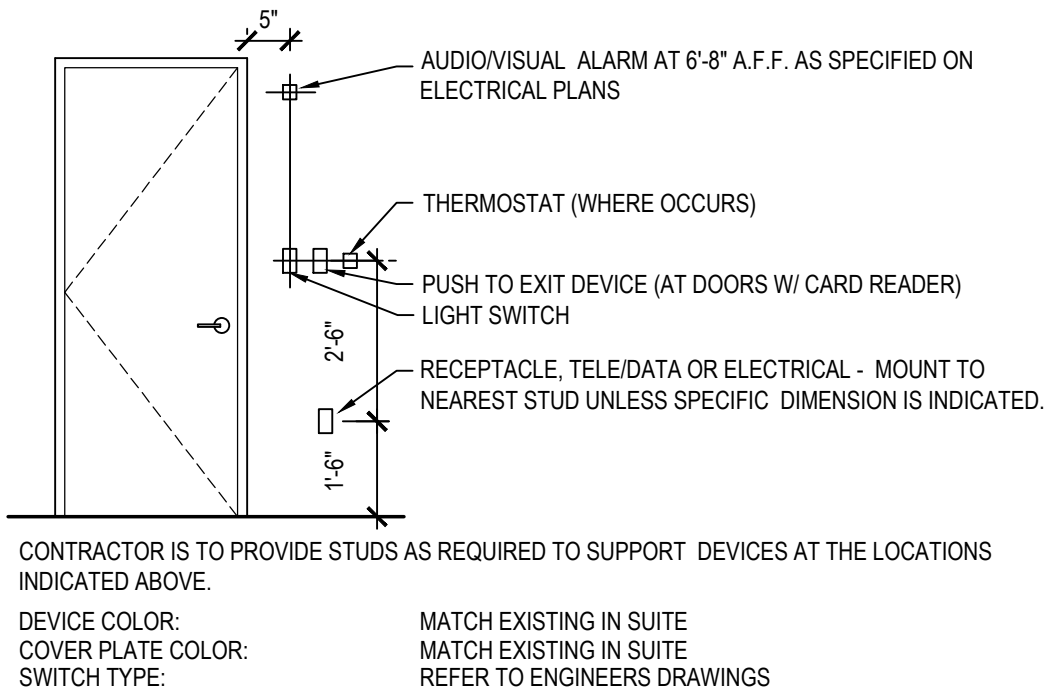
GENERAL DOOR NOTES

- ALL DOORS SHALL MEET THE REQUIREMENTS OF IBC 2021 - CHAPTER 10 - REFER TO SCHEDULE BELOW FOR LOCK FUNCTIONS. ALL FAIL-SECURE LOCATIONS TO HAVE STRIKE BYPASS FUNCTION HARDWARE.
- ALL HARDWARE FINISHES TO MATCH BUILDING STANDARD (OR OTHERWISE BE SATIN/BRUSHED CHROME (626-US26D) U.O.N).
- ALL HARDWARE SETS SHALL BE LEVER STYLE AND SHALL BE SCHLAGE, UNLESS NOTED OTHERWISE IN SCHEDULE. LEVER DESIGN AND ROSE T.B.D.
- PROVIDE FLOOR/ WALL STOP AT ALL NEW DOORS, AND VERIFY EXISTENCE OF STOPS AT EXISTING DOORS. PROVIDE STOP AT EXISTING DOORS IF NONE EXIST.
- PROVIDE COMPREHENSIVE DOOR SUBMITTAL PACKAGE TO ARCHITECT FOR APPROVAL PRIOR TO PROCUREMENT OF DOORS.
- ALL DOORS NOT LABELED ARE EXISTING TO REMAIN.
- DOORS WHICH ARE LOCATED WITHIN IN A RATED PARTITION SHALL BEAR THE APPROPRIATE FIRE RATING/TESTING LABEL, AND SHALL CONFORM WITH THE RATING PRESENTED. DOORS LOCATED WITHIN STORAGE ROOMS SHALL HAVE A MINIMUM 20 MINUTE FIRE RATING.
- FOR ALL HOLLOW METAL OR WELDED STEEL DOOR FRAMES, CAULK ALL DOOR FRAMES WITH PAINTABLE SILICON SEALANT PRIOR TO PAINTING FRAMES AND/OR WALLS. PROVIDE (4) RUBBER MUTES PER FRAME. MIN - VERIFY AND/OR REPLACE IN EXISTING FRAME. FRAMES SHALL HAVE NO EXPOSED METAL FASTENERS.
- ALL STAIN-GRADE DOORS TO BE PRE-FINISHED, WOOD SPECIES AND COLOR TO MATCH THE EXISTING BASE-BUILDING STANDARD FINISH. PROVIDE SAMPLES TO ARCHITECT PRIOR TO PROCUREMENT. INCLUDE RANGE OF WOOD SPECIES FOR CONSIDERATION / STAIN CONTROL. THERE SHALL BE NO FIELD-STAINED DOORS.
- THE GC IS TO PROVIDE ALL LATCHSETS UNLESS SPECIFICALLY NOTED OTHERWISE.
- ALL LEVERS ARE TO BE ANSI 117.1 (2017) AND NFPA 101 COMPLIANT.
- KEYING OF ALL LOCKS TO BE DONE BY VIRGINIA TECH - GC TO COORDINATE AS NECESSARY.
- HARDWARE SPECIFIED IS FOR THE LATCH SET / CLOSER ARRANGEMENTS - THE GC IS TO PROCURE ALL NECESSARY ITEMS AS REQUIRED FOR NORMAL DOOR INSTALLATION INCLUDING STRIKE PLATES, ETC..
- ALL DOOR SEALS, WEATHER STRIPPING, SWEEPS, DOOR BOTTOMS, ETC., SHALL BE INSTALLED SO THAT NO LIGHT CAN BE SEEN AROUND DOOR WHEN DOOR IS CLOSED.

DOOR TYPES



DEVICES ADJACENT TO DOORS

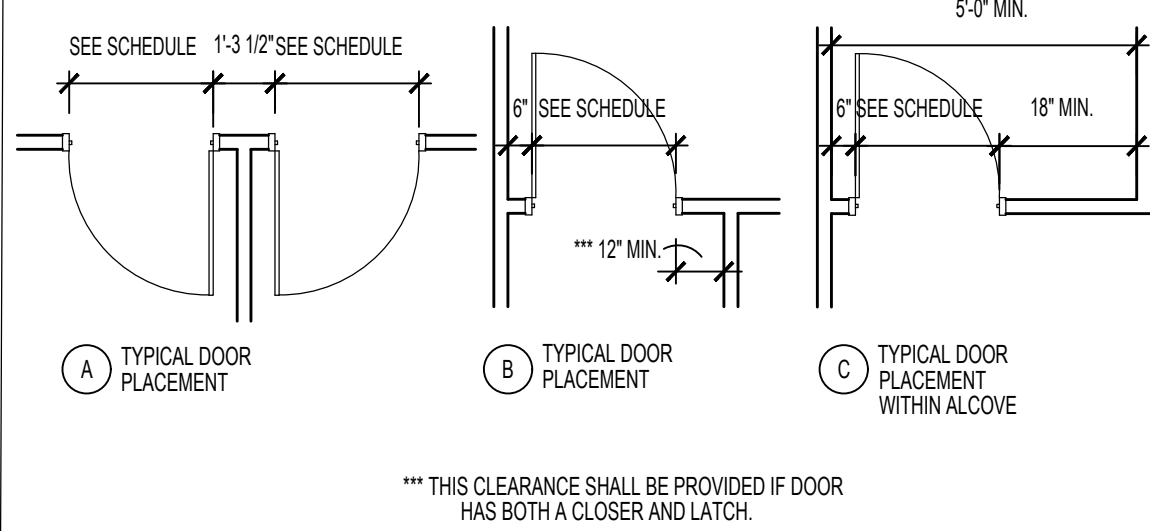


ALL DOORS WITH MAGNETIC LOCKS SHALL COMPLY WITH IBC 2015 SECTION 1010.1.9.9.

ALL CARD READERS AND REQUEST TO EXIT BUTTONS SHALL BE INSTALLED AT 48" A.F.F. PER IBC 2015 SECTION 1010.1.9.8

COORDINATE W/ ARCH. ON EXISTING OUTLET AND SWITCH HEIGHT IF DIFFERENT THAN SHOWN.

TYPICAL DOOR CLEARANCES



DOOR SCHEDULE

DOOR								FRAME		HDWR	NOTES
LABEL	TYPE	WIDTH	HEIGHT	RATING	STC	MAT'L	FINISH	MAT'L	FINISH	SET	
A	3	24" & 36"	84"	-	-	SCWD	STAIN	HM	PRIMED	1	-
B	2	36"	84"	-	-	SCWD	STAIN	HM	PRIMED	2	-
C	1	36"	84"	-	-	SCWD	STAIN	HM	PRIMED	2	-
D	4	36"	84"	-	-	SCWD	STAIN	HM	PAINTED	3	-
E	5 (EX)	30" (PAIR)	80"	-	-	SCWD	STAIN	HM	EXIST.	4	-
F	5 (EX)	30" (PAIR)	80"	-	-	SCWD	STAIN	HM	EXIST.	5	-
G	6 (EX)	32"	80"	-	-	SCWD	STAIN	HM	EXIST.	6	-
H	6 (EX)	32"	80"	-	-	SCWD	STAIN	HM	EXIST.	4	-
I	6 (EX)	32"	80"	-	-	SCWD	STAIN	HM	EXIST.	5	-
I2	6 (EX)	32"	80"	-	-	SCWD	STAIN	HM	EXIST.	5	-
J	7 (EX)	36"	84"	-	-	SCWD	STAIN	HM	EXIST.	7	-
J2	9 (EX)	24"	80"	-	-	SCWD	STAIN	HM	EXIST.	7	-
K	6 (EX)	32"	80"	-	-	SCWD	STAIN	HM	EXIST.	8	-
L	8 (EX)	24" (PAIR)	84"	-	-	SCWD	STAIN	HM	EXIST.	9	-
M	8	24" (PAIR)	84"	-	-	SCWD	STAIN	HM	PRIMED	9	RELOCATED DOORS / FRAME

NOTES:

- NOTE LINE 1.
- NOTE LINE 2.

HARDWARE SCHEDULE

ITEM	TYPE	QTY	MANUF	MODEL	FINISH	NOTES
SET 1						
LATCH SET	CYLINDRICAL LEVER LATCH SET; PASSAGE FUNCTION	1	SCHLAGE	ND10S	US26	-
HINGES	5 KNUCKLE FULL MORTISE	1.5 PR.	IVES	SPBB1	US26	-
STOP	DOME STYLE FLOOR STOP	1	IVES	FS13	US26	-
SILENCERS	RUBBER	3	IVES	SR64	GRAY	-
STRIKE PLATE	SQUARE CORNER	1	SCHLAGE	-	US26	-
FLUSH BOLTS	TOP & BOTTOM	2	IVES	FB458-12	US26	INACTIVE LEAF
SET 2						
LATCH SET	CYLINDRICAL LEVER LATCH SET; PASSAGE FUNCTION	1	SCHLAGE	ND10S	US26	-
HINGES	5 KNUCKLE FULL MORTISE	1.5 PR.	IVES	SPBB1	US26	-
STOP	DOME STYLE FLOOR STOP	1	IVES	FS13	US26	NO FLOOR STOP AT DOOR 'B'
SILENCERS	RUBBER	3	IVES	SR64	GRAY	-
STRIKE PLATE	SQUARE CORNER	1	SCHLAGE	-	US26	-
SET 3						
LOCKSET	MORTISE LEVER LOCKSET; SUITE ENTRY FUNCTION	1	SCHLAGE	L9050P	US26	-
HINGES	5 KNUCKLE FULL MORTISE	1.5 PR.	IVES	SPBB1	US26	-
CLOSER	SURFACE MOUNTED	1	LCN	1460	US26	-
SILENCERS	RUBBER	3	IVES	SR64	GRAY	-
STRIKE PLATE	SQUARE CORNER	1	SCHLAGE	-	US26	-
THRESHOLD	SADDLE THRESHOLD, ALUMINUM	1	PEMKO	2478	A	-
SET 4						
LOCKSET	CYLINDRICAL LEVER LATCH SET; PASSAGE FUNCTION	1	SCHLAGE	ND10S	US26	-
COVER PLATE	2-5/8" Ø HOLE COVER PLATE	1	DEFENDER	119708	SATIN NKL	-
SET 5						
LOCKSET	CYLINDRICAL LEVER LOCK SET; OFFICE FUNCTION	1	SCHLAGE	ND50	US26	-
COVER PLATE	2-5/8" Ø HOLE COVER PLATE	1	DEFENDER	119708	SATIN NKL	-
SET 6						
LOCKSET	CYLINDRICAL LEVER LOCK SET; STORAGE FUNCTION	1	SCHLAGE	ND80	US26	-
SET 7						
LOCKSET	CYLINDRICAL LEVER LOCK SET; PRIVACY FUNCTION	1	SCHLAGE	ND52	US26	-
SET 8						
LOCKSET	CYLINDRICAL LEVER LOCK SET; CLASSROOM FUNCTION	1	SCHLAGE	ND70	US26	-
SET 9						
LOCKSET	DOUBLE DUMMY TRIM	1	SCHLAGE	ND172	US26	-
ROLLER CATCH	TOP MOUNTED ROLLER CATCH	1	SCHLAGE	336B15	US26	-

NOTES:

- BASIS OF DESIGN, TO BE PROVIDED AND INSTALLED BY TENANT'S SECURITY VENDER; G.C. TO COORDINATE.
- TO BE PROVIDED AND INSTALLED BY G.C.

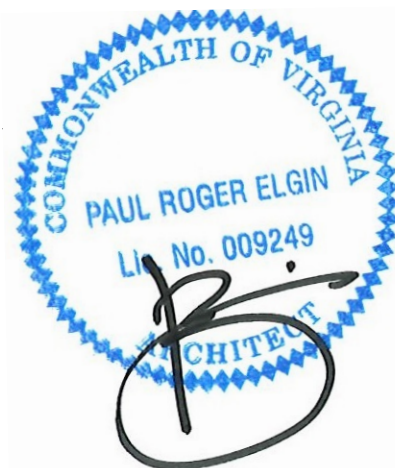
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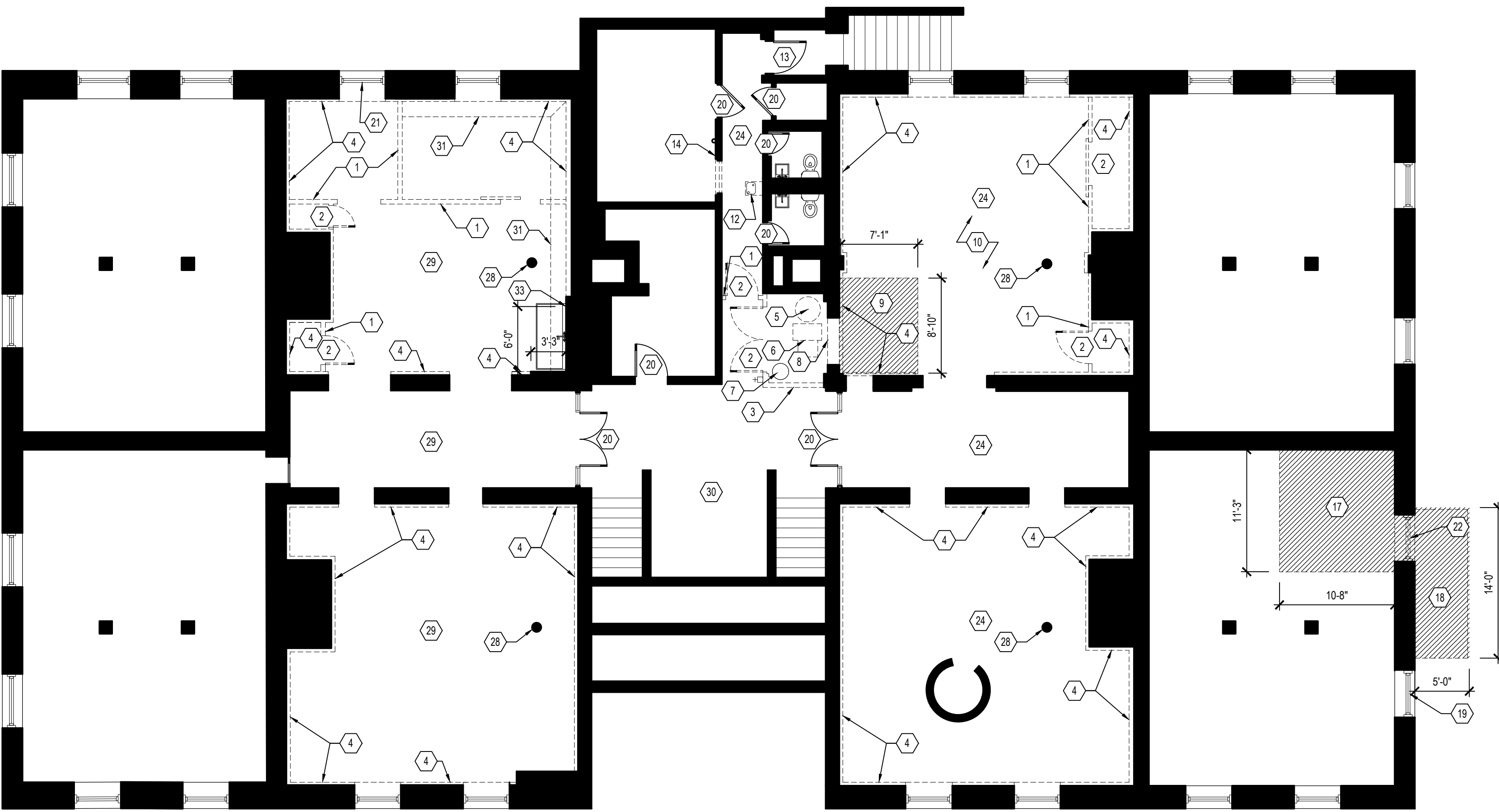
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DESIGN INTENT DRAWINGS	03.28.2025
PERMIT & BID	07.18.2025

DESIGNED/DRAWN BY: JR/SM
REVIEWED/APPROVED BY: PE
PROJECT NO: 24-152

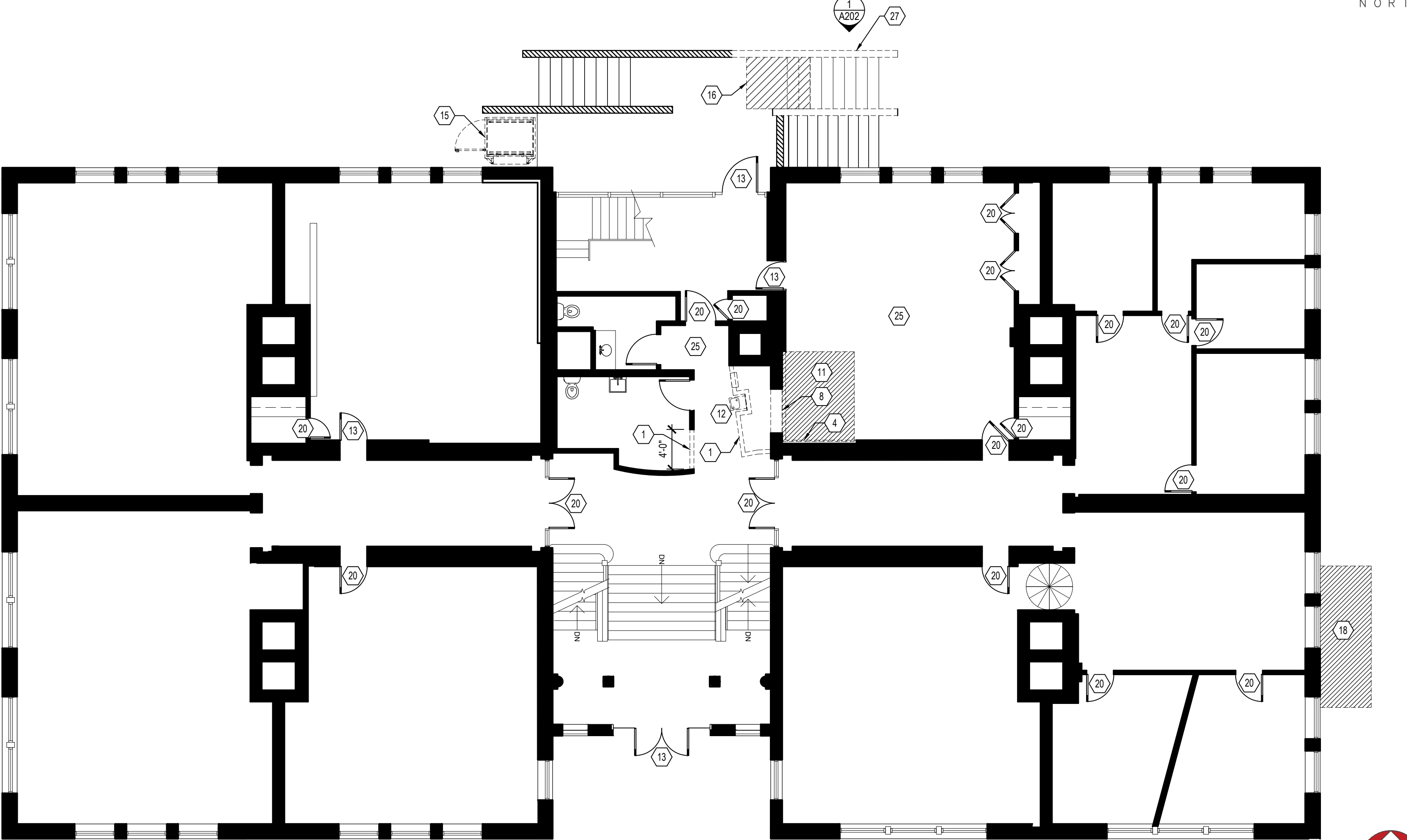
SHEET TITLE:
**DOOR &
HARDWARE
SCHEDULE**

SHEET NUMBER:

A004



1 BASEMENT LEVEL DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



2 FIRST FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

DEMO KEY NOTES

- 1 REMOVE EXISTING WOOD STUD & GYP. BD. PARTITION AS INDICATED, INCLUDING ANY ELECTRICAL CONNECTIONS AND TERMINATE WIRING BACK TO SOURCE.
- 2 EXISTING DOOR, FRAME AND ALL ASSOCIATED HARDWARE TO BE REMOVED. SALVAGE DOOR LEAF AND STORE IN SAFE PLACE AS DIRECTED BY TENANT.
- 3 REMOVE EXISTING CMU PARTITION & GYP. BD. FURRING AS INDICATED, INCLUDING ANY ELECTRICAL CONNECTIONS AND TERMINATE WIRING BACK TO SOURCE.
- 4 REMOVE EXISTING WOOD STUD & GYP. BD. FURRING AS INDICATED, INCLUDING ANY ELECTRICAL CONNECTIONS AND TERMINATE WIRING BACK TO SOURCE.
- 5 REMOVE EXISTING GAS WATER HEATER AND ALL ASSOCIATED CONNECTIONS, REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- 6 REMOVE EXISTING HVAC UNIT AND MODIFY EXISTING DUCTWORK AS SHOWN ON MECHANICAL DRAWINGS.
- 7 EXISTING SUMP PUMP TO REMAIN, G.C. SHALL PROTECT AS REQUIRED DURING DEMOLITION & CONSTRUCTION ACTIVITIES.
- 8 PROVIDE AN OPENING (4'-4" W X 7'-8" H) IN EXISTING MASONRY WALL AS REQUIRED FOR NEW ELEVATOR ENTRY, COORDINATE WITH ELEVATOR MANUFACTURER AND REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 9 SAW CUT EXISTING CONCRETE FLOOR SLAB AND EXCAVATE AS REQUIRED FOR NEW ELEVATOR PIT (HATCHED AREA), REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 10 REMOVE ALL FLOOR MOUNTED ELECTRICAL DEVICES AND CONDUIT IN THIS ROOM, TERMINATE WIRING BACK TO SOURCE.
- 11 REMOVE EXISTING WOOD FLOORING AND CUT REMOVE EXISTING FLOOR JOIST & SHEATHING AS REQUIRED FOR NEW HOISTWAY, SALVAGE ALL REMOVED FLOORING / JOISTS AND STORE IN SAFE PLACE AS DIRECTED BY TENANT. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 12 REMOVE EXISTING DRINKING FOUNTAIN AND MODIFY EXISTING PLUMBING SERVICE AS SHOWN ON PLUMBING DRAWINGS.
- 13 EXISTING DOOR & HARDWARE TO REMAIN.
- 14 PROVIDE A 3'-4" W OPENING IN EXISTING CMU/GYP. BD. PARTITION FROM FLOOR TO DECK. REFER TO NEW WORK PLANS FOR NEW DOOR AND GYP. BD. INFILL.
- 15 EXISTING LIFT TO BE REMOVED AND ALL EXISTING ELECTRICAL CONNECTIONS TERMINATED BACK TO SOURCE.
- 16 CHIP OUT AND REMOVE PORTION OF EXISTING CONCRETE STAIR AS REQUIRED FOR NEW RAMP DESIGN, COORDINATE EXTENTS OF REMOVAL IN FIELD.
- 17 EXCAVATE (HAND DIG) AS REQUIRED FOR NEW SPRINKLER ROOM (HATCHED AREA), COORDINATE WITH NEW WORK PLANS AND REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 18 EXCAVATE AS REQUIRED FOR NEW STAIR DOWN TO SPRINKLER ROOM (HATCHED AREA), COORDINATE WITH NEW WORK PLANS AND REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 19 EXISTING CRAWLSPACE ACCESS DOOR TO REMAIN.
- 20 EXISTING DOOR(S) TO REMAIN, REMOVE EXISTING ORBITAL HARDWARE (AND DEADBOLT IF EXISTING). REFER TO DOOR SCHEDULE FOR NEW HARDWARE.
- 21 EXISTING EXHAUST FAN AT WINDOW TO REMAIN, MODIFY/RELOCATE EXISTING POWER & CONTROL SWITCH AS REQUIRED DUE TO REMOVAL OF WALL FURRING.
- 22 REMOVE EXISTING LOUVER & FRAME, ENLARGE OPENING & EXCAVATE AS REQUIRED FOR NEW SPRINKLER ROOM DOOR - COORDINATE WITH STRUCTURAL DRAWINGS.
- 23 EXISTING LADDER FOR ATTIC ACCESS (LOCKED, ACCESSIBLE BY BUILDING ENGINEER).
- 24 PREP. EXISTING CONCRETE FLOOR SLAB AS REQ'D TO RECEIVE NEW SEALER (ASHFORD FORMULA).
- 25 REMOVE EXISTING CARPET IN THIS ROOM / CORRIDOR AND PREP EXISTING WOOD FLOOR TO RECEIVE NEW CARPET TILE AS SCHEDULED.
- 26 REMOVE GLAZING FROM TOP PORTION OF EXISTING GLAZING (APPROX. 43W X 23H) FOR INSTALLATION OF NEW PLEXI PANEL.
- 27 REMOVE PORTION OF EXISTING BRICK AS REQUIRED FOR NEW WORK, SALVAGE CORNER STONE AND RETURN TO VIRGINIA TECH - REFER TO ELEVATION AS INDICATED AND COORDINATE WITH NEW WORK PLANS.
- 28 GC SHALL INVESTIGATE INSIDE OF COLUMN WRAP - IF NOT STRUCTURAL, COLUMN TO BE REMOVED.
- 29 REMOVE EXISTING VCT FLOORING AND PREP. FLOOR SLAB AS REQ'D TO RECEIVE NEW SEALER (ASHFORD FORMULA).
- 30 EXISTING COIN RUBBER FLOORING TO REMAIN AT LOBBY.
- 31 INVESTIGATE ANGLED FURRING ALONG TOP HALF OF WALL (FROM 61" A.F.F. TO CEILING). FURRING TO BE REMOVED, WITH EXISTING EXHAUST DUCTWORK WITHIN RECONFIGURED AND HELD TIGHT TO CEILING.
- 33 DECORATIVE FEATURE WALL BEHIND SINK TO REMAIN FROM THIS POINT TO EXISTING CORNER. COORDINATE EXACT LOCATION IN FIELD WITH EXISTING PERFORATED METAL PANELS.
- 34 EXISTING FIRE EXTINGUISHER CABINET TO BE SALVAGED FOR RE-USE.

BOARD OF ARCHITECTURE REVIEW NOTES

AREAS OF DEMOLITION & ENCAPSULATION

AT THE EXISTING EXTERIOR STAIR, APPROXIMATELY 45 SF OF EXISTING CONCRETE STAIR AND MASONRY GUARD WALLS WILL BE DEMOLISHED OR MODIFIED TO ACCOMMODATE THE NEW ADA RAMP (INDICATED BY KEY NOTES 16 & 27). THIS AREA OF STAIR.

THE PROPOSED RAMP (SHOWN ON A104 & A202) WILL COVER/ENCAPSULATE 95 SF OF EXISTING CONCRETE STAIR.

AT THE NEW BELOW GRADE STAIR, 8 SF OF EXISTING EXTERIOR WALL BE DEMOLISHED/MODIFIED TO CREATE THE NEW EXTERIOR DOOR OPENING INTO A NEW SPRINKLER ROOM (KEY NOTE 22).

SYMBOLS LEGEND

- EXISTING WALL TO REMAIN.
- EXISTING DOOR TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- EXISTING RECEPTACLE TO BE REMOVED
- EXISTING FIRE ALARM PULL STATION TO BE REMOVED

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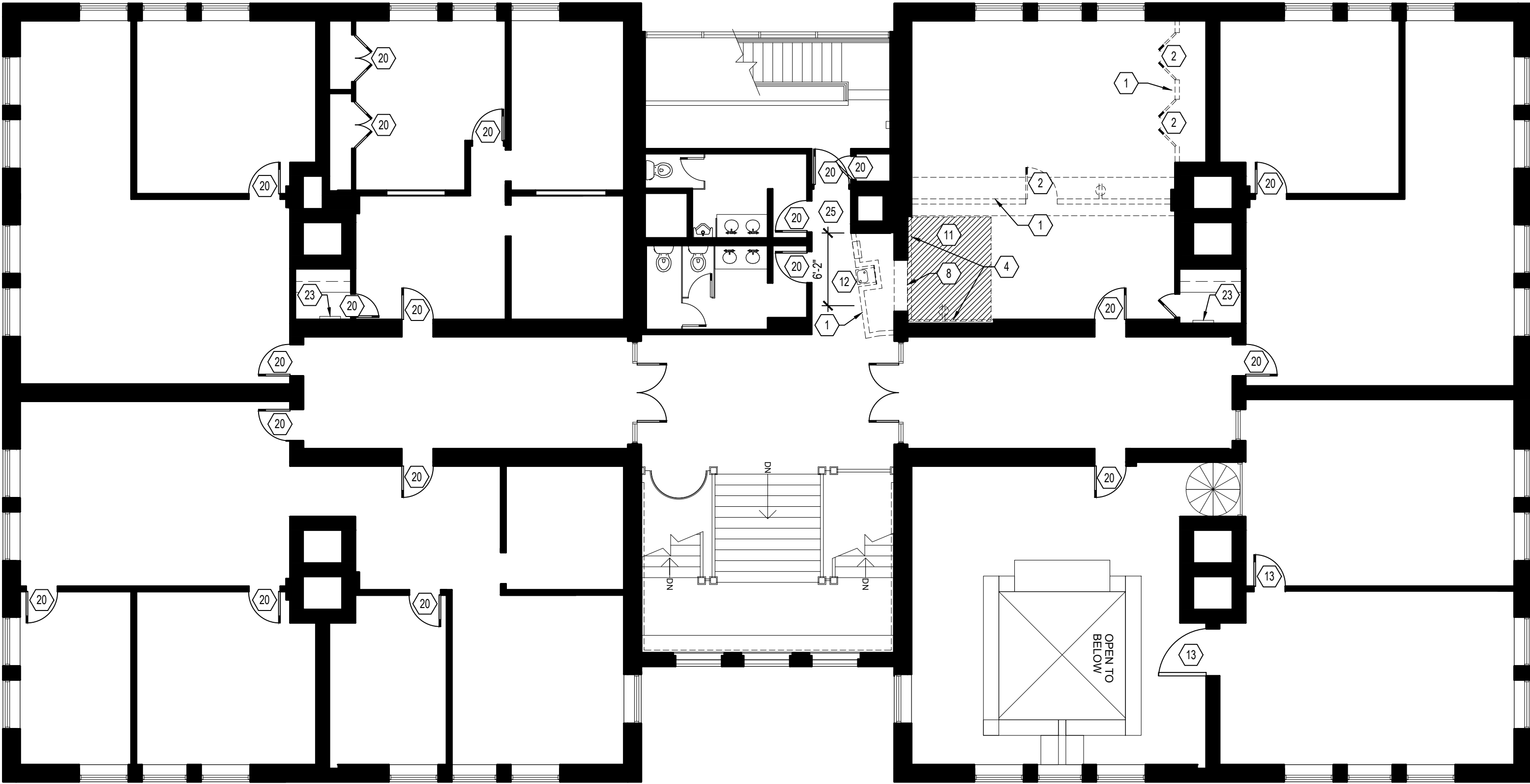
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REVIEWED/APPROVED BY:	PE
PROJECT NO:	24-152

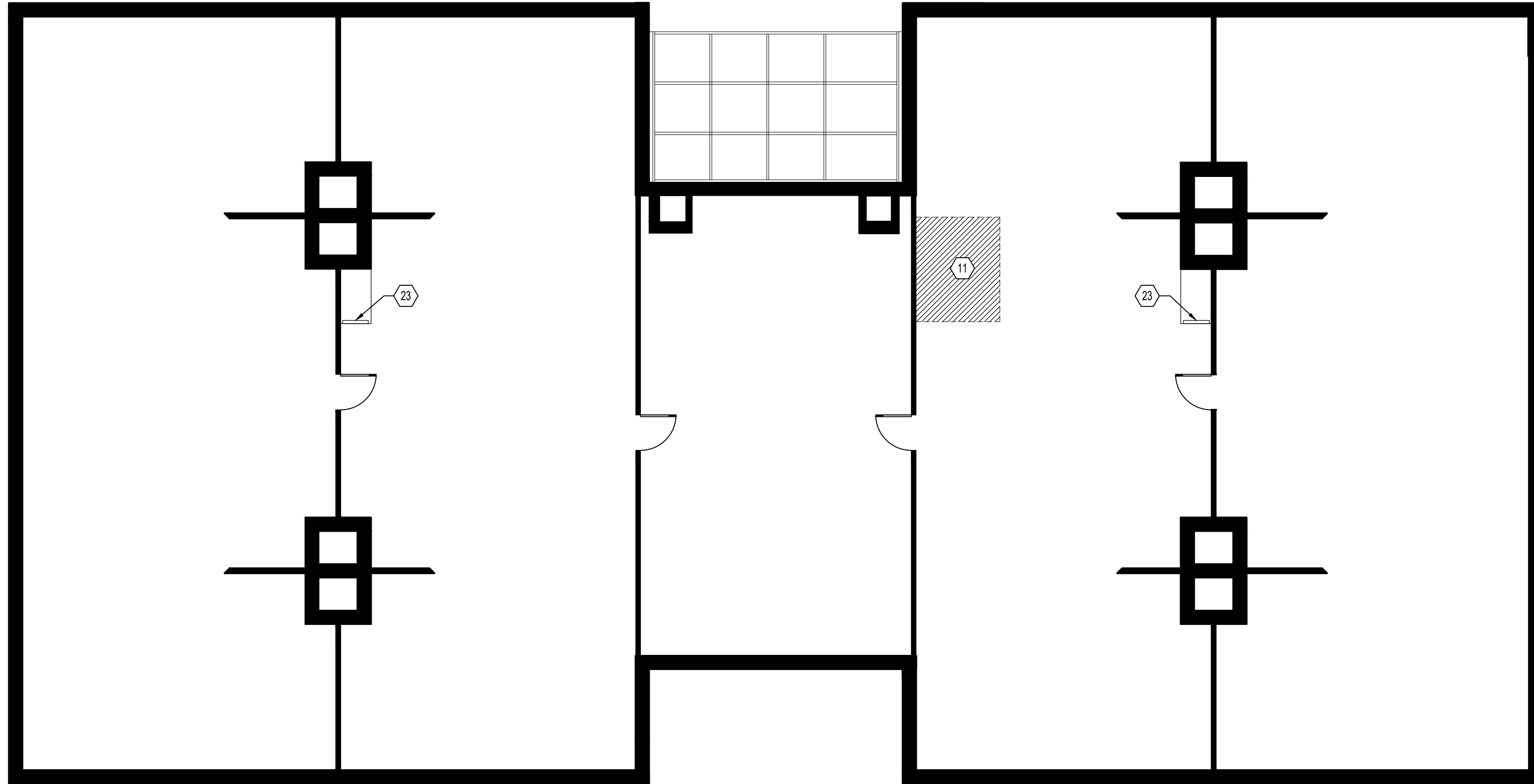
SHEET TITLE:
**DEMOLITION
BASEMENT &
FIRST FLOOR**

SHEET NUMBER:

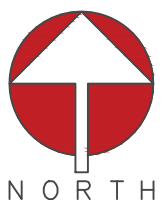
A100



1 SECOND FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



2 ATTIC DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



DEMO KEY NOTES

- 1 REMOVE EXISTING WOOD STUD & GYP. BD. PARTITION AS INDICATED, INCLUDING ANY ELECTRICAL CONNECTIONS AND TERMINATE WIRING BACK TO SOURCE.
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- 8 PROVIDE AN OPENING (4'-4" W X 7'-8" H) IN EXISTING MASONRY WALL AS REQUIRED FOR NEW ELEVATOR ENTRY. COORDINATE WITH ELEVATOR MANUFACTURER AND REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 9 SAW CUT EXISTING CONCRETE FLOOR SLAB AND EXCAVATE AS REQUIRED FOR NEW ELEVATOR PIT (HATCHED AREA). REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 10 REMOVE ALL FLOOR MOUNTED ELECTRICAL DEVICES AND CONDUIT IN THIS ROOM. TERMINATE WIRING BACK TO SOURCE.
- 11 REMOVE EXISTING WOOD FLOORING AND CUT/REMOVE EXISTING FLOOR JOIST & SHEATHING AS REQUIRED FOR NEW HOISTWAY. SALVAGE ALL REMOVED FLOORING / JOISTS AND STORE IN SAFE PLACE AS DIRECTED BY TENANT. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 12 REMOVE EXISTING DRINKING FOUNTAIN AND MODIFY EXISTING PLUMBING SERVICE AS SHOWN ON PLUMBING DRAWINGS.
- 13 EXISTING DOOR & HARDWARE TO REMAIN.
- 14 PROVIDE A 3'-4" W OPENING IN EXISTING CMU/GYP. BD. PARTITION FROM FLOOR TO DECK. REFER TO NEW WORK PLANS FOR NEW DOOR AND GYP. BD. INFILL.
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- 18 EXCAVATE AS REQUIRED FOR NEW STAIR DOWN TO SPRINKLER ROOM (HATCHED AREA). COORDINATE WITH NEW WORK PLANS AND REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
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- 20 EXISTING DOOR(S) TO REMAIN. REMOVE EXISTING ORBITAL HARDWARE (AND DEADBOLT IF EXISTING). REFER TO DOOR SCHEDULE FOR NEW HARDWARE.
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- 30 EXISTING COIN RUBBER FLOORING TO REMAIN AT LOBBY.
- 31 INVESTIGATE ANGLED FURRING ALONG TOP HALF OF WALL (FROM 6" A.F.F. TO CEILING). FURRING TO BE REMOVED, WITH EXISTING EXHAUST DUCTWORK WITHIN RECONFIGURED AND HELD TIGHT TO CEILING.
- 33 DECORATIVE FEATURE WALL BEHIND SINK TO REMAIN FROM THIS POINT TO EXISTING CORNER. COORDINATE EXACT LOCATION IN FIELD WITH EXISTING PERFORATED METAL PANELS.
- 34 EXISTING FIRE EXTINGUISHER CABINET TO BE SALVAGED FOR RE-USE.

SYMBOLS LEGEND

- EXISTING WALL TO REMAIN.
- EXISTING DOOR TO REMAIN
- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING DOOR TO BE REMOVED
- EXISTING RECEPTACLE TO BE REMOVED
- EXISTING FIRE ALARM PULL STATION TO BE REMOVED

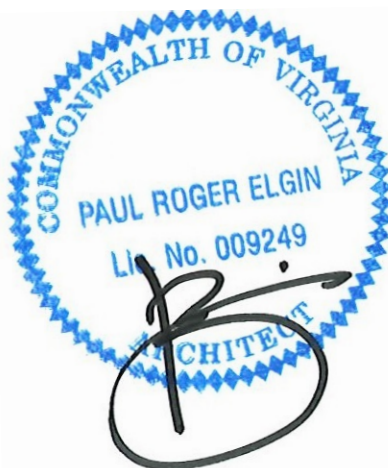
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PERMIT & BID	07.18.2025

DESIGNED/DRAWN BY:	JR/SM
REVIEWED/APPROVED BY:	PE
PROJECT NO:	24-152

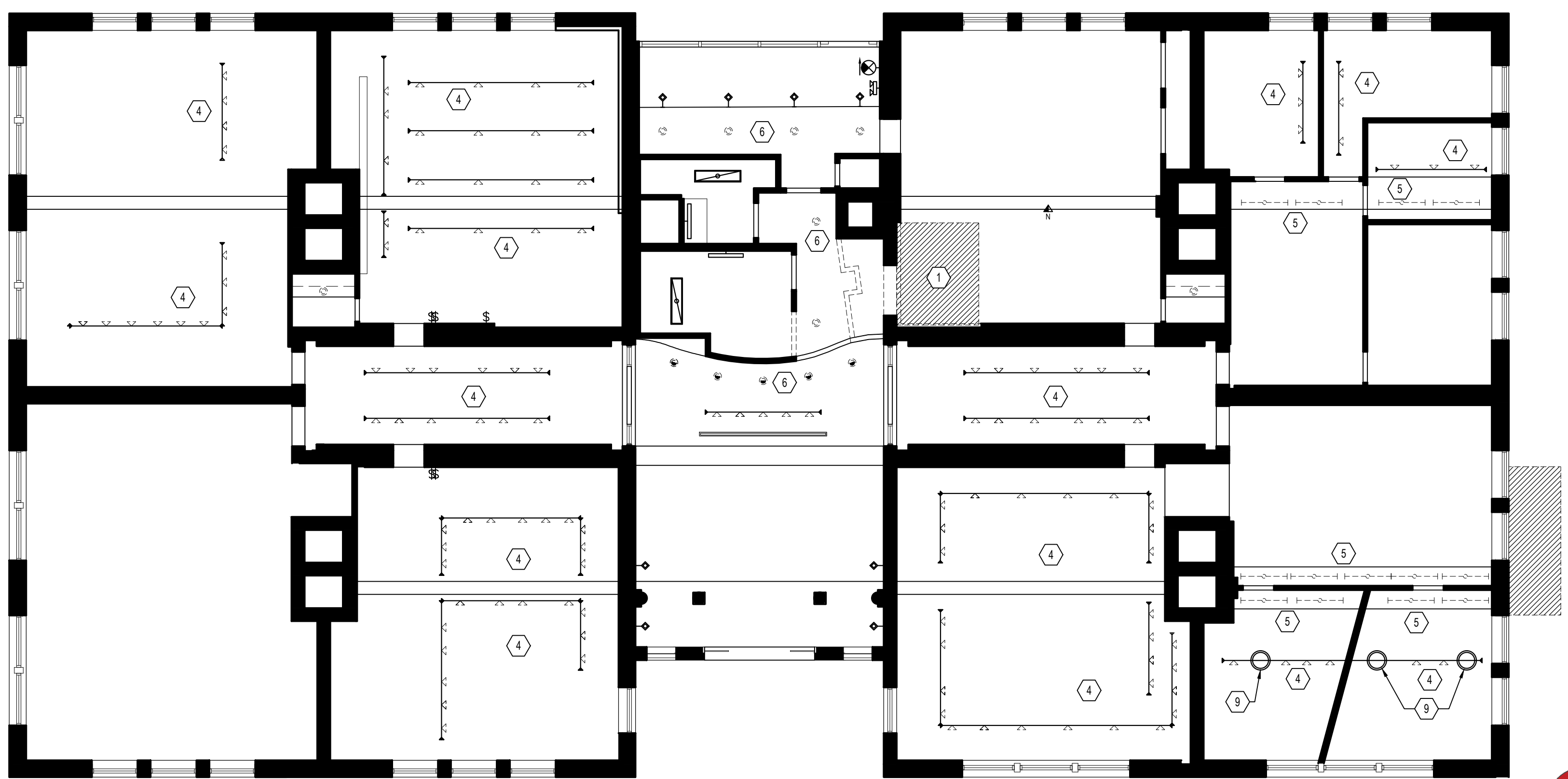
SHEET TITLE:
**DEMOLITION
SECOND FLOOR
& ATTIC**

SHEET NUMBER:

A101



1 BASEMENT LEVEL CEILING DEMOLITION
A102 SCALE: 1/8" = 1'-0"



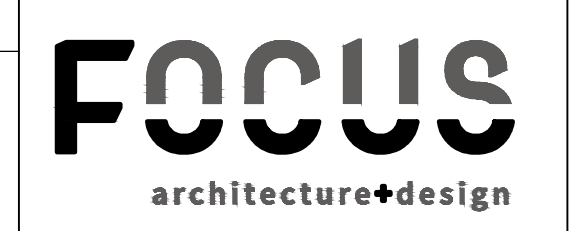
2 1ST FLOOR CEILING DEMOLITION
A102 SCALE: 1/8" = 1'-0"

DEMO KEY NOTES

- 1 REMOVE PORTION OF EXISTING DRYWALL CEILING AS REQUIRED TO CONSTRUCT NEW HOISTWAY, COORDINATE EXTENTS OF REMOVAL WITH NEW WORK PLANS.
- 2 REMOVE ALL EXISTING SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE AS SHOWN, REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 3 REMOVE EXISTING TRACK LIGHTING AS SHOWN (TYPICAL THROUGHOUT BASEMENT LEVEL, U.O.N.), REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 4 REMOVE EXISTING TRACK HEADS AS SHOWN, EXISTING TRACK TO REMAIN FOR RE-USE, REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION (TYPICAL THROUGH FIRST AND SECOND FLOORS).
- 5 REMOVE ALL EXISTING LIGHT FIXTURES ABOVE BULKHEAD AS SHOWN, EXISTING CIRCUITING TO REMAIN FOR REUSE, REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 6 REMOVE ALL EXISTING RECESSED DOWNLIGHTS AS SHOWN, EXISTING CIRCUITING TO REMAIN FOR REUSE, REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 7 REMOVE EXISTING PERIMETER COVE LIGHTING, EXISTING CIRCUIT TO REMAIN FOR RE-USE.
- 8 EXISTING PENDANT FIXTURES TO REMAIN.
- 9 EXISTING TRACK MOUNTED PENDANT TO REMAIN.
- 10 REMOVE EXISTING BULKHEAD & ASSOCIATED LIGHT FIXTURES AT THIS ROOM ONLY.
- 11 EXISTING CURVED BULKHEAD TO REMAIN.

SYMBOLS LEGEND

- EXISTING WALL TO REMAIN.
- EXISTING CONSTRUCTION TO BE REMOVED.
- EXISTING SURFACE MOUNTED FLUORESCENT FIXTURE TO BE REMOVED
- EXISTING RECESSED DOWNLIGHT TO BE REMOVED
- EXISTING RECESSED WALL WASHER TO BE REMOVED
- EXISTING TRACK LIGHTING TO BE REMOVED
- EXISTING TRACK TO REMAIN, HEADS TO BE REMOVED
- EXISTING PERIMETER COVE LIGHTING TO BE REMOVED

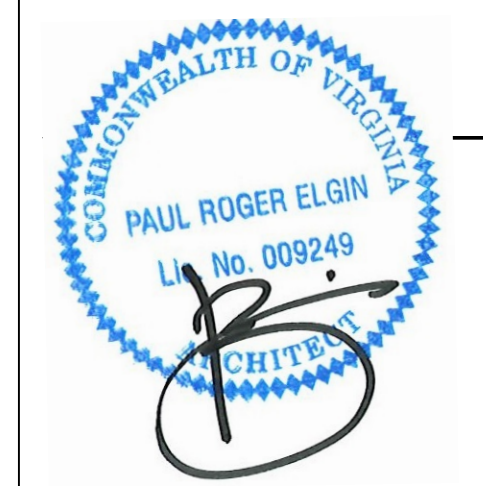


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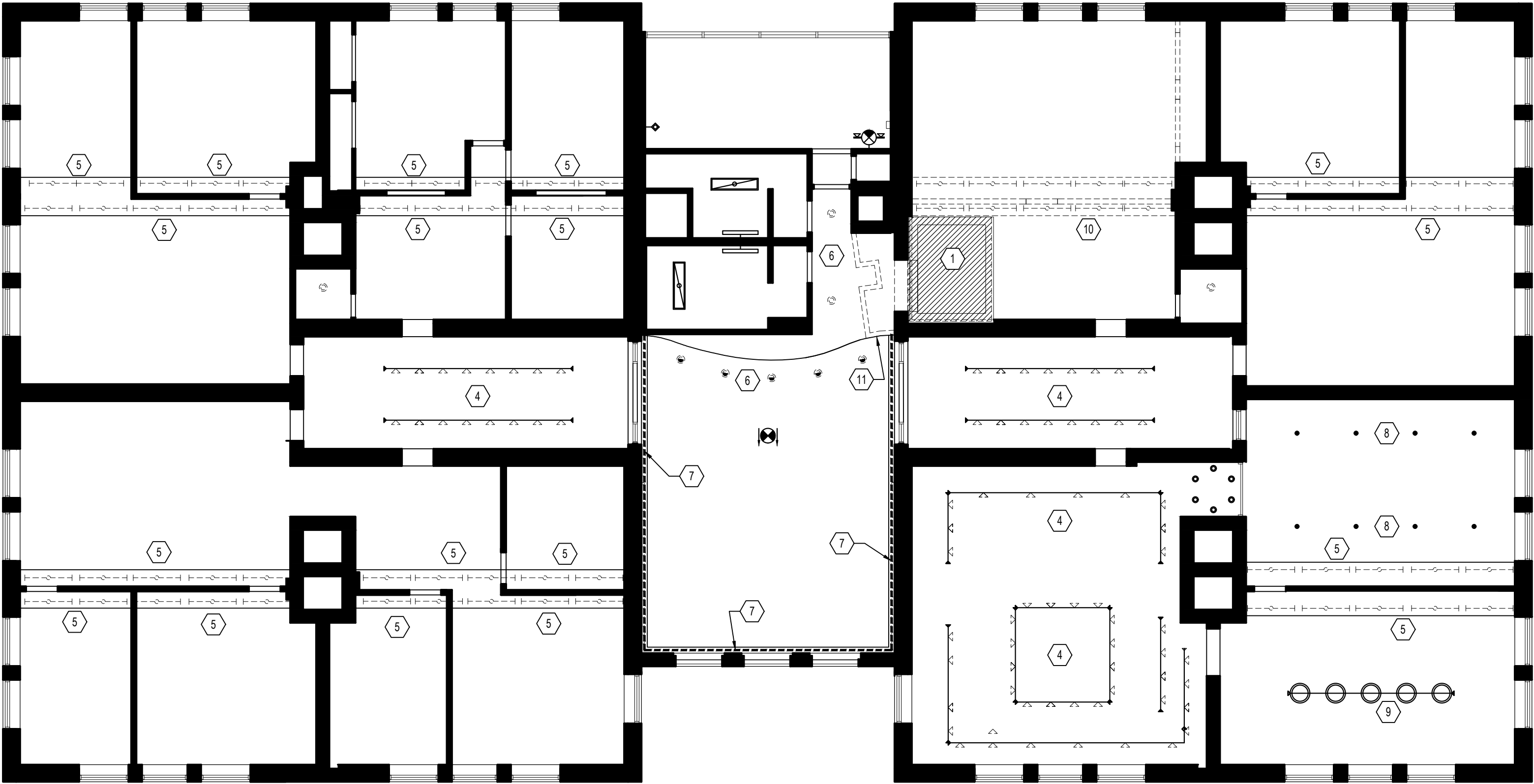
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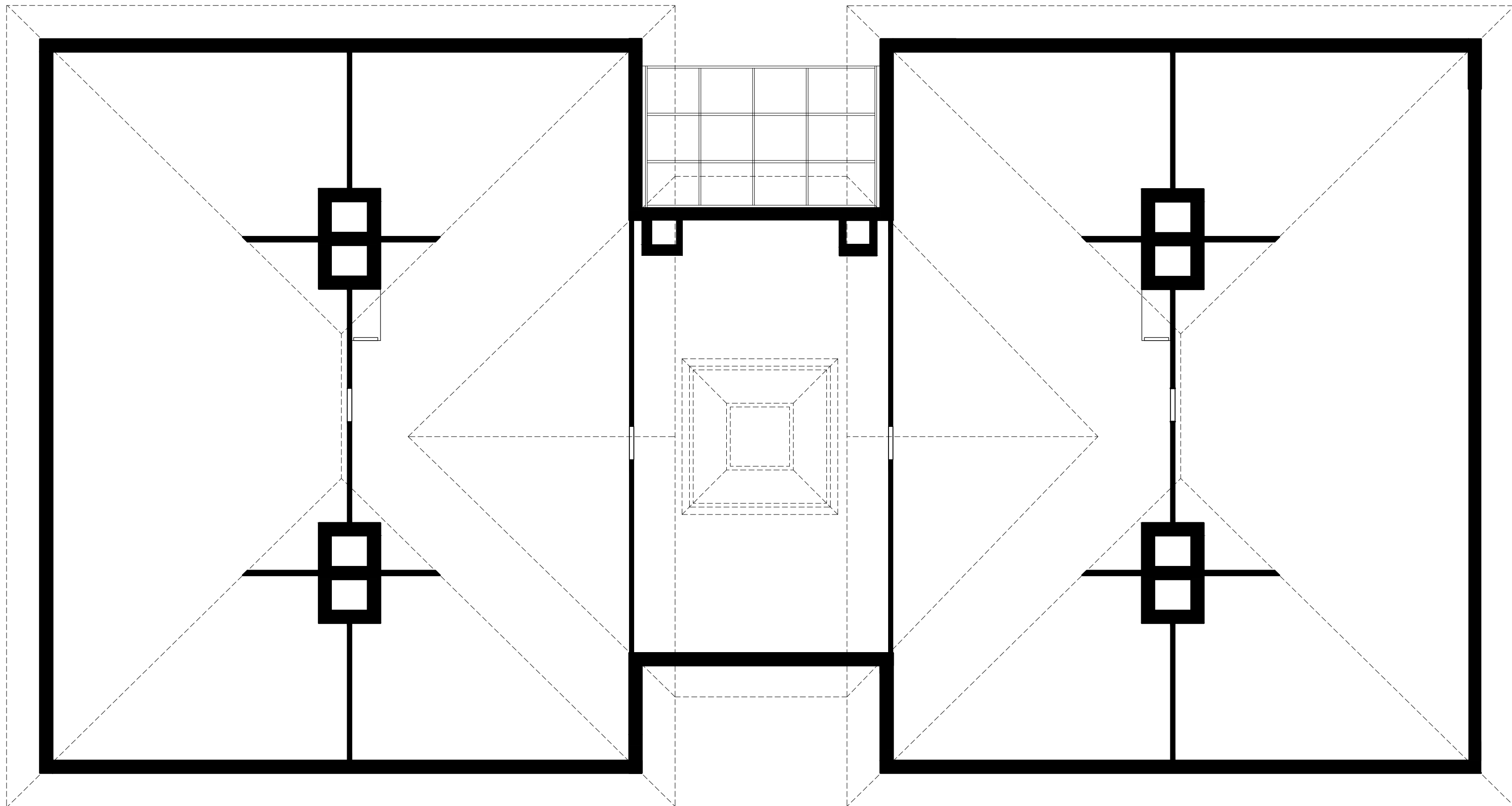
DESIGNED/DRAWN BY:	JR/SM
REVIEWED/APPROVED BY:	PE
PROJECT NO:	24-152

SHEET TITLE:
CEILING DEMO.
BASEMENT &
FIRST FLOOR

SHEET NUMBER:
A102



1 SECOND FLOOR CEILING DEMOLITION
A103 SCALE: 1/8" = 1'-0"



2 ATTIC DEMOLITION PLAN
A103 SCALE: 1/8" = 1'-0"



DEMO KEY NOTES

- 1 REMOVE PORTION OF EXISTING DRYWALL CEILING AS REQUIRED TO CONSTRUCT NEW HOISTWAY, COORDINATE EXTENTS OF REMOVAL WITH NEW WORK PLANS.
- 2 REMOVE ALL EXISTING SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE AS SHOWN, REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 3 REMOVE EXISTING TRACK LIGHTING AS SHOWN (TYPICAL THROUGHOUT BASEMENT LEVEL, U.O.N.), REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 4 REMOVE EXISTING TRACK HEADS AS SHOWN, EXISTING TRACK TO REMAIN FOR RE-USE. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION (TYPICAL THROUGH FIRST AND SECOND FLOORS).
- 5 REMOVE ALL EXISTING LIGHT FIXTURES ABOVE BULKHEAD AS SHOWN, EXISTING CIRCUITING TO REMAIN FOR REUSE, REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 6 REMOVE ALL EXISTING RECESSED DOWNLIGHTS AS SHOWN, EXISTING CIRCUITING TO REMAIN FOR REUSE, REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 7 REMOVE EXISTING PERIMETER COVE LIGHTING, EXISTING CIRCUIT TO REMAIN FOR RE-USE.
- 8 EXISTING PENDANT FIXTURES TO REMAIN.
- 9 EXISTING TRACK MOUNTED PENDANT TO REMAIN.
- 10 REMOVE EXISTING BULKHEAD & ASSOCIATED LIGHT FIXTURES AT THIS ROOM ONLY.
- 11 EXISTING CURVED BULKHEAD TO REMAIN.

SYMBOLS LEGEND

- EXISTING WALL TO REMAIN.
- EXISTING CONSTRUCTION TO BE REMOVED.
- EXISTING SURFACE MOUNTED 1X4 FIXTURE TO REMAIN
- EXISTING VANITY FIXTURE TO REMAIN
- EXISTING SURFACE MOUNTED FLUORESCENT FIXTURE TO BE REMOVED
- EXISTING RECESSED DOWNLIGHT TO REMAIN
- EXISTING RECESSED DOWNLIGHT TO BE REMOVED
- EXISTING RECESSED WALL WASHER TO BE REMOVED
- EXISTING TRACK LIGHTING TO BE REMOVED
- EXISTING TRACK TO REMAIN, HEADS TO BE REMOVED
- EXISTING TRACK AND PENDANTS TO REMAIN
- EXISTING PERIMETER COVE LIGHTING TO BE REMOVED
- EXISTING WALL SCONCE TO REMAIN
- EXISTING PENDANT FIXTURE TO REMAIN
- EXISTING EXIT LIGHT TO REMAIN
- EXISTING EXIT LIGHT WITH EMERGENCY LIGHT TO REMAIN
- EXISTING EMERGENCY LIGHT WITH BATTER PACK TO REMAIN

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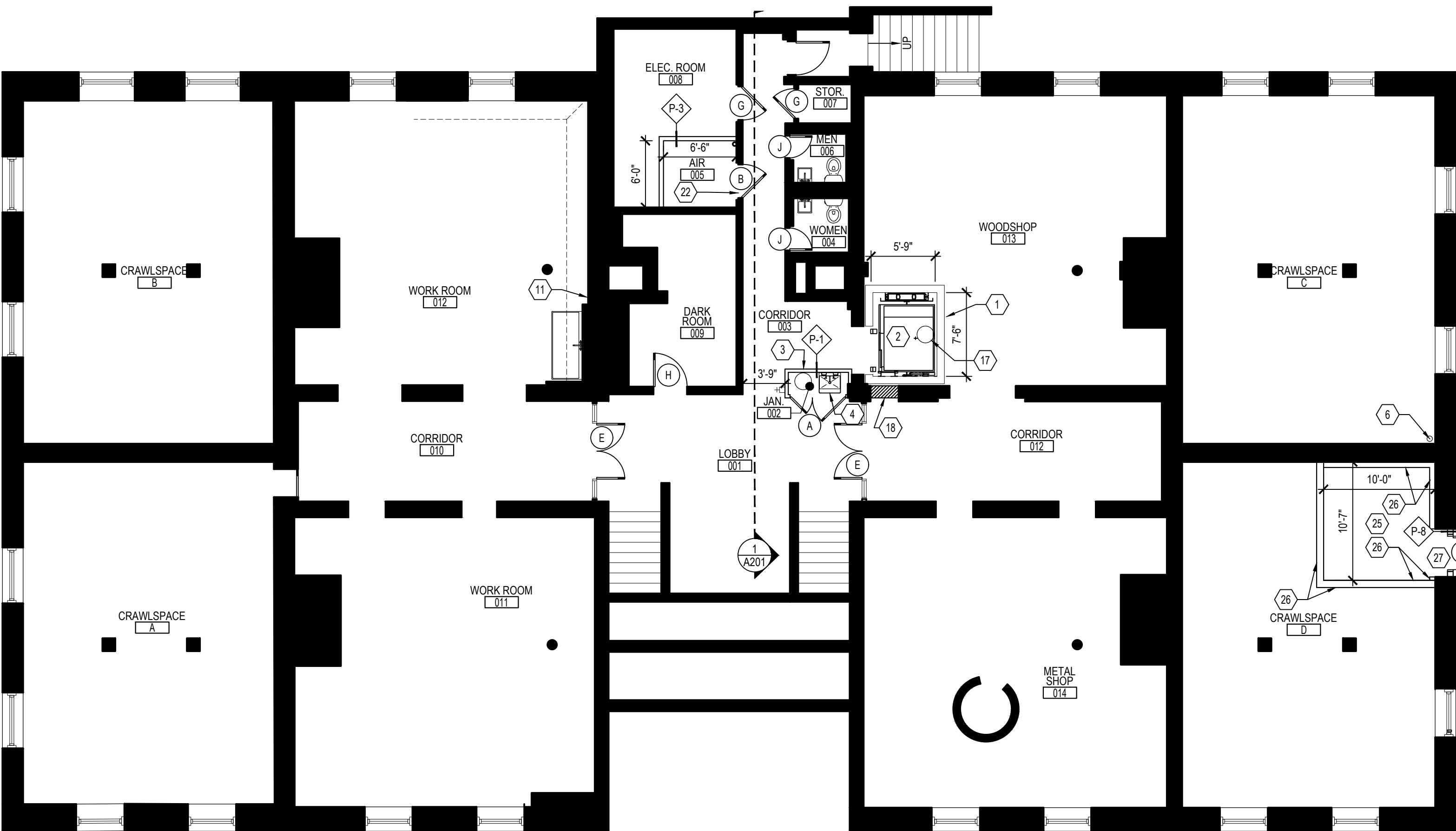
ISSUED	DATE
DESIGN INTENT DRAWINGS	03.28.2025
PERMIT & BID	07.18.2025

DESIGNED/DRAWN BY:	JR/SM
REVIEWED/APPROVED BY:	PE
PROJECT NO:	24-152

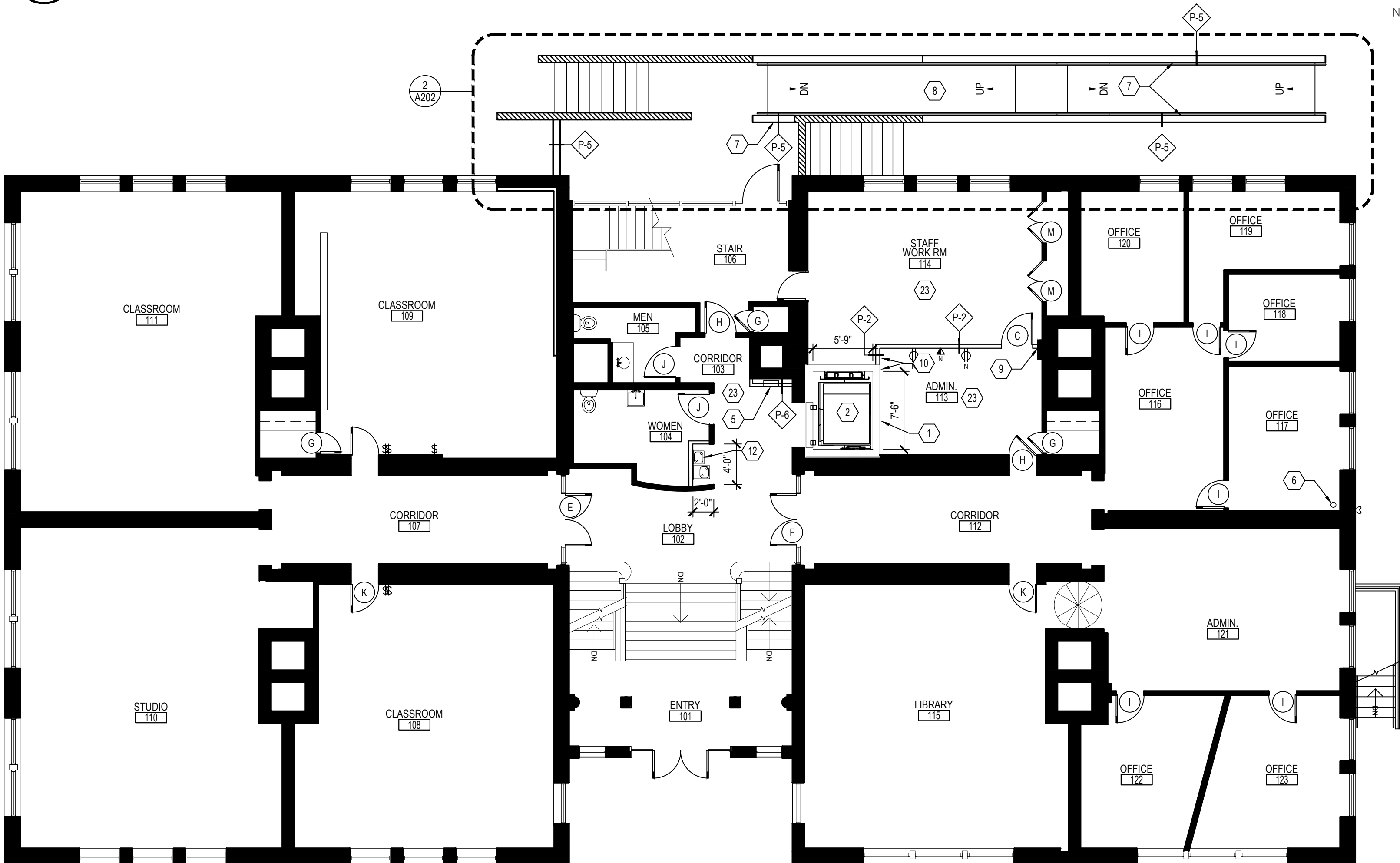
SHEET TITLE:
**CEILING DEMO.
SECOND FLOOR
& ATTIC**

SHEET NUMBER:

A103



1 BASEMENT LEVEL ARCHITECTURAL PLAN
SCALE: 1/8" = 1'-0"



2 FIRST FLOOR ARCHITECTURAL PLAN
SCALE: 1/8" = 1'-0"

NEW WORK KEY NOTES

- NEW CMU HOISTWAY, COORDINATE EXACT LOCATION IN FIELD WITH EXISTING MASONRY WALLS. SEE DETAILS ON SHEET A201 AND REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR ADDITIONAL INFORMATION.
- NEW MACHINE ROOM-LESS TRACTION ELEVATOR AS SCHEDULED. SEE SHEET A201 AND REFER TO STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
- HOLD INSIDE FACE OF NEW PARTITION TIGHT TO EXISTING PUMP AS SHOWN, PROVIDE ACROVYN WALL PANEL ALONG INTERIOR SURFACE, ALL SIDES, FROM FLOOR TO 4'-0" AFF.
- NEW FLOOR MOUNTED SERVICE SINK, MUSTEE SMC FIBERGLASS MODEL 63CM, INCLUDES DUAL HANDLE FAUCET AND STAINLESS STEEL STRAINER.
- INSTALL RELOCATED FIRE EXTINGUISHER & CABINET, HOLD NEW FURRING PARTITION AS TIGHT TO EXISTING BRICK AS CABINET DIMENSIONS WILL ALLOW.
- LOCATION OF NEW SPRINKLER RISER, HOLD TIGHT TO CORNER.
- EXTEND MASONRY GUARD WALL FOR NEW RAMP, MATCH EXISTING BRICK. PROVIDE 1/2" Ø PAINTED STEEL HANDRAIL TO MATCH EXISTING. SEE SHEET A202 FOR ENLARGED PLAN AND DETAILS, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- NEW CONCRETE RAMP AS SHOWN, REFER TO DETAIL PLAN AS INDICATED FOR ADDITIONAL INFO.
- CENTER NEW CEILING HEIGHT GYP. BD. PARTITION ON BULKHEAD ABOVE.
- ALIGN AS SHOWN.
- PROVIDE GUARDIAN EYEWASH STATION H-9460 AND TIE TO EXISTING PLUMBING SERVICE, REFER TO ENGINEER'S DRAWINGS FOR ADDITIONAL INFORMATION.
- PROVIDE AND INSTALL NEW ELKAY REFRIGERATED STAINLESS HIGH-LOW DRINKING FOUNTAIN WITH BOTTLE FILLER, MODEL LZSTLBNSSP, REFER TO ELEVATION 2/A203 FOR ADDITIONAL INFORMATION.
- NEW 6" DIP WATERLINE, COORDINATE EXACT LOCATION OF ENTRY POINT IN FIELD. SEE DETAIL 3/A203 AND COORDINATE WITH ENGINEERING PLANS.
- PROVIDE NEW FDC / SIAMESE CONNECTION, REFER TO ENGINEER'S PLANS FOR ADDITIONAL INFORMATION.
- PROVIDE TWO 6" DIA. BOLLARDS AS SHOWN.
- PROVIDE NEW RED "FDC" SIGNAGE - LETTERS TO BE 6" OR LARGER - AND NEW STROBE LIGHT ABOVE FDC AND TIE TO FIRE PANEL.
- NEW SUMP PUMP AT ELEVATOR PIT TO BE CENTERED ON REAR WALL OF HOISTWAY AS SHOWN, REFER TO ENGINEER'S DRAWINGS FOR ADDITIONAL INFORMATION.
- EXISTING OPENING IN MASONRY WALL TO BE INFILLED, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION. COORDINATE WITH TENANT FOR BRICK SELECTION AT THIS LOCATION.
- HOLD NEW PARTITION TIGHT TO EXISTING DUCT.
- EXISTING LADDER TO ATTIC TO REMAIN.
- FABRICATE 1/2" PLEXIGLASS INSERT FOR TOP PORTION OF WINDOW (APPROX. 43"W X 23"H) AND PROVIDE SHIMS AS NECESSARY TO HOLD TIGHT IN PLACE - DO NOT CAULK, PLEXIGLASS MUST BE REMOVABLE.
- INFILL FROM TOP OF NEW DOOR FRAME TO DECK ABOVE WITH PARTITION TYPE 3, REFER TO ELEVATION 3/A203 FOR ADDITIONAL DETAIL.
- PROVIDE NEW CARPET (F2) AT ADMIN. 113, STAFF WORK ROOM 114, CORRIDOR 103, AND CORRIDOR 203. NO WALL BASE.
- NEW CONCRETE STAIR DOWN TO SPRINKLER ROOM W/ CMU RETAINING WALL & PAINTED STEEL HANDGUARD RAILINGS. REFER TO INDICATED DETAILS AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- NEW 6" CONCRETE FLOOR SLAB, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- PROVIDE 6" CAST CONCRETE RETAINING WALLS, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- FROM NEW FLOOR SLAB TO TOP OF EXISTING OPENING, PROVIDE CAST CONCRETE DOOR JAMB TO RECEIVE NEW DOOR AS SCHEDULED. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

SYMBOLS LEGEND

- EXISTING WALL TO REMAIN.
- EXISTING WOOD CORE DOOR TO REMAIN.
G.C. TO PROTECT EXISTING DOORS TO REMAIN DURING CONSTRUCTION.
- NEW PARTITION AS SCHEDULED, REFER TO SHEET A003 FOR PARTITION TYPE DETAILS.
- NEW DOOR OR EXISTING DOOR W/ NEW HARDWARE, REFER TO DOOR SCHEDULE ON SHEET A004 FOR ADDITIONAL INFORMATION.
- KEYED NOTE TAG.
- ROOM NAME
ROOM NUMBER

FINISH SCHEDULE

FLOORING		
F1	CONCRETE SEALER	MANUFACTURER: ASHFORD FORMULA PRODUCT: ASHFORD FORMULA COLOR: N/A NOTE: BASEMENT LEVEL ONLY
F2	CARPET TILE	MANUFACTURER: TBD PRODUCT: TBD COLOR: TBD NOTE: ALLOW \$35 / SF INSTALLED COST
WALLS		
P1	PRIMER	MANUFACTURER: SHERWIN WILLIAMS PRODUCT NO.: B28W18150 COLOR: WHITE NOTE: ALL NEW DRYWALL PARTITIONS SHALL BE PRIMED AND READY TO RECEIVE NEW PAINT FINISH (FINAL PAINTING TO DONE BY TENANT).
CEILING		
C1	EXISTING GYP. BD. CEILINGS	MANUFACTURER: SHERWIN WILLIAMS PRODUCT NO.: TBD COLOR: WHITE (MATCH EXISTING) FINISH: MATCH EXISTING

INTERIOR FINISH CRITERIA

ALL INTERIOR FINISHES SHALL MEET THE FOLLOWING REQUIREMENTS:
VIRGINIA CONSTRUCTION CODES - 2021, CHAPTER 8 AND IBC 2018 SECTION 603 AND CHAPTER 8.

WALLS & CEILINGS: SPRINKLERED	
EXIT ENCLOSURE AND EXIT PASSAGEWAYS	CLASS B
CORRIDORS	CLASS C
ROOMS AND ENCLOSED SPACE	CLASS C

WALLS & CEILINGS: NONSPRINKLERED	
EXIT ENCLOSURE AND EXIT PASSAGEWAYS	CLASS A
CORRIDORS	CLASS B
ROOMS AND ENCLOSED SPACE	CLASS C

IN ALL AREAS, FLOOR COVERING MATERIALS SHALL COMPLY WITH THE DOC FF=1 "PILL TEST" (LPS 16 CFR, PART 1630)

NOTE: CLASSIFICATIONS FOR WALLS AND CEILINGS IN ACCORDANCE WITH ASTM E84.
CLASS A FLAMESPREAD 0-25; SMOKE DEVELOPED: 0-450
CLASS B FLAMESPREAD 26-75; SMOKE DEVELOPED: 0-450
CLASS C FLAMESPREAD 76-200; SMOKE DEVELOPED: 0-450

NOTE: CLASSIFICATION FOR FLOORS IN ACCORDANCE WITH ASTM E648

CLASS I	0.45 WATTS/SQUARE CM.
CLASS II	0.22 WATTS/SQUARE CM.

NOTE: ALL DECORATIVE MATERIALS AND TRIM (SECTION 806)
THE PERMISSIBLE AMOUNT OF COMBUSTIBLE DECORATIVE MATERIALS MEETING THE FLAME PROPAGATION PERFORMANCE CRITERIA OF NFPA 701 SHALL NOT EXCEED 10 PERCENT OF THE SPECIFIC WALL OR CEILING AREA TO WHICH IT IS ATTACHED. MATERIALS OTHER THAN FOAM PLASTIC USED AS INTERIOR TRIM SHALL MEET THE FOLLOWING CRITERIA.

CLASS C FLAMESPREAD 76-200; SMOKE DEVELOPED: 0-450

DECORATIVE FABRICS SHALL CONFORM TO IBC 2018 SECTION 806.3 AND NFPA 701.

FOAM PLASTIC SHALL COMPLY WITH SECTION 2604.2

SPECIAL FINISH & INSULATION NOTES

SPECIAL LIFE-SAFETY FINISH / CODE NOTES

- PER IBC 2018 SECTION 720.2: INSULATING MATERIALS, WHERE CONCEALED AS INSTALLED IN BUILDINGS OF ANY TYPE OF CONSTRUCTION, SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.
- ALL INSTALLED INTERIOR FINISHES AS SPECIFIED IN THESE PLANS SHALL HAVE SMOKE AND FLAME SPREAD RATINGS THAT CONFORM WITH IBC 2018, SECTIONS 803.1 & 804. WALL AND CEILING FINISHES SHALL BE TYPE "B" OR GREATER, AND FLOOR FINISHES SHALL BE OF CLASS I OR II.

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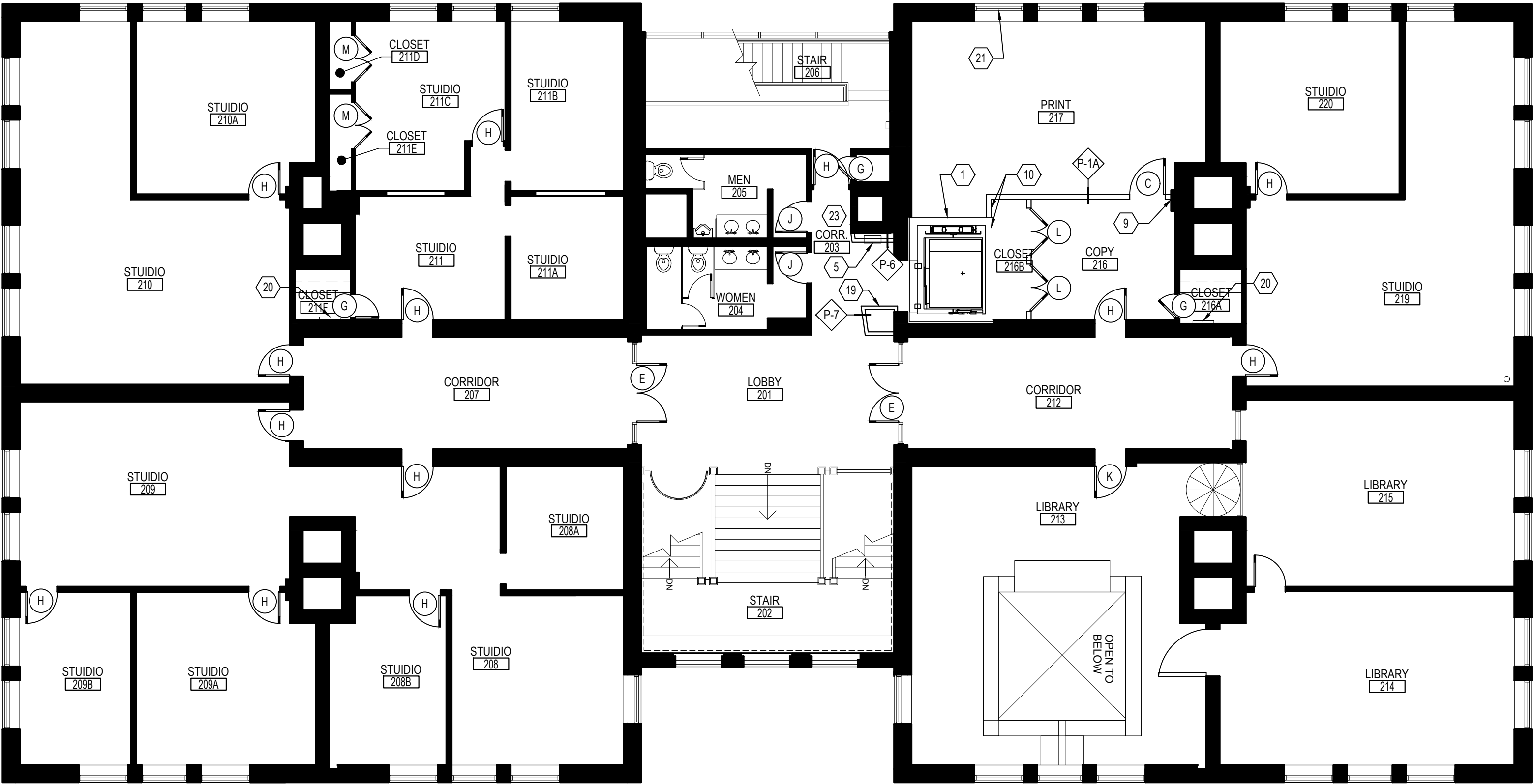
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DESIGNED/DRAWN BY: JR/SM
REVIEWED/APPROVED BY: PE
PROJECT NO: 24-152

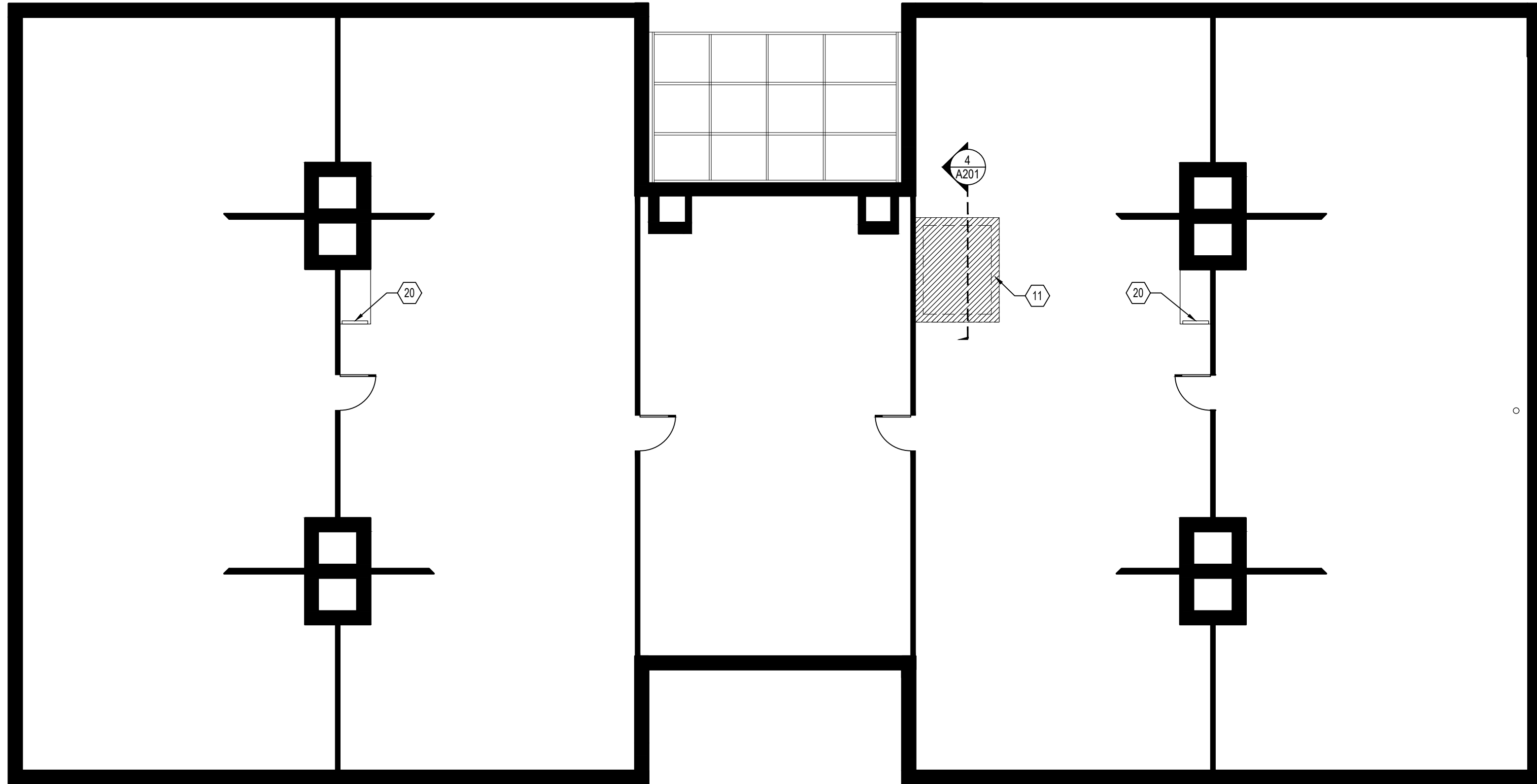
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**ARCHITECTURAL
PLAN BASEMENT &
FIRST FLOOR**

SHEET NUMBER:

A104



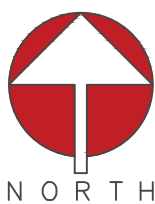
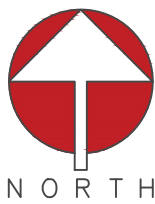
1 SECOND FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



2 ATTIC REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

NEW WORK KEY NOTES

- NEW CMU HOISTWAY, COORDINATE EXACT LOCATION IN FIELD WITH EXISTING MASONRY WALLS. SEE DETAILS AS INDICATED AND REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR ADDITIONAL INFORMATION.
- NEW MACHINE ROOM-LESS TRACTION ELEVATOR - SCHINDLER 3300 (2100 LB CAPACITY, TWO-SPEED RIGHT OPENING) OR APPROVED EQUAL.
- HOLD INSIDE FACE OF NEW PARTITION TIGHT TO EXISTING SUMP PUMP AS SHOWN.
- NEW FLOOR MOUNTED SERVICE SINK, MUSTEE SMC FIBERGLASS MODEL 63CM . INCLUDES DUAL HANDLE FAUCET AND STAINLESS STEEL STRAINER.
- INSTALL RELOCATED FIRE EXTINGUISHER & CABINET, HOLD NEW FURRING PARTITION AS TIGHT TO EXISTING BRICK AS CABINET DIMENSIONS WILL ALLOW.
- LOCATION OF NEW SPRINKLER RISER, HOLD TIGHT TO CORNER.
- EXTEND MASONRY LOW-WALL FOR NEW RAMP, MATCH EXISTING BRICK. REFER TO ELEVATIONS FOR ADDITIONAL DETAIL.
- NEW CONCRETE RAMP WITH MASONRY GUARD WALLS AS SHOWN, REFER TO ELEVATIONS FOR ADDITIONAL DETAIL.
- CENTER NEW CEILING HEIGHT GYP. BD. PARTITION ON BULKHEAD ABOVE.
- ALIGN AS SHOWN.
- NEW CAP AT HOISTWAY, 2 LAYERS 5/8" TYPE X GYP. BD. OVER 2" PAN DECK, REFER TO STRUCTURAL DRAWINGS FOR HOISTBEAM AND OTHER DETAILS.
- PROVIDE AND INSTALL NEW ELKAY HIGH-LOW DRINKING FOUNTAIN WITH BOTTLE FILLER, REFER TO ELEVATION XAXXX FOR ADDITIONAL INFORMATION.
- NEW 6" DIP WATERLINE, REFER TO XAXXX FOR PENETRATION DETAIL. COORDINATE WITH ENGINEERING PLANS.
- PROVIDE NEW FDC / SIAMESE CONNECTION, REFER TO ENGINEERS PLANS FOR ADDITIONAL INFORMATION.
- PROVIDE TWO 6" DIA. BOLLARDS AS SHOWN.
- PROVIDE NEW RED "FDC" SIGNAGE - LETTERS TO BE 6" OR LARGER - AND NEW STROBE LIGHT ABOVE FDC AND TIE TO FIRE PANEL.
- NEW SUMP PUMP AT ELEVATOR PIT TO BE CENTERED ON REAR WALL OF HOISTWAY AS SHOWN, REFER TO ENGINEERS DRAWINGS FOR ADDITIONAL INFORMATION.
- EXISTING OPENING IN MASONRY WALL TO BE INFILLED, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION. COORDINATE WITH TENANT FOR BRICK SELECTION AT THIS LOCATION.
- HOLD NEW PARTITION TIGHT TO EXISTING DUCT, COORDINATE EXACT SIZE/LOCATION IN FIELD.
- EXISTING LADDER TO ATTIC, TO REMAIN.
- FABRICATE 1/2" PLEXIGLASS INSERT TO REPLACE TOP PORTION OF WINDOW GLAZING (APPROX. 43"W X 23"H) AND PROVIDE SHIMS AS NECESSARY TO HOLD TIGHT IN PLACE - **DO NOT CAULK**, PLEXIGLASS MUST BE REMOVABLE.
- INFILL FROM TOP OF NEW DOOR FRAME TO DECK ABOVE WITH PARTITION TYPE 3, REFER TO ELEVATION 3A203 FOR ADDITIONAL DETAIL.
- PROVIDE NEW CARPET (F2) AT ADMIN. 113, STAFF WORK ROOM 114, CORRIDOR 103, AND CORRIDOR 203. NO WALL BASE.



SYMBOLS LEGEND

- EXISTING WALL TO REMAIN.
- EXISTING WOOD CORE DOOR TO REMAIN. G.C. TO PROTECT EXISTING DOORS TO REMAIN DURING CONSTRUCTION.
- NEW PARTITION AS SCHEDULED, REFER TO SHEET A003 FOR PARTITION TYPE DETAILS.
- NEW DOOR OR EXISTING DOOR W/ NEW HARDWARE, REFER TO DOOR SCHEDULE ON SHEET A004 FOR ADDITIONAL INFORMATION.
- KEYED NOTE TAG.
- ROOM NAME
- ROOM NUMBER

FINISH SCHEDULE

FLOORING		
F1	CONCRETE SEALER	MANUFACTURER: ASHFORD FORMULA
		PRODUCT: ASHFORD FORMULA
		COLOR: N/A
		NOTE: BASEMENT LEVEL ONLY
F2	CARPET TILE	MANUFACTURER: TBD
		PRODUCT: TBD
		COLOR: TBD
		NOTE: ALLOW \$35 / SF INSTALLED COST
WALLS		
P1	PRIMER	MANUFACTURER: SHERWIN WILLIAMS
		PRODUCT NO.: B28W18150
		COLOR: WHITE
		FINISH:
		NOTE: ALL NEW DRYWALL PARTITIONS SHALL BE PRIMED AND READY TO RECEIVE NEW PAINT FINISH (FINAL PAINTING TO BE DONE BY TENANT).
CEILING		
C1	EXISTING GYP. BD. CEILINGS	MANUFACTURER: SHERWIN WILLIAMS
		PRODUCT NO.: TBD
		COLOR: WHITE (MATCH EXISTING)
		FINISH: MATCH EXISTING

INTERIOR FINISH CRITERIA

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VIRGINIA CONSTRUCTION CODES - 2021, CHAPTER 8 AND IBC 2018 SECTION 603 AND CHAPTER 8.

WALLS & CEILINGS: SPRINKLERED	
EXIT ENCLOSURE AND EXIT PASSAGEWAYS	CLASS B
CORRIDORS	CLASS C
ROOMS AND ENCLOSED SPACE	CLASS C

WALLS & CEILINGS: NONSPRINKLERED	
EXIT ENCLOSURE AND EXIT PASSAGEWAYS	CLASS A
CORRIDORS	CLASS B
ROOMS AND ENCLOSED SPACE	CLASS C

IN ALL AREAS, FLOOR COVERING MATERIALS SHALL COMPLY WITH THE DOC FF-1 "PILL TEST" (LPSC 16 CFR, PART 1630)

NOTE: CLASSIFICATIONS FOR WALLS AND CEILINGS IN ACCORDANCE WITH ASTM E84.
CLASS A FLAMESPREAD 0-25; SMOKE DEVELOPED: 0-450
CLASS B FLAMESPREAD 26-75; SMOKE DEVELOPED: 0-450
CLASS C FLAMESPREAD 76-200; SMOKE DEVELOPED: 0-450

NOTE: CLASSIFICATION FOR FLOORS IN ACCORDANCE WITH ASTM E648

CLASS I	0.45 WATTS/SQUARE CM.
CLASS II	0.22 WATTS/SQUARE CM.

NOTE: ALL DECORATIVE MATERIALS AND TRIM (SECTION 806)
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CLASS C FLAMESPREAD 76-200; SMOKE DEVELOPED: 0-450

DECORATIVE FABRICS SHALL CONFORM TO IBC 2018 SECTION 806.3 AND NFPA 701.

FOAM PLASTIC SHALL COMPLY WITH SECTION 2604.2

SPECIAL FINISH & INSULATION NOTES

SPECIAL LIFE-SAFETY FINISH / CODE NOTES

- PER IBC 2018 SECTION 720.2: INSULATING MATERIALS, WHERE CONCEALED AS INSTALLED IN BUILDINGS OF ANY TYPE OF CONSTRUCTION, SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.
- ALL INSTALLED INTERIOR FINISHES AS SPECIFIED IN THESE PLANS SHALL HAVE SMOKE AND FLAME SPREAD RATINGS THAT CONFORM WITH IBC 2018, SECTIONS 803.1 & 804. WALL AND CEILING FINISHES SHALL BE TYPE "B" OR GREATER, AND FLOOR FINISHES SHALL BE OF CLASS I OR II.

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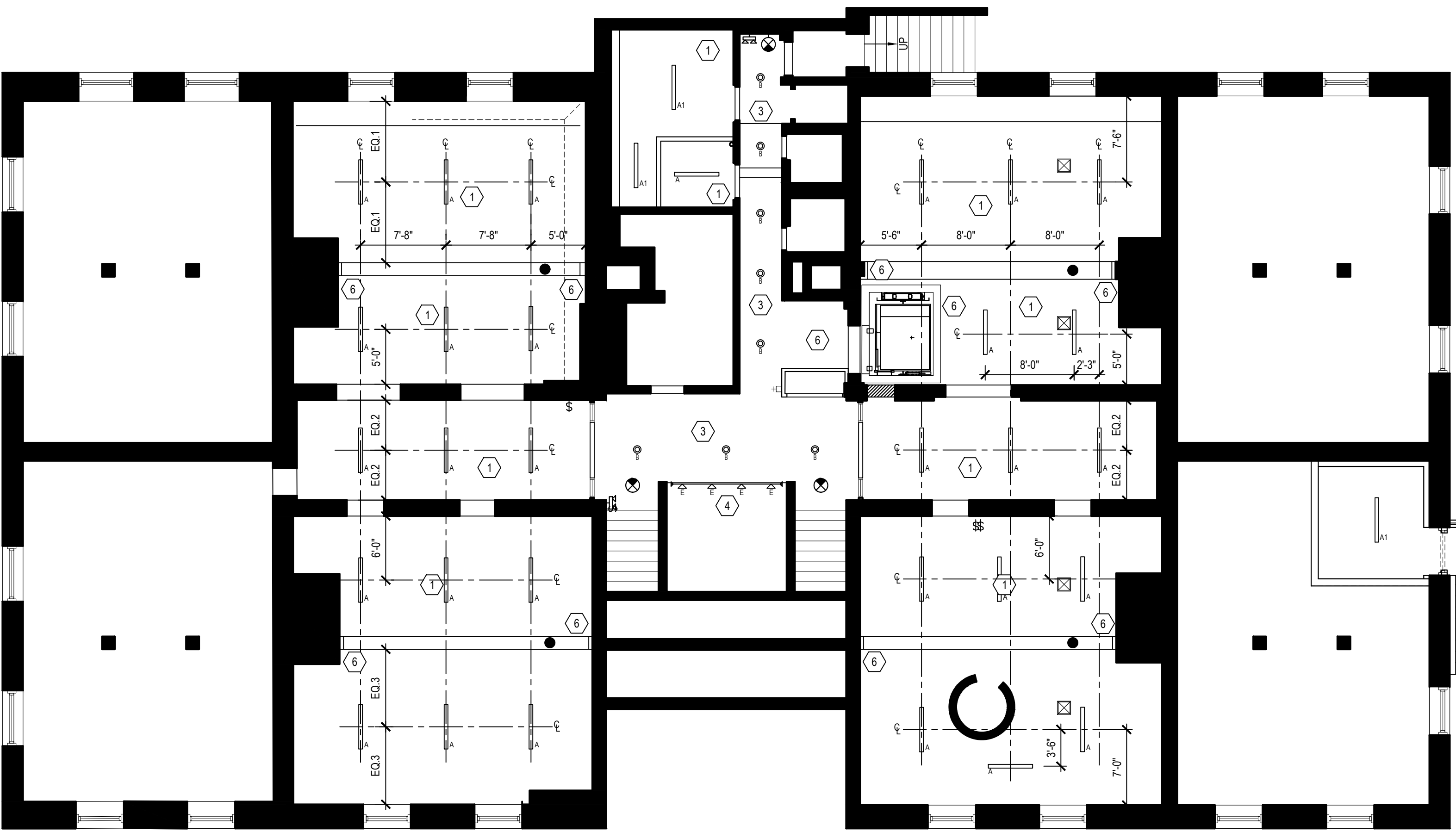
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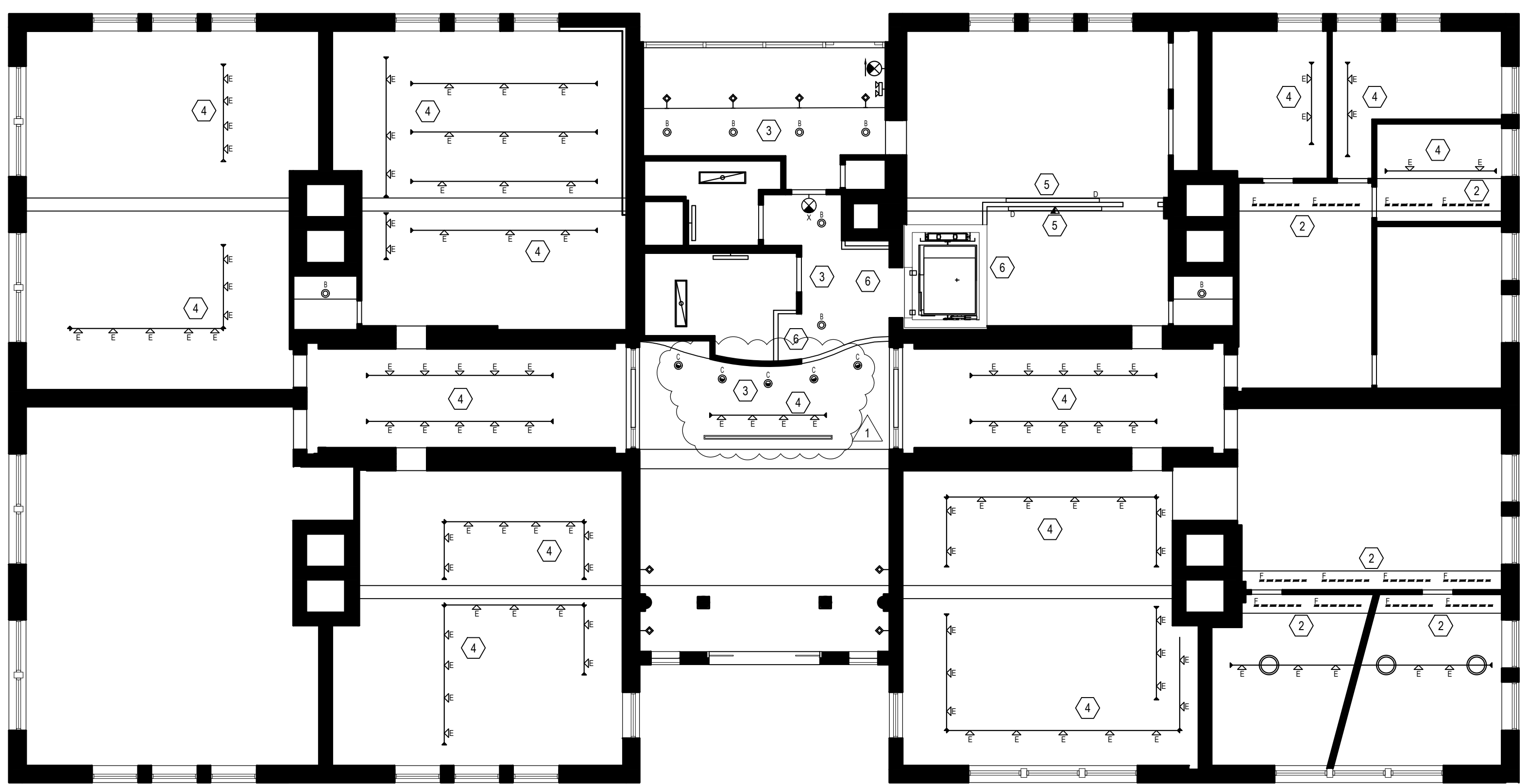
SHEET TITLE:
**ARCHITECTURAL
PLAN SECOND
FLOOR & ATTIC**

SHEET NUMBER:

A105



1 BASEMENT LEVEL REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



2 FIRST FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



NEW WORK KEY NOTES

- 1 PROVIDE AND INSTALL NEW SURFACE MOUNTED LED LIGHTING AS SCHEDULED.
- 2 PROVIDE AND INSTALL NEW LINEAR LED UPLIGHT AS SCHEDULED, RE-USE EXISTING CIRCUITING.
- 3 PROVIDE AND INSTALL NEW RECESSED LED DOWNLIGHT OR WALLWASHER AS SCHEDULED, LOCATION TO BE SAME AS PREVIOUSLY DEMOLISHED FIXTURES, RE-USE EXISTING CIRCUITING.
- 4 PROVIDE AND INSTALL NEW LED TRACK HEADS ON EXISTING TRACK AS SCHEDULED.
- 5 PROVIDE AND INSTALL NEW WALL MOUNTED LINEAR LED FIXTURE AS SCHEDULED, MOUNT AT 8'-0" AND CENTER ON AS SHOWN.
- 6 PATCH / REPAIR / EXTEND GYP. BD. CEILING OR BULKHEAD AS REQUIRED DUE TO DEMO. & CONSTRUCTION ACTIVITIES.

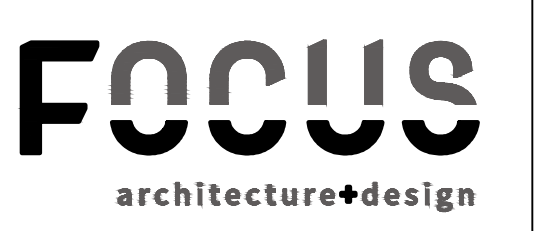
SYMBOLS LEGEND

- EXISTING WALL TO REMAIN.
- EXISTING CONSTRUCTION TO BE REMOVED.
- EXISTING SURFACE MOUNTED 1X4 FIXTURE TO REMAIN
- EXISTING VANITY FIXTURE TO REMAIN
- EXISTING RECESSED DOWNLIGHT TO REMAIN
- EXISTING TRACK AND PENDANTS TO REMAIN
- EXISTING WALL SCONCE TO REMAIN
- EXISTING PENDANT FIXTURE TO REMAIN
- EXISTING EXIT LIGHT TO REMAIN
- EXISTING EXIT LIGHT WITH EMERGENCY LIGHT TO REMAIN
- EXISTING EMERGENCY LIGHT WITH BATTER PACK TO REMAIN

LIGHTING SCHEDULE

A		MANUFACTURER: BIRCHWOOD LIGHTING MODEL: KEL-LED-225 / SM PRODUCT NO.: KEL-LED-225-IB-SLO-40-4-MW-FW-120-D1-SM SIZE: 48" NOTE: -
A1		MANUFACTURER: CG7 DESIGN MODEL: E904 PRODUCT NO.: E904-SKIT-LPA-LED50-CT35-UNV-WHT SIZE: 47" NOTE: -
B		MANUFACTURER: INTENSE MODEL: SD6DR PRODUCT NO.: SD6DR-L4359-D101-NF SIZE: 6" NOTE: INSTALL AT ORIGINAL LOCATION OF REMOVED DOWNLIGHTS
C		MANUFACTURER: INTENSE MODEL: SD6WR PRODUCT NO.: SD6WR-L4359-D101 SIZE: 6" NOTE: INSTALL AT ORIGINAL LOCATION OF REMOVED WALL WASHERS
D		MANUFACTURER: INTERLUX MODEL: WEDGE COVE INDOOR PRODUCT NO.: WG-WC-SM-S-96-M-935-D010-SDC-W SIZE: 96" NOTE: -
E		MANUFACTURER: SISTEMALUX MODEL: STUDIO PROJECTOR LED PRODUCT NO.: 177051-B0-935-50-UNV-01-D10 SIZE: SMALL NOTE: -
F		MANUFACTURER: OMNIGHT MODEL: OCH-45 PRODUCT NO.: OCH-45-4-CL-AL SIZE: 48" NOTE: PROVIDE OMNIGHT GEN2-30-SHO LED TAPE
G		MANUFACTURER: BEULLUX MODEL: REGRAZER PRODUCT NO.: RG-D1035-CB-BR-DTR-XX-W-RD SIZE: VARIES NOTE: -
X		MANUFACTURER: LITHONIA MODEL: EDG EXIT SIGN PRODUCT NO.: EDG 1 R SIZE: - NOTE: RED LETTERS ON CLEAR

FOR PRICING, PLEASE CONTACT GREG HORGAN AT ALLIANCE LIGHTING.
202.669.5717 greg.horgan@alliancelighting.com



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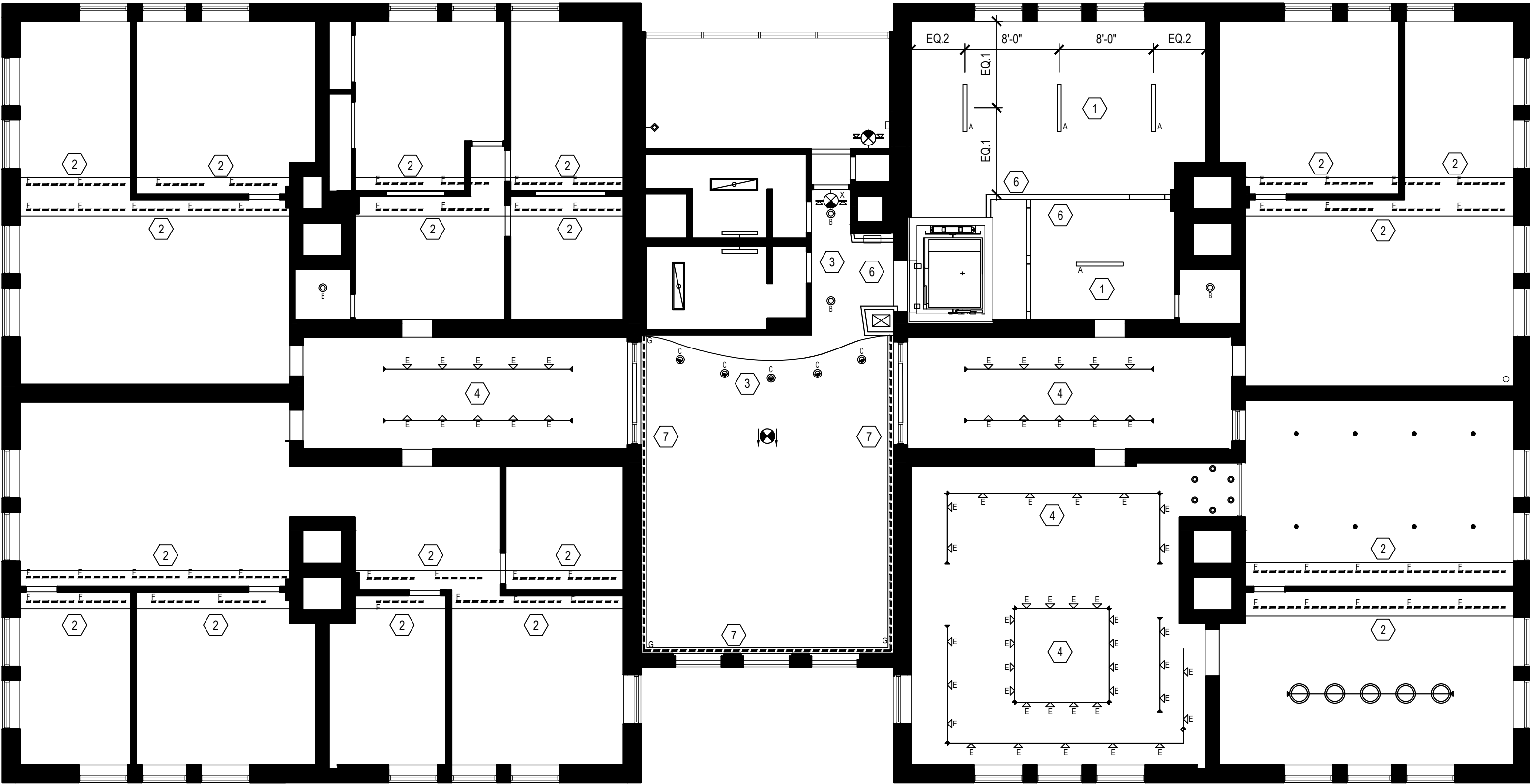
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PERMIT & BID	07.18.2025

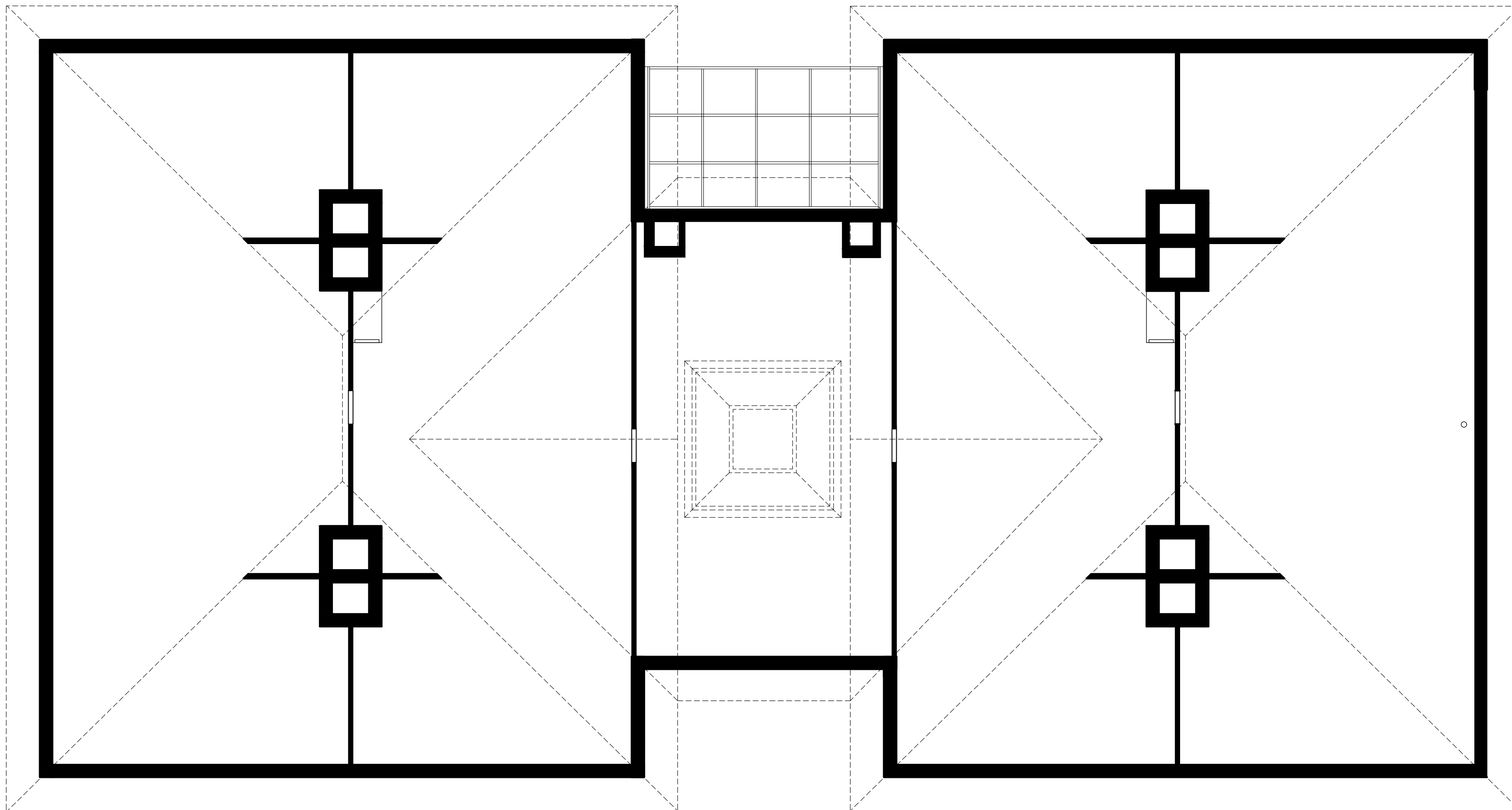
DESIGNED/DRAWN BY: JR/SM
REVIEWED/APPROVED BY: PE
PROJECT NO.: 24-152

SHEET TITLE:
CEILING PLAN
BASEMENT &
FIRST FLOOR

SHEET NUMBER:
A106



1 SECOND FLOOR REFLECTED CEILING PLAN
A107 SCALE: 1/8" = 1'-0"



2 ATTIC REFLECTED CEILING PLAN
A107 SCALE: 1/8" = 1'-0"



NEW WORK KEY NOTES

- 1 PROVIDE AND INSTALL NEW SURFACE MOUNTED LED LIGHTING AS SCHEDULED.
- 2 PROVIDE AND INSTALL NEW LINEAR LED UPLIGHT AS SCHEDULED, RE-USE EXISTING CIRCUITING.
- 3 3 PROVIDE AND INSTALL NEW RECESSED LED DOWNLIGHT OR WALLWASHER AS SCHEDULED, LOCATION TO BE SAME AS PREVIOUSLY DEMOLISHED FIXTURES, RE-USE EXISTING CIRCUITING.
- 4 4 PROVIDE AND INSTALL NEW LED TRACK HEADS ON EXISTING TRACK AS SCHEDULED.
- 5 5 PROVIDE AND INSTALL NEW WALL MOUNTED LINEAR LED FIXTURE AS SCHEDULED, MOUNT AT 8'-0" AND CENTER ON AS SHOWN.
- 6 6 PATCH / REPAIR / EXTEND GYP. BD. CEILING OR BULKHEAD AS REQUIRED DUE TO DEMO. & CONSTRUCTION ACTIVITIES.
- 7 7 PROVIDE AND INSTALL NEW LINEAR LED WALL GRAZER AS SCHEDULED, RE-USE EXISTING CIRCUITING.

SYMBOLS LEGEND

- EXISTING WALL TO REMAIN.
- EXISTING CONSTRUCTION TO BE REMOVED.
- EXISTING SURFACE MOUNTED 1X4 FIXTURE TO REMAIN
- EXISTING VANITY FIXTURE TO REMAIN
- EXISTING RECESSED DOWNLIGHT TO REMAIN
- EXISTING TRACK AND PENDANTS TO REMAIN
- EXISTING WALL SCONCE TO REMAIN
- EXISTING PENDANT FIXTURE TO REMAIN
- EXISTING EXIT LIGHT TO REMAIN
- EXISTING EXIT LIGHT WITH EMERGENCY LIGHT TO REMAIN
- EXISTING EMERGENCY LIGHT WITH BATTER PACK TO REMAIN

LIGHTING SCHEDULE

A		MANUFACTURER: BIRCHWOOD LIGHTING MODEL: KEL-LED-225 / SM PRODUCT NO.: KEL-LED-225-IB-SLO-40-4-MW-FW-120-D1-SM SIZE: 48" NOTE: -
A1		MANUFACTURER: CG7 DESIGN MODEL: E904 PRODUCT NO.: E904-SKIT-LPA-LED50-CT35-UNV-WHT SIZE: 47" NOTE: -
B		MANUFACTURER: INTENSE MODEL: SD6DR PRODUCT NO.: SD6DR4359-D101-NF SIZE: 6" NOTE: INSTALL AT ORIGINAL LOCATION OF REMOVED DOWNLIGHTS
C		MANUFACTURER: INTENSE MODEL: SD6WR PRODUCT NO.: SD6WR4359-D101 SIZE: 6" NOTE: INSTALL AT ORIGINAL LOCATION OF REMOVED WALL WASHERS
D		MANUFACTURER: INTERLUX MODEL: WEDGE COVE INDOOR PRODUCT NO.: WG-WC-SM-S-86-M-935-D010-SDC-W SIZE: 96" NOTE: -
E		MANUFACTURER: SISTEMALUX MODEL: STUDIO PROJECTOR LED PRODUCT NO.: 1770S1-B0-935-50-UNV-01-D10 SIZE: SMALL NOTE: -
F		MANUFACTURER: OMNILIGHT MODEL: OCH-45 PRODUCT NO.: OCH-45-4-CL-AL SIZE: 48" NOTE: PROVIDE OMNILIGHT GEN2-30-SHO LED TAPE
G		MANUFACTURER: BEULUX MODEL: REGRAZER PRODUCT NO.: RG-D1035-CB-BR-DTR-XX-W-RD SIZE: VARIES NOTE: -
X		MANUFACTURER: LITHONIA MODEL: EDG EXIT SIGN PRODUCT NO.: EDG 1 R SIZE: - NOTE: RED LETTERS ON CLEAR
FOR PRICING, PLEASE CONTACT GREG HORGAN AT ALLIANCE LIGHTING: 202.669.5717 greg.horgan@alliancelighting.com		

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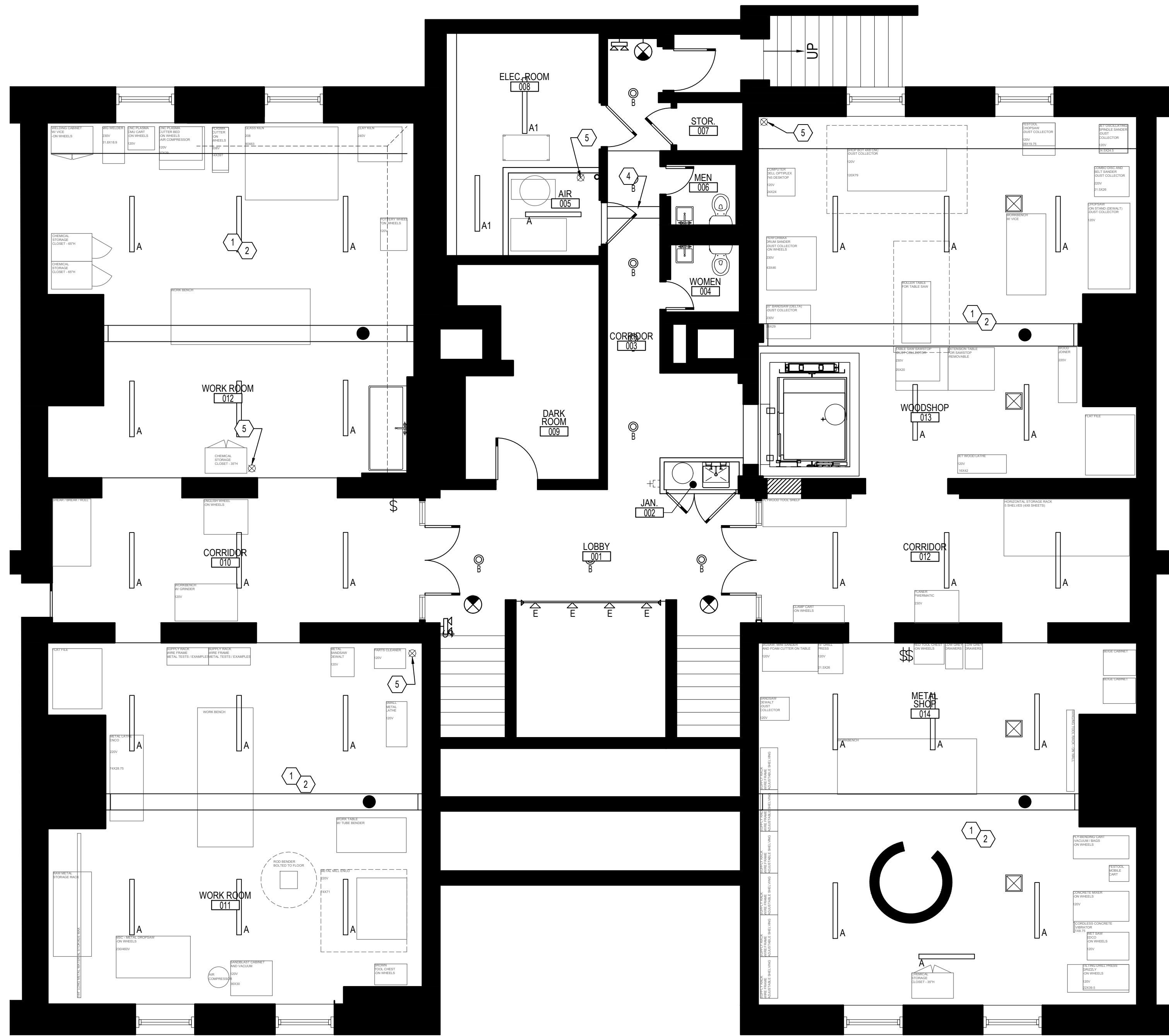
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ISSUED: DATE:
DESIGN INTENT DRAWINGS: 03.28.2025
PERMIT & BID: 07.18.2025

DESIGNED/DRAWN BY: JR/SM
REVIEWED/APPROVED BY: PE
PROJECT NO.: 24-152

SHEET TITLE:
**CEILING PLAN
SECOND FLOOR
& ATTIC**

SHEET NUMBER:
A107



1 BASEMENT LEVEL QUIPMENT & POWER PLAN
A108 SCALE: 3/16" = 1'-0"



NEW WORK KEY NOTES

- 1 ALL EQUIPMENT SHALL BE PROVIDED AND INSTALLED BY TENANT, SHOW FOR REFERENCE ONLY.
- 2 PROVIDE AND INSTALL SURFACE MOUNTED ELECTRICAL DEVICES AS SHOWN, TYPICAL THROUGHOUT BASEMENT LEVEL. COORDINATE WITH ENGINEER'S DRAWINGS FOR ADDITIONAL INFORMATION.
- 3 PROVIDE AND INSTALL SURFACE MOUNTED ELECTRICAL DEVICES AS SHOWN, TYPICAL THROUGHOUT BASEMENT LEVEL. COORDINATE WITH ENGINEER'S DRAWINGS FOR ADDITIONAL INFORMATION.
- 4 PROVIDE AND INSTALL FASTPIPE 3/4" BLUE ALUMINUM AIR LINES AS SHOWN, INCLUDING ALL ELBOWS AND TEES AS REQUIRED. ROUTE THROUGH NEW GYP. BD. HEADER ABOVE DOOR AND SECURE NEW LINES TO WALLS/CEILING USING MANUFACTURER'S MOUNTING CLIPS. AIR COMPRESSOR AND FINAL CONNECTIONS BY TENANT. (APPROXIMATELY 115LF OF FASTPIPE SHOWN - COORDINATE EXACT FINAL IN FIELD).
- 5 TERMINATE FASTPIPE AT 48" A.F.F. AND PROVIDE 1/2" MALE NPT ADAPTER.

SYMBOLS LEGEND

- EXISTING WALL TO REMAIN.
- EXISTING WOOD CORE DOOR TO REMAIN. G.C. TO PROTECT EXISTING DOORS TO REMAIN DURING CONSTRUCTION.
- EXISTING CONSTRUCTION TO BE REMOVED.
- NEW DOOR AS SCHEDULED.
- NEW DUPLEX RECEPTACLE, REFERENCE ENGINEERING DRAWINGS
- NEW QUADUPLEX RECEPTACLE, REFERENCE ENGINEERING DRAWINGS
- NEW 220V SIMPLEX RECEPTACLE, REFERENCE ENGINEERING DRAWINGS
- NEW CEILING MOUNTED DUPLEX RECEPTACLE, REFERENCE ENGINEERING DRAWINGS
- NEW CEILING MOUNTED 220V SIMPLEX RECEPTACLE, REFERENCE ENGINEERING DRAWINGS
- NEW JUNCTION BOX & CONDUIT WITH PULL STRING FOR TENANT'S DATA CONNECTION

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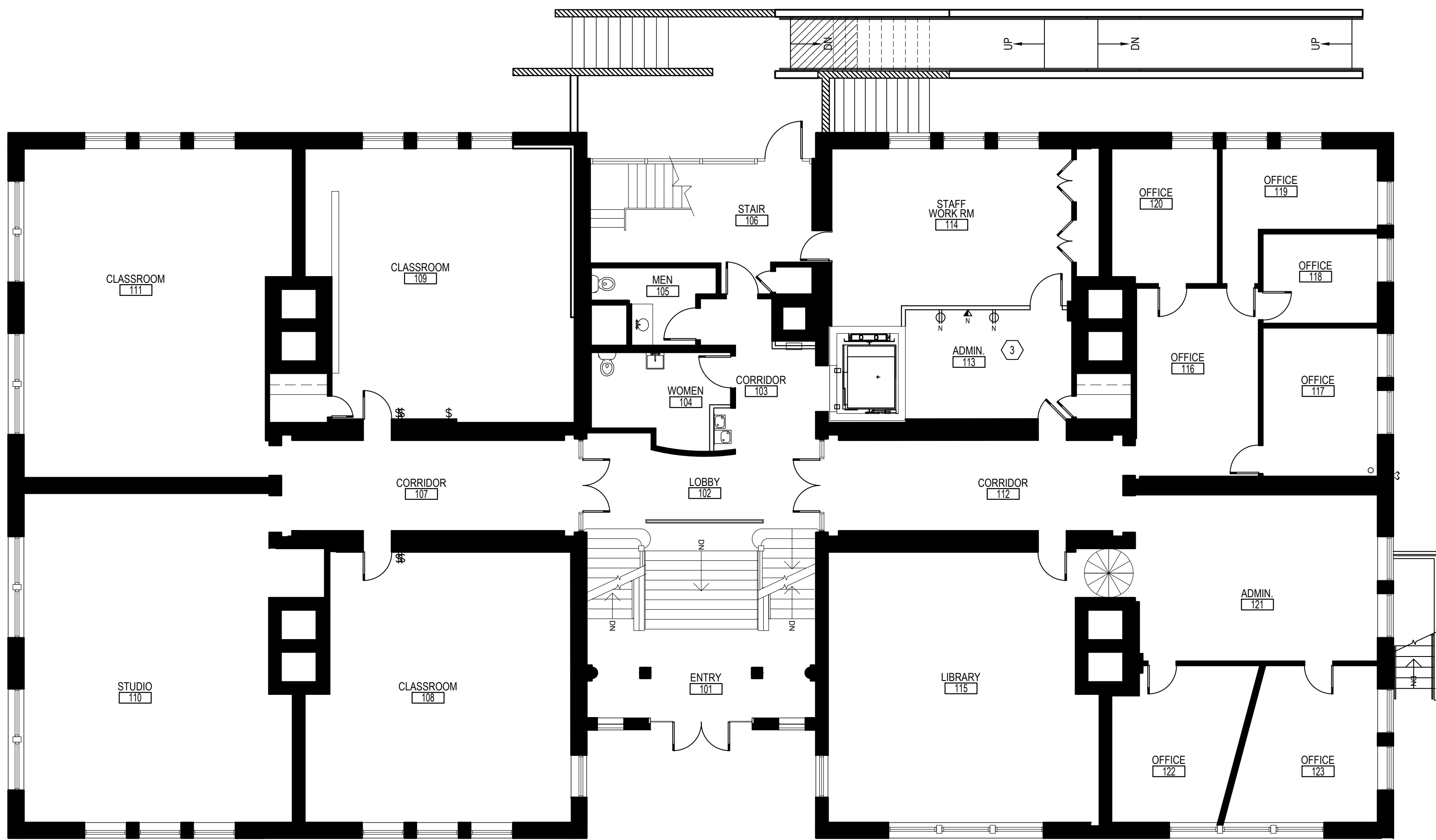
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PROJECT NO:	24-152

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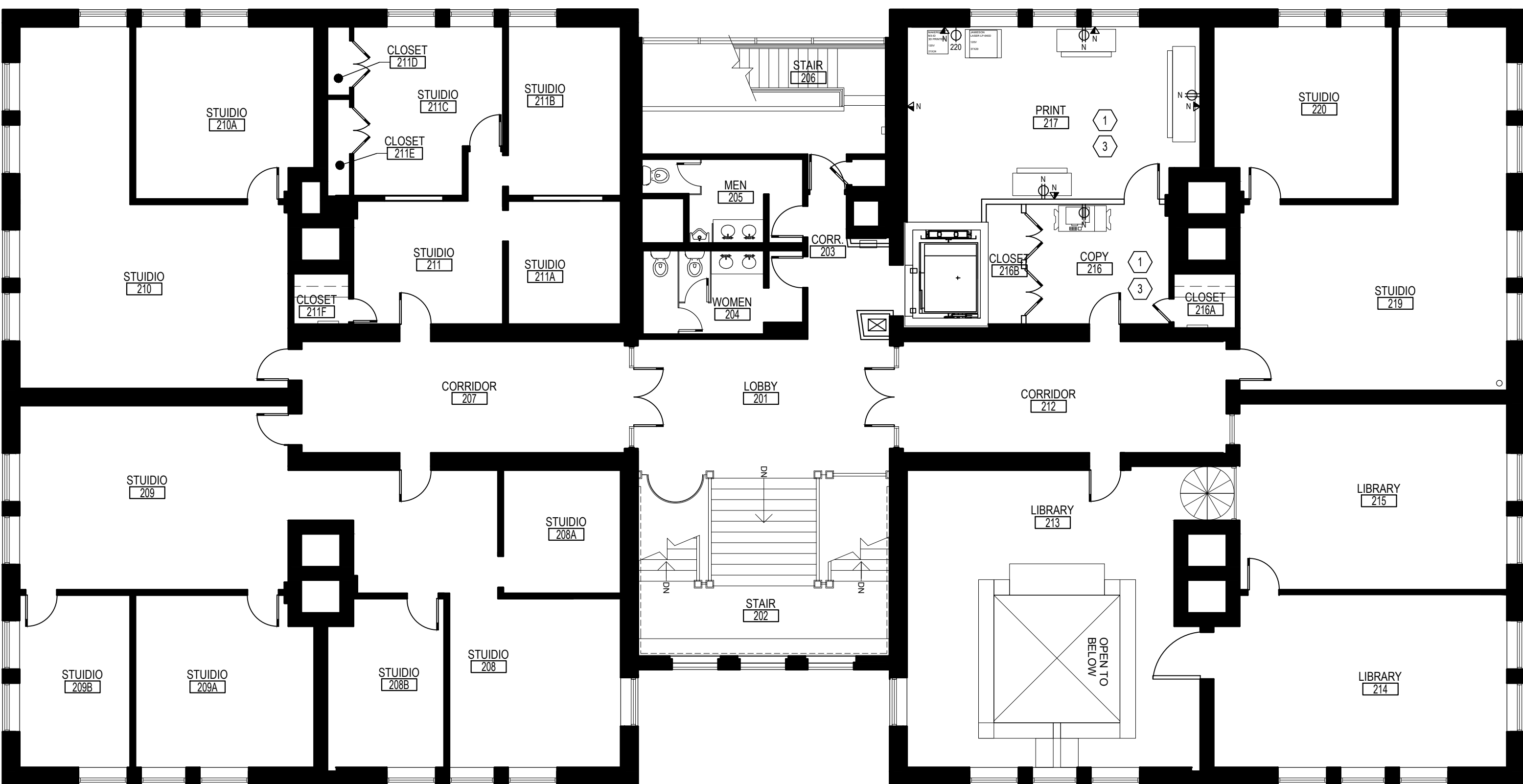
EQUIPMENT PLAN
BASEMENT

SHEET NUMBER:

A108



1 FIRST FLOOR AEQUIPMENT & POWER PLAN
A109 SCALE: 1/8" = 1'-0"



2 SECOND FLOOR EQUIPMENT & POWER PLAN
A109 SCALE: 1/8" = 1'-0"



NEW WORK KEY NOTES

- ALL EQUIPMENT SHALL BE PROVIDED AND INSTALLED BY TENANT, SHOW FOR REFERENCE ONLY.
- PROVIDE AND INSTALL SURFACE MOUNTED ELECTRICAL DEVICES AS SHOWN, TYPICAL THROUGHOUT BASEMENT LEVEL. COORDINATE WITH ENGINEER'S DRAWINGS FOR ADDITIONAL INFORMATION.
- NEW ELECTRICAL DEVICES AT FIRST AND SECOND FLOOR SHALL BE INSTALLED IN DRYWALL USING STANDARD JUNCTION BOXES. PROVIDE RING AND STRING AT ALL NEW DATA CONNECTIONS FOR TENANTS LOW VOLTAGE VENDOR.

SYMBOLS LEGEND

- EXISTING WALL TO REMAIN.
- EXISTING WOOD CORE DOOR TO REMAIN.
G.C. TO PROTECT EXISTING DOORS TO REMAIN DURING CONSTRUCTION.
- EXISTING CONSTRUCTION TO BE REMOVED.
- NEW DOOR AS SCHEDULED.
- NEW DUPLEX RECEPTACLE, REFERENCE ENGINEERING DRAWINGS
- NEW QUADUPLEX RECEPTACLE, REFERENCE ENGINEERING DRAWINGS
- NEW 220V SIMPLEX RECEPTACLE, REFERENCE ENGINEERING DRAWINGS
- NEW CEILING MOUNTED DUPLEX RECEPTACLE, REFERENCE ENGINEERING DRAWINGS
- NEW CEILING MOUNTED 220V SIMPLEX RECEPTACLE, REFERENCE ENGINEERING DRAWINGS
- NEW JUNCTION BOX & CONDUIT WITH PULL STRING FOR TENANT'S DATA CONNECTION

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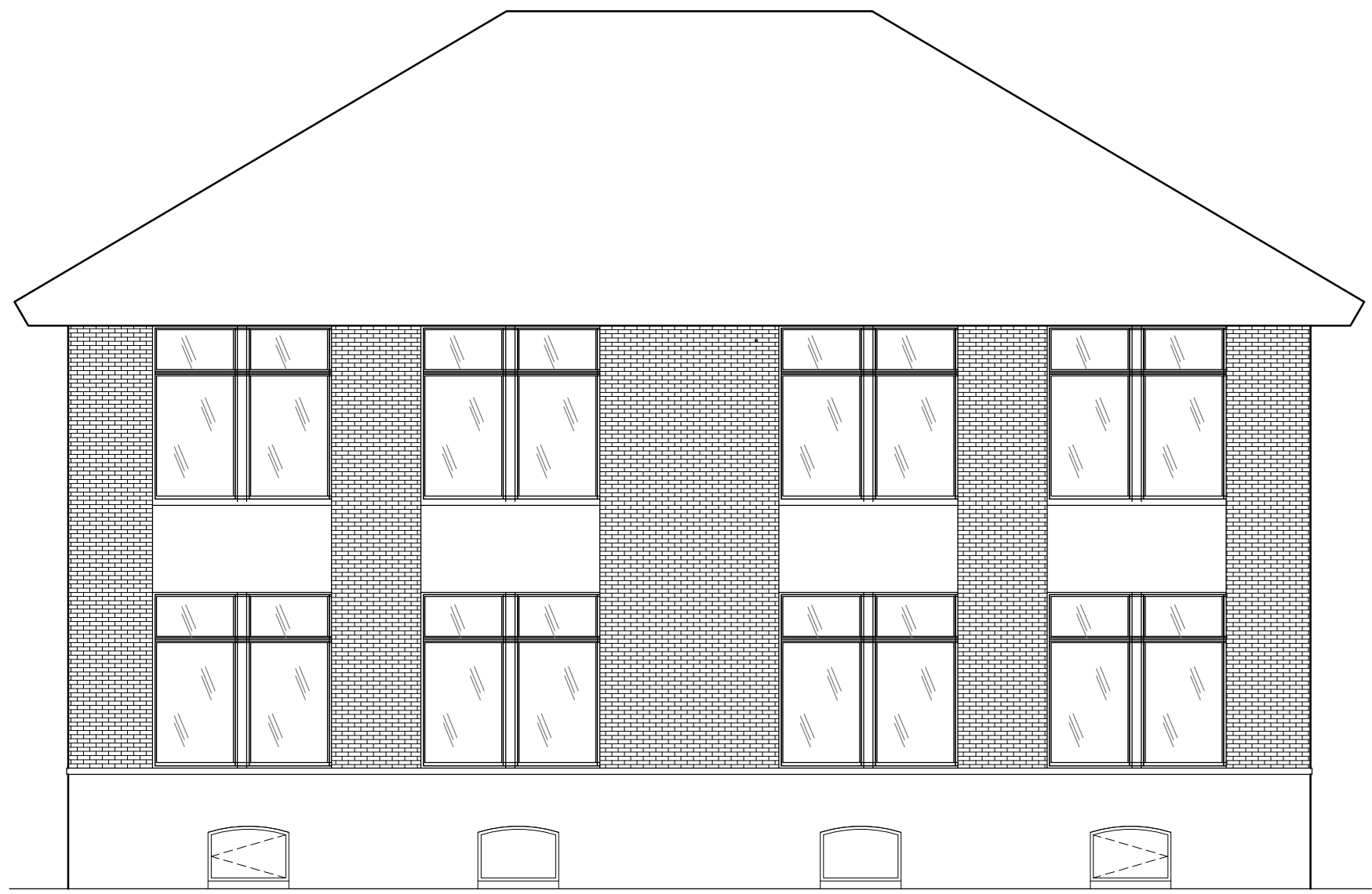
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DESIGNED/DRAWN BY:	JR/SM
REVIEWED/APPROVED BY:	PE
PROJECT NO:	24-152

SHEET TITLE:
**EQUIPMENT PLAN
FIRST & SECOND
FLOORS**

SHEET NUMBER:

A109



1 EAST ELEVATION AT EXTERIOR (EXISTING)
A200 SCALE: 1/8" = 1'-0"

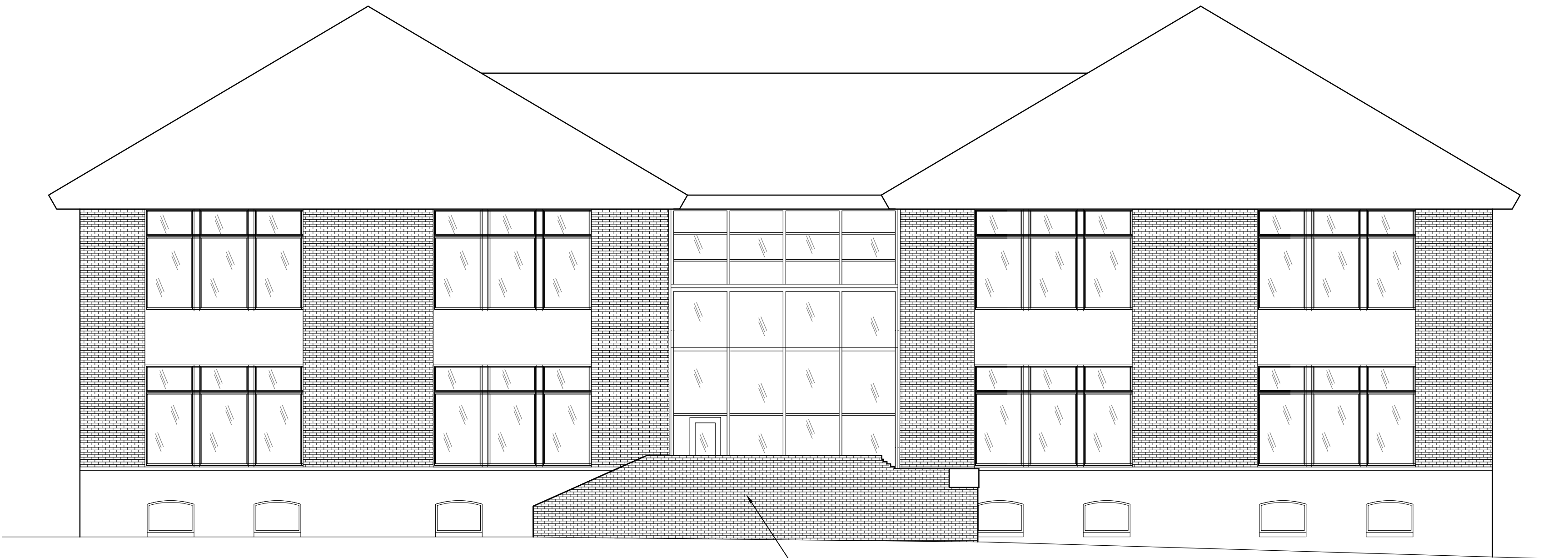
NOTE: REFER TO SHEET A203 & A204 FOR NEW STAIR DETAILS AND SECTIONS



1 EAST ELEVATION AT EXTERIOR (NEW WORK)
A200 SCALE: 1/8" = 1'-0"

NEW STEEL GUARD RAIL AT NEW STAIR DOWN TO
SPRINKLER ROOM. PAINT TO MATCH EXISTING
DOOR/WINDOW TRIM

NEW FDC / SIAMESE CONNECTION



1 NORTH ELEVATION AT EXTERIOR (EXISTING)
A200 SCALE: 1/8" = 1'-0"

EXISTING CONCRETE STAIR WITH
2-WYTHE BRICK GUARD WALLS

NOTE: REFER TO SHEET A202 FOR NEW RAMP DETAILS AND SECTIONS



1 NORTH ELEVATION AT EXTERIOR (NEW WORK)
A200 SCALE: 1/8" = 1'-0"

NEW CONCRETE RAMP WITH
2-WYTHE BRICK GUARD WALLS

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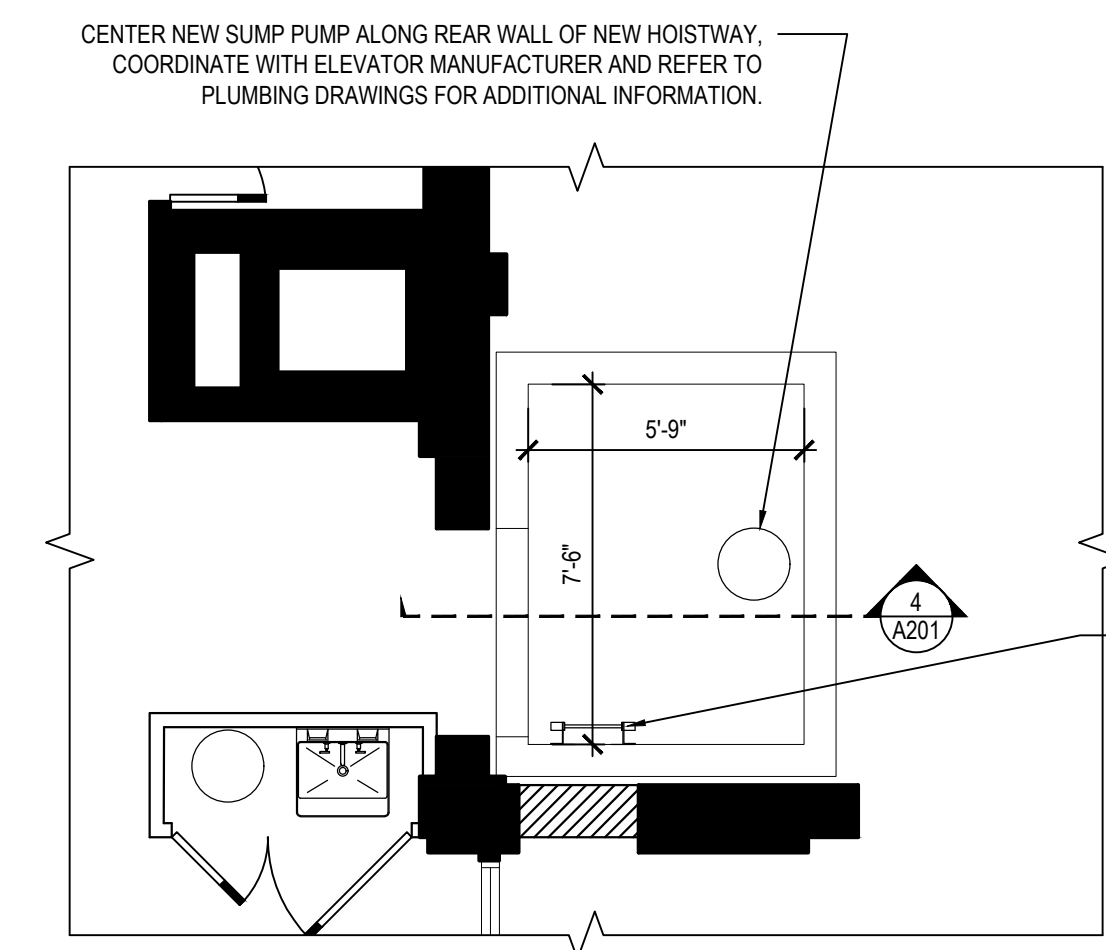
EXTERIOR
ELEVATIONS

SHEET NUMBER:

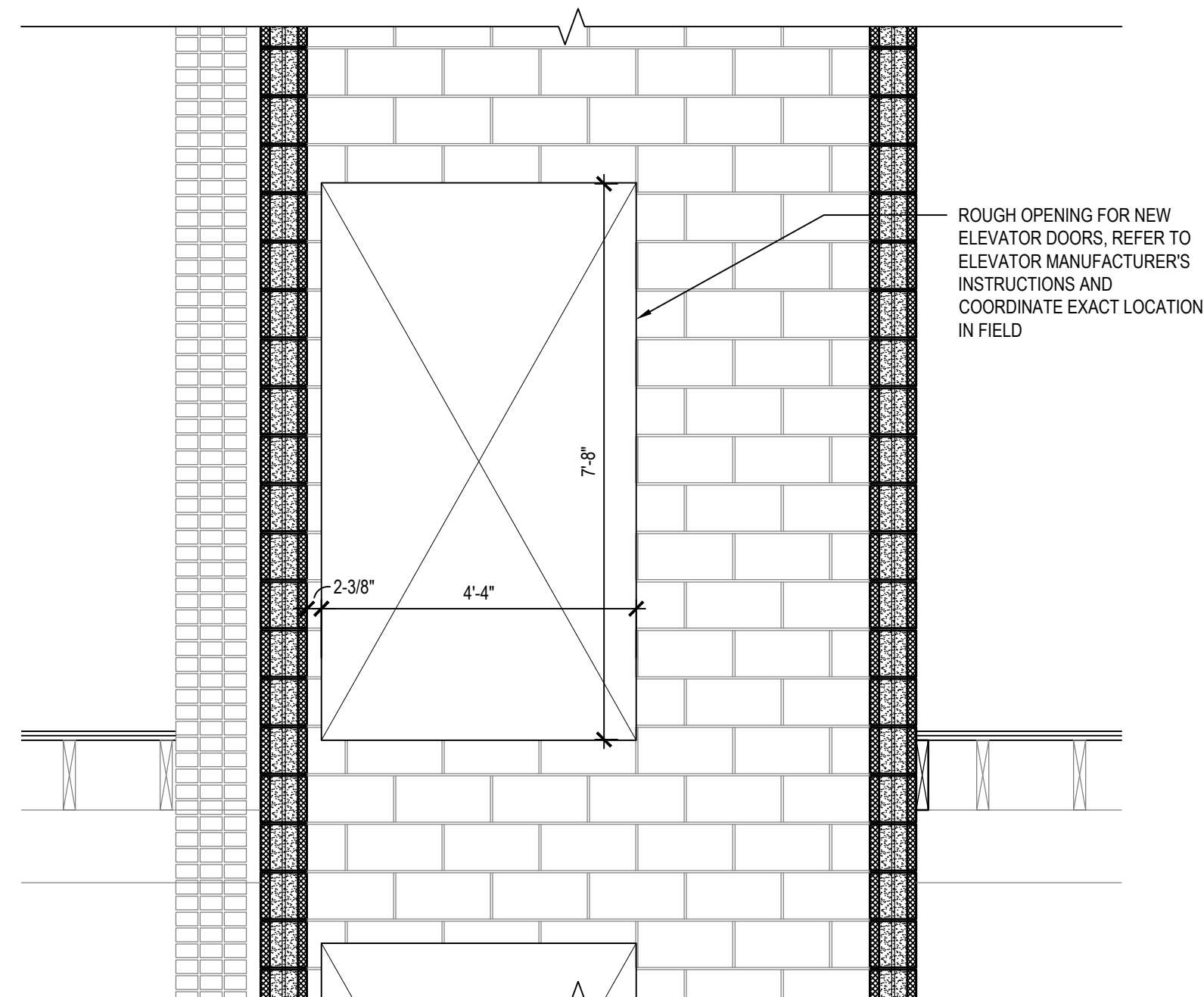
A200



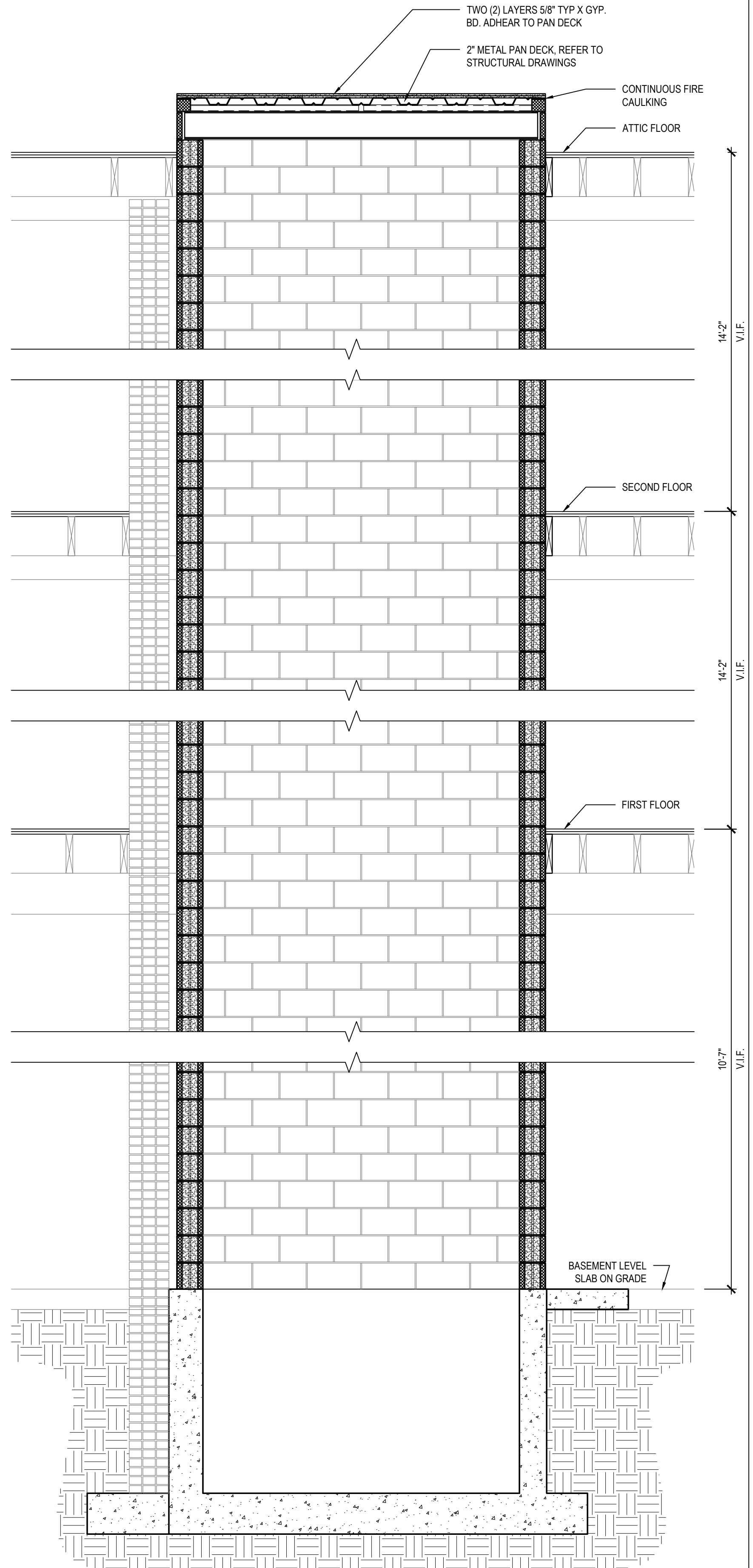
1 BUILDING SECTION
A201 SCALE: 3/16" = 1'-0"



ELEVATOR SPECIFICATIONS	
G.C. SHALL PROVIDE NEW MACHINE ROOM-LESS TRACTION ELEVATOR - SCHINDLER 3300 (OR APPROVED EQUAL)	
2100 LB CAPACITY	
TWO-SPEED RIGHT OPENING (2SSO)	
BRUSHED STAINLESS STEEL ENTRANCES WITH STANDARD CAB FINISHES & DETAILS, CONFIRM SELECTIONS WITH TENANT PRIOR TO ORDERING	
STANDARD LANDING FIXTURES, INCLUDING:	
CAR LATERN	
VERTICAL HALL LANTERN	
POSITION INDICATOR	
HALL PUSHBUTTONS	
STANDARD CAR OPERATING PANEL: HALF-HEIGHT, SURFACE MOUNTED	
VERIFY ALL DIMENSIONS WITH SCHINDLER PRIOR TO CONSTRUCTION	
CONTACT SCHINDLER SALES REP RONALD LARA	
(202) 740-3555	
ron.lara@schindler.com	



3 ROUGH OPENING AT ELEV. DOORS (TYP.)
A201 SCALE: 1/4" = 1'-0"



4 SECTION AT NEW ELEVATOR PIT & HOISTWAY
A201 SCALE: 1/2" = 1'-0"

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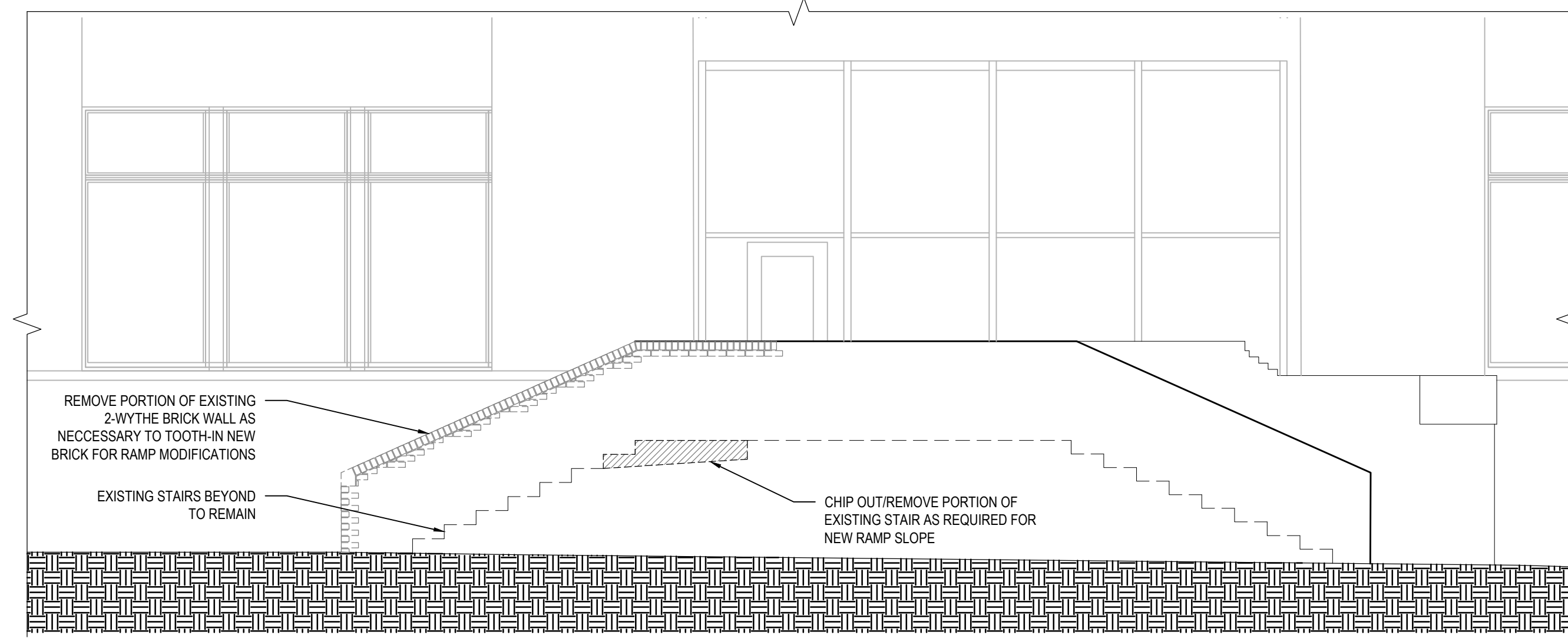
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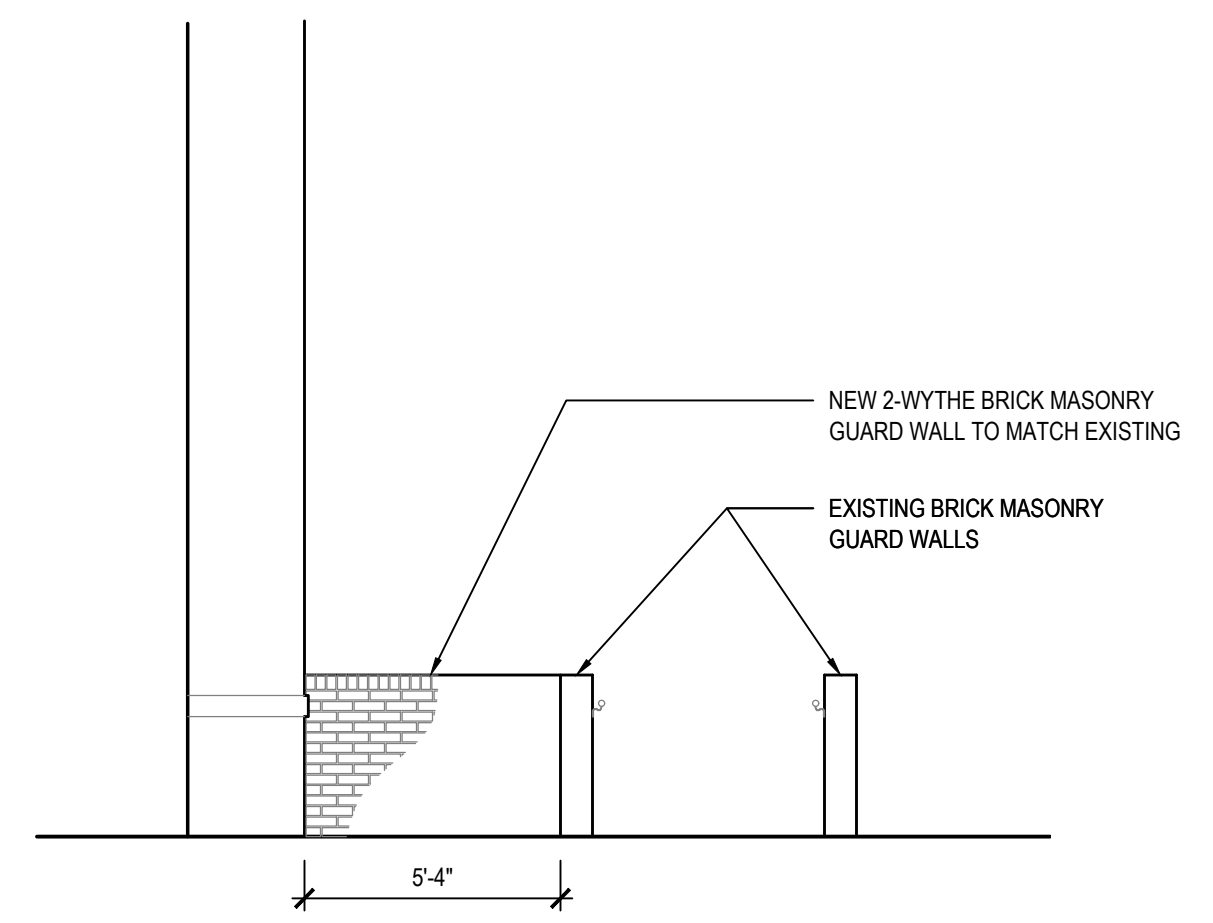
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SHEET TITLE:
SECTIONS & DETAILS

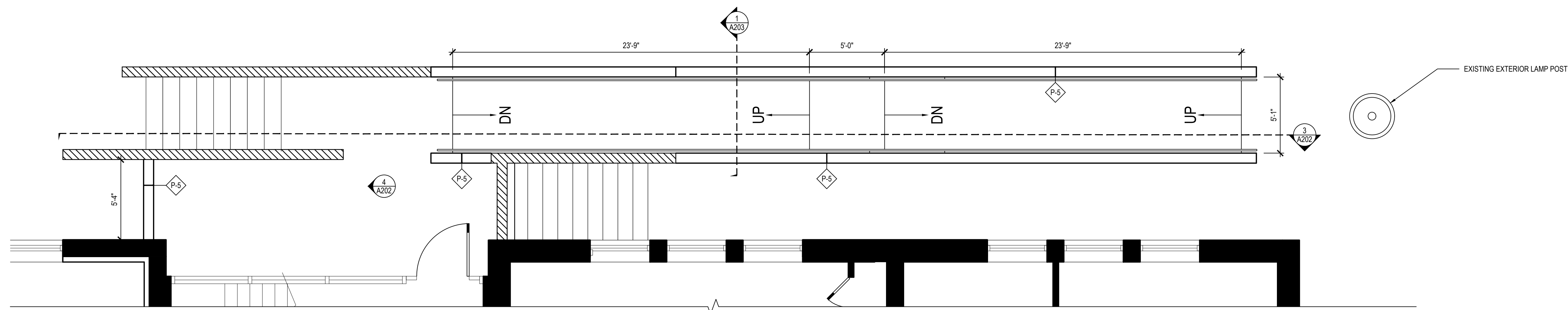
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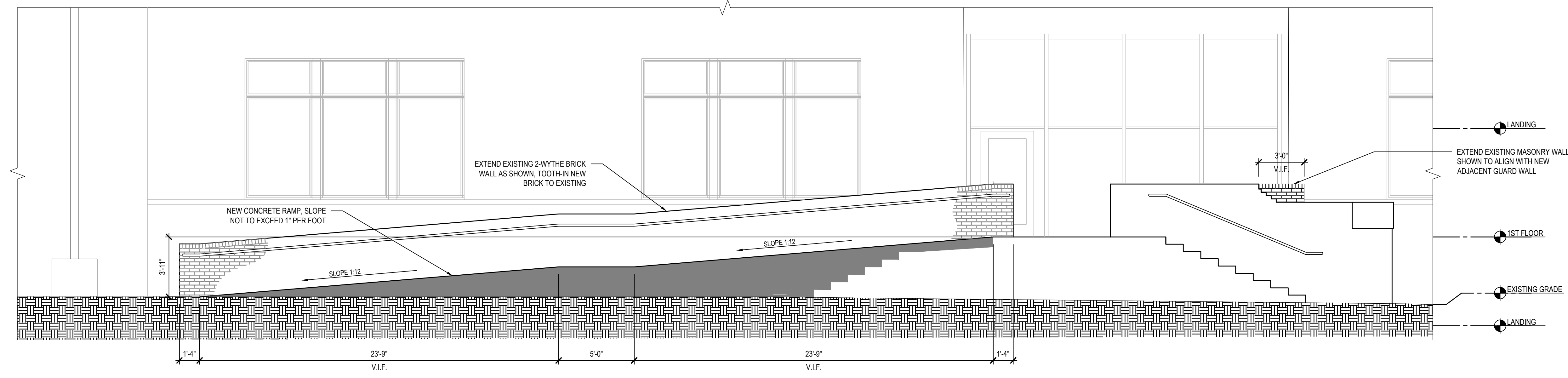
1 SECTION AT EXTERIOR STAIR DEMOLITION
 SCALE: 1/4" = 1'-0"



4 WEST ELEV. AT GUARD WALL
 SCALE: #####



2 DETAIL PLAN AT EXTERIOR RAMP
 SCALE: 1/4" = 1'-0"



3 SECTION AT EXTERIOR RAMP
 SCALE: 1/4" = 1'-0"

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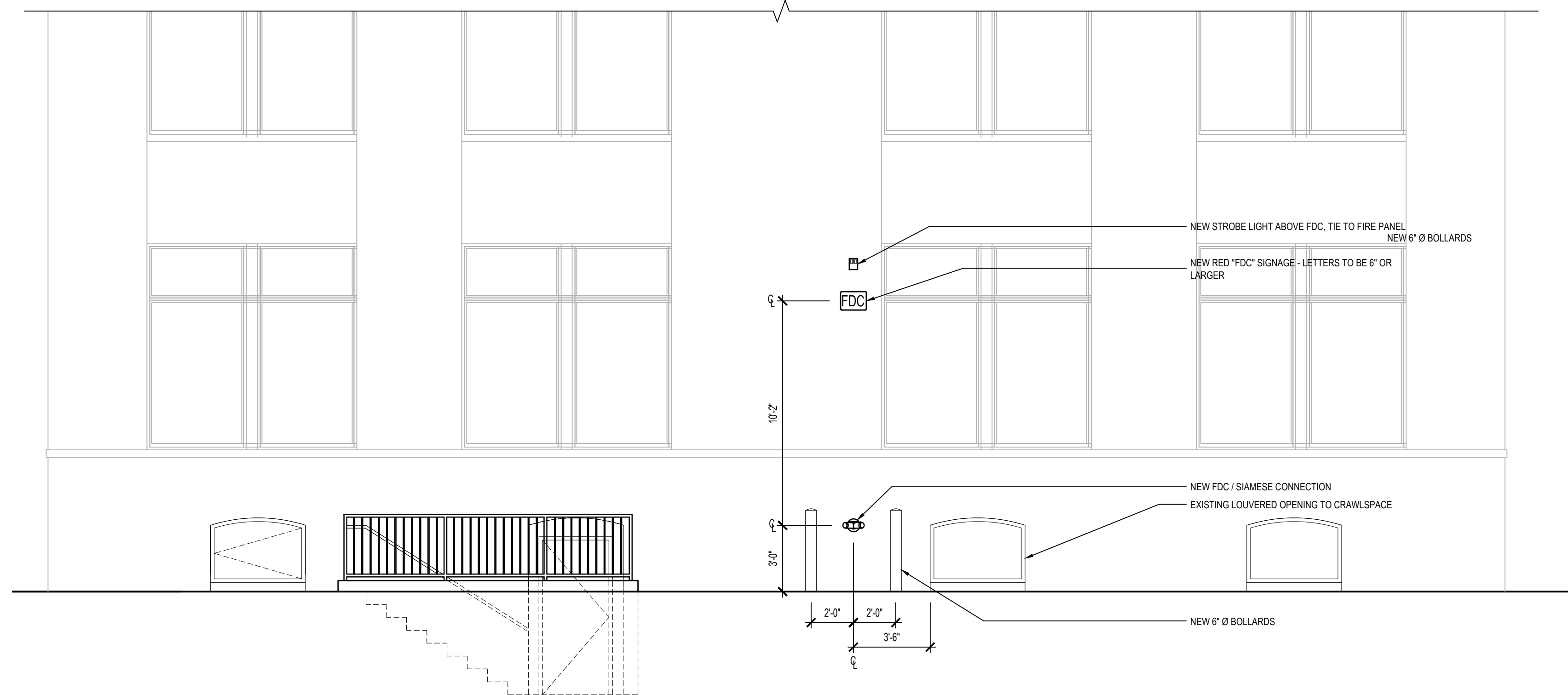
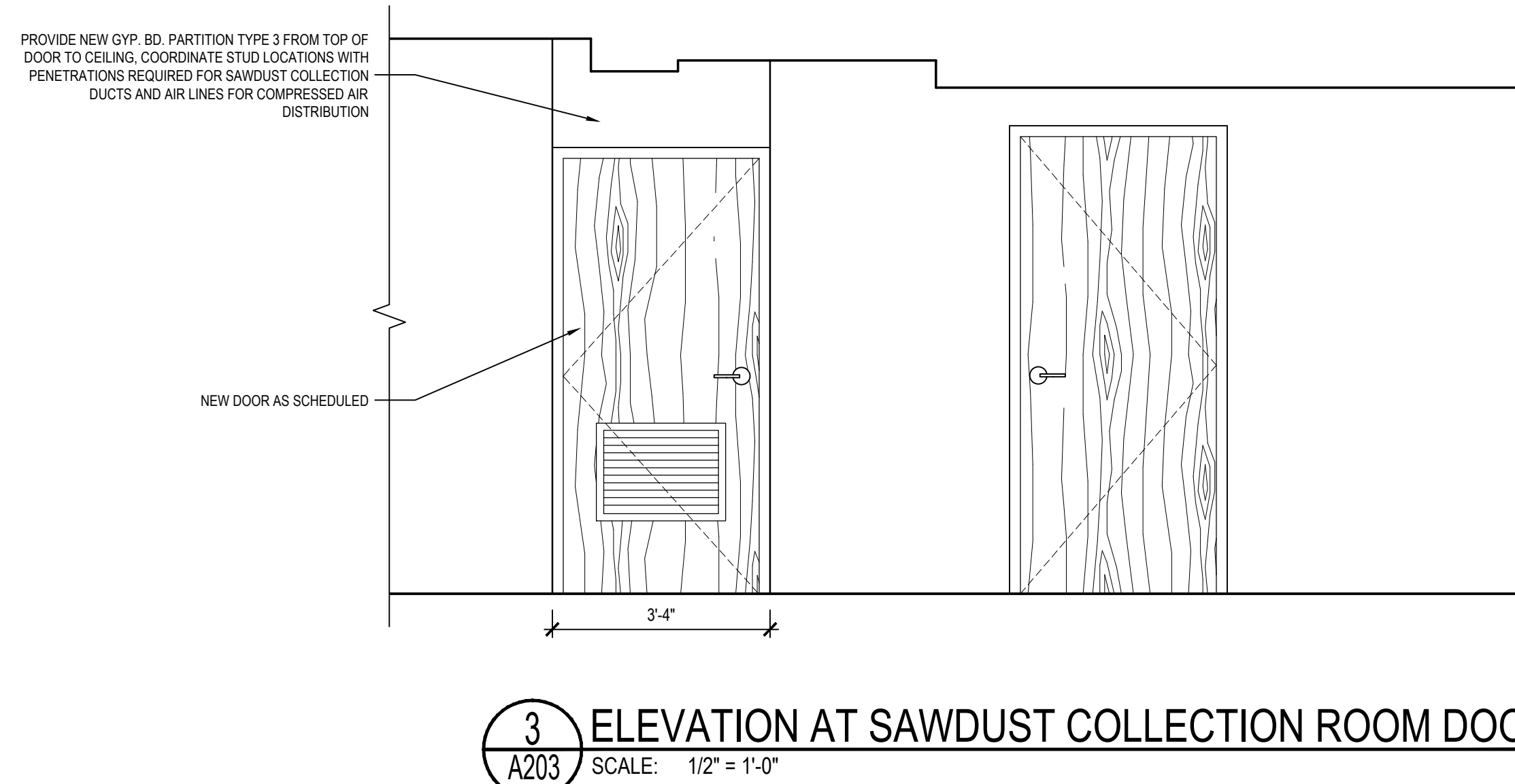
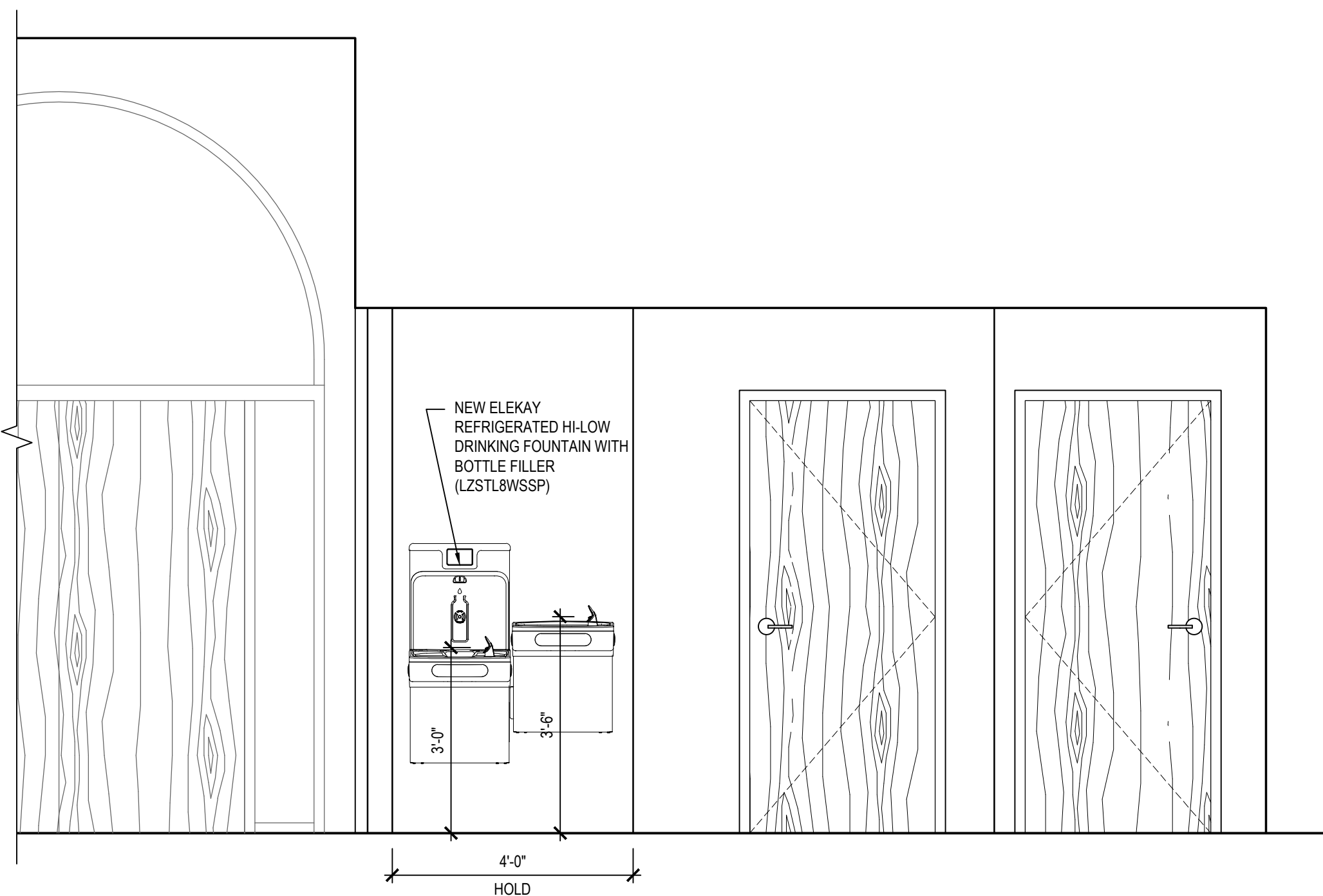
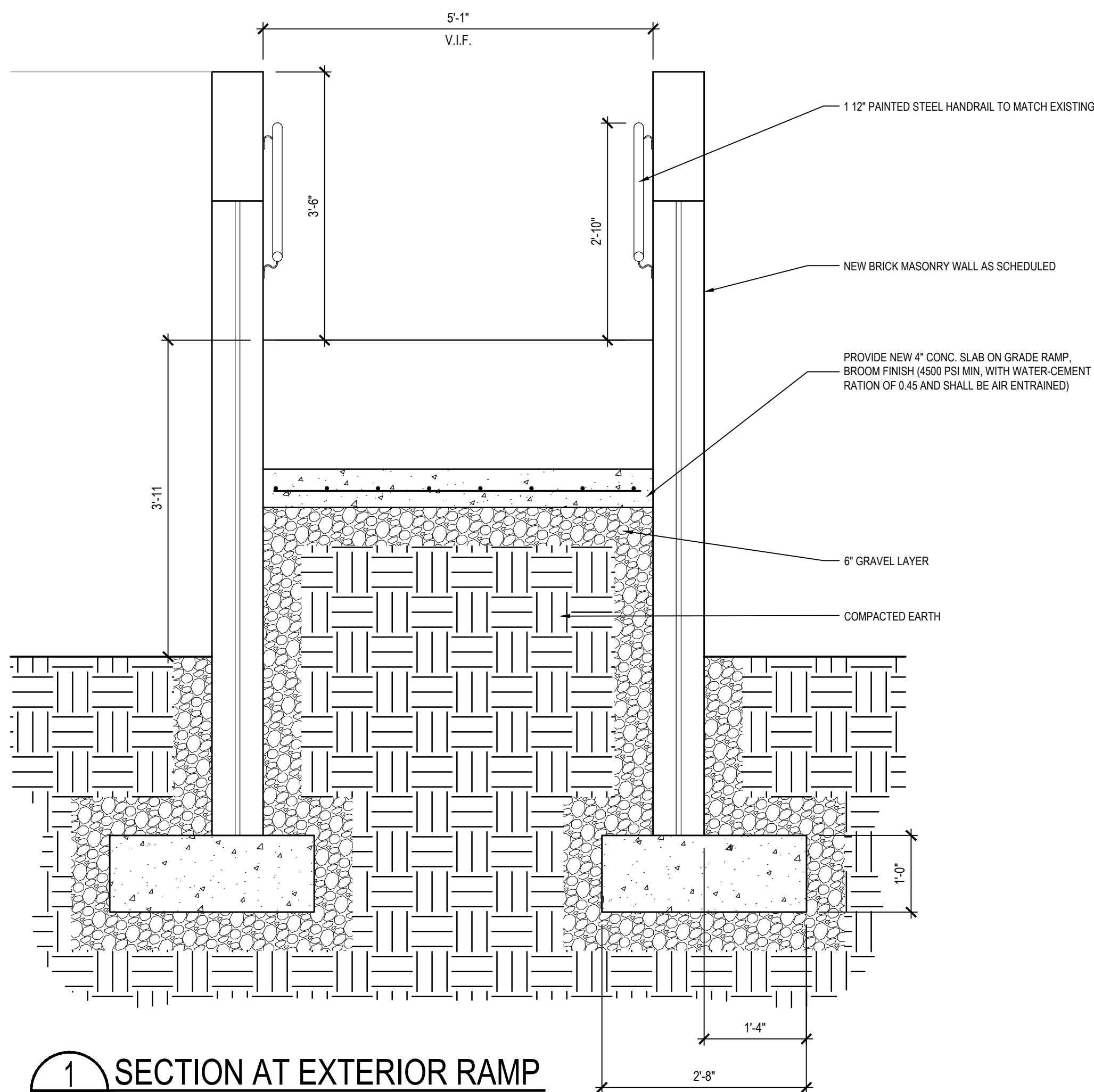
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PROJECT NO:	24-152

SHEET TITLE:
EXTERIOR RAMP ELEVATIONS

SHEET NUMBER:
A202



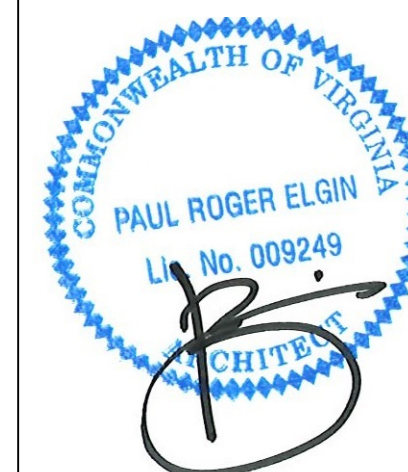
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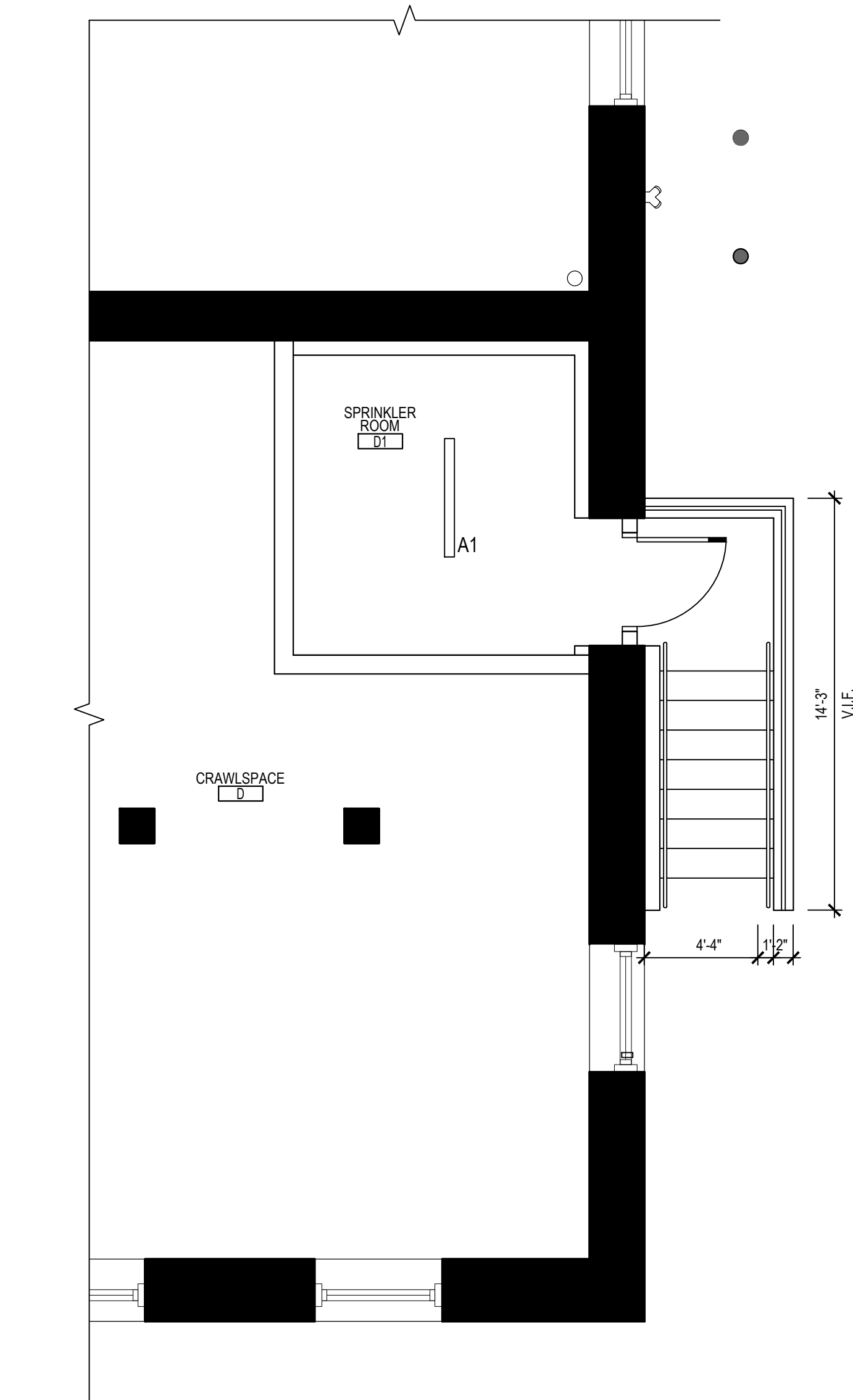
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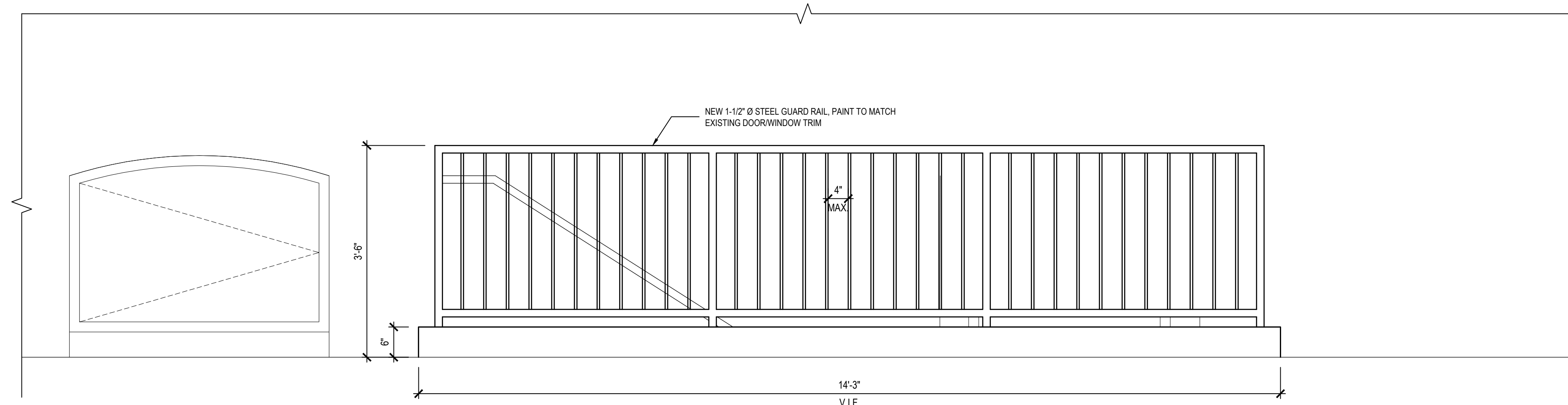
**ELEVATIONS
& DETAILS**

SHEET NUMBER:

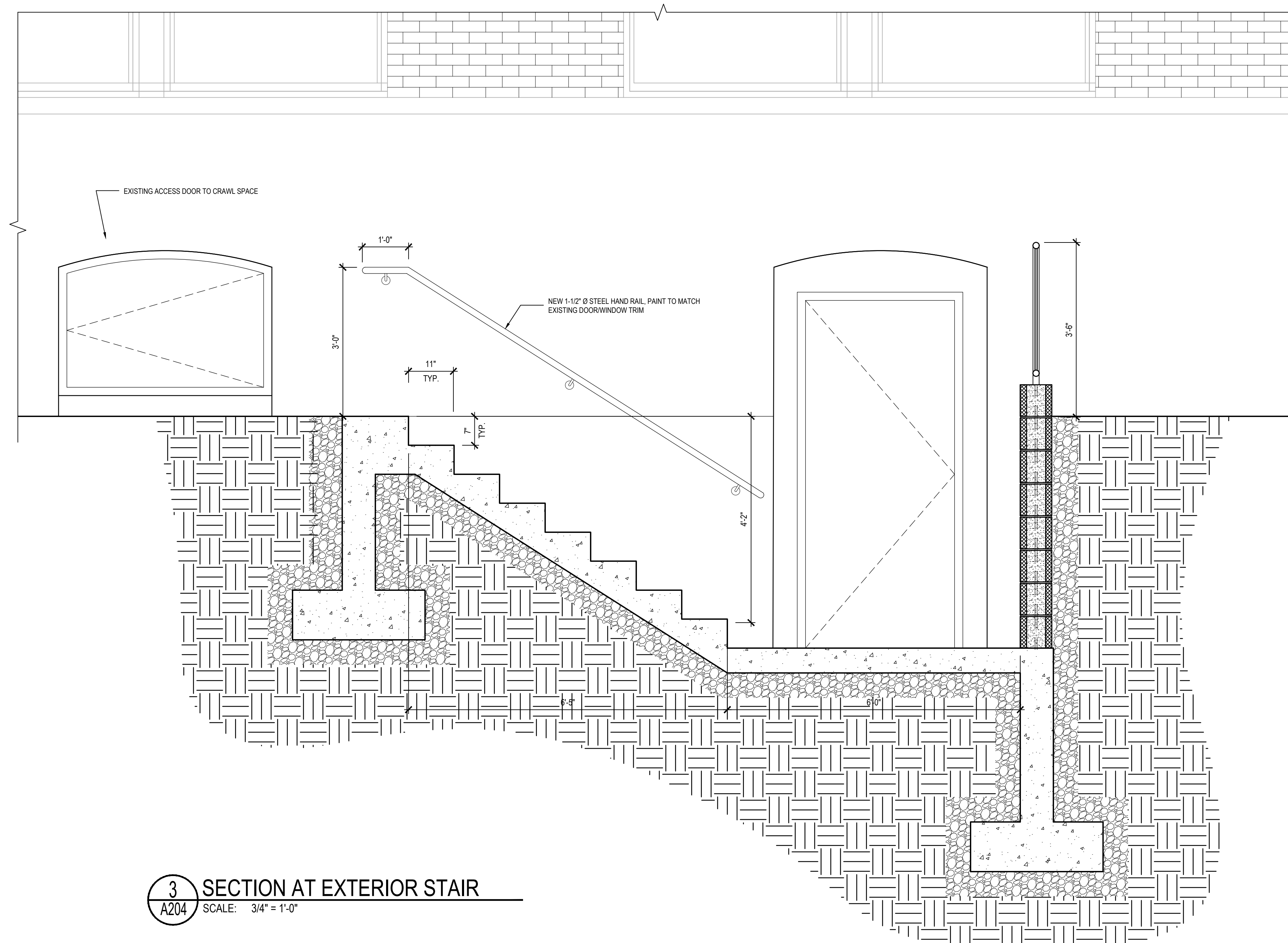
A203



1 DETAIL PLAN AT SPRINKLER ROOM & STAIR
A204 SCALE: 1/4" = 1'-0"



2 ELEVATION AT NEW GURD RAIL
A204 SCALE: 3/4" = 1'-0"



3 SECTION AT EXTERIOR STAIR
A204 SCALE: 3/4" = 1'-0"

5	4	3	2	1	
DEMOLITION GENERAL NOTES	GENERAL PROJECT NOTES	GENERAL PROJECT NOTES	GENERAL PROJECT NOTES	PROJECT CLOSE OUT NOTES	
1. THE DEMOLITION WORK INCLUDES THE NECESSARY REMOVAL OF EXISTING CONSTRUCTION AND DISPOSAL OF DEMOLISHED MATERIAL AS SHOWN IN THE DEMOLITION DRAWINGS. WORK SHALL INCLUDE ALL DEMOLITION, PATCHING AND REPAIR REQUIRED TO ACCOMMODATE NEW CONSTRUCTION AND AS CALLED FOR ON THE DRAWINGS. 2. BEFORE BEGINNING DEMOLITION, CONTRACTOR SHALL VERIFY UTILITY LINE LOCATIONS AND SERVICE. IF UNANTICIPATED HAZARDOUS MATERIALS ARE ENCOUNTERED, GENERAL CONTRACTOR SHALL CEASE WORK AND CONTACT THE BUILDING MANAGER IMMEDIATELY. 3. THE CONTRACTOR SHALL REMOVE ALL ITEMS SHOWN AS DASHED LINES ON THE DEMOLITION PLAN(S) UNLESS OTHERWISE NOTED. 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INTEGRITY OF THE BUILDING STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SAFETY CONDITIONS UNCOVERED DURING DEMOLITION AND DURING NEW CONSTRUCTION WHICH ARE NOT ADDRESSED IN THE CONSTRUCTION DOCUMENTS. 5. SALVAGED ITEMS OF VALUE SHALL REMAIN THE PROPERTY OF THE TENANT AND WILL BE PLACED IN STORAGE ON SITE AS DESIGNATED BY THE TENANT. BUILDING MANAGEMENT RESERVES THE RIGHT TO HAVE ANY, ALL OR NONE OF THE REMOVED MATERIALS WHICH IS NOT REUSED IN NEW CONSTRUCTION TO BE RETURNED TO THE BUILDING MANAGER. THE G.C. IS RESPONSIBLE FOR COORDINATING THE LIST OF WHAT IS TO BE SAVED WITH THE BUILDING MANAGEMENT. ALL ITEMS TO BE REMOVED AND REUSED IN NEW CONSTRUCTION SHALL BE CAREFULLY REMOVED FREE OF DAMAGE AND STORED IN ONE AREA OF EACH FLOOR. INSPECT SALVAGED ITEMS AND REPORT ANY DAMAGE TO THE ARCHITECT. PREPARE AN INVENTORY OF ITEMS TO BE SALVAGED AND REUSED AND CONFIRM QUANTITIES INDICATED ON THE CONTRACTORS BID. 6. THE CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH THE SUBCONTRACTORS TO BE AFFECTED BY THE WORK. 7. THE CONTRACTOR SHALL BRACE ALL ELEMENTS DURING DEMOLITION AND NEW CONSTRUCTION WHERE REQUIRED. THE CONTRACTOR SHALL RESTRICTURE AND REFRAME ALL COMPONENTS DISTURBED DURING DEMOLITION AND NEW CONSTRUCTION IN ACCORDANCE WITH APPLICABLE CODES. 8. EXTENT OF WORK IS TO BE ASCERTAINED BY CONTRACTOR AT SITE VISIT AND SHALL BE SUFFICIENT TO ACCOMMODATE THE DEMOLITION SCOPE AS SHOWN. 9. BEFORE BEGINNING DEMOLITION, CONTRACTOR SHALL VERIFY UTILITY LINE LOCATIONS AND SERVICE. IF UNANTICIPATED HAZARDOUS MATERIALS ARE ENCOUNTERED, GENERAL CONTRACTOR SHALL CEASE WORK AND CONTACT THE BUILDING MANAGER IMMEDIATELY. 10. ALL ITEMS TO BE REMOVED AND REUSED IN NEW CONSTRUCTION SHALL BE CAREFULLY REMOVED FREE OF DAMAGE AND STORED IN ONE AREA OF EACH FLOOR. INSPECT SALVAGED ITEMS AND REPORT ANY DAMAGE TO THE ARCHITECT. PREPARE AN INVENTORY OF ITEMS TO BE SALVAGED AND REUSED AND CONFIRM QUANTITIES INDICATED ON THE CONTRACTORS BID. 11. THE CONTRACTOR SHALL STRICTLY ADHERE TO THE BUILDING RULES AND REGULATIONS CONCERNING ALLOWABLE HOURS FOR NOISY WORK AND SHALL COORDINATE REMOVAL OF ALL DEBRIS FROM THE SPACE WITH BUILDING MANAGEMENT. 12. THE CONTRACTOR SHALL EXPOSE FRAMING PRIOR TO ANY DEMOLITION. DO NOT ENDANGER ANY EXISTING STRUCTURAL SYSTEM. 13. THE CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY STRUCTURAL IMPLICATIONS OF SCHEDULED DEMOLITION. 14. THE CONTRACTOR SHALL PROTECT EXISTING SURFACES AND FINISHES TO REMAIN, BOTH INSIDE THE AREA OF WORK AND ALONG THE PATH FROM THE EXTERIOR OF THE BUILDING TO THE AREA OF WORK. THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF ITEMS/REPAIR OF ANY DAMAGE DUE TO CONSTRUCTION ACTIVITIES. 15. ANY EXISTING DUCT WORK, PIPING, PLUMBING AND CONDUITS TO BE ABANDONED SHALL BE REMOVED TO THE POINT OF ORIGIN AND CAPPED. NO SERVICES OR EQUIPMENT SHALL BE ABANDONED IN PLACE OR LEFT IN THE CEILING PLENUM. SEE ENGINEER'S DRAWINGS FOR EXTENT OF WORK. 16. THE CONTRACTOR SHALL CLEAN AREAS NOT IN CONTRACT OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION AND CONSTRUCTION OPERATIONS. ALL AREAS NOT IN CONTRACT SHALL BE RETURNED TO A CONDITION EXISTING PRIOR TO THE START OF WORK, INCLUDING ALL FINISHES. 17. THE CONTRACTOR SHALL ERECT TEMPORARY PARTITIONS AS REQUIRED TO SEPARATE THE AREA OF WORK FROM THE REST OF THE BUILDING IN ORDER TO CONTAIN DUST AND NOISE. 18. PRIOR TO ANY DEMOLITION, THE G.C. IS TO INVENTORY THE EXISTING PERIMETER WINDOW BLINDS, AND REPORT ANY DAMAGED BLINDS TO THE TENANT. THEN, THE G.C. IS TO PUT BLINDS IN OPEN POSITION, AND WRAP WITH PLASTIC. WALLS 1. THE CONTRACTOR SHALL REMOVE ALL INTERIOR PARTITIONS INCLUDED UNDER DEMOLITION WORK AND AS NECESSARY TO ACCOMPLISH THE TOTAL SCOPE OF WORK. 2. THE CONTRACTOR SHALL REMOVE ALL EXISTING DOORS, FRAMES AND HARDWARE INCLUDED UNDER THE DEMOLITION WORK AND STORE IN A SAFE PLACE. 3. THE CONTRACTOR SHALL COORDINATE WITH THE CONSTRUCTION DRAWINGS FOR PARTITIONS TO REMAIN. 4. THE CONTRACTOR SHALL PATCH, TAPE, SAND SMOOTH AND PAINT ANY EXISTING TO REMAIN WALL SURFACES DISTURBED BY DEMOLITION ACTIVITIES. PAINT TO MATCH ADJACENT WALL SURFACES. FLOORS 1. THE CONTRACTOR SHALL REMOVE EXISTING FLOOR FINISHES INCLUDED UNDER DEMOLITION WORK AND AS NECESSARY TO ACCOMPLISH THE TOTAL SCOPE OF WORK. 2. THE CONTRACTOR SHALL REMOVE ALL RESIDUAL RESIDUES AND ADHESIVES FROM THE FLOOR SLAB AS REQUIRED TO CREATE A SMOOTH AND LEVEL SURFACE FOR THE INSTALLATION OF NEW FLOORING MATERIALS AS SPECIFIED IN THE CONTRACT DOCUMENTS. 3. THE CONTRACTOR SHALL REMOVE ALL ANCHORS, STUB-UPS, CONDUITS, ETC... NO LONGER IN USE. LARGE HOLES AND OR DAMAGE TO THE FLOOR SLAB SHALL BE PATCHED FLUSH WITH ADJACENT. CEILING 1. THE CONTRACTOR SHALL REMOVE LIGHT FIXTURES, G.W.B. CEILINGS, ETC. INCLUDED UNDER DEMOLITION WORK AND AS NECESSARY TO ACCOMPLISH THE TOTAL SCOPE OF WORK. 2. THE CONTRACTOR SHALL REMOVE OR CUT EXISTING PLUMBING OR ELECTRICAL STUB UPS, BELOW SLAB SURFACE AND SHALL PREPARE FLOOR TO ACCEPT NEW SPECIFIED FLOOR FINISH. 3. THE CONTRACTOR SHALL REMOVE ANY ABANDONED EQUIPMENT, SERVICES, CABLING, ETC... ABOVE THE CEILING. NOTHING SHALL BE ABANDONED IN PLACE IN THE CEILING PLENUM. MECHANICAL 1. THE CONTRACTOR SHALL REMOVE OR RELOCATE OR DEMOLISH THE EXISTING HVAC SYSTEM DUCT WORK AS SHOWN ON THE ENGINEER'S MECHANICAL DRAWINGS AND COORDINATE WITH NEW DIFFUSER FOR NEW DUCT WORK. REFER TO ENGINEER'S MECHANICAL DRAWINGS PRIOR TO START OF DEMOLITION WORK. ELECTRICAL 1. THE CONTRACTOR SHALL REMOVE ALL EXISTING ELECTRICAL WIRING, OUTLETS, ELECTRICAL PANELS, SPECIAL EQUIPMENT OUTLETS, CONNECTIONS AND SWITCHES IN DEMOLISHED AND FURRED-OUT WALLS INCLUDED UNDER THE DEMOLITION WORK. COORDINATE WORK WITH THE ENGINEER'S ELECTRICAL DRAWINGS. 2. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWING FOR EXTENT OF RENOVATION WORK. 3. THE CONTRACTOR SHALL REMOVE ALL BLANK PLATES THROUGHOUT THE SCOPE OF WORK, PATCH AND REPAIR EXISTING WALLS TO REMAIN FLUSH AND SMOOTH WITH EXISTING SURFACES. 4. THE CONTRACTOR SHALL MAINTAIN CONTINUITY OF ALL CIRCUITS OUTSIDE THE DEMOLISHED AREA AFFECTED BY THE DEMOLITION. INTEGRITY TO OTHER AREAS SHALL NOT BE DAMAGED. 5. THE CONTRACTOR SHALL COMPLY AND COORDINATE ALL OTHER REQUIREMENTS WITH THE BUILDING OWNER/TENANT REPRESENTATIVE AND BUILDING ENGINEERS PRIOR TO THE START OF THE PROJECT. MISCELLANEOUS ITEMS 1. THE CONTRACTOR SHALL PROTECT OR COVER EXISTING WALLS AND FLOOR FINISHES TO REMAIN NEAR DEMOLITION AND CONSTRUCTION AREAS. THE CONTRACTOR SHALL PATCH AND REPAIR OR PROVIDE NEW ANY FINISHES TO REMAIN DAMAGED DURING CONSTRUCTION.	1. THE CONTRACTOR SHALL VISIT SITE AND VERIFY ALL DIMENSIONS, GRADES AND ALL OTHER CONSTRUCTION CONDITIONS BEFORE THE BID. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR A THOROUGH KNOWLEDGE OF ALL OBSERVABLE BUILDING CONDITIONS & SYSTEMS. THE CONTRACTOR SHALL IMMEDIATELY REPORT ANY DISCREPANCIES UNCOVERED TO THE ARCHITECT. 2. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, LICENSES AND INSPECTIONS NECESSARY FOR A PROPER COMPLETION OF ALL WORK REQUIRED BY THESE DOCUMENTS. ALL (SUB) CONTRACTORS MUST VISIT THE PROJECT TO FAMILIARIZE THEMSELVES WITH SITE CONDITIONS PRIOR TO BIDDING OR CONSTRUCTION, OTHERWISE THE BID WILL SUBJECT TO FORFEITURE AFTER BIDS ARE RECEIVED. 3. ALL WORK SHALL CONFORM TO ALL APPLICABLE BUILDING CODES AND ORDINANCES OF CITY OF ALEXANDRIA AND THE STATE OF VIRGINIA, CBOO ANSI A117.1-2011, AND VCC 2021. THE RULES AND REGULATIONS OF OSHA SHALL BE ADHERED TO FOR THIS PROJECT. 4. WORK SHALL INCLUDE ALL LABOR, ASSEMBLIES, AND FINISH WORK INCLUDING ALL PARTS AND MATERIALS NECESSARY TO PROVIDE FOR A COMPLETE INSTALLATION. 5. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND FOR THE COORDINATION OF WORK AND FOR THE WORK PERFORMED BY HIS SUBCONTRACTORS. 6. THE CONTRACTOR SHALL VERIFY THAT DRAWINGS ARE THE LATEST ISSUE PRIOR TO COMMENCING CONSTRUCTION. 7. DO NOT SCALE DRAWINGS. CLARIFICATION OR INFORMATION REQUIRED BY THE CONTRACTOR SHALL BE FURNISHED, UPON WRITTEN REQUEST, BY THE OWNER. 8. DIMENSIONS ARE FROM FINISHED FACE TO FINISHED FACE UNLESS NOTED OTHERWISE. 9. ALL DIMENSIONS, NOTES, FINISHES, AND FIXTURES SHOWN ON TYPICAL PLANS, SECTIONS OR DETAILS SHALL APPLY TO ALL SIMILAR SYMMETRICAL OR OPPOSITE HAND PLANS, SECTIONS, OR DETAILS, EXCEPT AS NOTED. ALL NOTES, MATERIALS, AND DETAILS SHALL GOVERN SUBSEQUENT SECTIONS AND DETAILS DRAWN FOR EXPLANATORY PURPOSES. 10. CONTRACTOR SHALL SUBMIT PRODUCT DATA & SHOP DRAWINGS FOR ARCHITECT REVIEW AND APPROVAL INCLUDING SUBMITTALS ORDER AND SCHEDULE DELIVERY OF MATERIALS IN AMPLE TIME TO AVOID DELAYS IN CONSTRUCTION. SHOP DRAWINGS SHALL BE SUBMITTED IN A FORM OF THREE (3) SETS OF PRINTS. IF AN ITEM IS FOUND TO BE UNAVAILABLE OR TO HAVE A LONG LEAD TIME, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY WITH A PROPOSED ALTERNATIVE. 11. PERFORM ALL WORK AND INSTALL MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND INSTRUCTIONS AND IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS OF WORKMANSHIP. FABRICATION SHALL BEGIN ONLY AFTER OWNER'S REVIEW AND APPROVAL OF SHOP DRAWINGS. 12. CONTRACTOR SHALL VERIFY EXTENT OF ENGINEERING DRAWINGS WITH ARCHITECT PRIOR TO CONSTRUCTION / BIDDING. 13. REQUESTS FOR SUBSTITUTIONS OF SPECIFIED ITEMS SHALL BE SUBMITTED IN WRITING WITHIN TEN (10) WORKING DAYS OF THE AWARD OF THE CONTRACT FOR CONSTRUCTION TO THE OWNER AND WILL BE CONSIDERED ONLY IF THEY PROVIDE BETTER SERVICES, HAVE A MORE ADVANTAGEOUS DELIVERY DATE, OR HAVE A LOWER PRICE PROVIDING A CREDIT TO THE OWNER AND WILL NOT SACRIFICE QUALITY, APPEARANCE OR FUNCTION. UNDER NO CIRCUMSTANCES WILL THE OWNER BE REQUIRED TO PROVE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS OR IS NOT OF EQUAL QUALITY TO THE SPECIFIED PRODUCT. 14. CONTRACTOR SHALL PROVIDE ALL MISCELLANEOUS BLOCKING, FRAMING FASTENERS, CLIPS, ADHESIVES AND SEALANTS AS REQUIRED FOR COMPLETION OF DETAILS EVEN THOUGH NOT SPECIFICALLY INDICATED ON DRAWINGS. DETAILS ARE NOT INTENDED TO SPECIFICALLY DIRECT CONTRACTOR AS TO METHOD OF FRAMING OR SUPPORT. 15. WOOD MATERIALS SHALL MEET ALL APPLICABLE CODES. THEY SHALL BE FIRE RETARDANT TREATED IN ACCORDANCE WITH LOCAL BUILDING CODES. 16. U.O.N. ALL PIPES AND WIRING SHALL BE CONCEALED AND LOCATED WITHIN THE CEILING PLENUM, WALL, THICKNESS, OR OTHER FURRED LOCATIONS, AS INDICATED ON THE PLANS. PROVIDE FLOORING AROUND DUCTWORK, PIPING, ETC. WITH MATERIAL TO MATCH SURROUNDING FINISHES. COORDINATE ATYPICAL SITE CONDITIONS WITH ARCHITECT PRIOR TO ENCAPSULATION. 17. CONSULT ELECTRICAL, MECHANICAL, AND PLUMBING DRAWINGS FOR LOCATION OF OPENINGS OR RECESSES FOR PANELS, FIXTURES, LOUVERS, DUCTS, ETC. PROVIDE SUCH PANELS AS REQUIRED. 18. ALL CUT PENETRATIONS THROUGH WALLS, RATED OR OTHERWISE, SHALL BE FULLY FRAMED AND SEALED AT PERIMETER. 19. ALL OPENINGS PENETRATING ROOF SHALL BE THOROUGHLY FLASHED AND SEALED TO ENSURE WATERPROOF SEAL. 20. ANY AND ALL MATERIALS AND INSTALLATION METHODS USED IN THE MODIFICATION OF THE EXISTING ROOF SYSTEM SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE ROOF WARRANTY. 21. THE CONTRACTOR SHALL NOT PROCEED WITH WORK FOR WHICH HE EXPECTS ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER. 22. THE CONTRACTOR SHALL COORDINATE WORK WITH OWNER INCLUDING BUT NOT LIMITED TO SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS & BUILDING FACILITIES, AND SHALL REVIEW AND ABIDE BY ALL APPLICABLE LANDLORD RULES AND REGULATIONS. 23. THE CONTRACTOR SHALL IDENTIFY DELIVERY TIMES FOR ALL ITEMS AND PLACE THE ORDERS FOR THE LONG LEAD TIME ITEMS SO AS NOT TO DELAY THE PROJECT. 24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION, AND/OR MISALIGNMENT IN ACCORDANCE WITH APPLICABLE CODES, STANDARDS, AND GOOD PRACTICE. 25. WORK AND/OR CONSTRUCTION OPERATIONS SHALL NOT UNDERMINE THE STRUCTURAL INTEGRITY OF THE BUILDING. 26. WORK AREAS SHALL REMAIN SECURE AND LOCKABLE DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE, WHERE NECESSARY, TEMPORARY LOCKABLE DOORS TO PROVIDE THE OWNER & TENANT'S CONSTANT ACCESS TO SPACES NOT UNDER CONSTRUCTION. CONTRACTOR SHALL PROVIDE KEYS FOR TEMPORARY DOORS. 27. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE WORK BY OTHERS INCLUDING BUT NOT LIMITED TO TELEPHONE, DATA AND FURNISHED AND/OR-INSTALLED-OWNER PROVIDED ITEMS. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS AND SHALL DO THE CUTTING, FITTING, AND PATCHING THAT MAY BE REQUIRED TO MAKE THE PARTS OF THE WORK WHICH WILL RECEIVE THE WORK OF OTHERS AS SHOWN OR REASONABLY IMPLIED BY THE DRAWINGS AND SPECIFICATIONS. 28. CONTACT ARCHITECT FOR CLARIFICATION IF EXISTING OUTLET HEIGHTS OR LOCATIONS DO NOT MATCH THAT INDICATED IN THE ELECTRICAL DRAWINGS. REPLACE EXISTING ELECTRICAL DEVICES AND COVER PLATES TO MATCH THOSE SPECIFIED. CONTACT THE ARCHITECT PRIOR TO PROCEEDING WITH REPLACEMENT. 29. THE CONTRACTOR SHALL USE AND PROTECT THE EXISTING BUILDING AND EXISTING FINISHES SCHEDULED TO REMAIN IN A MANNER WHICH WILL NOT SOIL, DEFACE OR DAMAGE THE EXISTING FACILITIES, FINISHES OR FIXTURES IN ANY FASHION. PROVIDE PROTECTIVE MATERIALS AS NECESSARY. DAMAGE BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR. TO THE COMPLETE SATISFACTION OF AND AT NO COST TO THE OWNER. AFTER ANY WORK HAS BEEN COMPLETED WITHIN ANY OCCUPIED SPACE(S), THE CONTRACTOR SHALL CLEAN THE SPACE OF ALL CONSTRUCTION DUST, TOOLS, STAINS AND DEBRIS. 30. THE CONTRACTOR SHALL PROTECT THE BUILDING PREMISES AND OCCUPANTS ON THE PROJECT SITE FROM DAMAGE. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN NECESSARY COVERINGS, BOARDS, TEMPORARY PARTITIONS, AND DOORS AS REQUIRED TO PROTECT EXISTING WORK, MATERIALS, AND FINISHES TO REMAIN AT THE JOB SITE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR DAMAGES ATTRIBUTABLE TO HIS OPERATION, REPAIRS, OR REPLACEMENT WITHOUT ADDITIONAL CHARGE TO THE PARTY AFFECTED. 31. REMOVE ALL CONSTRUCTION DEBRIS AS REQUIRED TO MAINTAIN A CLEAN ENVIRONMENT AND TO	PREVENT THE POSSIBILITY OF ACCIDENT OR FIRE. 32. IMMEDIATELY PRIOR TO THE OCCUPANCY OF ANY PHASE, THE CONTRACTOR SHALL CLEAN SURFACES OF DUST, DEBRIS, LOOSE CONSTRUCTION MATERIAL AND EQUIPMENT AND SHALL LEAVE FLOORS VACUUMED AND CLEAN. REMAINING CONSTRUCTION MATERIAL AND EQUIPMENT, IF ANY, SHALL BE MOVED AND TEMPORARILY SECURED IN AN AREA DIRECTED BY THE OWNER. 33. THE CONTRACTOR SHALL CLEAN WINDOWS AND WINDOW COVERINGS IMMEDIATELY PRIOR TO OCCUPANCY. 34. PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL ASSEMBLE ORIGINAL COPIES OF ALL NEW EQUIPMENT AND MATERIALS WARRANTIES AND OPERATIONAL INFORMATION AND DELIVER TO THE TENANT OR BUILDING MANAGER (AS APPROPRIATE) IN A NEATLY INDEXED AND LABELED 3-RING BINDER. 35. ALL MATERIALS AND SYSTEMS SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS AND ALL CONSTRUCTION SHALL BE OF INDUSTRY STANDARD OR BETTER. THE ARCHITECT SHALL BE ULTIMATE JUDGE OF QUALITY. 36. CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE, ELECTRICAL, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCT WORK, SPRINKLERS STRUCTURAL MEMBERS AND CONDUIT) AND THAT ANY CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT IS PROVIDED. ELEMENTS IN CONFLICT SHALL BE DETERMINED AND REVIEWED WITH THE ARCHITECT PRIOR TO WORK PROCEEDING. CONTRACTOR TO COORDINATE NEW WORK WITH EXISTING CONDITIONS. 37. NOTIFY ARCHITECT OF ANY ACCESS PANELS WHICH MAY BE REQUIRED BEFORE PROCEEDING WITH THE WORK. NO ACCESS PANELS SHALL BE INSTALLED IN GWB CEILINGS WITHOUT ARCHITECT'S REVIEW AND APPROVAL. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL TRADES. REQUIRED ACCESS PANELS SHALL BE INCLUDED IN THE CONTRACTOR'S SCOPE. (REFER TO DRYWALL SECTION FOR ACCESS PANEL NOTES) 38. PROVIDE PROTECTION FOR EXISTING FINISHES TO REMAIN, INCLUDING RESTROOMS, LOBBIES AND CORRIDORS AND REPAIR DAMAGES AS A RESULT OF ANY DEMOLITION OR CONSTRUCTION. DOCUMENT ANY EXISTING CONDITIONS OR DAMAGES PRIOR TO THE START OF CONSTRUCTION. 39. ALL EXISTING DAMAGES TO FIRE RATED CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED BY THE CONTRACTOR TO MATCH EXISTING RATED CONDITIONS, PATCH ALL DRYWALL HOLES APPROPRIATELY AND SMOOTH ROUGH SURFACES. 40. THE ARCHITECT AND LANDLORD SHALL BE NOTIFIED WHEN FIELD CONDITIONS NECESSITATE CHANGES TO CRITICALLY DIMENSIONED PARTITIONS AND MILLWORK LOCATIONS. REVISED LOCATIONS SHALL BE CHALKED FOR SITE INSPECTION PRIOR TO FABRICATION & INSTALLATION. 41. ALL NEW OPENINGS RECEIVING DOOR FRAMES SHALL RECEIVE DOUBLE STUDS FLOOR TO BOTTOM OF STRUCTURE ABOVE, AT EACH SIDE OF OPENING. 42. FLOOR SLAB SHALL BE FLASH PATCHED SMOOTH AND READY TO ACCEPT NEW FLOOR FINISH. CONTRACTOR SHALL INSTALL PATCHING COMPOUND OR SELF-LEVELING UNDERLAYMENT. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. ANY ABANDONED OPENINGS AND EXISTING GAPS IN THE STRUCTURAL SLAB ABOVE AND BELOW SHALL BE STRUCTURALLY FILLED, PATCHED AND PROPERLY SEALED TO MEET EXISTING SLAB FIRE RATING REQUIREMENTS. 43. ALL VERTICAL DIMENSIONS TO BE MADE FROM THE HIGHEST POINT OF FLOOR SLAB TO ENSURE PROPER ALIGNMENT OF ALL DOORS, BULKHEADS, CEILINGS, ETC. 44. ALL PENETRATIONS TO FIRE RATED ASSEMBLIES OF WALLS, INCLUDING SLAB CUTTING REQUIRED FOR WORK SHOWN ON THE DRAWINGS FOR PIPES, OR CONDUIT SHALL BE PROVIDED WITH FIRE STOPPING MATERIAL TO MEET UL RATING REQUIREMENTS. CONTRACTOR SHALL COORDINATE PENETRATIONS WITH MECHANICAL, ELECTRICAL, PLUMBING AND STRUCTURAL INFORMATION FOR REQUIRED CUT-OUT SIZES, SLAB THICKNESS, REINFORCING AND SUB GRADE PREPARATION. 45. CONTRACTOR SHALL COORDINATE ALL DIMENSIONS, DETAILS, FINISHES, EQUIPMENT, POWER AND SPECIFICATIONS WITH MILLWORK, ELECTRICAL, AND COMMUNICATION SUBCONTRACTOR. DISCREPANCIES FOUND IN DRAWINGS BETWEEN ARCHITECTURE, ENGINEERING OR SITE CONDITIONS SHALL NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH WORK. 46. WHERE DIMENSIONS ARE OMITTED ON DRAWINGS, REFER TO LARGE SCALE DRAWINGS. AS NOTED, LOCATE NEW WALLS, PARTITIONS OR OTHER FEATURES AS INDICATED OR IN SELF-EVIDENT POSITION (I.E. ALIGNED WITH FACE OR EXISTING WALLS, PARTITION OR COLUMN, CENTERED ON OPENINGS, COLUMNS, MULLIONS OR SPACE, ETC.) NOTIFY ARCHITECT OF ANY DISCREPANCIES. USE SAFB AT SOUND AND FIRE RATED PARTITIONS ONLY. 47. ALL PARTITIONS SHALL BE ERECTED AS INDICATED IN PARTITION TYPES USING SPECIFIED STUD SIZE, SPACING, AND DEFLECTION LIMITS AS RECOMMENDED BY MANUFACTURER INCLUDING CONCEALED SUPPORT BLOCKING AND SOUND ATTENUATION BLANKETS. 48. UNLESS NOTED OTHERWISE, GENERAL CONTRACTOR SHALL "X-RAY" CONCRETE SLAB AT ALL LOCATION WHERE NEW CORE DRILLS ARE SPECIFIED. CONTRACTOR SHALL LOCATE NEW CORE DRILLS BETWEEN EXISTING STEEL BARS. IF AFTER REVIEW OF X-RAYS, NEW CORE DRILL LOCATIONS REQUIRE CUTTING OF REINFORCING STEEL BARS, CONTRACTOR SHALL CONSULT WITH THE BUILDING'S STRUCTURAL ENGINEERS BEFORE ANY RE-BARS ARE CUT. 49. CONTRACTOR SHALL PROVIDE AND INSTALL ALL NEW FRAMES, DOORS, AND HARDWARE IN ACCORDANCE WITH MANUFACTURER INSTRUCTION AND SPECIFICATIONS USING PROPER TEMPLATES AND INSTRUCTION SHEETS 50. WHERE ELECTRICAL FIXTURES OR EQUIPMENT AND THE LIKE OCCUR IN THE MILLWORK, GENERAL CONTRACTOR SHALL PROVIDE ROUGH-INS FOR THESE ITEMS AND SHALL COORDINATE INSTALLATION WITH WALL ELEVATIONS AND EQUIPMENT REQUIREMENTS TO ASSURE PROPER LOCATION. 51. LOCATE INSIDE EDGE OF ALL DOOR FRAMES 6" (152MM) FROM THE ADJACENT, PERPENDICULAR PARTITION. U.O.N. ALL DOORS SIZES, AND APPROACH SHALL BE IN ACCORDANCE WITH IBC AND ANSI A117.1, FOR ACCESSIBILITY REQUIREMENTS.	1. ALL SUBMITTALS SHALL BE CHECKED BY THE G.C. FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS PRIOR TO SUBMITTING THEM TO THE ARCHITECT FOR REVIEW. THE G.C. SHALL NOTIFY THE ARCHITECT OF ANY CONFLICTS BETWEEN TRADES PRIOR TO COMMENCING ANY FABRICATION OR OF PURCHASING ANY ITEMS. 2. THE G.C. SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY ARCHITECT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. SHOP DRAWINGS SHALL SHOW THE DESIGN DIMENSIONS, AND CLEARLY INDICATE IN LARGE SCALE THE CONSTRUCTION OF VARIOUS COMPONENTS, METHODS OF ASSEMBLY, THICKNESS OF MATERIALS, FINISHES, REINFORCEMENTS AND ALL OTHER PERTINENT DATA AND INFORMATION REQUESTED. 3. ANY VARIATION IN THE SHOP DRAWINGS FROM THE ARCHITECT'S DRAWINGS MUST BE CLEARLY NOTED ON THE SUBMITTAL AS A VARIATION FROM THE REQUIREMENTS. FABRICATION SHALL NOT PROCEED UNTIL THE CONTRACTOR RECEIVES SHOP DRAWINGS STAMPED BY THE ARCHITECT. THE G.C. SHALL BE RESPONSIBLE TO REPLACE ANY INSTALLED FABRICATIONS, AT NO COST, THAT DEViate FROM THE ORIGINAL DESIGN IN THE CONTRACT DOCUMENTS IF VARIATIONS FROM THE ORIGINAL DESIGN WERE NOT CLEARLY NOTED IN THE SUBMITTAL. 4. REQUESTS FOR SUBSTITUTIONS OF SPECIFIED ITEMS SHALL BE SUBMITTED IN WRITING WITHIN TEN (10) WORKING DAYS OF THE AWARD OF THE CONTRACT FOR CONSTRUCTION TO THE ARCHITECT AND WILL BE CONSIDERED ONLY IF THEY PROVIDE BETTER SERVICES, HAVE A MORE ADVANTAGEOUS DELIVERY DATE, OR HAVE A LOWER PRICE PROVIDING A CREDIT TO THE OWNER/TENANT AND WILL NOT SACRIFICE QUALITY, APPEARANCE OR FUNCTION. UNDER NO CIRCUMSTANCES WILL THE ARCHITECT BE REQUIRED TO PROVE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS OR IS NOT OF EQUAL QUALITY TO THE SPECIFIED PRODUCT. 5. PROPOSED CHANGES TO ANY PRODUCTS SPECIFIED IN THE CONTRACT DOCUMENTS MUST CLEARLY BE NOTED ON THE SUBMITTAL AS CHANGES FROM THE ORIGINAL DESIGN. THE G.C. SHALL BE RESPONSIBLE TO REPLACE ANY PURCHASED/INSTALLED ITEMS, AT NO COST, THAT DEViate FROM THE ORIGINAL SPECIFICATION IN THE CONTRACT DOCUMENTS IF VARIATIONS FROM THE ORIGINAL DESIGN WERE NOT CLEARLY NOTED IN THE SUBMITTAL OR DO NOT MEET THE PERFORMANCE OR AESTHETICS OF THE ORIGINAL SPECIFICATION. PROVIDE FOUR (4) SETS OF BLUE OR BLACK LINE COPIES TO THAT WILL BE RETURNED WITH COMMENTS AND STAMPS ATTACHED. PROVIDE (4) COPIES OF EACH SAMPLE. SUBMIT SHOP DRAWINGS AND / OR SAMPLES FOR THE FOLLOWING: A. STRUCTURAL STEEL B. CONCRETE & REINFORCING STEEL C. ROOFING PRODUCT DATA D. MASONRY & VENEER MASONRY E. MISC. METALS F. MILLWORK, CASEWORK & WOODWORK G. THERMAL & SOUND INSULATING MATERIALS H. FIRESTOPPING I. INSULATED GLAZING UNITS / GLASS J. DOOR, FRAMES & HARDWARE K. SCHEDULED FLOOR, WALL, BASE AND MISC FINISHES L. TOILET ACCESSORIES M. MANUFACTURED OR CUSTOM SPECIALTIES N. OPERATING & MAINTENANCE DATA O. MECHANICAL AND PLUMBING EQUIPMENT, FIXTURES, DIFFUSERS AND CONTROLS AS CALLED FOR BY THE MECHANICAL AND PLUMBING DRAWINGS P. ELECTRICAL EQUIPMENT AND FIXTURES CALLED FOR BY THE ELECTRICAL DRAWINGS P. FIRE SUPPRESSION AND FIRE ALARM SHOP DRAWINGS AS REQUIRED BY THE LOCAL AUTHORITY HAVING JURISDICTION	DOCUMENTATION 1. PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL ASSEMBLE AN OPERATIONS AND MAINTENANCE (O&M) MANUAL. THIS MANUAL SHALL INCLUDE THE FOLLOWING ITEMS IN ADDITION TO THE LANDLORD/OWNER RULES AND REGULATIONS: A. AN ORIGINAL OF ALL NEW EQUIPMENT AND MATERIALS SPECIFICATIONS AND OPERATIONS SHEETS AND INSTRUCTIONS. B. MSDATA SHEETS WHERE APPLICABLE OF ALL MATERIALS, ETC. C. ALL WARRANTIES AND OPERATIONAL INFORMATION & INSTRUCTIONS FOR ALL NEW EQUIPMENT, APPLIANCES, ETC. D. A COPY OF ALL APPROVED/RECORD SHOP DRAWINGS AS SUBMITTED AND/OR APPROVED DURING THE PROJECT. E. A COPY OF ALL APPROVED FINISHES AND THEIR SPECIFICATIONS. F. AIR BALANCE REPORT AS/IF PRESCRIBED BY THE MECHANICAL PLANS. G. COPIES OF ALL PANEL SCHEDULES AS THEY EXIST AFTER THE COMPLETION OF ALL WIRING. H. SMALL FORMAT AS-BUILT COPIES OF THE PLANS. I. FURNITURE VENDOR INSTALLATION PLANS AS/IF APPLICABLE. 2. TWO BOUND COPIES SHALL BE PROVIDED, IN A NEATLY INDEXED AND LABELED 3-RING BINDER(S) AND PROVIDED TO THE OCCUPANT OF THE SPACE AND THE ENGINEERING AND MAINTENANCE STAFF OF THE BUILDING. 3. ONE ELECTRONIC COPY OF THIS BINDER SHALL BE PROVIDED ON A THUMB DRIVE TO THE LANDLORD OR THE LANDLORD'S CONSTRUCTION MANAGER. 4. IF DOCUMENTS ARE EITHER LABELED AS CLASSIFIED OR LABELED AS 'SBU', THE CONTRACTOR SHALL ONLY PROVIDE HARDCOPY MATERIALS AS DEFINED ABOVE. 5. GC SHOULD ALSO PROVIDE A FULL SIZE COPY OF THEIR FIELD / AS-BUILT/ RED-LINE DRAWINGS TO THE BUILDING ENGINEER. 6. GC SHALL PROVIDE A MARKED UP PLAN IDENTIFYING THE LOCATION OF ALL ACCESS PANELS FOR VALVES, AND OTHER MECHANICAL DEVICES.	GENERAL FINISH NOTES 1. STARTING OF FINISH WORK SHALL INDICATE APPLICATOR'S ACCEPTANCE OF SUBSTRATE. 2. ENSURE ALL SURFACES (NEW & EXISTING) TO RECEIVE FINISHES ARE CLEAN, TRUE, AND FREE OF IRREGULARITIES. 3. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. 4. DAMAGED OR INCORRECT MATERIALS SHALL BE RETURNED TO THE MANUFACTURER FOR IMMEDIATE REPLACEMENT. 5. EXTEND FINISH INTO CLOSETS AND ALCOVES OF AREAS INDICATED, UNLESS ANOTHER FLOOR FINISH IS INDICATED FOR SUCH SPACE. 6. PROVIDE TRIMLESS, FLUSH ACCESS HATCH IN GYPSUM BOARD CEILING AS REQUIRED FOR MECHANICAL AND ELECTRICAL ACCESS. CONFIRM SIZE, STYLE AND LOCATION WITH ENGINEER AND ARCHITECT. 7. REPAIR ANY DAMAGE IN METAL OR WOOD WINDOW SILLS AFTER REMOVAL OF EXISTING PARTITIONS. FINISH NEWLY EXPOSED AND REPAIRED SILL TO MATCH EXISTING. 8. AFTER COMPLETION OF THE PROJECT AND JUST PRIOR TO THE FINAL INSPECTION OF THE WORK, THOROUGHLY CLEAN FLOORS AND ACCESSORIES. 9. PRIOR TO TENANT'S OCCUPANCY, THE CONTRACTOR SHALL CLEAN ALL NEW AND EXISTING SURFACES OF DUST, DEBRIS, LOOSE CONSTRUCTION MATERIAL AND EQUIPMENT. MAINTENANCE MATERIALS. DELIVER USABLE SCRAPS OF FINISH MATERIALS TO OWNER'S DESIGNATED STORAGE SPACE, PROPERLY PACKAGED (PAPER WRAPPED) AND IDENTIFIED. 10. ALL FINISHES, COATINGS, ADHESIVES, SEALANTS, ETC... SHALL BE ZERO OR LOW VOC WHEREVER POSSIBLE. PAIN 1. UNLESS OTHERWISE NOTED, PROVIDE MINIMUM 2-COAT PAINT SYSTEMS OVER APPROPRIATE PRIMER COAT AS SPECIFIED FOR EACH SUBSTRATE. REFER TO FINISH SCHEDULE FOR COLORS AND FINISH QUALITIES. PAINT GRADE WOOD: SEMI-GLOSS ALKYD PAINT GRADE DOORS: SEMI-GLOSS ALKYD H. M. FRAMES & DOORS: SEMI-GLOSS ALKYD TYPICAL WALLS: EGG SHELL - LATEX WET WALLS: EPOXY 2. ALL PAINT TO BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. 3. SAND LIGHTLY BETWEEN COATS TO ACHIEVE REQUIRED FINISHES. 4. ALLOW EACH COAT OF FINISH TO DRY BEFORE THE FOLLOWING COAT IS APPLIED UNLESS DIRECTED OTHERWISE BY THE MANUFACTURER. 5. REPAIR OR REFINISH PAINTED SURFACES DAMAGED BY SUBSEQUENT WORK. 6. FILL NICKS, GOUGES, AND OTHER IMPERFECTIONS OF SURFACES WITH LATEX FILLER. SAND SMOOTH AND FLUSH WITH SURFACE. 7. WHERE GRILLES AND DIFFUSERS OCCUR IN CEILING OR WALL, CONFIRM WITH THE ARCHITECT PRIOR TO INSTALLATION TO ENSURE COLOR MATCH WITH ADJACENT SURFACE. 8. REMOVE OR OTHERWISE PROTECT FINISH HARDWARE, ACCESSORIES, PLATES, LIGHTING FIXTURES AND SIMILAR ITEMS BEFORE PAINTING. DO NOT PAINT ANY MOVING PARTS OF OPERATING UNITS, CODE-REQUIRED LABELS AND EQUIPMENT IDENTIFICATIONS. 9. PROVIDE BUILDING MANAGEMENT WITH ATTIC STOCK OF AT LEAST ONE FULL GALLON OF EACH COLOR OF PAINT AND STAIN USED IN THE WORK. CLEARLY LABEL CONTENT AND LOCATION WHERE USED. a. PAINTING EXISTING WALL SURFACES: PRIOR TO PAINTING EXISTING WALLS, CONTRACTOR SHALL SPACKLE SMALL IMPERFECTIONS IN WALL, SAND SMOOTH AND THEN APPLY (2) COATS OF SELECTED PAINT. b. PAINTING NEW WALL SURFACES: TAPE, SPACKLE AND SAND SMOOTH. JOINTS IN 5/8" GYP. BOARD. THEN APPLY (1) COAT OF SHERWIN-WILLIAMS HEALTHSPEC PRIMER AND THEN APPLY (2) COATS OF SELECTED PAINT. c. PAINTING NEW GYP. BOARD CEILING SURFACES: TAPE, SPACKLE AND SAND SMOOTH, JOINTS IN 5/8" GYP. BOARD. THEN APPLY (1) COAT OF PRIMER & (2) COATS OF AND THEN APPLY (2) COATS OF PAINT SELECTED PAINT. d. PAINTING EXISTING GYP. BOARD CEILING SURFACES: PRIOR TO PAINTING EXISTING CEILING, CONTRACTOR SHALL SPACKLE SMALL IMPERFECTIONS IN CEILING, SAND SMOOTH AND THEN APPLY (2) COATS OF SELECTED PAINT.
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ISSUED
DESIGN INTENT DRAWINGS
PERMIT & BID

DATE
03.28.2025
07.18.2025

DESIGNED/DRAWN BY: JR/SM
REVIEWED/APPROVED BY: PE
PROJECT NO: 24-152

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

A301

SPECIAL GENERAL CONTRACTOR NOTE

THE GC SHALL DISSEMINATE ALL SETS OF **ALL PLANS TO ALL PROPOSED SUBCONTRACTORS** FOR BID PURPOSES. AFTER AWARD, THE GC SHALL DISSEMINATE ALL SETS OF ALL REVISED PLANS TO AWARDED/APPROVED SUBCONTRACTORS FOR COORDINATION PURPOSES.

DURING THE BID PROCESS, QUESTIONS MAY BE RAISED THAT IMPACT ONE TRADE OR ANOTHER, AND THEREFORE, ALL SHEETS MUST BE REVIEWED FOR APPROPRIATE TRADES AND COORDINATION.

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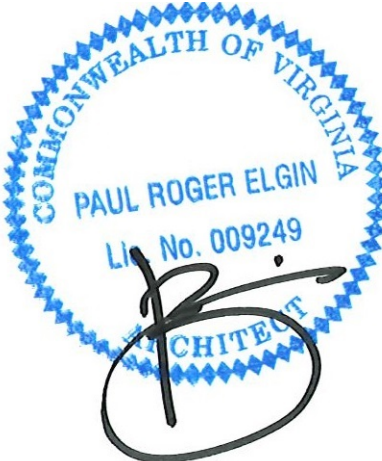
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GENERAL SPECIFICATIONS

DIVISION 00: PROCUREMENT AND CONTRACTING REQUIREMENTS

SECTION 00 70 00 - CONDITIONS OF THE CONTRACT

A. GENERAL CONDITIONS: THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA DOCUMENT A201, 2007 EDITION, IS A PART OF THIS CONTRACT, AND SHALL GOVERN WORK.
1. A COPY WILL BE MADE AVAILABLE BY ARCHITECT UPON REQUEST.

SECTION 00 73 00 - SUPPLEMENTARY CONDITIONS

A. CONDITIONS AND REQUIREMENTS: GENERAL CONDITIONS, SUPPLEMENTARY CONDITIONS AND DIVISION 01 - GENERAL REQUIREMENTS CONTAIN INFORMATION NECESSARY FOR COMPLETION OF EVERY PART OF PROJECT.
B. DIVISION 01: WHERE PROVISIONS OF GENERAL CONDITIONS RELATE TO PROJECT ADMINISTRATION OR WORK-RELATED REQUIREMENTS OF THE CONTRACT, THOSE PARAGRAPHS ARE EXPANDED IN DIVISION 01.
C. SUBCONTRACTORS: CONTRACTOR AGREES TO BIND SUBCONTRACTORS AND MATERIAL SUPPLIERS TO TERMS OF GENERAL AND SUPPLEMENTARY CONDITIONS, INCLUDING ARBITRATION.
D. INSURANCE: AS REQUIRED BY AND APPROVED BY OWNER.
E. MISCELLANEOUS DEFINITIONS:
1. APPROVED: REQUIRES WRITTEN ACTION BY ARCHITECT AS DO TERMS SUCH AS "DIRECTED," "SELECTED," "REQUIRED," "ORDERED," "DESIGNATED," "ACCEPTED," "ACCEPTABLE," AND "SATISFACTORY."
2. FURNISH: SUPPLY AND DELIVER TO PROJECT, UNLESS OTHERWISE SPECIFIED.
3. INSTALL: MAKE OPERATIONAL AT PROJECT FOR INTENDED USE, INCLUDING UNLOADING, INSPECTING AND COMPLETING IN PLACE.
4. PROVIDE: FURNISH AND INSTALL, COMPLETE AND READY FOR INTENDED USE, UNLESS OTHERWISE SPECIFIED.

DIVISION 01: GENERAL REQUIREMENTS

SECTION 01 11 00 - SUMMARY OF WORK

A. SCOPE: PROJECT CONSISTS OF CONSTRUCTION OF THE DSW STORE AS INDICATED IN CONTRACT DOCUMENTS.
1. ITEMS NOTED "NIC" (NOT IN CONTRACT) WILL BE FURNISHED AND INSTALLED BY OWNER OR UNDER SEPARATE CONTRACT.
2. HAZARDOUS MATERIALS: HAZARDOUS MATERIAL CONTAINMENT, REMOVAL AND DISPOSAL ARE NOT INCLUDED IN CONTRACT; OWNER WILL PROVIDE FOR HANDLING OF HAZARDOUS MATERIALS UNDER SEPARATE CONTRACT PRIOR TO THIS PROJECT. NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE SUSPECTED.
B. WORK SEQUENCE: COORDINATE CONSTRUCTION SCHEDULE, OPERATIONS AND USE OF PREMISES WITH BUILDING MANAGEMENT.
C. CONTRACTOR USE OF PREMISES: LIMITED TO AREAS INDICATED AND AS SPECIFIED; LIMIT ACCESS TO THE PROJECT SITE AS DIRECTED BY OWNER.
D. LINES AND LEVELS ENGINEERING: ESTABLISH LINES AND LEVELS BY USE OF RECOGNIZED ENGINEERING PRACTICES; LOCATE AND PROTECT CONTROL AND REFERENCE POINTS.
E. REGULATORY REQUIREMENTS: COMPLY WITH ALL APPLICABLE CODE REQUIREMENTS. INFORM ARCHITECT IMMEDIATELY OF ANY NON-CODE-COMPLYING CONDITIONS OBSERVED OR NOTED.
F. STANDARDS: COMPLY WITH REFERENCED STANDARDS EXCEPT WHERE MORE RIGID REQUIREMENTS ARE REQUIRED BY CODE. UNLESS A SPECIFIC DATE IS REFERENCED, THE ISSUE DATE OF THE STANDARD IS THAT DATE IN EFFECT WHEN THE DOCUMENTS ARE ISSUED.
G. OWNER-FURNISHED, CONTRACTOR-INSTALLED ITEMS (FOCI): OWNER WILL ARRANGE AND PAY FOR DELIVERY OF THE IDENTIFIED PRODUCTS TO THE PROJECT SITE FOR INSTALLATION BY THE CONTRACTOR.
1. CONTRACTOR SHALL INSPECT, RECEIVE, UNLOAD, STORE, INSTALL AND FINISH AS INDICATED OR REQUIRED.

SECTION 01 30 00 - ADMINISTRATIVE REQUIREMENTS

A. PROCEDURES: CONTRACTOR SHALL REVIEW AND APPROVE SUBMITTALS PRIOR TO SUBMITTING TO OWNER'S PROJECT MANAGER. CONTRACTOR SHALL INFORM OWNER'S PROJECT MANAGER IN WRITING, AT TIME OF SUBMISSION, OF ANY PROPOSED DEVIATION FROM CONTRACT DOCUMENTS.
1. CONTRACTOR'S SUBMITTALS REPRESENTS THAT FIELD MEASUREMENTS, FIELD CONSTRUCTION CRITERIA, MATERIALS, CATALOG NUMBERS AND SIMILAR DATA HAVE BEEN DETERMINED AND VERIFIED BY CONTRACTOR.
B. SHOP DRAWINGS: SUBMIT TWO PRINTS. SUBMIT SHOP DRAWINGS FOR CUSTOM PRODUCTS AND PRODUCTS NOT FULLY IDENTIFIED BY PRODUCT DATA.
C. PRODUCT DATA: SUBMIT NUMBER REQUIRED BY CONTRACTOR PLUS TWO FOR OWNER'S PROJECT MANAGER. INDICATE ITEM TO BE USED WHERE DATA FOR MORE THAN ONE PRODUCT OR OPTION IS INCLUDED. SUBMIT PRODUCT DATA FOR EACH STOCK MANUFACTURED ITEM.
D. MANUFACTURER'S CERTIFICATES: SUBMIT TWO COPIES.
E. COORDINATION: COORDINATE USE OF PREMISES AND ACCESS TO SITE UNDER DIRECTION OF OWNER. COORDINATE WORK TO ASSURE EFFICIENT AND ORDERLY SEQUENCE OF INSTALLATION OF CONSTRUCTION ELEMENTS.
1. MAKE PROVISIONS FOR OWNER-INSTALLED ITEMS AND FOR WORK UNDER SEPARATE CONTRACTS.
2. VERIFY CHARACTERISTICS OF INTERRELATED OPERATING EQUIPMENT ARE COMPATIBLE. COORDINATE WORK HAVING INTERDEPENDENT RESPONSIBILITIES FOR INSTALLING, CONNECTION TO, AND PLACING SUCH EQUIPMENT IN SERVICE.
3. COORDINATE SPACE REQUIREMENTS AND INSTALLATION OF MECHANICAL AND ELECTRICAL WORK. CONCEAL PIPES, DUCTS, AND WIRING INSTALLED IN FINISHED AREAS. COORDINATE LOCATIONS OF FIXTURES AND OUTLETS WITH FINISHES.

SECTION 01 40 00 - QUALITY REQUIREMENTS

A. GENERAL QUALITY CONTROL: MAINTAIN QUALITY CONTROL OVER SUPPLIERS, MANUFACTURERS, PRODUCTS, SERVICES, SITE CONDITIONS, AND WORKMANSHIP, TO PRODUCE WORK OF SPECIFIED QUALITY.
B. MANUFACTURER'S FIELD SERVICES: WHEN SPECIFIED IN OTHER SPECIFICATION SECTIONS, MANUFACTURER OR SUPPLIER SHALL HAVE QUALIFIED PERSONNEL TO PROVIDE ON-SITE OBSERVATIONS AND RECOMMENDATIONS.
1. REPRESENTATIVE SHALL:
A. OBSERVE FIELD CONDITIONS, INCLUDING CONDITIONS OF SURFACES. OBSERVE QUALITY OF WORKMANSHIP AND METHODS OF INSTALLATION.
B. PROVIDE RECOMMENDATIONS FOR INSTALLATION AND WORKMANSHIP.
C. START, TEST, AND ADJUST EQUIPMENT AS REQUIRED.
D. SUBMIT WRITTEN REPORT OF OBSERVATIONS TO OWNER'S PROJECT MANAGER.
C. MOCK-UPS: CONSTRUCT FIELD SAMPLES AND MOCK-UPS ON SITE AS REQUIRED.
D. TESTING LABORATORY SERVICES: TESTING SHALL BE BY AN APPROVED TESTING LABORATORY, AS REQUIRED BY SPECIFICATIONS AND APPLICABLE CODES.
1. REQUIRED TESTING AND RETESTING WILL BE PAID FOR BY CONTRACTOR.
2. FURNISH MATERIALS AND SAMPLES FOR TESTS AND ASSIST TESTING LABORATORY AS REQUIRED.

SECTION 01 50 00 - TEMPORARY FACILITIES AND CONTROLS

A. GENERAL: PROVIDE TEMPORARY CONSTRUCTION FACILITIES AND TEMPORARY CONTROLS AS REQUIRED TO COMPLETE PROJECT IN ACCORDANCE WITH CONTRACT DOCUMENTS. CONFORM TO REQUIREMENTS OF APPLICABLE AUTHORITIES.
1. CONTACT GOVERNING AUTHORITIES TO ESTABLISH EXTENT OF REQUIRED TEMPORARY FACILITIES AND CONTROLS.
B. TEMPORARY POWER: PROVIDE POWER SERVICE AND LIGHTING REQUIRED FOR OPERATIONS. LOCATE BRANCH WIRING AND DISTRIBUTION BOXES TO ALLOW SERVICE AND LIGHTING BY MEANS OF CONSTRUCTION-TYPE POWER CORDS.
C. TEMPORARY WATER AND SANITARY SERVICES: PROVIDE AND MAINTAIN REQUIRED DRINKING WATER AND SANITARY FACILITIES WITH ENCLOSURES.
D. NOISE, DUST, AND POLLUTION CONTROL: PROVIDE MATERIALS AND EQUIPMENT NECESSARY TO COMPLY WITH LOCAL REQUIREMENTS FOR NOISE, DUST, AND POLLUTION CONTROL.
E. BARRIERS: PROVIDE AS REQUIRED TO PROTECT ADJACENT PROPERTIES FROM DAMAGE FROM OPERATIONS AND AS REQUIRED BY GOVERNING AUTHORITIES.
1. PROVIDE BARRICADES AS REQUIRED BY CITY OR LANDLORD IN ACCORDANCE WITH ALL CODES, CRITERIA, AND DETAILS.
2. SECURITY: SECURE THE SITE AND MATERIALS DURING CONSTRUCTION.
F. CLEANING: CONTROL ACCUMULATION OF WASTE MATERIALS AND RUBBISH. AS CONTAINERS BECOME FULL, DISPOSE AT OFF-SITE LOCATIONS ACCEPTABLE TO APPLICABLE AUTHORITIES.
G. SIGNS: SUBJECT TO APPROVAL OF OWNER'S PROJECT MANAGER.

H. STORAGE: LIMIT ON-SITE STORAGE TO AREAS WHERE DIRECTED AND APPROVED IN WRITING BY OWNER. PROVIDE ADDITIONAL WEATHER-TIGHT, SECURED, OFF-SITE STORAGE IF REQUIRED.
I. REMOVAL AND CLEANING: REMOVE CONSTRUCTION FACILITIES, CLEAN AND REPAIR DAMAGE CAUSED BY OPERATIONS OR USE OF TEMPORARY FACILITIES.

SECTION 01 60 00 - PRODUCT REQUIREMENTS

A. CONTRACT AMOUNT: BASED ON MATERIALS AND PRODUCTS LISTED IN CONTRACT DOCUMENTS. MATERIALS AND PRODUCTS BY OTHER MANUFACTURERS NOT LISTED SHALL NOT BE USED WITHOUT WRITTEN APPROVAL.
B. PRODUCTS: COMPONENTS SUPPLIED IN QUANTITY SHALL BE INTERCHANGEABLE. PROVIDE NEW MATERIALS UNLESS OTHERWISE INDICATED OR SPECIFIED.
C. INSTALLATION: INSTALL ITEMS PLUMB, LEVEL, AND IN CORRECT RELATION TO ADJACENT PRODUCTS. SECURE IN PLACE WITH POSITIVE ANCHORAGE DEVICES DESIGNED AND SIZED TO WITHSTAND STRESSES, VIBRATION, AND RACKING.
1. COMPLY WITH MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS UNLESS MORE STRINGENT REQUIREMENTS ARE SPECIFIED OR REQUIRED BY GOVERNING AUTHORITIES.
D. TRANSPORTATION: TRANSPORT PRODUCTS TO AVOID PRODUCT DAMAGE. DELIVER IN UNDAMAGED CONDITION IN MANUFACTURER'S UNOPENED CONTAINERS OR PACKAGING.
E. HANDLING: HANDLE PRODUCTS BY METHODS TO PREVENT SOILING AND DAMAGE. PROMPTLY INSPECT TO ASSURE PRODUCTS ARE CORRECT, COMPLETE, AND UNDAMAGED, AND THAT QUANTITIES ARE CORRECT.
F. STORAGE: STORE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, WITH SEALS AND LABELS INTACT AND LEGIBLE.
G. PROTECTION: PROVIDE COVERINGS TO PROTECT PRODUCTS FROM DAMAGE FROM TRAFFIC AND CONSTRUCTION OPERATIONS. REMOVE WHEN NO LONGER NEEDED.
H. SPECIFIED PRODUCTS: IF THESE SPECIFICATIONS INCLUDE MULTIPLE PRODUCTS OR MANUFACTURERS FOR AN ITEM, SELECT THE PRODUCT OF ANY NAMED MANUFACTURER THAT MEETS THE SPECIFICATION REQUIREMENTS.

SECTION 01 62 00 - SUBSTITUTIONS AND PRODUCT OPTION

A. SUBSTITUTIONS AND PRODUCT OPTIONS: PROVIDE PRODUCTS INDICATED, SPECIFIED OR APPROVED. REQUESTS FOR SUBSTITUTIONS OF OTHER PRODUCTS WILL BE CONSIDERED IF SUBMITTED IN WRITING.
1. CONTRACTOR OPTIONS: PROVIDE SPECIFIED PRODUCTS AND MANUFACTURERS. SUBMIT REQUEST FOR SUBSTITUTION FOR PRODUCTS AND MANUFACTURERS NOT SPECIFICALLY NAMED.
2. SUBSTITUTIONS: INVESTIGATE PROPOSED SUBSTITUTIONS AND DETERMINE IF EQUIVALENT TO SPECIFIED PRODUCTS. SUBMITTALS SHALL INCLUDE COST OR TIME BENEFITS FOR THE REQUESTED SUBSTITUTIONS. FAILURE TO INDICATE COST OR TIME BENEFIT IS JUSTIFICATION FOR REJECTION.
3. CONTRACTOR'S REPRESENTATION: SUBSTITUTION REQUESTS ARE A REPRESENTATION THAT CONTRACTOR HAS INVESTIGATED PROPOSED PRODUCTS, HAS DETERMINED IT MEETS OR EXCEEDS SPECIFIED PRODUCTS, AND WAIVES CLAIMS FOR ADDITIONAL COSTS THAT SUBSEQUENTLY BECOME APPARENT.
4. APPROVAL: OWNER'S PROJECT MANAGER WILL JUDGE THE ACCEPTABILITY. THE OWNER'S PROJECT MANAGER RESERVES THE RIGHT TO REJECT PROPOSED SUBSTITUTION BASED ON INSUFFICIENT INFORMATION. USE ONLY SUBSTITUTIONS APPROVED IN WRITING.

SECTION 01 70 00 - EXECUTION AND CLOSEOUT REQUIREMENTS

A. INSTALLER QUALIFICATIONS: INSTALLERS SHALL HAVE MINIMUM FIVE YEARS SUCCESSFUL EXPERIENCE INSTALLING ITEMS SIMILAR TO THOSE REQUIRED FOR PROJECT. INDIVIDUALS IN TRAINING UNDER DIRECT SUPERVISION OF EXPERIENCED INSTALLERS MAY BE EMPLOYED.
B. EXAMINATION: COMMENCEMENT OF PRODUCT INSTALLATION SIGNIFIES THAT THE INSTALLER HAS EXAMINED SUBSTRATES, AREAS, AND CONDITIONS FOR COMPLIANCE WITH MANUFACTURER REQUIREMENTS FOR TOLERANCES AND OTHER CONDITIONS AFFECTING PERFORMANCE.
C. MANUFACTURER'S INSTRUCTIONS: WHEN WORK IS SPECIFIED TO COMPLY WITH MANUFACTURERS' RECOMMENDATIONS OR INSTRUCTIONS, DISTRIBUTE COPIES TO OWNER'S PROJECT MANAGER.
D. INSTALLATION: COMPLY WITH MANUFACTURER'S WRITTEN RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS UNLESS MORE RESTRICTIVE REQUIREMENTS ARE SPECIFIED.
E. PROTECTION: COVER PRODUCTS SUBJECT TO DETERIORATION WITH IMPERVIOUS SHEET. PROVIDE VENTILATION TO AVOID CONDENSATION AND WATER ENTRAPMENT.
F. CUTTING AND PATCHING: CUT AND FIT COMPONENTS AS REQUIRED. PATCH DISTURBED AREAS TO MATCH ADJACENT MATERIALS AND FINISHES.
1. REFINISHING: REFINISH ENTIRE SURFACES AS NECESSARY TO PROVIDE EVEN FINISH TO MATCH ADJACENT FINISHES. REFINISH CONTINUOUS SURFACES TO NEAREST INTERSECTION. FOR AN ASSEMBLY, REFINISH THE ENTIRE UNIT.
G. FINAL CLEANING: CLEAN EXPOSED INTERIOR AND EXTERIOR SURFACES. REMOVE TEMPORARY LABELS, STAINS, AND FOREIGN SUBSTANCES. POLISH TRANSPARENT AND GLOSSY SURFACES. VACUUM CARPETED AND SOFT SURFACES. CLEAN DUCTS. CLEAN THE SITE.
H. SUBSTANTIAL COMPLETION: PROVIDE DOCUMENTATION STATING WORK IS SUBSTANTIALLY COMPLETE. WHERE OWNER REQUIRES USE OF SPACE PRIOR TO FINAL COMPLETION, PROVIDE LIST OF ITEMS TO BE COMPLETED.
1. OWNER'S PROJECT MANAGER WILL REVIEW LIST OF ANY ITEMS TO BE COMPLETED AND SUPPLEMENT LIST WITH ITEMS CONSIDERED INCOMPLETE OR UNACCEPTABLE.
I. FINAL COMPLETION: PROVIDE WRITTEN CERTIFICATION INDICATING WORK IS IN COMPLIANCE WITH CONTRACT DOCUMENTS, THAT SYSTEMS WERE TESTED AND ARE OPERATIONAL, AND THAT WORK IS READY FOR FINAL INSPECTION.
J. PROJECT RECORD DOCUMENTS: MAINTAIN COMPLETE AND UP-TO-DATE RECORD DOCUMENTS. KEEP SEPARATE FROM FIELD DOCUMENTS. SUBMIT PROJECT RECORD DOCUMENTS, MATERIAL AND FINISH DATA, OPERATION AND INSTRUCTION MANUALS, WARRANTIES AND BONDS AT COMPLETION.
1. SUBMIT BOUND IN 8-1/2" X 11" THREE RING BINDERS WITH DURABLE PLASTIC COVERS.
K. WARRANTIES: PROVIDE WARRANTIES AS SPECIFIED, SIGNED BY CONTRACTOR AND MANUFACTURER. WARRANTY FORM SHALL BE APPROVED BY OWNER.
1. WARRANTIES SHALL BE IN ADDITION TO AND, REGARDLESS OF WARRANTY WORDING, NOT A LIMITATION OF OTHER RIGHTS THE OWNER MAY HAVE AGAINST CONTRACTOR UNDER CONTRACT DOCUMENTS AND AS PRESCRIBED BY LAW.
2. PROVIDE A LIST OF SUBCONTRACTORS' CONTACTS AND PHONE NUMBERS IN A FRAME MOUNTED IN THE STOCK ROOM.
3. PROVIDE A FRAME WITH A COPY OF THE CERTIFICATE OF OCCUPANCY MOUNTED ON THE WALL OF THE STOCK ROOM.
L. SUBMIT, UPON COMPLETION OF THE PROJECT, THE FOLLOWING PAPERWORK:
1. GENERAL CONTRACTOR'S FINAL UNCONDITIONAL WAIVER OF LIEN.
M. LIEN WAIVERS AND AFFIDAVIT SHALL BE ORIGINAL DOCUMENTS AND BE NOTARIZED.
2. GENERAL CONTRACTOR'S AFFIDAVIT.
N. LIEN WAIVERS AND AFFIDAVIT SHALL BE ORIGINAL DOCUMENTS AND BE NOTARIZED.
3. FINAL UNCONDITIONAL WAIVERS OF LIEN FROM EACH SUBCONTRACTOR.
O. LIEN WAIVERS AND AFFIDAVIT SHALL BE ORIGINAL DOCUMENTS AND BE NOTARIZED.
4. COMPLETE LIST OF SUBCONTRACTORS, INCLUDING ADDRESSES AND TELEPHONE NUMBERS.
5. CERTIFICATE OF OCCUPANCY.
6. ONE-YEAR WARRANTY.
7. APPROVED CERTIFIED AIR-BALANCE REPORT.
8. OPERATION AND MAINTENANCE MANUALS.
9. ANY CERTIFICATIONS OBTAINED (E.G. ELEVATORS).

DIVISION 02: EXISTING CONDITIONS

SECTION 02 41 00 - SELECTIVE DEMOLITION

A. SELECTIVE DEMOLITION: REMOVE FROM SITE EXISTING MATERIALS, CONSTRUCTION AND UTILITIES AS NEEDED TO COMPLETE PROJECT. REMOVE EXISTING ELEMENTS INDICATED AND ENCOUNTERED DURING CONSTRUCTION, AS REQUIRED TO COMPLETE WORK.
1. REMOVE ONLY THOSE ELEMENTS NECESSARY FOR COMPLETION OF PROJECT. REPAIR OR REPLACE ELEMENTS UNNECESSARILY REMOVED OR DAMAGED DURING CONSTRUCTION.
2. CAREFULLY REMOVE AND STORE ITEMS INDICATED FOR REUSE IN PROJECT AND COORDINATE WITH OTHER TRADES FOR MODIFICATIONS AND REINSTALLATION.
3. PROTECTION: PREVENT MOVEMENT AND SETTLEMENT OF ADJACENT STRUCTURE. PROVIDE BRACING, SHORING, AND UNDERPINNING AS REQUIRED. MAINTAIN THE SAFETY AND SUPPORT OF STRUCTURES. ASSUME LIABILITY FOR SUCH MOVEMENT AND SETTLEMENT.
4. UTILITIES: CONTACT APPLICABLE UTILITY COMPANIES PRIOR TO DISCONNECTING UTILITIES. DISCONTINUE WORK IF UNEXPECTED UTILITY LINES ARE ENCOUNTERED. DETERMINE LINE SOURCE AND USE PRIOR TO REMOVAL. CAP AND IDENTIFY EXISTING UTILITY LINES REMOVED.
5. REMOVE ABANDONED MATERIALS AND UTILITIES AT SOURCE.

DIVISION 03: CONCRETE

SECTION 03 05 00 - CONCRETE FLOOR SEALER

A. GENERAL: PROVIDE A CLEAR CONCRETE FLOOR SEALER WHERE SCHEDULED.
B. SUBMITTALS: FURNISH MANUFACTURER'S PRODUCT LITERATURE AND INSTALLATION INSTRUCTIONS.
C. WARRANTY: SEALED CONCRETE FLOORS TO BE FREE OF DUSTING FROM ABRASION FOR A PERIOD OF 10 YEARS FROM SUBSTANTIAL COMPLETION.
D. APPROVED MANUFACTURERS: MANUFACTURER, PRODUCT AND COLOR AS SCHEDULED ON THE MATERIALS SCHEDULE.
E. ENSURE SURFACES ARE CLEAN AND FREE OF ALL CONTAMINANTS AND ANY FILM FORMING COMPOUNDS OR SEALERS. ENSURE CONCRETE HAS BEEN CURED A MINIMUM OF THREE (3) DAYS. TEST CONCRETE SURFACE FOR PH LEVELS AND VERIFY THAT PH LEVELS ARE ACCEPTABLE TO SEALER MANUFACTURER.
F. APPLY TWO COATS OF CONCRETE FLOOR SEALER TO INTERIOR CONCRETE FLOORS WHERE SCHEDULED, IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

SECTION 033000 - CAST-IN-PLACE CONCRETE

A. CAST-IN-PLACE CONCRETE SLAB ON GRADE AS SCHEDULED IN THE STRUCTURAL DRAWINGS.
B. ALL CONCRETE AND REINFORCING STEEL SHALL MEET LOCAL SEISMIC CRITERIA FOR ANCHORAGE, ALASKA, AS SPECIFIED BY THE STRUCTURAL ENGINEER.
C. RELATED REQUIREMENTS: SECTION 079005 - JOINT SEALERS.
D. QUALITY ASSURANCE: PERFORM WORK OF THIS SECTION IN ACCORDANCE WITH ACI 301 AND ACI 318.
E. REINFORCEMENT
1. REINFORCING STEEL: ASTM A 615/A 615M GRADE 60 (420).
2. STEEL WELDED WIRE REINFORCEMENT: ASTM A 185/A 185M, PLAN TYPE: FORM, FLAT SHEETS.
3. TIE WIRE: ANNEALED, MINIMUM 16 GAGE.
4. CHAIRS, BOLSTERS, BAR SUPPORTS, SPACERS: SIZED AND SHAPED FOR ADEQUATE SUPPORT OF REINFORCEMENT DURING CONCRETE PLACEMENT.
F. CONCRETE MATERIALS
1. CEMENT: ASTM C 150, TYPE I - NORMAL PORTLAND TYPE.
2. FINE AND COARSE AGGREGATES: ASTM C 33.
3. CHEMICAL ADMIXTURES: DO NOT USE CHEMICALS THAT WILL RESULT IN SOLUBLE CHLORIDE IONS IN EXCESS OF 0.1 PERCENT BY WEIGHT OF CEMENT.
G. ACCESSORY MATERIALS
1. UNDERSLAB VAPOR RETARDER: MULTI-LAYER, FABRIC-, CORD-, GRID-, OR ALUMINUM-REINFORCED POLYETHYLENE OR EQUIVALENT, COMPLYING WITH ASTM E 1745, CLASS A, STATED BY MANUFACTURER AS SUITABLE FOR INSTALLATION IN CONTACT WITH SOIL OR GRANULAR FILL UNDER CONCRETE SLABS. SINGLE PLY POLYETHYLENE IS PROHIBITED.
2. ACCESSORY PRODUCTS: VAPOR RETARDER MANUFACTURER'S RECOMMENDED TAPE, ADHESIVE, MASTIC, PREFABRICATED BOOTS, ETC., FOR SEALING SEAMS AND PENETRATIONS IN VAPOR RETARDER.
3. MOISTURE-RETAINING COVER: ASTM C 171; REGULAR CURING PAPER, WHITE CURING PAPER, CLEAR POLYETHYLENE, WHITE POLYETHYLENE, OR WHITE BURLAP-POLYETHYLENE SHEET.
G. CONCRETE MIX DESIGN
1. PROPORTIONING NORMAL WEIGHT CONCRETE: COMPLY WITH ACI 211.1 RECOMMENDATIONS.
2. ADMIXTURES: ADD ACCEPTABLE ADMIXTURES AS RECOMMENDED IN ACI 211.1 AND AT RATES RECOMMENDED BY MANUFACTURER.
3. NORMAL WEIGHT CONCRETE: COMPRESSIVE STRENGTH, WHEN TESTED IN ACCORDANCE WITH ASTM C 39/C 39M AT 28 DAYS: 3,000 PSI.
H. VAPOR BARRIERS & REINFORCING STEEL
1. INTERIOR SLABS ON GRADE: INSTALL VAPOR RETARDER UNDER INTERIOR SLABS ON GRADE. LAP JOINTS MINIMUM 6 INCHES. SEAL JOINTS, SEAMS AND PENETRATIONS WATERTIGHT WITH MANUFACTURER'S RECOMMENDED PRODUCTS AND FOLLOW MANUFACTURER'S WRITTEN INSTRUCTIONS. REPAIR DAMAGED VAPOR RETARDER BEFORE COVERING.
2. INSTALLING REINFORCEMENT: COMPLY WITH REQUIREMENTS OF ACI 301.1. CLEAN REINFORCEMENT OF LOOSE RUST AND MILL SCALE, AND ACCURATELY POSITION, SUPPORT, AND SECURE IN PLACE TO ACHIEVE NOT LESS THAN MINIMUM CONCRETE COVERAGE REQUIRED FOR PROTECTION.
3. INSTALL WELDED WIRE REINFORCEMENT IN MAXIMUM POSSIBLE LENGTHS, AND OFFSET END LAPS IN BOTH DIRECTIONS. SPLICE LAPS WITH THE WIRE.
I. PLACING CONCRETE
1. PLACE CONCRETE IN ACCORDANCE WITH ACI 304R.
2. PLACE CONCRETE FOR FLOOR SLABS IN ACCORDANCE WITH ACI 302.1R.
3. REPAIR UNDERSLAB VAPOR RETARDER DAMAGED DURING PLACEMENT OF CONCRETE REINFORCING. REPAIR WITH VAPOR RETARDER MATERIAL. LAP OVER DAMAGED AREAS MINIMUM 6 INCHES AND SEAL WATERTIGHT.
4. INSTALL JOINT DEVICES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
J. CONCRETE FINISHING
1. CONCRETE SLABS: FINISH TO REQUIREMENTS OF ACI 302.1R, AND AS FOLLOWS: SURFACES TO RECEIVE THIN FLOOR COVERINGS: "STEEL TROWEL" AS DESCRIBED IN ACI 301.1R; THIN FLOOR COVERINGS INCLUDE CARPETING, RESILIENT FLOORING, SEAMLESS FLOORING, THIN SET QUARRY TILE, AND THIN SET CERAMIC TILE.
OTHER SURFACES TO BE LEFT EXPOSED: "STEEL TROWEL" AS DESCRIBED IN ACI 302.1R, MINIMIZING BURNISH MARKS AND OTHER APPEARANCE DEFECTS.
2. IN AREAS WITH FLOOR DRAINS, MAINTAIN FLOOR ELEVATION AT WALLS; PITCH SURFACES UNIFORMLY TO DRAINS AT 1:100 NOMINAL.
K. CURING AND PROTECTION
1. COMPLY WITH REQUIREMENTS OF ACI 308R. IMMEDIATELY AFTER PLACEMENT, PROTECT CONCRETE FROM PREMATURE DRYING, EXCESSIVELY HOT OR COLD TEMPERATURES, AND MECHANICAL INJURY.
2. MAINTAIN CONCRETE WITH MINIMAL MOISTURE LOSS AT RELATIVELY CONSTANT TEMPERATURE FOR PERIOD NECESSARY FOR HYDRATION OF CEMENT AND HARDENING OF CONCRETE.
3. SURFACES NOT IN CONTACT WITH FORMS:
INITIAL CURING: START AS SOON AS FREE WATER HAS DISAPPEARED AND BEFORE SURFACE IS DRY. KEEP CONTINUOUSLY MOIST FOR NOT LESS THAN THREE DAYS BY WATER PONDING, WATER-SATURATED SAND, WATER-FOG SPRAY, OR SATURATED BURLAP.
FINAL CURING: BEGIN AFTER INITIAL CURING BUT BEFORE SURFACE IS DRY.
MOISTURE-RETAINING COVER: SEAL IN PLACE WITH WATERPROOF TAPE OR ADHESIVE.

SECTION 03 54 00 - CEMENTITIOUS UNDERLAYMENT

A. GENERAL: PROVIDE POURED CEMENTITIOUS UNDERLAYMENT SYSTEM, INCLUDING ACCESSORIES AS REQUIRED FOR COMPLETE INSTALLATION (NOT INTENDED AS A FINISHED TRAFFIC SURFACE).
B. SUBMITTALS: FURNISH MANUFACTURER'S LITERATURE.
C. INSTALLER: FIRM WITH MINIMUM 5 YEARS SUCCESSFUL EXPERIENCE, REGULARLY ENGAGED IN INSTALLATION OF SPECIFIED MATERIALS, PROPERLY EQUIPPED AND ACCEPTABLE TO MANUFACTURER.
D. MANUFACTURER: ARDEX, K-15; W.R. BONSAL CO.; SELF-LEVELING UNDERLAYMENT.
E. SYSTEM: POURABLE CEMENTITIOUS, HIGH-STRENGTH, FAST-SETTING, NON-SHRINK, SELF-LEVELING UNDERLAYMENT; MINIMUM 4000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, ASTM C349. TOLERANCE NOT MORE THAN 1/8" OVER TEN FEET.
F. INSTALLATION: COMPLY WITH MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS.

 FOCUS architecture+design 4601 FAIRFAX DRIVE SUITE 1000 ARLINGTON, VIRGINIA 22203 (7): 703-527-2280 AK ENGINEERING, PLC 5628 FOXCROFT WAY COLUMBIA, MD 21045 (T): 202-674-4481 VIRGINIA TECH WASHINGTON-ALEXANDRIA ARCHITECTURE CENTER 1021 PRINCE STREET ALEXANDRIA, VIRGINIA 22134 COMMONWEALTH OF VIRGINIA PAUL ROGER ELGIN Li. No. 009249 CHITEST THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF FOCUS: ARCHITECTURE + DESIGN AND IS NOT TO BE COPIED OR USED, IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION. ISSUED DATE DESIGN INTENT DRAWINGS 03.28.2025 PERMIT & BID 07.18.2025 DESIGNED/DRAWN BY: JR/SM REVIEWED/APPROVED BY: PE PROJECT NO: 24-152 SHEET TITLE: GENERAL SPECIFICATIONS SHEET NUMBER: A302 | E D C B A |

ITEM	EXISTING	PROPOSED
FIRE HYDRANT		
AIR CONDITIONING UNIT		
UTILITY POLE		
FIRE DEPARTMENT CONNECTION		
STORM STRUCTURE IDENTIFIER		
STORM MANHOLE		
STORM SEWER LAYOUT		
SANITARY STRUCTURE IDENTIFIER		
SANITARY MANHOLE		
SANITARY SEWER LAYOUT		
SIDEWALK		
SIGN		
SIGN (DOUBLE POST)		
GAS VALVE		
GAS LINE		
GAS METER		
IRRIGATION VALVE		
BOLLARD		
CLEANOUT		
WELL		
WATERLINE		
WATER VALVE		
WATER METER		
TRANSFORMER		
ELECTRIC MANHOLE		
ELECTRIC METER		
ELEC. BOX/STRUCTURE		
ELECTRIC LINE		
TELECOMMUNICATION LINE		
CABLE LINE		
CABLE/ELECTRIC/TELECOMMUNICATION LINE		
TELECOMMUNICATION MANHOLE		
TELECOMMUNICATION STRUCTURE		
OVERHEAD STREET LIGHT		
LIGHT POLE		
LANDSCAPE LIGHT		
FENCES		
GRADING SPOT		
GRADING CONTOUR		
BUILDING ENTRANCE		
PAVING		
GUARDRAIL		
CURB AND GUTTER		
PROPOSED SPILL CURB		
PROPOSED TRANSITION/NOSE DOWN CURB		
LIMITS OF DISTURBANCE		
LIMITS OF WORK		

' = DEGREES
' = MINUTES (OR FEET)
" = SECONDS (OR INCHES)
% = PERCENT
= NUMBER
@ = AT
lbs = POUNDS
A = ARC
AC = ACRE
ADA = AMERICANS W/ DISABILITIES ACT
APPROX = APPROXIMATE
BC = BOTTOM OF CURB
BF = BASEMENT FLOOR
BFE = BASE FLOOD ELEVATION
BLDG = BUILDING
BM = BENCHMARK
BSMT = BASEMENT
BOL = BOLLARD
BW = BOTTOM OF WALL
CATV = CABLE UTILITY
CL = CLASS
C/L = CENTERLINE
CLR = CLEARANCE
CLF = CHAIN LINK FENCE
CMP = CORRUGATED METAL PIPE
C = CURB INLET
CO = CLEAN OUT
CONC = CONCRETE
C&G = CURB & GUTTER
CVR = COVER
DB = DEED BOOK
DHF = DRILL HOLE FOUND
DIP = DUCTILE IRON PIPE
DOM = DOMESTIC
DU = DWELLING UNIT
E = EAST
EBOX = ELECTRICAL BOX
ESMT = EASEMENT
EP = EDGE OF PAVEMENT
EVE = EMERGENCY VEHICLE EASEMENT
EX = EXISTING
FDC = FIRE DEPT. CONNECTION
FF = FINISH FLOOR
FH = FIRE HYDRANT
FT = FEET
GI = GRATE INLET
G/L = GAS LINE
GM = GAS METER
G/S = GAS SERVICE
GV = GAS VALVE
HC = HEADER CURB
HDOP = HANDICAP
HDPE = HIGH DENSITY POLYETHYLENE
HP = HIGH POINT
HPS = HIGH PRESSURE SODIUM
IPF = IRON PIPE FOUND
INV = INVERT
INSTR = INSTRUMENT
INTX = INTERSECTION
IRF = IRON ROD FOUND
L = LUMENS
LAT = LATERAL
LED = LIGHT EMITTING DIODE
LL = LANDSCAPE LIGHT
LOC = LOCATION
LP = LIGHT POLE
MAX = MAXIMUM
ME = MATCH EXISTING
MH = MANHOLE
MIN = MINIMUM
MON = MONUMENT
MPS = MILES PER HOUR
MW = MONITORING WELL
N = NORTH
OHW = OVERHEAD WIRE
PED = PEDESTRIAN
PN = PANEL
PG = PAGE
PP = POWER POLE
PROP = PROPOSED
PVC = POLYVINYL CHLORIDE
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
RELOC = RELOCATED
RET = RETAINING
RESID = RESIDENTIAL
REQ = REQUIRED
ROW = RIGHT-OF-WAY
S = SOUTH
SAN = SANITARY
SEW = SEWER
SF = SQUARE FEET
SQ FT = SQUARE FEET
STM = STORM
STR = STRUCTURE
SW = SIDEWALK
TBR = TO BE REMOVED
TBS = TO BE SAVED
TMX = TAX MAP
TMH = TELEPHONE MANHOLE
TC = TOP OF CURB
TW = TOP OF WALL
TRAF SIG = TRAFFIC SIGNAL
TYP = TYPICAL
UGE = UNDERGROUND ELECTRIC
UP = UTILITY POLE
VCS = VIRGINIA COORDINATE SYSTEM
VPD = VEHICLES PER DAY
W = WEST
W/L = WATER LINE
WM = WATER METER
W/S = WATER SERVICE
WSE = WATER SURFACE ELEVATION
WS = WATER VALVE
WW = WINDOW WELL
XING = CROSSING

CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.

ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED IN COMPLIANCE WITH SECTION 11-411 OF THE ZONING ORDINANCE.

THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, DIVISION OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT TO PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINERS REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE AND CITY REGULATIONS.

ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS:
MONDAY THROUGH FRIDAY FROM 7am TO 6pm AND
SATURDAYS FROM 9am TO 6pm.
NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS.
PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
MONDAY THROUGH FRIDAY FROM 9am TO 6pm AND
SATURDAYS FROM 10am TO 4pm.

A detailed street map of the study area in New York City. The map shows a grid of streets including Fayette Street, North Henry Street, North Patrick Street, Alfred Street, King Street, Prince Street, and North Street. A specific area is highlighted with a black border and labeled 'SITE'.

SCALE 1" = 200'

0' 200' 400'

SCALE: 1" = 200'

COVER SHEET _____	1
SITE PLAN _____	2
WATER PLAN PROFILE _____	3

THIS MINOR AMENDMENT TO THE SITE PLAN S1781-0041 IS TO INSTALL A FIRE LINE AND CONSTRUCTION OF A RAMP TO ACCESS THE EAST SIDE OF THE BUILDING. NO CHANGES TO THE FOOTPRINT OF THE EXISTING BUILDING ARE PROPOSED WITH THIS PLAN. THIS SITE IS LOCATED AT THE SOUTHEAST CORNER OF PRINCE STREET AND NORTH PATRICK STREET AND IS DEVELOPED WITH A 2½-STORY BRICK BUILDING. THE SITE IS CURRENTLY LOCATED IN ZONE CD. THERE ARE NO RESOURCE PROTECTION AREAS (RPA) ON THE SITE. THIS PROPERTY IS LOCATED IN ZONE X (UNSHADED) OF THE FEMA FLOOD INSURANCE RATE MAP #2501300403E.

TAX MAP: #074.01-05-16

2. ZONE: CD

3. OWNER: VIRGINIA TECH FOUNDATION INC
CAPITOL COMPANIES ATTN BRYAN FELTS 3914
CENTERVILLE ROAD #300 CHANTILLY, VA 20151
DB 1265, PG 354

CLIENT: JONATHAN RODGERS
JRODGERS@FOCUS-ARCH.COM
703-527-2280

4. TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM = NAVD '88 PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK LEICA, SMARTNET.

5. A TITLE REPORT WAS NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.

6. PLAT SUBJECT TO RESTRICTIONS OF RECORD.

7. TOTAL SITE AREA = 25,643 S.F. OR 0.5887 AC.

8. TOTAL DISTURBED AREA = 780 SF OR 0.0179 AC.

9. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF THE UNIFORM STATEWIDE BUILDING CODE AND TO THE CITY OF ALEXANDRIA STANDARDS.

10. THIS LOT SHALL REUSE THE EXISTING SEWER AND WATER SERVICE. IF NEEDED, UTILITY UPSIZES WILL REQUIRE A SEPARATE PERMIT.

11. THIS LOT IS IN ZONE X (UNSHADED) OF THE FEMA FLOOD INSURANCE RATE MAP #25013C0403E.

12. THERE ARE NO KNOWN GRAVE SITES OR OBJECTS MARKING A PLACE OF BURIAL ON THIS SITE.

13. THIS SITE CONTAINS NO KNOWN CONTAMINATED SOILS, TOXIC OR HAZARDOUS MATERIALS, UNDERGROUND STORAGE TANKS OR AREAS WITH THE POTENTIAL TO GENERATE COMBUSTIBLE GASES AND IS NOT KNOWN TO BE WITHIN 1,000 FEET OF A FORMER SANITARY LANDFILL, DUMP OR DISPOSAL AREA.

14. STORMWATER MANAGEMENT AND RUNOFF FROM THIS PROPOSED LOT WILL BE PROVIDED TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES. THERE ARE NO CHANGES IN DRAINAGE PATTERNS PROPOSED WITH THIS PLAT.

15. THERE ARE NO RESOURCE PROTECTION AREAS (RPA) LOCATED ON THIS PROPERTY.

16. ALL PROPOSED UTILITIES TO BE PLACED UNDERGROUND.

17. A DEMOLITION PERMIT SHALL BE OBTAINED PRIOR TO ANY DEMOLITION ACTIVITIES.

18. APPLICANT SHALL BE RESPONSIBLE FOR REPAIRS TO THE ADJACENT CURB, GUTTER AND RIGHT-OF-WAY IF DAMAGED DURING CONSTRUCTION ACTIVITY AS DETERMINED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES).

19. A SEPARATE SOIL REPORT & GROUNDWATER DRAINAGE PLAN WILL BE SUBMITTED TO CODE ADMINISTRATION IF DEEMED NECESSARY.

20. THE APPLICANT WILL COMPLY WITH THE CITY OF ALEXANDRIA'S NOISE CONTROL CODE, TITLE 11, CHAPTER 5 WHICH SETS THE MAXIMUM PERMISSIBLE NOISE LEVEL AS MEASURED AT THE PROPERTY LINE. SEE ENVIRONMENTAL SITE ASSESSMENT ON THIS SHEET FOR HOURS.

21. IF DISTURBANCE EXCEEDS 2,500 SF, THE APPLICANT MUST COMPLY WITH ARTICLE XIII OF THE CITY'S ZONING ORDINANCE, WHICH INCLUDES REQUIREMENTS FOR STORMWATER POLLUTANT LOAD REDUCTIONS, TREATMENT OF THE WATER QUALITY VOLUME DEFAULT, AND STORMWATER QUALITY MANAGEMENT.

22. PERMITS FROM THE EPA, US ARMY CORPS OF ENGINEERS, & VIRGINIA MARINE RESOURCES ARE NOT REQUIRED FOR THIS PROJECT. A VPDES PERMIT IS NOT REQUIRED FOR THIS PROJECT.

23. ADDRESS SHALL BE CLEARLY MARKED AT THE ENTRANCES TO THIS SITE FOR EMERGENCY RESPONSE PURPOSES.

24. THE CRIME PREVENTION UNIT OF THE ALEXANDRIA POLICE DEPARTMENT CAN BE CONTACTED AT 703-746-1920.

25. SOLID WASTE SERVICES TO BE PROVIDED BY THE CITY AND REFUSE/RECYCLING MUST BE PLACED AT CURB FOR PICK-UP.

26. ALL STREET CUT AND PATCH WORK LOCATED IN PUBLIC RIGHT-OF-WAYS, REQUIRED FOR ANY UTILITY INSTALLATION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS.

27. THERE ARE NO KNOWN CONTAMINATED AREAS, CONTAMINATED SOILS OR ENVIRONMENTAL ISSUES ASSOCIATED WITH THIS SITE.

28. THIS SITE DOES NOT CONTAIN AREAS PREVIOUSLY MAPPED AS MARINE CLAYS.

29. THIS PROJECT IS LOCATED IN THE CAMERON RUN WATERSHED.

30. ANY WORK WITHIN THE RIGHT-OF-WAY REQUIRES A SEPARATE PERMIT FROM T&ES.

31. BEFORE A BUILDING PERMIT CAN BE ISSUED ON ANY PROPOSED ALTERATIONS, A CERTIFICATION IS REQUIRED FROM THE OWNER OR HIS/HER AGENT STATING THAT THE BUILDING HAS BEEN INSPECTED BY A LICENSED ASBESTOS INSPECTOR FOR THE PRESENCE OF ASBESTOS.

A. ANY WORK IN THE PUBLIC RIGHT OF WAY SHALL REQUIRE A SEPARATE PERMIT FROM THE DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES. THE CONTRACTOR CAN CONTACT THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES AT (703) 746-4035 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.

B. SIDEWALK CLOSURES, IF REQUIRED, ARE SUBJECT TO SEPARATE APPROVAL FROM TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES) AT THE TIME OF PERMIT APPLICATION. SIDEWALK CLOSURES WILL NOT BE PERMITTED FOR THE DURATION OF THE PROJECT.

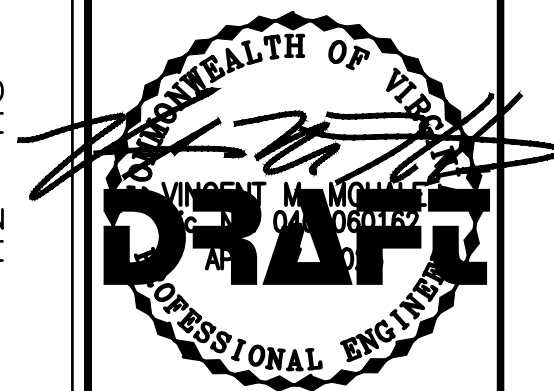
EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA. © 2025 R.C. FIELDS & ASSOCIATES, INC.

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MINOR SITE PLAN AMENDMENT
LOT 2
PRINCE STREET SCHOOL
DEED BOOK 1024, PAGE 143
(1001 PRINCE STREET)
CITY OF ALEXANDRIA, VIRGINIA

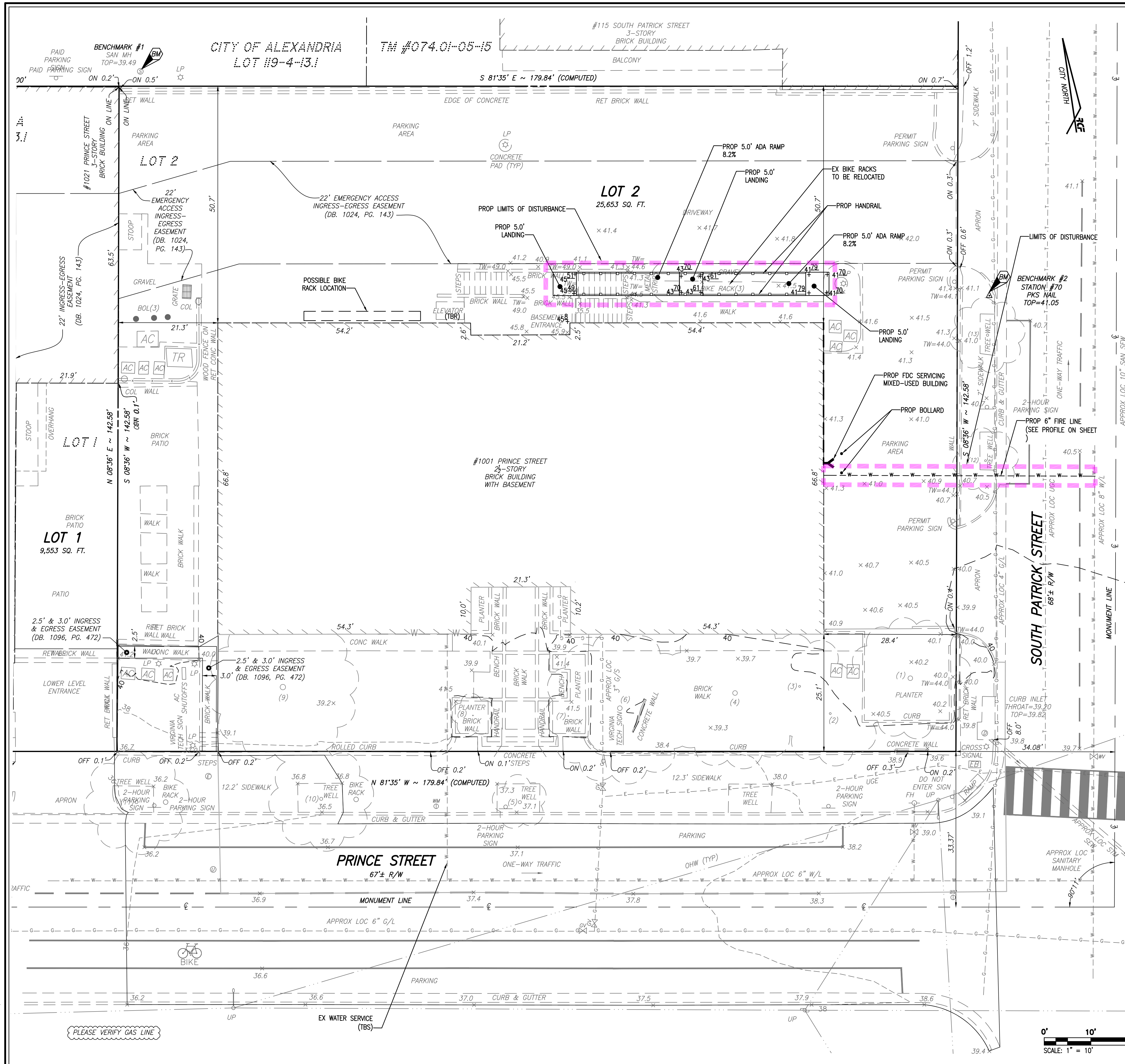
[illegible]

DESIGN: VMM
CHECKED: VMM
SCALE: 1" = 200'
DATE: JUN. 06, 2025

COVER SHEET

SHEET 1 OF 3

FILE: **25-003**



GENERAL NOTES:

- TAX MAP: #074.01-05-16
- ZONE: CD
- OWNER: VIRGINIA TECH FOUNDATION INC
CAPITOL COMPANIES ATTN BRYAN FELTS 3914
CENTERVILLE ROAD #300 CHANTILLY, VA 20151
DB. 1265, PG. 354
- CLIENT: JONATHAN RODGERS
- TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM = NAVD '88 PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK LEICA, SMARTNET.
- A TITLE REPORT WAS NOT FURNISHED, THUS ALL EASEMENTS MAY NOT BE SHOWN.
- PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- TOTAL SITE AREA = 25,643 S.F. OR 0.5887 AC.
- A FULL LENGTH CONSTRUCTION ENTRANCE IS NOT REQUIRED SINCE THIS PROJECT IS NOT SUBJECT TO THE EROSION AND SEDIMENT CONTROL PROVISIONS OF ORD. NO. 4489 PER SECTION 5-4-5(D) OF THE CITY OF ALEXANDRIA CODE OF ORDINANCES. ACCESS TO THE SITE WILL BE PROVIDED THROUGH THE PARKING AREA ON THE NORTH SIDE OF THE SITE. CONSULT INSPECTOR FOR SPECIFIC CONCERNS.
- THERE ARE NO TREES WITHIN 15' OF THE DISTURBED AREAS OF THE SITE. THEREFORE, AN EXISTING VEGETATION MAP, TREE PROTECTION PLAN AND LANDSCAPE PLAN ARE NOT REQUIRED/PROVIDED.
- THE EXISTING BUILDING AND ALL EXISTING IMPROVEMENTS ARE TO BE SAVED UNLESS NOTED OTHERWISE ON THIS SHEET. ALL OFFSITE TREES ARE TO BE SAVED.
- NO CHANGE OF GRADE OR DRAINAGE PATTERNS IS PROPOSED WITH THIS PLAN.
- SINCE DISTURBANCE IS UNDER 2,500 SF, THIS PLAN IS NOT SUBJECT TO ARTICLE XIII OF THE ALEXANDRIA ZONING ORDINANCE REGARDING STORMWATER QUALITY.
- THIS PROJECT IS NOT SUBJECT TO THE CITY OF ALEXANDRIA EROSION AND SEDIMENT CONTROL PROVISIONS OF ORD. NO. 4489 PER SECTION 5-4-5(D) OF THE CITY OF ALEXANDRIA CODE OF ORDINANCES.

DISTURBED AREA CERTIFICATION:

I HEREBY CERTIFY THAT THE LIMITS OF DISTURBANCE ASSOCIATED WITH THIS PROJECT REPRESENT A TOTAL LAND DISTURBANCE OF LESS THAN 2,500 SQUARE FEET. I FURTHER CERTIFY THAT NO CONSTRUCTION WORK, MATERIAL STORAGE, DUMPSTER PLACEMENT, CONSTRUCTION ACCESS OR DISTURBANCE OF ANY OTHER KIND WILL TAKE PLACE BEYOND THE LIMITS OF DISTURBANCE AS DEPICTED. I ACKNOWLEDGE THAT SHOULD THIS PROJECT RESULT IN LAND DISTURBANCE EQUAL TO OR GREATER THAN 2,500 SQUARE FEET, THE CITY WILL ISSUE A STOP WORK ORDER AND WORK ON THE PROJECT WILL NOT BE ALLOWED TO RESUME UNTIL A GRADING PLAN HAS BEEN SUBMITTED AND APPROVED BY THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.

DRAINAGE CERTIFICATION:

I HEREBY CERTIFY THAT THE EXISTING AND PROPOSED DRAINAGE PATTERNS ASSOCIATED WITH THIS PROJECT ARE AS DEPICTED HEREIN, THAT CONSTRUCTION OF THIS PROJECT WILL NOT CREATE A NUISANCE TO ADJACENT DOWNSTREAM PROPERTIES EITHER PUBLIC OR PRIVATE AND THAT ANY EXISTING DRAINAGE PROBLEMS ON ADJACENT PROPERTIES EITHER PUBLIC OR PRIVATE WILL NOT BE EXACERBATED BY CONSTRUCTION OF THIS PROJECT. I ACKNOWLEDGE THAT SHOULD THIS PROJECT RESULT IN THE CREATION OF ANY NUISANCE, OR EXACERBATION OF ANY EXISTING DRAINAGE PROBLEM, THE CITY WILL ISSUE A STOP WORK ORDER AND WORK ON THE PROJECT WILL NOT BE ALLOWED TO RESUME UNTIL A GRADING PLAN HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.

EXISTING TREE TABLE:

1)	12" TREE
2)	5" TREE CLUSTER
3)	5" TREE CLUSTER
4)	12" TREE
5)	8" TREE
6)	12" TREE
7)	2" TREE
8)	2" TREE
9)	14" TREE
10)	8" TREE
11)	8" TREE

TEXT LEGEND:

- = DEGREES
- ' = MINUTES (OR FEET)
- " = SECONDS (OR INCHES)
- % = PERCENT
- # = NUMBER
- @ = AT
- A = ARC
- AC = AIR CONDITIONING UNIT
- APPROX = APPROXIMATE
- BC = BOTTOM OF CURB
- BF = BASEMENT FLOOR
- BM = BENCHMARK
- BOL = BOLLARD
- CL = CLASS
- C/L = CENTERLINE
- CI = CURB INLET
- CO = CLEAN OUT
- CONC = CONCRETE
- C&G = CURB & GUTTER
- DB = DEED BOOK
- E = EAST
- EB = ELECTRICAL BOX
- ESMT = EASEMENT
- EP = EDGE OF PAVEMENT
- FDC = FIRE DEPT. CONNECTION
- FF = FINISH FLOOR
- FH = FIRE HYDRANT
- FT = FEET
- GI = GRATE INLET
- G/L = GAS LINE
- G/S = GAS SERVICE
- GV = GAS VALVE
- IN = INVERT
- INTX = INTERSECTION
- L = LUMENS
- LAT = LATERAL
- LOC = LOCATION
- LP = LIGHT POLE
- MH = MANHOLE
- GUY WIRE
- MON = MONUMENT
- N = NORTH
- N/F = NOW OR FORMERLY
- OHW = OVERHEAD WIRE
- PG = PAGE
- PVC = POLYVINYL CHLORIDE
- RCP = REINFORCED CONCRETE PIPE
- RET = RETAINING
- R/W = RIGHT-OF-WAY
- S = SOUTH
- SAN = SANITARY
- SEW = SEWER
- SQ. FT. = SQUARE FEET
- STM = STORM
- STR = STRUCTURE
- SW = SIDEWALK
- TM = TAX MAP
- TW = TOP OF WALL
- TRAF SIG = TRAFFIC SIGNAL
- TYP = TYPICAL
- UP = UTILITY POLE
- VCS = VIRGINIA COORDINATE SYSTEM
- W = WEST
- WM = WATER METER
- WV = WATER VALVE

SYMBOL LEGEND:

- ⊙ STORM MANHOLE
- ⊙ FIRE HYDRANT
- ⊙ GAS METER
- ⊙ GUY WIRE
- ⊙ LIGHT POLE
- ⊙ PROPERTY CORNER
- ⊙ SANITARY SEWER MANHOLE
- ⊙ UTILITY POLE
- ⊙ SIGN
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ NUMBER OF REGULAR PARKING SPACES
- ⊙ UTILITY UNKNOWN MANHOLE
- ⊙ ACCESSIBLE PARKING SPACE
- ⊙ TITLE EXCEPTION NUMBER (SEE GENERAL NOTE #)
- ⊙ BUILDING ENTRANCE

PLEASE VERIFY GAS LINE

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EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

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(703) 549-6422

COMMONWEALTH OF VIRGINIA
DRAFT
PROFESSIONAL ENGINEER

MINOR SITE PLAN AMENDMENT
LOT 2
PRINCE STREET SCHOOL
DEED BOOK 1024, PAGE 143
(1001 PRINCE STREET)
CITY OF ALEXANDRIA, VIRGINIA

DATE	REVISION

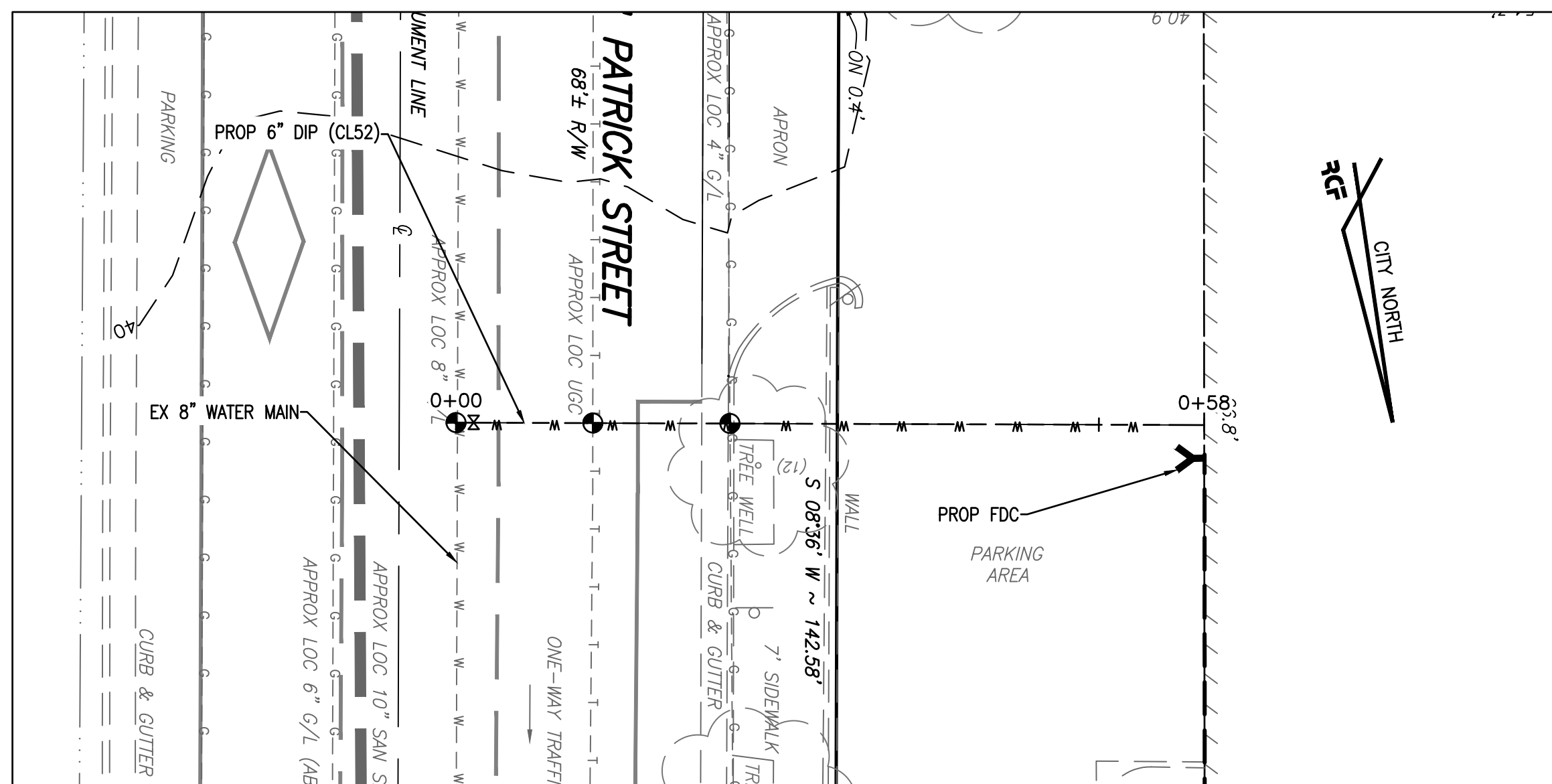
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DATE: JUN. 10, 2025

SITE PLAN

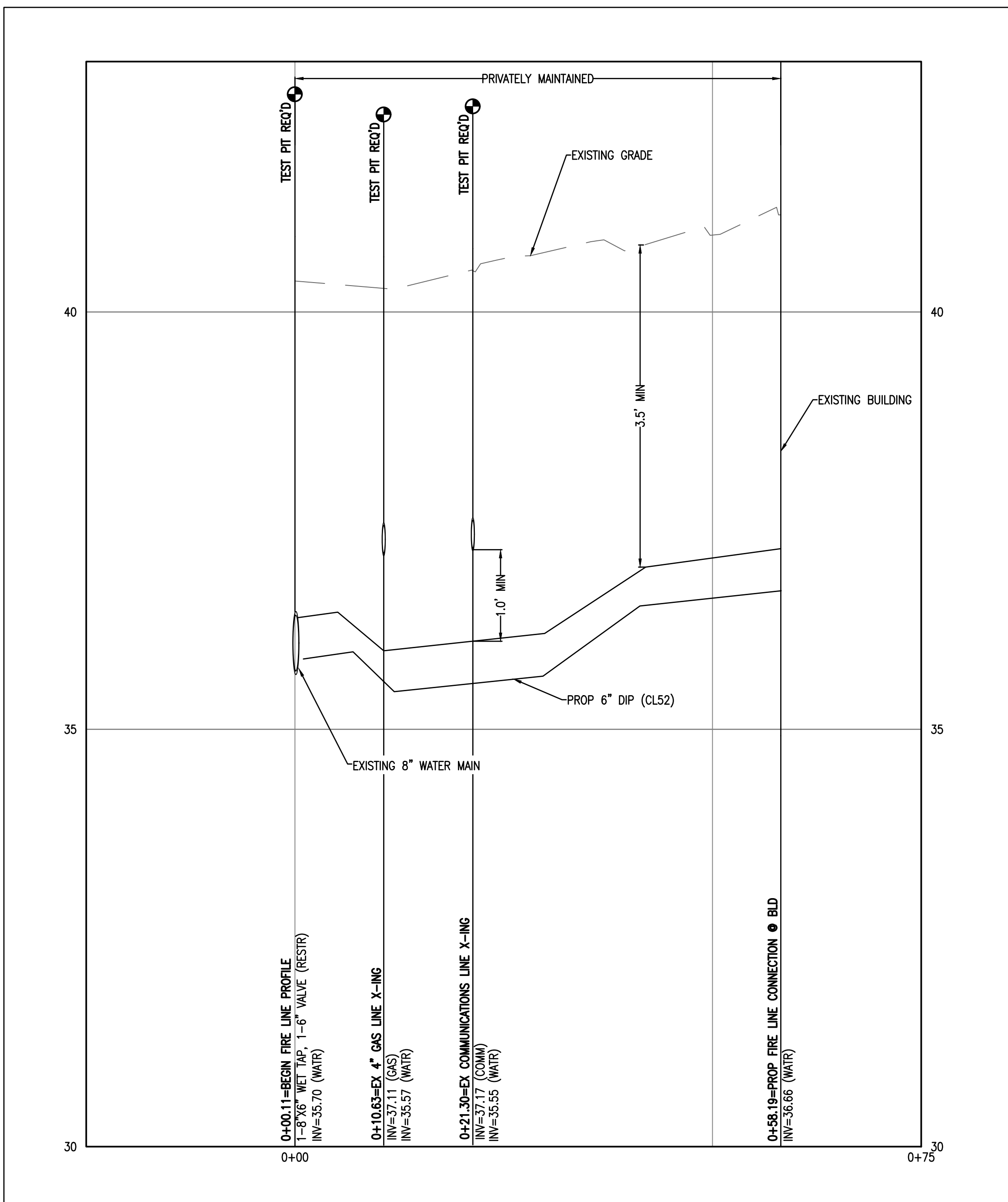
SHEET 2 OF 3

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FIRE LINE PLAN VIEW
SCALE: 1" = 10'



FIRE LINE PROFILE VIEW
SCALE: H: 1" = 10' V: 1" = 10'

VPDES PERMIT NOTE:

THIS PROJECT PROPOSES CONSTRUCTION ACTIVITIES THAT ARE LESS THAN 1 ACRE, THEREFORE A VPDES PERMIT IS NOT REQUIRED.

E&S MEASURES NOTE:

ADDITIONAL EROSION & SEDIMENT CONTROLS SHALL BE INSTALLED IF DIRECTED BY THE T&ES INSPECTOR.

WATER QUANTITY/OUTFALL COMPLIANCE NARRATIVE

(CITY CODE SECTION 13-109F COMPLIANCE):

THIS PARCEL IS LOCATED IN THE COMBINED SEWER SYSTEM WATERSHED. THE ENTIRE PARCEL CONSISTS OF IMPERVIOUS AREAS OF AN EXISTING 7-STORY BUILDING WITH UNDERGROUND GARAGE AND ASSOCIATED IMPROVEMENTS. ALL THE EXISTING IMPROVEMENTS ARE TO REMAIN. THE ONLY GROUND DISTURBING ACTIVITY PROPOSED WITH THIS PLAN IS FOR THE FIRE LANE INSTALLATION AND CONSTRUCTION OF A RAMP ON THE EAST SIDE OF THE BUILDING. THIS WORK WILL GENERATE A LAND DISTURBANCE OF APPROXIMATELY 0.0179 ACRES (SITE AREA). THE RUNOFF GENERATED FROM THIS SITE SHEET FLOWS TO THE CURB AND GUTTER ALONG PRINCE STREET AND SOUTH PATRICK STREET ENTERING THE CITY OF ALEXANDRIA COMBINED SEWER SYSTEM.

STORM WATER QUALITY NARRATIVE

(CITY CODE SECTION 13-109E COMPLIANCE):

SINCE DISTURBANCE IS UNDER 2,500 SF, THIS PLAN IS EXEMPT FROM ARTICLE XIII OF THE ALEXANDRIA ZONING ORDINANCE PER SECTION 13-123(B)(1).

WATER SERVICE INSTALLATION NOTES:

1. VIRGINIA – AMERICAN WATER COMPANY WILL INSTALL AND MAINTAIN ALL WATERMAINS, SERVICE CONNECTIONS AND METER SETTINGS. AN INDIVIDUAL APPLICATION FOR EACH SERVICE IS REQUIRED TO VERIFY LINE SIZE, METER SIZE AND ANY BACKFLOW REQUIREMENTS.
2. PERMITS FOR THE INSTALLATION OF WATER FACILITIES ON-SITE MUST BE OBTAINED BY THE DEVELOPER/CONTRACTOR FROM THE ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.
3. ALL WATER FACILITY CONSTRUCTION, INCLUDING BACKFLOW PREVENTION DEVICES, SHALL CONFORM TO VIRGINIA – AMERICAN WATER COMPANY STANDARDS AND SPECIFICATIONS, ALEXANDRIA CITY STANDARDS AND THE STATE BOARD OF HEALTH WATERWORKS REGULATIONS.
4. LOCATION AND DEPTH OF THE EXISTING WATERMAIN IS TO BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
5. WHERE A MINIMUM TEN (10) FOOT HORIZONTAL AND 18-INCH VERTICAL SEPARATION CANNOT BE MAINTAINED BETWEEN THE OUTSIDE OF THE WATERMAIN AND THE OUTSIDE OF THE SANITARY SEWER FACILITIES, THE FOLLOWING SHALL APPLY:
 - A) SEWER SHALL BE CONSTRUCTED OF AWWA APPROVED WATER PIPE,PRESSURE TESTED IN PLACE WITHOUT LEAKAGE PRIOR TO BACKFILLING.
 - B) SEWER MANHOLES SHALL BE OF WATERTIGHT CONSTRUCTION AND TESTED IN PLACE.
6. ANY NEW FIRE SERVICES THAT ARE INSTALLED MUST BE SEPARATE CONNECTIONS TO THE WATER MAIN FROM THE DOMESTIC SERVICE.
7. ANY FIRE HYDRANT LATERAL OR SERVICE 1.5" OR LARGER REQUIRES A GATE VALVE AT MAIN TAP.

LIMITS OF DISTURBANCE NOTE:

THE LIMITS OF DISTURBANCE AS SHOWN ON THIS PLAN ARE THE ULTIMATE LIMITS FOR THE PROJECT. THE CONTRACTOR MUST APPLY SEPARATELY TO THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES) FOR ANY WORK, INCLUDING THE PLACEMENT OF CONSTRUCTION FENCING, WITHIN THE PUBLIC RIGHT OF WAY. THE CITY WILL NOT ALLOW INCLUSION OF ANY PORTION OF THE PUBLIC RIGHT OF WAY, INCLUDING SIDEWALKS, INTO THE PROJECT AREA FOR THE PROJECT DURATION. WORK AND ASSOCIATED CLOSURES IN THE PUBLIC RIGHT OF WAY WILL BE PERMITTED SEPARATELY ON AN AS NEEDED BASIS BY T&ES.

TEST HOLE NOTES:

IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO PROVIDE THE DESIGN ENGINEER AND SURVEYOR WITH TEST HOLE INFORMATION PRIOR TO CONSTRUCTION. THE LOCATION AND DEPTH OF EXISTING UTILITIES, ESPECIALLY AT CRITICAL TIE-INS AND CROSSINGS, MUST BE PROVIDED TO ENSURE CONSTRUCTIBILITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE UTILITIES HORIZONTALLY AND VERTICALLY DURING TEST PIT OPERATIONS AND PROVIDE THE INFORMATION TO THE DESIGN ENGINEER.

STAKE OUT AND CUT SHEETS OF THE PROPOSED DESIGN WILL NOT BE PERFORMED BY R.C. FIELDS AND ASSOCIATES, INC UNTIL TEST HOLES ARE PERFORMED AND DETAILED UTILITY INFORMATION IS PROVIDED.

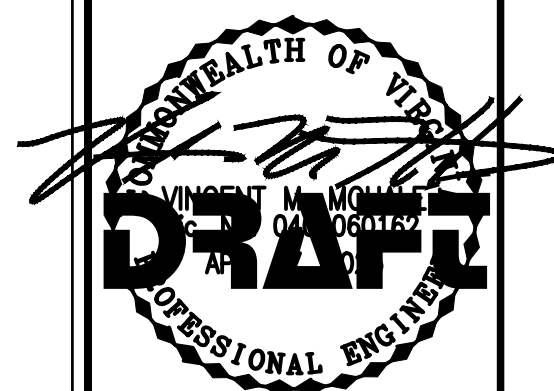
DENOTES PROPOSED TEST HOLE LOCATION.

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MINOR SITE PLAN AMENDMENT
LOT 2
PRINCE STREET SCHOOL
DEED BOOK 1024, PAGE 143
(1001 PRINCE STREET)
CITY OF ALEXANDRIA, VIRGINIA

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DATE: JUN. 06, 2025

WATER PLAN AND PROFILE

SHEET 3 OF 3

FILE: 25-003



EXISTING STAIR - NORTH FACE OF 10017 PRINCE ST

EXISTING STAIR - NORTH FACE OF 1001 PRINCE ST



NORTHEAST CORNER OF 1001 PRINCE ST



NORTHEAST CORNER OF 1001 PRINCE ST



EAST FACE OF 1001 PRINCE ST



SOUTH FACE OF 1001 PRINCE ST





WEST FACE OF 1001 PRINCE ST



WEST FACE OF 1001 PRINCE ST