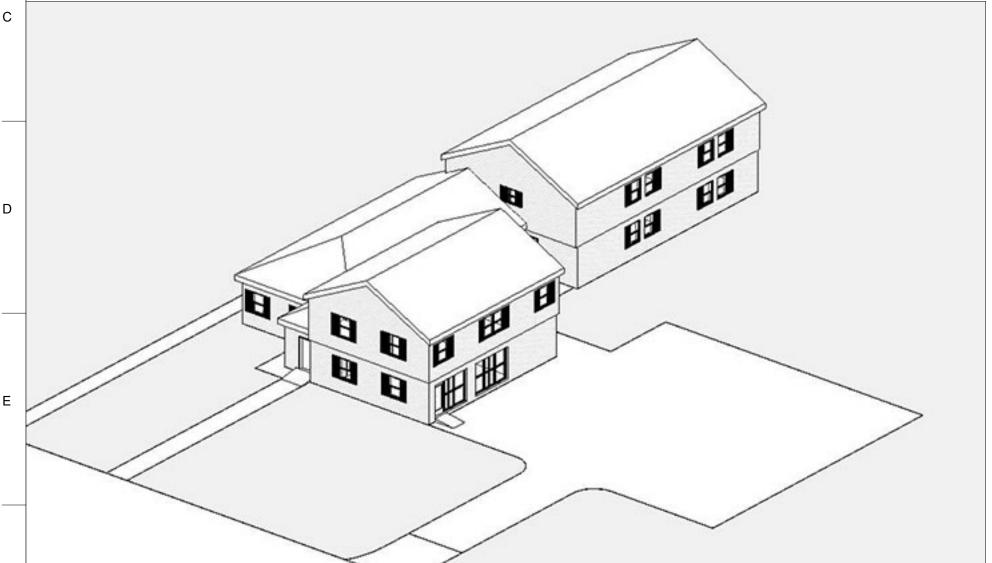
# SUFFOLK REDEVELOPMENT HOUSING AUTHORITY FINNEY AVE RESIDENCE

404 FINNEY AVE, SUFFOLK, VA 23434



## PROJECT IDENTIFICATION **VIA PROJECT NUMBER**

## **PROJECT TEAM**

**ARCHITECT:** VIA DESIGN ARCHITECTS, PC 319 E PLUME STREET NORFOLK, VA 23510

### PROJECT INFORMATION

**HEIGHT AND AREA TABULATIONS EXISTING BUILDING** 

FIRST FLOOR 4178.07 GSF SECOND FLOOR 2844.31 GSF

AND FACILITIES

**APPLICABLE CODES + STANDARDS** 

THE CONSTRUCTION DOCUMENTS

VIRGINIA UNIFORM STATEWIDE BUILDING CODE

VIRGINIA UNIFORM STATEWIDE EXISTING BUILDING CODE

ICC / ANSI A117.1, ACCESSIBLE AND USABLE BUILDINGS

VIRGINIA ENERGY CONSERVATION CODE COMPLIANCE STATEMENT

THE 2015 VIRGINIA ENERGY CONSERVATION CODE OFFERS MULTIPLE

DIFFERENT PATHS TO COMPLIANCE. THE CHOSEN COMPLIANCE PATH APPLIES

TO THE COMPLETE PROJECT IN ITS ENTIRETY AND SHALL BE IDENTIFIED ON

LEVEL 2 - NEW WORK - FLOOR PLAN WINDOWS, DOORS, FINISHES + SCHEDULES

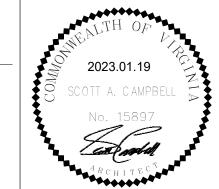
LEVEL 1 - NEW WORK - FLOOR PLAN

LEVEL 1 - DEMOLITION PLAN LEVEL 2 - DEMOLITION PLAN

# **VIA DESIGN**

319 E Plume Street Norfolk, VA 23510 757 627 1489

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### **GENERAL CONTRACT NOTES**

SHEET INDEX

**TITLE SERIES** 

T100 TITLE SHEET

**ARCHITECTURAL SERIES** 

WEEKDAYS, MONDAY - FRIDAY, BETWEEN THE HOURS OF 8:00AM AND 4:00PM. NO WORK IS TO BE PERFORMED ON WEEKENDS. REFERENCE SECTION 011000 "SUMMARY" FOR ADDITIONAL CONTRACT REQUIREMENTS AND WORK

- BUILDING WILL REMAIN OCCUPIED AND IN USE DURING THE DURATION OF CONSTRUCTION. PROJECT WILL NEED TO BE DIVIDED INTO PHASES AS TO NOT DISRUPT HOURS OF OPERATION. FIRST FLOOR WILL NEED TO BE COMPLETED
- CONSTRUCTION ON KITCHEN WILL NEED TO TAKE PRIORITY AND BE COMPLETED IN ONE DAY.
- THE HALLWAYS MAY NOT BE USED FOR STORING MATERIALS AND MUST REMAIN CLEAR OF ALL MATERIALS/DEBRIS.
- THE CONTRACTOR WILL NEED TO PROVIDE A RENTAL TOILET FOR WORKERS AND A TRAILER FOR STORING TOOLS, MATERIALS, AND ANY OTHER ITEMS NEEDED FOR CONSTRUCTION.

### **GENERAL DEMOLITION NOTES**

- WHERE IT IS CALLED OUT TO PATCH AND REPAIR AREAS, NEW 9. CONTRACTOR REQUIRED TO PERFORM A THOROUGH DEEP CONSTRUCTION IS TO MATCH ADJACENT CONSTRUCTION.
- WHERE PLUMBING OR ELECTRICAL FIXTURES ARE TO BE DEMOLISHED CAREFULLY CAP ALL WATER LINES, CONDUIT, AND ALL WIRING BEFORE REMOVAL.
- THAT EXISTING WALLS WILL ALIGN WITH NEW CONSTRUCTION.

WHERE PARTIAL DEMOLITION OF MASONRY OR METAL STUD

WALLS IS REQUIRED, SAW CUT, TRUE, LEVEL, OR PLUMB SO

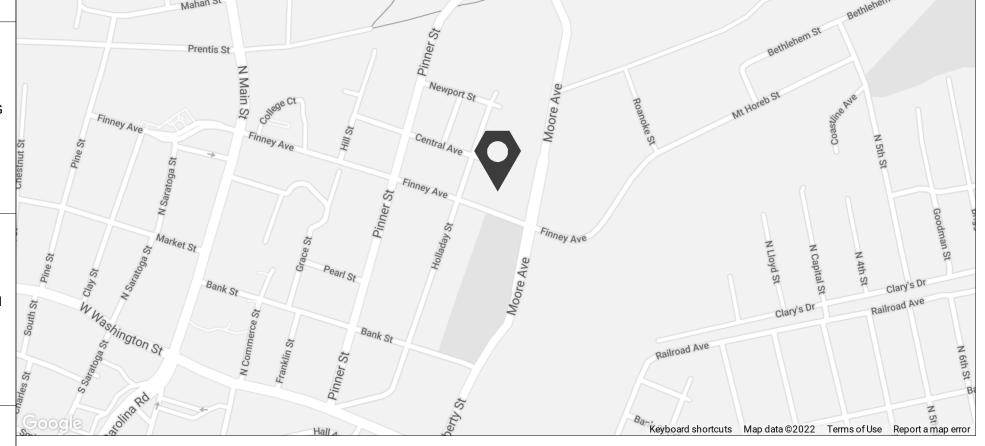
- IF HAZARDOUS MATERIAL IS SUSPECTED, CONTRACTOR IS TO NOTIFY THE OWNER AND REMOVE AS REQUIRED BY LAW.
- EXCEPT FOR ITEMS OR MATERIAL TO BE SALVAGED, RECYCLED, OR OTHERWISE REUSED, REMOVE ALL WASTE MATERIALS FROM THE PROJECT SITE AND LEGALLY DISPOSE OF THEM IN A LANDFILL OR INCINERATOR ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR IS TO NOTIFY ARCHITECT IMMEDIATELY UPON THE DISCOVERY OF ANY UNFORESEEN CONDITIONS WHICH MAY ALTER THE DEMOLITION PROCESS.
- ALL EXISTING CONSTRUCTION REMAINING IS TO BE PROTECTED DURING DEMOLITION AND BUILD OUT.
- NOTES MARKED "TYPICAL" OCCUR THROUGHOUT THE ENTIRE PROJECT SITE AND MAY NOT BE NOTED AT EVERY SINGLE LOCATION.

CLEANING OF ENTIRE BUILDING INTERIOR. THIS INCLUDES, BUT IS NOT LIMITED TO, EXISTING WALLS, CERAMIC TILE, CONCRETE FLOORING, EXPOSED STRUCTURAL COLUMNS, PLUMBING FIXTURES, CASEWORK, EQUIPMENT, LIGHT FIXTURES, CEILING FANS, AIR SUPPLY/RETURNS, AND ANYTHING TO RECEIVE NEW WORK.

CONTRACTOR RESPONSIBLE FOR STORING AND PROTECTING

ITEMS TO REMAIN DURING COURSE OF CONSTRUCTION.

REMOVE ALL RUST FROM AIR SUPPLY/RETURNS, FLOOR HEATERS, METAL DOOR FRAMES, ETC. PROVIDE A CORROSION AND RUST INHIBITOR PRIMER.



**LOCATION MAP** 

**VICINITY MAP** 

# MATERIAL LEGEND GYPSUM WALLBOARD BRICK - PLAN

### **ARCHITECTURAL SYMBOLS**

PLAN NUMBER AND SHEET ENLARGED PLAN/DETAIL LOCATION WITH SHEET TAKEN AND SHEET SHOWN

SHEET # WHERE ELEVATION IS DRAWN

**ELEVATION TAG** 



Keyboard shortcuts | Map data ©2022 | Terms of Use | Report a map error

ROOM NUMBER ROOM SQUAREFOOTAGE DOOR TYPE

WINDOW TYPE

STOREFRONT TYPE

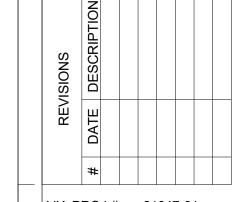


? KEYED NOTE

- **GENERAL NEW WORK NOTES**
- ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES, ORDINANCES AND LAWS.
- DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- DIMENSIONS ARE TO FACE OF STUD, CENTERLINE OF OPENINGS, AND CENTERLINE OF COLUMNS UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES. CONTRACTOR IS TO NOTIFY THE ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY UNFORESEEN CONDITIONS WHICH MAY ALTER THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF OTHER TRADES AND WORK BETWEEN THE TRADES TO ENSURE A FULL AND COMPLETE JOB.
- ALL CHANGES IN WORK COMPLETED WITHOUT APPROVAL FROM THE OWNER SHALL BECOME THE RESPONSIBILITY OF THE CONTRACTOR WHO SHALL INCUR ALL COST INVOLVED.
- ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURERS WRITTEN INSTRUCTIONS UNLESS OTHERWISE NOTED (U.O.N.)

- LIKE OR SIMILAR CONDITIONS NOT SPECIFICALLY NOTED SHALL BE CONSTRUCTED IN A MANNER CONSISTENT W/ LIKE OR SIMILAR WORK/ DETAILS.
- THE TERM "PROVIDE" SHALL MEAN TO FURNISH ALL MATERIALS, LABOR, WORKMANSHIP, ETC. TO CONSTRUCT A COMPLETE AND FUNCTIONAL BUILDING ELEMENT, SYSTEM, OR OTHER COMPONENT AS IDENTIFIED IN THE WORK.
- THE TERM "CLEAN" SHALL MEAN CLEAN SUBSTRATES OF SUBSTANCES THAT COULD IMPAIR BOND OF PAINTS OR COATINGS, INCLUDING BUT NOT LIMITED TO, DUST, DIRT, OIL, GREASE, AND INCOMPATIBLE PAINTS AND EXCAPSULANTS. REMOVE ALL LOOSE, CHIPPED, AND BUILT-UP PAINT TO PROVIDE A CLEAN SMOOTH SURFACE FOR NEW BOND.
- NOTES MARKED "TYPICAL" OCCUR THROUGHOUT THE PROJECT SITE AND MAY NOT BE NOTED AT EVERY SINGLE
- CONTRACTOR TO REMOVE AND STORE FURNITURE FROM ALL AREAS RECEIVING NEW FLOORING PRIOR TO INITIATION OF 19. ANY DEMOLITION WORK. ONCE ALL NEW WORK IS COMPLETE, REINSTALL FURNITURE IN ORIGINAL PLACEMENT, UON.
- FLOORING MATERIAL MUST BE ACCLIMATED TO THE INSTALLATION AREA FOR A MINIMUM OF 48 HOURS PRIOR TO 20.

- USE FLOOR PROTECTION IF HEAVY OBJECTS ARE MOVED WITHIN HOURS AFTER INSTALLATION. PLACE A NON-STAINING BUILDING MATERIAL PAPER OVER THE NEW FLOORING TO PROTECT IT WHEN ADDITIONAL CONSTRUCTION ACTIVITY IS TO TAKE PLACE. DO NOT USE PLASTIC SHEEING AS IT WILL TRAP MOISTURE.
- WHERE NEW FLOORING MEETS EXISTING FLOOR COVERING, THE EDGES MUST BE ADEQUATELY PROTECTED WITH AN APPROPRIATE TRANSITION MOLDING OR STRIP THAT COVERS THE EDGE AT LEAST 1/2 INCH. ALIGN ALL TRANSITIONS CENTERED BENETH DOORS IN CLOSED POSITION.
- TRIM NEW FLOORING SEAM EDGES WITH TOOLS AND TECHNIQUES BEST SUITED FOR EACH FLOORING MATERIAL.
- PROVIDE ALL NEW ELECTRICAL RECEPTACLES, LIGHT SWITCHES, FACEPLATES, AND FASTENERS, THROUGHOUT, IN WHITE. MATCH EXISTING OUTLET TYPES. DO NOT PAINT OVER EXISTING OR NEW OUTLETS.
- PROVIDE A SKIM COAT TO ALL TEXTURED WALLS TO CREATE A SMOOTH, EVEN SURFACE FREE OF IMPERFECTIONS, TYPICAL THROUGHOUT. BLEND SO NO SEAMS OR TRANSITIONS ARE
- PAINT ALL CEILINGS AND WALLS, TYPICAL THROUGHOUT. PAINT ELECTRICAL/DATA CONDUIT COVERS TO MATCH.



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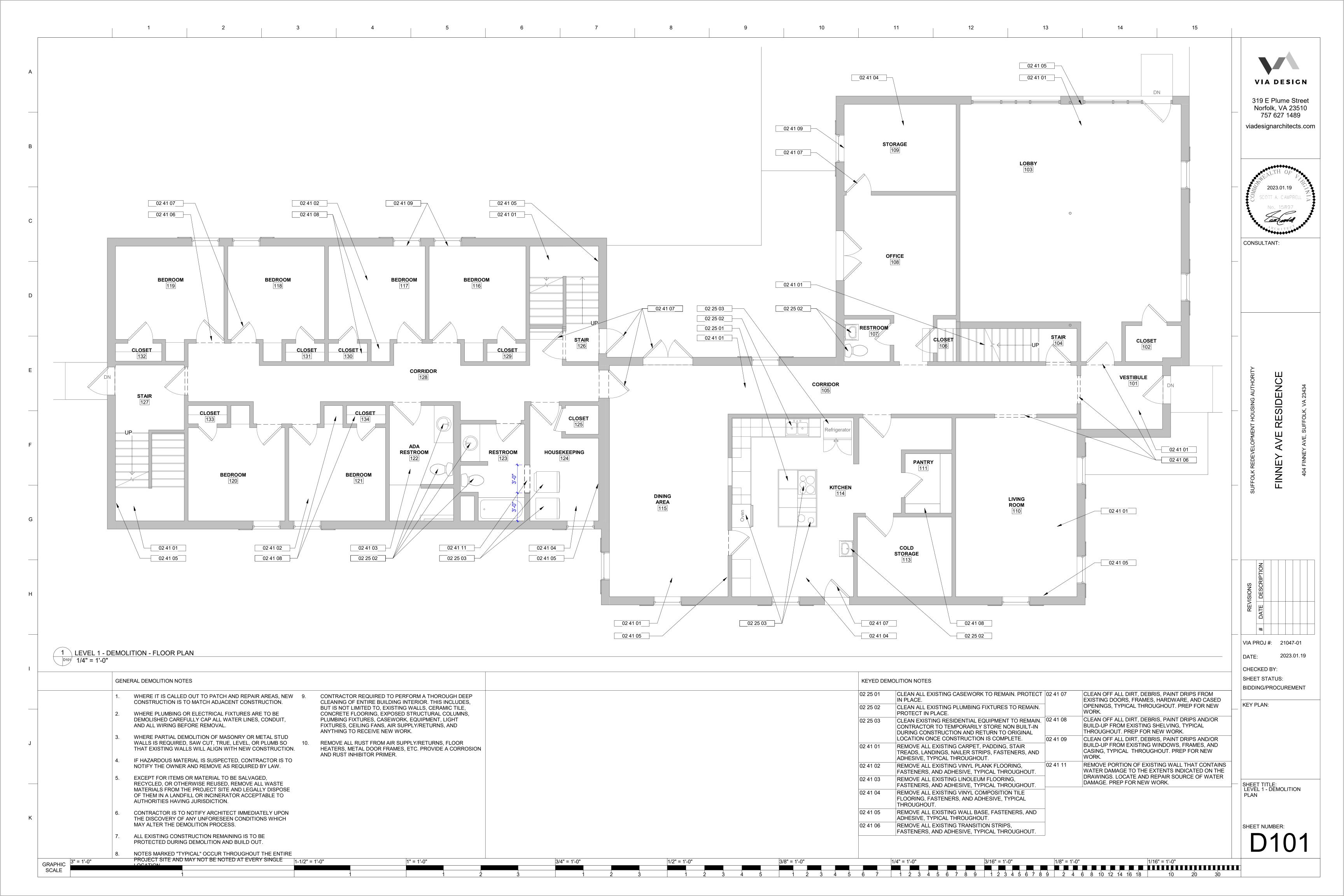
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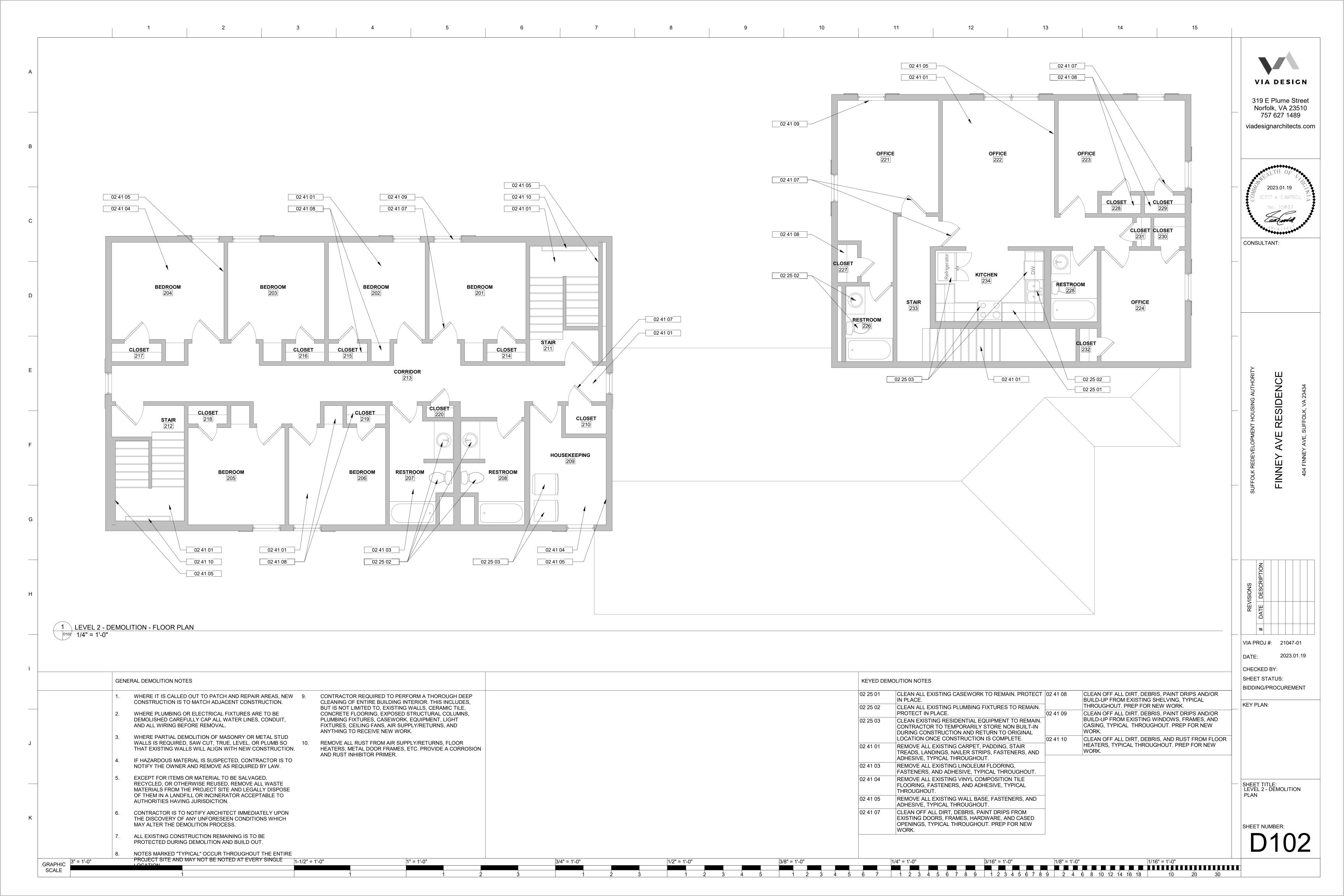
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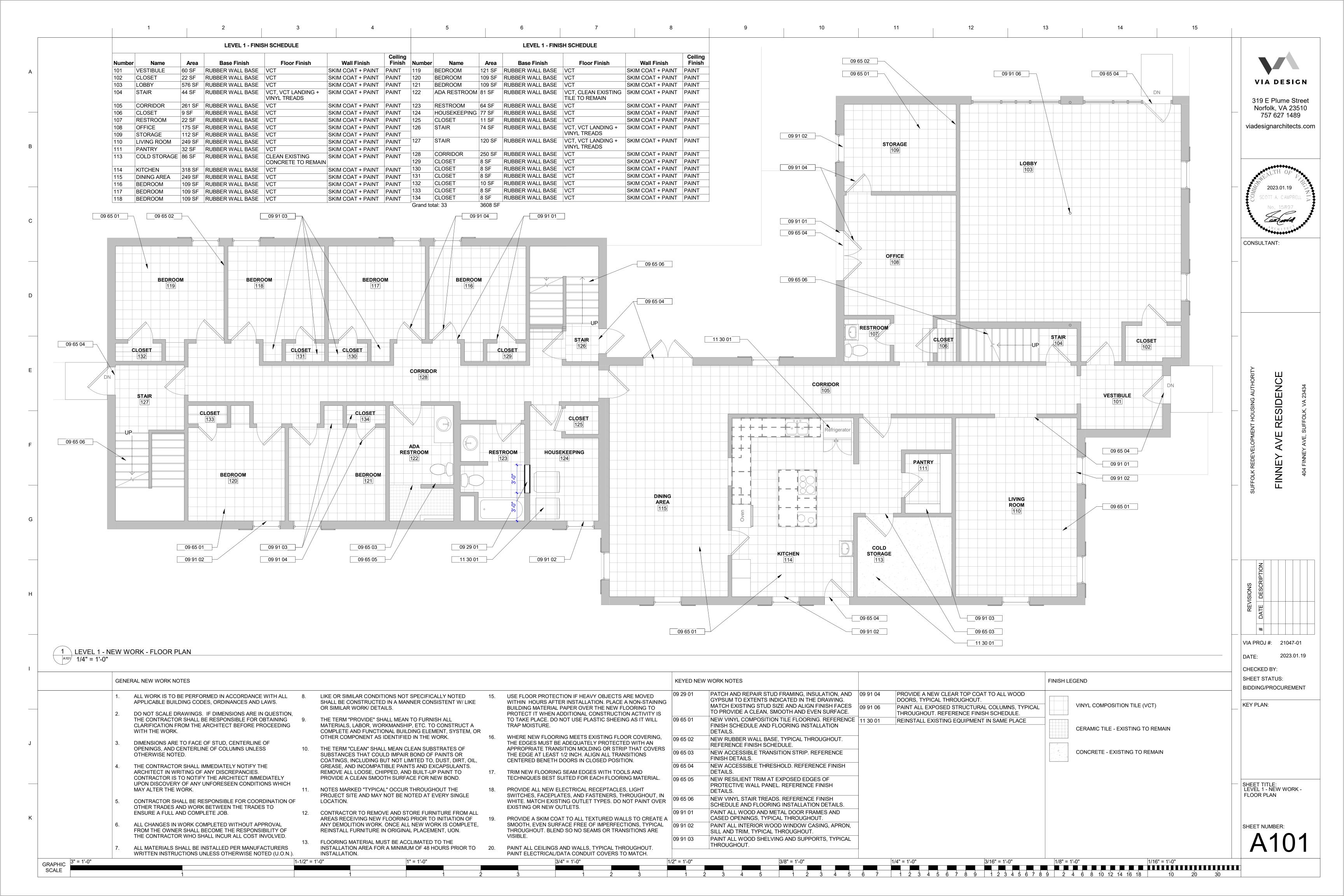
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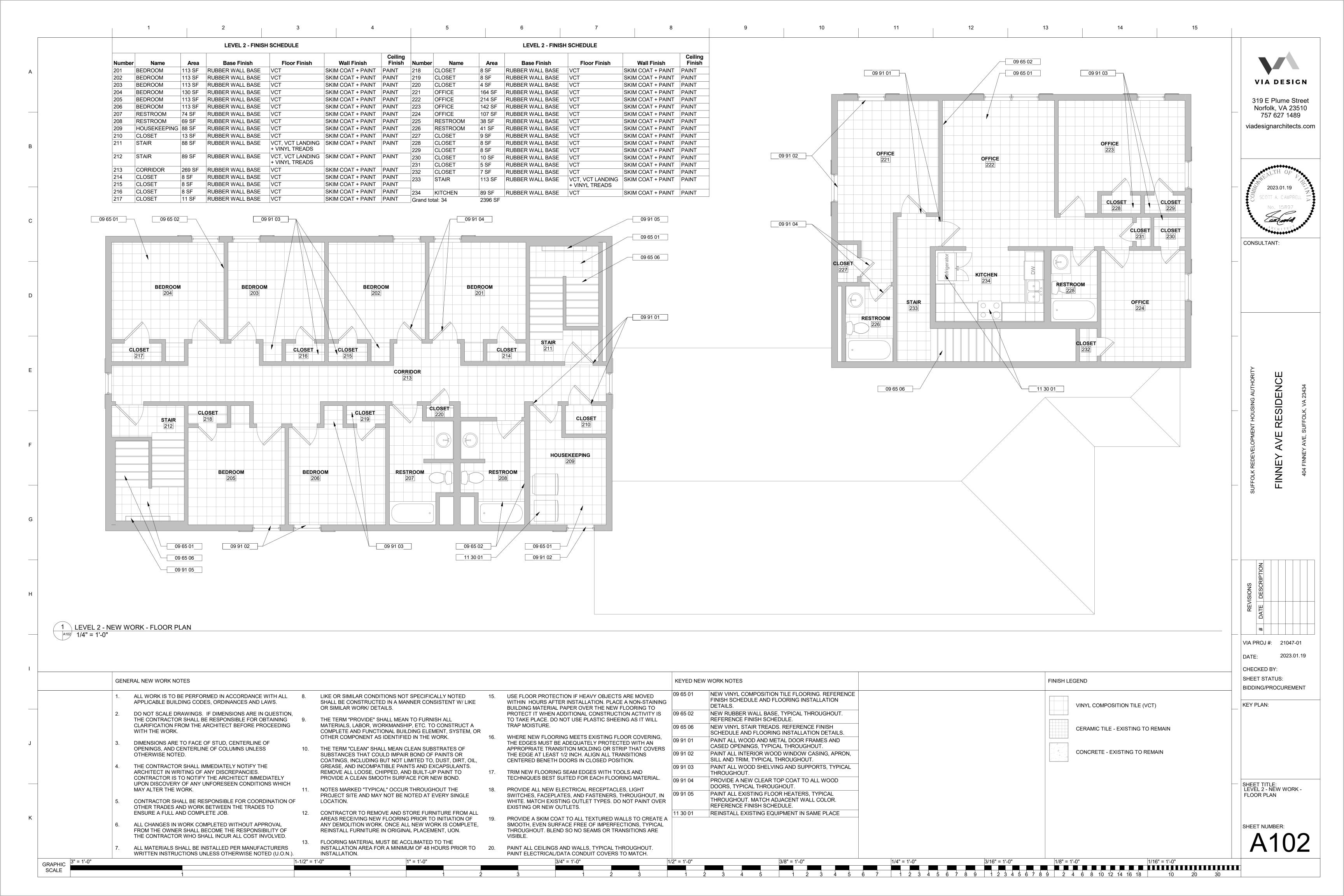
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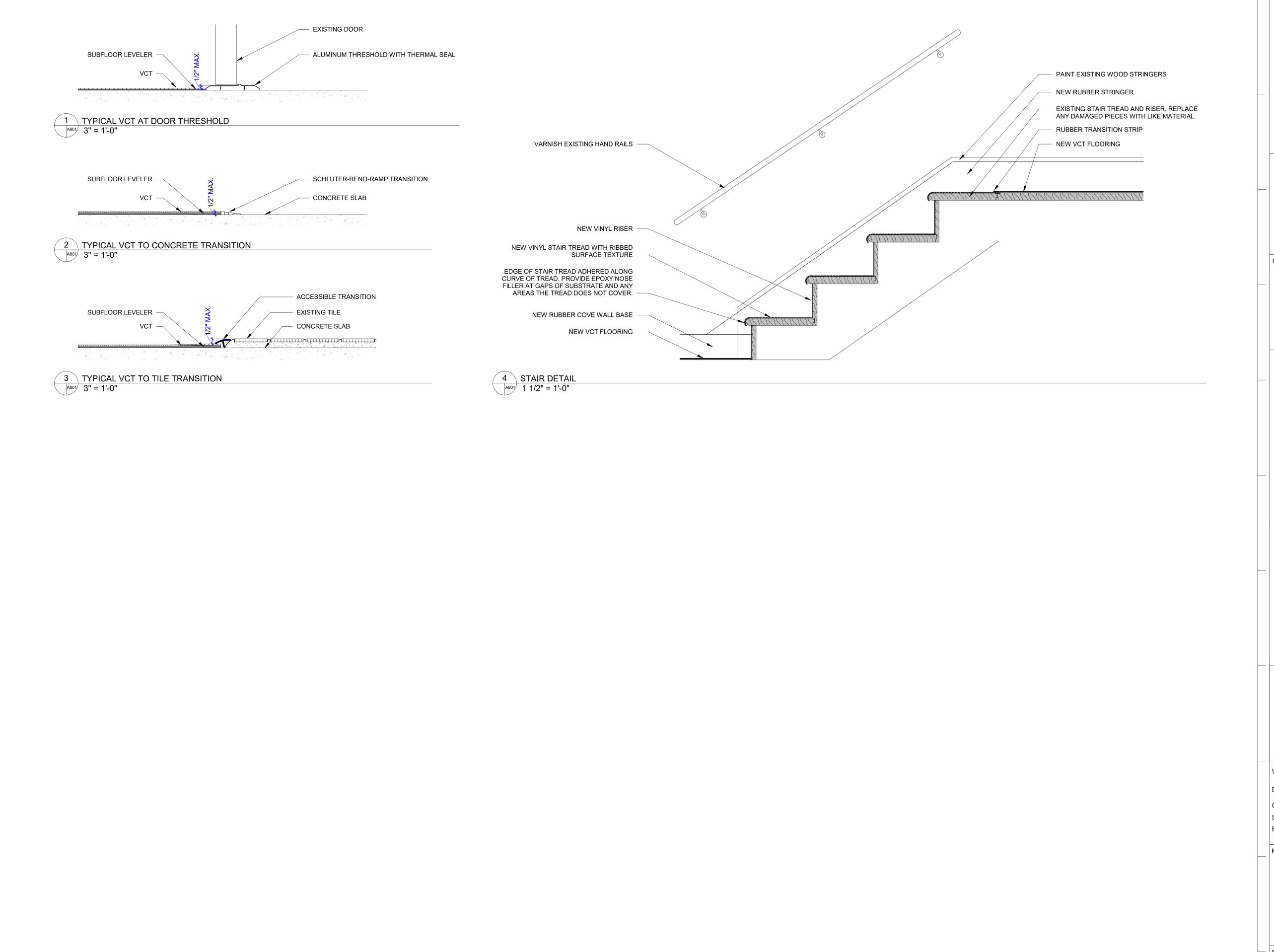
1-1/2" = 1'-0" 1/2" = 1'-0" GRAPHIC 1 2 3 4 5 6 7 | 1 2 3 4 5 6 7 8 9 | 1 2 3 4 5 6 7 8 9 | 2 4 6 8 10 12 14 16 18 |









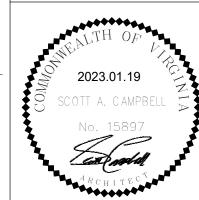


1/2" = 1'-0"

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

VIA DESIGN

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CONSULTANT:

INNEY AVE RESIDENCE

# DATE DESCRIPTION

VIA PROJ #: 21047-01

DATE: 2023.01.19

CHECKED BY:
SHEET STATUS:
BIDDING/PROCUREMENT

KEY PLAN:

SHEET TITLE: WINDOWS, DOORS, FINISHES + SCHEDULES

SHEET NUMBER: