

General Alterations Notes

1. All building areas to be ground swept each night before the authorized contractors leave. The premises are to be kept clean during all times construction is underway.
 2. All debris is to be removed from the premises by the contractor on a daily basis and by measurement of the project site. The contractor shall become familiar with the project. No debris is to be left in the condominium or on the street.
 3. Plumbing, electrical, and mechanical work should be performed by licensed contractors, and all required permits and certifications obtained prior to commencing work.
 4. Verify dimensions and conditions shown on the drawings by field inspections and by measurement of the project site. The contractor shall become familiar with the project site, the work and the contract drawings of each trade. Adjust the work to suit all the conditions found as directed by the architect at the site.
 5. Pay all fees, obtain permits and certificates for the work in this contract. File amendments for controlled inspection reports in accordance with the NYC Building Code.
 6. Temporary work as necessary and required by the contractor shall be part of the contract.
 7. Schedule the work in this contract to coordinate with the other trades for timely completion to avoid unnecessary cutting and patching. Notify the architect of any conflicts uncovered for resolution by the architect.
 8. Refer to Architectural drawings for the location of equipment and chases. Install the work to maintain ceiling heights shown on the architectural drawings.
 9. Make penetration of walls cleanly and carefully with 1/8" maximum clearance around pipes. Tightly pack space between pipe and openings with an approved non-hardening mastic.
 10. Provide any apparatus, appliance, material, work, incidental accessory, or minor detail, even if not shown or not particularly specified, which is necessary to make the work ready for operation and complete and perfect in every respect, at additional cost to the owner.
 11. Protect the work until final acceptance by the owner. Any work which is damaged, lost or stolen prior to final acceptance shall be replaced at no additional cost to the owner.
 12. Provide protection at designated egress locations each day prior to commencing work and remove every evening upon completion of work.
 13. All shut downs of water service, must be done so after all applicable fees are paid. Contractor to verify with owner.
 14. The general contractor and owner are to abide by all correspondence and conditions set in correspondence with the architect. The contractor is responsible for obtaining all correspondence from the owner or architect.
 15. The architect shall not have control or charge of, and shall not be responsible for construction means, methods, techniques, sequence or procedures for safety precautions and programs in connection with the work, for acts, errors or omissions of the contractor, sub-contractors, or any other persons performing any of the work, or for the failure to carry out the work in accordance with the contract documents.
 16. The contractor's work must follow all appropriate federal guidelines that have recently been adopted as well as any local jurisdictional requirements.
 17. All test reports must be submitted to owner and architect for record keeping purposes.
- ## Proposed Scope of Work

The proposed scope of work includes the renovation and addition to a single family residence at 3032 Island Lane, Virginia Beach, VA 23454 along with various exterior improvements and landscaping as shown on the drawings.

Partial Demolition at the rear of the house is proposed along with a street facing, horizontal expansion of the ground floor footprint. A second story addition adding 3 bedrooms, 3 baths, and a connection to the existing second story addition at the east side of the property is also proposed. All existing roofs are to be replaced with a flat roof with small overhang as per architectural and structural drawings.

Ground floor remodeling includes a new kitchen, primary suite with 2 walk in closets, and bedroom with an ensuite bathroom. The existing pool room shall be updated to include a new kitchenette with sink and full bathroom. A feature staircase with custom millwork connects the foyer and parlor rooms at the entrance to an open great room at the rear.

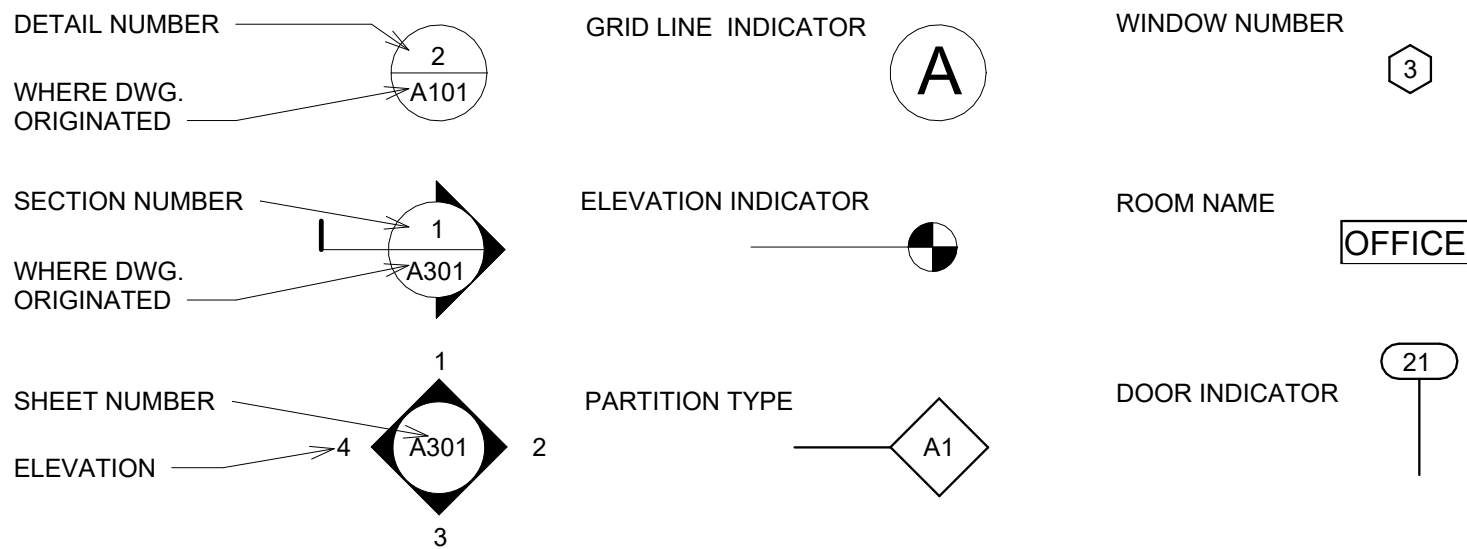
The work includes but is not limited to, demolition, patching and repair, structural and wood framing and structural woodwork, thermal and moisture protection, doors, interior partitions, wood and plastics, ornamental metalwork, hardware, interior finishes, furnishings, and equipment, as well as architectural work.
- ## Permit and Construction Notes

 1. Plan Approval: Owner is responsible for obtaining plan approval from the building department through the architect's office.
 2. Permit: Contractor is responsible for obtaining the permit from the building department.
 3. Pumber To Obtain permits related to plumbing work based on schematic drawings provided as a basis of design herein by Architect.
 - A. LINE FEE RECEIPT #144807
 - B. AAWA Submitted by Design team to be provided by Architects office at the request of the plumbing subcontractor.
 4. To obtain your plumbing permit, GC will UPLOAD YOUR LINE FEE RECEIPT as part of your plumbing permit.

Permit and Construction Notes

- | | |
|--------|--|
| Abv. | Above |
| Acous. | Acoustical |
| ACT | Acoustical Ceiling Tile |
| A.D. | Area Drain |
| ADA | American with Disabilities Act
(Accessibility Guidelines) |
| Adj. | Adjacent |
| A.F.F. | Above Finish Floor |
| Alum. | Aluminum |
| Anod. | Anodized |
| A.P. | Access Panel |
| Arch. | Architect / Architectural |
| Assem. | Assembly |
| Avg. | Average |
| A.W.I. | Architectural Woodworking Institute |
| | |
| B.C. | Brick Course |
| B.D. | Building Drain |
| Blum. | Bluminox |
| Blg. | Building |
| Bm. | Beam |
| B.O. | Bottom Of |
| Brg. | Bearing |
| B.U.R. | Build-Up Roof |
| | |
| C.A. | Construction Administration |
| Cab. | Cabinet |
| C.B. | Catch Basin |
| C.F. | Contractor Furnished |
| C.G. | Corner Guard |
| C.I. | Control Installed |
| C.J. | Control Joint |
| C.L. | Centerline |
| Cing. | Ceiling |
| Cir. | Clear |
| Cist. | Ceiling |
| CMU | Concrete Masonry Unit |
| Col. | Column |
| Conc. | Concrete |
| Const. | Construction |
| Cor. | Corridor |
| CPT | Carpet |
| CT | Ceramic Tile |
| CTR. | Center |
| C.W. | Cold Water |
| | |
| Demo | Demolish / Demolition |
| Dia. | Diameter |
| Dim. | Dimension |
| Disp. | Dispenser |
| Displ. | Display |
| DN | Down |
| D.S. | Downspout |
| Dtl. | Detail |
| Dwg. | Drawing |
| | |
| Ea. | Each |
| EIFS | Exterior Insulation and Finish System |
| E.J. | Expansion Joint |
| El. | Elevation |
| Elect. | Electrical |
| Elev. | Elevator |
| Enc. | Enclosure |
| Eng. | Engineer |
| EQ | Equal |
| Equip. | Equipment |
| Est. | Estimate |
| E.W.C. | Exterior Water Closet |
| Exist. | Existing |
| Exp. | Expansion |
| Ext. | Exterior |

- ## Symbols and Legends



Architectural Sheet List

Sheet Number	Sheet Name	Pricing Issue	Permit Issue	Revision Issue
G-001	Title Page	10/16/2023	10/16/2023	
G-002	General Architectural Notes	10/16/2023	10/16/2023	
G-003	Bidding Instructions	10/16/2023		
Z-101	Impervious Cover Diagrams	10/16/2023	10/16/2023	
Z-102	Site Survey by Others	10/16/2023	10/16/2023	
A-001	Code Analysis and Plans	10/16/2023	10/16/2023	
A-002	Energy Analysis	10/16/2023	10/16/2023	
A-010	Partition and Ceiling Types	10/16/2023	10/16/2023	
A-101	First Floor Demolition Plan	10/16/2023	10/16/2023	
A-102	Second Floor Demolition Plan	10/16/2023	10/16/2023	
A-103	Roof Demolition Plan	10/16/2023	10/16/2023	
A-151	Site Plan	10/16/2023	10/16/2023	
A-201	First Floor Proposed Plan	10/16/2023	10/16/2023	
A-202	Second Floor Proposed Plan	10/16/2023	10/16/2023	
A-203	Roof Proposed Plan	10/16/2023	10/16/2023	
A-221	Finish Floor Plan	10/16/2023	10/16/2023	
A-222	Finish Floor Plan	10/16/2023	10/16/2023	
A-231	Reflected Cing. & Elec. Plan	10/16/2023	10/16/2023	
A-232	Reflected Cing & Electrical Plan	10/16/2023	10/16/2023	
A-251	Enlarged Plans and Details	10/16/2023	10/16/2023	
A-252	Enlarged Plans and Details	10/16/2023	10/16/2023	
A-253	Enlarged Plans and Details	10/16/2023	10/16/2023	
A-254	Enlarged Plans and Details	10/16/2023	10/16/2023	
A-255	Enlarged Plans and Details	10/16/2023	10/16/2023	
A-256	Enlarged Plans and Details		10/16/2023	
A-301	Building Elevations	10/16/2023	10/16/2023	
A-302	Building Elevations	10/16/2023	10/16/2023	
A-351	Interior Elevations	10/16/2023		
A-352	Interior Elevations	10/16/2023		
A-353	Interior Elevations	10/16/2023		
A-354	Interior Elevations	10/16/2023		
A-355	Interior Elevations	10/16/2023		
A-356	Interior Elevations	10/16/2023		
A-357	Interior Elevations	10/16/2023		
A-358	Interior Elevations	10/16/2023		
A-359	Interior Elevations	10/16/2023		
A-360	Interior Elevations	10/16/2023		
A-361	Interior Elevations	10/16/2023		
A-362	Interior Elevations	10/16/2023		
A-363	Interior Elevations	10/16/2023		
A-364	Interior Elevations	10/16/2023		
A-411	Door and Window Schedule	10/16/2023	10/16/2023	
A-501	Building Sections	10/16/2023	10/16/2023	
A-502	Building Sections	10/16/2023	10/16/2023	
A-511	Wall Sections	10/16/2023	10/16/2023	
A-512	Wall Sections	10/16/2023	10/16/2023	
A-513	Wall Sections	10/16/2023	10/16/2023	
A-601	Details	10/16/2023	10/16/2023	
A-651	Head, Jamb, Sill Dtl (Ext)	10/16/2023	10/16/2023	
A-652	Head, Jamb, Sill Dtl (Ext)	10/16/2023	10/16/2023	
A-653	Head, Jamb, Sill Dtl (Ext)	10/16/2023	10/16/2023	
A-654	Head, Jamb, Sill Dtl (Int)	10/16/2023	10/16/2023	

[illegible]

Project Information.	
Island Lane Residence	
3032 Island Lane Virginia Beach, VA 23454	
Drawing Title.	
General Architectural Notes	
Seal and Signature.	
BID/PRICING SET. NOT FOR CONSTRUCTION.	
Drawings provided are for bidding and negotiation only. The drawing shall not be considered final or complete unless it is signed and sealed by the architect or engineer of record and marked approved by the authorities having jurisdiction.	
Date.	10/16/2023
Project No.	2023.005
Drawn By.	RR
Checked By.	RR
Page No.	
Sheet No.	G-002
DOB Reference No.	
Landmark Reference No.	
N/A	
DOB Official Use.	

Instructions by Trade

- Use "Line Item Breakdown by Trade Divisions" based on the format at below. Price separately for "Alternates" and provide allowance items separately as noted in the "Allowances" portion of this sheet.

1. General Conditions
2. Jobsite Maintenance & Protection
3. Demolition & Removals
4. Concrete & Foundations
5. Masonry & Stone Veneer
6. Steel & Metals
7. Millwork, Carpentry & Misc. Tasks
8. Wood Siding
9. Stucco
10. Roofing, Roof Deck, & Thermal and Moisture Protection
11. Doors, Windows, & Hardware
12. Partitions, Ceilings, & Insulation
13. Tile and Stone
14. Wood Flooring
15. Paint (Interior)
16. Specialties & Furnishings
17. HVAC
18. Plumbing & Heating
19. Electrical & Lighting
20. Fire Alarm & Protection
21. Site Work

NOTE TO BIDDERS: Total bid package shall include all items required to complete the proposed development as per plans and product data package, and bid template is not an exhaustive list of all requirements as per the drawing set. Items and/or task exclusions will not be allowed unless otherwise stated in the bid package. Should there be any misunderstanding or confusion regarding the construction documents within the bid package, the contractor shall request additional information (via RFI) prior to submitting the official construction bid for owners review. Otherwise, it will be understood that the final contract amount will include everything required to complete the proposed renovation.

O.F./O.I. Owner Furnished/Owner Installed
O.F./C.I. Owner Furnished/Contractor Installed
C.F./C.I. Contractor Furnished/Contractor Installed

- 13. **Tile and Stone**
 - Tile will be selected by the owner and installed by the contractor. Tile layouts will be directed by the architect in the field. Grout will be selected by owner and architect during construction as per approved model.
 - The contractor shall include pricing models for tile and grout selections, to be confirmed by the owner / architect.
 - Stone countertop to be selected and purchased by owner and installed by contractor. Where countertop is not selected, price as quartzite or granite as standard.
 - Include molded profile for edge of counter at kitchen and kitchenette.
 - Provide porcelain pavers and tile at front porch and exterior steps. Basis of Design: Russian Miroir Tile Deck system. Pavers TBD.
 - Include cost of floor transition between dissimilar materials 3/4" thick stone with Hollywood bevel.

- 21. Site Work**
- GC shall provide site work in compliance with the approved CPBA variance application.

- Provide an allowance of \$15/SF for wall tile.
- Provide an allowance of \$10/SF for floor tile.
- Provide an allowance of \$100/SF for stone countertop slabs.
- Plumbing Fixtures (Price bathroom fixtures with allowances of \$5,000 per bathroom).
- Exterior paving for entrance pathway and rear yard.
- Price Floors as 6" solid white oak floors with white wash.

Deduct Alternates:

- Provide pricing for single window # 105 in lieu of corner window.
- Provide pricing for single window # 210 in lieu of corner window at garage.

Owner / Applicant.
Contact. Jesse Waltz
Address. 3032 Island Lane
Virginia Beach, VA 23454
Phone. 757.435.3096
Email. jesse@wfo.ventures

Contact.	TBD
Company.	TBD
Address.	TBD
Phone.	TBD
Email.	TBD

[illegible]

Island Lane Residence

3032 Island Lane
Virginia Beach, VA 23454

Drawing Title.

Bidding Instructions

Drawings provided are for bidding and negotiation only. The drawing shall not be considered final or complete unless it is signed and sealed by the architect or engineer of record and marked approved by the authorities having jurisdiction.	Page No.
	Sheet No. G-003

DOB Reference No.

Landmark Reference No.

N/A

DOB Official Use.

Zoning R40 **Variance Grant** 50' **Flood Plain** 50'

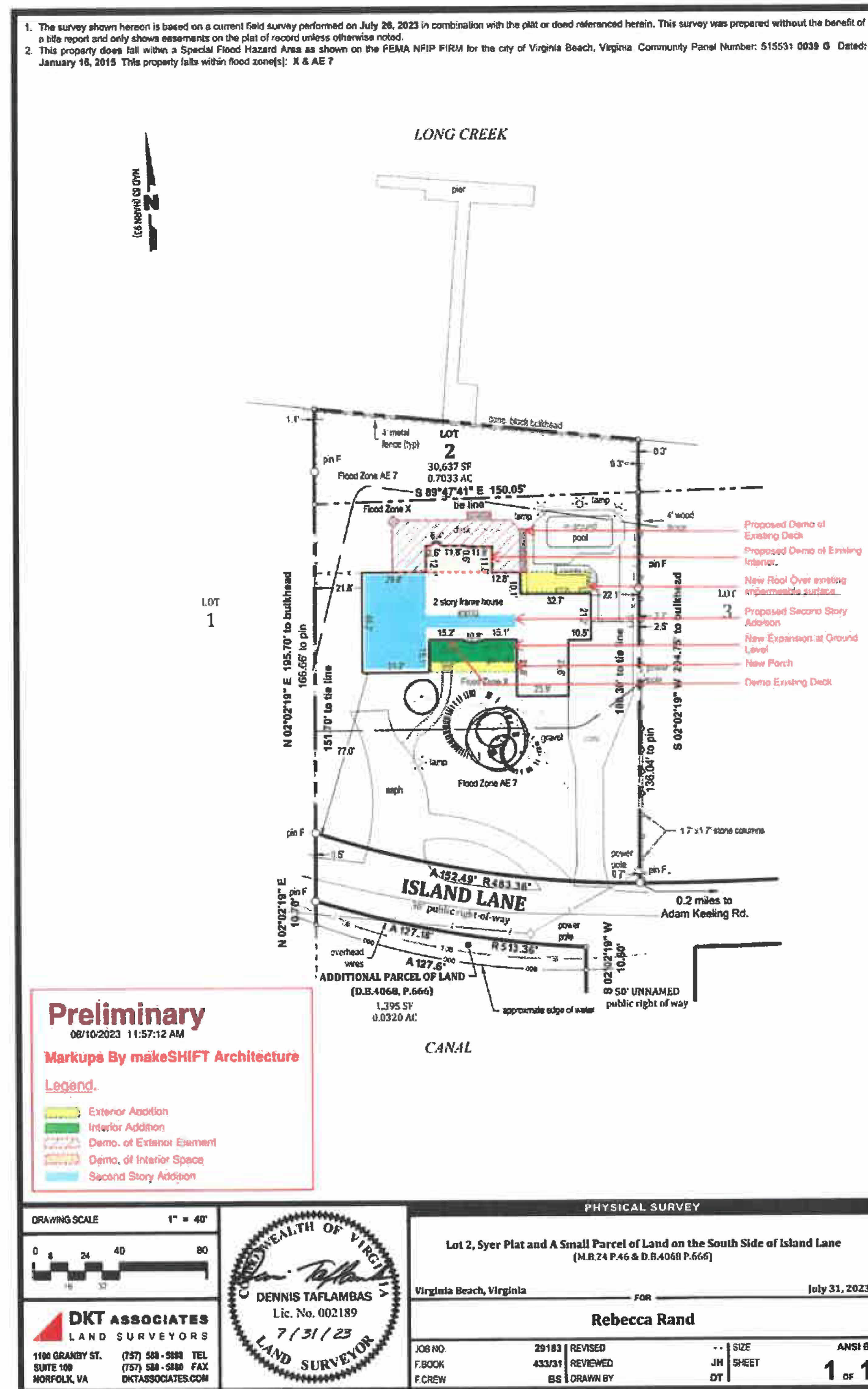
Yard Setback 20' **Side** 20'

Side Corner 20' **Rear** 35'

Height 20'

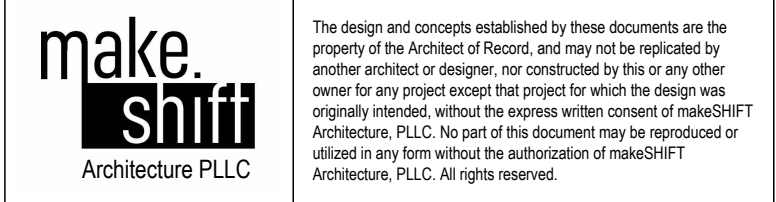
Use Demo deck, new porch, new expansion addition, new roof, retaining wall.

Date 10/6/23 **Inspector** Cheltin



Site Plan By Others

NOTE: A Digital Copy Survey can be provided for reference upon request.



Architect of Record.
Applicant. Rebecca Rand (VA Lic. #0401020001)
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(929) 376-8730
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Email.

Structural Engineer.
Applicant. Spyridon Kremmidas (VA Lic. 065541)
Company. KPFF
Address. 299 Broadway, Suite 900
New York, NY 10007
Contact. Sean Kelton, PE
Phone. 212.226.7092
Email. Sean.Kelton@kpff.com

Owner / Applicant. Jesse Waltz
Contact. Jesse Waltz
Address. 3032 Island Lane
 Virginia Beach, VA 23454
Phone. 757.435.3096
Email. jesse@wfo.ventures

General Contractor.

Contact.	TBD
Company.	TBD
Address.	TBD
Phone.	TBD
Email.	TBD

[illegible]

Project Information.

Island Lane Residence

3032 Island Lane
Virginia Beach, VA 23454

Drawing Title.

Site Survey by Others

Seal and Signature.

**BID/PRICING SET.
NOT FOR
CONSTRUCTION.**

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Date.	10/16/2023
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Project No. 2023.0

Drawn By. _____ Author _____

Checked By. Check

Sheet No

Z-102

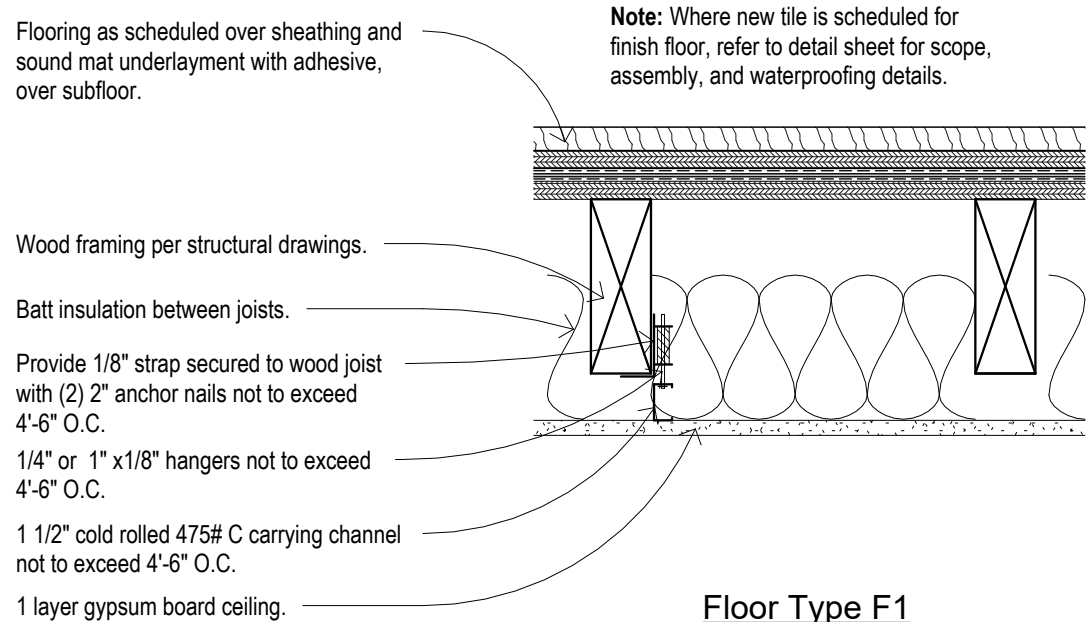
DOB Reference No

Landmark Reference No.

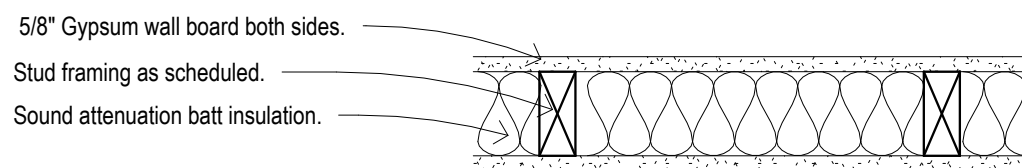
N/A

DOB Official Use

Exterior Wall Types



Floor Type F1
1 Hour Rated Floor Construction
 Recommended IIC STC 50
 R-19



Wall Type I1
Interior Partition

Note: Where new tile is scheduled for wall finish, refer to detail sheet for scope, assembly, and waterproofing details.

Existing wall to remain. Do not compromise integrity of existing assembly construction.

Wood furring strips as scheduled.

Insulation.

Diagram illustrating the cross-section of a wall assembly. The existing wall is shown on the left. New construction includes wood furring strips attached to the exterior face of the existing wall, insulation installed between the furring strips, and a new sheathing layer on the exterior.

Wall Type I2
Interior Partition (Rated Shaft)

Note: Where new tile is scheduled for wall finish, refer to detail sheet for scope, assembly, and waterproofing details.

(2) Layers 5/8" gypsum wall board
both sides.

Stud framing as scheduled.

Sound attenuation batt insulation.

Wall Type I3
Interior Partition (Rated)

Note: Where new tile is scheduled for wall finish, refer to detail sheet for scope, assembly, and waterproofing details.

Diagram illustrating the cross-section of Wall Type I4, showing the assembly from the Room Side to the Shaft Side. The wall consists of the following layers and components:

- Firestopping (at the top edge)
- (2) Layers 5/8" gypsum wall board.
- 4" Steel 20 msg Galv. J-Stub runner, anchored to structure with power actuated fastener 16" O.C.
- 2 1/2" Steel C-H stud (25 Gauge) 24" O.C.
- 1" Shaft wall liner.

The diagram shows the wall assembly with a break in the middle, indicating a continuous structure. The Room Side is on the left, and the Shaft Side is on the right.

Wall Type I4
Interior Partition (Rated Shaft)

Note: Where new tile is scheduled for wall finish, refer to detail sheet for scope, assembly, and waterproofing details.

Provide green or cement board at wet locations, where tile is scheduled.

make.
shift
Architecture PLLC

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Contact. Sean Kelton, PE
Phone. 212.226.7092
Email. Sean.Kelton@kpff.com

Contact. Jesse Waltz
Address. 3032 Island Lane
Virginia Beach, VA 2345
Phone. 757.435.3096
Email. jesse@wfo.ventures

Contact. TBD
Company. TBD
Address. TBD
Phone. TBD
Email. TBD

Note: All sizing is shown for reference. Refer to structural drawings for all framing member sizing, connections, and application.

Issue		
No.	Description	Date
01	Issue for PPR	08/11/2023
02	Issue for CBPA Administrative Variance	09/11/2023
03	Issue for Pricing	10/16/2023
04	Issue for Permit	10/16/2023

Revisions		
No.	Description	Date

Project Information

3032 Island Lane
Virginia Beach, VA 23454

Drawing Title

Seal and Signature

Drawings provided are for bid and negotiation only. The drawings shall not be considered final and complete unless it is signed and sealed by the architect or engineer of record and marked approved by the authority having jurisdiction.

Date. 08/11/2023

Drawn By. Author

Checked By. Checker

Page No. _____

Sheet No

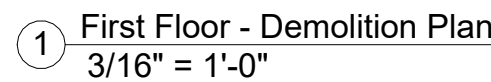
A-010

DOB Reference No

Landmark Reference No

N/A

DOB Official Use



Contractor to perform all demolition work as indicated by the construction drawings. All work to be performed as required by the demolition requirements of the AHJ.

B. Field verify all existing conditions prior to demolition and construction. If any discrepancies occur, notify architect immediately.

C. Provide temporary power and lighting as required.

D. Protect and/or cap utility service and P.O.E. as required and to prevent dust and construction debris from entering the existing HVAC System.

E. If damage occurs at areas existing to remain, contractor shall patch and repair to match existing or new conditions, whichever is applicable.

F. Contractor shall walk through the site with owner and architect prior to demolition to determine if any items shall be salvaged for owner.

G. Provide all shoring, bracing, barricades, and temporary construction to accomplish all of the work in an approved manner per building code, AHJ, OSHA, and worker safety requirements.

H. Contractor shall identify and client of any damaged sub flooring, framing, and finishes that are revealed during demolition to be damaged and in need of replacement.

I. No structural elements shall be removed unless portions affected are adequately supported by either temporary shoring or new structural elements as required to maintain the stability and integrity of the existing structure. Contractor to submit shoring and bracing drawings to the structural engineer for review prior to commencing demolition.

J. No penetrations shall be made or uncovered during demolition through rated construction to other occupied portions of the building and left open. All such penetrations shall be adequately fire-stopped immediately.

K. The contractor shall do all necessary patching, and repairing as required by notes and specifications to perform all of the work indicated on the drawings and all other work that may be required to complete the job. The end result of all cutting, patching, and repairing work shall be systems and surfaces that performed functionally and visually as if no cutting, patching, and repairing had occurred.

L. Contractor to protect all incoming utilities as necessary for the work and completion of the project.

M. Contractor to protect all owner property and all surfaces surrounding work area from dust and construction debris.

N. Demolition work shall include all materials, labor, extensions, connections, cutting, repairing, adapting, and other plumbing work required to maintain service pending the completion of the permanent work. Coordinate the extent of demolition work with the architect.

O. Any existing work interfering with the proposed new building, as well as electrical mechanical, and general construction work, shall be relocated and reconnected using materials conforming to standards of this contract.

P. Remove all fixtures as noted on the architectural plans. Provide temporary covers for hot, cold, and sanitary connections during new construction.

Q. Remove base building piping as indicated below:

- Remove all abandoned base building piping back to the existing wet columns or shafts, or as noted on drawings.
- Contractor to contact owner and architect regarding removal scope of work to maintain continuity of service to all tenants who are to remain operational and not be affected by demolition work.
- All existing building valves for domestic water main at shafts are to remain.

R. Provide additional support for all existing piping to remain which are affected by demolition of existing ceiling and partitions.

S. All equipment and equipment shall be disposed in accordance with applicable laws and environmental regulations.

T. Removal of all debris from the apartment will be coordinated so as to reduce the impact that the alterations will have on the building's public spaces and systems.

U. The demolition work cannot impact the required fire ratings of the existing building. All fireproofing distributed during the demolition phase is to be restored to its existing condition and ratings. Certification of this will be required upon completion of the work.

V. All plumbing fixtures, appliances, hardware, etc. that are required for salvage must be removed from the site prior to start up of demolition. Appliances with freon, such as refrigerators and air conditioners, must be removed by general contractor.

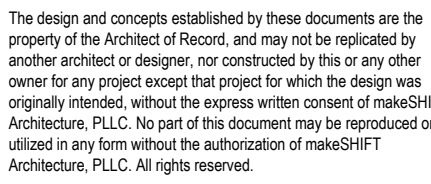
W. All items that are relocated, such as existing walls, ceiling, walls, exterior wall structural studs, or around chases may not include channing of the underlying structural/fire rated materials. Additionally, it must be noted that removing existing electrical constitutes channing and will require the area to be restored to its original intended condition. All new wiring may only be concealed within the depth of the existing plaster. Provide turning out of the wall and ceilings as may be required.

X. At other locations within the apartment where demolition may expose concealed wiring, note that such wiring may not be routed, if such routing requires channing of any wall, floor, or ceiling.

Y. Should any asbestos or lead paint be discovered during demolition and construction, contractors shall follow the appropriate guidelines for removal as per state and federal regulations for asbestos and lead and owner upon discovery. All applications and forms to be submitted to the appropriate authorities. Submit all tests reports to architect and owner for record keeping purposes.

Tag	Keynote Text
D001	Remove wall, extents as indicated on drawings. Where exterior walls are scheduled for demolition, remove down to existing floor structure. Do not compromise existing foundation.
D002	Remove door and frame in its entirety.
D003	Remove window and frame in its entirety.
D004	Remove plumbing fixture in its entirety. Cap abandoned lines as required or re-route lines to new location as indicated on proposed plans.
D005	Remove appliance in its entirety. Cap abandoned lines as required or re-route lines to new location as indicated on proposed plans. Coordinate with owner for any salvage and storage of appliance.
D006	Remove wall finishes at interior and exterior down to existing stud framing.
D007	Remove floor finishes down to existing substrate and framing.
D009	Remove ceiling and finishes in its entirety.
D010	Remove light fixtures in its entirety. Re-route electrical points to new locations as indicates on proposed plans.
D011	Item Removed.
D012	Remove exterior deck and stairs in its entirety.
D013	Remove all cabinetry and millwork in its entirety.
D016	Relocate existing generator and condensing unit. Coordinate final location with Architect.
D017	Remove wall for new door/window opening. Refer to door/window schedule for size and extents.
D018	Disconnect existing natural gas meter from wall and salvage for final new location.
D020	Disconnect downspout and maintain location of downspout for new connection from new downspout.
D021	Disconnect existing outdoor electrical meter/breaker box and salvage for reinstallation. Electrician to confirm required upgrades and final location with electrician and architect.
D022	Disconnect existing vacuum breaker as required for project. Salvage and reconnect.
D023	Demo portion of exterior kitchen that conflicts with new patio doors.

 Dashed line Indicates Items to be Demolished
 Adjacent Building (N.I.C.)
 Existing to Remain (N.I.C.)



Structural Engineer.
Applicant. Spyridon Kremmidas (VA Lic. 065541)
Company. KPFF
Address. 299 Broadway, Suite 900
New York, NY 10007
Contact. Sean Kelton, PE
Phone. 212.226.7092
Email. Sean.Kelton@kpff.com

General Contractor.

Contact.	TBD
Company.	TBD
Address.	TBD
Phone.	TBD
Email.	TBD

[illegible]

Project Information.

3032 Island Lane
Virginia Beach, VA 23454

Drawing Title.

Seal and Signature.

Drawings provided are for bidding and negotiation only. The drawing shall not be considered final or complete unless it is signed and sealed by the architect or engineer of record and marked approved by the authorities having jurisdiction.

Date.	10/16/2023
Project No.	2023.005
Drawn By.	Author
Checked By.	Checker
Page No.	1 of 100

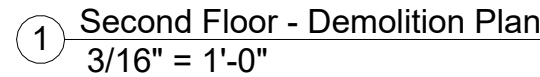
Sheet No.

A-101

DOB Reference No.

Landmark Reference No.

N/A
DOB Official Use.



A. Contractor to perform all demolition work as indicated by the construction drawings. All work to be performed as required by the demolition requirements of the AHJ.

B. Field verify all existing conditions prior to demolition and construction. If any discrepancies occur, notify architect immediately.

C. Provide temporary power and lighting as required.

D. Protect and/or cap utility service and P.O.E. as required and to prevent dust and construction debris from entering to existing HVAC System.

E. If damage occurs at areas existing to remain, contractor shall patch and repair to match existing or new conditions, whichever is applicable.

F. Contractor shall walk through the site with owner and architect prior to demolition to determine if any items shall be salvaged for owner.

G. Provide all shoring, bracing, barricades, and temporary construction to accomplish all of the work in an approved manner per building code, AHJ, OSHA, and worker safety requirements.

H. Contractor shall notify architect and client of any damaged sub flooring, framing, and finishes that are revealed during demolition to be damaged and in need of replacement.

I. No structural elements shall be removed unless portions affected are adequately supported by either temporary shoring or new structural elements as required to maintain the stability and integrity of the existing structure. Contractor to submit shoring and bracing drawings to the structural engineer for review prior to commencing demolition.

J. No penetrations shall be made or uncovered during demolition through rated construction to other occupied portions of the building and left open. All such penetrations shall be adequately fire-stopped immediately.

K. The contractor shall do all necessary patching, and repairing as required by notes and specifications to perform all of the work indicated on the drawings and all other work that may be required to complete the job. The end result of all cutting, patching, and repairing work shall be systems and surfaces that performed functionally and visually as if no cutting, patching, and repairing had occurred.

L. Contractor to protect all incoming utilities as necessary for the work and completion of the project.

M. Contractor to protect all owner property and all surfaces surrounding work area from dust and construction debris.

N. Demolition work shall include all materials, labor, extensions, connections, cutting, repairing, adapting, and other plumbing work required to maintain service pending the completion of the permanent work. Coordinate the extent of demolition work with the architect.

O. Any existing work interfering with the proposed new building, as well as electrical mechanical, and general construction work, shall be relocated and reconnected using materials conforming to standards of this contract.

P. Remove all fixtures as noted on the architectural plans. Provide temporary covers for hot, cold, and sanitary connections during new construction.

Q. Remove base building piping as indicated below:

a. Remove all abandoned base building piping back to the existing wet columns or shafts, or as noted on drawings.

b. Contractor to contact owner and architect regarding removal scope of work to maintain continuity of service to all tenants who are to remain operational and not be affected by demolition work.

c. All existing building valves for domestic water mains at shafts are to remain.

R. Provide additional support for all existing piping to remain which are affected by demolition of existing ceiling and partitions.

S. All equipment and equipment shall be disposed in accordance with applicable laws and environmental regulations.

T. Removal of all debris from the apartment will be coordinated so as to reduce the impact that the alteration will have on the building's public spaces and systems.

U. The demolition work cannot impact the required fire ratings of the existing building. All fireproofing distributed during the demolition phase is to be restored to its existing condition and ratings. Certification of this will be required upon completion of the work.

V. All plumbing fixtures, appliances, hardware, etc. that are required for salvage must be removed from the site prior to start up of demolition. Appliances with freon, such as refrigerators and air conditioners, must be removed by general contractor.

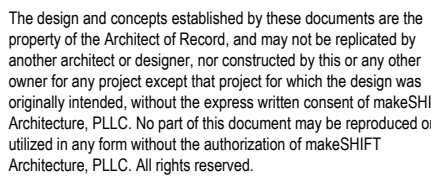
W. All items that are relocated, such as electrical conduits, walls, exterior wall structural studs, or around chases may not include channeling of the underlying structural/fire rated materials. Additionally, it must be noted that removing existing electrical constitutes channeling and will require the area to be restored to its original intended condition. All new wiring may only be concealed within the depth of the existing plaster. Provide turning out of the wall and ceilings as may be required.

X. At other locations within the apartment where demolition may expose concealed wiring, note that such wiring may not be routed, if such routing requires channeling of any wall, floor, or ceiling.

Y. Should any asbestos or lead paint be discovered during demolition and construction, contractors shall follow the appropriate guidelines for removal as per state and federal regulations for asbestos and lead and owner upon discovery. All applications and forms to be submitted to the appropriate authorities. Submit all tests reports to architect and owner for record keeping purposes.

Tag	Keynote Text
D001	Remove wall, extents as indicated on drawings. Where exterior walls are scheduled for demolition, remove down to existing floor structure. Do not compromise existing foundation.
D002	Remove door and frame in its entirety.
D003	Remove window and frame in its entirety.
D004	Remove plumbing fixture in its entirety. Cap abandoned lines as required or re-route lines to new location as indicated on proposed plans.
D006	Remove wall finishes at interior and exterior down to existing stud framing.
D008	Remove roof assembly and framing per structural scope of work.
D009	Remove ceiling and finishes in its entirety.
D011	Item Removed.
D013	Remove all cabinetry and millwork in its entirety.
D014	Remove balcony in its entirety.
D017	Remove wall for new door/window opening. Refer to door/window schedule for size and extents.
D019	Disconnect existing Variable Speed Fan and Salvage for future use and new location.
D025	Demo Existing Chimney construction in its entirety.
D026	Demo existing door to attic and prepare for infill wall.

 Dashed line Indicates Items to be Demolished
 Adjacent Building (N.I.C.)
 Existing to Remain (N.I.C.)



Structural Engineer.
Applicant. Spyridon Kremmidas (VA Lic. 065541)
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General Contractor

Issue		
No.	Description	Date
01	Issue for PPR	08/11/2023
02	Issue for CBPA Administrative Variance	09/11/2023
03	Issue for Pricing	10/16/2023
04	Issue for Permit	10/16/2023

Project Information

3032 Island Lane
Virginia Beach, VA 23454

Drawing Title

Seal and Signature

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Sheet No

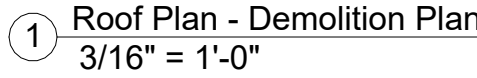
A-102

DOB Reference No

Landmark Reference No

N/A
DOB Official Use

Note: Demolish existing floor assembly at first level as required for foundation scope of work. Refer to structural drawings for proposed work.



Contractor to perform all demolition work as indicated by the construction drawings. All work to be performed as required by the demolition requirements of the AHJ.

B. Field verify all existing conditions prior to demolition and construction. If any discrepancies occur, notify architect immediately.

C. Provide temporary power and lighting as required.

D. Protect and/or cap utility service and P.O.E. as required and to prevent dust and construction debris from entering the existing HVAC System.

E. If damage occurs at areas existing to remain, contractor shall patch and repair to match existing or new conditions, whichever is applicable.

F. Contractor shall walk through the site with owner and architect prior to demolition to determine if any items shall be salvaged for owner.

G. Provide all shoring, bracing, barricades, and temporary construction to accomplish all of the work in an approved manner per building code, AHJ, OSHA, and worker safety requirements.

H. Contractor to notify architect and client of any damaged sub flooring, framing, and finishes that are revealed during demolition to be damaged and in need of replacement.

I. No structural elements shall be removed unless portions affected are adequately supported by either temporary shoring or new structural elements as required to maintain stability of existing of the existing structure. Contractor to submit shoring and bracing drawings to the structural engineer for review prior to commencing demolition.

J. No penetrations shall be made or uncovered during demolition through rated construction or other occupied portions of the building and left open. All such penetrations shall be adequately fire-stoppered immediately.

K. The contractor shall do the following, and the building as required by notes and specifications to perform all of the work indicated on the drawings and all other work that may be required to complete the job. The end result of all cutting, patching, and repairing work shall be systems and surfaces that perform functionally and visually as if no cutting, patching, and repairing had occurred.

L. Contractor to protect all existing utilities as necessary for the work and completion of the project.

M. Contractor to protect all owner property and all surfaces surrounding work area from dust and construction debris.

N. Demolition work shall include all materials, labor, extensions, connections, cutting, repairing, adapting, and other plumbing work required to maintain service pending the completion of the permanent work. Coordinate the extent of demolition work with the architect.

O. Any existing work interfering with the proposed new plumbing, as well as electrical mechanical, and general construction work, shall be relocated and reconnected using materials conforming to standards of this contract.

P. Remove all fixtures and equipment from the architectural plans. Provide temporary covers for hot, cold, and sanitary connections during new construction.

Q. Remove base building piping as indicated below:

- a. Remove all abandoned base building piping back to the existing wet columns or shafts, or as noted on drawings.

Contractor to contact owner and architect regarding removal scope of work to maintain continuity of service to all tenants who are to remain operational and not be affected by demolition work.

- c. All existing building valves for domestic water mains at shafts are to remain.

R. Provide additional support for all existing piping to remain which are affected by demolition of existing ceiling and partitions.

S. All materials and equipment shall be disposed in accordance with applicable laws and environmental regulations.

T. Removal of all debris from the apartment will be coordinated so as to reduce the impact that the alteration will have on the building's public spaces and systems.

U. The demolition work cannot impact the required fire ratings of the existing building. All fireproofing distributed during the demolition phase is to be restored to its existing condition and fire rating. Certification of this will be required upon completion of the work.

V. All plumbing fixtures, appliances, hardware, etc. that are required for salvage must be removed from the site prior to start up of demolition. Appliances with freon, such as refrigerators and air conditioners, must be removed by general contractor.

W. The contractor shall relocate or cutback or demising walls, exterior walls, structural slabs, or around chases may not include changing of the underlying structural/fire rated materials. Additionally, it must be noted that removing existing electrical constitutes channeling and will require the area to be restored to its original intended condition. All new wiring may only be concealed within the depth of the existing plaster. Provide turning out of the wall and ceilings as may be required.

X. At other locations within the apartment where demolition may expose concealed wiring, note that such wiring may not be routed, if such routing requires channeling of any wall, floor, or ceiling.

Y. Should any asbestos or lead paint be discovered during demolition and construction, contractor shall follow the appropriate guidelines for removal as per state and federal regulations. All asbestos and lead must be removed upon discovery. All applications and forms to be submitted to the appropriate authorities. Submit all tests reports to architect and owner for record keeping purposes.

Tag	Keynote Text
D008	Remove roof assembly and framing per structural scope of work.
D015	Remove skylight in its entirety.
D020	Disconnect downspout and maintain location of downspout for new connection from new downspout.
D025	Demo Existing Chimney construction in its entirety.

 Dashed line Indicates Items to be Demolished
 Adjacent Building (N.I.C.)
 Existing to Remain (N.I.C.)

The design and concepts established by these documents are the property of the Architect of Record, and may not be replicated by another architect or designer, nor constructed by this or any other owner for any project except that project for which the design was originally intended, without the express written consent of makeSHiFT Architecture, PLLC. No part of this document may be reproduced or utilized in any form without the authorization of makeSHiFT Architecture, PLLC. All rights reserved.

Structural Engineer.
Applicant. Spyridon Kremmidas (VA Lic. 065541)
Company. KPFF
Address. 299 Broadway, Suite 900
New York, NY 10007
Contact. Sean Kelton, PE
Phone. 212.226.7092
Email. Sean.Kelton@kpff.com

General Contractor.

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03	Issue for Pricing	10/16/2023
04	Issue for Permit	10/16/2023

Revisions		
No.	Description	Date

[illegible]

Project Information

Island Lane Residence

3032 Island Lane
Virginia Beach, VA 23454

Drawing Title

Roof Demolition Plan

Seal and Signature

**BID/PRICING SET.
NOT FOR
CONSTRUCTION.**

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Date. 10/16/2023

Project No. 2023.00

Drawn By. _____ Author _____

Checked By. Checke

Page No. 1 of 10

Sheet No

A-103

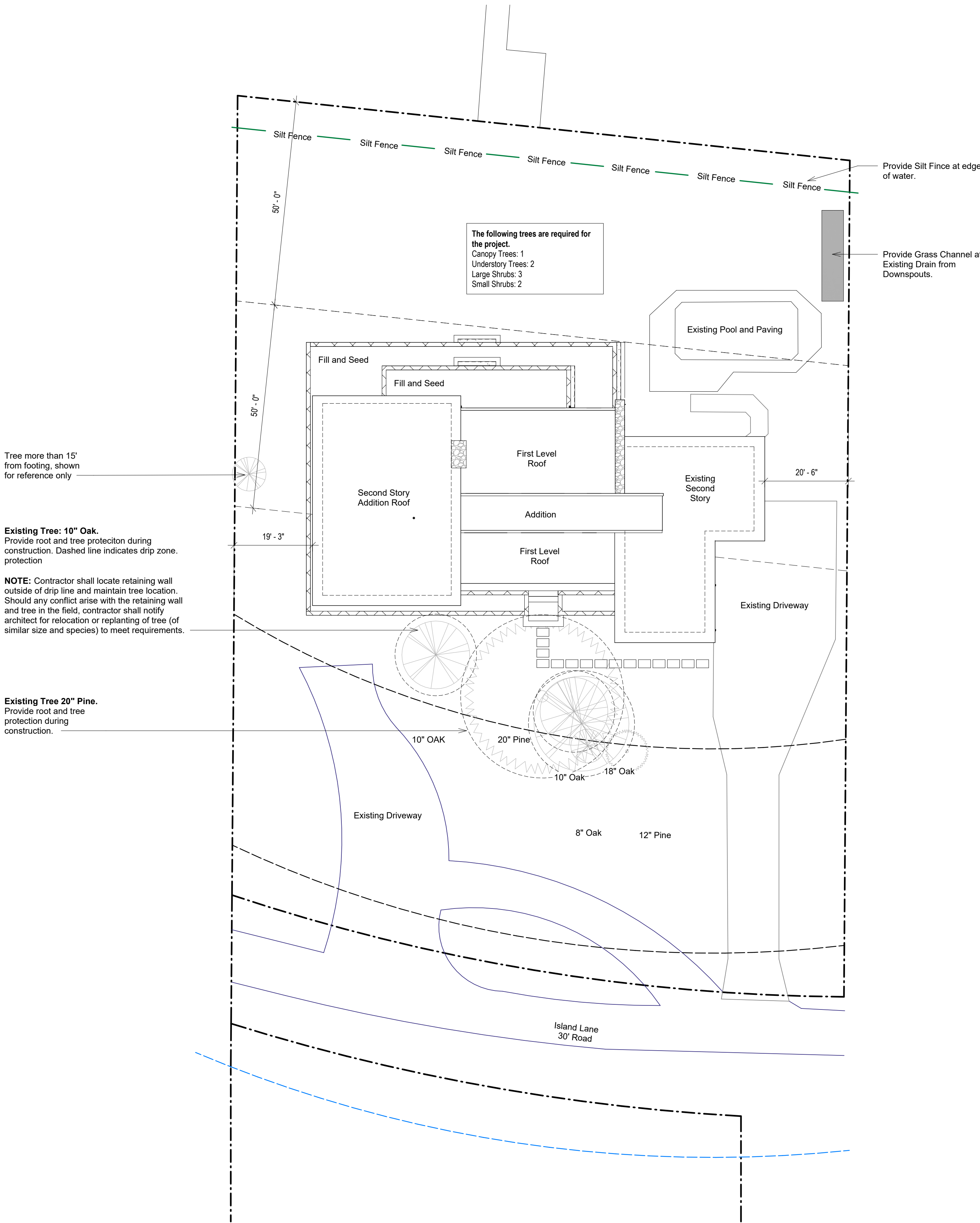
DOB Reference No

Landmark Reference No

N/A

DOB Official Use

Note to Contractor: At no point shall more than 2500 SF of the land outside the existing footprint of the building be disturbed at a time during demolition per variance requirements.



CBPA Water Quality Requirements

Address	3032 Island Lane Virginia Beach, VA
Zone	R40
Grid	Grid H03
Legal Description	Long Creek Syer Tract Lot 2 & Parcel
GPIN	14990774180000
Setbacks:	No Change to Side Setback No Change to Front Setback Increase in Rear Setback

CBPA Water Quality Requirements

- At no point shall more than 2,500 SF of the land outside of the existing footprint of the building be disturbed.
- Contractor to provide staging at existing paved areas on site.
- Contractor to minimize impacts to surrounding waterways through the use of silt fences, tree and root zone protection barriers, designated vehicle/contractor parking areas, hard surface for stockpiles and staging, wood construction matting within construction site, and limited construction within 15' outboard of improvements.
- Special operating precautions should be used near sensitive areas.
- Existing downspouts at the rear are connected to a rear drain outlet as noted on drawings. All new downspouts shall outlet to at grade gravel drip intercepts or grass channels.

Required Tree Plantings

For every buffer restoration unit (400 square feet) a full complement of vegetation consisting of 1 canopy tree, 2 understory trees, and 3 shrubs, grasses and groundcovers shall be provided.

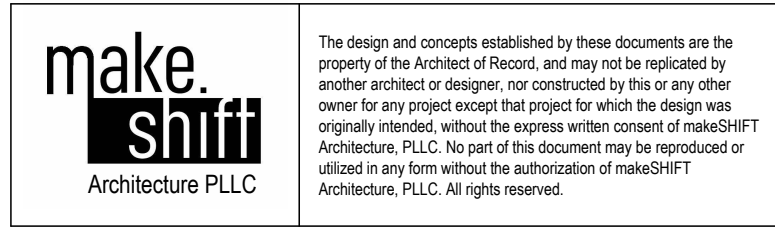
Trees shall be placed in rear yard. Species and Locations to be confirmed with landscaping subcontractor, architect, and client.

Tree Type	Qty Required	Qty Provided	Tree Species	Location
Canopy Trees:	1	1	TBD	TBD
Understory Trees:	2	2	TBD	TBD
Large Shrubs:	3	3	TBD	TBD
Small Shrubs:	2	2	TBD	TBD

Keyed Notes

Tag	Keynote Text
-----	--------------

Legend



Architect of Record.
Applicant: Rebecca Rand (VA Lic. #0401020001)
Company: makeSHIFT Architecture PLLC
Address: 495 West End Ave, 2C
New York, NY 10024
(929) 376-8730
rr@studio-makeshift.com

Structural Engineer.
Applicant: Spyridon Kremmidas (VA Lic. 065541)
Company: KPFF
Address: 299 Broadway, Suite 900
New York, NY 10007
Contact: Sean Kelton, PE
Phone: 212.226.7092
Email: Sean.Kelton@kpff.com

Owner / Applicant.
Contact: Jesse Waltz
Address: 3032 Island Lane
Virginia Beach, VA 23454
Phone: 757.435.3096
Email: jesse@wfo.ventures

General Contractor.
Contact: TBD
Company: TBD
Address: TBD
Phone: TBD
Email: TBD

Issue No.	Description	Date
01	Issue for PPR	08/11/2023
02	Issue for CBPA Administrative Variance	09/11/2023
03	Issue for Pricing	10/16/2023
04	Issue for Permit	10/16/2023

Revisions No.	Description	Date
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Project Information.

Island Lane Residence

3032 Island Lane
Virginia Beach, VA 23454

Drawing Title.

Site Plan

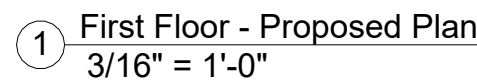
Seal and Signature.	Date: 10/16/2023
BID/PRICING SET. NOT FOR CONSTRUCTION.	Project No. 2023.005
Drawings provided are for bidding and negotiation only. The drawing shall not be considered final or complete unless it is signed and sealed by the architect or engineer of record and marked approved by the authorities having jurisdiction.	Drawn By: Author
	Checked By: Checker
	Page No.
	Sheet No.

A-151

DOB Reference No.

Landmark Reference No.

N/A
DOB Official Use.



- A. All exterior dimensions on new construction are taken from the outside face of stud, center of window, and center of door openings, unless noted otherwise.
- B. All interior dimensions are taken from the finish face of exterior walls and centerline of new walls. Architectural dimensions have been rounded to the nearest 1/2". Refer to structural drawings for exact layout of structural items.
- C. Contractor shall field verify all existing conditions and new construction layout prior to commencement of work. Should any discrepancies be found, contractor shall notify architect and owner immediately.

Tag	Keynote Text
A002	Provide electrical for bidet attachment.
A003	Provide post re: structural.
A004	Provide blocking for mirror.
A008	Refer to structural drawings for post at this location.
A009	Provide Deduct Alternate for replacing corner window with Window #105 at this location.
A010	Provide Deduct Alternate for replacing corner window with Window #210 at this location.
A011	Relocated Condenser and Generator. Confirm final Location with Client and Electrician.

Contact.	TBD
Company.	TBD
Address.	TBD
Phone.	TBD
Email.	TBD

[illegible]

Project Information.

Island Lane Residence

3032 Island Lane
Virginia Beach, VA 23454

Drawing Title.

First Floor Proposed Plan

Seal and Signature.

**BID/PRICING SET.
NOT FOR
CONSTRUCTION.**

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Date.	10/16/2023
Project No.	2023.005
Drawn By.	Author
Checked By.	Checker
Page No.	1 of 100

Sheet No

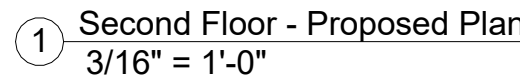
A-201

DOB Reference No

Landmark Reference No.

DOB Official Use

	Existing Walls to Remain. New Cladding re Elevations and Partitoin Types.
	Proposed New Construction
	Stone Threshold
	Tile Floor



- A. All exterior dimensions on new construction are taken from the outside face of stud, center of window, and center of door openings, unless noted otherwise.
- B. All interior dimensions are taken from the face of existing and new walls, center of windows, and center of door openings. Dimensions taken at openings or end of walls are taken at face of finished wall.
- C. Architectural dimensions have been rounded to the nearest 1/2". Refer to structural drawings for exact layout of structural items.
- D. Contractor shall field verify all existing conditions and new construction layout prior to commencement of work. Should any discrepancies be found, contractor shall notify architect and owner immediately.

- A. HVAC Subcontractor to provide design of extended mechanical system for addition.
- B. Locations are indicated on the plan as potential locations for additional air handling units.
- C. Diffusers shall be selected and located by architect.
- D. HVAC contractor to avoid the use of soffits, confirm all locations of return and supply ducting with architect prior to order and installation.
- E. All work shall be installed and designed according to the requirements of the VA ECC and Virginia Residential Building Codes.

Tag	Keynote Text
A001	Infill wall at existing window location and clad to match surrounding.
A008	Refer to structural drawings for post at this location.
A009	Provide Deduct Alternate for replacing corner window with Window #105 at this location.
A013	Review location for a radon exhaust system from the existing crawl space, at the clients approval.

Contact.	TBD
Company.	TBD
Address.	TBD
Phone.	TBD
Email.	TBD

[illegible]

Project Information

3032 Island Lane
Virginia Beach, VA 23454

Drawing Title

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Project No.	2023.005
Drawn By.	Author
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Page No.	1 of 100

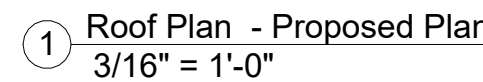
Sheet No

A-202

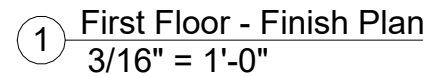
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Landmark Reference No

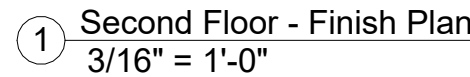
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DOB Official Use



N/A
DOB Official Use

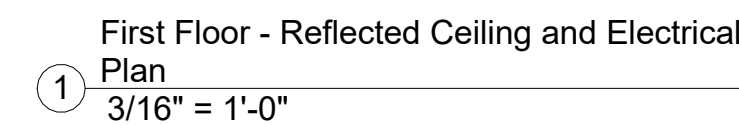


DOB Official Use

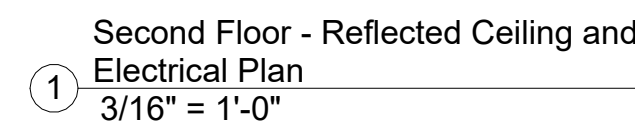


DOB Official Use

TBD



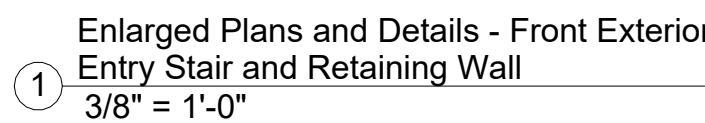
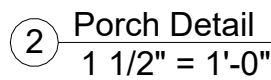
OB Official Use



DOB Official Use

Structural Engineer.
Applicant. Spyridon Kremmidas (VA Lic. 065541)
Company. KPFF
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General Contractor.



Project Information.	
Island Lane Residence	
3032 Island Lane Virginia Beach, VA 23454	
Drawing Title.	
Enlarged Plans and Details	
Seal and Signature.	Date. 08/11/2023
BID/PRICING SET. NOT FOR CONSTRUCTION. Drawings provided are for bidding and negotiation only. The drawing shall not be considered final or complete unless it is signed and sealed by the architect or engineer of record and marked approved by the authorities having jurisdiction.	Project No. 2023 005
	Drawn By. Author
	Checked By. Checker
	Page No.
Sheet No.	A-251
DOB Reference No.	
Landmark Reference No.	
N/A	
DOB Official Use.	

Contact.	TBD
Company.	TBD
Address.	TBD
Phone.	TBD
Email.	TBD

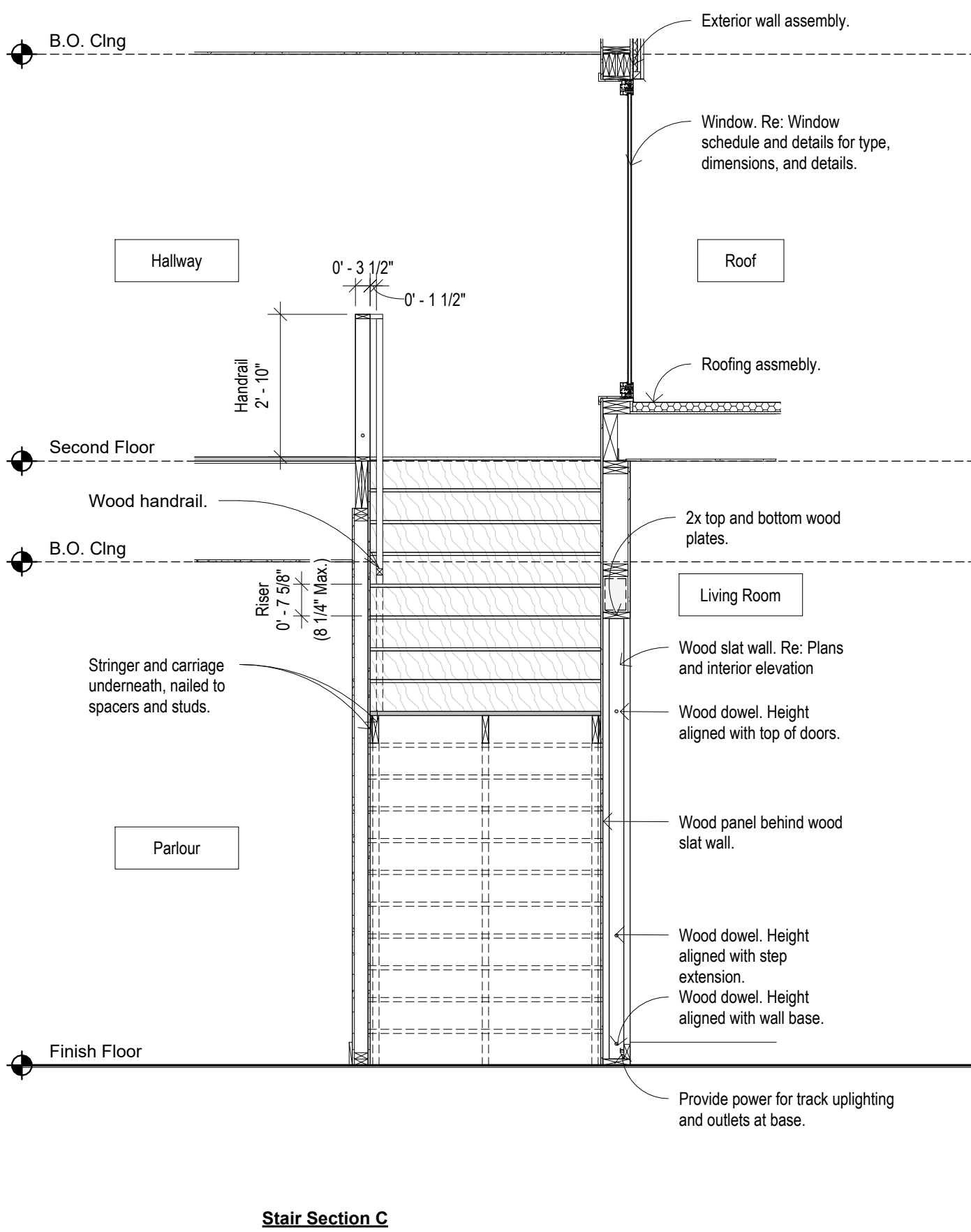
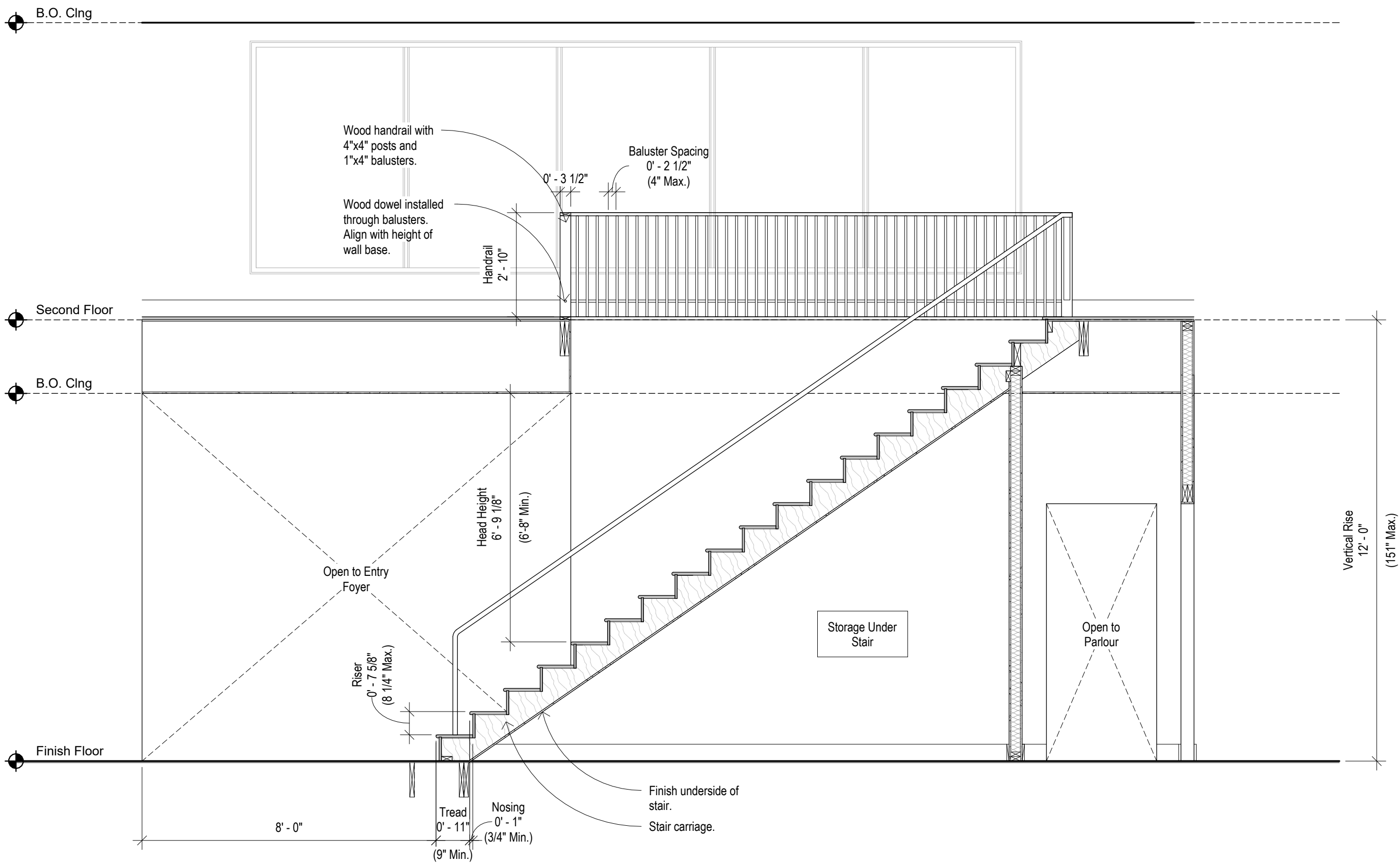
[illegible]

Island Lane Residence

Enlarged Plans and Details

A-252

N/A
DOB Official Use



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General Contractor.

Contact.	TBD
Company.	TBD
Address.	TBD
Phone.	TBD
Email.	TBD



2 Enlarged Plans and Details - New Stair
Above Existing Wing
3/8" = 1'-0"

[illegible]

Project Information.

Island Lane Residence

3032 Island Lane
Virginia Beach, VA 23454

Drawing Title.

Enlarged Plans and Details

Seal and Signature.

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Date. 08/11/2023

Project No. 2023.005

Drawn By. Author

Checked By. Checker

Page No.

Sheet No.

A-253

DOB Reference No

Landmark Reference No.

N/A

DOB Official Use

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Phone. 212.226.7092
Email. Sean.Kelton@kpff.com

General Contractor.



1 Enlarged Plans and Details - Kitchen
3/8" = 1'-0"

[illegible]

Project Information.

Island Lane Residence

3032 Island Lane
Virginia Beach, VA 23454

Drawing Title.

Enlarged Plans and Details

Seal and Signature.

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Date. 08/11/2023

Project No. 2023.005

Drawn By. Author

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Page No.

Sheet No

A-254

DOB Reference No

Landmark Reference No.

N/A

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Phone. 212.226.7092
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General Contractor.

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02	Issue for CBPA Administrative Variance	09/11/2023
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04	Issue for Permit	10/16/2023

[illegible]

Project Information.

3032 Island Lane
Virginia Beach, VA 23454

Drawing Title.

Seal and Signature.

Drawings provided are for bid and negotiation only. The drawings shall not be considered final or complete unless it is signed and sealed by the architect or engineer of record and marked approved by the authorities having jurisdiction.

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Date: _____

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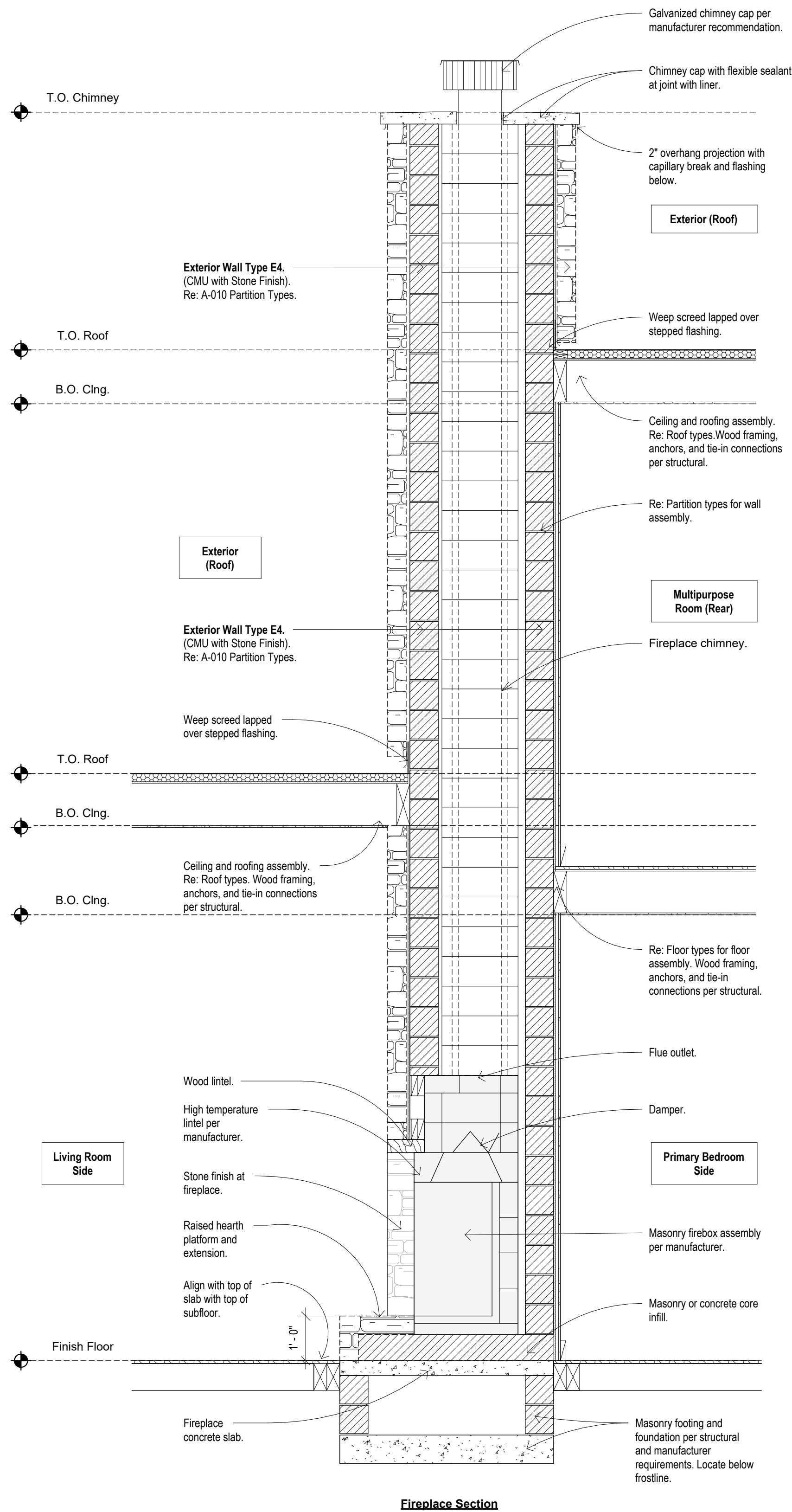
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OB Reference No

Landmark Reference No.

N/A

OB Official Use

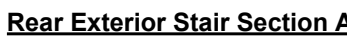


Structural Engineer.
Applicant. Spyridon Kremmidas (VA Lic. 065541)
Company. KPFF
Address. 299 Broadway, Suite 900
New York, NY 10007
Contact. Sean Kelton, PE
Phone. 212.226.7092
Email. Sean.Kelton@kpff.com

General Contractor.

TBD
TBD
TBD
TBD
TBD

Project Information	
Island Lane Residence	
3032 Island Lane Virginia Beach, VA 23454	
Drawing Title.	
Enlarged Plans and Details	
Seal and Signature.	Date. 08/11/2023
BID/PRICING SET. NOT FOR CONSTRUCTION. Drawings are for bidding and negotiation only. The drawing shall not be considered final or complete unless it is signed and sealed by the architect or engineer of record and marked approved by the authorities having jurisdiction.	Project No. 2023.005
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	Page No.
DOB Reference No.	Sheet No. A-256
Landmark Reference No. N/A	
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General Notes

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- ## Keyed Notes

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General Contractor.
TO BE CONFIRMED BY BIDDING.

Owner and Applicant.
Contact. Jesse Waltz
Representative Ashley Forbes
Executive Assistant
WFO Ventures, LLC
phone: 757-894-5459

Phone. 757-435-3096
Email. jesse@wfo.venture

Issue		
No.	Description	Date
01	Issue for PPR	08/11/2023
02	Issue for CBPA Administrative Variance	09/11/2023
03	Issue for Pricing 10/16/2023	10/13/2023
04	Issue for Permit 10/16/2023	10/16/2023

Revisions		
No.	Description	Date

[illegible]

Project Information.

Island Lane Residence

3032 Island Lane
Virginia Beach, VA 23454

Drawing Title.

Building Elevations

Seal and Signature.

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Project No.	2023.005
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Checked By.	Checker
Page No.	

Sheet No.

A-301

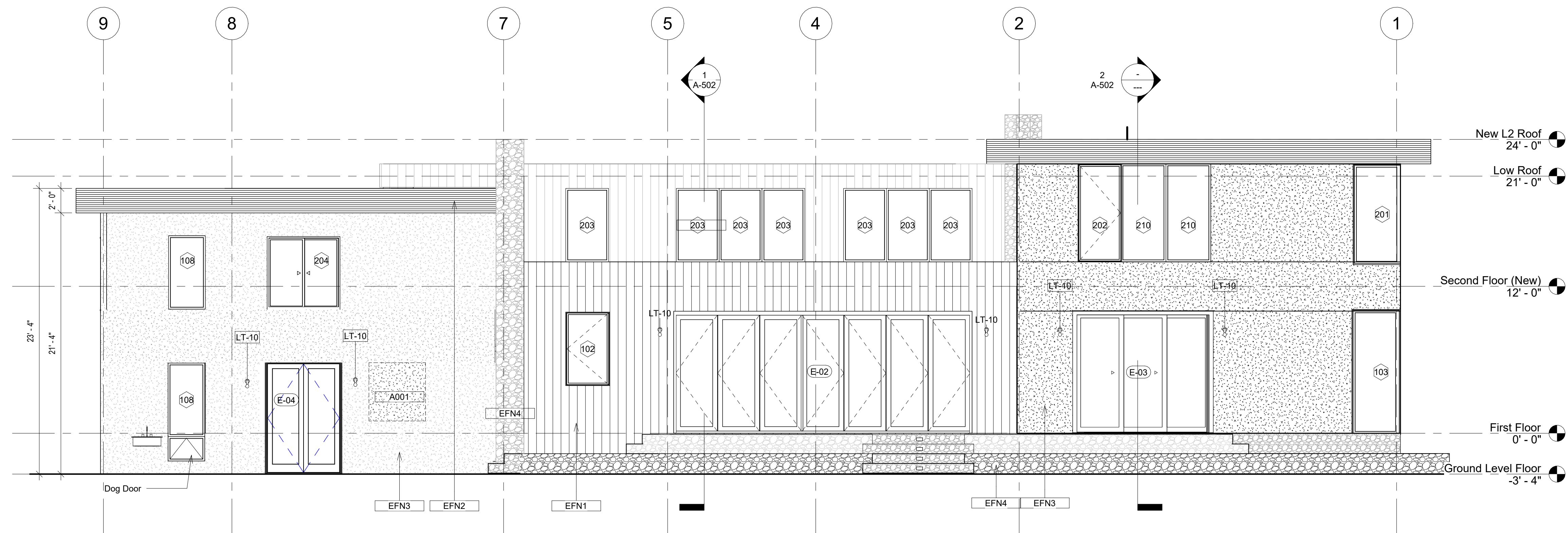
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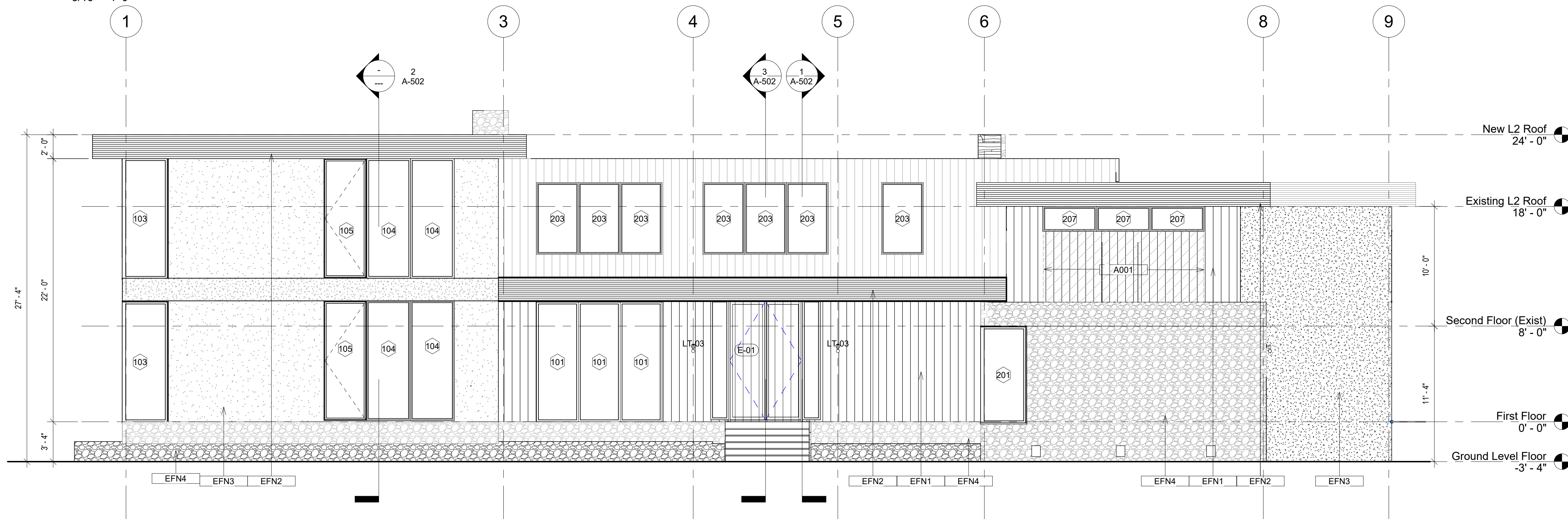
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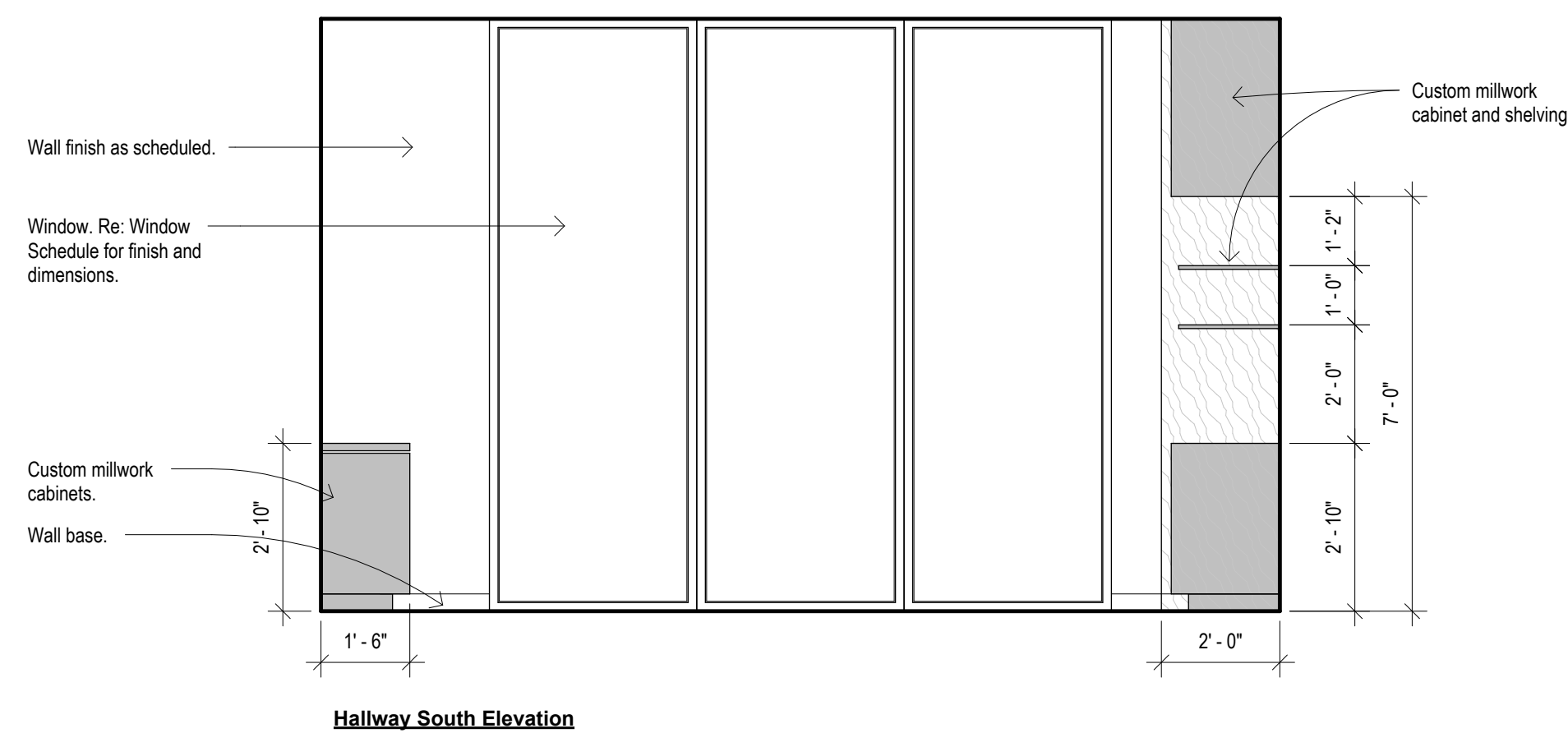
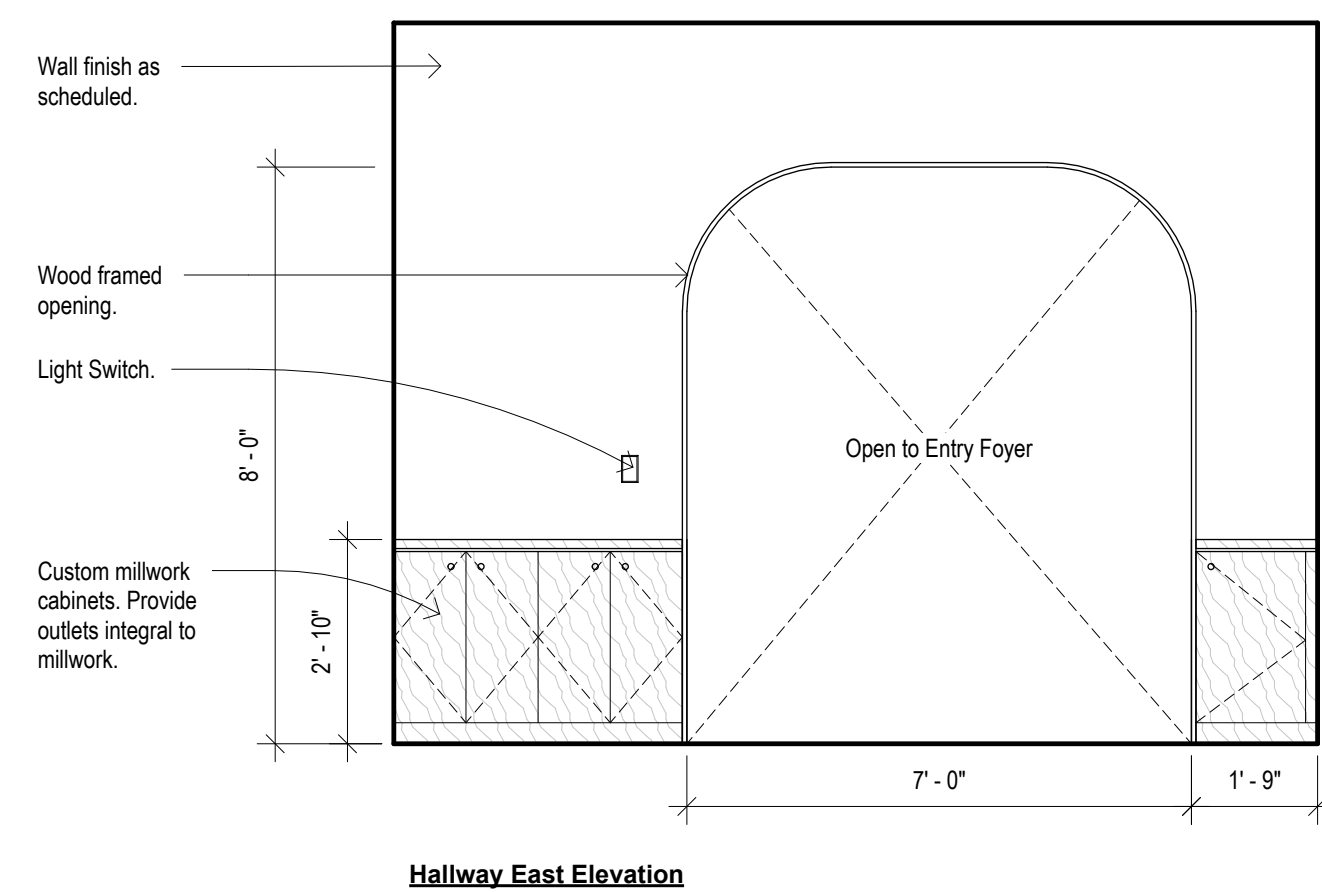
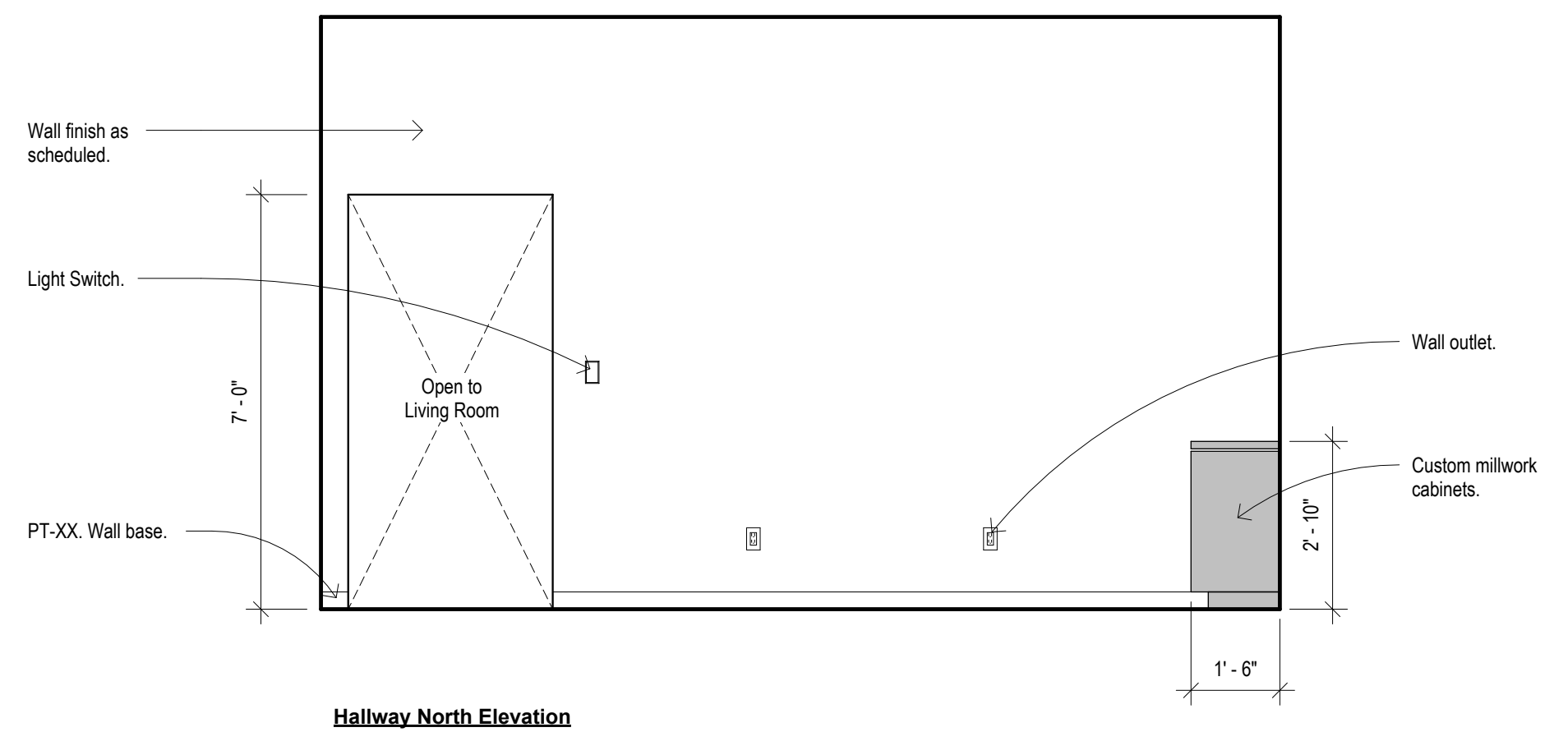
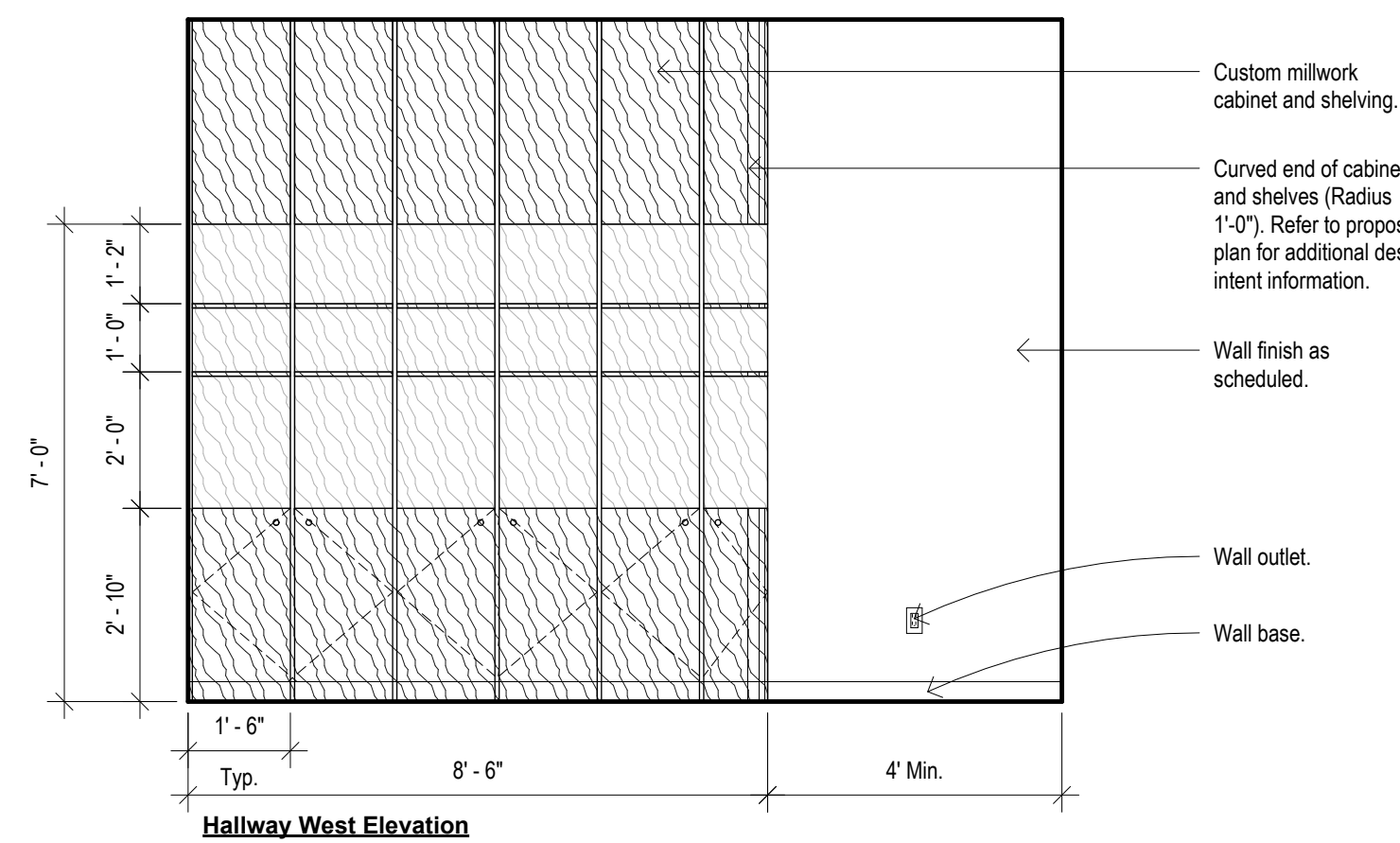
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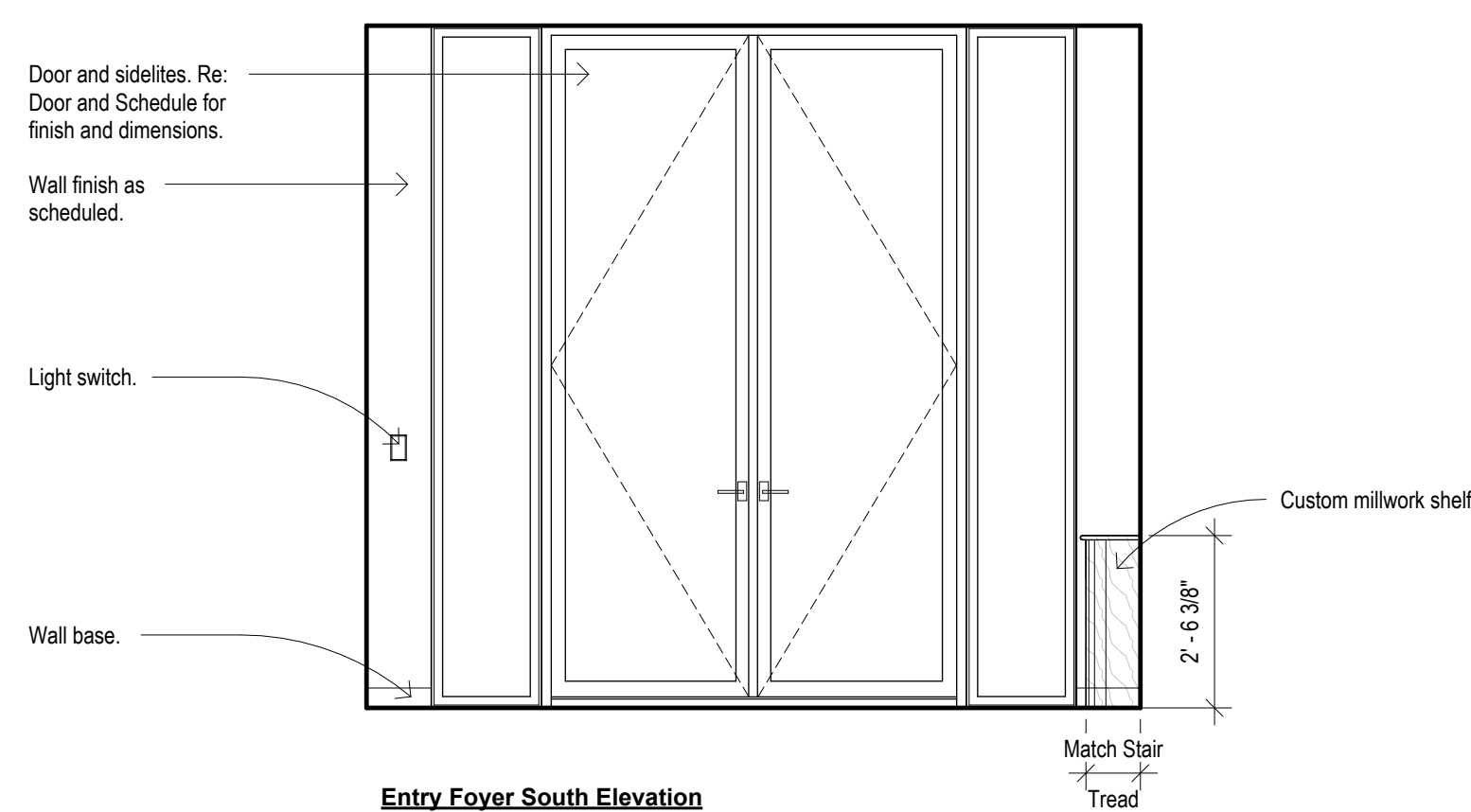
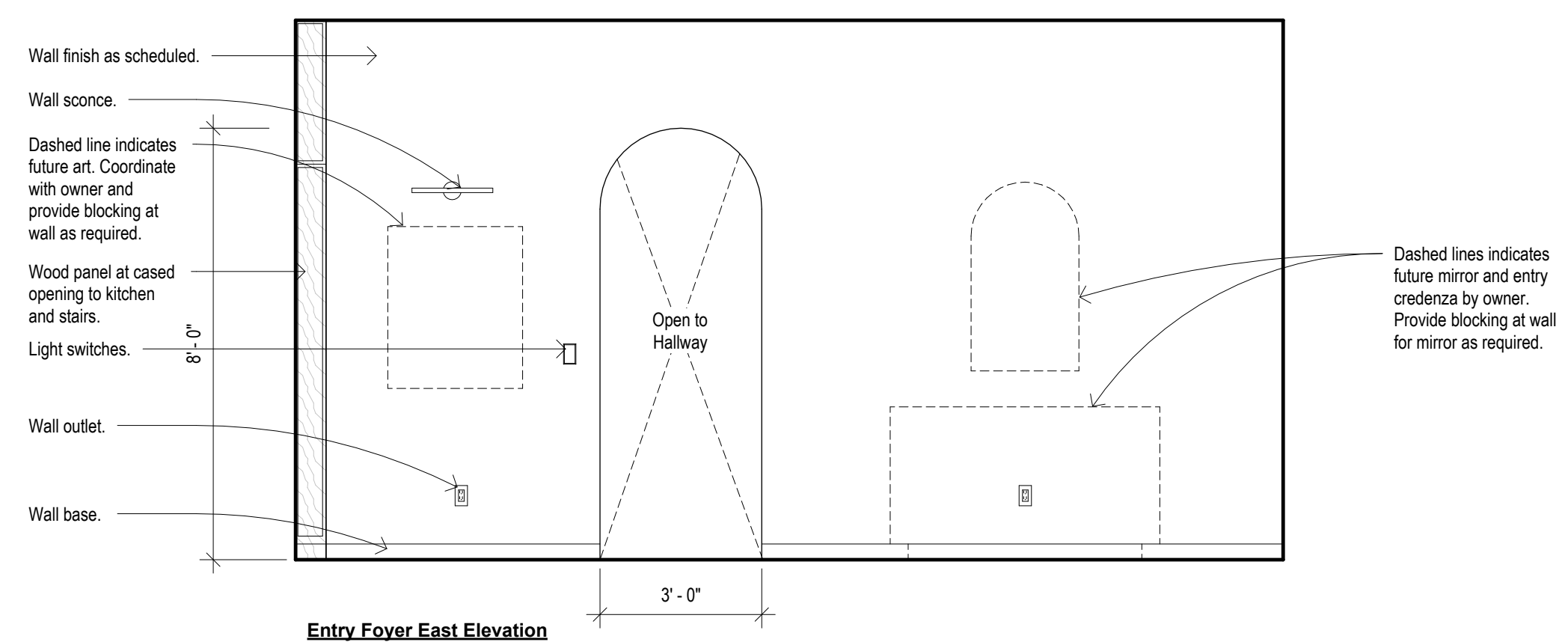
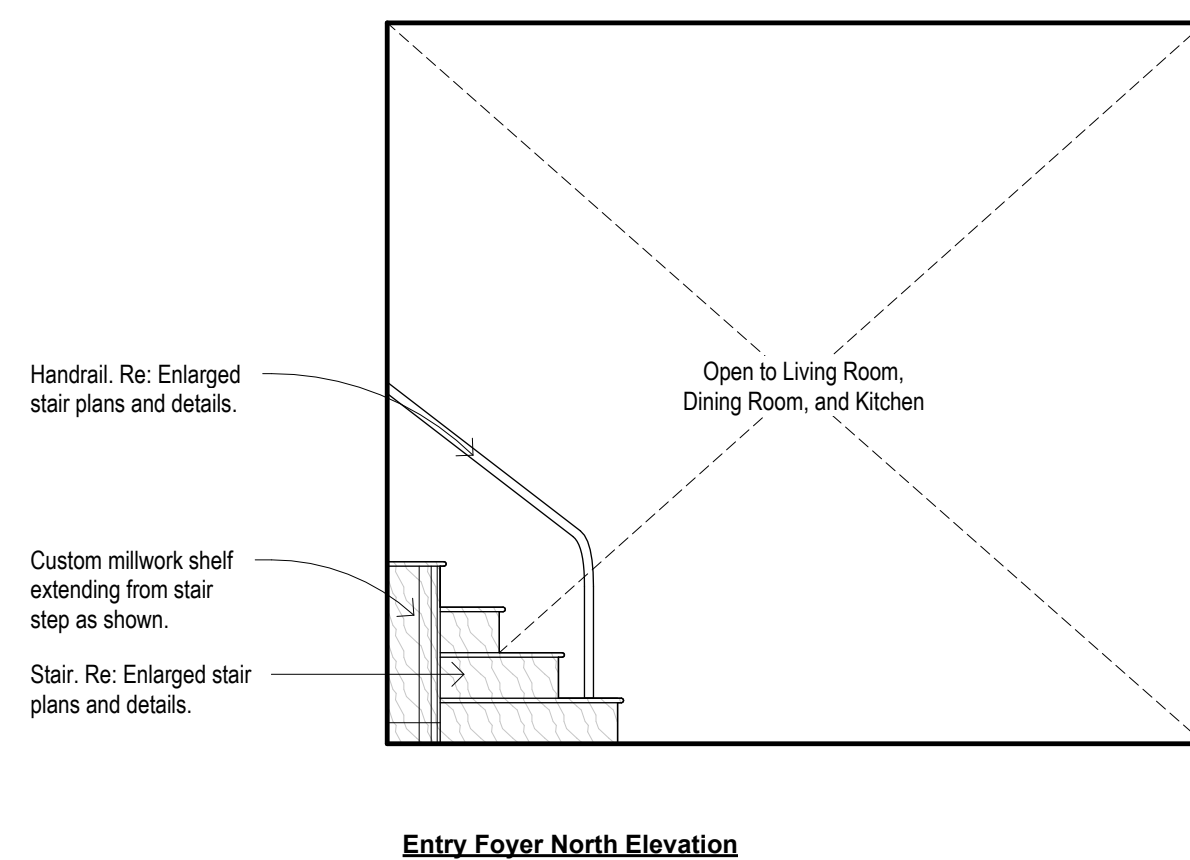
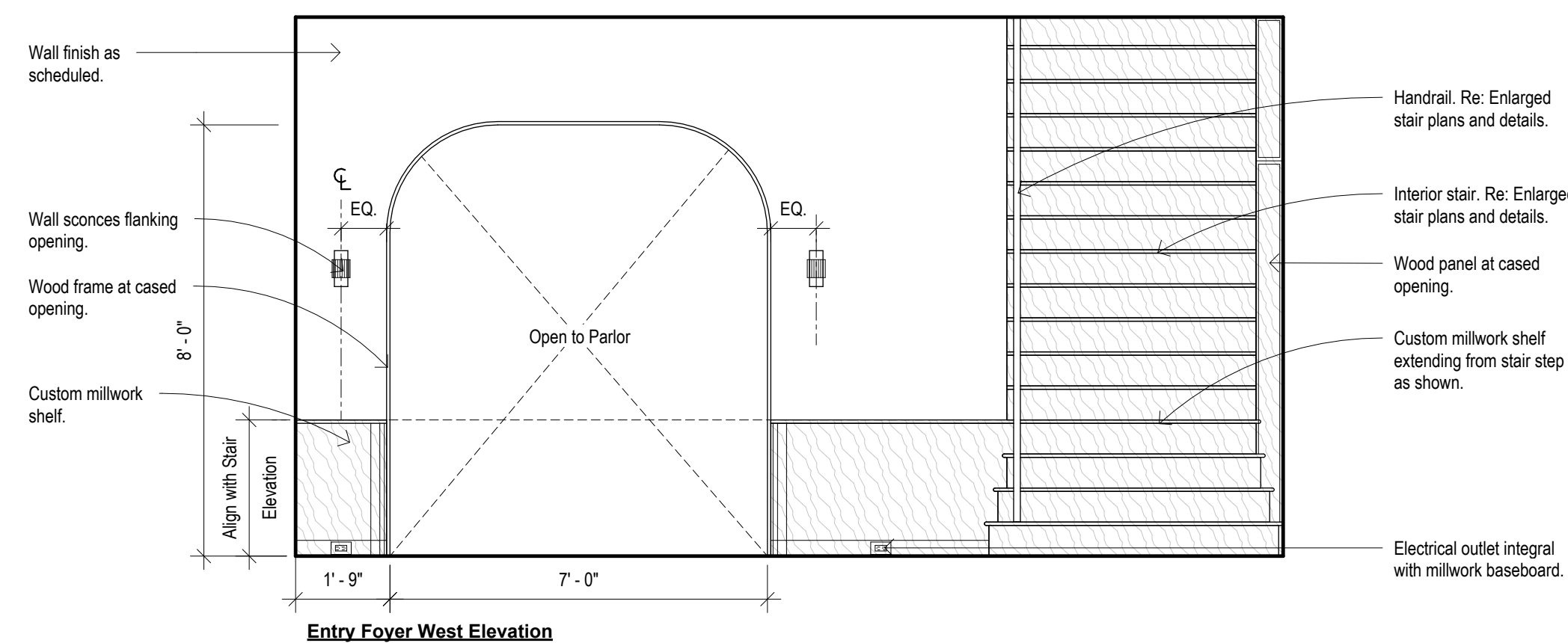
② Rear (North) Elevation
 $3/16'' = 1'-0''$



① Front (South) Elevation
 $3/16" = 1'-0"$



② Interior Elevations - Parlor
3/8" = 1'-0"



1 Interior Elevations - Entry Foyer
3/8" = 1'-0"

General Notes

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Note: Refer to Finish Floor Plan and specifications for proposed finishes, allowances, and scope of work. Final finishes to be confirmed by owner.

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Owner / Applicant.

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Virginia Beach, VA 23454
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Email. jesse@wfo.ventures

General Contractor.

Contact.	TBD
Company.	TBD
Address.	TBD
Phone.	TBD
Email.	TBD

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[illegible]

Project Information.

Island Lane Residence

3032 Island Lane
Virginia Beach, VA 23454

Drawing Title

Interior Elevations

Seal and Signature.

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Date. 08/11/2023

Project No. 2023.005

Drawn By	Author
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Drawn By:	Author:
01-1-13	01-1-

Checked By. Checker

Sheet No.

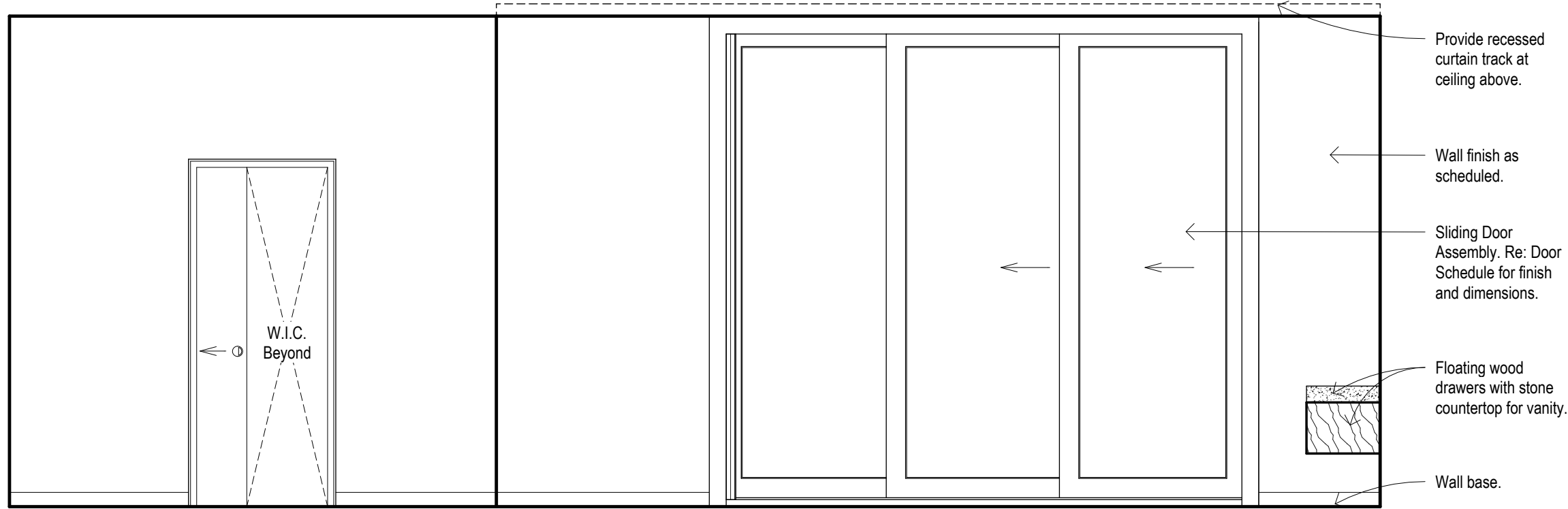
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DOB Reference No

Landmark Reference No

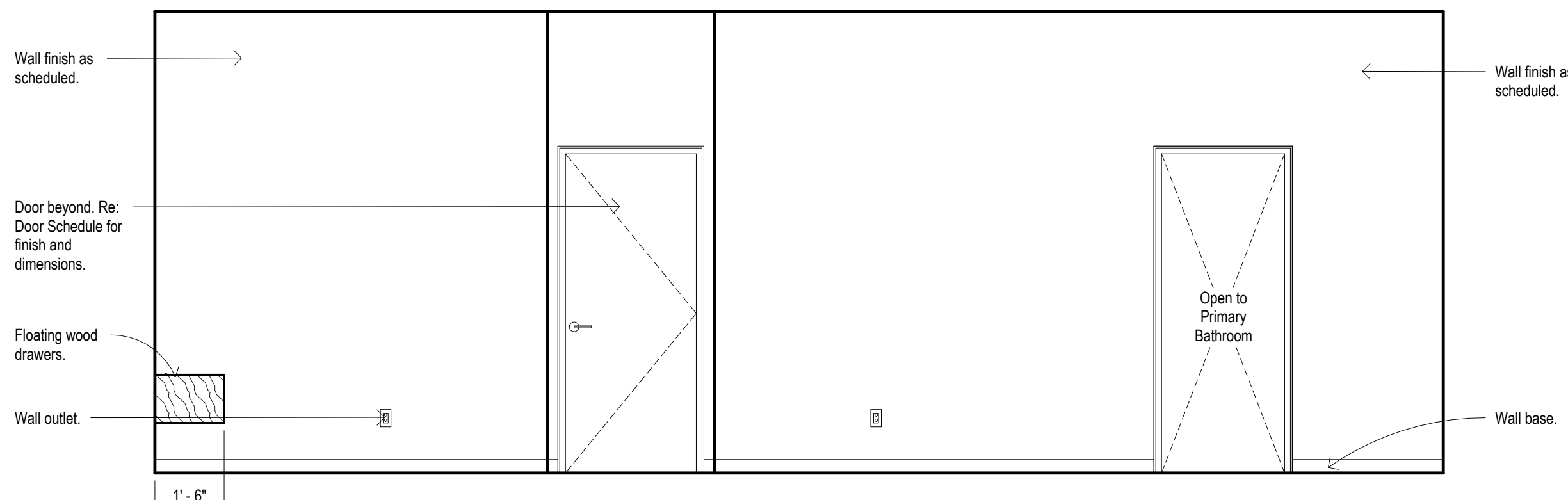
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DOB Official Use



West Elevation

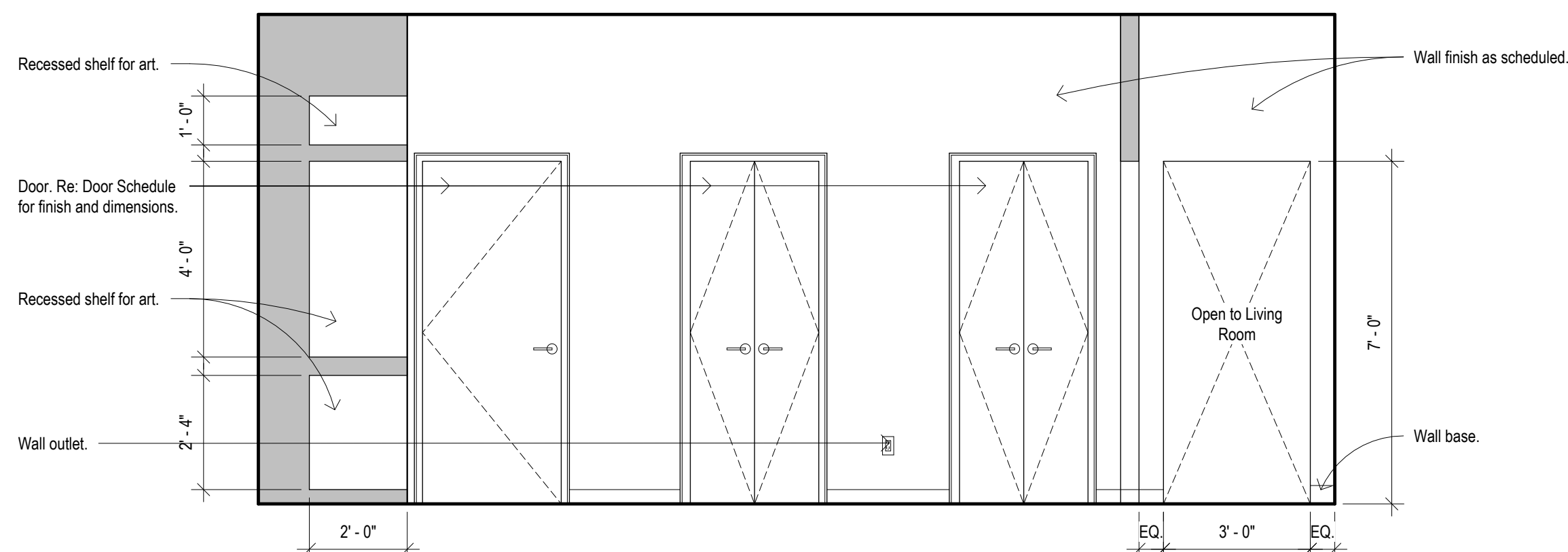
North Elevation



East Elevation

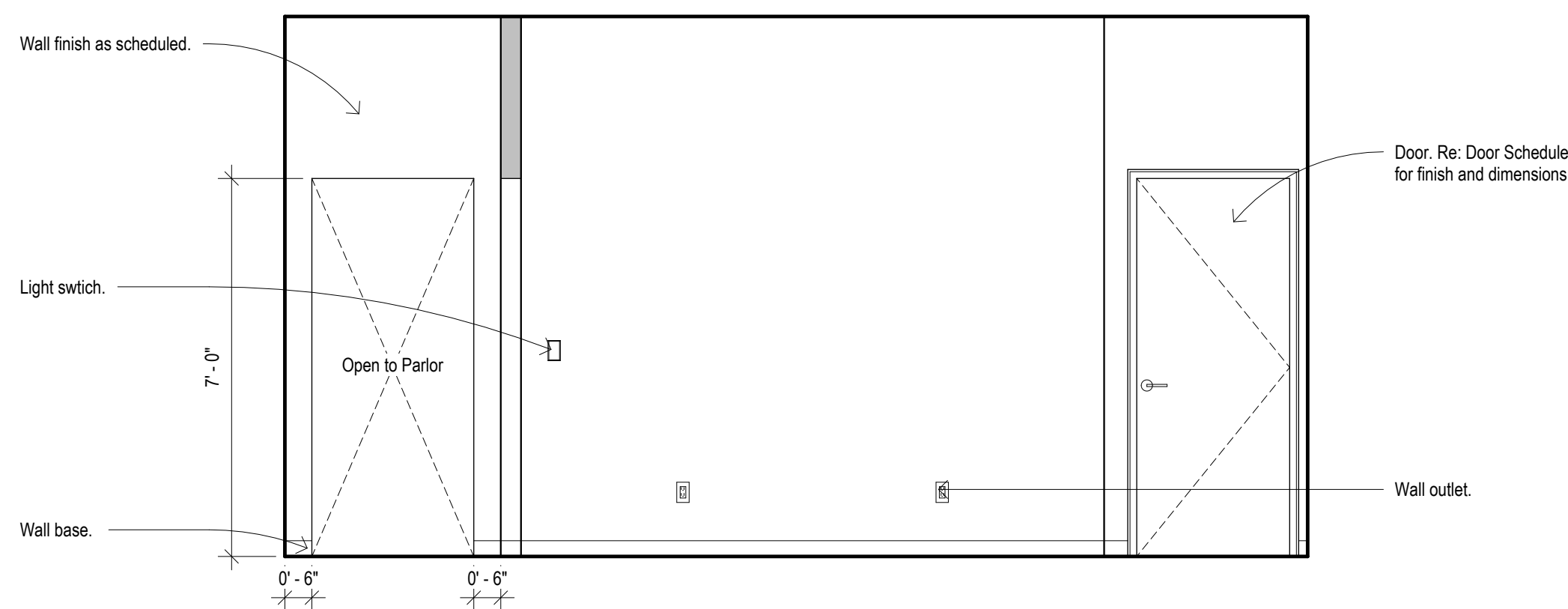
South Elevation

2 Interior Elevations - Primary Bedroom
3/8" = 1'-0"



Hallway West Elevation

Hallway North Elevation



Hallway East Elevation

Hallway South Elevation

1 Interior Elevations - Hallway
3/8" = 1'-0"

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Contact. Jesse Waltz
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Email. jesse@wfo.ventures

General Contractor.

Contact.	TBD
Company.	TBD
Address.	TBD
Phone.	TBD
Email.	TBD

Issue		
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01	Issue for PPR	08/11/2023
02	Issue for CBPA Administrative Variance	09/11/2023
03	Issue for Pricing	10/16/2023
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[illegible]

Project Information.

Island Lane Residence

3032 Island Lane
Virginia Beach, VA 23454

Drawing Title

Interior Elevations

Seal and Signature.

**BID/PRICING SET
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Date, 08/11/2023

Project No. 2023.005

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Page No.

Sheet No

A-352

DOB Reference No

Landmark Reference No

N/A

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General Notes

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Architect of Record.

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General Contractor.

Contact.	TBD
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Phone.	TBD
Email.	TBD

General Contractor.

Contact.	TBD
Company.	TBD
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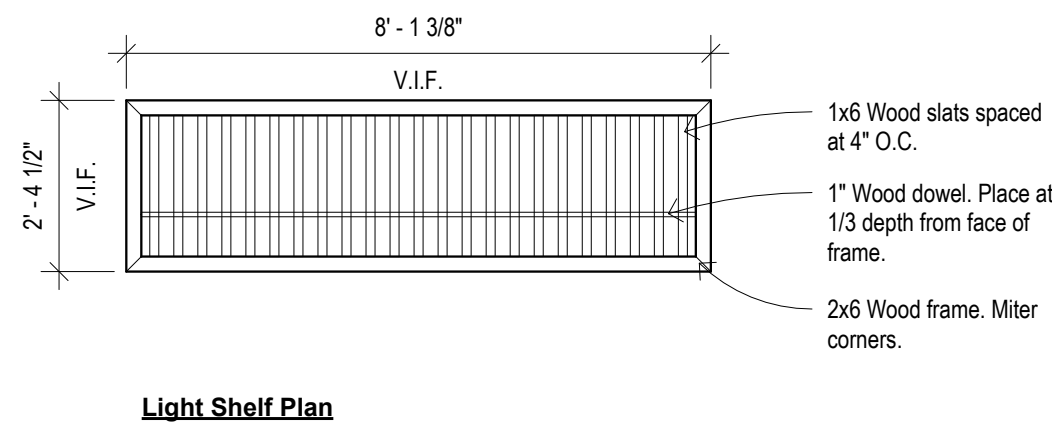
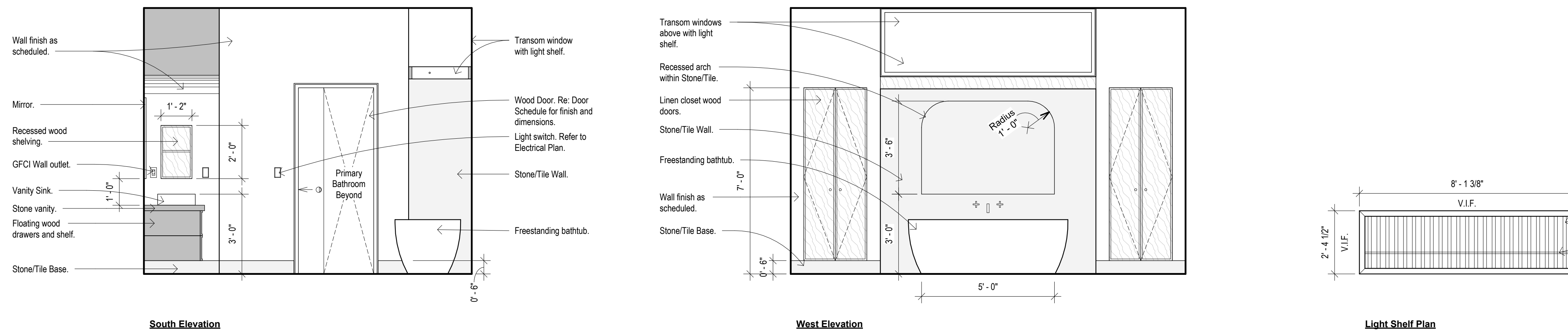
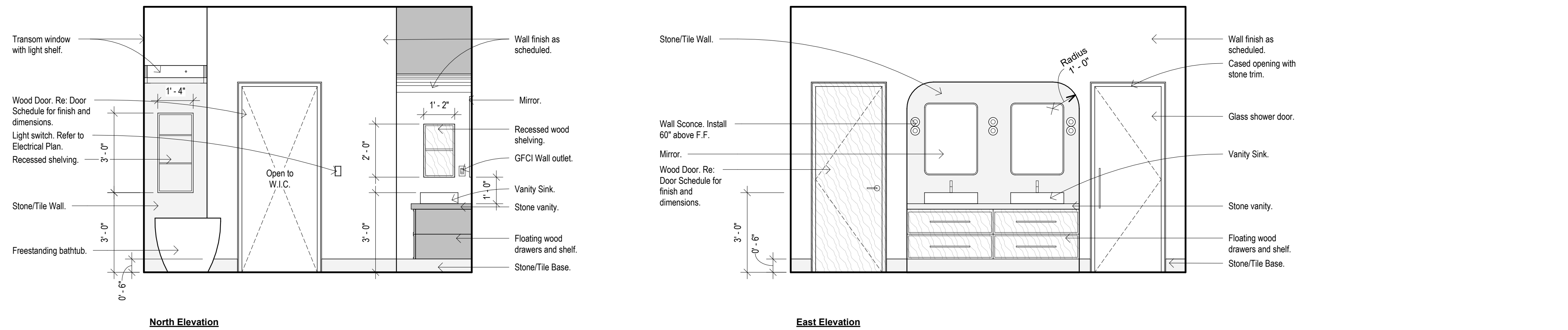
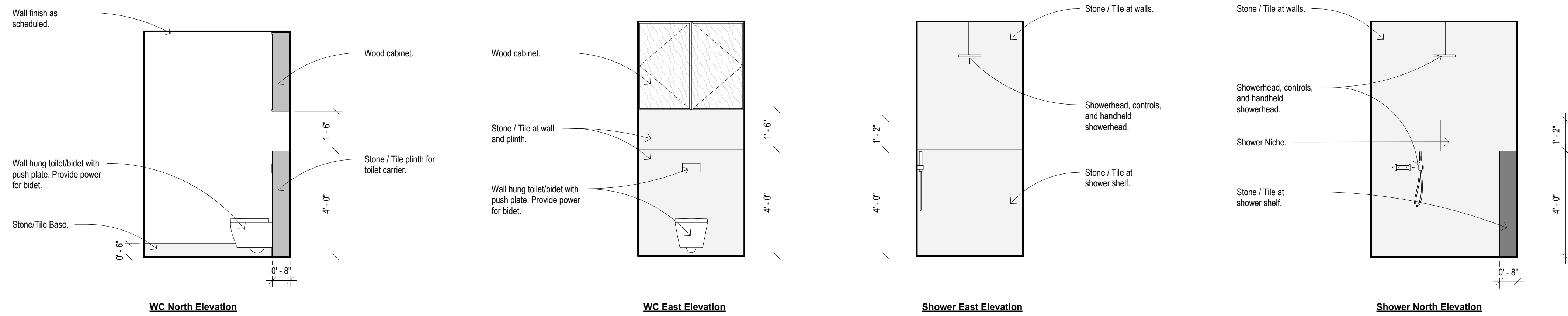
Island Lane Residence

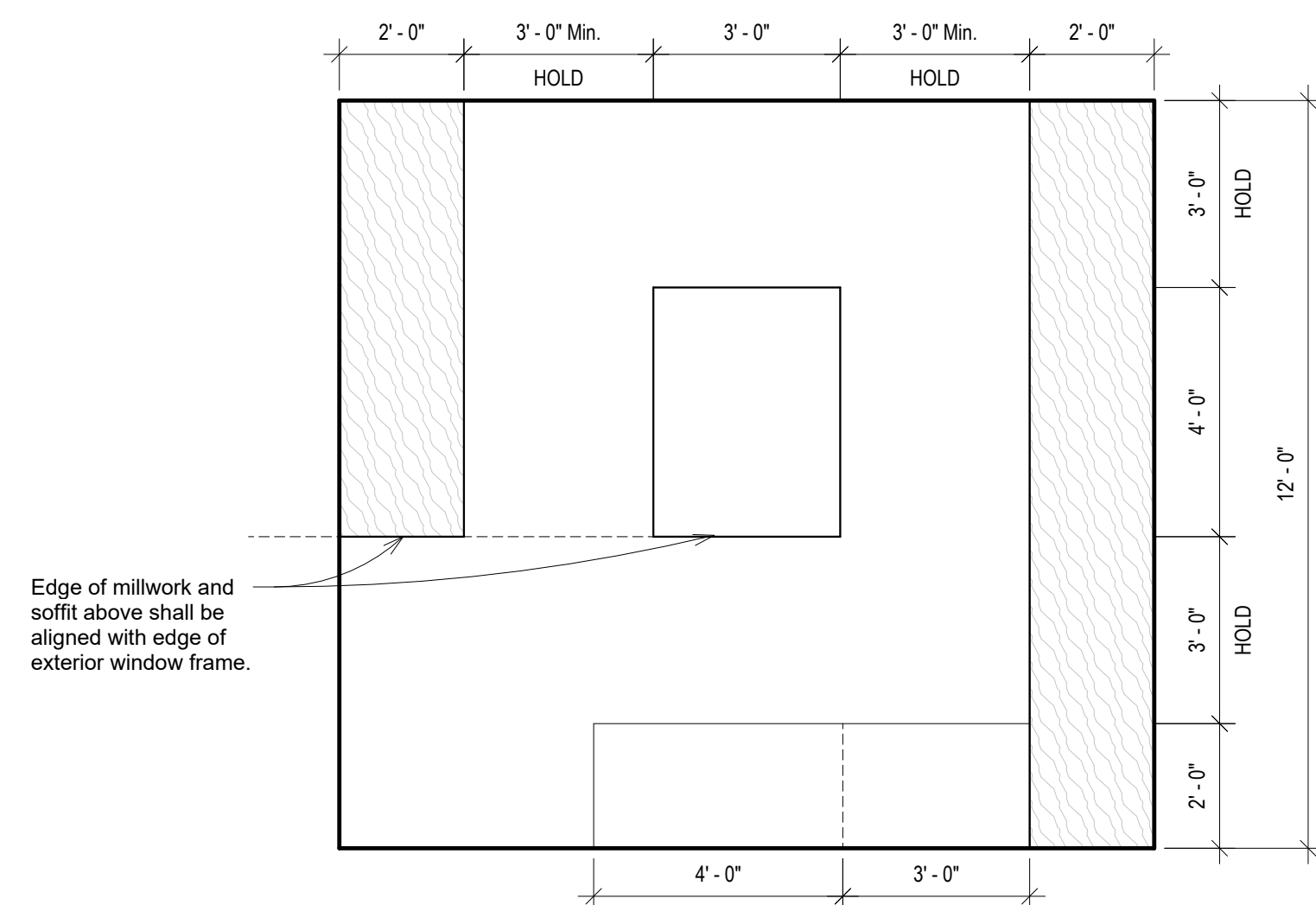
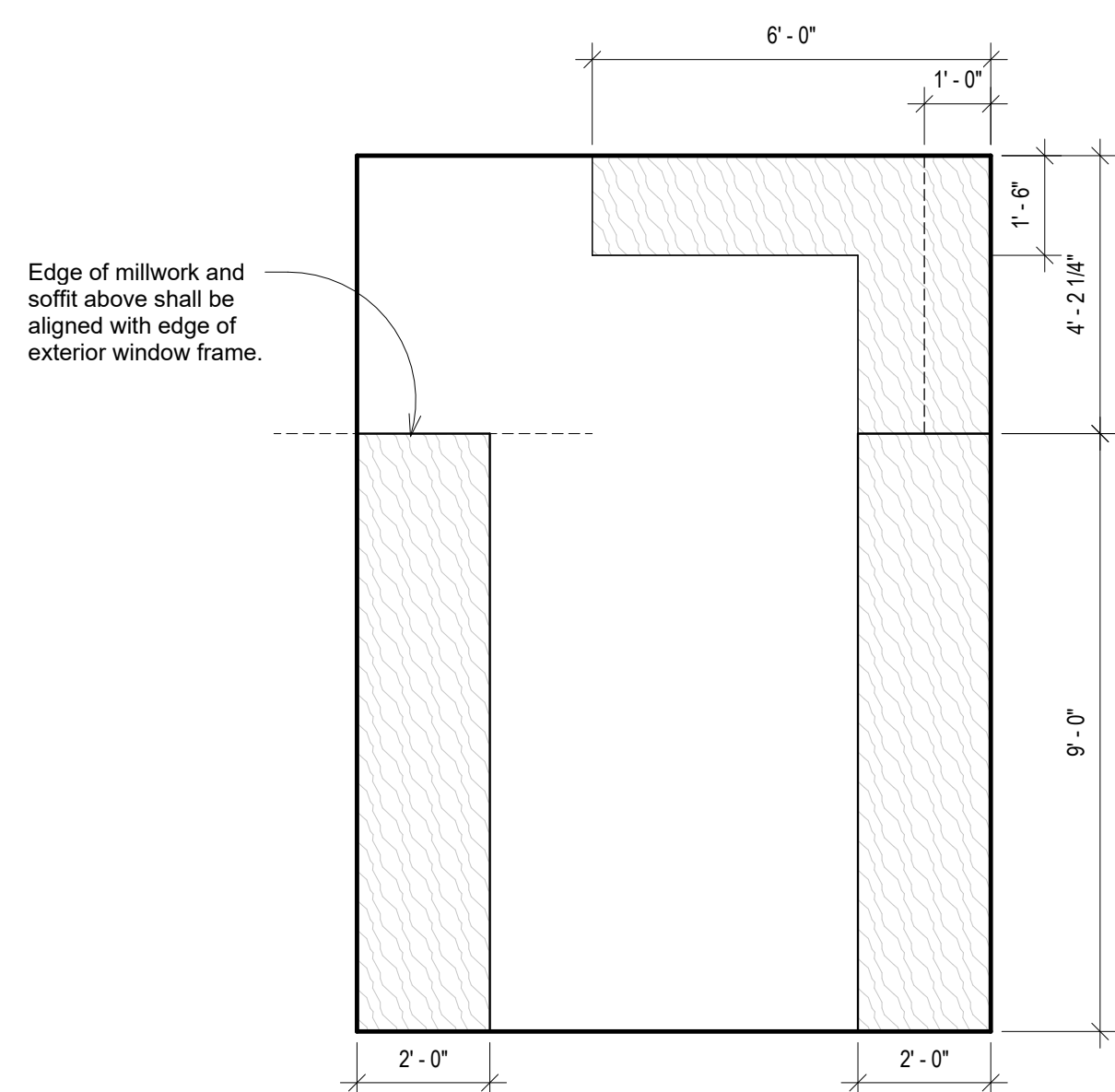
Drawing Title.

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Email. jesse@wfo.ventures

General Contractor.

Contact.	TBD
Company.	TBD
Address.	TBD
Phone.	TBD
Email.	TBD

[illegible]

Project Information.

Island Lane Residence

3032 Island Lane
Virginia Beach, VA 23454

Drawing Title.

Interior Elevations

Seal and Signature.

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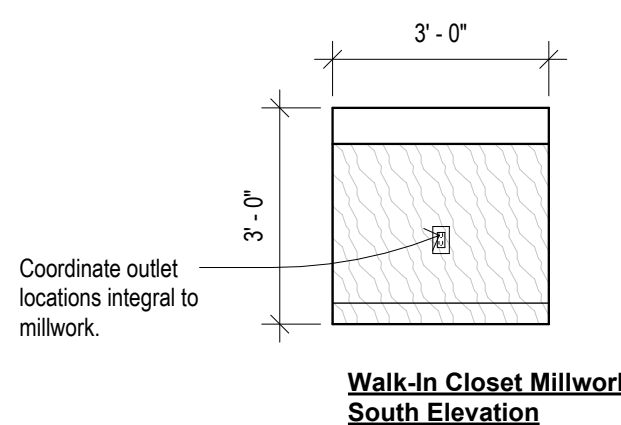
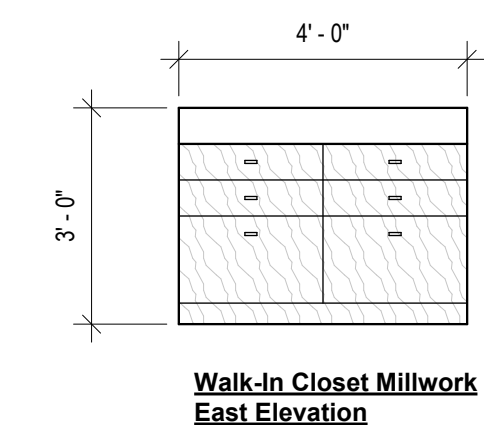
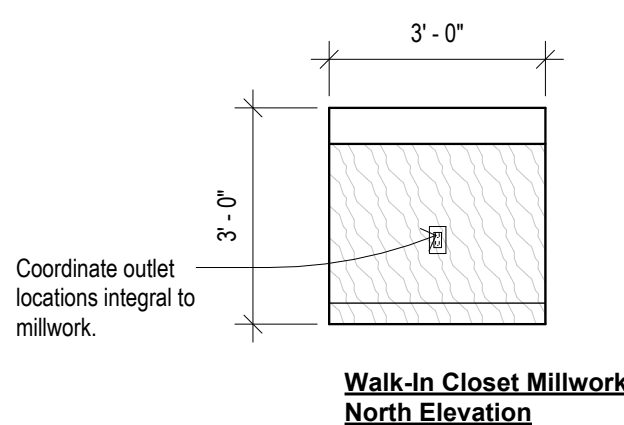
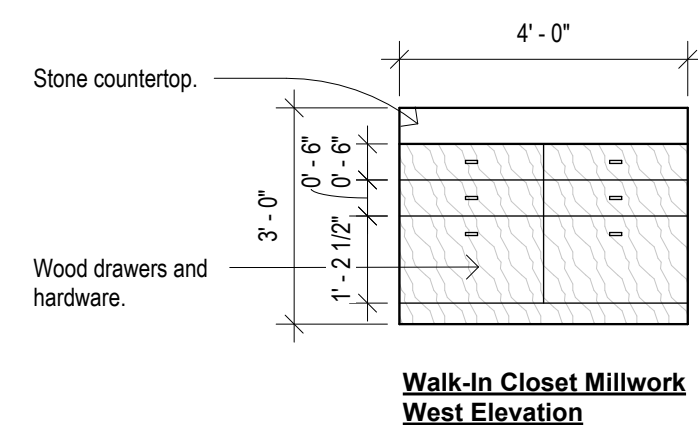
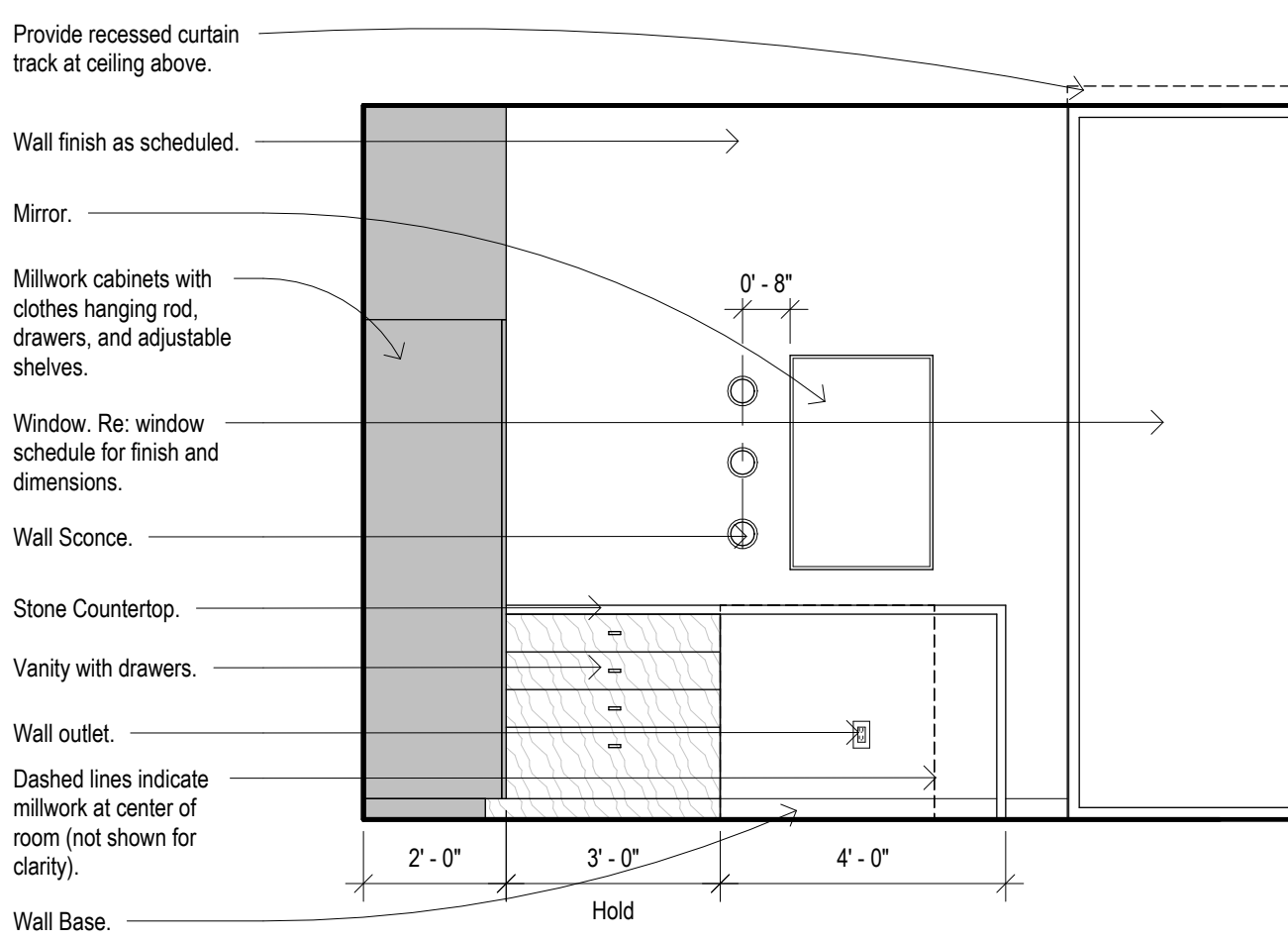
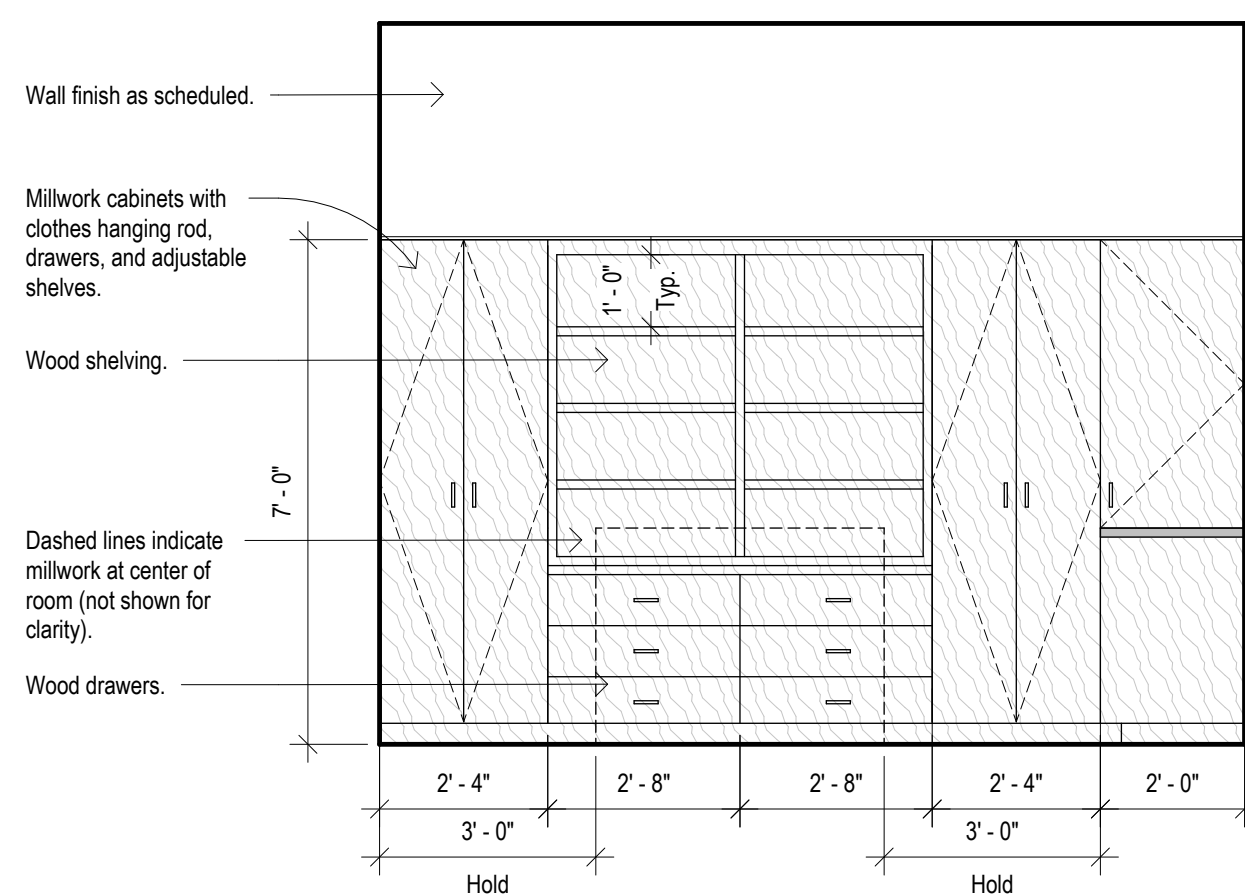
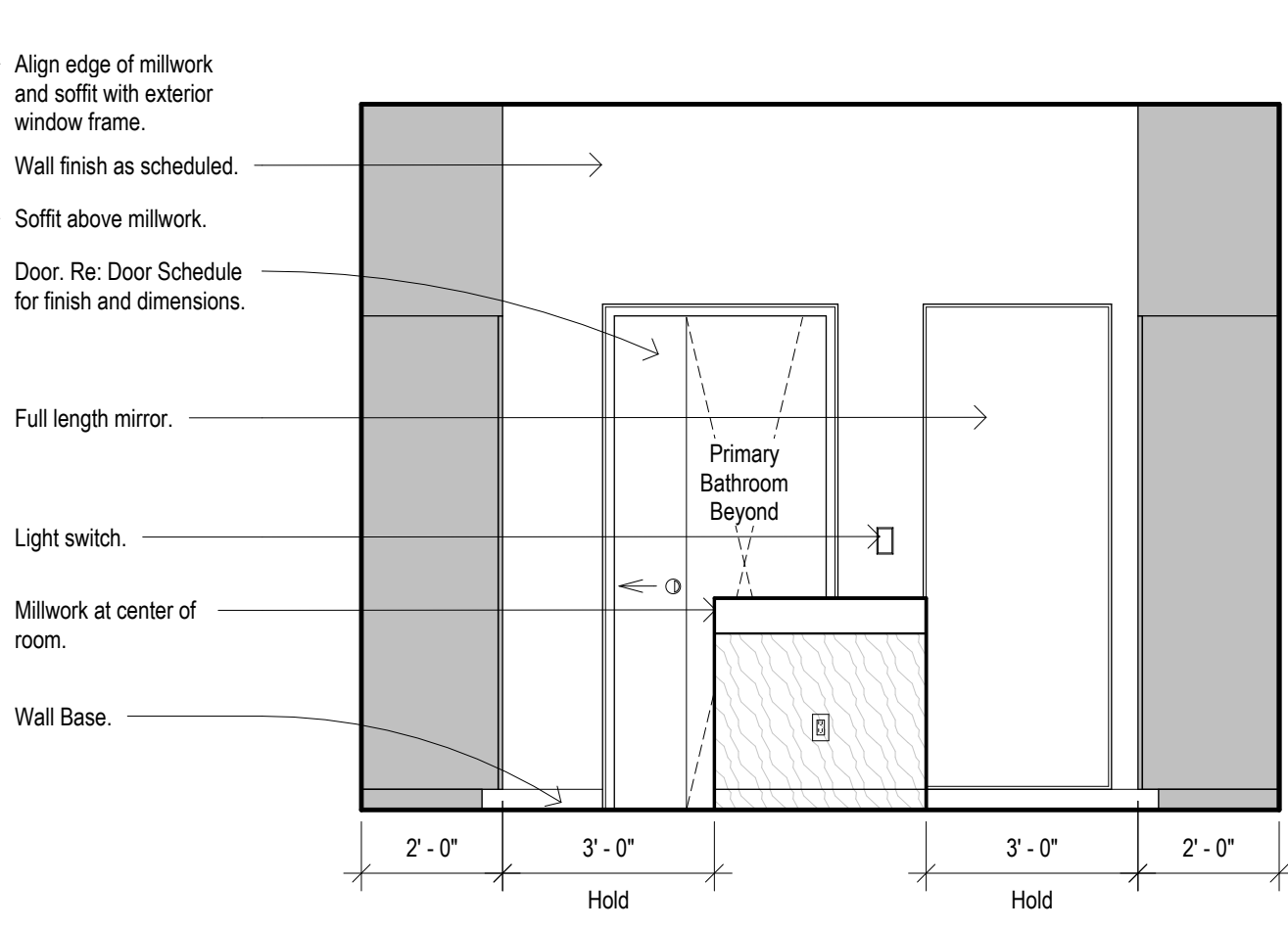
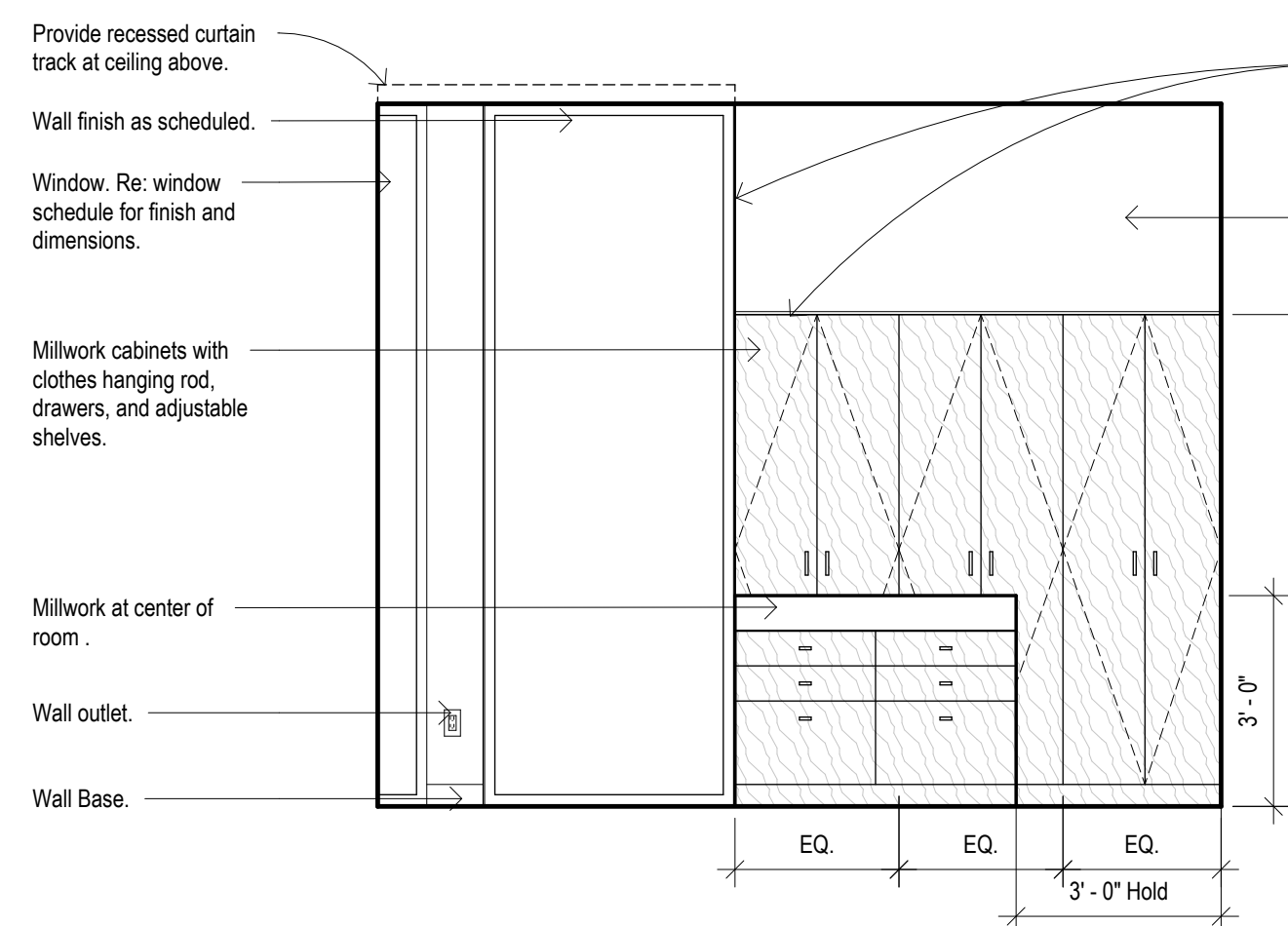
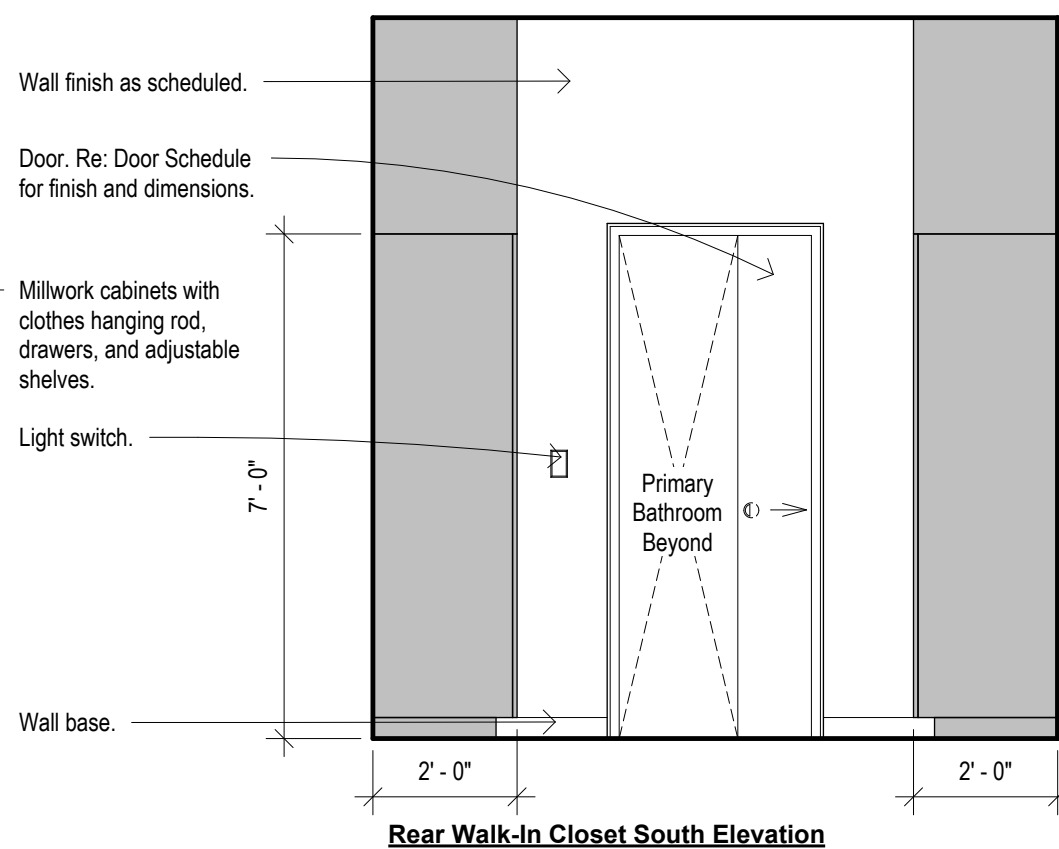
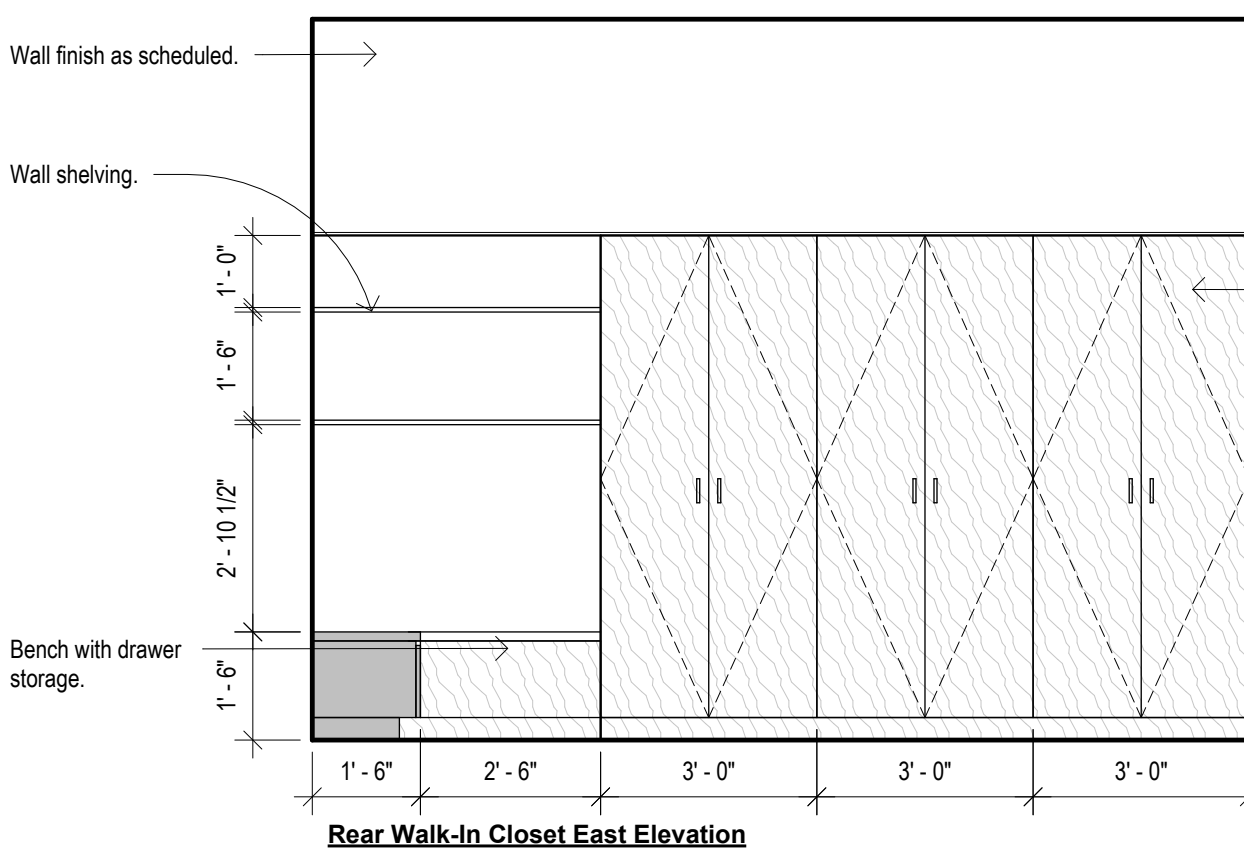
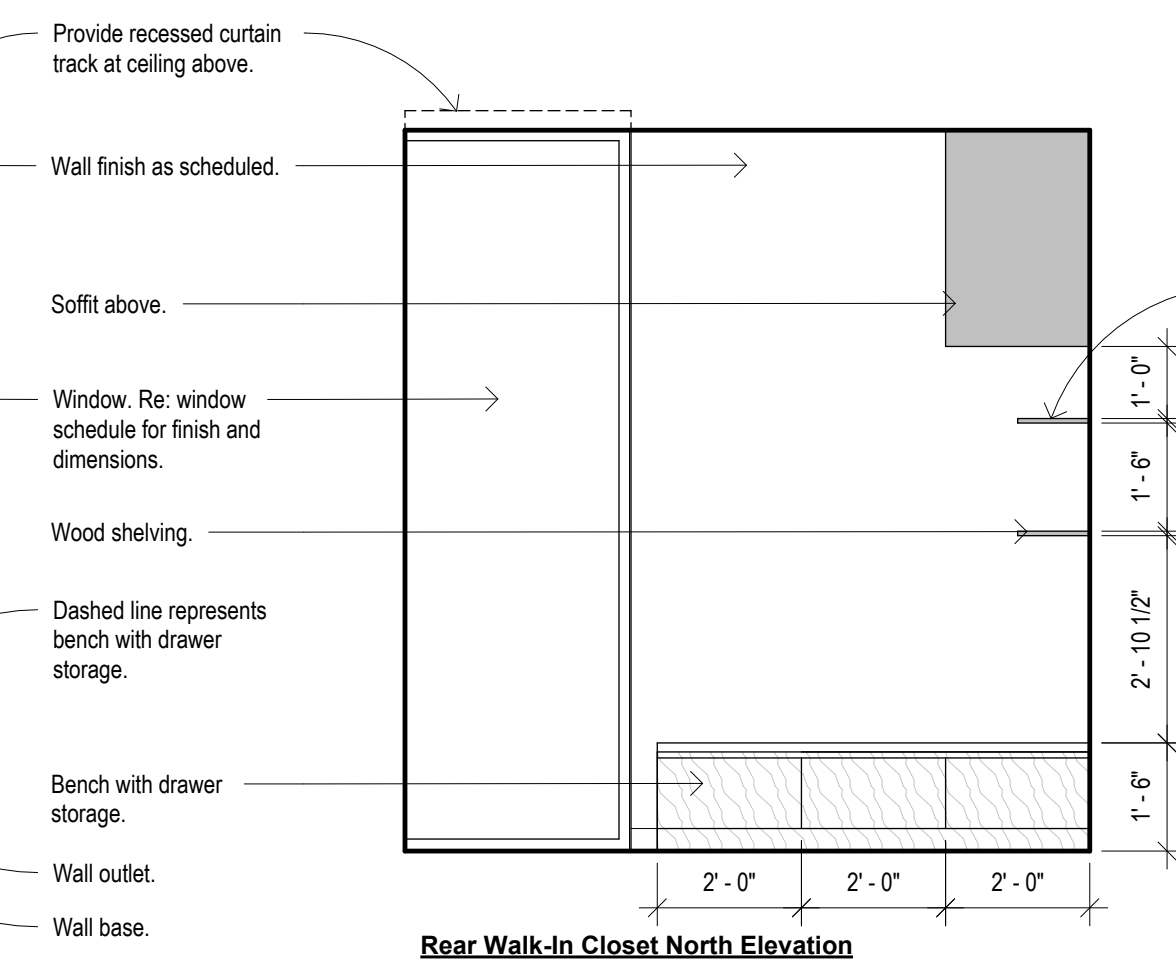
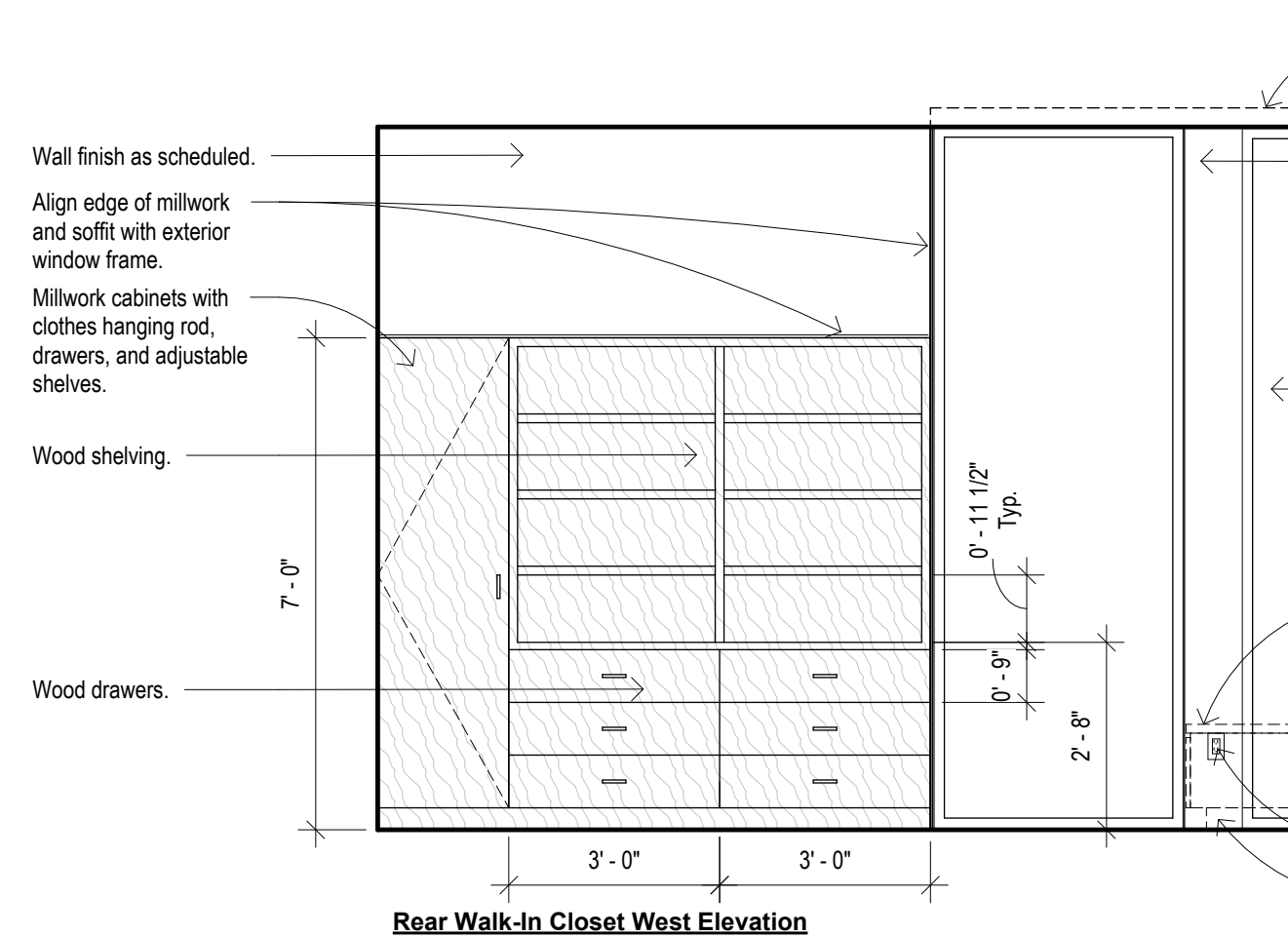
A-354

DOB Reference No

Landmark Reference No.

N/A
DOB Official Use

DOB Official Use



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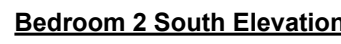
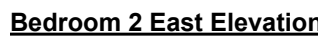
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General Contractor.



② Interior Elev
3/8" = 1'-0"



1 Interior Elev
3/8" = 1'-0"

[illegible]

Project Information.

3032 Island Lane
Virginia Beach, VA 23454

Drawing Title.

Seal and Signature.

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Sheet No

A-355

DOB Reference No

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DOB Official Use

General Notes

- A. All exterior dimensions on new construction are taken from the outside face of stud, center of window, and center of door openings, unless noted otherwise.
- B. All interior dimensions are taken from the face of existing and new walls, center of windows, and center of door openings. Dimensions taken at openings or end of walls are taken at face of finished wall.
- C. Architectural dimensions have been rounded to the nearest 1/2". Refer to structural drawings for exact layout of structural items.
- D. Contractor shall field verify all existing conditions and new construction layout prior to commencement of work. Should any discrepancies be found, contractor shall notify architect and owner immediately.

Note: All electrical scope shown is for reference only. Final locations shall be per electrical requirements. Refer to electrical plan for proposed scope.

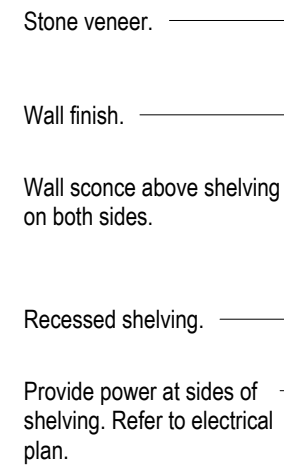
Note: Refer to details for standard installation heights. Any items not shown shall be installed per code requirements and coordinated with architect for final locations.

Note: Refer to Finish Floor Plan and specifications for proposed finishes, allowances, and scope of work. Final finishes to be confirmed by owner.

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Structural Engineer.
Applicant. Spyridon Kremmidas (VA Lic. 065541)
Company. KPFF
Address. 299 Broadway, Suite 900
New York, NY 10007
Contact. Sean Kelton, PE
Phone. 212.226.7092
Email. Sean.Kelton@kpff.com

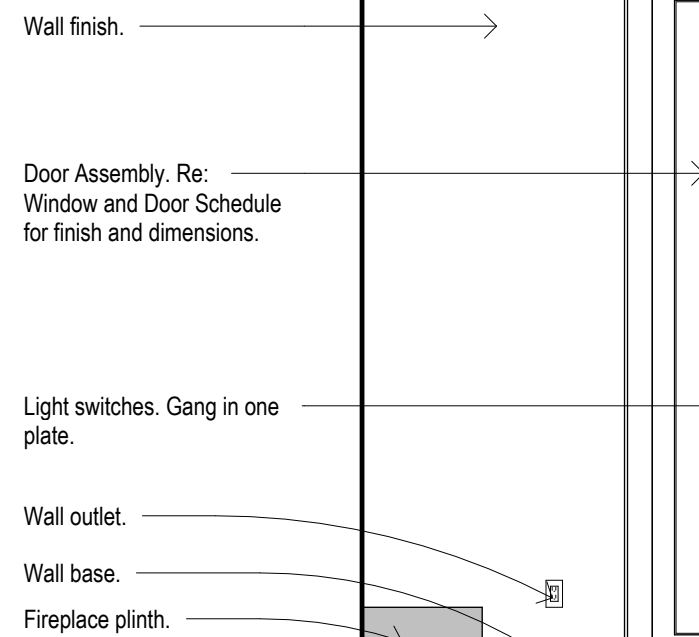
General Contractor.

TBD
TBD
TBD
TBD
TBD

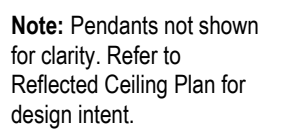
West Elevation



East Elevation



North Elevation



South Elevation

(1)

[illegible][illegible]

Project Information

Project Information.

Island Lane Residence

3032 Island Lane
Virginia Beach, VA 23454

3032 Island Lane
Virginia Beach, VA 23454

Drawing Title

Drawing Title.	
Interior Elevations	
Seal and Signature.	Date. 08/11/2023
BID/PRICING SET. NOT FOR CONSTRUCTION.	Project No. 2023.005
Drawings provided are for bidding and negotiation only. The drawing shall not be considered final or complete unless it is signed and sealed by the architect or engineer of record and marked approved by the authorities having jurisdiction.	Drawn By. Author
	Checked By. Checker
	Page No.
Sheet No.	
A-356	

Seal and Signature

Date.	08/11/2023
Project No.	2023.005
Drawn By.	Author
Checked By.	Checker
Page No.	

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Sheet No.

A-356

DOB Reference No

Landmark Reference No

N/A

DOB Official Use

General Notes

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Contractor shall field verify all existing conditions and coordinate layout prior to commencement of work. Should any discrepancies be found, contractor shall notify architect and owner immediately.

Note: All electrical scope shown is for reference only. Final locations shall be per electrical requirements. Refer to electrical plan for proposed scope.

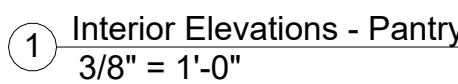
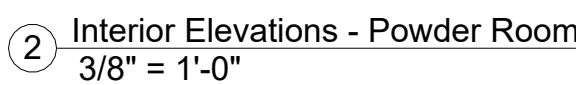
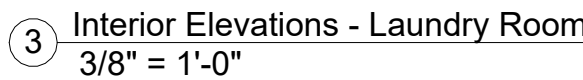
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Note: Refer to Finish Floor Plan and specifications for proposed finishes, allowances, and scope of work. Final finishes to be confirmed by owner.

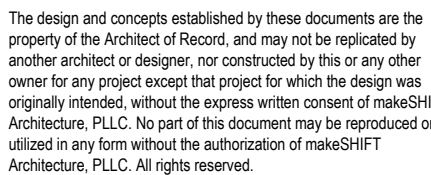
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Phone. 212.226.7092
Email. Sean.Kelton@kpff.com

General Contractor.



Project Information.	
Island Lane Residence	
3032 Island Lane Virginia Beach, VA 23454	
Drawing Title.	
Interior Elevations	
Seal and Signature.	Date: 08/11/2023
BID/PRICING SET. NOT FOR CONSTRUCTION. Drawings provided are for bidding and negotiation only. The drawing shall not be considered final or complete unless it is signed and sealed by the architect or engineer of record and authorized approved by the authorities having jurisdiction.	Project No. 2023.005
	Drawn By. Author
	Checked By. Checker
	Page No.
DOB Reference No.	Sheet No.
	A-357
Landmark Reference No.	
N/A	
DOB Official Use.	



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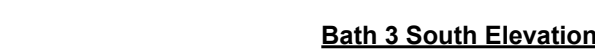
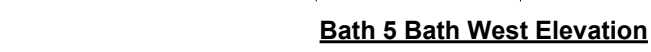
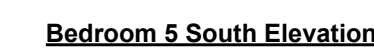
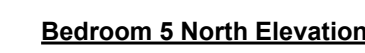
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	Checked By. Checker
	Page No.
Sheet No.	
A-359	
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Landmark Reference No.	
N/A	
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General Contractor.

Project Information.

3032 Island Lane
Virginia Beach, VA 23454

Drawing Title.

Seal and Signature.

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Sheet No

A-361

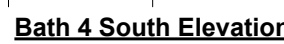
DOB Reference No.

Landmark Reference No.

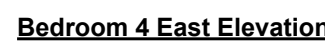
N/A
DOB Official Use



3 Interior Elevations - Bedroom 6
3/8" = 1'-0"



2 Interior Elevations - Bath 4
3/8" = 1'-0"



① Interior Elevations - Bedroom 4
3/8" = 1'-0"

Note: All electrical scope shown is for reference only. Final locations shall be per electrical requirements. Refer to electrical plan for proposed scope.

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Contact.	TBD
Company.	TBD
Address.	TBD
Phone.	TBD
Email.	TBD

Issue		
No.	Description	Date
01	Issue for PPR	08/11/2023
02	Issue for CBPA Administrative Variance	09/11/2023
03	Issue for Pricing	10/16/2023
04	Issue for Permit	10/16/2023

[illegible]

Project Information.

Island Lane Residence

3032 Island Lane
Virginia Beach, VA 23454

Drawing Title

Interior Elevations

Seal and Signature.

**BID/PRICING SET
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CONSTRUCTION.**

Drawings provided are for
and negotiation only. The
shall not be considered fi
complete unless it is sign
sealed by the architect
engineer of record and m
approved by the author
having jurisdiction.

Sheet No

A-362

DOB Reference No

Landmark Reference No

N/A

DOB Official Use

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Address. 299 Broadway, Suite 900
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Email. Sean.Kelton@kpff.com

General Contractor.

Contact.	TBD
Company.	TBD
Address.	TBD
Phone.	TBD
Email.	TBD

[illegible]

Office West Elevation

Office North Elevation

Office East Elevation

Office South Elevation

Note: Elevation is shown for reference only. Existing finishes and fixtures to remain unless otherwise noted. Patch and repair where work is scheduled. Electrical outlets shown are preferred locations for relocation should existing outlets conflict with new construction.

② Interior Elevations - Office
3/8" = 1'-0"

Bath 6 West Elevation

Bath 6 North Elevation

Bath 6 East Elevation

Bath 6 South Elevation

Note: Elevation is shown for reference only. Existing finishes and fixtures to remain unless otherwise noted. Patch and repair where work is scheduled. Electrical outlets shown are preferred locations for relocation should existing outlets conflict with new construction.

1 Interior Elevations - Bath 6
3/8" = 1'-0"

Project Information.

Island Lane Residence

3032 Island Lane
Virginia Beach, VA 23454

Drawing Title.

Interior Elevations

Seal and Signature.

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Date. 08/11/2023

Project No. 2023.005

Drawn By. _____ Author _____

Checked By. Checker

Sheet No

A-363

DOB Reference No

Landmark Reference No.

N/A

DOB Official Use

Interior Door Schedule													
Level	Location	Door Number	Door Types	Type	Manufacturer	Frame Type	Details			Finish		Hardware	Notes
							Head	Jamb	Sill	Door	Frame		
First Floor	Garage	1-01	Swing (Single)	34" x 84"		Metal	D / A-661	E / A-661	FB / A-661			Schlage - TBD (Typ)	Garage Door Req.
First Floor	Laundry/Mud Room	1-02	Swing (Single)	34" x 84"		Wood	D / A-661	E / A-661	FB / A-661				
First Floor	WC	1-03	Swing (Single)	34" x 84"		Wood	D / A-661	E / A-661	FA / A-661				
First Floor	Coat Closet	1-05	Swing (Pair)	48" x 84"		Wood	D / A-661	E / A-661	FA / A-661				
First Floor	Pantry	1-06	Swing (Single)	30" x 84"		Wood	D / A-661	E / A-661	FA / A-661				
First Floor	Closet	1-07	Swing (Pair)	42" x 84"		Wood	D / A-661	E / A-661	FA / A-661				
First Floor	Closet	1-08	Swing (Pair)	36" x 84"		Wood	D / A-661	E / A-661	FA / A-661				
First Floor	Closet	1-09	Swing (Pair)	36" x 84"		Wood	D / A-661	E / A-661	FA / A-661				
First Floor	Primary Bedroom	1-10	Swing (Single)	34" x 84"		Wood	D / A-661	E / A-661	FA / A-661				
First Floor	Linen Closet	1-11	Swing (Single)	24" x 84"		Wood	D / A-661	E / A-661	FA / A-661				
First Floor	Bedroom 2	1-12	Swing (Single)	34" x 84"		Wood	D / A-661	E / A-661	FA / A-661				
First Floor	Bath	1-13	Swing (Single)	34" x 84"		Wood	D / A-661	E / A-661	FB / A-661				
First Floor	Closet	1-14	Swing (Pair)	42" x 84"		Wood	D / A-661	E / A-661	FA / A-661				
First Floor	Closet	1-15	Swing (Pair)	42" x 84"		Wood	D / A-661	E / A-661	FA / A-661				
First Floor	Walk In Closet	1-16	Pocket	Door-Single-Pocket 36"		Wood	A / A-661	B / A-661	C / A-661 (raised)				
First Floor	Primary Bath (Shower)	1-17	Swing (Single)	32" x 84"		Wood	D / A-661	E / A-661	FA / A-661	Glass	--		Safety Laminated Glass
First Floor	Linen Closet	1-18	Swing (Single)	24x84" door		Wood	D / A-661	E / A-661	FA / A-661				
First Floor	Primary Bath (Toilet)	1-19	Swing (Single)	32" x 84"		Wood	D / A-661	E / A-661	FA / A-661				
First Floor	Linen Closet	1-20	Swing (Single)	24x84" door		Wood	D / A-661	E / A-661	FA / A-661				
First Floor	Walk In Closet	1-22	Pocket	Door-Single-Pocket 36"		Wood	A / A-661	B / A-661	C / A-661				
First Floor	Storage	1-23	Swing (Single)	30" x 84"		Wood	D / A-661	E / A-661	FA / A-661				
Ground Level Floor	Kitchenette Bath	1-24	Swing (Single)	34" x 84"		Wood	D / A-661	E / A-661	FA / A-661				
First Floor	Mechanical	1-25	Swing (Single)	34" x 84"		Wood	D / A-661	E / A-661	FA / A-661				
Ground Level Floor	Existing - Under The Stair	1-26	Swing (Single)	24" x 84"		Wood							
Ground Level Floor	Bath	1-27	Swing (Single)	34" x 84"		Wood	A / A-661	E / A-661	FA / A-661				
First Floor	New - Under the Stairs.	1-39	Swing (Single)	34" x 84"		Wood	D / A-661	E / A-661	FA / A-661				
Second Floor (New)	Closet	2-01	Swing (Pair)	48" x 84"		Wood	D / A-661	E / A-661	FA / A-661				
Second Floor (New)	Multipurpose Room	2-02	Swing (Pair)	42" x 84"		Wood	D / A-661	E / A-661	FA / A-661				
Second Floor (New)	Mechanical	2-03	Swing (Pair)	48" x 84"		Wood	D / A-661	E / A-661	FA / A-661				
Second Floor (New)	Bedroom 3	2-04	Swing (Single)	36" x 84"		Wood	D / A-661	E / A-661	FA / A-661				
Second Floor (New)	Bath 3	2-05	Swing (Single)	32" x 84"		Wood	D / A-661	E / A-661	FB / A-661				
Second Floor (New)	Bedroom 3 - Closet	2-06	Swing (Pair)	42" x 84"		Wood	D / A-661	E / A-661	FA / A-661				
Second Floor (New)	Bedroom 3 - Closet	2-07	Swing (Pair)	42" x 84"		Wood	D / A-661	E / A-661	FA / A-661				
Second Floor (New)	Bedroom 4	2-08	Swing (Single)	36" x 84"		Wood	D / A-661	E / A-661	FA / A-661				
Second Floor (New)	Bath 4	2-09	Swing (Single)	34" x 84"		Wood	D / A-661	E / A-661	FB / A-661				
Second Floor (New)	Closet	2-10	Swing (Pair)	48" x 84"		Wood	D / A-661	E / A-661	FA / A-661				

Exterior Door Schedule													
Level	Location	Door Number	Door Types	Type	Manufacturer	Model	Frame Type	Finish		Hardware	Notes	U-Value	SHGC
								Door	Frame				
First Floor	Entry/Foyer	E-01	Swing (Pair)	TMP1000 / ES205	Trustile	UOD 70100	TBD		TBD		Trustile Door, Side Panels included in system.	0.5	
First Floor	Living Room	E-02	Bifold	UBFLD246100-7P	Marvin Windows and Doors	UBFLD246100	TBD				Exterior Swing, 9 Panel System. Provide Screen.	0.32	0.32
First Floor	Primary Bedroom	E-03	Sliding	UMSDSTK120100_0XX/XXO	Marvin Windows and Doors	UMSDSTK120100_0XX/XXO	TBD			TBD	Provide Screen.	0.32	0.32
Ground Level Floor	Storage	E-04	Swing (Pair)	UOFDG2 60108	Marvin Windows and Doors	UOFDG2 6080	TBD				Provide Screen.	0.32	0.32
Ground Level Floor	Garage	E-05	Coastline Garage	96" x 84"	Marvin Windows and Doors	Coastline Series	TBD					0.32	0.32
Ground Level Floor	Garage	E-05	Coastline Garage	96" x 84"	Marvin Windows and Doors	Coastline Series	TBD					0.32	0.32

Window Schedule										
Type Mark	Type	Manufacturer	Model	Rough Opening		Material	Finish	SHGC.	U-Value.	Comments
				Width	Height					
101	Window-Fixed-Marvin-Direct_Glaze_Narrow_Frame_Rectangle-Ultimate	Marvin Windows and Doors	UDGNFRECT	3' - 6"	10' - 0"	TBD	TBD	0.32	0.4	
102	Window-Casement-Marvin-Elevate	Marvin Windows and Doors	ELCA3747	3' - 7"	6' - 0 1/8"			0.32	0.4	
103	Window-Fixed-Marvin-Direct_Glaze_Narrow_Frame_Corner-Ultimate	Marvin Windows and Doors	UDGNFCNR	3' - 8"	10' - 0"			0.32	0.4	
104	Window-Fixed-Marvin-Direct_Glaze_Narrow_Frame_Rectangle-Ultimate	Marvin Windows and Doors	UDGNFRECT	3' - 8"	10' - 0"			0.32	0.4	
105	Window-Casement-Marvin-Elevate	Marvin Windows and Doors	ELCA3747	3' - 7"	10' - 0 1/8"			0.32	0.4	
106	Window-Casement-Marvin-Elevate	Marvin Windows and Doors	ELCA3747	3' - 7"	8' - 0 1/8"			0.32	0.4	
107	Window-Fixed-Marvin-Direct_Glaze_Narrow_Frame_Rectangle-Ultimate	Marvin Windows and Doors	UDGNFRECT	7' - 0"	2' - 0"			0.32	0.4	
108	Window-Fixed-Marvin-Direct_Glaze_Narrow_Frame_Rectangle-Ultimate	Marvin Windows and Doors	UDGNFRECT	3' - 0"	6' - 0"			0.32	0.4	
201	Window-Fixed-Marvin-Direct_Glaze_Narrow_Frame_Corner-Ultimate	Marvin Windows and Doors	UDGNFCNR	3' - 8"	8' - 0"			0.32	0.4	
202	Window-Casement-Marvin-Elevate	Marvin Windows and Doors	ELCA3747	3' - 7"	8' - 0 1/8"			0.32	0.4	
203	Window-Fixed-Marvin-Direct_Glaze_Narrow_Frame_Rectangle-Ultimate	Marvin Windows and Doors	UDGNFRECT	3' - 6"	6' - 0"			0.32	0.4	
204	Window-Sliding-Marvin-Glider_2_Sash-Ultimate	Marvin Windows and Doors	UGL6060	5' - 11 1/2"	5' - 11 1/2"			0.32	0.4	
205	Window-Casement-Marvin-Elevate	Marvin Windows and Doors	ELCA3747	2' - 11"	6' - 0 1/8"			0.32	0.4	
206	Window-Fixed-Marvin-Direct_Glaze_Narrow_Frame_Rectangle-Ultimate	Marvin Windows and Doors	UDGNFRECT	3' - 0"	2' - 0"			0.32	0.4	
207	Window-Fixed-Marvin-Direct_Glaze_Narrow_Frame_Rectangle-Ultimate	Marvin Windows and Doors	UDGNFRECT	4' - 6"	2' - 1"			0.32	0.4	
208	Window-Fixed-Marvin-Direct_Glaze_Narrow_Frame_Rectangle-Ultimate	Marvin Windows and Doors	UDGNFRECT	5' - 0"	2' - 0"			0.32	0.4	
209	Window-Fixed-Marvin-Direct_Glaze_Narrow_Frame_Rectangle-Ultimate	Marvin Windows and Doors	UDGNFRECT	1' - 6"	10' - 0"			0.32	0.4	
210	Window-Fixed-Marvin-Direct_Glaze_Narrow_Frame_Rectangle-Ultimate	Marvin Windows and Doors	UDGNFRECT	3' - 8"	8' - 0"			0.32	0.4	

General Notes

Door and Window Notes:

- A. Field verify all existing conditions prior to demolition and construction. If any discrepancies occur, notify architect immediately.
- B. Coordinate hardware with doors, frames, and related work to ensure proper size, thickness, hand, function and operation, finish of hardware, and keying system. Coordinate with owner and manufacturer for final door hardware selection and installation.
- C. Refer to manufacturer for installation requirements.
- D. Provide metal stud box and/or steel framing as required for new door installation.
- E. Refer to manufacturer specifications for detailed installation, fabrication, and storage of doors, windows, and assemblies. Coordinate with manufacturer for required connections, tie backs, flashing, waterproofing, and installation requirements.
- F. Architect approved equals may be used. Provide product data and submittal information for architect and owner review and approval.
- G. All existing hardware indicated for re-use to be stripped, cleaned, and repaired as necessary.
- H. All door pulls and knobs to be mounted 2'-8" A.F.F. Verify in field matching height at existing doors unless noted otherwise.
- I. Align door kick with adjoining baseboard.
- J. Verify in field F.O. and R.O. of all doors in this schedule for final dimensions.
- K. Coordinate all locking, keying, and security systems with owner and door manufacturer prior to fabrication and procurement of door and assemblies.
- L. All doors shall be new solid core 1-3/8" thick, hand painted finish, U.O.N. All door hardware and stop finishes shall match. GC shall replace any existing door knobs and door hardware if they cannot be saved. Flat one panel door.
- M. Provide all flashing and waterproofing to new and existing building construction as required to provide adequate thermal and moisture protection. Do not compromise the integrity of existing building assemblies in accordance with ASTM E2112 or other approved standard.
- O. Where exterior finishes cannot terminate below finish floor due to walking surfaces adjacent to exterior openings and similar conditions, flashing shall be installed in a manner that will prevent the entrance of water along the sill plate.
- P. Provide continuous insulation and perimeter insulation to new and existing building construction to comply with current NIECC energy requirements or authorities having jurisdiction requirements, whichever is more stringent, and as required. Refer to structural for all wood and steel framing connection scope of work. Structural items shown in the details are representative of the design intent and are not inclusive of all structural details or scope.
- R. Tape all exterior openings and penetrations. Provide membrane manufactured fully taped opening system, and as required by manufacturer.
- S. Where possible, insulate core of aluminum frames for continuous insulation.
- T. At vertical edges of window sill, sub sill end dams shall be sealed to the weather resistive barrier. Where existing masonry wall has been demolished for new opening, GC shall patch and repair to match existing conditions. Maintain integrity of structure, building envelope, and fire rating, as required.

Door Hardware

201 DOOR HARDWARE - GENERAL

- A. Provide all hardware specified or required to make doors fully functional, compliant with applicable codes, and secure to the extent indicated.
- B. Provide all items of a single type of the same model by the same manufacturer.
- C. Provide products that comply with the following:
 - 1. Applicable provisions of Federal, state, and local codes.
 - 2. ADA Standards for Accessible Design.
 - 3. Fire-Rated Doors: NFPA 80.
- D. All Hardware on Fire-Rated Doors: Listed and classified by UL as suitable for the purpose specified and indicated.
- E. Finishes: All door hardware the same finish unless otherwise indicated.
 - 1. Finish: Satin chrome plated over nickel on brass or bronze, 626 (approx US26D).
 - 2. Finish Definitions: BHMA A156.18.
- F. Exceptions:
 - a. Where base metal is specified to be different, provide finish that is an appearance equivalent according to BHMA A156.18.
 - b. Hinges for Fire-Rated Doors: Steel base metal with painted finish.
 - c. Door Closer Covers and Arms: Color to be selected by Architect from manufacturer's standard colors.

2.02 HINGES

- A. Hinges: Provide hinges on every swinging door.
 - 1. Where specified hardware is mounted in door, provide power transfer hinges.
 - 2. Butt Hinges: Comply with BHMA A156.1 and A156.7; standard weight, unless otherwise indicated.
- C. Quantity of Hinges Per Door:
 - 1. Doors up to 60 inches (1.5 m) High: Two hinges.
 - 2. Doors From 60 inches (1.5 m) High up to 120 inches (3 m) High: Three hinges.
 - 3. Doors 90 inches (2.3 m) High up to 120 inches (3 m) High: Four hinges.
 - 4. Doors over 120 inches (3 m) High: One additional hinge per each additional 30 inches (762 mm) in height.
- D. Dutch Doors: Two hinges each leaf.
- D. Manufacturers - Hinges:
 - 1. PBM, Inc. (PBB)..

ECC Requirements

R402.1.2 Insulation and Fenestration Criteria.

The building thermal envelope shall meet the requirements of Table R402.1.2, based on the climate zone specified in Chapter 3.

All exterior windows and doors shall meet the above requirements for U and SHGC Values.

Fenestration U Factor	Glazed Fenestration SHGC
0.32	0.40
Max	Max

R402.4.3 Windows, skylights and sliding glass doors shall have an air infiltration rate of not greater than 0.3 cfm per square foot (1.5 L/s/m²), and for swinging doors, not greater than 0.5 cfm per square foot (2.6 L/s/m²), when tested in accordance with NFRC 400 or AAMA/WDMA/CSA 1011.S.2/A440 by an accredited, independent laboratory and listed and labeled by the manufacturer.

Exception: Site-built windows, skylights and doors.

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-----------------------	--

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Structural Engineer.
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Email, Sean.Kelton@kpff.com

General Contractor.
TO BE CONFIRMED BY BIDDING.

Owner and Applicant.
Contact, Jesse Waltz
Representative Ashley Forbes
Executive Assistant
WFO Ventures, LLC
phone: 757-894-5459

Phone, 757-435-3096
Email, jesse@wfo.venture

Issue		
No.	Description	Date
01	Issue for PPR	08/11/2023
02	Issue for CBPA Administrative Variance	09/11/2023
03	Issue for Pricing 10/16/2023	10/13/2023
04	Issue for Permit 10/16/2023	10/16/2023
Revisions		
No.	Description	Date

Project Information.

Island Lane Residence

3032 Island Lane
Virginia Beach, VA 23454

Drawing Title.

Door and Window Schedule

Seal and Signature.

PROGRESS SET.
NOT FOR CONSTRUCTION.

This document is released for the purposes of reference, coordination, and/or facility management. The drawing shall not be considered final or complete unless it is signed and sealed by the architect or engineer of record.

Date.	10/16/2023
Project No.	2023.005
Drawn By:	Author
Checked By:	Checker
Page No.	

Sheet No.

A-411

DOB Reference No.

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Landmark Reference No.

N/A

DOB Official Use.

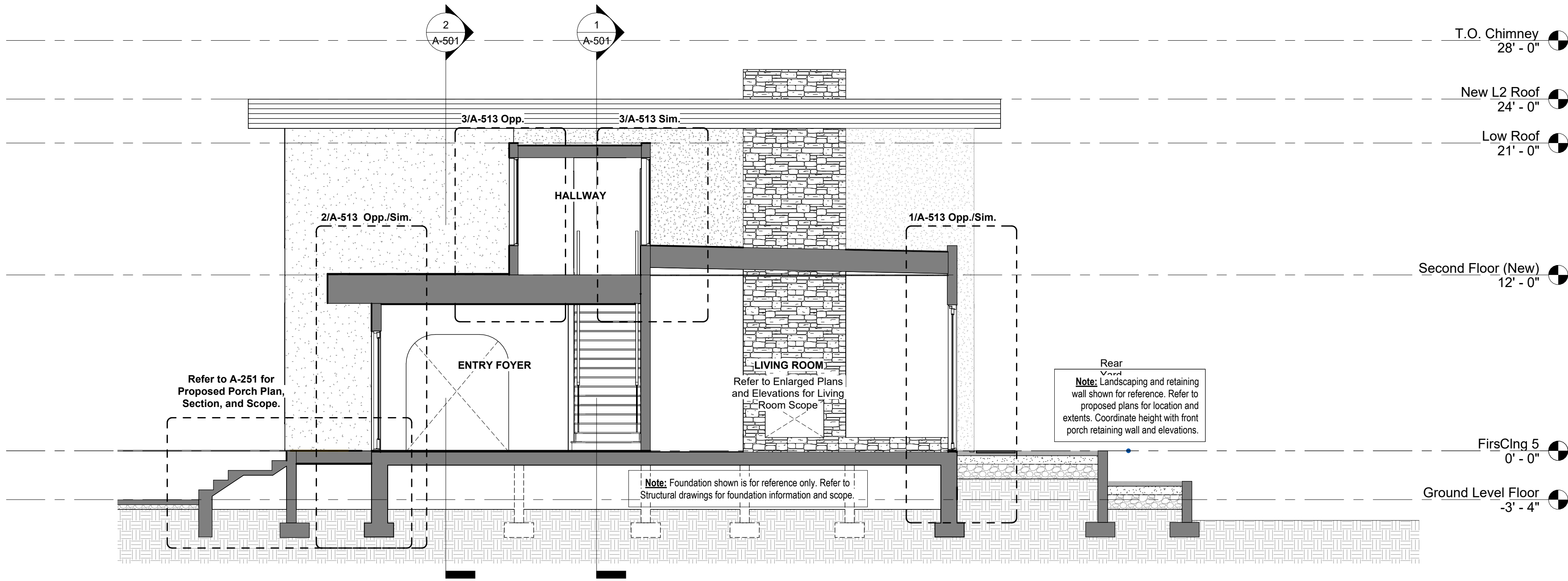
General Notes

- Note:** Refer to Partition Types and Ceiling Types for proposed wall construction.
- Note:** Refer to Structural Drawings for framing scope of work.

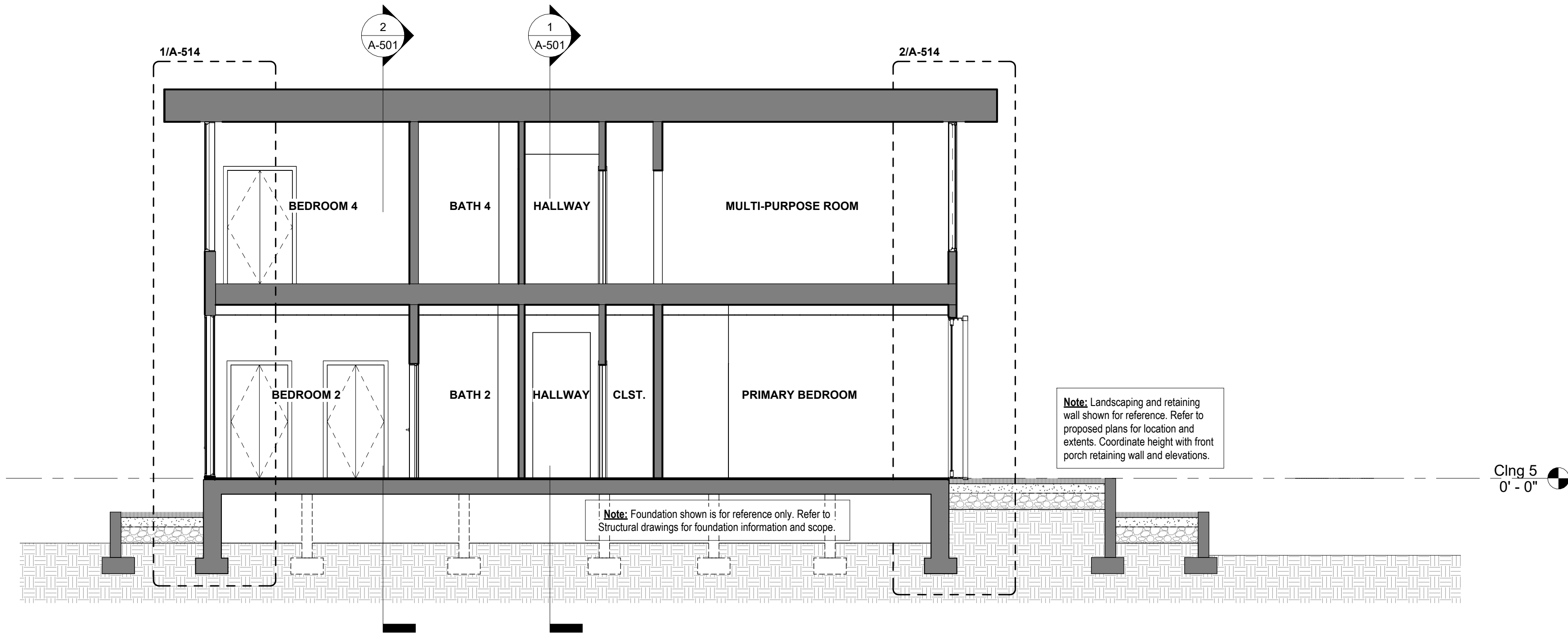


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Address.	TBD
Phone.	TBD
Email.	TBD

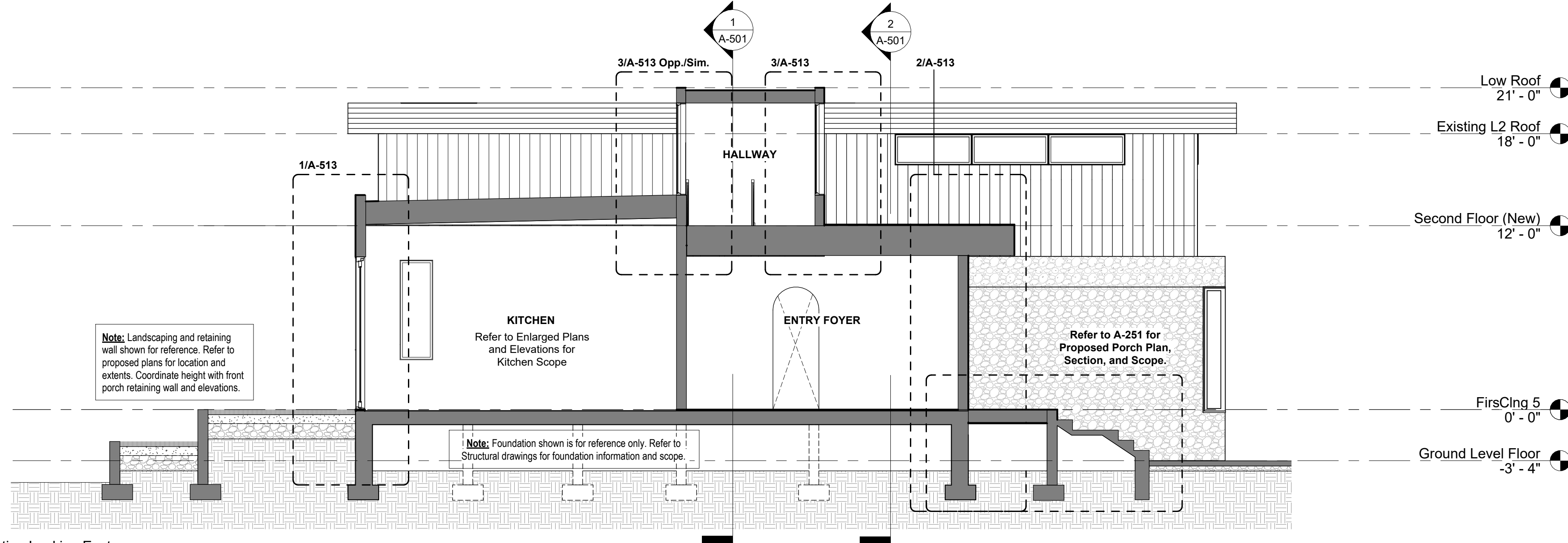
Project Information: Island Lane Residence 9032 Island Lane Virginia Beach, VA 23454 Drawing Title: Building Sections											
Seal and Signature: BID/PRICING SET. NOT FOR CONSTRUCTION. Drawings provided are for bidding and negotiation only. The drawing shall not be considered final or complete unless it is signed and sealed by the architect or engineer of record and marked approved by the architect having jurisdiction.	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Date:</td> <td style="width: 50%;">08/11/2023</td> </tr> <tr> <td>Project No.</td> <td>2023.005</td> </tr> <tr> <td>Drawn By:</td> <td>Author</td> </tr> <tr> <td>Checked By:</td> <td>Checker</td> </tr> <tr> <td>Page No.</td> <td></td> </tr> </table> Sheet No. A-501	Date:	08/11/2023	Project No.	2023.005	Drawn By:	Author	Checked By:	Checker	Page No.	
Date:	08/11/2023										
Project No.	2023.005										
Drawn By:	Author										
Checked By:	Checker										
Page No.											
OB Reference No. Landmark Reference No. N/A OB Official Use.											



③ Short Section Looking West
3/16" = 1'-0"



② Short Section Looking West1
3/16" = 1'-0"



① Short Section Looking East
3/16" = 1'-0"

General Notes

- All exterior dimensions on new construction are taken from the outside face of stud, center of window, and center of door openings, unless noted otherwise.
- All interior dimensions are taken from the face of existing and new walls, center of windows, and center of door openings. Dimensions taken at openings or end of walls are taken at face of finished wall.
- Architectural dimensions have been rounded to the nearest 1/2". Refer to structural drawings for exact layout of structural items.
- Contractor shall field verify all existing conditions and new construction layout prior to commencement of work. Should any discrepancies be found, contractor shall notify architect and owner immediately.

Note: Refer to Partition Types and Ceiling Types for proposed wall construction.

Note: Refer to Structural Drawings for framing scope of work.



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Structural Engineer.
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Owner / Applicant.
Contact: Jesse Waltz
Address: 3032 Island Lane
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General Contractor.

Contact: TBD
Company: TBD
Address: TBD
Phone: TBD
Email: TBD

Issue No.	Description	Date
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04	Issue for Permit	10/16/2023

Revisions No.	Description	Date

Project Information.

Island Lane Residence

3032 Island Lane
Virginia Beach, VA 23454

Drawing Title.

Building Sections

Seal and Signature.

**BID/PRICING SET.
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Drawings provided are for bidding and negotiation only. The drawing shall not be considered final or complete unless it is signed and sealed by the architect or engineer of record and marked approved by the authorities having jurisdiction.

Date: 08/11/2023
Project No.: 2023.005
Drawn By: Author
Checked By: Checker
Page No.

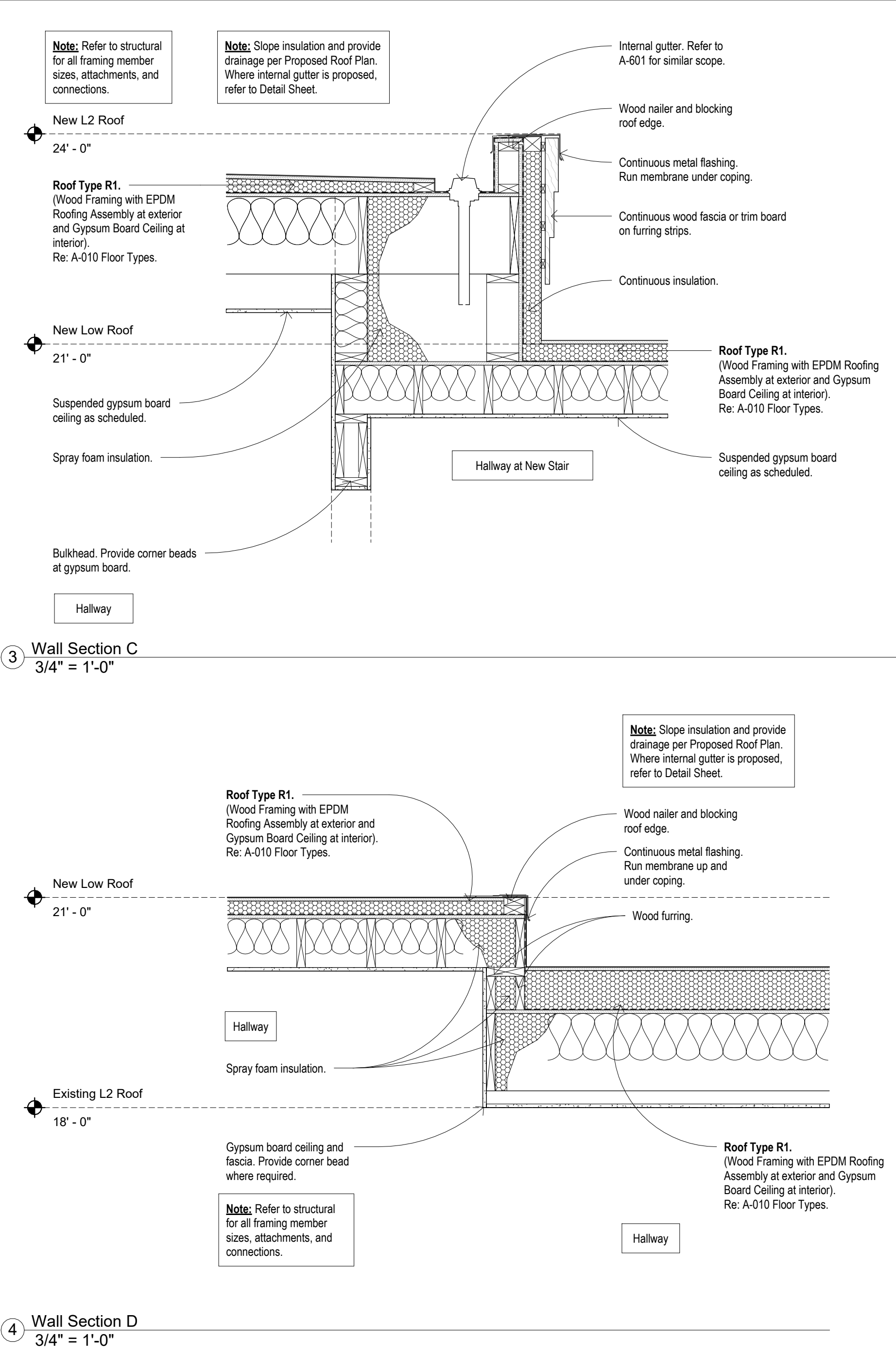
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A-502

DOB Reference No.

Landmark Reference No.

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DOB Official Use.

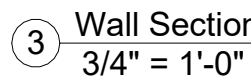
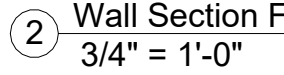
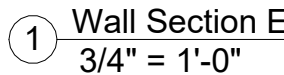


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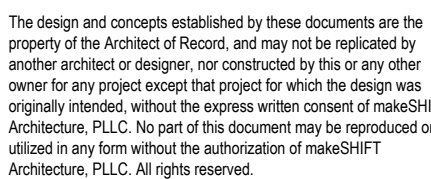
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A-511



- Note:** Refer to Partition Types and Ceiling Types for proposed wall construction.
- Note:** Refer to Structural Drawings for framing scope of work.

DOB Official Use



Structural Engineer.
Applicant. Spyridon Kremmidas (VA Lic. 065541)
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General Contractor.

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Project Information.

3032 Island Lane
Virginia Beach, VA 23454

Drawing Title.

Seal and Signature.

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Sheet No

A-513

OB Reference No

Landmark Reference No.

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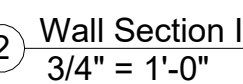


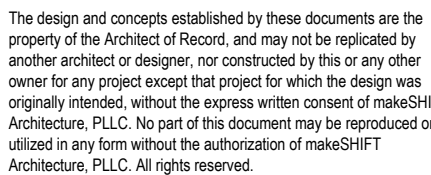
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Note: Refer to Partition Types and Ceiling Types for proposed wall construction.

Note: Refer to Structural Drawings for framing scope of work.

1 Wall Section H
3/4" = 1'-0"





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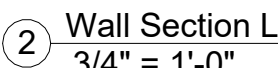
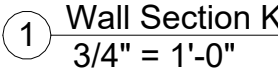
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3032 Island Lane
Virginia Beach, VA 23454

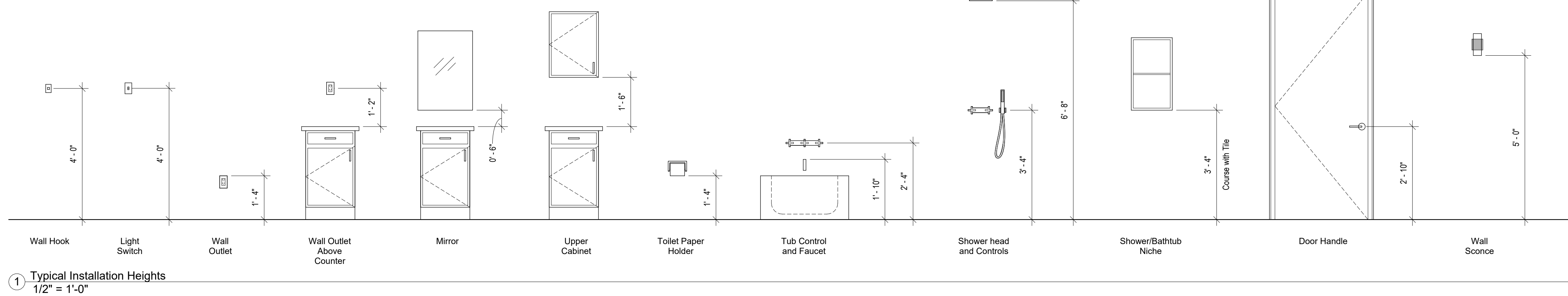
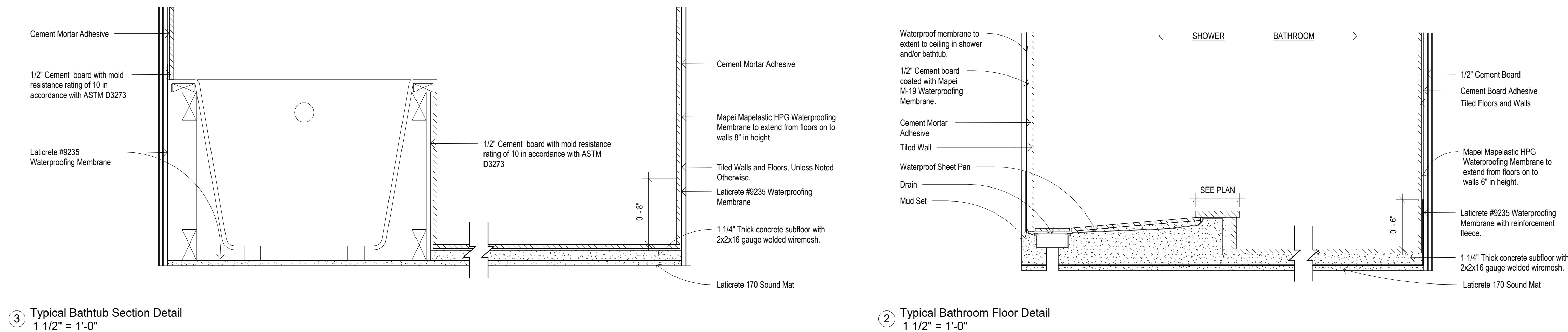
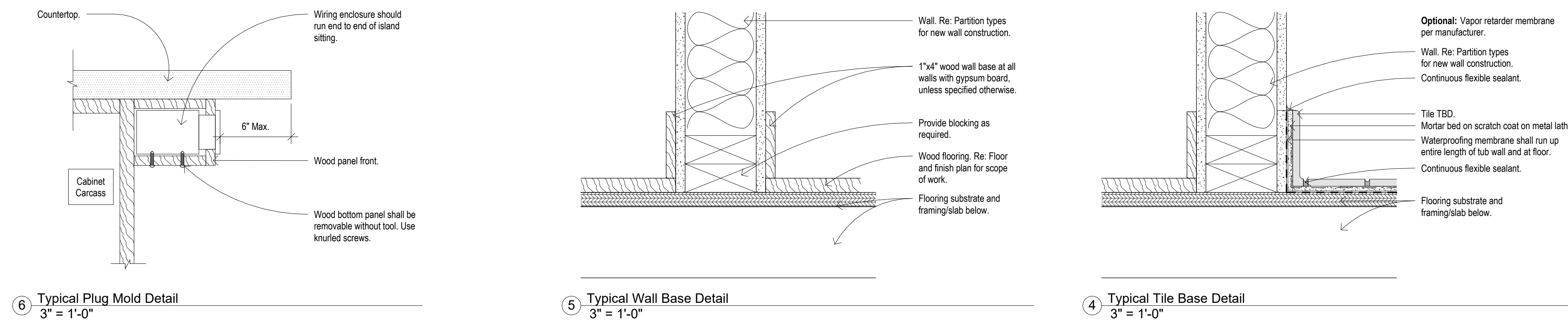
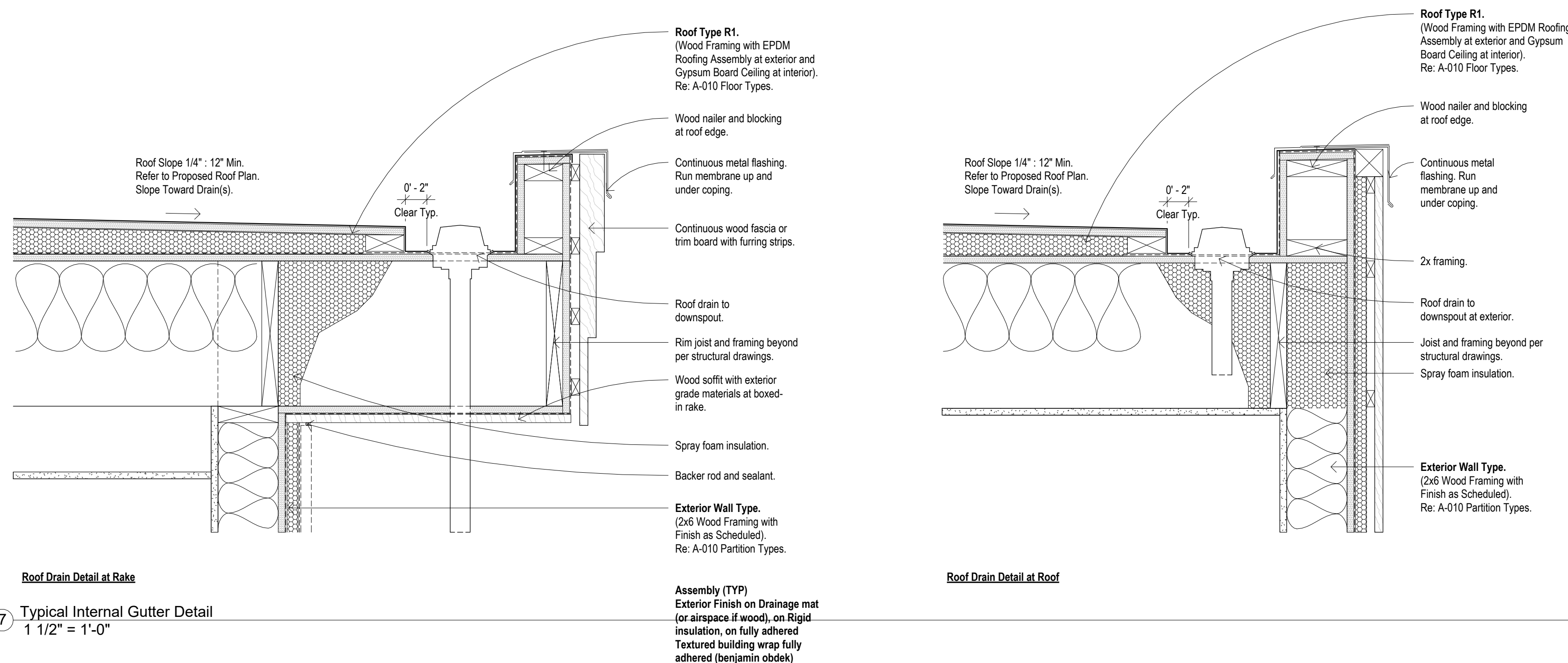
A-514

MOB Official Use



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Note: Refer to Structural Drawings for framing scope of work.



General Notes

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make.
shift
Architecture PLLC

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Project Information.

Island Lane Residence

3032 Island Lane
Virginia Beach, VA 23454

Drawing Title

Details

Seal and Signature.

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Page No.	

Sheet No

A-601

DOB Reference No

Landmark Reference No.

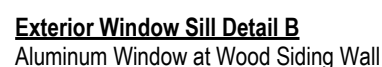
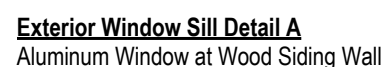
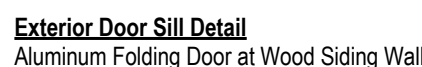
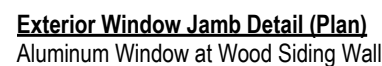
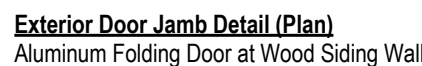
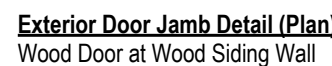
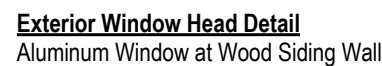
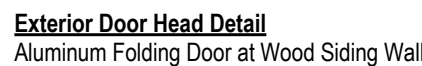
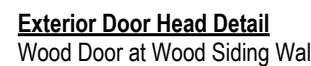
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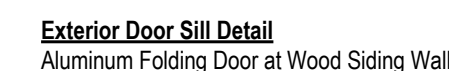
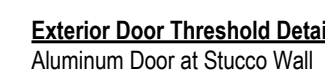
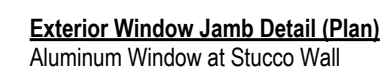
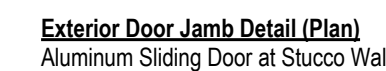
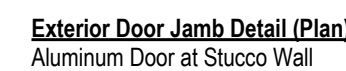
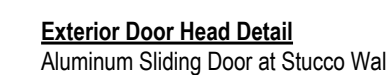
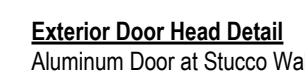
 Adjacent Building (N.I.C.)
 Existing to Remain (N.I.C.)
 Proposed New Construction
 Property Line

Door and Window Notes:

- A. Field verify all existing conditions prior to demolition and construction. If any discrepancies occur, notify architect immediately.
- B. Hardware shown is basis of design. Coordinate hardware with doors, frames, and related work to ensure proper size, thickness, hand, function and operation. Finish of hardware, and keying system. Coordinate with owner and manufacturer for final door hardware selection and installation.
- C. Refer to manufacturer for installation requirements.
- D. Provide metal stud box and steel framing as required for new door installation. Refer to manufacturer specifications for door installation, fabrication, and storage of doors, windows, and assemblies. Coordinate with manufacturer for required connections, tie backs, flashing, waterproofing, and installation requirements.
- F. Architect approved equals may be used. Provide product data and submittal information for architect and owner review and approval.
- G. All existing hardware indicated for re-use to be stripped, cleaned, and repaired as necessary.
- H. All door pulls and knobs to be mounted 2'-8" A.F.F. Verify in field matching height at existing doors unless noted otherwise.
- I. Align door kick at adjoining baseboards.
- J. Verify in field F.O. and R.O. of all doors in this schedule for final dimensions.
- K. Coordinate all locking, security, and security systems with owner and door manufacturer prior to fabrication and procurement of door and assemblies.
- L. All doors shall be new solid core 1-3/8" thick, hand painted finish, U.O.N. All door hardware and stop finishes shall match. GC shall replace any existing door knobs and door hardware if they cannot be saved. Split one panel door.
- M. Replace all flashing and weatherstripping on all existing building construction as required to provide adequate thermal and moisture protection. Do not compromise the integrity of existing building assemblies in accordance with ASTM E2112 or other approved standard.
- N. Where exterior finishes cannot terminate below finish floor due to walking surfaces adjacent to exterior openings and similar conditions, flashing shall be installed in a manner that will provide the same level of protection as the existing finish.
- O. Provide continuous insulation and perimeter insulation to new and existing building construction to comply with current energy requirements or authorities having jurisdiction requirements, whichever is more stringent, and as required.
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- Q. Tape all exterior openings and penetrations. Provide membrane manufactured fully taped opening system, and as required by manufacturer.
- R. Where possible, insulate core of aluminum frames for continuous insulation.
- S. At vertical edges of window sill, sub sill end dams shall be sealed to the weather exterior barrier. Where necessary, end dams shall be demoulded for new opening. GC shall patch and repair to match existing conditions. Maintain integrity of structure, building envelope, and fire rating, as required.



① Wood Siding
1 1/2" = 1'-0"



Door and Window Notes:

- A. Field verify all existing conditions prior to demolition and construction. If any discrepancies occur, notify architect immediately.
- B. Hardware shows is basis of design. Coordinate hardware with doors, frames, and related work to ensure proper operation, function and operation. Coordinate with manufacturer, keying system. Coordinate with owner and manufacturer for final door hardware selection and installation.
- C. Refer to manufacturer for installation requirements.
- D. Provide metal stud box and/or steel framing as required for new door installation.
- E. Refer to manufacturer specifications for detailed installation, fabrication, and storage of doors, windows, and frames. Coordinate with manufacturer for required connections, tie backs, flashing, waterproofing, and installation requirements.
- F. Architect approved equals may be provided. Provide product data and submit initial information for architect and owner review and approval.
- G. All existing hardware indicated for re-use to be stripped, cleaned, and repaired as needed.
- H. All door pulls and knobs to be mounted 2'-8" A.F.F. Verify in field matching height at existing doors unless noted otherwise.
- I. Align door kick with adjoining baseboard.
- J. Verify in field F.O. and R.O. of all doors in this schedule for final dimensions.
- K. Coordinate all locking, keying, and security systems with owner and manufacturer prior to fabrication and procurement of door and assemblies.
- L. All doors shall be new solid core 1-3/8" thick, hand painted finish, U.O.N. All door hardware and stop finishes shall match. GC shall replace any existing door knobs and door hardware if they cannot be saved. Flat one panel door.
- M. All flashing and waterproofing to new and existing building construction as required to provide adequate thermal and moisture protection. Do not compromise the integrity of existing building assemblies in accordance with ASTM E2112 or other approved standard.
- N. Where exterior finishes cannot terminate below finish floor due to walking surfaces adjacent to exterior openings and similar conditions, flashing shall be installed in a manner that will prevent the entrance of water along the sill plate.
- O. Provide continuous insulation to exterior finish floor and new existing building construction to comply with current energy requirements or authorities having jurisdiction requirements, whichever is more stringent, and as required.
- P. Refer to structural for all wood and steel framing connection scope of work.
- Q. Structural Items shown in the details are representative of the design intent and are not exclusive of all structural details or scope.
- R. Tape all exterior openings and penetrations. Provide membrane manufactured full depth opening system, and as required by manufacturer.
- S. Where possible, insulate core of aluminum frames for continuous insulation.
- T. At vertical edges of window unit, sub sill end dams shall be sealed to the weather resistive barrier. Where existing masonry wall has been demolished for new GC shall patch and repair to match existing conditions. Maintain integrity of structure, building envelope, and fire rating, as required.



Structural Engineer.
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Email. Sean.Kelton@kpff.com

Owner / Applicant. Jesse Waltz
Contact. 3032 Island Lane
Address. Virginia Beach, VA 23454
Phone. 757.435.3096
Email. jesse@wfo.ventures

General Contractor.

Contact.	TBD
Company.	TBD
Address.	TBD
Phone.	TBD
Email.	TBD

Issue		
No.	Description	Date
01	Issue for PPR	08/11/2023
02	Issue for CBPA Administrative Variance	09/11/2023
03	Issue for Pricing	10/16/2023
04	Issue for Permit	10/16/2023

[illegible]

Project Information.

3032 Island Lane
Virginia Beach, VA 23454

Drawing Title

Seal and Signature.

**BID/PRICING SET.
NOT FOR
CONSTRUCTION.**

Drawings provided are for bid and negotiation only. The drawings shall not be considered final and complete unless it is signed and sealed by the architect or engineer of record and marked approved by the authorities having jurisdiction.

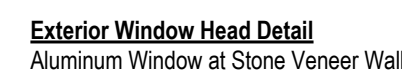
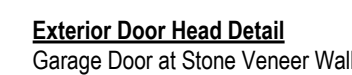
Sheet No

A-652

DOB Reference No

Landmark Reference No.

N/A
DOB Official Use



DOB Official Use

General Notes

Door and Window Notes:

- | | |
|----|--|
| A. | Field verify all existing conditions prior to demolition and construction. If any discrepancies occur, notify architect immediately. |
| B. | Hardware shown is based on design of existing hardware with doors, frames, and related work to ensure proper fit, thickness, hand, function and operation, finish of hardware, and keying system. Coordinate with owner and manufacturer for final door hardware selection and installation. |
| C. | Refer to manufacturer for installation requirements. |
| D. | Refer to manufacturer for installation requirements as required for new door installation. |
| E. | Refer to manufacturer specifications for detailed installation, fabrication, and storage of doors, windows, and assemblies. Coordinate with manufacturer for required connections, tie backs, flashing, waterproofing, and installation requirements. |
| F. | Architect prepared equals may be used. Provide product data and submit all information for architect and owner review and approval. |
| G. | All existing hardware indicated for re-use to be stripped, cleaned, and repaired as necessary. |
| H. | All door pulls and knobs to be mounted 28" ± A.F.F. Verify in field matching height at existing doors unless noted otherwise. |
| I. | Align door kick with adjoining baseboard. |
| J. | Verify in field F.O. and R.O. of all doors in this schedule for final dimensions. |
| K. | Coordinate all locking, keying, and security systems with owner and door manufacturer prior to fabrication and procurement of doors and assemblies. |
| L. | All door pulls to be new unless otherwise specified in field. U.O.G. N.A. and hardware and stop finishes shall match. Glaze panel any existing door knobs and door hardware if they cannot be saved. Flat one plane door. |
| M. | Apply all flashing and waterproofing to new and existing building construction as required to provide adequate thermal and moisture protection. Do not compromise the integrity of existing building assemblies in accordance with ASTM E2122 or other approved standards. |
| N. | Where exterior finishes cannot terminate below first floor due to walking surfaces adjacent to exterior openings and similar conditions, flashing shall be installed in a manner that will prevent the entrance of water along the sill plate. |
| O. | Provide continuous insulation perimeter girth of new and existing building construction to comply with current energy requirements or as required by jurisdiction requirements, whichever is more stringent, and as required. |
| P. | Refer to structural or full wood and steel framing connection scope for scope. |
| Q. | Structural items shown in the details are representative of the design intent and are not prescriptive of all situations. |
| R. | Refer to structural or full wood and steel framing connection scope for scope. |
| S. | Take all exterior openings and penetrations. Provide membrane manufactured fully tapered opening system, and as required by manufacturer. |
| T. | Where possible, insulate core of aluminum frames for continuous insulation. |
| U. | At vertical edges of window sill, sub sill and dams shall be sealed to the weather with an existing sealant. |
| V. | At horizontal edges, where masonry walls have been demolished for new openings, GCI shall patch and repair to match existing conditions. Maintain integrity of structure, building envelope, and fire rating, as required. |



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Architect of Record

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Structural Engineer

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Phone. 212.226.7092
Email. Sean.Kelton@kpff.com

Owner / Applicant

Contact. Jesse Waltz
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General Contractor.

Contact.	TBD
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Issue		
No.	Description	Date
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04	Issue for Permit	10/16/2023

Revisions		
No.	Description	Date

[illegible]

Project Information

Island Lane Residence

3032 Island Lane
Virginia Beach, VA 23454

Drawing Title

Head, Jamb, Sill Details (Interior)

Seal and Signature

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Date.	08/11/2023
Project No.	2023.005
Drawn By.	Author
Checked By.	Checker
Page No.	

Sheet No _____

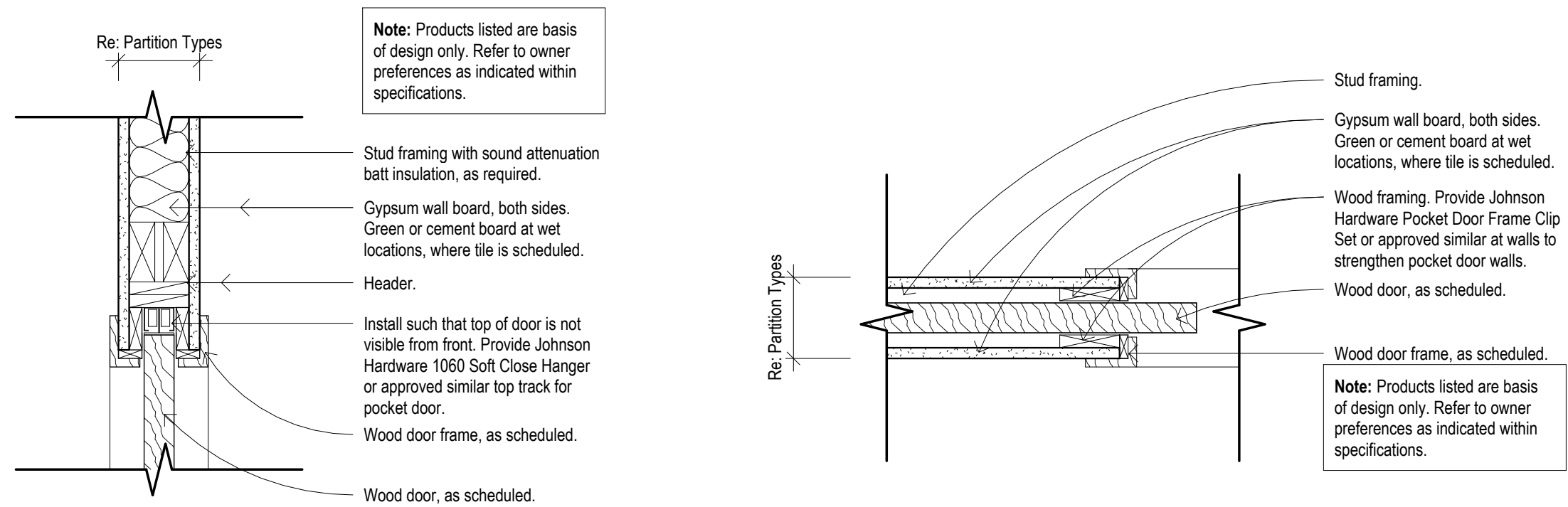
A-661

DOB Reference No

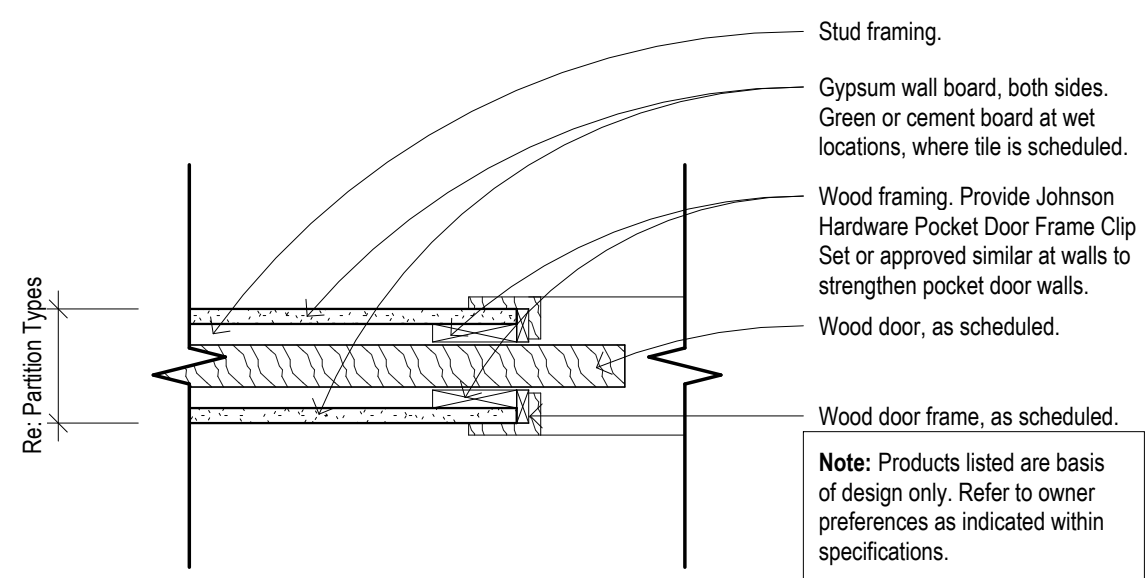
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N/A

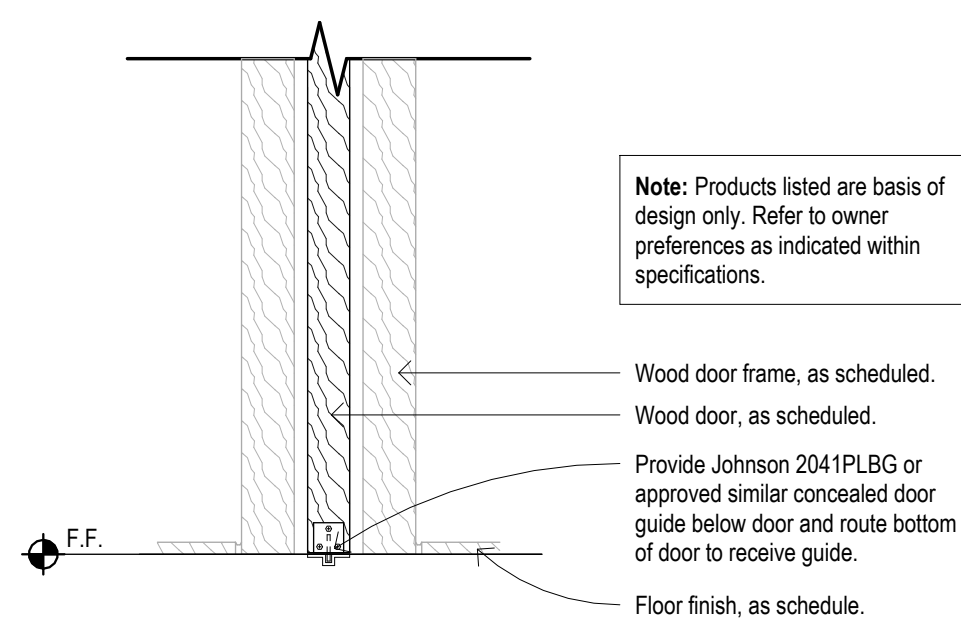
DOB Official Use



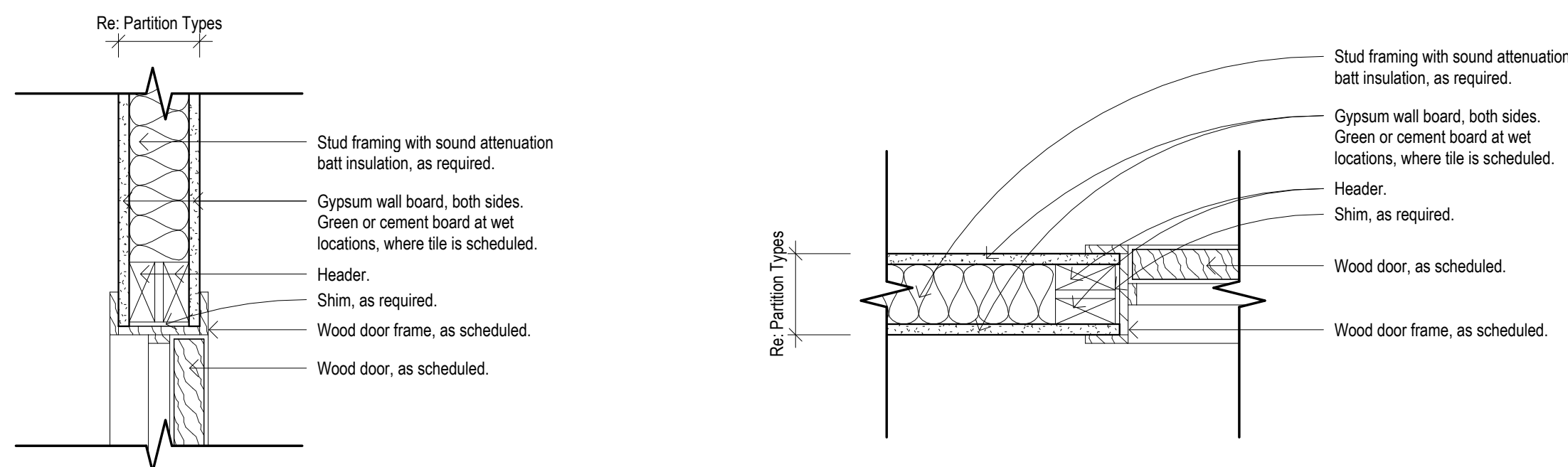
A. Typical Pocket Door Head Detail



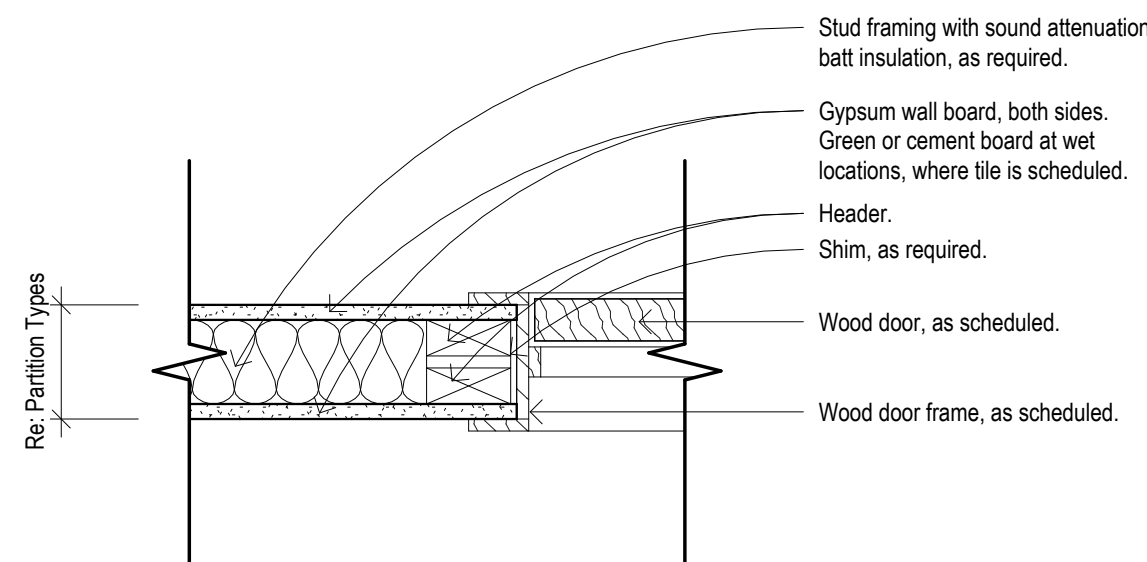
B. Typical Pocket Door Jamb Detail (Plan)



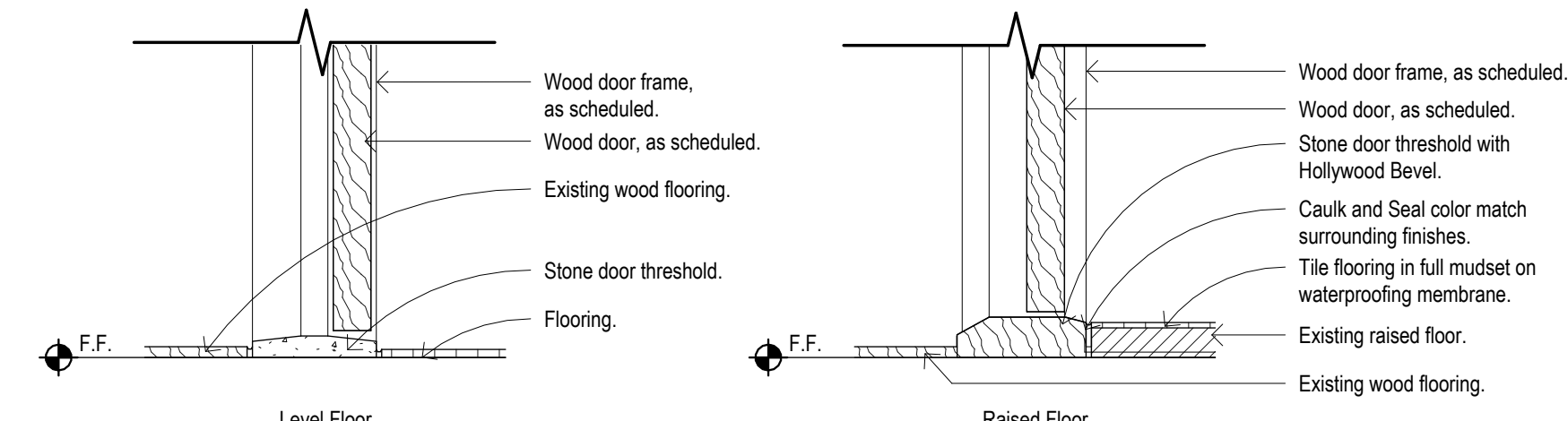
C. Typical Pocket Door Threshold Detail



D. Typical Swing Door Head Detail



E. Typical Swing Door Jamb Detail (Plan)



FA. Typical Door Threshold Detail
(At Flooring Material Transition)

FB. Typical Door Threshold Detail
(At Flooring Material Transition)