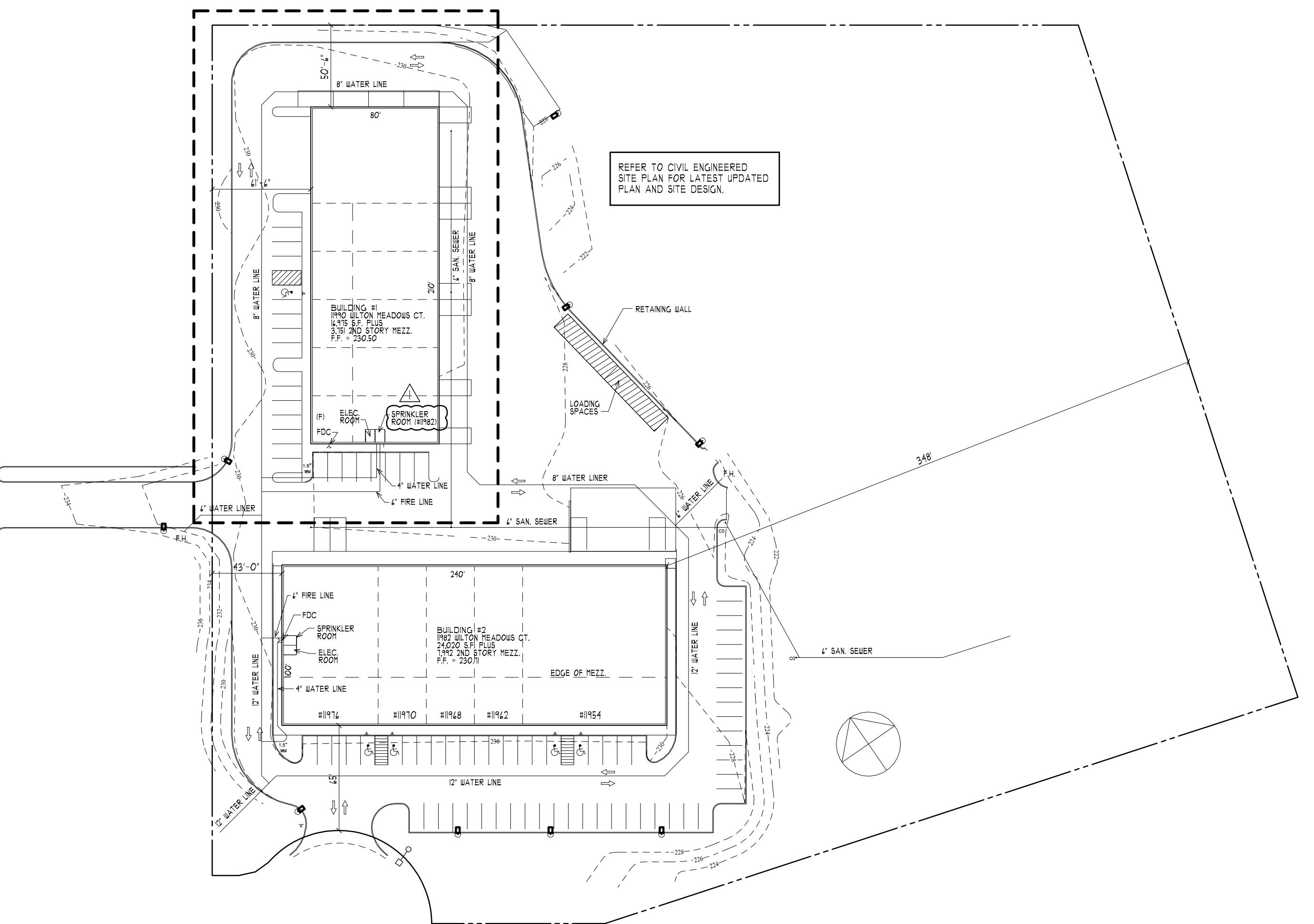


# SITE KEY PLAN - NOT TO SCALE

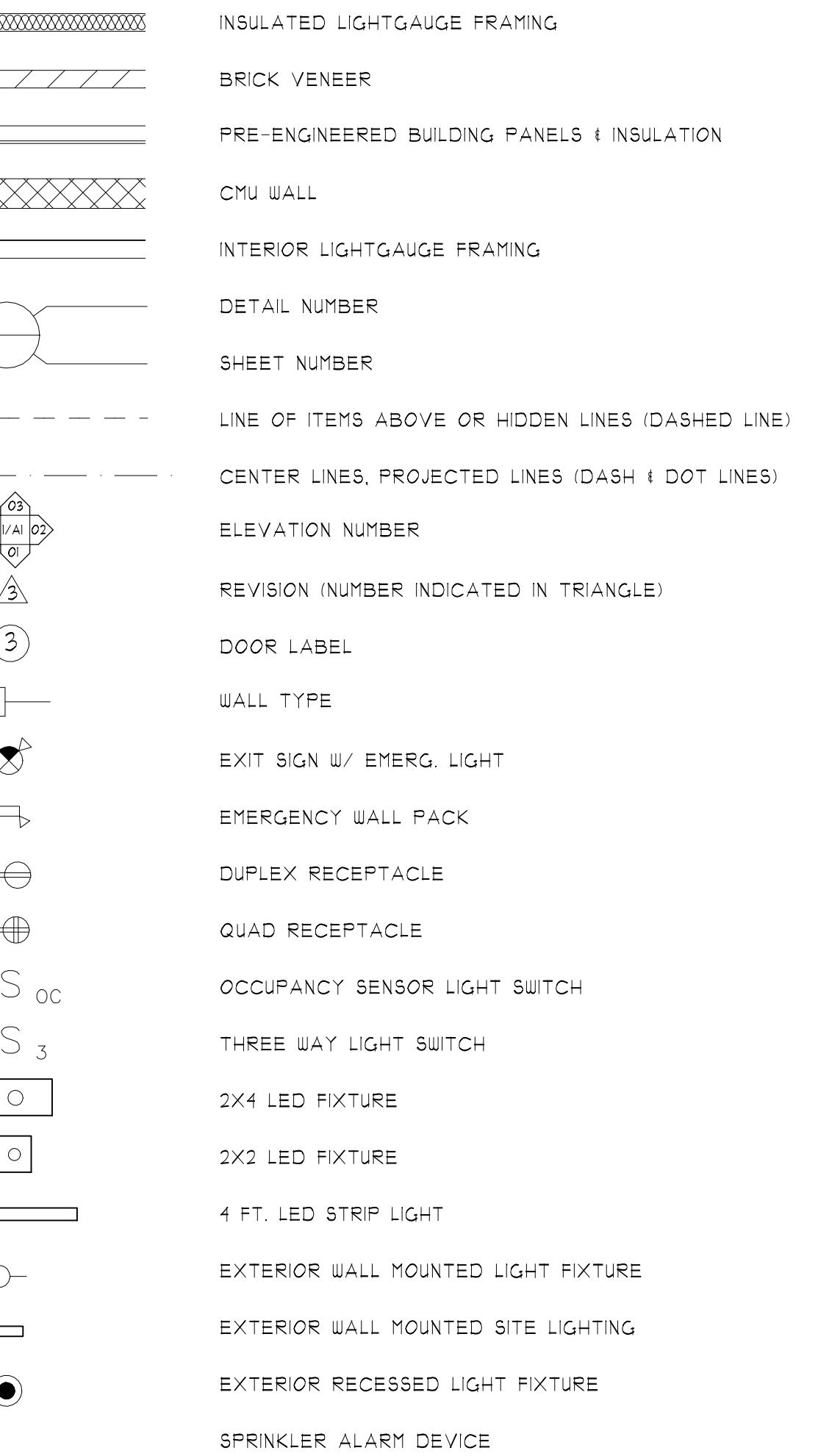
BUILDING ADDRESS: 11982 WILTON MEADOWS COURT 



## ABBREVIATIONS

AT	
CENTERLINE	
NUMBER	
WITH	
ABOVE FINISHED FLOOR	
ACOUSTICAL TILE	
ADJACENT	
AIR CONDITIONING	
ALTERNATE	
BLOCKING	
CARPET(ED)	
CEILING	
CERAMIC TILE	
COLUMN	
COMBINATION	
CONCRETE	
CONCRETE MASONRY UNIT	
CONSTRUCTION	
CONTINUOUS OR CONTINUE	
DETAIL	
DIAGONAL	
DIAMETER	
DIMENSION	
DOUBLE	
DOWN	
DRAWER	
DRAWING	
EACH	
ELECTRIC(AL)	
ELEVATION	
EMERGENCY	
ENCLOSE(URE)	
EQUAL	
EXHAUST	
EXISTING	
EXPOSED	
EXTERIOR	
FEET, FOOT	
FINISH(ED)	
FIRE ALARM	
FIRE EXTINGUISHER	
FLOOR(ING)	
FLUORESCENT	
FURNISHED BY OTHERS	
FURNISHED BY TENANT	
FUTURE	
GAGE, GAUGE	
GENERAL CONTRACT(OR)	
GLASS, GLAZING	
GYPSUM WALL BOARD	
HARDWARE	
HEADER	
HEATING/VENTILATING/AIR CONDITION	
HEIGHT	
HOLLOW CORE	
HOLLOW METAL	
HORIZONTAL	
INCH	
INCLUDE(D), (ING)	
INFORMATION	
INTERIOR	
JANITOR'S CLOSET	
POUNDS	
LAMINATE(D)	
LAVATORY	
LEFT HAND	

# ARCHITECTURAL SYMBOLS



## A. ENERGY CONSERVATION CODE REQUIREMENTS

TABLE C402.I.3 (R-VALUE) CLIMATE ZONE 4A	GROUP SI	
BUILDING TYPE:	METAL BUILDING WITH FRONT METAL FRAMED FACADE.	
	REQUIRED	PROVIDED
ROOF (METAL BLDG.):	R-13 + R-11 LS	R-19 + R-13 LS
WALLS (METAL BLDG.)	R-13 + R-13 CI	R-13 + R-13 CI
WALLS (METAL FRAMING)	R-13 + R-1.5 CI	R-19 + R-1.5 CI
UNHEATED SLABS (MIN.):	R-10 FOR 24" BELOW	R-10 FOR 24" BELOW
ADDITIONAL REQUIREMENTS:		
GLAZED FENESTRATION (U-FACTOR) (MIN.):	METAL FRAME, DOUBLE PANE = 0.80 METAL W/THERMAL BREAK, DBLE PANE = 0.65 NON-METAL/METAL CLAD, DBLE. PANE = 0.55	
DOOR (U-FACTOR) (MIN.):	INSULATED METAL = 0.60 INSULATED, NO METAL EDGE, DBL. PANE = 0.35 NONSWINGING = 4.75	
GLAZED FENESTRATION	SHGC	V.T.
DOUBLE PANE CLEAR (MIN.):	0.7	0.6
DOUBLE PANE TINTED (MIN.):	0.6	0.3

# GEN COR BUILDING 2

## NIA MEADOWS INDUSTRIAL PARK - LOT 5A

### CY 2.8: NEW COMMERCIAL BUILDING W/ GENERATION TENANT - OCCUPANCY PERMIT

## BUILDING PLAN INFORMATION

PROJECT DESCRIPTION:	NEW COMMERCIAL FLEX-WAREHOUSE BUILDING
CODE BUILDING DESIGNED UNDER:	2018 VCC, 2018 VPC, 2018 VMC, 2017 NFPA 70, 2018 VFGC, 2018 YECC, 2009 ICC/ANSI A117.1
CONSTRUCTION TYPE:	II-B
BUILDING USE:	NONSEPERATED MIX-USE B/M/SI
BUILDING AREA:	24,020 SQUARE FEET, PLUS 7,992 S.F. MEZZANINE ALLOWABLE AREA PER TABLE 506.2 = 50,000 SF
NUMBER OF STORIES:	ONE STORY PLUS MEZZANINE (2 STORIES ALLOWED PER TABLE 504.4)
BUILDING HEIGHT:	28'- 0" (75 FT. ALLOWED BY TABLE 504.3)
BUILDING IS SPRINKLERED AND MONITORED IN ACCORDANCE WITH SECTION 903.2.9 OF THE 2018 VCC	
FIRE SUPPRESSION:	YES
FIRE ALARM:	NO
# II976 (S.F. & OCCUPANCY):	1ST FL.: 5,150 SF @ 1/500 = 12 + MEZZ. 1,998 @ 1/500 = 4 - TOTAL OCCUPANCY OF 16
# II970 (S.F. & OCCUPANCY):	1ST FL.: 3,002 SF @ 1/500 = 6 + MEZZ.: 999 SF @ 1/500 = 2: TOTAL OCCUPANCY = 8
# II968 (S.F. & OCCUPANCY):	1ST FL.: 3,002 SF @ 1/500 = 6 + MEZZ.: 999 SF @ 1/500 = 2: TOTAL OCCUPANCY = 8
# II962 (S.F. & OCCUPANCY):	1ST FL.: 3,002 SF @ 1/500 = 6 + MEZZ.: 999 SF @ 1/500 = 2: TOTAL OCCUPANCY = 8
# II954 (S.F. & OCCUPANCY):	1ST FL.: 9,009 SF @ 1/500 = 18 + MEZZ.: 2,991 SF @ 1/500 = 6: TOTAL OCCUPANCY = 24
BUILDING COMMON AREA:	255 SF
BUILDING OCCUPANCY	64
TENANT SEPARATION:	0 HOUR RATING REQUIRED
NUMBER OF EXITS (SUITE A):	2 REQUIRED, 3 PROVIDED
NUMBER OF EXITS (SUITES C-F):	2 REQUIRED, 10 PROVIDED
INTERIOR FINISHES:	REFER TO GENERAL NOTES 18 & 19, DIVISION 9 ON SHEET A001.
WAREHOUSE USE:	WAREHOUSE AREA TO BE USED FOR MISCELLANEOUS STORAGE OF NON-HAZMAT MATERIALS.
SCOPE OF WORK: NEW COMMERCIAL SINGLE STORY PRE-ENGINEERED METAL BUILDING WITH A MEZZANINE. THE BUILDING WILL HAVE MULTIPLE FIRST GENERATION TENANT BAYS FOLLOWING POLICY 2.8 FOR OCCUPANCY PERMITS. POLICY 2.8 APPLIES TO ALL SUITES.	

## PROJECT TEAM

***OWNER:***

**GEN COR, LLC  
8661 VIRGINIA MEADOWS DRIVE  
MANASSAS, VIRGINIA 20109  
(703) 331-3884**

## ***ARCHITECT:***

ARENCIBIA ARCHITECTS INC.  
2534 E TIMBER CREST DR. NE  
LELAND, NC 28451  
(703) 298-8181

## ***STRUCTURAL:***

**POTOMAC ENGINEERING GROUP, LLC  
43008 RUNNING RIDGE WAY  
LEESBURG, VIRGINIA 20176  
(703) 622-4944**

## **MEP ENGINEER:**

**MEI ENGINEERING, INC.  
1592 CRF POURS DRIVE  
HARRISONBURG, VIRGINIA 22802  
(540) 432-6272**

METAL BUILDING.

**SCHULTE BUILDING SYSTEMS  
17600 BADTKE ROAD  
HOCKLEY, TEXAS 77447  
(281) 394-6111**

**GENERAL CONTRACTOR:**

**OLDE RED GENERAL CONTRACTING  
3684 CENTERVIEW DR., SUITE 110-C  
CHANTILLY, VIRGINIA 20151  
(703) 466-5427**

## SHEET INDEX

A000	COVER SHEET	E7 OF 17	ENDWALL ELEVATION
A001	GEN. NOTES & SPECIFICATIONS	E8 OF 12	ENDWALL ELEVATION
A101	1ST FLR. PLAN	E9 OF 12	SIDEWALL LINER ELEVATION
A102	MEZZ. FLR. PLAN, DOOR SCH., DETAILS	E10 OF 12	ENDWALL LINER ELEVATION
A201	1ST FLR. CLG. PLAN	E11 OF 12	MEZZANINE FRAMING
A202	MEZZ. CEILING PLAN	E12 OF 12	MEZZANINE DETAILS
A300	ROOF PLAN	D1 OF 5	DETAIL DRAWINGS
A400	BUILDING ELEVATIONS	D2 OF 5	DETAIL DRAWINGS
A500	BUILDING SECTIONS & DTLS.	D3 OF 5	DETAIL DRAWINGS
A600	DETAILS	D4 OF 5	DETAIL DRAWINGS
A700	WALL DETAILS	D5 OF 5	DETAIL DRAWINGS
S101	FOUNDATION PLAN	E001	ELEC. SPECIFICATIONS
S102	LINTEL AND MEZZ. PLAN	E002	RISER & SCHEDULES
S103	NOTES AND TYPICAL DTLS.	E003	PANEL SCHEDULES
S104	PROJECT DETAILS	E004	POWER PLAN
		E005	LIGHTING PLAN
C1 OF 2	PEMB COVER PAGE	E006	MEZZ. LIGHTING PLAN & CALCS.
C2 OF 2	PEMB NOTES PAGE		
F1 OF 3	ANCHOR ROD PLAN	M001	HVAC SPECIFICATION
F2 OF 3	ANCHOR ROD DETAILS/SECTION	M002	HVAC PLAN & SCHEDULES
F3 OF 3	REACTIONS		
E1 OF 12	ROOF FRAMING PLAN	P001	SPECS, SCHEDULES & DTLS.
E2 OF 12	ROOF SHEATHING PLAN	P002	SANITARY/STORM PLAN
E3 OF 12	SOFFIT SHEATHING PLAN	P003	WATER PLAN
E4 OF 12	CROSS SECTION	P004	GAS PLAN
E5 OF 12	SIDEWALL ELEVATION	P005	RISER DIAGRAMS
E6 OF 12	SIDEWALL ELEVATION		

THIS PROJECT IS BEING SUBMITTED UNDER THE POLICY 2.8 NEW COMMERCIAL BUILDINGS AND FIRST GENERATION TENANT SPACE - OCCUPANCY PERMIT.

EN COR BUILDING #2  
INIA MEADOWS INDUSTRIAL PARK  
82 WILTON MEADOWS COURT  
MANASSAS, VA. 20109

<p>COMMONWEALTH OF VIRGINIA</p>	
<p>JAVIÉP A AREN CIBIA Lic. No. 7669</p>	
<p>12/18/24</p>	
<p>SEAL ARCHITECT</p>	
<p>COVER SHEET</p>	
<p>JOB NO. 20-019</p>	
<p>VA MEADOWS IND. PARK</p>	
<p>LOT 5A - BLDG. 2</p>	

## GENERAL NOTES

### DIVISION 01 - GENERAL REQUIREMENTS

- CODES: ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2018 VIRGINIA UNIFORM STATEWIDE BUILDING CODE:
  - 2018 VIRGINIA CONSTRUCTION CODE
  - 2018 VIRGINIA PLUMBING CODE
  - 2018 VIRGINIA MECHANICAL CODE
  - 2018 NATIONAL ELECTRIC CODE (NFPA 70)
  - 2018 VIRGINIA FUEL GAS CODE
  - 2018 VIRGINIA ENERGY CONSERVATION CODE
- SCOPE OF WORK: NEW COMMERCIAL BUILDING, PRE-ENGINEERED METAL BUILDING THAT IS ONE-STORY WITH A MEZZANINE AND WILL HAVE 5 TENANT SUITES.
- FOR THE PURPOSE OF THIS DOCUMENT THE FOLLOW APPLIES:
  - A. CLIENT IS THE BUILDING OWNER
  - B. TENANT IS THE END USER OF THE CLIENT
  - C. THE CONTRACTOR IS THE GENERAL CONTRACTOR OR THE SUB-CONTRACTOR
- THIRD PARTY INSPECTIONS: BUILDING OWNER TO HIRE A QUALIFIED ENGINEERING GROUP UNDER A SEPARATE CONTRACT TO PERFORM REQUIRED INSPECTIONS. THE CONTRACTOR SHALL COORDINATE WITH THE BUILDING OWNER ON THE SCHEDULING OF THESE INSPECTIONS.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO HAVE EVERY SUB-CONTRACTOR FULLY REVIEW THE COMPLETE SET OF PLANS AND INSTRUCTIONS TO BE ABLE TO PROVIDE A COMPLETE BID. MISSED ITEMS NOT INCLUDED IN BIDS BUT SHOWN ON THE PLANS BECOME THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- REFER TO ATTACHED STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING.
- UTILITY LINES SHALL NOT BE THROUGH, OR BELOW FOUNDATIONS WITHOUT THE ENGINEER'S APPROVAL. ALL EXCAVATIONS ARE TO BE APPROVED BY PROPER AUTHORITIES PRIOR TO PLACING CONCRETE.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH THE WORK. ERRORS THAT ARE NOT REPORTED BECOME RESPONSIBILITY TO THE CONTRACTOR.
- DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE.
- THE TYPICAL DETAILS SHOWN ON THESE DRAWINGS APPLY TO ALL CONDITIONS OF THE PROJECT. SIMILAR CONDITIONS TO THE DETAILS REGARDLESS OF WHETHER OR NOT THEY ARE SPECIFICALLY REFERENCED ON THE PLANS, PLANS, SECTIONS, AND DETAILS ARE NOT TO BE SCALED FOR DETERMINATION OF QUANTITIES, LENGTHS, OR FIT OF MATERIALS.
- IN CASE OF CONFLICT BETWEEN ARCHITECT'S AND ENGINEER'S DRAWINGS IN LOCATION OF MATERIALS/EQUIPMENT, CONTACT THE ARCHITECT FOR RESOLUTION.
- ALL WORK SHALL BE PERFORMED IN A PROFESSIONAL MANNER IN ACCORDANCE WITH A STANDARD OF PRACTICE AND CONSISTENT WITH MANUFACTURERS RECOMMENDED INSTALLATION PROCEDURES.
- ANY DAMAGE TO NEW OR EXISTING CONSTRUCTION CAUSED BY THE GENERAL CONTRACTOR'S NEGLIGENCE OR INADEQUATE PROTECTIVE OR SECURITY MEASURES DURING THE CONSTRUCTION ARE TO BE CORRECTED AT HIS EXPENSE.
- THE GENERAL CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION AND ACCEPTANCE BY CLIENT, SHALL ADJUST, REPAIR, OR REPLACE AT NO COST TO THE CLIENT ANY ITEM OR EQUIPMENT, MATERIAL, OR WORKMANSHIP FOUND TO BE DEFECTIVE THAT IS PART OF THE SCOPE OF THE CONTRACT.
- SUBMITTALS: PROVIDE THE FOLLOWING SUBMITTALS FOR OWNER'S, ARCHITECT'S, AND ENGINEER'S REVIEW:
  - A. CONCRETE MIX
  - B. REINFORCING
  - C. STRUCTURAL STEEL
  - D. EXTERIOR MASONRY
  - E. METAL ROOFING
  - F. INSULATION
  - G. DOORS, WINDOWS, & HARDWARE
  - H. ALL FINISHES (FLOORING, CEILING, PAINTING, ETC.)
  - I. TOILET ACCESSORIES
  - J. VINYL BATT INSULATION
  - K. EQUIPMENT & ACCESSORIES
  - L. ELECTRICAL EQUIPMENT
  - M. LIGHTING SUBMITTAL
  - N. PLUMBING FIXTURE SUBMITTAL
  - O. FIRE SUPPRESSION LAYOUT & ACCESSORIES
- COORDINATE PREPARATION AND PROCESSING OF SUBMITTALS WITH PERFORMANCE OF CONSTRUCTION ACTIVITIES. EACH SUBMITTAL IS ADVANCED IN THE PERFORMANCE OF RELATED CONSTRUCTION ACTIVITIES. TO AVOID DELAY, ALLOW TEN BUSINESS DAYS FOR PROCESSING EACH SUBMITTAL, INCLUDING INTERMEDIATE SUBMITTALS. THE ARCHITECT AND/OR ENGINEERS RESERVE THE RIGHT TO WITHHOLD ACTION ON A SUBMITTAL REQUIRING COORDINATION WITH OTHER SUBMITTALS UNTIL RELATED SUBMITTALS ARE RECEIVED.
- 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 EQUAL OR BETTER SERVICE, 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.
- DESIGN, DRAWINGS, AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT. THEY ARE NOT TO BE USED ON OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING.
- THE CONTRACTOR SHALL MAINTAIN, FOR THE CLIENT, ONE COPY OF ALL DRAWINGS, APPROVED SHOP DRAWINGS, CERTIFICATES OF APPROVAL, REVISIONS, AND OTHER MODIFICATIONS MADE DURING CONSTRUCTION. THE SET OF DRAWINGS AND OTHER INFORMATION SHALL BE DELIVERED TO THE CLIENT UPON COMPLETION OF WORK.
- OPERATIONS AND MAINTENANCE MANUALS FOR ITEMS THAT REQUIRE PERIODIC SERVICE AND ADJUSTMENT SHALL BE FURNISHED TO THE CLIENT AT ISSUANCE OF SUBSTANTIAL CERTIFICATE OF COMPLETION.
- THE BUILDING OWNER AND THE ARCHITECT RESERVE THE RIGHT TO REJECT ANY MATERIAL OR WORK IF IT IS NOT IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- ALLOWANCES, UNLESS OTHERWISE NOTED, ALLOWANCES ARE FOR MATERIALS ONLY. ALL INSTALLATION COSTS, G.C.'S OVERHEAD, PROFIT, GENERAL CONDITIONS AND FEES ARE INCLUDED UNDER THE CONTRACT.
- 'OR EQUAL': TO BE APPROVED BY THE BUILDING OWNER AND THE ARCHITECT.
- SITE PLAN: REFER TO SITE PLAN PREPARED BY ROSS-FRANCE, PC FOR ALL WORK ASSOCIATED WITH THE SITE. COORDINATE ALL WORK BETWEEN THE CIVIL ENGINEER'S PLANS AND THE ARCHITECTURAL & ENGINEERING PLANS.
- FEES: CLIENT SHALL PAY FOR SEWER AND WATER AVAILABILITY FEES, INITIAL BUILDING PERMIT, AND FINAL ELECTRIC AND GAS COMPANY SERVICE INSTALLATION CHARGES. ALL OTHER FEES OR COST FOR PERMITS, LICENSES, CERTIFICATIONS, INSPECTIONS AND UTILITIES, BOTH PERMANENT AND TEMPORARY, SHALL BE PAID FOR BY THE CONTRACTOR.
- CERTIFICATE OF OCCUPANCY: THE GENERAL CONTRACTOR SHALL SECURE ALL APPROVALS REQUIRED FOR THE CERTIFICATE OF OCCUPANCY AND PROVIDE A COPY OF THE FINAL CERTIFICATE TO THE BUILDING OWNER, AND THE ARCHITECT.
- APPLICATION FOR PAYMENT: SHALL BE SUBMITTED IN FORMAT ACCEPTABLE TO BOTH THE BUILDING OWNER, AND THE LENDER.
- LIENS: PARTIAL RELEASE OF LIEN SHALL BE EXECUTED AND FURNISHED AT EACH APPLICATION OF PAYMENT TO SATISFACTION OF THE BUILDING OWNER, AND THE LENDER.
- TRASH SHALL BE REMOVED FREQUENTLY IN ORDER TO ELIMINATE ANY ACCUMULATION FOR MORE THAN ANY 24-HOUR PERIOD OR IMMEDIATELY IF AT ALL HAZARDOUS TO HUMAN SAFETY.
- CLEAN-UP: ALL SUBCONTRACTORS SHALL DAILY KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL AND RUBBISH. AT COMPLETION OF WORK THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ALL EXTERIOR SURFACES AND CONSTRUCTION DEBRIS. ALL CONSTRUCTION DEBRIS, TOOLS, ETC., SHALL BE REMOVED BY THE CONTRACTOR PRIOR TO OCCUPANCY. DAILY AND FINAL CLEAN UP SHALL INCLUDE REMOVAL OF ALL DUST AND DEBRIS IN COMMON AREAS CAUSED BY WORK RELATED TO THIS CONSTRUCTION PROJECT.
- FLOOR ELEVATION: THERE SHALL BE A FLOOR OR LANDING ON EACH SIDES OF A DOOR, SUCH FLOOR OR LANDING SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR. LANDINGS SHALL BE LEVEL EXCEPT FOR EXTERIOR LANDINGS, WHICH ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 0.25 UNITS VERTICAL IN 12' UNITS HORIZONTAL (2.5% SLOPE).
- EXTERIOR DOORS: IS PROVIDED FOR IN SECTION 1003.5, EXCEPTION 1 AND SECTION 1022.2, WHICH ARE NOT ON AN ACCESSIBLE ROUTE.
- VARIATIONS IN ELEVATION DUE TO DIFFERENCES IN FINISH MATERIALS, BUT NOT MORE THAN 1/2 INCH.

### DIVISION 02 - EXISTING CONDITIONS

- NO EXISTING STRUCTURES TO BE REMOVED ON THIS SITE.
- THE GENERAL CONTRACTOR TO BECOME FAMILIAR WITH THE EXISTING SITE CONDITIONS AND FULLY COORDINATE THE NEW WORK.

### DIVISION 03 - CONCRETE

- REFER TO STRUCTURAL PLANS FOR ADDITIONAL NOTES AND REQUIREMENTS.
- THE CONTRACTOR MUST SUBMIT A CONCRETE MIX DESIGN FOR APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD.
- PROVIDE AN INDUSTRY STANDARD TROWELED CONCRETE SLAB WITHOUT ELEVATION CHANGES, NO MORE THAN 1/4 INCH ELEVATION CHANGE IN 10 FEET.

### DIVISION 04 - MASONRY

- REFER TO STRUCTURAL PLANS FOR ADDITIONAL NOTES AND REQUIREMENTS.
- ALL MASONRY UNITS SHALL BE ASTM C-90 GRADE 'S', TYPE 'M' OR LIGHTWEIGHT GROUTING MIX FOR CMU CELLS SHALL CONFORM TO ASTM C-414-80 MORTAR BEDDING FOR UNIT MASONRY SHALL CONFORM TO ASTM C-210-80, TYPE 'M' FOR FOUNDATION WALLS AND TYPE 'S' FOR ALL MASONRY WORK.
- ALL MASONRY UNITS FOR BEARING AND NON-LOAD BEARING WALLS, SHALL BE REINFORCED WITH TRUSS TYPE OR LADDER TYPE DIURWALL SYSTEM 4" INCHES ON CENTER VERTICALLY HAVING AT LEAST 2.25" GAGE WIRES. (0.06" SCIN. CROSS SECTION AREA PER WIRE), FABRICATED FROM ASTM A-82 WIRE.
- ALL MASONRY WALLS SHALL BE TEMPORARILY BRAZED DURING CONSTRUCTION UNTIL MORTAR HAS ATTAINED ITS DESIGN STRENGTH AND ROOF MEMBERS HAVE BEEN PLACED AND ANCHORED.
- BRICK AND MORTAR SHALL MATCH EXISTING BUILDING #1; SEE ELEVATIONS FOR PATTERN. BRICK #1 (WHITE, REARANGE, OR CLOISONNE) GENERAL SHALE MORTAR #2 (DARK, DUTCH, CHOCOLATE, WIRE CUT ECONO BY GENERAL SHALE MORTAR; COLOR NATURAL GREY (TO MATCH EXISTING BUILDING #1).
- BRICK TIES: PROVIDE 28 GAGE BRICK WALL TIES AT 24 INCHES ON CENTER VERTICALLY AND 16 INCHES ON CENTER HORIZONTALLY.
- GENERAL MASONRY NOTES:
  - A. BRICK
  - B. PROVIDE METAL FLASHING AT ALL OPENINGS AND AT GRADE LEVEL
  - C. JEEP HOLES SHALL BE PROVIDED AT 24 INCHES ON CENTER, OPEN END JOINTS.
  - D. MASON SHALL PROVIDE A 3-FOOT BY 3-FOOT MOCK-UP PANEL FOR THE BUILDING OWNER'S APPROVAL.

### DIVISION 05 - METALS

- REFER TO STRUCTURAL PLANS FOR ADDITIONAL NOTES AND REQUIREMENTS.
- PRE-ENGINEERED METAL BUILDING, PROVIDE DETAILED DRAWINGS SHOWING ALL STEEL SIZES, CONNECTION DETAILS AND OTHER RELATED ITEMS.
- LINTELS UNLESS OTHERWISE SHOWN ON DRAWINGS PROVIDE ANGLE LINTELS, SHOP PRIMER PAINT, WHERE ARCHITECTURAL DRAWINGS INDICATE FACE BRICK TO BE PROVIDED, ONE LINTEL WITH EIGHT INCHES OF MINIMUM BEARING EACH END FOR EACH FOUR INCHES OF WALL THICKNESS SHALL BE PROVIDED AS NOTED ON PLANS. LINTELS SHALL BE INSTALLED WITH LONG LEG VERTICAL UNLESS OTHERWISE NOTED.
- PIPE RAIL, STEEL HANDRAILS AND FITTINGS SHALL BE PROVIDED AS INDICATED ON DRAWINGS. RAILING ASSEMBLY, WALL RAILS, AND ATTACHMENTS SHALL RESIST LATERAL FORCES OF 200 POUNDS AT ANY POINT WITHOUT DAMAGE OR PERMANENT SET. SHOP DRAWINGS SHALL BE SUBMITTED. ALL STEEL SHALL BE PRINED WITH MANUFACTURER'S TRADE MARK. ALL EXPOSED WELDS SHALL BE GROUND SMOOTH AND FLUSH WITH ADJACENT SURFACES. WORK SHALL BE COORDINATED WITH OTHER TRADES.
- SUBMIT COMPLETE SHOP AND ERECTION DRAWINGS FOR APPROVAL PRIOR TO FABRICATION OR ERECTION. SHOP DRAWING SHALL BE PREPARED AND STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF VIRGINIA.
- ALL EXPOSED STEEL, SUCH AS: EXTERIOR COLUMNS, SPANDELL BEAMS, LINTELS, HINGE PLATES, MECHANICAL SUPPORTS, ETC. SHALL BE PAINTED.
- CONTRACTOR SHALL PROVIDE ALL MISCELLANEOUS BLOCKING, FRAMING FASTENERS, CLIPS, ADHESIVES, AND SEALANTS AS REQUIRED FOR COMPLETION OF DETAILS EVEN THOUGH NOT SPECIFICALLY INDICATED ON THE DRAWINGS. DETAILS ARE NOT INTENDED TO SPECIFICALLY DIRECT CONTRACTOR AS TO METHOD OF FRAMING OR SUPPORT.
- ALL WALLS AND FURNING TO BE LEVELED PLUMB, STRAIGHT, AND FREE OF NOTICEABLE JOINTS.
- ALL OPENINGS RECEIVING DOOR FRAMES SHALL RECEIVE DOUBLE STUDS, BRACED TO SLAB ABOVE, FLOOR TO TOP OF PARTITION, AT EACH SIDE OF OPENING.
- THE NEW GYPSUM BOARD SHALL BE HELD NO MORE THAN 1/4 INCH ABOVE FINISHED FLOOR.

### DIVISION 06 - WOODS, PLASTICS, AND COMPOSITES

- MISCELLANEOUS: ALL WOOD BLOCKING, NAILERS, ETC. SHALL BE FIRE-TREATED WOOD.
- PROVIDE FIRE-TREATED WOOD BLOCKING AT ALL AREAS THAT INDICATE WALL MOUNTED ITEMS.

### DIVISION 07 - THERMAL & MOISTURE PROTECTION

- SILICONE DAM PROOFING: ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE INSTALLATION OF SILICONE DAM PROOFING SHALL BE PROVIDED. REFER TO SECTION 02010 FOR SILICONE DAM PROOFING. SILICONE DAM PROOFING SHALL BE COATLESS. REFER TO SECTION 02010 FOR SILICONE DAM PROOFING. NON-TOXIC, STAINING COMPOUND EQUAL TO 'DRESEAL' AS MANUFACTURED BY A CONCRETE SERVICE MATERIALS COMPANY AND SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- METAL COPING: PROVIDE AND INSTALL 0.043 INCH-THICK ALUMINUM CAP (BRONZE ANODIZED). ANCHOR PLATE OR CLEAT TO BE MINIMUM 20 GAUGE GALVANIZED STEEL.
- PROVIDE FLASHING AT NEW STOREFRONT WINDOW OPENINGS.
- PROVIDE VERTICAL EXPANSION JOINTS AS SHOWN ON THE ELEVATIONS.

- INSULATION:
  - A. EXTERIOR WALLS: 1" (R-19) FACED FIBERGLASS BATT
  - B. FIBERGLASS INSULATION: 2" X 2' X R-19 SYSTEM BY DOW CHEMICAL OR EQUAL
  - C. CONTINUOUS RIGID INSULATION: 2" (R-10) BY FIRESTONE OR EQUAL
  - D. ROOF: R-19 BATT INSULATION PLUS R-13 L.S. (LINEAR SYSTEM) BATT INSULATION
- FIBERGLASS BATT INSULATION IN TOILET ROOM WALLS AND CEILING AS NOTED ON THE PLANS.

- TERMAL AND SOUND INSULATING MATERIALS SHALL COMPLY WITH THE FOLLOWING:
  - A. EXTERIOR AND INTERIOR INSULATING MATERIALS SHALL BE INSTALLED IN ROOMS OR SPACES, INCLUDING ATTICS AND CRAWL SPACES OF BUILDINGS OF ANY TYPE. CONTRACTOR SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE-DEVELOPED INDEX OF 40 OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM E84.
  - B. CONCEALED INSULATION: INSULATING MATERIALS WHERE CONCEALED AS INSTALLED IN BUILDINGS OF ANY TYPE. CONTRACTOR SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND A SMOKE-DEVELOPED INDEX OF 40 OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM E84.
  - C. FACINGS: ALL VAPOR RETARDERS, WHETHER INTEGRAL OR APPLIED SEPARATELY, SHALL BE INSTALLED ON THE WARM SIDE OF THE BUILDING ELEMENT, AND SHALL HAVE PERMANENCE NOT EXCEEDING 1 PERCENT.
- PROVIDE CONTINUOUS EXTERIOR AND INTERIOR CAULKING APPROPRIATE FOR EACH DIFFERENT APPLICATION AROUND ALL DOORS, WINDOWS, AND OPENINGS EXPOSED TO THE WEATHER. ETC. APPLY CAULKING AT ALL INTERSECTION OF DISSIMILAR MATERIALS AND VARYING PLANES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERTICALLY EXPOSED SURFACES. CONTRACTOR SHALL INCLUDE ANY MISCELLANEOUS CAULKING AS PART OF THEIR TRADE. OTHERWISE, THE GENERAL CONTRACTOR SHALL INCLUDE ANY MISCELLANEOUS CAULKING AS PART OF THEIR SCOPE OF WORK. COLORS TO BE SELECTED BY THE ARCHITECT DURING PRODUCT SUBMITTALS.
- VERTICAL METAL SIDING AS PROVIDED BY PRE-ENGINEERED BUILDING MANUFACTURER.

- METAL ROOFING AS PROVIDED BY A PRE-ENGINEERED BUILDING MANUFACTURER.
- ROOF HATCH: SHALL BE TYPE S-20 ROOF SCUTTLE BY BILCO OR APPROVED EQUAL.
- GUTTERS & DOWNPOLTS AS PROVIDED BY PRE-ENGINEERED BUILDING MANUFACTURER.

### DIVISION 08 - OPENINGS

- MANUAL 10' HIGH LIFT SECTIONAL OVERHEAD DOOR WITH SECTIONS THAT ARE OF 1-3/8" SANDWICH CONSTRUCTION CONSISTING OF EXTERIOR AND INTERIOR STEEL SHEETS, PRE-DRILLED AND BONDED TO AN EXPANDED POLYURETHANE INSULATION. THE DOOR SHALL BE CONTINUOUS AND HAVE A CONTINUOUS OVERHEAD DOOR SEAL. ALL NECESSARY ACCESSORIES FOR A PROPER INSTALLATION. OVERHEAD DOOR CO. OR EQUAL COLOR TO BE WHITE.
- GENERAL CONTRACTOR TO COORDINATE INSTALLATION OF OVERHEAD TRACK AND HEADER SYSTEM WITH MANUFACTURER AND TO PROVIDE ALL REQUIRED BACKING BOARDS FOR THE INSTALLATION.
- INTERIOR PAINT GRADE WOOD DOORS SHALL BE 7-PLY PARTICLE BOARD WITH A FLUSH FINISH.
- EXTERIOR DOOR FRAMES SHALL BE PAINTED 16 GA. GALVANIZED, KNOCK DOWN STANDARD FRAME.
- EXTERIOR DOORS, SHALL BE 16 GA. GALVANIZED STEEL, PRIME COAT FINISH, POLYSTYRENE CORE, STANDARD TYPE 15" LOCKSEAM EDGE.
- NEW EXTERIOR DOOR SYSTEM: PROVIDE NEW PREFINISHED ALUMINUM STOREFRONT SYSTEM IN EXISTING WALL OPENING. ALUMINUM DOOR AND FRAME TO HAVE BLACK ANODIZED ALUMINUM FINISH TO MATCH EXISTING CENTER STANDARD DOOR TO BE WIDE STYLE WITH 12' BOTTOM RAIL AND 4' TOP RAIL. PROVIDE ROTON CONTINUOUS HINGE, VON DURBIN EXIT DEVICE WITH NIGHT LATCH AND CYLINDER DOOR CLOSING FUNCTION (98 SERIES), 12' OFFSET PULL, DOOR CLOSER, OVERHEAD STOP, ONE (1) SET WEATHERSTRIPPING, DOOR SWEEEP AND THRESHOLD. HARDWARE FINISHES TO MATCH DOOR COLOR.
- THE NEW GLASS ENTRY DOOR SHALL BE MODEL 500 WIDE STILE WITH 12' BOTTOM RAIL TO INCLUDE STANDARD TOP AND BOTTOM BUTT HINGES, PUSH/PULL MS LOCK, STANDARD KEYING, SURFACE MOUNTED CLOSER, WEATHERSTRIPPING, AND THRESHOLD AS MANUFACTURED BY KAUFER OR APPROVED EQUAL COLOR TO BE DARK BRONZE.
- STOREFRONT UNIT: PROVIDE NEW PREFINISHED ALUMINUM STOREFRONT SYSTEM IN EXISTING WALL OPENING. ALUMINUM DOOR AND FRAME TO HAVE BLACK ANODIZED ALUMINUM FINISH TO MATCH EXISTING CENTER STANDARD DOOR TO BE WIDE STYLE WITH 12' BOTTOM RAIL AND 4' TOP RAIL. PROVIDE ROTON CONTINUOUS HINGE, VON DURBIN EXIT DEVICE WITH NIGHT LATCH AND CYLINDER DOOR CLOSING FUNCTION (98 SERIES), 12' OFFSET PULL, DOOR CLOSER, OVERHEAD STOP, ONE (1) SET WEATHERSTRIPPING, DOOR SWEEEP AND THRESHOLD. HARDWARE FINISHES TO MATCH DOOR COLOR.
- IT IS THE INTENT THAT THE HARDWARE SETS LISTED ARE TO BE ALL INCLUSIVE AND ALLOW THE DOOR TO SWING IN THE DIRECTION IN ITS DESIGN INTENT. CONTRACTOR IS REQUIRED TO PROVIDE MISCELLANEOUS ACCESSORIES/COMPONENTS REQUIRED TO PROPERLY INSTALL HARDWARE PER THE MANUFACTURER'S RECOMMENDATIONS.

### DIVISION 02 - EXISTING CONDITIONS

- NO EXISTING STRUCTURES TO BE REMOVED ON THIS SITE.
- THE GENERAL CONTRACTOR TO BECOME FAMILIAR WITH THE EXISTING SITE CONDITIONS AND FULLY COORDINATE THE NEW WORK.

### DIVISION 03 - CONCRETE

- REFER TO STRUCTURAL PLANS FOR ADDITIONAL NOTES AND REQUIREMENTS.
- THE CONTRACTOR MUST SUBMIT A CONCRETE MIX DESIGN FOR APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD.
- PROVIDE AN INDUSTRY STANDARD TROWELED CONCRETE SLAB WITHOUT ELEVATION CHANGES, NO MORE THAN 1/4 INCH ELEVATION CHANGE IN 10 FEET.

### DIVISION 21 - COMMUNICATIONS

- BRING TELEPHONE AND INTERNET SERVICE TO MAIN THE ELECTRICAL ROOM. PROVIDE CONDUIT RUN FROM THE ELECTRICAL ROOM TO EACH OF THE INDICATED UNITS, EACH HAVING A RING AND A STRING.
- TELEPHONE PANEL: PROVIDE 48" WIDE BY 9" TALL BY 3/4" THICK FIRE-TREATED PLYWOOD BOARD FOR THE MOUNTING OF TELEPHONE EQUIPMENT IN THE MAIN ELECTRICAL ROOM.

### DIVISION 31 - EARTHWORK - SEE CIVIL ENGINEERED SITE PLAN

- SITE WORK: CLEAR ONLY AS REQUIRED.
- SOILS REPORT: GENERAL CONTRACTOR SHALL READ THE SOILS REPORT AND BECOME FAMILIAR WITH THEM AND FOLLOW THE STATED RECOMMENDATIONS. CONTACT THE ARCHITECT IF CONFLICTS ARE FOUND FOR CLARIFICATION.

### DIVISION 09 - FINISHES

- FINISHES TO BE PAINTED, AS WELL AS FLOORS AND ADJACENT SURFACES, SHALL BE CLEAN, MILDEW, EFFLORESCENCE, AND ALL FOREIGN MATERIAL SHALL BE REMOVED FROM SURFACES BY APPROPRIATE METHODS. PREPARE SURFACES PER MANUFACTURER'S RECOMMENDATIONS.
- THE CONTRACTOR SHALL APPLY ALL THE PAINT IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTION. ALL COATS MUST BE THOROUGHLY DRY BEFORE APPLYING SUCCEEDING COATS. USE APPLICATIONS AND TECHNIQUES BEST SUITED FOR THE SUBSTRATE AND TYPE OF MATERIAL BEING APPLIED. PROVIDE THE TOTAL NUMBER OF COATS AS REQUIRED TO COVER.

### DIVISION 10 - FINISHES

- PRIME ALL UNFINISHED SURFACES SCHEDULED TO RECEIVE PAINT PRIOR TO FINISHING.
- ALL GYPSUM WALLBOARD SURFACES TO BE TAPE AND SANDED READY TO RECEIVE PAINT.
- ALL EXPOSED EDGES AND CORNERS ON ALL GYPSUM BOARD TO BE SPACKLED AND FLOATED SMOOTH.

### DIVISION 05 - METALS

- ALL DISIMILAR MATERIALS SHALL BE CAULKED AT JOINTS. QUB CONSTRUCTION SHALL RECEIVE A METAL OR PLASTIC CORNER BEAD WHICH IS EMBEDDED IN COMPOUND AND SANDDED PRIOR TO PAINT.

### DIVISION 11 - METALS

- DRYWALL: PROVIDE MOISTURE RESISTANT ON ALL WALLS AND CEILING WITHIN THE TOILET ROOMS.

### DIVISION 12 - METALS

- FINISH PER MANUFACTURER'S WRITTEN RECOMMENDATIONS. NO COARSE SANDPAPER MARKS, HAMMER MARKS, ORANGE PEEL FINISH OR OTHER IMPERFECTIONS WILL BE ACCEPTED.

### DIVISION 13 - METALS

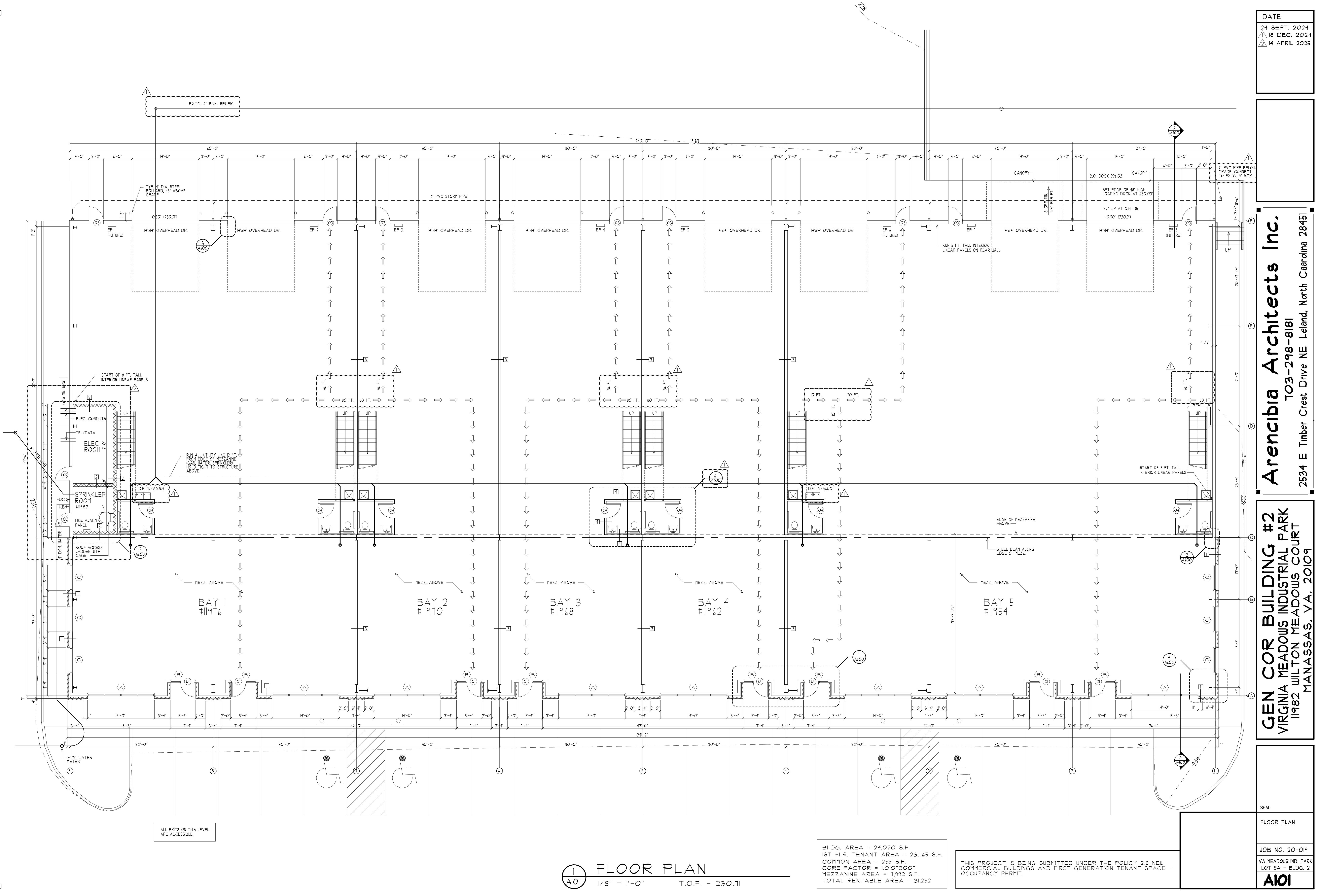
- THE CONTRACTOR SHALL PROVIDE ALL MATERIALS REQUIRED FOR FLOORING WORK INDICATED ON THE DRAWINGS. PREPARE FLOOR SUBSTRATE TO RECEIVE NEW FLOORING COMPONENTS AND INSTALL FLOORING COMPONENTS IN COMPLIANCE WITH THE MANUFACTURER'S WRITTEN RECOMMENDATIONS. FLOOR SUBSTRATE SHALL BE FREE FROM DEFECTS OR DEFORMITIES THAT NEGAT

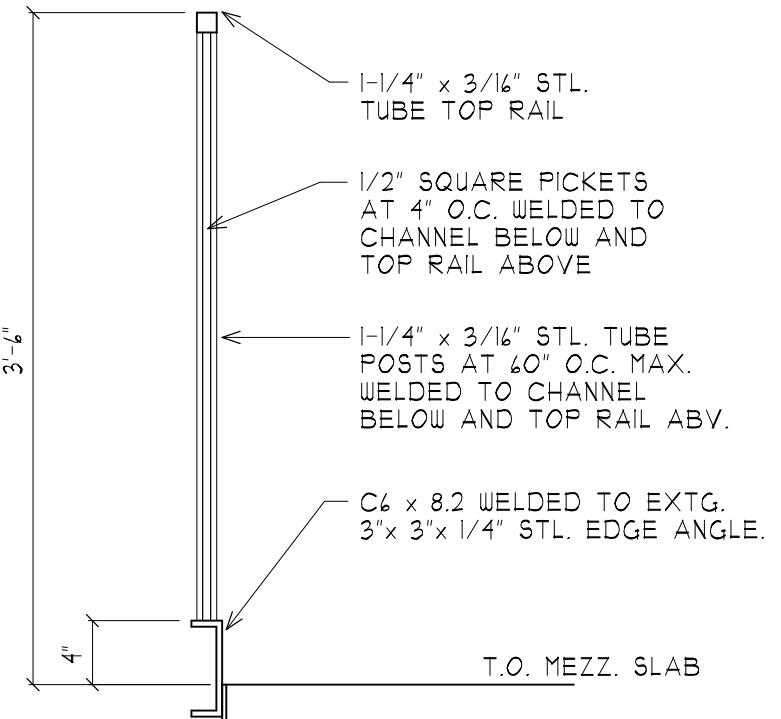
# Arenencibia Architects Inc.

Archit  
alia

GEN COR BUILDING #2  
VIRGINIA MEADOWS INDUSTRIAL PARK  
11982 WILTON MEADOWS COURT  
MANASSAS, VA. 20109

SEAL:  
FLOOR PLAN  
JOB NO. 20-019  
VA MEADOWS IND. PARK  
LOT 5A - BLDG. 2  
**AI01**



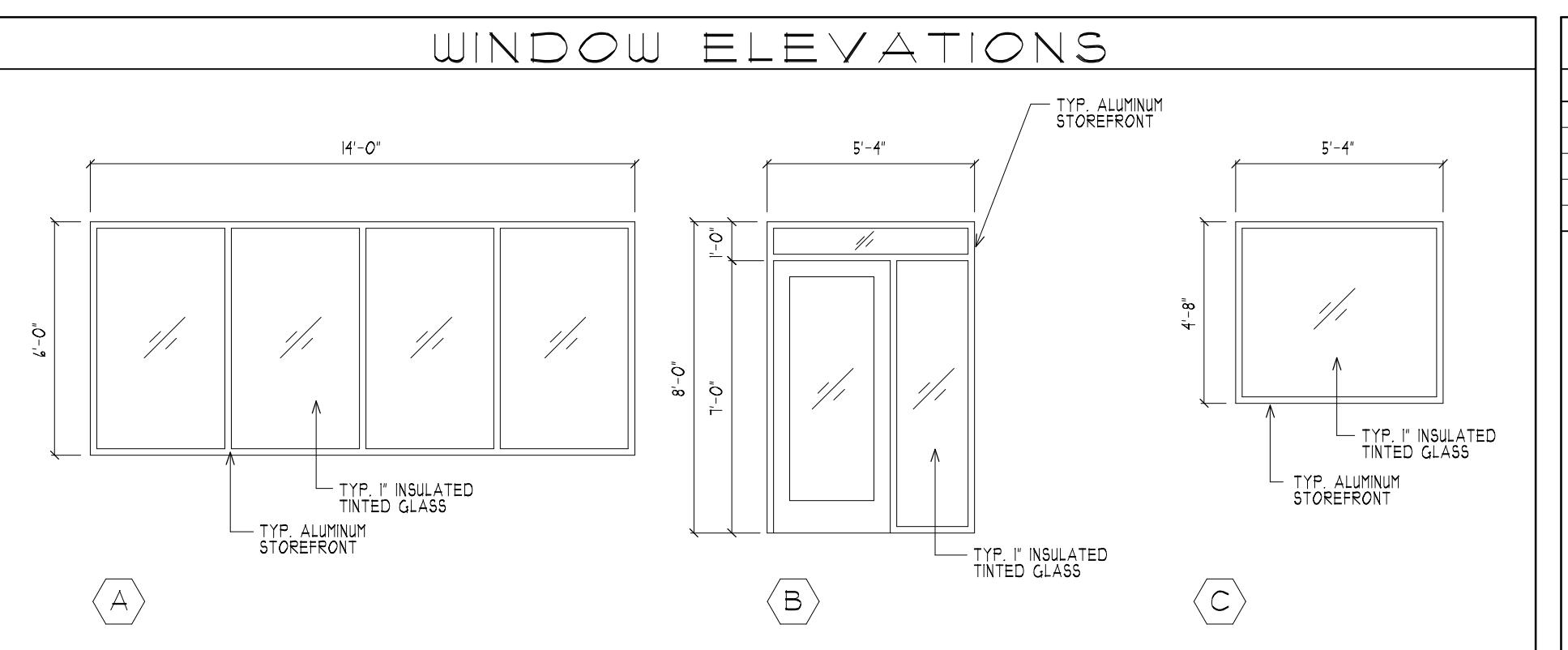


3  
AI02      MEZZ. RAILING DETAIL      1" = 1'-0"

$$|'' = |' -$$

$$|'' = |' -$$

# WINDOW ELEVATIONS

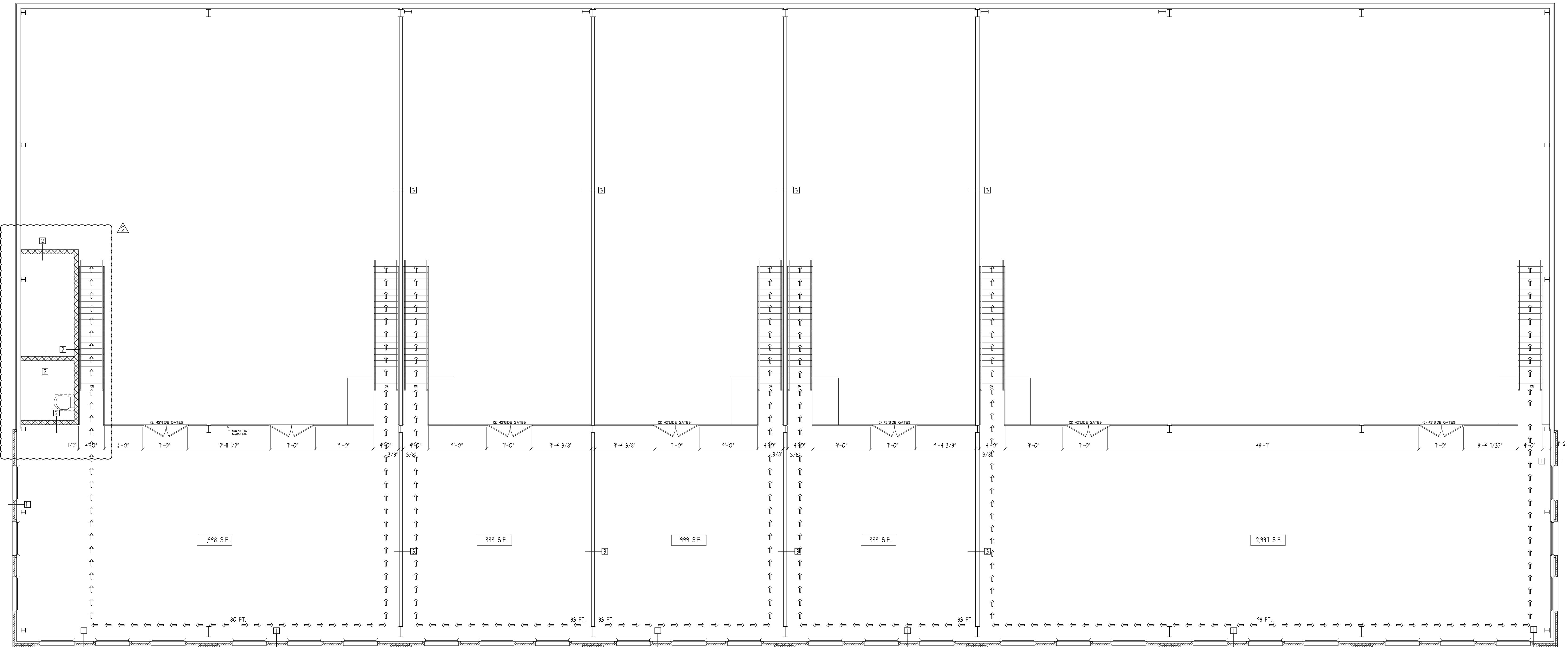


## DOOR SCHEDULE

NO.	SIZE	TYPE	MAT'L	FRAME	HRDWR	REMARKS
O1	3'-0" x 7'-0"	STOREFRONT	ALUMINUM / GLASS	ALUMINUM	KEY ENTRY WITH THUMB LOCK AND CLOSER	NOTE # 2
O2	3'-0" x 7'-0"	FLUSH	INSULATED METAL	HOLLOW METAL	KEY ENTRY, PANIC BAR, CLOSER	NOTE # 2, 3, 4
O3	3'-0" x 7'-0"	FLUSH	INSULATED METAL	HOLLOW METAL	KEY ENTRY, PANIC BAR AND CLOSER	NOTE # 1, 2, 3, 4
O4	3'-0" x 7'-0"	FLUSH	S.C. WOOD	HOLLOW METAL	PRIVACY	NOTE # 2, 3, 4

## NOTES:

1. SET PANIC BAR HEIGHT AT 36" A.F.F. TO CENTERLINE.
2. DOOR HARDWARE SHALL COMPLY WITH CURRENT ACCESSIBILITY CODE.
3. LATCH SET TO BE LEVERED STYLE.
4. DOOR AND FRAME TO BE PAINTED WITH SEMI-GLOSS FINISH, COLOR TO BE DETERMINED.
5. KEY FRONT AND BACK DOOR OF EACH BAY TO SAME KEY, PROVIDE 6 COPIES.
6. KEY ELECTRICAL AND SPRINKLER ROOMS TO THE SAME KEY. PROVIDE 6 COPIES.



# Architects Inc

103-298-818

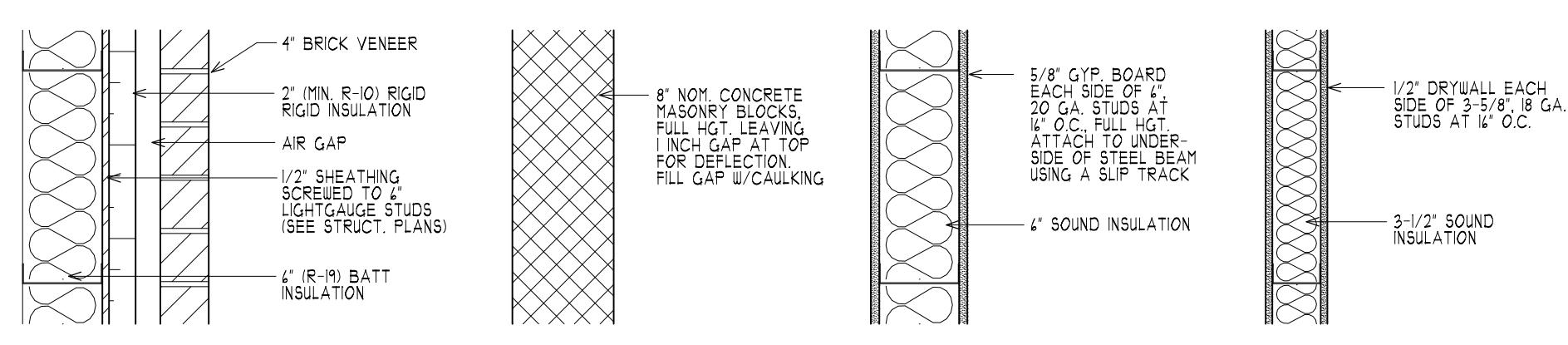
1000 Leland Street Drive NE

West Drive NE Leland, North Carolina 28451

# GEN COR BUILDING #2

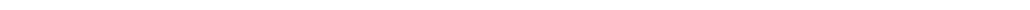
## REGINA MEADOWS INDUSTRIAL PARK

2 WILTON MEADOWS COURT  
MANASSAS, VA. 20109



## WALL TYPES

AlO2 |" = |' - O" (SEE DETAILED)



# MEZZANINE FLOOR PLAN

1/8" = 1'-0"

AI02  $1/8'' = 1'-0''$

THIS PROJECT IS BEING SUBMITTED UNDER THE POLICY 2.8 NEW COMMERCIAL BUILDINGS AND FIRST GENERATION TENANT SPACE - OCCUPANCY PERMIT.

	SEAL:
	MEZZANINE PLAN
	JOB NO. 20-019
	VA MEADOWS IND. PARK
	LOT 5A - BLDG. 2
	<b>A102</b>

DATE:  
24 SEPT. 2024  
18 DEC. 2024  
14 APRIL 2025

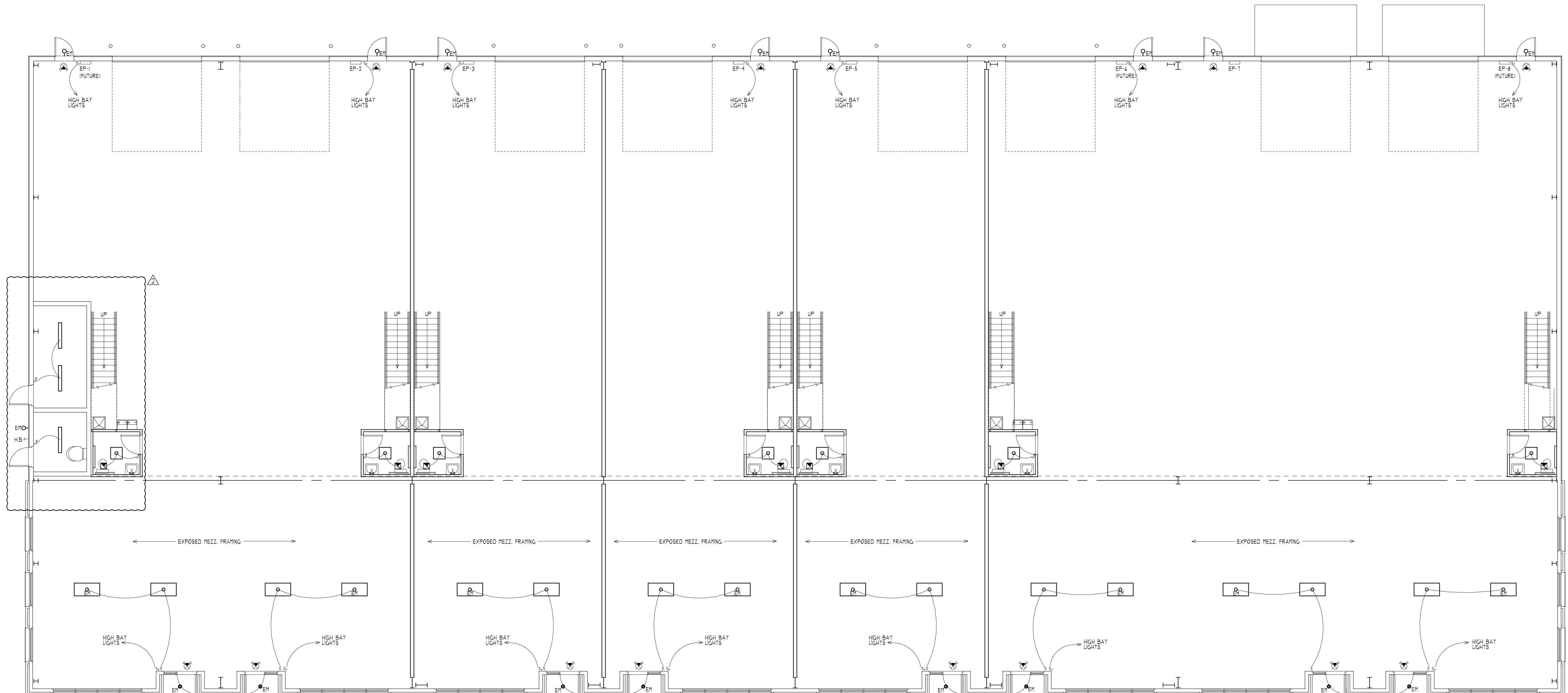
# Arenzia Architects Inc.

103-298-8181

2534 E Timber Crest Drive NE Leland, North Carolina 28451

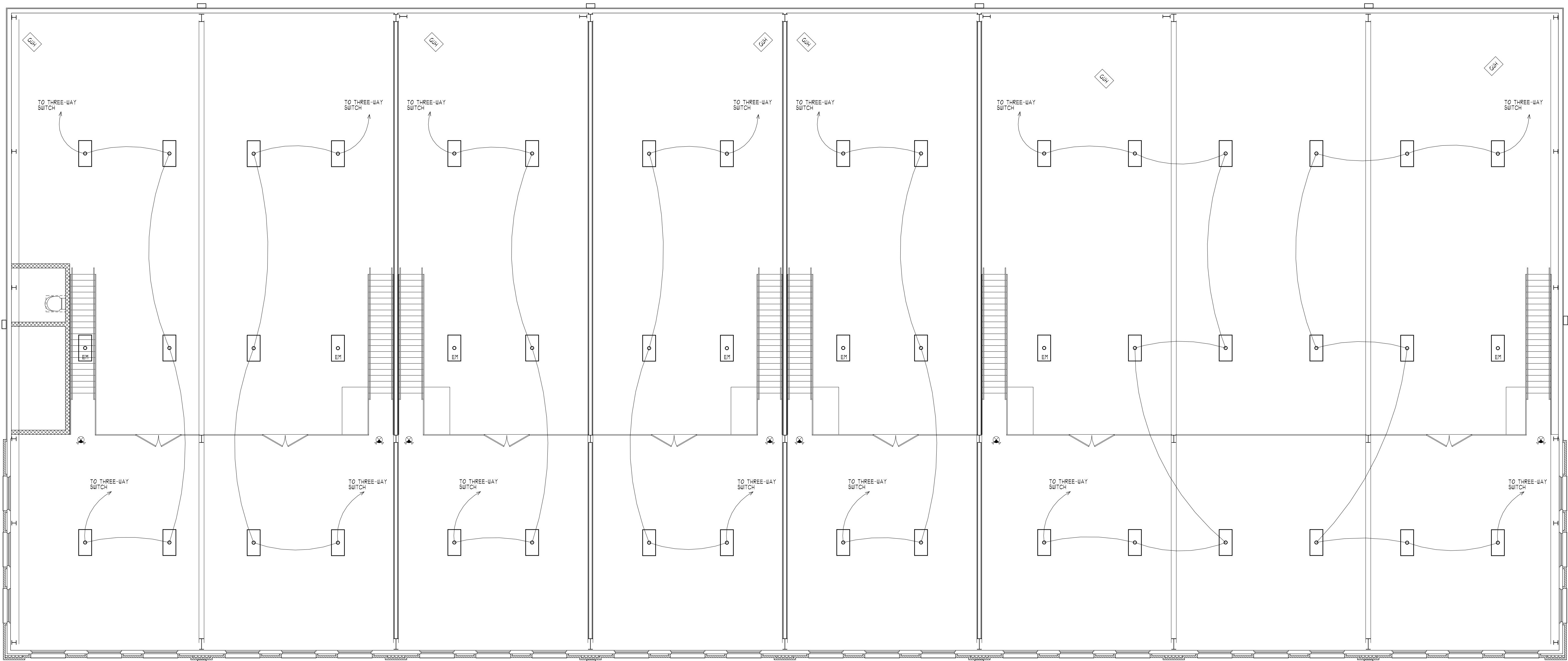
GEN COR BUILDING #2  
VIRGINIA MEADOWS INDUSTRIAL PARK  
1982 WILTON MEADOWS COURT  
MANASSAS, VA. 20109

SEAL:  
1ST FLR. CLG. PLAN  
JOB NO. 20-019  
VA MEADOWS IND. PARK  
LOT 5A - BLDG. 2  
A201



#### PLAN NOTES:

1. EM = EMERGENCY LIGHT FIXTURE WITH BATTERY BACK-UP
2. ALL EXPOSED STRUCTURE TO BE UNFINISHED



PLAN NOTES:

1. EM = EMERGENCY LIGHT FIXTURE WITH BATTERY BACK-UP
2. ALL EXPOSED STRUCTURE TO BE UNFINISHED

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SEPT. 2024

SEPT. 2024

103-298-818  
est Drive NE Lela  
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EN BUILDING #2  
RGINIA MEADOWS INDUSTRIAL PARK  
1982 WILTON MEADOWS COURT  
MANASSAS, VA. 20109

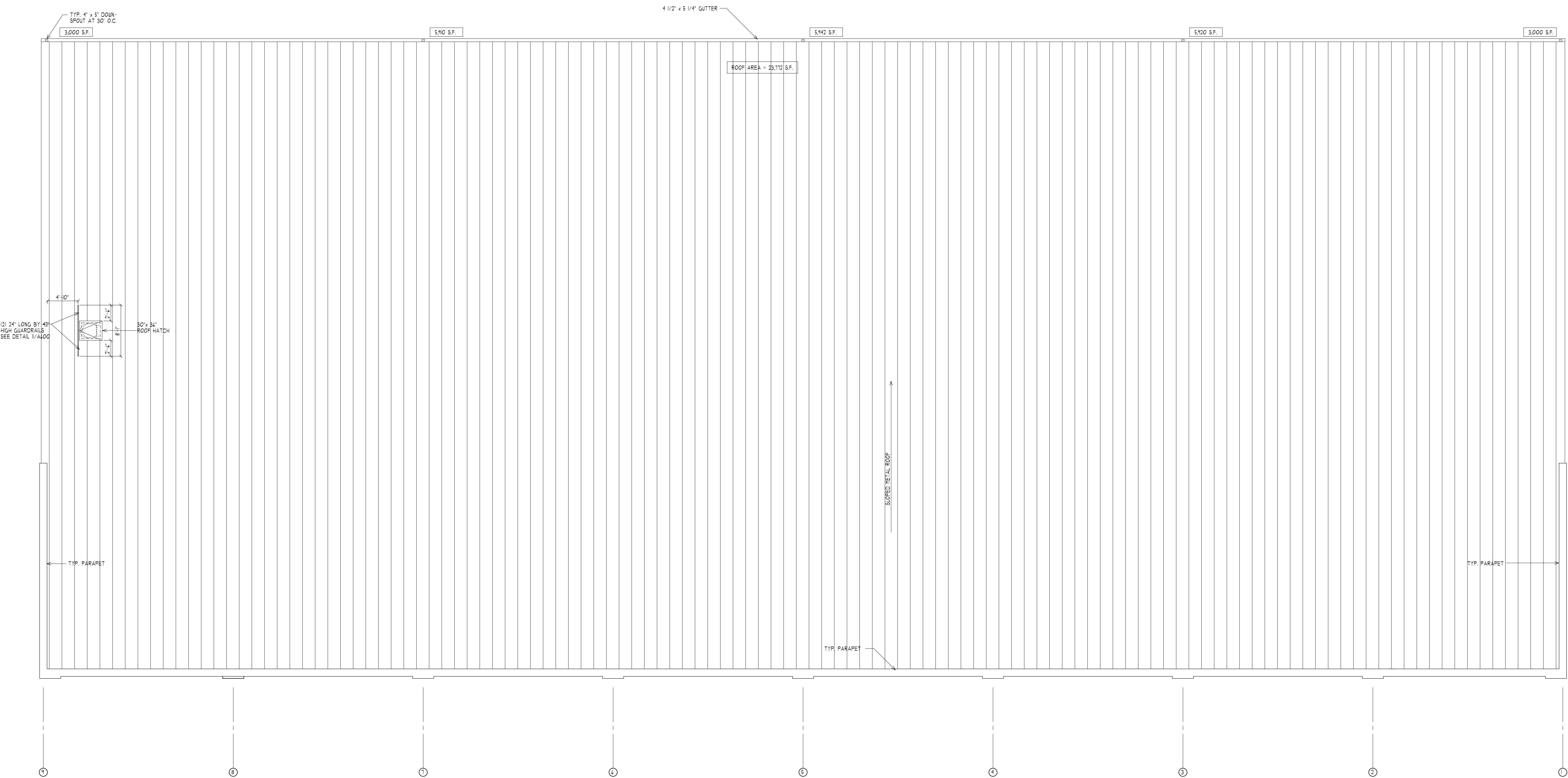
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lic. No. 7669  
8/21/24

## OF PLAN

B NO. 20-019

MEADOWS IND. PARK  
T 5A - BLDG. 2

A300



 ROOF PLAN  
1/8" = 1'-0"

A300 1/8" = 1'-0"

	ROOF PLAN
	JOB NO. 20-019
	VA MEADOWS IND. PARK
	LOT 5A - BLDG. 2
	<b>A300</b>

DATE:  
 24 SEPT. 2024  
 18 DEC. 2024  
 14 APRIL 2025  
 23 APRIL 2025

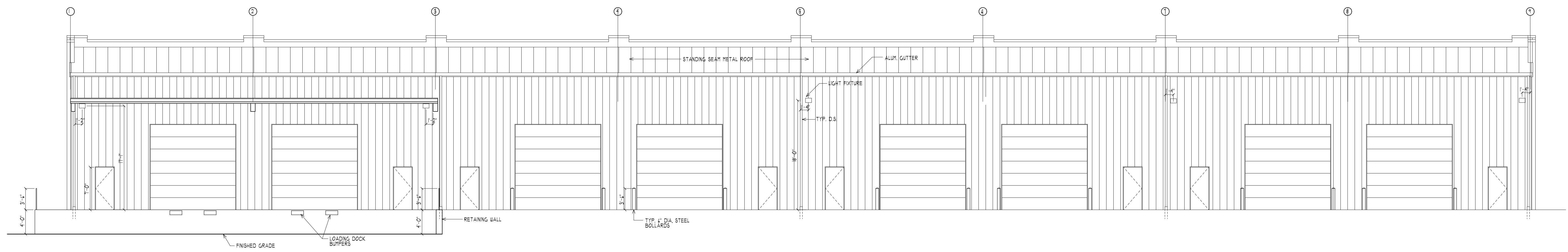
**Arenzia Architects Inc.**

103-298-8181

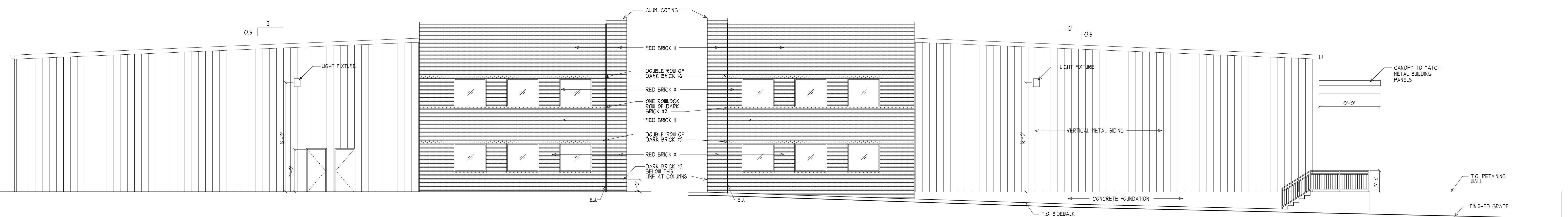
GEN COR BUILDING #2  
 VIRGINIA MEADOWS INDUSTRIAL PARK  
 11982 WILTON MEADOWS COURT  
 MANASSAS, VA. 20109

SEAL:  
 EXTERIOR ELEV.  
 JOB NO. 20-019  
 VA MEADOWS IND. PARK  
 LOT 5A - BLDG. 2  
**A100**

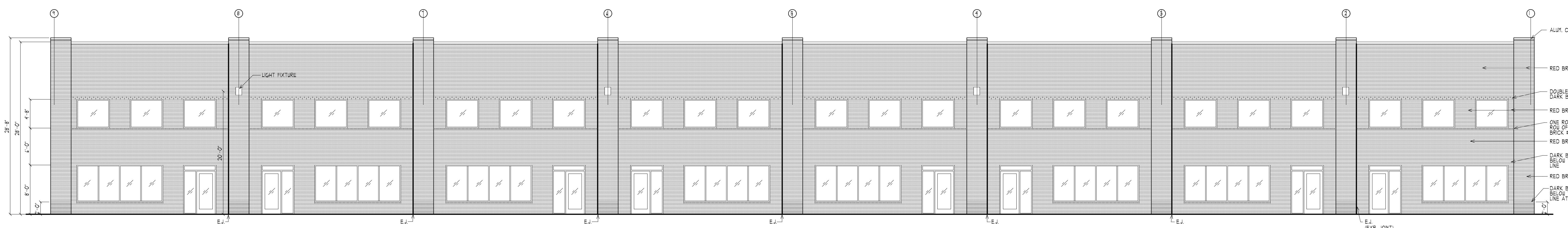
1



4 REAR ELEVATION  
 A400 1/8" = 1'-0"



2 LEFT SIDE ELEVATION  
 A400 1/8" = 1'-0"



3 RIGHT SIDE ELEVATION  
 A400 1/8" = 1'-0"

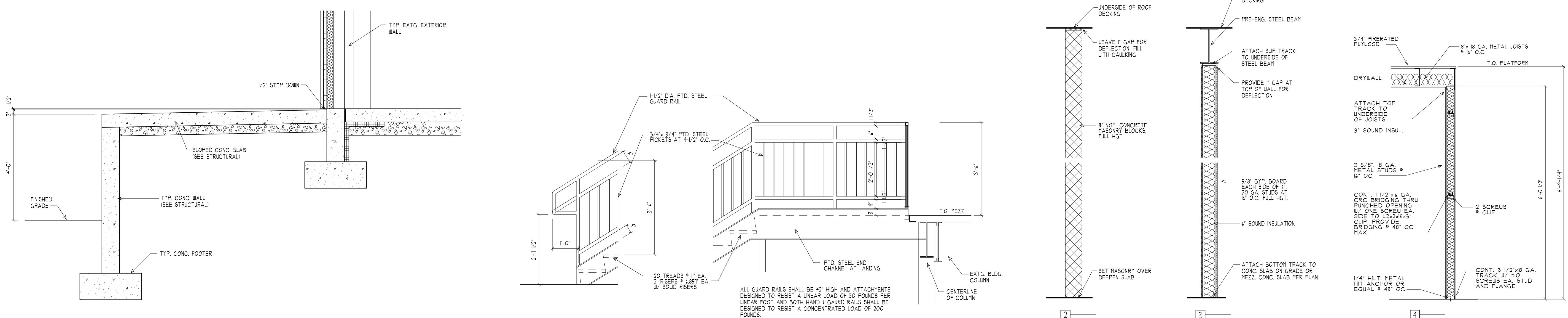
1 FRONT ELEVATION  
 A400 1/8" = 1'-0"

THIS PROJECT IS BEING SUBMITTED UNDER THE POLICY 2.8 NEW COMMERCIAL BUILDINGS AND FIRST GENERATION TENANT SPACE - OCCUPANCY PERMIT.

# Arencribia Architects Inc.

103-298-8181

2524 E Timber Crest Drive NE Leland, North Carolina 28451



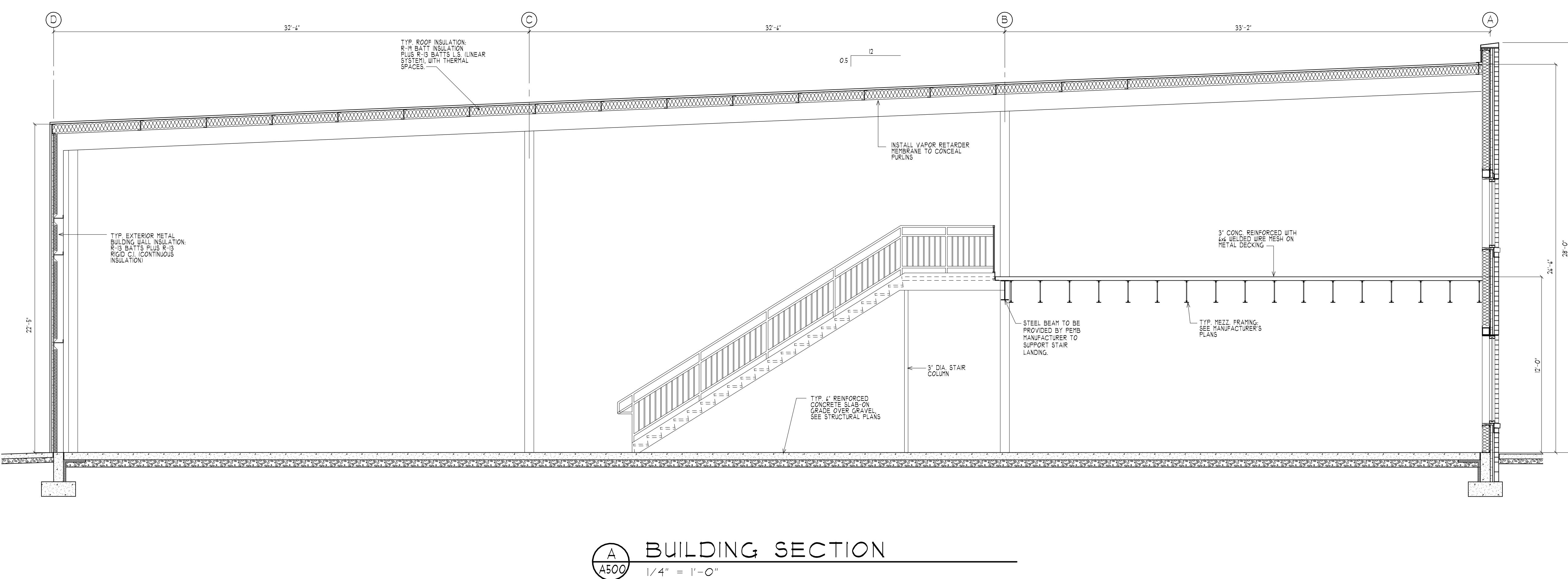
5 A500 LOADING DOCK SECTION 1/2" = 1'-0"

# 4 DETAIL

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3  
A500 DETAIL 1/2" = 1'-0"

# WALL SECTIONS



GREEN COR BUILDING #2  
INDUSTRIAL PARK  
MEADOWS MEADOWS COURT  
WILTON VILLAGE  
MANASSAS, VA. 20109

COMMONWEALTH OF VIRGINIA

JAVIER

A.

ARENAL

Lic. No. 7669

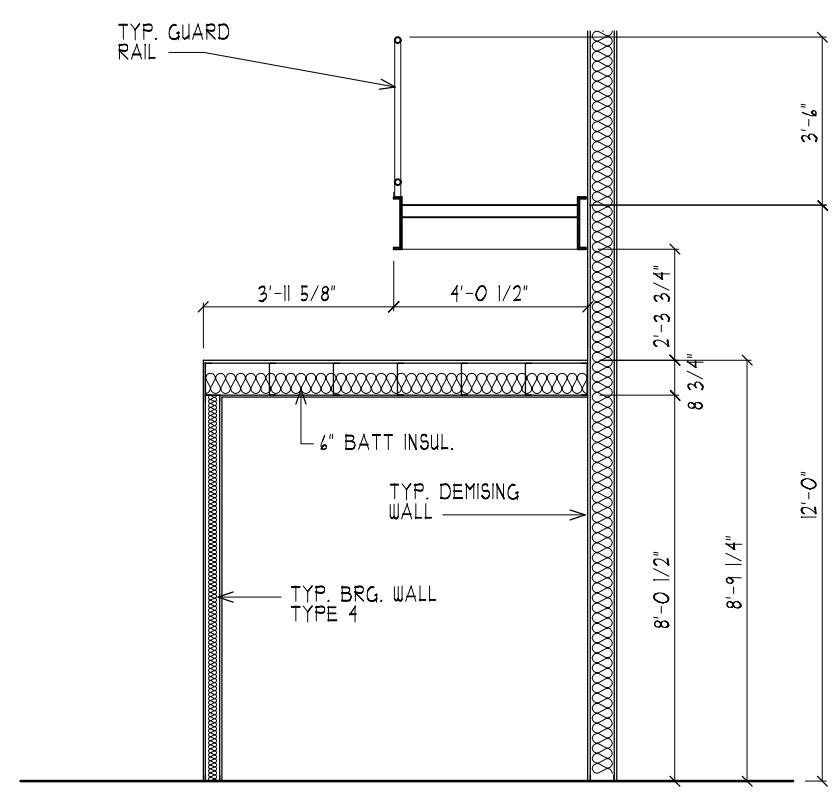
2/24/04

## BLDG. SECTIONS

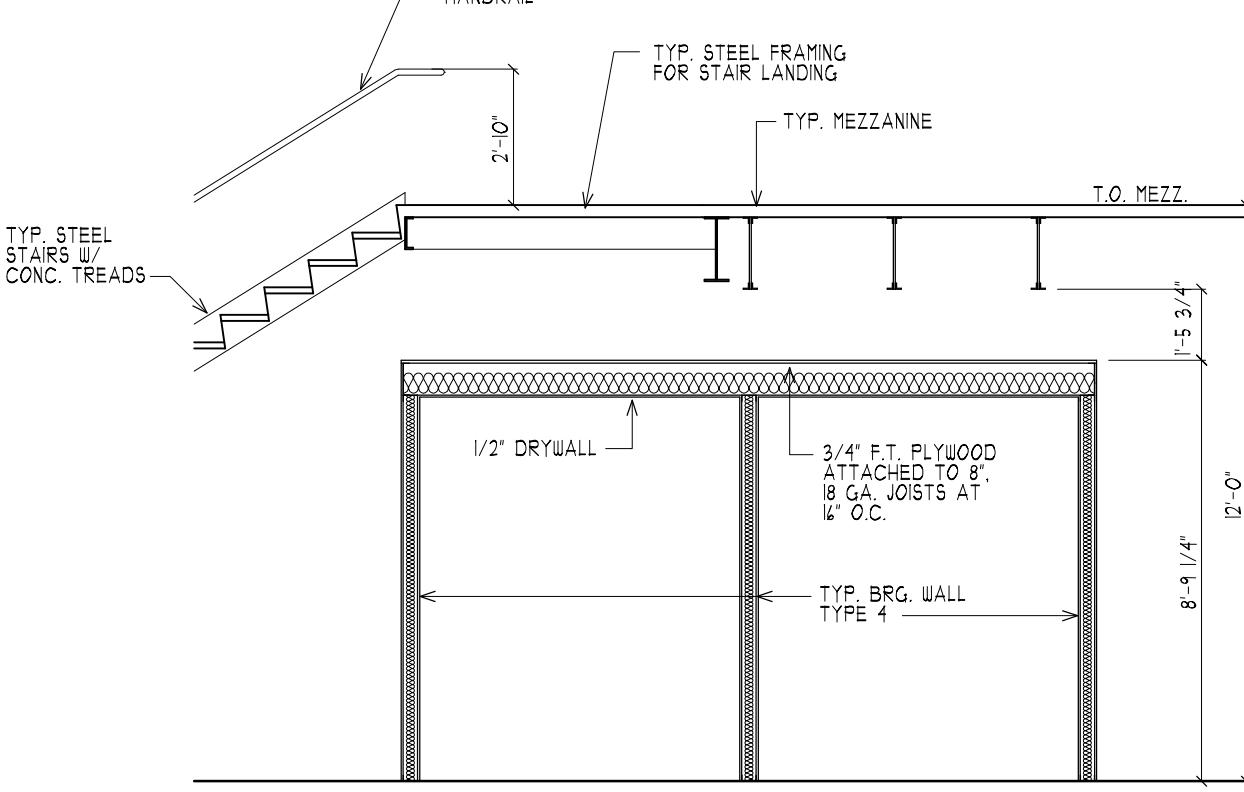
JOB NO. 20-019

VA MEADOWS IND. PARK  
LOT 5A - BLDG. 2

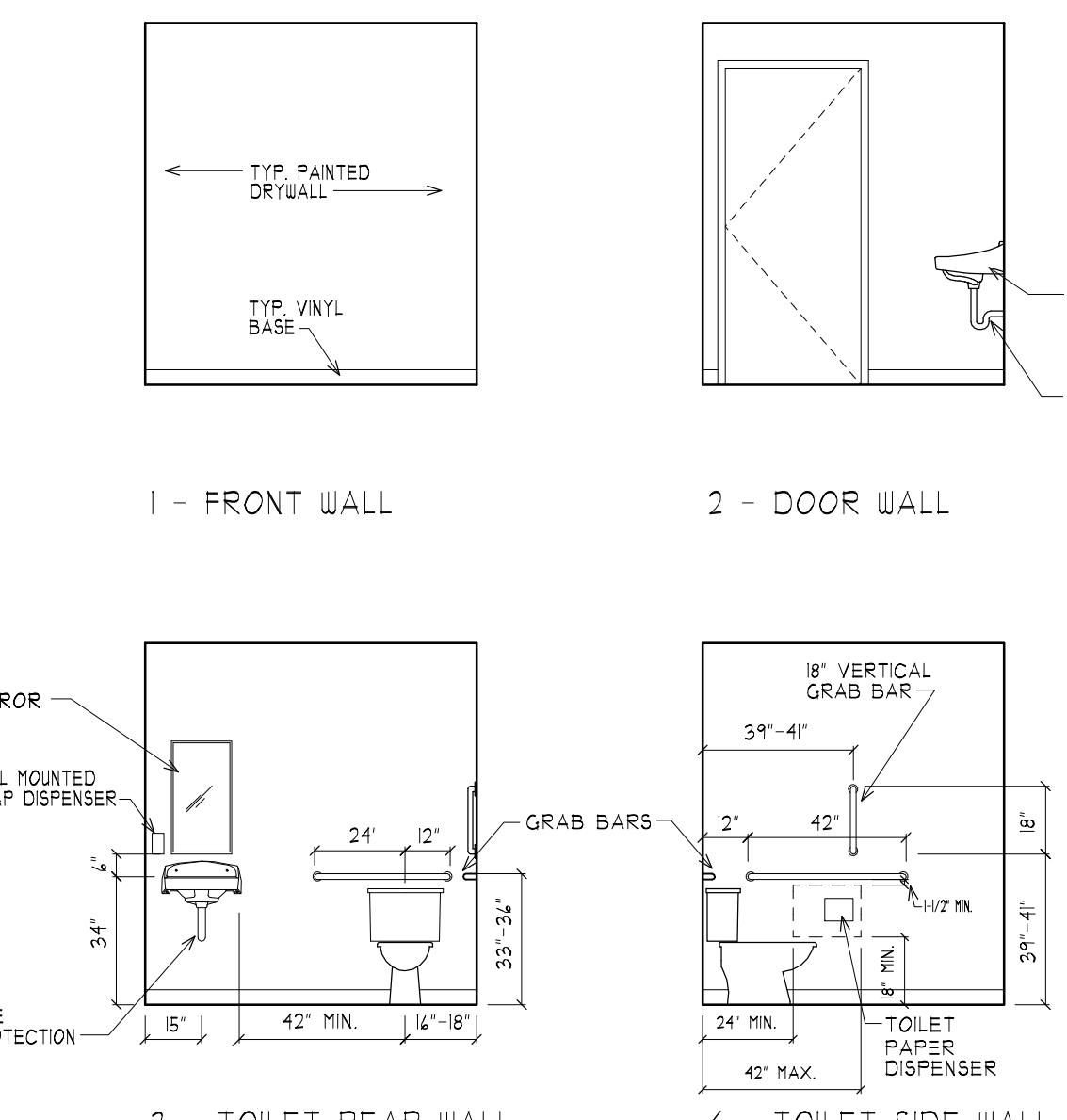
A500



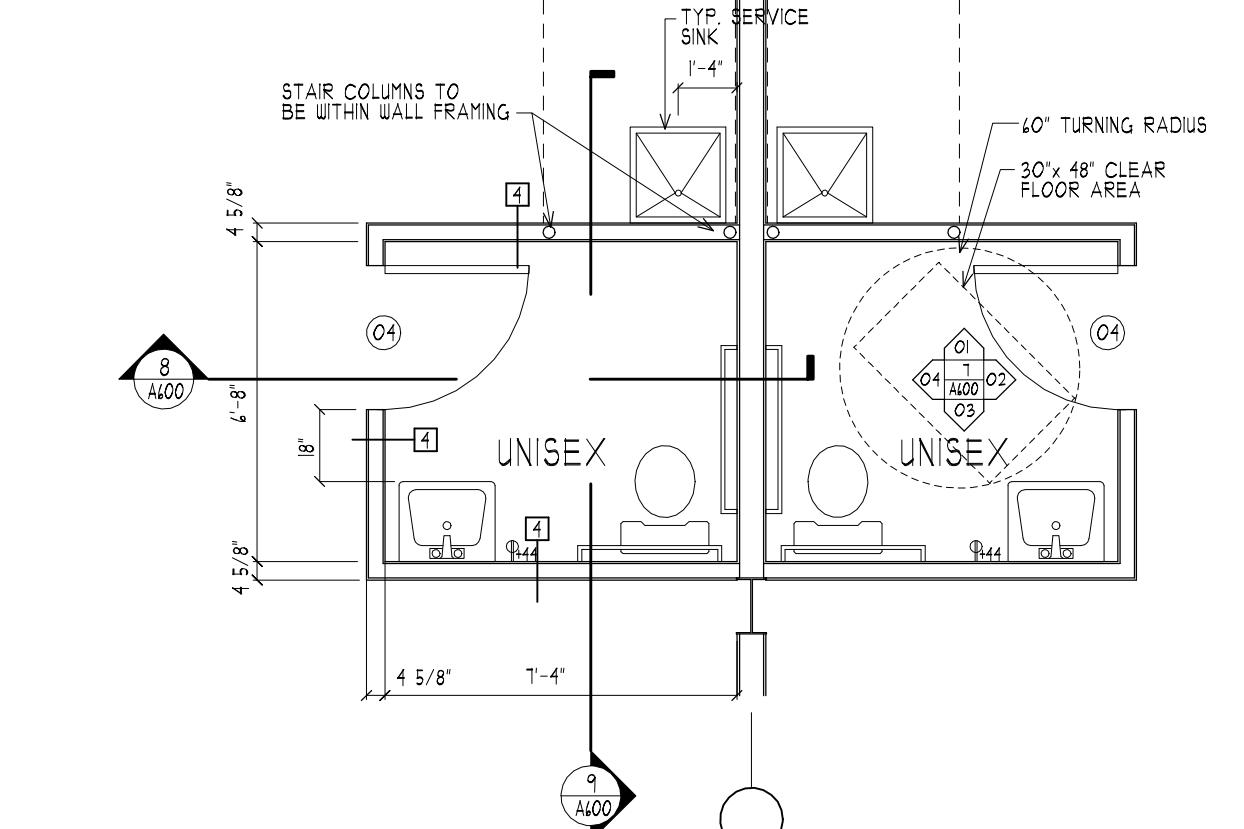
9  
A600 RESTROOM SEC.  
1/4" = 1'-0"



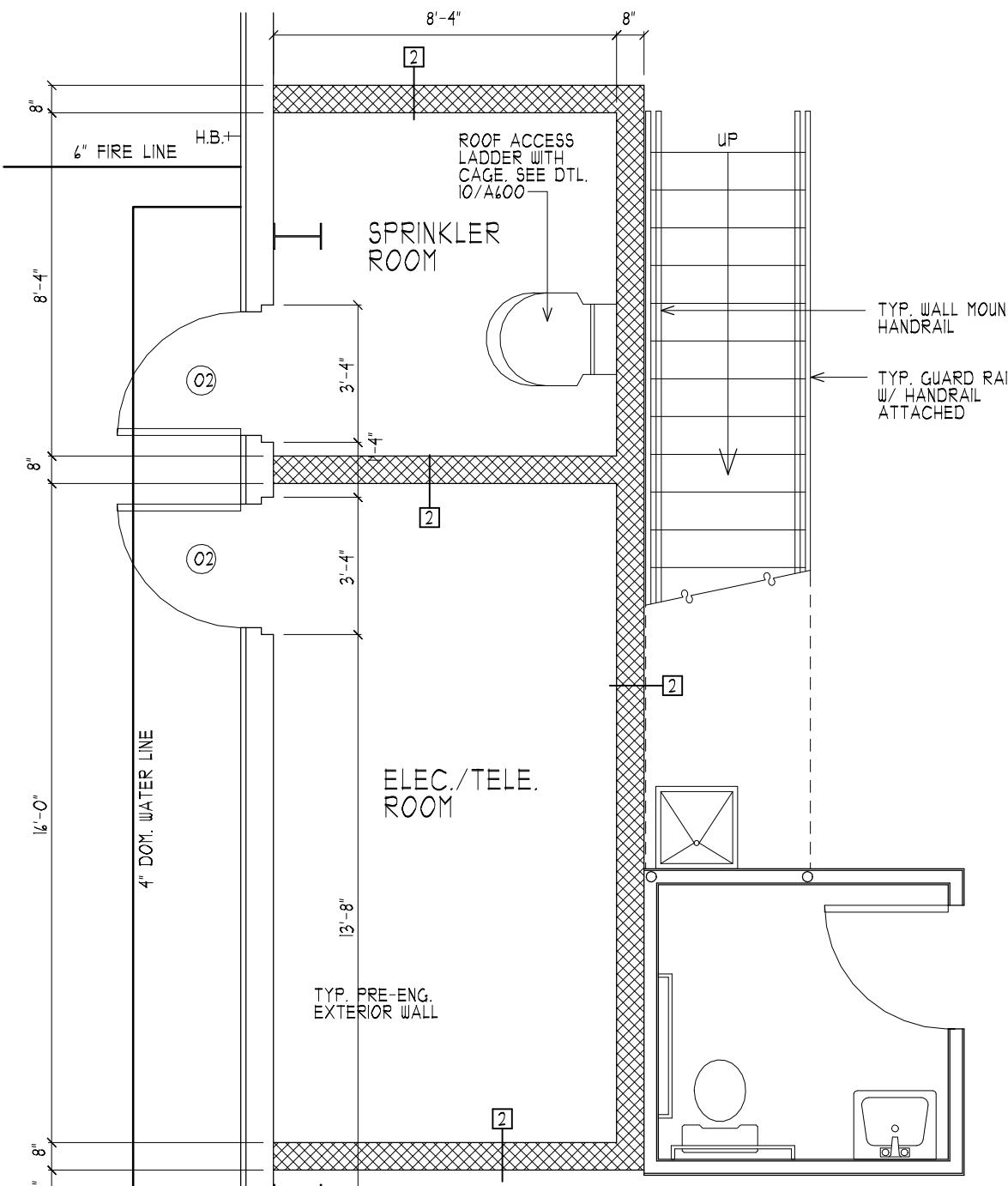
8  
A600 RESTROOM SEC.  
1/4" = 1'-0"



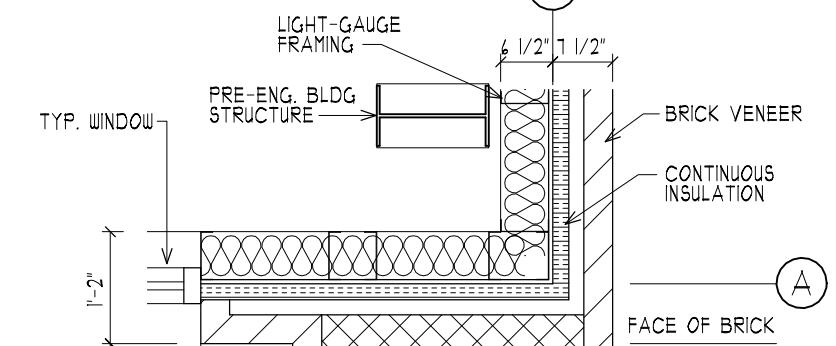
# RESTROOM ELEVATIONS



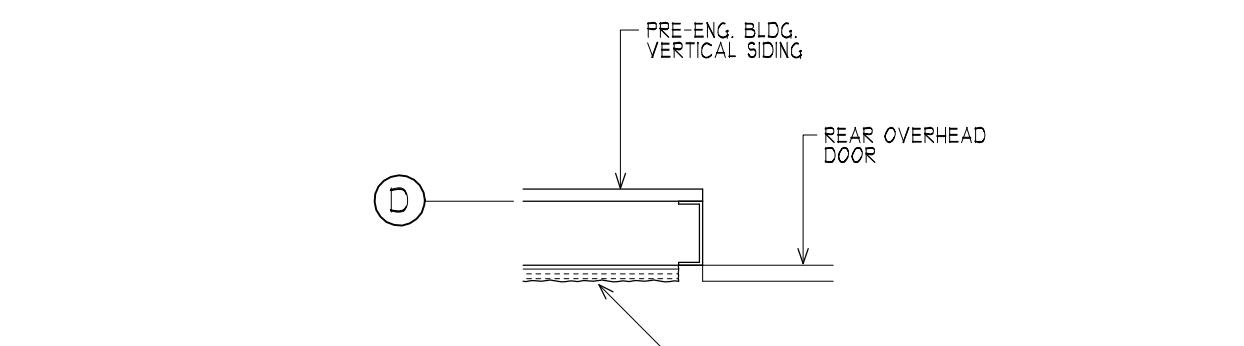
6  
A600 TYP. RESTROOM PLAN  
1/4" = 1'-0"



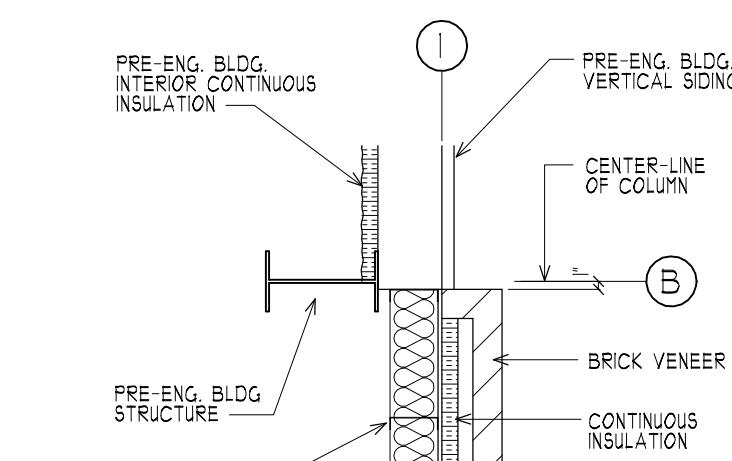
5 SPRINKLER/ELEC. RM.  
A600 1/4" = 1'-0"



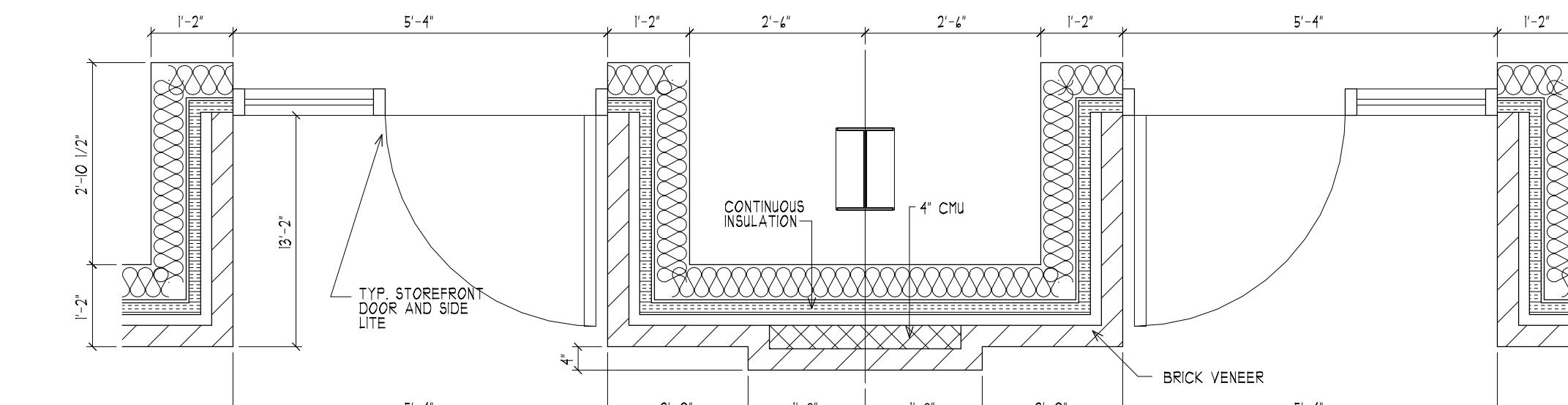
4  
A600 PLAN DETAIL 1/2" = 1'-0"



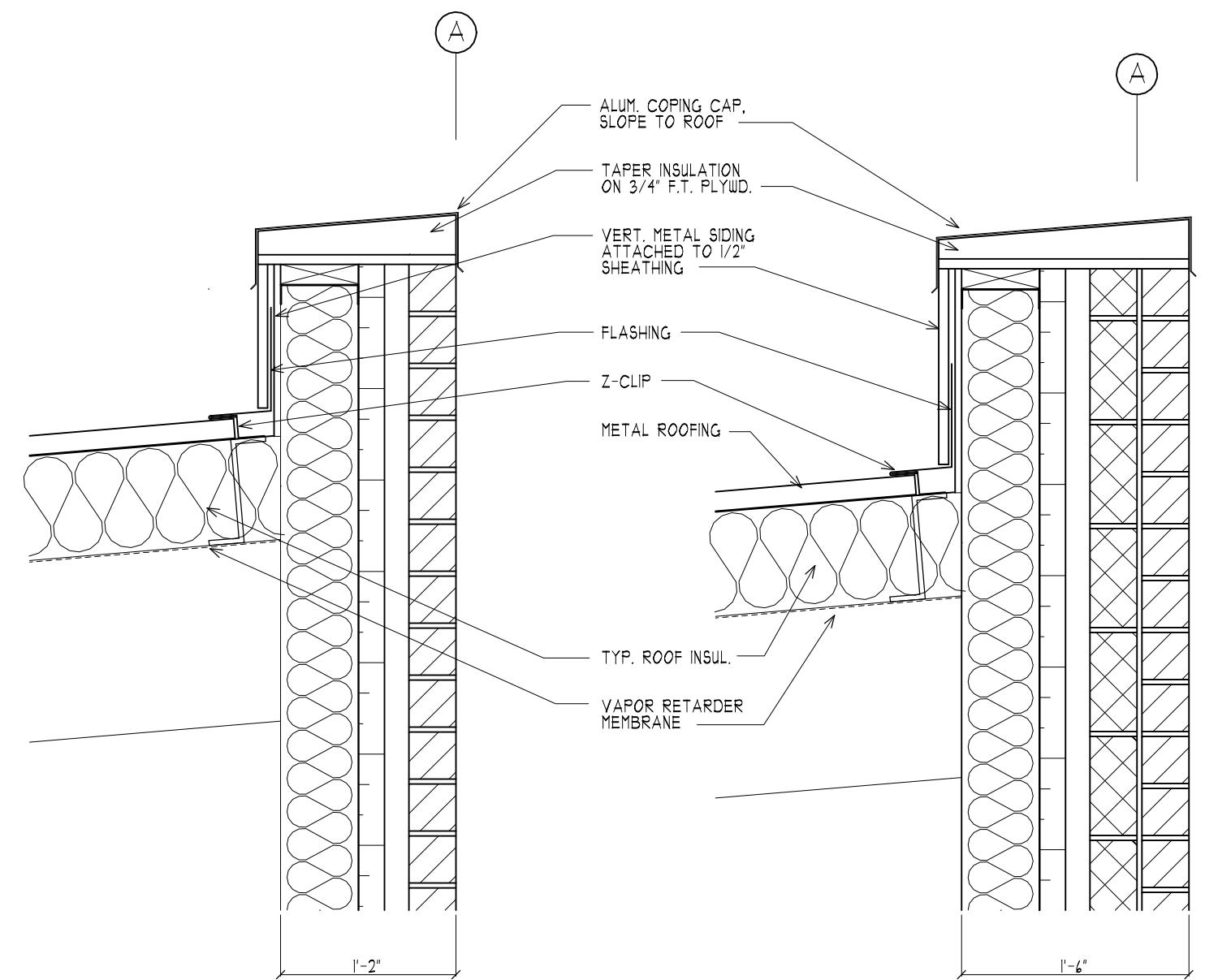
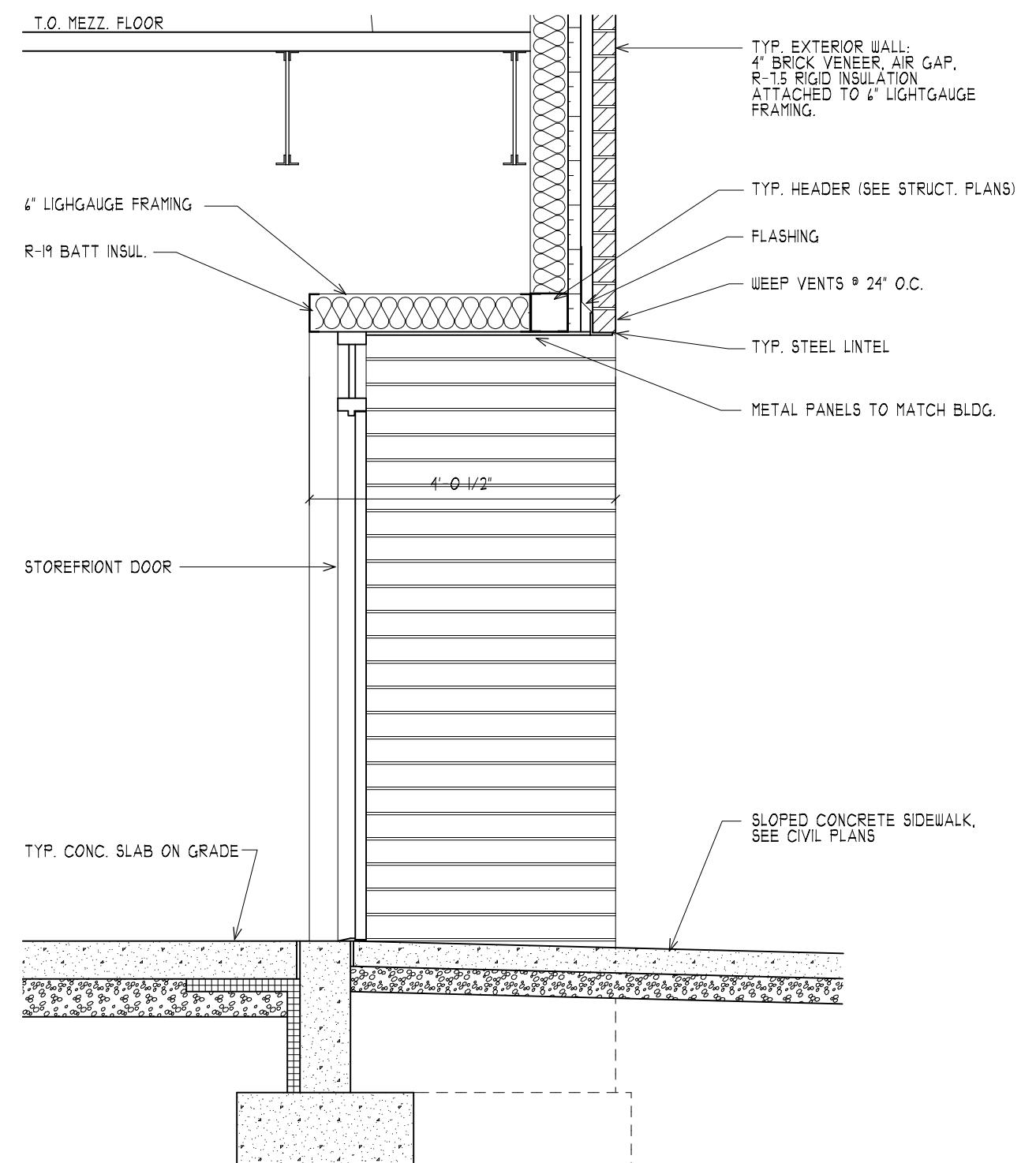
3  
A600 O.H. DR. JAMES  
1/2" = 1-0"



2  
A600  
PLAN DETAIL  
1/2" = 1'-0"



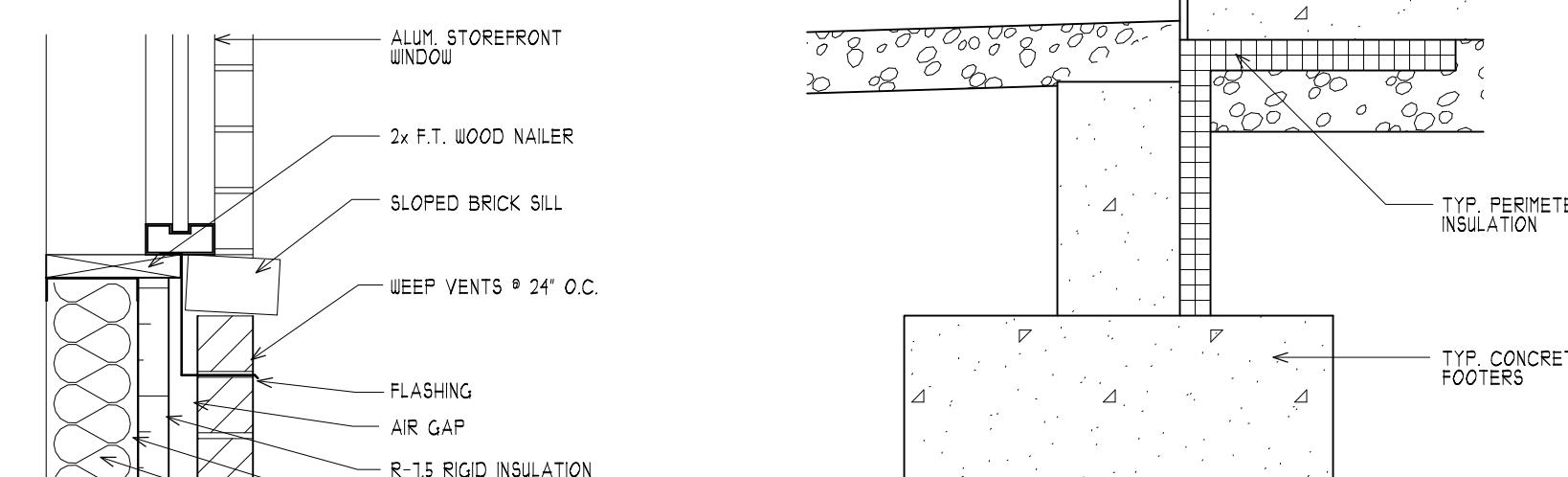
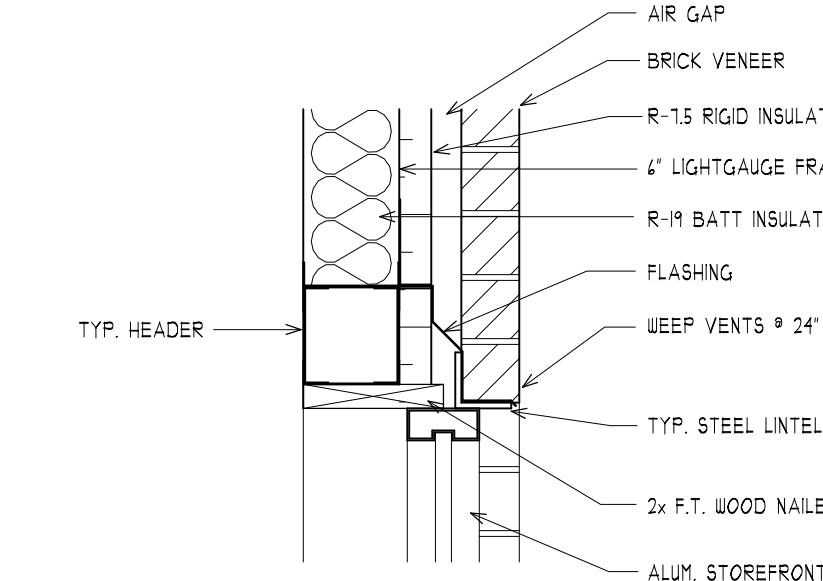
PLAN DETAIL



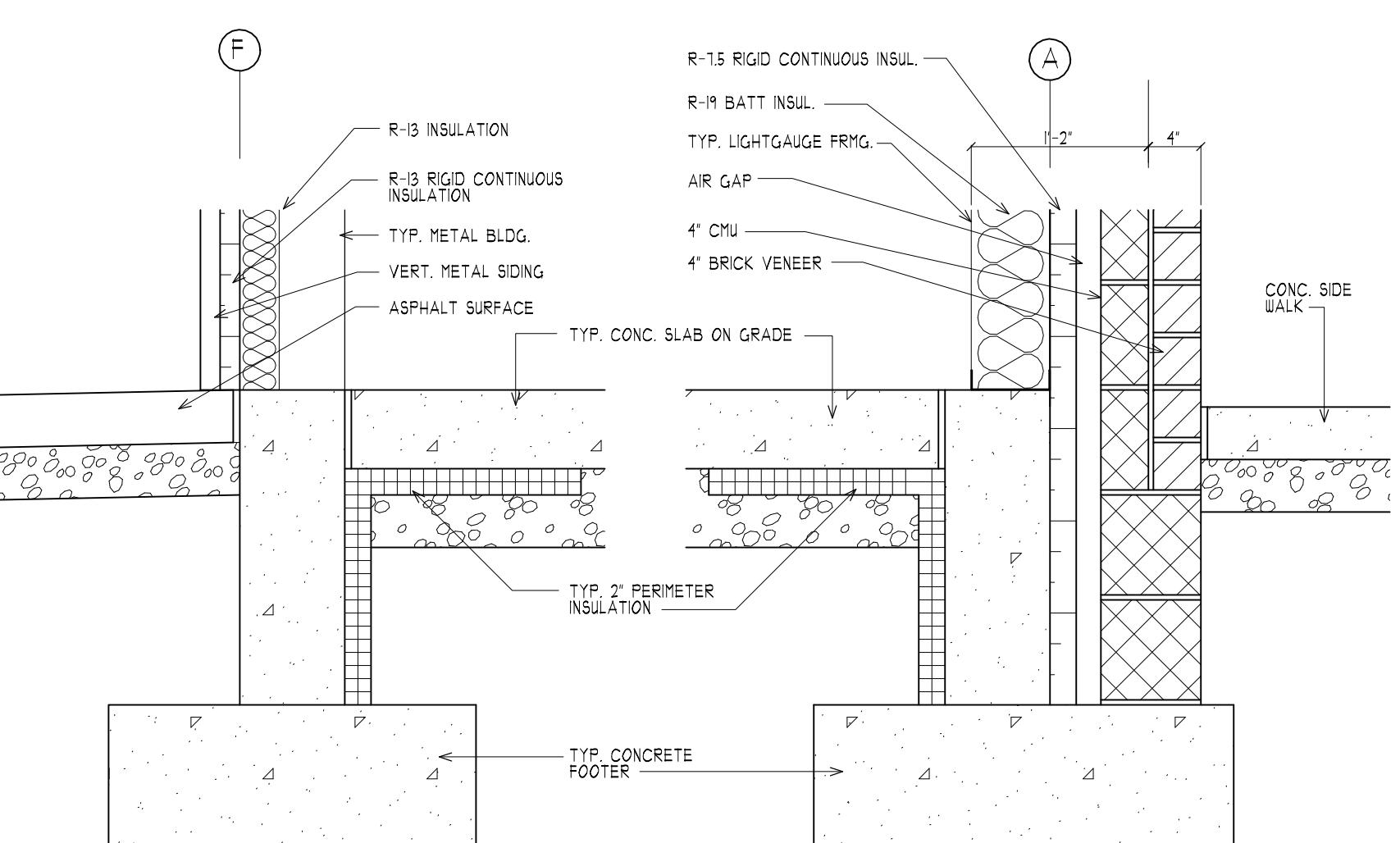
WALL SECTION @ RECESSED ENTRY  
A100 1/2" = 1'-0"

TYP. PARAPET  
A100 1" = 1'-0"

PARAPET @ MAS. BUMP OUT  
A100 1" = 1'-0"



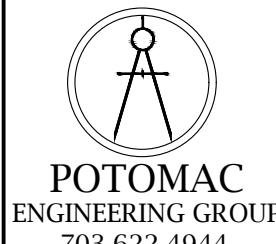
DETAIL @ O.H. DOOR  
A100 1" = 1'-0"



DETAIL @ MAS. BUMP OUT  
A100 1" = 1'-0"

DETAIL @ O.H. DOOR  
A100 1" = 1'-0"

DATE:  
PRICING SET:  
13 SEPT 2023  
PERMIT SET:  
23 SEPT 2024



POTOMAC  
ENGINEERING GROUP  
703.622.4944

Arencibia Architects Inc.  
703-298-8181  
2534 E Timber Crest Drive NE Leland, North Carolina 28451

GEN COR BUILDING #2  
VIRGINIA MEADOWS INDUSTRIAL PARK  
11982 WILTON MEADOWS COURT  
MANASSAS, VA. 20109

COMMONWEALTH OF VIRGINIA  
Lori M. Levine  
LORI LEVINE  
Lic. No. 038726  
23 September 2024  
ENGINEER

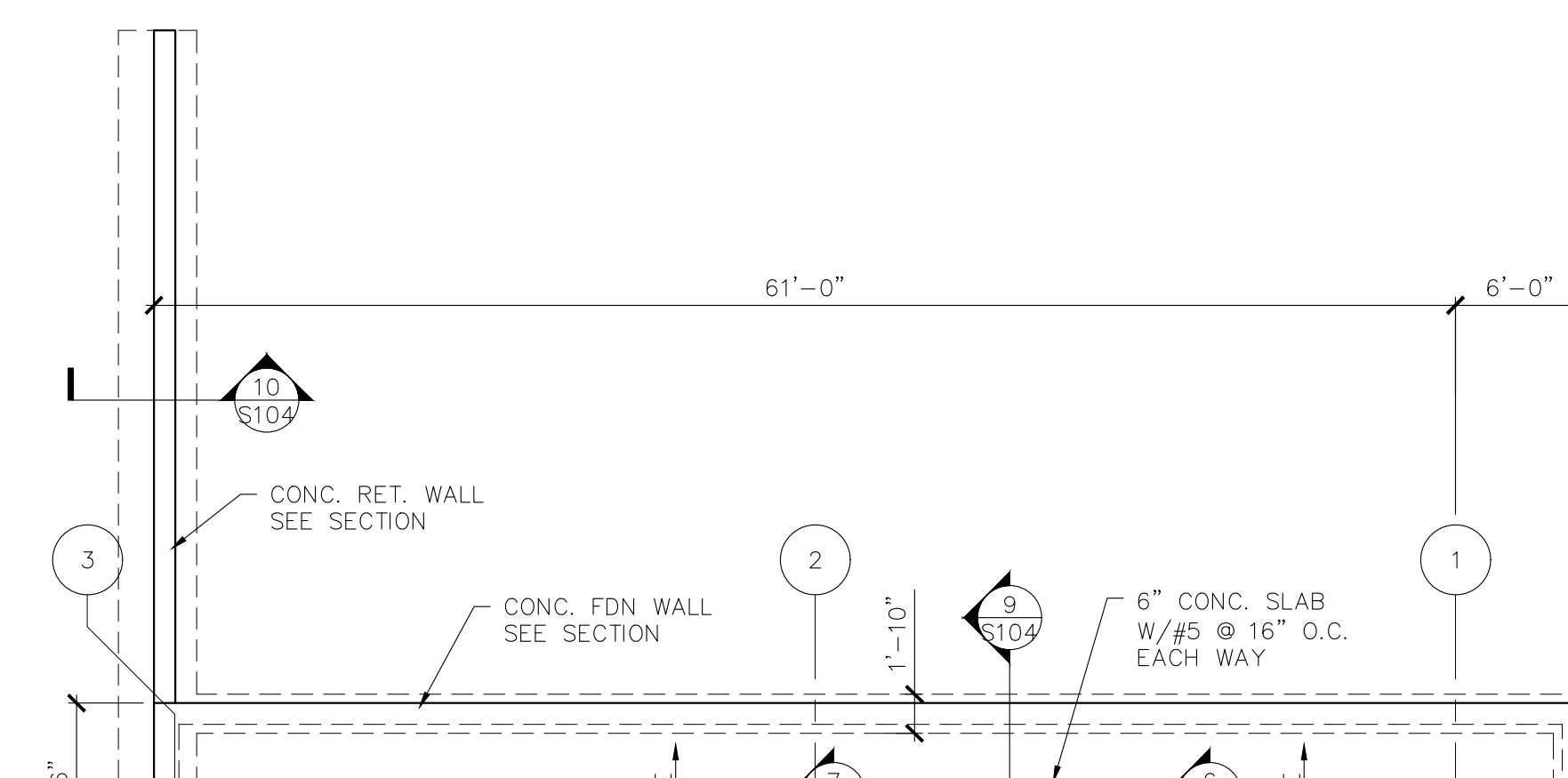
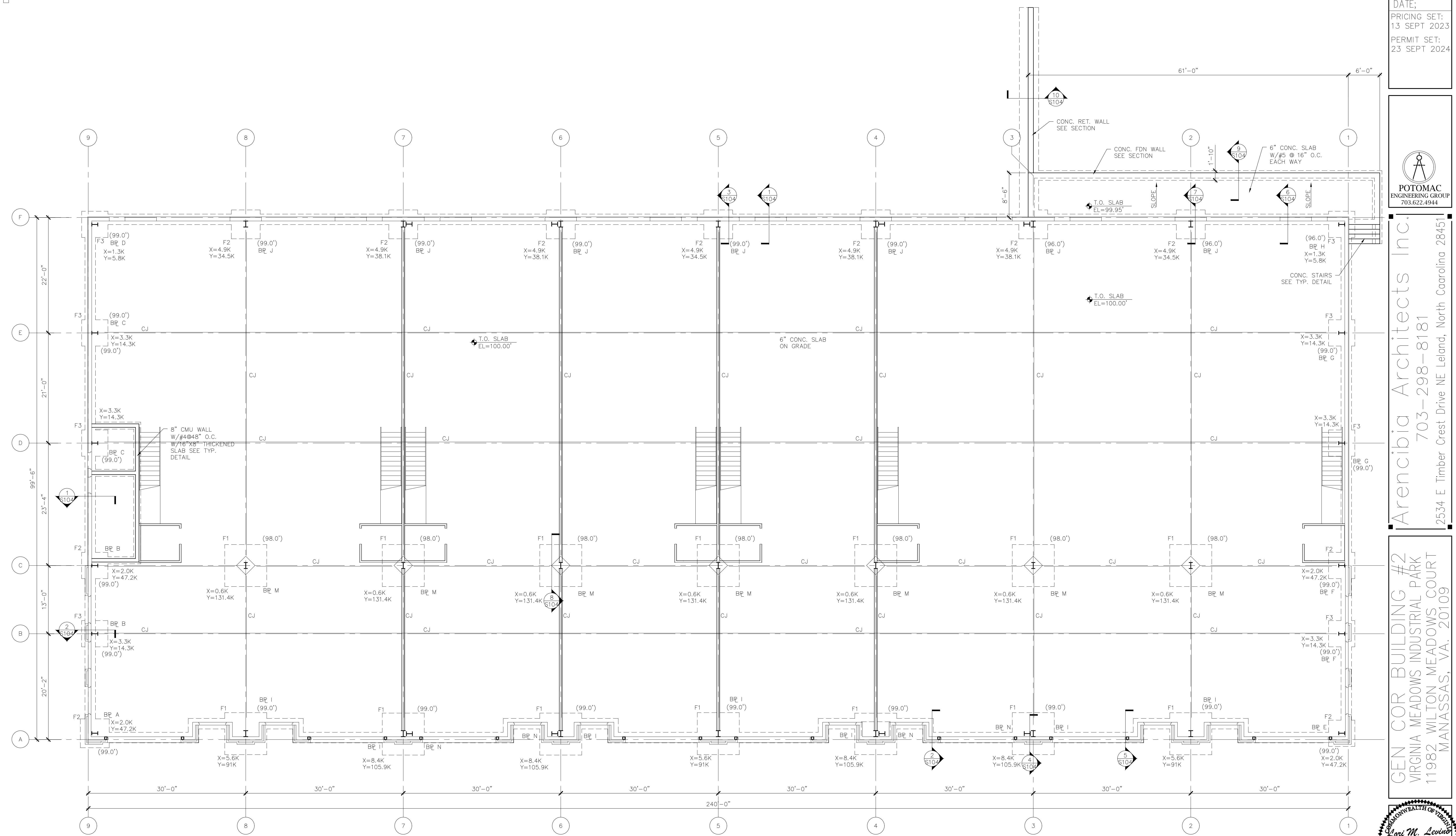
FOUNDATION PLAN

JOB NO. 20-019

VA MEADOWS IND. PARK  
LOT 5A - BLDG. 2

S101

THIS PROJECT IS BEING SUBMITTED UNDER THE POLICY 2.8  
NEW COMMERCIAL BUILDINGS AND FIRST GENERATION TENANT  
SPACE - OCCUPANCY PERMIT.



DATE:  
PRICING SET:  
13 SEPT 2023  
PERMIT SET:  
23 SEPT 2024



703.622.4944

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**STRUCTURAL NOTES**

1. This project is designed in accordance with IBC 2018, VCC 2018, ACI 318-14, AISC 360-16, ASCE 7-16, TMS 402-16, 2018 NDS. Live Loads:  
Roof Floor (LL) 30 p.s.f.  
Wind Ult. Wind Speed 125 p.s.f.  
Exposure Factor B  
Risk Category II  
Components & Cladding Load 23 p.s.f.  
Snow Ground Snow Pg=30 p.s.f.  
Exposure Factor B  
Risk Category II  
Seismic Design Criteria Occupancy Category II  
Seismic Use Group I  
Site Classification D  
.2 sec Acceleration .19g  
1 sec Acceleration .065g

2. These drawings represent the completed project which has been designed for the weights of materials, for the superimposed loads indicated in the design load criteria above and for loads indicated on the drawings. It is the contractor's responsibility to determine allowable construction loads and to provide proper design and construction of false work, staging, bracing, etc.

3. Contractor shall conform with the provisions of the local building code and any other Local, State, or Federal Regulations.

4. At the time of shop drawing submission, the general contractor shall inform the engineer in writing of any deviations or omissions from the contract document.

5. Contractor shall verify all dimensions and conditions indicated on these drawings and shall notify the engineer in writing of any discrepancies prior to proceeding with constructions.

6. "Typical Details" shown on these drawings apply to all conditions of the project similar to those shown in the details regardless of whether or not they are specifically referenced on the plans. Plans, sections, and details are not to be scaled for determination of quantities, lengths or fit of materials.

7. Footings are designed for bearing capacity of 2500 psf per the soils report prepared by Solis Consultant Engineers, dated July 2, 2019. Footings shall bear on natural undisturbed soil, 1'-0" below original grade and bottom of exterior footings shall be 2'-0" below finished grade. Contractor shall verify soil pressure in the field. If found to be less than required, the footings will have to be redesigned. Equivalent fluid pressure of 60 psf and coefficient of friction of 0.55 shall be used.

8. Do not backfill against foundation walls until structure above is substantially complete. Backfill with approved material placed in 6 inch layers and compacted to 95% density at optimum moisture content and free of debris as defined by ASTM D-1557 Method D.

9. All fill under slabs shall be coarse granular material compacted to 95% of maximum dry density at optimum water content as determined by ASTM D698. All slabs on ground shall have panels poured per ACI-302.1R (latest local approved edition), Section 6.4.1 or all slabs on ground may be poured continuously by using a premolded keyed metal joint to form areas not exceeding 650 square feet.

10. Utility lines shall not be placed through, or below foundations without the engineer's approval. All excavations are to be approved by proper authorities prior to placing concrete.

11. Select fill material shall be placed in 8" loose layers. Compaction shall be done using suitable compaction equipment. The filling operation shall be continued in 8" loose layers until the fill has been brought to the slopes and grades shown on the contract drawings.

12. The fill shall be constructed in such a manner that the surface will be sloped to drain at all times, and all fill shall be deposited to prevent excessive moisture accumulation from rainwater. When the work is interrupted by rain, fill operations shall not be resumed until field tests indicate that the moisture content and density of the top 6" of fill is within the limits here in force specified.

13. Except as noted, all reinforcing shall be high strength new billet steel conforming to ASTM designation A-615-82 (Fy = 60,000 psi). All stirrups and ties shall be new intermediate grade steel conforming to ASTM designation A-615-82 (Fy = 60,000 psi). All reinforcing shall be detailed, fabricated, and placed in accordance with ACI's "Manual of Standard Practice for Detailing Concrete Structures" (ACI-315).

14. Reinforcing steel shall be placed in accordance with the "ORSI Manual of Standard Practice for Reinforced Concrete Construction."

15. Provide rebar with the following concrete cover:  
Concrete cast against and permanently exposed to earth: 3 inches  
Concrete exposed to earth or weather:  
#5 bar or smaller 1 1/8" inches  
#6 bar or larger 2 inches

16. Welded wire fabric shall have ends lapped one full mesh and shall extend into supporting beams or walls, except at slabs on grade.

17. Bend horizontal wall reinforcing 1'-0" minimum around all corners to provide 4'-0" long corner bars to match horizontal reinforcing.

18. All concrete work shall be in accordance with requirements of the American Concrete Institute Code (ACI-318) latest edition.

19. Floor slabs: The concrete floor slab on grade shall be separated at the wall juncture so as to provide free movement of the edge. Dummy groove joints shall be performed on the column lines to control floor slab cracking due to shrinkage and/or differential subgrade movement. To preclude floor dampness a 6 mil polyethylene membrane or a similarly rated vapor barrier shall be placed over a layer of porous aggregate fill with a fill weight as follows: the fill shall be at least 4" thick or as shown on the drawings and shall consist of a sound, durable gravel or stone, well graded between the 3/4" and No. 4 sieve size. Not more than 10% of the porous fill shall be finer than the No. 4 sieve size.

20. Construction and control joints in slab on grade shall be arranged to limit the maximum length between joints to 30'-0" in any direction. Allow a minimum of 48 hours time between placement of adjacent sections.

21. Concrete surfaces shall be cured in accordance with ACI Specifications. Submit manufacturers material for engineer's review.

22. Hot weather concreting shall be in accordance with ACI 305. Cold weather concreting shall be in accordance with ACI 306.

23. Provide concrete protection in accordance with ACI 318.

24. See mechanical and architectural drawings for holes and openings in slabs not shown.

24. All concrete, except as noted elsewhere shall be ( $f'_c = 3000$  psi) natural hard rock aggregate concrete. All exterior concrete shall be air-entrained.

25. Admixtures other than those listed in the Project Specifications (for set retarder, acceleration or workability) shall be submitted for approval with the mix designs. Concrete shall be transit mixed in accordance with ASTM C24.

26. Contractor must submit a concrete mix design in accordance with ACI 318 (latest local approved edition) for approval by the engineer. Mix design shall be submitted in accordance with the appropriate graphs and background data. Concrete design mix shall indicate 7 and 28 day strengths, cement content and water cement ratio, fine and coarse aggregates and admixtures for each design strength.

27. Welding: All welding to be done in accordance with the standards and specifications of the American Welding Society (AWS). Welding electrodes, welding process, minimum preheat and interpass temperatures to be in accordance with the AWS and AISC Specifications.

28. Fabrication, erection and connections of structural steel shall be in accordance with the AISC "Specification for the Design, Fabrication and Erection of Steel Buildings".

29. Steel framework is not designed to be laterally stable until floor and/or roof decks are installed. Temporary bracing must be provided for all construction loads and maintained until completion of the structure.

30. Unless otherwise noted, all angles, plates, rods and miscellaneous framing are to be welded at contact joints and supports by fillet welds sufficient to develop 50% of the area of the smaller member in tension. In general, weld lengths should be equal to the sum of the legs of the angle or width of plate being connected if the weld size is 1/16" less than the material thickness.

31. All structural steel shall conform to ASTM "Specification A-36". All steel shall be detailed, fabricated and erected in accordance with the AISC Manual. All connections shall develop the full strength of the beam.

32. All exposed steel, such as, exterior columns, spandrel beams, lintels, hung plates mechanical supports, etc. shall be painted. All other steel shall not be painted.

33. Loose lintels for masonry walls shall be as follows for each 4" width:  
Length Angle  
0'-0" to 3'-0" 3 1/2" x 3 1/2" x 5/16"  
3'-0" to 5'-0" 4" x 3 1/2" x 5/16"  
5'-0" to 6'-6" 5" x 3 1/2" x 3/8"  
6'-6" to 8'-0" 6" x 3 1/2" x 3/8"

34. All angles shall have their short leg outstanding and 6" minimum bearing. Lintels over openings in interior non-bearing masonry partitions not otherwise specified shall be precast lightweight concrete lintels with 1 #5 top and bottom for each 4" width.

35. All masonry work shall be in accordance with the requirements of ACI 530.1, latest edition. Mortar shall be in accordance with the requirements of ASTM C270. Submit product data confirming that masonry products conform to these standards.

36. All concrete masonry assemblages shall have a minimum compressive strength ( $f'm$ ) of 2,500 psi. Mortar shall be type S with washed sand aggregate conforming to the requirements of ASTM C144. Masonry units shall conform to the requirements of ASTM C90 hollow core, grade N.

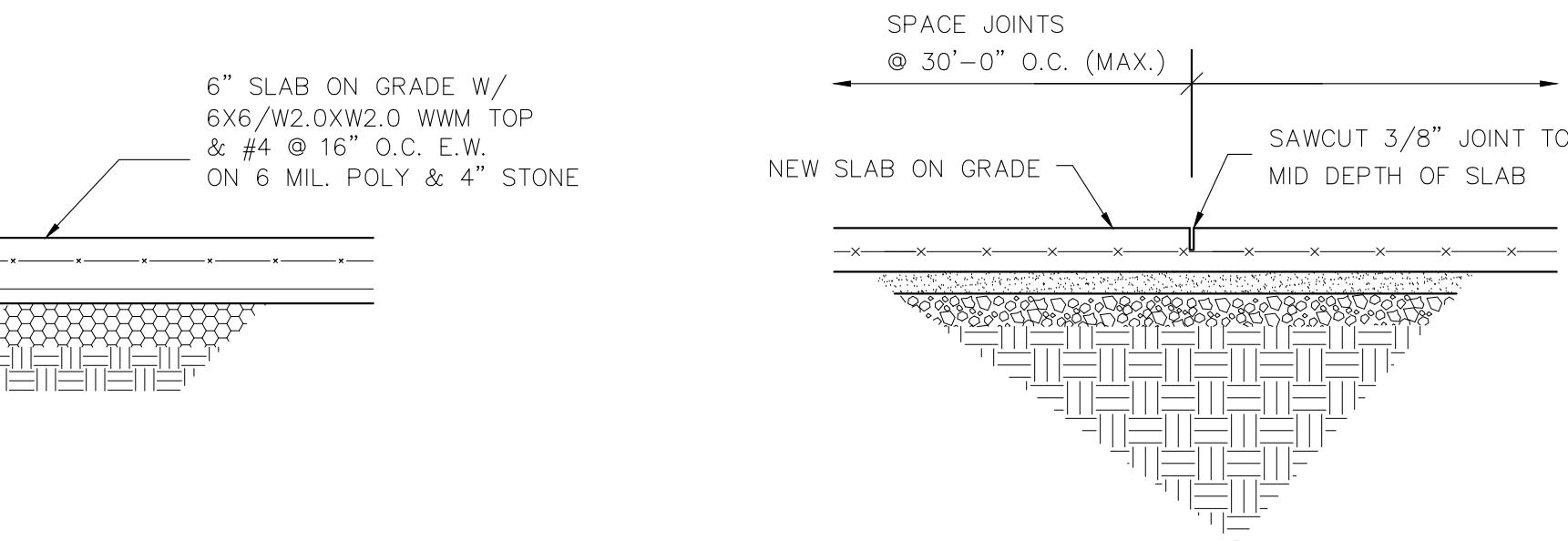
37. Pea gravel concrete fill shall have 3/8" maximum diameter aggregate size and shall have a maximum 28 day compressive strength of 3,000 psi with a slump of 7" to 8".

38. Provide continuous truss-type masonry joint reinforcement at every block course below grade and every other course above grade. Joint reinforcing shall extend around both brick and block wythes. Masonry joint reinforcing shall be 1/2" -coated cold rolled wire, 1/2" diameter. Where walls about each other, and at outside corners, provide prefabricated tee-type and corner truss ties. Discontinuous joint reinforcing at control joints. Control joints shall be spaced per plan or at a maximum of 40'-0".

39. Hollow masonry units shall be laid with full mortar coverage on horizontal and vertical face shells and webs.

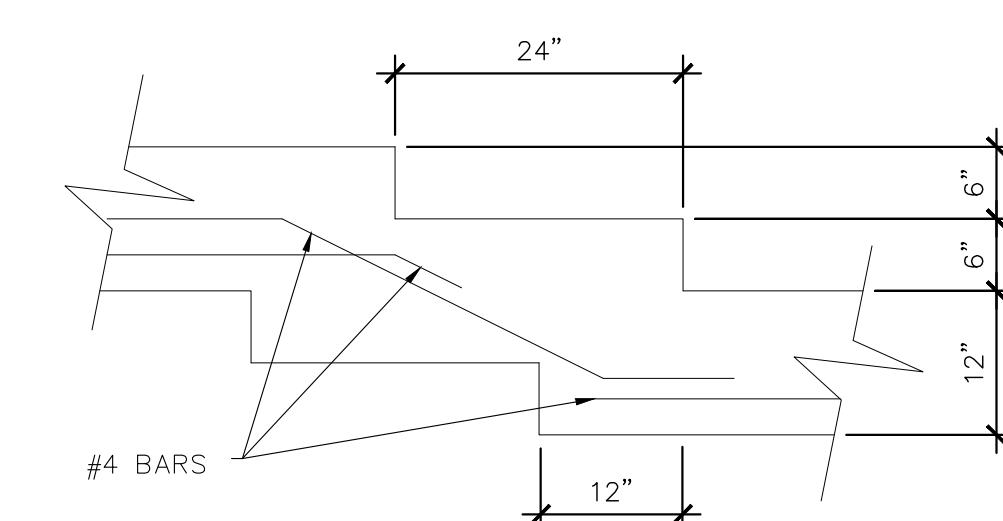
**DELEGATED DESIGN & DEFERRED SUBMITTALS**

- Concrete mix design
- Anchor bolts
- Pre-engineered metal building
- Mezzanine joists
- Lightgauge metal framing
- Miscellaneous steel shop drawings
- Metal stair shop drawings
- Rebar shop drawings
- Retaining wall guardrail
- Mezzanine guardrail
- Construction and control joints in slab on grade shall be arranged to limit the maximum length between joints to 30'-0" in any direction. Allow a minimum of 48 hours time between placement of adjacent sections.
- Concrete surfaces shall be cured in accordance with ACI Specifications. Submit manufacturers material for engineer's review.
- Hot weather concreting shall be in accordance with ACI 305. Cold weather concreting shall be in accordance with ACI 306.
- Provide concrete protection in accordance with ACI 318.
- See mechanical and architectural drawings for holes and openings in slabs not shown.



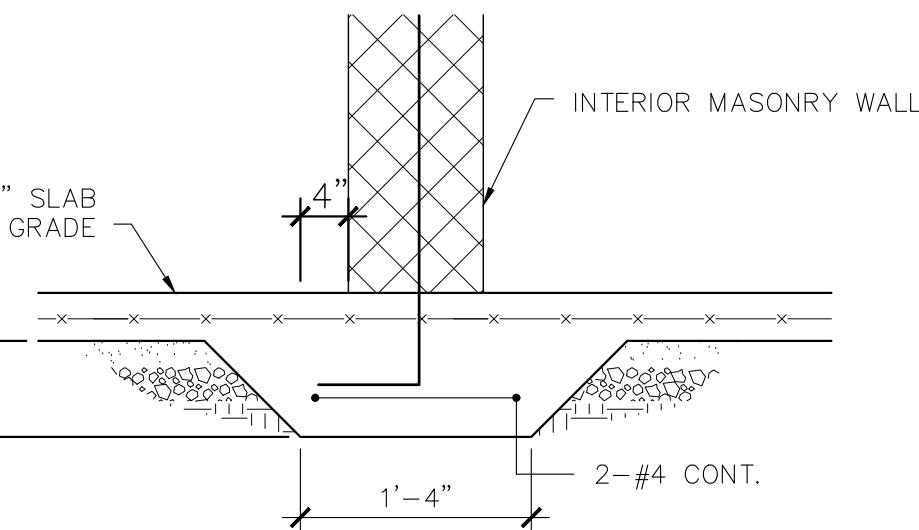
**TYPICAL SLAB ON GRADE**

N.T.S.



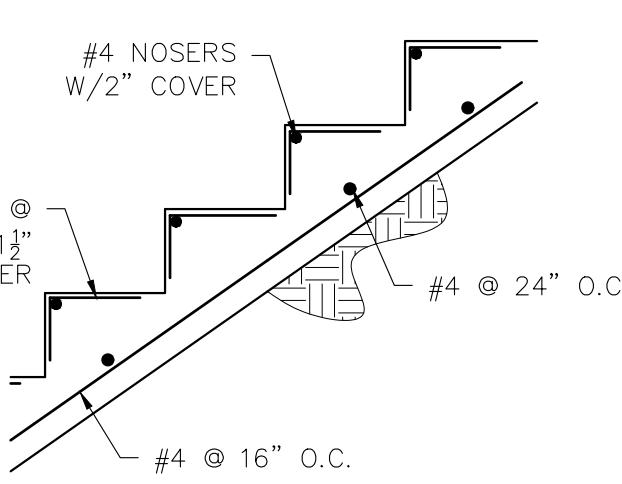
**TYP. CONTROL JOINT DETAIL**

N.T.S.



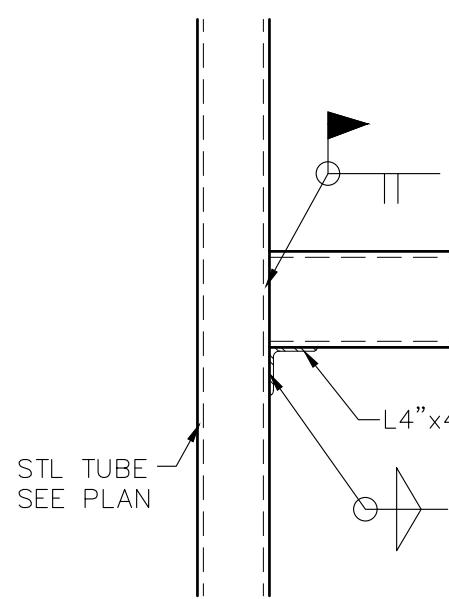
**TYP. THICKENED SLAB**

N.T.S.



**TYPICAL CONC. STAIR**

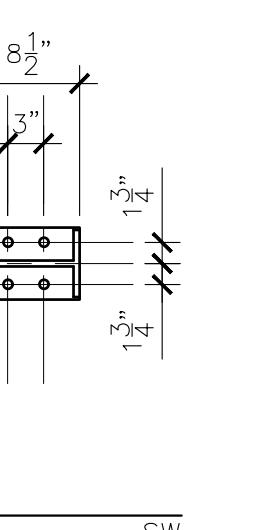
SCALE: 3/4" = 1'-0"



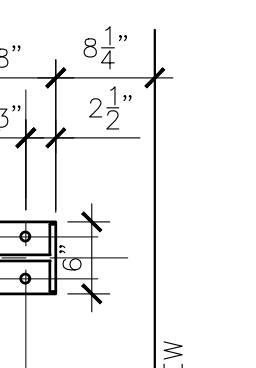
**TUBE TO CONT. TUBE COL.**

SCALE: 3/4" = 1'-0"

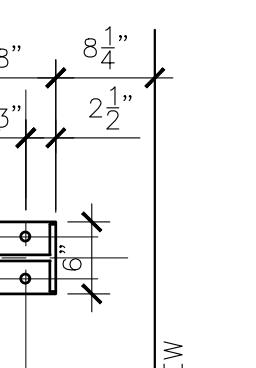
**BASE PLATE DETAILS**



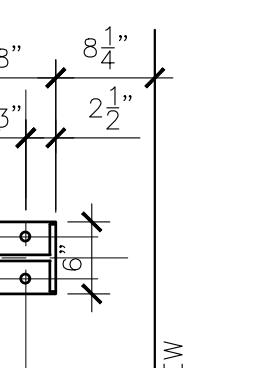
**PLATE A**  
5/8" Ø DIAMETER



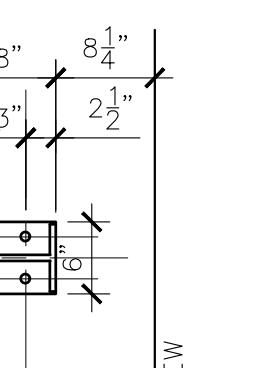
**PLATE B**  
5/8" Ø DIAMETER



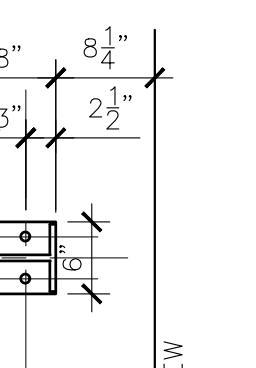
**PLATE C**  
5/8" Ø DIAMETER



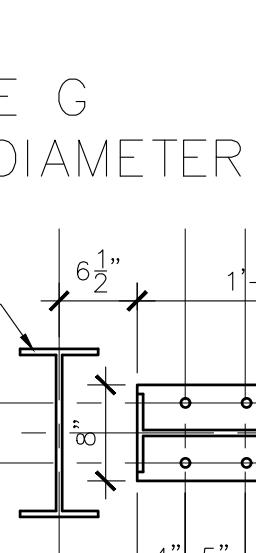
**PLATE D**  
5/8" Ø DIAMETER



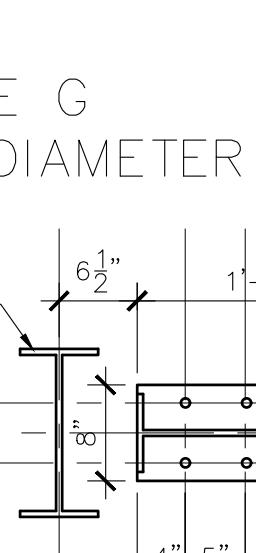
**PLATE E**  
5/8" Ø DIAMETER



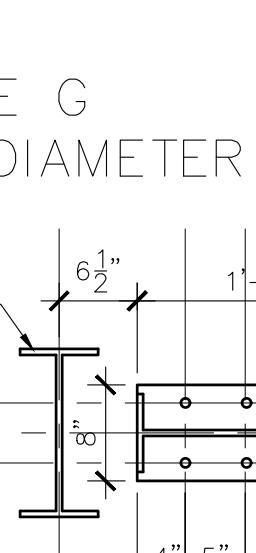
**PLATE F**  
5/8" Ø DIAMETER



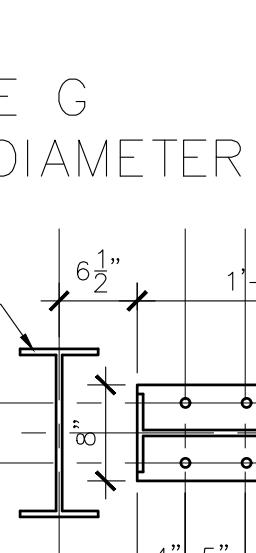
**PLATE G**  
5/8" Ø DIAMETER



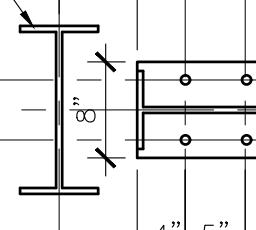
**PLATE H**  
5/8" Ø DIAMETER



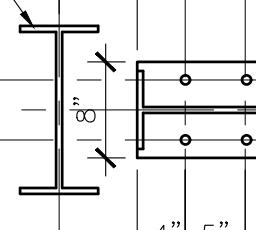
**PLATE I**  
5/8" Ø DIAMETER



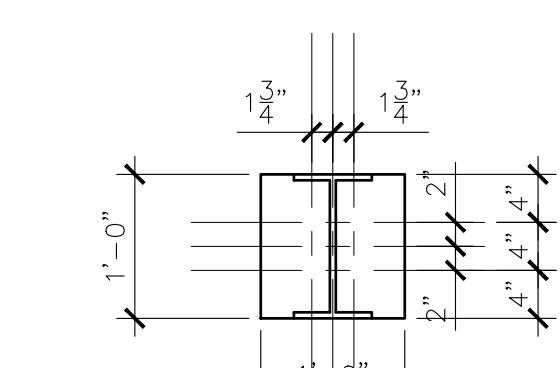
**PLATE J**  
5/8" Ø DIAMETER



**PLATE N**  
1" Ø DIAMETER



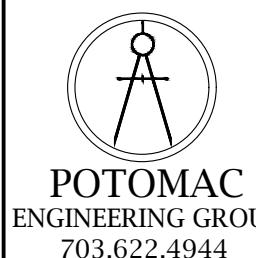
**PLATE O**  
5/8" Ø DIAMETER



**PLATE M**  
3/4" Ø DIAMETER

THIS PROJECT IS BEING SUBMITTED UNDER THE POLICY 2.8  
NEW COMMERCIAL BUILDINGS AND FIRST GENERATION TENANT  
SPACE - OCCUPANCY PERMIT.

DATE:  
PRICING SET:  
13 SEPT 2023  
PERMIT SET:  
23 SEPT 2024

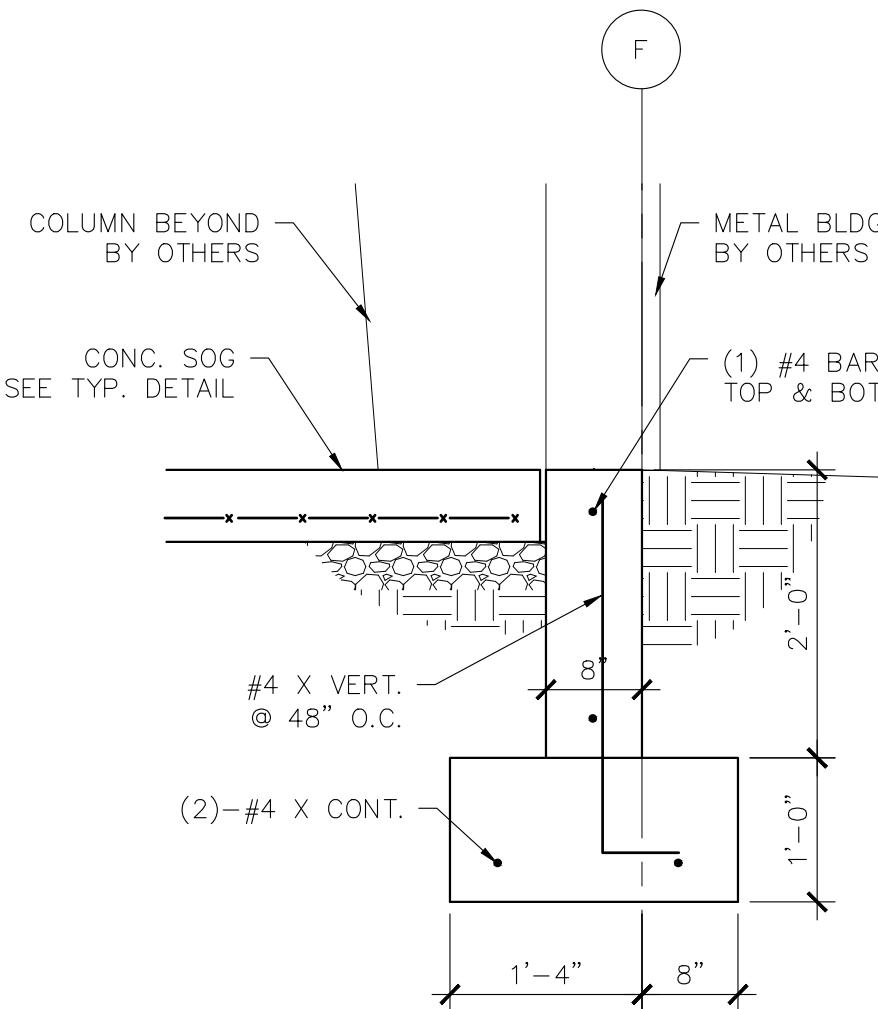


Arenribia Architects Inc.  
703-298-8181  
2534 E Timber Crest Drive NE Leland, North Carolina 28451

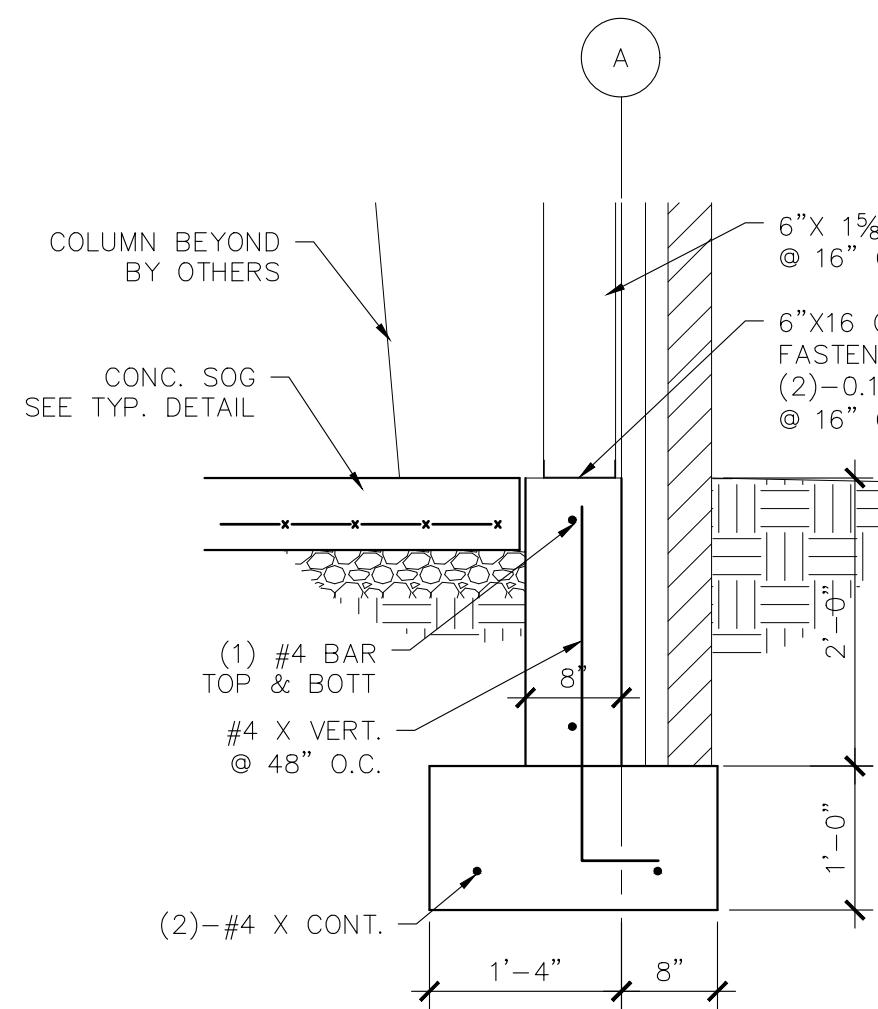
GEN COR BUILDING #2  
VIRGINIA MEADOWS INDUSTRIAL PARK  
11982 WILTON MEADOWS COURT  
MANASSAS, VA 20109

Lori M. Levine  
LORI LEVINE  
Lic. No. 038726  
23 September 2024  
ENGINEER

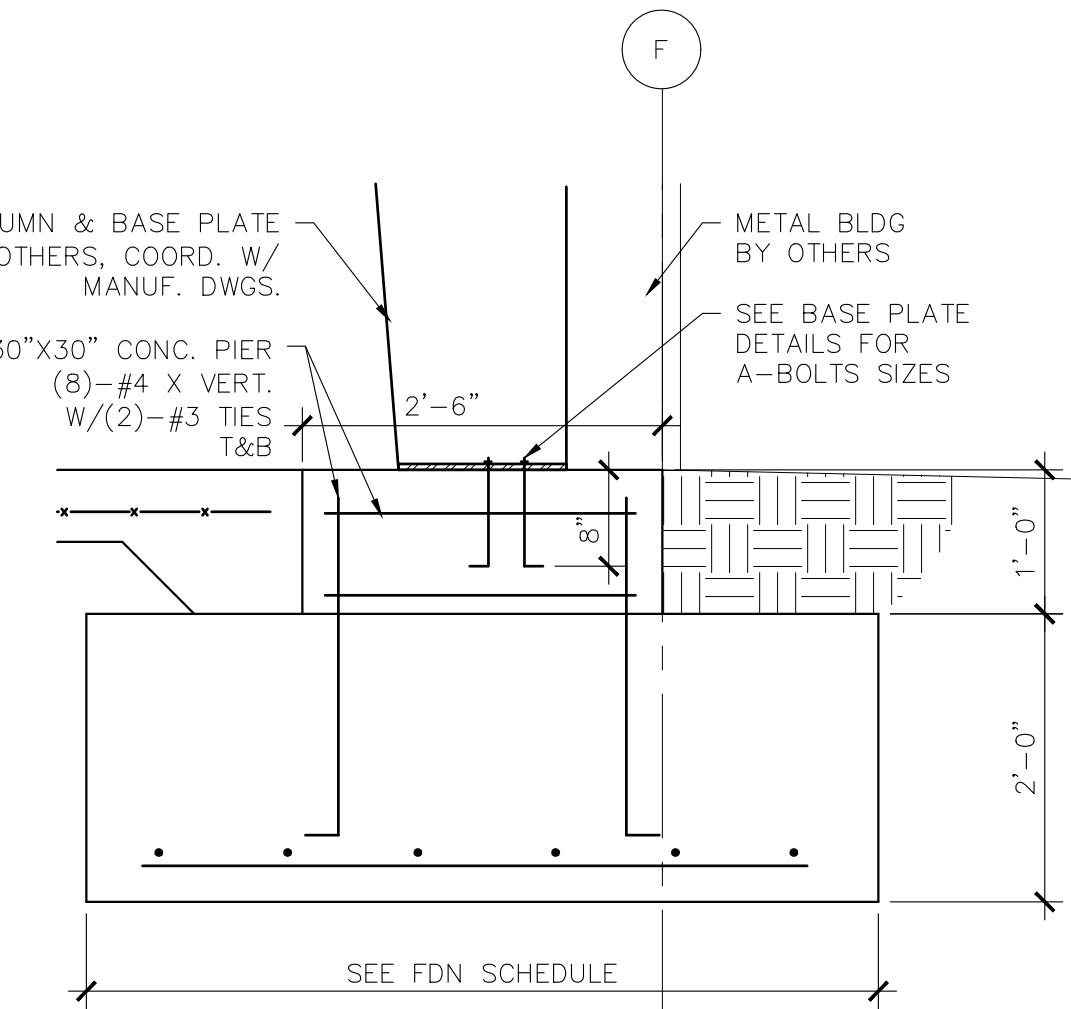
SECTIONS  
JOB NO. 20-019  
VA MEADOWS IND. PARK  
LOT 5A - BLDG. 2  
S104



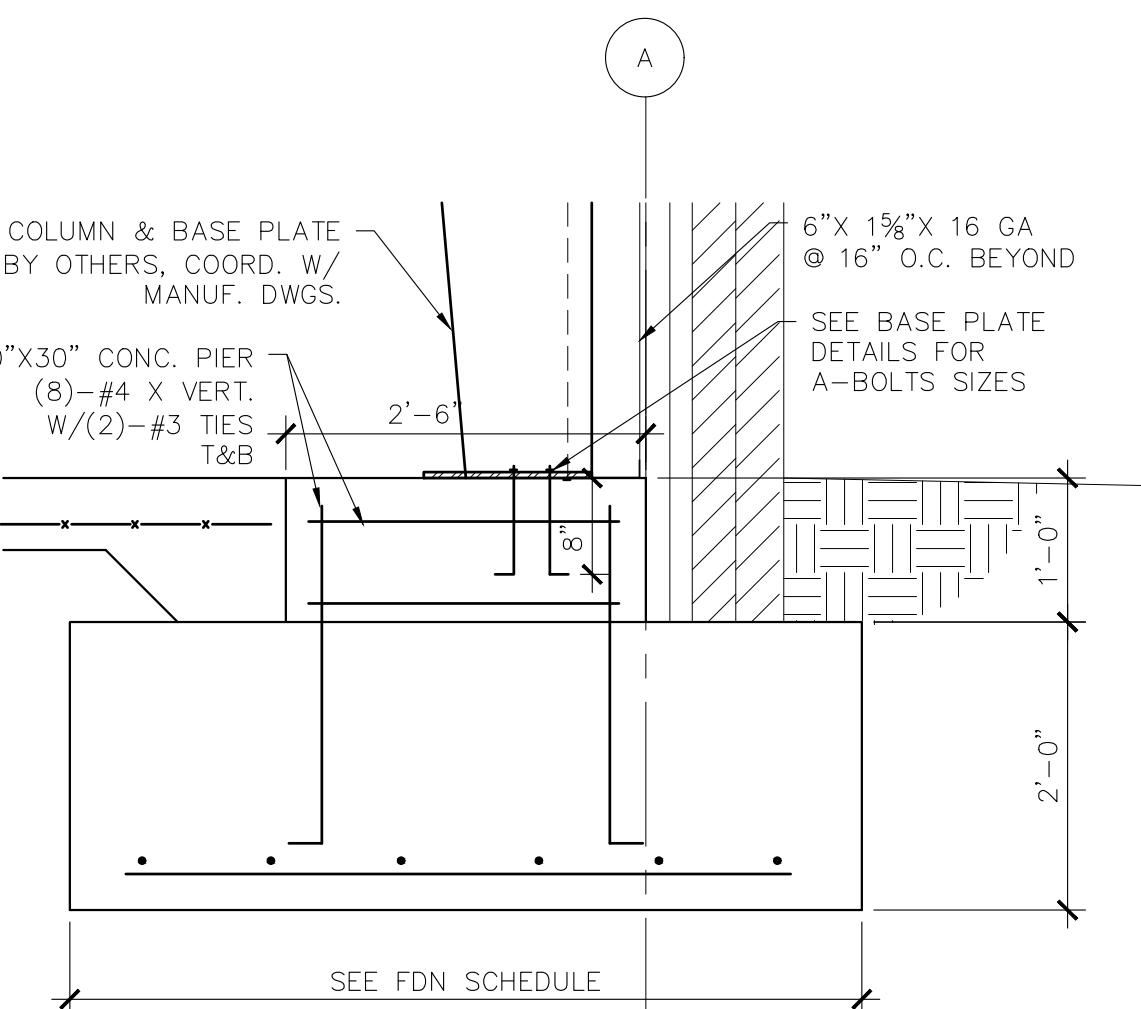
SECTION 1  
SCALE: 3/4" = 1'-0" S104



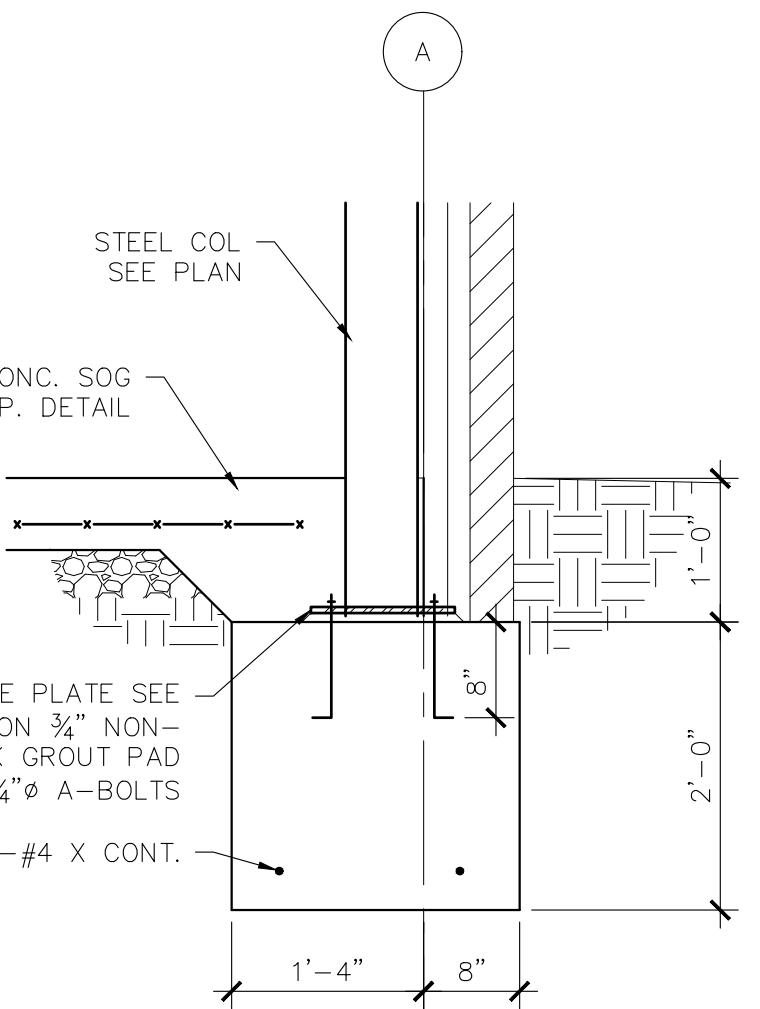
SECTION 2  
SCALE: 3/4" = 1'-0" S104



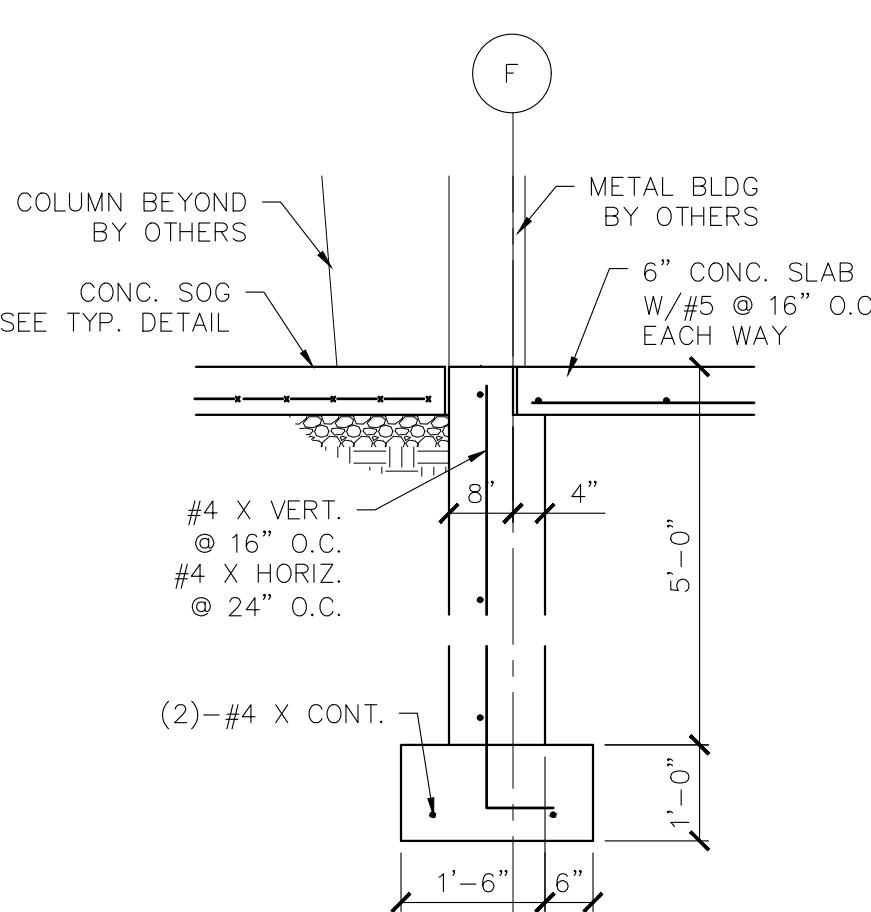
SECTION 3  
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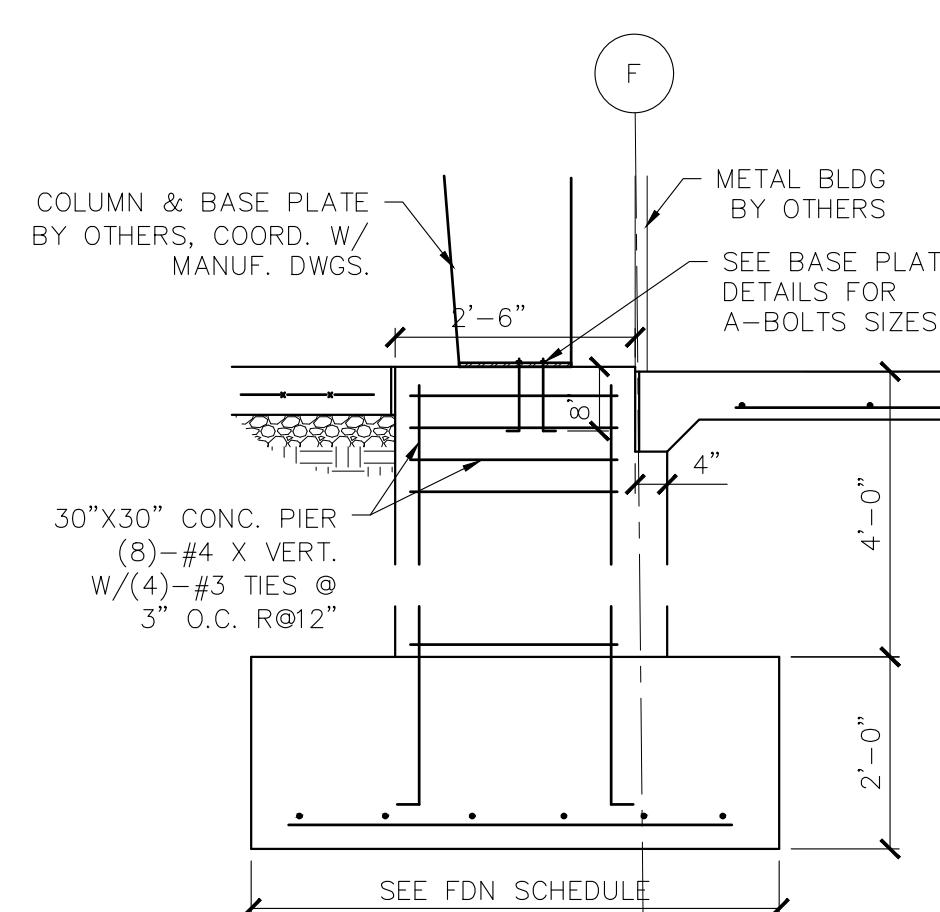
SECTION 4  
SCALE: 3/4" = 1'-0" S104



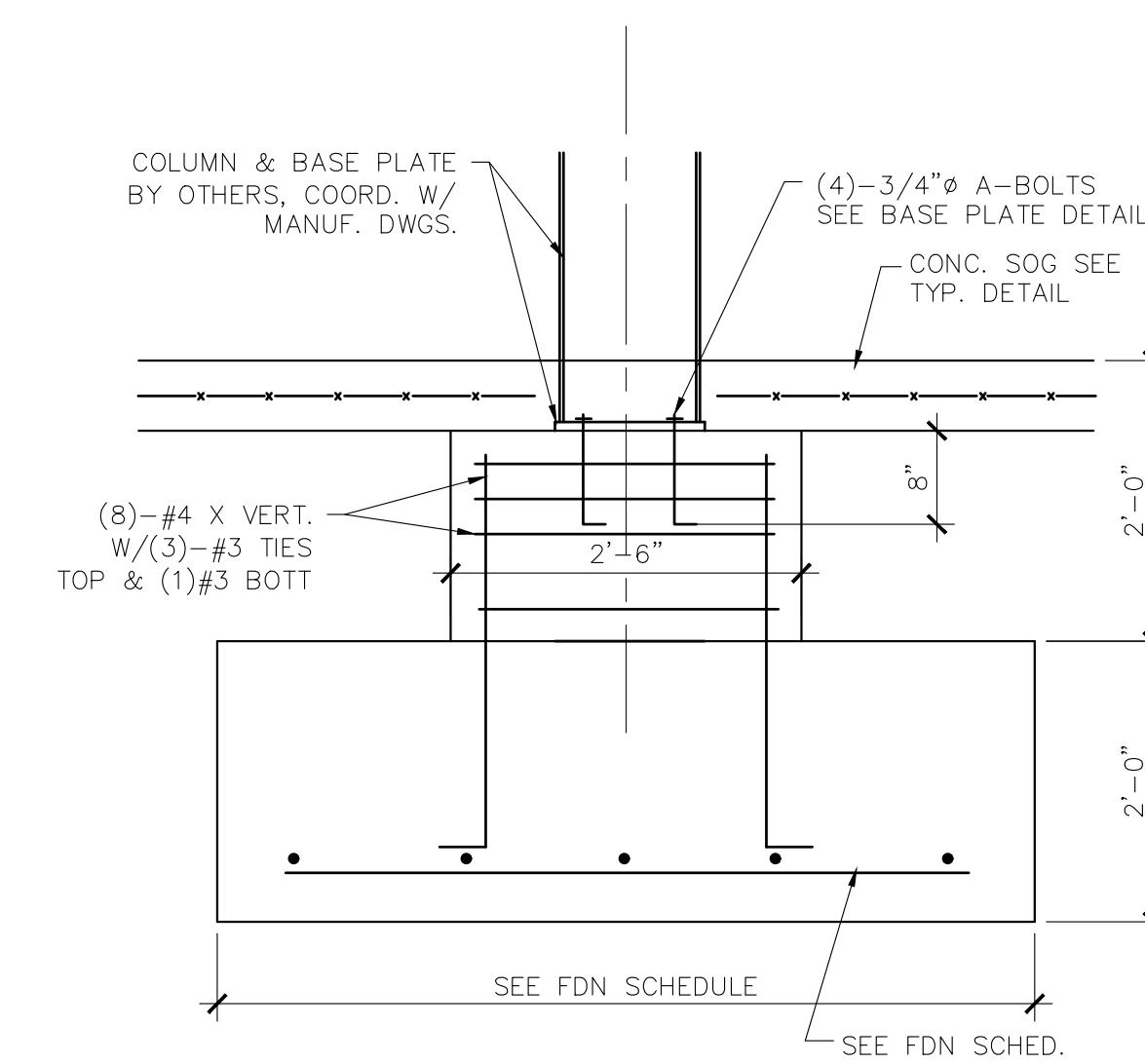
SECTION 5  
SCALE: 3/4" = 1'-0" S104



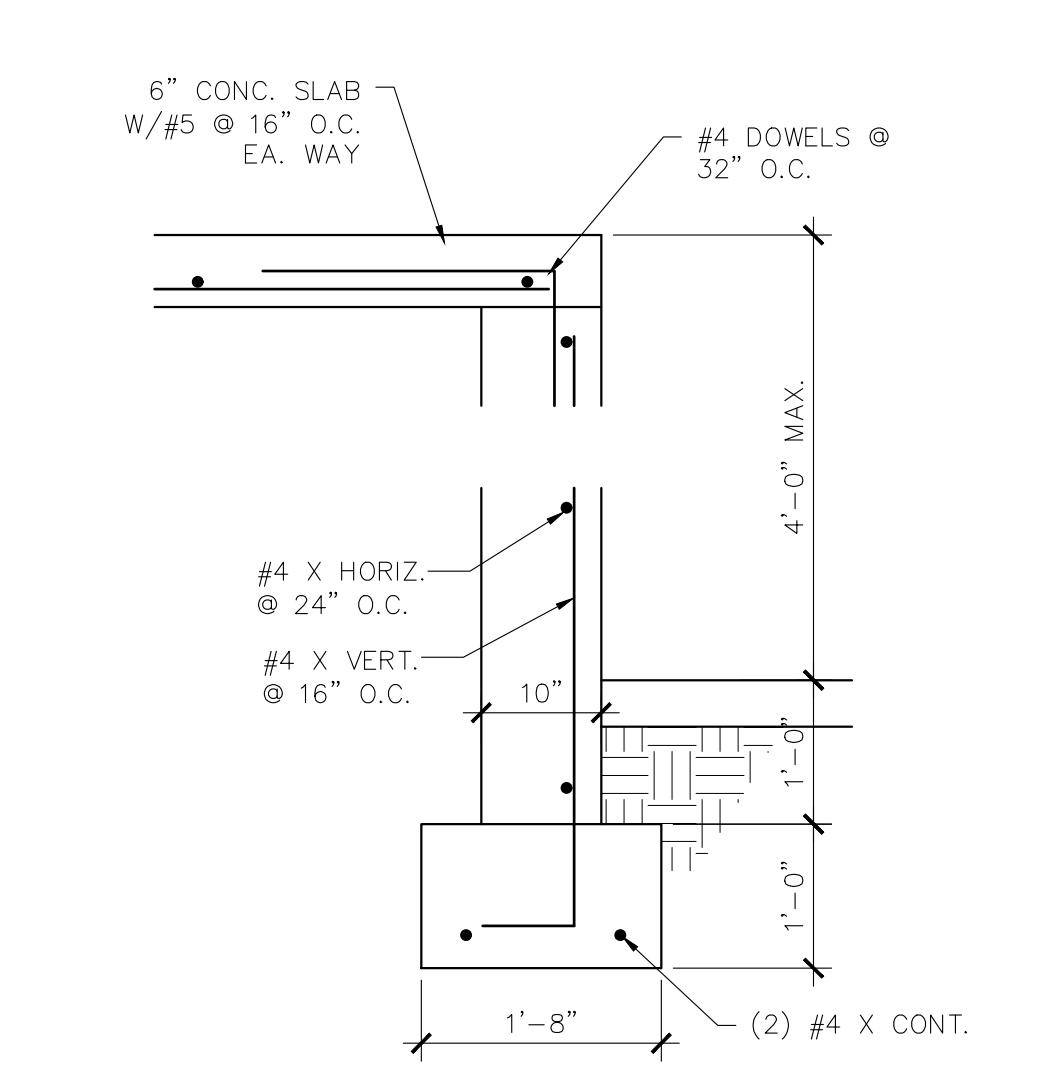
SECTION 6  
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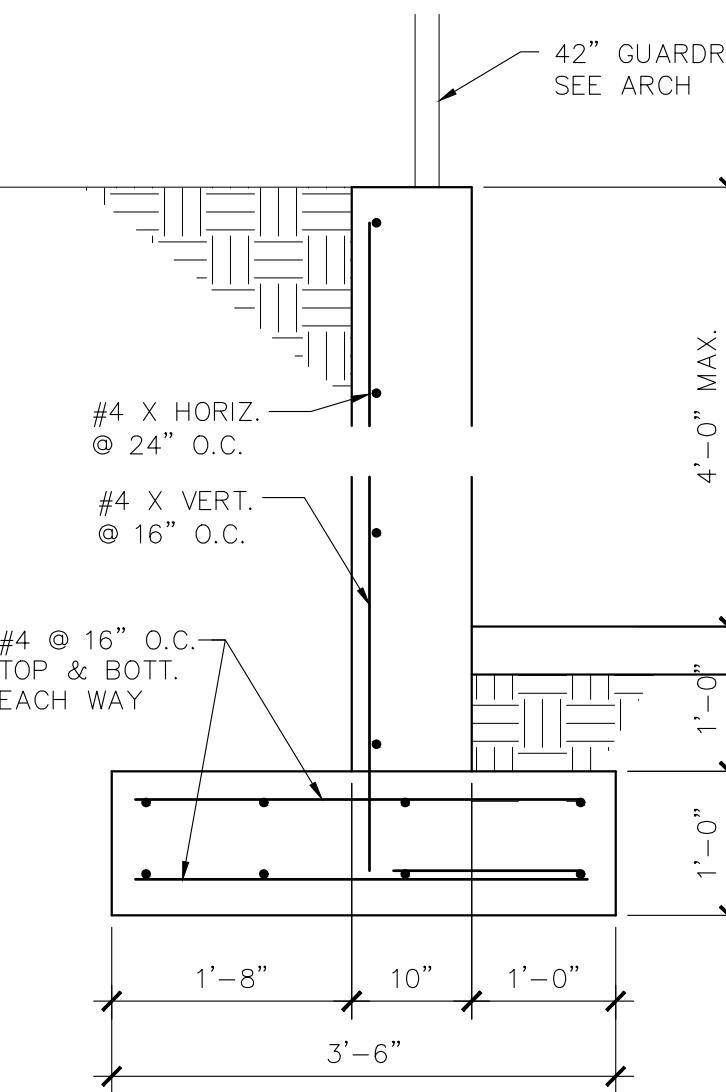
SECTION 7  
SCALE: 1/2" = 1'-0" S104



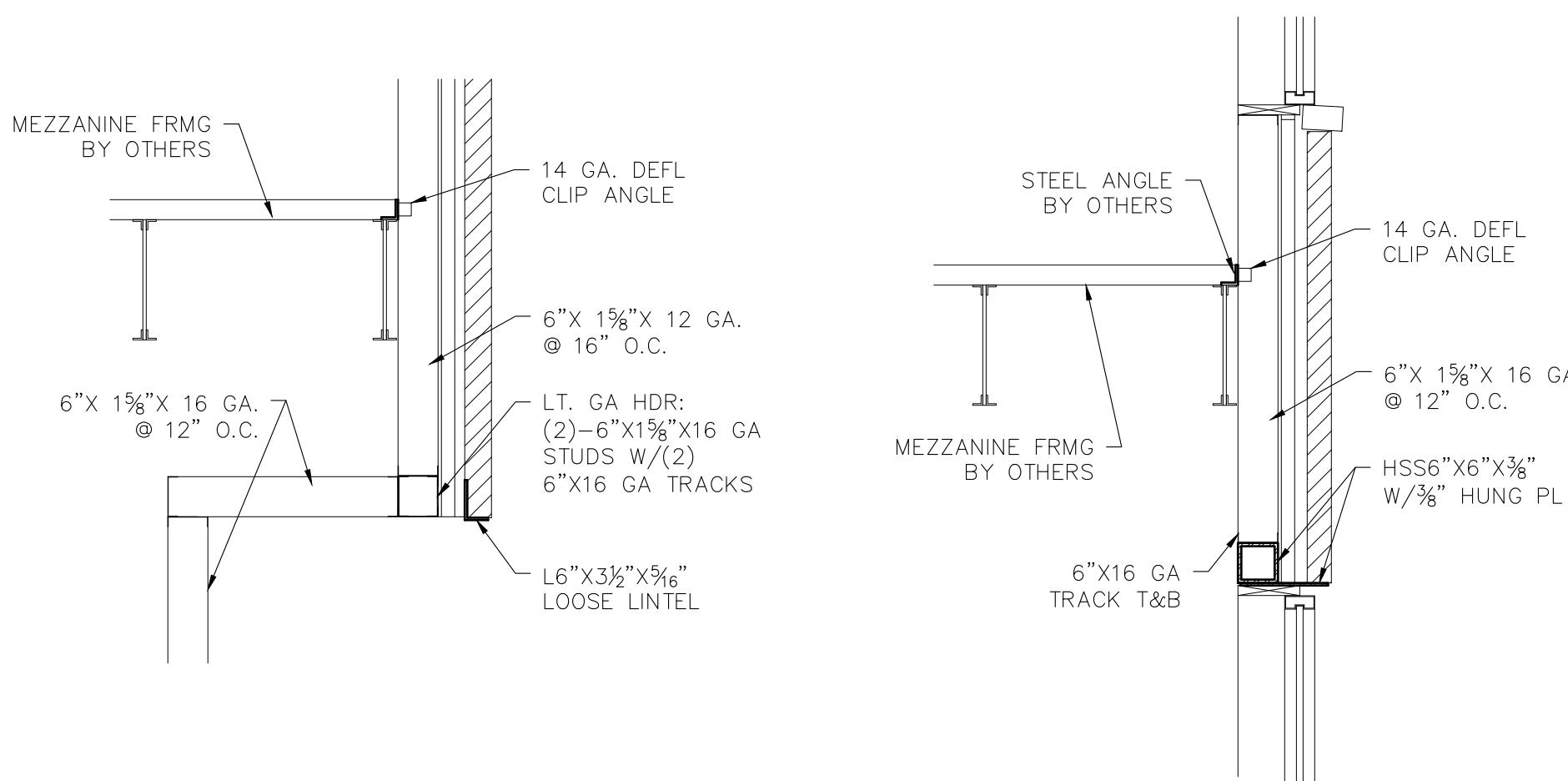
SECTION 8  
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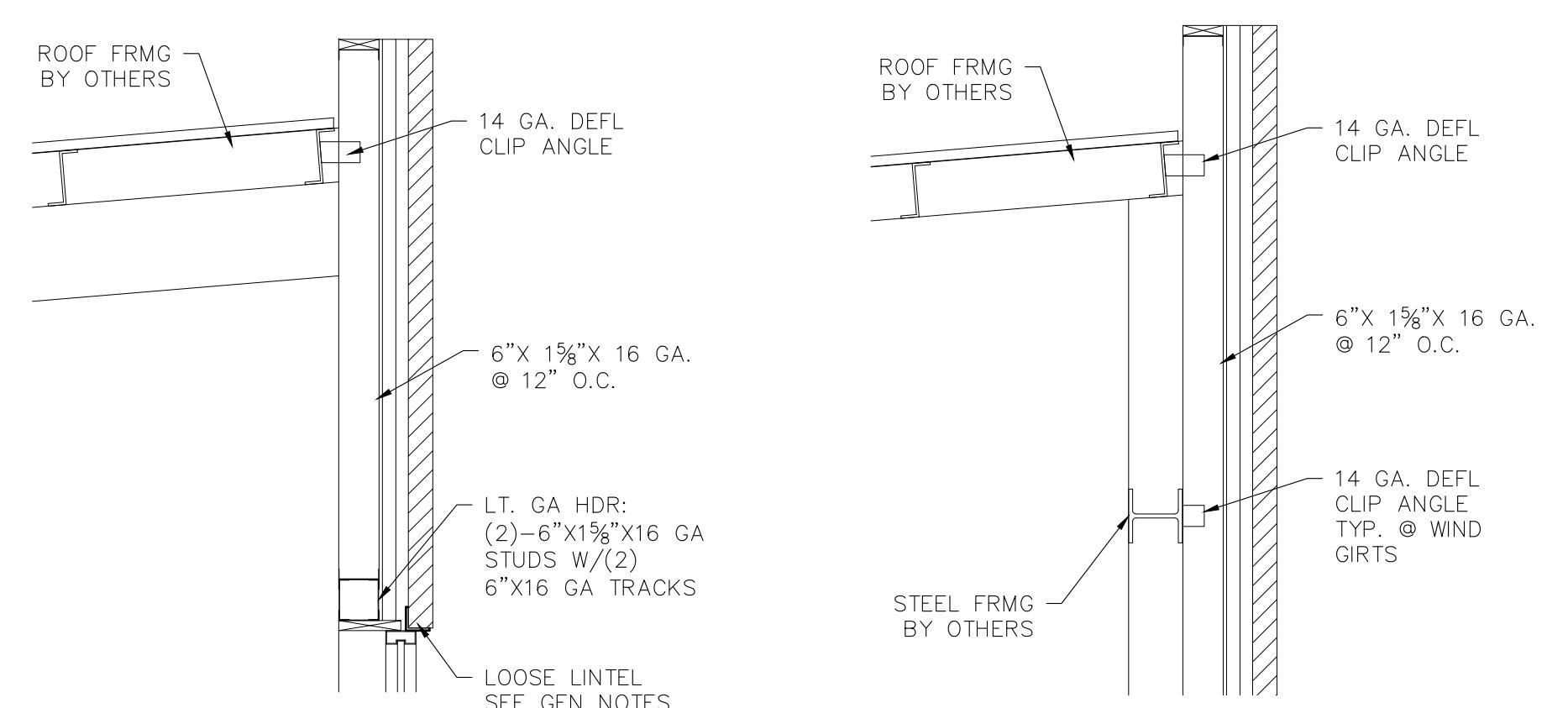
SECTION 9  
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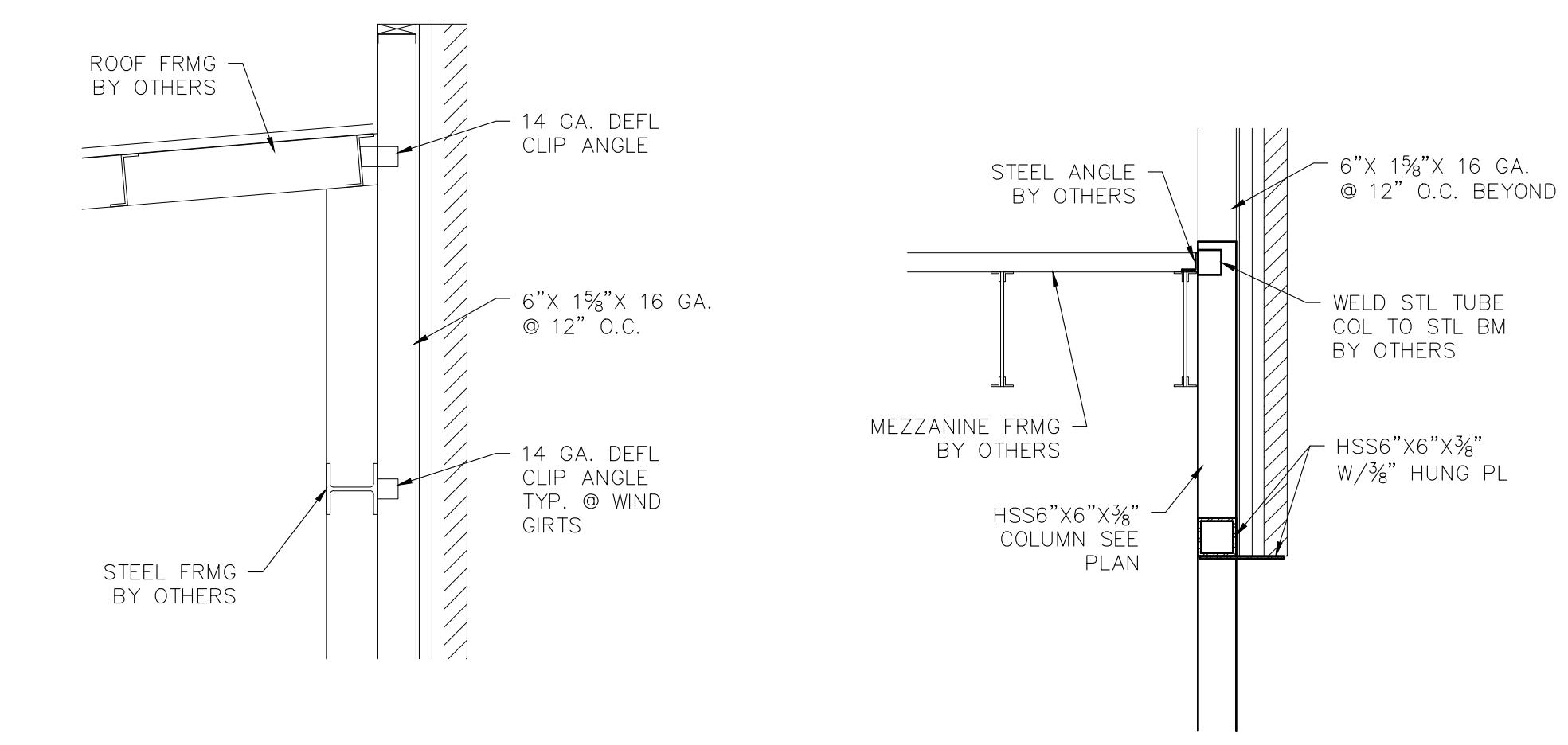
SECTION 10  
SCALE: 3/4" = 1'-0" S104



SECTION 11  
SCALE: 1/2" = 1'-0" S104



SECTION 12  
SCALE: 1/2" = 1'-0" S104



SECTION 13  
SCALE: 1/2" = 1'-0" S104

SECTION 14  
SCALE: 1/2" = 1'-0" S104

SECTION 15  
SCALE: 1/2" = 1'-0" S104

THIS PROJECT IS BEING SUBMITTED UNDER THE POLICY 2.8  
NEW COMMERCIAL BUILDINGS AND FIRST GENERATION TENANT  
SPACE - OCCUPANCY PERMIT.



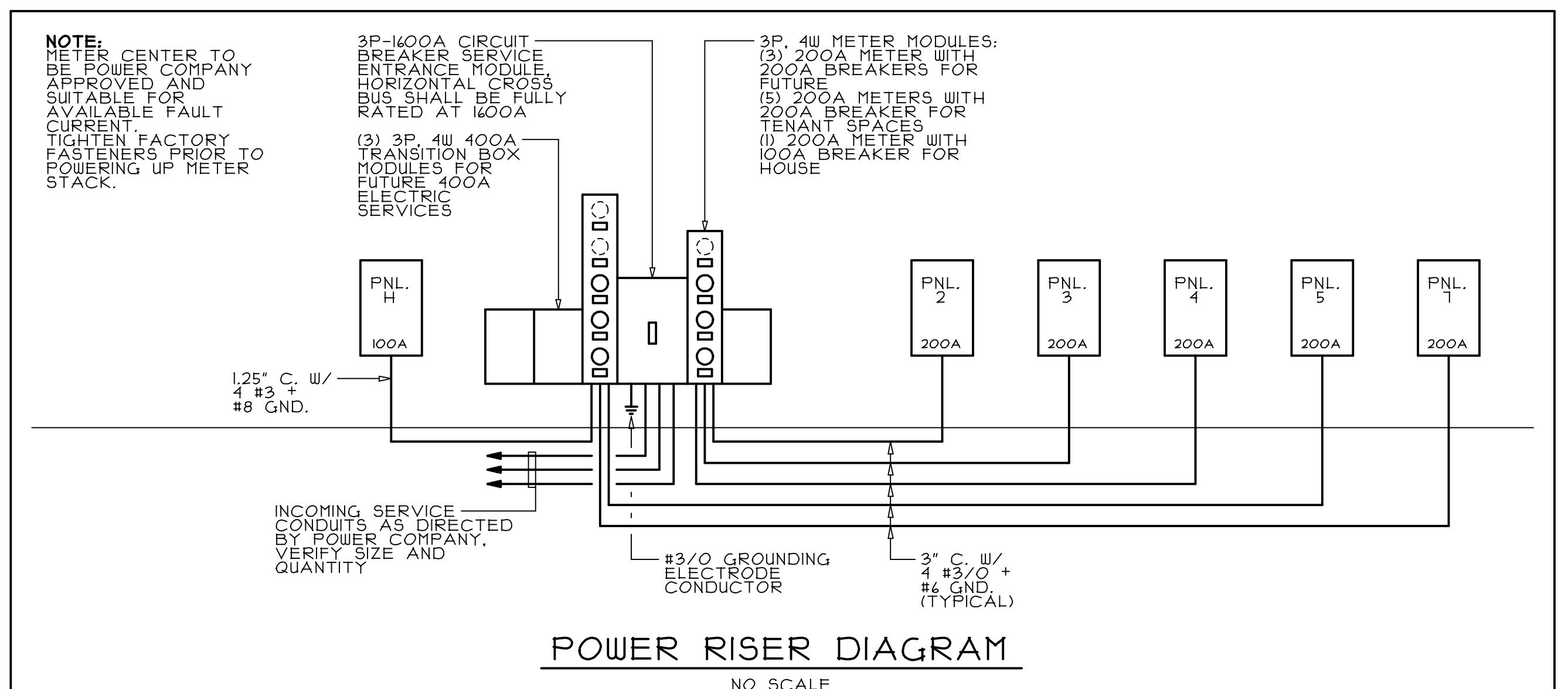
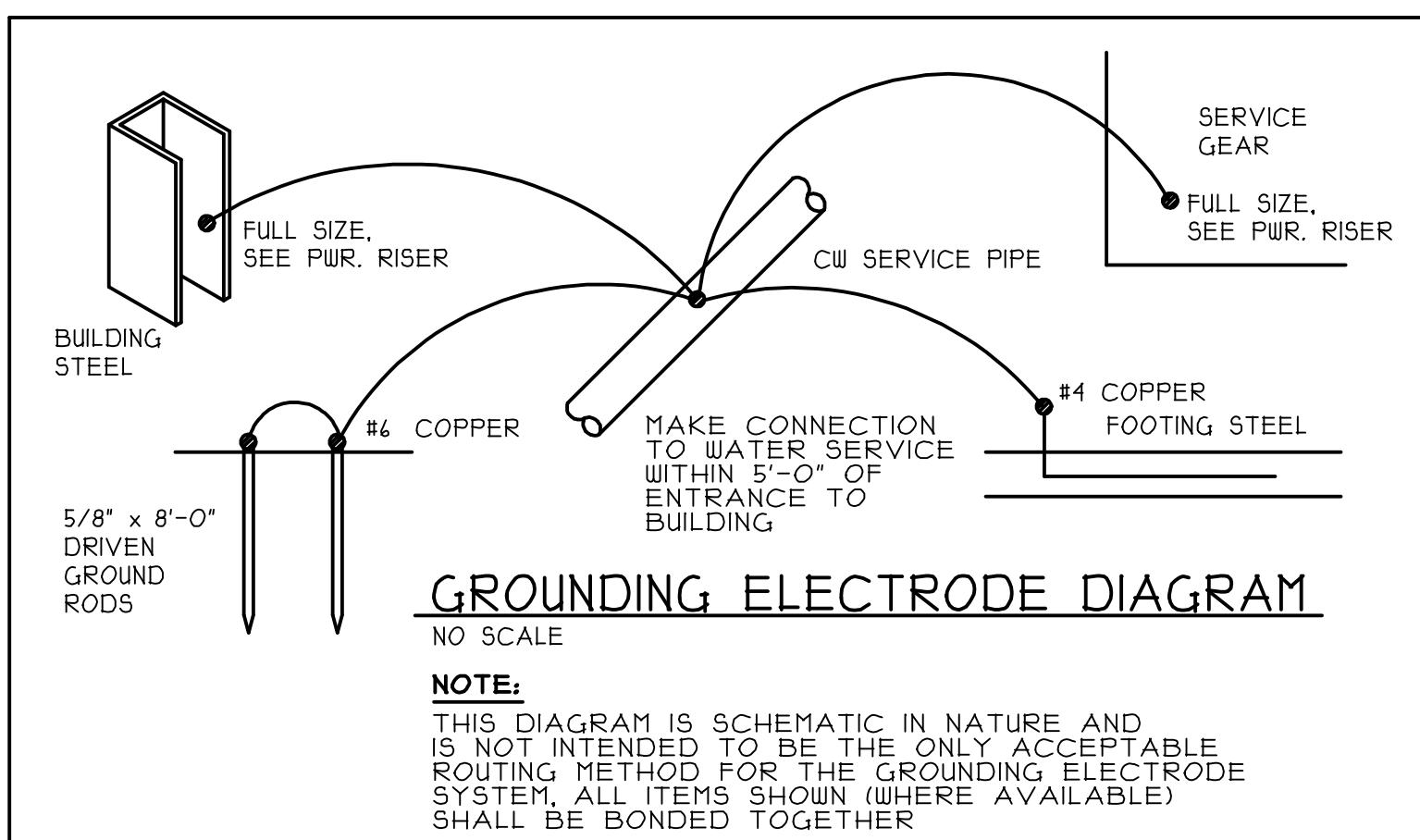
MECHANICAL EQUIPMENT CONNECTION SCHEDULE										
ITEM	DESCRIPTION	VOLTS	PH	FLA	WIRE	GND.	MOCP	DISCONNECT	PNL. & CKT.	REMARKS
1	UH-1	120	1	10.0	2 #12	#12	15A	TOGGLE SWITCH	3-5, 4-5, 5-5, 7-9	MULTIPLE LOCATIONS
2	UH-2	120	1	10.0	2 #12	#12	15A	TOGGLE SWITCH	2-9, 7-11	MULTIPLE LOCATIONS
3	EF-2	120	1	0.77	2 #12	#12	15A	FURNISHED WITH FAN	3-7, 4-7, 5-7	NOTE 1 MULT. LOCATIONS
4	EF-3	120	1	1.82	2 #12	#12	15A	FURNISHED WITH FAN	2-11	NOTE 1
5	EF-4	120	1	2.0	2 #12	#12	15A	FURNISHED WITH FAN	7-13	NOTE 1
6	WH-1	120	1	12.5	2 #12	#12	20A	FURNISHED WITH HEATER	H-1, H-3, 7-15	MULTIPLE LOCATIONS
7	WATER HEATER	208	1	21.6	2 #10	#10	30A	2P-30A-NFSS	2-1, 2-5, 3-1, 4-1, 5-1, 7-1, 7-5	MULTIPLE LOCATIONS

## SCHEDULE NOTES

- VERIFY FINAL LOCATIONS, CONNECTIONS, ELECTRICAL CHARACTERISTICS, ETC. WITH FINAL EQUIPMENT SELECTIONS. CONTRACTOR IS RESPONSIBLE FOR CORRECTNESS OF ALL BREAKERS, WIRES, ETC.
- UH = UNIT HEATER, EF = EXHAUST FAN, WH = WALL HEATER.
- I. INTERLOCK EXHAUST FAN AND MOTORIZED DAMPER TO OPERATE AS DIRECTED BY HVAC.

# SYMBOLS LIST

A-1		OUTLET FOR CEILING OR WALL MOUNTED FLUORESCENT OR LED LIGHTING FIXTURE WITH CIRCUIT NUMBER
A-1		OUTLET FOR CEILING OR WALL MOUNTED INCANDESCENT, COMPACT FLUORESCENT, LED OR HID LIGHTING FIXTURE WITH CIRCUIT NUMBER
A-1		OUTLET FOR CEILING OR WALL MOUNTED EMERGENCY EGRESS FLUORESCENT LIGHTING FIXTURE WITH BATTERY BACKUP WITH CIRCUIT NUMBER
A-1		OUTLET FOR CEILING OR WALL MOUNTED COMBINATION EXIT/EMERGENCY EGRESS LIGHTING FIXTURE WITH BATTERY BACKUP WITH CIRCUIT NUMBER
A-1		OUTLET FOR CEILING OR WALL MOUNTED EMERGENCY EGRESS LIGHTING FIXTURE WITH BATTERY BACKUP WITH CIRCUIT NUMBER
A-1		OUTLET FOR CEILING OR WALL MOUNTED EXTERIOR EMERGENCY EGRESS LIGHTING FIXTURE WITH BATTERY BACKUP WITH CIRCUIT NUMBER
		LIGHTING FIXTURE TYPE SEE SCHEDULE
A-1		GENERAL PURPOSE DUPLEX RECEPTACLE AT 18" AFF TO BOTTOM OF BOX WITH CIRCUIT NUMBER
GFCI		GROUND FAULT CIRCUIT INTERRUPTER AT 18" AFF TO BOTTOM OF BOX WITH CIRCUIT NUMBER
GFCI		GROUND FAULT CIRCUIT INTERRUPTER AT 48" AFF TO TOP OF BOX WITH CIRCUIT NUMBER
EWC		OUTLET FOR ELECTRIC WATER COOLER COORDINATE LOCATION WITH PLUMBING ROUGH-IN DRAWINGS, WITH CIRCUIT NUMBER
		JUNCTION BOX AT 18" AFF TO BOTTOM OF BOX OR AT ASSOCIATED PIECE OF EQUIPMENT
F		OUTLET FOR FIRE ALARM PULL STATION AT 48" AFF TO TOP OF BOX WITH A 3/4" EC STUBBED INTO ACCESSIBLE CEILING SPACE
F		OUTLET FOR AUDIO/VISUAL FIRE ALARM SIGNAL DEVICE AT 6'-8" AFF, WITH A 3/4" EC STUBBED INTO ACCESSIBLE CEILING SPACE
S		OUTLET FOR CEILING MOUNTED SMOKE DETECTOR WITH A 3/4" EC STUBBED INTO ACCESSIBLE CEILING SPACE
SF		SPRINKLER WATER FLOW SWITCH
ST		SPRINKLER TAMPERPROOF SWITCH
M		MOTOR OUTLET
EF		EXHAUST FAN (120V-IPH) FURNISHED AND INSTALLED BY HVAC WIRED BY ELECTRICAL
MD		MOTORIZED DAMPER (120V-IPH) FURNISHED AND INSTALLED BY HVAC WIRED BY ELECTRICAL
		PANELBOARD
2		KEYED NOTE DESIGNATION
20		EQUIPMENT CONNECTION DESIGNATION SEE SCHEDULE
---		SWITCH LEG WIRING, 2 #12 - CROSS MARKS INDICATE NUMBER OF CONDUCTORS IF MORE THAN TWO
AFF		AFF ABOVE FINISHED FLOOR
C/EC		CONDUIT/EMPTY CONDUIT
DTL		DOWN TO LIGHT
FSS/NFSS		FUSIBLE/NON-FUSIBLE SAFETY SWITCH
UTL		UP TO LIGHT
WP		WEATHERPROOF



GEN COR BUILDING #2  
/IRGINIA MEADOWS INDUSTRIAL PARK  
11982 WILTON MEADOWS COURT  
MANASSAS, VA. 20109

Arenobidia Architects Inc.  
103-298-8181  
2534 E Timber Crest Drive NE Leland, North Carolina 28451

**MEI Engineering, Inc.**  
Mechanical - Electrical - Industrial Consultants

DATE:  
23 SEPT. 2024  
13 DEC. 2024  
PLAN REVIEW COMMS.

<p style="text-align: center;"> <b>COMMONWEALTH OF VIRGINIA</b>  <b>WESLEY FRANKLIN</b>  <b>SIEVER</b>  <b>Lic. No. 0402 043863</b> </p>	
<p style="text-align: center;"> <b>12/13/24</b> </p>	
<p style="text-align: center;"> <b>ELECTRICAL</b>  <b>SCHEDULES</b>  <b>AND RISERS</b> </p>	
<p style="text-align: center;"> <b>JOB NO. 23046</b> </p>	
<p style="text-align: center;"> <b>VA MEADOWS IND. PARK</b>  <b>LOT 5A - BLDG. 2</b> </p>	
<p style="text-align: center;"> <b>E002</b> </p>	

THIS PROJECT IS BEING SUBMITTED UNDER THE POLICY 2.8 NEW COMMERCIAL BUILDINGS AND FIRST GENERATION TENANT SPACE - OCCUPANCY PERMIT.

E002

### SERVICE LOAD CALCULATION

LOAD (KW)	
RECEPTACLES - CURRENT & FUTURE (3 W/SQ. FT.)	123.10
LIGHTING - CURRENT & FUTURE (3 W/SQ. FT.)	96.80
HVAC - CURRENT & FUTURE	143.00
WATER HEATERS - CURRENT & FUTURE (36.0 KW X 125%)	45.00
EQUIPMENT - CURRENT & FUTURE	113.00
<b>TOTAL</b>	<b>526.90</b>
<b>TOTAL AT 208V 3PHASE =</b>	<b>1463.61 AMPS</b>

VOLTS: 120/208		PHASE: 3			WIRES: 4			MOUNTING: SURFACE				
AMPS: 100		MAIN: LUGS ONLY										
BRKR	DESCRIPTION	CIRCUIT	PHASE LOAD			CIRCUIT	DESCRIPTION			BRKR		
P	A	AMPS	DEMAND	NO.	A	B	C	NO.	DEMAND	AMPS		
1	20	SPRINKLER HEAT	12.5	100%	1	20.8		2	125%	6.8	BUILDING LIGHTS (2)	
1	20	ELECTRIC HEAT	12.5	100%	3		18.8	4	125%	5.0	SPRINK. ALARM PNL (1)	
1	20	RECS. - ELEC. SPRINK.	3.0	100%	5			11.0	6	100%	8.0	EQUIPMENT SPACE
1	20	LTS - ELEC. SPRINK.	2.0	125%	7	2.5		8	100%	0.0	SPARE	
1	20	SPARE	0.0	100%	9		0.0	10	100%	0.0	SPARE	
1	20	SPARE	0.0	100%	11		0.0	12	100%	0.0	SPARE	
1	—	PROVISION	0.0	100%	13	0.0		14	100%	0.0	PROVISION	
1	—	PROVISION	0.0	100%	15		0.0	16	100%	0.0	PROVISION	
1	—	PROVISION	0.0	100%	17		0.0	18	100%	0.0	PROVISION	
1	—	PROVISION	0.0	100%	19	0.0		20	100%	0.0	PROVISION	
1	—	PROVISION	0.0	100%	21		0.0	22	100%	0.0	PROVISION	
1	—	PROVISION	0.0	100%	23		0.0	24	100%	0.0	PROVISION	
					23.3	18.8	11.0				KW	
					2.8	2.3	1.3					

(1) - PROVIDE WITH RED HANDLE LOCK  
(2) - RUN CIRCUIT THRU PHOTOCELL WITH  
TIMECLOCK CONTROL. SET TIMECLOCK TO  
HOURS DIRECTED BY OWNER

SQUARE D NQ OR EQUAL  
SEE SPEC. NOTES

VOLTS: 120/208		PHASE: 3			WIRES: 4			MOUNTING: SURFACE			
AMPS: 200		MAIN: LUGS ONLY									
BRKR	DESCRIPTION	CIRCUIT	PHASE LOAD			CIRCUIT	DESCRIPTION			BRKR	
P	A	AMPS	DEMAND	NO.	A	B	C	NO.	DEMAND	AMPS	
2	30	WATER HEATER	21.6	125%	1	28.5		2	100%	1.5	RECEPTACLE - TOIL
—	—	—	21.6	125%	3		28.5	4	100%	1.5	RECEPTACLE
1	15	UH-1	10.0	100%	5		19.5	6	125%	7.6	LIGHTS
1	15	UH-1	10.0	100%	5		19.5	6	125%	7.6	LIGHTS
1	20	EF-2	2.3	125%	7	2.9		8	100%	0.0	SPARE
1	20	SPARE	0.0	100%	9		0.0	10	100%	0.0	SPARE
1	20	SPARE	0.0	100%	11		0.0	12	100%	0.0	SPARE
1	20	SPARE	0.0	100%	13	0.0		14	100%	0.0	SPARE
1	20	SPARE	0.0	100%	15		0.0	16	100%	0.0	SPARE
1	20	SPARE	0.0	100%	17		0.0	18	100%	0.0	SPARE
1	—	PROVISION	0.0	100%	19	0.0		20	100%	0.0	PROVISION
1	—	PROVISION	0.0	100%	21		0.0	22	100%	0.0	PROVISION
1	—	PROVISION	0.0	100%	23		0.0	24	100%	0.0	PROVISION
1	—	PROVISION	0.0	100%	25	0.0		26	100%	0.0	PROVISION
1	—	PROVISION	0.0	100%	27		0.0	28	100%	0.0	PROVISION
1	—	PROVISION	0.0	100%	29		0.0	30	100%	0.0	PROVISION
1	—	PROVISION	0.0	100%	31	0.0		32	100%	0.0	PROVISION
1	—	PROVISION	0.0	100%	33		0.0	34	100%	0.0	PROVISION
1	—	PROVISION	0.0	100%	35		0.0	36	100%	0.0	PROVISION
1	—	PROVISION	0.0	100%	37	0.0		38	100%	0.0	PROVISION
1	—	PROVISION	0.0	100%	39		0.0	40	100%	0.0	PROVISION
1	—	PROVISION	0.0	100%	41		0.0	42	100%	0.0	PROVISION
					31.4	28.5	19.5				KW
					3.8	3.4	2.3				

VOLTS: 120/208		PHASE: 3			WIRES: 4			MOUNTING: SURFACE			
AMPS: 200		MAIN: LUGS ONLY									
BRKR	DESCRIPTION	CIRCUIT	PHASE LOAD			CIRCUIT	DESCRIPTION			BRKR	
P	A	AMPS	DEMAND	NO.	A	B	C	NO.	DEMAND	AMPS	
2	30	WATER HEATER	21.6	125%	1	28.5		2	100%	1.5	RECEPTACLE - TOIL
—	—	—	21.6	125%	3		28.5	4	100%	1.5	RECEPTACLE
1	15	UH-1	10.0	100%	5		19.5	6	125%	7.6	LIGHTS
1	15	UH-1	10.0	100%	5		19.5	6	125%	7.6	LIGHTS
1	15	EF-2	2.3	125%	7	2.9		8	100%	0.0	SPARE
1	20	SPARE	0.0	100%	9		0.0	10	100%	0.0	SPARE
1	20	SPARE	0.0	100%	11		0.0	12	100%	0.0	SPARE
1	20	SPARE	0.0	100%	13	0.0					

DATE:  
23 SEPT. 2024  
13 DEC. 2024  
PLAN REVIEW COMMS.

MEI Engineering, Inc.  
Mechanical - Electrical - Industrial Consultants  
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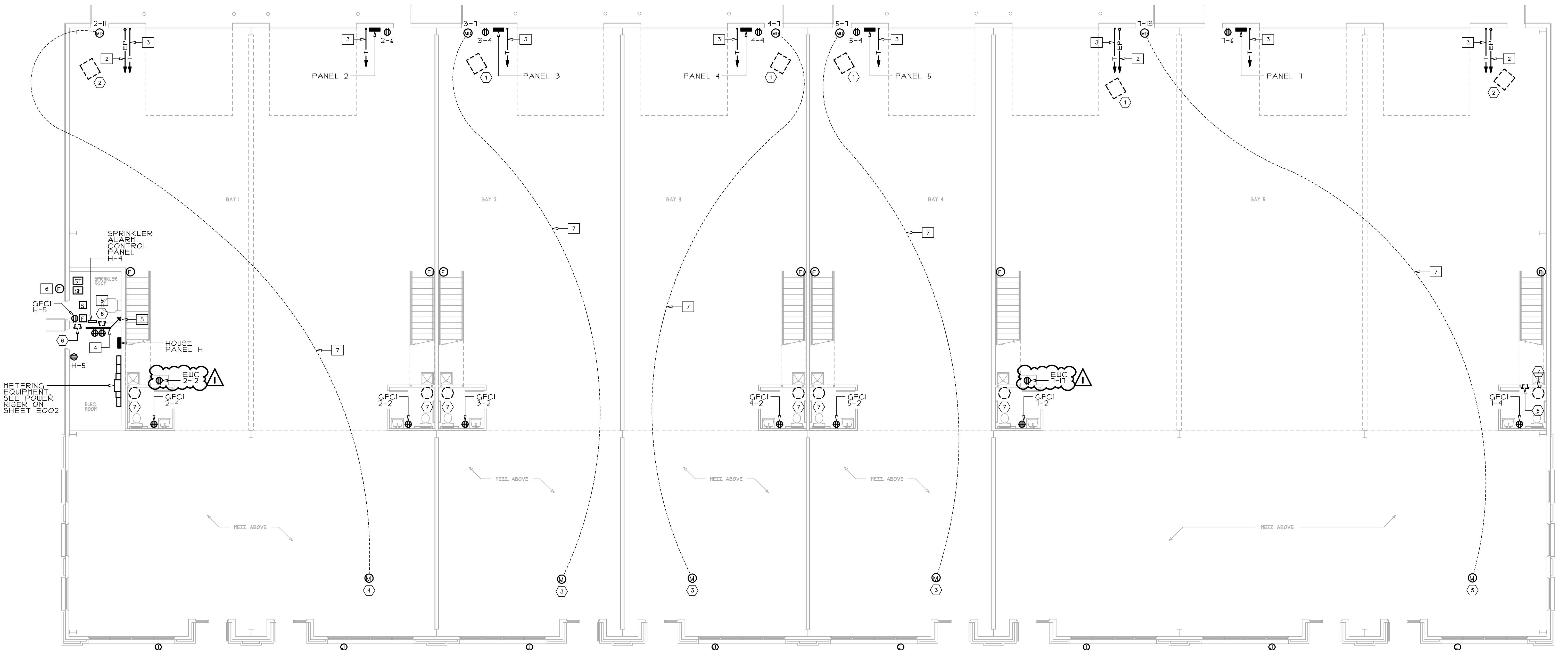
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GEN COR BUILDING #2  
VIRGINIA MEADOWS INDUSTRIAL PARK  
1982 WILTON MEADOWS COURT  
MANASSAS, VA. 20109

WESLEY FRANKLIN  
SIEVER  
Lic. No. 0402 043863  
12/13/24  
POWER PLAN

JOB NO. 23046  
VA MEADOWS IND. PARK  
LOT 5A - BLDG. 2

ME004

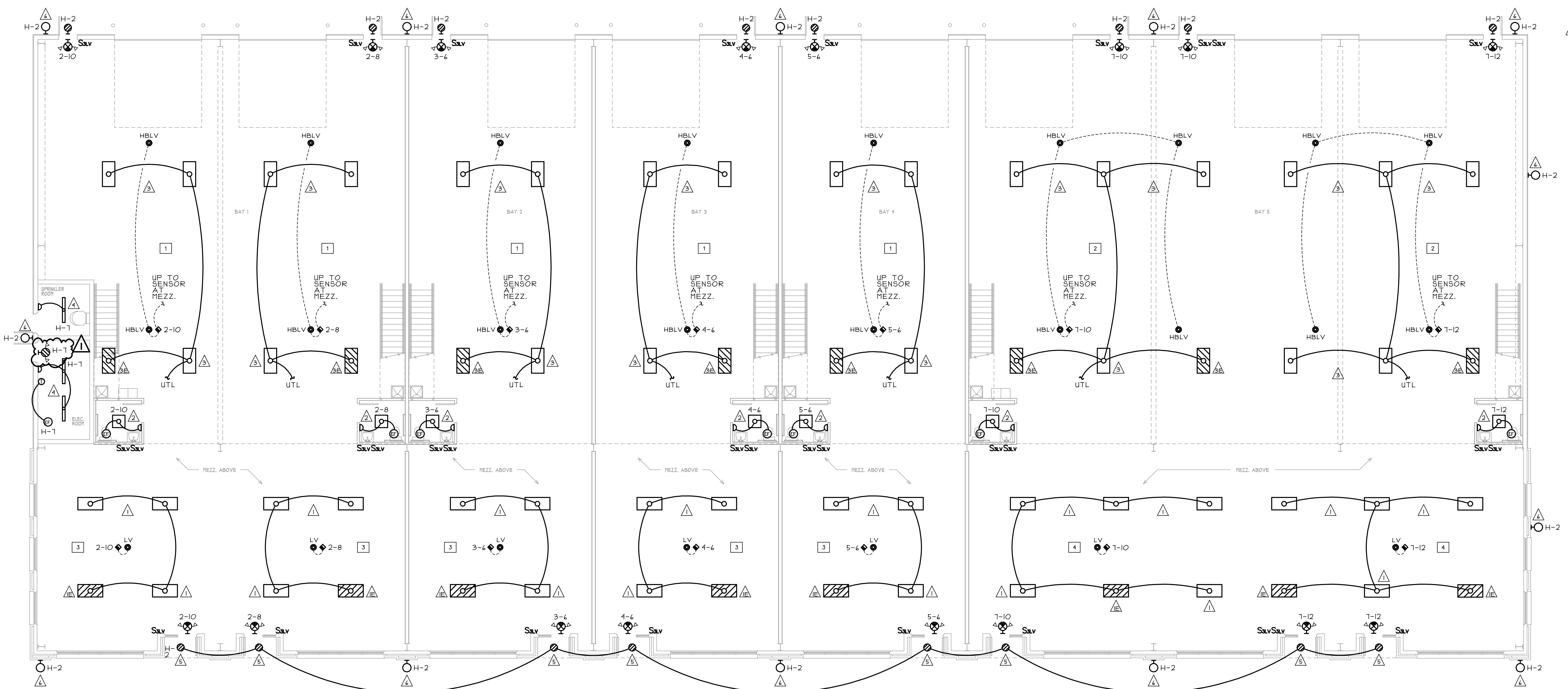


POWER PLAN  
SCALE: 1/8" = 1'-0"

KEYED DRAWING NOTES

1. JUNCTION BOX WITH A WEATHERPROOF COVER, LOCATE WITH A 3" DIA. CONDUIT STUBBED INTO MEZZ. SPACE FOR FUTURE BUILDING SIGN. VERIFY EXACT LOCATION WITH THE OWNER PRIOR TO ROUGH-IN. PROVIDE WITH PULLSTRING FOR FUTURE CIRCUIT.
2. 3" EMPTY CONDUIT FOR FUTURE ELECTRIC PANEL RUN UNDERSLAB TO THE METER STACK. STUB UP 18" AFF. BELOW THE FUTURE ELECTRIC PANEL LOCATION AND CAP. LEAVE WITH A PULLSTRING. LABEL BOTH ENDS WITH TENANT DESIGNATION.
3. 2" EMPTY CONDUIT FOR TELECOMMUNICATIONS RUN UNDERSLAB TO THE HEADEND EQUIPMENT BACKBOARD IN THE ELECTRIC ROOM. STUB UP 18" AFF AND CAP. LEAVE WITH A PULLSTRING. LABEL BOTH ENDS WITH TENANT DESIGNATION.
4. 4"-0" x 8"-0" x 3/4" FRT PLYWOOD BACKBOARD FOR COMMUNICATIONS SPACE. WITH 1/2" CONDUIT RUN TO EQUIPMENT. VERIFY LOCATION AND REQUIREMENTS WITH THE OWNER. CONNECT RECEPTACLES TO CIRCUIT H-6.
5. 2" X 10" GROUNDING BUS BAR WITH #4 GROUND TO PANEL H FOR INTERSYSTEMS CONNECTION. MOUNT AT THE BOTTOM OF THE BACKBOARD.
6. WEATHERPROOF SPINKLER WATER FLOW NOTIFICATION DEVICE, LOCATE AS DIRECTED BY THE FIRE MARSHAL.
7. INTERLOCK EXHAUST FAN AND MOTORIZED DAMPER. LOCATE AS DIRECTED BY HVAC. PROVIDE AND INSTALL RELAY AS REQUIRED. WIRE DAMPER THRU LOCAL TOGGLE SWITCH DISCONNECT.
8. WALL HEATER TO HAVE 3/4" MINIMUM CLEARANCE TO ANY OBSTRUCTIONS PRIOR TO ROUGH-IN. COORDINATE WITH HVAC CONTRACTOR.

THIS PROJECT IS BEING SUBMITTED UNDER THE POLICY 2.8 NEW COMMERCIAL BUILDINGS AND FIRST GENERATION TENANT SPACE - OCCUPANCY PERMIT.



LIGHTING PLAN

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

KEYED DRAWING NOTES

- LIGHTS IN BAY SHALL BE RUN THRU A POWER PACK TIED TO CEILING MOUNTED OCCUPANCY SENSORS AND CONTROLLED BY LOW VOLTAGE 3-WAY SWITCHES. (I) LOCATED AT THE EXTERIOR DOOR AT THE BACK OF THE BAY, (II) LOCATED BESIDE THE TOILET, AND (III) LOCATED UNDER THE MEZZANINE. COORDINATE ALL REQUIREMENTS WITH MANUFACTURERS AND PROVIDE ALL ACCESSORIES NEEDED FOR A COMPLETE INSTALLATION.
- LIGHTS IN BAY SHALL BE RUN THRU A POWER PACK TIED TO CEILING MOUNTED OCCUPANCY SENSORS AND CONTROLLED BY LOW VOLTAGE 3-WAY SWITCHES. (I) LOCATED AT THE EXTERIOR DOOR AT THE BACK OF THE BAY, (II) LOCATED BESIDE THE TOILET, AND (III) LOCATED AT THE EXTERIOR DOOR IN THE CENTER OF SPACE. COORDINATE ALL REQUIREMENTS WITH MANUFACTURERS AND PROVIDE ALL ACCESSORIES NEEDED FOR A COMPLETE INSTALLATION.
- LIGHTS UNDER THE MEZZANINE SHALL BE RUN THRU A POWER PACK TIED TO A CEILING MOUNTED OCCUPANCY SENSOR AND CONTROLLED BY LOW VOLTAGE 3-WAY SWITCHES. (I) LOCATED AT THE EXTERIOR DOOR UNDER THE MEZZANINE, AND (II) LOCATED BESIDE THE TOILET. COORDINATE ALL REQUIREMENTS WITH MANUFACTURERS AND PROVIDE ALL ACCESSORIES NEEDED FOR A COMPLETE INSTALLATION.
- LIGHTS UNDER THE MEZZANINE SHALL BE RUN THRU A POWER PACK TIED TO A CEILING MOUNTED OCCUPANCY SENSOR AND CONTROLLED BY LOW VOLTAGE 3-WAY SWITCHES. (I) LOCATED AT THE EXTERIOR DOOR UNDER THE MEZZANINE, (II) LOCATED BESIDE THE TOILET, AND (III) LOCATED UNDER THE EXTERIOR DOOR IN THE CENTER OF SPACE. COORDINATE ALL REQUIREMENTS WITH MANUFACTURERS AND PROVIDE ALL ACCESSORIES NEEDED FOR A COMPLETE INSTALLATION.

LIGHTING FIXTURE CONTROLS SYMBOLS LIST

LV PASSIVE INFRARED DUAL TECHNOLOGY MICROPHONIC LOW VOLTAGE CEILING MOUNT SENSOR WITH LOW VOLTAGE CONTROL CABLE TO RESPECTIVE RELAY POWER PACK, EXTENDED RANGE TYPE  
 HBLV PASSIVE INFRARED DUAL TECHNOLOGY MICROPHONIC LOW VOLTAGE CEILING MOUNT HIGH BAY SENSOR WITH LOW VOLTAGE CONTROL CABLE TO RESPECTIVE RELAY POWER PACK  
 Slv ON-OFF ONLY WALL MOUNT SWITCH WITH LOW VOLTAGE WIRING TO RELAY POWER PACK AT 48" AFF TO TOP OF BOX  
 Slv 3-WAY, ON-OFF ONLY, WALL MOUNT SWITCH WITH LOW VOLTAGE WIRING TO RELAY POWER PACK, AT 48" AFF TO TOP OF BOX  
 Slv RELAY POWER PACK ABOVE NEAREST ACCESSIBLE LAY-IN CEILING  
 AFF ABOVE FINISHED FLOOR

LIST NOTES

- ACCEPTABLE MANUFACTURERS SHALL BE LEVITON, LUTRON AND SENSOR SWITCH.
- ALL COMPONENTS AND WIRING SHALL BE AS RECOMMENDED BY THE MANUFACTURER.
- ADJUST SENSITIVITY, OVERRIDE SWITCHES (WHERE APPLICABLE) AND TIME DELAYS TO THE SATISFACTION OF THE OWNER.

THIS PROJECT IS BEING SUBMITTED UNDER THE POLICY 2.8 NEW COMMERCIAL BUILDINGS AND FIRST GENERATION TENANT SPACE - OCCUPANCY PERMIT.

DATE:  
23 SEPT. 2024  
13 OCT. 2024  
PLAN REVIEW COMMS.

MEI Engineering, Inc.  
Mechanical - Electrical Industrial Consultants  
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Harrisonburg, VA 22802  
(540) 432-6272  
[MEEngineeringInc.com](http://MEEngineeringInc.com)

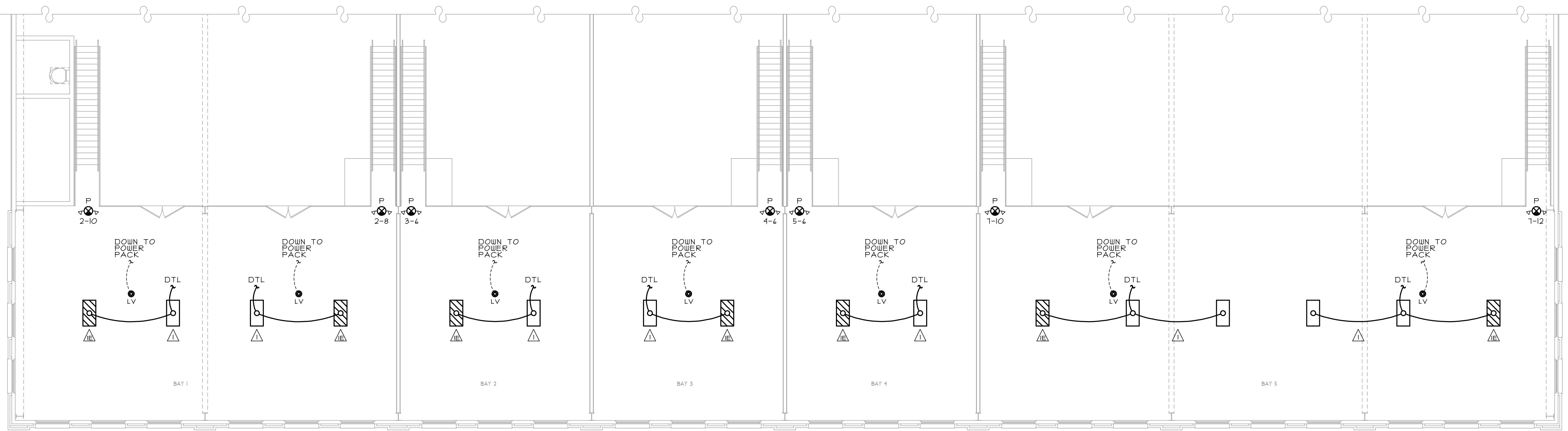
Arenchida Architects Inc.  
TO 3-298-8181  
2534 E Timber Crest Drive NE Leland, North Carolina 28451

GEN COR BUILDING #2  
VIRGINIA MEADOWS INDUSTRIAL PARK  
1982 WILTON MEADOWS COURT  
MANASSAS, VA. 20109

COMMONWEALTH OF VIRGINIA  
WESLEY FRANKLIN  
SIEVER  
Lic. No. 0402 043663  
12/13/24  
PROFESSIONAL ENGINEER  
LIGHTING PLAN  
JOB NO. 23046  
VA MEADOWS IND. PARK  
LOT 5A - BLDG. 2  
E005

DATE:  
23 SEPT. 2024  
MEI Engineering, Inc.  
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1592 CF Pours Drive  
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2534 E Timber Crest Drive NE Leland, North Carolina 28451



### MEZZANINE LIGHTING PLAN

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

**COMcheck Software Version 4.1.5.5**  
**Interior Lighting Compliance Certificate**

**Project Information**

Energy Code: 2018 IECC  
Project Title: Gen Cor Building #2  
Project Type: New Construction

Construction Site: 11982 Wilton Meadows Court, Manassas, VA 20109  
Owner/Agent: R.B. Propst, MEI Engineering, Inc., 1592 CF Pours Drive, Harrisonburg, VA 22802, 540-432-6272

Additional Efficiency Package(s):

Credit: 1.0 Required, 1.0 Proposed, Reduced Lighting Power, 1.0 credit

**Allowed Interior Lighting Power**

A Area Category	B Floor Area (ft²)	C Allowed Watts / ft²	D Allowed Watts (B x C)
1-Warehouse	32260	0.43	13940
Total Allowed Watts = 13940			

**Proposed Interior Lighting Power**

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixtures	C # of Fixtures	D Watt.	E (C x D)
LED 1: Type 1 1x1 2x4 LED Other Fixture Unit 36W	1	48	36	1718
LED 2: Type 2 x 2 LED Other Fixture Unit 36W	1	29	200	5800
LED 3: Type 3 & 3E High Bay Other	1	32	134	4288
LED 4: Type 4 Strip LED Other Fixture Unit 36W	1	34	102	3474
Total Proposed Watts = 6500				

**Interior Lighting PASSES: Design 55% better than code**

**Interior Lighting Compliance Statement**

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and applicable codes and standards with this permit application. The proposed interior lighting systems have been designed to meet the 2018 ICC requirements in COMcheck Version 4.1.5.5 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

**R.B. PROPT** *R.B. Propst* 9-23-24

Signature Date

Project Title: Gen Cor Building #2  
Data filename: MiCurrent02023046(23046.Ltg.cck)  
Report date: 09/24/24  
Page 1 of 9

**COMcheck Software Version 4.1.5.5**  
**Exterior Lighting Compliance Certificate**

**Project Information**

Energy Code: 2018 IECC  
Project Title: Gen Cor Building #2  
Project Type: New Construction  
Exterior Lighting Zone: 4 (High activity metropolitan commercial district (L24))

Construction Site: 11982 Wilton Meadows Court, Manassas, VA 20109  
Owner/Agent: R.B. Propst, MEI Engineering, Inc., 1592 CF Pours Drive, Harrisonburg, VA 22802, 540-432-6272

**Allowed Exterior Lighting Power**

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B x C)
Entry canopy	18 ft²	0.4	Yes	7
Entry canopy	18 ft²	0.4	Yes	7
Entry canopy	18 ft²	0.4	Yes	7
Entry canopy	18 ft²	0.4	Yes	7
Entry canopy	18 ft²	0.4	Yes	7
Entry canopy	18 ft²	0.4	Yes	7
Entry canopy	18 ft²	0.4	Yes	7
Walkway < 10 feet wide (240 ft of walkway length): Tradable Wattage	240 ft of	0.7	Yes	168
Walkway < 10 feet wide (240 ft of walkway length): Tradable Wattage	240 ft of	0.7	Yes	168
Walkway < 10 feet wide (100 ft of walkway length): Tradable Wattage	100 ft of	0.7	Yes	70
Walkway < 10 feet wide (100 ft of walkway length): Tradable Wattage	100 ft of	0.7	Yes	70
Total Tradable Watts (a) =				534
Total Allowed Supplemental Watts (b) =				900

(a) Wattage defaults are only allowed between tradable areas/surfaces.  
(b) A supplemental allowance equal to 900 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

**Proposed Exterior Lighting Power**

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C x D)
LED 1: Type 5 Ext. Recessed Can LED Other Fixture Unit 25W	1	1	18	18
LED 2: Type 5 Ext. Recessed Can LED Other Fixture Unit 25W	1	1	18	18
LED 3: Type 5 Ext. Recessed Can LED Other Fixture Unit 25W	1	1	18	18
LED 4: Type 5 Ext. Recessed Can LED Other Fixture Unit 25W	1	1	18	18
LED 5: Type 5 Ext. Recessed Can LED Other Fixture Unit 25W	1	1	18	18
LED 6: Type 5 Ext. Recessed Can LED Other Fixture Unit 25W	1	1	18	18
LED 7: Type 5 Ext. Recessed Can LED Other Fixture Unit 25W	1	1	18	18

**Project Title: Gen Cor Building #2**  
Data filename: MiCurrent02023046(23046.Ltg.cck)  
Report date: 09/24/24  
Page 2 of 9

**Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast**

A Lamp/ Fixture	B C # of Fixtures	D Fixture Watt.	E (C x D)	
LED 8: Type 5 Ext. Recessed Can LED Other Fixture Unit 25W	1	1	18	18
Walkway < 10 feet wide (240 ft of walkway length): Tradable Wattage	1	5	50	250
Walkway < 10 feet wide (100 ft of walkway length): Tradable Wattage	1	5	50	250
LED 9: Type 6: Wall Pack: LED Other Fixture Unit 50W	1	2	50	100
LED 10: Type 6: Wall Pack: LED Other Fixture Unit 50W	1	1	50	50
Total Tradable Proposed Watts =				790

**Exterior Lighting PASSES: Design 45% better than code**

**Exterior Lighting Compliance Statement**

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and applicable codes and standards with this permit application. The proposed exterior lighting systems have been designed to meet the 2018 ICC requirements in COMcheck Version 4.1.5.5 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

**R.B. PROPT** *R.B. Propst* 9-23-24

Signature Date

Project Title: Gen Cor Building #2  
Data filename: MiCurrent02023046(23046.Ltg.cck)  
Report date: 09/24/24  
Page 3 of 9

WESLEY FRANKLIN  
SIEVER  
Lic. No. 0402 043863  
9/23/24  
PROFESSIONAL ENGINEER  
MEZZANINE  
LIGHTING PLAN  
AND FORMS  
JOB NO. 23046  
VA MEADOWS IND. PARK  
LOT 5A - BLDG. 2  
E006

THIS PROJECT IS BEING SUBMITTED UNDER THE POLICY 2.8 NEW COMMERCIAL BUILDINGS AND FIRST GENERATION TENANT SPACE - OCCUPANCY PERMIT.



## HVAC SPECIFICATIONS

### 1. GENERAL

#### 1.1 DESCRIPTION OF WORK:

- A. ALL FIXTURES, EQUIPMENT, ACCESSORIES, MATERIALS, AND LABOR REQUIRED TO PROVIDE COMPLETE, COORDINATED, AND FULLY FUNCTIONAL HVAC SYSTEMS GENERALLY AS INDICATED ON THE DRAWINGS AND AS SPECIFIED HEREIN.
- 1. HEATING SYSTEM
- 2. COOLING SYSTEM
- 3. VENTILATION SYSTEM
- 4. EXHAUST SYSTEMS

#### 1.2 RELATED DOCUMENTS:

- A. THE REQUIREMENTS OF THE CIVIL, ARCHITECTURAL, STRUCTURAL, PLUMBING AND ELECTRICAL DRAWINGS AND SPECIFICATIONS SHALL APPLY TO AND BE CONSIDERED A PART OF THE HVAC WORK IN-SO-FAR AS THEY APPLY TO THE HVAC WORK AND ARE REQUIRED FOR COORDINATION.

#### 1.3 JOB CONDITIONS:

- A. DUE TO THE SMALL SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS AND ACCESSORIES WHICH MAY BE REQUIRED TO PROVIDE A COMPLETE INSTALLATION OF THE WORK DESCRIBED AND INDICATED.
- B. PROVIDE FITTINGS, OFFSETS, TRANSITIONS, CONTROL TRANSFORMERS AND ACCESSORIES REQUIRED TO MEET CONDITIONS OF THE PROJECT.
- C. PROVIDE SERVICE ACCESS FOR EQUIPMENT, CONTROL COMPONENTS, VALVES, FILTERS AND SPECIALTIES.
- D. PROVIDE ACCESS PANELS FOR VALVES, ACCESS DOORS, ETC. CONCEALED BEHIND FINISHED SURFACES.
- E. MODIFY DUCT DIMENSIONS AS REQUIRED BY BUILDING STRUCTURE OR OTHER WORK AT NO ADDITIONAL COSTS TO THE OWNER. MAINTAIN EQUIVALENT FREE AREA SIZES.

#### 1.4 CONFORMANCE TO REGULATIONS:

- A. WORK SHALL CONFORM WITH VIRGINIA UNIFORM STATEWIDE BUILDING CODE, NFPA, AND LOCAL ORDINANCES.

#### 1.5 QUALITY ASSURANCE:

- A. COMPLY WITH MANUFACTURER'S REQUIREMENTS AND NOTES AND DETAILS SHOWN HEREIN FOR INSTALLATION OF EQUIPMENT.
- B. COMPLY WITH RECOMMENDATIONS OF SMACNA AND ASHRAE.

#### 1.6 MATERIALS AND EQUIPMENT:

- A. EQUIPMENT PROVIDED FOR THIS PROJECT SHALL BE EQUIVALENT TO PRODUCTS SPECIFIED.
- B. CONTRACTOR SHALL GUARANTEE EQUIVALENCE AND IS RESPONSIBLE FOR MODIFICATIONS REQUIRED AND COORDINATION WITH OTHER TRADES TO FIT SUBSTITUTED PRODUCT INTO THE PROJECT.
- C. MATERIALS AND EQUIPMENT OF THE SAME TYPE AND USE SHALL BE FROM A SINGLE MANUFACTURER.
- D. PROTECT STORED MATERIALS AND EQUIPMENT FROM WEATHER.
- E. IF HVAC EQUIPMENT IS OPERATED DURING CONSTRUCTION, PROVIDE TEMPORARY FILTERS TO PROTECT AIR HANDLING EQUIPMENT.

#### 1.7 SUBMITTALS:

- A. SUBMIT SHOP DRAWINGS AND PRODUCT DATA FOR EQUIPMENT SPECIFIED HEREIN AND ON THE DRAWINGS. SHOP DRAWINGS AND PRODUCT DATA SHALL BE IDENTIFIED PER INDICATIONS ON DRAWINGS, SHALL BE MARKED TO INDICATED SPECIFIC ITEM BE PROPOSED, AND SHALL BE ORGANIZED IN AN ORDERLY MANNER. SUBMIT IN .PDF FORMAT VIA EMAIL.
- B. SUBMIT OPERATING AND MAINTENANCE MANUALS FOR EACH PIECE OF EQUIPMENT INSTALLED IN THIS PROJECT. INCLUDE COPIES OF SPECIFIC EQUIPMENT WARRANTIES IN MANUAL.
- C. UPON COMPLETION OF THE INSTALLATION, AND PRIOR TO ACCEPTANCE BY THE OWNER, CONTRACTOR SHALL FURNISH TWO COPIES OF AS-BUILT DOCUMENTATION. ALL CHANGES TO THE BIDDING DOCUMENTS SHALL BE NEATLY AND CLEARLY IDENTIFIED ON THE AS-BUILT DOCUMENTATION.

#### 1.8 PROJECT CLOSEOUT:

- A. REPLACE OR REPAIR DAMAGED EQUIPMENT AND CLEAN ALL EXPOSED SURFACES.
- B. TOUCH-UP SHOP APPLIED FINISHES TO RESTORE DAMAGED OR SOILED AREAS.
- C. INSTRUCT OWNER'S REPRESENTATIVE IN OPERATION AND MAINTENANCE OF EQUIPMENT UTILIZING OPERATION AND MAINTENANCE MANUAL.
- D. REPLACE FILTERS IN AIR HANDLING EQUIPMENT AT TIME OF PROJECT TURNOVER TO OWNER.
- E. VACUUM INTERIORS OF DUCTWORK AND EQUIPMENT WHICH BECOMES DIRTY, PRIOR TO PROJECT TURNOVER TO OWNER. CLEAN ANY DIRTY EQUIPMENT COILS.

### 2. PRODUCTS

#### 2.1 HVAC EQUIPMENT:

- A. REFER TO SCHEDULE SHEETS AND EQUIPMENT LIST FOR MANUFACTURERS AND MODEL NUMBERS.
- B. ALTERNATE MANUFACTURER'S ARE: LENNOX, YORK, MCQUAY, TITUS, CARRIER, SANYO, MITSUBISHI, TRANE, COOK, CARNES, TWIN CITY, ACME, METALAIR.
- C. PROVIDE MINIMUM MERV 8 RETURN AIR FILTERS FOR AIR HANDLING EQUIPMENT.

### 2.2 AIR DISTRIBUTION:

- A. METAL DUCTWORK: SHOP FABRICATED AS FOLLOWS.
- 1. MATERIALS: GALVANIZED STEEL SHEET, ASTM A 527-85.
- 2. CONSTRUCTION: PER SMACNA HVAC DUCT CONSTRUCTION STANDARDS FOR LOW PRESSURE SYSTEMS UP TO 2" IN CONSTRUCTION.
- 3. JOINT SEALANT: UL LISTED FOSTER PLASTIC, HARCAST FTA-20, KINGCO 18-136.
- 4. SUPPLY AIR BRANCH DUCTS RUN IN CONCEALED AREAS MAY BE PRE-INSULATED, UL CLASS 1, FLEXIBLE DUCT - LIMIT LENGTH TO TEN FEET - USE RIGID DUCT FOR REMAINDER OF RUNOUT.

- B. DAMPERS - AS MANUF. BY RUSKIN, CESCO, ARROW, CREATIVE METALS, PREFCO
- 1. VOLUME DAMPERS SHALL BE GALVANIZED STEEL, 16 GAUGE, BLADE HEIGHT SHALL NOT EXCEED 12", DAMPER LINKAGE AND LOCKING QUADRANT SHALL BE OUTSIDE OF AIRSTREAM.
- 2. MOTORIZED DAMPERS - REFER TO EQUIPMENT LIST ON DRAWINGS.

- C. ACCESS DOORS -
- 1. FACTORY BUILT WITH SASH LOCKS, BUTT HINGE, GASKET, 24 GA. DOOR AND 22 GA. FRAME.
- 2. ACCESS DOOR IN INSULATED DUCT SHALL BE DOUBLE CONSTRUCTION, WITH INSULATION ENCASED.
- 3. MINIMUM SIZE TO BE 75% SIZE OF DUCT IN WHICH INSTALLED, OR 10" X 10".
- 4. CESCO MODEL HAD-10, LOUVERS AND DAMPERS, KEEPS, INC. OR AIR BALANCE.

#### 2.3 CONTROLS:

- A. PROVIDE ALL RELAYS, TRANSFORMERS, CONTROL WIRING, TERMINAL BLOCKS, ETC. FOR A COMPLETE SYSTEM.
- 1. COMPONENT MANUFACTURER'S AND MODEL NUMBERS AS SPECIFIED ON DRAWINGS.
- B. THE WARRANTY PERIOD SHALL COMMENCE AFTER 60 DAYS OF BENEFICIAL USE, MEASURED FROM THE DATE OF ACCEPTANCE FROM THE OWNER.

### 3. EXECUTION

#### 3.1 HVAC EQUIPMENT:

- A. PROVIDE PERMANENT TAG ON EQUIPMENT INDICATING EXPIRATION DATE OF WARRANTIES. LOCATE TAG IN A READILY VISIBLE LOCATION.
- B. PROVIDE FACTORY AUTHORIZED START-UP OF EQUIPMENT AND SUBMIT TEST REPORTS. (INCLUDE IN O&M MANUAL). COMPLY WITH MANUFACTURER REQUIREMENTS AND NOTES STATED ON THE CONSTRUCTION DOCUMENTS FOR INSTALLATION OF EQUIPMENT. BALANCE THE OUTSIDE AIR CFM TO QUANTITIES LISTED.

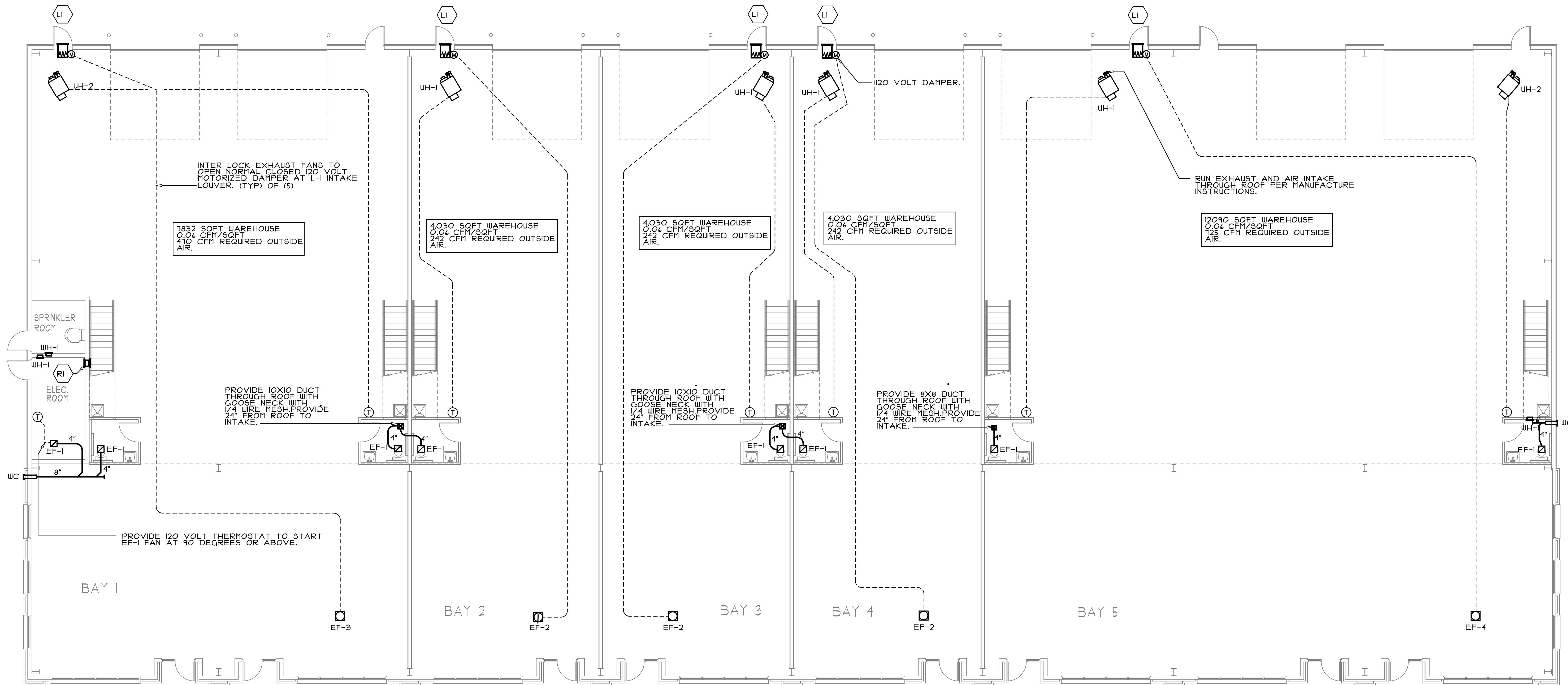
#### 3.2 AIR DISTRIBUTION:

- A. DUCTWORK:
- 1. SEAL JOINTS IN DUCTWORK WITH COATING OF HARCAST SEALANT OR UL LISTED FSK DUCT TAPE.
- 2. INSTALL INTERNAL ENDS OF SLIP JOINTS IN DIRECTION OF AIRFLOWS.
- 3. MAXIMUM ANGLE OF OFFSETS AND TRANSITIONS SHALL NOT EXCEED 30 DEGREES.
- 4. ADEQUATELY SUPPORT DUCT AS PER CODE REQUIREMENTS -ELIMINATE SAGGING AND COMPRESSION OF DUCT.
- 5. TRANSITION DUCTS TO FIT EQUIPMENT. PROVIDE FC AT INLINE EF.
- 6. USE LONG RADIUS RIGID DUCT FITTINGS AT ELBOWS IN FLEXIBLE DUCT. FLEXIBLE DUCT EXCEEDING 60 DEGREE ANGLE ELBOWS IN FLEXIBLE DUCT LESS THAN 60 DEGREE ANGLE SHALL BE LONG SWEEP TYPE.
- B. DAMPERS: ACTUATORS AND PUSH-RODS SHALL BE ACCESSIBLE.
- 1. ACTUATORS AND PUSH-RODS SHALL BE ACCESSIBLE.
- C. ACCESS DOORS - PROVIDE IN DUCT FOR ACCESS TO MOTORIZED DAMPERS, AND ALL OTHER EQUIPMENT NOT OTHERWISE ACCESSIBLE. INSTALL TO ALLOW SERVICE ACCESS. PROVIDE LABEL ON ACCESS DOOR INDICATING DEVICE SERVED.
- D. BALANCE AIR DISTRIBUTION TO WITHIN 10% OF DESIGN AND SUBMIT REPORT.
- 1. REPORT SHALL IDENTIFY ZONES, DESIGN AIRFLOWS AND FINAL AIRFLOWS (SUPPLY AIR, RETURN AIR AND OUTSIDE AIR). SUPPLY AND RETURN STATIC PRESSURES, ENTERING AND LEAVING AIR TEMPERATURES.
- 2. INCLUDE EXHAUST FAN SYSTEMS, AND HVAC EQUIPMENT.
- 3. COMPLY WITH NEBB AND AABC REQUIREMENTS.

#### 3.3 CONTROLS:

- A. SEAL PROBE PENETRATIONS FOR DUCT MOUNTED SENSORS.
- B. PROVIDE JUNCTION BOX HOUSING FOR CONTROL WIRING INTERLOCK TO COMPONENTS.
- C. ROUTE CONDUCTORS NEATLY AND PARALLEL OR PERPENDICULAR TO BUILDING CONSTRUCTION. WIRING AND CONDUCTORS IN FINISHED SPACES TO BE RUN CONCEALED.
- D. SEQUENCE OF CONTROL
- 1. ON A CALL FOR HEAT - BLOWER AND GAS HEAT SHALL BE ENABLED.
- 2. EF'S TO BE INTERLOCKED TO MOTORIZED LOUVERS TO OPEN WHEN FANS ARE ENABLED.

THIS PROJECT IS BEING SUBMITTED UNDER THE POLICY 2.8 NEW COMMERCIAL BUILDINGS AND FIRST GENERATION TENANT SPACE - OCCUPANCY PERMIT.



SYMBOLS	
	THERMOSTAT-MTD. 48" AFF INDICATES AIR OUTLET OR INLET TOP LETTER INDICATES GRID TYPE (SEE SCHEDULE); BOTTOM NUMERAL INDICATES CFM FOR BALANCING
	MOTORIZED DAMPER (MOD)
	UH UNIT HEATER

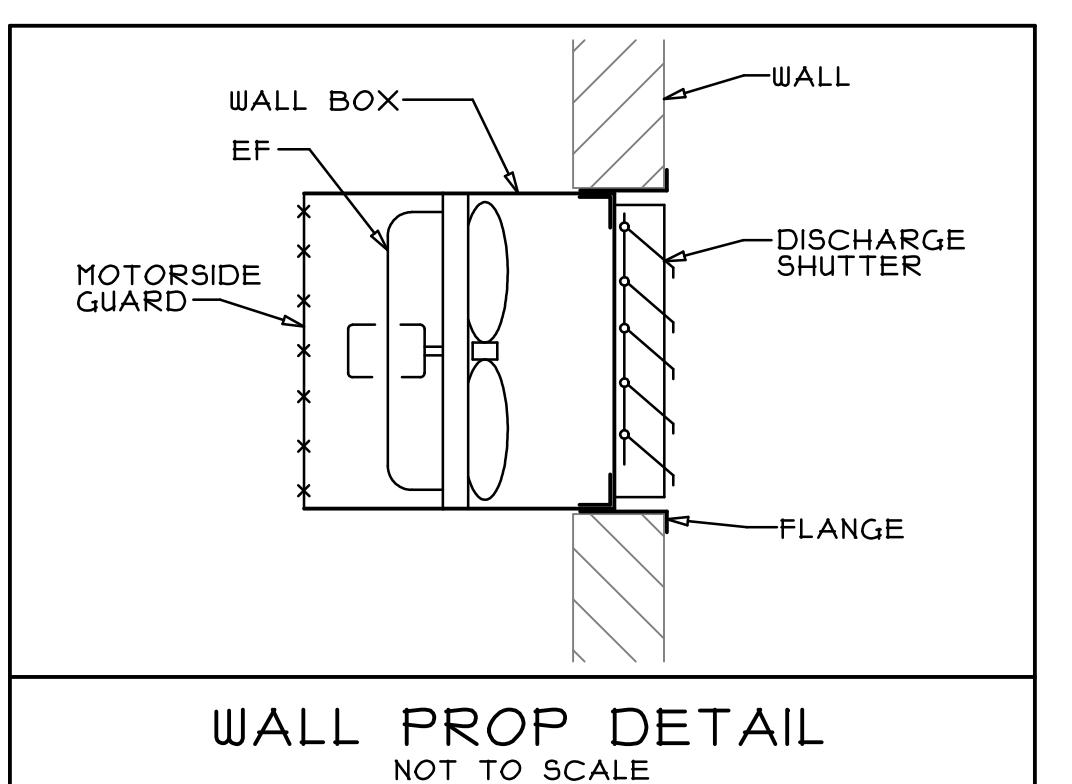
EQUIPMENT LIST	
EQUIPMENT: EQUIVALENT MANUFACTURERS MAY BE SUBSTITUTED. EQUIPMENT TO BE UL OR ETL LISTED.	
THERMOSTAT - SHALL BE 24 VAC, HEATING-COOLING AUTO-CHANGEOVER TYPE, DAY PROGRAMMABLE, W/ OVERRIDE TIMER, AUX. CONTACT TO OPEN OA MOD IN OCCUPIED MODES, 2 STAGE HEAT, W/ LOCKING COVER FOR TSTATS IN PUBLIC AREAS. HONEYWELL OR EQUAL.	
MOD - 120VAC MOTORIZED DAMPER, 2 POSITION TYPE, W/ ACTUATOR AND LINKAGE MTD. OUTSIDE OF AIRSTREAM, NORMALLY CLOSED, SIZE TO FIT DUCT.	
UH - LP GAS FIRED UNIT HEATER, HORIZONTAL FLOW, WALL MTD, 24 VAC THERMOSTAT, 120 VAC, 80% EFF, POWER VENTER (SEPARATED COMBUSTION).	
UH-1. 150 MBH GAS INPUT, REZNOR V3 SERIES, 120 VOLTS, 15 AMPS, MOPC.	
UH-2. 250 MBH GAS INPUT, REZNOR V3 SERIES, 120 VOLTS, 15 AMPS, MOPC.	
WH-1. 1500 WATT 120 VOLT PHASE 1 WALL MOUNTED HEATER, WITH BUILT IN THERMOSTAT..	

GRILLES, REGISTERS, DIFFUSERS AND LOUVERS						
TYPE	DESCRIPTION	NECK	FRAME	FINISH	MFR. MDL.	REMARKS
RI	RETURN AIR GRILLE	12X12	FLANGE	WHITE	PROSELECT PSAH45W12	FRAME
LI	INTAKE/LOUVER	18X18	FLANGE	ALUM	DAYTON 20UA08	DRAINABLE/BLADES WITH 1/4 MESH

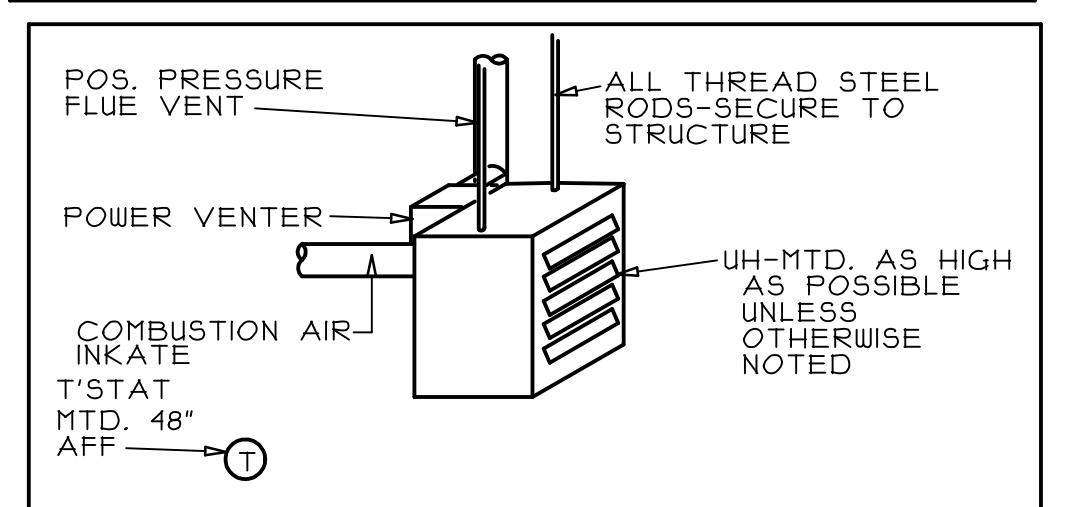
FAN SCHEDULE								
NO.	DESCRIPTION	CFM	E.S.P.	HP	RPM	VOLT/PHASE	MFR. MDL.	REMARKS
EF-1	BATHROOM VENTILATION FAN	80	0.10	N/A	640	120/1 FLA 1.0	BROAN L100	① ② ③
EF-2	ROOF MOUNTED EXHAUST FAN	251	0.125	1/30	1300	120/1 FLA 0.71	DAYTON 4YC64	① ② ④ ⑤
EF-3	ROOF MOUNTED EXHAUST FAN	565	0.125	1/15	1300	120/1 FLA 1.82	DAYTON 5DVR8	① ② ④ ⑤
EF-4	ROOF MOUNTED EXHAUST FAN	780	0.125	1/8	1300	120/1 FLA 2.0	DAYTON 4YC61	① ② ④ ⑤

NOTES

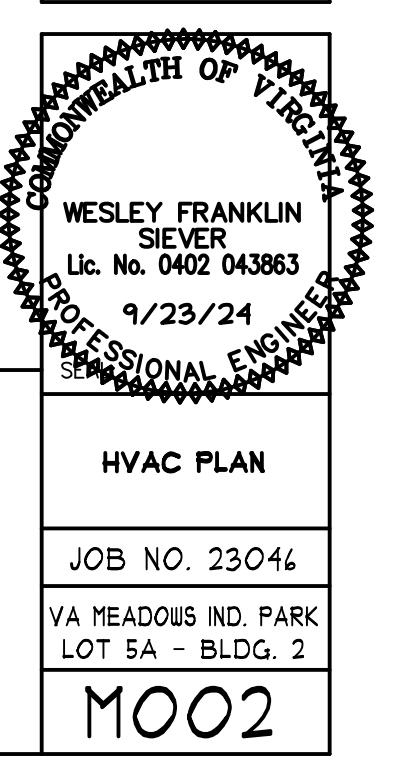
- ① WITH SAFETY SWITCH
- ② WITH BACKDRAFT DAMPER
- ③ BATH FANS ARE INTERLOCKED WITH LIGHTS TO OPERATE WHEN OCCUPANCY SENSOR ACTIVATES LIGHTS.
- ④ PROVIDE SPEED CONTROL DAYTON, MODEL 48C172
- ⑤ PROVIDE MATCHING ROOF CURB.



WALL PROP DETAIL  
NOT TO SCALE



UNIT HEATER DIAGRAM  
NOT TO SCALE



HVAC PLAN

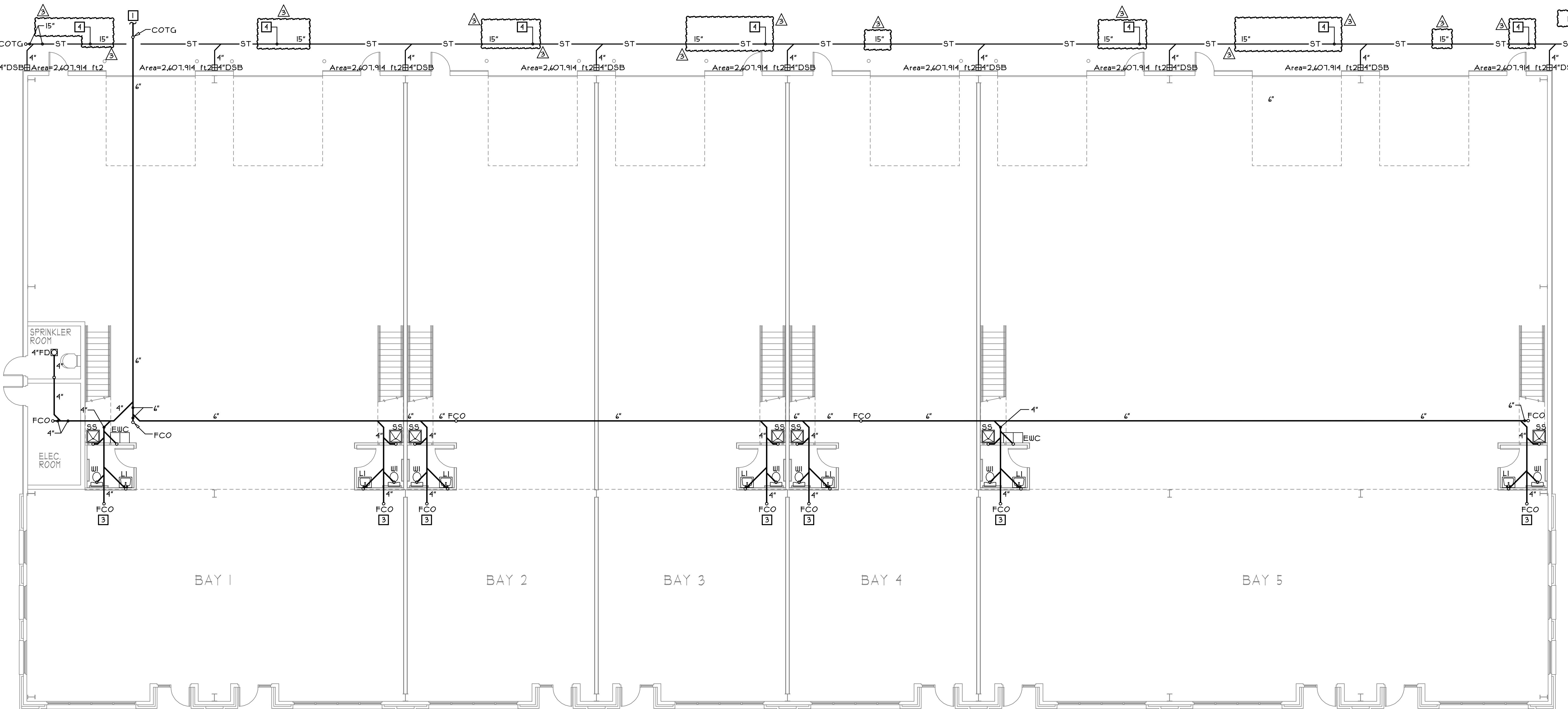
JOB NO. 2304

VA. MEADOWS IND. PARK  
LOT 5A - BLDG. 2

M002

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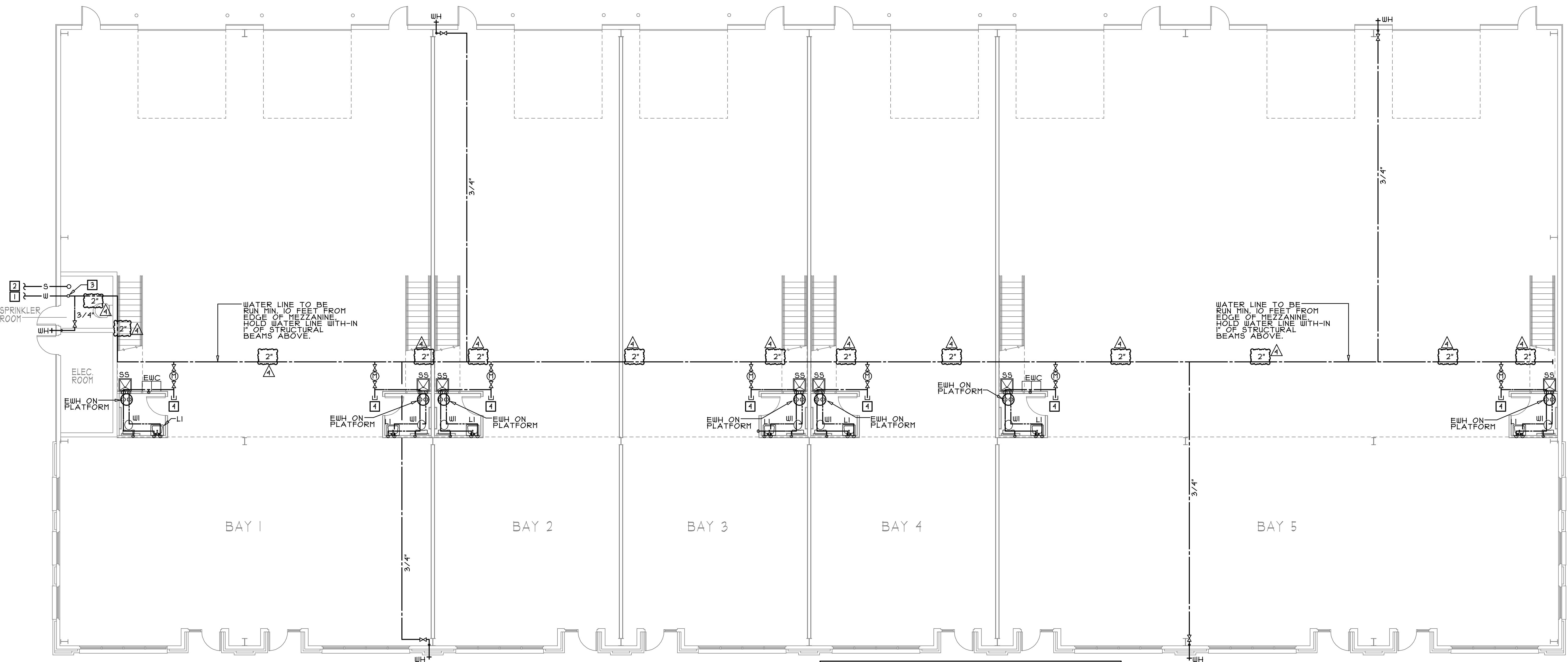


## DRAWING NOTES

- 1. 6" SANITARY MAIN TO SAN SEWER.  
SEE SITE PLAN FOR CONTINUATION.
- 2. 10" STORM MAIN TO STORM SEWER.  
SEE SITE PLAN FOR CONTINUATION.
- 3. MINIMUM INVERT OF SAN PIPE IS 24" BELOW  
FINISHED FLOOR.
- 4. STORM SEWER PIPE TO BE SDR35 PVC.

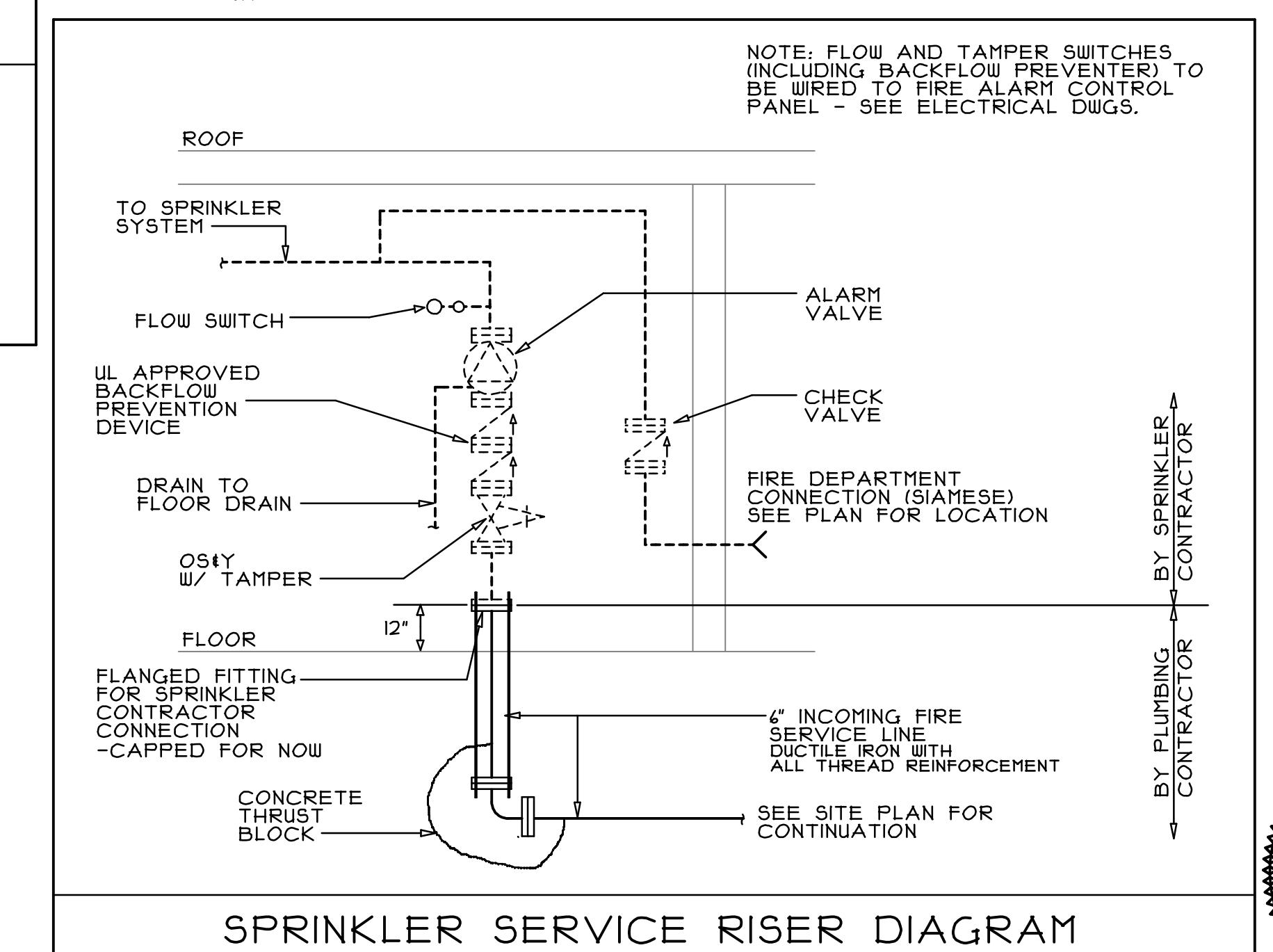
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<p><del>PROFESSIONAL ENGINEERS</del></p> <p><b>SANITARY/STORM PLAN AND NOTES</b></p>	
<p><b>JOB NO. 23046</b></p>	
<p><b>VA MEADOWS IND. PARK LOT 5A - BLDG. 2</b></p>	
<p><b>P002</b></p>	



**DRAWING NOTES**

1. 4" DOMESTIC WATER SERVICE. SEE SITE PLAN FOR CONTINUATION.
2. 4" SPRINKLER SERVICE. SEE SITE PLAN FOR CONTINUATION.
3. 4" DOMESTIC WATER SERVICE VALVES IN VERTICAL.
4. 1.5" CW VALVED AND CAPPED WITH REMOTE READ WATER METERS FOR FUTURE TENANT CONNECTIONS.

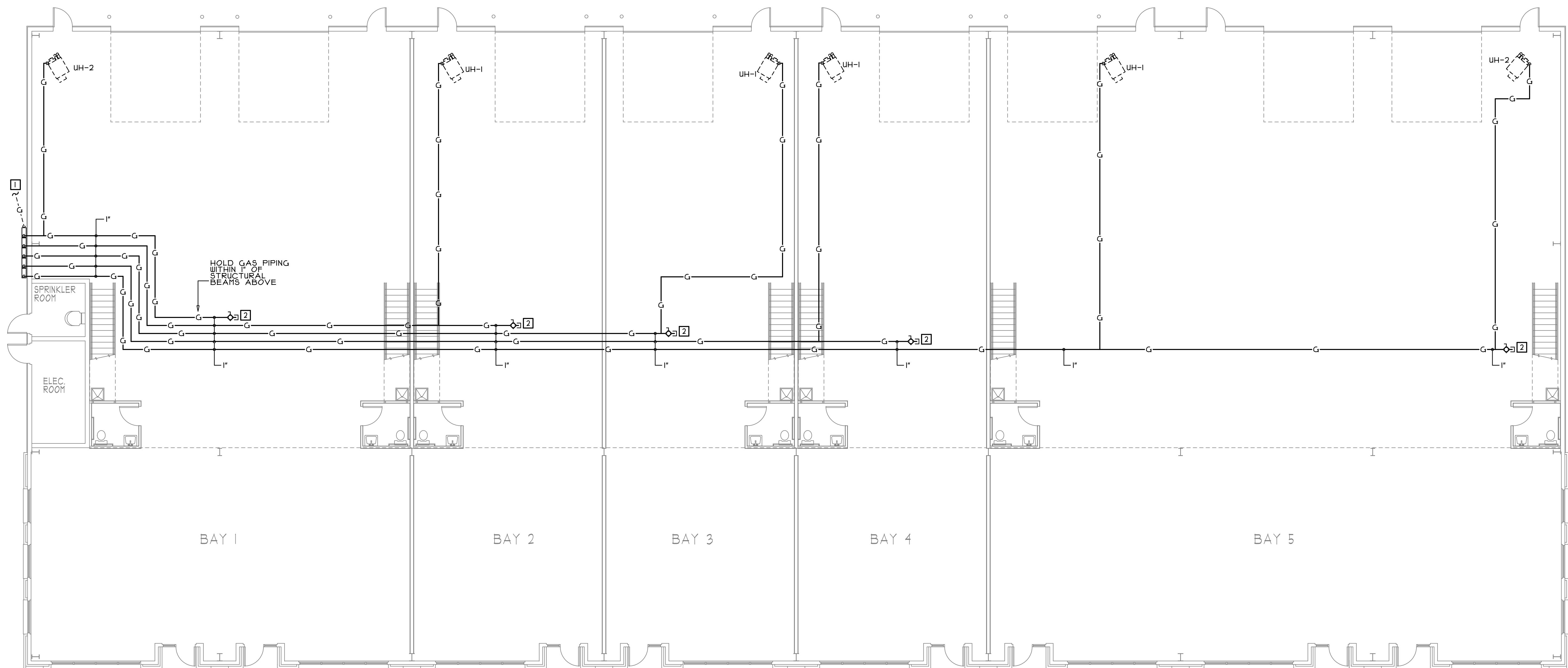


COMMONWEALTH OF VIRGINIA  
WESLEY FRANKLIN SIEVER  
Lc. No. 0402 043863  
12/13/24  
SENIOR ENGINEER  
WATER PLAN, NOTES & DETAIL  
JOB NO. 23046  
VA MEADOWS IND. PARK  
LOT 5A - BLDG. 2  
P003

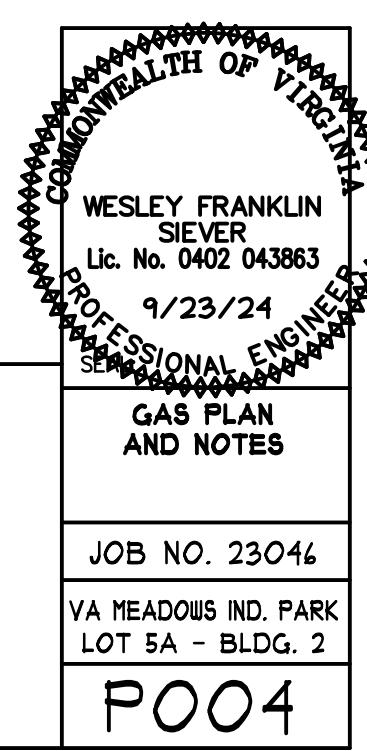
**Archibald Architects Inc.**  
103-298-8181  
2534 E Timber Crest Drive NE Leland, North Carolina 28451

DATE:  
23 SEPT. 2024  
13 DEC. 2024  
PLAN REVIEW COMS.  
11 JUNE 2025  
WATER MAIN REVISION

**MEI Engineering, Inc.**  
Mechanical - Electrical - Industrial Consultants  
1526 Cypress Drive  
Harrisburg, PA 17109  
(501) 432-6222  
MEEngineeringInc.com



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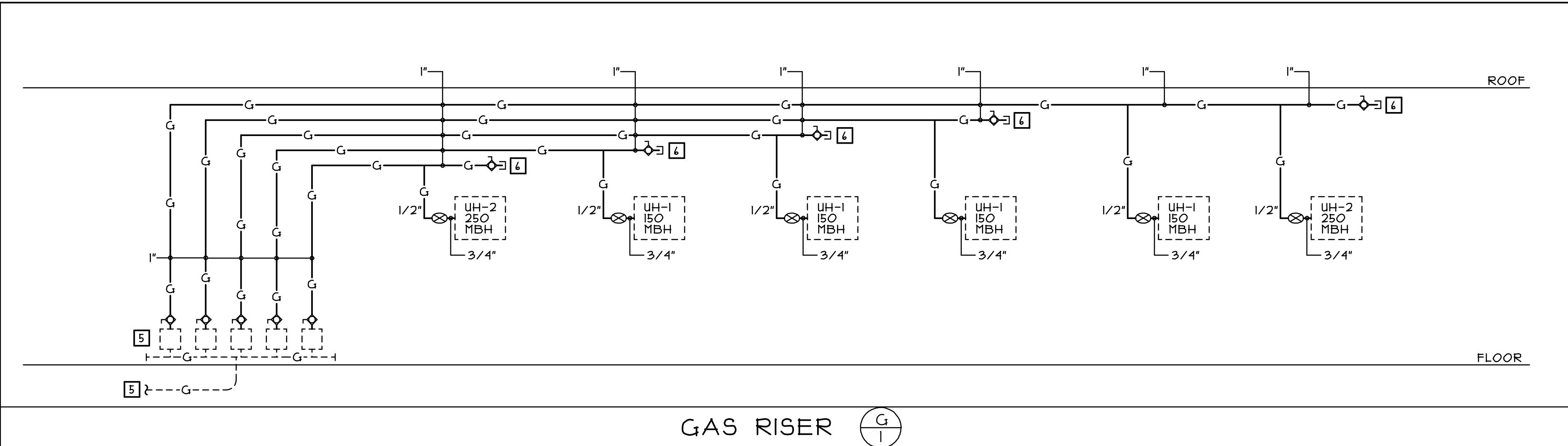
P004

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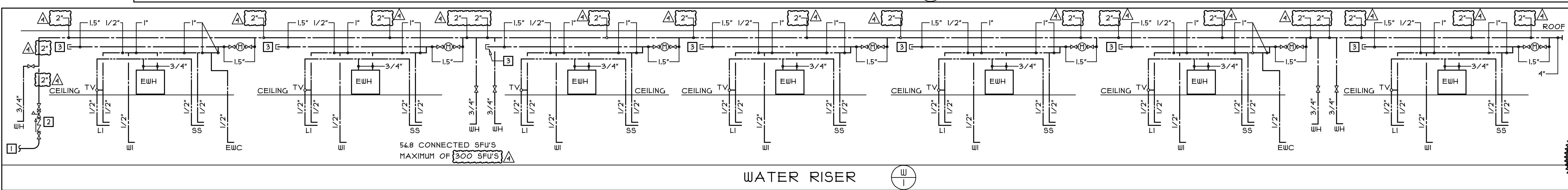
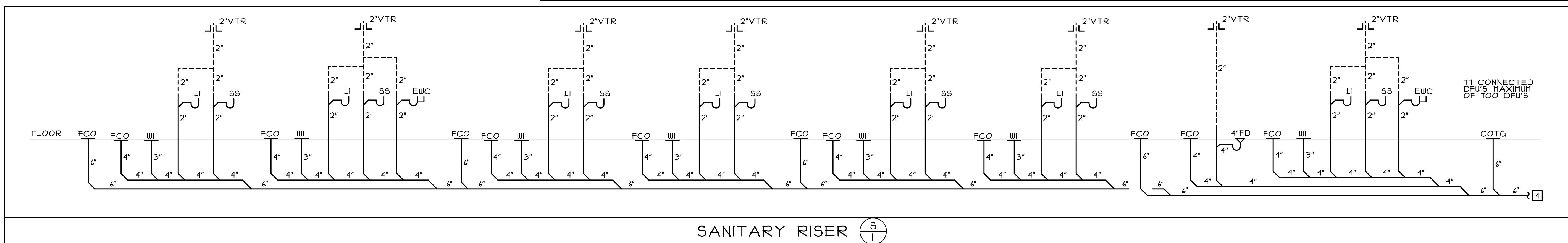
## PLUMBING RISER NOTES

- 1" DOMESTIC WATER SERVICE. SEE SITE PLAN FOR CONTINUATION.
- 2" DOMESTIC WATER SERVICE VALVES IN VERTICAL.
- 3" 15" CUI VALVED AND CAPPED WITH REMOTE READ WATER METERS FOR FUTURE TENANT CONNECTIONS.
- 4" SANITARY MAIN TO SANITARY SEWER. SEE SITE PLAN FOR CONTINUATION.
- 5" 2 PSI GAS METER BANK AND SERVICE BY GAS CO.
- 6" GAS MAIN VALVED & CAPPED FOR FUTURE CONNECTIONS. MAXIMUM OF 500,000 BTU'S.



### NOTES:

1. THE MAXIMUM TOTAL DEVELOPED LENGTH OF PIPE IS LESS THAN 250 FEET.
2. THE TOTAL CONNECTED GAS LOAD FOR THE BUILDING IS 1100,000 CONNECTED BTU'S. MAXIMUM GAS LOAD OF 3,600,000 BTU'S.
3. PIPE SIZES ARE BASED ON A PRESSURE DROP OF 0.5-INCH WATER COLUMN, 0.6 SPECIFIC
4. SERVICE PRESSURE AT METER IS 2 PSI.



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Archibald Architects Inc.  
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GEN COR BUILDING #2  
VIRGINIA MEADOWS INDUSTRIAL PARK  
11982 WILTON MEADOWS COURT  
MANASSAS, VA. 20109

WESLEY FRANKLIN  
SIEVER  
Lic. No. 0402 043863  
12/13/24  
PROFESSIONAL ENGINEERS  
PLUMBING RISERS

JOB NO. 23046  
VA MEADOWS IND. PARK  
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P005