APPLICABLE CODES

International Building Code (IBC)
National Electrical Code (NEC) – NFPA 70
International Mechanical Code (IMC)
International Plumbing Code (IPC)
International Energy Conservation Code (IECC)
International Existing Building Code (IEBC)
International Fire Code (IFC)
International Green Construction Code (IgCC)
NFPA 101 – Life Safety Code
ANSI/ASHRAE/IES Standard 90.1 – Energy Standard for Buildings Except Low-Rise Residential Buildings

1 VA BC 1030.3 Assembly Other Exits ('21)
2 VA BC 1030.2 Assembly Main Exit ('21)
3 VA FC 1001.3.1 Temporary Occupant Load Determination ('21)
4 VA FC 1001.3 Overcrowding ('21)
5 VA FC 403.2.1 Seating Plan ('21)
6 VA FC 10 Means of Egress ('21)
7 VA FC 403.11.2 Public Safety Plan for Gatherings ('21)
8 VA BC Occupant Load ('21)
9 VA BC 1004.7 Outdoor Areas ('21)
10 VA FC 3106.3.1 Occupant Load ('21)
11 VA FC Means of Egress ('21)
12 VA BC Means of Egress ('21)
13 VA BC Exit ('21)
14 VA FC 3106.3 Occupancy and Means of Egress ('21)
15 VA FC 3106.3.2 Maintenance of Emergency Egress and Escape Routes ('21)

FIRE CODES
NO SCALE

Herndon Hall – Venue Operations Plan

Operating Model
Herndon Hall will opera e as a priva e ren al venue hos ing scheduled even s

Typical Event Types
Weddings
Corpora e mee ings
Priva e celebra ions
Reci als
Nonprofi ga herings

Hours of Operation
Mos even s will occur Thursday hrough Sunday evenings wi h occasional weekday even s

Event Size
Typical even s will hos be ween 80 and 120 gues s

Food Service
Food service will be provided by licensed ou side ca ering companies

Alcohol Service
Alcohol when served will be managed by licensed ca erers or even -based permi s

Noise and Communi y Considera ions
Even s will primarily occur indoors and he venue will comply wi h local noise ordinances

1. Proposed Building Use

Area	Primary Use	Occupancy S ra egy
Main level Priva e Even / Mee ing Venue	A-3 Assembly	
Second level	Design s udio / showroom / sales office/ Business	

2. Preliminary Occupancy Planning

Assembly / Mee ing Space
Opera ional pos ure is ables-and-chairs or s ruc ured even layou s
Adap ive reuse of exis ing his oric s ruc ure as a priva e even and mee ing venue
Food service provided by licensed ou side ca erers

3. Likely Life Safety

- Pos ed occupan load signage
- Fire safe y and evacua ion plan
- Emergency ligh ing and illumina ed exi signs
- Approved means of egress and door hardware
- Fire alarm componen s as required by he building and fire of icials

4. Second-Floor

Opera ing home for Designs and n eriors by he Uphols ery Shop - a design s udio sample library and sales/showroom func ion

5. Waste Management

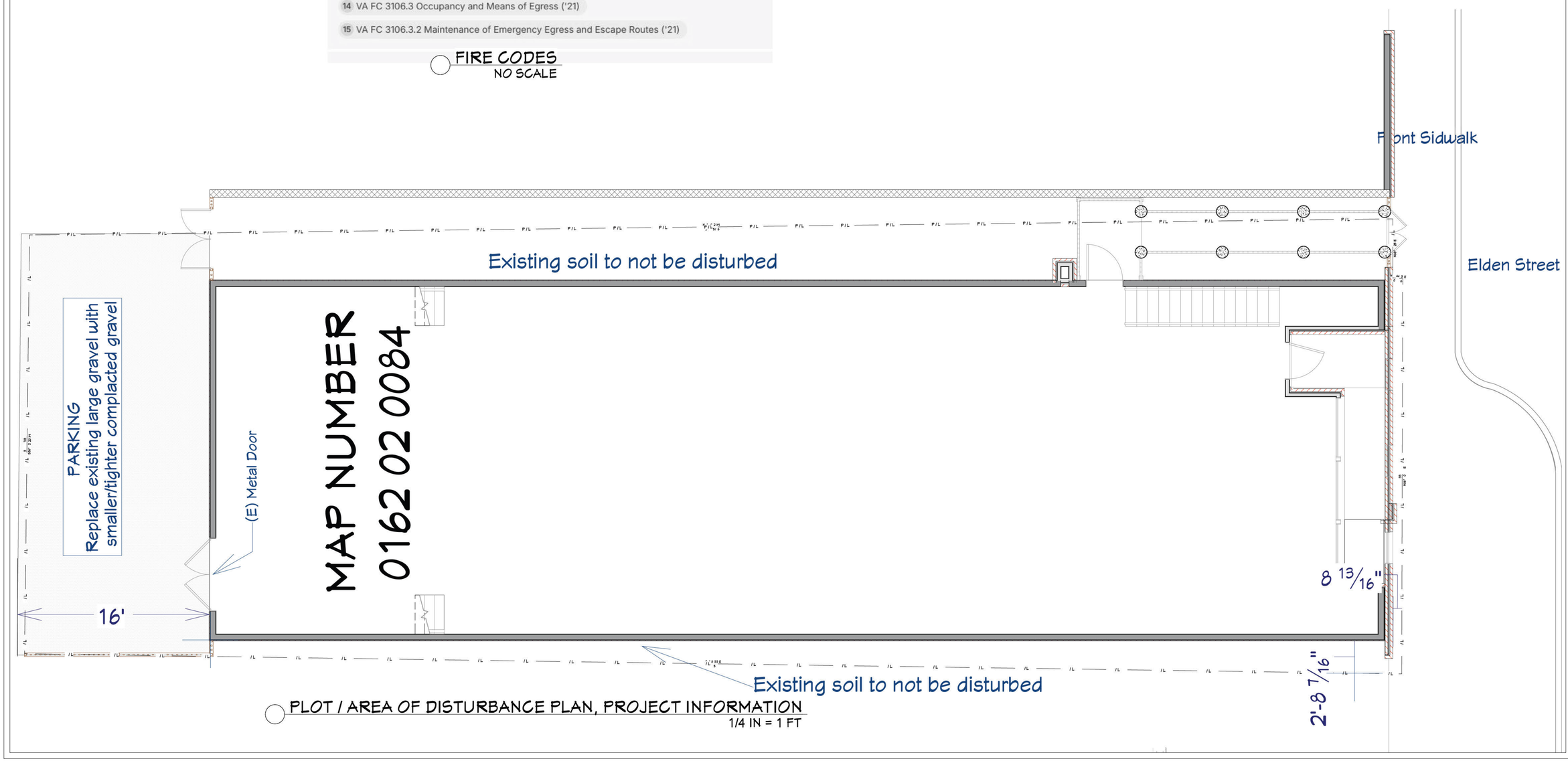
Regarding waste management and the receptacle location, we plan to maintain the status quo. The receptacle will remain in its current location, and we will schedule additional pickups with Republic Services throughout the week.

Project Information

Designer
Gary Bills Design
[redacted]

Scope
The Upholstery Shop
Herndon Hall Event Venue

Owner
Jeffery Colon
[redacted]
757 Elden Street
Herndon, VA 20170



PLOT / AREA OF DISTURBANCE PLAN, PROJECT INFORMATION
1/4 IN = 1 FT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

The Upholstery Shop
757 Elden Street
Herndon, VA 20170

Plot / Area of Disturbance Plan, Project Information

DRAWINGS PROVIDED BY:
Gary Bills Design
[redacted]

DATE:
6/20/2026

SCALE:

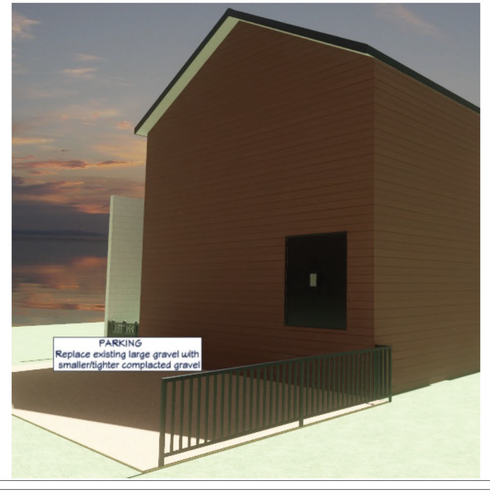
SHEET:
A-1



FENCE & GATE PLAN VIEW
1/4 IN = 1 FT







REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

The Upholstery Shop
757 Elden Street
Herndon, VA 20170

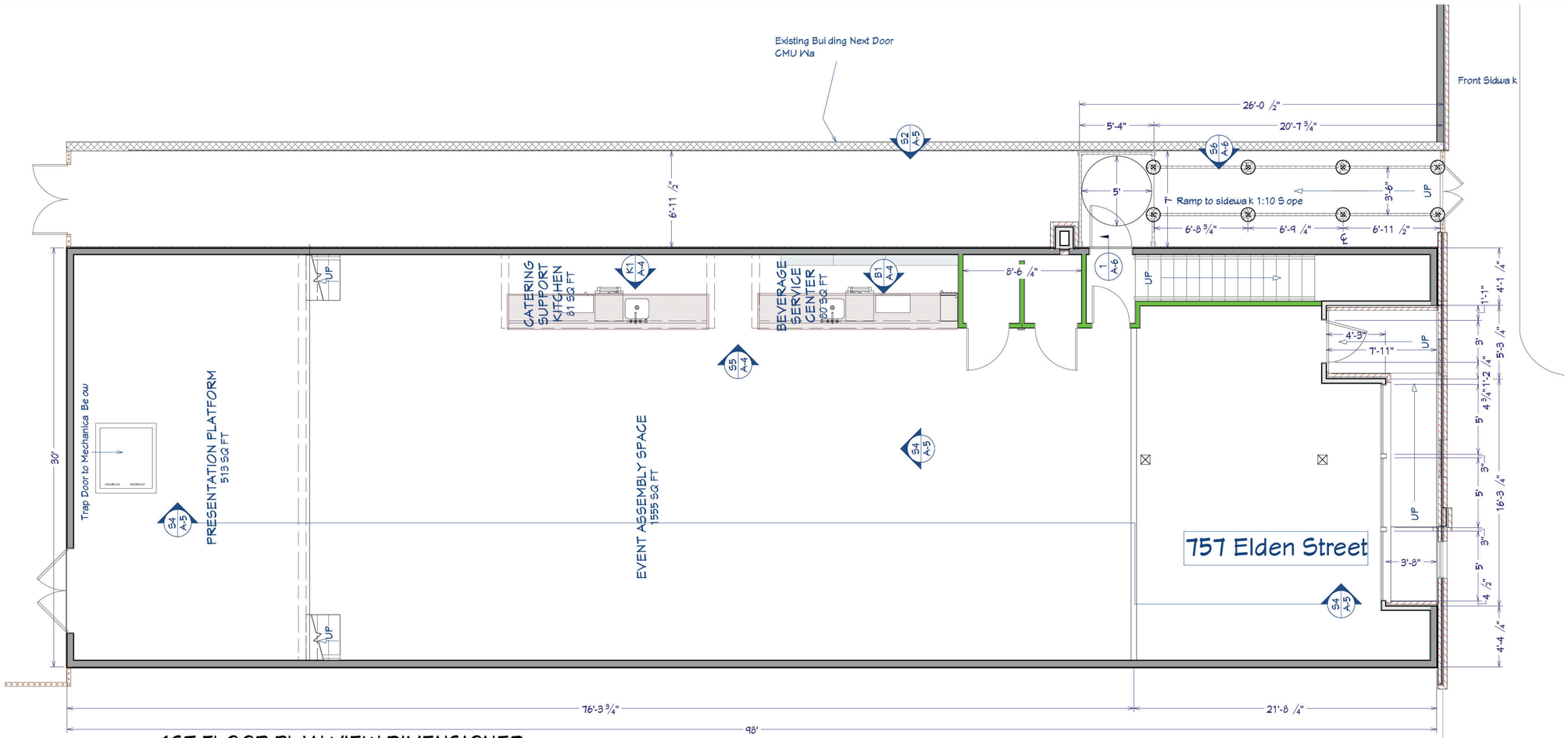
Fence & Gate Plan View

DRAWINGS PROVIDED BY:
Gary Bills Design

DATE:
6/20/2026

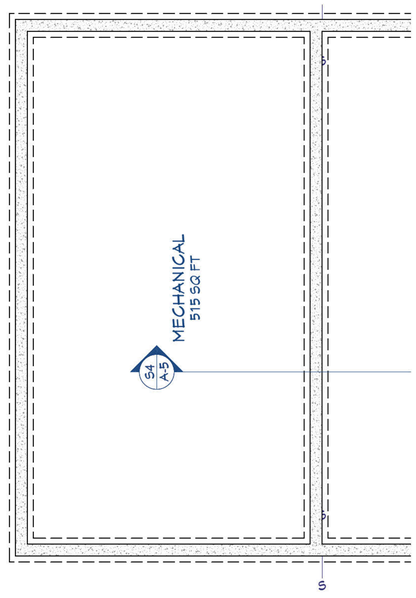
SCALE:

SHEET:
A-2



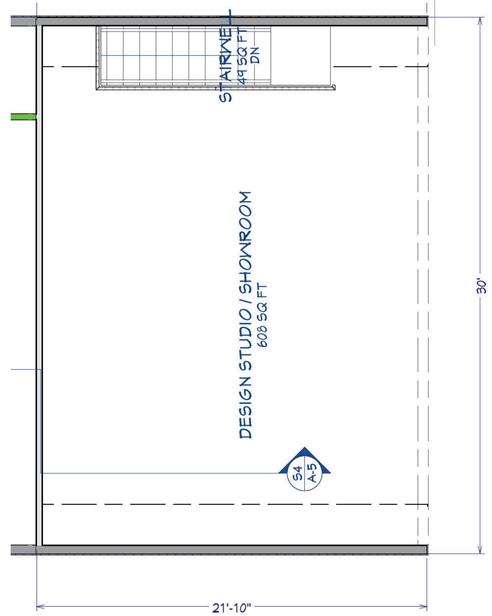
1ST FLOOR PLAN VIEW DIMENSIONED

1/4 IN = 1 FT



AREA UNDER PLATFORM FLOOR PLAN VIEW DIMENSIONED

1/4 IN = 1 FT



2ND FLOOR PLAN VIEW DIMENSIONED

1/4 IN = 1 FT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

The Upholstery Shop
757 Elden Street
Herndon, VA 20170

Filor Plan

DRAWINGS PROVIDED BY:
Gary Bills Design

DATE:
6/20/2026

SCALE:

SHEET:
A-3

CABINET SCHEDULE

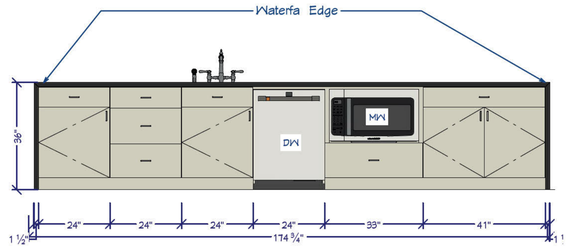
NUMBER	LABEL	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	DESCRIPTION
C01	3DB27	1	1	27"	24"	34 1/2"	BASE CABINET
C02	B24L	1	1	24"	24"	34 1/2"	BASE CABINET
C03	B24R	2	1	24"	24"	34 1/2"	BASE CABINET
C04	3DB24	1	1	24"	24"	34 1/2"	BASE CABINET
C05	OB33	2	1	33"	24"	34 1/2"	BASE CABINET
C06	SB24L	1	1	24"	24"	34 1/2"	BASE CABINET
C07	SB23R	1	1	23"	24"	34 1/2"	BASE CABINET
C08	W45549	1	1	45"	9"	54"	WALL CABINET
C09	W45709	1	1	45"	9"	70"	WALL CABINET
C10	W62549	1	1	62 3/16"	9"	54"	WALL CABINET
C11	B41	1	1	41"	24"	34 1/2"	BASE CABINET

CABINET SCHEDULE
1/2 IN = 1 FT

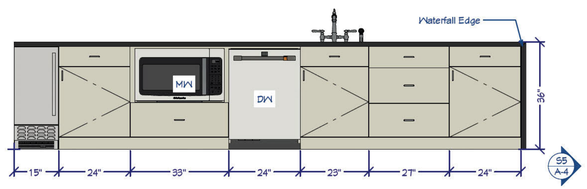
FIXTURE SCHEDULE

NUMBER	LABEL	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	DESCRIPTION
A01	D/W	2	1	24"	28"	34 1/2"	161-D/W
A02	DUIM150DL	1	1	14 3/4"	26 5/16"	34 1/2"	DUIM150DL ICE MACHINE
A03	GROUP 6	1	1	52"	60"	93/16"	GROUP 6
A04	K-76520-4	2	1	17 1/2"	9 7/8"	12 5/8"	K-76520-4 ARTIFACTS DECK-MOUNT BRIDGE BAR SINK FAUCET
A05	SINGLE BASIN UNDERMOUNT SINK	2	1	20 5/16"	17 3/16"	11 7/16"	SINGLE BASIN UNDERMOUNT SINK

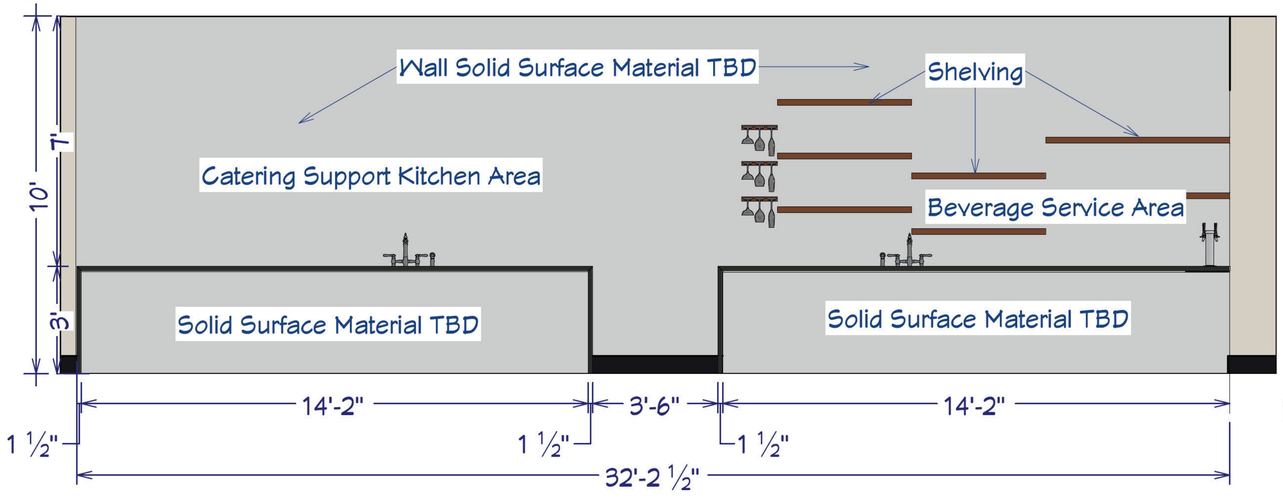
APPLIANCE SCHEDULE
1/4 IN = 1 FT



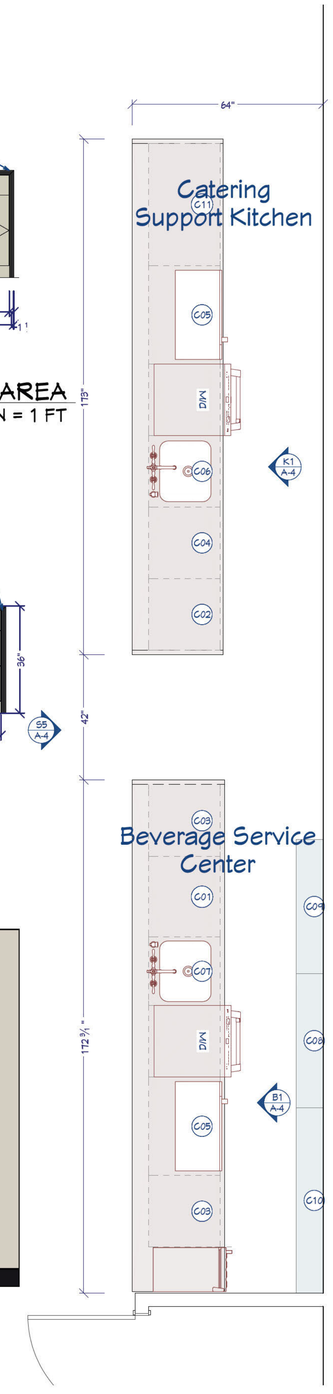
K1 CATERING SUPPORT COUNTER AREA
1/2 IN = 1 FT



B1 BEVERAGE SERVICE COUNTER
1/2 IN = 1 FT



S5 CROSS SECTION 5
1/2 IN = 1 FT



BEVERAGE CENTER/CATERING COUNTER AREA
1/2 IN = 1 FT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

The Upholstery Shop
757 Elden Street
Herndon, VA 20170

Beverage Center/Catering Counter Plan

DRAWINGS PROVIDED BY:
Gary Bills Design

DATE:
6/20/2026

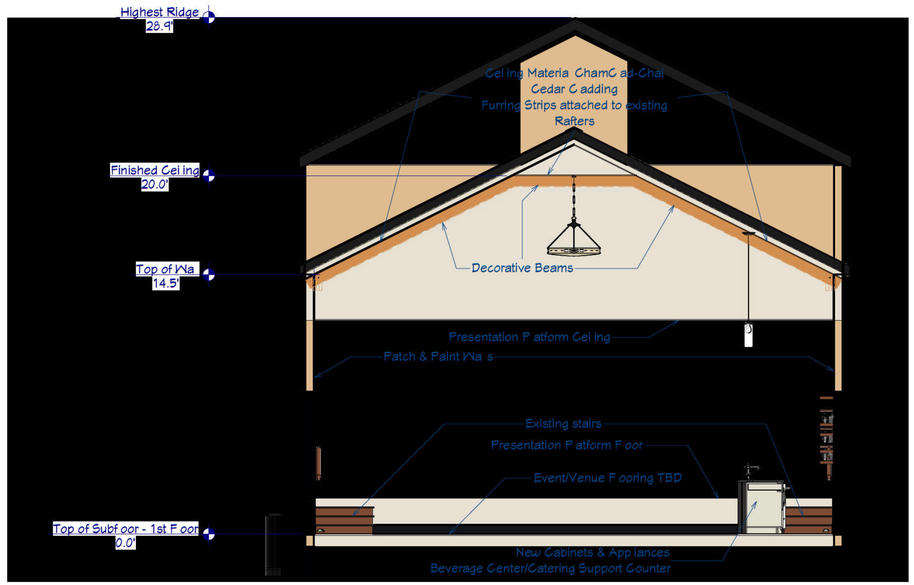
SCALE:

SHEET:
A-4

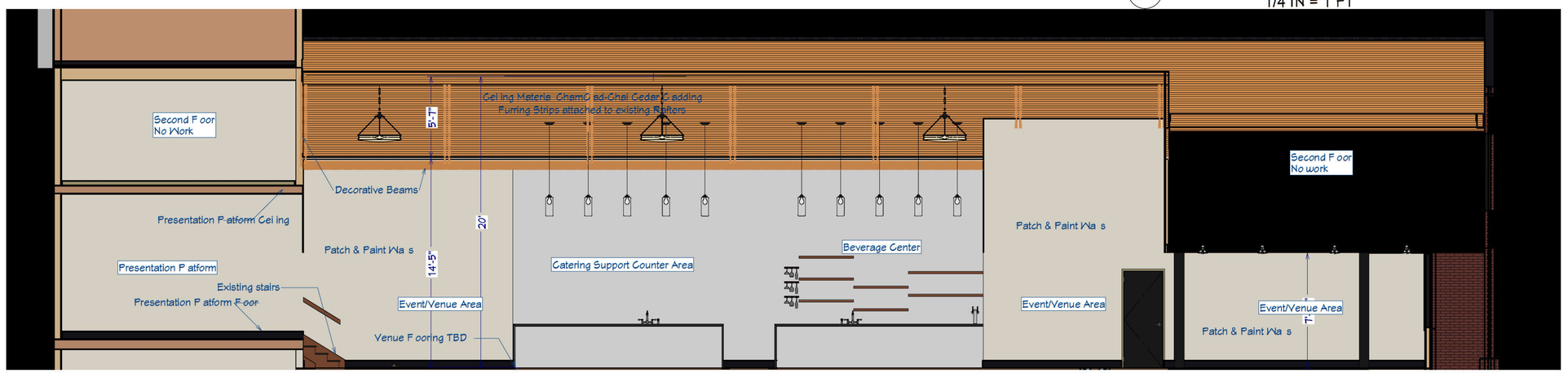




S3 FONT ELEVATION
1/4 IN = 1 FT



S4 CROSS SECTION 3
1/4 IN = 1 FT



S4 CROSS SECTION 4
1/4 IN = 1 FT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

The Upholstery Shop
757 Elden Street
Herndon, VA 20170

Elevations & Sections

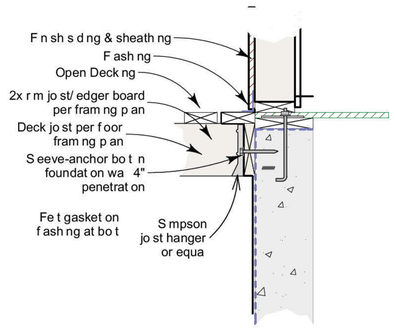
DRAWINGS PROVIDED BY:
Gary Bills Design

DATE:
6/20/2026

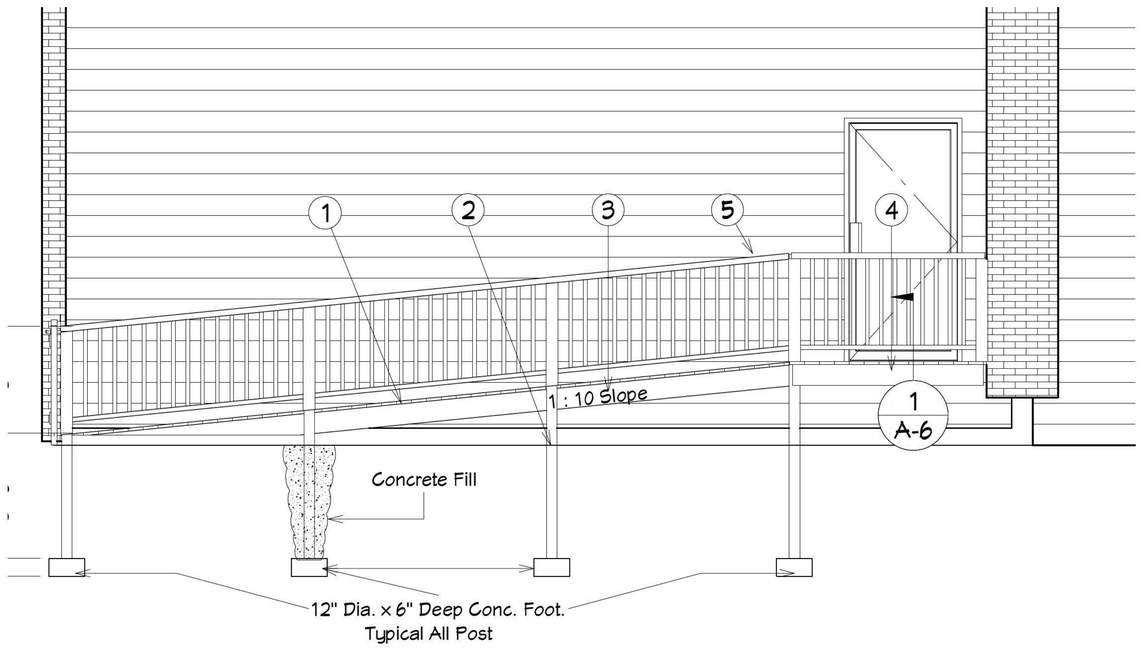
SCALE:

SHEET:
A-5

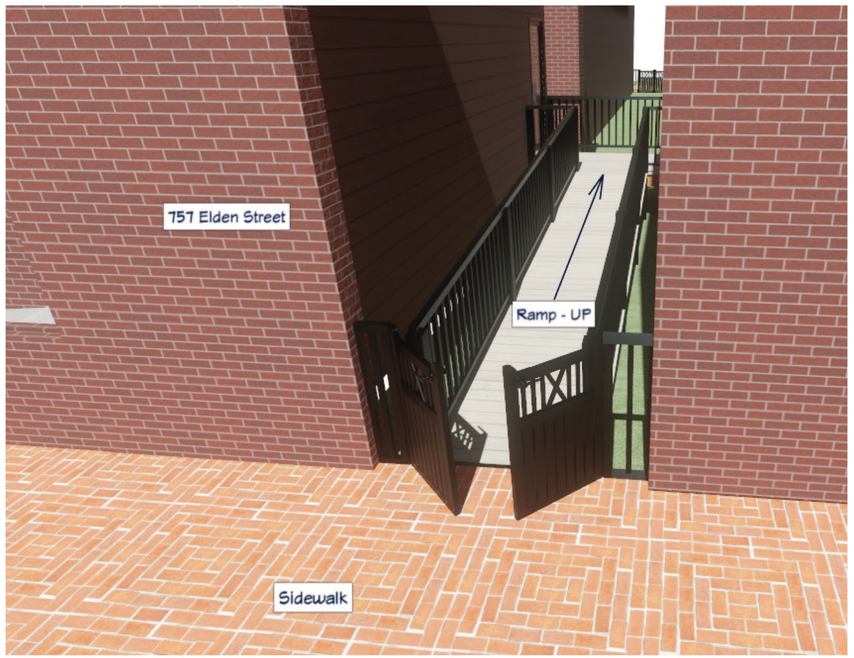
RAMP NOTE SCHEDULE	
1	LANDING #1 - 2 X 8 P.T. JOIST TREX DECKING
2	4 X 4 P.T. LUMBER - SET IN CONCRETE, W/ 6" X 12"DIA. FOOTING
3	RAMP SECTION - 1:10 SLOPE W/ TREX DECKING
4	LANDING - 2 X 8 P.T. JOIST TREX DECKING
5	BLACK METAL RAILING



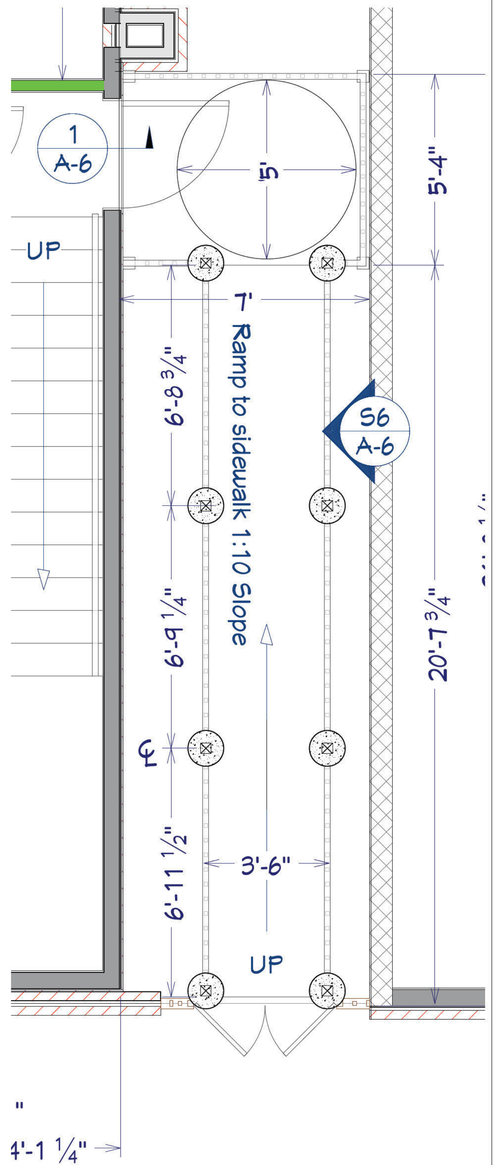
1 DECK LEDGER
1/2 IN = 1 FT



S6 CROSS SECTION 6
1/2 IN = 1 FT



ADA RAMP OVERVIEW



RAMP PLAN VIEW
1/2 IN = 1 FT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

The Upholstery Shop
757 Elden Street
Herndon, VA 20170

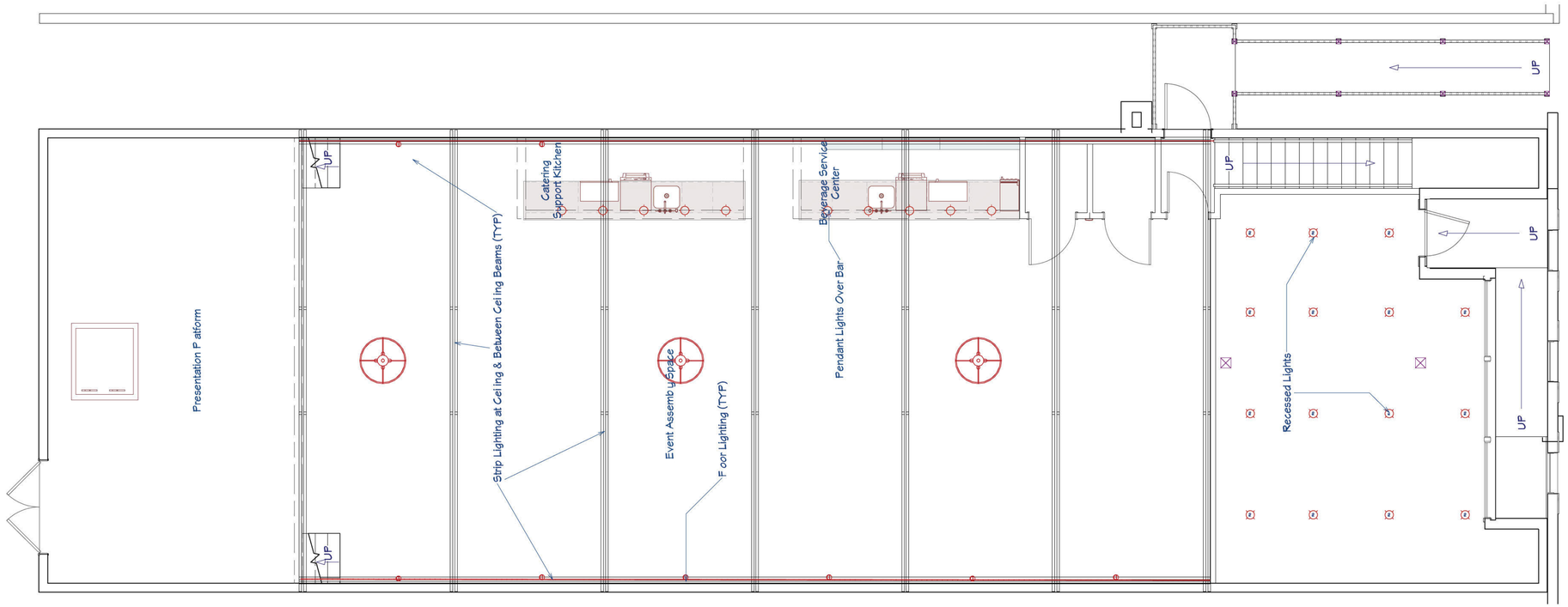
ADA Ramp Plan

DRAWINGS PROVIDED BY:
Gary Bills Design

DATE:
6/20/2026

SCALE:

SHEET:
A-6



ELECTRICAL PLAN VIEW
1/4 IN = 1 FT

ELECTRICAL SCHEDULE

2D SYMBOL	NUMBER	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	ATTACHED TO
—	E01	2	1				
	E02	3	1	36"	36"	53 15/16"	CEILING
	E03	8	1	4"	4"	2 1/16"	FLOOR
	E04	10	1	8 1/2"	8 3/8"	77 1/16"	CEILING
	E05	15	1	8"	8"	5/8"	CEIL NG
	E06	4	1	16 5/8"	5 9/16"	14 5/8"	WALL
	E07	4	1	16 5/8"	5 9/16"	7"	WALL

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

The Upholstery Shop
757 Elden Street
Herndon, VA 20170

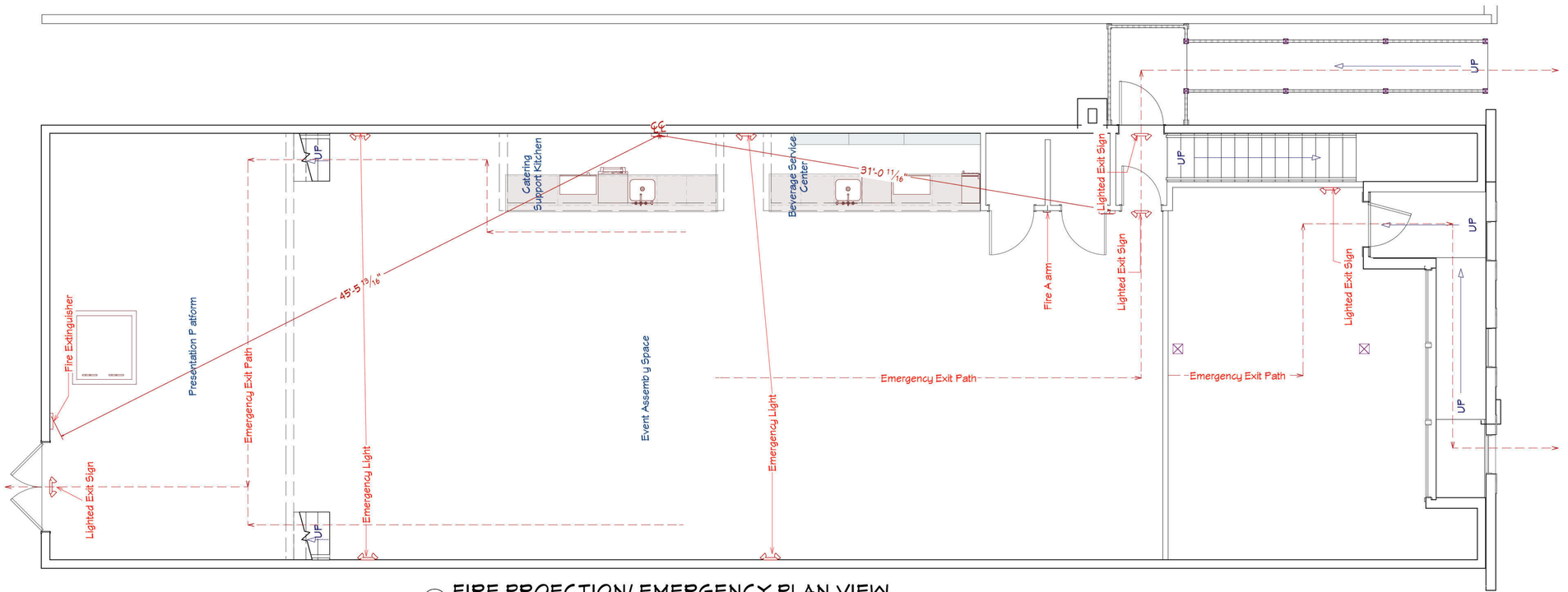
Electrical Plan

DRAWINGS PROVIDED BY:
Gary Bills Design

DATE:
6/20/2026

SCALE:

SHEET:
E-1



FIRE PROECTION/ EMERGENCY PLAN VIEW

1/4 IN = 1 FT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

The Upholstery Shop
757 Elden Street
Herndon, VA 20170

Electrical Plan

DRAWINGS PROVIDED BY:
Gary Bills Design
[redacted]

DATE:
6/20/2026

SCALE:

SHEET:
E-2



REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

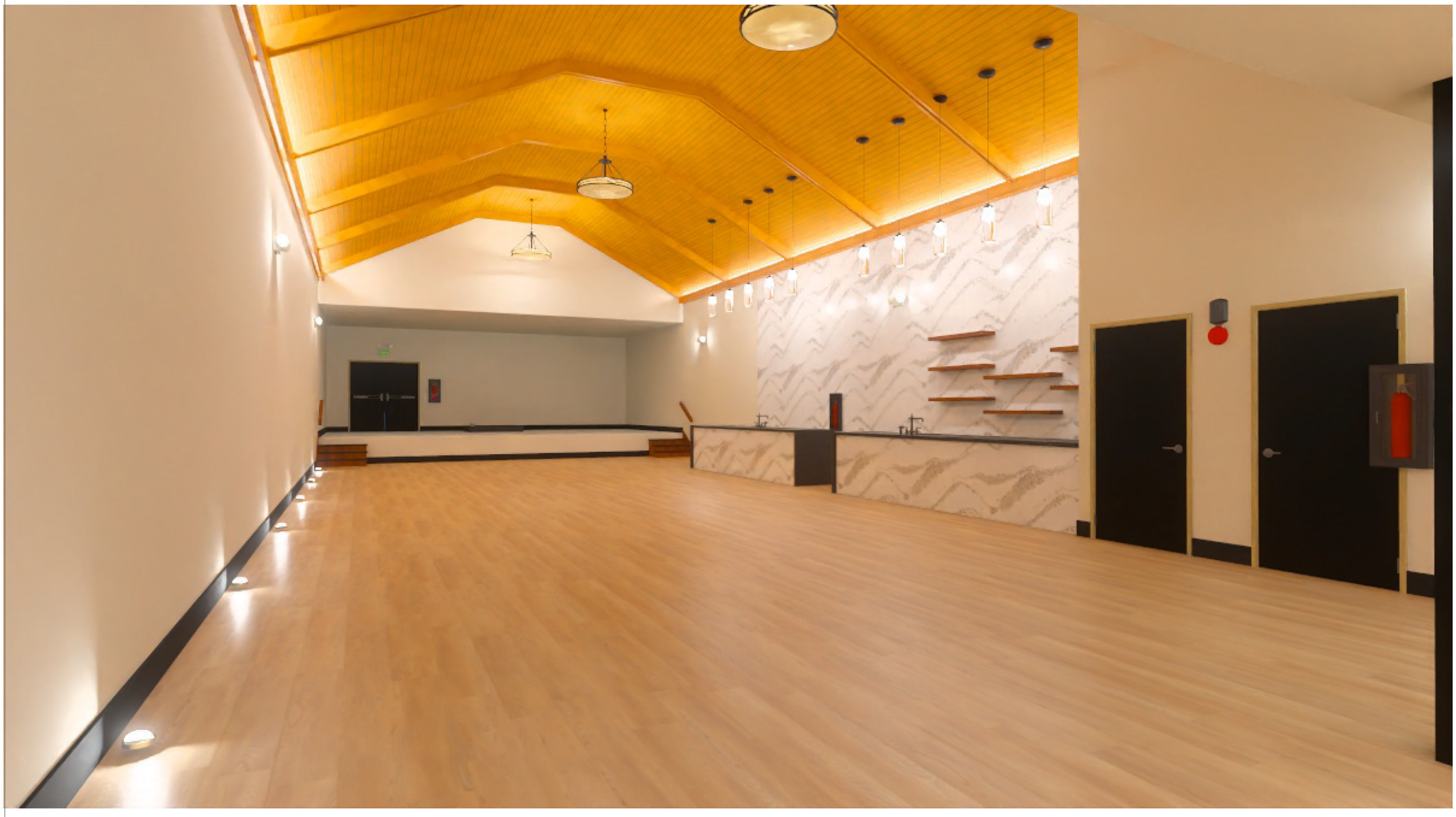
The Upholstery Shop
757 Elden Street
Herndon, VA 20170

DRAWINGS PROVIDED BY:
Gary Bills Design
[redacted]

DATE:
6/20/2026

SCALE:

SHEET:



REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

The Upholstery Shop
757 Elden Street
Herndon, VA 20170

DRAWINGS PROVIDED BY:
Gary Bills Design
[redacted]

DATE:
6/20/2026

SCALE:

SHEET: