

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.*
- | | | | |
|---|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input checked="" type="checkbox"/> other <u>New ADA Ramp & new stair below grade to sprinkler room</u> | | | |
- ☐ 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.		
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 _____ (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.		
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.

_____	JONATHAN RODGERS	
Date	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

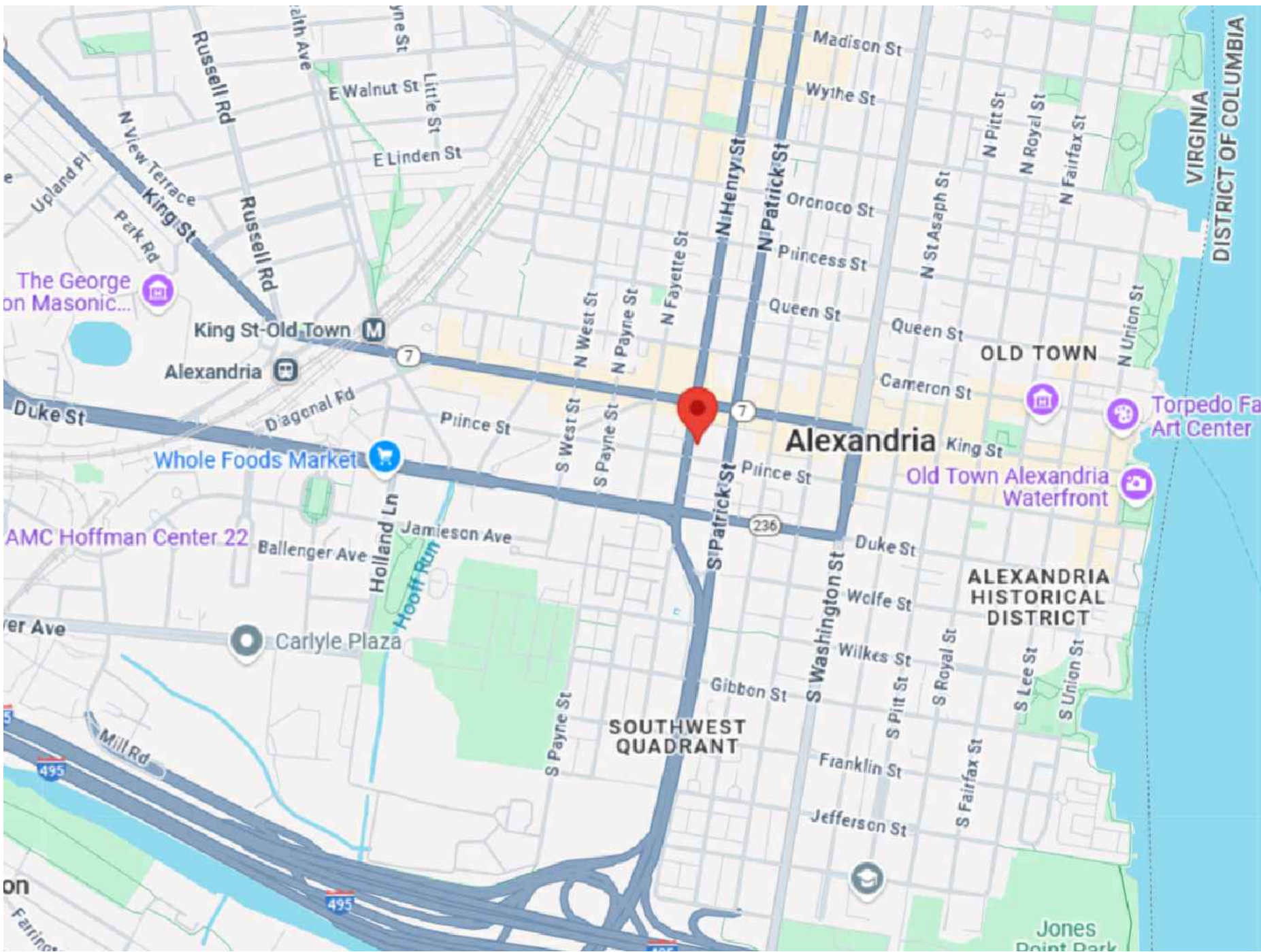
- A000 COVER SHEET
- A001 CODE & OCCUPANCY ANALYSIS
- A002 CODE & OCCUPANCY ANALYSIS
- A003 PARTITION TYPE DETAILS & NOTES
- A004 DOOR & HARDWARE SCHEDULE
- A100 DEMOLITION BASEMENT & FIRST FLOOR
- A101 DEMOLITION SECOND FLOOR & ATTIC
- A102 CEILING DEMOLITION BASEMENT & FIRST FLOOR
- A103 CEILING DEMOLITION 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



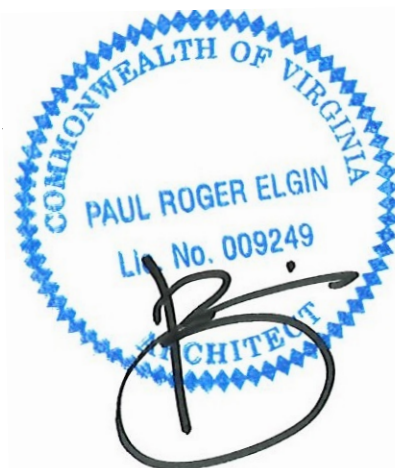
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VIRGINIA TECH
WASHINGTON-ALEXANDRIA
ARCHITECTURE CENTER
1021 PRINCE STREET
ALEXANDRIA, VIRGINIA 22134



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ISSUED	DATE
DESIGN INTENT DRAWINGS	03.28.2025
PERMIT & BID	07.18.2025

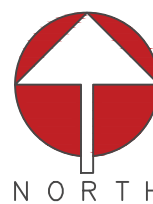
DESIGNED/DRAWN BY:	JR/SM
REVIEWED/APPROVED BY:	PE
PROJECT NO:	24-152

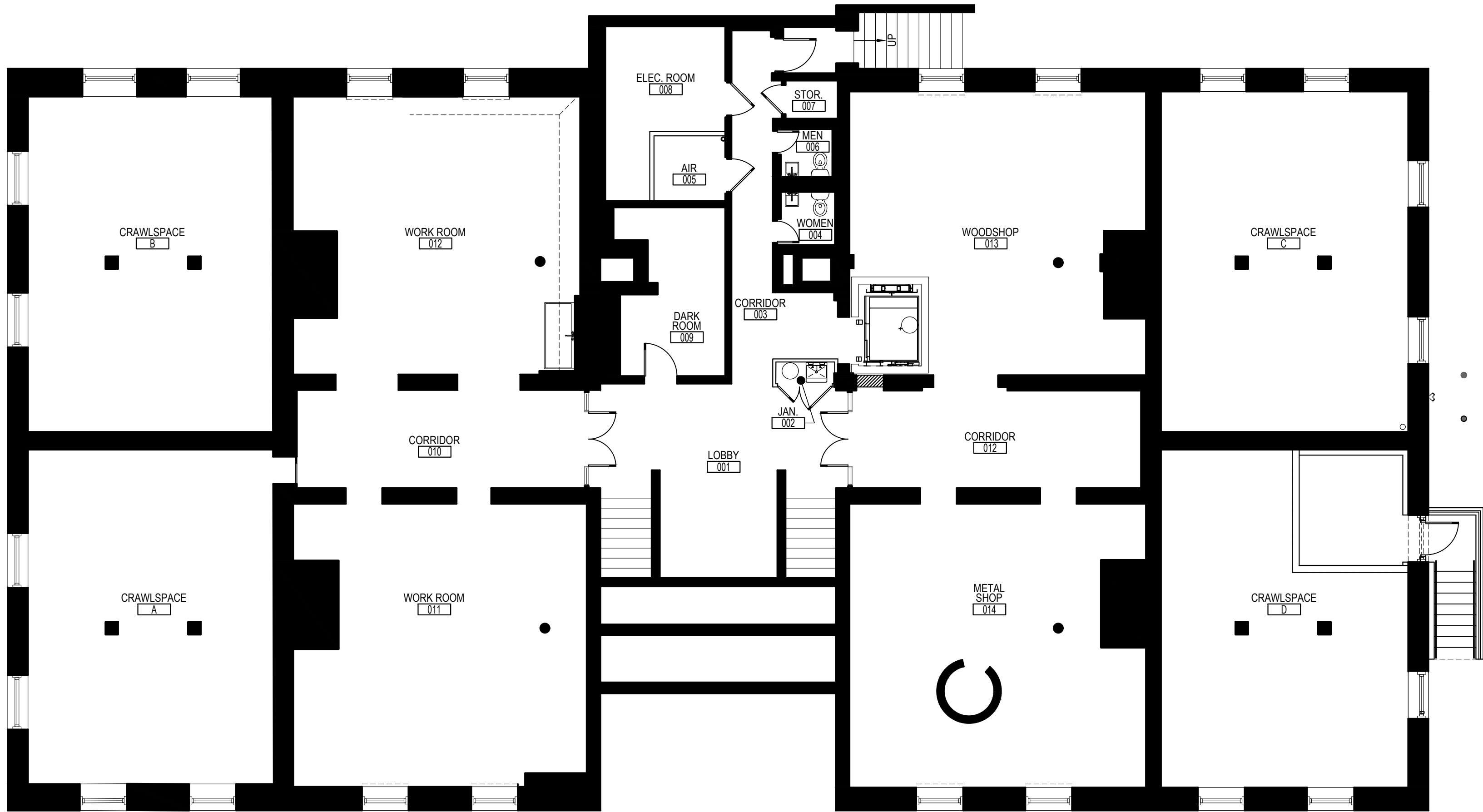
SHEET TITLE:

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	300	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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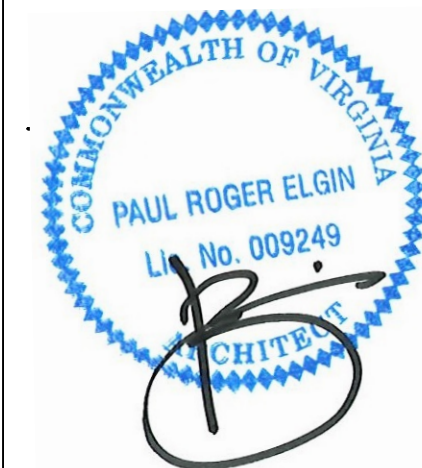
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SUITE 1000
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DESIGNED/DRAWN BY:	JR/SM
REVIEWED/APPROVED BY:	PE
PROJECT NO:	24-152

SHEET TITLE:
CODE &
OCCUPANCY
ANALYSIS

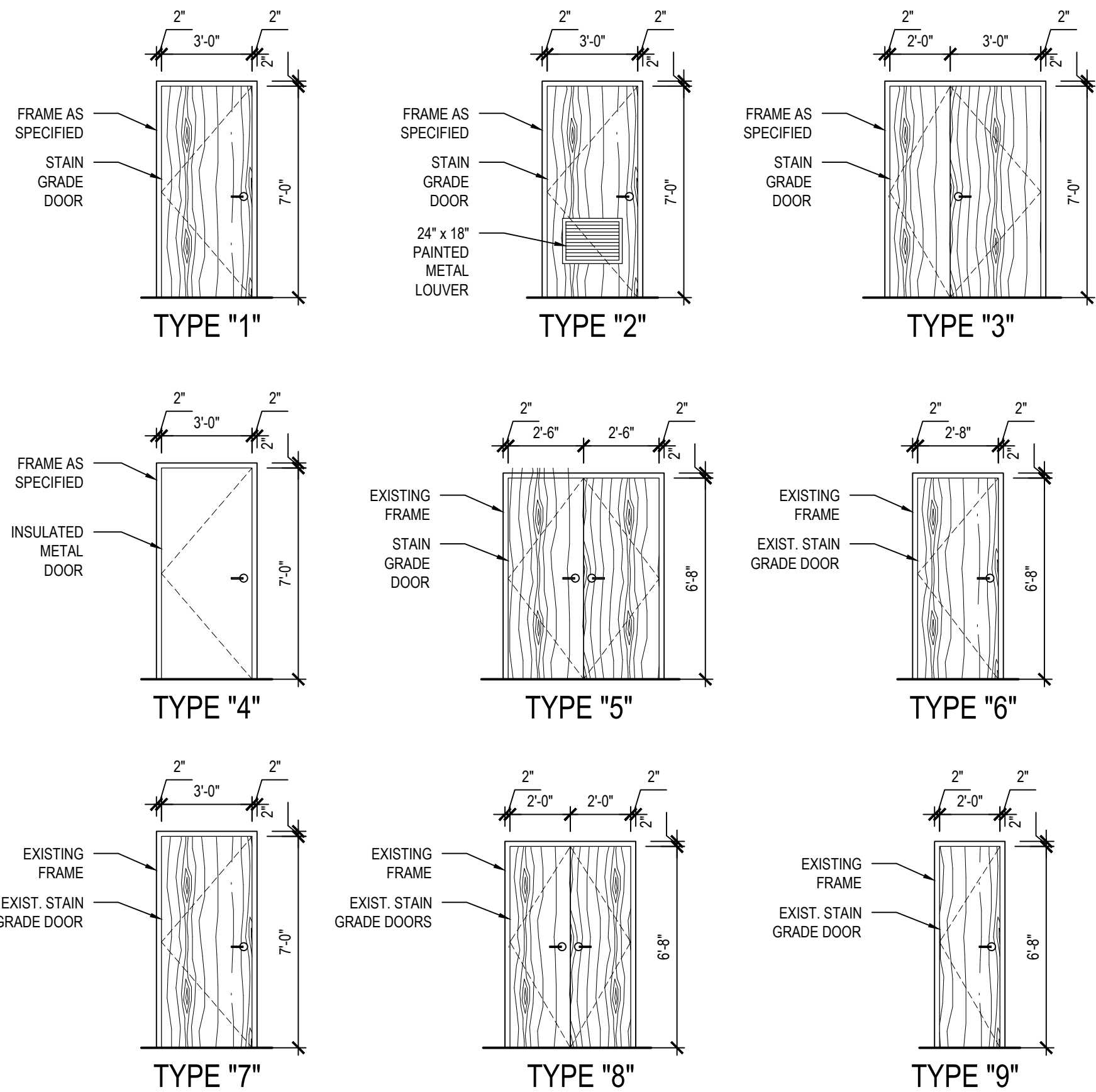
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A001

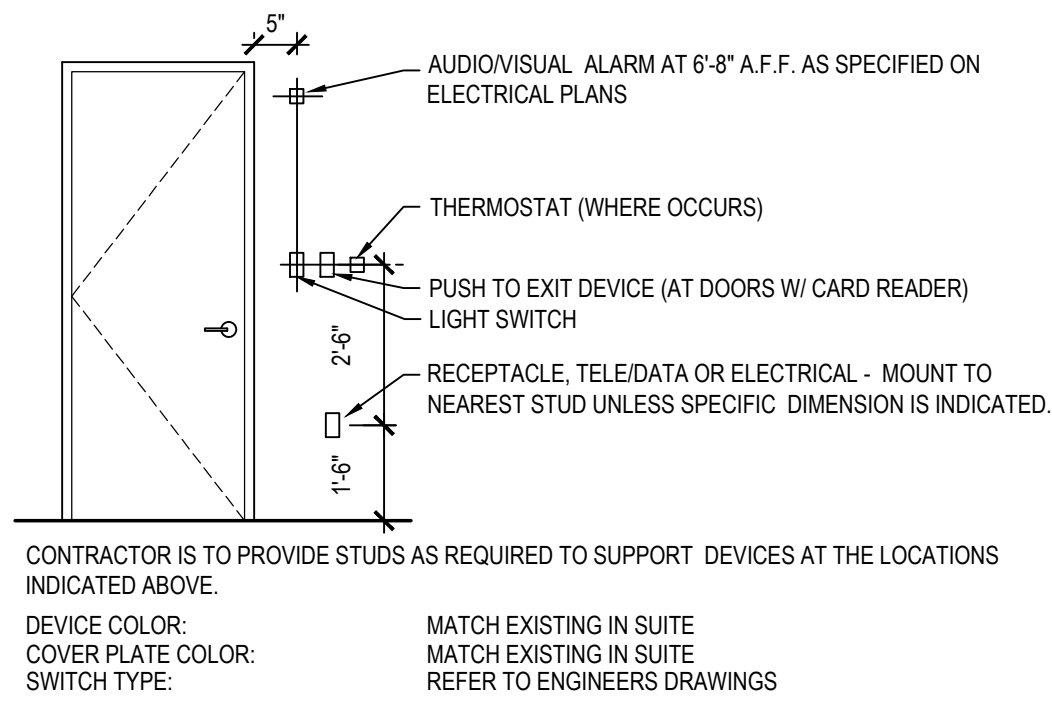
GENERAL DOOR NOTES

- 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

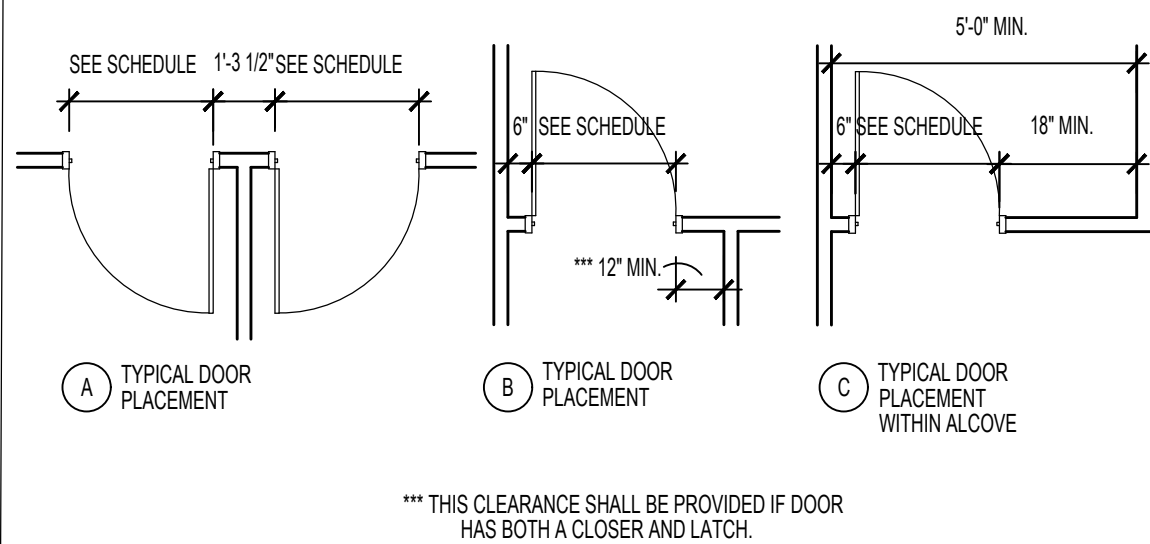


ALL DOORS WITH MAGNETIC LOCKS SHALL COMPLY WITH IBC 2015 SECTION 1010.1.9.9.

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	
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.

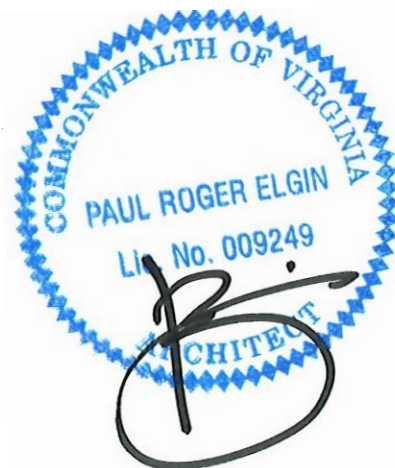
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SUITE 1000
ARLINGTON, VIRGINIA 22203
(T): 703-527-2280

AK
ENGINEERING, PLC

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

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WASHINGTON-ALEXANDRIA
ARCHITECTURE CENTER
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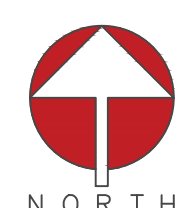

ISSUED DATE
DESIGN INTENT DRAWINGS 03.28.2025
PERMIT & BID 07.18.2025

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

SHEET TITLE:
**DOOR &
HARDWARE
SCHEDULE**

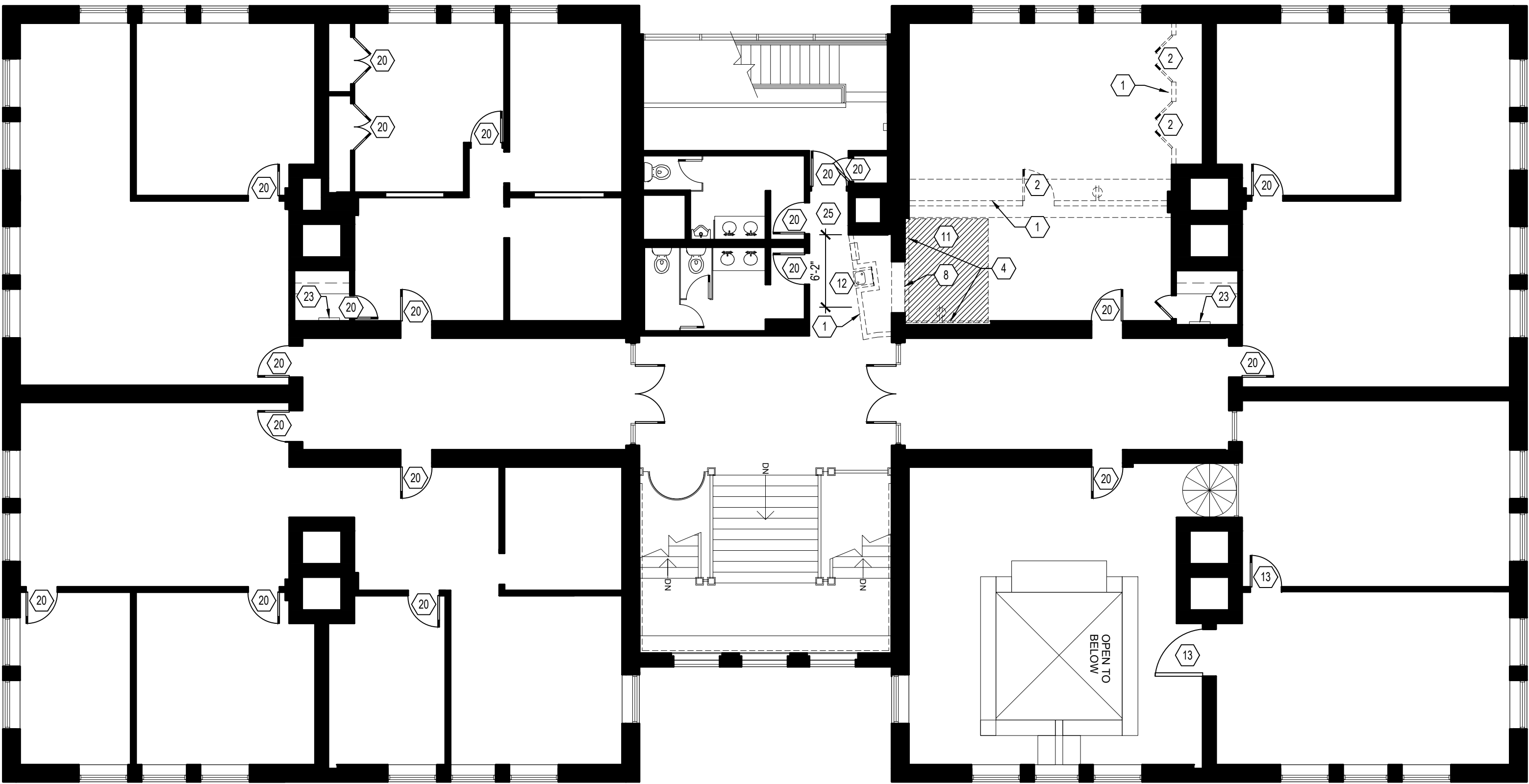
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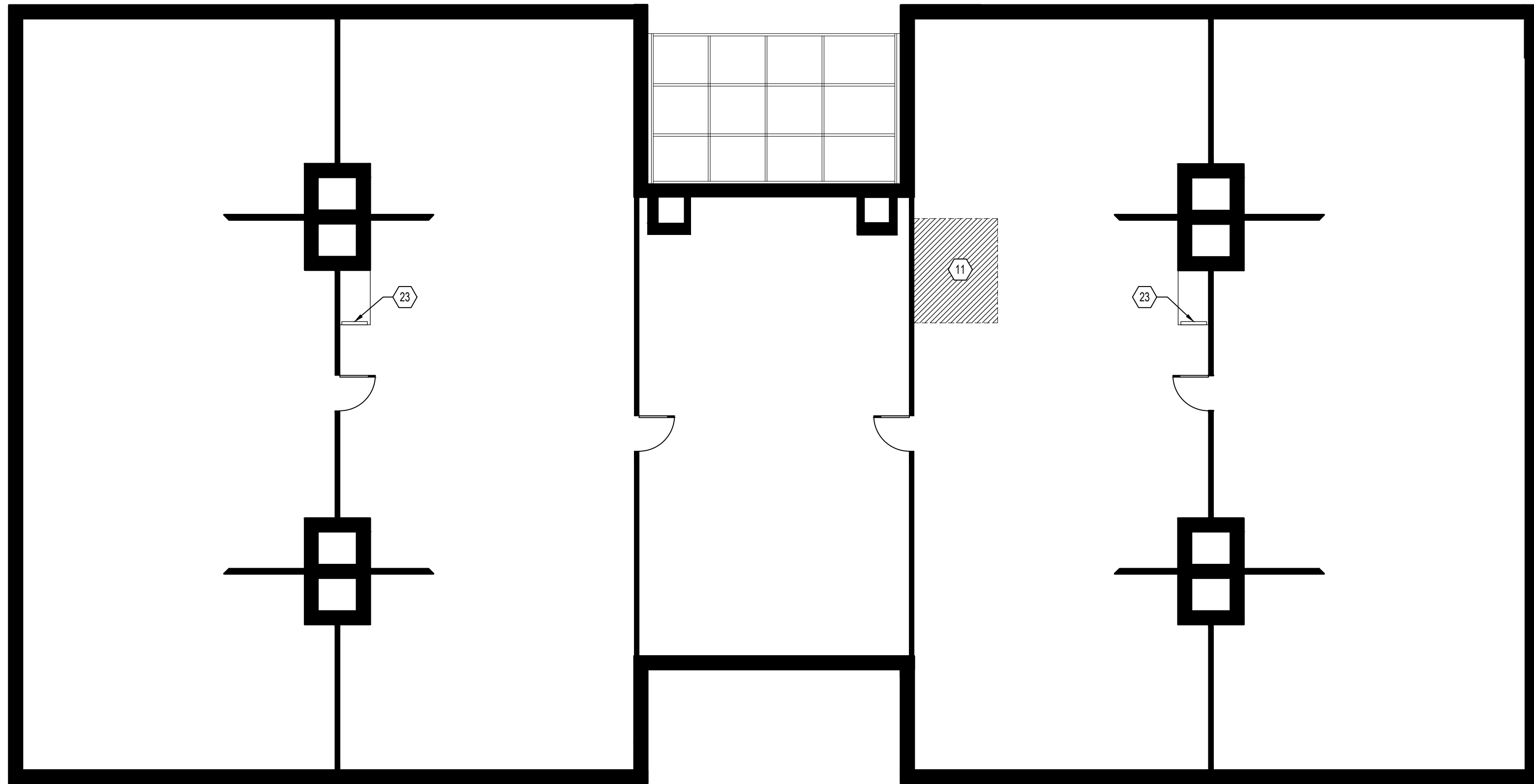


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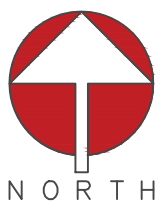
DEMOLITION
BASEMENT &
FIRST FLOOR



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.
- 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 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

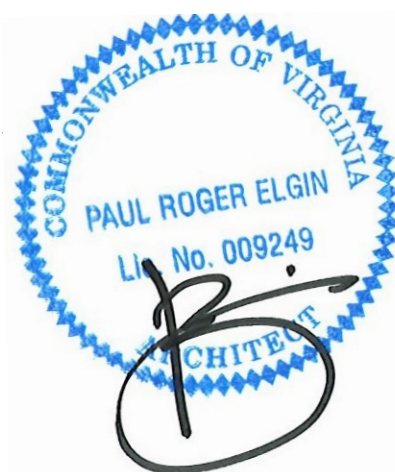
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SUITE 1000
ARLINGTON, VIRGINIA 22203
(T): 703-527-2280

AK
ENGINEERING, PLC

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

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WASHINGTON-ALEXANDRIA
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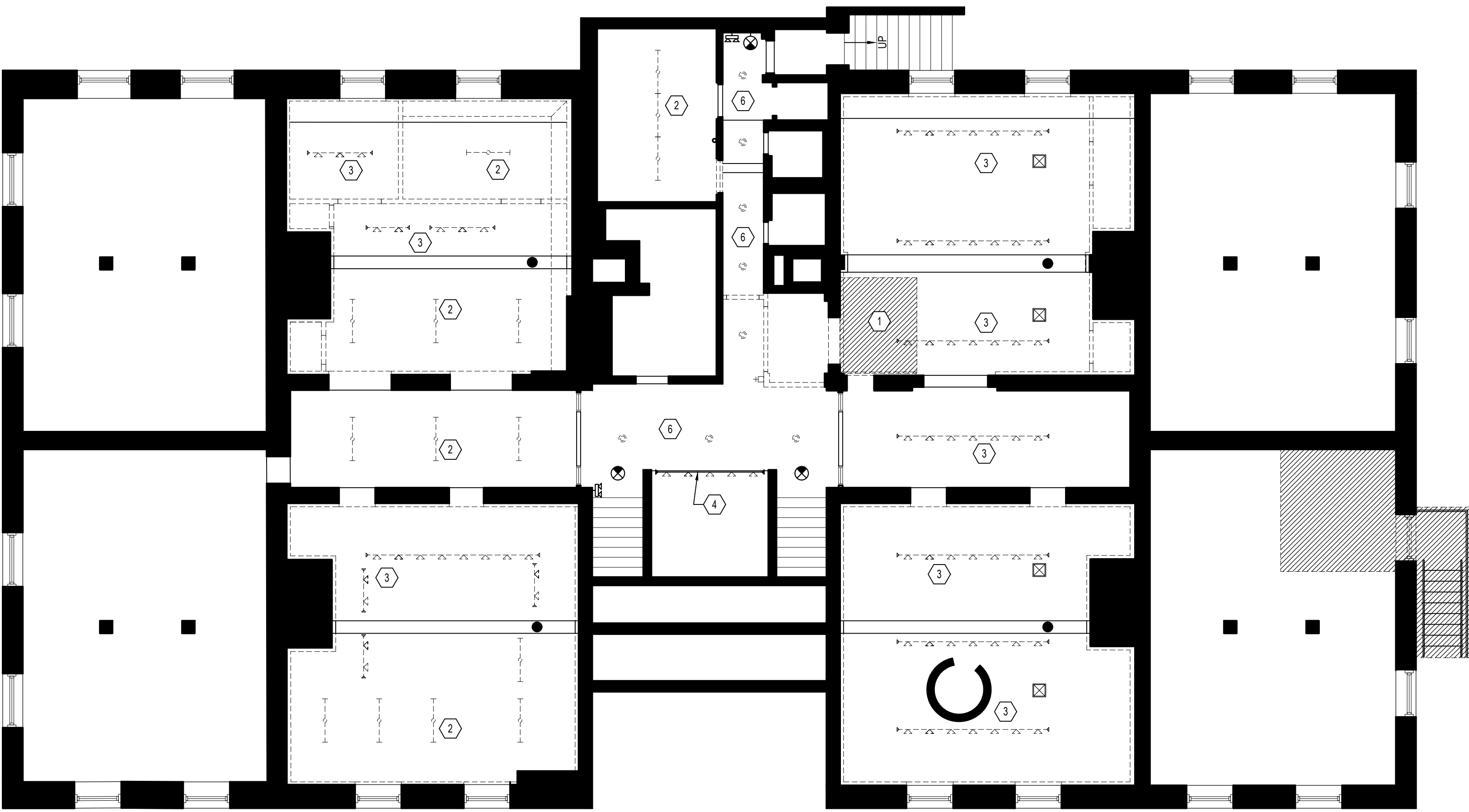
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PERMIT & BID	07.18.2025

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

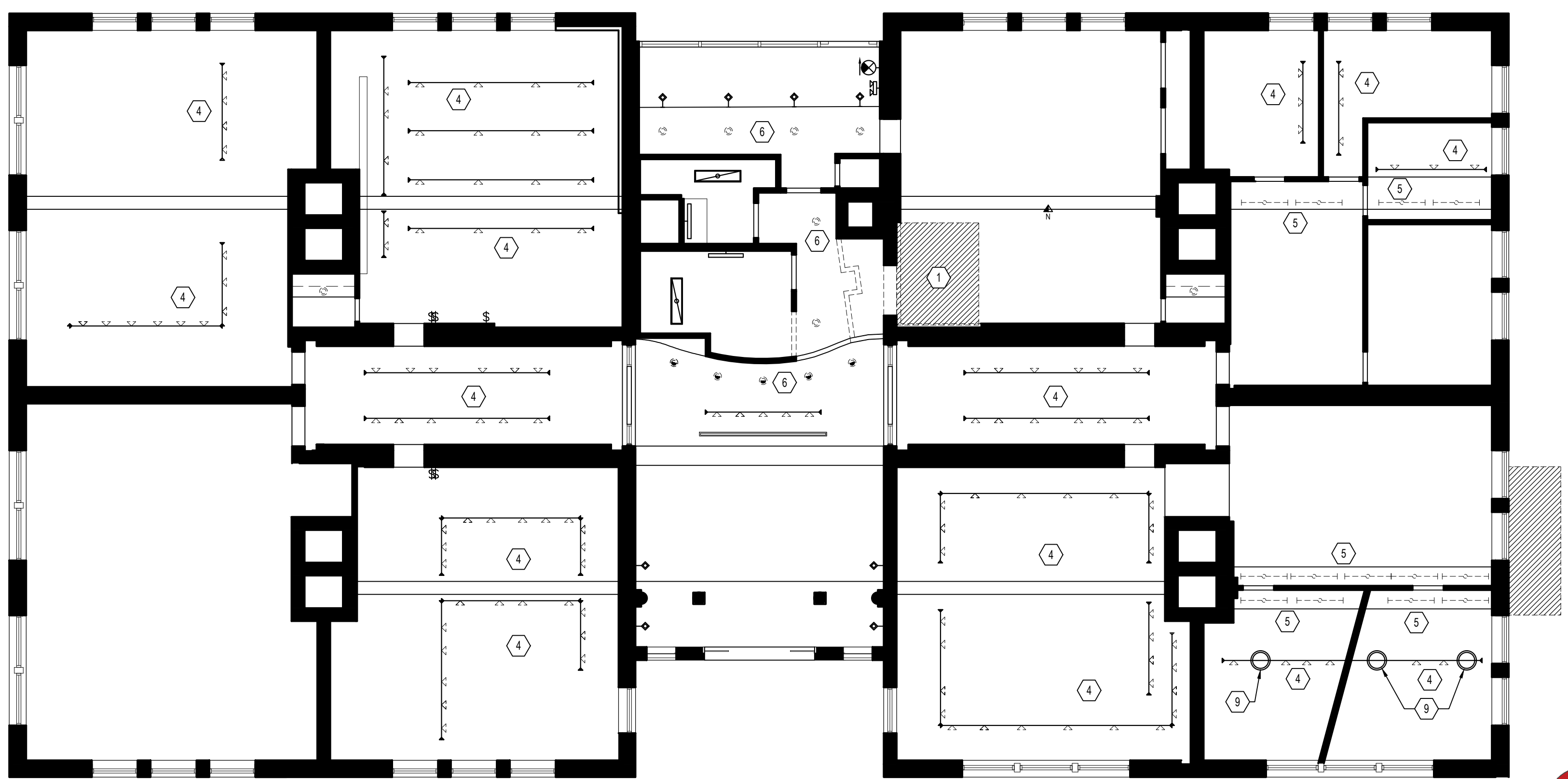
SHEET TITLE:
**DEMOLITION
SECOND FLOOR
& ATTIC**

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"

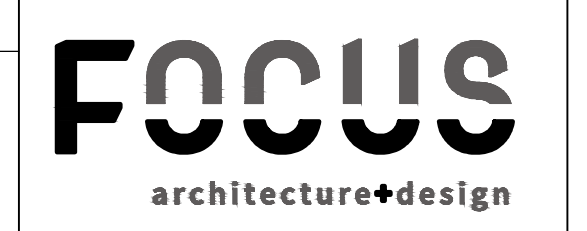


DEMO KEY NOTES

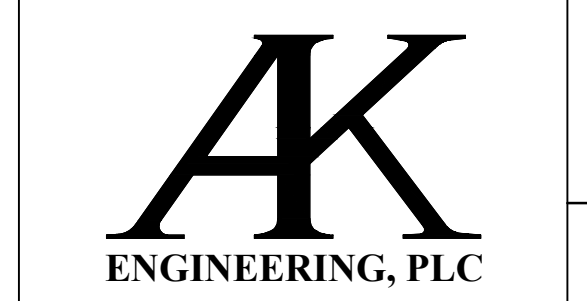
- 1 REMOVE PORTION OF EXISTING DRYWALL CEILING AS REQUIRED TO CONSTRUCT NEW HOISTWAY. COORDINATE EXTENTS OF REMOVAL WITH NEW WORK PLANS.
- 2 REMOVE ALL EXISTING SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE AS SHOWN. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 3 REMOVE EXISTING TRACK LIGHTING 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

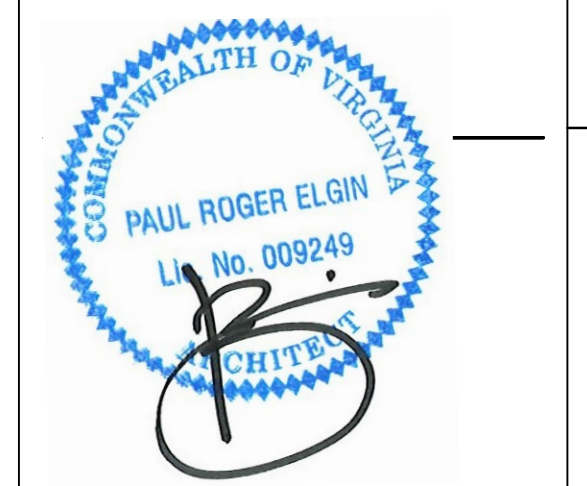


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SUITE 1000
ARLINGTON, VIRGINIA 22203
(T): 703-527-2280



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COLUMBIA, MD 21045
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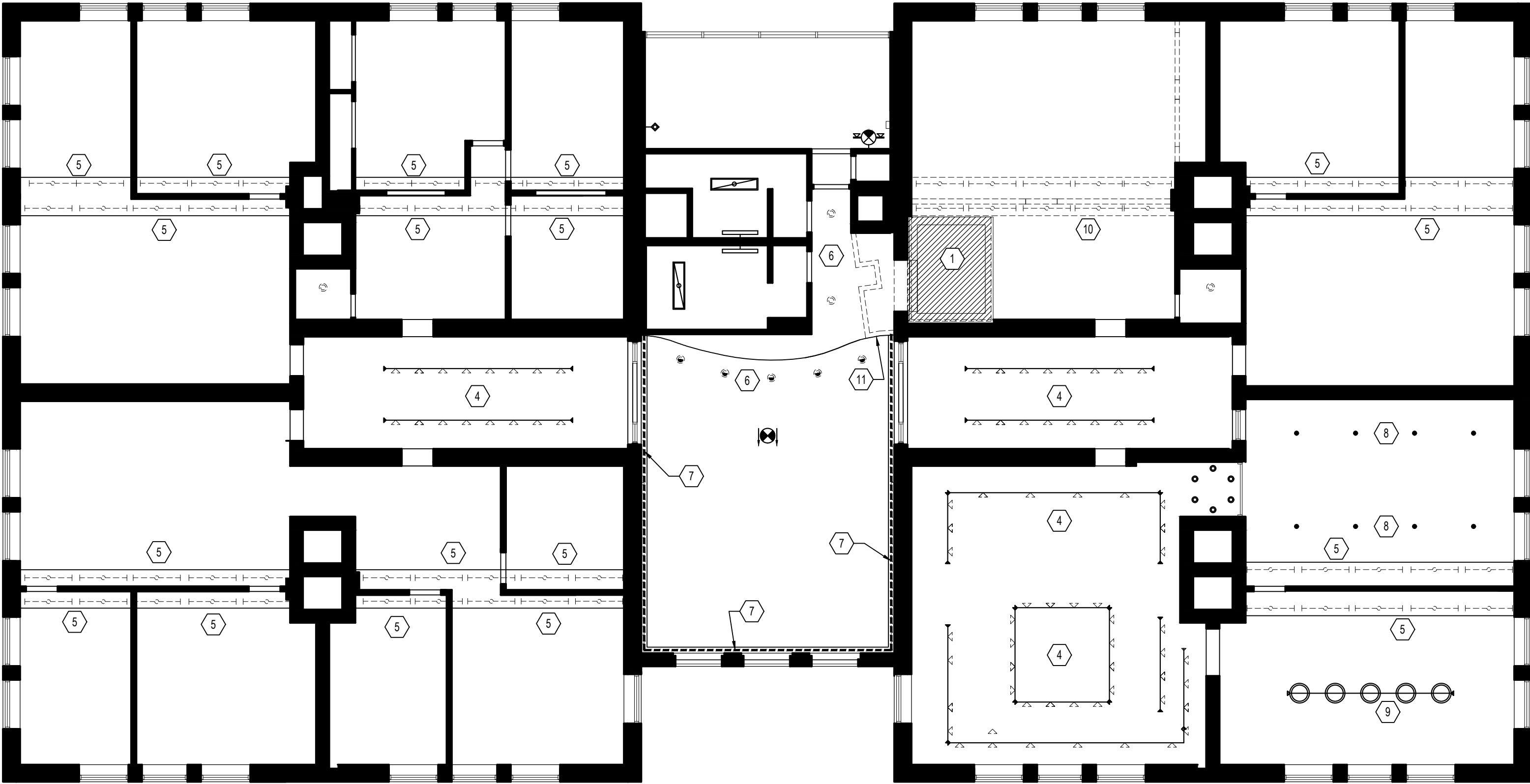
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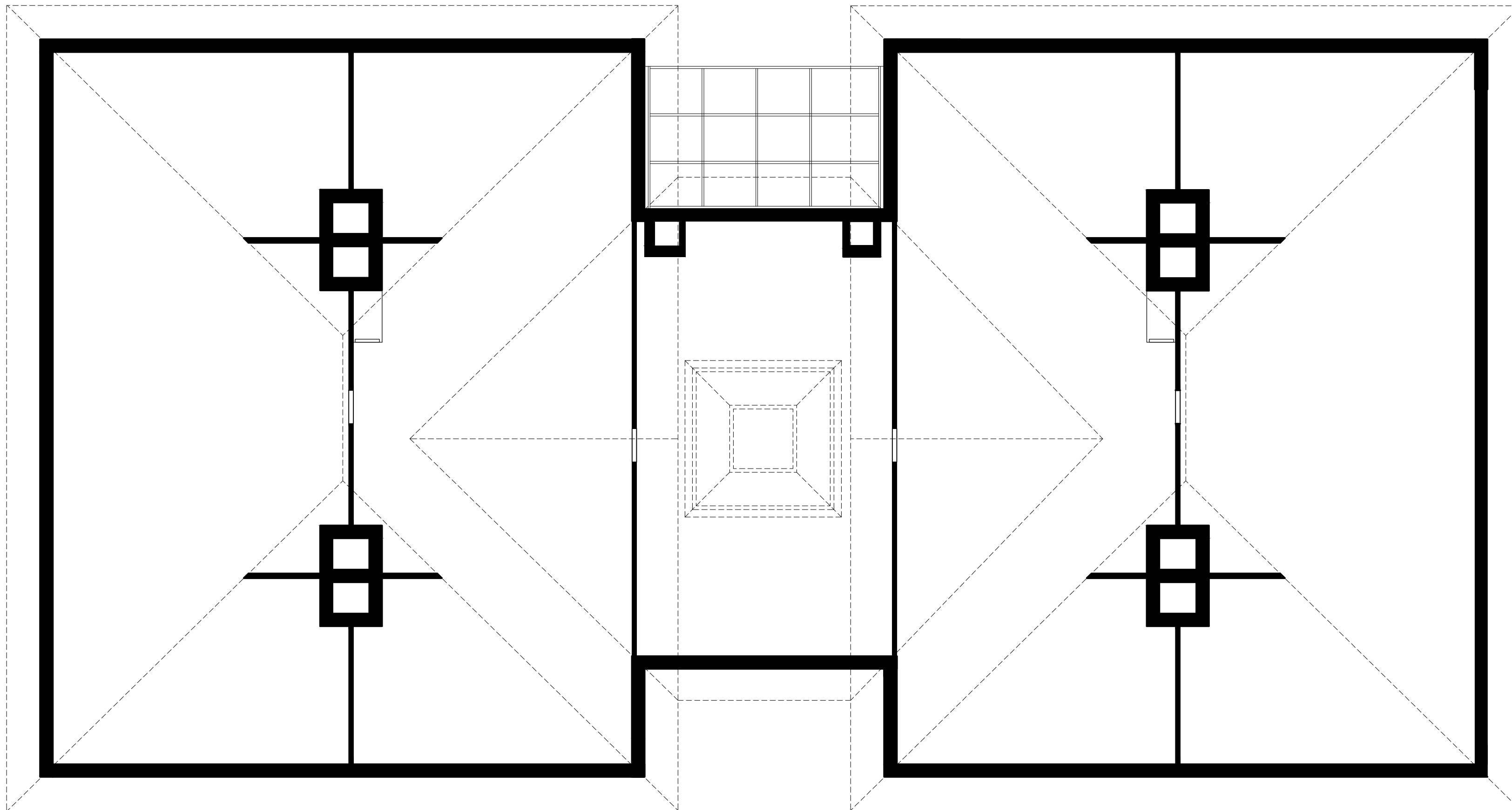
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REVIEWED/APPROVED BY:	PE
PROJECT NO:	24-152

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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SUITE 1000
ARLINGTON, VIRGINIA 22203
(T): 703-527-2280

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COLUMBIA, MD 21045
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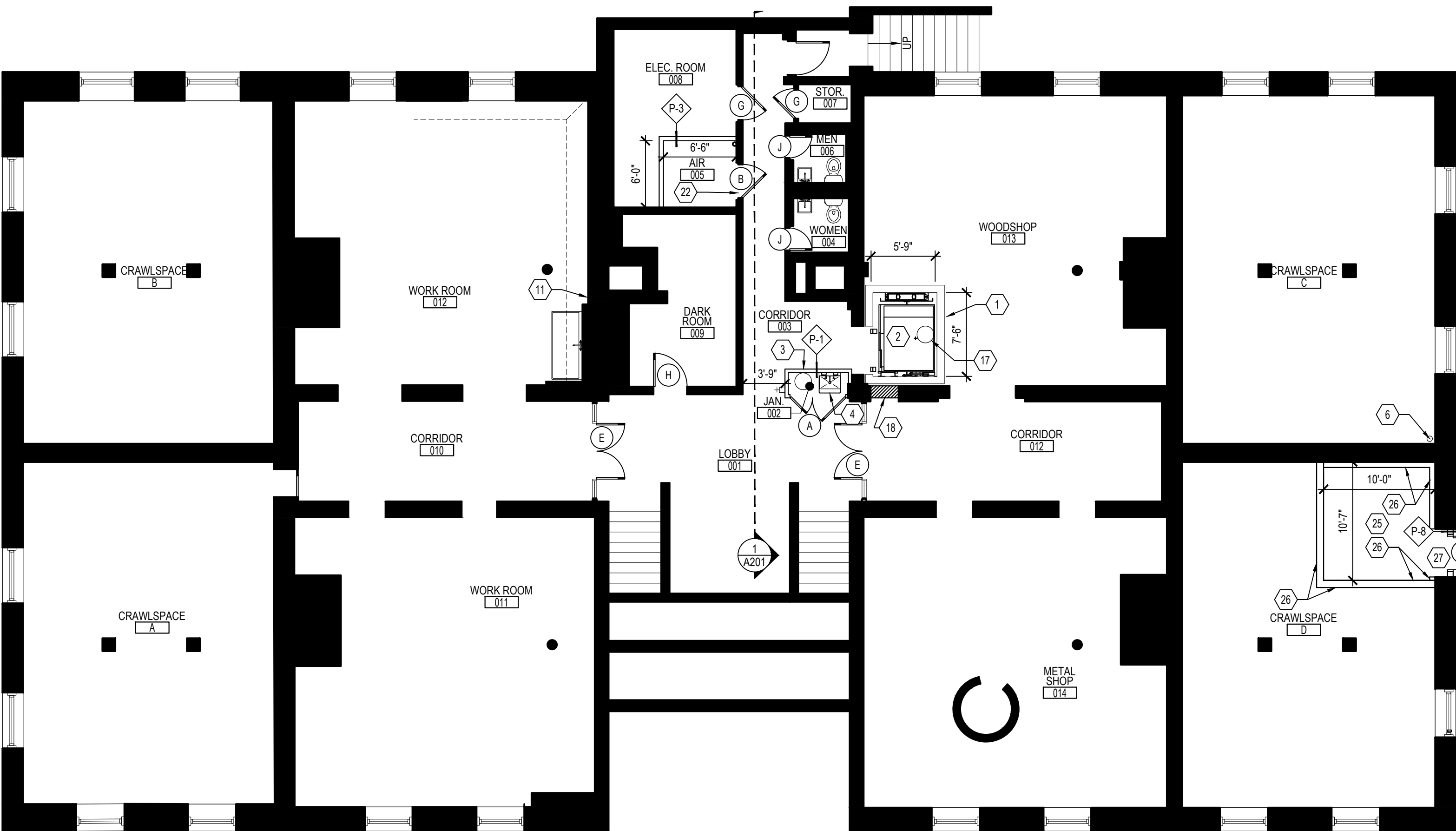
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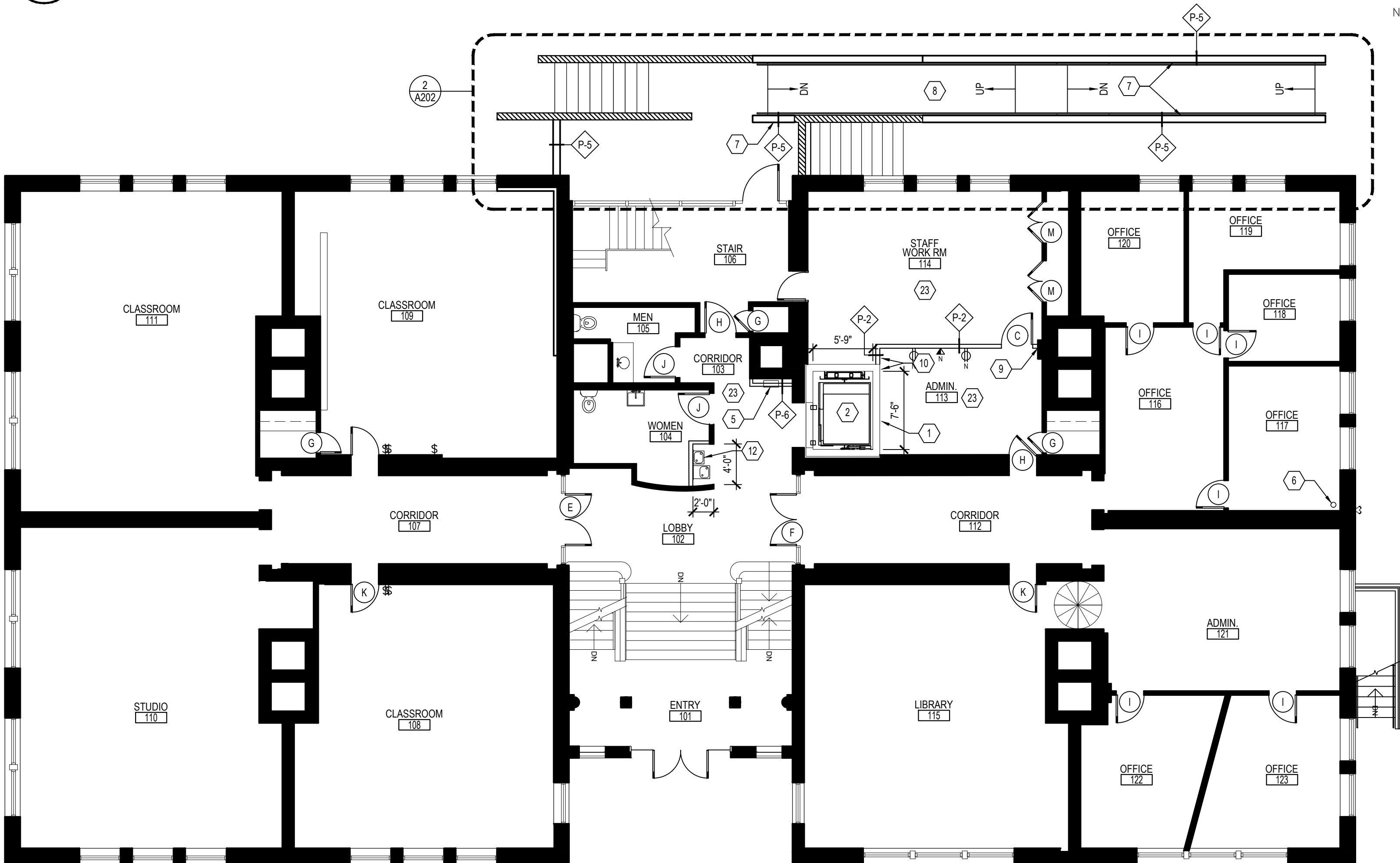
SHEET TITLE:
**CEILING DEMO.
SECOND FLOOR
& ATTIC**

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 FINISH: 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.

FOCUS
architecture+design

4601 FAIRFAX DRIVE
SUITE 1000
ARLINGTON, VIRGINIA 22203
(T): 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



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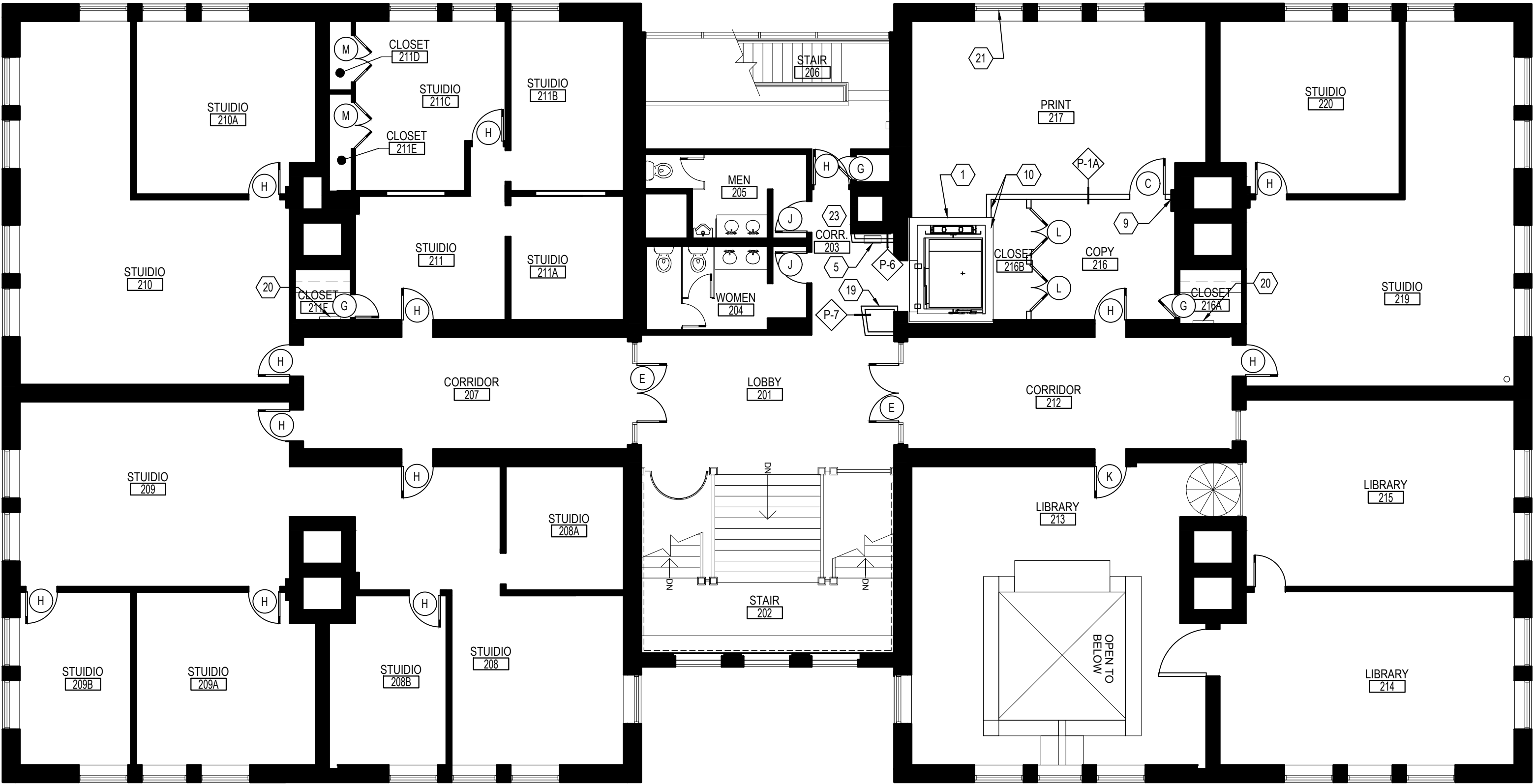
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DESIGN INTENT DRAWINGS 03.28.2025
PERMIT & BID 07.18.2025

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

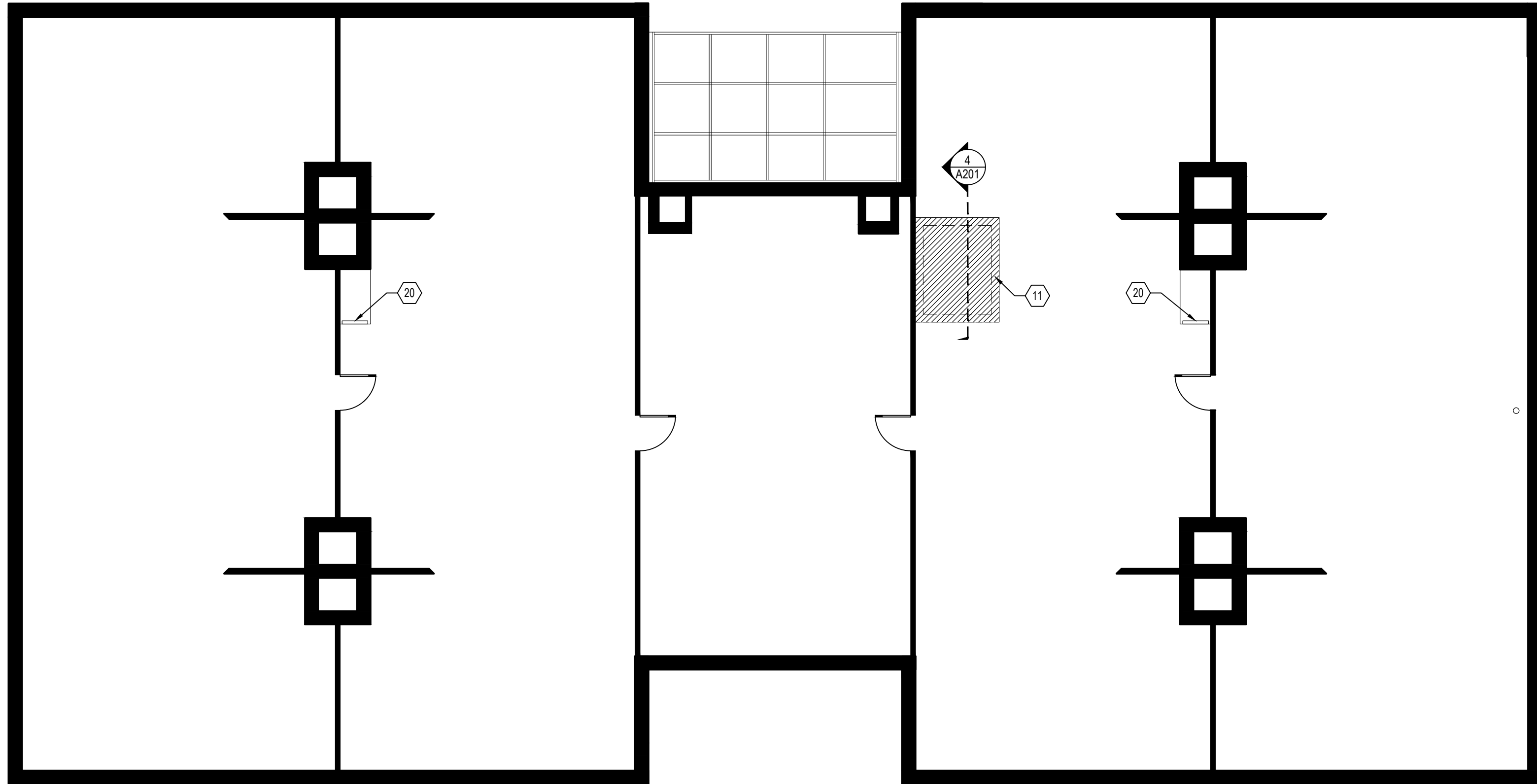
SHEET TITLE:
**ARCHITECTURAL
PLAN BASEMENT &
FIRST FLOOR**

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 DONE BY TENANT).
CEILING		
C1	EXISTING GYP. BD. CEILINGS	MANUFACTURER: SHERWIN WILLIAMS PRODUCT NO.: TBD COLOR: WHITE (MATCH EXISTING) FINISH: MATCH EXISTING

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

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

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architecture+design

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

AK
ENGINEERING, P.L.C.

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

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WASHINGTON-ALEXANDRIA
ARCHITECTURE CENTER
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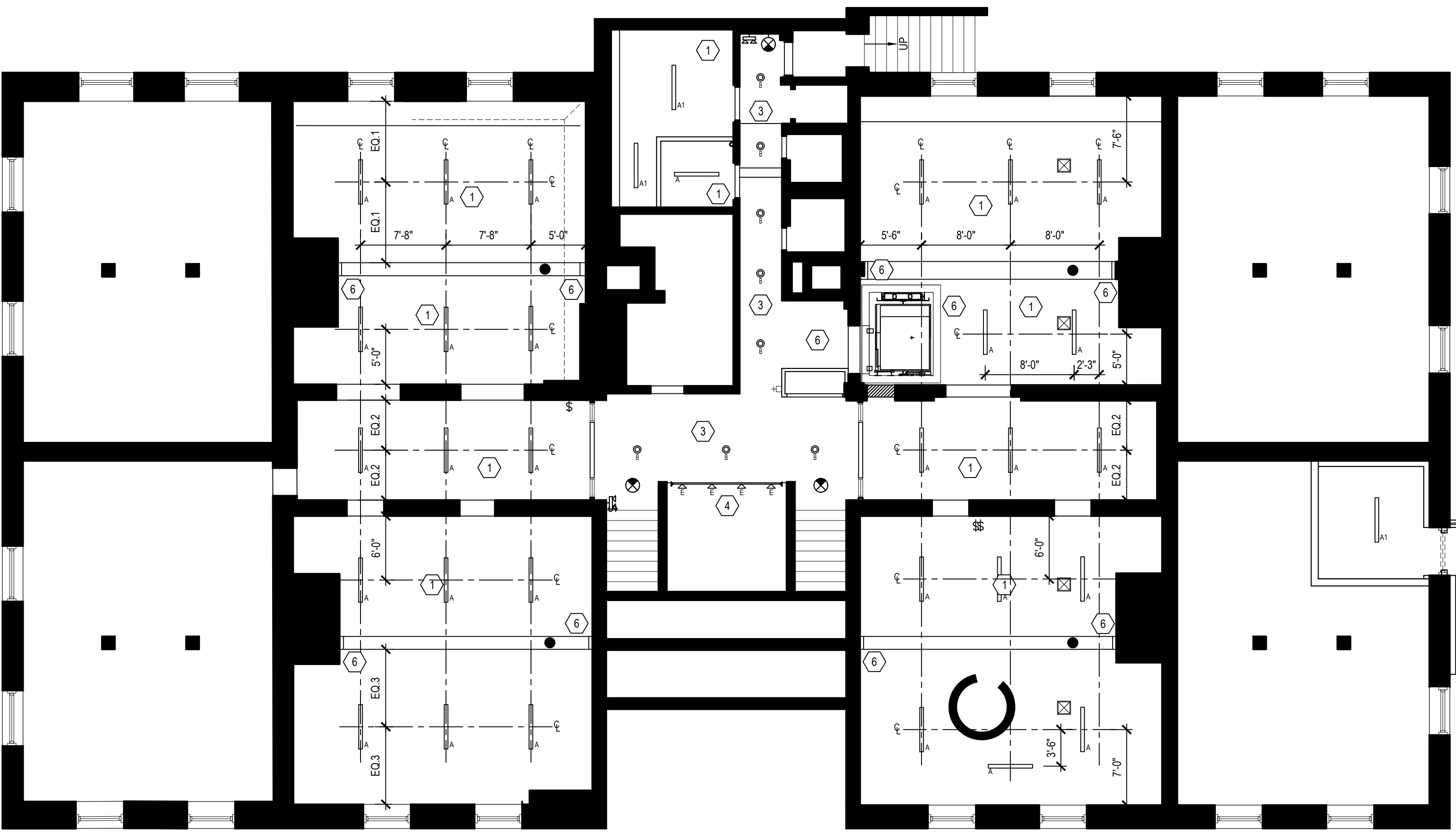
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PERMIT & BID 07.18.2025

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

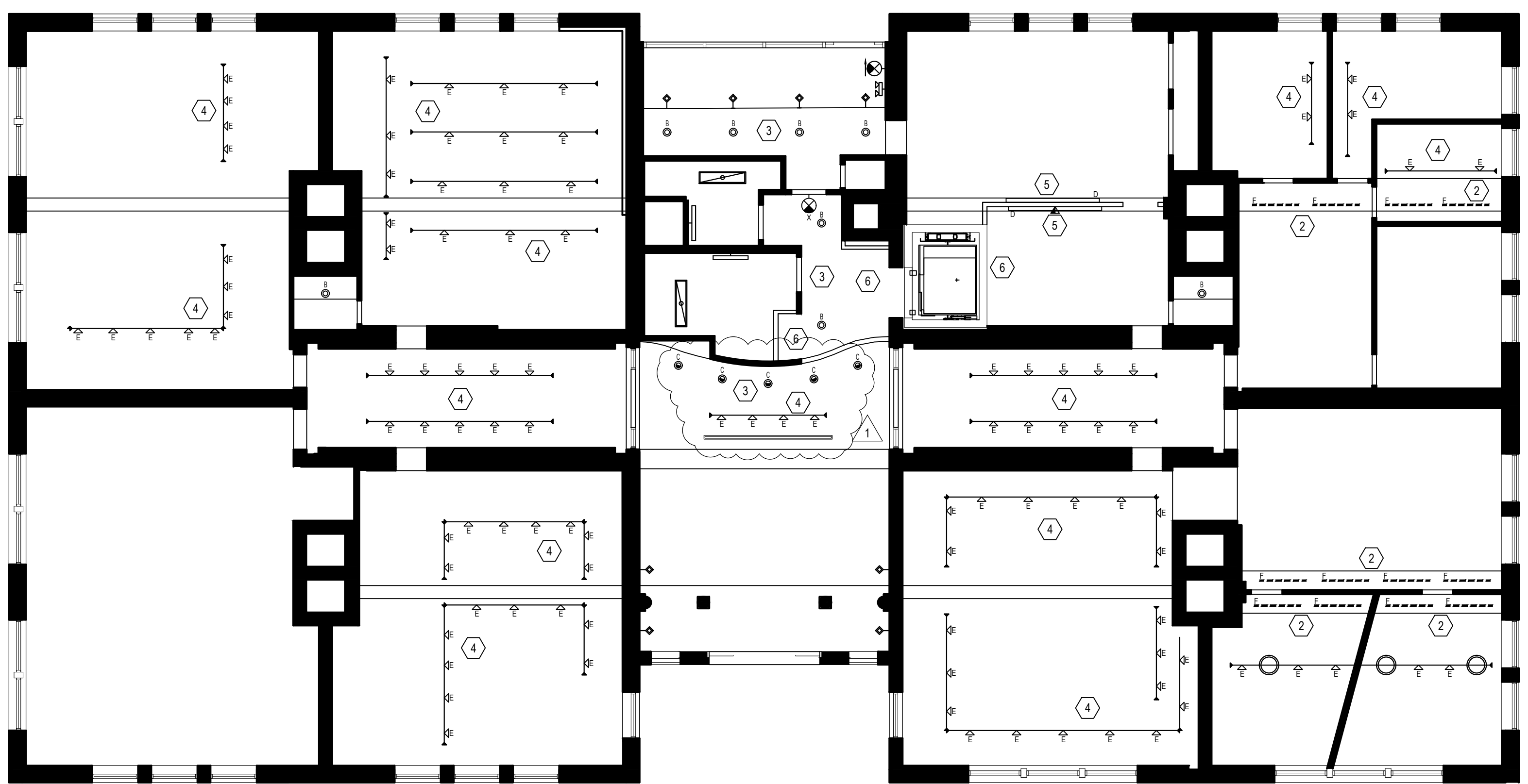
SHEET TITLE:
**ARCHITECTURAL
PLAN SECOND
FLOOR & ATTIC**

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.

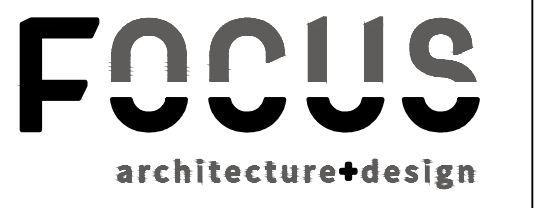
SYMBOLS LEGEND

- 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-L359-D101-NF SIZE: 6" NOTE: INSTALL AT ORIGINAL LOCATION OF REMOVED DOWNLIGHTS
C		MANUFACTURER: INTENSE MODEL: SD6WR PRODUCT NO.: SD6WR-L359-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



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



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

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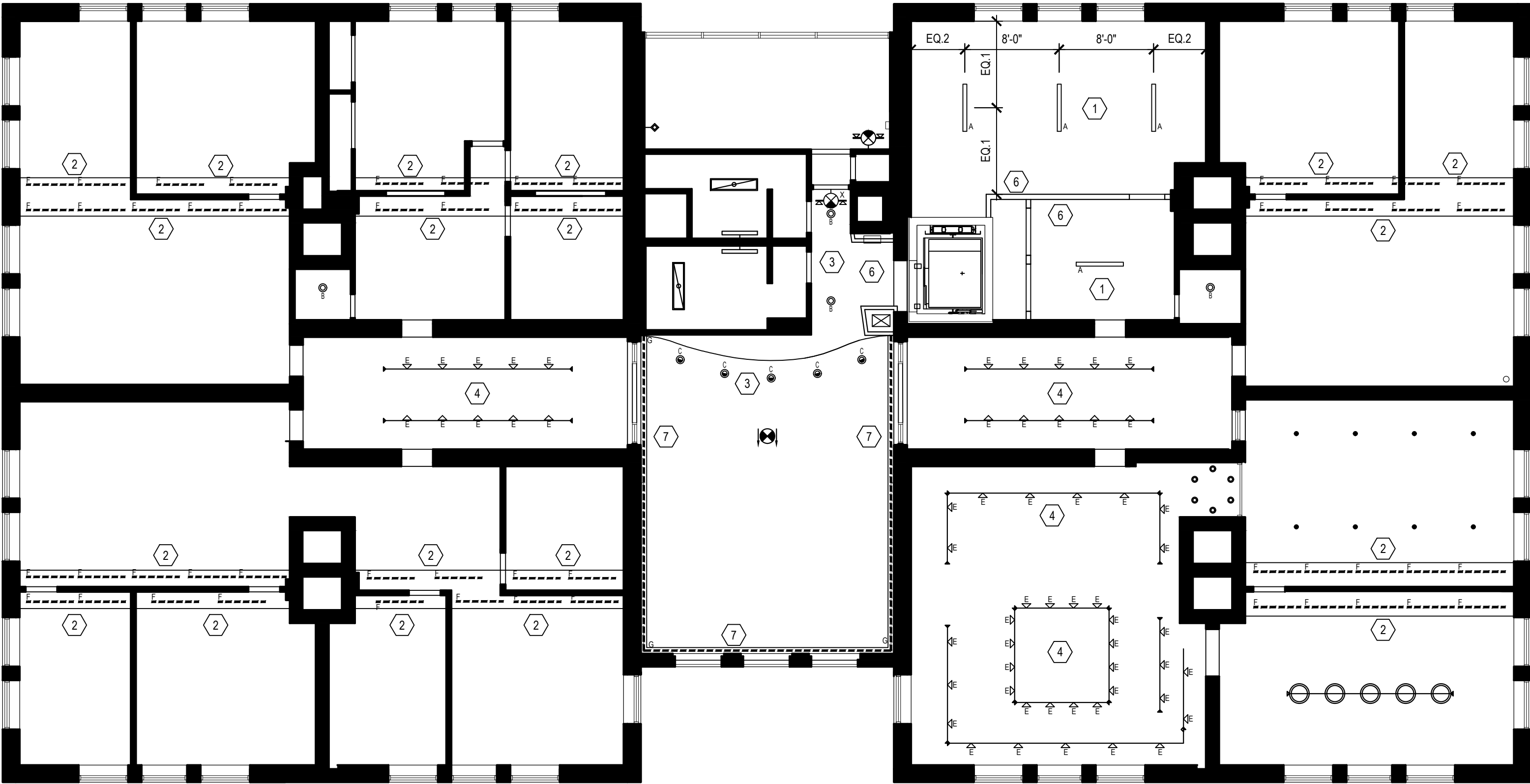
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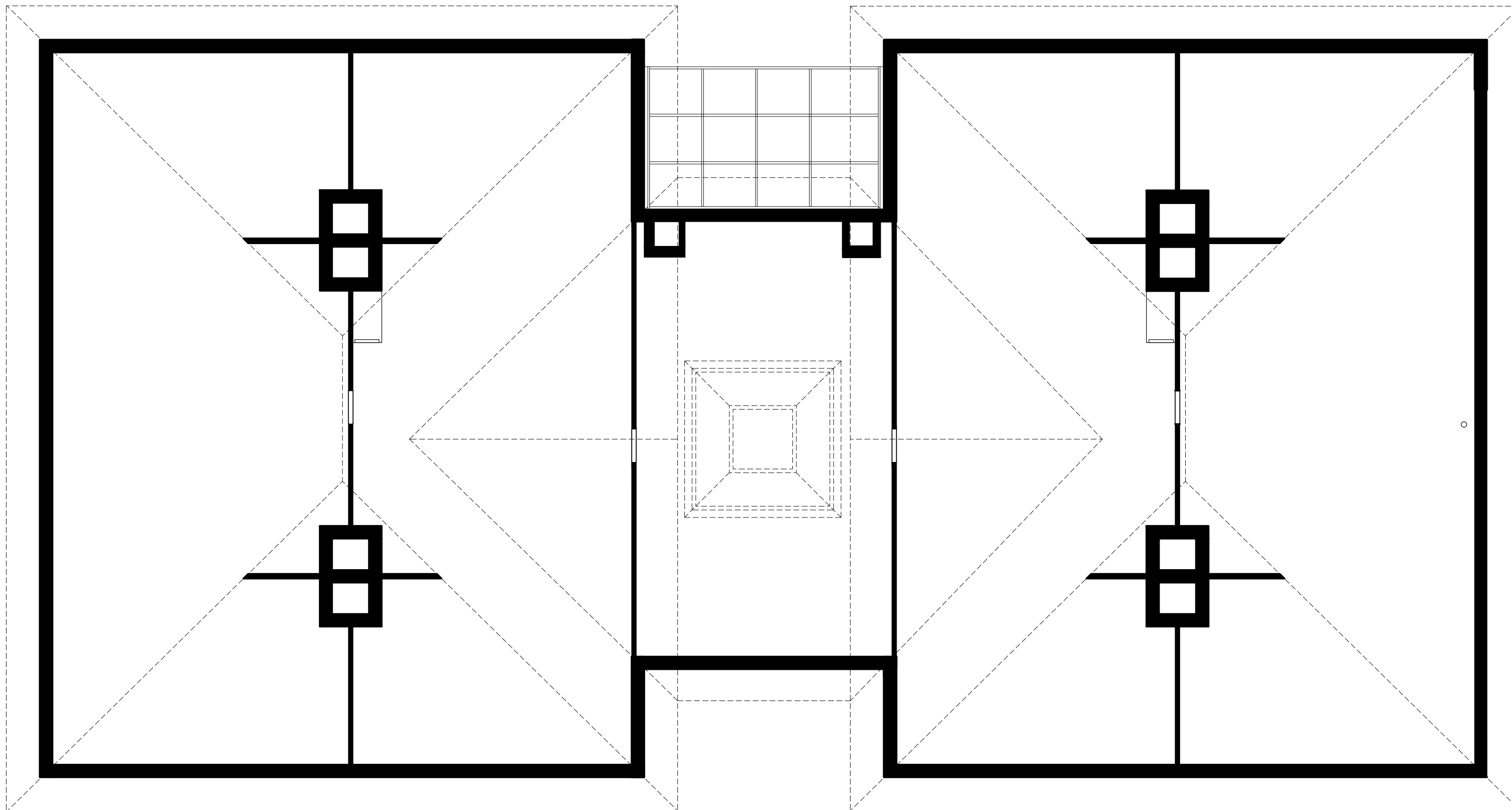
DESIGNED/DRAWN BY: JR/SM
REVIEWED/APPROVED BY: PE
PROJECT NO.: 24-152

SHEET TITLE:
CEILING PLAN
BASEMENT &
FIRST FLOOR

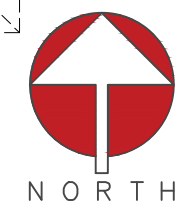
SHEET NUMBER:
A106



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: MODEL: PRODUCT NO.: SIZE: NOTE:	BIRCHWOOD LIGHTING KEL-LED-225 / SM KEL-LED-225-IB-SLO-40-4-MW-FW-120-D1-SM 48" -
A1		MANUFACTURER: MODEL: PRODUCT NO.: SIZE: NOTE:	CG7 DESIGN E904 E904-SKIT-LPA-LED50-CT35-UNV-WHT 47" -
B		MANUFACTURER: MODEL: PRODUCT NO.: SIZE: NOTE:	INTENSE SD6DR SD6DR4359-D101-NF 6" INSTALL AT ORIGINAL LOCATION OF REMOVED DOWNLIGHTS
C		MANUFACTURER: MODEL: PRODUCT NO.: SIZE: NOTE:	INTENSE SD6WR SD6WR4359-D101 6" INSTALL AT ORIGINAL LOCATION OF REMOVED WALL WASHERS
D		MANUFACTURER: MODEL: PRODUCT NO.: SIZE: NOTE:	INTERLUX WEDGE COVE INDOOR WG-WC-SM-S-86-M-935-D010-SDC-W 96" -
E		MANUFACTURER: MODEL: PRODUCT NO.: SIZE: NOTE:	SISTEMALUX STUDIO PROJECTOR LED 1770S1-B0-935-50-UNV-01-D10 SMALL -
F		MANUFACTURER: MODEL: PRODUCT NO.: SIZE: NOTE:	OMNILIGHT OCH-45 OCH-45-4-CL-AL 48" PROVIDE OMNILIGHT GEN2-30-SHO LED TAPE
G		MANUFACTURER: MODEL: PRODUCT NO.: SIZE: NOTE:	BEULUX REGRAZER RG-D1035-CB-BR-DTR-XX-W-RD VARIES -
X		MANUFACTURER: MODEL: PRODUCT NO.: SIZE: NOTE:	LITHONIA EDG EXIT SIGN EDG 1 R - RED LETTERS ON CLEAR
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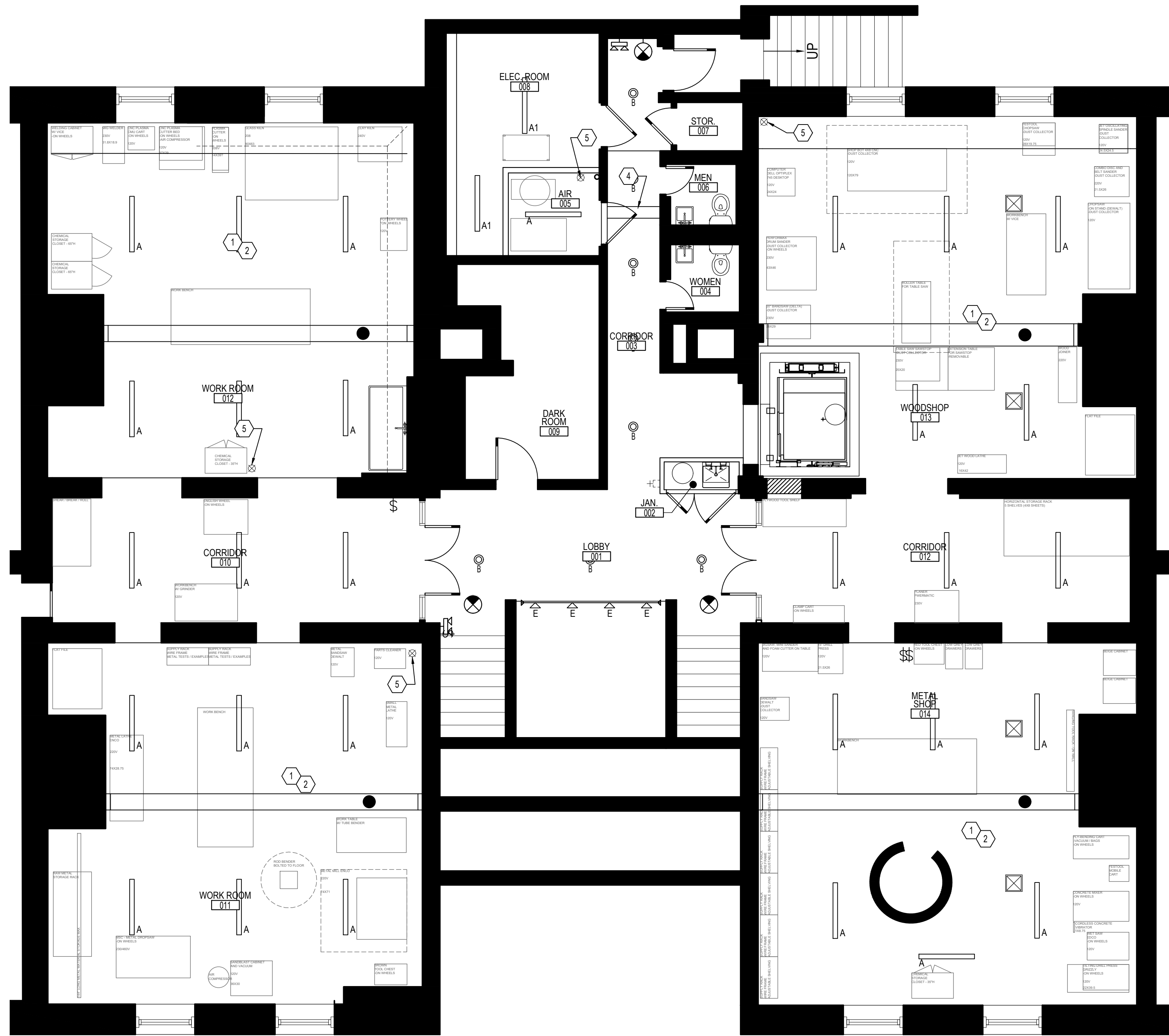
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ISSUED: DATE:
DESIGN INTENT DRAWINGS: 03.28.2025
PERMIT & BID: 07.18.2025

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

- 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.
- PROVIDE AND INSTALL SURFACE MOUNTED ELECTRICAL DEVICES AS SHOWN, TYPICAL THROUGHOUT BASEMENT LEVEL. COORDINATE WITH ENGINEER'S DRAWINGS FOR ADDITIONAL INFORMATION.
- 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).
- 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

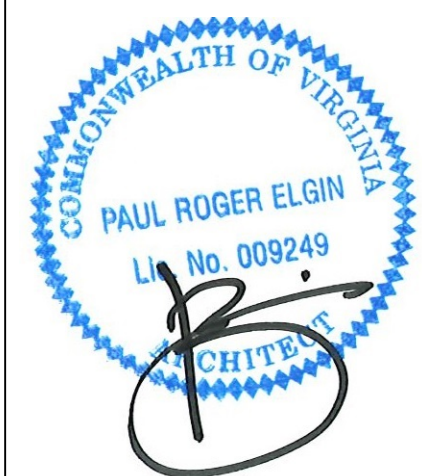
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COLUMBIA, MD 21045
(T): 202-674-4481

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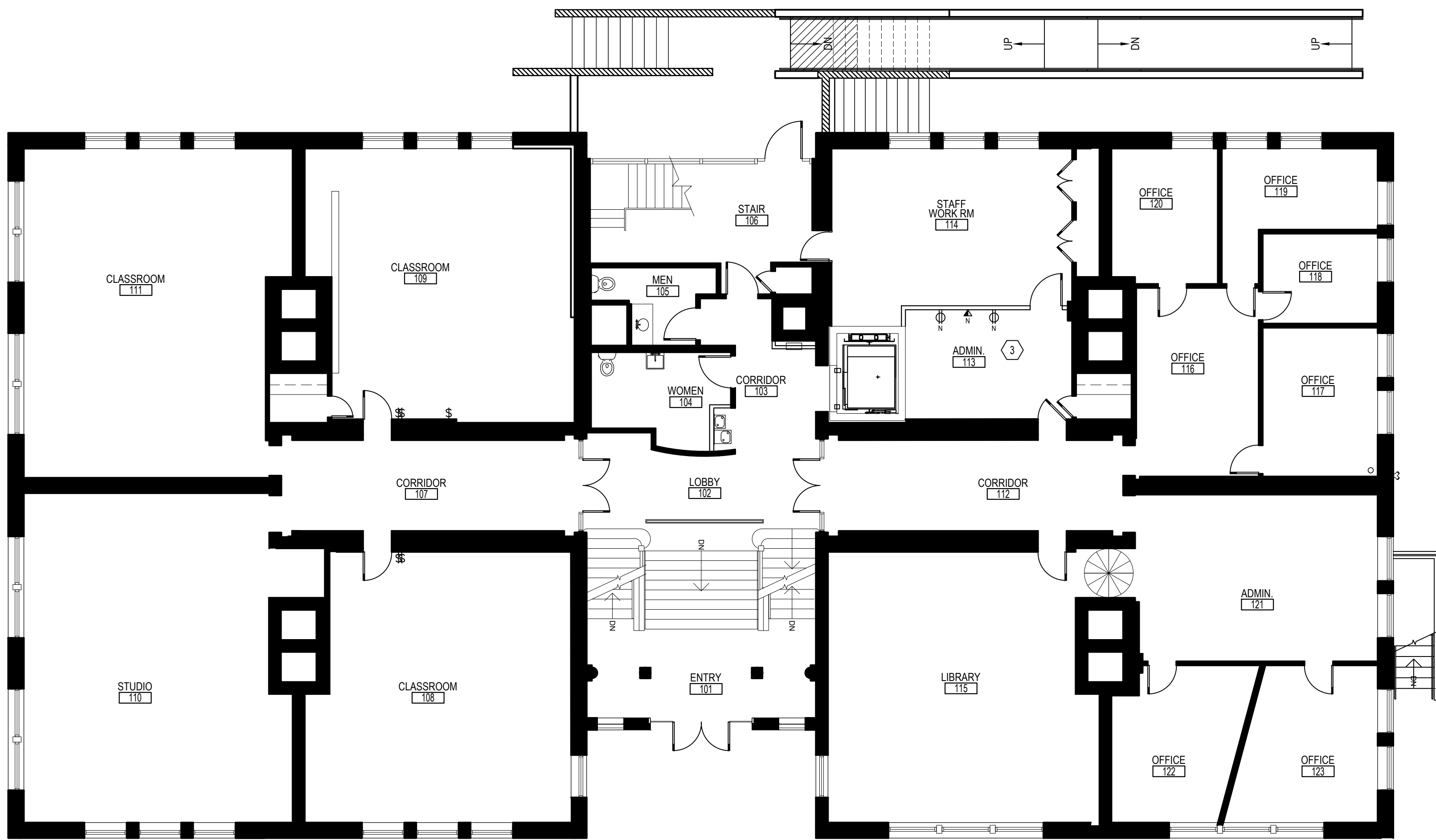
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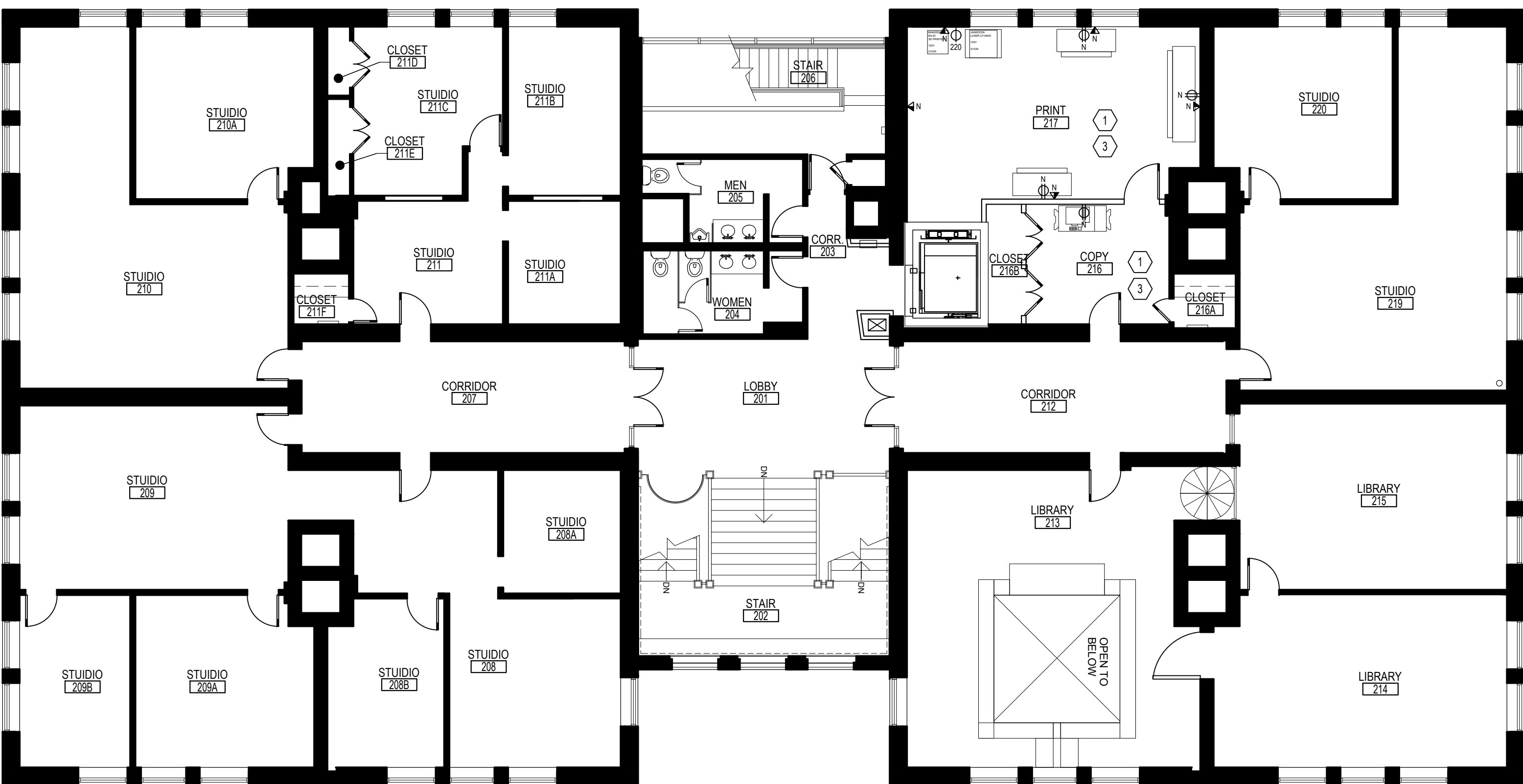
DESIGNED/DRAWN BY:	JR/SM
REVIEWED/APPROVED BY:	PE
PROJECT NO:	24-152

SHEET TITLE:
**EQUIPMENT PLAN
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 QUADPLEX 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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COLUMBIA, MD 21045
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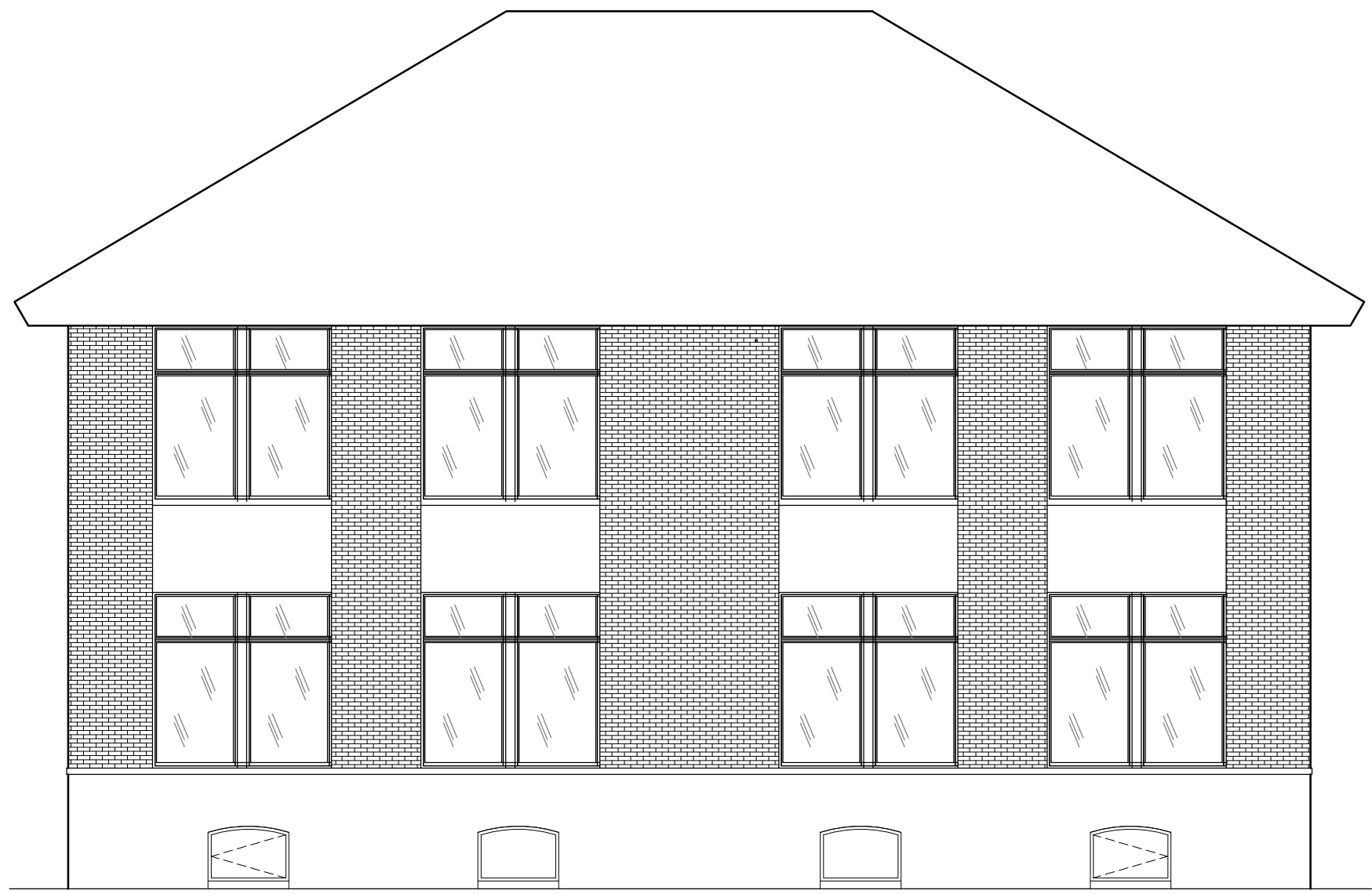
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PROJECT NO:	24-152

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

SHEET NUMBER:

A109



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

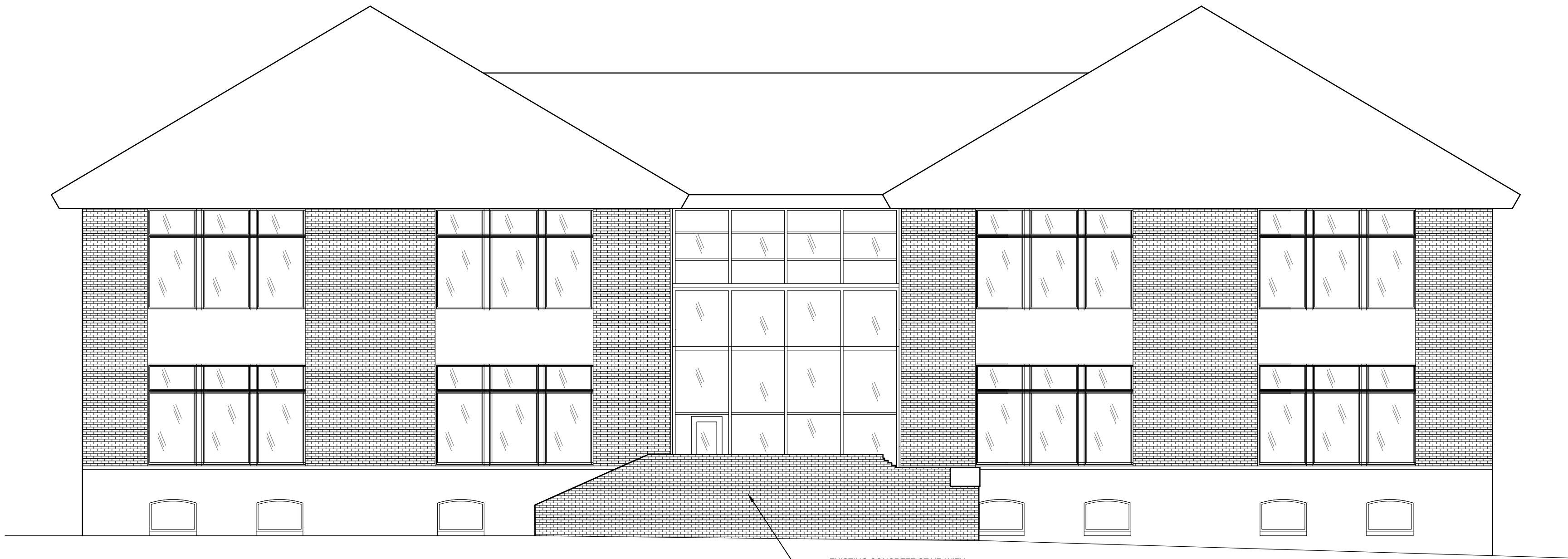
NOTE: REFER TO SHEET A203 & A204 FOR NEW STAIR DETAILS AND SECTIONS



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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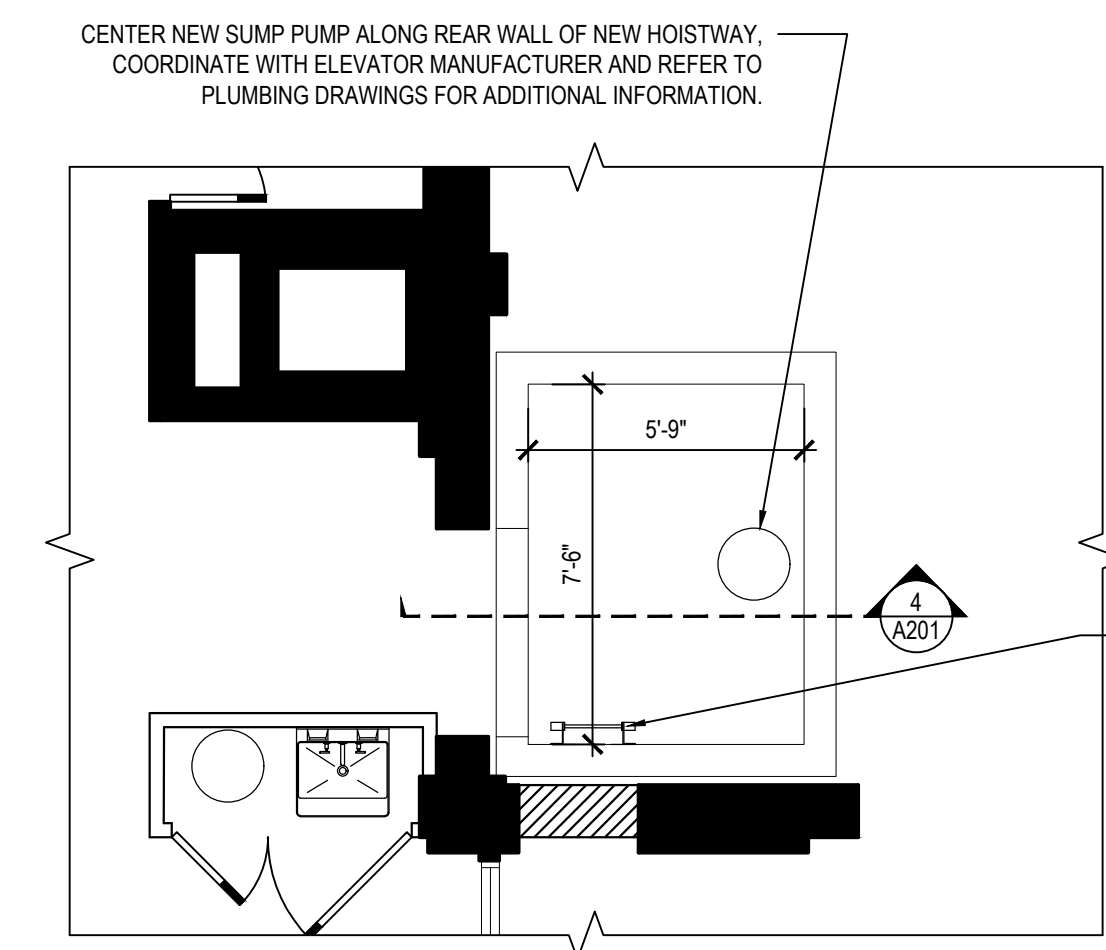
EXTERIOR
ELEVATIONS

SHEET NUMBER:

A200



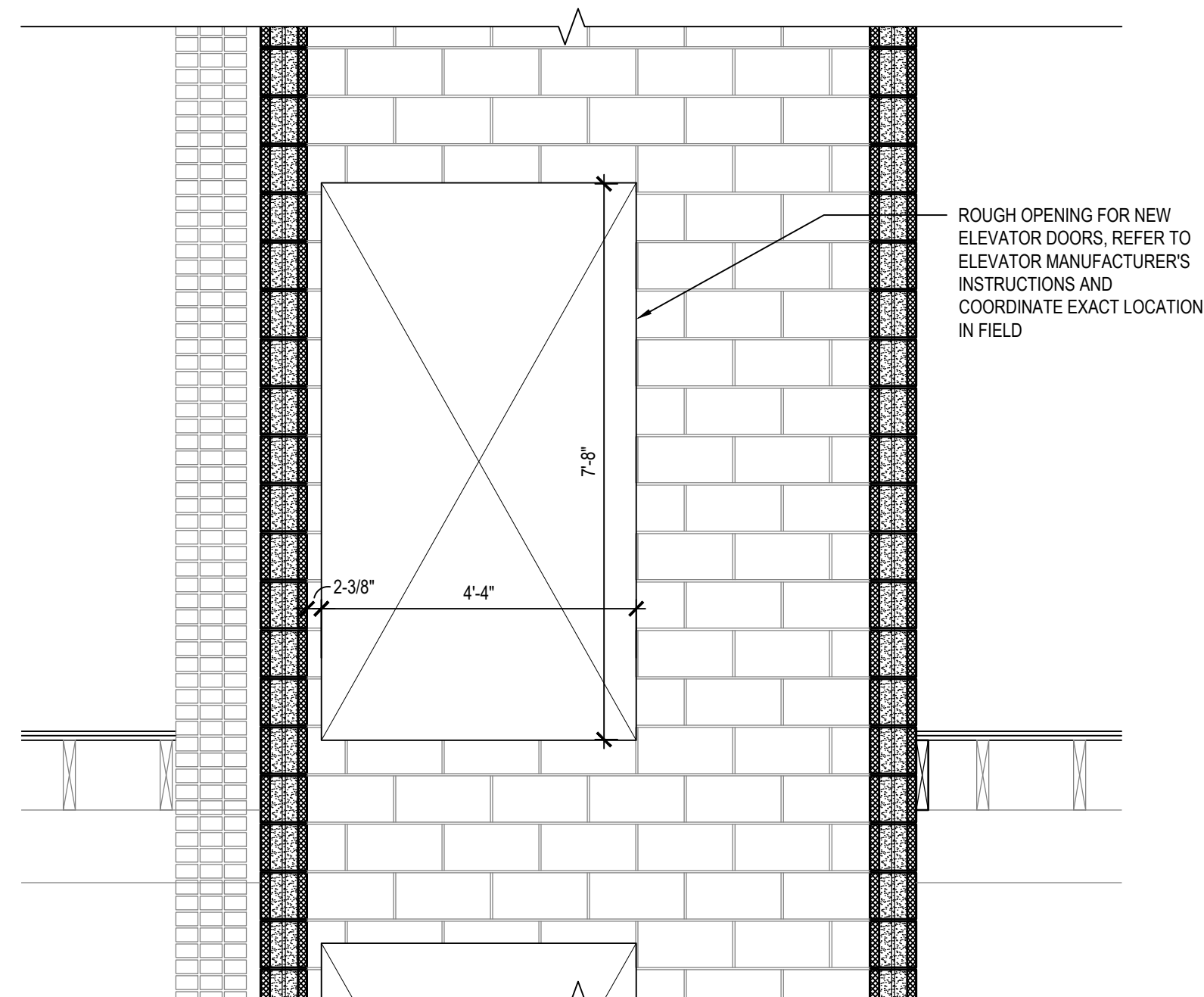
1 BUILDING SECTION
A201 SCALE: 3/16" = 1'-0"



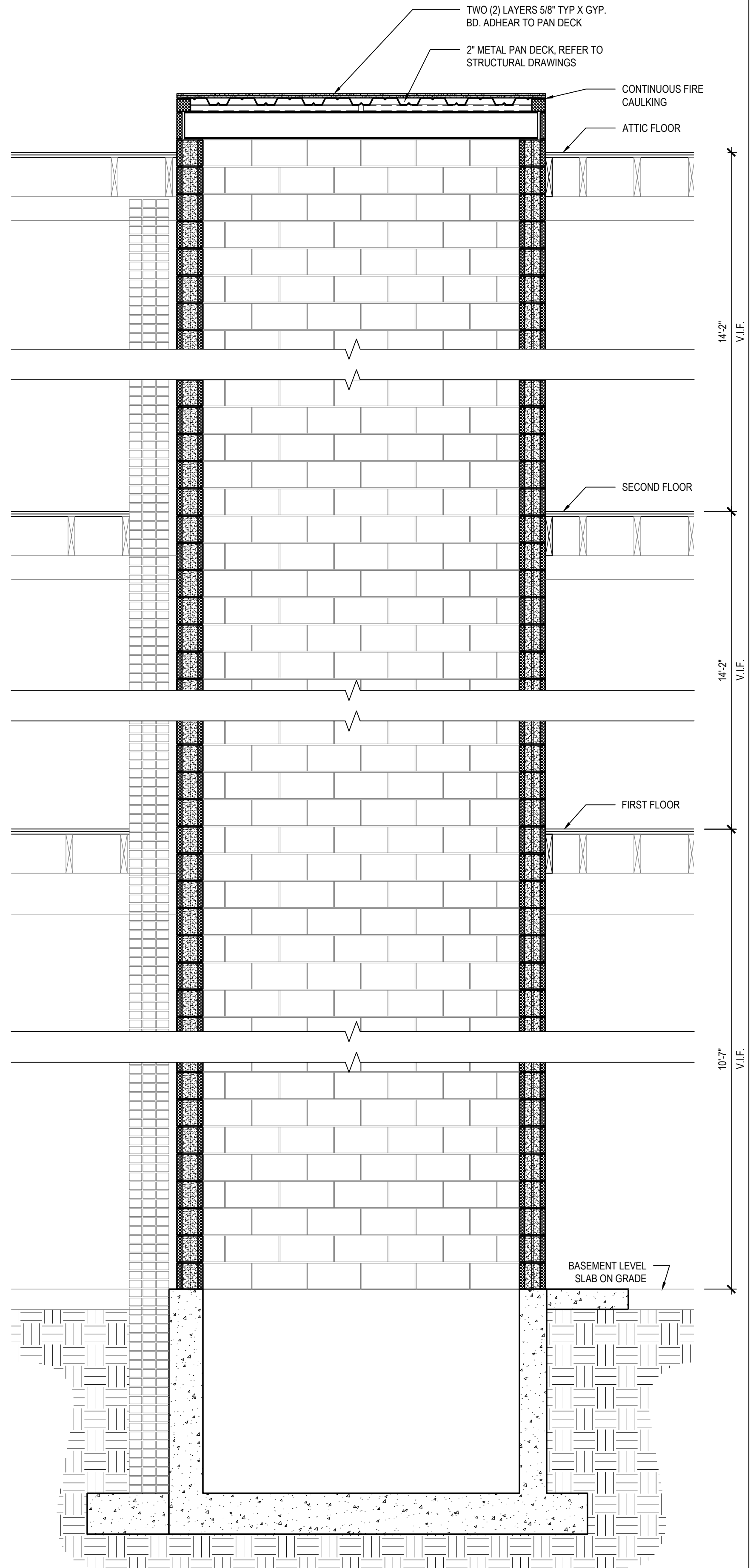
2 DETAIL PLAN AT ELEVATOR PIT
A201 SCALE: 1/4" = 1'-0"

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	

PROVIDE AND INSTALL NEW ONE
PIECE PIT LADDER (QUALITY
ELEVATOR PRODUCTS MODEL
PL8-8, OR EQUAL).



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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(T): 703-527-2280

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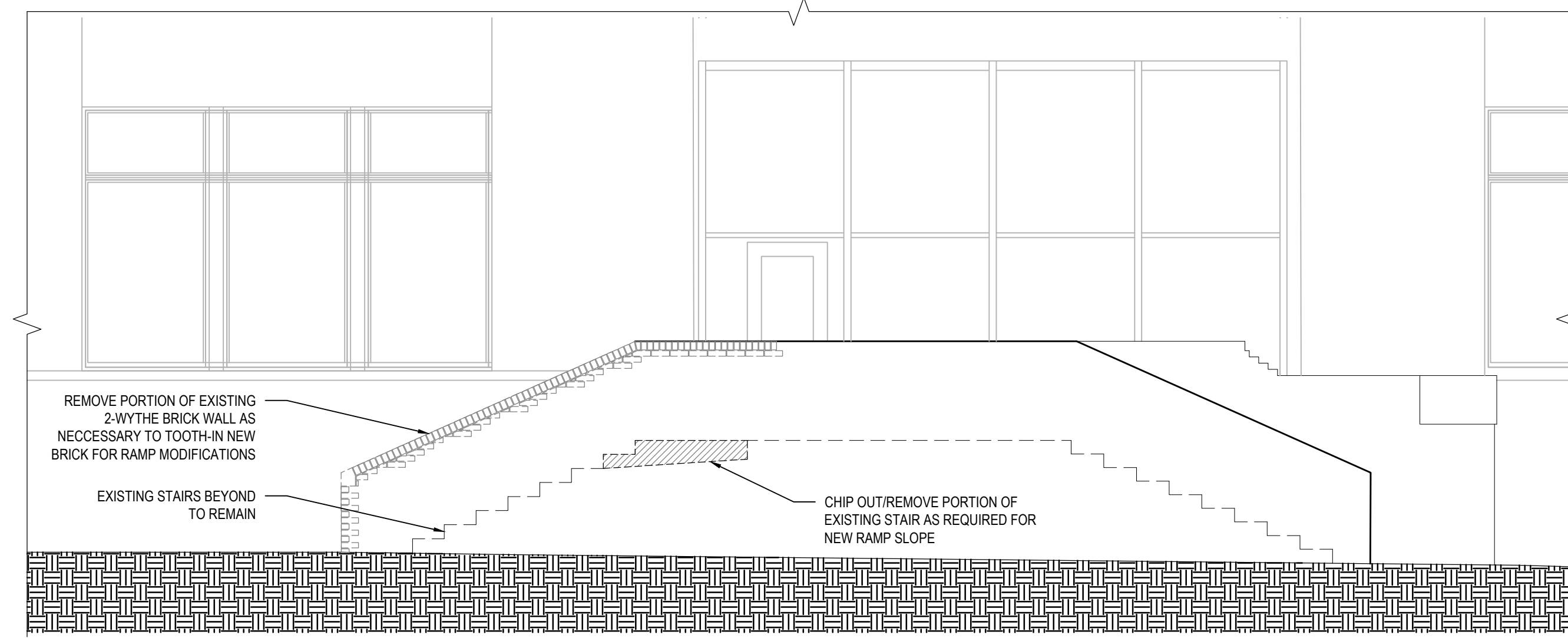
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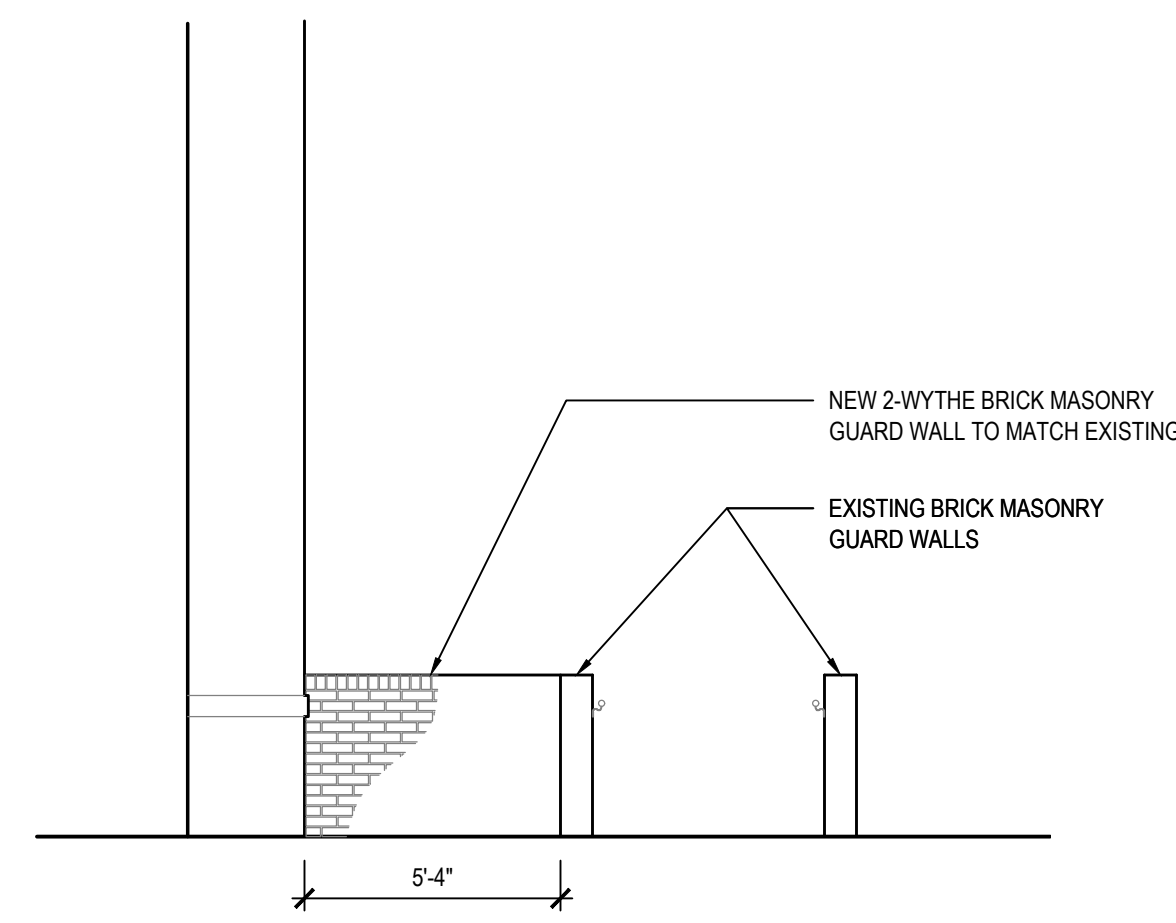
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SHEET TITLE:
**SECTIONS
& DETAILS**

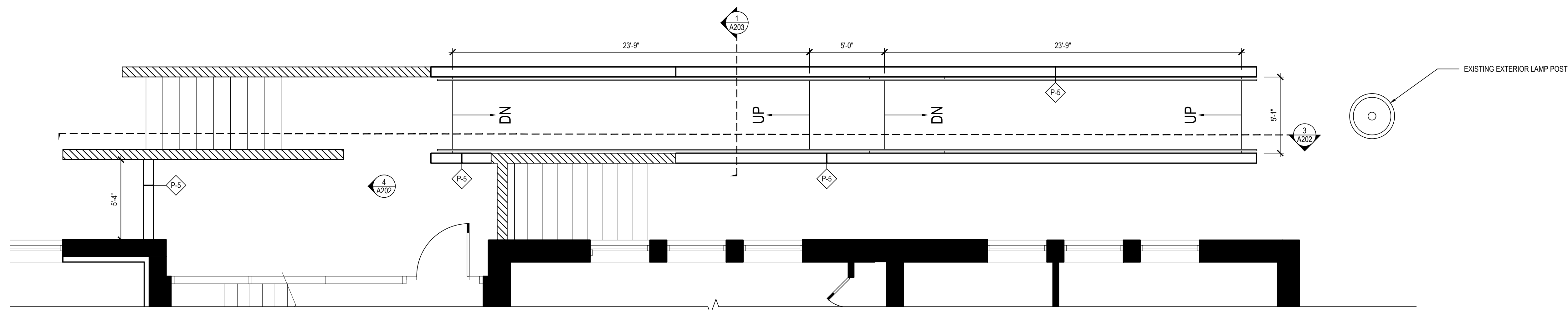
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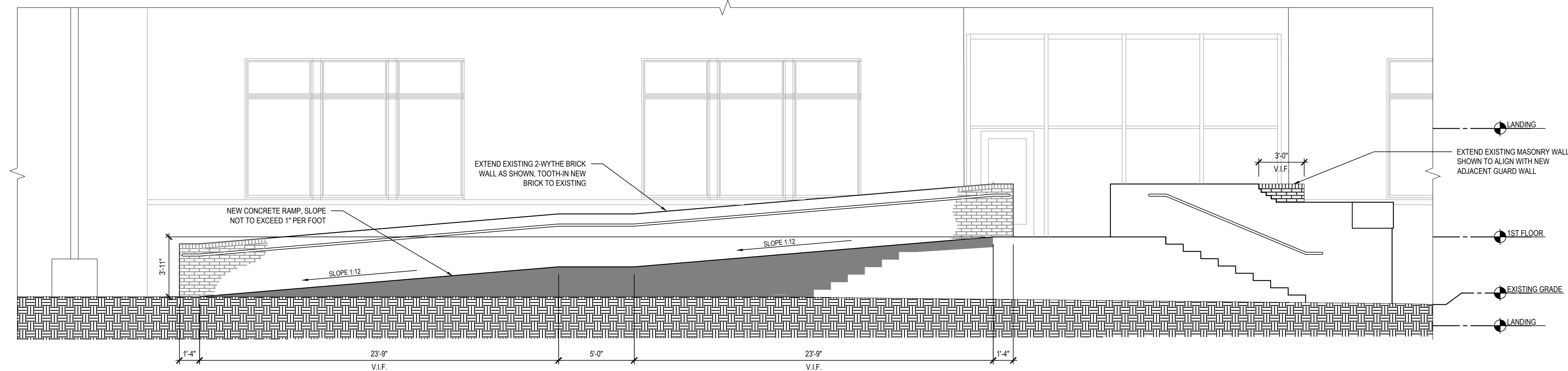
1 SECTION AT EXTERIOR STAIR DEMOLITION
A202 SCALE: 1/4" = 1'-0"



4 WEST ELEV. AT GUARD WALL
A202 SCALE: #####



2 DETAIL PLAN AT EXTERIOR RAMP
A202 SCALE: 1/4" = 1'-0"



3 SECTION AT EXTERIOR RAMP
A202 SCALE: 1/4" = 1'-0"

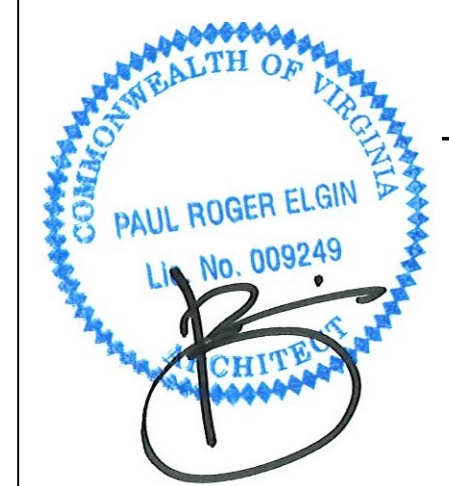
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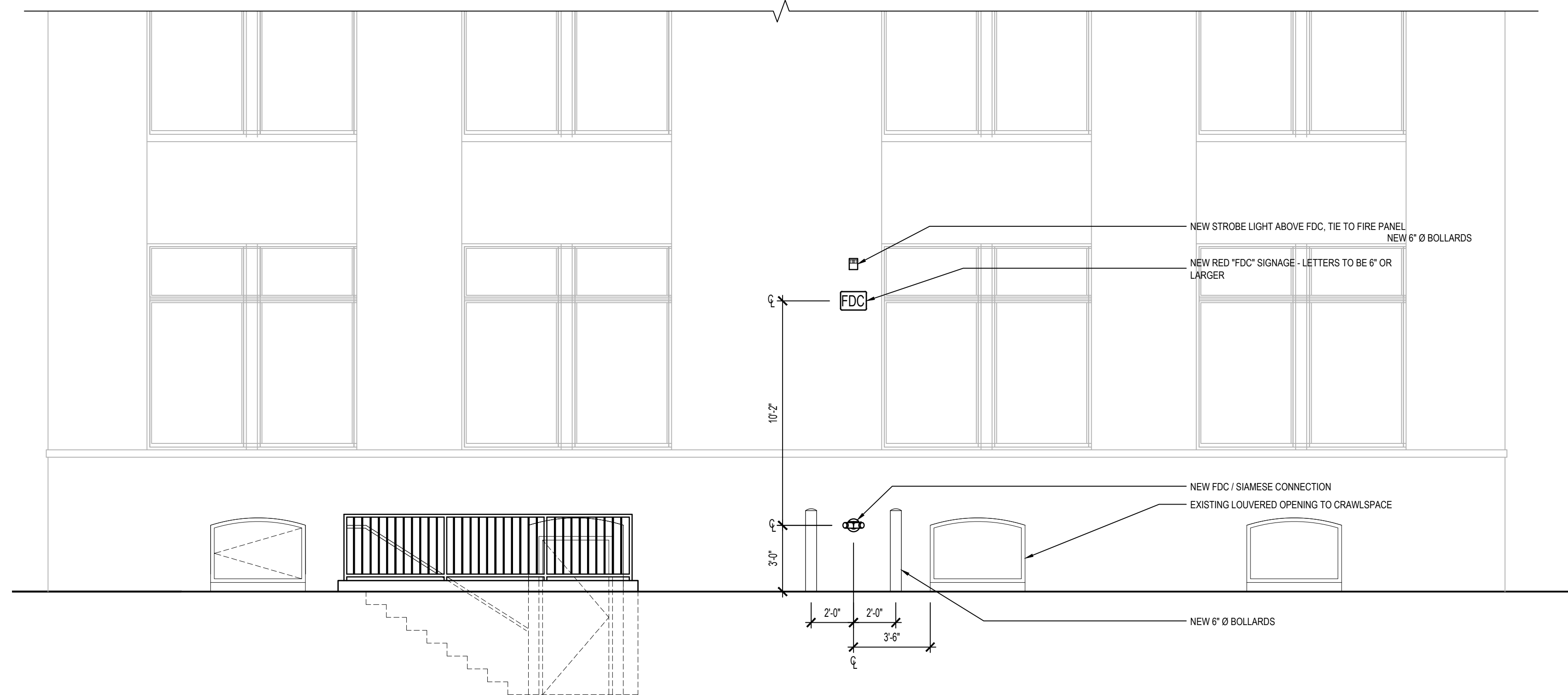
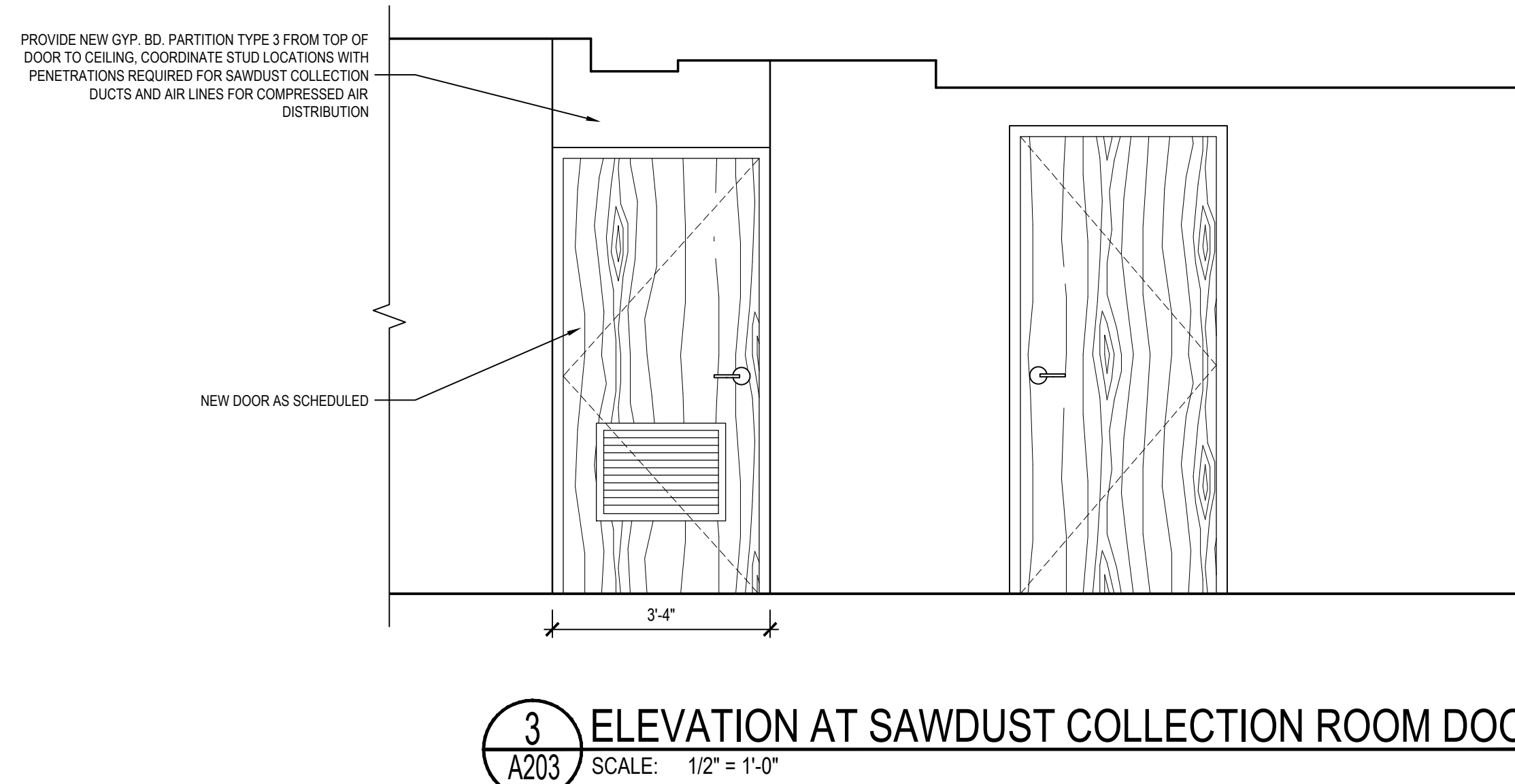
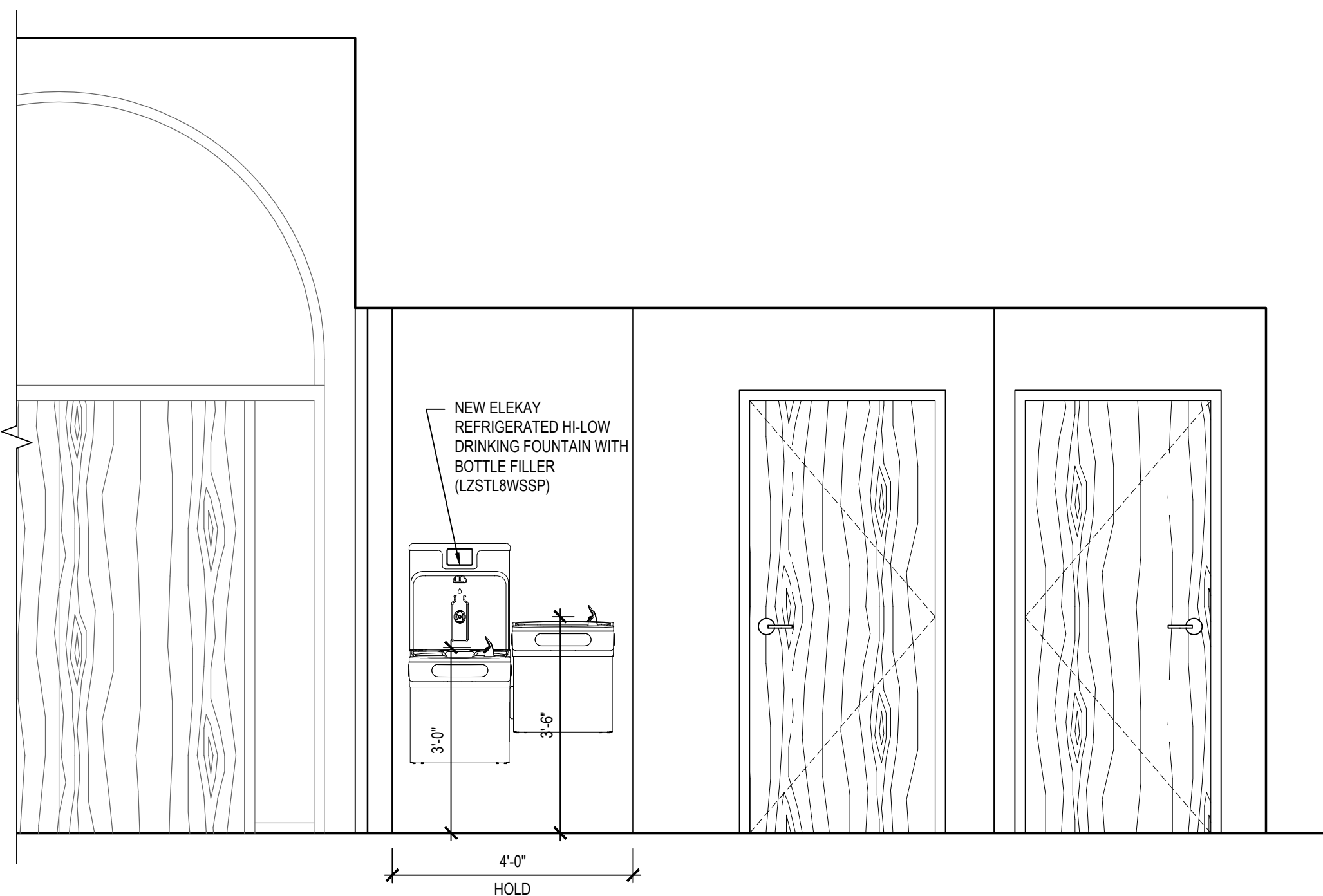
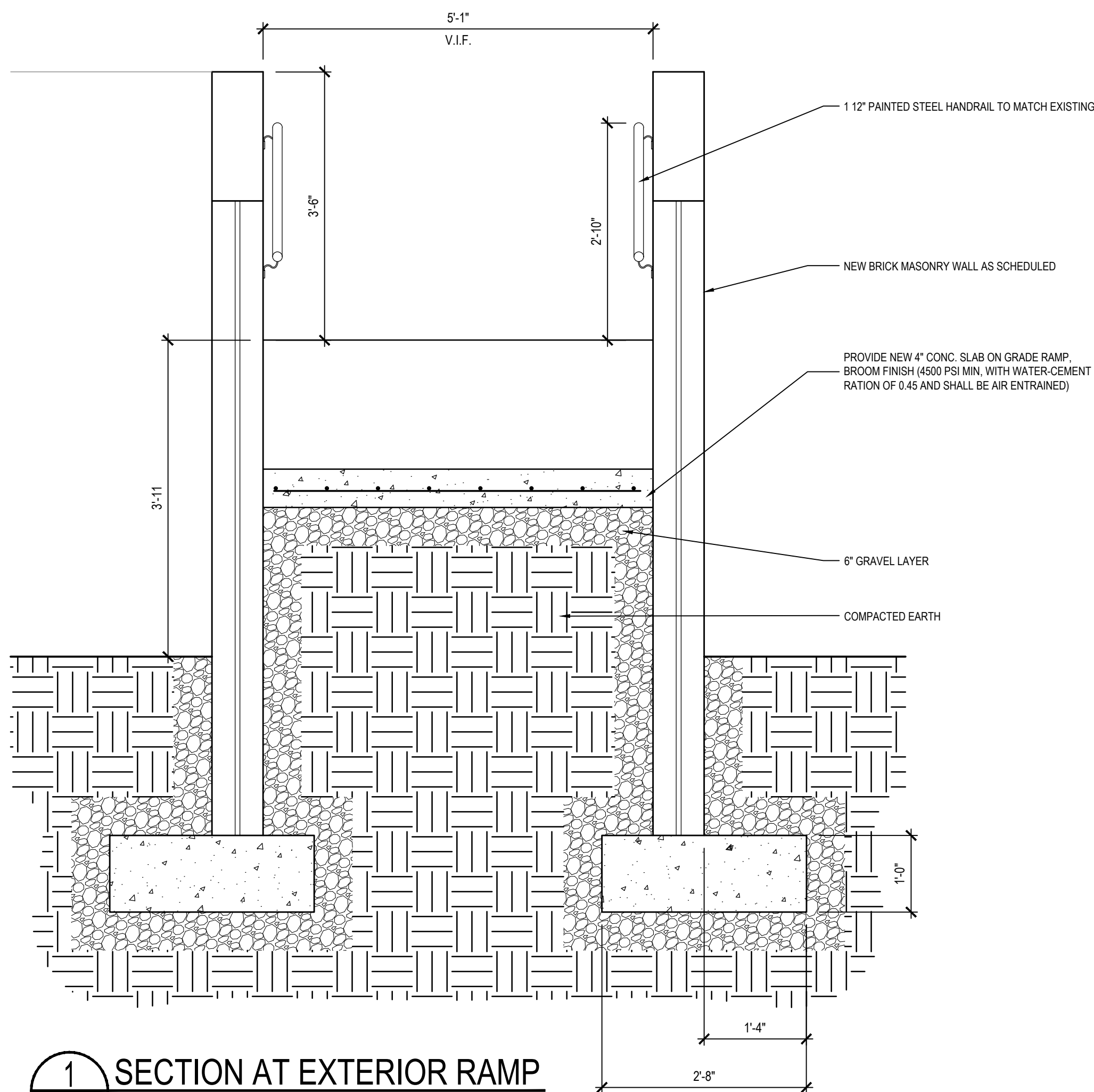
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SHEET TITLE:
**EXTERIOR RAMP
ELEVATIONS**

SHEET NUMBER:
A202



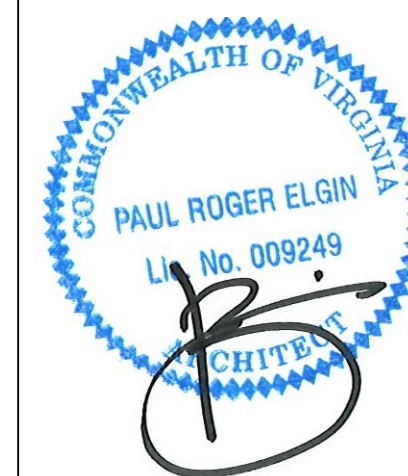
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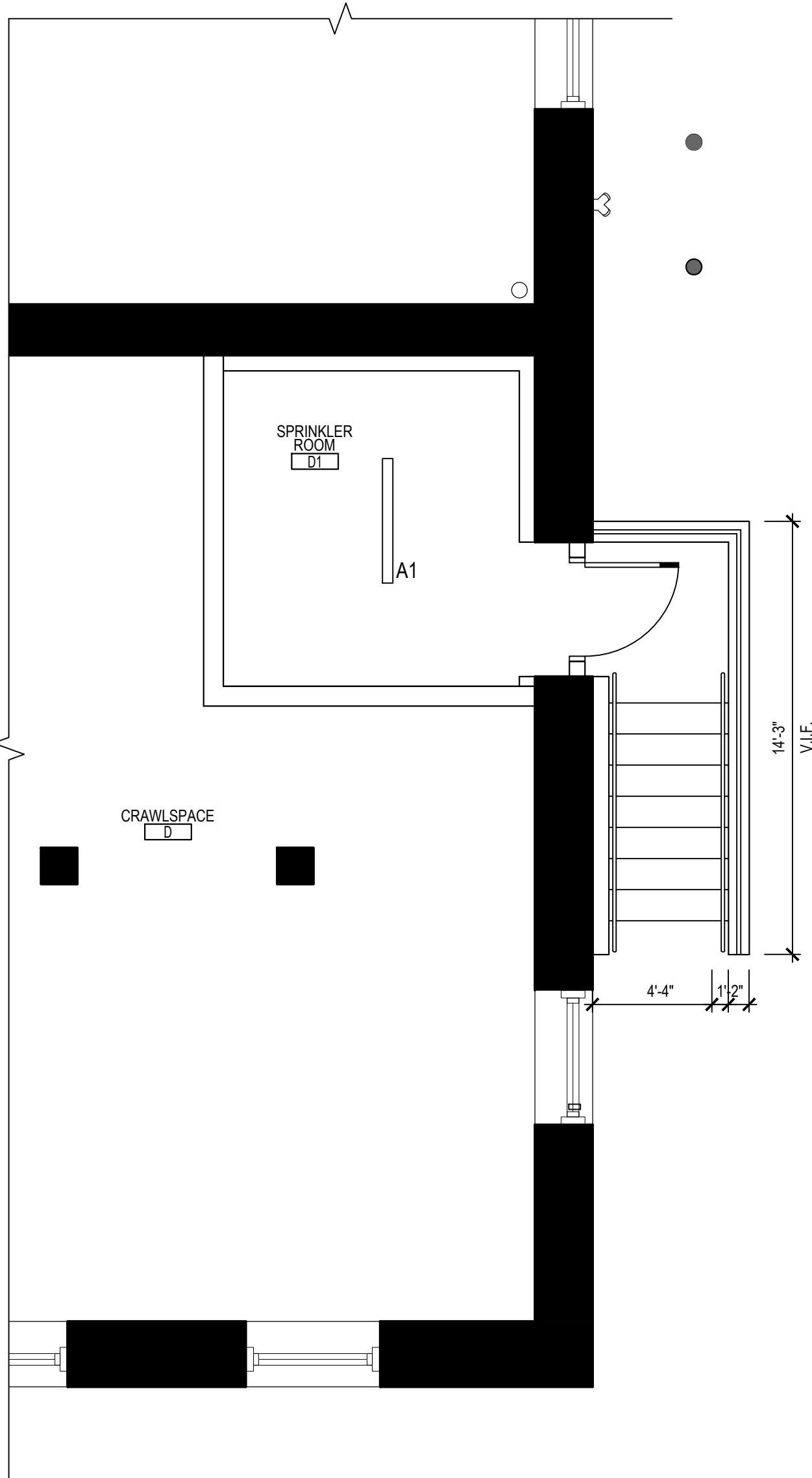
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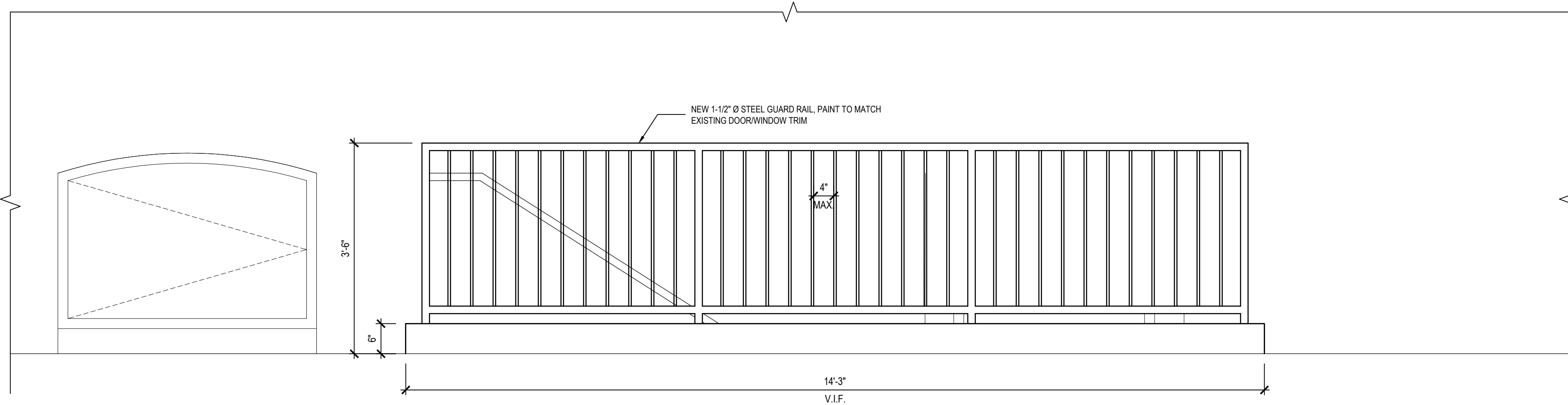
**ELEVATIONS
& DETAILS**

SHEET NUMBER:

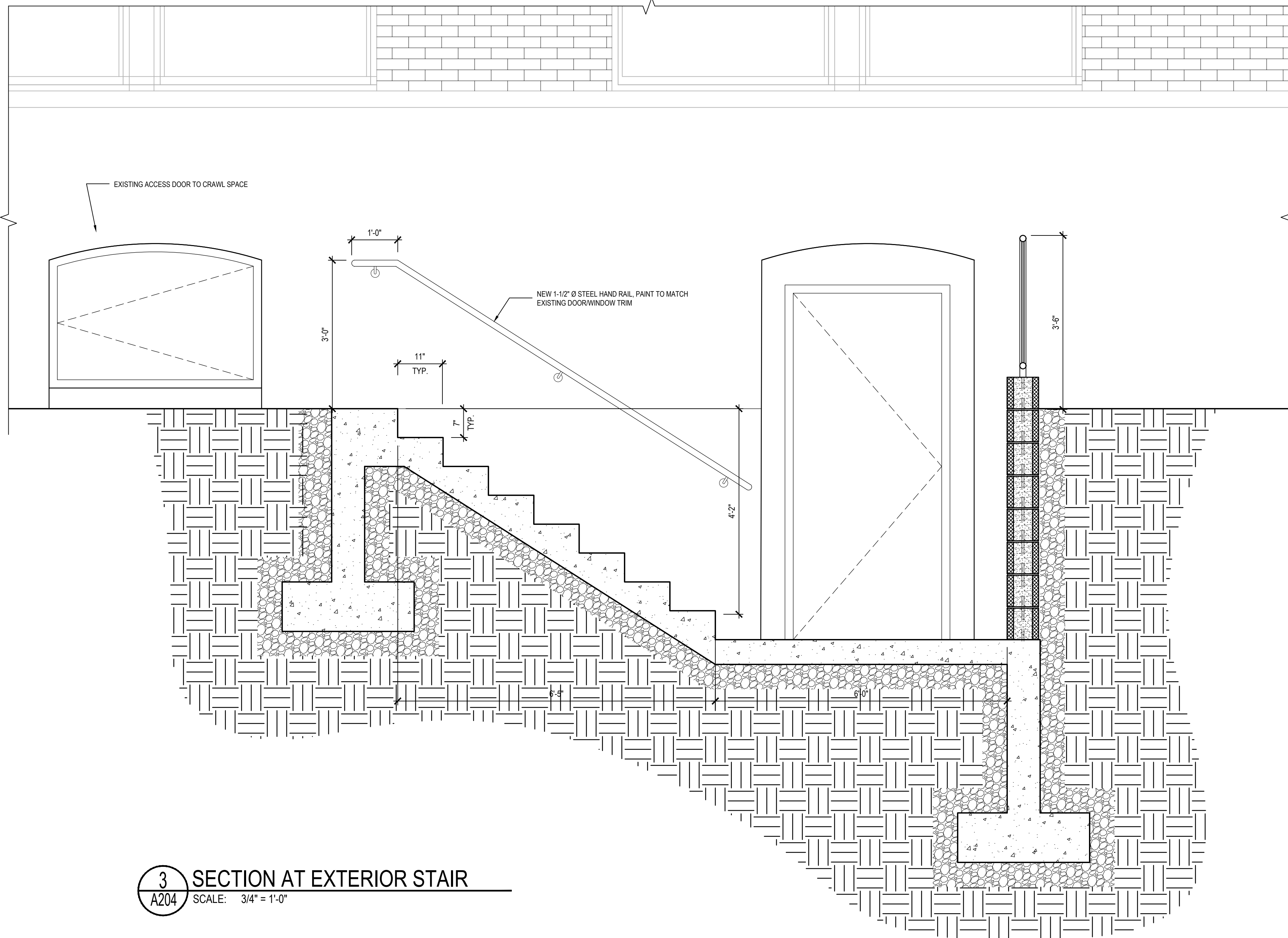
A203



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"

<div>5</div> <div>DEMOLITION GENERAL NOTES</div> <div> <p>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.</p> <p>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.</p> <p>3. THE CONTRACTOR SHALL REMOVE ALL ITEMS SHOWN AS DASHED LINES ON THE DEMOLITION PLAN(S) UNLESS OTHERWISE NOTED.</p> <p>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.</p> <p>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 CONTRACTOR'S BID.</p> <p>6. THE CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH THE SUBCONTRACTORS TO BE AFFECTED BY THE WORK.</p> <p>7. THE CONTRACTOR SHALL BRACE ALL ELEMENTS DURING DEMOLITION AND NEW CONSTRUCTION WHERE REQUIRED. THE CONTRACTOR SHALL RESTRUCTURE AND REFRAME ALL COMPONENTS DISTURBED DURING DEMOLITION AND NEW CONSTRUCTION IN ACCORDANCE WITH APPLICABLE CODES.</p> <p>8. EXTENT OF WORK IS TO BE ASCERTAINED BY CONTRACTOR AT SITE VISIT AND SHALL BE SUFFICIENT TO ACCOMMODATE THE DEMOLITION SCOPE AS SHOWN.</p> <p>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.</p> <p>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 CONTRACTOR'S BID.</p> <p>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.</p> <p>12. THE CONTRACTOR SHALL EXPOSE FRAMING PRIOR TO ANY DEMOLITION. DO NOT ENDANGER ANY EXISTING STRUCTURAL SYSTEM.</p> <p>13. THE CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY STRUCTURAL IMPLICATIONS OF SCHEDULED DEMOLITION.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>WALLS</p> <p>1. THE CONTRACTOR SHALL REMOVE ALL INTERIOR PARTITIONS INCLUDED UNDER DEMOLITION WORK AND AS NECESSARY TO ACCOMPLISH THE TOTAL SCOPE OF WORK.</p> <p>2. THE CONTRACTOR SHALL REMOVE ALL EXISTING DOORS, FRAMES AND HARDWARE INCLUDED UNDER THE DEMOLITION WORK AND STORE IN A SAFE PLACE.</p> <p>3. THE CONTRACTOR SHALL COORDINATE WITH THE CONSTRUCTION DRAWINGS FOR PARTITIONS TO REMAIN.</p> <p>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.</p> <p>FLOORS</p> <p>1. THE CONTRACTOR SHALL REMOVE EXISTING FLOOR FINISHES INCLUDED UNDER DEMOLITION WORK AND AS NECESSARY TO ACCOMPLISH THE TOTAL SCOPE OF WORK.</p> <p>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 CONSTRUCTION DOCUMENTS.</p> <p>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.</p> <p>CEILING</p> <p>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.</p> <p>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.</p> <p>3. THE CONTRACTOR SHALL REMOVE ANY ABANDONED EQUIPMENT, SERVICES, CABLING, ETC., ABOVE THE CEILING. NOTHING SHALL BE ABANDONED IN PLACE IN THE CEILING PLENUM.</p> <p>MECHANICAL</p> <p>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.</p> <p>ELECTRICAL</p> <p>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.</p> <p>2. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL DRAWING FOR EXTENT OF RENOVATION WORK.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>MISCELLANEOUS ITEMS</p> <p>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.</p> </div>	<div>4</div> <div>GENERAL PROJECT NOTES</div> <div> <p>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.</p> <p>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 BID IS RECEIVED.</p> <p>3. ALL WORK SHALL CONFORM TO ALL APPLICABLE BUILDING CODES AND ORDINANCES OF CITY OF ALEXANDRIA AND THE STATE OF VIRGINIA, CABO ANSI A117.1-2017, AND VCC 2021. THE RULES AND REGULATIONS OF OSHA SHALL BE ADHERED TO FOR THIS PROJECT.</p> <p>4. WORK SHALL INCLUDE ALL LABOR, ASSEMBLIES, AND FINISH WORK INCLUDING ALL PARTS AND MATERIALS NECESSARY TO PROVIDE FOR A COMPLETE INSTALLATION.</p> <p>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.</p> <p>6. THE CONTRACTOR SHALL VERIFY THAT DRAWINGS ARE THE LATEST ISSUE PRIOR TO COMMENCING CONSTRUCTION.</p> <p>7. DO NOT SCALE DRAWINGS. CLARIFICATION OR INFORMATION REQUIRED BY THE CONTRACTOR SHALL BE FURNISHED, UPON WRITTEN REQUEST, BY THE OWNER.</p> <p>8. DIMENSIONS ARE FROM FINISHED FACE TO FINISHED FACE UNLESS NOTED OTHERWISE.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>12. CONTRACTOR SHALL VERIFY EXTENT OF ENGINEERING DRAWINGS WITH ARCHITECT PRIOR TO CONSTRUCTION / BIDDING.</p> <p>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.</p> <p>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.</p> <p>15. WOOD MATERIALS SHALL MEET ALL APPLICABLE CODES. THEY SHALL BE FIRE RETARDANT TREATED IN ACCORDANCE WITH LOCAL BUILDING CODES.</p> <p>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 FURRING AROUND DUCTWORK, PIPING, ETC. WITH MATERIAL TO MATCH SURROUNDING FINISHES. COORDINATE ATYPICAL SITE CONDITIONS WITH ARCHITECT PRIOR TO ENCLOSULATION.</p> <p>17. CONSULT ELECTRICAL, MECHANICAL, AND PLUMBING DRAWINGS FOR LOCATION OF OPENINGS OR RECESSES FOR PANELS, FIXTURES, LOUVERS, DUCTS, ETC. PROVIDE SUCH PANELS AS REQUIRED.</p> <p>18. ALL DUCT PENETRATIONS THROUGH WALLS, RATED OR OTHERWISE, SHALL BE FULLY FRAMED AND SEALED AT PERIMETER.</p> <p>19. ALL OPENINGS PENETRATING ROOF SHALL BE THOROUGHLY FLASHED AND SEALED TO ENSURE WATERPROOF SEAL.</p> <p>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.</p> <p>21. THE CONTRACTOR SHALL NOT PROCEED WITH WORK FOR WHICH HE EXPECTS ADDITIONAL CONSULTATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>25. WORK AND/OR CONSTRUCTION OPERATIONS SHALL NOT UNDERMINE THE STRUCTURAL INTEGRITY OF THE BUILDING.</p> <p>26. WORK AREAS SHALL REMAIN SECURE AND LOCKABLE DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE, WHERE NECESSARY, TEMPORARY LOCKABLE ACCESS TO PROVIDE THE OWNER & TENANT'S CONSTANT ACCESS TO SPACES NOT UNDER CONSTRUCTION. CONTRACTOR SHALL PROVIDE KEYS FOR TEMPORARY DOORS.</p> <p>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.</p> <p>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 ARCHIT</p></div>
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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 (OF): 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 MUST 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. 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.
H. 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.
I. 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.
J. 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.
K. 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.
L. 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 (T): 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 Lic. No. 009249 ARCHITECT 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 || 5 | 4 | 3 | 2 | 1 | |

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
 CI = CURB INLET
 CO = CLEAN OUT
 CONC = CONCRETE
 C&G = CURB & GUTTER
 CVR = COVER
 DB = DEED BOOK
 DHF = DRILL HOLE POUND
 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
 HDCP = HANDICAP
 HDPE = HIGH DENSITY POLYETHYLENE
 HP = HIGH POINT
 HPS = HIGH PRESSURE SODIUM
 IFS = 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
 MPH = 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
 TM = 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
 WW = WATER VALVE
 WWV = 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 UNEXPECTED 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 street map of the downtown area of St. John's, showing the location of the 'SITE' at the intersection of North Henry Street and Prince Street. The map includes labels for King Street, North Patrick Street, Alfred Street, North Henry Street, Prince Street, and Fayette Street. A north arrow is located in the upper right corner.

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.

3. 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.

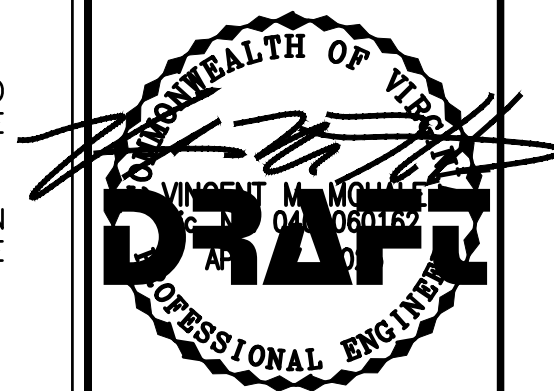
EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

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]

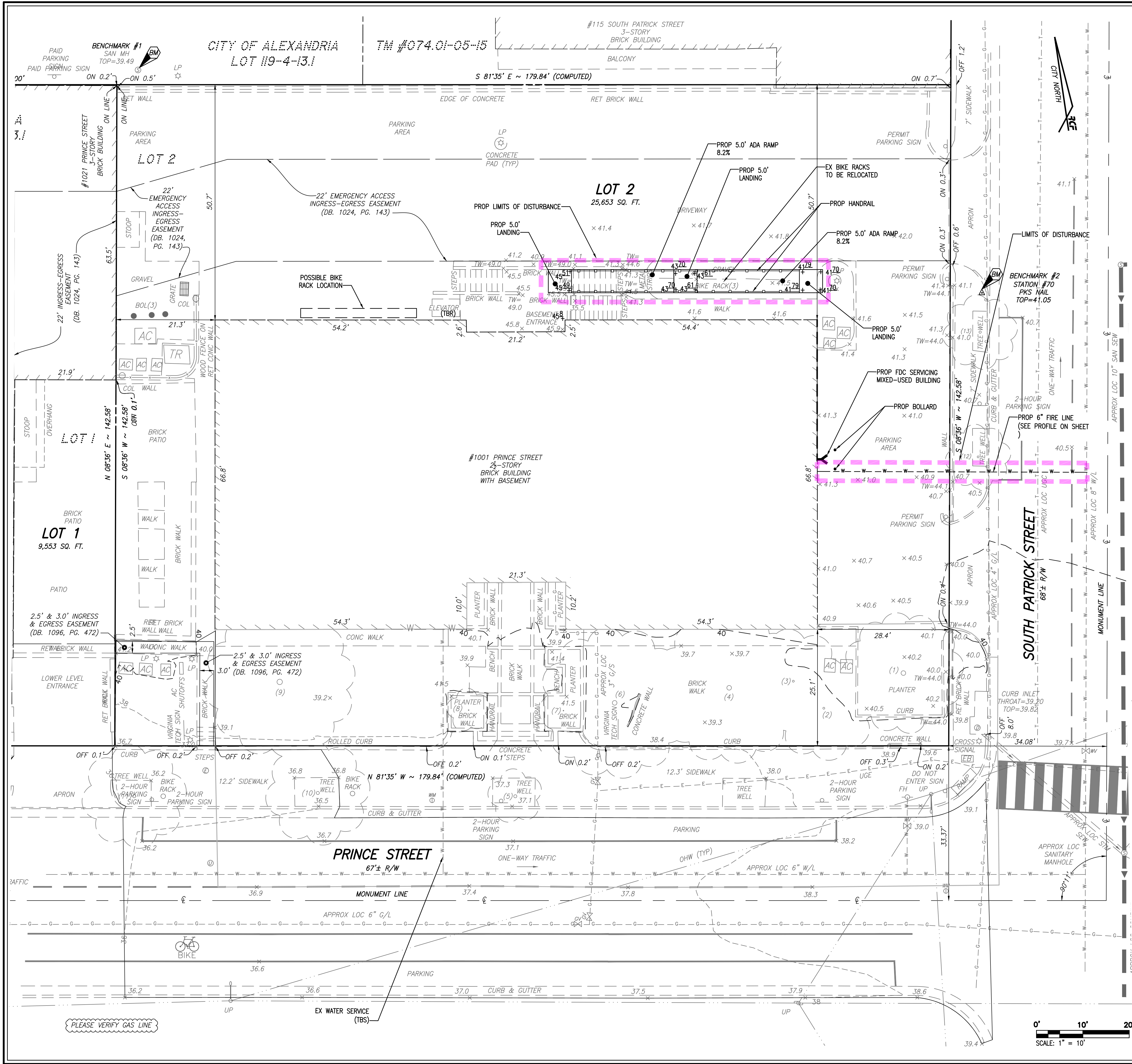
DESIGN: VMM
CHECKED: VMM
SCALE: 1" = 200'
DATE: JUN. 06,2025

COVER SHEET

SHEET 1 OF 3

FILE: **25-003**

J:\2023\25003\25003.DWG (REV) 03-SITE PLAN.dwg
Plt, Jun 06, 2025 - 10:55:08pm



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

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

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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.

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

DATE	REVISION

DESIGN: VMM
CHECKED: VMM
SCALE: 1" = 10'
DATE: JUN. 10, 2025

SITE PLAN



THE LIMITS OF DISTURBANCE AS SHOWN ON THIS PLAN ARE THE ULTIMATE LIMITS FOR THE PROJECT. THE CONTRACTOR SHALL 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 PORTION OF THE PUBLIC RIGHT OF WAY, INCLUDING SIDEWALKS, INTO THE PROJECT AREA FOR THE PROJECT DURATION. WORK ASSOCIATED CLOSURES IN THE PUBLIC RIGHT OF WAY WILL BE PERMITTED SEPARATELY ON AN AS NEEDED BASIS BY T&ES.

DENOTES PROPOSED TEST HOLE LOCATION.

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



EXISTING STAIR - NORTH FACE OF 1001 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