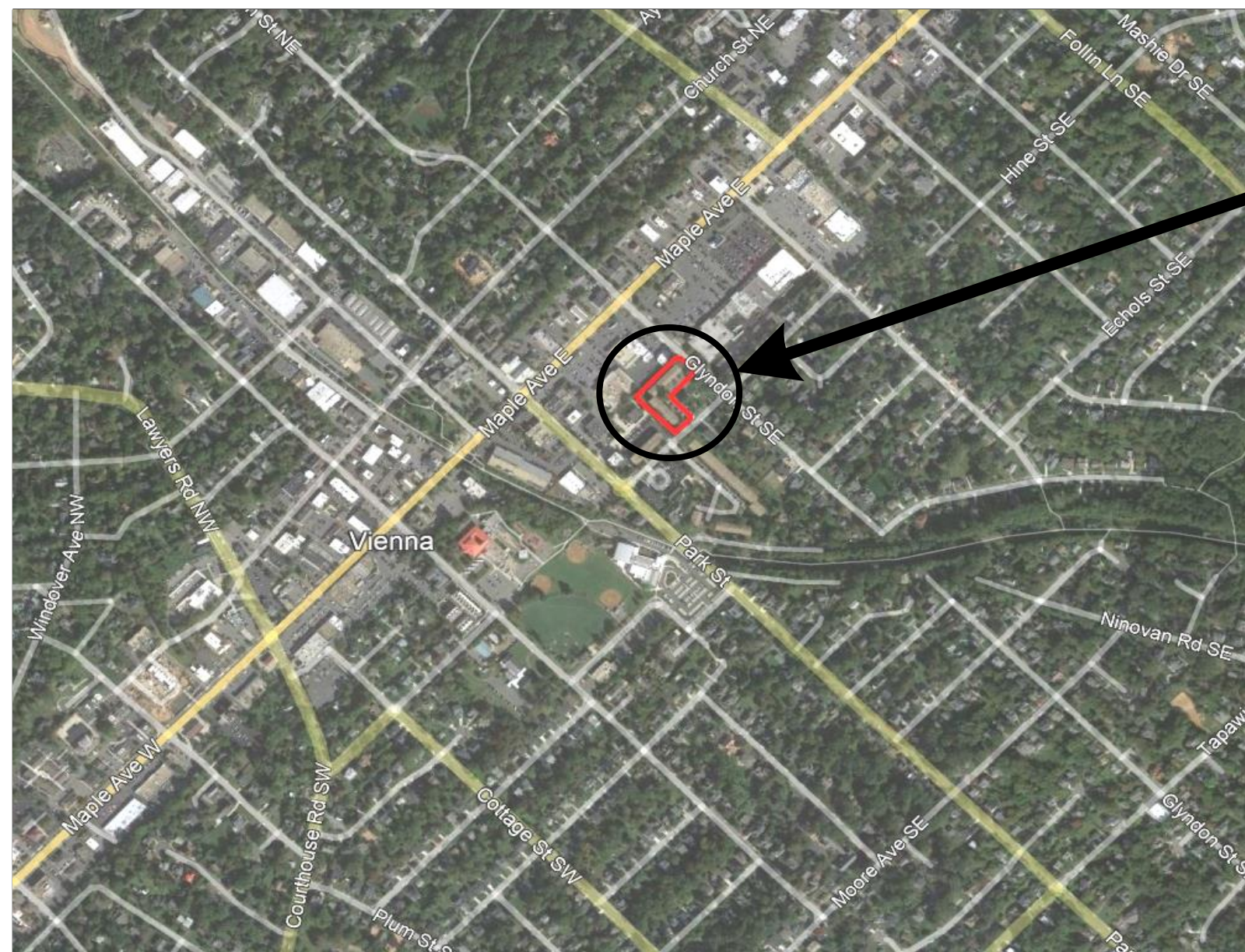


PARK TERRACE CONDOMINIUM ASSOCIATION DECK RAILING REPLACEMENT VIENNA, VA

DECK RAILING DESIGN AND SPECIFICATIONS

PSI PROPERTY SERVICES LLC
42071 FREMONT PRESERVE SQ.
ALDIE, VA 20105
703-864-4460
VA CLASS A: 2705133489

KEY PLAN/MAP



Project Location

LIST OF DRAWINGS

- R-000 Cover Page
- R-001 Site Plan
- R-002 General Notes
- R-100 Handrail Plan & Elevation
- R-200 Typical Details
- R-300 Engineer Certification Letter & Stamp
- R-400 Zoning Map-Full

Park Terrace Condominium
Handrail Replacement

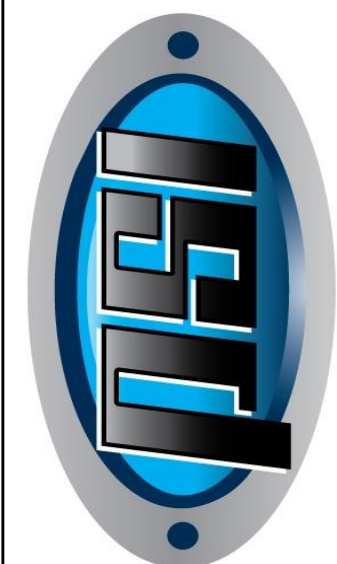
Cover Page

1 OF 7

R-000

N/A

SCALE



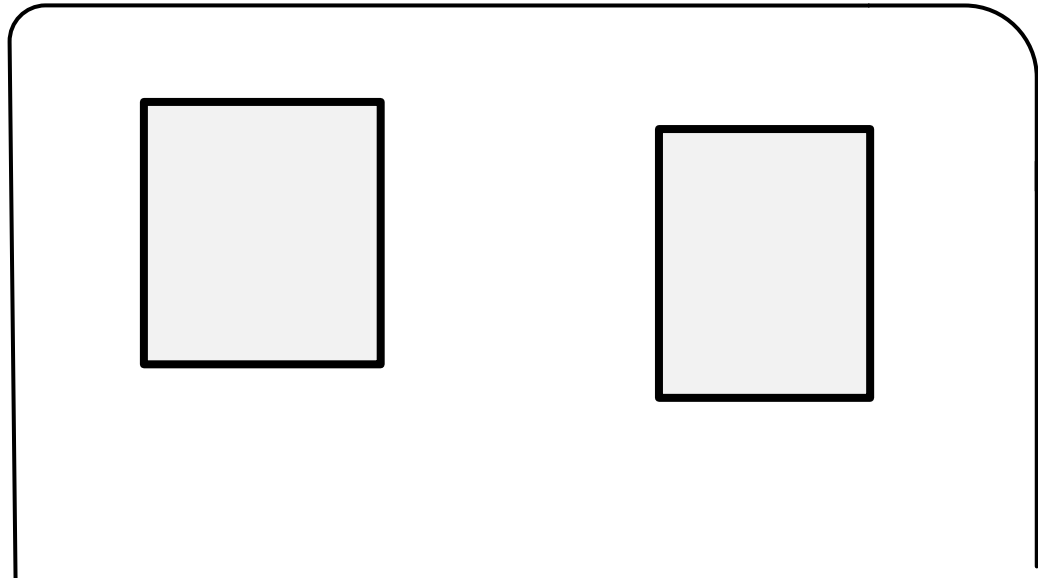
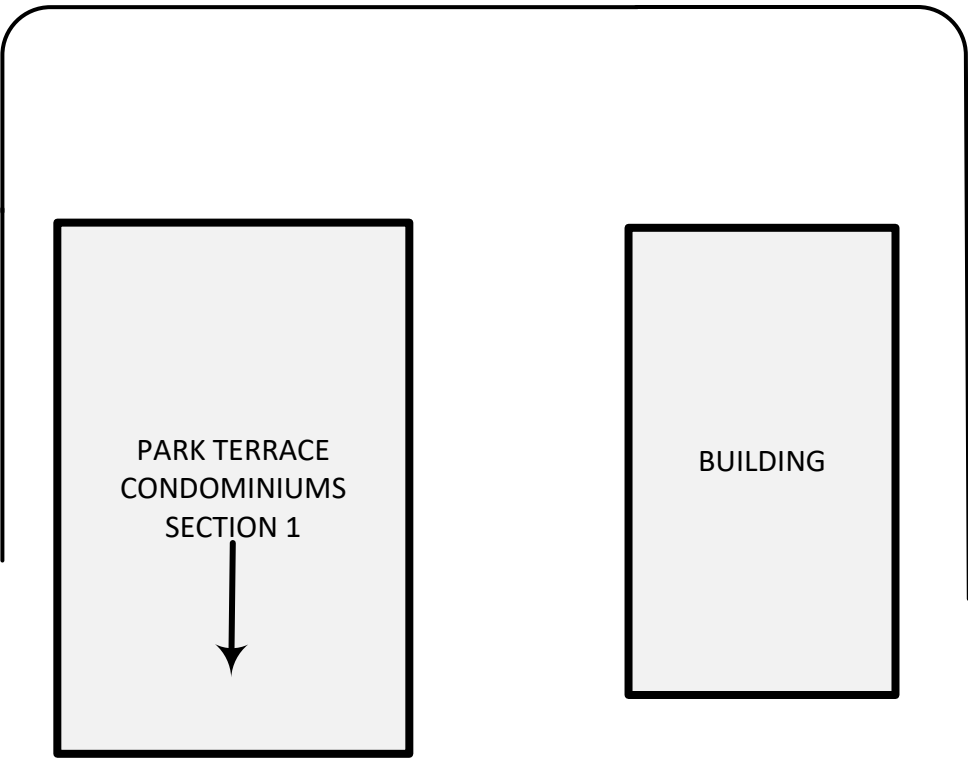
Dave Moody

01/19/21

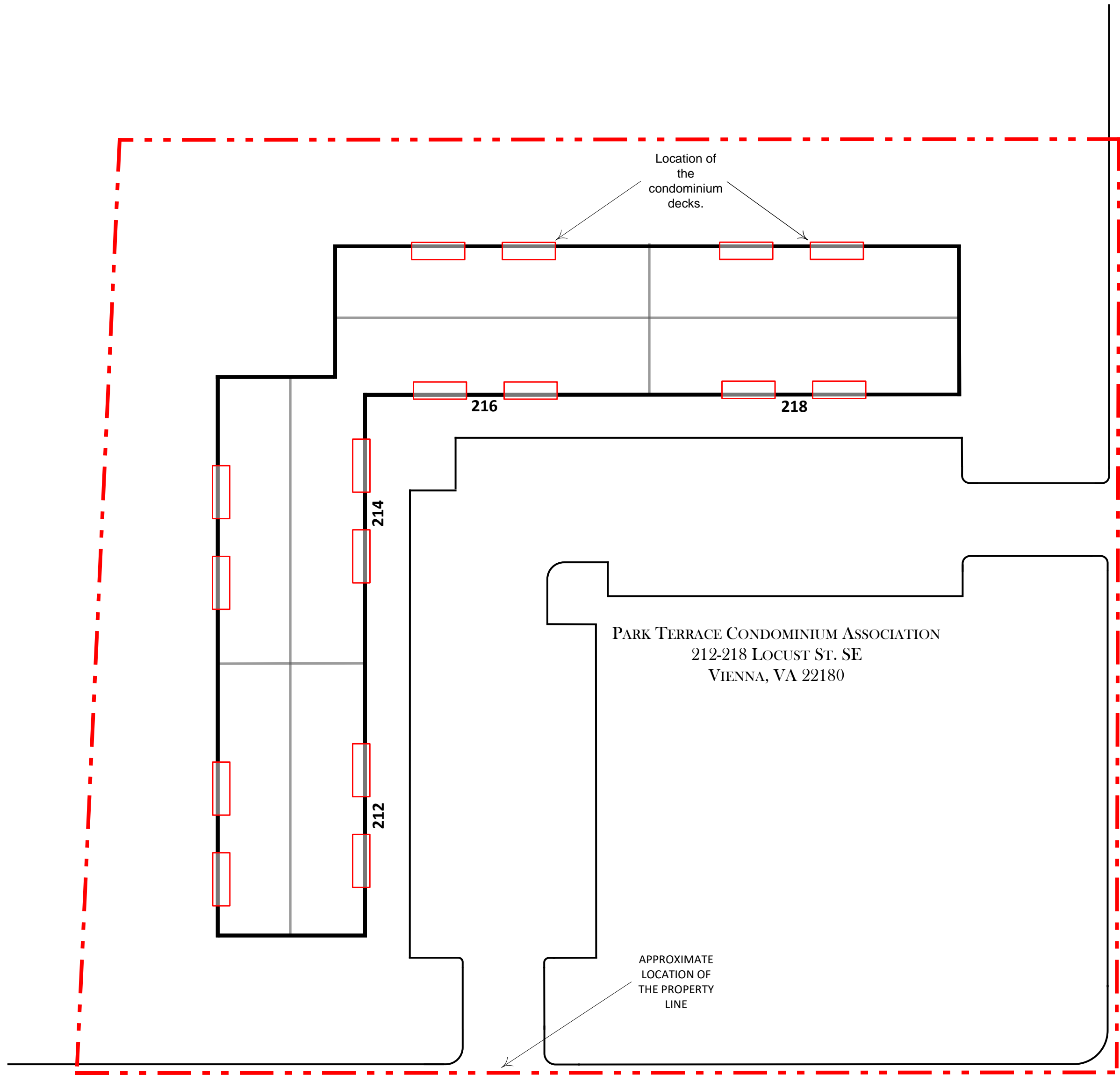
DRAWN

ISSUED

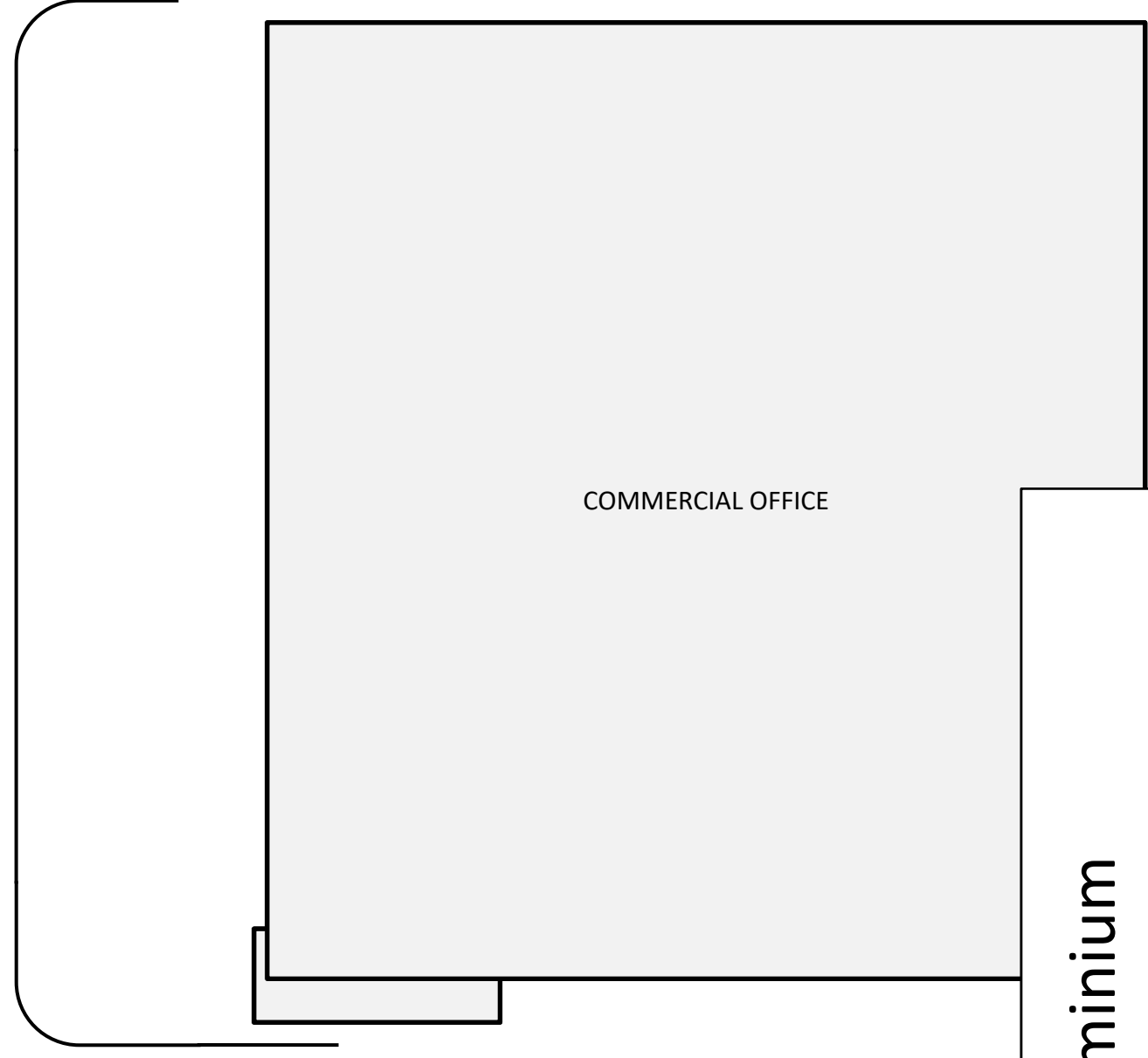
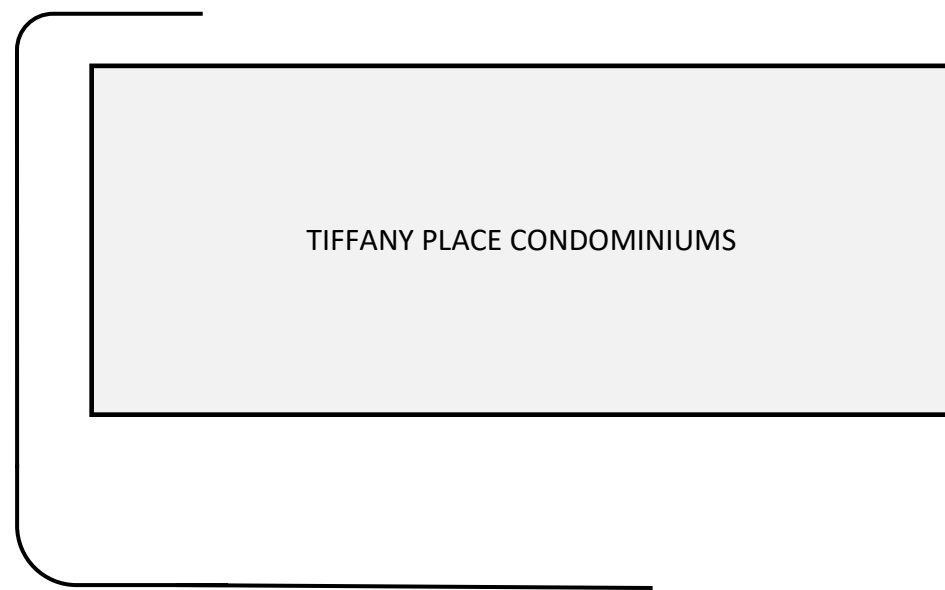
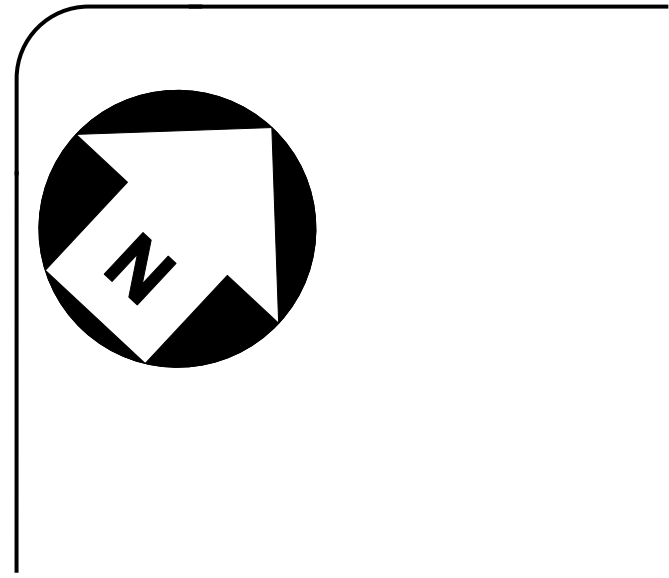
PARK TERRACE CT.



LOCUST ST SE



GLYNDON ST NE



DAVE MOODY

01/19/21

Park Terrace Condominium
Handrail Replacement

SIZE ESCAL NO. DWG NO. REV.

SITE PLAN- MAP 32-2 53

1"=30'

R-001

2 OF 7

DRAWN

ISSUED

THE FOLLOWING NOTES SHALL APPLY UNLESS NOTED OTHERWISE ELSEWHERE IN CONTRACT DOCUMENTS:

1. DESIGN CRITERIA CODES AND SPECIFICATIONS

1.1. 2015 INTERNATIONAL BUILDING CODE AS AMENDED BY FAIRFAX COUNTY, VA

2. GENERAL NOTES

2.1. ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MOST STRINGENT OF THE GOVERNING CONSTRUCTION CODE AND ALL APPLICABLE CODES ADAPTED PURSUANT THERETO BY THE GOVERNING AUTHORITY. ALL CONSTRUCTION SHALL ALSO COMPLY WITH THE REQUIREMENTS OF LOCAL LAWS, REGULATIONS, AND AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.

2.2. ALL NOTES GIVEN ON THESE DRAWINGS ARE SUPPLEMENTAL TO THE PROJECT SPECIFICATIONS AND ARE NOT INTENDED TO REPLACE THEM. IN THE EVENT OF AN APPARENT CONFLICT BETWEEN THE DRAWINGS AND THE PROJECT SPECIFICATIONS, THE CONTRACTOR MUST OBTAIN CLARIFICATION IN WRITING FROM THE ARCHITECT.

2.3. DRAWINGS ARE PARTIALLY DIAGRAMMATIC AND ARE INTENDED TO SHOW GENERAL ARRANGEMENTS, DESIGN, AND EXTENTS OF WORK. AS SUCH, THEY ARE NOT INTENDED TO BE SCALED FOR ROUGHING IN MEASUREMENTS OR TO SERVE AS SHOP DRAWINGS. DO NOT SCALE THESE DRAWINGS, USE THE DIMENSIONS SHOWN ON THE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO START WORK. DRAWINGS ARE NOT TO BE USED FOR SHOP DETAILING OR FOR CONSTRUCTION UNLESS SPECIFICALLY STAMPED BY THE ARCHITECT "FOR DETAILING" OR "FOR CONSTRUCTION". THESE DRAWINGS ARE NOT TO BE REPRODUCED FOR THE PURPOSE OF USING THEM AS SHOP DETAIL DRAWINGS.

2.4. ONLY WORK INCLUDED IN THE CONTRACT DOCUMENTS IS AUTHORIZED, AND THE CONTRACTOR SHALL DO NO WORK OTHER THAN THAT DESCRIBED THEREIN OR IN ACCORDANCE WITH APPROPRIATELY AUTHORIZED AND APPROVED CHANGE ORDERS.

2.5. MANUFACTURER NAMES AND PRODUCTS ARE INDICATED ON DRAWINGS TO INDICATE MINIMUM PERFORMANCE CRITERIA. EQUALS OR COMPARABLES MAY BE SUBMITTED FOR REVIEW DURING THE SUBMITTAL PROCESS.

2.6. ANYTHING SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS OR VICE VERSA, AS WELL AS ANY INCIDENTAL WORK WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE PROJECT WITHIN THE LIMITS ESTABLISHED BY THE DRAWINGS AND SPECIFICATIONS, ALTHOUGH NOT SHOWN ON OR DESCRIBED THEREIN, SHALL BE PERFORMED BY THE CONTRACTOR AS PART OF HIS CONTRACT

2.7. THE PLANS MAY BE SUPPLEMENTED BY STANDARD AND WORKING DRAWINGS AS MAY BE NECESSARY TO ADEQUATELY DESCRIBE THE WORK. IN THE EVENT, IN THE SOLE JUDGEMENT OF THE ARCHITECT, A CHANGE BECOMES NECESSARY IN THE BEST INTEREST OF THE PROJECT, DUE TO CIRCUMSTANCES NOT KNOWN AT THE TIME OF THE ORIGINAL CONDITION SURVEY AND/OR ARISING THEREAFTER, THE ARCHITECT MAY ALTER THE PLANS AND THE SPECIFICATIONS AS NECESSARY TO INCREASE OR DECREASE THE QUANTITIES OF WORK TO BE PERFORMED IN ACCORDANCE WITH SUCH CHANGES.

3. EXISTING CONDITIONS

3.1. SIZES AND LOCATIONS OF ALL EXISTING EQUIPMENT, DUCTWORK, PIPING, CONTROLS, SUPPORTS, ELECTRICAL, AND APPURTENANCES ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO BID AND START OF WORK.

3.2. WHEN CONTRACT DOCUMENTS INCLUDE INFORMATION PERTAINING TO THE CONDITIONS OF THE FACILITY INCLUDING SURFACE OBSERVATIONS, MATERIAL TESTING, AND OTHER PRELIMINARY INVESTIGATION, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ARCHITECT AS TO THE LOCATION, CHARACTER, OR QUANTITY OF THE MATERIALS OR CONDITIONS, AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. THE OWNER/ARCHITECT ASSUMES NO RESPONSIBILITY WHATSOEVER WITH RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION, AND THERE IS NO GUARANTEE, EITHER EXPRESSED OR IMPLIED, THAT THE INFORMATION/CONDITIONS INDICATED ARE REPRESENTATIVE OF THOSE EXISTING THROUGHOUT THE WORK, OR THAT UNANTICIPATED DEVELOPMENTS MAY NOT OCCUR AND/OR EXIST.

3.3. UPON ENCOUNTERING CONDITIONS DIFFERING MATERIALLY FROM THOSE INDICATED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT BEFORE SUCH CONDITIONS ARE DISTURBED. THE ARCHITECT SHALL PROMPTLY INVESTIGATE SAID CONDITIONS AND REPORT TO THE OWNER, WITH A RECOMMENDED COURSE OF ACTION. IF CONDITIONS DO MATERIALLY DIFFER AND CAUSE AN INCREASE OR DECREASE IN CONTRACT COST OR CONTRACT TIME, A CHANGE ORDER REQUEST SHALL BE INITIATED AS PER CONTRACT REQUIREMENTS.

4. UTILITIES

4.1. ANY UTILITY LINES ABANDONED OR NO LONGER IN SERVICE THAT MIGHT INTERFERE WITH THE PROJECT SHALL BE IDENTIFIED BY THE CONTRACTOR AND REMOVED FROM THE REPAIR AREA BY THE OWNER, UNLESS NOTED OTHERWISE, PRIOR TO THE START OF WORK BY THE CONTRACTOR.

4.2. THE CONTRACTOR SHALL REVIEW ALL EXISTING CONDITIONS TO DETERMINE ALL SERVICES (ELECTRICAL AND MECHANICAL) WHICH MIGHT BE AFFECTED BY THE REPAIR WORK. THE CONTRACTOR SHALL MAKE ALL NECESSARY TEMPORARY CONNECTIONS TO MAINTAIN EXISTING SERVICES TO ALL CONTRACT WORK AREAS AND OTHER AREAS AFFECTED BY THE WORK. UPON COMPLETION OF REPAIRS THE CONTRACTOR SHALL MAKE PERMANENT CONNECTIONS TO ALL SERVICES WHICH HAD BEEN TEMPORARILY MAINTAINED.

5. PROTECTIONS

5.1. THE CONTRACTOR SHALL PROVIDE WORK AREA PROTECTION AROUND WORK AREAS.

5.2. FOR ANY OVERHEAD WORK WHERE FALLING MATERIALS MAY OCCUR, CONTRACTOR SHALL PROVIDE OVERHEAD PROTECTION AT VEHICLE AND PEDESTRIAN EGRESS PATHS

6. OPERATIONS

6.1. CONTRACTOR SHALL PREPARE A SITE UTILIZATION PLAN TO ILLUSTRATE THE PROPOSED LAY DOWN AREAS, BARRICADES, PROTECTIONS, PEDESTRIAN/VEHICLE PATHWAYS, PORTABLE HYGIENE FACILITY, FIRST AID KIT, SOIL EROSION CONTROL, TEMPORARY STORAGE OF TOOLS, AND CONSTRUCTION VEHICLE PARKING DURING CONSTRUCTION AND WILL SUBMIT FOR REVIEW PRIOR TO STARTING CONSTRUCTION

6.2. THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED ON STRUCTURAL FRAMING DURING CONSTRUCTION. CONSTRUCTION LOAD SHALL NOT EXCEED THE CAPACITY OF THE FRAMING. THE CONTRACTOR SHALL NOT ATTEMPT TO BRING ANY SPECIALIZED VEHICLE OR EQUIPMENT INTO THE WORK AREA WITHOUT PROPER WRITTEN AUTHORIZATION FROM A PROFESSIONAL ENGINEER REGISTERED IN STATE WHERE THE WORK WILL BE PERFORMED. ANY VEHICLE OR EQUIPMENT TO BE USED INSIDE THE WORK AREA SHALL BE APPROVED BY THE ARCHITECT. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE IN PREPARING SHOP DRAWINGS FOR ANY SPECIALIZED SHORING, BRACING AND SAFETY NETTING WHICH MIGHT BE REQUIRED AND/OR SPECIFIED IN THE CONTRACT DOCUMENTS. SHORING AND BRACING MUST BE DESIGNED AND STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE WORK WILL BE PERFORMED. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.

6.3. DURING CONSTRUCTION THE BUILDING SHALL REMAIN OCCUPIED AND OPERATIONAL. ALL PATHS OF EGRESS SHALL BE MAINTAINED AND PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING EGRESS PATH PROTECTION STRUCTURES FOR THE DURATION OF THE PROJECT.

6.4. CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES CLEAN AND FREE OF ACCUMULATION OF WASTE MATERIAL AND RUBBISH CAUSED BY THE CONSTRUCTION.


6.5. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING/COORDINATING ALL CONSTRUCTION INSPECTION WITH APPROPRIATE CODE OFFICIAL AND THIRD PARTY TESTING AGENCY DURING CONSTRUCTION AS REQUIRED.

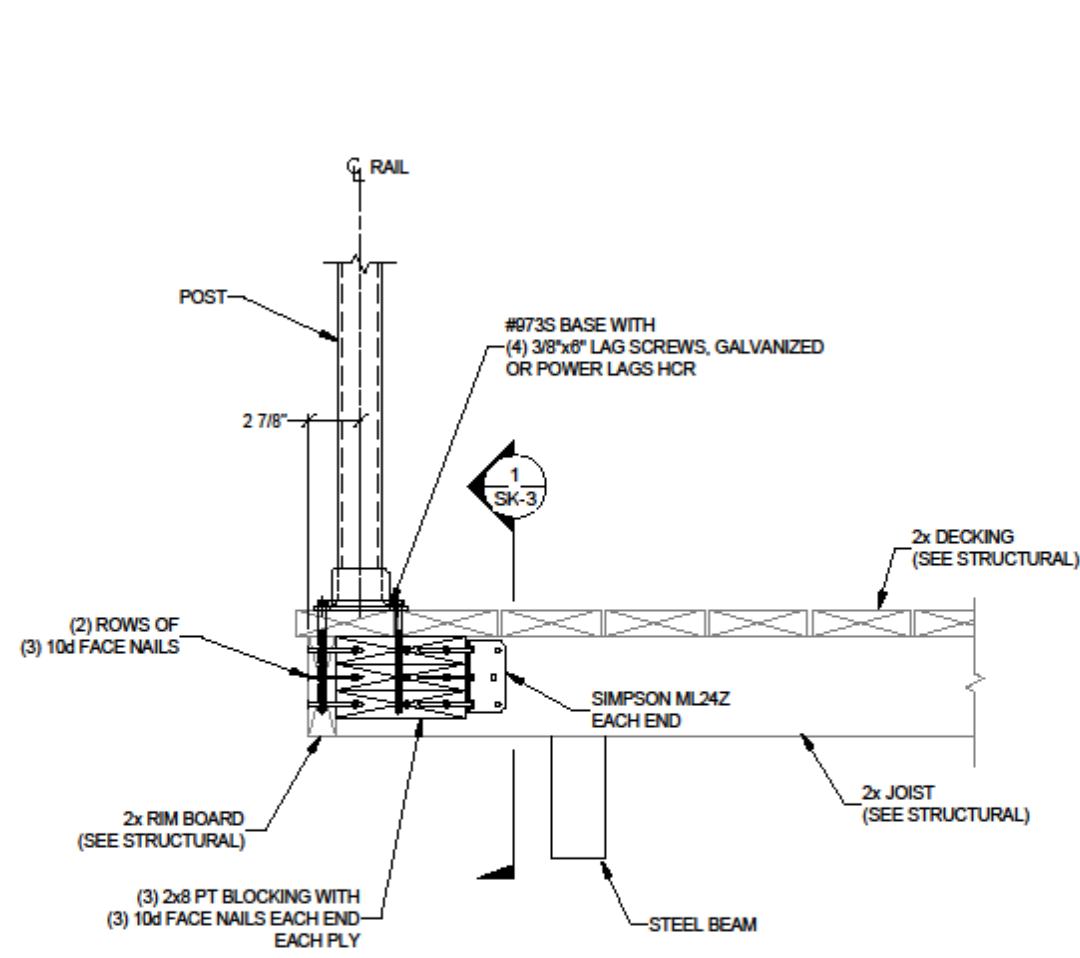
7. SAFETY

7.1. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MEANS, METHODS, AND EQUIPMENT FOR PROTECTING THE BUILDING, BUILDING INTERIOR, WALKWAY SURFACES, EQUIPMENT, MATERIALS, AND PERSONNEL FROM DAMAGE AND INJURY THROUGHOUT THE COURSE OF HIS WORK.

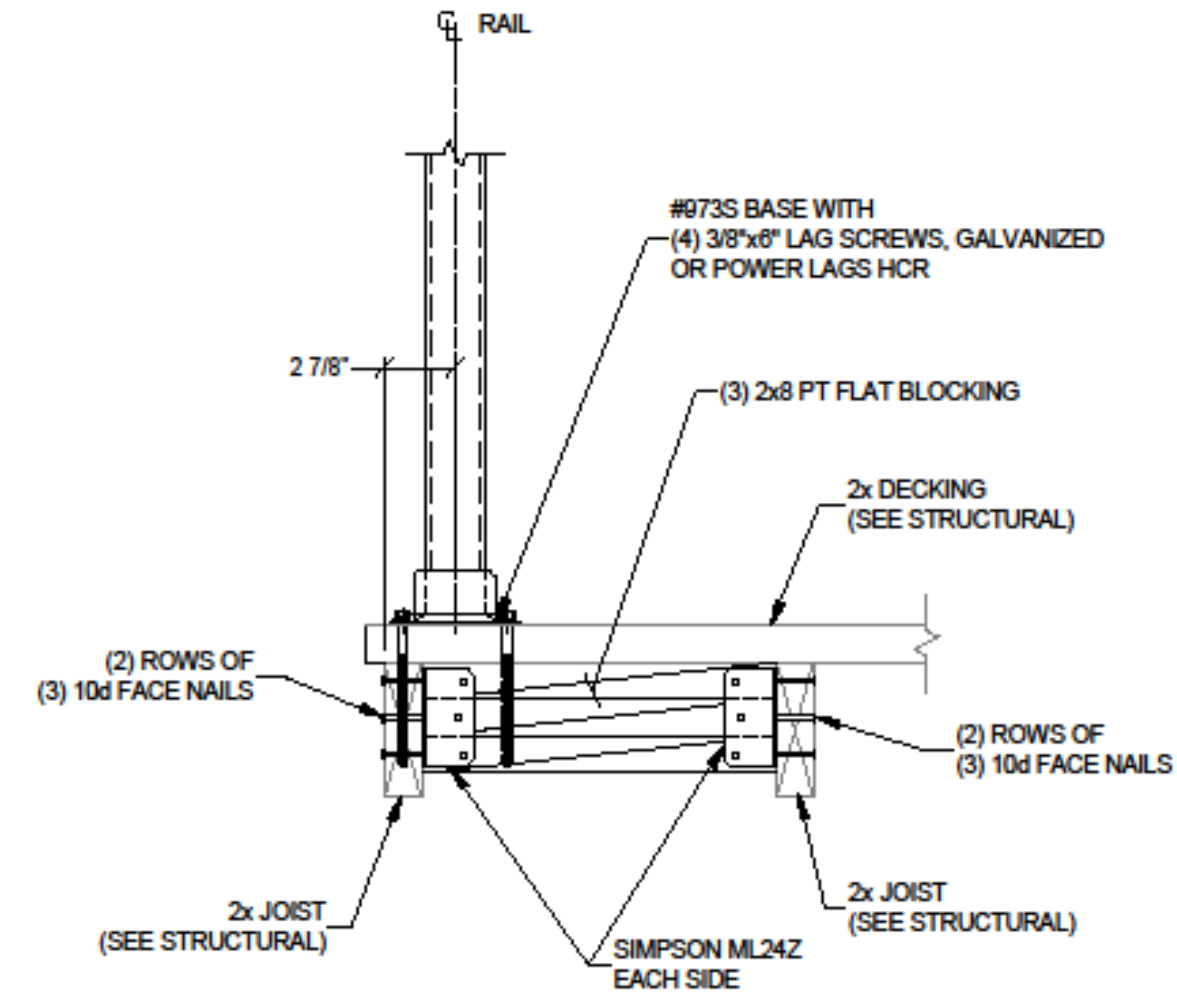
7.2. THE CONTRACTOR SHALL COMPLY WITH ALL SAFETY AND HEALTH LAWS AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (AS AMENDED). THE CONTRACTOR SHALL ALSO COMPLY WITH ALL THE MOST RECENT APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY PUBLIC AGENCY AND/OR AUTHORITY HAVING JURISDICTION OVER THE PROJECT IN ORDER TO PROTECT PERSONS AND/OR PROPERTY FROM DAMAGE, INJURY, OR LOSS. THE CONTRACTOR SHALL ALSO ASSURE THAT ALL HIS SUBCONTRACTORS CONFORM TO ALL HEALTH AND SAFETY LAWS AND REGULATIONS

7.3. ALL EXISTING MATERIALS IN THE WORK AREA WHICH MAY CAUSE HEALTH AND/OR SAFETY HAZARDS TO THE OWNER, HIS EMPLOYEES, TENANTS, OR THE CONTRACTOR AND HIS EMPLOYEES OR SUBCONTRACTORS DURING THE ENTIRE PERIOD OF CONSTRUCTION SHALL BE SAFELY REMOVED BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL FASHION

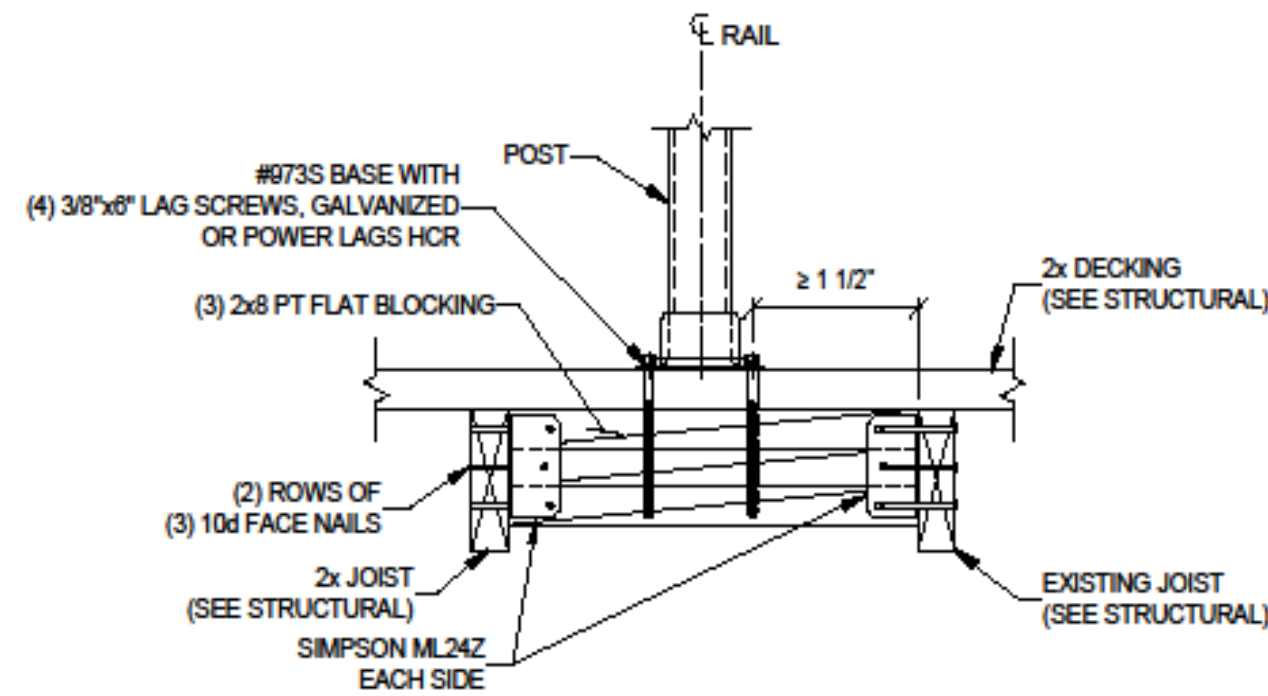
Park Terrace Condominium Handrail Replacement	REV	General Notes	3 OF 7
	DWG NO		
General Notes	ESC/NO	R-002	N/A
	SIZE		
	DRAWN	Dave Moody	01/19/21



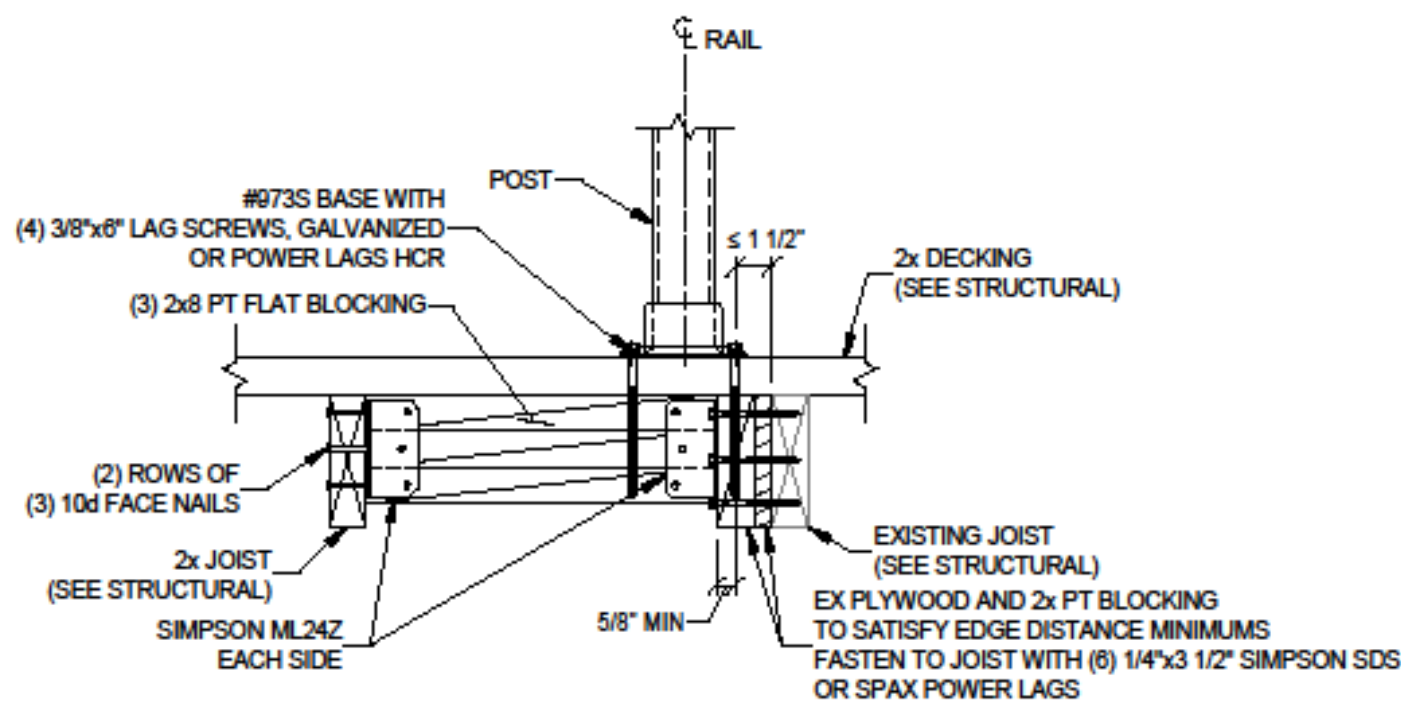
SK-1 JOISTS PERPENDICULAR TO RAIL
SCALE 1 1/2" = 1'-0"



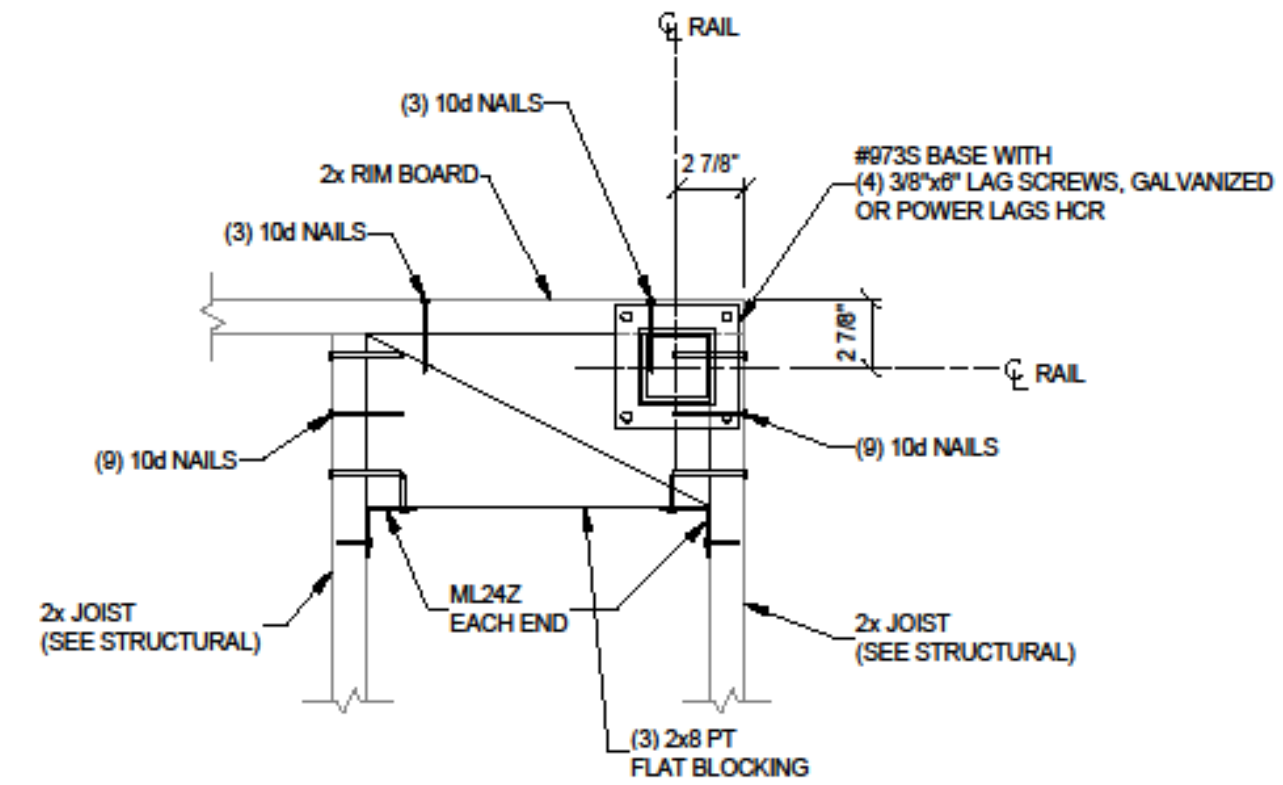
SK-2 JOISTS PARALLEL TO RAIL
SCALE 1 1/2" = 1'-0"



SK-3 LAG SCREW A MINIMUM OF 1 1/2" FROM JOIST
SCALE 1 1/2" = 1'-0"



SK-3 LAG SCREW @ JOIST OR LESS THAN 1/2" FROM JOIST
SCALE 1 1/2" = 1'-0"



SK-4 PLAN DETAIL @ CORNER POST
SCALE 1 1/2" = 1'-0"

Park Terrace Condominium
Handrail Replacement

Typical Details

5 OF 7

R-200

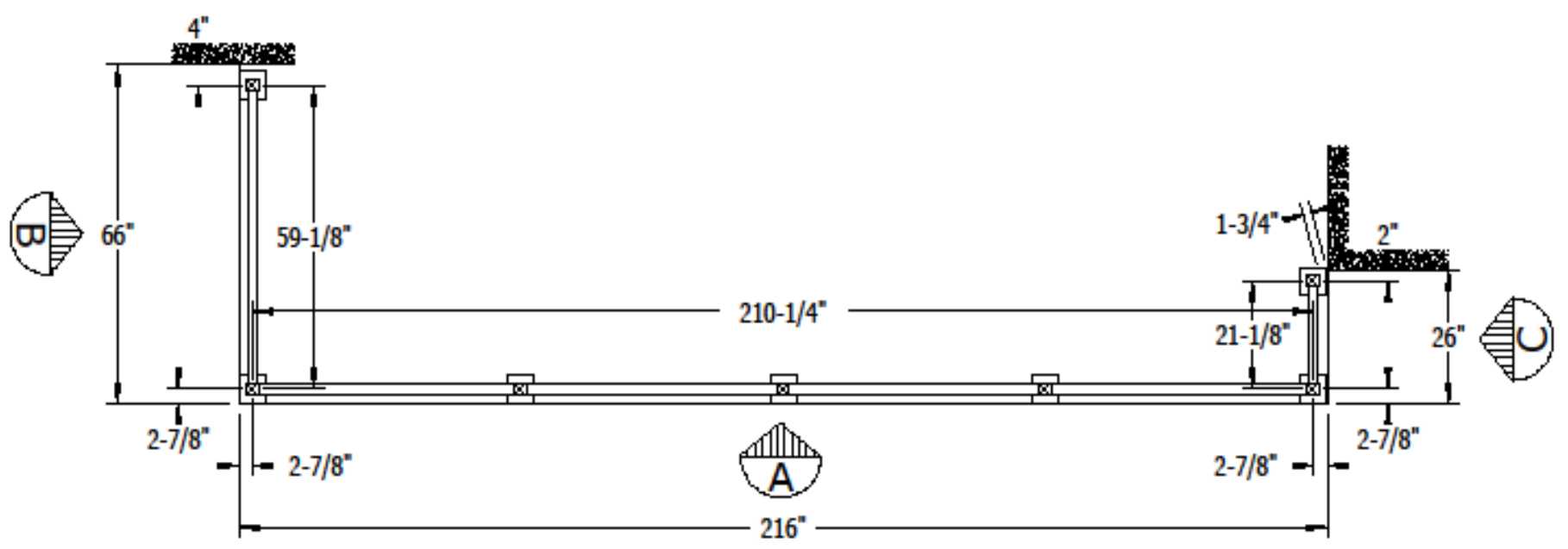
1 1/2" = 1'



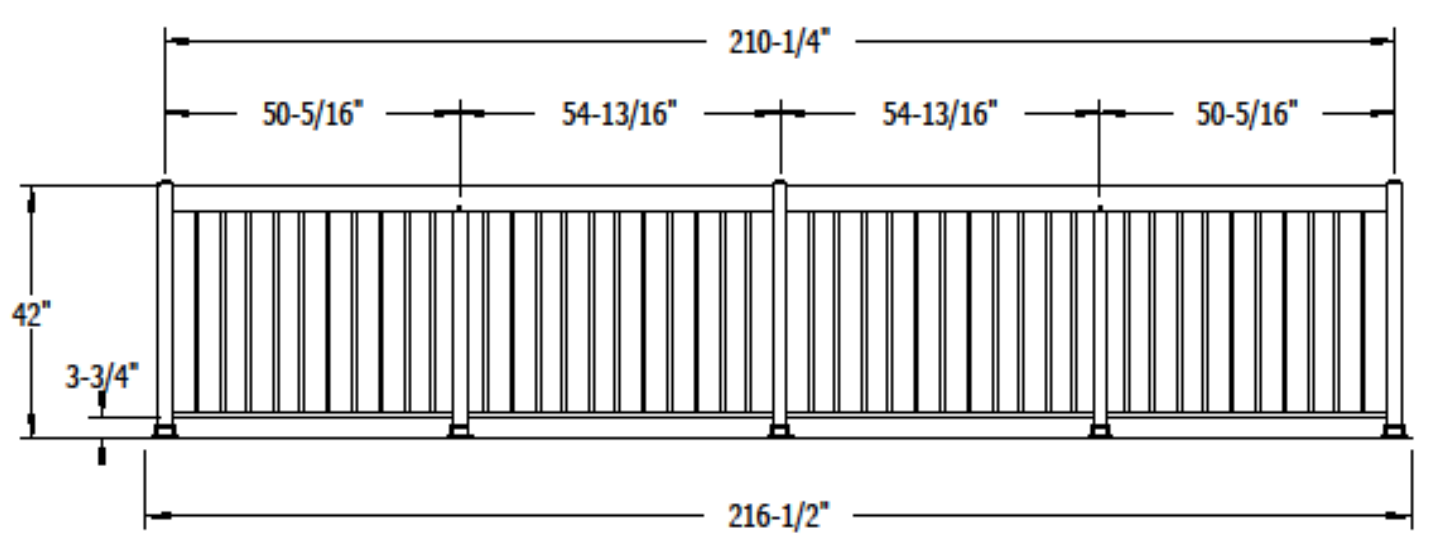
Tony Luthman

01/19/21

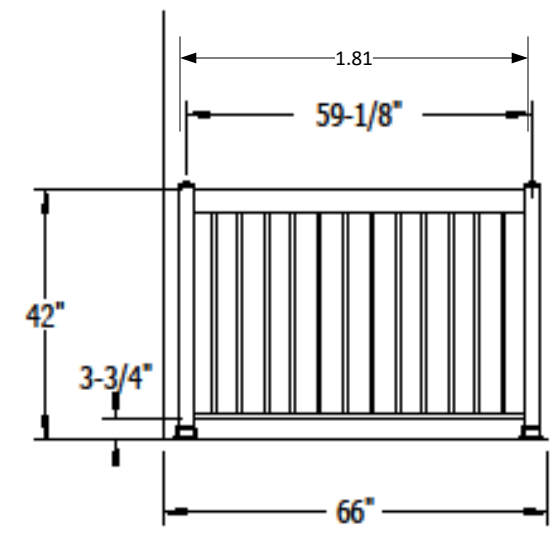
LET	REVISION	DATE	BY
A	RAIL REVISIONS	11-5-21	TJL
B	RAIL REVISIONS	1-3-22	TJL



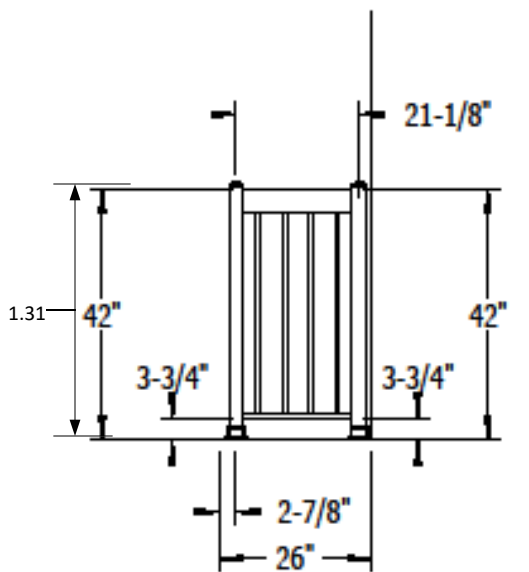
38 REQ'D



VIEW A

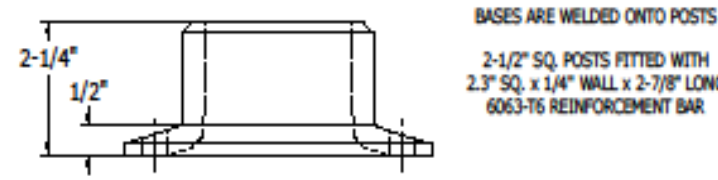
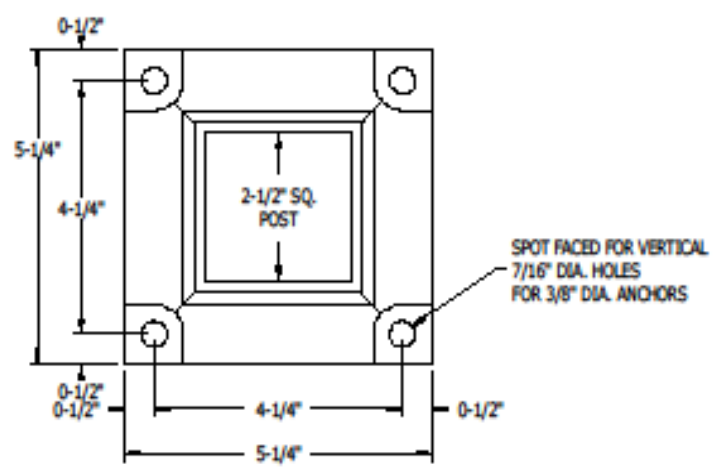


VIEW B



VIEW C

#973 BASE WITH
(4) 3/8" X 6" LAG SCREWS, GALVANIZED
OR POWER LAGS HCR



#973S 4-HOLE BASE DETAIL

Park Terrace Condominium Handrail Replacement	REV	4 OF 7
	DWG NO	
Handrail Plan & Elevation	PCOM NO	R-100
	SCALE	
See Below	ISSUED	01/19/21
	DRAWN	

SERIES 9000 NOTES

- 1) ALL POSTS AND RAILS SHALL BE FORMED FROM 6063-T6 EXTRUDED ALUMINUM ALLOY. ALL PICKETS SHALL BE FORMED FROM 6063-T5 EXTRUDED ALUMINUM ALLOY.
- 2) ALL FASTENERS USED IN THE SYSTEM SHALL BE ALUMINUM OR STAINLESS STEEL.
- 3) SERIES 9000 RAILING 42" HIGH WITH #902 TOP RAIL (2" WIDE X 4" HIGH) RAILING TO BE 2-LINE (STYLE A)
- 4) POSTS ARE 2-1/2" SQUARE W/ MACHINED OPENINGS
PICKETS ARE 3/4" SQUARE AND LOCATED ON 4-1/2" CENTERS
- 5) #973S WELDED SURFACE MOUNT BASES
- 6) BLACK (PPG DURACRON PAINT)
- 7) FIELD VERIFY ALL DIMENSIONS
- 8) SOME FIELD TRIMMING MAY BE REQUIRED DURING INSTALLATION.
- 9) FABRICATION WILL NOT BEGIN UNTIL SUPERIOR ALUMINUM RECEIVES SIGNED APPROVED DRAWINGS.

SUPERIOR ALUMINUM PRODUCTS
555 E. MAIN STREET; P.O. BOX 430
RUSSIA, OH 45363
PHONE: 937-526-4065
FAX: 937-526-3904

DRAWN BY TONY LUTHMAN DATE 10-20-2021

CUSTOMER PSI PROPERTY SERVICES	
JOB PATIO RAIL	
APPROVED BY APPROVED	DATE
SERIES 9000	FINISH BLACK
SALESMAN DUSTIN SCHEMEL	
DRAWING NUMBER X0119239	REV B



Principals:
Robin R. Hahn P.E.
Raymond J. Brake P.E.

December 29, 2021

Superior Aluminum Products, Inc.
555 E. Main Street
PO Box 430
Russia, OH 45363

Attn: Scott Guggenbiller
Re: PSI Property Services
Project No. 21937.87

Dear Mr Guggenbiller:

At your request, I have analyzed the proposed guardrail system for the PSI Property Services project located at 42071 Fremont Preserve Sq., Aldie, VA 20105. My review is limited to sheet X0119239 dated 10-20-2021.

The project consists of 9000 series guardrails connected to existing wood framed deck structures. No architectural or structural drawings have been provided. AGE has not visited the site to observe the condition of the existing structure. All information provided in this submittal is an assumption, which shall be verified by the architect or structural engineer of record, and the G.C. The architect and structural engineer of record shall verify that all existing framing is adequate to support guardrail connections and guardrail forces.

Posts shall be reinforced with 2.3"x2.3"x.25" x 2-7/8" reinforcing bar. Guardrail posts shall be connected to the wood structure per the attached details SK-1 through SK-4.

The approver/approvers shall verify all connection details accurately represent the structural components and notify Advantage Group Engineers immediately of any discrepancies.

1527 Madison Road Cincinnati, Ohio 45206 (513) 396-8900

Project No. 21937.87

Page 2

The guardrail system described in this letter will be adequate to support the minimum code required loads. The structural analysis and calculations are attached.

Sincerely,



Kyle Jenkins, P.E.
Advantage Group Engineers, Inc.

1527 Madison Road Cincinnati, Ohio 45206 (513) 396-8900



DAWN
Dave Moody

ISSUED
01/19/21

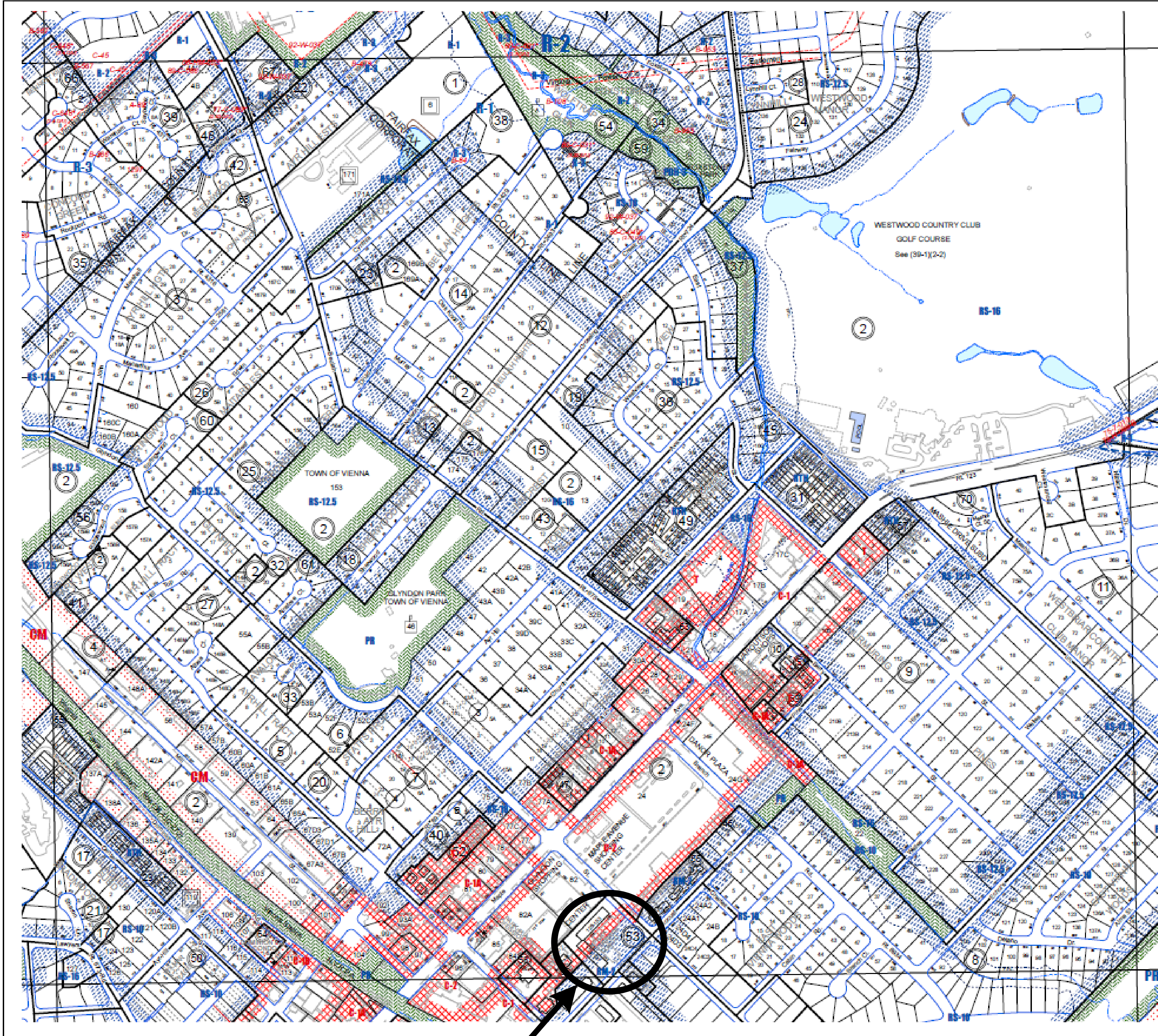
Park Terrace Condominium
Handrail Replacement

Engineer Certification Letter & Stamp

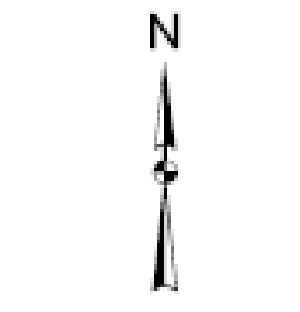
SHEET
6 OF 7

SCALE
R-300

SCALE
N/A



A Fairfax County, Virginia Publication



Map File is ITP 0717 based on 2008 USGS 1:250,000 scale
 1:250,000 scale, Virginia Coordinate System
 100 North High Profile, 100 North elevation
 National Grid System, United States 100

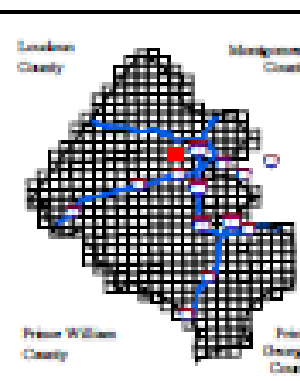
GENERAL NOTES

NOTES

Public Use/Restrictions

The use or development of the property of this jurisdiction is subject to the jurisdiction of the Board of Supervisors and the Board of Zoning Appeals. The Board of Supervisors and the Board of Zoning Appeals may, at their discretion, modify or amend the zoning map by ordinance. A zoning ordinance is subject to the provisions of the Code of Ordinances, Chapter 22-100, and the provisions of the Code of Ordinances, Chapter 22-100, and the provisions of the Code of Ordinances, Chapter 22-100.

The information contained on this map is for informational purposes only. It is not intended to be used as a legal document. The information on this map is not intended to be used as a legal document. The information on this map is not intended to be used as a legal document.



ADMINISTRATIVE INDEX

28-3	28-4	29-3
38-1		39-1
38-3	38-4	39-3

PROPERTY MAP ZONING
38-2

Revised to : 06 - 30 - 2021

Prepared by:
 DEPARTMENT OF INFORMATION TECHNOLOGY
 13000 Greenway Drive, Fairfax, VA 22031
 (703) 544-2112
 FAX (703) 544-3037
 E-mail: govhelp@fairfaxcounty.gov

© THE COUNTY OF FAIRFAX
 File Code: 001008

**Park Terrace Condominium
 Handrail Replacement**

Zoning Map-Full

7 OF 7

R-400

N/A

SCALE

01/19/21

Dave Moody



DRAWN

ISSUED