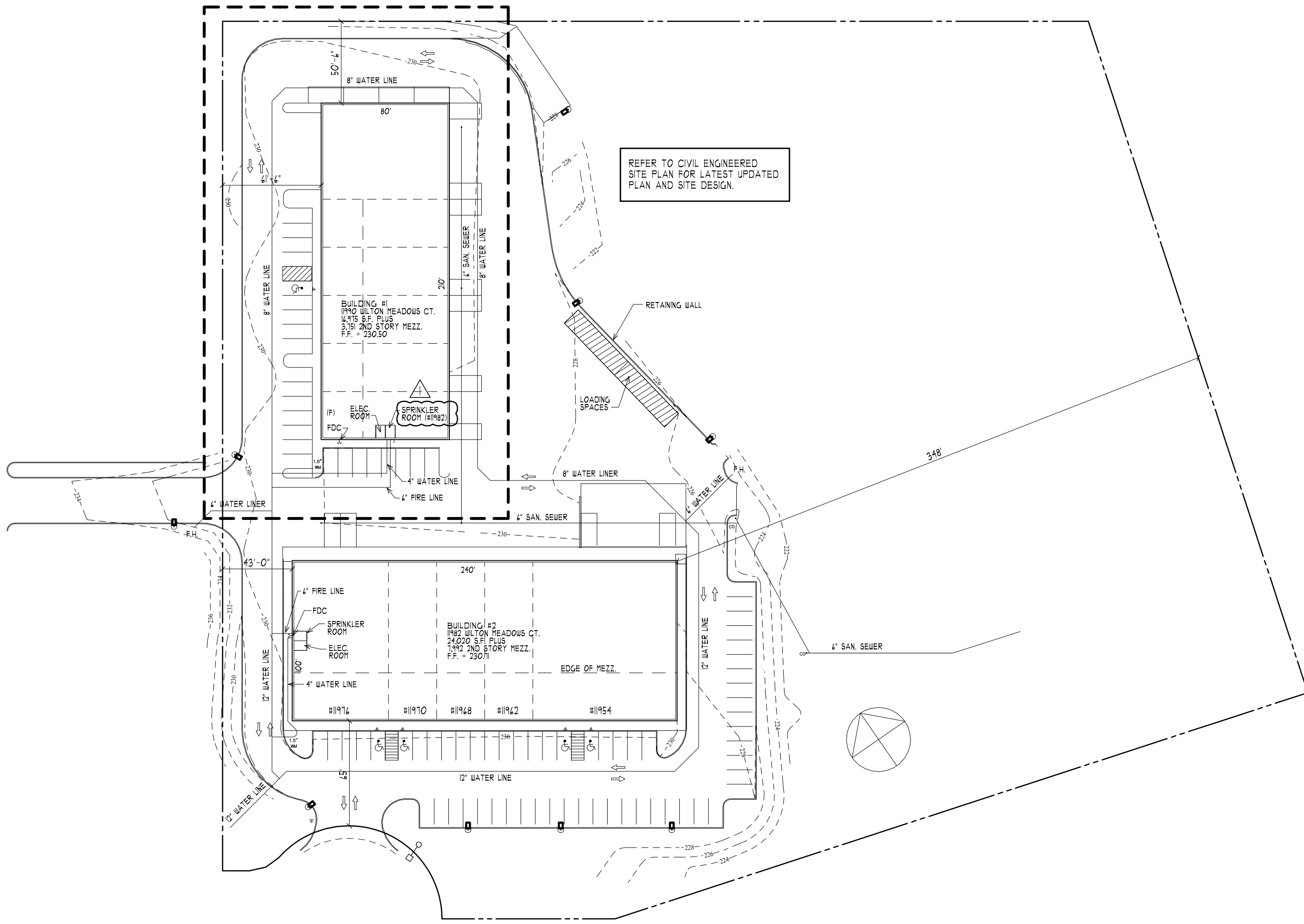


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SITE KEY PLAN - NOT TO SCALE

BUILDING ADDRESS: 11982 WILTON MEADOWS COURT



GEN COR BUILDING 2

VIRGINIA MEADOWS INDUSTRIAL PARK - LOT 5A

POLICY 2.8: NEW COMMERCIAL BUILDING W/  
1 ST GENERATION TENANT - OCCUPANCY PERMIT

BUILDING PLAN INFORMATION

PROJECT DESCRIPTION:	NEW COMMERCIAL FLEX-WAREHOUSE BUILDING
CODE BUILDING DESIGNED UNDER:	2018 VCC, 2018 VPC, 2018 VMC, 2011 NFPA 70, 2018 VFGC, 2018 VECC, 2009 ICC/ANSI A117.1
CONSTRUCTION TYPE:	II-B
BUILDING USE:	NONSEPARATED MIX-USE B/M/SI
BUILDING AREA:	24,020 SQUARE FEET, PLUS 1,192 S.F. MEZZANINE ALLOWABLE AREA PER TABLE 504.2 = 50,000 SF
NUMBER OF STORIES:	ONE STORY PLUS MEZZANINE (2 STORIES ALLOWED PER TABLE 504.4)
BUILDING HEIGHT:	28'- 0" (15 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
# 11976 (S.F. & OCCUPANCY):	1ST FL: 5,150 SF @ 1/500 = 12 + MEZZ: 1,192 @ 1/500 = 4 - TOTAL OCCUPANCY OF 16
# 11970 (S.F. & OCCUPANCY):	1ST FL: 3,001 SF @ 1/500 = 6 + MEZZ: 999 SF @ 1/500 =2; TOTAL OCCUPANCY = 8
# 11948 (S.F. & OCCUPANCY):	1ST FL: 3,001 SF @ 1/500 = 6 + MEZZ: 999 SF @ 1/500 =2; TOTAL OCCUPANCY = 8
# 11942 (S.F. & OCCUPANCY):	1ST FL: 3,001 SF @ 1/500 = 6 + MEZZ: 999 SF @ 1/500 =2; TOTAL OCCUPANCY = 8
# 11954 (S.F. & OCCUPANCY):	1ST FL: 4,009 SF @ 1/500 =8 + 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 (SUITE 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 SHALL HAVE MULTIPLE FIRST GENERATION TENANT SPACE SAYS 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:

ARENCEBIA 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) 304-6111

GENERAL CONTRACTOR:

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

SHEET INDEX

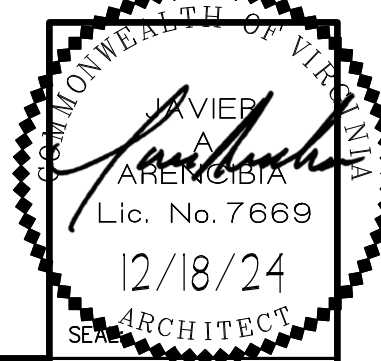
A000 COVER SHEET	E7 OF 17 ENDWALL ELEVATION
A001 GEN. NOTES & SPECIFICATIONS	E8 OF 12 ENDWALL ELEVATION
A101 1ST FLR. PLAN	E9 OF 12 SIDEWALL LINER ELEVATION
A102 MEZZ. FLR. PLAN, DOOR SCH., DETAILS	E10 OF 12 ENDWALL LINER ELEVATION
A201 1ST FLR. CLG. PLAN	E11 OF 12 MEZZANINE FRAMING
A202 MEZZ. CEILING 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
	E006 MEZZ. LIGHTING PLAN & CALCS.
C1 OF 2 PEMB COVER PAGE	M001 HVAC SPECIFICATION
C2 OF 2 PEMB NOTES PAGE	M002 HVAC PLAN & SCHEDULES
F1 OF 3 ANCHOR ROD PLAN	
F2 OF 3 ANCHOR ROD DETAILS/SECTION	
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.

DATE:  
24 SEPT. 2024  
18 DEC. 2024

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



COVER SHEET

JOB NO. 20-019

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

A000

ABBREVIATIONS

8	AT	LGT	LIGHT
9	CENTERLINE	LF	LINEAR FEET
W/	NUMBER	MFR	MANUFACTURER
AFF	ABOVE FINISHED FLOOR	MAS	MASONRY
ACT	ACOUSTICAL TILE	MAX	MAXIMUM
ADJ	ADJACENT	MED	MEDIUM
A/C	AIR CONDITIONING	MTL	METAL
ALT	ALTERNATE	MN	MINIMUM
BLKG	BLOCKING	MISC	MISCELLANEOUS
CPT	CARPET(ED)	NIC	NOT IN CONTRACT
CLG	CEILING	NTS	NOT TO SCALE
CT	CERAMIC TILE	O.C.	ON CENTER(S)
COL	COLUMN	OPNG	OPENING
COMB	COMBINATION	OPP	OPPOSITE
CONC	CONCRETE	OA	OVERALL
CMU	CONCRETE MASONRY UNIT	OH	OVERHEAD
CONST	CONSTRUCTION	PTD	PAINT(ED)
CONT	CONTINUOUS OR CONTINUE	PNL	PANEL
DTL	DETAIL	PLAM	PLASTIC LAMINATE
DIAG	DIAGONAL	PLYWD	PLYWOOD
DIAM	DIAMETER	PT	POINT
DM	DIMENSION	PLF	POUNDS PER LINEAR FOOT
DBLE	DOUBLE	PSF	POUNDS PER SQUARE FOOT
DN	DOWN	PSI	POUNDS PER SQUARE INCH
DUR	DRAWER	PREFAB	PREFABRICATE(D)
DWG	DRAWING	PERFIN	PREFINISHED
EA	EACH	PREP	PREPARATION
ELEC	ELECTRIC(IAL)	QT	QUARRY TILE
ELEV	ELEVATION	RAD	RADIUS
EMER	EMERGENCY	REC	RECESSED
ENCL	ENCLOSURE	REF	REFERENCE
EQ	EQUAL	REQ	REQUIRE(D)
EXH	EXHAUST	RES	RESILIENT
EXTG	EXISTING	RA	RETURN AIR
EXP	EXPOSED	REV	REVISION(S), REVISED
EKT	EXTERIOR	RH	RIGHT HAND
FT	FEET, FOOT	R	RISER
FIN	FINISHED	RM	ROOM
FA	FIRE ALARM	RO	ROUGH OPENING
FE	FIRE EXTINGUISHER	SCH	SCHEDULE
FLR	FLOORING	SECT	SECTION
FLUOR	FLUORESCENT	SEP CIR	SEPARATE CIRCUIT
FBO	FURNISHED BY OTHERS	SHT	SHEET
FBT	FURNISHED BY TENANT	SHR	SHIELD AND ROD
FUT	FUTURE	SIM	SIMILAR
GA	GAGE, GAUGE	SC	SOLID CORE
GC	GENERAL CONTRACTOR	STC	SOUND TRANSMISSION CLASS
GL	GLASS, GLAZING	SPKR	SPEAKER
GYP BD	GYP SUM WALL BOARD	SPEC	SPECIFICATION(S)
HQW	HARDWARE	SQ	SQUARE
HDR	HEADER	SF	SQUARE FEET
HVAC	HEATING/VENTILATING/AIR CONDITIONING	SS	STAINLESS STEEL
HGT	HEIGHT	STD	STANDARD
HC	HOLLOW CORE	STL	STEEL
HK	HOLLOW METAL	SYS	SYSTEM
HORIZ	HORIZONTAL	THK	THICKNESS
IN	INCH	TYP	TYPICAL
INCL	INCLUDE(D), (ING)	UNO	UNLESS NOTED OTHERWISE
INFO	INFORMATION	VIF	VERIFY IN FIELD
INT	INTERIOR	VERT	VERTICAL
JC	JANITOR'S CLOSET	VCT	VINYL COMPOSITE TILE
LBS	POUNDS	WH	WALL HUNG
LAM	LAMINATE(D)	WC	WATER CLOSET
LAV	LAVATORY	W/O	WITHOUT
LH	LEFT HAND	WD	WOOD

ARCHITECTURAL SYMBOLS

	INSULATED LIGHTGAUGE FRAMING
	BRICK VENEER
	PRE-ENGINEERED BUILDING PANELS & INSULATION
	CMU WALL
	INTERIOR LIGHTGAUGE FRAMING
	DETAIL NUMBER
	SHEET NUMBER
	LINE OF ITEMS ABOVE OR HIDDEN LINES (DASHED LINE)
	CENTER LINES, PROJECTED LINES (DASH & DOT LINES)
	ELEVATION NUMBER
	REVISION (NUMBER INDICATED IN TRIANGLE)
	DOOR LABEL
	WALL TYPE
	EXIT SIGN W/ EMERG. LIGHT
	EMERGENCY WALL PACK
	DUPLEX RECEPTACLE
	QUAD RECEPTACLE
	OCCUPANCY SENSOR LIGHT SWITCH
	THREE WAY LIGHT SWITCH
	2X4 LED FIXTURE
	2X2 LED FIXTURE
	4 FT. LED STRIP LIGHT
	EXTERIOR WALL MOUNTED LIGHT FIXTURE
	EXTERIOR WALL MOUNTED SITE LIGHTING
	EXTERIOR RECESSED LIGHT FIXTURE
	SPRINKLER ALARM DEVICE

VA. ENERGY CONSERVATION CODE REQUIREMENTS

TABLE C402.1.3 (R-VALUE) CLIMATE ZONE 4A		GROUP S1
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 = 4.15	
GLAZED FENESTRATION	SHGC	V.T.
DOUBLE PANE CLEAR (MIN.):	0.7	0.6
DOUBLE PANE TINTED (MIN.):	0.6	0.3



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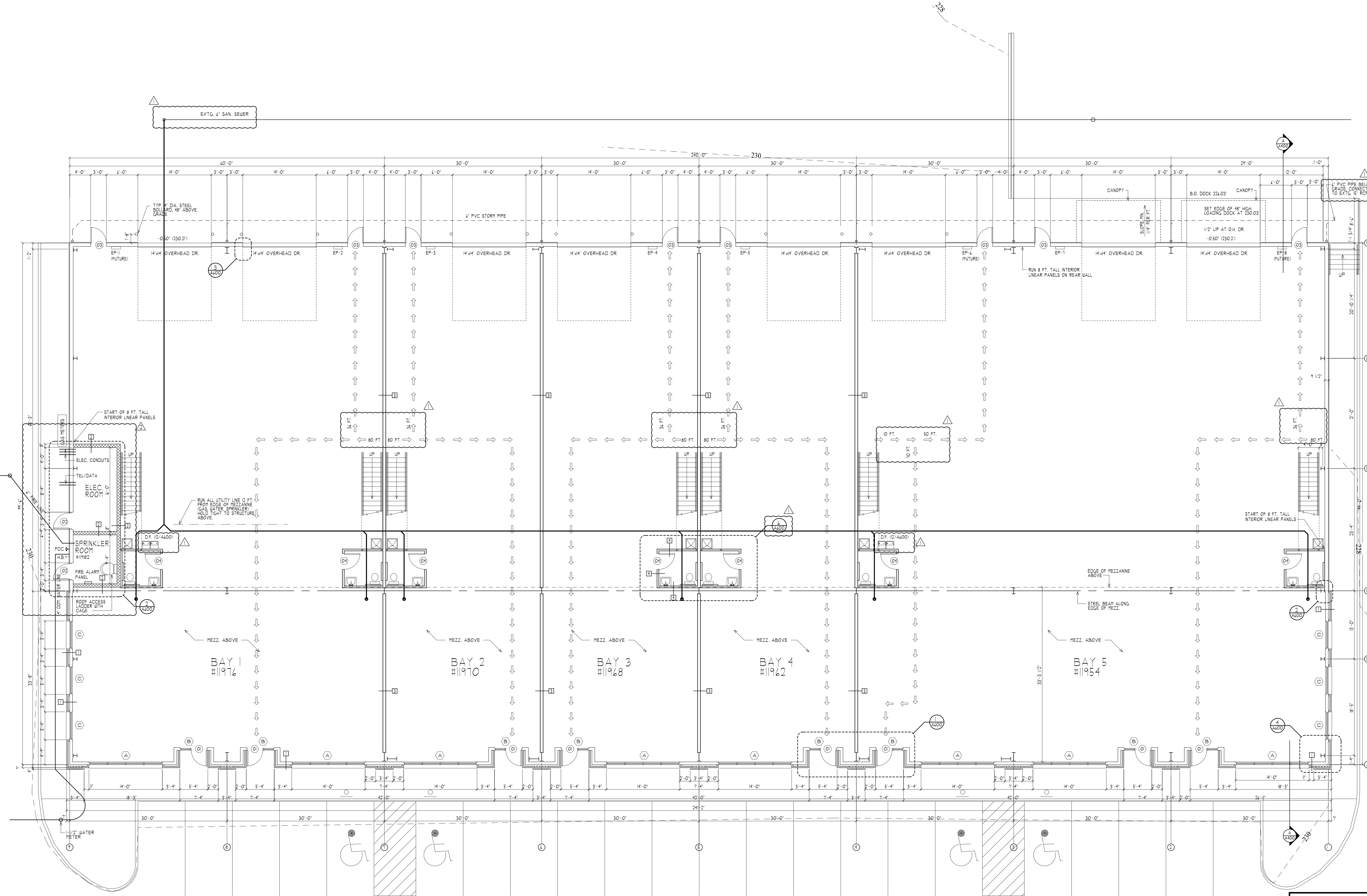
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**FLOOR PLAN**  
1/8" = 1'-0"  
T.O.F. = 230.71

BLDG. AREA = 24,020 S.F.  
1ST FLR. TENANT AREA = 23,745 S.F.  
COMMON AREA = 255 S.F.  
CORE FACTOR = 1.01073007  
MEZZANINE AREA = 7,992 S.F.  
TOTAL RENTABLE AREA = 31,252

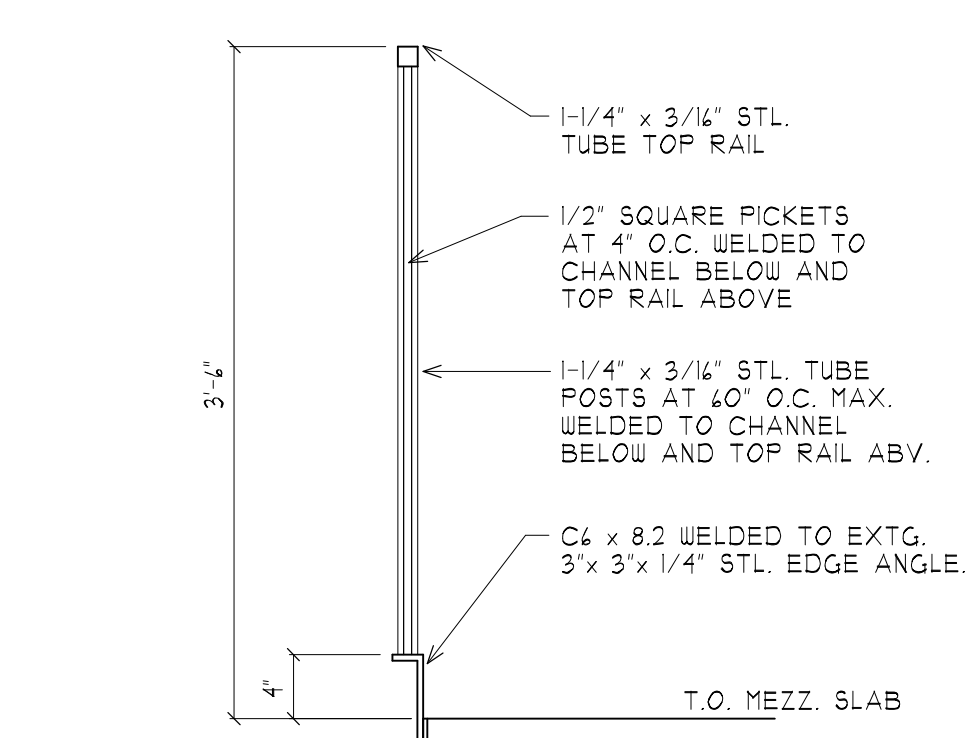
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DATE:  
24 SEPT. 2024  
18 DEC. 2024  
14 APRIL 2025

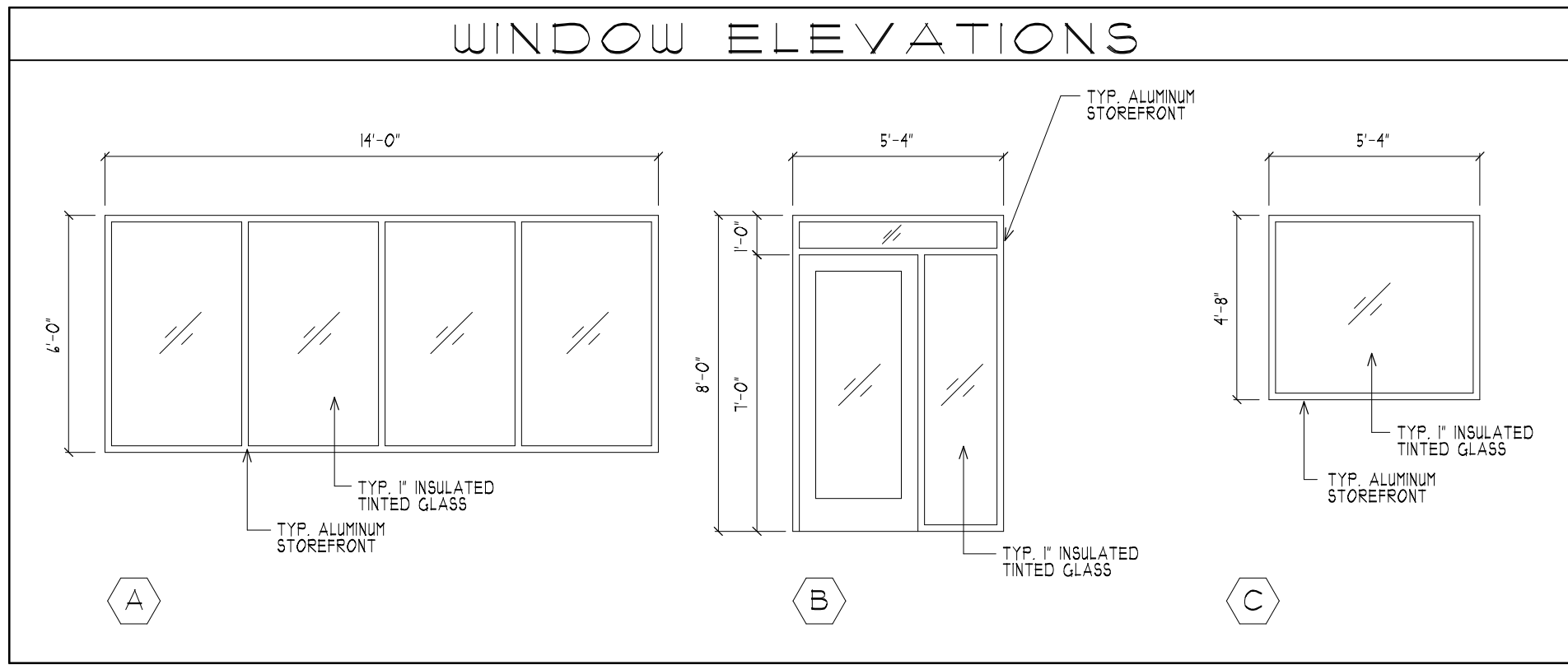
**Arencibia Architects Inc.**  
703-298-8181  
2534 E Timber Crest Drive NE Leland, North Carolina 28451

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

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



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

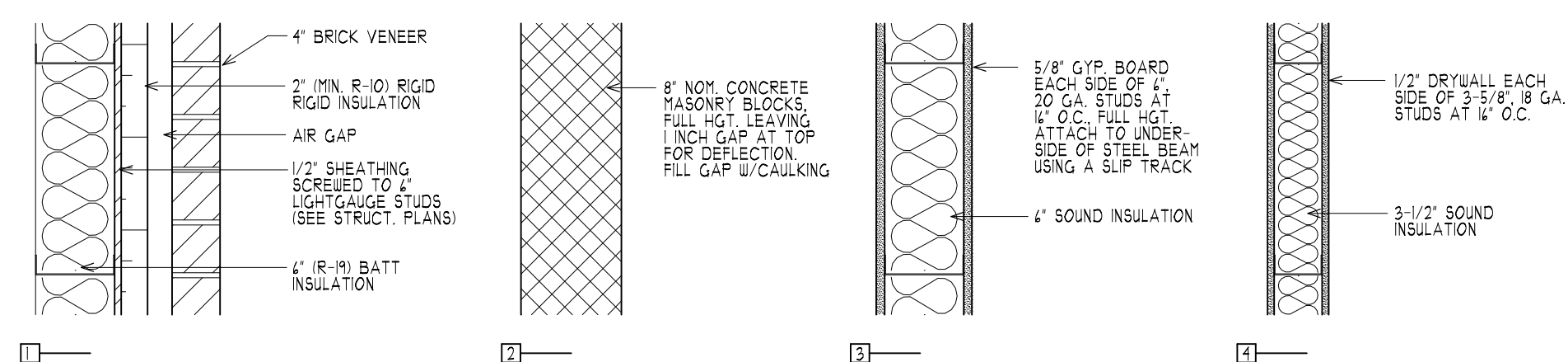
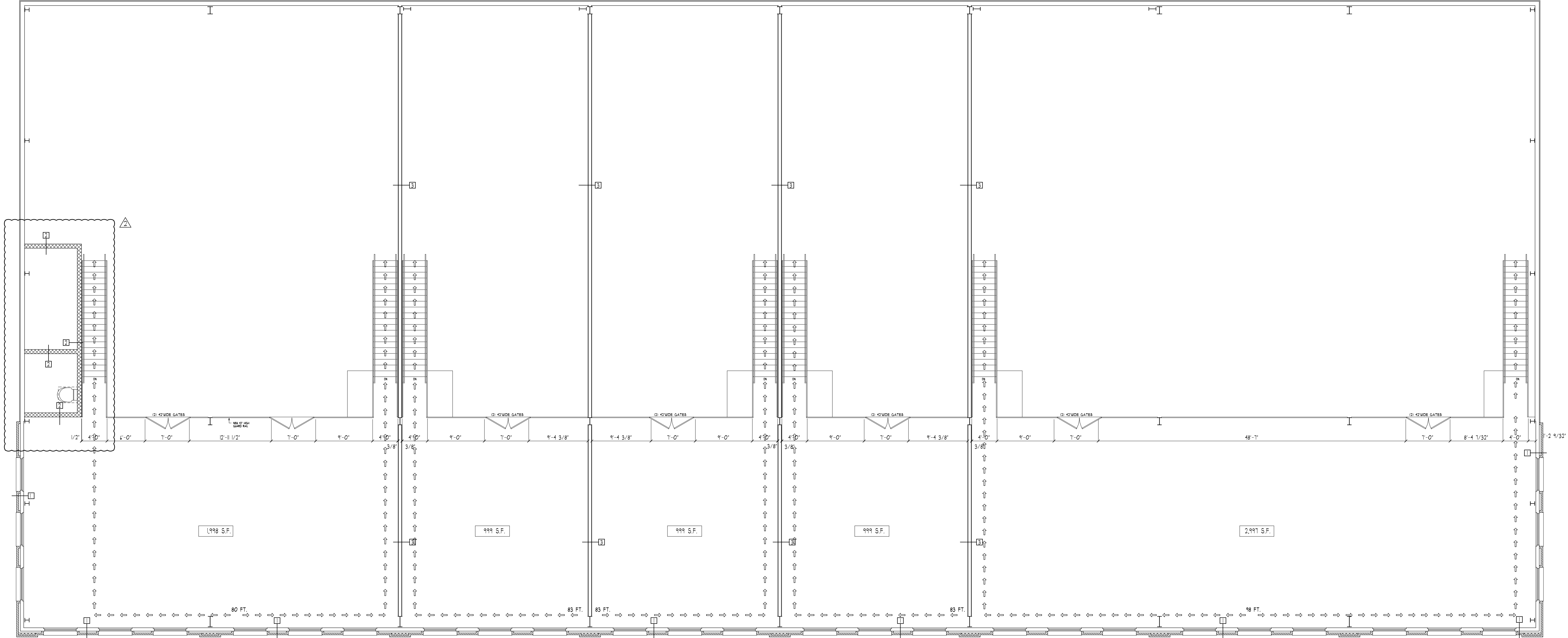


DOOR SCHEDULE						
NO.	SIZE	TYPE	MAT'L	FRAME	HRDWR	REMARKS
01	3'-0" x 1'-0"	STOREFRONT	ALUMINUM / GLASS	ALUMINUM	KEY ENTRY WITH THUMB LOCK AND CLOSER	NOTE # 2
02	3'-0" x 1'-0"	FLUSH	INSULATED METAL	HOLLOW METAL	KEY ENTRY, PANIC BAR, CLOSER	NOTE # 2, 3, 4
03	3'-0" x 1'-0"	FLUSH	INSULATED METAL	HOLLOW METAL	KEY ENTRY, PANIC BAR AND CLOSER	NOTE # 1, 2, 3, 4
04	3'-0" x 1'-0"	FLUSH	S.G. WOOD	HOLLOW METAL	PRIVACY	NOTE # 2, 3, 4

NOTES:

- SET PANIC BAR HEIGHT AT 34" A.F.F. TO CENTERLINE.
- DOOR HARDWARE SHALL COMPLY WITH CURRENT ACCESSIBILITY CODE.
- LATCH SET TO BE LEVERED STYLE.
- DOOR AND FRAME TO BE PAINTED WITH SEMI-GLOSS FINISH, COLOR TO BE DETERMINED.
- KEY FRONT AND BACK DOOR OF EACH BAY TO SAME KEY, PROVIDE 4 COPIES.
- KEY ELECTRICAL AND SPRINKLER ROOMS TO THE SAME KEY, PROVIDE 4 COPIES.

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



**2**  
AI02 WALL TYPES  
1" = 1'-0" (SEE DETAIL 2/A500 FOR ADDITIONAL INFORMATION)

**1**  
AI02 MEZZANINE FLOOR PLAN  
1/8" = 1'-0"

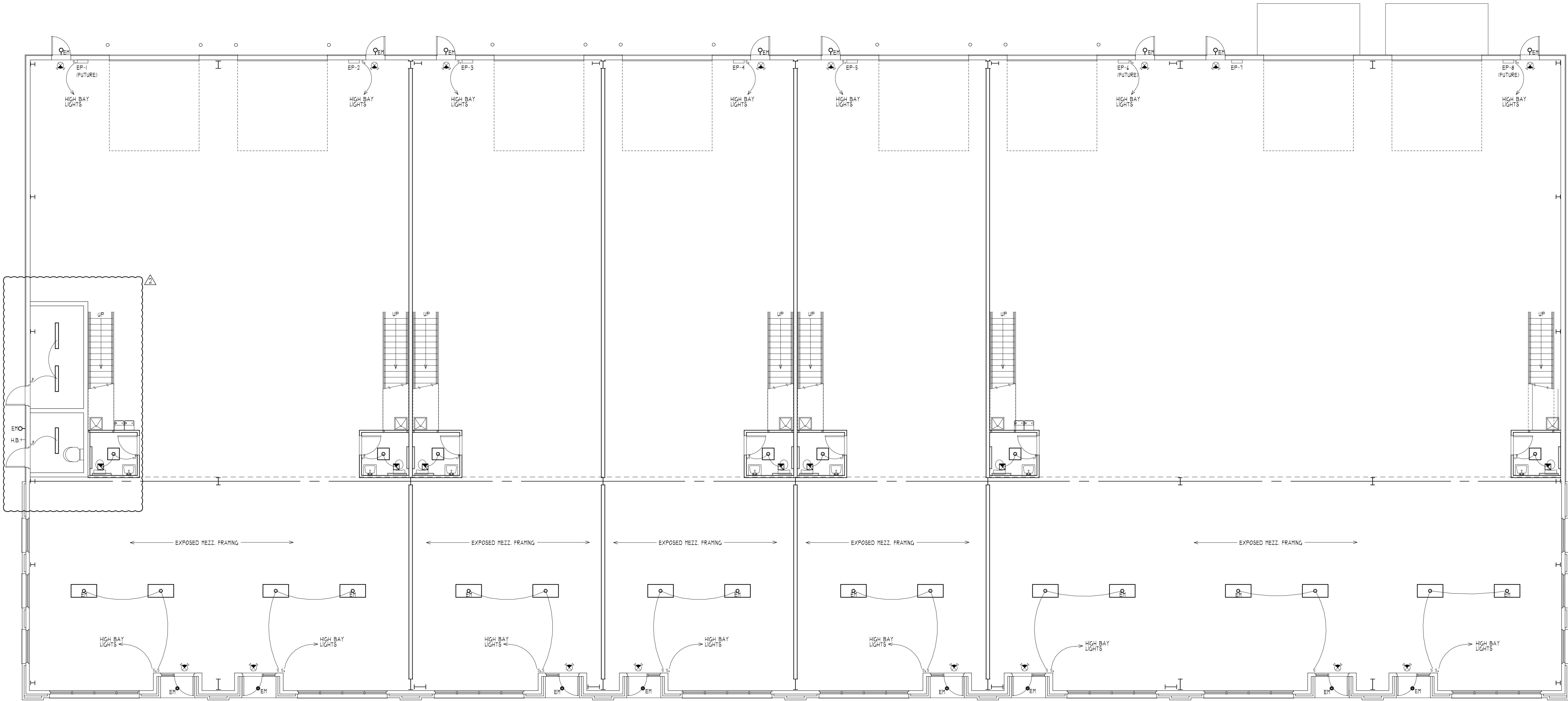
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**Arencibia Architects Inc.**  
103-298-8181  
2534 E Timber Crest Drive NE Leland, North Caarolina 28451

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

SEAL:  
MEZZANINE PLAN  
JOB NO. 20-019  
VA MEADOWS IND. PARK  
LOT 5A - BLDG. 2  
**AI02**





PLAN NOTES:

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

1  
A201

1ST FLOOR CEILING PLAN

1/8" = 1'-0"

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**GEN COR BUILDING #2**

VIRGINIA MEADOWS INDUSTRIAL PARK

11982 WILTON MEADOWS COURT  
MANASSAS, VA. 20109

SEAL:

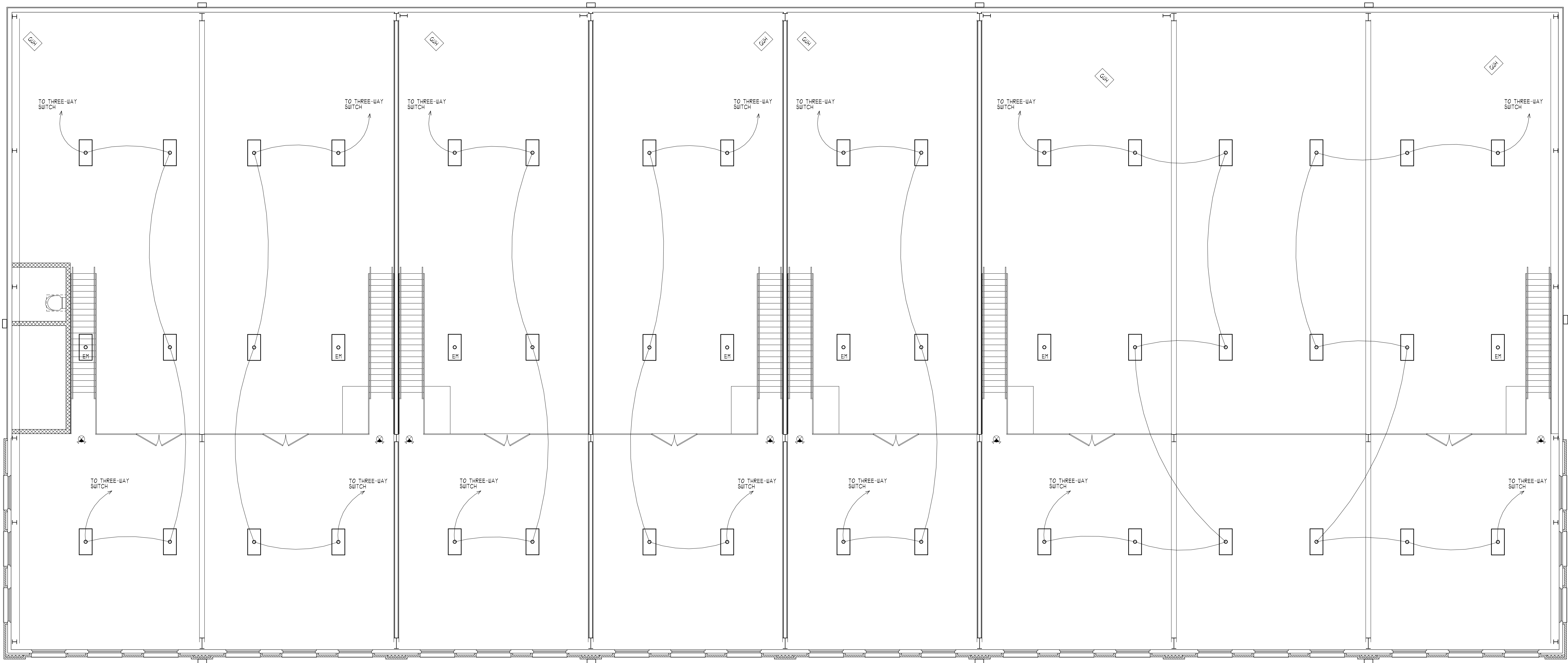
1ST FLR. CLG. PLAN

JOB NO. 20-019

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

**A201**

□



PLAN NOTES:  
1. EH = EMERGENCY LIGHT FIXTURE WITH BATTERY BACK-UP  
2. ALL EXPOSED STRUCTURE TO BE UNFINISHED

1  
A202

MEZZANINE CEILING PLAN  
1/8" = 1'-0"

DATE:  
24 SEPT. 2024

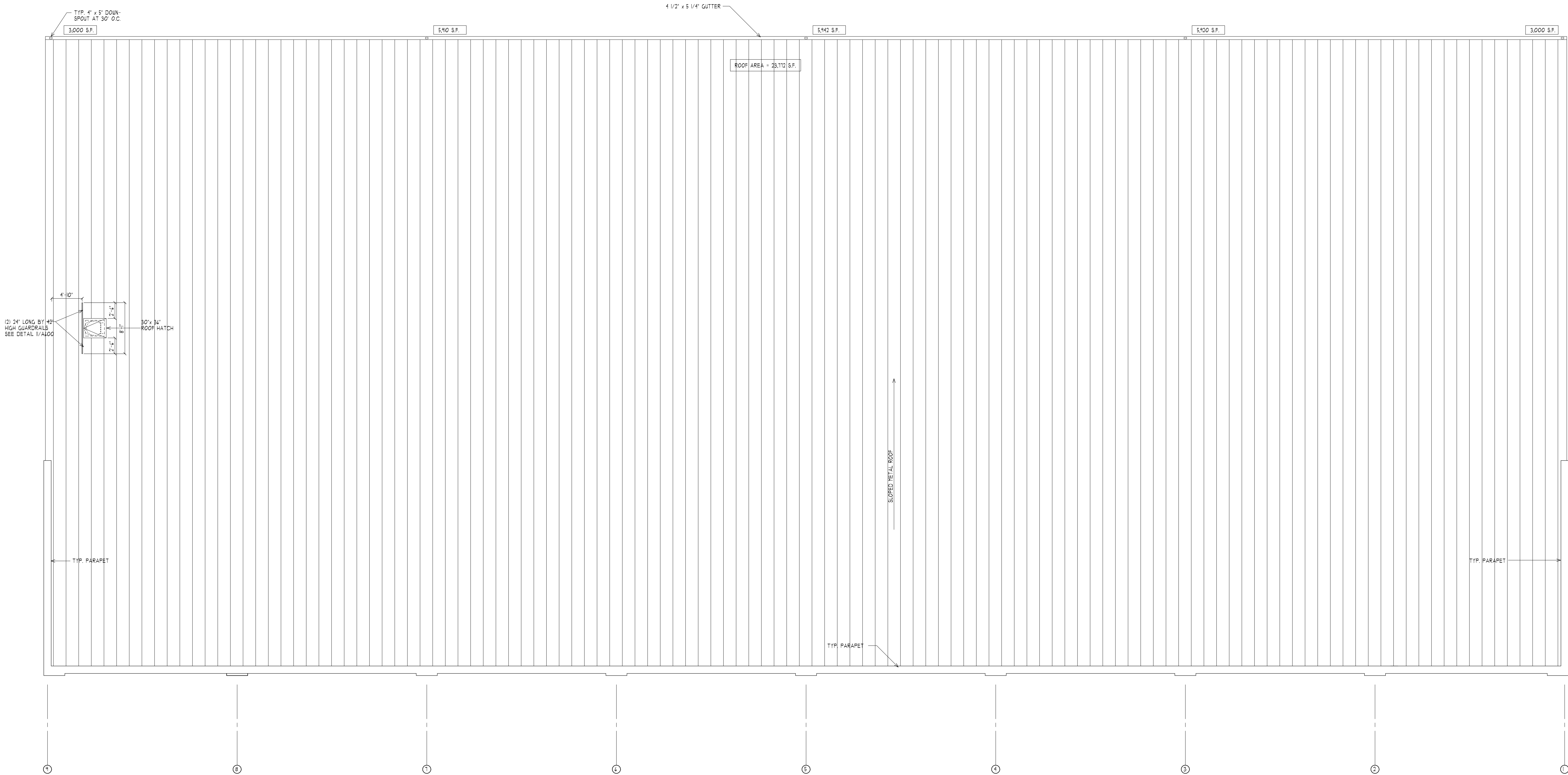
**Arencibia Architects Inc.**  
703-298-8181  
2534 E Timber Crest Drive NE Leland, North Carolina 28451

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

PROFESSIONAL SEAL OF VIRGINIA  
XAVIER  
ARENCIBIA  
Lic. No. 7669  
9/24/24  
ARCHITECT  
SEARCHED  
MEZZ. CLG. PLAN

JOB NO. 20-019  
VA MEADOWS IND. PARK  
LOT 5A - BLDG. 2  
**A202**

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A300

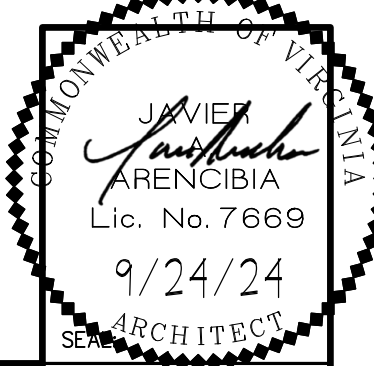
ROOF PLAN

1/8" = 1'-0"

DATE:  
24 SEPT. 2024

**Arencibia Architects Inc.**  
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VIRGINIA MEADOWS INDUSTRIAL PARK  
11982 WILTON MEADOWS COURT  
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ROOF PLAN

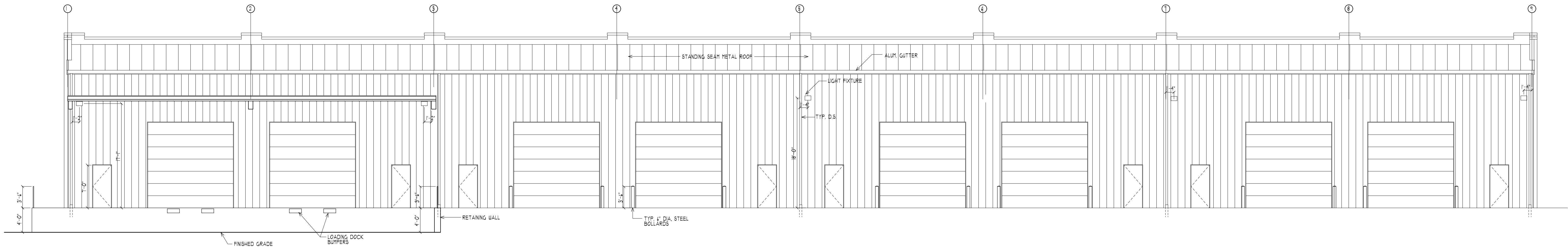
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VA MEADOWS IND. PARK  
LOT 5A - BLDG. 2

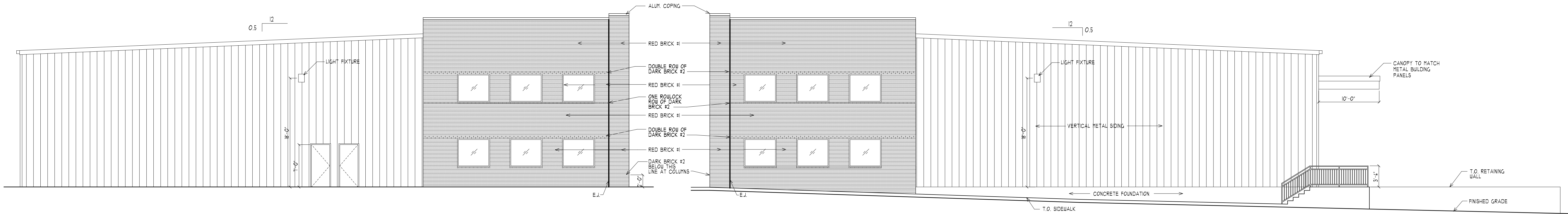
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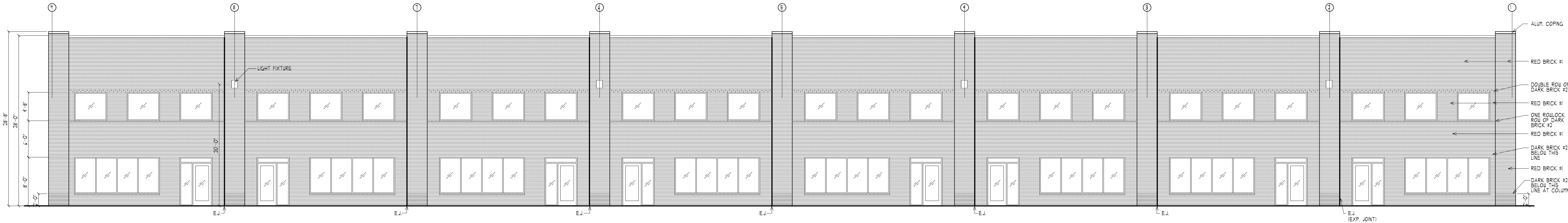


4 REAR ELEVATION  
1/8" = 1'-0"



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

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



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

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

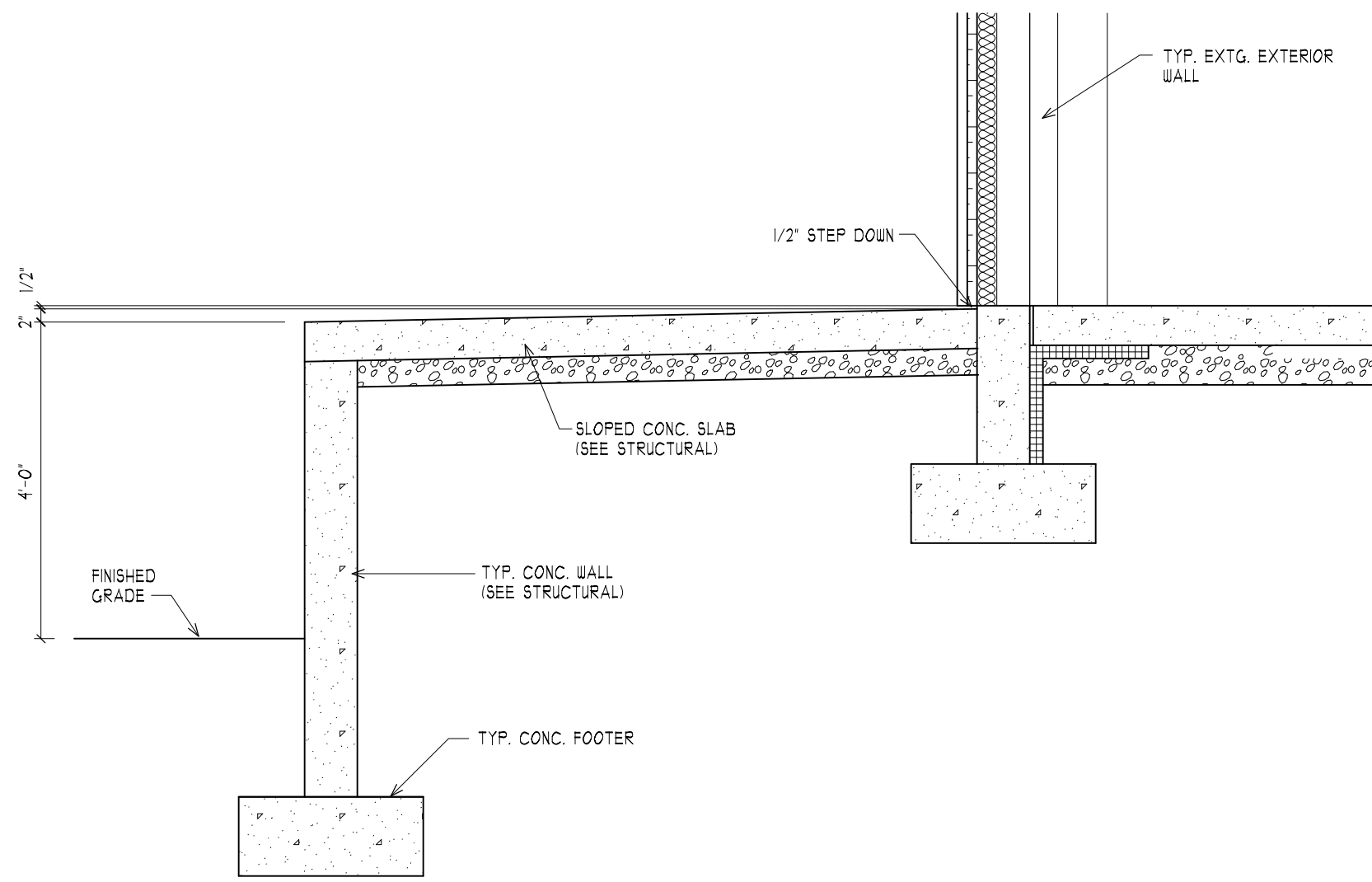
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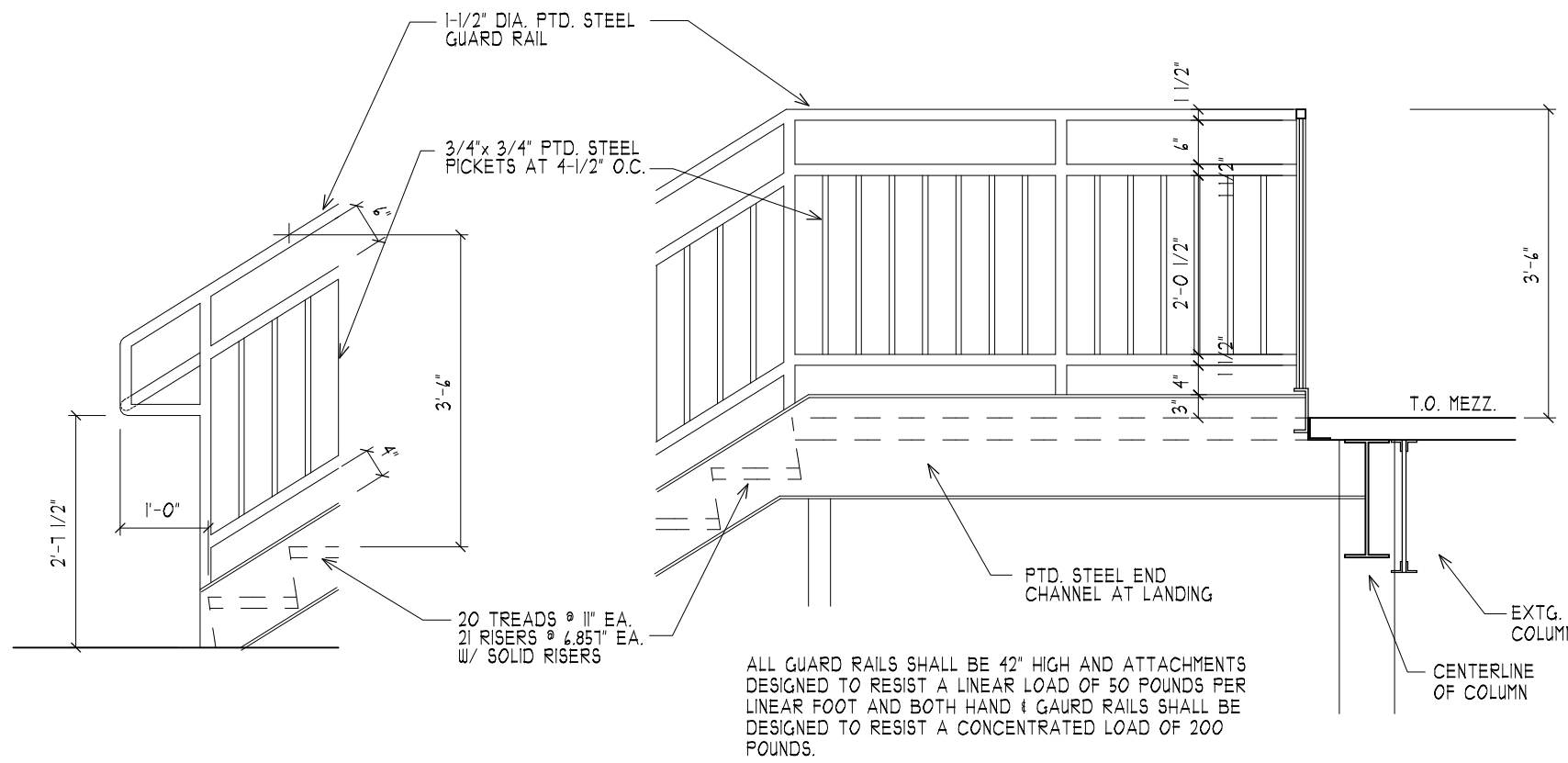
**GEN COR BUILDING #2**  
VIRGINIA MEADOWS INDUSTRIAL PARK  
11982 WILTON MEADOWS COURT  
MANASSAS, VA. 20109

SEAL:  
EXTERIOR ELEV.  
JOB NO. 20-019  
VA MEADOWS IND. PARK  
LOT 5A - BLDG. 2  
**A400**

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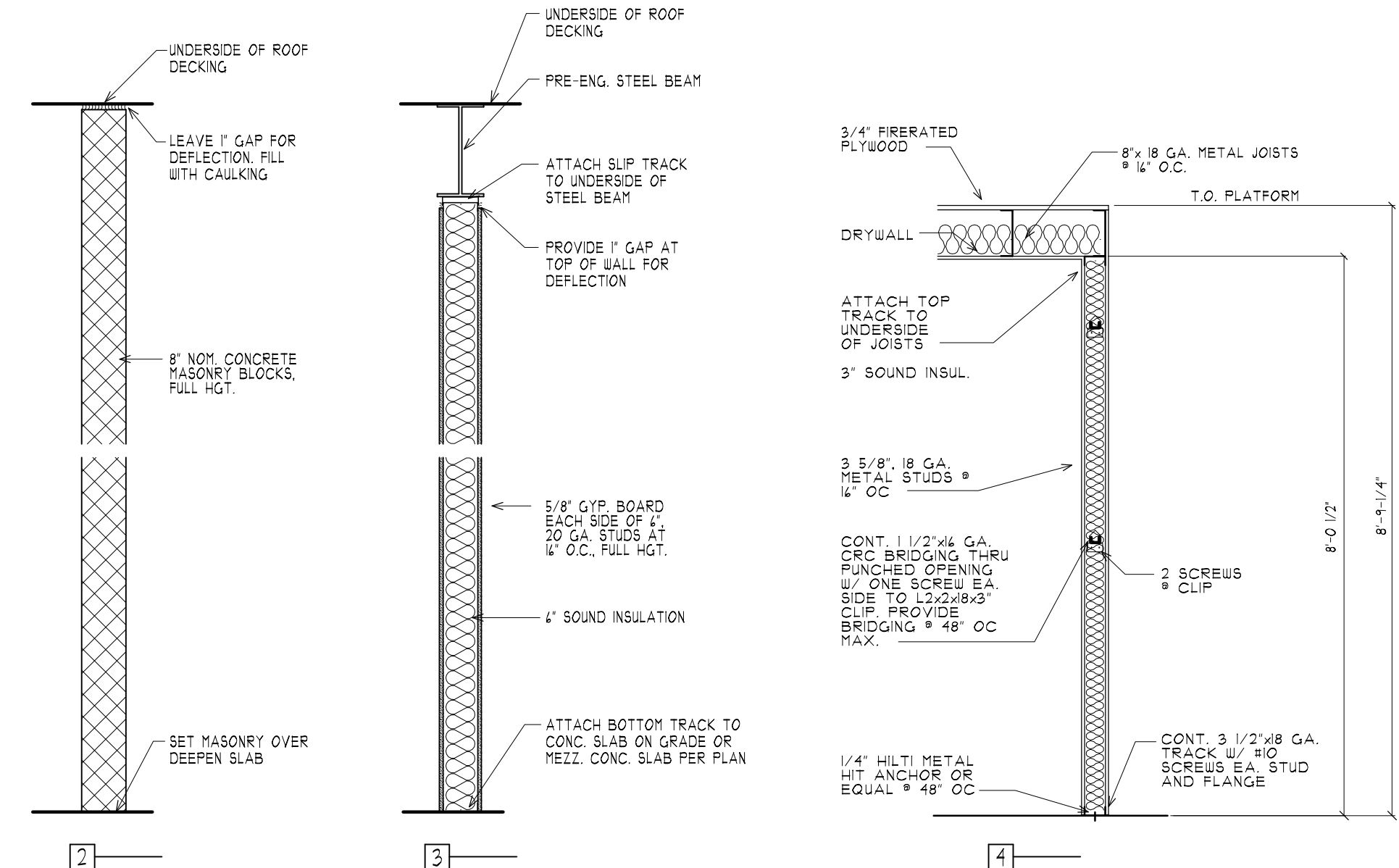
5 **LOADING DOCK SECTION**  
1/2" = 1'-0"



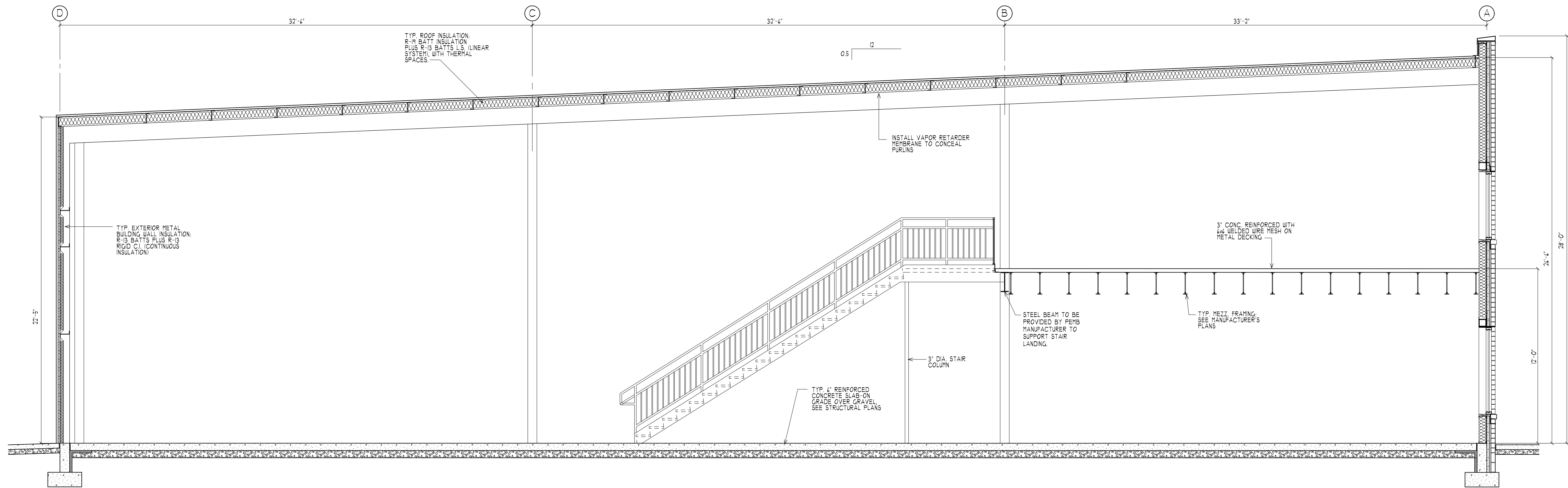
4 **DETAIL**  
1/2" = 1'-0"

ALL GUARD RAILS SHALL BE 42" HIGH AND ATTACHMENTS DESIGNED TO RESIST A LINEAR LOAD OF 50 POUNDS PER LINEAR FOOT AND BOTH HAND 1" GUARD RAILS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200 POUNDS.

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



2 **WALL SECTIONS**  
1/2" = 1'-0"



A **BUILDING SECTION**  
1/4" = 1'-0"

DATE:  
24 SEPT. 2024

**Arencibia Architects Inc.**  
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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

JAVIER A. *[Signature]*  
Lic. No. 7669  
9/24/24  
ARCHITECT

BLDG. SECTIONS

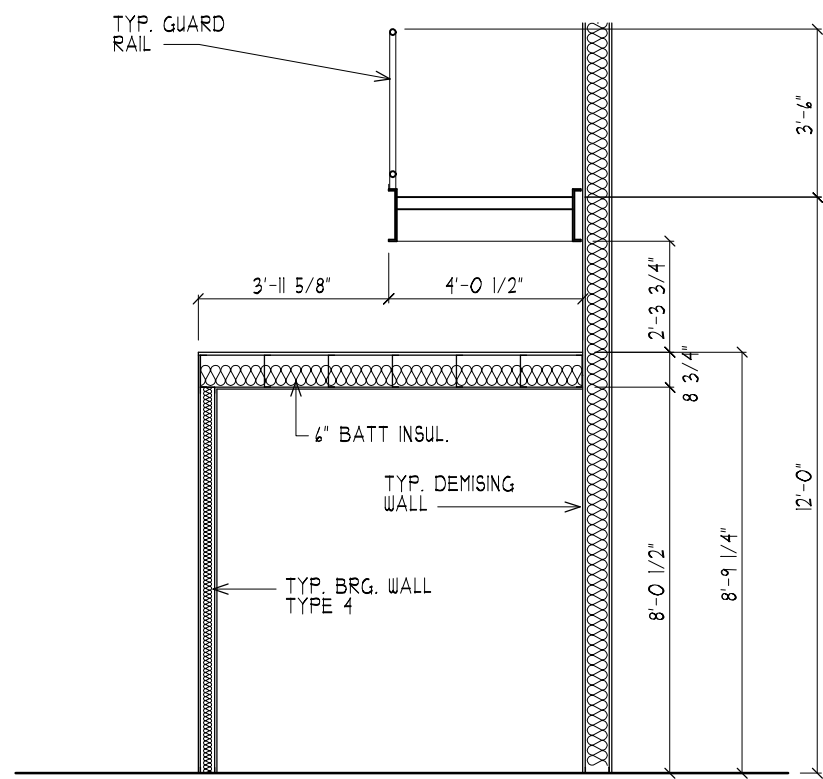
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VA MEADOWS IND. PARK  
LOT 5A - BLDG. 2

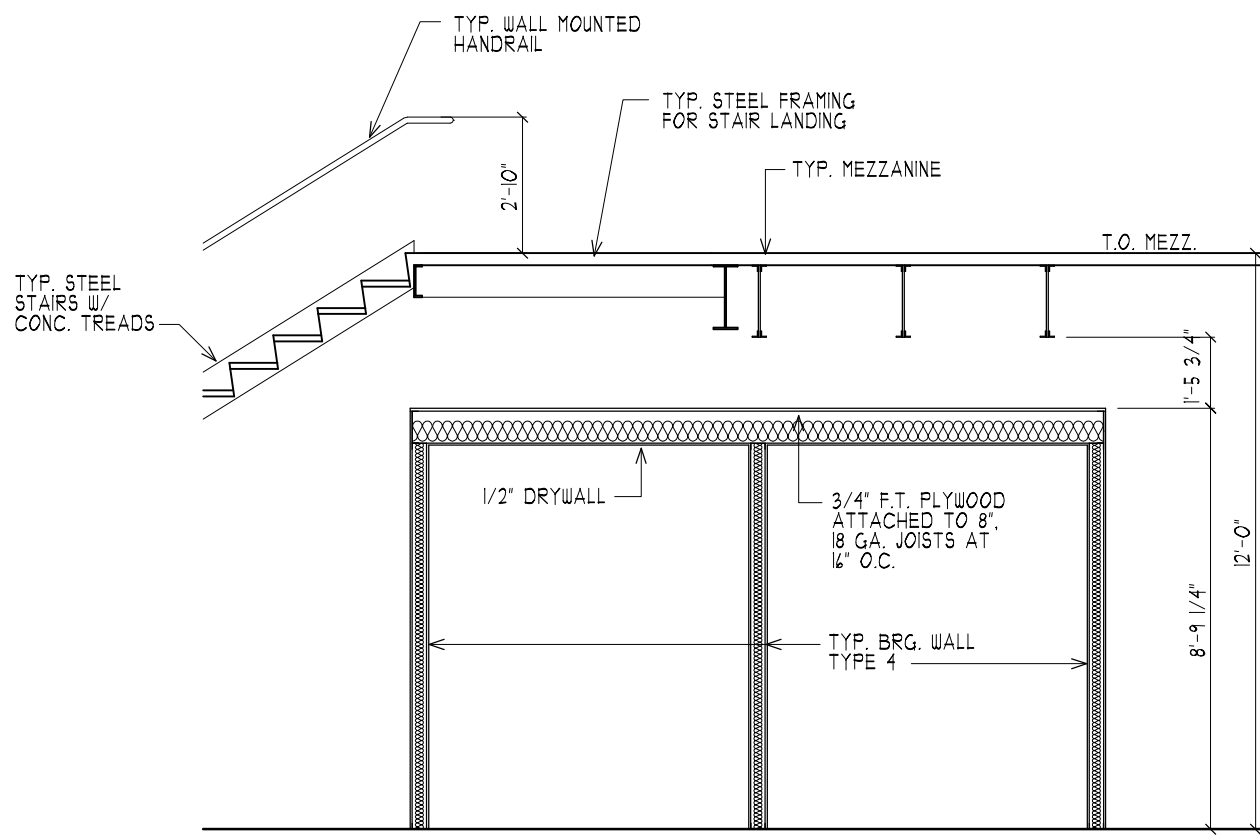
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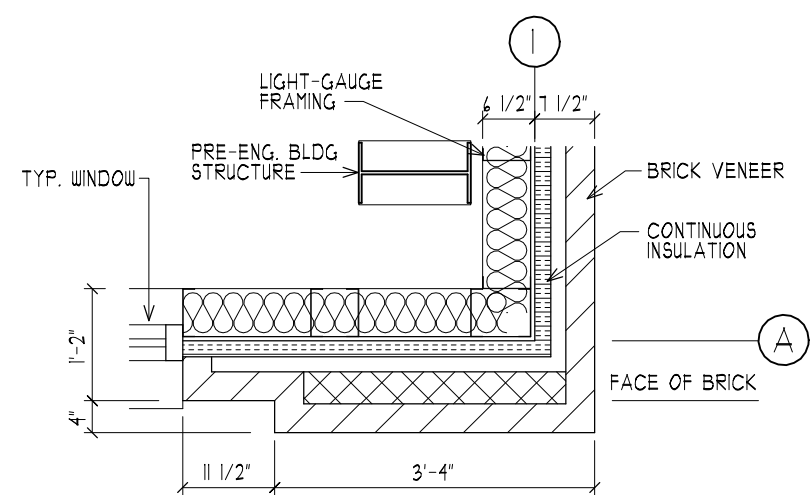
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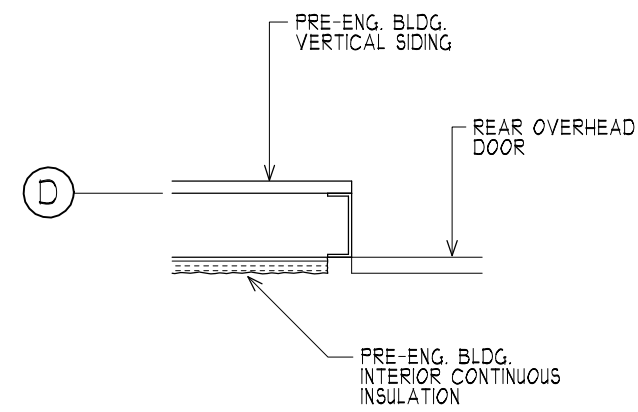
9 RESTROOM SEC.  
1/4" = 1'-0"



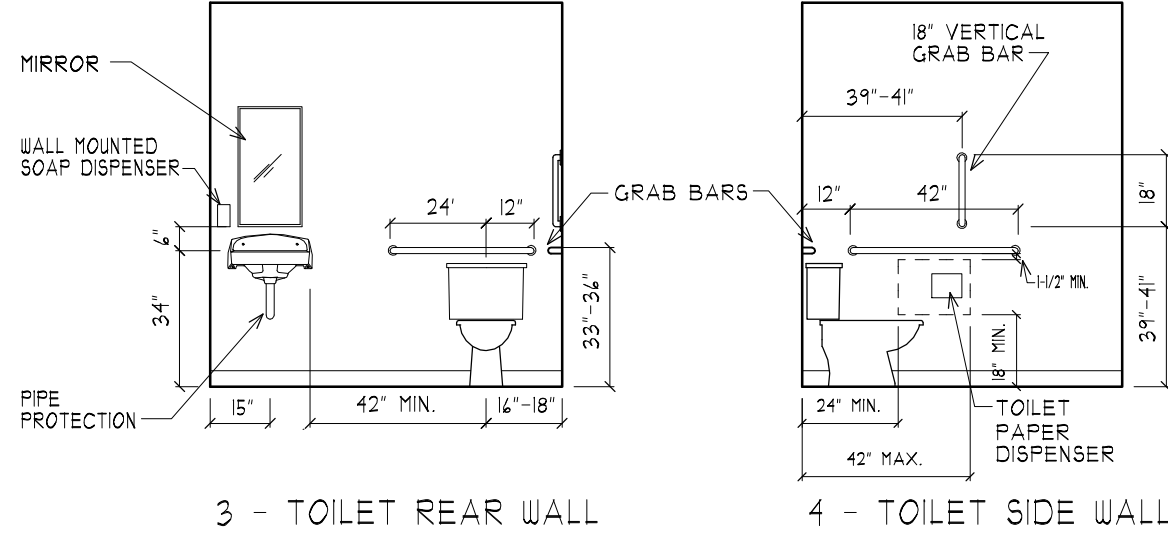
8 RESTROOM SEC.  
1/4" = 1'-0"



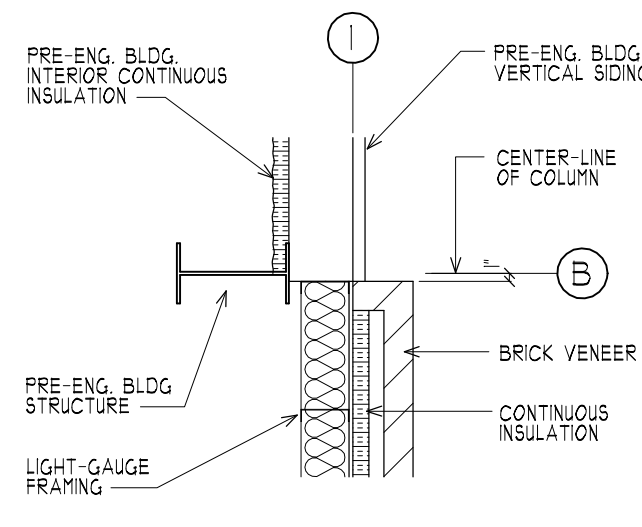
4 PLAN DETAIL  
1/2" = 1'-0"



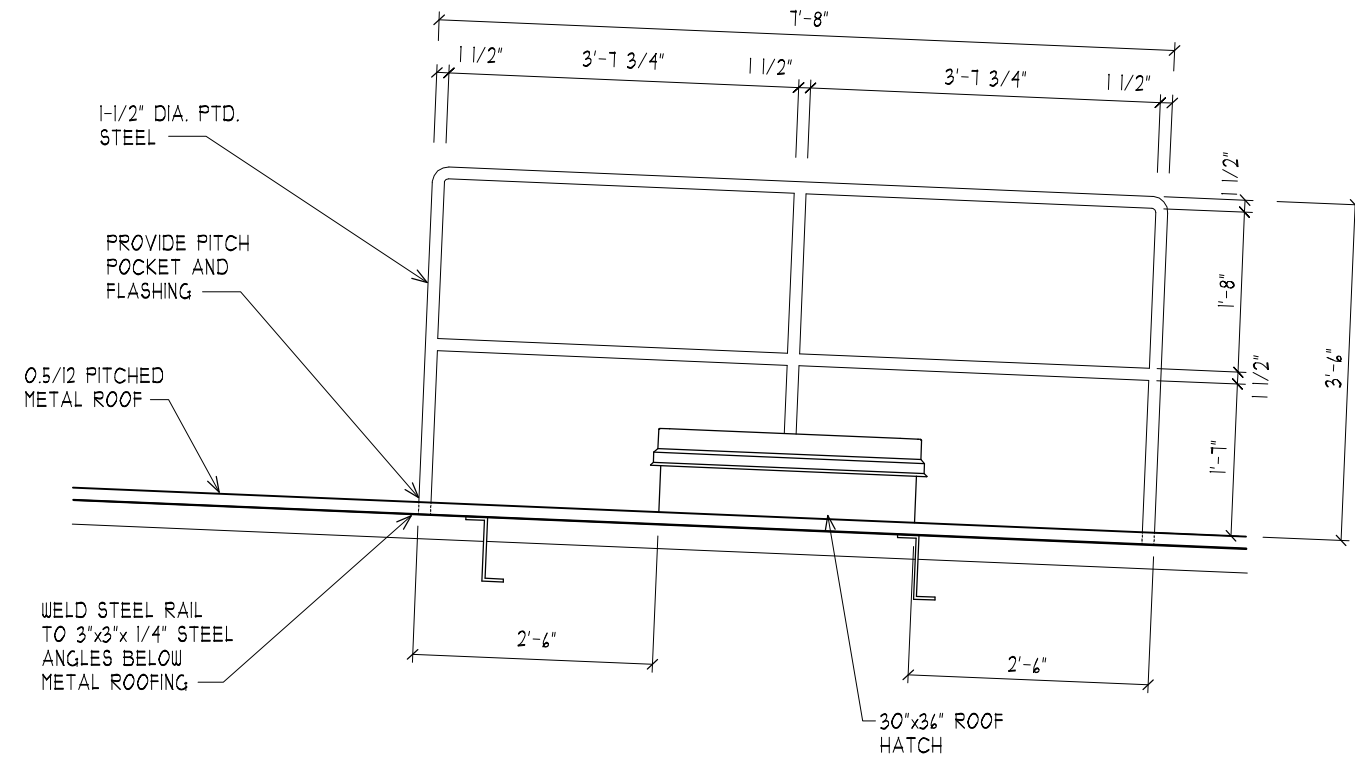
3 O.H. DR. JAMB  
1/2" = 1'-0"



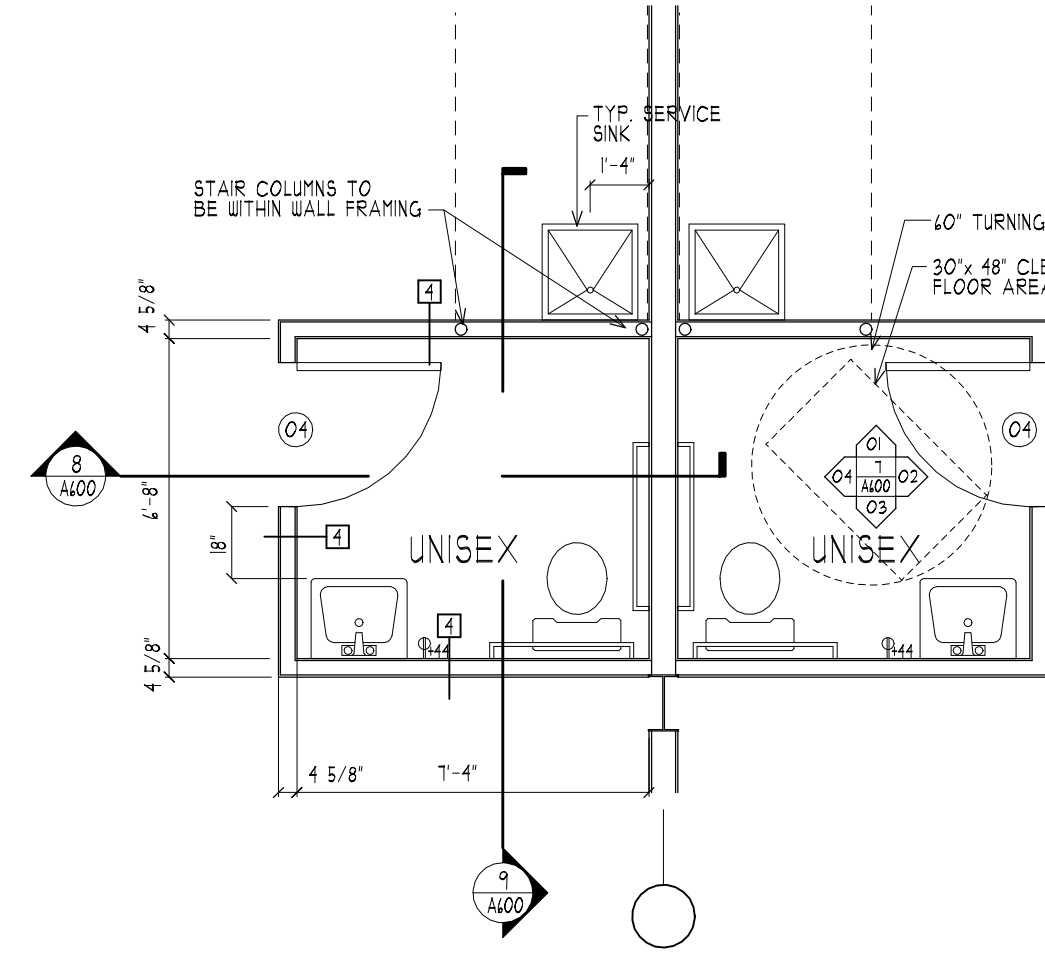
7 RESTROOM ELEVATIONS  
1/4" = 1'-0"



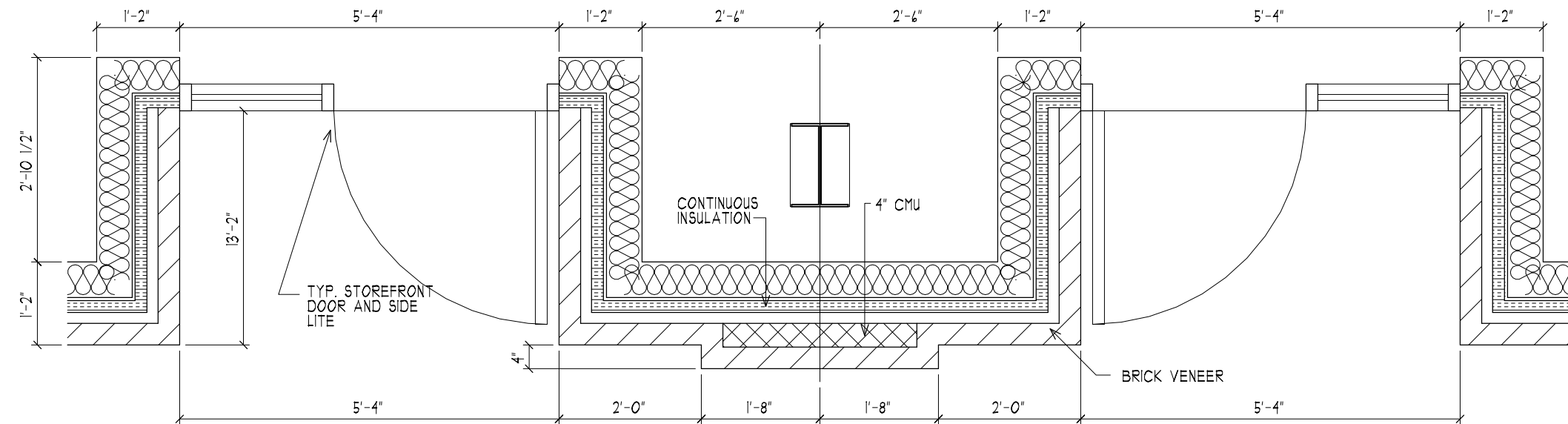
2 PLAN DETAIL  
1/2" = 1'-0"



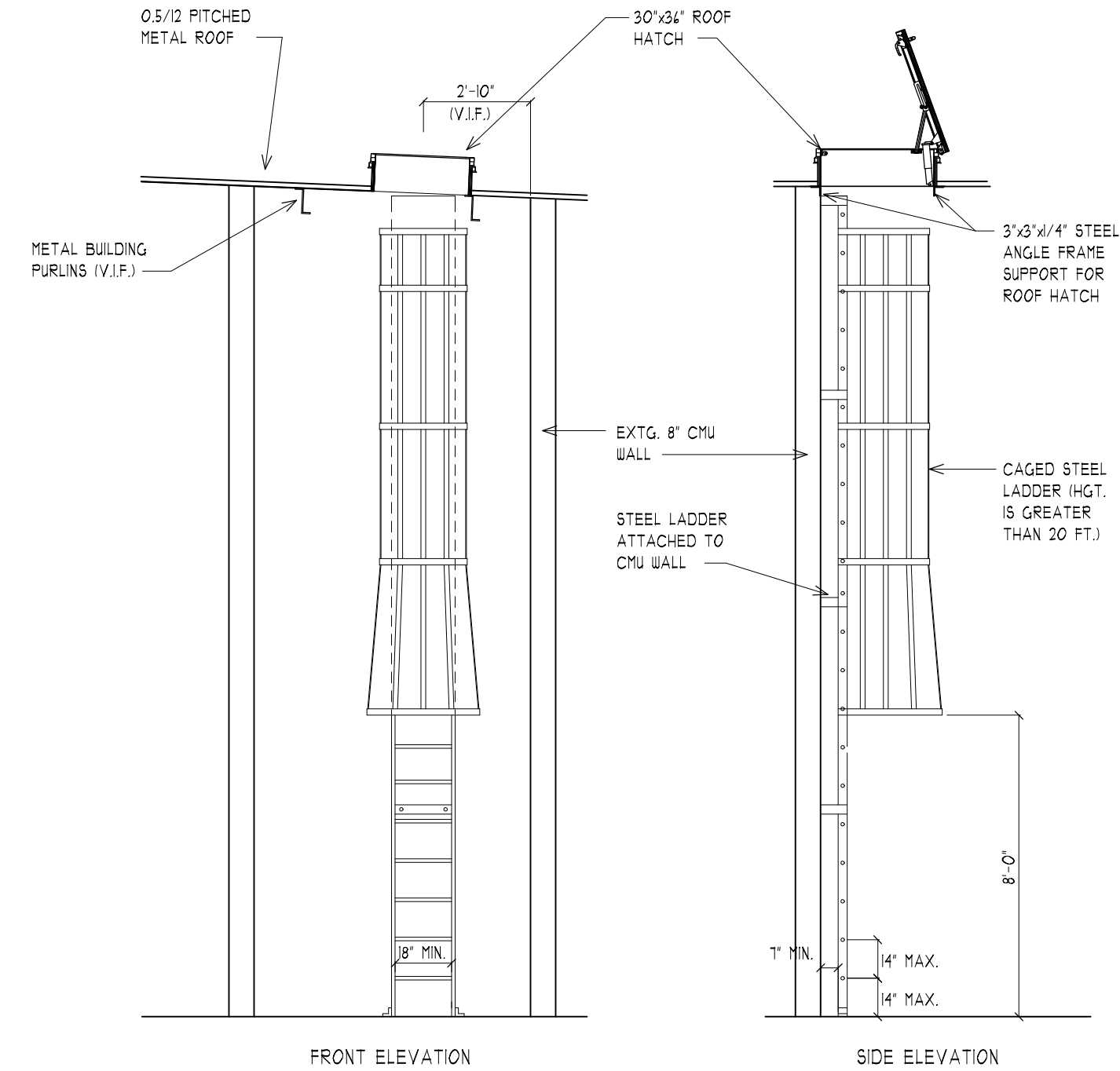
11 GUARD RAIL DETAIL  
1/2" = 1'-0"



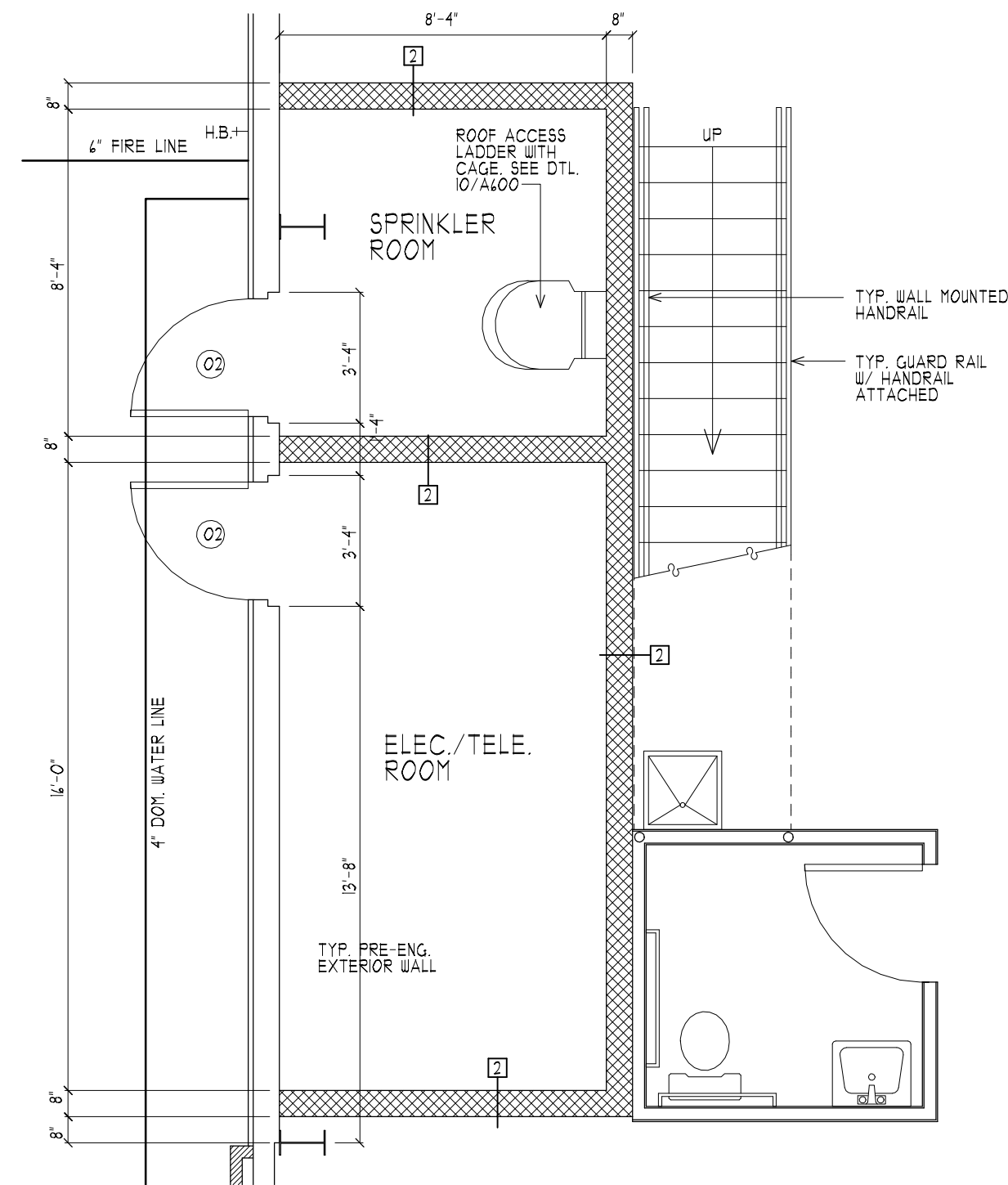
6 TYP. RESTROOM PLAN  
1/4" = 1'-0"



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



10 ROOF HATCH AND LADDER  
1/4" = 1'-0"



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

DATE:  
24 SEPT. 2024  
18 DEC. 2024

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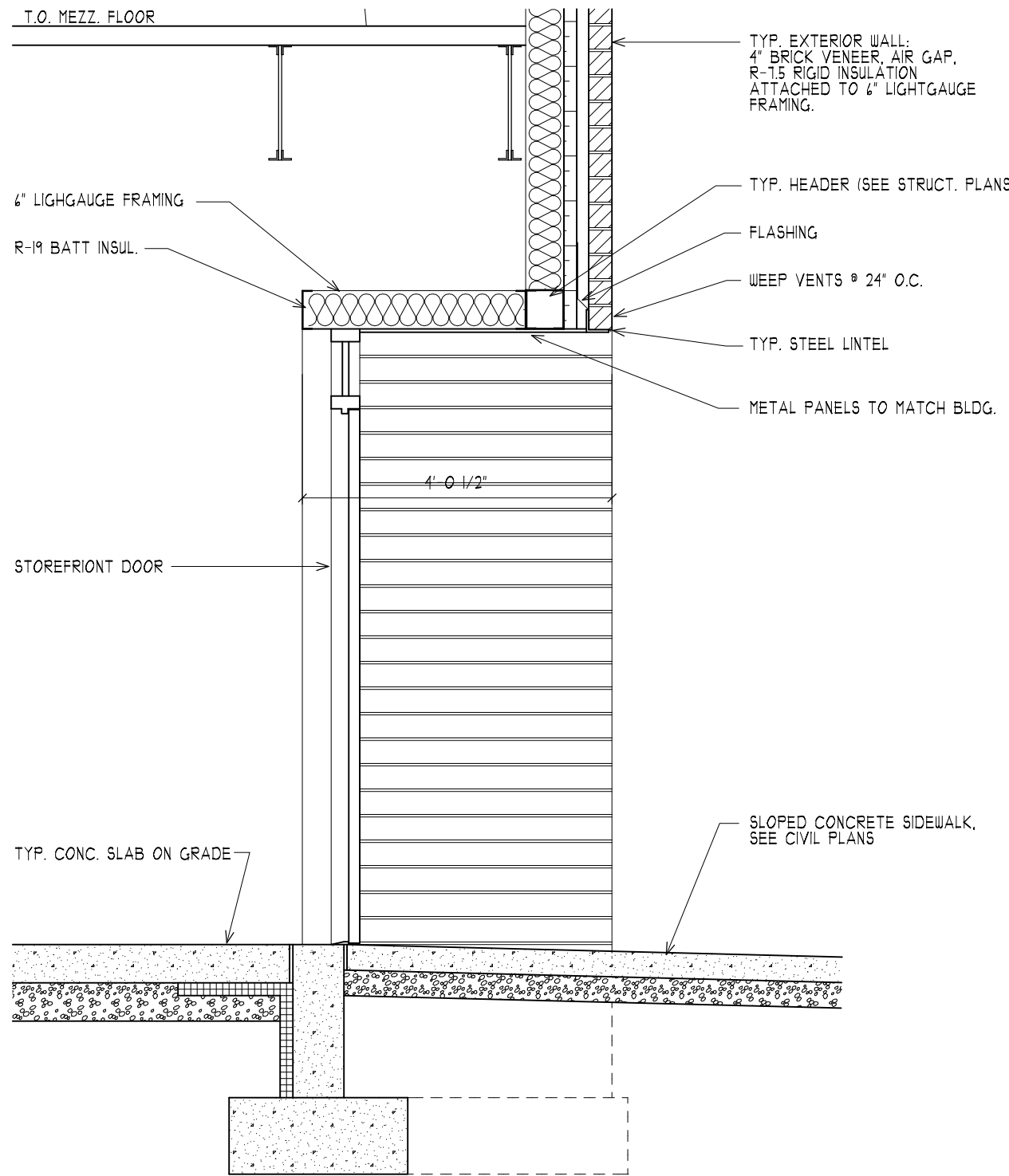
**GEN COR BUILDING #2**  
VIRGINIA MEADOWS INDUSTRIAL PARK  
11982 WILTON MEADOWS COURT  
MANASSAS, VA. 20109

ARCHITECT  
12/18/24  
11982 WILTON MEADOWS COURT  
MANASSAS, VA. 20109

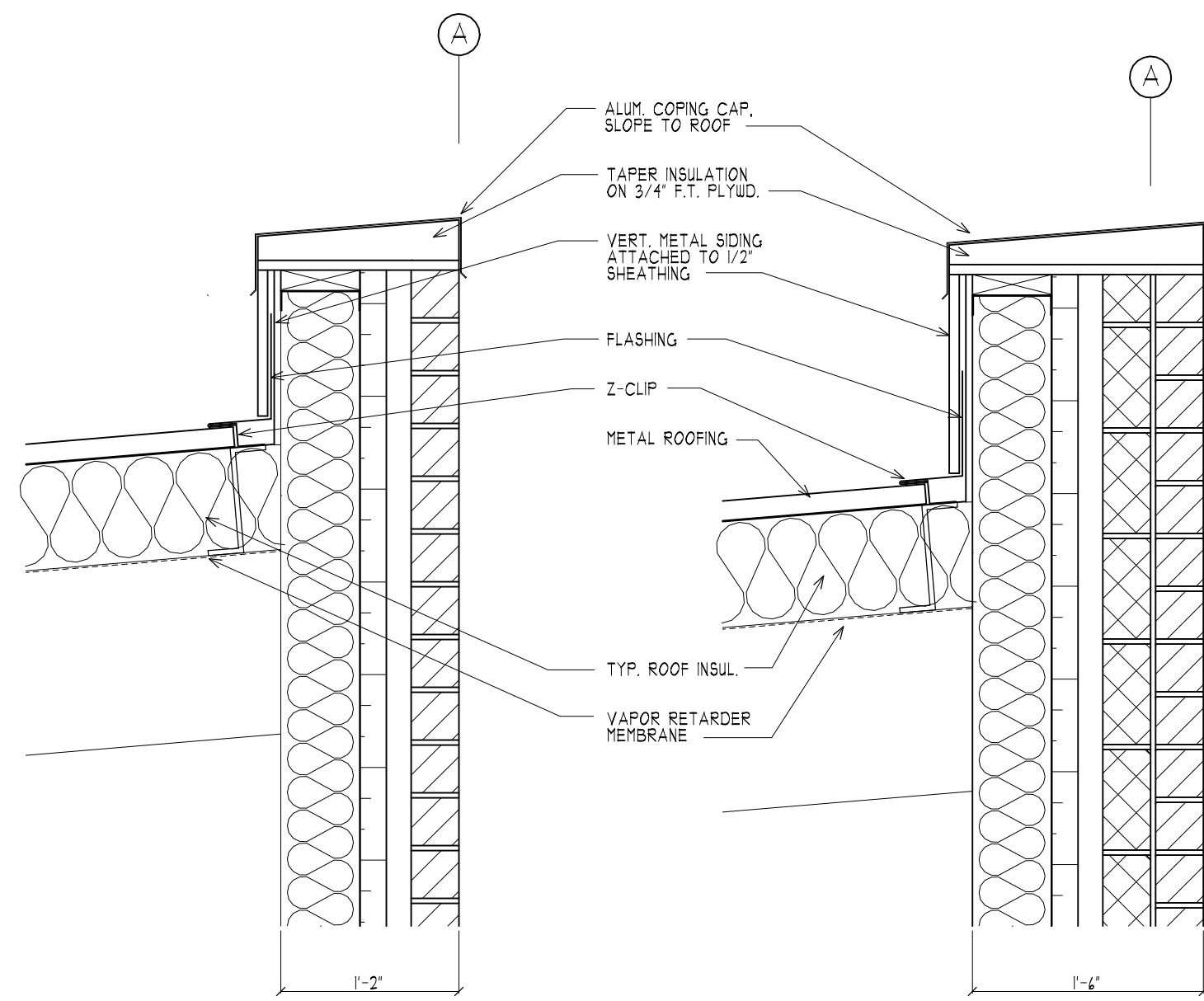
BLDG. SECTIONS  
JOB NO. 20-019  
VA MEADOWS IND. PARK  
LOT 5A - BLDG. 2  
**A600**

□



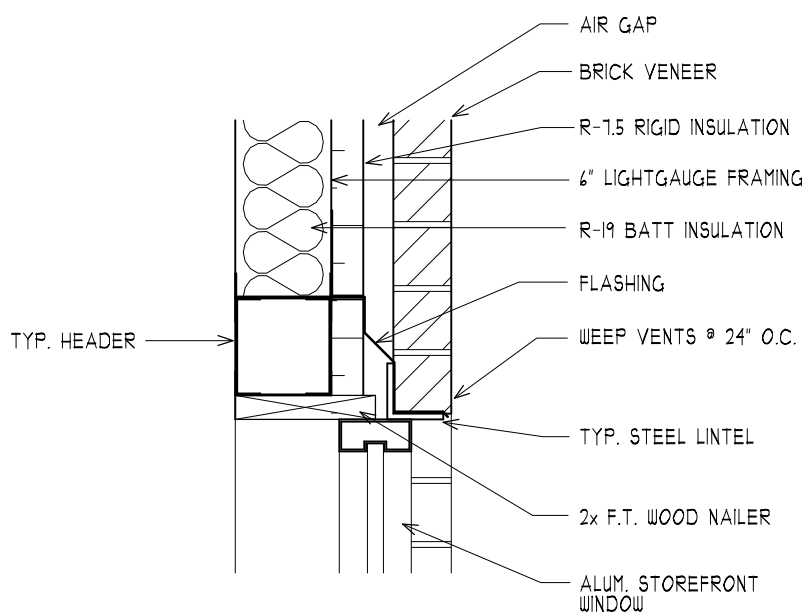


**8** WALL SECTION @ RECESSED ENTRY  
A100 1/2" = 1'-0"

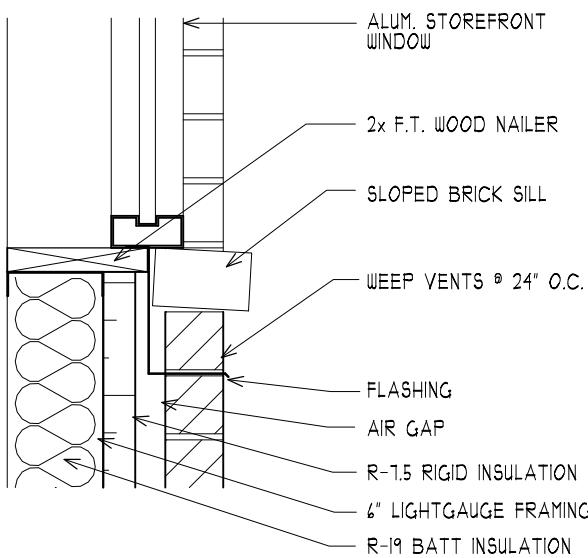


**7** TYP. PARAPET  
A100 1" = 1'-0"

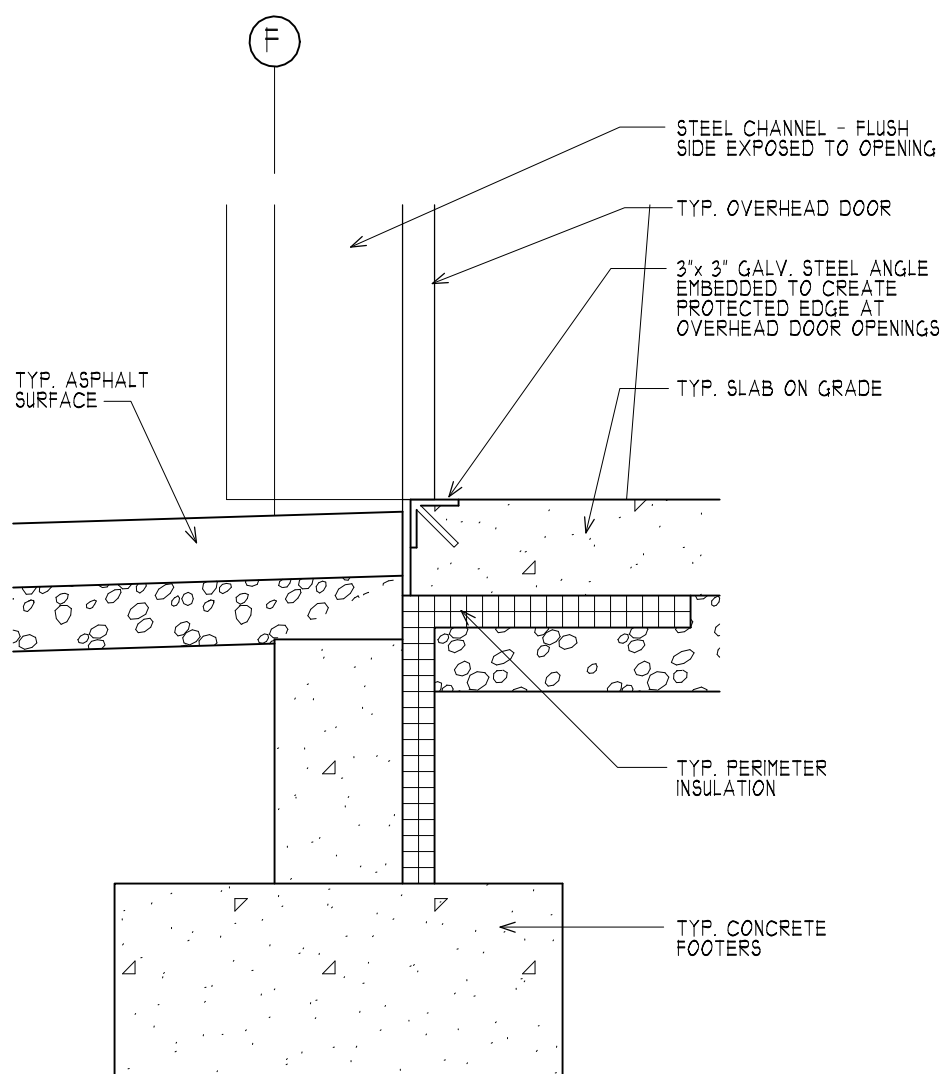
**6** PARAPET @ MAS. BUMP OUT  
A100 1" = 1'-0"



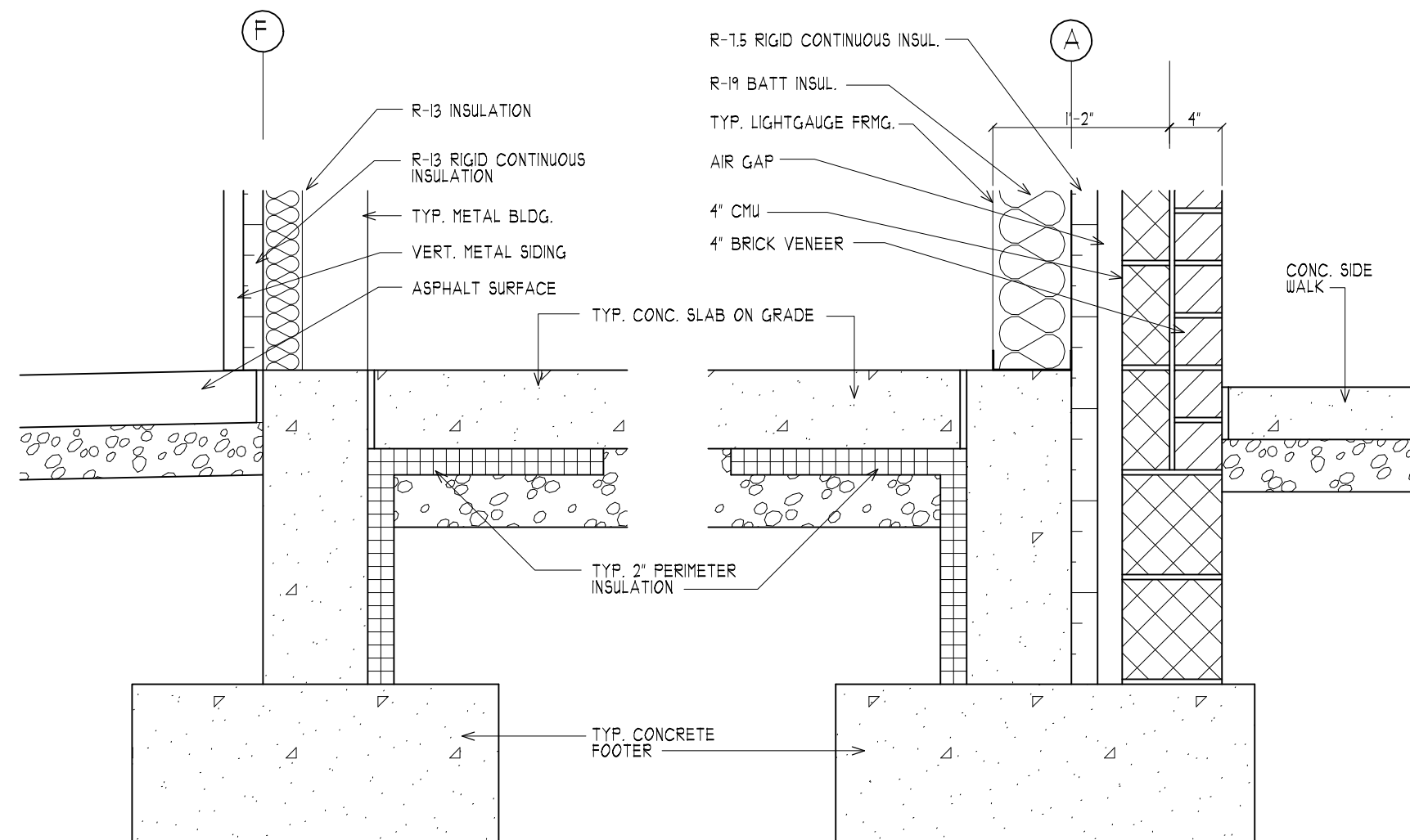
**5** TYP. HEADER DTL.  
A100 1" = 1'-0"



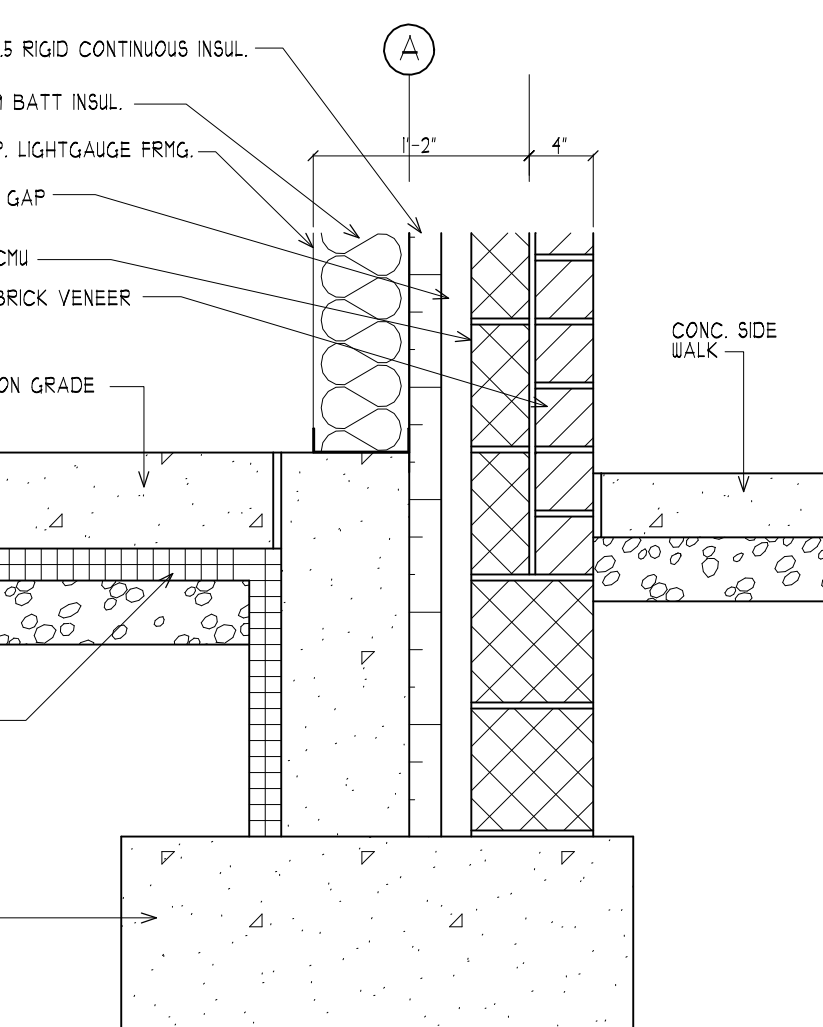
**4** TYP. SILL DTL.  
A100 1" = 1'-0"



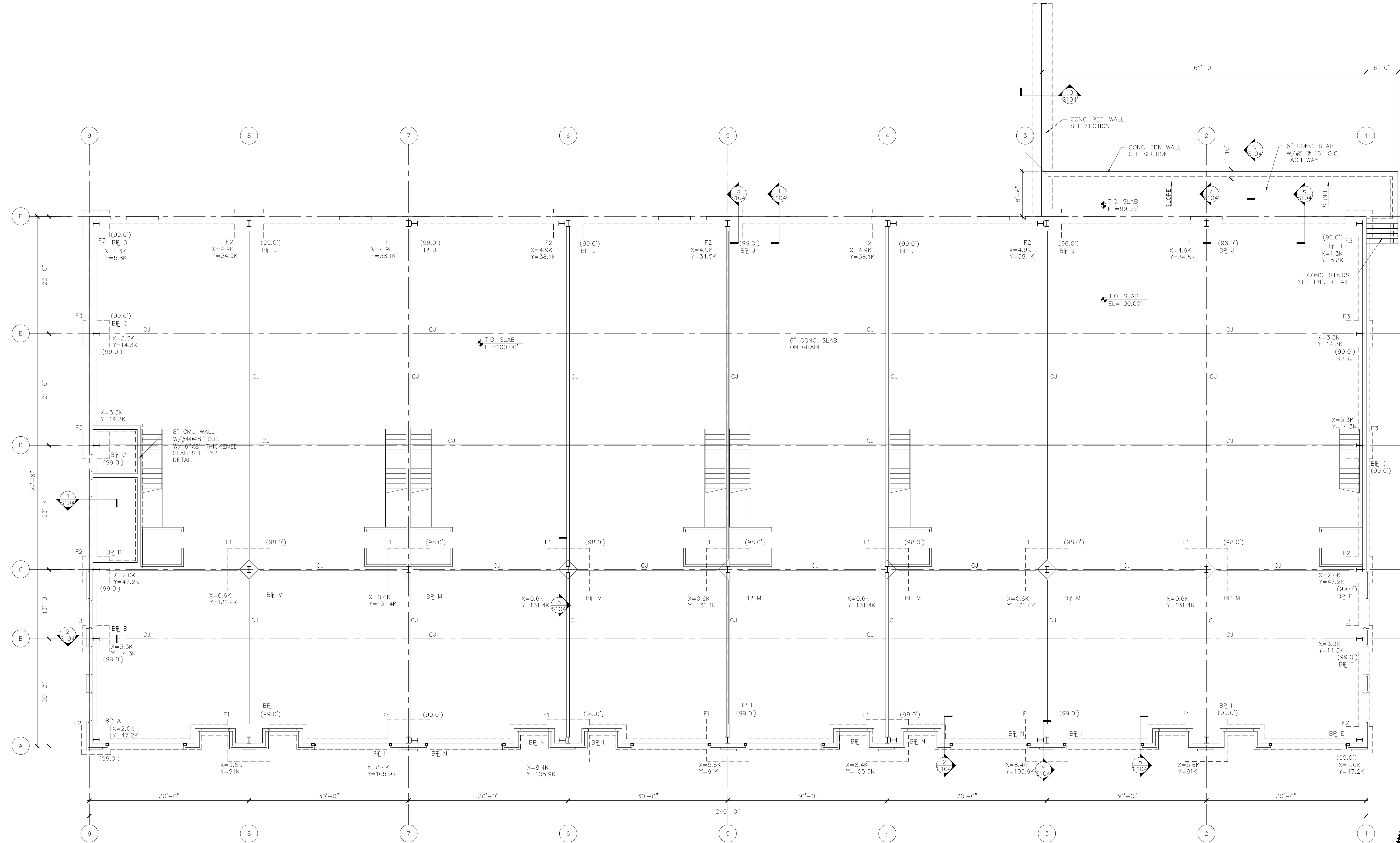
**3** DETAIL @ O.H. DOOR  
A100 1" = 1'-0"



**2** DETAIL @ REAR WALL  
A100 1" = 1'-0"



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



FOUNDATION PLAN

SCALE:  $\frac{1}{8}" = 1'-0"$

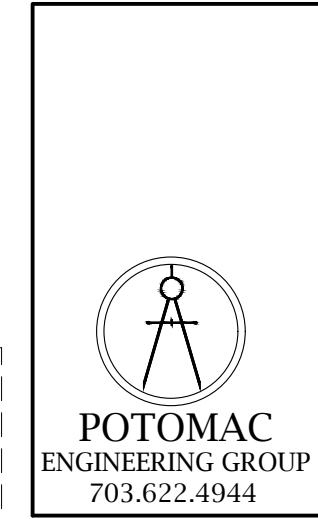
NOTES:

- TOP OF FOOTING NOTED THUS (XX.XX').
- "CJ" = CONTROL JOINT
- SEE SHEET S103 FOR BASE PLATE DETAILS.
- BUILDING FRAME COLUMNS & BASE PLATES ARE DESIGNED BY OTHERS & SHOWN ON THIS PLAN & S103 FOR REFERENCE. COORDINATE WITH PEMB FOR ADDITIONAL INFORMATION NOT SHOWN.

MARK	SIZE (b x l x t)	REINFORCEMENT (EA. WAY)
F1	8'-0"x 8'-0"x 24"	(11)-#5 BARS
F2	5'-6"x 5'-6"x 24"	(6)-#5 BARS
F3	5'-0"x 5'-0"x 24"	(6)-#5 BARS

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



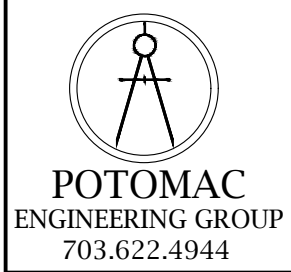
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FOUNDATION  
PLAN  
  
JOB NO. 20-019  
VA MEADOWS IND. PARK  
LOT 5A - BLDG. 2  
S101

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



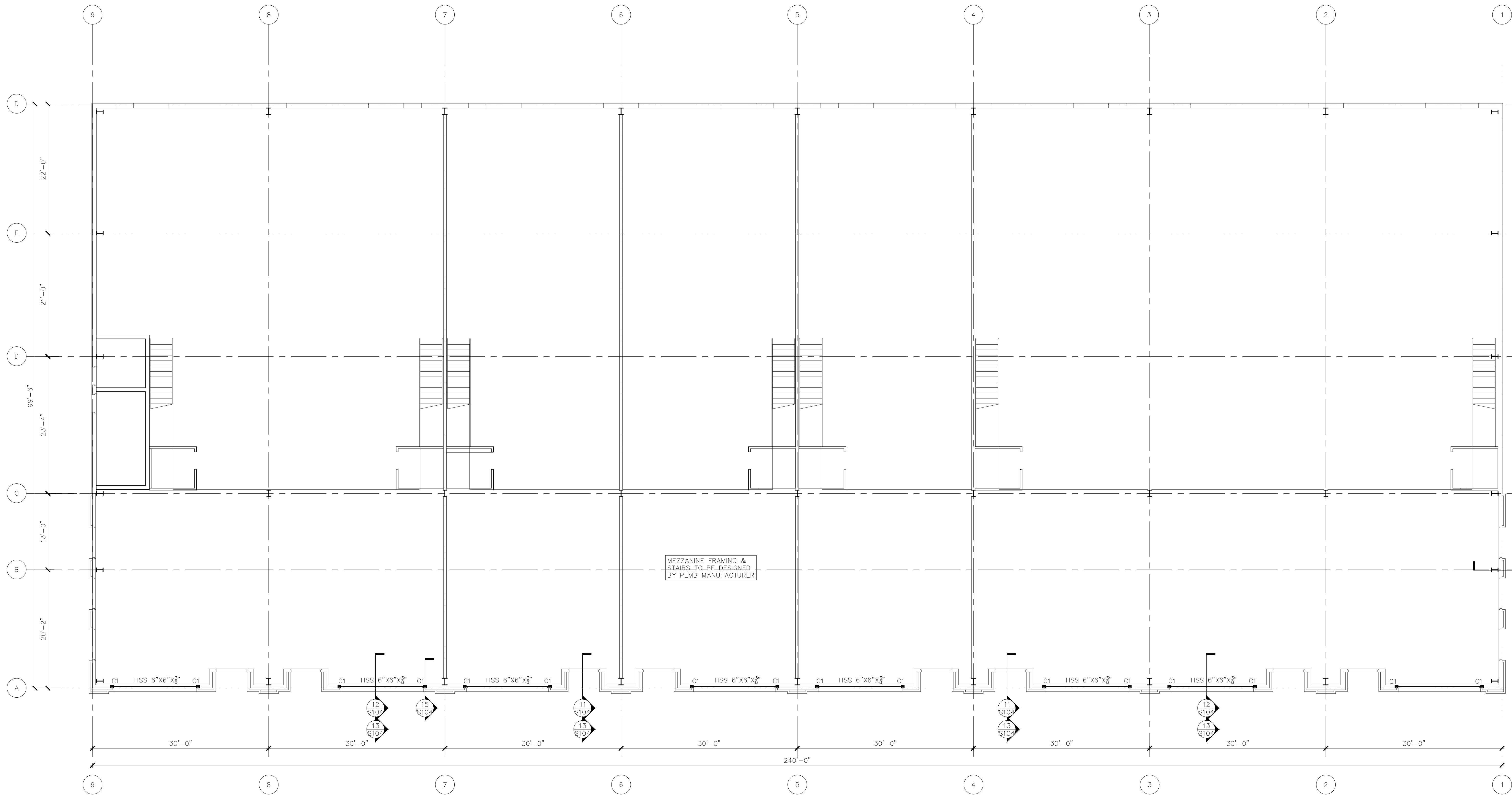
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LINTEL PLAN  
JOB NO. 20-019  
VA MEADOWS IND. PARK  
LOT 5A - BLDG. 2  
S102

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LINTEL/MEZZANINE PLAN  
SCALE: 1/8" = 1'-0"


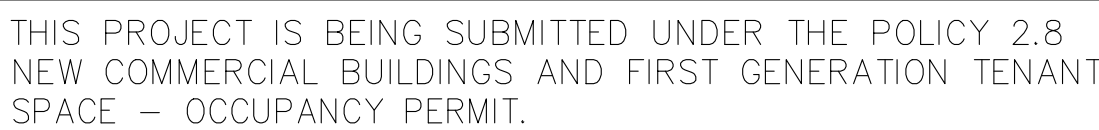
COLUMN SCHEDULE			
MARK	TYPE	BASE PLATE	A-BOLTS
C1	HSS 6"x6"x3/8"	12"x 12"x 1/2"	(4) - 3/4" Ø BOLTS





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- \_\_\_\_\_



**POTOMAC**  
ENGINEERING GROUP  
703.622.4944

Arencibia Architects Inc.  
703-298-8181  
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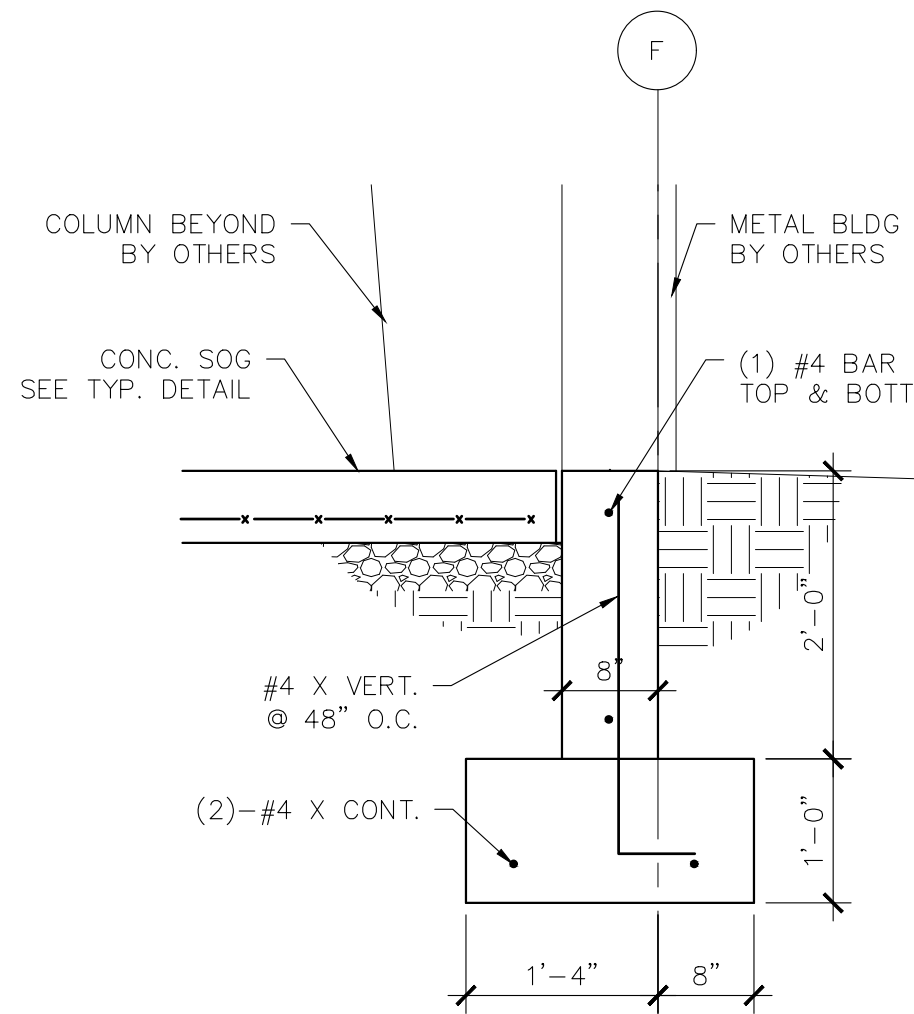
COMMONWEALTH OF VIRGINIA  
Lori M. Levine  
LORI LEVINE  
Lic. No. 038726  
13 December 2024  
SEAL ENGINEER

GENERAL NOTES  
& SECTIONS

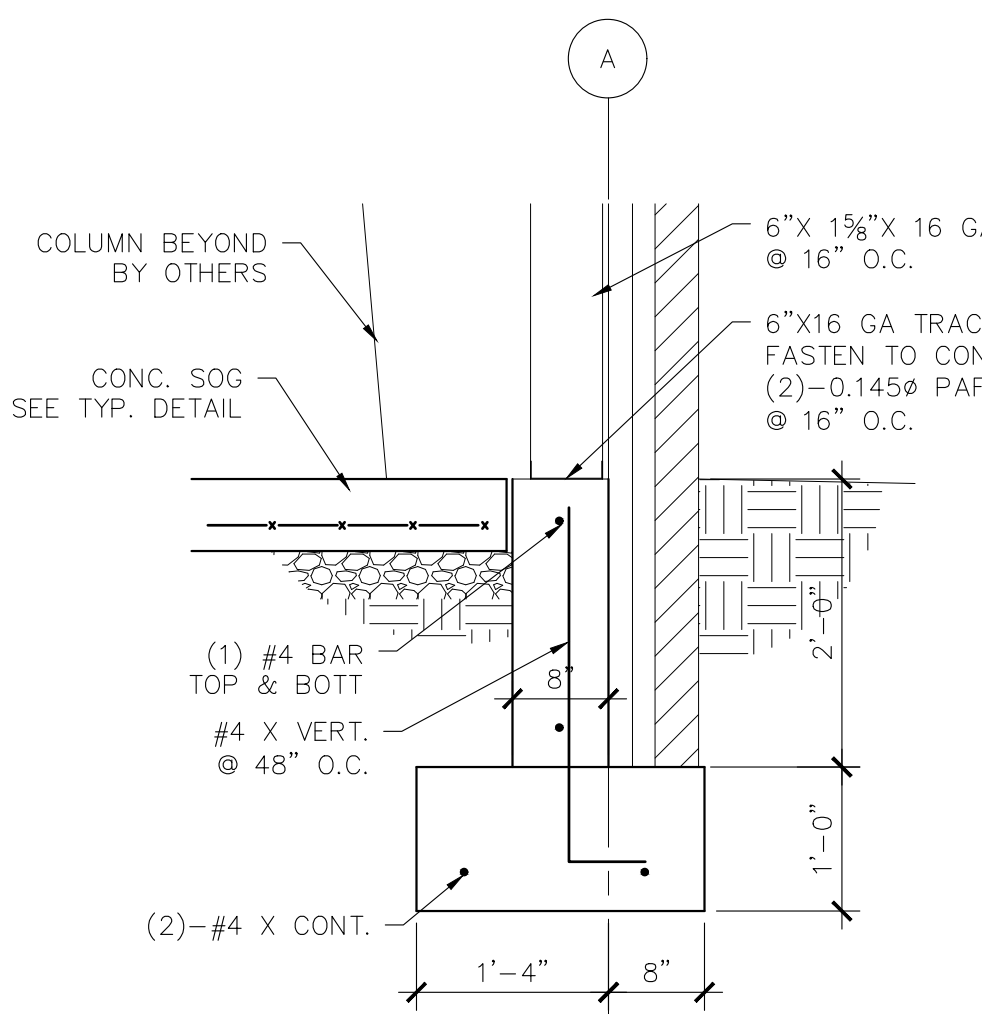
JOB NO. 20-019  
VA MEADOWS IND. PARK  
LOT 5A - BLDG. 2

S103

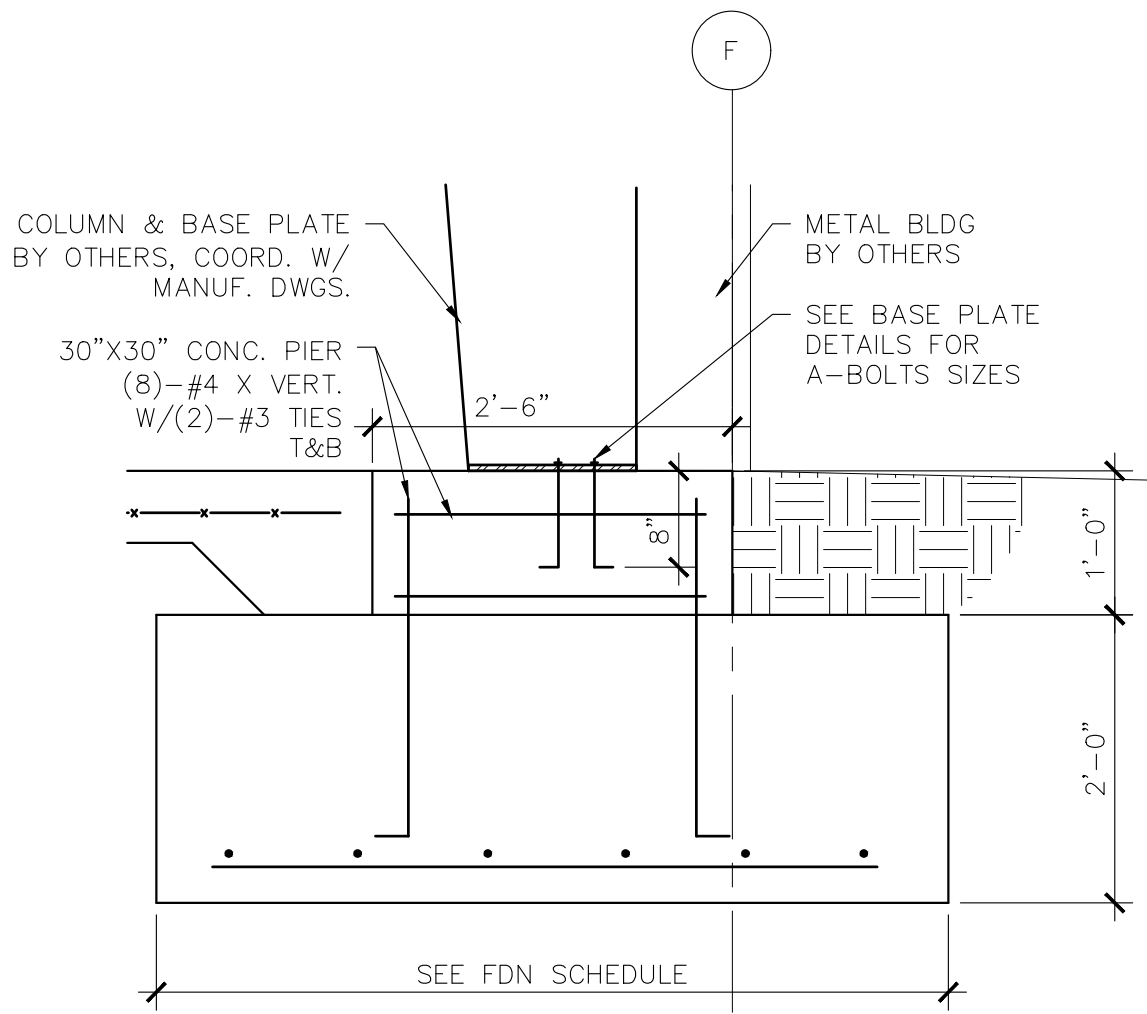
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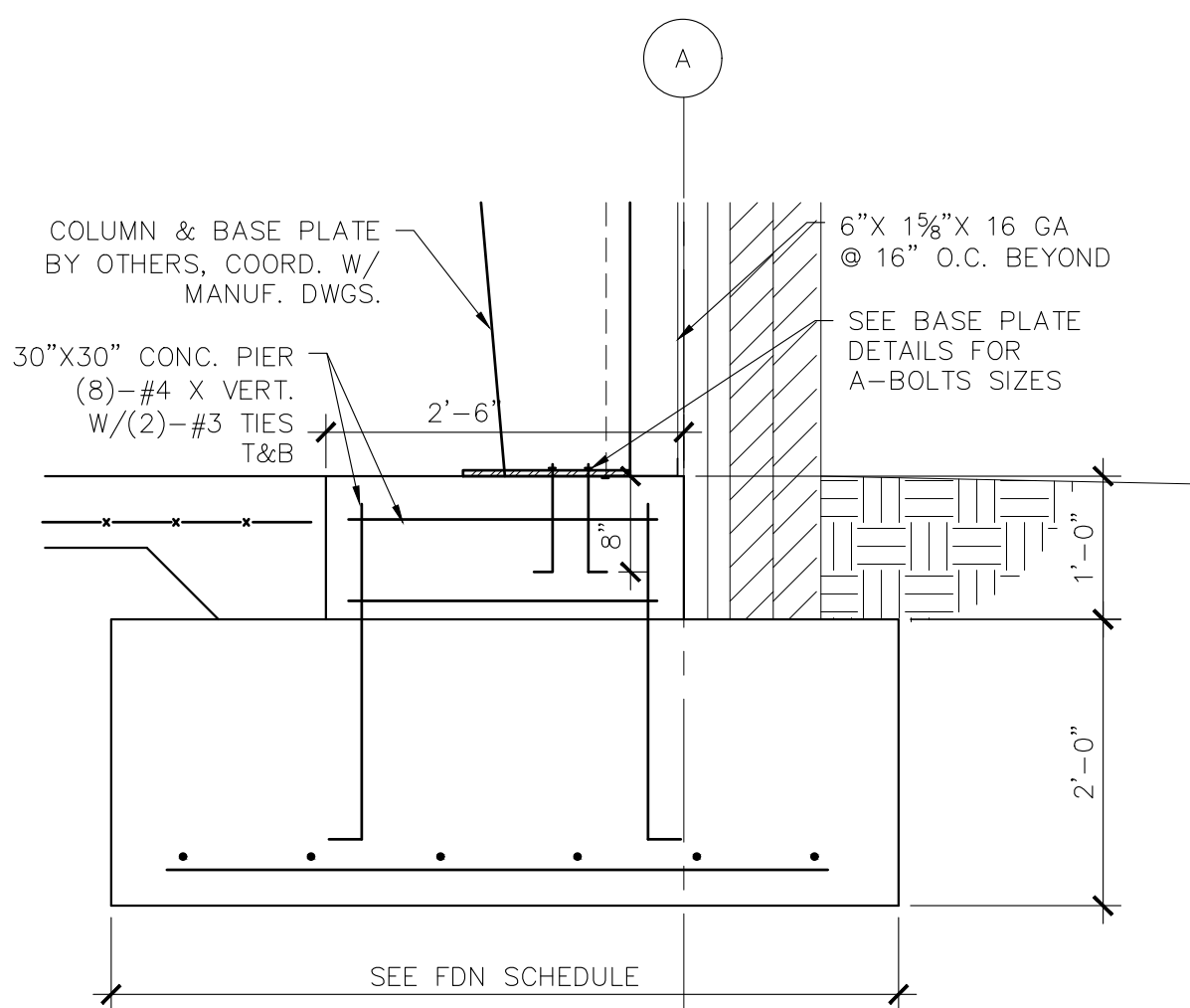
SECTION 1  
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S104



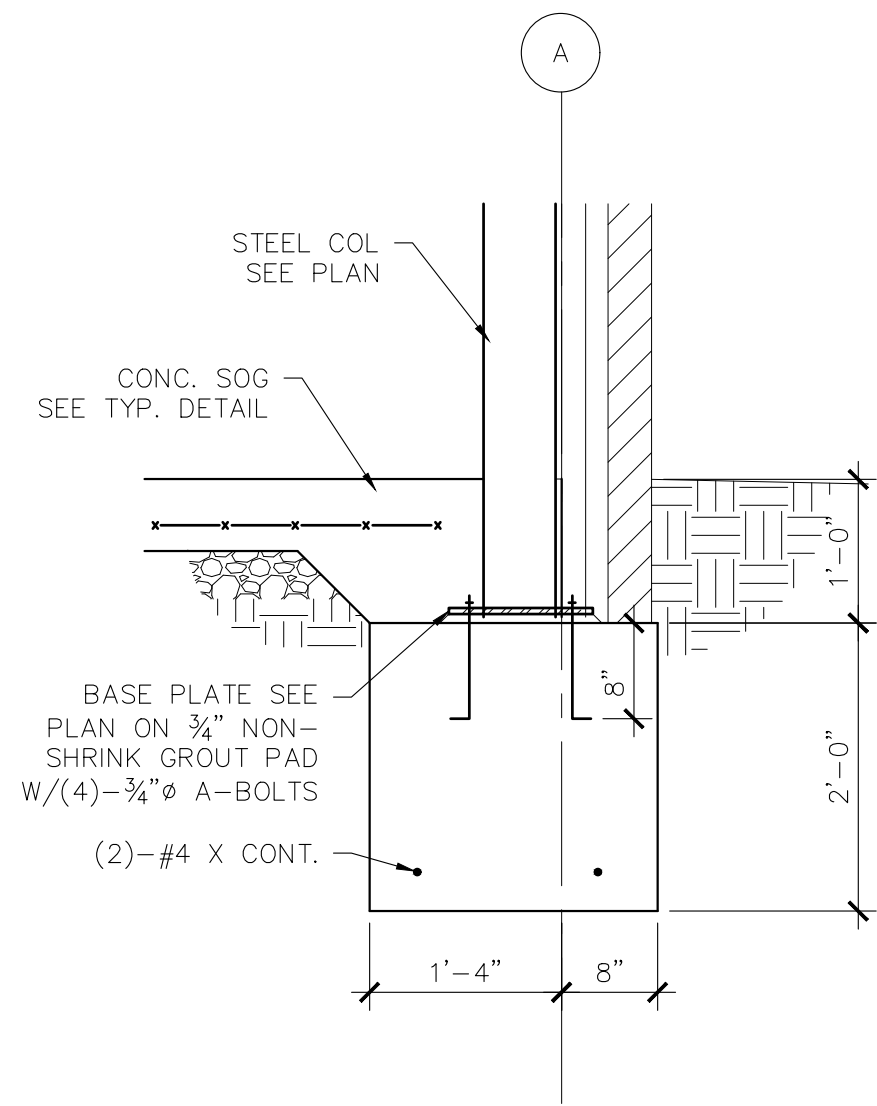
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S104



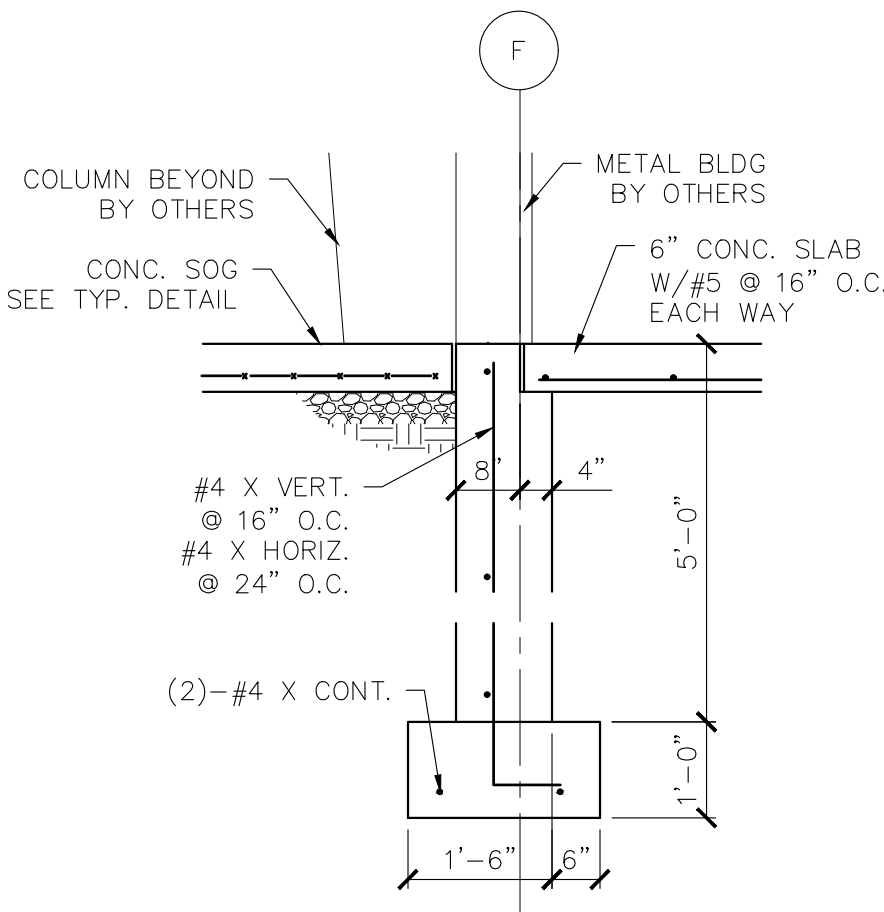
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S104



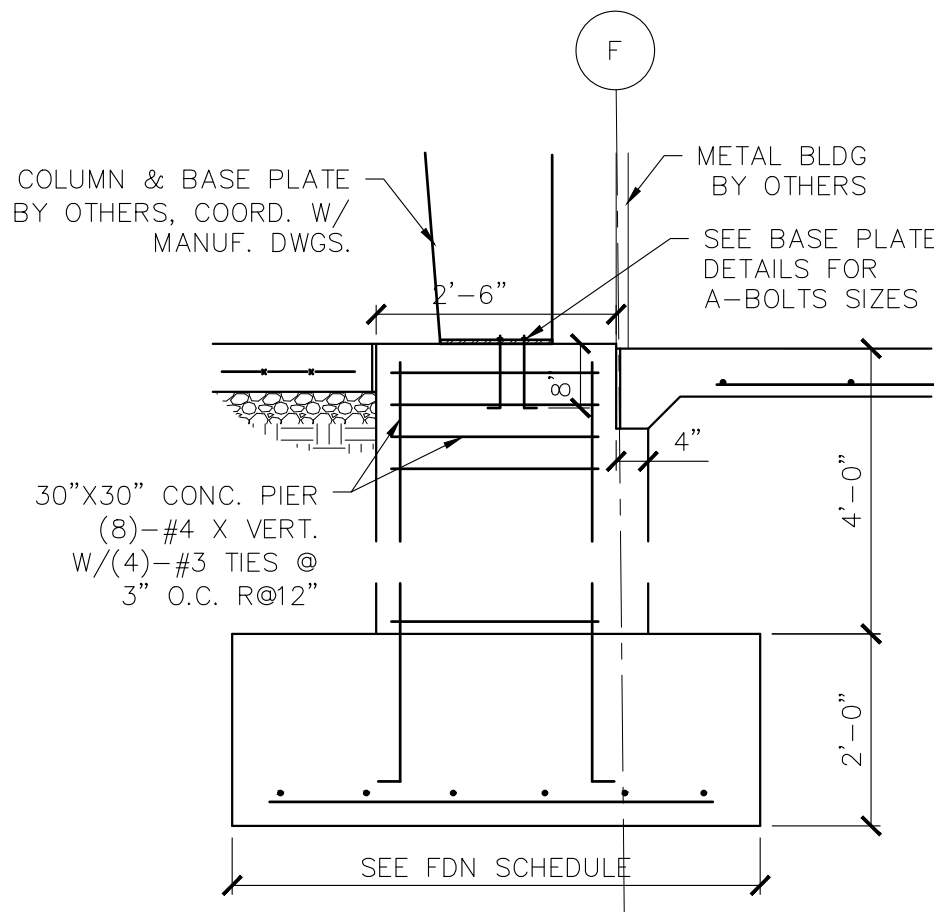
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S104



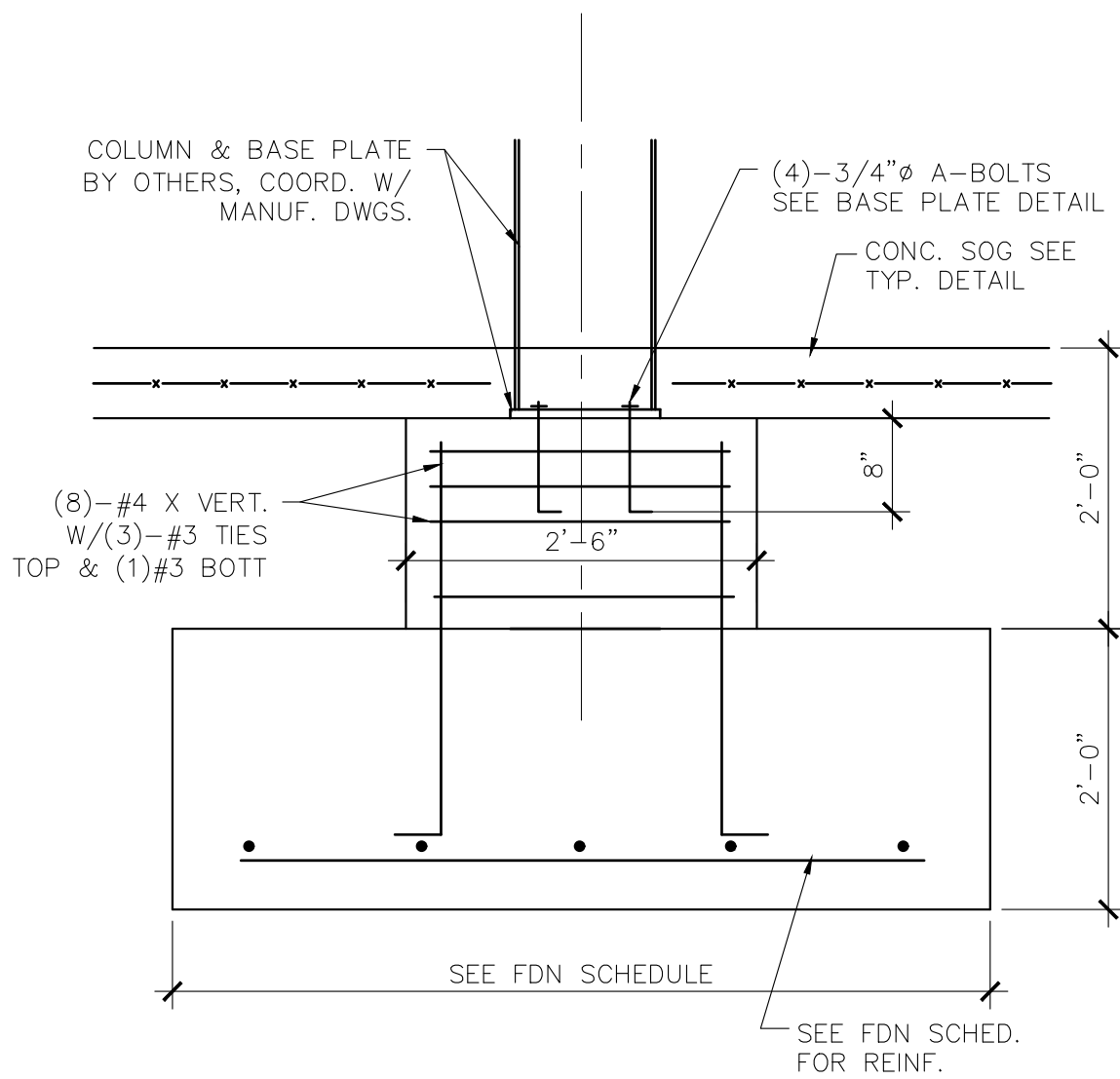
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S104



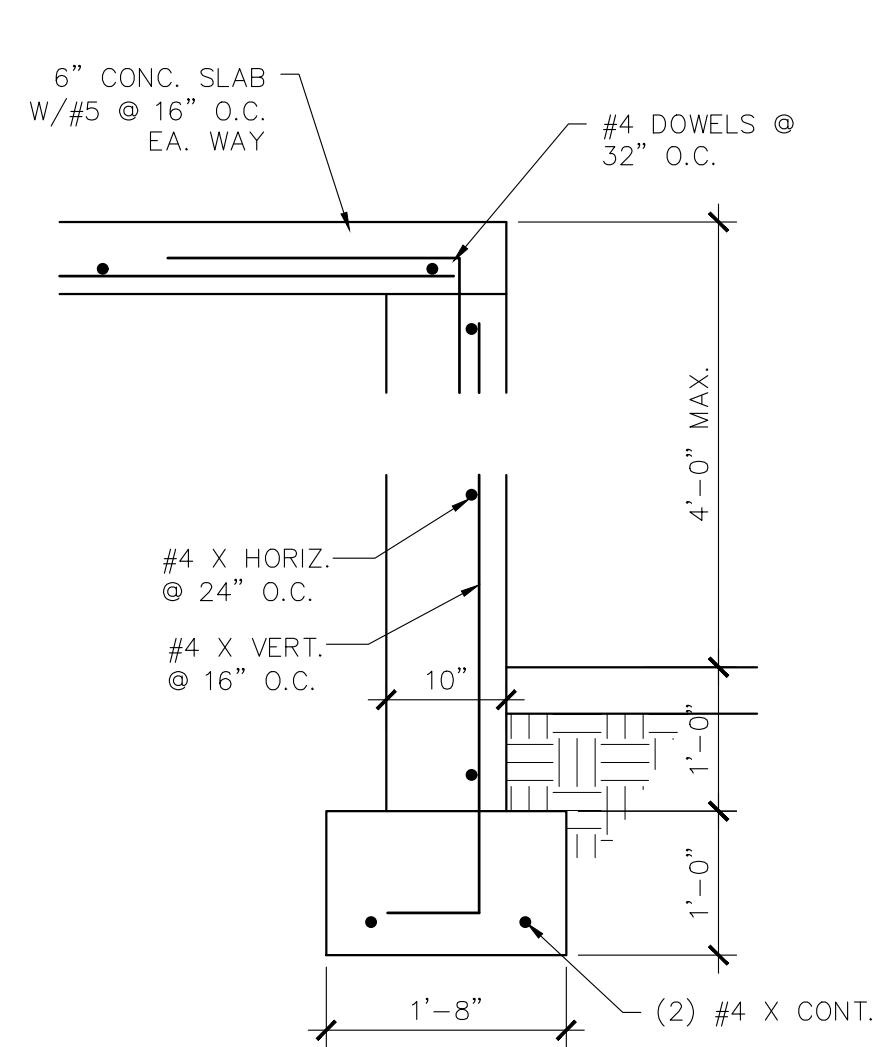
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SCALE: 1/2" = 1'-0"  
S104



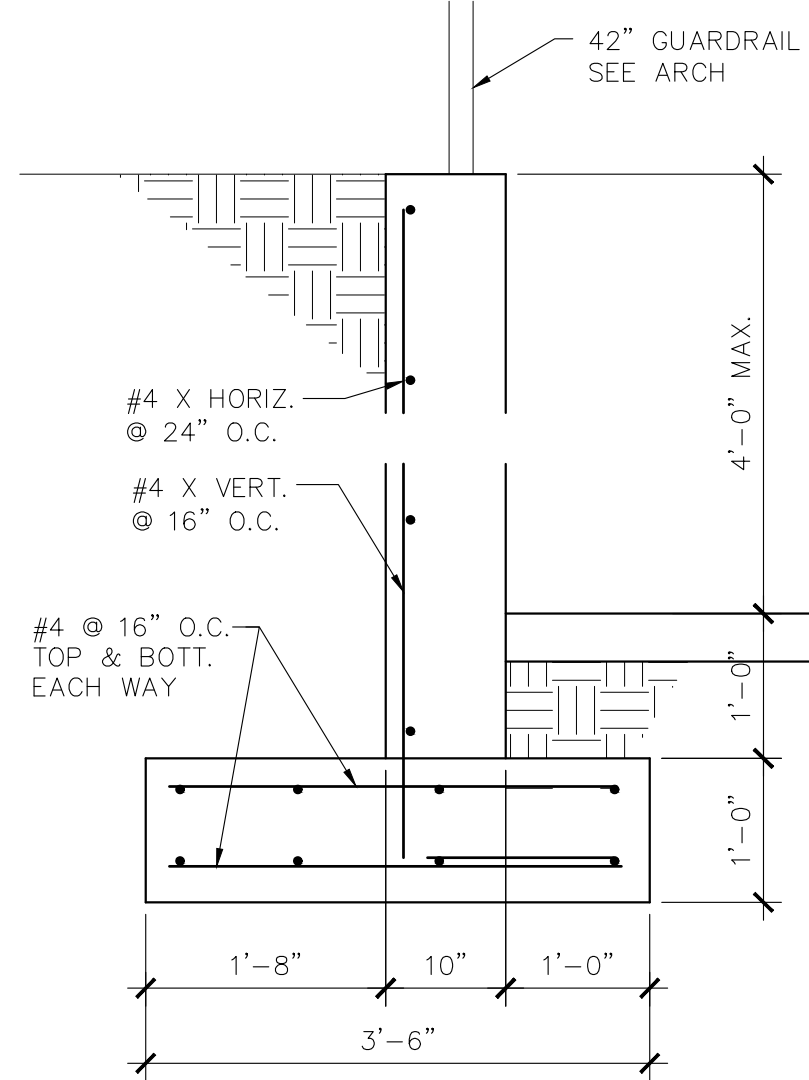
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S104



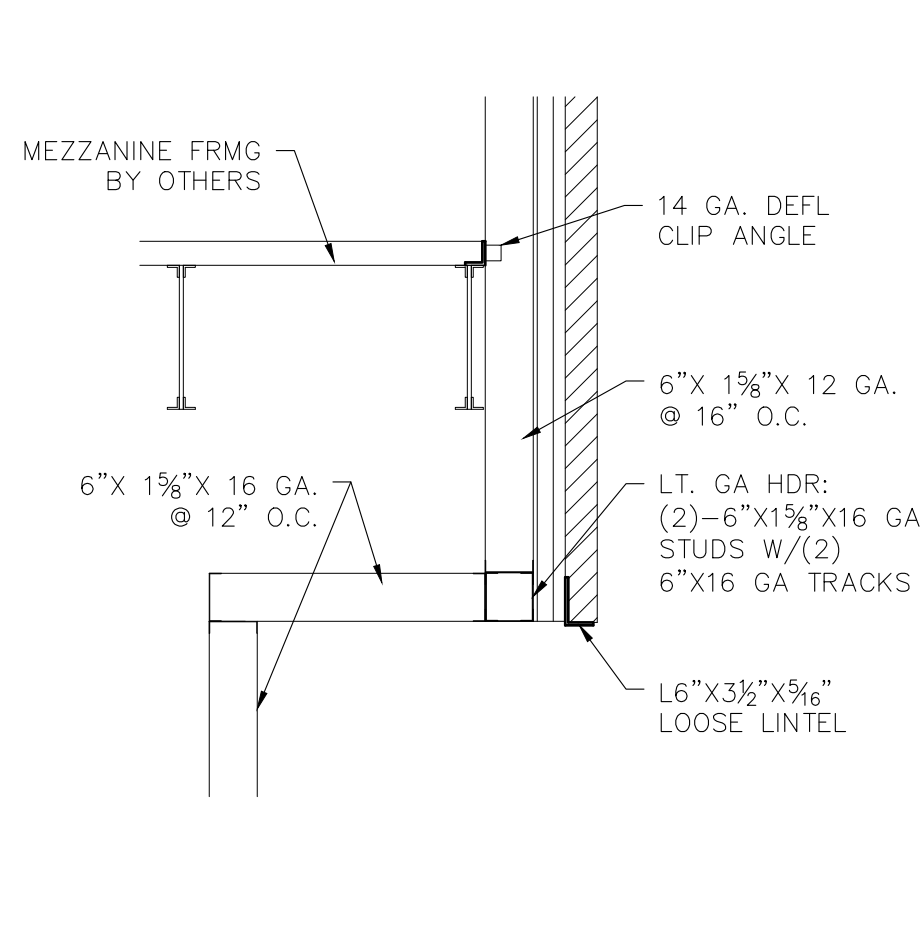
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S104



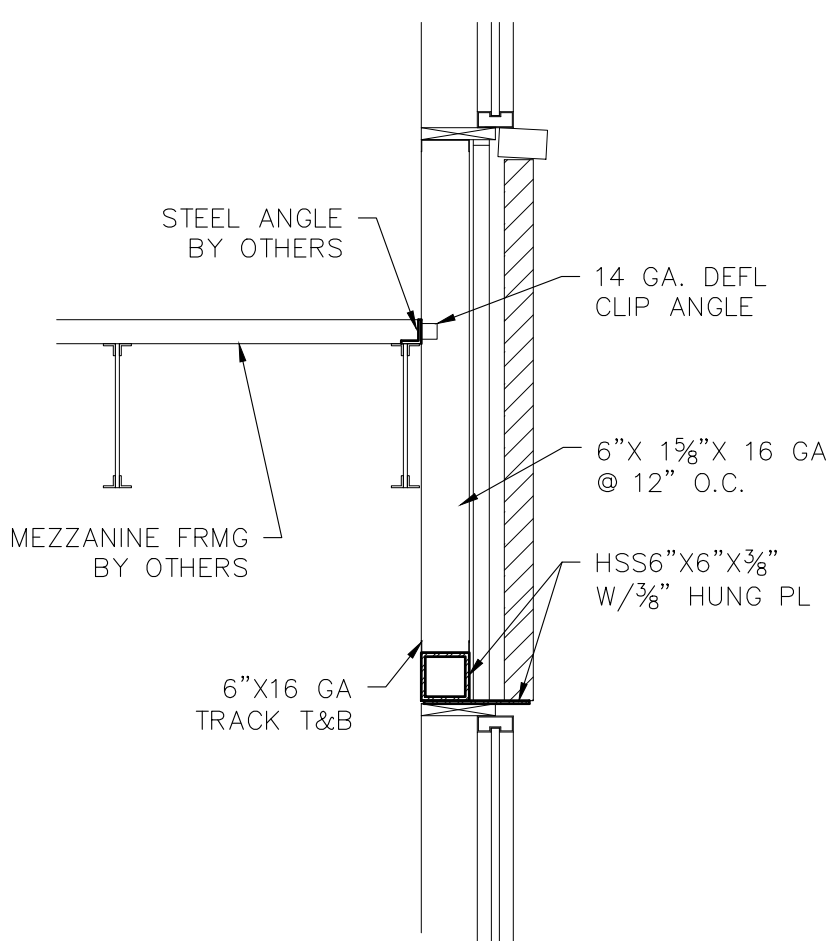
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S104



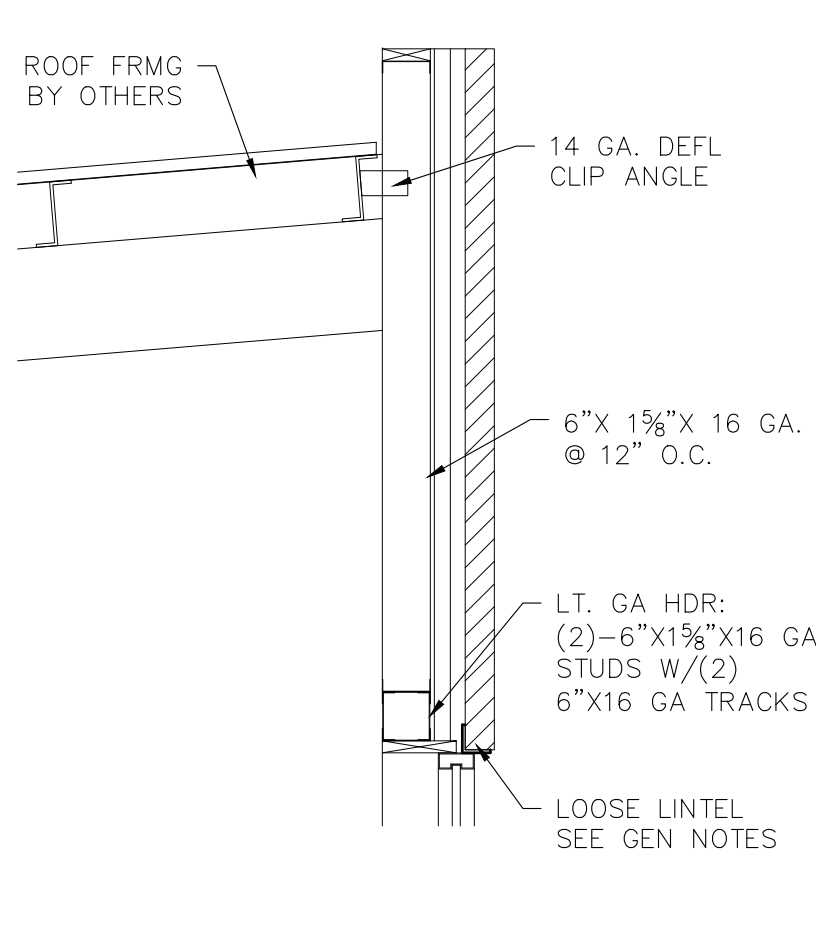
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S104



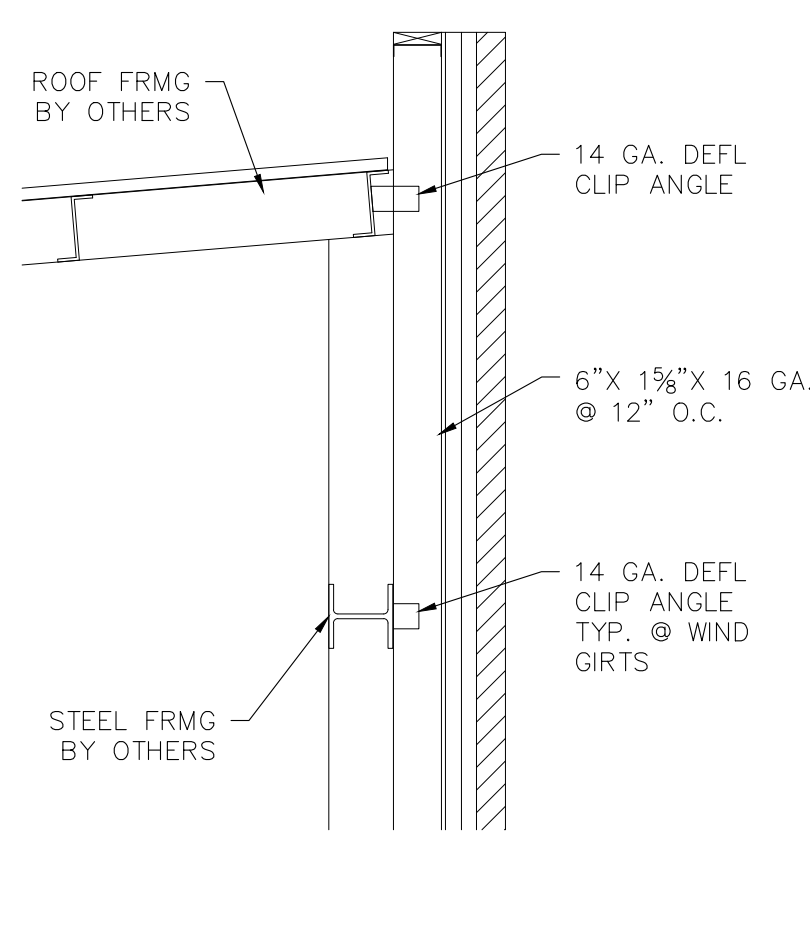
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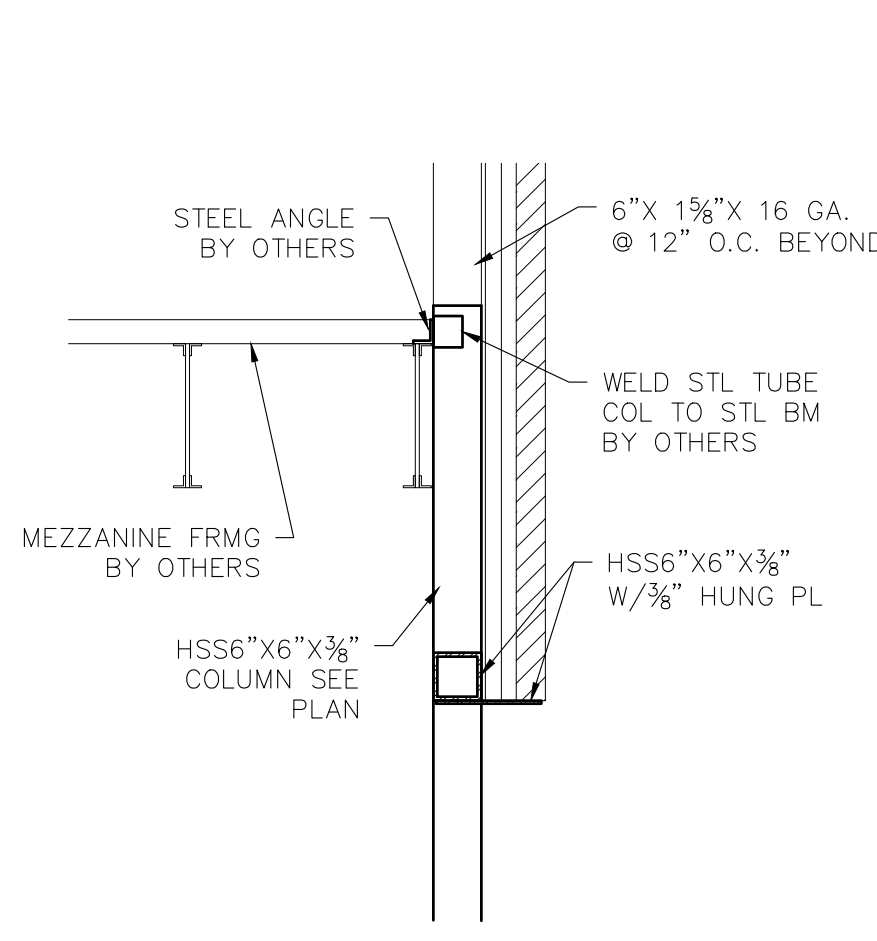
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S104



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



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



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

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11982 WILTON MEADOWS COURT  
MANASSAS, VA. 20109



SECTIONS

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

S104

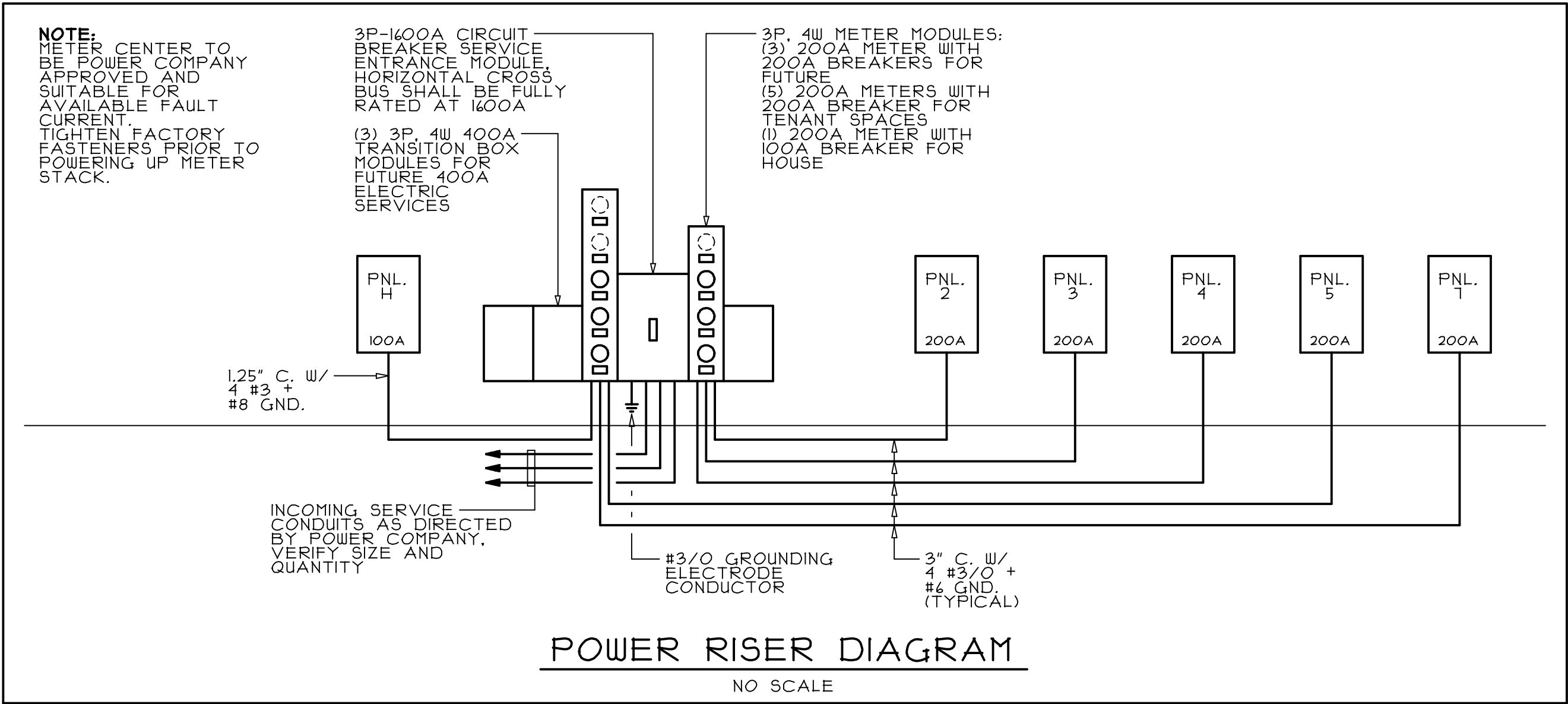
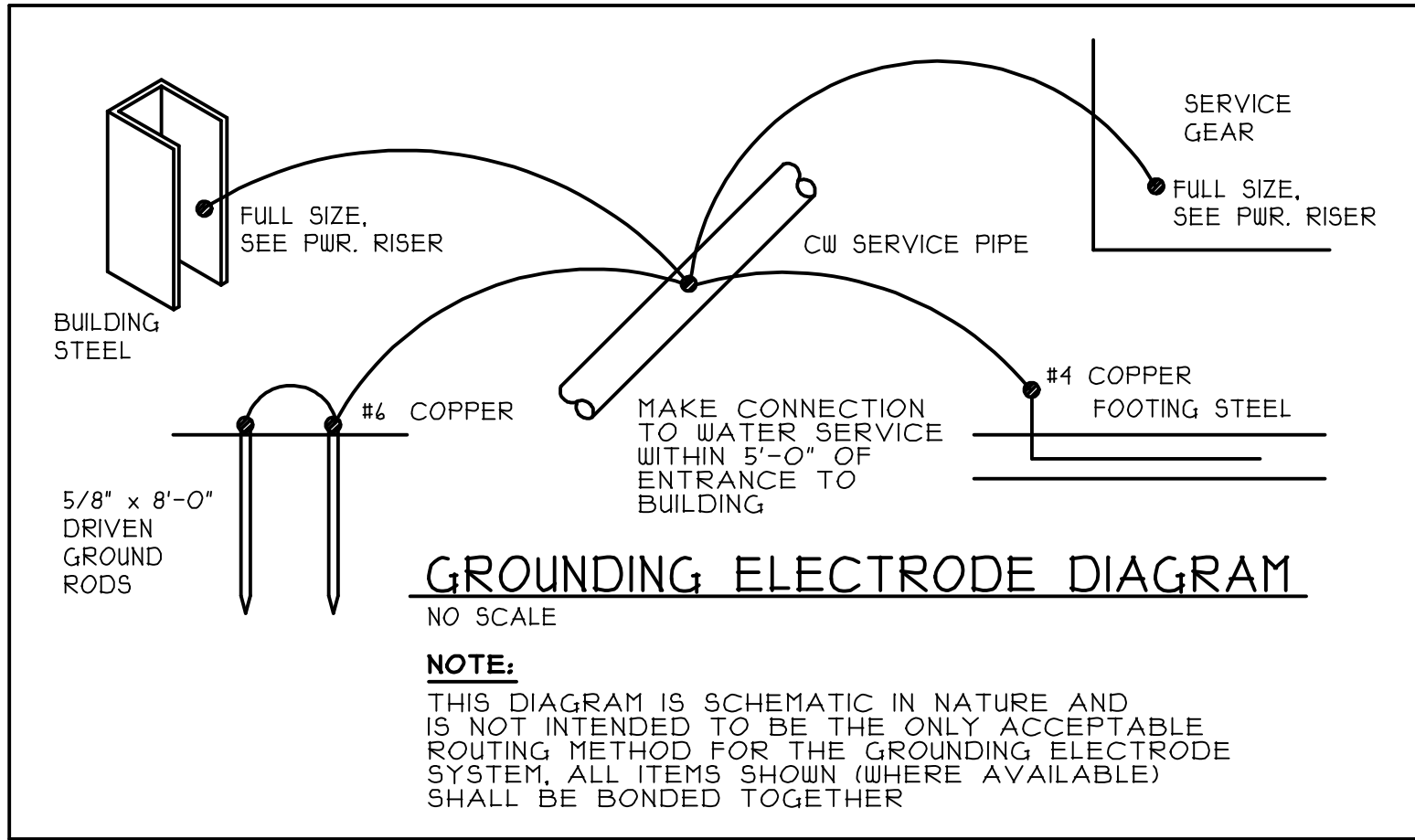
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ELECTRICAL SPECIFICATIONS	
I. GENERAL	
I.I RELATED DOCUMENTS:	
A. REQUIREMENTS OF THE GENERAL CONDITIONS, SUPPLEMENTARY GENERAL CONDITIONS, AND SPECIAL CONDITIONS APPLY TO THIS SECTION.	
B. ARCHITECTURAL, STRUCTURAL, MECHANICAL AND PLUMBING DRAWINGS AND SPECIFICATIONS.	
C. MANUFACTURER'S INSTALLATION GUIDELINES AND REQUIREMENTS FOR ALL EQUIPMENT, DEVICES, AND FIXTURES.	
D. MANUFACTURER DATA SHEETS AND GUIDELINES OF FINAL EQUIPMENT SELECTIONS FROM OTHER TRADES.	
I.2 WORK INCLUDED:	
A. ELECTRICAL SYSTEMS AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.	
B. PERMITS AND INSPECTIONS REQUIRED FOR WORK.	
C. TEMPORARY ELECTRIC FOR SITE DURING CONSTRUCTION AS REQUIRED.	
D. COORDINATION OF FINAL SELECTIONS, LOCATIONS, CONNECTIONS, ELECTRICAL CHARACTERISTICS, ETC. OF EQUIPMENT SUPPLIED BY OTHERS ON PROJECT.	
I.3 JOB CONDITIONS:	
A. COORDINATE WITH BUILDING CONSTRUCTION AND WITH OTHER TRADES.	
B. IN CASE OF CONFLICT BETWEEN SPECIFICATIONS AND DRAWINGS, CONSULT ARCHITECT IMMEDIATELY FOR DETERMINATION OF PROCEDURE METHOD.	
I.4 CONFORMANCE TO REGULATIONS:	
A. WORK SHALL CONFORM WITH 2018 VIRGINIA UNIFORM STATEWIDE BUILDING CODE, NFPA, LOCAL ORDINANCES AND THE RULES AND REGULATIONS OF THE UTILITIES.	
B. WORK SHALL BE IN ACCORDANCE WITH THE OWNER'S CRITERIA AND REQUIREMENTS.	
I.5 QUALITY ASSURANCE:	
A. MEET OR EXCEED RECOMMENDATIONS OF: IEEE, IES, NEMA AND UL.	
B. NOTIFY ARCHITECT IMMEDIATELY OF CONFLICTS AND DEFICIENCIES. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN RESOLVED.	
I.6 MATERIALS AND EQUIPMENT:	
A. PROVIDE NEW MATERIALS AND EQUIPMENT UNLESS OTHERWISE NOTED.	
B. FURNISH (INCLUDING FREIGHT AND UNLOADING) AND INSTALL UNLESS OTHERWISE NOTED.	
C. EQUIPMENT PROVIDED FOR THIS PROJECT SHALL BE NEW UNLESS NOTED OTHERWISE.	
I.7 UTILITIES AND CONNECTIONS:	
A. OWNER WILL PAY ANY UTILITY SERVICE FEES DIRECTLY TO THE RESPECTIVE UTILITY COMPANIES.	
B. PROVIDE ALL EQUIPMENT, MATERIALS, AND LABOR REQUIRED BUT NOT PROVIDED OR FURNISHED BY THE UTILITY COMPANIES TO BRING SERVICE INTO THE BUILDING.	
I.8 SUBMITTALS:	
A. SUBMIT SHOP DRAWINGS AND PRODUCT DATA FOR EQUIPMENT IN ACCORDANCE WITH THE ARCHITECT'S REQUIREMENTS.	
B. UPON COMPLETION OF THE INSTALLATION, AND PRIOR TO ACCEPTANCE BY THE OWNER, CONTRACTOR SHALL FURNISH AS-BUILT DOCUMENTATION AND OIM MANUALS IN ACCORDANCE WITH THE ARCHITECT'S REQUIREMENTS.	
C. PROVIDE WIRING DIAGRAMS SPECIFIC TO THIS PROJECT FOR ALL ROOMS WITH LOW VOLTAGE DEVICES SHOWING INTERCONNECTIONS BETWEEN POWER PACK, SWITCHES, AND OCCUPANCY SENSORS.	
I.9 PROJECT CLOSEOUT:	
A. REPAIR DAMAGED AND DEFECTIVE EQUIPMENT AND MATERIALS. REPLACE ITEMS THAT CANNOT BE PROPERLY REPAIRED.	
B. CLEAN EXPOSED AND SEMI-EXPOSED SURFACES OF EQUIPMENT AND MATERIALS.	
C. TOUCH-UP SHOP-APPLIED FINISHES TO RESTORE DAMAGED AND SOILED AREAS.	
D. INSTRUCT OWNER'S REPRESENTATIVE IN OPERATION AND MAINTENANCE OF ELECTRICAL SYSTEMS UTILIZING THE OPERATION AND MAINTENANCE MANUAL.	
E. INSTRUCTION PERIOD SHALL OCCUR AFTER SUBSTANTIAL COMPLETION OF ELECTRICAL SYSTEMS AND PRIOR TO COMPLETION OF THE PROJECT. COORDINATE WITH THE ARCHITECT AND OWNER.	
2. PRODUCTS	
2.1 RACEWAYS AND FITTINGS:	
A. CONDUIT SIZES SHALL BE AS REQUIRED BY THE CODE (UNLESS INDICATED OR SPECIFIED OTHERWISE) FOR THE NUMBER AND SIZE OF WIRE INDICATED. MINIMUM SIZE CONDUIT SHALL BE 1/2" ELECTRICAL TRADE SIZE. FLEXIBLE METAL CONDUIT USED FOR LIGHTING FIXTURE WHIPS MAY BE 3/8" WHERE ALLOWED BY THE CODE.	
B. USE ELECTRICAL METALLIC TUBING EXCEPT AS FOLLOWS. USE RIGID NONMETALLIC CONDUIT IN OR UNDER ON GRADE CONCRETE SLABS. USE FLEXIBLE METAL CONDUIT FOR MOTOR AND EQUIPMENT CONNECTIONS IN DRY LOCATIONS. USE LIQUIDTIGHT FLEXIBLE METAL CONDUIT IN WET OR DAMP LOCATIONS.	
2.2 WIRE AND CABLE:	
A. CONDUCTORS SHALL BE COPPER. MINIMUM SIZE NO. 12 AWG. OTHER WIRE SIZES SHALL BE AS NOTED OR AS REQUIRED FOR THE CIRCUIT SIZE. CONDUCTOR INSULATION SHALL BE THIN/THIN.	
B. BRANCH CIRCUIT WIRING WHERE CONCEALED IN WALLS AND ABOVE CEILINGS MAY BE TYPE MC (METAL CLAD) CABLE WHERE ALLOWED BY THE CODE.	
2.3 BOXES:	
A. GALVANIZED SHEET STEEL TYPE SINGLE DEVICE BOX SHALL BE "NON-GANGABLE" TYPE AND FOR MULTIPLE DEVICES "GANGABLE" TYPE SHALL BE USED. BOXES FOR EXPOSED WORK SHALL BE 4" SQUARE TYPE. BOXES FOR EXPOSED WORK IN WET LOCATIONS SHALL BE DIE CAST TYPE WITH THREADED HUBS. SECTIONAL BOXES SHALL NOT BE USED IN MASONRY OR CONCRETE. SIZED FOR NUMBER OF CONDUCTORS, FITTINGS AND DEVICES AS REQUIRED BY THE CODE.	
2.4 WIRING DEVICES:	
A. 20 AMPERE SPECIFICATION GRADE.	
B. COVERPLATES SHALL BE AS FOLLOWS: INTERIOR RECESSED - SMOOTH UNBREAKABLE NYLON; SURFACE - 4" SQUARE RAISED COVER, GALVANIZED; WEATHERPROOF - DIE CAST ALUMINUM, GFCI TYPE, WATERTIGHT WHILE IN USE TYPE. USE EXTERNAL OPERATING TYPE FOR WEATHERPROOF SWITCHES.	
C. DEVICE AND PLATE COLOR SHALL BE AS SELECTED BY ARCHITECT.	
D. GFCI OUTLETS TO BE SELF-TESTING TYPE.	
2.5 DISCONNECT SWITCHES:	
A. SAME MANUFACTURER AS THE PANELBOARDS, NEMA 3R FOR OUTDOOR USE.	
B. DISCONNECT SWITCHES SHALL BE FUSED OR NON-FUSED AS INDICATED AND BE VISIBLE BLADE TYPE WITH EXTERNAL OPERATING HANDLE AND COVER INTERLOCK AND PAD LOCKING.	
C. ALL LABELING ON EXTERIOR DISCONNECT SWITCHES SHALL BE UV RESISTANT.	
2.6 GROUNDING:	
A. CONNECTIONS TO BUILDING STEEL, GROUND RODS AND PIPING SYSTEMS SHALL BE MADE WITH BRONZE OR BRASS BOLTED TYPE FITTINGS DESIGNED FOR THE USE.	
B. GROUNDING ELECTRODE CONDUCTOR SHALL BE SIZE AS INDICATED ON THE DRAWINGS AND AS DESCRIBED IN ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE.	
2.7 PANELBOARDS AND GEAR:	
A. PANELBOARDS SHALL BE AS SCHEDULED OR BY: SQUARE-D, CUTLER HAMMER, GENERAL ELECTRIC OR SIEMENS. PANELS TO HAVE MINIMUM 20" WIDE CABINETS AND COPPER BUS BARS.	
B. CIRCUIT BREAKERS SHALL BE THERMAL-MAGNETIC, MOLDED CASE, BOLT-ON TYPE. MULTI-POLE SHALL BE COMMON TRIP TYPE. BREAKERS FOR HVAC EQUIPMENT SHALL BE "HACR" RATED WHERE REQUIRED.	
C. PANELBOARDS SHALL HAVE LOCKABLE DOORS. LOCKS SHALL BE KEYED ALIKE.	
D. PANELBOARDS SHALL BE FULLY RATED OR HAVE A UL LISTED SERIES CONNECTED RATING OF A MINIMUM 65,000 AIC. OBTAIN AND SUBMIT FAULT CURRENT VERIFICATION LETTER FROM THE POWER COMPANY TO THE LOCAL AUTHORITY HAVING JURISDICTION IF REQUIRED.	
E. METER STACKS SHALL BE THE SAME MANUFACTURER AS PANELBOARDS AND SHALL BE TYPE APPROVED BY THE POWER COMPANY. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO POWER COMPANY FOR APPROVAL AS REQUIRED.	
F. ALL LABELING ON EXTERIOR GEAR SHALL BE UV RESISTANT.	
2.8 ELECTRIC SERVICE:	
A. SERVICE SHALL BE 120/208 VOLT, 3 PHASE, 4 WIRE.	
2.9 LAMPS:	
A. NUMBER, SIZE AND TYPE OF LAMPS SHALL BE AS SPECIFIED ON THE DRAWINGS.	
2.10 DRIVERS AND ACCESSORIES:	
A. LED DRIVERS SHALL BE ELECTRONIC TYPE WITH EQUAL TO OR LESS THAN 10% THD AND A 3 YEAR WARRANTY. VOLTAGE TO MATCH SYSTEM VOLTAGE.	
B. ACCESSORIES SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING FOR A COMPLETE LIGHTING FIXTURE INSTALLATION: PLASTER FRAMES, TEE BAR HANGERS, FIXTURE STUDS AND HOLD DOWN CLIPS FOR SUSPENDED CEILINGS.	
2.11 LIGHTING FIXTURES:	
A. LIGHTING FIXTURES SHALL BE AS SPECIFIED ON THE DRAWINGS.	
B. PHOTOCELLS: SWIVEL MOUNT, 1800 WATT, TORK SERIES 2020 OR EQUAL.	
C. TIMECLOCK: ASTRONOMIC, 1 DAY, 100 HOUR BATTERY BACKUP, TORK SERIES EW200 OR EQUAL.	
D. CONTACTOR: MECHANICALLY HELD, ELECTRICALLY OPERATED, NUMBER OF POLES AS REQUIRED.	
2.12 EMPTY CONDUIT SYSTEMS:	
A. PROVIDE FOR USE BY THE OWNER'S CABLING CONTRACTOR. CONDUIT SYSTEM SHALL BE AS DESCRIBED ON THE DRAWINGS FOR DATA, TELEPHONE, TELEVISION, SOUND, SECURITY, ETC.	
2.13 SPRINKLER ALARM SYSTEM:	
A. PROVIDE A COMPLETE ADDRESSABLE SPRINKLER ALARM SYSTEM FOR BUILDING AS INDICATED ON THE PLANS AND NOTED HEREIN WITH CAPACITY FOR FUTURE TENANTS.	
B. PROVIDE PROPERLY SIZED BATTERY TO BACK UP PANEL UPON LOSS OF NORMAL POWER.	
C. PROVIDE CONTROL PANEL WITH INTEGRAL DACT (DIGITAL ALARM COMMUNICATING TRANSMITTER) TO PROVIDE OFF-SITE MONITORING OF THE SYSTEMS. MONITORING SHALL BE AS APPROVED BY THE LOCAL AUTHORITY. POTS LINES AND WIRELESS COMMUNICATOR SHALL BE PROVIDED AS REQUIRED FOR THIS MONITORING.	
D. SPRINKLER ALARM CONTRACTOR SHALL PROVIDE ALL DESIGN, DRAWINGS, CALCULATIONS, PRODUCT DATA, ETC. TO THE LOCAL AUTHORITY REQUIRED FOR PERMITTING AND INSPECTIONS OF THE SYSTEM.	
E. SIGNALING DEVICES SHALL BE ADA COMPLIANT.	
F. CABLE SHALL BE FIRE PROTECTIVE SIGNALING TYPE.	
G. ALL ACCESSORIES, EXPANDERS, ANNUNCIATORS, GRAPHIC PANELS, ETC. SHALL BE INCLUDED AS REQUIRED FOR A COMPLETE FULLY FUNCTIONING SYSTEM MEETING STATE AND LOCAL CODE REQUIREMENTS.	
3. EXECUTION	
3.1 RACEWAYS AND FITTINGS:	
A. INSTALL CONDUITS CONCEALED IN WALLS, CEILINGS OR FLOORS UNLESS INDICATED OR SPECIFIED OTHERWISE. CONDUITS MAY BE INSTALLED EXPOSED IN UNFINISHED AREAS (IE. EQUIPMENT ROOMS). INSTALL EXPOSED CONDUITS IN RUNS PARALLEL OR PERPENDICULAR TO WALLS STRUCTURAL MEMBERS, OR INTERSECTIONS OF VERTICAL PLANES OR CEILINGS. EXPOSED AND CONCEALED CONDUITS SHALL PASS THROUGH WALLS, FLOORS OR CEILINGS AT RIGHT ANGLES. UNDERGROUND CONDUITS SHALL HAVE BURY DEPTH AS REQUIRED.	
B. INSURE THAT CONDUITS ARE IN ALIGNMENT BETWEEN BENDS, ELBOWS AND TERMINATIONS; THAT BENDS ARE FREE OF CRIMPS, THAT JOINTS AND TERMINATIONS ARE TIGHT AND SECURE; THAT INTERIORS ARE SMOOTH AND FREE OF BURRS AND FOREIGN OBJECTS; AND THAT INTERIORS ARE FULL SIZE ENTIRE LENGTH. DURING CONSTRUCTION, CLOSE ENDS OF CONDUITS WITH METAL OR PLASTIC CAPS INTENDED FOR THE PURPOSE.	
C. FIELD BENDING OF CONDUITS AND TUBING SHALL BE MADE WITH HAND OR POWERED EQUIPMENT APPROVED FOR THE PURPOSE. USE OF PORCHES TO BEND NONMETALLIC CONDUIT IS NOT APPROVED. RADIUS OF BENDS SHALL BE AS PER THE CODE FOR TYPE OF CONDUIT AND TUBING USED. CONDUITS PASSING THROUGH A FIRE RATED WALL OR FLOOR SHALL NOT LESSEN THE RATING OF THE STRUCTURE THROUGH WHICH THEY PASS. FINAL INSTALLATION OF CONDUITS PENETRATING WATERPROOF CONSTRUCTION SHALL BE COMPLETELY WATERTIGHT.	
D. SLEEVE CONDUITS PASSING THROUGH CONCRETE FLOOR SLABS AND CONCRETE, MASONRY, TILE AND GYPSUM WALLS.	
E. CONDUIT SHALL BE SUPPORTED DIRECTLY FROM THE STRUCTURE AT INTERVALS REQUIRED BY THE CODE. USE STANDARD CONDUIT HANGERS, ONE HOLE SNAP STRAPS, THIN WALL CONDUIT CLAMPS, MALLEABLE IRON PIPE STRAPS, STRUT CHANNEL, BEAM CLAMPS, U-BOLTS AND ALL-THREAD RODS. DO NOT USE WIRE TIES, STAB-ON CLIPS OR PERFORATED STRAP IRON.	
F. PAINT ANY EXPOSED CONDUITS NOT WITHIN UTILITY ROOMS TO MATCH SURROUNDINGS.	
3.2 WIRE AND CABLE:	
A. SPLICE CONDUCTORS NO. 10 AND SMALLER WITH STEEL SPRING WIRE CONNECTOR WITH THERMOPLASTIC SHELL. SPLICE CONDUCTORS NO.8 AND LARGER WITH MECHANICAL TYPE, TAP CONNECTORS WITH INSULATED COVERS OR SPLIT BOLTS TAPED TO CONDUCTOR INSULATION VALUE.	
B. INSTALL CONDUCTORS IN RACEWAYS. CONDUCTORS SHALL BE CONTINUOUS FROM POINT OF ORIGIN TO PANEL OR EQUIPMENT TERMINATION WITHOUT RUNNING SPLICES IN INTERMEDIATE BOXES. CONDUCTORS OF DIFFERENT VOLTAGES SHALL NOT BE PULLED INTO SAME RACEWAY.	
C. CABLE SHALL BE SUPPORTED DIRECTLY FROM THE BUILDING STRUCTURE WITH STAPLES OR ONE-HOLE STRAPS AT INTERVALS AS REQUIRED. BORED HOLES SHALL NOT EXCEED 1/4" DIAMETER AND SHALL BE A MINIMUM OF 2'-0" FROM STRUCTURAL BEARING POINTS, NOTCHING OF STRUCTURAL MEMBERS IS PROHIBITED. PROVIDE GUARD STRIPS AT LEAST AS HIGH AS CABLE WHERE RUN ACROSS TOP OF STRUCTURE IN ACCESSIBLE ATTIC SPACES.	
D. DO NOT RUN ANY WIRE OR CABLE IN PLUMBING WALLS UNTIL PIPING SYSTEMS HAVE BEEN COMPLETED. PLUMBING SHALL PRESIDE IN THESE WALLS.	
E. DO NOT SHARE NEUTRAL CONDUCTORS FOR 120 VOLT CIRCUITS.	
F. COLOR CODE CONDUCTORS TO INDUSTRY STANDARDS.	
G. INCREASE WIRE SIZES AS REQUIRED TO COMPENSATE FOR VOLTAGE DROP BASED ON FEEDER/BRANCH CIRCUIT LENGTH.	
3.3 BOXES:	
A. SECURE BOXES TO STRUCTURE BY MEANS OF SCREWS, BOLTS, ROD HANGERS OR OTHER APPROVED MEANS. RACEWAYS ENTERING OR LEAVING BOX SHALL NOT BE USED AS SUPPORT. BOXES SHALL BE LEVEL AND PLUMB. BOXES FOR FLUSH EQUIPMENT SHALL BE PLACED TO WITHIN 1/4" OF THE FINISHED SURFACE. PROVIDE EXTENSIONS OR PLASTER RINGS AS REQUIRED. JUNCTION AND PULL BOXES SHALL BE INSTALLED READILY ACCESSIBLE, UNOBSTRUCTED BY PIPING, DUCTS OR OTHER EQUIPMENT.	
B. BOXES SHALL BE MOUNTED AT HEIGHT INDICATED ON THE DRAWINGS OR DIRECTLY ADJACENT TO PIECE OF EQUIPMENT SERVED. SEAL SPARE OR UNUSED OPENINGS IN BOXES WITH APPROVED FITTINGS. FOR BOXES INSTALLED IN WET LOCATIONS PROVIDE CLEAR SILICONE CAULK BETWEEN BOX AND SURROUNDING SURFACE TO PREVENT WATER ENTRY.	
C. BOXES IN RATED CONSTRUCTION SHALL BE SUITABLE FOR THE USE AND INSTALLED IN ACCORDANCE WITH THE CODE.	
3.4 WIRING DEVICES:	
A. INSTALL DEVICES APPROXIMATELY AT THE LOCATIONS INDICATED ON THE DRAWINGS. DETERMINE EXACT LOCATION BY CONDITIONS OF CONSTRUCTION. COORDINATE LOCATIONS TO AVOID CONFLICT WITH OTHER EQUIPMENT BEING INSTALLED. INSTALL DEVICES STRAIGHT AND SOLID TO BOX. MOUNTING HEIGHTS OF WALL OUTLETS SHALL BE AS INDICATED ON THE DRAWINGS AND SHALL BE MEASURED FROM THE FINISHED FLOOR TO THE CENTER OF THE OUTLET. WHERE DEVICES ARE SHOWN GROUPED TOGETHER, PROVIDE A SINGLE, MULTIPLE GANG PLATE.	
B. COORDINATE PLACEMENT IN AND AROUND KNEE SPACES, LAVATORIES AND OTHER EQUIPMENT TO AVOID CONFLICTS WITH MIRRORS AND OTHER APPURTENANCES, REFER TO ARCHITECTURAL DRAWINGS. SWITCHES SHALL BE LOCATED TO STRIKE SIDE OF THE DOOR. VERIFY FINAL DOOR SWINGS.	
C. WHERE GFCI OUTLETS ARE USED TO PROVIDE FEED-THRU PROTECTION FOR DOWNSTREAM OUTLETS ON SAME CIRCUIT, DO NOT FEED-THRU WIRE ACROSS PARTITIONS. USE A SEPARATE DEVICE.	
D. VERIFY THE NEMA CONFIGURATIONS OF ALL OUTLETS WITH OWNER.	
3.5 DISCONNECT SWITCHES:	
A. MOUNT SWITCHES ON WALL OR AT ASSOCIATED PIECE OF EQUIPMENT. WALL MOUNTED SWITCHES SHALL BE 48 INCHES ABOVE FINISHED FLOOR. PROVIDE ENGRAVED PLASTIC LAMINATE NAMEPLATE FOR EACH DISCONNECT SWITCH LOCATED ON FRONT OUTSIDE COVER, NAMEPLATE SHALL INDICATE ITEM SERVED.	
B. SWITCHES SCHEDULED ARE FOR DESIGN BASED EQUIPMENT, REVIEW OTHER TRADES' SUBMITTALS TO DETERMINE IF SUBSTITUTIONS HAVE BEEN MADE, PROVIDE SWITCH TO MATCH EQUIPMENT SUPPLIED.	
3.6 GROUNDING:	
A. CONDUIT SYSTEM SHALL NOT BE USED FOR GROUNDING.	
B. FOR BONDING OF SERVICE EQUIPMENT PROVIDE BONDING BUSHINGS AND JUMPERS WHERE REQUIRED. WELDING OF CONDUIT AND FITTINGS WILL NOT BE CONSIDERED AS ACCEPTABLE FOR THE PURPOSE OF BONDING.	
C. PROVIDE PROTECTION FROM PHYSICAL DAMAGE FOR ANY EXPOSED SECTION OF THE GROUNDING ELECTRODE CONDUCTOR SYSTEM.	
3.7 PANELBOARDS AND GEAR:	
A. NEATLY PRINT CIRCUIT DESIGNATIONS ON DIRECTORY CARD. NOTATIONS SHALL INDICATE THE NATURE AND LOCATION OF LOADS SERVED. DO NOT USE A PERMANENT MARKER TO LABEL CIRCUIT DESIGNATIONS ON PANEL HOUSING.	
B. PROVIDE ENGRAVED LAMINATE NAMEPLATE FOR EACH NEW PANELBOARD LOCATED ON OUTSIDE OF DOOR. NAMEPLATE SHALL INCLUDE PANELBOARD DESIGNATION ON THE DRAWINGS, SERVICE VOLTAGE, PHASE AND AMPERAGE.	
C. BREAKERS SCHEDULED ARE FOR DESIGN BASED EQUIPMENT, REVIEW OTHER TRADES' SUBMITTALS TO DETERMINE IF SUBSTITUTIONS HAVE BEEN MADE. PROVIDE BREAKERS TO MATCH EQUIPMENT SUPPLIED.	
D. ASSEMBLE METER STACK SECTIONS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.	
E. LABEL METER STACKS WITH ENGRAVED LAMINATE PLATES AS TO SUITE NUMBER THAT IS APPROVED BY THE POWER COMPANY AND THE OWNER'S MATRIX.	
3.8 ELECTRIC SERVICE:	
A. PROVIDE LABOR AND MATERIALS NOT FURNISHED BY THE POWER COMPANY. DO WORK REGARDING THE ELECTRICAL SERVICE AND ITS EQUIPMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE POWER COMPANY. IF THE CONTRACT DOCUMENTS INDICATE WORK THAT IS TO EXCEED THESE REQUIREMENTS, FOLLOW THE CONTRACT DOCUMENTS.	
B. LABEL EQUIPMENT FOR THE ELECTRIC SERVICE IN ACCORDANCE WITH THE APPROPRIATE SECTION OF THIS DIVISION. MAIN SWITCHES OR BREAKERS ARE TO BE IDENTIFIED AS SUCH IN ADDITION TO IDENTIFYING THE ITEM FED.	
C. NOTIFY THE POWER COMPANY OF THE TIMING REQUIREMENTS FOR THE PROJECT AND ARRANGE FOR METERING EQUIPMENT, CONNECTIONS AND SERVICE.	
3.10 LAMPS:	
A. PERMANENT LAMPS SHALL NOT BE USED AS TEMPORARY LIGHTING DURING CONSTRUCTION, IF FIXTURES ARE TO BE USED, TEMPORARY LAMPS SHALL BE PROVIDED AND PERMANENT LAMPS SHALL NOT BE INSTALLED UNTIL TIME OF OWNER'S ACCEPTANCE OF BUILDING.	
3.11 LIGHTING FIXTURES:	
A. INSTALLATION OF FIXTURES SHALL BE IN A NEAT, WORKMANLIKE MANNER. PROVIDE STRAPS, SUPPORTS, HANGERS AND OTHER MATERIALS REQUIRED FOR PROPER INSTALLATION.	
B. SURFACE MOUNTED FIXTURES SHALL NOT HAVE GAPS BETWEEN THE FIXTURE AND ATTACHING SURFACE. UNLESS MOUNTING IS DESIGNED TO HOLD FIXTURE OFF CEILING, OR EXCEPT WHERE REQUIRED BY THE CODE REGULATION, CONTINUOUS ROWS OF FIXTURES SHALL BE INSTALLED SO AS TO PROVIDE PERFECT ALIGNMENT.	
C. SUPPORT SURFACE MOUNTED FIXTURES DIRECTLY FROM THE BUILDING STRUCTURE AND NOT FROM THE CEILING GRID SYSTEM. USE ALL-THREAD RODS, BEAM CLAMPS, PIPE CLAMPS AND PIPE OR PERFORATED STEEL CHANNEL FOR SUPPORT. WIRE TIES AND STAB-ON CLIPS WILL NOT BE ACCEPTED. THE SUPPORT ASSEMBLY SHALL BE CAPABLE OF SUPPORTING 150 POUNDS IN ADDITION TO THE FIXTURE WEIGHT INDEFINITELY.	
D. RECESSED FIXTURES SHALL NOT HAVE GAPS BETWEEN THE FIXTURE TRIM AND ADJACENT SURFACE. WHERE LIGHT LEAKS OCCUR, SUITABLE GASKETS SHALL BE INSTALLED.	
E. RECESSED LIGHTING FIXTURES INSTALLED IN MODULAR OR INTEGRATED CEILINGS SHALL BE OF THE PROPER TYPE FOR THE TYPE OF CEILING BEING INSTALLED. VERIFY TYPE OF CONSTRUCTION PRIOR TO ORDERING OF FIXTURES. ADDITIONAL CEILING TIES SHALL BE INSTALLED AT EACH CORNER OF THE LIGHTING FIXTURE TO REINFORCE THE CEILING SYSTEM.	
F. CONNECT EXIT AND EMERGENCY LIGHTING FIXTURES TO BRANCH CIRCUIT SERVING NORMAL LIGHTING IN AREA AHEAD OF LOCAL SWITCHING OR TO NIGHT LIGHTING CIRCUIT AS SHOWN.	
G. MOUNT CONTACTORS AND TIMECLOCK ADJACENT TO PANELBOARD AND SET TIMECLOCK TO HOURS DIRECTED BY THE OWNER. PHOTOCELLS SHALL BE LOCATED IN AN ACCESSIBLE LOCATION EITHER BELOW SOFFIT OR ABOVE ROOF LINE FACING NORTH, DO NOT ATTACH PHOTOCELLS ON FACE OF BUILDING.	
3.12 EMPTY CONDUIT SYSTEMS:	
A. LEAVE CONDUITS WITH PULL CORDS. AT COMPLETION OF THE PROJECT, PROVIDE BLANK COVERPLATES FOR ANY OUTLET BOXES NOT UTILIZED AND LEFT SPARE BY THE OWNER'S CABLING CONTRACTOR.	
B. PAINT ALL SIDES AND EDGES OF EQUIPMENT SPACE WITH 2 COATS OF GRAY ENAMEL PAINT PRIOR TO INSTALLATION.	
C. COORDINATE WITH THE UTILITIES SELECTED BY THE OWNER AND PROVIDE ALL MEANS REQUIRED FOR SERVICES TO THE BUILDING.	
3.13 SPRINKLER ALARM SYSTEM:	
A. ON CALL FROM INITIATING DEVICE, SYSTEM SHALL SOUND NOTIFICATION DEVICES AND NOTIFY CENTRAL STATION, SPRINKLER TAMPER SWITCHES TO SOUND TROUBLE SIGNAL.	
B. COORDINATE FLOW AND TAMPER SWITCHES WITH SPRINKLER CONTRACTOR AND SHUTDOWN OF ROOF TOP UNITS WITH HVAC CONTRACTOR. VERIFY EXACT QUANTITIES AND LOCATIONS OF FLOW AND TAMPER SWITCHES WITH THE SPRINKLER CONTRACTOR REQUIRED FOR RISER, STANDPIPES, AND FIRE SERVICE LINE.	
C. COORDINATE DEVICE ROUGH-IN LOCATIONS WITH FINAL FIRE ALARM DESIGN DRAWINGS.	
D. TEST SYSTEM TO INDUSTRY STANDARDS AND PROVIDE WRITTEN DOCUMENTATION TO THE ARCHITECT OF SYSTEM ACCEPTANCE.	



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	0.11	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.										



TYPE	MANUFACTURER/CATALOG NO.	LAMPS		WATTAGE	MOUNTING	REMARKS
		NO.	TYPE			
1	LITHONIA 2GTL-4-48L-AI2125-GZIO-LP835		4800 LUMEN LED	35.8	SUSPENDED AT 9'-0" AFF	
2	LITHONIA 2GTL-4-48L-AI2125-GZIO-LP835-ELI4L		4800 LUMEN LED	35.8	SUSPENDED AT 9'-0" AFF	NOTE 1
3	LITHONIA 2GTL-2-33L-AI2125-GZIO-LP835		3300 LUMEN LED	28.4	RECESSED	
4	LITHONIA IBG-24000LM-HEF-AFL-GND-MVOLT-GZIO-35K-80CRI-X		24,000 LUMEN LED	134.0	SUSPENDED AT 17'-0" AFF	NOTE 2
5	LITHONIA IBG-24000LM-HEF-AFL-GND-MVOLT-GZIO-35K-80CRI-IE30WCPHE-X		24,000 LUMEN LED	134.0	SUSPENDED AT 17'-0" AFF	NOTES 1, 2
6	LITHONIA ZLIN-L48-SMR-5000LM-FST-MVOLT-35K-80CRI-WH		5000 LUMEN LED	34.0	SURFACE	
7	LITHONIA LDN6-35/15-LO6-AR-L55-MVOLT-GZIO		1500 LUMEN LED	11.5	RECESSED	NOTE 3
8	LITHONIA WSTLED-P3-40K-VW-MVOLT-X		4100 LUMEN LED	50.0	WALL	NOTES 2, 4
9	LITHONIA LHQM-LED-R-SD		FURNISHED W/FIXTURE	4.3	WALL ABOVE DOOR	
10	LITHONIA LHQM-LED-R-SD-ELAXUSI2		FURNISHED W/FIXTURE	4.3	STEM 12" BELOW CEILING	NOTE 5
11	LITHONIA ELM4L-UVOLT-LTP-SDRT		FURNISHED W/FIXTURE	4.11	WALL ABOVE DOOR	
12	LITHONIA AFF-OEL-X-UVOLT-LTP-SDRT-WT-CW		FURNISHED W/FIXTURE	11.6	WALL ABOVE DOOR	NOTE 2
SCHEDULE NOTES						
- EQUIVALENT FIXTURES ACCEPTED BY ALTERNATE MANUFACTURERS: CREE, SIGNIFY, UTOPIA.						
- ALL FIXTURES SPECIFIED HAVE AN INTERGRATED LED ARRAY.						
1. FIXTURE TO INCLUDE EMERGENCY BATTERY PACK.						
2. FIXTURE FINISH SHALL BE SELECTED BY THE ARCHITECT.						
3. FIXTURE SHALL BE RUN TO A POWER SENTRY PS1050-ELATSPLP-ELAPSRMEIC REMOTE EMERGENCY BATTERY. MOUNT BATTERY ON THE WALL INSIDE THE SUITE AS HIGH AS POSSIBLE ABOVE DOOR.						
4. VERIFY FIXTURE MOUNTING HEIGHT WITH THE ARCHITECT.						
5. STEM KIT FINISH SHALL BE SELECTED BY THE ARCHITECT.						

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
1	LIGHTING FIXTURE TYPE SEE SCHEDULE
A-1	GENERAL PURPOSE DUPLEX RECEPTACLE AT 18" AFF TO BOTTOM OF BOX WITH CIRCUIT NUMBER
GFCI A-1	GROUND FAULT CIRCUIT INTERRUPTER AT 18" AFF TO BOTTOM OF BOX WITH CIRCUIT NUMBER
GFCI A-1	GROUND FAULT CIRCUIT INTERRUPTER AT 48" AFF TO TOP OF BOX WITH CIRCUIT NUMBER
EWC A-1	OUTLET FOR ELECTRIC WATER COOLER COORDINATE LOCATION WITH PLUMBING ROUGH-IN DRAWINGS. WITH CIRCUIT NUMBER
1	JUNCTION BOX AT 18" AFF TO BOTTOM OF BOX OR AT ASSOCIATED PIECE OF EQUIPMENT
1	OUTLET FOR FIRE ALARM PULL STATION AT 48" AFF TO TOP OF BOX WITH A 3/4" EC STUBBED INTO ACCESSIBLE CEILING SPACE
1	OUTLET FOR AUDIO/VISUAL FIRE ALARM SIGNAL DEVICE AT 4'-8" AFF WITH A 3/4" EC STUBBED INTO ACCESSIBLE CEILING SPACE
1	OUTLET FOR CEILING MOUNTED SMOKE DETECTOR WITH A 3/4" EC STUBBED INTO ACCESSIBLE CEILING SPACE
1	SPRINKLER WATER FLOW SWITCH
1	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
1	PANELBOARD
2	KEYED NOTE DESIGNATION
20	EQUIPMENT CONNECTION DESIGNATION SEE SCHEDULE
11	SWITCH LEG WIRING, 2 #12 - CROSS MARKS INDICATE NUMBER OF CONDUCTORS IF MORE THAN TWO
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

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

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PROFESSIONAL ENGINEER
ELECTRICAL SCHEDULES AND RISERS
JOB NO. 23046
VA MEADOWS IND. PARK LOT 5A - BLDG. 2
E002

THIS PROJECT IS BEING SUBMITTED UNDER THE POLICY 28 NEW COMMERCIAL BUILDINGS AND FIRST GENERATION TENANT SPACE - OCCUPANCY PERMIT.



SERVICE LOAD CALCULATION		
RECEPTACLES - CURRENT & FUTURE (3 W/SQ. FT.)	LOAD.(KW)	129.10
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
TOTAL		526.90
TOTAL AT 208V 3PHASE =		1463.61 AMPS

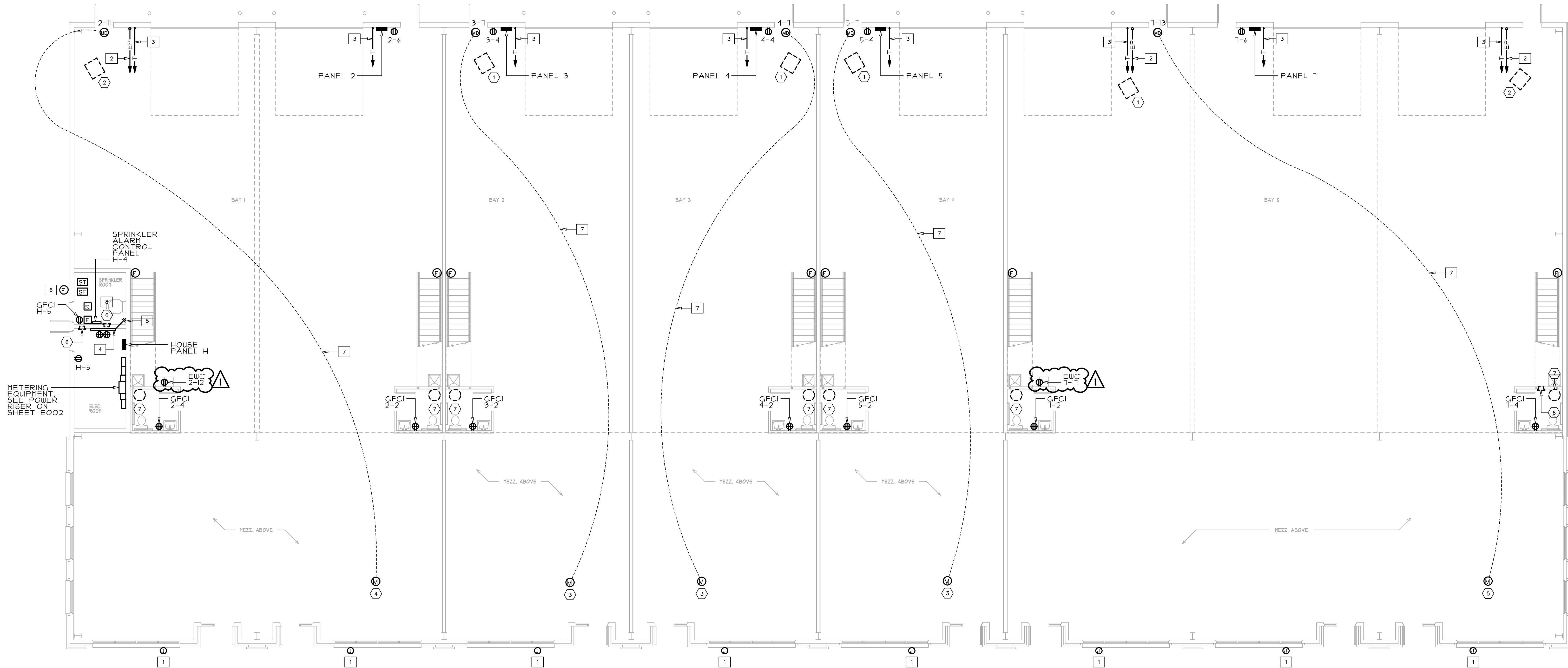
PANEL H																
VOLTS: 120/208			PHASE: 3			WIRES: 4			MOUNTING: SURFACE							
AMPS: 100			MAIN: LUGS ONLY													
BRKR		DESCRIPTION	CIRCUIT			PHASE LOAD			CIRCUIT			DESCRIPTION	BRKR			
P	A		AMPS	DEMAND	NO.	A	B	C	NO.	DEMAND	AMPS		A	P		
1	20	SPRINKLER HEAT	12.5	100%	1	20.8			2	125%	6.6	BUILDING LIGHTS (2)	20	1		
1	20	ELECTRIC HEAT	12.5	100%	3		18.8		4	125%	5.0	SPRINK. ALARM PNL. (1)	20	1		
1	20	RECS - ELEC. SPRINK.	3.0	100%	5			11.0	6	100%	8.0	EQUIPMENT SPACE	20	1		
1	20	LTS - ELEC. SPRINK.	2.0	125%	7	2.5			8	100%	0.0	SPARE	20	1		
1	20	SPARE	0.0	100%	9		0.0		10	100%	0.0	SPARE	20	1		
1	20	SPARE	0.0	100%	11			0.0	12	100%	0.0	SPARE	20	1		
1	--	PROVISION	0.0	100%	13	0.0			14	100%	0.0	PROVISION	--	1		
1	--	PROVISION	0.0	100%	15		0.0		16	100%	0.0	PROVISION	--	1		
1	--	PROVISION	0.0	100%	17			0.0	18	100%	0.0	PROVISION	--	1		
1	--	PROVISION	0.0	100%	19	0.0			20	100%	0.0	PROVISION	--	1		
1	--	PROVISION	0.0	100%	21		0.0		22	100%	0.0	PROVISION	--	1		
1	--	PROVISION	0.0	100%	23			0.0	24	100%	0.0	PROVISION	--	1		
						23.3	18.8	11.0								
						2.8	2.3	1.3	KW							
(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																

PANEL 2																
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		A	P		
2	30	WATER HEATER - A	21.6	125%	1	28.5			2	100%	1.5	RECEPTACLE - TOILET A	20	1		
--	--	--	21.6	125%	3		28.5		4	100%	1.5	RECEPTACLE - TOILET B	20	1		
2	30	WATER HEATER - B	21.6	125%	5			28.5	6	100%	1.5	RECEPTACLE	20	1		
--	--	--	21.6	125%	7	36.5			8	125%	7.6	LIGHTS - A	20	1		
1	15	UH-2	10.0	100%	9		19.5		10	125%	7.6	LIGHTS - B	20	1		
1	15	EF-3	3.3	125%	11			12.1	12	100%	8.0	ENC (1)	20	1		
1	20	SPARE	0.0	100%	13	0.0			14	100%	0.0	SPARE	20	1		
1	20	SPARE	0.0	100%	15		0.0		16	100%	0.0	SPARE	20	1		
1	20	SPARE	0.0	100%	17			0.0	18	100%	0.0	SPARE	20	1		
1	--	PROVISION	0.0	100%	19	0.0			20	100%	0.0	PROVISION	--	1		
1	--	PROVISION	0.0	100%	21		0.0		22	100%	0.0	PROVISION	--	1		
1	--	PROVISION	0.0	100%	23			0.0	24	100%	0.0	PROVISION	--	1		
1	--	PROVISION	0.0	100%	25	0.0			26	100%	0.0	PROVISION	--	1		
1	--	PROVISION	0.0	100%	27		0.0		28	100%	0.0	PROVISION	--	1		
1	--	PROVISION	0.0	100%	29			0.0	30	100%	0.0	PROVISION	--	1		
1	--	PROVISION	0.0	100%	31	0.0			32	100%	0.0	PROVISION	--	1		
1	--	PROVISION	0.0	100%	33		0.0		34	100%	0.0	PROVISION	--	1		
1	--	PROVISION	0.0	100%	35			0.0	36	100%	0.0	PROVISION	--	1		
1	--	PROVISION	0.0	100%	37	0.0			38	100%	0.0	PROVISION	--	1		
1	--	PROVISION	0.0	100%	39		0.0		40	100%	0.0	PROVISION	--	1		
1	--	PROVISION	0.0	100%	41			0.0	42	100%	0.0	PROVISION	--	1		
						65.0	48.0	40.6								
						7.8	5.8	4.9	KW							
SQUARE D NQ OR EQUAL SEE SPEC. NOTES																

PANEL 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		A	P		
2	30	WATER HEATER	21.6	125%	1	28.5			2	100%	1.5	RECEPTACLE - TOOL	20	1		
--	--		21.6	125%	3		28.5		4	100%	1.5	RECEPTACLE	20	1		
1	15	UH-1	10.0	100%	5			19.5	6	125%	7.6	LIGHTS	20	1		
1	15	EF-2	2.3	125%	7	2.9			8	100%	0.0	SPARE	20	1		
1	20	SPARE	0.0	100%	9		0.0		10	100%	0.0	SPARE	20	1		
1	20	SPARE	0.0	100%	11			0.0	12	100%	0.0	SPARE	20	1		
1	20	SPARE	0.0	100%	13	0.0			14	100%	0.0	SPARE	20	1		
1	20	SPARE	0.0	100%	15		0.0		16	100%	0.0	SPARE	20	1		
1	20	SPARE	0.0	100%	17			0.0	18	100%	0.0	SPARE	20	1		
1	--	PROVISION	0.0	100%	19	0.0			20	100%	0.0	PROVISION	--	1		
1	--	PROVISION	0.0	100%	21		0.0		22	100%	0.0	PROVISION	--	1		
1	--	PROVISION	0.0	100%	23			0.0	24	100%	0.0	PROVISION	--	1		
1	--	PROVISION	0.0	100%	25	0.0			26	100%	0.0	PROVISION	--	1		
1	--	PROVISION	0.0	100%	27		0.0		28	100%	0.0	PROVISION	--	1		
1	--	PROVISION	0.0	100%	29			0.0	30	100%	0.0	PROVISION	--	1		
1	--	PROVISION	0.0	100%	31	0.0			32	100%	0.0	PROVISION	--	1		
1	--	PROVISION	0.0	100%	33		0.0		34	100%	0.0	PROVISION	--	1		
1	--	PROVISION	0.0	100%	35			0.0	36	100%	0.0	PROVISION	--	1		
1	--	PROVISION	0.0	100%	37	0.0			38	100%	0.0	PROVISION	--	1		
1	--	PROVISION	0.0	100%	39		0.0		40	100%	0.0	PROVISION	--	1		
1	--	PROVISION	0.0	100%	41			0.0	42	100%	0.0	PROVISION	--	1		
						31.4	28.5	19.5	KW							
						3.8	3.4	2.3								
SQUARE D NQ OR EQUAL																
SEE SPEC. NOTES																

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





POWER PLAN

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

KEYED DRAWING NOTES

1. JUNCTION BOX WITH A WEATHERPROOF COVERPLATE WITH A 1" EMPTY CONDUIT STUBBED INTO LEASE 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 (2) 4" CONDUITS RUN TO THE BUILDING DEMARC. VERIFY LOCATION AND REQUIREMENTS WITH THE OWNER. CONNECT RECEPTABLES TO CIRCUIT H-6.
5. 2" x 10" GROUNDING BUS BAR WITH #6 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 TO OPERATE AS DIRECTED BY HVAC. PROVIDE AND INSTALL RELAY AS REQUIRED. WIRE DAMPER THRU LOCAL TOGGLE SWITCH DISCONNECT.
8. WALL HEATER TO HAVE 36" MINIMUM CLEARANCE TO ANY OBSTRUCTIONS PRIOR TO ROUGH-IN. COORDINATE WITH HVAC CONTRACTOR.

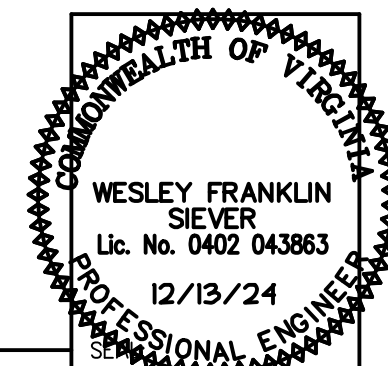
THIS PROJECT IS BEING SUBMITTED UNDER THE POLICY 2.8 NEW COMMERCIAL BUILDINGS AND FIRST GENERATION TENANT SPACE - OCCUPANCY PERMIT.

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

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103-298-8181  
2534 E Timber Crest Drive NE Leland, North Caarolina 28451

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

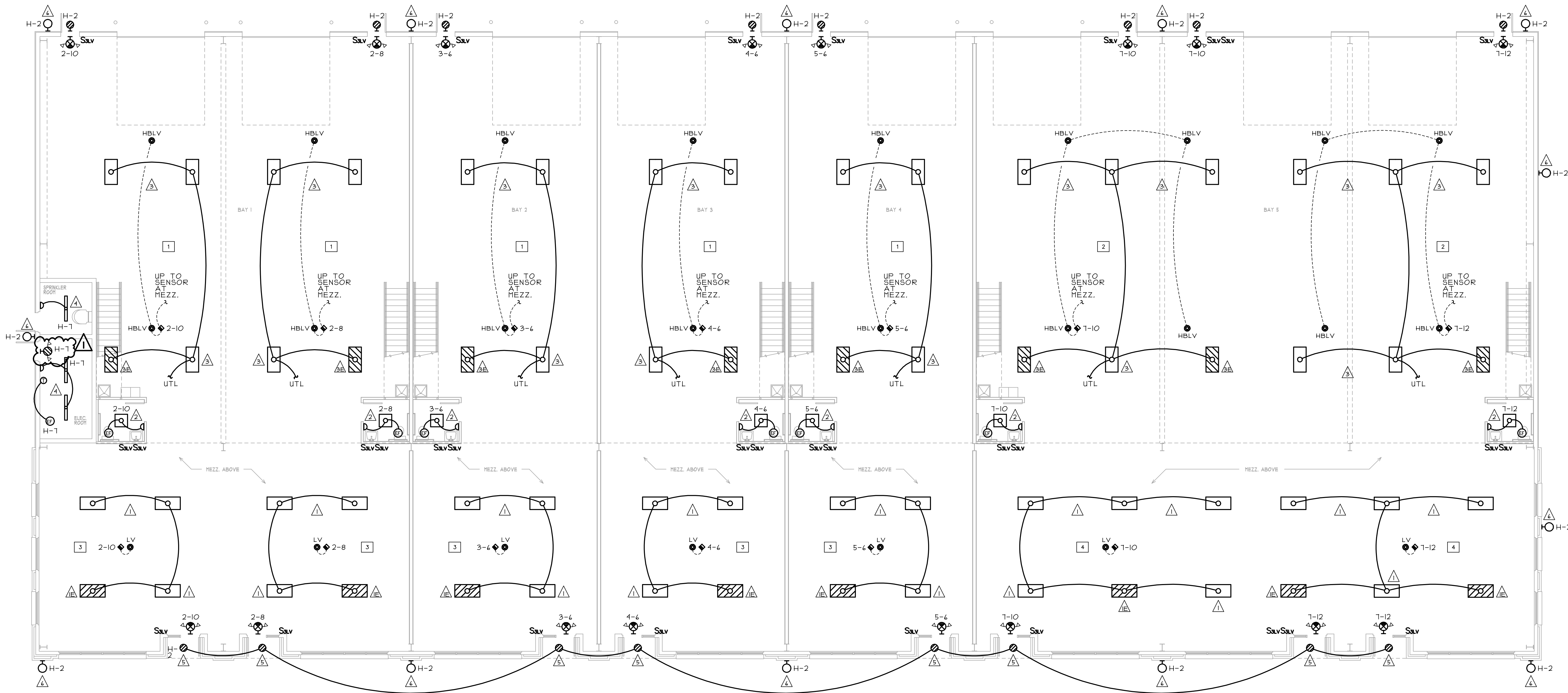


POWER PLAN

JOB NO. 23046

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

E004



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

KEYED DRAWING NOTES

1. 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 AND (ii) LOCATED BESIDE THE TOILET. COORDINATE ALL REQUIREMENTS WITH MANUFACTURERS AND PROVIDE ALL ACCESSORIES NEEDED FOR A COMPLETE INSTALLATION.
2. 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.
3. 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 BESIDE THE TOILET. COORDINATE ALL REQUIREMENTS WITH MANUFACTURERS AND PROVIDE ALL ACCESSORIES NEEDED FOR A COMPLETE INSTALLATION.
4. 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 BESIDE THE TOILET. 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             |
| LV   | PASSIVE INFRARED DUAL TECHNOLOGY MICROPHONIC LINE VOLTAGE WALL MOUNT SENSOR, AT 48" AFF TO TOP OF BOX, MANUAL "ON" AUTOMATIC "OFF"                               |
| SLV  | ON-OFF ONLY, WALL MOUNT SWITCH WITH LOW VOLTAGE WIRING TO RELAY POWER PACK AT 48" AFF TO TOP OF BOX  |
| S3LV | 3-WAY, ON-OFF ONLY, WALL MOUNT SWITCH WITH LOW VOLTAGE WIRING TO RELAY POWER PACK, AT 48" AFF TO TOP OF BOX  |
| ◆    | RELAY POWER PACK ABOVE NEAREST ACCESSIBLE LAY-IN CEILING   |
| AFF  | ABOVE FINISHED FLOOR   |

LIST NOTES

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

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13 DEC. 2024  
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GEN COR BUILDING #2  
VIRGINIA MEADOWS INDUSTRIAL PARK  
11982 WILTON MEADOWS COURT  
MANASSAS, VA. 20109

COMMONWEALTH OF VIRGINIA  
WESLEY FRANKLIN  
SIEVER  
Lic. No. 0402 043863  
12/13/24  
PROFESSIONAL ENGINEER

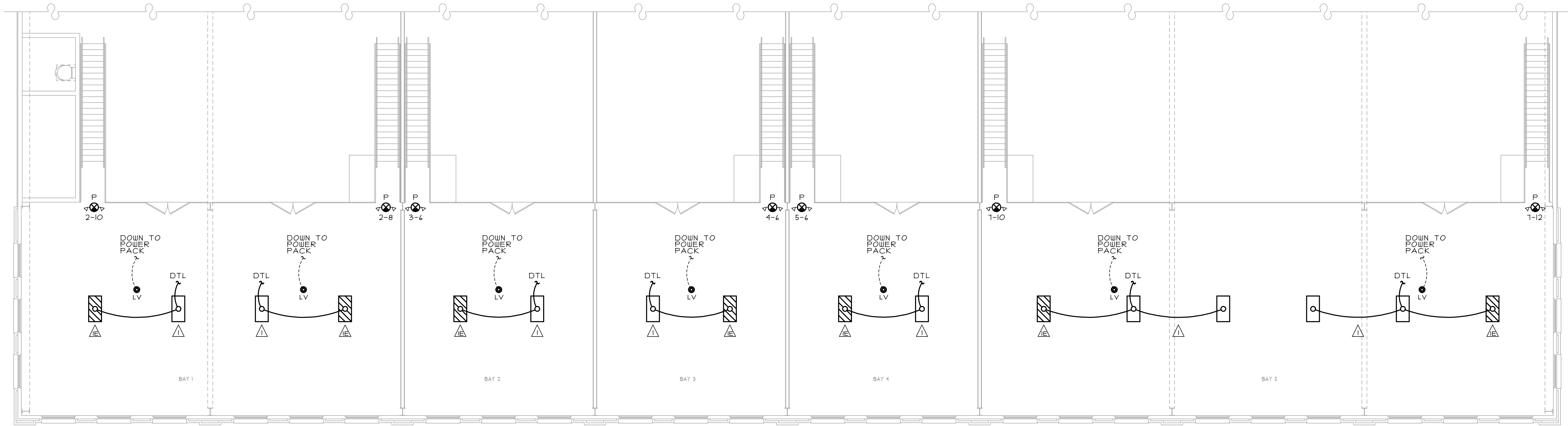
LIGHTING PLAN

JOB NO. 23046

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

E005





### 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)

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

##### Allowed Interior Lighting Power

A Area Category	B Floor Area (ft <sup>2</sup> )	C Allowed Watts / ft <sup>2</sup>	D Allowed Watts (B X C)
1-Warehouse	32288	0.43	13940
Total Allowed Watts = 13940			

##### Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt	E (C X D)
1-Minibooth LED 1: Type 1 1 & 1E: 2 x 4: LED Other Fixture Unit 36W	1	48	36	1718
LED 2: Type 2 2 x 2: LED Other Fixture Unit 36W	1	7	29	203
LED 3: Type 3 3 & 3E: High Bay Other	1	32	134	4288
LED 4: Type 4: Strip: LED Other Fixture Unit 36W	1	3	34	102
Total Proposed Watts = 6309				

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 other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.5.5 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

R.B. PROPST  
Name - Title  
Signature  
9-23-24  
Date

Project Title: Gen Cor Building #2  
Data filename: M:\Current\2023\23046\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 ft <sup>2</sup>	0.4	Yes	7
Entry canopy	18 ft <sup>2</sup>	0.4	Yes	7
Entry canopy	18 ft <sup>2</sup>	0.4	Yes	7
Entry canopy	18 ft <sup>2</sup>	0.4	Yes	7
Entry canopy	18 ft <sup>2</sup>	0.4	Yes	7
Entry canopy	18 ft <sup>2</sup>	0.4	Yes	7
Entry canopy	18 ft <sup>2</sup>	0.4	Yes	7
Walkway < 10 feet wide	240 ft <sup>2</sup> of	0.7	Yes	168
Walkway < 10 feet wide	240 ft <sup>2</sup> of	0.7	Yes	168
Walkway < 10 feet wide	100 ft <sup>2</sup> of	0.7	Yes	70
Walkway < 10 feet wide	100 ft <sup>2</sup> of	0.7	Yes	70
Total Tradable Watts (a) = 534				
Total Allowed Supplemental Watts (b) = 900				

(a) Wattage tradeoffs 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)
Entry canopy (18 ft <sup>2</sup> ): Tradable Wattage				
LED 1: Type 1: Ext. Recessed Can: LED Other Fixture Unit 25W	1	1	18	18
LED 2: Type 2: Ext. Recessed Can: LED Other Fixture Unit 25W	1	1	18	18
LED 3: Type 3: Ext. Recessed Can: LED Other Fixture Unit 25W	1	1	18	18
LED 4: Type 4: 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 6: Ext. Recessed Can: LED Other Fixture Unit 25W	1	1	18	18
LED 7: Type 7: Ext. Recessed Can: LED Other Fixture Unit 25W	1	1	18	18

Project Title: Gen Cor Building #2  
Data filename: M:\Current\2023\23046\23046 Ltg.cck  
Report date: 09/24/24  
Page 2 of 9

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt	E (C X D)
LED 8: Type 8: Ext. Recessed Can: LED Other Fixture Unit 25W	1	1	18	18
Walkway < 10 feet wide (240 ft <sup>2</sup> of walkway length): Tradable Wattage				
LED 9: Type 9: Wall Pack: LED Other Fixture Unit 50W	1	5	50	250
LED 10: Type 10: Wall Pack: LED Other Fixture Unit 50W	1	5	50	250
Walkway < 10 feet wide (100 ft <sup>2</sup> of walkway length): Tradable Wattage				
LED 11: Type 11: Wall Pack: LED Other Fixture Unit 50W	1	2	50	100
LED 12: Type 12: 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 other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.5.5 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

R.B. PROPST  
Name - Title  
Signature  
9-23-24  
Date

Project Title: Gen Cor Building #2  
Data filename: M:\Current\2023\23046\23046 Ltg.cck  
Report date: 09/24/24  
Page 3 of 9

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9/23/24  
PROFESSIONAL ENGINEER

MEZZANINE  
LIGHTING PLAN  
AND FORMS

JOB NO. 23046

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

E006



HVAC SPECIFICATIONS	
<div>1. GENERAL</div> <div>1.1 DESCRIPTION OF WORK:</div> <div>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.<div>1. HEATING SYSTEM</div><div>2. COOLING SYSTEM</div><div>3. VENTILATION SYSTEM</div><div>4. EXHAUST SYSTEMS</div></div> <div>1.2 RELATED DOCUMENTS:</div> <div>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.</div> <div>1.3 JOB CONDITIONS:</div> <div>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.</div> <div>B. PROVIDE FITTINGS, OFFSETS, TRANSITIONS, CONTROL TRANSFORMERS AND ACCESSORIES REQUIRED TO MEET CONDITIONS OF THE PROJECT.</div> <div>C. PROVIDE SERVICE ACCESS FOR EQUIPMENT, CONTROL COMPONENTS, VALVES, FILTERS AND SPECIALTIES.</div> <div>D. PROVIDE ACCESS PANELS FOR VALVES, ACCESS DOORS, ETC. CONCEALED BEHIND FINISHED SURFACES.</div> <div>E. MODIFY DUCT DIMENSIONS AS REQUIRED BY BUILDING STRUCTURE OR OTHER WORK AT NO ADDITIONAL COSTS TO THE OWNER. MAINTAIN EQUIVALENT FREE AREA SIZES.</div> <div>1.4 CONFORMANCE TO REGULATIONS:</div> <div>A. WORK SHALL CONFORM WITH VIRGINIA UNIFORM STATEWIDE BUILDING CODE, NFPA, AND LOCAL ORDINANCES.</div> <div>1.5 QUALITY ASSURANCE:</div> <div>A. COMPLY WITH MANUFACTURER'S REQUIREMENTS AND NOTES AND DETAILS SHOWN HEREIN FOR INSTALLATION OF EQUIPMENT.</div> <div>B. COMPLY WITH RECOMMENDATIONS OF SMACNA AND ASHRAE.</div> <div>1.6 MATERIALS AND EQUIPMENT:</div> <div>A. EQUIPMENT PROVIDED FOR THIS PROJECT SHALL BE EQUIVALENT TO PRODUCTS SPECIFIED.</div> <div>B. CONTRACTOR SHALL GUARANTEE EQUIVALENCE AND IS RESPONSIBLE FOR MODIFICATIONS REQUIRED AND COORDINATION WITH OTHER TRADES TO FIT SUBSTITUTED PRODUCT INTO THE PROJECT.</div> <div>C. MATERIALS AND EQUIPMENT OF THE SAME TYPE AND USE SHALL BE FROM A SINGLE MANUFACTURER.</div> <div>D. PROTECT STORED MATERIALS AND EQUIPMENT FROM WEATHER.</div> <div>E. IF HVAC EQUIPMENT IS OPERATED DURING CONSTRUCTION, PROVIDE TEMPORARY FILTERS TO PROTECT AIR HANDLING EQUIPMENT.</div> <div>1.7 SUBMITTALS:</div> <div>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.</div> <div>B. SUBMIT OPERATING AND MAINTENANCE MANUALS FOR EACH PIECE OF EQUIPMENT INSTALLED IN THIS PROJECT. INCLUDE COPIES OF SPECIFIC EQUIPMENT WARRANTIES IN MANUAL.</div> <div>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.</div> <div>1.8 PROJECT CLOSEOUT:</div> <div>A. REPLACE OR REPAIR DAMAGED EQUIPMENT AND CLEAN ALL EXPOSED SURFACES.</div> <div>B. TOUCH--UP SHOP APPLIED FINISHES TO RESTORE DAMAGED OR SOILED AREAS.</div> <div>C. INSTRUCT OWNER'S REPRESENTATIVE IN OPERATION AND MAINTENANCE OF EQUIPMENT UTILIZING OPERATION AND MAINTENANCE MANUAL.</div> <div>D. REPLACE FILTERS IN AIR HANDLING EQUIPMENT AT TIME OF PROJECT TURNOVER TO OWNER.</div> <div>E. VACUUM INTERIORS OF DUCTWORK AND EQUIPMENT WHICH BECOMES DIRTY, PRIOR TO PROJECT TURNOVER TO OWNER. CLEAN ANY DIRTY EQUIPMENT COILS.</div> <div>2. PRODUCTS</div> <div>2.1 HVAC EQUIPMENT:</div> <div>A. REFER TO SCHEDULE SHEETS AND EQUIPMENT LIST FOR MANUFACTURERS AND MODEL NUMBERS.</div> <div>B. ALTERNATE MANUFACTURER'S ARE: LENNOX, YORK, MCQUAY, TITUS, CARRIER, SANYO, MITSUBISHI, TRANE, COOK, CARNES, TWIN CITY, ACME, METALAIRE</div> <div>C. PROVIDE MINIMUM MERV 8 RETURN AIR FILTERS FOR AIR HANDLING EQUIPMENT.</div>	<div>2.2 AIR DISTRIBUTION:</div> <div>A. METAL DUCTWORK: SHOP FABRICATED AS FOLLOWS.<div>1. MATERIALS: GALVANIZED STEEL SHEET, ASTM A 527--85.</div><div>2. CONSTRUCTION: PER SMACNA HVAC DUCT CONSTRUCTION STANDARDS FOR LOW PRESSURE SYSTEM UP TO 2' W.C. CONSTRUCTION.</div><div>3. JOINT SEALANT: UL LISTED FOSTER WASTIC, HARDCAST FTA--20, KINGCO 18--136.</div><div>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.</div></div> <div>B. DAMPERS -- AS MANUF. BY RUSKIN, CESCO, ARROW, CREATIVE METALS, PREFCO<div>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.</div><div>2. MOTORIZED DAMPERS -- REFER TO EQUIPMENT LIST ON DRAWINGS.</div></div> <div>C. ACCESS DOORS --<div>1. FACTORY BUILT WITH SASH LOCKS, BUTT HINGE, GASKET, 24 GA. DOOR AND 22 GA. FRAME.</div><div>2. ACCESS DOOR IN INSULATED DUCT SHALL BE DOUBLE CONSTRUCTION, WITH INSULATION ENCASED.</div><div>3. MINIMUM SIZE TO BE 75% SIZE OF DUCT IN WHICH INSTALLED, OR 10" X 10".</div><div>4. CESCO MODEL HAD--10, LOUVERS AND DAMPERS, KEES, INC. OR AIR BALANCE.</div></div> <div>2.3 CONTROLS:</div> <div>A. PROVIDE ALL RELAYS, TRANSFORMERS, CONTROL WIRING, TERMINAL BLOCKS, ETC. FOR A COMPLETE SYSTEM.<div>1. COMPONENT MANUFACTURER'S AND MODEL NUMBERS AS SPECIFIED ON DRAWINGS.</div></div> <div>B. THE WARRANTY PERIOD SHALL COMMENCE AFTER 60 DAYS OF BENEFICIAL USE, MEASURED FROM THE DATE OF ACCEPTANCE FROM THE OWNER.</div> <div>3. EXECUTION</div> <div>3.1 HVAC EQUIPMENT:</div> <div>A. PROVIDE PERMANENT TAG ON EQUIPMENT INDICATING EXPIRATION DATE OF WARRANTIES. LOCATE TAG IN A READILY VISIBLE LOCATION.</div> <div>B. PROVIDE FACTORY AUTHORIZED START--UP OF EQUIPMENT AND SUBMIT TEST REPORTS. (INCLUDE IN O&amp;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.</div> <div>3.2 AIR DISTRIBUTION:</div> <div>A. DUCTWORK:<div>1. SEAL JOINTS IN DUCTWORK WITH COATING OF HARDCAST SEALANT OR UL LISTED FSK DUCT TAPE.</div><div>2. INSTALL INTERNAL ENDS OF SLIP JOINTS IN DIRECTION OF AIRFLOWS.</div><div>3. MAXIMUM ANGLE OF OFFSETS AND TRANSITIONS SHALL NOT EXCEED 30 DEGREES.</div><div>4. ADEQUATELY SUPPORT DUCT AS PER CODE REQUIREMENTS --ELIMINATE SAGGING AND COMPRESSION OF DUCT.</div><div>5. TRANSITION DUCTS TO FIT EQUIPMENT. PROVIDE FC AT INLINE EF.</div><div>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.</div></div> <div>B. DAMPERS: ACTUATORS AND PUSH--RODS SHALL BE ACCESSIBLE.<div>1. ACTUATORS AND PUSH--RODS SHALL BE ACCESSIBLE.</div></div> <div>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.</div> <div>D. BALANCE AIR DISTRIBUTION TO WITHIN 10% OF DESIGN AND SUBMIT REPORT.<div>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.</div><div>2. INCLUDE EXHAUST FAN SYSTEMS, AND HVAC EQUIPMENT.</div><div>3. COMPLY WITH NEBB AND AABC REQUIREMENTS.</div></div> <div>3.3 CONTROLS:</div> <div>A. SEAL PROBE PENETRATIONS FOR DUCT MOUNTED SENSORS.</div> <div>B. PROVIDE JUNCTION BOX HOUSING FOR CONTROL WIRING INTERLOCK TO COMPONENTS.</div> <div>C. ROUTE CONDUCTORS NEATLY AND PARALLEL OR PERPENDICULAR TO BUILDING CONSTRUCTION. WIRING AND CONDUCTORS IN FINISHED SPACES TO BE RUN CONCEALED.</div> <div>D. SEQUENCE OF CONTROL<div>1. ON A CALL FOR HEAT -- BLOWER AND GAS HEAT SHALL BE ENABLED.</div><div>2. EF'S TO BE INTERLOCKED TO MOTORIZED LOUVERS TO OPEN WHEN FANS ARE ENABLED.</div></div>

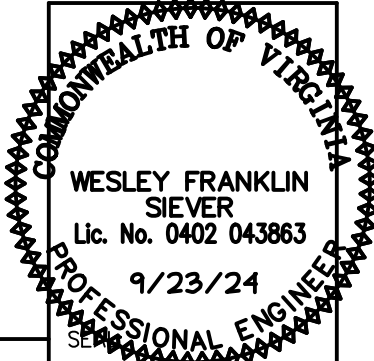
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DATE:  
23 SEPT. 2024

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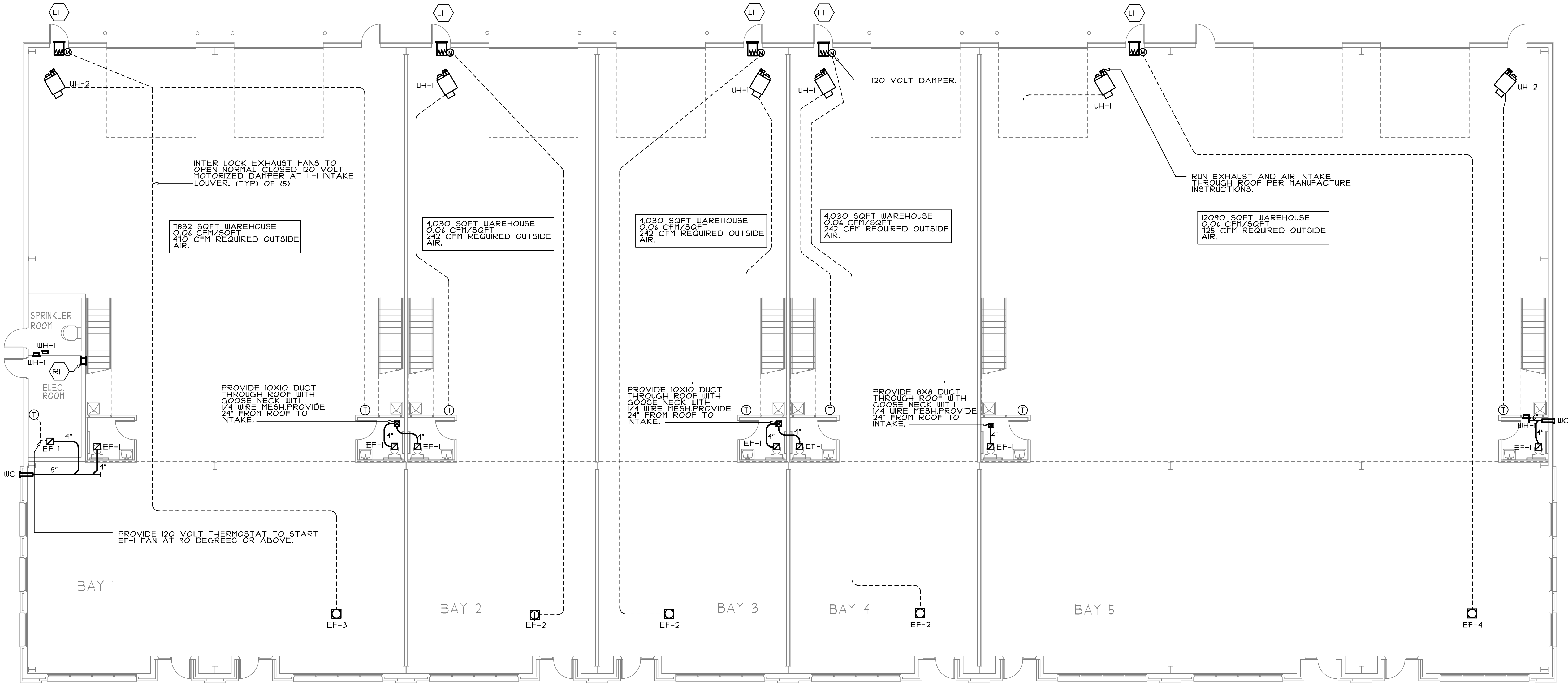
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GEN COR BUILDING #2  
VIRGINIA MEADOWS INDUSTRIAL PARK  
11982 WILTON MEADOWS COURT  
MANASSAS, VA. 20109



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





SYMBOLS

Ⓢ

THERMOSTAT-MTD. 48" AFF

Ⓐ

INDICATES AIR OUTLET OR INLET  
TOP LETTER INDICATES GRID TYPE  
(SEE SCHEDULE); BOTTOM  
NUMERAL INDICATES CFM FOR  
BALANCING

WM

MOTORIZED DAMPER (MOD)

ABBREVIATIONS

UH

UNIT HEATER

SC

SPEED CONTROL

WC

WALL CAP

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, W/ FAN SWITCH SUBBASE, SUITABLE FOR HEAT PUMP USE AS APPLICABLE, 1 DAY PROGRAMMABLE, W/ OVERRIDE TIMER, AUX. CONTACT TO OPEN OA MOD IN OCCUPIED MODES, 2 STAGE HEAT, W/ LOCKING COVER FOR T'STATS 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, MOCP.

UH-2- 250 MBH GAS INPUT, REZNOR V3 SERIES, 120 VOLTS, 15 AMPS, MOCP.

WH-1- 1500 WATT 120 VOLT PHASE I 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 PSAH45W1212	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	REMARKS
EF-1	BATHROOM VENTILATION FAN	80	0.10	N/A	640	120/1 FLA 1.10	BROAN L100 ① ② ③
EF-2	ROOF MOUNTED EXHAUST FAN	251	0.125	1/30	1300	120/1 FLA 0.11	DAYTON 4YC61 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	180	0.125	1/8	1300	120/1 FLA 2.0	DAYTON 4YC61 ① ② ④ ⑤

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 48C112

⑤ PROVIDE MATCHING ROOF CURB.

WALL BOX

EF

MOTOR SIDE GUARD

WALL

DISCHARGE SHUTTER

FLANGE

WALL PROP DETAIL  
NOT TO SCALE

POS. PRESSURE FLUE VENT

POWER VENTER

COMBUSTION AIR INTAKE

T'STAT MTD, 48" AFF

ALL THREAD STEEL RODS-SECURE TO STRUCTURE

UH-MTD. AS HIGH AS POSSIBLE UNLESS OTHERWISE NOTED

UNIT HEATER DIAGRAM  
NOT TO SCALE

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23 SEPT. 2024

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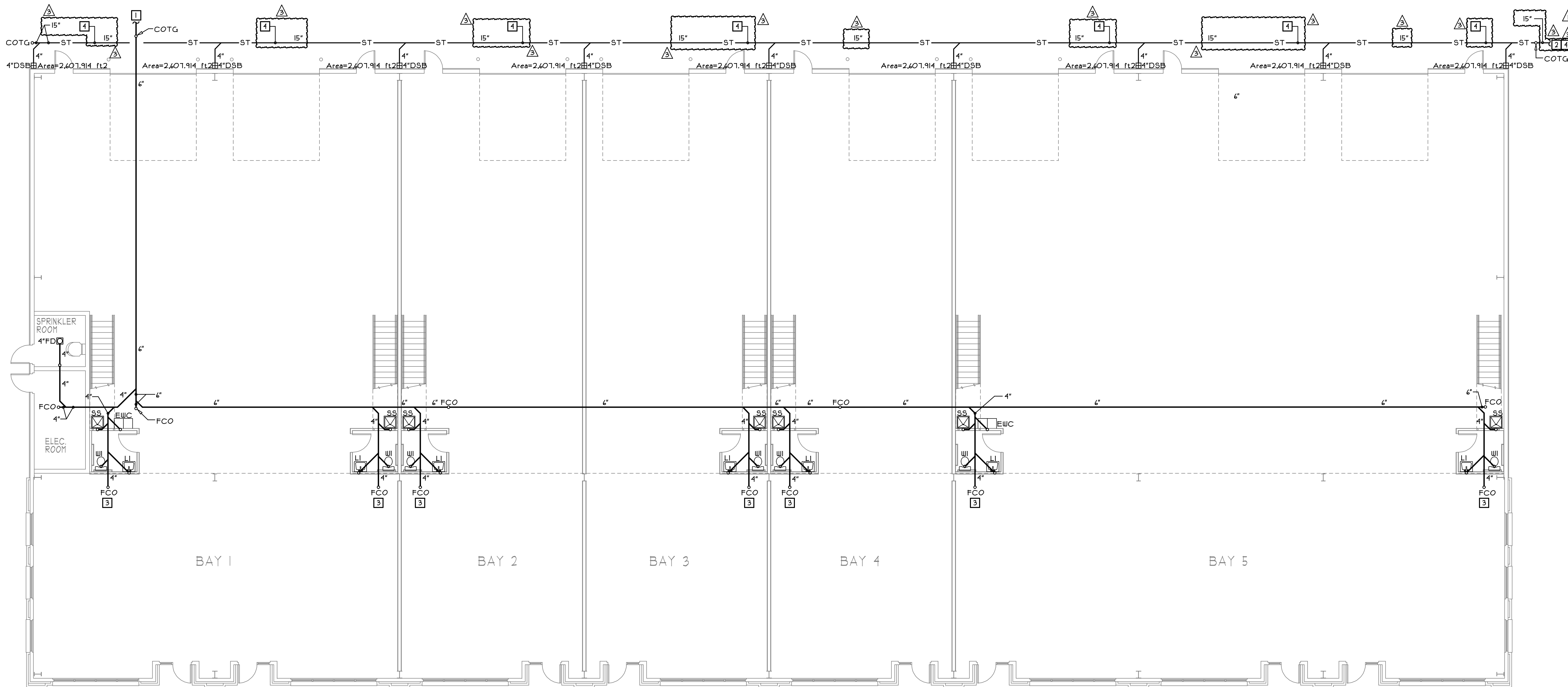
GEN COR BUILDING #2  
VIRGINIA MEADOWS INDUSTRIAL PARK  
11982 WILTON MEADOWS COURT  
MANASSAS, VA. 20109

HVAC PLAN  
JOB NO. 23046  
VA MEADOWS IND. PARK  
LOT 5A - BLDG. 2  
M002









DRAWING NOTES

- 4\"/>
- 10\"/>
- MINIMUM INVERT OF SAN PIPE IS 24\"/>
- STORM SEWER PIPE TO BE SDR35 PVC.

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DATE:  
23 SEPT. 2024  
13 DEC. 2024  
PLAN REVIEW COMMS.  
1 MAY 2025  
STORM REVISION

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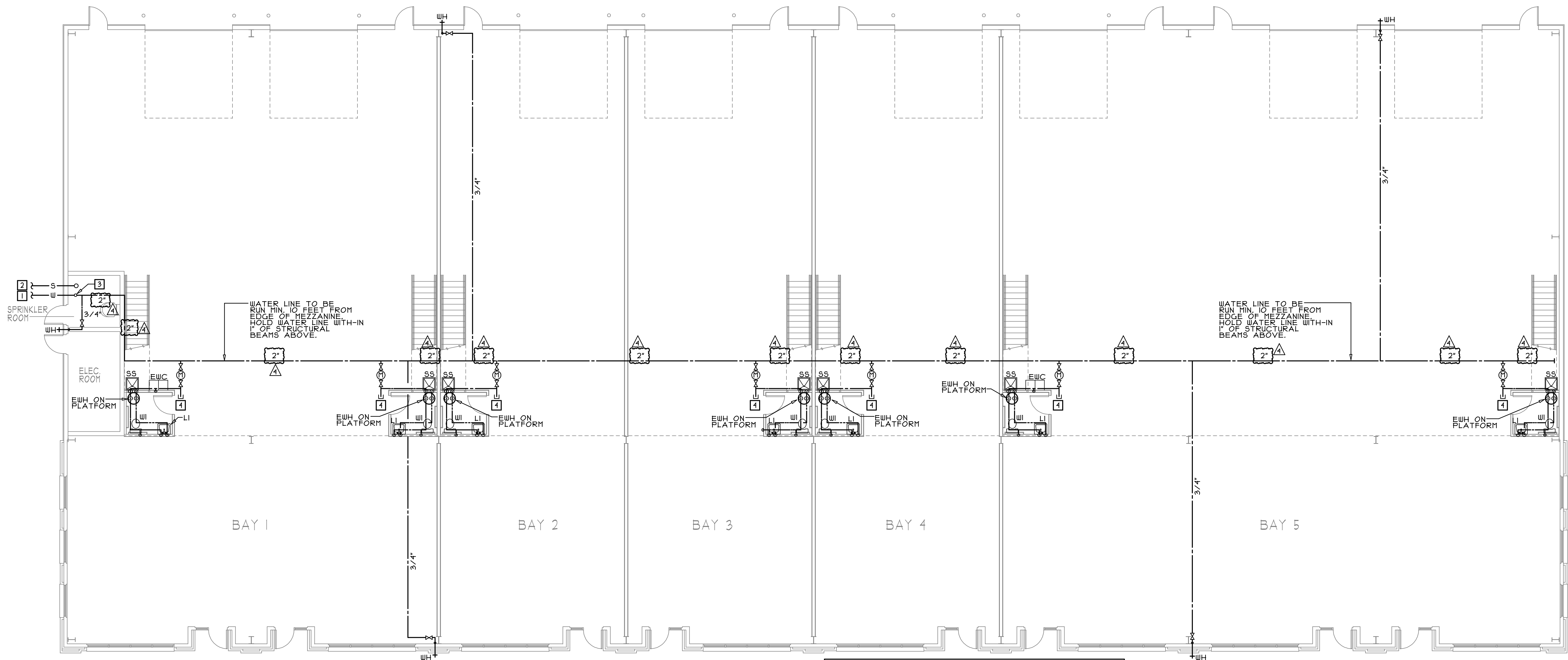
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COMMONWEALTH OF VIRGINIA  
WESLEY FRANKLIN  
SEWER  
Lic. No. 0402 043863  
12/13/24  
PROFESSIONAL ENGINEER

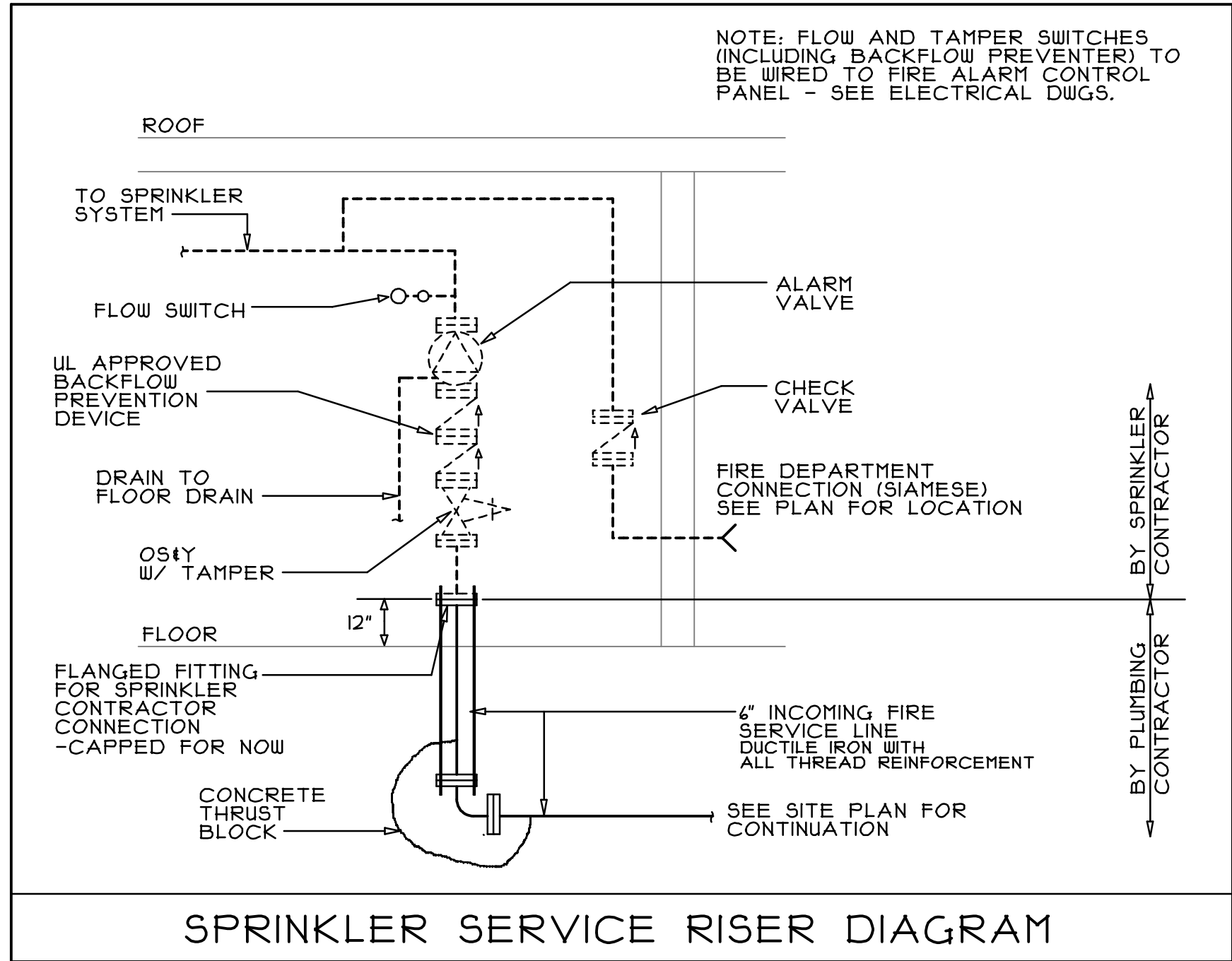
SANITARY/STORM  
PLAN AND NOTES

JOB NO. 23046  
VA MEADOWS IND. PARK  
LOT 5A - BLDG. 2  
P002



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.



SPRINKLER SERVICE RISER DIAGRAM

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

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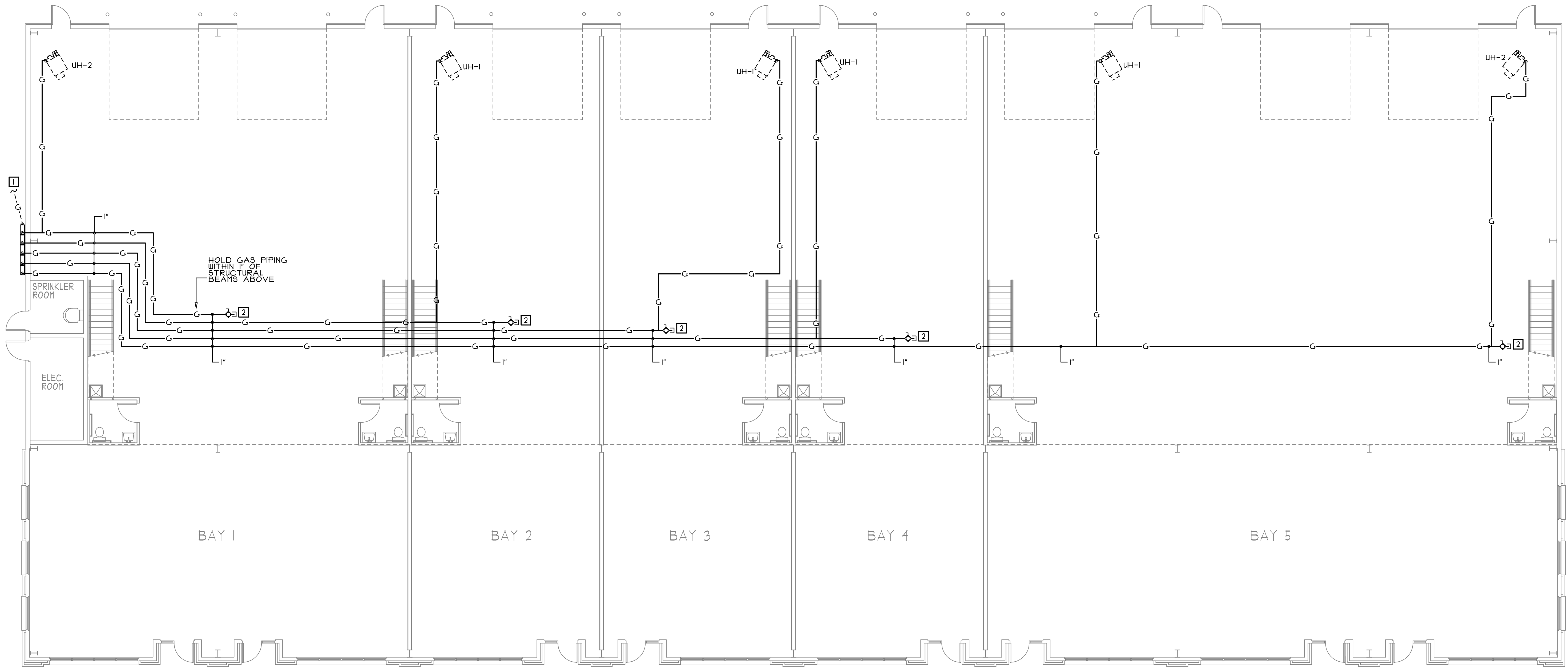
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PROFESSIONAL ENGINEER

WATER PLAN,  
NOTES & DETAIL

JOB NO. 23046  
VA MEADOWS IND. PARK  
LOT 5A - BLDG. 2  
P003





DRAWING NOTES

- 2 PSI GAS SERVICE AND METER  
BANK BY GAS CO.
- NEW 1" GAS MAIN VALVED AND CAPPED FOR FUTURE  
TENANT CONNECTIONS. MAXIMUM OF 500,000 BTU'S.

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DATE:  
23 SEPT. 2024

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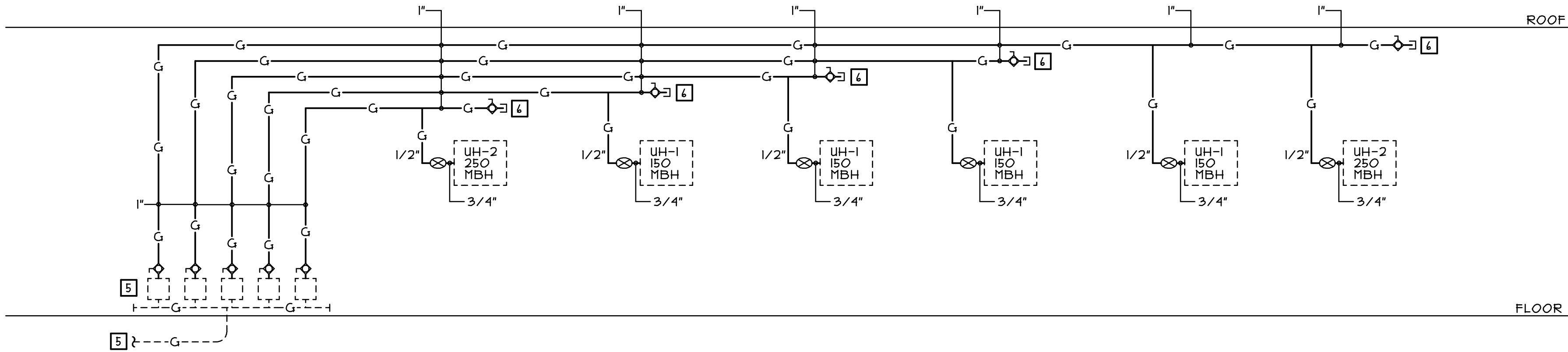
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**GEN COR BUILDING #2**  
VIRGINIA MEADOWS INDUSTRIAL PARK  
11982 WILTON MEADOWS COURT  
MANASSAS, VA. 20109

<p>COMMONWEALTH OF VIRGINIA</p> <p>WESLEY FRANKLIN SIEVER Lic. No. 0402 043863 9/23/24 PROFESSIONAL ENGINEER</p>
<p>GAS PLAN AND NOTES</p>
<p>JOB NO. 23046</p>
<p>VA MEADOWS IND. PARK LOT 5A - BLDG. 2</p>
<p>P004</p>

PLUMBING RISER NOTES

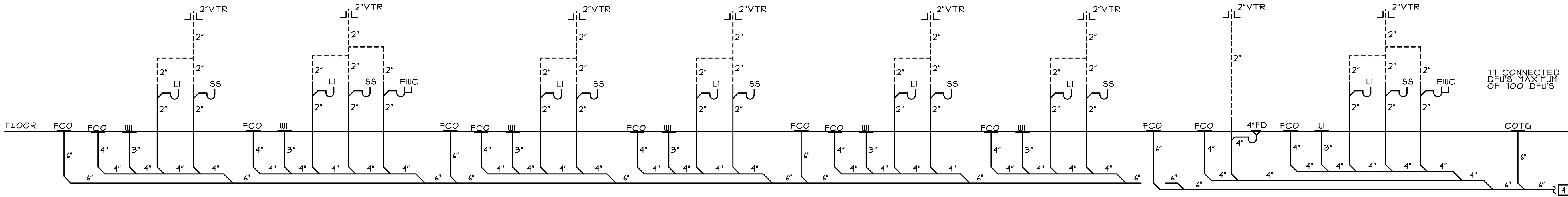
1. 4"DOMESTIC WATER SERVICE. SEE SITE PLAN FOR CONTINUATION.
2. 4"DOMESTIC WATER SERVICE VALVES IN VERTICAL.
3. 1.5"CW VALVED AND CAPPED WITH REMOTE READ WATER METERS FOR FUTURE TENANT CONNECTIONS.
4. 4"SANITARY MAIN TO SANITARY SEWER. SEE SITE PLAN FOR CONTINUATION.
5. 2 PSI GAS METER BANK AND SERVICE BY GAS CO.
6. 1"GAS MAIN VALVED & CAPPED FOR FUTURE CONNECTIONS. MAXIMUM OF 500,000 BTU'S.



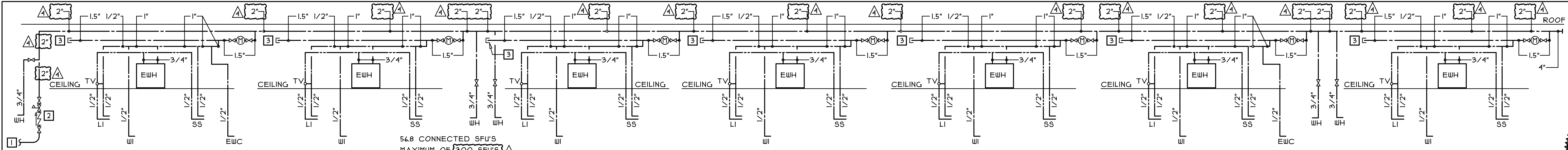
GAS RISER

NOTES:

1. THE MAXIMUM TOTAL DEVELOPED LENGTH OF PIPE IS LESS THAN 250 FEET.
2. THE TOTAL CONNECTED GAS LOAD FOR THE BUILDING IS 1,000,000 CONNECTED BTU'S. MAXIMUM GAS LOAD OF 3,400,000 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.



SANITARY RISER

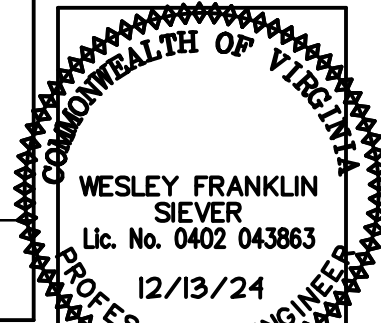


WATER RISER

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PLUMBING  
RISERS

JOB NO. 23046

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

P005