

KIN PROPERTIES LANDLORD IMPROVEMENTS

FACADE RENOVATION

414 MAPLE AVENUE EAST
VIENNA, VIRGINIA 22180

Revisions:
1
2
3
4
5

Project Number
181007

**KIN PROPERTIES
LANDLORD IMPROVEMENTS**
FACADE RENOVATION
**414 MAPLE AVENUE EAST
VIENNA, VIRGINIA 22180**

Project Name
**LANDLORD
IMPROVEMENTS**

**STEPHEN
BRASGALLA,
ARCHITECT**

COMMONWEALTH OF VIRGINIA
REGISTRATION NO. 0401012848
6901 WEST BROWARD BOULEVARD
SUITE 100
PLANTATION, FLORIDA 33317
TELEPHONE 954.614.3801
TELEFAX 954.208.0800
ARCHITECTY @ DESIGN23.NET

Drawn By: JSR
Checked By: STB

Scale: SHOWN
Date: 11-29-18

Project Number
181007

Sheet:

T - 1

GENERAL NOTES

GOVERNING CODE: INTERNATIONAL BUILDING CODE, 2018.

REFERENCE STANDARDS: REFERENCE TO ASTM AND OTHER STANDARDS SHALL MEAN THE LATEST EDITION IN EFFECT ON THE BID DATE OR DATE OF OWNER-CONTRACTOR AGREEMENT UNLESS NOTED IN THESE DOCUMENTS OR DESIGNATED BY THE GOVERNING CODE.

NOTES: NOTES ON THE INDIVIDUAL STRUCTURAL DRAWINGS SHALL TAKE PRIORITY OVER STRUCTURAL NOTES ON THIS SHEET.

SPECIFICATIONS: REFER TO THE SPECIFICATIONS FOR INFORMATION IN ADDITION TO THESE NOTES AND THE STRUCTURAL DRAWINGS.

ARCHITECTURAL: REFER TO THE ARCHITECTURAL DRAWINGS FOR ELEVATIONS, DOORS, WINDOWS, NONBEARING WALLS, CURTAIN WALLS, ELEVATORS, STAIRS, SLOPES, CURBS, DRAINS, DEPRESSIONS, RAILINGS, WATERPROOFING, FINISHES, ETC.

DISCREPANCIES: IN CASE OF DISCREPANCIES BETWEEN THE PLANS, SPECIFICATIONS, REFERENCE STANDARDS & GOVERNING CODE, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH WORK.

SITE VERIFICATION: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK AND THE ARCHITECT SHALL BE IMMEDIATELY NOTIFIED, IN WRITING, OF ANY DISCREPANCIES. IN NO CASE SHALL DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THE STRUCTURAL DRAWINGS.

OMISSIONS/CONFLICTS: IN CASE OF OMISSIONS AND CONFLICTS BETWEEN THE PLANS, SPECIFICATIONS AND SITE CONDITIONS, THE ARCHITECT SHALL BE NOTIFIED BEFORE PROCEEDING WITH THE WORK.

CONTRACTOR RESPONSIBILITIES: THE CONTRACTOR IS RESPONSIBLE FOR SAFETY AT THE SITE AND FOR THE STRENGTH AND STABILITY OF ALL PARTLY COMPLETED STRUCTURES.

LOAD LIMITS: LOADS ON THE STRUCTURE SHALL NOT EXCEED THE DESIGN LOADS SHOWN UNDER "DESIGN CRITERIA".

SUBMITTALS: WHERE SHOP DRAWINGS, MILL TESTS, OR OTHER ITEMS ARE REQUESTED, SUBMITTAL SHALL BE MADE TO THE ARCHITECT PRIOR TO FABRICATION OR INSTALLATION IN THE STRUCTURE, UNLESS SPECIFICALLY NOTED.

ALTERNATES: ALTERNATES FOR SPECIFIED ITEMS SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL. CONTRACTOR SHALL BUDGET FOR ARCHITECTURAL/ENGINEERING FEES ASSOCIATED WITH THE REVIEW OF THESE MATERIALS.

GENERAL CONSTRUCTION NOTES

1. WORK SHALL INCLUDE ALL ITEMS (BUILDING AND SITE) AS INDICATED ON THIS SET OF DRAWINGS UNLESS NOTED OTHERWISE.

2. DEPOSITS AND FEES: DEPOSITS FOR UTILITIES INCLUDING WATER METER, TELEPHONE AND ELECTRICAL SERVICE TO BE MADE BY THE GENERAL CONTRACTOR. PERMIT FEES, AS REQUIRED, SHALL BE PAID BY THE CONTRACTOR FOR THAT PORTION OF THE WORK.

3. GENERAL CONTRACTOR SHALL MAINTAIN TEMPORARY ELECTRICAL, WATER AND SANITARY FACILITIES AS REQUIRED FOR THE DURATION OF CONSTRUCTION.

4. PRIOR TO STARTING WORK, THE GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE PLANS. WRITTEN FIGURES INDICATING DIMENSIONS SHALL BE USED INSTEAD OF SCALING THE DRAWINGS. MEASUREMENTS BY SCALING SHALL NOT BE USED AS DIMENSIONS TO WORK BY. FIELD MEASUREMENTS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. SHOP DRAWINGS MUST BE FIELD VERIFIED.

5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL CODES, RULES AND REGULATIONS OR RESTRICTIONS HAVING JURISDICTION. GENERAL CONTRACTOR SHALL PROMPTLY NOTIFY ARCHITECT UPON THE OBSERVANCE OF ANY VARIATION BETWEEN THESE DOCUMENTS AND ANY APPLICABLE CODES OR ORDINANCES.

6. ALL CONSTRUCTION MATERIALS SHALL BE NEW AND SHALL BEAR UNDERWRITER'S LABELS WHERE APPLICABLE.

7. ALL PIERS, SUPPORTS, SHELVING, FOUNDATIONS, ANCHOR BOLTS, HANGERS, WHICH ARE REQUIRED BY A SUBCONTRACTOR FOR THE SUPPORT OR HANGING OF THEIR EQUIPMENT SHALL BE SUPPLIED BY THE CONTRACTOR REQUIRING SAME.

8. FOR CONVENIENCE IN DESCRIPTION # 4 AS A STANDARD FOR GRADE, TYPE, QUALITY AND PERFORMANCE CHARACTERISTICS, PROPRIETARY NAMES ARE INCLUDED WITH SOME DESCRIPTIONS. THIS DOES NOT IMPLY ANY PREFERENCE TO A PARTICULAR MANUFACTURER, BUT MINIMUM REQUIREMENTS, WITH FINAL DECISIONS BEING MADE BY THE OWNER AND ARCHITECT.

9. ARRANGE FOR SUITABLE STORAGE SPACE FOR MATERIALS TO PREVENT INCLUSION OF FOREIGN MATERIALS AND DELIVER AT SUCH TIMES AS NOT TO INTERFERE WITH OTHER OPERATIONS. MATERIALS ON SITE SHALL BE KEPT IN UNOPENED, ORIGINAL CONTAINERS OR PACKAGES THAT BEAR IDENTIFYING LABELS WHICH ARE NOT TO BE REMOVED UNTIL THEIR IMMEDIATE USE. PROTECT ALL MATERIALS FROM MINOR ABRASIONS AND HANDLE MASONRY PRODUCTS WITH CARE TO PREVENT CHIPPING AND DAMAGE.

10. GENERAL CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE JOB SITE & LEAVE BUILDING BROOM CLEAN. ALL GLASS SHALL BE THOROUGHLY CLEANED AT COMPLETION OF WORK. ANY PAINT SPECKS & OTHER CONSTRUCTION MARKS SHALL BE REMOVED FROM ALL FINISHED SURFACES.

11. GENERAL CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP TO BE FREE OF DEFECTS FOR A PERIOD OF NOT LESS THAN (1) YEAR FROM THE DATE OF ACCEPTANCE. CORRECTION OF DEFECTS SHALL BE COMPLETED IN A TIMELY MANNER WITHOUT ADDITIONAL CHARGE. THIS SHALL INCLUDE ELEMENTS WHICH ARE DAMAGED BY SAID DEFECTS.

12. ALL LUMBER SHALL BE DOUGLAS FIR WITH A MINIMUM FIBER STRESS OF 1000 PSI, OR NO. 2 SOUTHERN PINE, UNLESS NOTED OTHERWISE. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

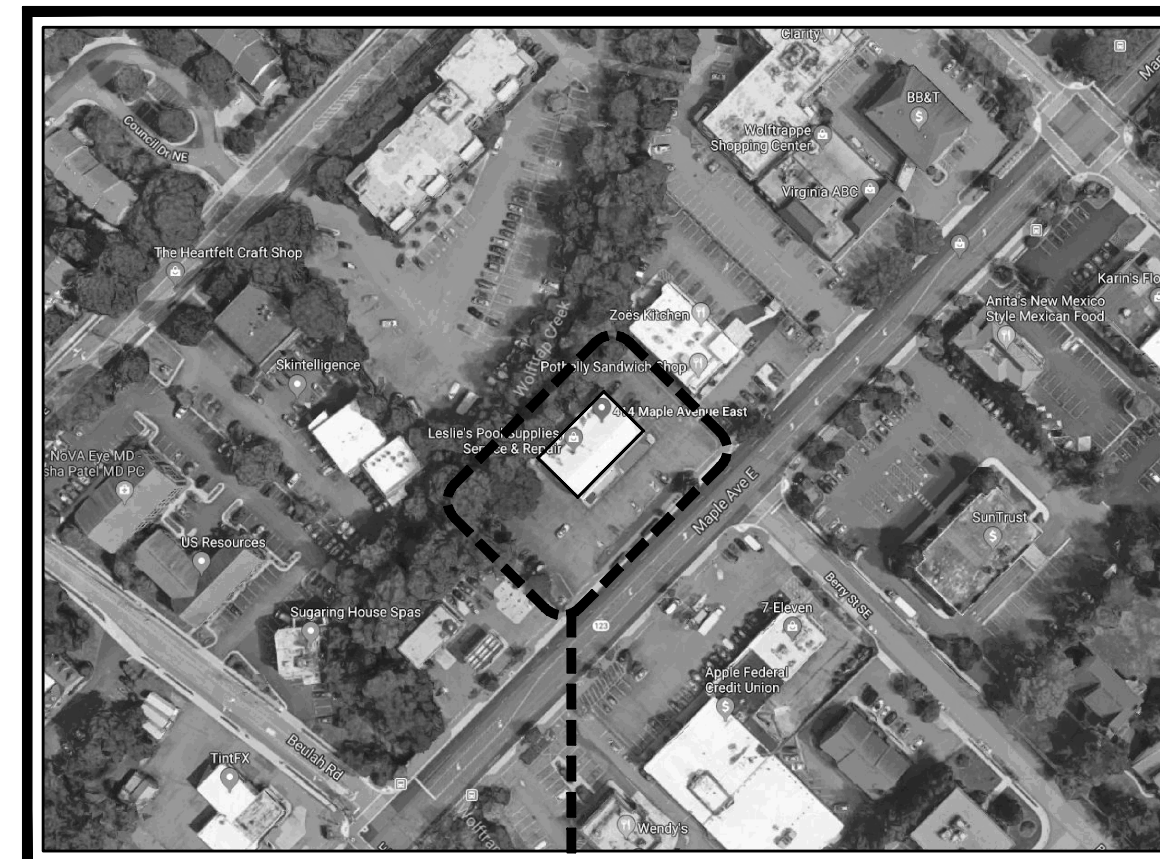
13. ALL METAL USED FOR CONNECTING WOOD MEMBERS SHALL BE GALVANIZED. ALL NAILS, BOLTS OR OTHER METAL CONNECTORS SHALL BE GALVANIZED OR SHALL BE CORROSION RESISTANT.

OCCUPANCY SUMMARY

| USE | AREA SF. | SF./PERSON | OCCUPANTS |
|------------------------|-----------|------------|------------|
| B - BUSINESS | 2,584 | 100 GROSS | 25.84 (26) |
| TOTAL OCCUPANTS : | | | 26 |
| ACTUAL OCCUPANCY COUNT | EMPLOYEES | | 6 |
| | CUSTOMERS | | 20 |
| | TOTAL | | 26 |

LIFE SAFETY CRITERIA

| | |
|-----------------------------------------------------------------------------------------|-----------------------------------------------------------|
| BUILDING CLASSIFICATION: | BUSINESS |
| OCCUPANCY: | 26 PERSONS |
| MEANS OF EGRESS REQUIRED: 2 INCHES PER PERSON x 26 = 5.2" (INTERNATIONAL BUILDING CODE) | |
| MEANS OF EGRESS PROVIDED: | FRONT 2 AT 36" = 72" REAR 1 AT 36" = 36" TOTAL 108" |



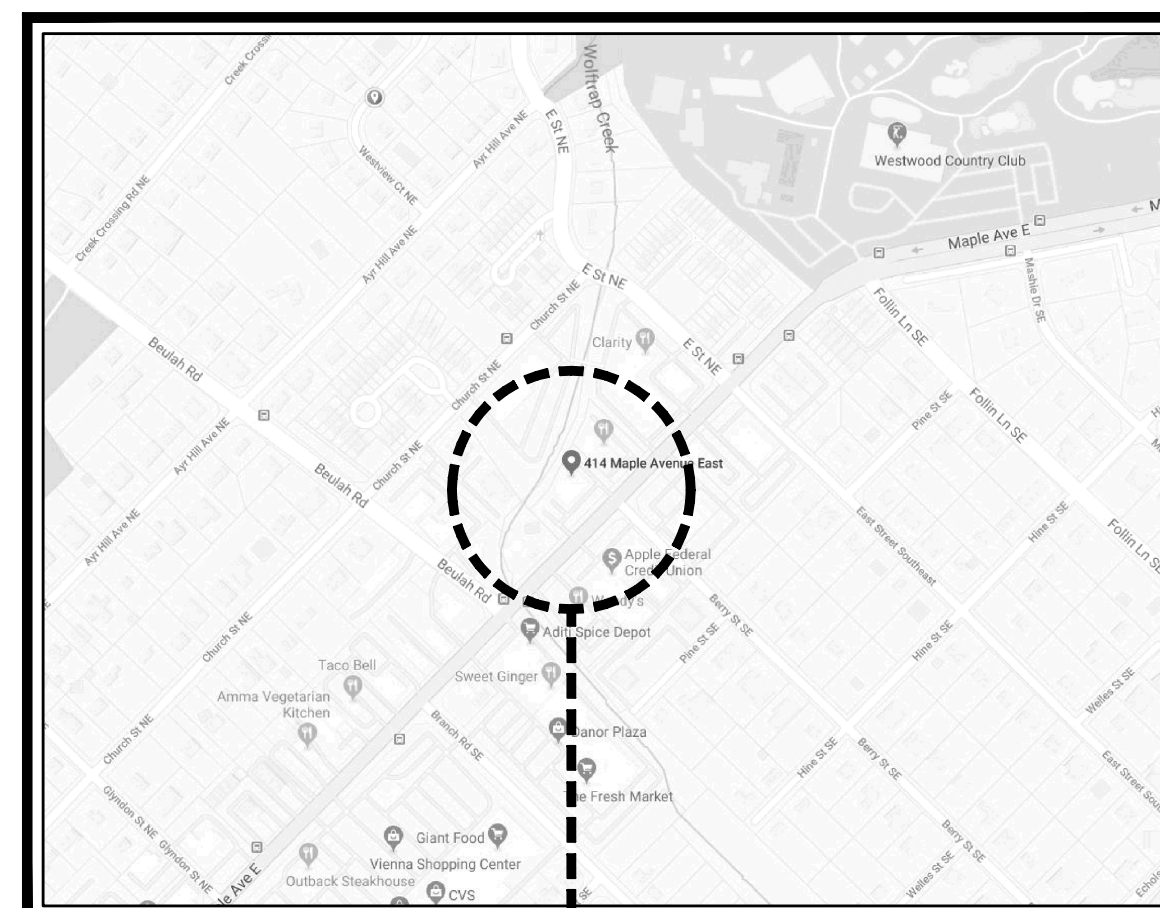
LOCATION OF
EXISTING PROPERTY



north

EXISTING SITE

SCALE: NOT TO SCALE



LOCATION OF
EXISTING PROPERTY



north

SITE LOCATION MAP

SCALE: NOT TO SCALE

INDEX OF DRAWINGS

| | |
|------|-------------------------------------------------------|
| T-1 | TITLE SHEET AND NOTES |
| SP-1 | SITE PLAN |
| D-1 | DEMOLITION ELEVATION, PLAN AND NOTES |
| D-2 | DEMOLITION ELEVATIONS, AND NOTES |
| A-1 | EXISTING PLAN PLAN, SCHEDULE, DETAILS AND NOTES |
| A-2 | PROPOSED ELEVATIONS, NOTES, PAINT, AND COLOR SCHEDULE |
| A-3 | EXISTING ROOF PLAN |
| A-4 | PROPOSED ROOF PLAN |
| F6-1 | U.L. FIRE RATED DETAILS |

SCOPE OF WORK

THIS IS A LANDLORD IMPROVEMENT PROJECT TO RENOVATE AND BEAUTIFY AN EXISTING ONE STORY BUSINESS BUILDING.

CROWN MOLDING AND PARAPET SHALL MATH EXISTING AS SHOWN. THE FACE OF THE BUILDING SHALL BE E.I.F.S. TO MATH EXISTING AS SHOWN.

EXISTING STOREFRONT WINDOWS AND DOORS SHALL BE KEPT IN PLACE AND BE REUSED.

SIGNAGE SHALL BE REPLACED UNDER A SEPARATE PERMIT BY OTHERS.

SIGNAGE

SIGNAGE IS NOT IN THIS SCOPE OF WORK

GOVERNING CODE

INTERNATIONAL BUILDING CODE, 2018

LEGAL DESCRIPTION

ALL OF LOT 17-A, AS THE SAME IS SHOWN AND DESIGNATED ON A PLAT OF SUBDIVISION ENTITLED "YOUNG PROPERTY," PREPARED BY ORLO C. FACIULLI, C.L.S., DATED NOVEMBER 21, 1966, AND RECORDED ON FEBRUARY 9, 1967, AS INSTRUMENT NUMBER 2972, AMONG THE LAND RECORDS OF COUNTY OF FAIRFAX, STATE OF VIRGINIA, AND SAID PLAT MADE A PART HEREOF, THE SAME AS IF SAID PLAT OF SUBDIVISION WERE AFFIXED HERETO.

BUILDING DATA SUMMARY

BUILDING HEIGHT: EXISTING (ONE STORY)
CONSTRUCTION TYPE: TYPE III, B (UNPROTECTED)
THE EXISTING CEILING IS NOT FIRE RATED
THE BUILDING IS NOT FIRE SPRINKLERED

ACCESSIBILITY COMPLIANCE

THE PUBLIC SPACE SHALL COMPLY FULLY WITH THE ADA (AMERICAN WITH DISABILITIES ACT) FEDERAL STANDARDS FOR ACCESSIBLE DESIGN (2017).

THIS PUBLIC SPACE SHALL COMPLY FULLY WITH THE 2011 FLORIDA BUILDING CODE CHAPTER 11 PART A OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.

ACCESSIBILITY NOTE:
ALL SPACES ARE JOINED BY A FLUSH AND LEVEL COVERED SIDEWALK WHICH SERVICES ALL ENTRIES WITH AN ACCESSIBLE APPROACH. SIDEWALKS ARE ACCESSED BY RAMPS AND PARKING AS REQUIRED BY FLORIDA AND ADA CODES.

Revisions:

- 1
- 2
- 3
- 4
- 5

Project Number
181007

KIN PROPERTIES
LANDLORD IMPROVEMENTS
 FACADE RENOVATION
 414 MAPLE AVENUE EAST
 VIENNA, VIRGINIA 22180

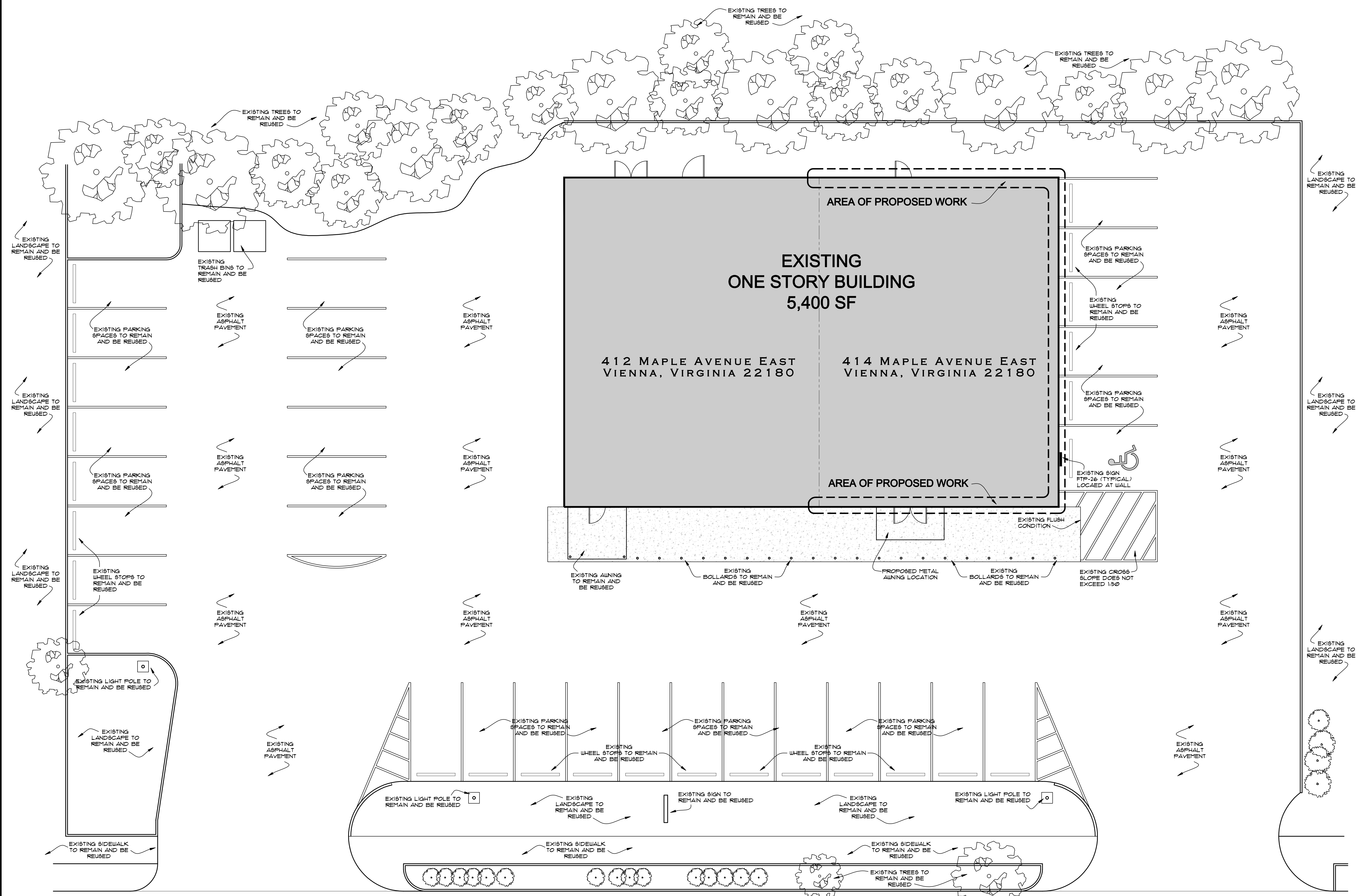
Project Name
LANDLORD IMPROVEMENTS

STEPHEN BRASGALLA, ARCHITECT
 COMMONWEALTH OF VIRGINIA
 REGISTRATION NO. 0401012848
 6901 WEST BROWARD BOULEVARD
 SUITE 100
 PLANTATION, FLORIDA 33317
 TELEPHONE 954.614.3801
 TELEFAX 954.208.0800
 ARCHITECTY @ DESIGN23.NET

| | |
|-------------------------|---------------------------|
| Drawn By: JSR | Checked By: STB |
| Scale: SHOWN | Date: 11-29-18 |

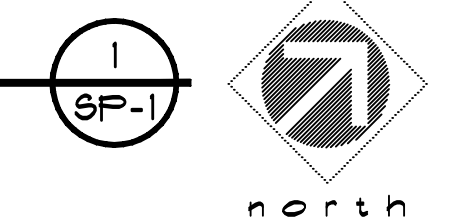
Project Number
181007

Sheet:
SP - 1



MAPLE AVENUE EAST

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



- 1
- 2
- 3
- 4
- 5

Project Number
181007

KIN PROPERTIES
LANDLORD IMPROVEMENTS
FACADE RENOVATION
414 MAPLE AVENUE EAST
VIENNA, VIRGINIA 22180

Project Name
LANDLORD IMPROVEMENTS

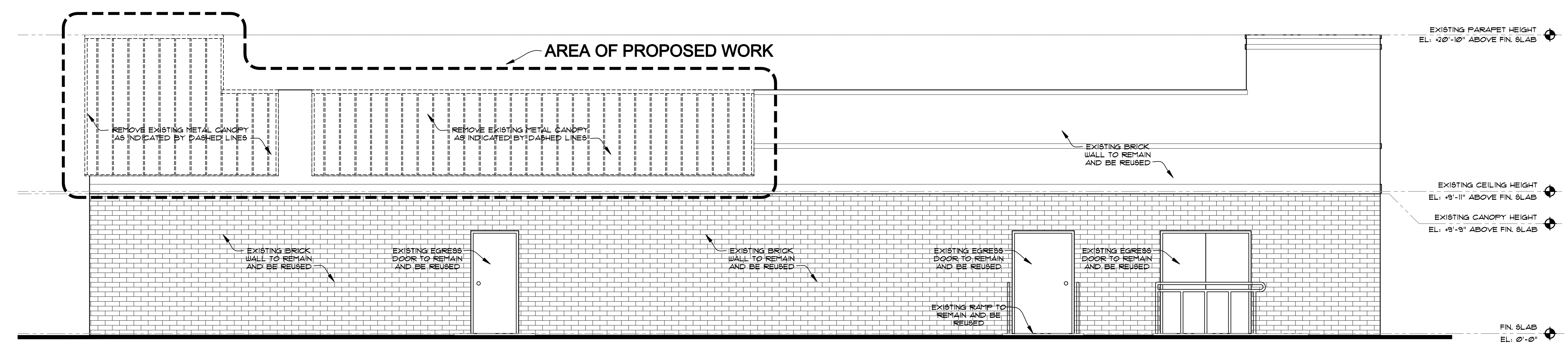
STEPHEN BRASGALLA, ARCHITECT
COMMONWEALTH OF VIRGINIA
REGISTRATION NO. 0401012848
6901 WEST BROWARD BOULEVARD
SUITE 100
PLANTATION, FLORIDA 33317
TELEPHONE 954.614.3801
TELEFAX 954.208.0800
ARCHITECTY @ DESIGN23.NET

| | |
|-------------------------|---------------------------|
| Drawn By: JSR | Checked By: STB |
| Scale: SHOWN | Date: 11-29-18 |

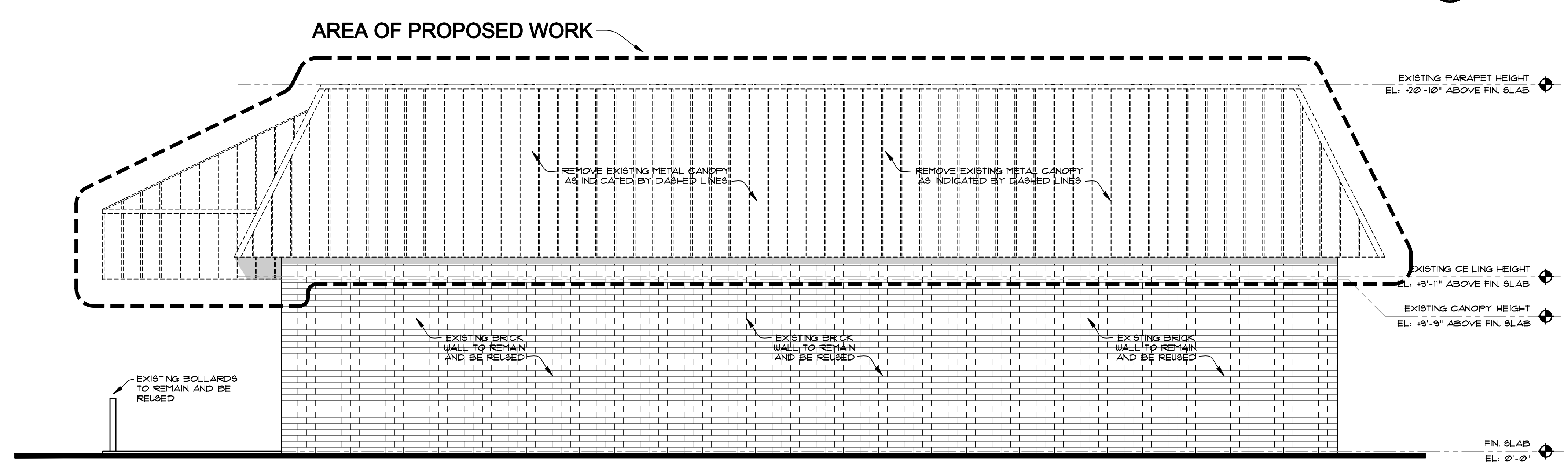
Project Number
181007

Sheet:
D - 2

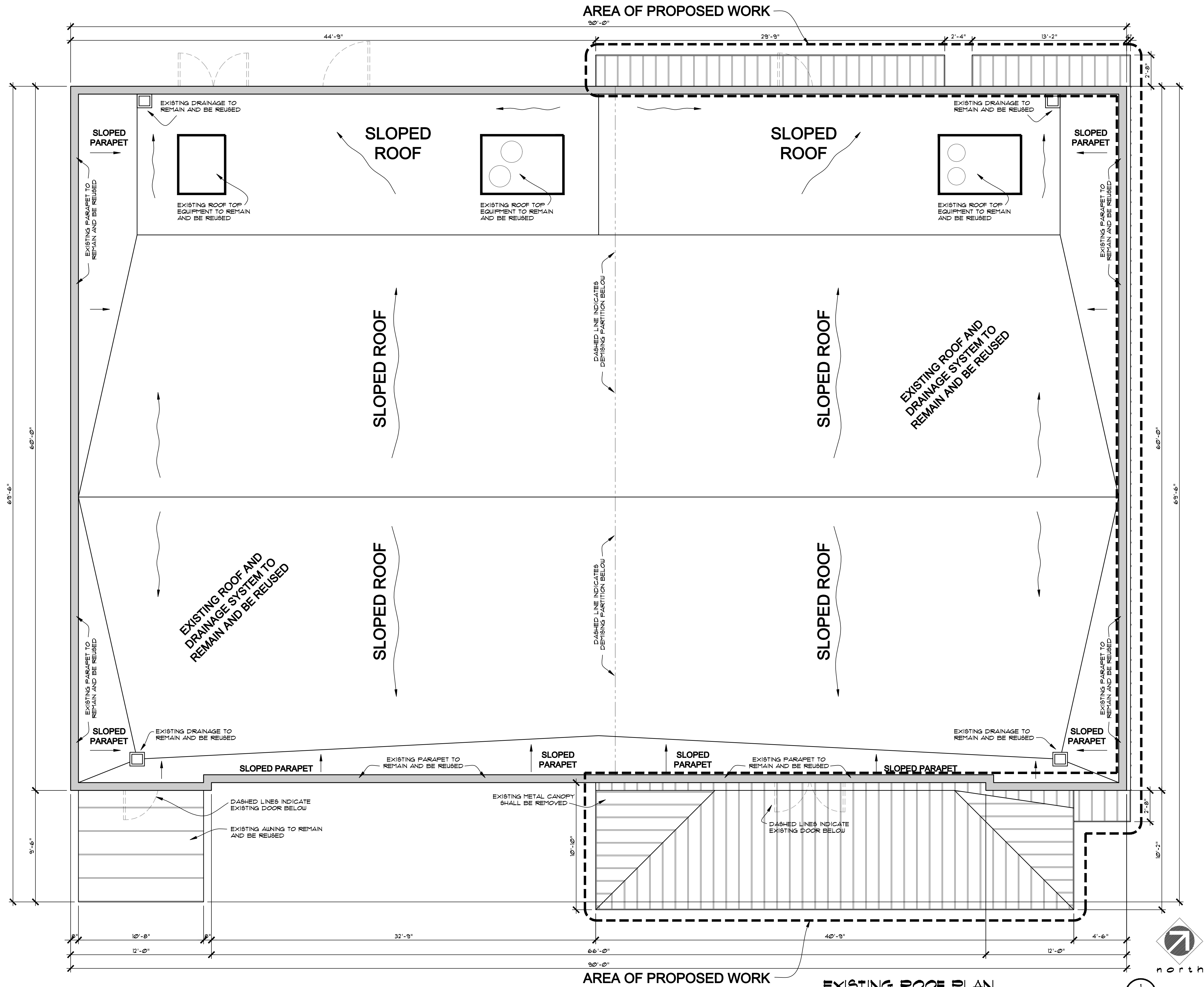
- ### DEMOLITION NOTES
1. DEMOLITION CONTRACTOR SHALL BE FULLY LICENSED AND INSURED AND SHALL MAINTAIN COMPLIANCE WITH ALL O.S.H.A. AND OTHER APPLICABLE SAFETY STANDARDS.
 2. DEMOLITION CONTRACTOR SHALL MAINTAIN STRICT COMPLIANCE WITH ALL RULES AND REGULATIONS GOVERNING THE DISPOSAL OF CONSTRUCTION DEBRIS.
 3. DEMOLITION CONTRACTOR SHALL MAINTAIN STRICT ADHERENCE WITH THE LOCAL JURISDICTION'S RULES FOR CONSTRUCTION TIMES AND PROCEDURES FOR PICK UP AND REMOVAL OF CONSTRUCTION DEBRIS.
 4. DEMOLITION CONTRACTOR SHALL MAINTAIN STRICT COMPLIANCE WITH ALL PUBLIC SAFETY PROTOCOLS APPLICABLE TO DEMOLITION WORK WITHIN THE LOCAL JURISDICTION AND SPECIFICALLY AT THIS SITE.
 5. DEMOLITION CONTRACTOR SHALL MAINTAIN STRICT ADHERENCE WITH THE LANDLORD'S RULES FOR CONSTRUCTION TIMES AND PROCEDURES AND FOR PICK UP AND REMOVAL OF CONSTRUCTION DEBRIS.
 6. SHOULD ANY KNOWN HAZARDOUS MATERIALS BE DETECTED WITHIN THE STRUCTURE, DEMOLITION WORK SHALL STOP AND THE CONTRACTOR SHALL FILE AN RFI (REQUEST FOR INFORMATION) WITH THE ARCHITECT. WORK SHALL NOT RESUME UNTIL WRITTEN INSTRUCTIONS ARE PROVIDED.
 7. IMPORTANT: IF THERE IS ANY DOUBT AS TO WHETHER A COMPONENT IS STRUCTURAL OR NON-STRUCTURAL, DEMOLITION WORK SHALL STOP AND THE CONTRACTOR SHALL FILE AN RFI (REQUEST FOR INFORMATION) WITH THE ARCHITECT. DEMOLITION WORK SHALL RESUME PURSUANT TO THE ARCHITECT'S WRITTEN INSTRUCTIONS TO PROCEED.
 8. IMPORTANT: IF THE DEMOLITION OF ANY NON-STRUCTURAL COMPONENT THREATENS THE INTEGRITY OF ANY STRUCTURAL COMPONENT, DEMOLITION WORK SHALL STOP AND THE CONTRACTOR SHALL FILE AN RFI (REQUEST FOR INFORMATION) WITH THE ARCHITECT. DEMOLITION WORK SHALL NOT RESUME UNTIL WRITTEN INSTRUCTIONS ARE PROVIDED.
 9. REMOVE ALL FINISHES IN ALL AREAS. STRIP AWAY ALL BACKING AND SUPPORT FOR FINISHES, EXPOSING STRUCTURE BENEATH IN ALL AREAS, ALL CONDITIONS THROUGHOUT.
 10. REMOVE ALL NON-BEARING INTERIOR PARTITIONS AS INDICATED ON THIS PLAN. REMOVE ALL RELATED CONSTRUCTION (DOORS, BUILT-INS, MILLWORK, HEADERS, AND SOFFIT) 3'-5".
 11. REMOVE NON-STRUCTURAL CEILINGS AS INDICATED ON THIS PLAN AND FULLY EXPOSE UNDERLYING STRUCTURE.
 12. REMOVE ELECTRICAL COMPONENTS, WIRING, CONDUITS, RACEWAYS, PANELS, JUNCTION BOXES, ELECTRICAL FIXTURES, & RELATED COMPONENTS WITHIN EXISTING BUILDING ELEMENTS TO BE DEMOLISHED. CAP ALL REMAINING PIPES AND CONDUITS BELOW SLAB.
 13. REPAIR WALLS AT POINTS WHERE DEMISING PARTITIONS WERE REMOVED.
 14. REMOVE FLOORING TO SLAB.
 15. REMOVE HVAC DUCT SYSTEMS BACK TO UNITS.
 16. REMOVE ACOUSTICAL CEILINGS AND LIGHTING.
 17. REMOVE ALL ELECTRICAL BACK TO AND INCLUDING PANELS.



DEMOLITION WEST ELEVATION 2 / D-2
SCALE: 1/4" = 1'-0"



DEMOLITION NORTH ELEVATION 1 / D-2
SCALE: 1/4" = 1'-0"



Revisions:

| |
|---|
| 1 |
| 2 |
| 3 |
| 4 |
| 5 |

Project Number
181007

KIN PROPERTIES
LANDLORD IMPROVEMENTS
FACADE RENOVATION
414 MAPLE AVENUE EAST
VIENNA, VIRGINIA 22180

Project Name
LANDLORD IMPROVEMENTS

STEPHEN BRASGALLA, ARCHITECT
COMMONWEALTH OF VIRGINIA
REGISTRATION NO. 0401012848
6901 WEST BROWARD BOULEVARD
SUITE 100
PLANTATION, FLORIDA 33317
TELEPHONE 954.614.3801
TELEFAX 954.208.0800
ARCHITECTY @ DESIGN23.NET

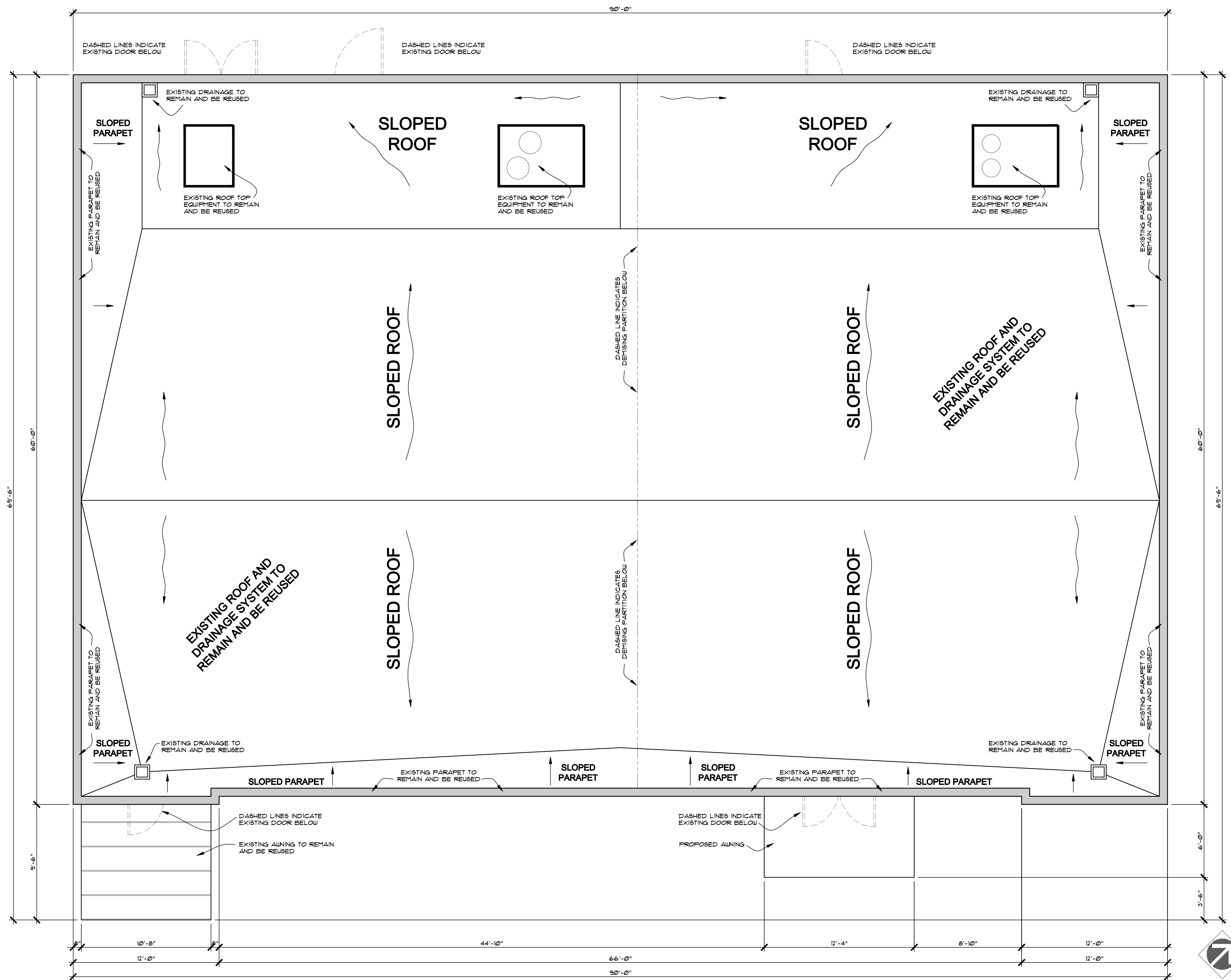
| | |
|------------------|--------------------|
| Drawn By: JSR | Checked By: STB |
| Scale: SHOWN | Date: 11-29-18 |

Project Number
181007

Sheet:
A-3

EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"

1
A-3



Revisions:

| |
|---|
| 1 |
| 2 |
| 3 |
| 4 |
| 5 |

Project Number
181007

KIN PROPERTIES
LANDLORD IMPROVEMENTS
FACADE RENOVATION
414 MAPLE AVENUE EAST
VIENNA, VIRGINIA 22180

Project Name
LANDLORD IMPROVEMENTS

STEPHEN BRASGALLA, ARCHITECT
COMMONWEALTH OF VIRGINIA
REGISTRATION NO. 0401012848
6901 WEST BROWARD BOULEVARD
SUITE 100
PLANTATION, FLORIDA 33317
TELEPHONE 954.614.3801
TELEFAX 954.208.0800
ARCHITECTY @ DESIGN23.NET

| | |
|---------------------------------|---------------------------|
| Drawn By: JSR | Checked By: STB |
| Scale: SHOWN | Date: 11-29-18 |
| Project Number 181007 | |
| Sheet: | |

A - 4