NOVOGRADAC™

A MARKET FEASIBILITY STUDY OF:

STUART GARDENS II

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STUART GARDENS II

Located at:
1326C Garden Drive
Newport News, Virginia 23607

Inspection Date: April 2, 2025
Effective Date: April 2, 2025
Report Date: May 29, 2025

Prepared for:
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Consulting™

May 29, 2025

Ethan Forecki
Assistant Manager
Vitus
2607 2nd Avenue, Suite 300
Seattle, WA 98121

Re: Market Study of Stuart Gardens II
1326C Garden Drive
Newport News, Virginia 23607

Dear Ethan Forecki:

At your request, Novogradac & Company, doing business under the brand name Novogradac Consulting ("Novogradac"), has performed a study of the multifamily rental market in the Newport News, Virginia area relative to the above-referenced Low-Income Housing Tax Credit (LIHTC) project. We have been engaged to perform an application appraisal as well as a HUD MAP appraisal along with this application market study. We previously prepared a Virginia Housing market study and appraisal for the Subject in in 2023 and earlier. We have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

The purpose of this market study is to assess the viability of Stuart Gardens II ("Subject"), one phase of a two phase development located at 1326C Garden Drive, Newport News, Virginia 23607. An analysis of Phase I is beyond the scope of this report. The Subject is an existing 239-unit Project-Based Section 8 multifamily development that will be renovated with LIHTC equity. Following rehabilitation and LIHTC allocation, the Subject's units will be LIHTC restricted to households with incomes of 40, 50, and 60 percent of AMI or less, and all units will continue to benefit from Section 8 subsidy where tenants pay 30 percent of their income towards rent. The following report provides support for the findings of the study and outlines the sources of information and the methodologies used to arrive at these conclusions.

The scope of this report meets the 2025 market study requirements of Virginia Housing. The National Council of Housing Market Analysts (NCHMA) is a professional organization chartered to promote the development of high quality market analysis for the affordable housing industry. Novogradac is a charter member of this organization. NCHMA has compiled model content standards for market studies. This report generally conforms to those standards. Any slight modifications or departures from those standards are considered incidental and result from the specific market study requirements of Virginia Housing. The scope of the study is based on agreed upon procedures as outlined in the engagement letter and summarized as follows:

- Analyzing the appropriateness of the proposed unit mix, rent levels, unit and complex amenities, and site.
- In-person inspection of the Subject property.
- Estimating the market rents, absorption rates and stabilized vacancy levels for the market area.
- Investigating the general economic health and conditions of the multifamily rental market.
- Complete a by-bedroom capture rate analysis that analyzes the level of potential income-eligible tenants in the Primary Market Area.
- Reviewing relevant public records and contacting appropriate public agencies.
- Analysis of the economic and social conditions in the market area, in relation to the project.
- Establishing the Subject's Primary Market Area, if applicable.

- Surveying competing projects, both LIHTC and market-rate.

This report contains, to the fullest extent possible and practical, explanations of the data, reasoning, and analyses that were used to develop the opinions contained herein. The depth of discussion contained in the report is specific to the needs of the client.

Vitus is the client in this engagement and intended user of this report. Furthermore, Virginia Housing is an authorized user of this market study and Virginia Housing may rely on representations made herein. As our client, Vitus owns this report and permission must be granted from them before another third party can use this document. We assume that by reading this report another third party has accepted the terms of the original engagement letter including scope of work and limitations of liability. We are prepared to modify this document to meet any specific needs of the potential uses under a separate agreement.

The Stated Purpose of this assignment is to assist with underwriting and for submittal to Virginia Housing for the purposes of obtaining LIHTC funding. You agree not to use the Report other than for the Stated Purpose, and you agree to indemnify us for any claims, damages or losses that we may incur as the result of your use of the Report for other than the Stated Purpose. Without limiting the general applicability of this paragraph, under no circumstances may the Report be used in advertisements, solicitations and/or any form of securities offering.

The authors of this report certify that we are not part of the development team, owner of the Subject property, general contractor, nor are we affiliated with any member of the development team engaged in the development of the Subject property or the development's partners or intended partners.

Pursuant to Virginia Housing requirements, we certify:

1. We have made a physical inspection of the site and market area.
2. The appropriate information has been used in the comprehensive evaluation of the need and demand for the proposed rental units.
3. To the best of our knowledge the market can support the demand shown in this study. We understand that any misrepresentation in this statement may result in the denial of participation in the Low Income Housing Tax Credit Program in Virginia as administered by Virginia Housing.
4. No one at this firm has any interest in the proposed development or a relationship with the ownership entity.
5. No one at this firm, nor anyone acting on behalf of the firm in connection with the preparation of this report, has communicated to others that the firm is representing Virginia Housing or in any way acting for, at the request of, or on behalf of Virginia Housing.
6. Compensation for our services is not contingent on this development receiving a LIHTC reservation or allocation.
7. Evidence of our NCHMA membership is included.

Please do not hesitate to contact us if there are any questions regarding the report or if Novogradac can be of further assistance. It has been our pleasure to assist you with this project.

Respectfully submitted,
Novogradac

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Julia Smith
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I. EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Stuart Gardens II ("Subject") is located at 1326C Garden Drive, Newport News, Virginia 23607. The Subject consists of 239 Section 8 units. Units include one, two, and three-bedroom garden-style and townhome units in 50 two-story buildings that were originally built in 1942 and renovated in 1985. The Subject currently benefits from a Project-Based Section 8 contract (HAP# VA36H027186) that covers all 239 units. According to a rent roll provided by the client, dated March 19, 2025, the Subject is 93.7 percent occupied, with vacancies being held offline pending renovations. The Subject also maintains a shared 588 household waiting list with the adjacent Phase I, Stuart Gardens I, of the Subject's larger development.

The Subject is proposed for substantial renovation with LIHTC equity. Renovations are expected to occur with tenants in place to limit tenant disruption. Post-renovation, the Subject's units will be LIHTC restricted to households with incomes of 40, 50, and 60 percent of the Area Median Income (AMI), but will continue to benefit from a HAP contract for all 239 Section 8 units with tenants continuing to pay 30 percent of their income towards rent. Renovations are anticipated to begin in December 2025 and be completed in August 2027.

The Subject is part of a two-phase development known as Stuart Gardens Apartments. The two phases are contiguously located with Phase I located north and west of Phase II. The development is located in a mixed-use neighborhood south of downtown Newport News, consisting primarily of single-family and multifamily residential uses as well as institutional uses and several smaller commercial uses such as corner convenience stores. The Subject also features waterfront access. Immediately surrounding uses include single-family homes in fair to average condition to the north, south, and west, as well as institutional uses (Discovery STEM Academy) to the north, Newport News Channel Waterway to the south and east as well as Anderson Park to the east. Many locational amenities including schools, public transportation, recreation areas, fire and police stations, and grocery/dollar stores, are located within 1.5 miles of the Subject site. Commercial and retail uses in the Subject's immediate neighborhood appeared to be between 80 and 85 percent occupied at the time of our inspection. According to Zillow, the median list price in the Subject's neighborhood is $228,267. Overall, the Subject site is a good location for multifamily use.

The Subject's proposed rents are detailed in the following table. The utility structure will remain the same for the Subject, as renovated.

PROPOSED RENTS

Unit Type	Structure	Unit Size (SF)	# Units	Proposed Contract Rent (1)	Utility Allowance (2)	Gross Rent	2025 LIHTC Maximum Allowable Gross Rent	2025 HUD Fair Market Rent
				@40% (Section 8)				
1BR/1BA	Garden	625	24	$1,400	$144	$1,544	$799	$1,180
				@50% (Section 8)				
1BR/1BA	Garden	625	40	$1,400	$144	$1,544	$998	$1,180
1BR/1BA	Garden ADA	625	20	$1,425	$144	$1,569	$998	$1,180
1BR/1BA	Townhouse	747	10	$1,495	$158	$1,653	$998	$1,180
2BR/1BA	Garden	700	33	$1,590	$176	$1,766	$1,198	$1,350
				@60% (Section 8)				
2BR/1BA	Townhouse	938	68	$1,650	$177	$1,827	$1,438	$1,350
3BR/1BA	Townhouse	1,100	44	$1,925	$196	$2,121	$1,662	$1,880
Total			**239**					

(1) One and three-bedroom post-renovation Section 8 rents are based on third-party RCS, effective May 2025.

(2) Source of Utility Allowance based on current HAP rent schedule.

Recommendations and Overall Conclusion

In general, we believe there is demand in the marketplace for the Subject as conceived. We recommend no changes for the Subject property. As detailed in our analysis of LIHTC rents at the 40, 50, and 60 percent AMI levels, we believe that maximum allowable LIHTC rents are achievable at all AMI levels. Thus, future LIHTC rent increases will be dependent on increases in AMI as well as market conditions, absent subsidy. The achievable market rents for the Subject based on the recently completed third-party RCS are **$1,400 (one-bedroom garden), $1,425 (one-bedroom garden ADA), $1,495 (one-bedroom townhouse), $1,590 (two-bedroom garden), $1,650 (two-bedroom townhouse), and $1,925 (three-bedroom townhouse)** are within the range of market rate data points surveyed within the market both as is and as renovated and are reasonable relative to the most similar market rate comparable, Liberty Apartments, and the newest mixed-income development in Newport News located just one mile from the Subject, Legacy Landing.

Strengths

- Post-renovation, the Subject will exhibit improved condition, and will offer an improved amenity package with the addition of washer/dryers, dishwashers, and video surveillance.

- The Subject has historically been well accepted in the market. All units will continue to benefit from Section 8 subsidy post-renovation. As such, all tenants will continue to pay just 30 percent of their income towards rent. Further, all tenants are expected to remain income qualified post-renovation, and renovations will occur with tenants in place.

- Vacancy rates among the LIHTC properties range from zero to 6.0 percent, with an average of 2.6 percent. The market rate vacancy is also low with comparables reporting vacancy rates ranging from 2.7 to 3.8 percent with an average of 3.0 percent. In addition, four of the five comparables maintain waiting lists.

- The Subject is located within two miles of many locational amenities including public transportation, public services, schools, and retail (grocery and family dollar).

- The downtown Newport News and surrounding neighborhoods have experienced an increase in investment and development activity in recent years, including two new mixed-use developments, Lift & Rise (included as comparable) and Legacy Landing (surveyed, but excluded as the property is only in the early lease-up period), which are located 1.2 and 1.0 miles from the Subject, respectively.

- The Subject's achievable LIHTC rents represent significant rent advantages to the achievable market rents.

- The Subject offers both garden-style (49 percent) and townhome (51 percent) units, the latter of which offer greater appeal to family renters over strictly two-story garden-style design.

Weaknesses

- With the exception of the Subject's one-bedroom townhome units, all of the Subject's units are smaller than the surveyed averages, particularly the two-bedroom garden-style and the three-bedroom townhome units.

Capture Rates – Virginia Housing:

The Virginia Housing net demand and capture rate table illustrates demand for the Subject based on capture rates of income-eligible renter households. The following table illustrates the conclusions from this table in the as proposed scenario.

Project Wide Capture Rate - Affordable Units	3.2%
Project Wide Capture Rate - Market Units	N/A
Project Wide Capture Rate - All Units	3.2%
Project Wide Absorption Period (Months)	1 month

The following table illustrates the conclusions from this table in the absent subsidy scenario.

Project Wide Capture Rate - Affordable Units	7.3%
Project Wide Capture Rate - Market Units	N/A
Project Wide Capture Rate - All Units	7.3%
Project Wide Absorption Period (Months)	12 months

These capture rates are low to moderate, indicating sufficient demand for additional affordable rental housing in the market. We believe there is sufficient demand for the Subject based on the high occupancy rates among all of the LIHTC comparables, as well as the utilization of waiting lists at three of the LIHTC comparables.

We do not believe renovation of the existing project will harm other Virginia Housing properties, as the capture rates are moderate and vacancy in the market is low.

Summary of Competitive Market Conditions

In general, we believe there is demand in the marketplace for the Subject, as proposed. Additionally, the market has reported strong occupancy rates and waiting lists at four comparable properties, three of which are affordable properties. The Subject will be well-positioned in the market as a newly renovated affordable property, and will exhibit similar to superior condition relative to the comparable properties. The market exhibits strong demand for additional affordable housing. Vacancy and collection loss at the Subject is expected to be no more than four percent over the long term, which is below the Subject's historical vacancy, but reasonable given the historical vacancy is elevated in part as the Subject holds some units offline pending the proposed renovation. Based on the comparable data, we have concluded to achievable LIHTC rents as illustrated in the following table:

COMPARABLE PROPERTY RENT SUMMARY

Unit Type	Set-Aside	Design	Size (SF)	Achievable LIHTC Rent	Novogradac Surveyed Min	Novogradac Surveyed Max	Novogradac Surveyed Average	Achievable As Renovated Market Rent (Third-Party RCS) (1)	Subject Rent Advantage
1 BR	@40% (Section 8)	Garden	625	$655	$891	$1,680	$1,341	$1,400	53%
1 BR	@50% (Section 8)	Garden	625	$854	$891	$1,680	$1,341	$1,400	39%
1 BR	@50% (Section 8)	Garden ADA	625	$854	$891	$1,680	$1,341	$1,425	40%
1 BR	@50% (Section 8)	Townhouse	747	$840	$891	$1,680	$1,341	$1,495	44%
2 BR	@50% (Section 8)	Garden	700	$1,022	$1,016	$1,890	$1,642	$1,590	36%
2 BR	@60% (Section 8)	Townhouse	938	$1,261	$1,016	$1,890	$1,642	$1,650	24%
3 BR	@60% (Section 8)	Townhouse	1,100	$1,466	$1,185	$2,689	$1,884	$1,925	24%

(1) Based on May 2025 RCS completed by Doyle Real Estate Advisors, LLC

The Subject's achievable LIHTC rents offer significant market rent advantages. Overall, we believe there is demand for the Subject.

II. INTRODUCTION AND SCOPE OF WORK

INTRODUCTION AND SCOPE OF WORK

Report Description:

Novogradac has performed a comprehensive market study of the multifamily rental market in the Newport News, Virginia area to assess the viability of Stuart Gardens II ("Subject"). The Subject is an existing 239-unit Project-Based Section 8 multifamily development that is proposed for renovations with LIHTC equity. All 239 units are encumbered under the Section 8 program where tenants pay 30 percent of their income towards rent. Following rehabilitation and LIHTC allocation, the Subject's units will be LIHTC restricted to households with incomes of 40, 50, and 60 percent of AMI or less, and all will continue to benefit from the Section 8 subsidy where tenants continue to pay 30 percent of their income towards rent. We have been engaged to perform an application appraisal as well as a HUD MAP appraisal along with this application market study. We previously prepared a Virginia Housing market study and appraisal for the Subject in in 2023 and earlier. We have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. The Subject is proposed to be financed through Virginia Housing's four percent LIHTC as well as a local bond program.

Developer/Client Information:

Vitus.

Intended Use and Users of the Report:

The report will be submitted to Virginia Housing for application purposes as well as for submission to a local bond authority. Intended users are those transaction participants who are interested parties and have knowledge of the Section 42 LIHTC program. These could include local housing authorities, state allocating agencies including Virginia Housing (formerly known as VHDA), state lending authorities, LIHTC construction and permanent lenders, and LIHTC syndicators.

Scope of the Report:

- Analyzing the appropriateness of the proposed unit mix, rent levels, unit and complex amenities, and site.
- In-person inspection of the Subject property.
- Estimating the market rents, absorption rates and stabilized vacancy levels for the market area.
- Investigating the general economic health and conditions of the multifamily rental market.
- Complete a by-bedroom capture rate analysis that analyzes the level of potential income-eligible tenants in the Primary Market Area.
- Reviewing relevant public records and contacting appropriate public agencies.
- Analysis of the economic and social conditions in the market area, in relation to the project.
- Establishing the Subject's Primary Market Area, if applicable.
- Surveying competing projects, both LIHTC and market-rate.

Effective Date:	The Subject was inspected on April 2, 2025, which will serve as the effective date for this report.
Primary Contacts for the Report:	Rachel Denton @ Rachel.Denton@novoco.com

III. PROJECT DESCRIPTION

PROJECT DESCRIPTION

Location: The Subject is one phase of a two-phase development located at 1326C Garden Drive, Newport News, Virginia 23607. An analysis of Phase I is beyond the scope of this report.

Site Description: The Subject site consists of one irregularly shaped parcel totaling 20.422 acres or approximately 889,606 feet. The Subject has frontage along 16th Street, Roanoke Avenue, and Garden Drive.

Visibility/Views: The Subject has visibility from 16th Street, Roanoke Avenue, and Garden Drive. Views to the north and west of the Subject consists of single-family homes in fair to average condition. Views to the south and east of the Subject consist of Phase II of the Stuart Gardens development, as well as single-family homes in fair to average condition to the south. Overall, visibility is considered average, and views are considered good.

Access and Traffic Flow: The Subject is accessible via 16th Street, Roanoke Avenue, and Garden Drive. 16th Street is a moderately trafficked two-lane road while Roanoke Avenue and Garden Drive are lightly trafficked two-lane neighborhood roads. 16th Street provides access to Jefferson Avenue, approximately 1.1 miles west of the Subject. Jefferson Avenue provides access to Interstate 664, approximately 1.7 miles northwest of the Subject. Interstate 664 is an auxiliary Interstate Highway in Virginia that runs from Hampton in the north to Chesapeake in the south. Overall, access is considered good, and traffic flow is considered light.

Existing Improvements: The Subject is improved with 239 one, two, and three-bedroom garden-style and townhome units contained in 50 two-story residential buildings, in addition to a one-story community building, and one maintenance building. The Subject was originally constructed in 1942 and renovated in 1985; renovations reportedly included a complete interior renovation as well as new siding and windows. The improvements are proposed for LIHTC financed renovations, which are expected to begin in December 2025, with an estimated completion date in August 2027.

Aerial Photo:

Source: Google Earth, March 2025

Proposed Rents and Unit Mix: The following table details the proposed hypothetical LIHTC rents and unit mix for the Subject. The utility structure will remain the same for the Subject, as renovated.

PROPOSED RENTS

Unit Type	Structure	Unit Size (SF)	# Units	Proposed Contract Rent (1)	Utility Allowance (2)	Gross Rent	2025 LIHTC Maximum Allowable Gross Rent	2025 HUD Fair Market Rent
				@40% (Section 8)				
1BR/1BA	Garden	625	24	$1,400	$144	$1,544	$799	$1,180
				@50% (Section 8)				
1BR/1BA	Garden	625	40	$1,400	$144	$1,544	$998	$1,180
1BR/1BA	Garden ADA	625	20	$1,425	$144	$1,569	$998	$1,180
1BR/1BA	Townhouse	747	10	$1,495	$158	$1,653	$998	$1,180
2BR/1BA	Garden	700	33	$1,590	$176	$1,766	$1,198	$1,350
				@60% (Section 8)				
2BR/1BA	Townhouse	938	68	$1,650	$177	$1,827	$1,438	$1,350
3BR/1BA	Townhouse	1,100	44	$1,925	$196	$2,121	$1,662	$1,880
Total			**239**					

(1) One and three-bedroom post-renovation Section 8 rents are based on third-party RCS, effective May 2025.

(2) Source of Utility Allowance based on current HAP rent schedule.

Target Population & Occupancy Type: The Subject targets low-income households of the general population. Based on the unit mix and proposed rent levels, the range of annual household income levels is depicted below.

FAMILY INCOME LIMITS - AS PROPOSED

Unit Type	Minimum Allowable Income	Maximum Allowable Income	Minimum Allowable Income	Maximum Allowable Income	Minimum Allowable Income	Maximum Allowable Income
	@40% (Section 8)		*@50% (Section 8)*		*@60% (Section 8)*	
1BR	$0	$34,080	$0	$42,600	-	-
2BR	-	-	$0	$47,950	$0	$57,540
3BR	-	-	-	-	$0	$69,060

FAMILY INCOME LIMITS - ABSENT SUBSIDY

Unit Type	Minimum Allowable Income	Maximum Allowable Income	Minimum Allowable Income	Maximum Allowable Income	Minimum Allowable Income	Maximum Allowable Income
	@40%		*@50%*		*@60%*	
1BR	$27,394	$34,080	$34,217	$42,600	-	-
2BR	-	-	$41,074	$47,950	$49,303	$57,540
3BR	-	-	-	-	$56,983	$69,060

Utility Structure: The Subject offers all electric utilities. Tenants are responsible for all electric utility expenses, while the landlord covers cold water, sewer, and trash removal expenses. Following the renovations, the utility structure will remain the same. The utility structure varies among the comparable properties; we have adjusted the comparables' rents in accordance with the amounts outlined on the local utility schedule,

obtained from the Newport News Housing and Redevelopment Authority, effective October 1, 2024.

HOUSING AUTHORITY UTILITY ALLOWANCE

UTILITY AND SOURCE	Paid By	1BR	2BR	3BR
Heating – Electric	Tenant	$38	$52	$61
Cooking – Electric	Tenant	$5	$6	$7
Other Electric	Tenant	$33	$36	$42
Air Conditioning	Tenant	$9	$10	$13
Water Heating – Electric	Tenant	$29	$34	$46
Water	Landlord	$20	$26	$34
Sewer	Landlord	$21	$35	$51
Trash	Landlord	$29	$29	$29
TOTAL – Paid By Landlord		**$70**	**$90**	**$114**
TOTAL – Paid By Tenant		**$114**	**$138**	**$169**
TOTAL – Paid By Tenant Provided by Developer		**$144 - $158**	**$176 - $177**	**$196**
DIFFERENCE		**126 – 139%**	**128%**	**116%**

Source: Newport News Redevelopment & Housing Authority, effective 10/2024

Unit Mix: The following table illustrates the Subject's existing unit mix and sizes:

UNIT MIX AND SQUARE FOOTAGE

Unit Type	Structure	Number of Units	Unit Size (SF)	Net Leasable Area (SF)
1BR / 1BA	Garden	64	625	40,000
1BR / 1BA	Garden ADA	20	625	12,500
1BR / 1BA	Townhouse	10	747	7,470
2BR / 1BA	Garden	33	700	23,100
2BR / 1BA	Townhouse	68	938	63,784
3BR / 1BA	Townhouse	44	1,100	48,400
Total		**239**		**195,254**

Net Rentable Area: Approximately 195,254 square feet as outlined in the table above.

Number of Stories: The Subject consists of 50 two-story buildings that were originally built in 1942 and renovated in 1985.

Unit Amenities: The Subject's unit amenities include carpet/vinyl flooring, blinds, ceiling fan, range/oven, refrigerator, and washer/dryer hookups. Post-renovation, the Subject will offer refinished hardwood or new vinyl plank flooring, dishwashers, and washer/dryers.

Common Area Amenities: The Subject's community amenities are shared with the other phase of the project and include a clubhouse/community room, and on-site management. Post-renovation, a new playground will be added.

Security Features: The Subject offers a security patrol as a security feature. Post-renovation, the Subject will also include video surveillance.

Parking: According to the building plans, the Subject offers 290 off-street surface parking, or 1.2 spaces per unit, which we believe is reasonable given the Subject's proximity to public transportation and which appeared reasonable at the time of the inspection.

Date of Construction: The Subject was originally constructed in 1942 and renovated in 1985; renovations reportedly included a complete interior renovation as well as new siding and windows. The improvements are proposed for LIHTC financed renovations, which are expected to begin in December 2025, with an estimated completion date in August 2027.

Construction Details: According to information provided by the developer, the total renovation hard costs are estimated to be approximately $32,981,332 or $137,997 per unit. Based on the information from the developer, renovations will occur with limited tenant displacement. The scope includes energy and water conservation measures expected to yield a NGBS Gold Certification. The scope of renovations includes, but is not limited to:

Site Work
- Parking and drives: seal coat and striping
- Jet all existing sanitary sewer lines from buildings to street
- Replace underground galvanized water supply lines to copper or PEX
Concrete repair of all steps, sidewalks, & curbs
- Make all accessible routes, ramps & handrails throughout ADA compliant
- Add dumpster enclosures
- Replace mailboxes
- Add site lighting
- Install security cameras
- New signage package
- Landscape upgrades

Common Areas and Shared Components
- Add playground (as part of Phase II, shared with Subject)
- Add walking path and connection to adjacent path (as part of Phase II, shared with Subject)
- Add overhead cover to mailboxes
- Upgrade Leasing office
- ADA compliant community spaces

Building Exterior / Crawl Space
- Replace and add additional exterior lighting
- Paint exterior
- Repair masonry
- Replace vinyl siding
- Replace gutters/downspouts
- Replace all exterior doors
- Replace all windows
- Remove and replace roofing
- Address immediate health and safety issues in crawl space

- Install new roof drains minimum of six feet from building
- Address all exterior and interior moisture sources
- Address any other contaminants (animal infestation/pest control)
- Remove and replace floor insulation, add vapor barrier, and ensure existing foundation venting is adequate

Residential Unit Interiors

- New vinyl plank flooring throughout with exception of units with salvageable original hardwood flooring, which will be sanded and resealed as needed.
- Upgrade kitchen flooring, painting, cabinets & counter tops
- New energy star appliance package refrigerator, rangehood, range, washer/dryer (added), dishwashers (added) and water heater
- Upgrade bathrooms to include flooring, painting, cabinets, & sinks
- Upgrade all fixtures and toilets to be low flow
- Upgrade to energy efficient lighting package
- Replace ceiling fans and light fixtures
- Install new blinds
- Install hard wired smoke detectors
- Replace all unit electrical breaker panels
- Replace outlets and covers as needed
- Replace interior doors as needed
- Replace heat pumps and air handlers
- Upgrade six units for hearing and sight impairments
- Convert 13 units to fully accessible units

Assisted Housing Program:

The Subject currently benefits from a Project-Based Section 8 contract (HAP# VA36H027186) that covers all 239 units. The HAP contract was renewed on January 1, 2022 and runs for a period of 20 years. The most recent HAP contract rent increase was effective January 1, 2025. Additionally, according to the client, the Subject is applying for a mark-up-to-market of the current Section 8 contract following renovation.

Americans with Disabilities Act of 1990:

We assume the property will not have any violations of the Americans with Disabilities Act of 1990 as a newly renovated property.

Quality of Construction Condition and Deferred Maintenance:

The Subject appears to have been constructed using average-quality materials and the structure/units are in fair condition and exhibit minimal deferred maintenance. Post renovation, the Subject will be in good condition with no deferred maintenance.

Functional Utility:

Based upon a site inspection of the Subject property, the units are functional and market-oriented.

Conclusion:

The Subject property is a 239-unit multifamily Section 8 development in average condition and will be in good condition, post-rehabilitation. The renovation of the Subject is expected to be an improvement to the existing neighborhood.

Stuart Gardens II

Location	1326 C Garden Drive Newport News, VA 23607
Units	239
Type	Various
Year Built / Renovated	1942 / 1985/2027

Utilities

A/C	not included – central	**Other Electric**	not included
Cooking	not included – electric	**Water**	included
Water Heat	not included – electric	**Sewer**	included
Heat	not included – electric	**Trash Collection**	included

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max rent?
1	1	Garden	24	625	$1,400	$0	@40% (Section 8)	Yes	N/A	N/A	N/A
1	1	Garden	40	625	$1,400	$0	@50% (Section 8)	Yes	N/A	N/A	N/A
1	1	Garden ADA	20	625	$1,425	$0	@50% (Section 8)	Yes	N/A	N/A	N/A
1	1	Townhouse (2 stories)	10	747	$1,495	$0	@50% (Section 8)	Yes	N/A	N/A	N/A
2	1	Garden	33	700	$1,590	$0	@50% (Section 8)	Yes	N/A	N/A	N/A
2	1	Townhouse (2 stories)	68	938	$1,650	$0	@60% (Section 8)	Yes	N/A	N/A	N/A
3	1	Townhouse (2 stories)	44	1,100	$1,925	$0	@60% (Section 8)	Yes	N/A	N/A	N/A

Amenities

In-Unit	Blinds Hardwood Central A/C Coat Closet Dishwasher Ceiling Fan Oven Refrigerator Vinyl Plank Flooring Washer/Dryer Washer/Dryer hookup	**Security**	Patrol Video Surveillance
Property	Clubhouse/Meeting Room/Community Room Off-Street Parking On-Site Management Playground	**Premium**	none
Services	none	**Other**	none

Comments

The Subject is the second phase of a two-phase development. In total, the Subject offers 239 one, two, and three-bedroom units, all of which benefit from a Section 8 HAP contract. A substantial renovation is currently proposed. Following renovation, all units will be restricted to households with incomes of 60 percent of the Area Median Income (AMI) or below, and all will also continue to benefit from a Section 8 HAP contract where tenants will continue to pay 30 percent of their income towards rent. Renovations are expected to begin in December 2025 and be completed in August 2027. The total renovation hard costs are estimated to be approximately $32,981,332 or $137,997 per unit. The scope of renovations include but are not limited to: Parking lot repair and paint, replacing signage, making all ramps, routes, and handrails ADA accessible, installing security cameras, adding a playground, repairing vinyl siding, as well as replacing all exterior doors, windows, gutters/downspouts, and roofing. Interior renovations include but are not limited to: refinished hardwood or new vinyl plank flooring, new cabinets and countertops, replacing ceiling fans and light fixtures, new bathroom sinks, and replacing outlets and covers as needed, installing dishwashers and washer/dryers, new electrical breaker boxes, water heaters, and heat pumps, among others. The property shares amenities and a 558 household waiting list with the adjacent sister property, Stuart Gardens I.

IV. LOCATION

LOCATION

Description of the Site

The location of a multifamily property can have a substantial negative or positive impact upon the performance, safety and appeal of the project. The site description discusses the physical features of the site, as well as the layout, access issues, and traffic flow.

Source: Google Earth, March 2025

Size: According to the ALTA survey dated December 11, 2024, the Subject site consists of 20.422 acres, or 889,606 square feet.

Shape: The Subject site consists of one irregularly shaped parcel.

Frontage: The Subject has frontage along 16th Street, Roanoke Avenue, and Garden Drive.

Topography: The Subject site exhibits level topography.

Utilities: All utilities are available to the site.

Visibility/Views:

The Subject has visibility from 16th Street, Roanoke Avenue, and Garden Drive. Views to the north and west of the Subject consists of single-family homes in fair to average condition. Views to the south and east of the Subject consist of Phase II of the Stuart Gardens development, as well as single-family homes in fair to average condition to the south. Overall, visibility is considered average, and views are considered good.

Surrounding Uses:

The Subject is part of a two-phase development known as Stuart Gardens Apartments. The two phases are contiguously located with Phase I located north and west of Phase II. The development is located in a mixed-use neighborhood south of downtown Newport News, consisting primarily of single-family and multifamily residential uses as well as institutional uses and several smaller commercial uses such as corner convenience stores. The Subject also features waterfront access. Immediately surrounding uses include single-family homes in fair to average condition to the north, south, and west, as well as institutional uses (Discovery STEM Academy) to the north, Newport News Channel Waterway to the south and east as well as Anderson Park to the east. Many locational amenities including schools, public transportation, recreation areas, fire and police stations, and grocery/dollar stores, are located within 1.5 miles of the Subject site. Commercial and retail uses in the Subject's immediate neighborhood appeared to be between 80 and 85 percent occupied at the time of our inspection. According to Zillow, the median list price in the Subject's neighborhood is $228,267. Overall, the Subject site is a good location for multifamily use.

It is also worth noting that just outside of the Subject's immediate neighborhood, there is a notable amount of investment and redevelopment activity in the neighborhood immediately west of that of the Subject, namely the Marshall-Ridley Neighborhood. This area is part of the Choice Neighborhoods Initiative (CNI), managed by HUD. The City of Newport news received a CNI planning grant in 2016 to create the Transformation Plan for this neighborhood and then a subsequent Implementation Grant to implement the plan. The eastern boundary of the Marshall-Ridley Neighborhood is located 0.4 miles west of the Subject. To date, two major residential projects have been completed or are underway in the neighborhood. The first, The Lift & Rise on Jefferson, is an 81-unit mixed-income development with units restricted at the 30, 50 (with Section 8 Project-Based Vouchers), and 60 precent AMI levels as well as market rate units. This property was completed in 2023 and is included as a comparable in this report. The second, Legacy Landing, is a 155-unit mixed-income, mixed-use development currently in the latter stages of construction located one mile west of the Subject. The first units at Legacy Landing were delivered at the end of January 2025 and completion is expected in the summer of 2025. Upon completion there will be 155 one, two, three, and four-bedroom units in lowrise and townhome-style buildings. The property targets households with incomes of 30, 50, and 60 percent of the AMI, a portion of which will benefit from project-based

vouchers where tenants will pay 30 percent of their income towards rent, as well as a select number of market rate units. As of early April 2025, 71 of the total 155 units had been delivered and 41 of those, or just under 58 percent, were occupied; this equates to a preliminary absorption rate of approximately 20 units per month. Given the property overall is less than 50 percent occupied, this property was excluded as a comparable in this report. We did, however, include the property as a supplemental comparable in the rent analyses. The development will also offer ground floor commercial space in the lowrise building. The rents for the unsubsidized LIHTC units, all of which are at the 60 percent AMI set-aside, are set at the 2024 maximum allowable levels.

Access and Traffic Flow:

The Subject is accessible via 16th Street, Roanoke Avenue, and Garden Drive. 16th Street is a moderately trafficked two-lane road while Roanoke Avenue and Garden Drive are lightly trafficked two-lane neighborhood roads. 16th Street provides access to Jefferson Avenue, approximately 1.1 miles west of the Subject. Jefferson Avenue provides access to Interstate 664, approximately 1.7 miles northwest of the Subject. Interstate 664 is an auxiliary Interstate Highway in Virginia that runs from Hampton in the north to Chesapeake in the south. Overall, access is considered good, and traffic flow is considered light.

Existing Improvements:

The Subject is improved with 239 one, two, and three-bedroom garden-style and townhome units contained in 50 two-story residential buildings, in addition to a one-story community building, and one maintenance building.

Layout and Curb Appeal:

Based on our inspection, the Subject has a functional layout for its intended use and offers average curb appeal.

The following table summarizes various characteristics of the Subject site.

SUMMARY OF SUBJECT SITE	
Visibility	Average
Views	Good
Access/Traffic Flow	Good/Light
Layout/Curb Appeal	Average

Drainage:

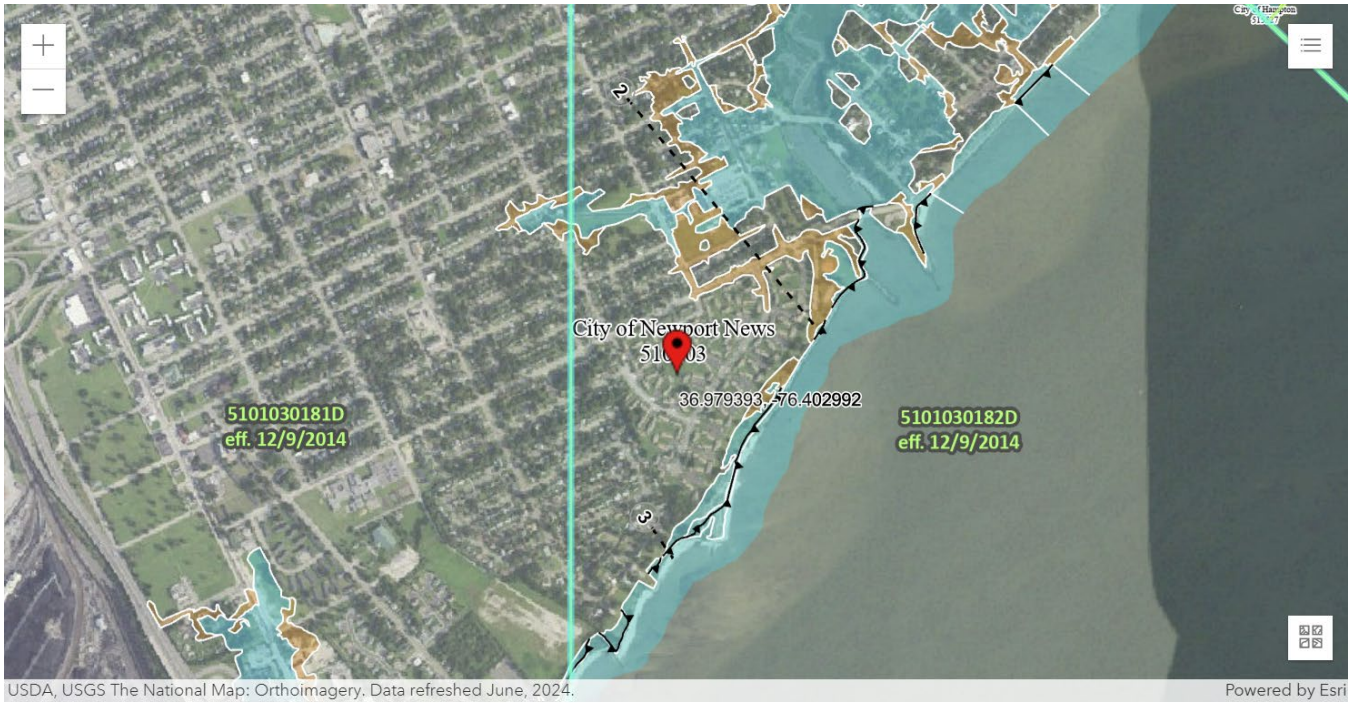
Appears adequate, however, no specific tests were performed. Further, Novogradac is not an expert in this field and cannot opine on this issue.

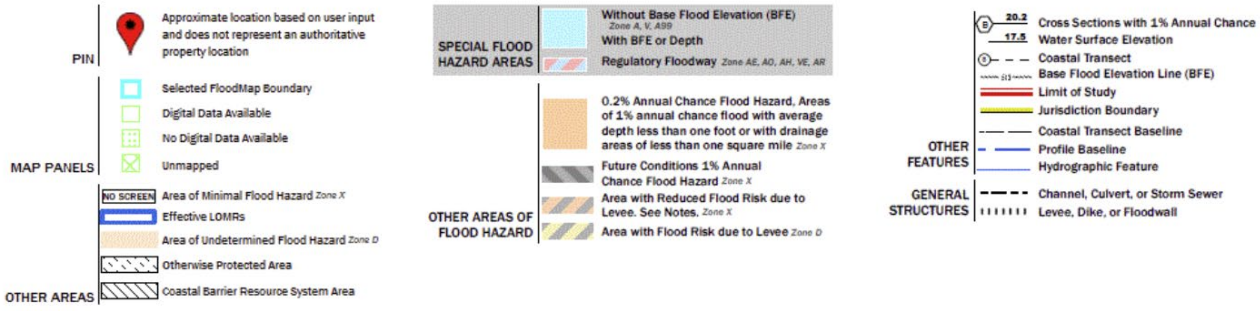
Soil and Subsoil Conditions:

Novogradac did not perform any soil and subsoil test upon inspection of the site, as this is beyond the scope of work. We have not been provided with a soil and subsoil report. We are not experts in this field and assume the soil is adequate for development.

Environmental Assessment: We were provided with a Phase I Environmental Site Assessment completed by Partner and dated March 3, 2025. We requested an updated Phase I report, but to date none was available. According to the report, there is no evidence of recognized environmental conditions (RECs), historical recognized environmental conditions (HRECs), controlled recognized environmental conditions (CRECs), or business environmental risk (BER). We did not observe any obvious environmental hazards during our site inspection. However, we are not experts within this field.

Flood Plain: According to Flood Insights and Flood Insurance Rate Map Community Panel Number 5101030182D, dated December 9, 2014, the Subject site is located in Zone X. Novogradac does not offer expertise in this field and cannot opine on this issue. Further analysis by Novogradac is beyond the scope of the report.





Detrimental Influences: At the time of the inspection, there were no detrimental influences observed by the appraiser that would adversely impact the marketability of the Subject.

PHOTOGRAPHS OF SUBJECT AND NEIGHBORHOOD

Typical Subject building

Typical Subject building

Typical Subject building and parking area

Typical Subject buildings

Typical Subject buildings from Garden Drive

Typical Subject buildings and parking area

Typical Subject buildings

Typical Subject buildings and parking area

Subject community building

Subject signage

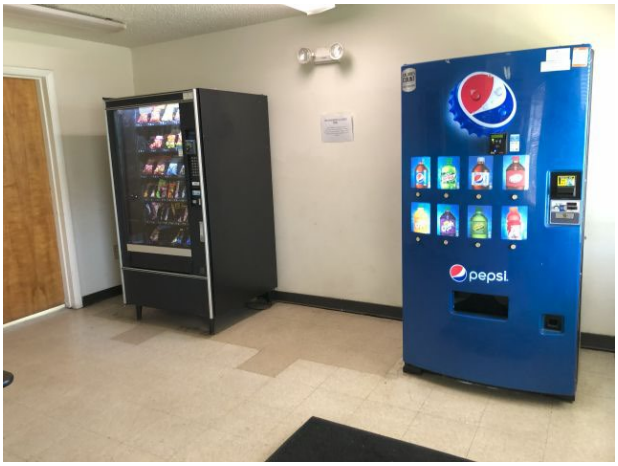
Community room

Community room

Community room kitchen

Management office

Management office



Office lobby area

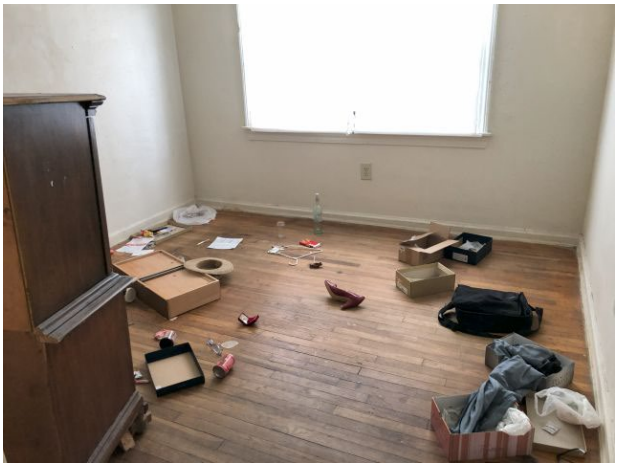
Typical living area – vacant unit

Typical living area – vacant unit

Typical kitchen – vacant unit

Typical kitchen – vacant unit

Typical bedroom – vacant unit



Typical bedroom – vacant unit

Typical bathroom – vacant unit

Typical bathroom – vacant unit

Typical mechanical area – vacant unit

Typical washer/dryer connection area – vacant unit

View along Garden Drive looking northeast

View along Garden Drive looking southwest

View of Stuart Gardens Phase II

View of Stuart Gardens Phase II

Anderson Park to the east of Subject

Alternative view of Anderson Park

Single-family homes along 16th Street to the northeast of Subject

Single-family homes along 16th Street to the northeast of Subject

Single-family homes along 16th Street to the northeast of Subject

Single-family homes along 16th Street to the northeast of Subject

Single-family homes along 16th Street to the northwest of Subject

Single-family homes along 16th Street to the northwest of Subject

Single-family homes along 16th Street to the northwest of Subject

Small scale multifamily property along 16th Street to the north of Subject

House of worship along Chestnut Avenue to the north of Subject

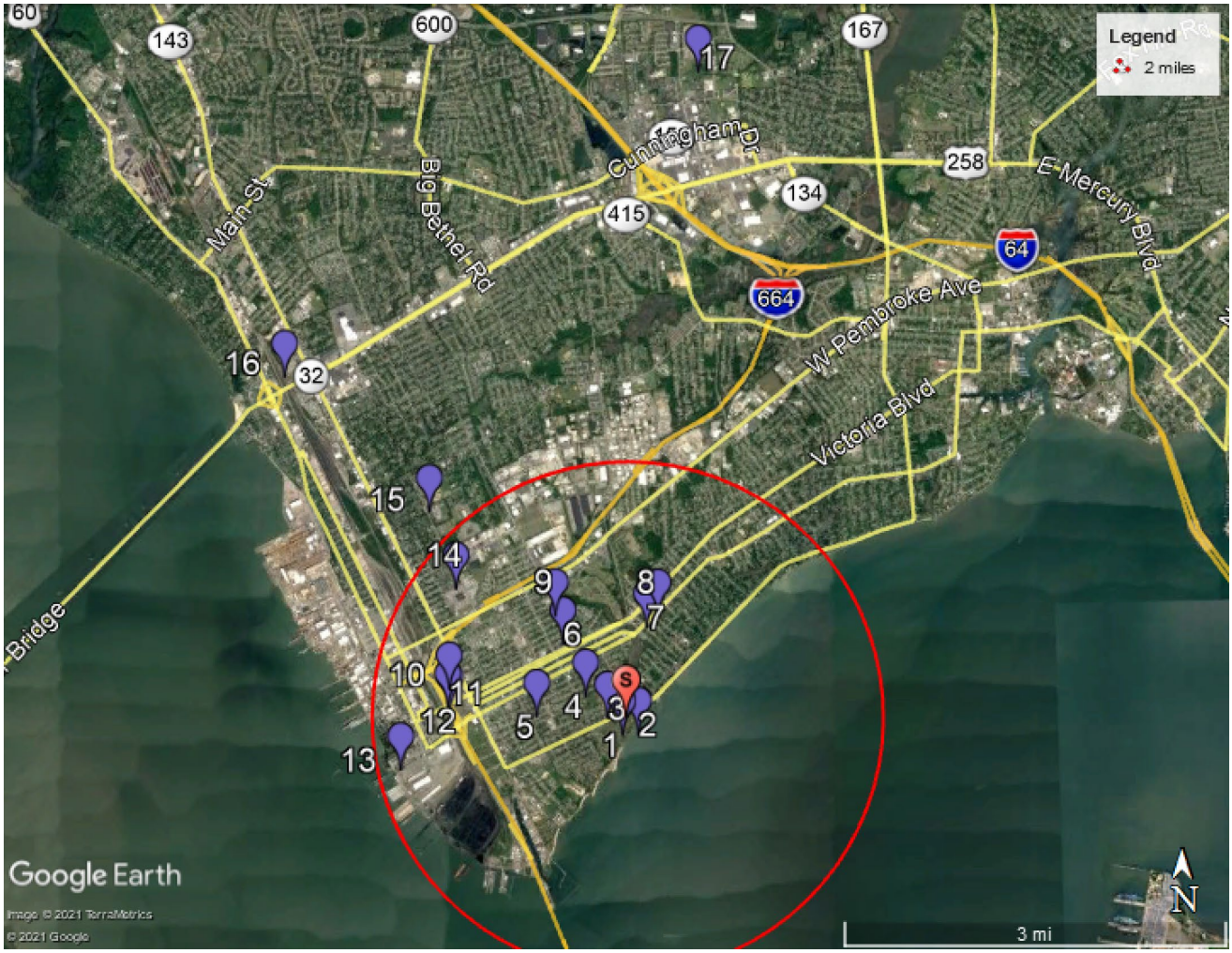
Discovery STEM Academy along Chestnut Avenue to the north of Subject

Achievable Dream Academy to the west of Subject along 16th Street

Small scale retail center along Jefferson Avenue to the west of Subject

Proximity to Local Services

The Subject is located in close proximity to services including area retail, schools, and medical facilities. The distances of various services from the Subject and a map of the locations are provided following.



LOCATIONAL AMENITIES

Map #	Service or Amenity	Distance from Subject (Crow)	Map #	Service or Amenity	Distance from Subject (Crow)
1	Bus Stop	0.1 miles	10	Police Station	1.4 miles
2	Anderson Park	0.1 miles	11	BayPort Credit Union	1.4 miles
3	Discover STEM Academy	0.2 miles	12	Piggly Wiggly	1.4 miles
4	Newport News Market	0.5 miles	13	Post Office	1.8 miles
5	Fire Station	0.7 miles	14	Southeastern Virginia Health System	1.8 miles
6	Smith's Pharmacy	0.9 miles	15	Heritage High School	2.3 miles
7	N B Clark Elementary School	0.9 miles	16	Walmart Supercenter	3.9 miles
8	Family Dollar	1.0 miles	17	Sentara CarePlex Hospital	5.0 miles
9	B.T. Washington Middle School	1.1 miles	-	-	-

Location and Proximity to Metropolitan Areas

The following table illustrates distances to surrounding cities and metropolitan areas from the Subject:

PROXIMITY TO MAJOR CITIES

Location	Miles
Norfolk, VA	19 miles
Virginia Beach, VA	32 miles
Washington D.C.	130 miles
Raleigh, NC	150 miles

Transportation

Highway: Access to Interstate 664 is located approximately 1.7 miles northwest of the Subject. Interstate 664 is an auxiliary Interstate Highway in Virginia that runs from Hampton in the north to Chesapeake in the south. Interstate 664 also provides access to Interstate 64, which is an east-west Interstate Highway in the Eastern United States that connects Chesapeake, Virginia to the east with Wentzville, Missouri to the west.

Air: The Newport News-Williamsburg International Airport (PHF) is the nearest major commercial airport to the Subject. The Newport News-Williamsburg International Airport is located approximately 15.7 miles north of the Subject. The Newport News-Williamsburg International Airport is served by American Airlines, offering nonstop flights to Charlotte and Philadelphia. In 2023 (latest data available) the airport served 144,966 passengers.

Mass Transit: Public transportation is provided by Hampton Roads Transit, which is a public transportation service serving the cities of Norfolk, Virginia Beach, Chesapeake, Portsmouth, Hampton, Newport News, Williamsburg (Colonial Williamsburg), and Smithfield. One way fares within the metro area are $2.00 for general passengers, and half priced fares are offered to children, seniors, and persons with disabilities. There are six bus stops located adjacent to the Subject including three on 16th Street, one on the corner of Roanoke Avenue and 15th Street, and two on Garden Drive. All bus stops are serviced by Route 105 which provides access to downtown Newport News.

Walkability: The Subject's neighborhood is in close proximity to public transportation. Further, the site is designated as "Car-Dependent" by Walk Score with a score of 25 (out of 100), which is defined as most errands require a car.

Healthcare

The Subject is located 1.8 miles southeast of the Southeastern Virginia Health System, a medical center that provides primarily primary care services, though is listed online as a hospital. The closest full hospital to the Subject providing 24-hour emergency care is Sentara CarePlex Hospital, which is located approximately five miles north of the Subject in Hampton, Virginia. Sentara CarePlex Hospital is a 224-bed advanced, acute care hospital.

Education

The Subject is located within the Newport News School District, which operates 24 elementary schools, seven middle schools, one middle/high combination school, and five high schools. The district has a total enrollment of approximately 26,000 students. Children at the Subject attend John Marshall Elementary (note – NB Clark Elementary is slightly closer to the Subject at 0.9 miles), BT Washington Middle School, and Heritage High School, which are located approximately 1.3, 1.1, and 2.3 miles from the Subject, respectively.

Higher Education

The Subject site is located approximately 6.2 miles west of Hampton University. Hampton University is a private historically black research university made up of seven colleges, offering more than 50 majors. The enrollment for fall 2024 included 3,313 students.

Crime Statistics

The table below illustrates crime indices in the PMA and SMA in comparison to that of the nation. A crime index below 100 is below the national average and anything over 100 is above the nation's crime index average. A crime index of 75 in a PMA would be 25 percent below the national average while a crime index of 200 would be twice that of the national average. Crime indices were provided by 2024 ESRI Demographics data.

2024 CRIME INDICES

	PMA	MSA
Total Crime*	**112**	**73**
Personal Crime*	**123**	**63**
Murder	286	122
Rape	131	91
Robbery	132	61
Assault	115	57
Property Crime*	**110**	**75**
Burglary	90	54
Larceny	119	83
Motor Vehicle Theft	85	50

Source: Esri Demographics 2024, Novogradac, April 2025

*Unweighted aggregations

Total crime indices in the PMA are slightly above the national average and above the MSA. The Subject offers a security patrol as a security feature. Post-renovation, the Subject will also include video surveillance. Six of the comparables offer some form of security, similar to the Subject. The remaining comparables do not offer security features and are inferior to the Subject. Conversations with local property managers, including Subject management, indicate that crime is not a major concern in the area. Thus, the Subject is market oriented and slightly inferior to similar to the comparables in terms of security features.

Conclusion

The Subject is located in a mixed-use neighborhood known as Reed, surrounded by a mix of residential, commercial, and civic uses. Access to public transportation, retail, and public uses is convenient. Additionally, the Subject is located immediately west of Phase II of the larger development, which has water frontage. Finally, the neighborhood immediately south of the Subject has been the focus of significant investment in recent years as part of the Choice Neighborhoods Initiative. Overall, the Subject's location is considered good. The neighborhood is well suited for this type of affordable multifamily housing.

V. MARKET AREA DEFINITION

MARKET AREA DEFINITION

Primary Market Area

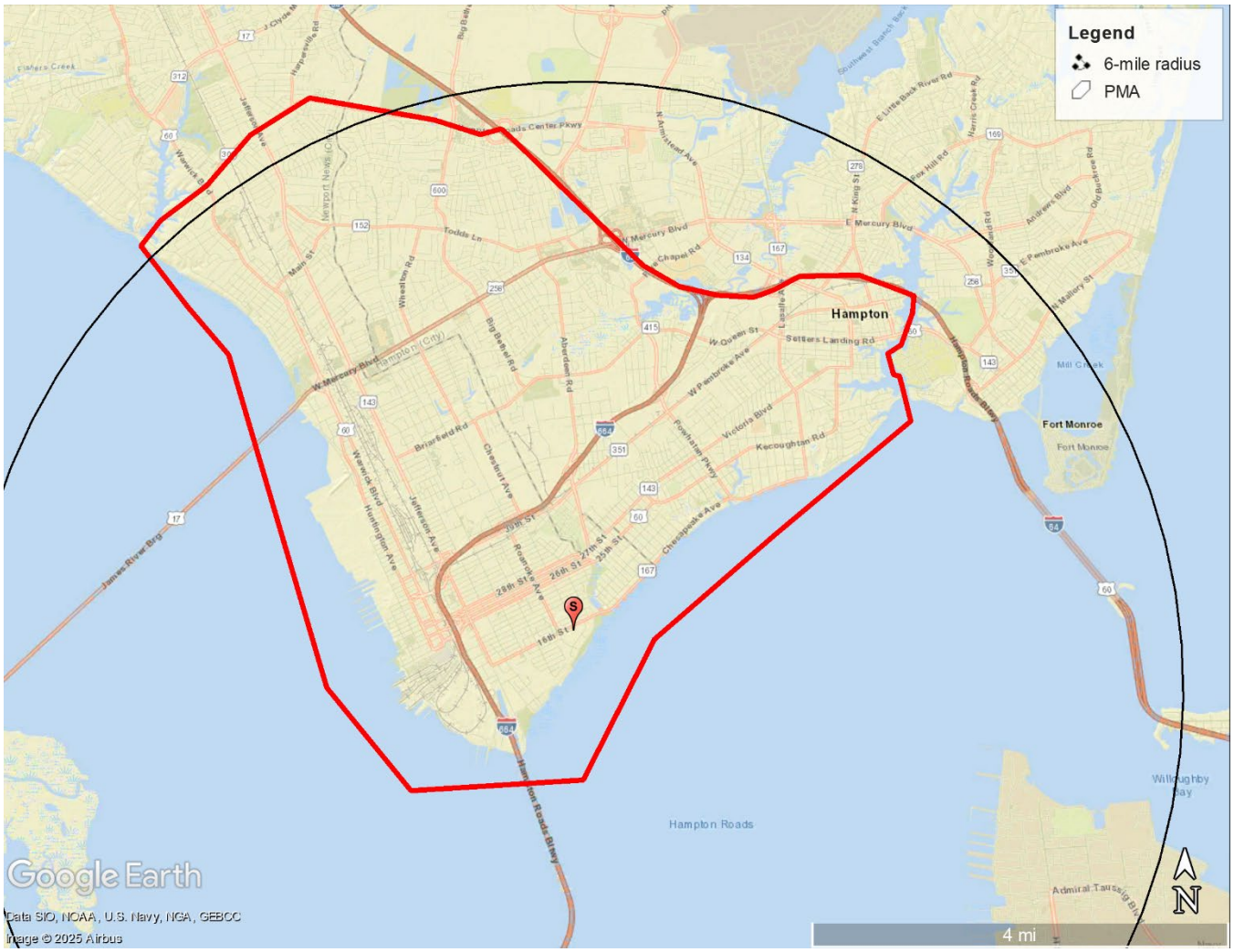
For the purpose of this study, it is necessary to define the competitive primary market area (PMA), or the area from which potential tenants for the project are likely to be drawn. In some areas, residents are very much "neighborhood oriented" and are generally very reluctant to move from the area where they have grown up. In other areas, residents are more mobile and will relocate to a completely new area, especially if there is an attraction such as affordable housing at below market rents.

The Subject property is located in Newport News, Virginia. The boundaries of the PMA are defined below:

North:	Lake Maury/Harpersville Road/Hampton Roads Center Parkway/Interstate 64
East:	Elizabeth River
South:	James River and Elizabeth River
West:	James River

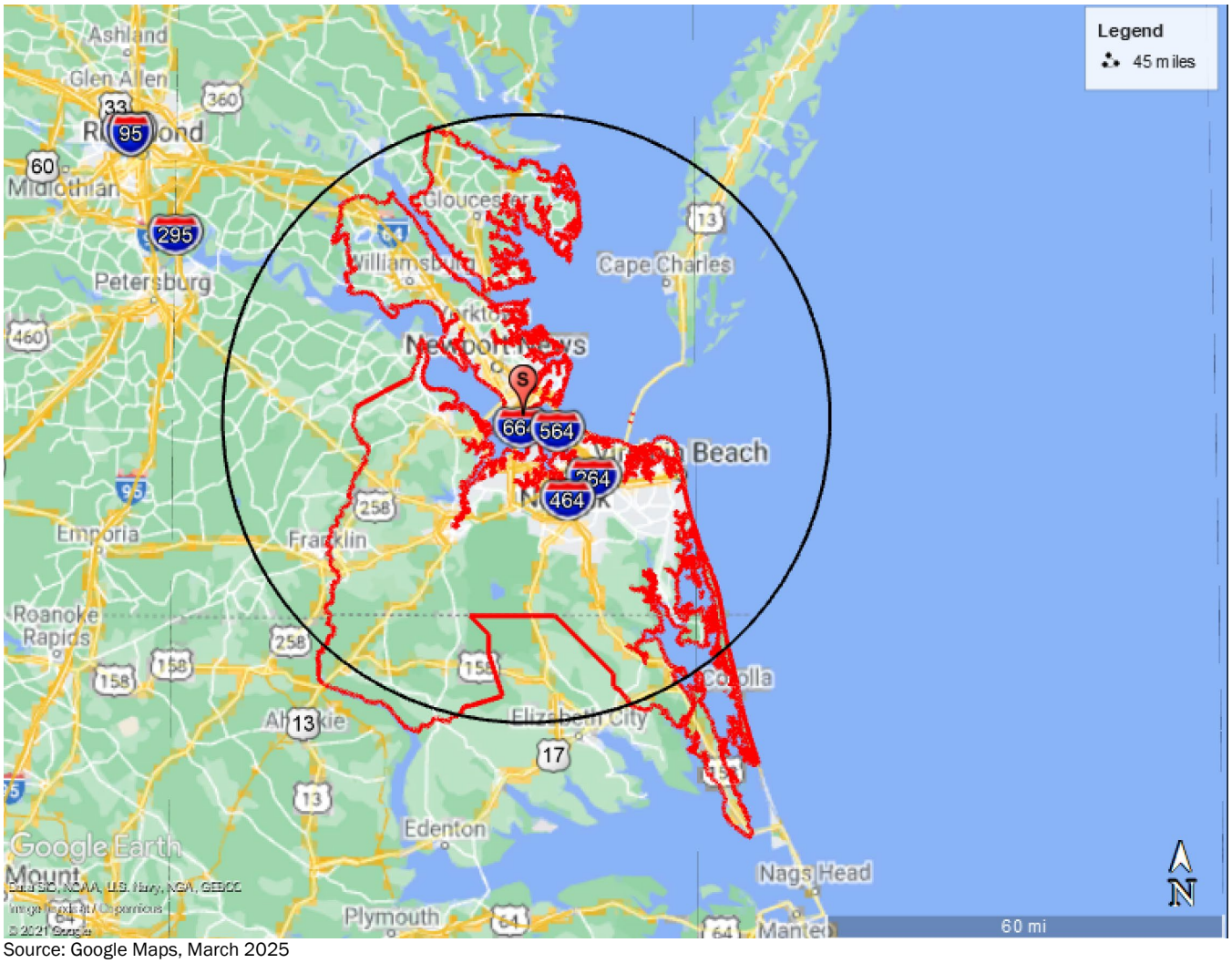
The PMA was determined based on input from area property managers, including the manager at the Subject property. The PMA encompasses approximately 34 square miles. The Secondary Market Area (SMA) consists of Virginia Beach-Norfolk-Newport News, VA-NC Metropolitan Statistical Area (MSA), also known as Hampton Roads, which is comprised of Gloucester, Isle of Wight, James City, Mathews, Southampton, and York Counties in Virginia and Camden, Currituck, and Gates Counties in North Carolina. The SMA encompasses approximately 3,173 square miles.

Primary Market Area (PMA) Map



Source: Google Maps, March 2025

Secondary Market Area (SMA) Map



Source: Google Maps, March 2025

VI. EMPLOYMENT AND ECONOMY

ECONOMIC ANALYSIS

Newport News is an independent city and is not located within a county. As of the 2020 U.S. Census, the population in Newport News was 185,247.

Major Employers

The Subject is located within the Hampton Roads region, which consists of 15 localities including Newport News. It is noted that the exact number of employees at each of these entities is not available. Further, this list excludes government entities and public-school districts.

MAJOR EMPLOYERS
HAMPTON ROADS REGION, VA

Employer Name	Industry	# Of Employees
Huntington Ingalls Industries, Inc.	Manufacturing	1,000+
Smithfield Fresh Meats Corporation	Manufacturing	1,000+
Maryview Hospital	Healthcare/ Social Assistance	1,000+
Science Applications International Corporation	Professional, Scientific, and Technical Services	1,000+
Children's Hospital Of The King's Daughters	Healthcare/Social Assistance	1,000+
MAC Technologies, Inc.	Administrative And Support Services	1,000+
Stihl	Manufacturing	1,000+
Sentara Health Management	Healthcare/Social Assistance	1,000+
Cox Communication Hampton	Broadcasting	1,000+
Canon	Manufacturing	1,000+
Eastern Virginia Medical School	Education	1,000+
PRA Group, Inc.	Financial Services	1,000+
Towne Bank	Financial Services	1,000+
Anthem	Healthcare/ Social Assistance	1,000+
Norshipco	Manufacturing	1,000+
Riverside Regional Medical Center	Healthcare/Social Assistance	1,000+
Port Of Virginia	Transportation	1,000+
Ferguson Enterprises Inc.	Merchant Wholesalers	1,000+
Sentara Healthcare	Healthcare/Social Assistance	1,000+
Dominion Virginia Power	Utilities	1,000+

Source: Hampton Roads Alliance, retrieved March 2025

Major employers in the region are primarily concentrated within the manufacturing, healthcare, and professional, scientific, and technical services. Notably, healthcare is historically stable and less prone to contraction during economic recessions. Additionally, much of the manufacturing industry in the region serves to support the military presence in the region. According to the 2024 Newport News Economic Development Authority Annual Report, the largest employers in Newport News specifically are Huntington Ingalls, Inc./NN Shipbuilding, Jefferson Science Associates, Newport News Public Schools, Ferguson Enterprises, Inc., Canon Virginia, Inc., Riverside Regional Medical Center, City of Newport News, and Army & Air Force Exchange. We believe the diverse mix of industries in typically stable sectors bodes well for the local area economy.

Employment and Unemployment Trends

The table below illustrates the total employment and unemployment rates for the MSA and nation.

EMPLOYMENT & UNEMPLOYMENT TRENDS (NOT SEASONALLY ADJUSTED)

	MSA				USA			
Year	Total Employment	% Change	Unemployment Rate	Change	Total Employment	% Change	Unemployment Rate	Change
2008	806,911	-	4.3%	-	145,363,000	-	5.8%	-
2009	780,233	-3.3%	7.0%	2.7%	139,878,000	-3.8%	9.3%	3.5%
2010	780,742	0.1%	7.3%	0.3%	139,064,000	-0.6%	9.6%	0.3%
2011	784,876	0.5%	7.0%	-0.2%	139,869,000	0.6%	9.0%	-0.7%
2012	789,216	0.6%	6.5%	-0.5%	142,469,000	1.9%	8.1%	-0.9%
2013	799,366	1.3%	6.1%	-0.5%	143,929,000	1.0%	7.4%	-0.7%
2014	807,824	1.1%	5.5%	-0.6%	146,305,000	1.7%	6.2%	-1.2%
2015	803,660	-0.5%	4.9%	-0.7%	148,833,000	1.7%	5.3%	-0.9%
2016	807,307	0.5%	4.6%	-0.3%	151,436,000	1.7%	4.9%	-0.4%
2017	824,881	2.2%	4.0%	-0.6%	153,337,000	1.3%	4.4%	-0.5%
2018	833,910	1.1%	3.3%	-0.8%	155,761,000	1.6%	3.9%	-0.4%
2019	841,794	0.9%	3.0%	-0.2%	157,538,000	1.1%	3.7%	-0.2%
2020	793,393	-5.7%	7.4%	4.3%	147,795,000	-6.2%	8.1%	4.4%
2021	812,710	2.4%	4.4%	-3.0%	152,581,000	3.2%	5.4%	-2.7%
2022	839,751	3.3%	3.0%	-1.4%	158,291,000	3.7%	3.7%	-1.7%
2023	863,133	2.8%	2.9%	-0.1%	161,037,000	1.7%	3.6%	0.0%
2024	869,866	0.8%	3.0%	0.1%	161,345,500	0.2%	4.0%	0.4%
Dec-2023	860,628	-	2.6%	-	160,754,000	-	3.5%	-
Dec-2024	866,842	0.7%	2.7%	0.1%	161,294,000	0.3%	3.8%	0.3%

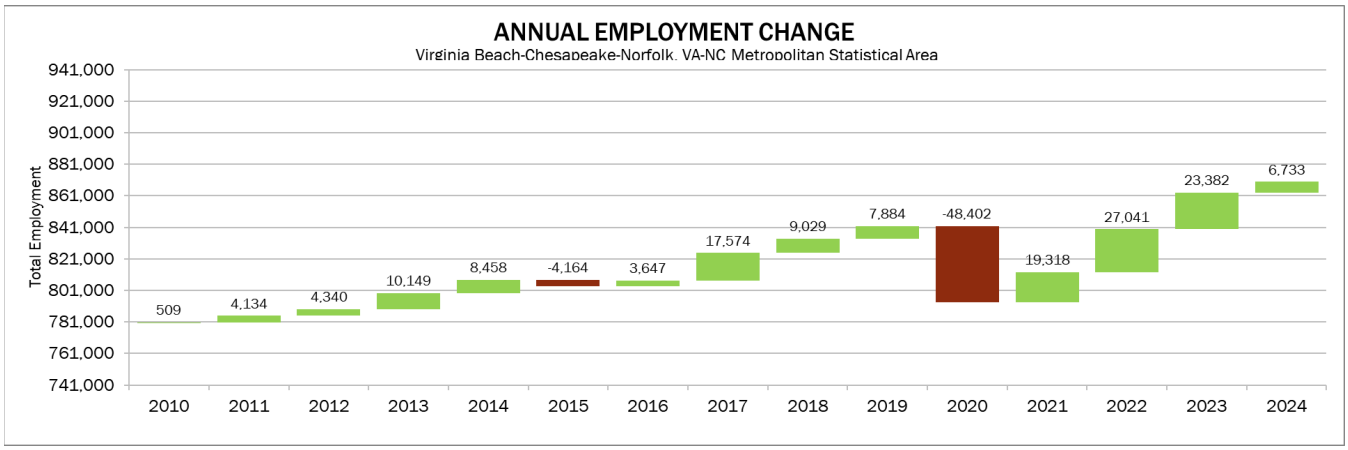
Source: U.S. Bureau of Labor Statistics, April 2025

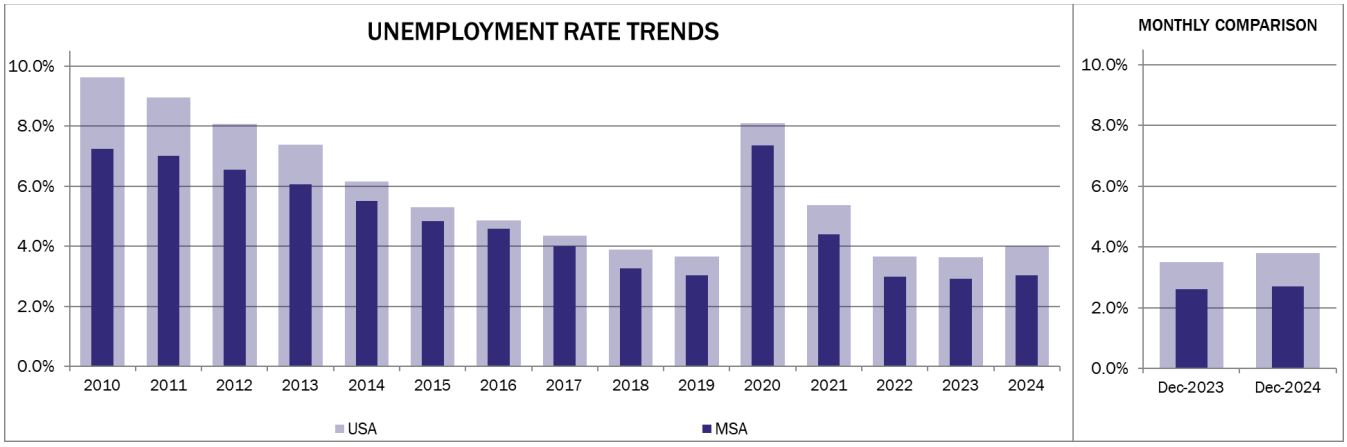
Employment in the MSA declined by 6.0 percent in 2020 amid the pandemic, compared to 6.2 percent across the overall nation. In 2023, total employment in the MSA surpassed the previous pre COVID-19 peak. As of December 2024, total employment in the MSA increased 0.7 percent year over year, above the 0.3 percent increase reported across the nation.

The MSA unemployment rate increased by 4.3 percentage points in 2020 amid the pandemic, reaching a high of 7.3 percent. For comparison, the national unemployment rate rose by 4.4 percentage points and reached a high of 8.1 percent over the same time period. According to the latest labor statistics, dated December 2024, the current MSA unemployment rate is 2.7 percent. This is below the current national unemployment rate of 3.8 percent.

Inflation and fluctuating interest rates have created an uncertain economic climate over the last several years. In December 2024, the Federal Reserve announced interest rates will be lowered by 25 basis points to the 4.25 to 4.50 percent range, which marks the third rate cut since COVID-19 and brings the rates to a level not seen since 2022. Overall, the Federal Reserve cut interest rates by 100 basis points across three meetings between September 2024 and December 2024. The Fed opted to hold rates steady when they met in January and March 2025 but indicated that it expects to make two rate cuts this year even though inflation remains elevated. According to the Associated Press in March 2025, policy makers expect inflation will pick up slightly to 2.7 percent by the end of the year compared to its current level of 2.5 percent, with both rates above the central bank's 2 percent target. The Fed chair noted that tariffs have started to push up inflation and would likely stall progress in rate reductions. However, anticipated increases in unemployment and slower growth could cause the Fed to cut rates to lift the economy. The Fed began imposing interest rate hikes in March 2022 to combat rising inflation. From March 2022 through July 2023, the Fed increased interest rates eleven times. Despite the interest rate cuts that have occurred in 2024, mortgage rates continue to remain around 20-year highs.

The charts following provide more illustrations of the changes in employment and unemployment rate trends in the MSA.





Employment by Industry

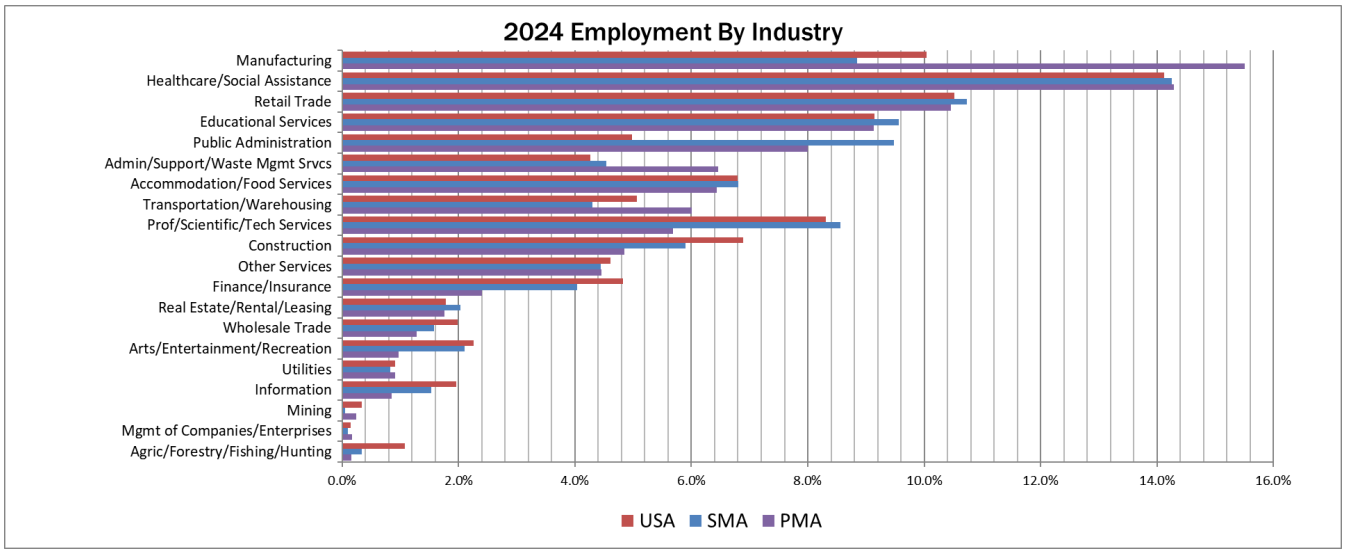
The following table illustrates employment by industry for the PMA and the nation as of 2024.

2024 EMPLOYMENT BY INDUSTRY

Industry	PMA		USA	
	Number Employed	Percent Employed	Number Employed	Percent Employed
Manufacturing	7,529	15.5%	16,689,019	10.0%
Healthcare/Social Assistance	6,937	14.3%	23,456,754	14.1%
Retail Trade	5,079	10.5%	17,466,879	10.5%
Educational Services	4,438	9.1%	15,195,042	9.1%
Public Administration	3,885	8.0%	8,264,977	5.0%
Admin/Support/Waste Mgmt Srvcs	3,135	6.5%	7,081,387	4.3%
Accommodation/Food Services	3,128	6.4%	11,278,763	6.8%
Transportation/Warehousing	2,917	6.0%	8,419,689	5.1%
Prof/Scientific/Tech Services	2,758	5.7%	13,808,768	8.3%
Construction	2,356	4.9%	11,451,658	6.9%
Other Services	2,164	4.5%	7,659,177	4.6%
Finance/Insurance	1,164	2.4%	8,016,602	4.8%
Real Estate/Rental/Leasing	851	1.8%	2,954,339	1.8%
Wholesale Trade	619	1.3%	3,291,556	2.0%
Arts/Entertainment/Recreation	471	1.0%	3,747,153	2.3%
Utilities	442	0.9%	1,502,053	0.9%
Information	413	0.9%	3,255,493	2.0%
Mining	117	0.2%	561,373	0.3%
Mgmt of Companies/Enterprises	80	0.2%	237,343	0.1%
Agric/Forestry/Fishing/Hunting	79	0.2%	1,785,076	1.1%
Total Employment	**48,562**	**100.0%**	**166,123,101**	**100.0%**

Source: Esri Demographics 2024, Novogradac, April 2025

Employment in the PMA is concentrated in the manufacturing, healthcare/social assistance, and retail trade industries, which collectively comprise 40.2 percent of local employment. The large share of PMA employment in manufacturing and retail trade is notable as both industries are historically volatile, and prone to contraction during recessionary periods. However, the PMA also has a significant share of employment in the healthcare industry, which is historically known to exhibit greater stability during recessionary periods. Relative to the overall nation, the PMA features comparatively greater employment in the manufacturing, public administration, and admin/support/waste management services industries. Conversely, the PMA is underrepresented in the prof/scientific/tech services, finance/insurance, and construction industries.



Growth by Industry

The following table illustrates the change in total employment by sector in the PMA from 2010 to 2024.

2010-2024 CHANGE IN EMPLOYMENT - PMA

Industry	2010		2024		2010-2024	
	Number Employed	Percent Employed	Number Employed	Percent Employed	Growth	Annualized Percent Change
Manufacturing	5,787	11.8%	7,529	15.5%	1,742	2.2%
Healthcare/Social Assistance	6,446	13.1%	6,937	14.3%	491	0.5%
Retail Trade	6,473	13.2%	5,079	10.5%	-1,394	-1.5%
Educational Services	5,400	11.0%	4,438	9.1%	-962	-1.3%
Public Administration	3,814	7.8%	3,885	8.0%	71	0.1%
Admin/Support/Waste Mgmt Srvcs	2,955	6.0%	3,135	6.5%	180	0.4%
Accommodation/Food Services	3,325	6.8%	3,128	6.4%	-197	-0.4%
Transportation/Warehousing	1,254	2.6%	2,917	6.0%	1,663	9.5%
Prof/Scientific/Tech Services	2,616	5.3%	2,758	5.7%	142	0.4%
Construction	3,609	7.4%	2,356	4.9%	-1,253	-2.5%
Other Services	2,476	5.0%	2,164	4.5%	-312	-0.9%
Finance/Insurance	1,157	2.4%	1,164	2.4%	7	0.0%
Real Estate/Rental/Leasing	1,045	2.1%	851	1.8%	-194	-1.3%
Wholesale Trade	800	1.6%	619	1.3%	-181	-1.6%
Arts/Entertainment/Recreation	663	1.4%	471	1.0%	-192	-2.1%
Utilities	303	0.6%	442	0.9%	139	3.3%
Information	807	1.6%	413	0.9%	-394	-3.5%
Mining	11	0.0%	117	0.2%	106	68.8%
Mgmt of Companies/Enterprises	0	0.0%	80	0.2%	80	0.0%
Agric/Forestry/Fishing/Hunting	117	0.2%	79	0.2%	-38	-2.3%
Total Employment	**49,058**	**100.0%**	**48,562**	**100.0%**	**-496**	**-0.1%**

Source: Esri Demographics 2024, Novogradac, April 2025

*Industry data current as of 2010. Other projections current as of 2024.

* Change in percentage is calculated as a rate of change by industry.

Total employment in the PMA declined at an annualized rate of 0.1 percent between 2010 and 2020. The industries which expanded most substantially during this period include manufacturing, transportation/warehousing, and healthcare/social assistance. Conversely, the retail trade, construction, and educational services sectors experienced the least growth.

Employment Contraction/Expansion

We also reviewed publications by Virginia Employment Commission WARN (Worker Adjustment and Retraining Notification Act) filings since January 2024 for layoffs occurring within Newport News and identified one WARN notice within the reference period. In November 2024, Boeing announced the layoff of 68 employees in a variety of locations including in Newport News.

We attempted to contact the Newport News Economic Development Authority regarding any new employment expansions or contractions in the area and were referred to the organization's website and annual reports. We researched the Newport News Economic Development Authority website and various online articles for additional expansions in the region. Our findings are detailed below.

- In March 2025, a new food market was announced for the Seafood Industrial Park. Construction is expected to be complete by late fall 2026.
- In January 2025, the Newport News Early Childhood Development Center opened in southeast Newport News.
- In January 2025, Huntington Ingalls Industries' announced plans to expand its manufacturing facilities in the Hampton Roads region.
- In November 2024, Chef's Market, a new restaurant, opened in Newport News.
- In September 2024, the EDA awarded the $7.8 million design-build contract for the construction of the proposed 16,000-square foot VPCC Workforce Training Center at 520 21st Street. Project completion is anticipated by the end of 2025. The facility is expected to serve 200 welding students, 120 marine electrical students ,and 60 structural fitting students annually.
- In September 2024, Canon Virginia, Inc. (CVI) announced plans to expand manufacturing operations at its Newport News facility. The expansion is expected to result in the retraining of 30 employees to support the new production line.
- In August 2024, Governor Youngkin announced $126-million in Virginia Business Ready Sites Program (VBRSP) development grants for 23 sites across the Commonwealth including four sites within the Hampton Roads region.
- In June 2024, Liebherr-America, Inc., a global leader in industrial mining machinery, committed to investing $74-million to enhance its manufacturing facility in Newport News and Hampton, which is expected to create 175 new jobs in the region.
- In June 2024, NII's Newport News Shipbuilding, in collaboration with the U.S. Navy, the City of Newport News and the Commonwealth of Virginia, announced plans for a new $120-million parking garage in Downtown Newport News, adding 3,000 new spaces.
- In 2024, Corkscrews & Brews, a wine and coffee bar, opened in The Yard District.
- In 2024, Coastal Fermentory opened its second location at the Jefferson Market Place.
- In 2024, plans were finalized for the proposed 7,600-square foot facility known as The Seafood Market, which will include a fresh seafood retail area, food stalls, raw bar, full-service bar, seating area, commercial kitchen and office space as well as 3,000-square feet of outdoor gathering space. Construction is expected to be complete by the end of 2026.

Wages by Occupation

The following table illustrates the mean hourly and annual wages for various occupations in the Virginia Beach-Chesapeake-Norfolk, VA-NC MSA; information at the PMA level was not available.

VIRGINIA BEACH-CHESAPEAKE-NORFOLK, VA-NC METROPOLITAN STATISTICAL AREA - 2ND QTR 2024 AREA WAGE ESTIMATES

Occupation	Number of Employees	Mean Hourly Wage	Mean Annual Wage
All Occupations	**737,200**	**$28.86**	**$60,040**
Management Occupations	37,680	$60.42	$125,680
Legal Occupations	4,250	$51.79	$107,730
Computer and Mathematical Occupations	24,910	$49.73	$103,440
Healthcare Practitioners and Technical Occupations	44,520	$47.94	$99,710
Architecture and Engineering Occupations	20,200	$46.95	$97,650
Business and Financial Operations Occupations	57,140	$40.89	$85,060
Life, Physical, and Social Science Occupations	6,710	$40.66	$84,570
Educational Instruction and Library Occupations	44,800	$29.58	$61,520
Arts, Design, Entertainment, Sports, and Media Occupations	8,370	$28.73	$59,760
Community and Social Service Occupations	13,070	$26.85	$55,840
Installation, Maintenance, and Repair Occupations	31,960	$26.52	$55,150
Construction and Extraction Occupations	34,800	$25.39	$52,820
Production Occupations	36,330	$25.09	$52,190
Protective Service Occupations	19,550	$24.91	$51,820
Transportation and Material Moving Occupations	59,850	$21.54	$44,800
Sales and Related Occupations	69,500	$21.41	$44,540
Office and Administrative Support Occupations	82,690	$20.99	$43,650
Farming, Fishing, and Forestry Occupations	630	$20.47	$42,580
Personal Care and Service Occupations	17,330	$17.12	$35,610
Healthcare Support Occupations	29,210	$16.92	$35,190
Building and Grounds Cleaning and Maintenance Occupations	22,220	$16.39	$34,080
Food Preparation and Serving Related Occupations	71,490	$15.73	$32,710

Source: Department Of Labor, Occupational Employment Statistics, 5/2024, retrieved 4/2025

The preceding table shows the average hourly and annual wages by occupation classification. The classification with the lowest average hourly wage is food preparation and serving related occupations at $15.73 per hour. The highest average hourly wage, of $60.42, is for those in management occupations. Qualifying income for the Subject's affordable units will range between $0 and $69,060 as proposed. Absent subsidy, the income limits will range between $27,394 to $69,060. This encompasses a significant amount of the employment based on wages in the area. An element not reflected in the data is that many positions represent part-time employment, and starting rates are typically lower than mean wage rates. We expect part-time employment and entry-level positions will be common among the Subject's tenant base.

Renter household income data shown later in this report demonstrate a majority of renter households within the PMA have incomes of less than $50,000.

Commuting Patterns

The chart below shows the travel time to work for the PMA according to ESRI Demographics.

COMMUTING PATTERNS

ACS Commuting Time to Work	Number of Commuters	Percentage
Travel Time < 5 min	806	1.8%
Travel Time 5-9 min	5,025	11.1%
Travel Time 10-14 min	8,623	19.0%
Travel Time 15-19 min	9,993	22.1%
Travel Time 20-24 min	6,110	13.5%
Travel Time 25-29 min	1,870	4.1%
Travel Time 30-34 min	6,199	13.7%
Travel Time 35-39 min	1,074	2.4%
Travel Time 40-44 min	1,080	2.4%
Travel Time 45-59 min	2,068	4.6%
Travel Time 60-89 min	1,643	3.6%
Travel Time 90+ min	815	1.8%
Weighted Average	**24 minutes**	

Source: Esri Demographics 2024, Novogradac, April 2025

As shown in the preceding table, the weighted average commute time in the PMA is approximately 24 minutes. Additionally, more than 67 percent of PMA commuters travel under 24 minutes, indicating many households work in the local area. The average commute time across the overall nation is approximately 28 minutes.

Conclusion

Major employers in the region are primarily concentrated within the manufacturing, healthcare, and professional, scientific, and technical services. Employment in the PMA is concentrated in the manufacturing, healthcare/social assistance, and retail trade industries, which collectively comprise 40.2 percent of local employment. The large share of PMA employment in manufacturing and retail trade is notable as both industries are historically volatile, and prone to contraction during recessionary periods. However, the PMA also has a significant share of employment in the healthcare industry, which is historically known to exhibit greater stability during recessionary periods. In 2023, total employment in the MSA surpassed the previous pre COVID-19 peak. As of December 2024, total employment in the MSA increased 0.7 percent year over year, above the 0.3 percent increase reported across the nation. According to the latest labor statistics, dated December 2024, the current MSA unemployment rate is 2.7 percent. This is below the current national unemployment rate of 3.8 percent.

VII. DEMOGRAPHIC CHARACTERISTICS

Population and Household Trends

The following tables illustrates population and household trends in the PMA, MSA, and nation from 2010 through 2024, as well as projections through 2029.

POPULATION

Year	PMA		MSA		USA	
	Number	*Annual Change*	*Number*	*Annual Change*	*Number*	*Annual Change*
2010	106,195	-	1,693,860	-	308,736,216	-
2024	103,760	-0.2%	1,804,873	0.5%	338,436,229	0.7%
2029	103,256	-0.1%	1,816,522	0.1%	344,868,049	0.4%

Source: Esri Demographics 2024, Novogradac, April 2025

From 2010 to 2024 the PMA experienced a decrease in total population while the total population in the MSA and nation increased. Although these trends are projected to continue through 2029, the magnitude of the projected decrease in total population in the PMA is expected to lessen. Further, the MSA is projected to experience a limited increase.

HOUSEHOLDS

Year	PMA		MSA		USA	
	Number	*Annual Change*	*Number*	*Annual Change*	*Number*	*Annual Change*
2010	43,125	-	636,895	-	116,712,903	-
2024	44,036	0.1%	713,830	0.8%	130,714,038	0.8%
2029	44,876	0.4%	731,463	0.5%	134,926,628	0.6%

Source: Esri Demographics 2024, Novogradac, April 2025

Contrary to trends in total population, from 2010 to 2024, the PMA experienced an increase in total households from 2010 to 2024, as have the MSA and the nation. From 2024 to 2029 all areas are projected to continue to experience household growth.

Average Household Size

The following table is a summary of the average household size in the PMA, MSA, and nation in 2010, 2024, as well as 2029.

AVERAGE HOUSEHOLD SIZE

Year	PMA		MSA		USA	
	Number	*Annual Change*	*Number*	*Annual Change*	*Number*	*Annual Change*
2010	2.43	-	2.56	-	2.57	-
2024	2.30	-0.4%	2.45	-0.3%	2.53	-0.1%
2029	2.24	-0.5%	2.40	-0.4%	2.50	-0.2%

Source: Esri Demographics 2024, Novogradac, April 2025

The average household size in the PMA is smaller than that in the MSA and nation. According to ESRI demographic projections, the average household sizes in all areas are expected to decrease through 2029 with the strongest decrease projected in the PMA.

Median Household Income Levels

The following table illustrates the median household income for all households in the PMA, the MSA, and the nation from 2010 through 2029.

MEDIAN HOUSEHOLD INCOME

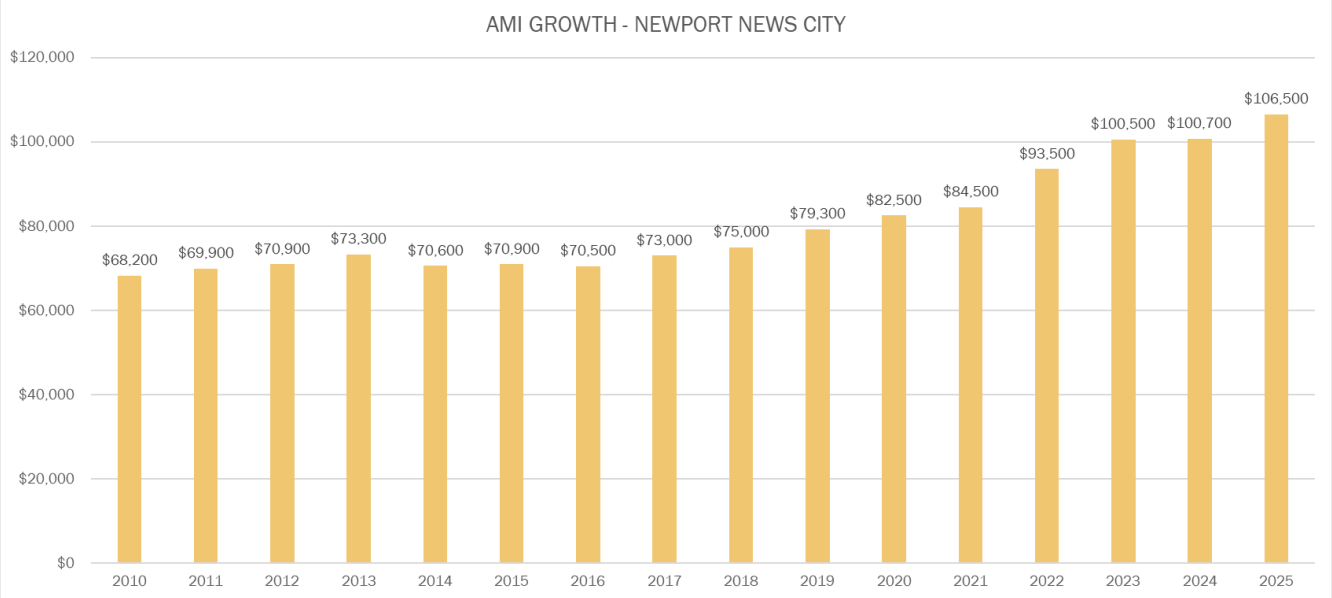
Year	PMA		MSA		USA	
	Amount	*Annual Change*	*Amount*	*Annual Change*	*Amount*	*Annual Change*
2010	$48,047	-	$58,638	-	$60,686	-
2024	$56,264	0.7%	$78,865	1.4%	$79,067	1.2%
2029	$62,153	2.1%	$89,903	2.8%	$91,442	3.1%

Source: Esri Demographics 2024, Novogradac, April 2025

As of 2024, the median income in the PMA was well below that of the MSA and the nation. The median household incomes are projected to increase in all areas through 2029 with the strongest growth projected in the nation and the weakest growth projected in the PMA. As such, by 2029 the median household income in the PMA will remain well below that of the MSA and nation.

Area Household Income Levels

For Section 42 LIHTC rent determination purposes, the AMI is used. The following chart illustrates the AMI level for a four-person household in Newport News City.



NEWPORT NEWS CITY AMI GROWTH (2015-2025)

Year	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
	70,900	$70,500	$73,000	$75,000	$79,300	$82,500	$84,500	$93,500	$100,500	$100,700	$106,500
Percentage Change	0.4%	-0.6%	3.5%	2.7%	5.7%	4.0%	2.4%	10.7%	7.5%	0.2%	5.8%

Overall, the AMI increased at an annual rate of 5.02 percent between 2015 and 2025. The AMI peaked locally in 2025 at $106,500. All but two of the Subject's units benefit from a Section 8 subsidy; thus, contract rents are dictated by HUD. The proposed rents for the unsubsidized units are set below the maximum allowable rents; thus, rent growth will not be directly dependent on growth in the AMI as proposed. Rising AMI levels bode well for future rent growth at affordable developments, such as the Subject property. The Subject's achievable LIHTC rents at 40, 50, and 60 percent of AMI are set at the 2025 maximum allowable levels.

Therefore, future LIHTC rent increases would be directly dependent on increases in AMI and the associated limits, absent subsidy.

Household Income Distribution

The following tables illustrate household income distribution in 2024 and 2029 in the PMA and MSA.

HOUSEHOLD INCOME PMA

PMA						
Income Cohort	2024		2029		Annual Change 2024 to 2029	
	Number	*Percentage*	*Number*	*Percentage*	*Number*	*Percentage*
$0-9,999	4,610	10.5%	4,282	9.5%	-66	-1.4%
$10,000-19,999	4,934	11.2%	4,698	10.5%	-47	-1.0%
$20,000-29,999	4,758	10.8%	4,453	9.9%	-61	-1.3%
$30,000-39,999	4,807	10.9%	4,349	9.7%	-92	-1.9%
$40,000-49,999	4,066	9.2%	4,332	9.7%	53	1.3%
$50,000-59,999	3,388	7.7%	3,235	7.2%	-31	-0.9%
$60,000-74,999	4,426	10.1%	4,392	9.8%	-7	-0.2%
$75,000-99,999	4,933	11.2%	5,202	11.6%	54	1.1%
$100,000-124,999	3,319	7.5%	3,665	8.2%	69	2.1%
$125,000-149,999	1,926	4.4%	2,345	5.2%	84	4.4%
$150,000-199,999	1,670	3.8%	2,110	4.7%	88	5.3%
$200,000+	1,199	2.7%	1,813	4.0%	123	10.2%
Total	**44,036**	**100.0%**	**44,876**	**100.0%**		

Source: HISTA Data / Ribbon Demographics 2024, Novogradac, April 2025

HOUSEHOLD INCOME MSA

Virginia Beach-Chesapeake-Norfolk, VA-NC Metropolitan Statistical Area						
Income Cohort	2024		2029		Annual Change 2024 to 2029	
	Number	*Percentage*	*Number*	*Percentage*	*Number*	*Percentage*
$0-9,999	38,348	5.4%	35,212	4.8%	-627	-1.6%
$10,000-19,999	50,244	7.0%	45,572	6.2%	-934	-1.9%
$20,000-29,999	55,208	7.7%	50,949	7.0%	-852	-1.5%
$30,000-39,999	55,103	7.7%	50,727	6.9%	-875	-1.6%
$40,000-49,999	56,932	8.0%	52,257	7.1%	-935	-1.6%
$50,000-59,999	54,822	7.7%	52,844	7.2%	-396	-0.7%
$60,000-74,999	76,417	10.7%	74,328	10.2%	-418	-0.5%
$75,000-99,999	100,076	14.0%	101,342	13.9%	253	0.3%
$100,000-124,999	76,187	10.7%	80,266	11.0%	816	1.1%
$125,000-149,999	51,147	7.2%	58,795	8.0%	1,530	3.0%
$150,000-199,999	49,727	7.0%	60,674	8.3%	2,189	4.4%
$200,000+	49,619	7.0%	68,497	9.4%	3,776	7.6%
Total	**713,830**	**100.0%**	**731,463**	**100.0%**		

Source: HISTA Data / Ribbon Demographics 2024, Novogradac, April 2025

As of 2024, the highest concentrations of households in the PMA are the $60,000 to $75,000 cohorts and $0 to $39,999 cohorts. Within the PMA, 60.3 percent of all households have incomes below $60,000; this compares to 43.5 percent in the MSA.

Renter Household Income Distribution

The following illustrates the renter household income distributions for the PMA and MSA for 2024 and 2029.

RENTER HOUSEHOLD INCOME

PMA						
Income Cohort	2024		2029		Annual Change 2024 to 2029	
	Number	*Percentage*	*Number*	*Percentage*	*Number*	*Percentage*
$0-9,999	3,440	16.7%	3,146	15.9%	-59	-1.7%
$10,000-19,999	3,108	15.1%	2,860	14.4%	-50	-1.6%
$20,000-29,999	3,291	16.0%	2,965	15.0%	-65	-2.0%
$30,000-39,999	2,500	12.2%	2,246	11.3%	-51	-2.0%
$40,000-49,999	2,029	9.9%	2,080	10.5%	10	0.5%
$50,000-59,999	1,483	7.2%	1,337	6.7%	-29	-2.0%
$60,000-74,999	1,642	8.0%	1,591	8.0%	-10	-0.6%
$75,000-99,999	1,530	7.4%	1,586	8.0%	11	0.7%
$100,000-124,999	623	3.0%	725	3.7%	20	3.3%
$125,000-149,999	411	2.0%	515	2.6%	21	5.1%
$150,000-199,999	296	1.4%	369	1.9%	15	4.9%
$200,000+	218	1.1%	391	2.0%	35	15.9%
Total	**20,571**	**100.0%**	**19,811**	**100.0%**		

Source: HISTA Data / Ribbon Demographics 2024, Novogradac, April 2025

RENTER HOUSEHOLD INCOME

Virginia Beach-Chesapeake-Norfolk, VA-NC Metropolitan Statistical Area						
Income Cohort	2024		2029		Annual Change 2024 to 2029	
	Number	*Percentage*	*Number*	*Percentage*	*Number*	*Percentage*
$0-9,999	26,368	9.9%	23,607	9.2%	-552	-2.1%
$10,000-19,999	29,606	11.2%	25,992	10.1%	-723	-2.4%
$20,000-29,999	31,963	12.1%	28,617	11.1%	-669	-2.1%
$30,000-39,999	29,465	11.1%	26,302	10.2%	-633	-2.1%
$40,000-49,999	27,753	10.5%	25,203	9.8%	-510	-1.8%
$50,000-59,999	24,220	9.1%	22,660	8.8%	-312	-1.3%
$60,000-74,999	26,887	10.1%	26,057	10.1%	-166	-0.6%
$75,000-99,999	28,474	10.7%	29,273	11.4%	160	0.6%
$100,000-124,999	16,002	6.0%	17,702	6.9%	340	2.1%
$125,000-149,999	9,610	3.6%	11,628	4.5%	404	4.2%
$150,000-199,999	7,915	3.0%	9,973	3.9%	412	5.2%
$200,000+	6,881	2.6%	9,717	3.8%	567	8.2%
Total	**265,144**	**100.0%**	**256,731**	**100.0%**		

Source: HISTA Data / Ribbon Demographics 2024, Novogradac, April 2025

As of 2024, the highest concentrations of renter households in the PMA are in the lowest four income cohorts, with approximately 77.1 percent of households with incomes of less than $60,000 annually. This compares to 63.9 percent in the MSA.

Conclusion

The PMA is an area of population contraction, but household growth. The median household income in the PMA is below that of the surrounding MSA and the nation and these gaps are projected to widen through 2029. As of 2024, the highest concentrations of renter households in the PMA are in the lowest four income cohorts, with approximately 77.1 percent of households with incomes of less than $60,000 annually. This compares to 63.9 percent in the MSA. Although the PMA is not an area of significant growth, the large concentration of renter-households in the lowest income cohorts indicates a need for the preservation of affordable rental units.

VIII. COMPETITIVE ENVIORNMENT

HOUSING SUMMARY

Age of Housing Stock

The age of the area housing stock is presented in the following table:

HOUSING STOCK BY YEAR BUILT

	PMA		MSA		USA	
Built 2010 or later	2,185	4.5%	66,861	8.9%	11,588,353	8.3%
Built 2000 to 2009	3,082	6.3%	94,080	12.5%	19,083,030	13.6%
Built 1990 to 1999	4,808	9.8%	108,779	14.5%	18,595,726	13.3%
Built 1980 to 1989	6,555	13.4%	139,447	18.6%	18,543,181	13.2%
Built 1970 to 1979	5,047	10.3%	111,399	14.9%	20,613,288	14.7%
Built 1960 to 1969	9,502	19.4%	86,557	11.5%	14,350,524	10.2%
Built 1950 to 1959	7,177	14.6%	68,816	9.2%	13,899,149	9.9%
Built 1940 to 1949	5,025	10.2%	32,143	4.3%	6,504,533	4.6%
Built 1939 or earlier	5,719	11.6%	41,836	5.6%	16,976,065	12.1%
Total Housing Units	**49,100**	**100.0%**	**749,918**	**100.0%**	**140,153,849**	**100.0%**

Source: US Census American Community Estimates, April 2025

Approximately 79 percent of the housing stock in the PMA was constructed before 1990.

Household Tenure

The following table illustrates the breakdown of households by tenure within the Subject's PMA.

TENURE PATTERNS PMA

Year	Owner-Occupied Units	Percentage Owner-Occupied	Renter-Occupied Units	Percentage Renter-Occupied
2010	23,089	53.5%	20,036	46.5%
2024	23,465	53.3%	20,571	46.7%
2029	25,065	55.9%	19,811	44.1%

Source: Esri Demographics 2024, Novogradac, April 2025

Although as of 2024 a greater percentage of housing units in the PMA were occupied by owner households, both the number and percentage of renter-occupied housing units increased from 2010 to 2024. From 2024 to 2029, however, both the number and the percentage of renter-occupied units are projected to decrease.

Renter Household Size Distribution

The following table illustrates the breakdown of renter households by number of persons in the household within the Subject's PMA.

PMA RENTER HOUSEHOLD SIZE DISTRIBUTION

	2010		2024		2029	
Household Size	*Total Households*	*Percent*	*Total Households*	*Percent*	*Total Households*	*Percent*
1 persons	7,386	36.9%	8,341	40.5%	8,224	41.5%
2 persons	5,119	25.5%	4,897	23.8%	4,582	23.1%
3 persons	3,353	16.7%	3,327	16.2%	3,201	16.2%
4 persons	2,198	11.0%	2,122	10.3%	2,018	10.2%
5+ persons	1,980	9.9%	1,884	9.2%	1,786	9.0%
Total	**20,036**	**100.0%**	**20,571**	**100.0%**	**19,811**	**100.0%**

Source: Esri Demographics 2024, Novogradac, April 2025

The majority of renter households in the PMA consist of one and two-person households, but there are also a sizeable number of larger three and four-person households. The household size composition of renter households in the PMA is a positive indicator for the Subject's units.

Building Permits

Historical building permit information for Newport News from the U.S. Census Bureau is presented in the following table.

BUILDING PERMITS: NEWPORT NEWS, VA: 2007 - FEBRUARY 2025

Year	Single-family and Duplex	Three and Four-Family	Five or More Family	Total Units
2007	319	0	973	1,292
2008	257	3	212	472
2009	280	0	463	743
2010	198	0	452	650
2011	210	0	235	445
2012	124	0	439	563
2013	99	0	290	389
2014	86	0	307	393
2015	129	0	59	188
2016	148	0	637	785
2017	161	0	126	287
2018	92	0	123	215
2019	109	0	221	330
2020	107	0	405	512
2021	120	0	112	232
2022	102	0	339	441
2023	148	0	499	647
2024	61	3	458	522
2025*	4	0	0	4
Total	**5,097**	**9**	**6,634**	**11,740**
Average**	**221**	**221**	**221**	**221**

*January & February, preliminary

**Excludes 2025

Source: US Census Bureau Building Permits, April 2025

As shown, multifamily permits (5+ units) have accounted for 57 percent of all permits issued since 2007. Additionally, large multifamily permit activity has increased in the past three years.

SURVEY OF COMPARABLE PROJECTS

Comparable properties are examined on the basis of physical characteristics; i.e., building type, property age/quality, level of common amenities, and absorption rates, as well as similarity in rent structure. We attempted to compare the Subject to properties from the competing market, in order to provide a picture of the general economic health and available supply in the local rental market.

Description of Property Types Surveyed/Determination of Number of Tax Credit Units

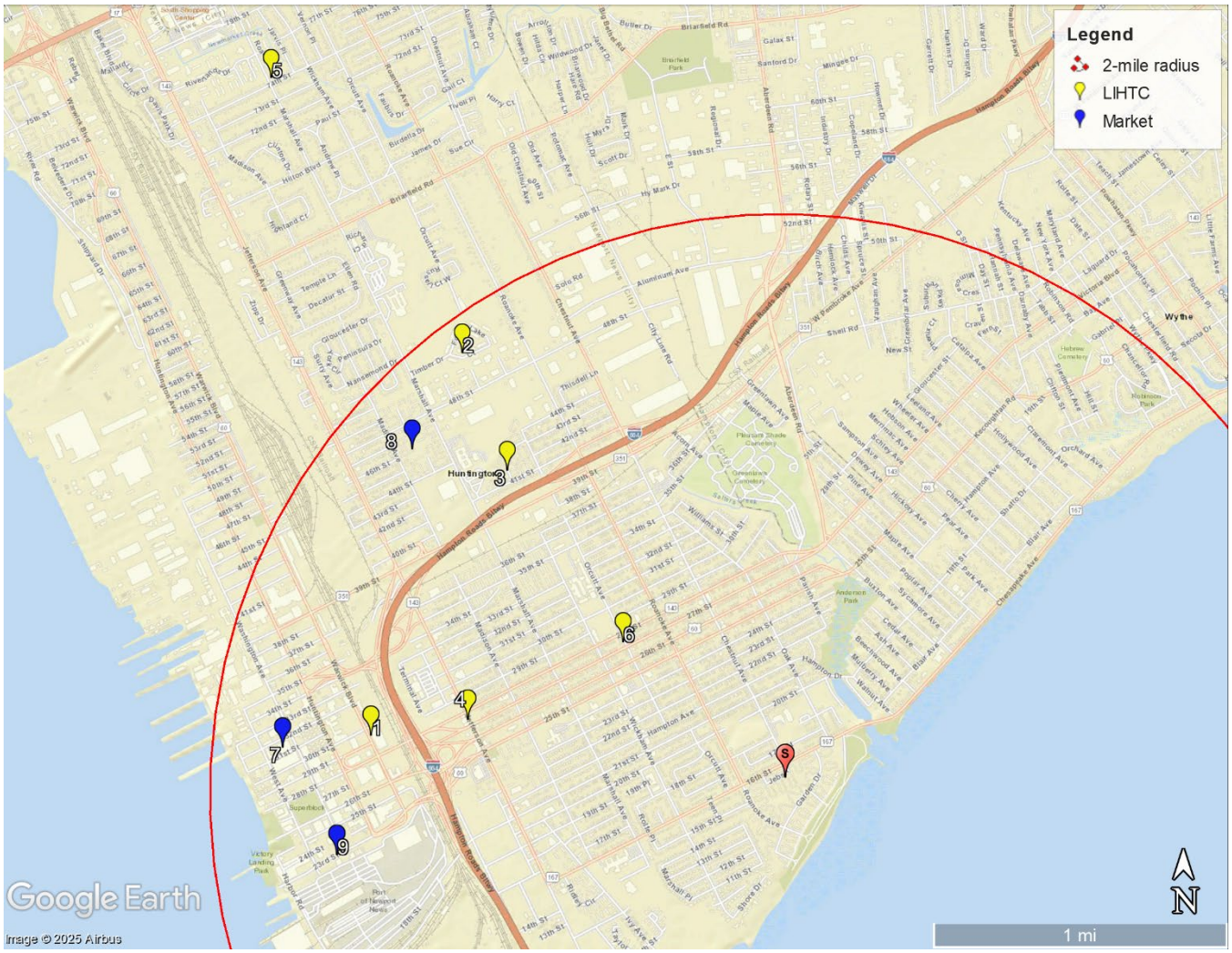
To evaluate the competitive position of the Subject, we surveyed a total of 1,707 units in nine rental properties. The LIHTC data is considered good. We included six affordable developments located between 0.8 and 3.1 miles from the Subject site, all of which are located within the PMA. The market rate data is considered good. We included three market rate properties located between 1.7 and 1.9 miles from the Subject site, all of which are located within the PMA. Overall, we believe the availability of data is adequate to support our conclusions. We also visited and surveyed other properties that were excluded from the market survey because they are not considered comparable to the Subject or would not participate in the survey. Property managers were interviewed for information on unit mix, size, absorption, unit features and project amenities; tenant profiles; and market trends in general. Overall, we believe the availability of data is more than adequate to support our conclusions.

EXCLUDED PROPERTIES

Property Name	Rent Structure	Tenancy	Reason for Exclusion
Chestnut Square	LIHTC	Family	More similar comparables available
Shell Gardens	LIHTC	Family	More similar comparables available
Monterey	LIHTC	Family	More similar comparables available
Tidewater Seniors	LIHTC	Elderly	Differing targeted tenancy
Admiral Pointe	LIHTC	Family	Could not contact
Shipyard Residential	LIHTC	Senior	Differing targeted tenancy
801 Main Street	LIHTC	Senior	Differing targeted tenancy
Sunset Creek	LIHTC	Family	Could not contact
Seven Oaks	LIHTC, Market	Family	Could not contact
Arbors at Pembroke	LIHTC, Market	Senior	Differing targeted tenancy
Snowden Senior	LIHTC, Section 8	Senior	Differing targeted tenancy
Noland Green	LIHTC/Section 8, Market	Family	More similar comparables available
Warwick SRO	LIHTC/Section 8	Senior	Subsidized
Newport Harbour	LIHTC/Section 8	Family	Subsidized
Pebblestone Gardens	LIHTC/Section 8	Family	Subsidized
Century Plaza	LIHTC/Section 8	Family	Subsidized
Orcutt Village I	LIHTC/Section 8	Family	Subsidized
City Line	LIHTC/Section 8	Family	Subsidized
Dresden	LIHTC/Section 8	Senior	Subsidized
Jefferson Brookville	LIHTC/Section 8	Family	Subsidized
Patterson Crossing	LIHTC/Section 8	Family	Subsidized
Ivy Tower	LIHTC/Section 8	Family	Subsidized
Lassiter Courts	LIHTC/Section 8	Family	Subsidized
Spratley House	LIHTC/Section 8	Family	Subsidized
Aqua Vista	LIHTC/Section 8	Family	Subsidized

Comparable Rental Property Map

The following map illustrates the location of the Subject in relation to the comparable properties.



COMPARABLE PROPERTIES

#	Comparable Property	City	Rent Structure	Distance to Subject
S	**Stuart Gardens II**	**Newport News**	**LIHTC/ Section 8**	-
1	Brennan Pointe	Newport News	LIHTC/ Section 8	1.6 miles
2	Heritage Forest Apartments	Newport News	LIHTC	1.9 miles
3	Soundview Townhomes	Newport News	LIHTC	1.5 miles
4	The Lift & Rise On Jefferson	Newport News	LIHTC/Section 8/ Market	1.2 miles
5	Westover Station Apartments	Newport News	LIHTC	3.1 miles
6	Whittaker Place	Newport News	LIHTC/ Section 8	0.8 miles
7	Liberty Apartments	Newport News	Market	1.9 miles
8	Meadow View Townhomes	Newport News	Market	1.8 miles
9	River Park Tower	Newport News	Market	1.7 miles

SUMMARY MATRIX

Comp #	Property Name	Distance to Subject	Type / Built / Renovated	Rent Structure	Unit Description	#	%	Size (SF)	Restriction	Rent (Adj)	Max Rent?	Waiting List?	Vacant Units	Vacancy Rate
Subject	Stuart Gardens II	-	Various	@40% (Section 8),	1BR / 1BA	24	10.0%	625	@40% (Section 8)	$1,400	N/A	Yes	N/A	N/A
	1326 C Garden Drive		1-stories	@50% (Section 8),	1BR / 1BA	40	16.7%	625	@50% (Section 8)	$1,400	N/A	Yes	N/A	N/A
	Newport News, VA 23607		1942 / 1985/2025	@60% (Section 8)	1BR / 1BA	20	8.4%	625	@50% (Section 8)	$1,425	N/A	Yes	N/A	N/A
			Family		1BR / 1BA	10	4.2%	747	@50% (Section 8)	$1,495	N/A	Yes	N/A	N/A
					2BR / 1BA	33	13.8%	700	@50% (Section 8)	$1,590	N/A	Yes	N/A	N/A
					2BR / 1BA	68	28.5%	938	@60% (Section 8)	$1,650	N/A	Yes	N/A	N/A
					3BR / 1BA	44	18.4%	1,100	@60% (Section 8)	$1,925	N/A	Yes	N/A	N/A
						239							19	7.9%
1	Brennan Pointe	1.6 miles	Midrise	@40%, @40%	2BR / 1.5BA	3	3.5%	1,130	@40%	$661	Yes	Yes	0	0.0%
	3000 & 3100 Warwick Boulevard		4-stories	(Section 8), @50%,	2BR / 1.5BA	2	2.3%	909	@40% (Section 8)	$903	Yes	Yes	0	0.0%
	Newport News, VA 23607		2016/2018 / n/a	@60%	2BR / 1.5BA	21	24.1%	909	@50%	$1,031	Yes	Yes	0	0.0%
			Family		2BR / 1.5BA	10	11.5%	1,130	@50%	$1,031	Yes	Yes	0	0.0%
					2BR / 1.5BA	5	5.8%	909	@60%	$1,233	Yes	Yes	1	20.0%
					2BR / 1.5BA	14	16.1%	1,152	@60%	$1,233	Yes	Yes	0	0.0%
					3BR / 2BA	2	2.3%	1,562	@40%	$765	Yes	Yes	0	0.0%
					3BR / 2BA	3	3.5%	1,171	@40% (Section 8)	$1,033	Yes	Yes	0	0.0%
					3BR / 2BA	10	11.5%	1,171	@50%	$1,246	Yes	Yes	0	0.0%
					3BR / 2BA	7	8.1%	1,562	@50%	$1,246	Yes	Yes	0	0.0%
					3BR / 2BA	3	3.5%	1,171	@60%	$1,425	Yes	Yes	0	0.0%
					3BR / 2BA	7	8.1%	1,562	@60%	$1,425	Yes	Yes	0	0.0%
						87							1	1.1%
2	Heritage Forest Apartments	1.9 miles	Garden	@40%, @60%	1BR / 1BA	N/A	N/A	720	@40%	$679	Yes	Yes	0	N/A
	901 Forest Lake Ct.		2-stories		1BR / 1BA	N/A	N/A	720	@60%	$1,067	Yes	No	6	N/A
	Newport News, VA 23605		2012/2013 / n/a		2BR / 2BA	N/A	N/A	1,035	@40%	$831	Yes	Yes	0	N/A
			Family		2BR / 2BA	N/A	N/A	1,035	@60%	$1,284	Yes	No	5	N/A
					3BR / 2BA	N/A	N/A	1,222	@60%	$1,491	Yes	No	4	N/A
						248							15	6.0%
3	Soundview Townhomes	1.5 miles	Townhouse	@60%	1BR / 1BA	55	22.0%	530	@60%	$845	No	No	0	0.0%
	827 41st Street		2-stories		2BR / 1BA	73	29.2%	740	@60%	$945	No	No	0	0.0%
	Newport News, VA 23607		1969 / 2019		3BR / 3BA	68	27.2%	977	@60%	$1,045	No	No	0	0.0%
			Family		4BR / 4BA	54	21.6%	1,140	@60%	$1,145	No	No	0	0.0%
						250							0	0.0%
4	The Lift & Rise On Jefferson	1.2 miles	Midrise	@30%, @50%	1BR / 1BA	N/A	N/A	680	@30%	$298	No	Yes	N/A	N/A
	2800 Jefferson Avenue		5-stories	(Section 8), @60%,	1BR / 1BA	N/A	N/A	680	@50% (Section 8)	-	N/A	Yes	N/A	N/A
	Newport News, VA 23607		2023 / n/a	Market	1BR / 1BA	N/A	N/A	680	@60%	$944	No	Yes	N/A	N/A
			Family		1BR / 1BA	N/A	N/A	680	Market	$976	N/A	Yes	N/A	N/A
					2BR / 2BA	N/A	N/A	979	@30%	$477	No	Yes	N/A	N/A
					2BR / 2BA	N/A	N/A	979	@50% (Section 8)	-	N/A	Yes	N/A	N/A
					2BR / 2BA	N/A	N/A	979	@60%	$1,109	No	Yes	N/A	N/A
					2BR / 2BA	N/A	N/A	979	Market	$1,192	N/A	Yes	N/A	N/A
					3BR / 2BA	N/A	N/A	1,272	@30%	$494	No	Yes	N/A	N/A
					3BR / 2BA	N/A	N/A	1,272	@50% (Section 8)	-	N/A	Yes	N/A	N/A
					3BR / 2BA	N/A	N/A	1,272	@60%	$1,223	No	Yes	N/A	N/A
					3BR / 2BA	N/A	N/A	1,272	Market	$1,588	N/A	Yes	N/A	N/A
						81							2	2.5%
5	Westover Station Apartments	3.1 miles	Garden	@60%	1BR / 1BA	36	33.3%	661	@60%	$1,060	Yes	No	1	2.8%
	805 Roam Court		3-stories		2BR / 1BA	72	66.7%	858	@60%	$1,265	Yes	No	1	1.4%
	Newport News, VA 23605		1991 / n/a											
			Family											
						108							2	1.9%
6	Whittaker Place	0.8 miles	Conversion	@40% (Section 8),	0BR / 1BA	2	3.0%	411	@40% (Section 8)	$950	N/A	No	0	0.0%
	1003 28th Street		4-stories	@60%	0BR / 1BA	12	17.9%	411	@60%	$950	No	No	0	0.0%
	Newport News, VA 23607		1943 / 2019		1BR / 1BA	4	6.0%	615	@40% (Section 8)	$1,010	N/A	No	0	0.0%
			Family		1BR / 1BA	38	56.7%	615	@60%	$1,010	No	No	2	5.3%
					2BR / 2BA	2	3.0%	795	@40% (Section 8)	$1,170	N/A	No	0	0.0%
					2BR / 2BA	9	13.4%	795	@60%	$1,170	No	No	0	0.0%
						67							2	3.0%
7	Liberty Apartments	1.9 miles	Midrise	Market	1BR / 1BA	85	30.1%	566	Market	$1,680	N/A	Yes	N/A	N/A
	3201 Washington Avenue		4-stories		1BR / 1BA	N/A	N/A	558	Market	$1,630	N/A	Yes	N/A	N/A
	Newport News, VA 23607		2013 / n/a		2BR / 2BA	104	36.9%	825	Market	$1,890	N/A	Yes	N/A	N/A
			Family		2BR / 2BA	N/A	N/A	848	Market	$1,858	N/A	Yes	N/A	N/A
					3BR / 3BA	8	2.8%	1,106	Market	$2,314	N/A	Yes	N/A	N/A
						282							8	2.8%
8	Meadow View Townhomes	1.8 miles	Various	Market	1BR / 1BA	2	0.5%	530	Market	$891	N/A	No	0	0.0%
	4801 Marshall Avenue		2-stories		2BR / 1BA	177	44.3%	740	Market	$1,016	N/A	No	4	2.3%
	Newport News, VA 23607		1967 / 2017		2BR / 1.5BA	20	5.0%	740	Market	$1,311	N/A	No	1	5.0%
	Warwick County		Family		3BR / 1BA	130	32.5%	997	Market	$1,185	N/A	No	5	3.9%
					3BR / 1.5BA	59	14.8%	997	Market	$1,535	N/A	No	1	1.7%
					4BR / 1.5BA	12	3.0%	1,140	Market	$1,752	N/A	No	0	0.0%
						400							11	2.8%
9	River Park Tower	1.7 miles	Highrise	Market	1BR / 1BA	N/A	N/A	700	Market	$1,530	N/A	No	1	N/A
	2601 West Avenue		20-stories		2BR / 2BA	N/A	N/A	1,062	Market	$1,845	N/A	No	1	N/A
	Newport News, VA 23607		1987 / n/a		2BR / 2BA	N/A	N/A	1,120	Market	$1,795	N/A	No	0	N/A
			Family		2BR / 2BA	N/A	N/A	1,138	Market	$1,825	N/A	No	1	N/A
					2BR / 2BA	N/A	N/A	1,098	Market	$1,810	N/A	No	2	N/A
					2BR / 2BA	N/A	N/A	1,164	Market	$1,880	N/A	No	2	N/A
					3BR / 2BA	N/A	N/A	1,582	Market	$1,994	N/A	No	0	N/A
					3BR / 2BA	N/A	N/A	2,016	Market	$2,689	N/A	No	0	N/A
						184							7	3.8%

AMENITY MATRIX

	Subject	Brennan Pointe	Heritage Forest Apartments	Soundview Townhomes	The Lift & Rise On Jefferson	Westover Station Apartments	Whittaker Place	Liberty Apartments	Meadow View Townhomes	River Park Tower
Rent Structure	LIHTC/ Section 8	LIHTC/ Section 8	LIHTC	LIHTC	LIHTC/Section 8/ Market	LIHTC	LIHTC/ Section 8	Market	Market	Market
Building										
Property Type	Various	Midrise	Garden	Townhouse	Midrise	Garden	Conversion	Midrise	Various	Highrise
# of Stories	1-stories	4-stories	2-stories	2-stories	5-stories	3-stories	4-stories	4-stories	2-stories	20-stories
Year Built	1942	2016/2018	2012/2013	1969	2023	1991	1943	2013	1967	1987
Year Renovated	1985/2027	n/a	n/a	2019	n/a	n/a	2019	n/a	2017	n/a
Commercial	no	no	no	no	yes	no	no	no	no	no
Elevators	no	yes	no	no	yes	no	no	yes	no	yes
Courtyard	no	no	no	no	yes	no	no	yes	no	no
Utility Structure										
Cooking	no	no	no	no	yes	no	no	no	no	no
Water Heat	no	no	no	no	yes	no	no	no	no	no
Heat	no	no	no	no	no	no	no	no	no	no
Other Electric	no	no	no	no	no	no	no	no	no	no
Water	yes	no	no	yes	yes	yes	yes	no	no	no
Sewer	yes	no	no	yes	yes	yes	yes	no	no	no
Trash	yes	yes	yes	yes	yes	yes	yes	no	yes	no
Unit Amenities										
Balcony/Patio	no	yes	yes	yes	yes	no	no	no	no	yes
Blinds	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Cable/Satellite	no	no	no	no	no	no	no	no	no	yes
Central A/C	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Ceiling Fan	yes	no	no	no	no	yes	no	no	yes	no
Coat Closet	yes	yes	yes	yes	no	no	yes	yes	yes	yes
Walk-In Closet	no	yes	yes	no	no	yes	no	no	no	no
Washer/Dryer	yes	no	yes	no	yes	no	yes	yes	yes	yes
W/D Hookup	yes	yes	yes	yes	yes	yes	no	yes	yes	yes
Kitchen										
Dishwasher	yes	no	yes	yes	yes	yes	yes	yes	yes	yes
Disposal	no	no	yes	yes	no	yes	yes	yes	yes	yes
Microwave	no	no	yes	no	no	no	yes	no	no	no
Oven	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Refrigerator	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Community										
Business Center	no	no	no	yes	no	no	no	no	no	yes
Community Room	yes	yes	yes	yes	yes	no	no	yes	no	yes
Central Laundry	no	yes	no	yes	no	yes	no	no	yes	no
On-Site Mgmt	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Recreation										
Exercise Facility	no	no	yes	no	yes	yes	no	yes	no	yes
Playground	yes	no	yes	yes	yes	yes	no	no	yes	no
Swimming Pool	no	no	yes	no	no	no	no	yes	no	yes
Picnic Area	no	no	no	yes	no	yes	yes	yes	no	yes
Theatre	no	no	no	no	no	no	no	no	no	yes
Recreational Area	no	no	no	no	yes	no	no	yes	no	no
WiFi	no	no	no	no	no	no	no	no	no	yes
Service Coordination	no	no	no	no	yes	no	no	no	no	no
Security										
In-Unit Alarm	no	no	no	yes	no	no	no	no	no	no
Intercom (Buzzer)	no	yes	no	no	yes	no	no	yes	no	yes
Limited Access	no	yes	yes	no	yes	no	yes	yes	no	yes
Patrol	yes	yes	yes	yes	no	yes	no	no	yes	no
Video Surveillance	yes	no	yes	yes	no	yes	yes	yes	yes	yes
Parking										
Garage	no	no	no	no	no	no	no	yes	no	yes
Garage Fee	n/a	$0	$0	$0	n/a	$0	n/a	$70	$0	$15
Off-Street Parking	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Off-Street Fee	n/a	$0	$0	$0	n/a	$0	n/a	$0	$0	$0

RENT AND SQUARE FOOTAGE RANKING – All rents adjusted for utilities and concessions extracted from the market.

Units Surveyed:	1,707	Weighted Occupancy:	97.2%	
Market Rate	866	Market Rate	97.0%	
Tax Credit	841	Tax Credit	97.4%	

	One Bedroom One Bath		Two Bedroom One Bath		Three Bedroom One Bath	
	Property	Average	Property	Average	Property	Average
RENT	Liberty Apartments (Market)	$1,680	Liberty Apartments (Market)(2BA)	$1,890	River Park Tower (Market)(2BA)	$2,689
	Liberty Apartments (Market)	$1,630	River Park Tower (Market)(2BA)	$1,880	Liberty Apartments (Market)(3BA)	$2,314
	River Park Tower (Market)	$1,530	Liberty Apartments (Market)(2BA)	$1,858	River Park Tower (Market)(2BA)	$1,994
	Stuart Gardens II (@50%)	**$1,495**	River Park Tower (Market)(2BA)	$1,845	**Stuart Gardens II (@60%)**	**$1,925**
	Stuart Gardens II (@50%)	**$1,425**	River Park Tower (Market)(2BA)	$1,825	The Lift & Rise On Jefferson (Market)(2BA)	$1,588
	Stuart Gardens II (@50%)	**$1,400**	River Park Tower (Market)(2BA)	$1,810	Meadow View Townhomes (Market)(1.5BA)	$1,535
	Stuart Gardens II (@40%)	**$1,400**	River Park Tower (Market)(2BA)	$1,795	Heritage Forest Apartments (@60%)(2BA)	$1,491
	Heritage Forest Apartments (@60%)	$1,067	**Stuart Gardens II (@60%)**	**$1,650**	Brennan Pointe (@60%)(2BA)	$1,425
	Westover Station Apartments (@60%)	$1,060	**Stuart Gardens II (@50%)**	**$1,590**	Brennan Pointe (@60%)(2BA)	$1,425
	Whittaker Place (@40%)	$1,010	Meadow View Townhomes (Market)(1.5BA)	$1,311	Brennan Pointe (@50%)(2BA)	$1,246
	Whittaker Place (@60%)	$1,010	Heritage Forest Apartments (@60%)(2BA)	$1,284	Brennan Pointe (@50%)(2BA)	$1,246
	The Lift & Rise On Jefferson (Market)	$976	Westover Station Apartments (@60%)	$1,265	The Lift & Rise On Jefferson (@60%)(2BA)	$1,223
	The Lift & Rise On Jefferson (@60%)	$944	Brennan Pointe (@60%)(1.5BA)	$1,233	Meadow View Townhomes (Market)	$1,185
	Meadow View Townhomes (Market)	$891	Brennan Pointe (@60%)(1.5BA)	$1,233	Soundview Townhomes (@60%)(3BA)	$1,045
	Soundview Townhomes (@60%)	$845	The Lift & Rise On Jefferson (Market)(2BA)	$1,192	Brennan Pointe (@40%)(2BA)	$1,033
	Heritage Forest Apartments (@40%)	$679	Whittaker Place (@40%)(2BA)	$1,170	Brennan Pointe (@40%)(2BA)	$765
	The Lift & Rise On Jefferson (@30%)	$298	Whittaker Place (@60%)(2BA)	$1,170	The Lift & Rise On Jefferson (@30%)(2BA)	$494
			The Lift & Rise On Jefferson (@60%)(2BA)	$1,109		
			Brennan Pointe (@50%)(1.5BA)	$1,031		
			Brennan Pointe (@50%)(1.5BA)	$1,031		
			Meadow View Townhomes (Market)	$1,016		
			Soundview Townhomes (@60%)	$945		
			Brennan Pointe (@40%)(1.5BA)	$903		
			Heritage Forest Apartments (@40%)(2BA)	$831		
			Brennan Pointe (@40%)(1.5BA)	$661		
			The Lift & Rise On Jefferson (@30%)(2BA)	$477		
SQUARE FOOTAGE	**Stuart Gardens II (@50%)**	**747**	River Park Tower (Market)(2BA)	1,164	River Park Tower (Market)(2BA)	2,016
	Heritage Forest Apartments (@40%)	720	Brennan Pointe (@60%)(1.5BA)	1,152	River Park Tower (Market)(2BA)	1,582
	Heritage Forest Apartments (@60%)	720	River Park Tower (Market)(2BA)	1,138	Brennan Pointe (@50%)(2BA)	1,562
	River Park Tower (Market)	700	Brennan Pointe (@50%)(1.5BA)	1,130	Brennan Pointe (@40%)(2BA)	1,562
	The Lift & Rise On Jefferson (@50%)	680	Brennan Pointe (@40%)(1.5BA)	1,130	Brennan Pointe (@60%)(2BA)	1,562
	The Lift & Rise On Jefferson (@30%)	680	River Park Tower (Market)(2BA)	1,120	The Lift & Rise On Jefferson (Market)(2BA)	1,272
	The Lift & Rise On Jefferson (Market)	680	River Park Tower (Market)(2BA)	1,098	The Lift & Rise On Jefferson (@50%)(2BA)	1,272
	The Lift & Rise On Jefferson (@60%)	680	River Park Tower (Market)(2BA)	1,062	The Lift & Rise On Jefferson (@60%)(2BA)	1,272
	Westover Station Apartments (@60%)	661	Heritage Forest Apartments (@40%)(2BA)	1,035	The Lift & Rise On Jefferson (@30%)(2BA)	1,272
	Stuart Gardens II (@50%)	**625**	Heritage Forest Apartments (@60%)(2BA)	1,035	Heritage Forest Apartments (@60%)(2BA)	1,222
	Stuart Gardens II (@40%)	**625**	The Lift & Rise On Jefferson (@50%)(2BA)	979	Brennan Pointe (@50%)(2BA)	1,171
	Stuart Gardens II (@50%)	**625**	The Lift & Rise On Jefferson (Market)(2BA)	979	Brennan Pointe (@40%)(2BA)	1,171
	Whittaker Place (@40%)	615	The Lift & Rise On Jefferson (@60%)(2BA)	979	Brennan Pointe (@60%)(2BA)	1,171
	Whittaker Place (@60%)	615	The Lift & Rise On Jefferson (@30%)(2BA)	979	Liberty Apartments (Market)(3BA)	1,106
	Liberty Apartments (Market)	566	**Stuart Gardens II (@60%)**	**938**	**Stuart Gardens II (@60%)**	**1,100**
	Liberty Apartments (Market)	558	Brennan Pointe (@40%)(1.5BA)	909	Meadow View Townhomes (Market)	997
	Soundview Townhomes (@60%)	530	Brennan Pointe (@60%)(1.5BA)	909	Meadow View Townhomes (Market)(1.5BA)	997
	Meadow View Townhomes (Market)	530	Brennan Pointe (@50%)(1.5BA)	909	Soundview Townhomes (@60%)(3BA)	977
			Westover Station Apartments (@60%)	858		
			Liberty Apartments (Market)(2BA)	848		
			Liberty Apartments (Market)(2BA)	825		
			Whittaker Place (@40%)(2BA)	795		
			Whittaker Place (@60%)(2BA)	795		
			Meadow View Townhomes (Market)(1.5BA)	740		
			Soundview Townhomes (@60%)	740		
			Meadow View Townhomes (Market)	740		
			Stuart Gardens II (@50%)	**700**		
RENT PER SQUARE FOOT	Liberty Apartments (Market)	$2.97	Liberty Apartments (Market)(2BA)	$2.29	Liberty Apartments (Market)(3BA)	$2.09
	Liberty Apartments (Market)	$2.92	**Stuart Gardens II (@50%)**	**$2.27**	**Stuart Gardens II (@60%)**	**$1.75**
	Stuart Gardens II (@50%)	**$2.28**	Liberty Apartments (Market)(2BA)	$2.19	Meadow View Townhomes (Market)(1.5BA)	$1.54
	Stuart Gardens II (@40%)	**$2.24**	Meadow View Townhomes (Market)(1.5BA)	$1.77	River Park Tower (Market)(2BA)	$1.33
	Stuart Gardens II (@50%)	**$2.24**	**Stuart Gardens II (@60%)**	**$1.76**	River Park Tower (Market)(2BA)	$1.26
	River Park Tower (Market)	$2.19	River Park Tower (Market)(2BA)	$1.74	The Lift & Rise On Jefferson (Market)(2BA)	$1.25
	Stuart Gardens II (@50%)	**$2.00**	River Park Tower (Market)(2BA)	$1.65	Heritage Forest Apartments (@60%)(2BA)	$1.22
	Meadow View Townhomes (Market)	$1.68	River Park Tower (Market)(2BA)	$1.62	Brennan Pointe (@60%)(2BA)	$1.22
	Whittaker Place (@40%)	$1.64	River Park Tower (Market)(2BA)	$1.60	Meadow View Townhomes (Market)	$1.19
	Whittaker Place (@60%)	$1.64	River Park Tower (Market)(2BA)	$1.60	Soundview Townhomes (@60%)(3BA)	$1.07
	Westover Station Apartments (@60%)	$1.60	Westover Station Apartments (@60%)	$1.47	Brennan Pointe (@50%)(2BA)	$1.06
	Soundview Townhomes (@60%)	$1.59	Whittaker Place (@40%)(2BA)	$1.47	The Lift & Rise On Jefferson (@60%)(2BA)	$0.96
	Heritage Forest Apartments (@60%)	$1.48	Whittaker Place (@60%)(2BA)	$1.47	Brennan Pointe (@60%)(2BA)	$0.91
	The Lift & Rise On Jefferson (Market)	$1.44	Meadow View Townhomes (Market)	$1.37	Brennan Pointe (@40%)(2BA)	$0.88
	The Lift & Rise On Jefferson (@60%)	$1.39	Brennan Pointe (@60%)(1.5BA)	$1.36	Brennan Pointe (@50%)(2BA)	$0.80
	Heritage Forest Apartments (@40%)	$0.94	Soundview Townhomes (@60%)	$1.28	Brennan Pointe (@40%)(2BA)	$0.49
	The Lift & Rise On Jefferson (@30%)	$0.44	Heritage Forest Apartments (@60%)(2BA)	$1.24	The Lift & Rise On Jefferson (@30%)(2BA)	$0.39
			The Lift & Rise On Jefferson (Market)(2BA)	$1.22		
			Brennan Pointe (@50%)(1.5BA)	$1.13		
			The Lift & Rise On Jefferson (@60%)(2BA)	$1.13		
			Brennan Pointe (@60%)(1.5BA)	$1.07		
			Brennan Pointe (@40%)(1.5BA)	$0.99		
			Brennan Pointe (@50%)(1.5BA)	$0.91		
			Heritage Forest Apartments (@40%)(2BA)	$0.80		
			Brennan Pointe (@40%)(1.5BA)	$0.58		
			The Lift & Rise On Jefferson (@30%)(2BA)	$0.49		

PROPERTY CHARACTERISTICS

Following are the relevant characteristics of the comparable properties surveyed:

Location

The Subject is located in a mixed-use neighborhood south of downtown Newport News. The comparables are located between 0.8 and 3.1 miles from the Subject site and all are located within the PMA.

LOCATION COMPARISON SUMMARY

#	Property Name	City	Tenancy	Rent Structure	Distance to Subject	Household Income	Median Home Value	Crime Index	Walk Score	Transit Score	Vacant Housing	% Renter HH
S	**Stuart Gardens II**	**Newport News**	**Family**	**LIHTC/ Section 8**	-	**$34,590**	**$113,100**	**138**	**25**	**39**	**10.3%**	**47.5%**
1	Brennan Pointe	Newport News	Family	LIHTC/ Section 8	1.6 miles	$43,019	$113,100	138	50	56	13.5%	67.5%
2	Heritage Forest Apartments	Newport News	Family	LIHTC	1.9 miles	$39,506	$138,400	134	10	43	8.9%	67.4%
3	Soundview Townhomes	Newport News	Family	LIHTC	1.5 miles	$34,495	$113,100	167	23	47	12.2%	63.4%
4	The Lift & Rise On Jefferson	Newport News	Family	LIHTC/Section 8/ Market	1.2 miles	$31,880	$113,100	154	66	56	13.5%	59.5%
5	Westover Station Apartments	Newport News	Family	LIHTC	3.1 miles	$50,209	$138,400	101	59	50	7.0%	46.7%
6	Whittaker Place	Newport News	Family	LIHTC/ Section 8	0.8 miles	$34,506	$113,100	158	60	51	14.5%	53.3%
7	Liberty Apartments	Newport News	Family	Market	1.9 miles	$42,082	$113,100	132	47	57	13.7%	71.6%
8	Meadow View Townhomes	Newport News	Family	Market	1.8 miles	$38,096	$113,100	157	36	50	10.3%	64.3%
9	River Park Tower	Newport News	Family	Market	1.7 miles	$29,738	$113,100	140	44	56	13.9%	81.1%

As illustrated, with the exception of The Lift & Rise on Jefferson, the comparables are generally located in superior locations relative to that of the Subject in terms of demographic and housing characteristics. The Subject is however located on the waterfront, which mitigates to some extent the weaker demographic and housing characteristics.

Size, Age and Condition

The Subject was originally constructed in 1942 and renovated in 1985. Based on our inspection of the Subject, units are currently in average condition. The Subject is proposed for additional renovations with LIHTC equity and will exhibit good condition post-renovation. The LIHTC comparables were built or last renovated between 1987 and 2023 and range from average to excellent condition with the majority in average to good condition. In comparison, the market rate comparables were constructed or most recently renovated between 1987 and 2017, and range from average to good condition. The majority of comparables exhibit superior condition relative to the Subject.

The Subject offers a mixture of design as do two of the comparables. The Subject is made up of a combination of garden and townhouse designs. Meadow View Townhomes offers a mixture of garden and townhouse style units. Additionally, Brennan Pointe, The Lift & Rise On Jefferson, Liberty Apartments, and River Park Tower offer elevators, which the Subject lacks. We have considered the Subject's design and condition in our determination of achievable rents.

Unit Size

The following table illustrates the unit sizes of the Subject and the comparable properties.

UNIT SIZE COMPARISON

Bedroom Type	1BR	2BR	3BR
Subject	**625 – 747**	**700 – 938**	**1,100**
Average	638	962	1,305
Min	530	740	977
Max	720	1,164	2,016
Advantage/Disadvantage	**-2% : 17%**	**-27% : -2%**	**-16%**

With the exception of the Subject's one-bedroom townhome units, all of the Subject's units are smaller than the surveyed averages, particularly the two-bedroom garden-style and the three-bedroom townhome units. The comparables offering the smallest units are performing well. Further, the Subject has a history of strong occupancy rates. Although the Subject's unit sizes present a slight marketing disadvantage, particularly the two-bedroom garden-style and three-bedroom townhome units, the floor plans are functional based on our inspection of the Subject. Nonetheless, we have taken the Subject's unit sizes into account in our determination of achievable rents.

Unit Amenities

The Subject's unit amenities include carpet/vinyl flooring, blinds, ceiling fan, range/oven, refrigerator, and washer/dryer hookups. Post-renovation, the Subject will offer refinished hardwood or new vinyl plank flooring, dishwashers, and washer/dryers. The majority of the surveyed comparables offer unit amenities ranging from slightly inferior to slightly superior relative to the Subject. Exceptions include Heritage Forest Apartments and River Park Tower, which feature superior in-unit amenity packages relative to the Subject. These properties offer features such as disposals, balconies/patios, and walk-in closets, which the Subject lacks. We believe the Subject's lack of disposals, balcony/patios, and walk-in closets is generally offset by its hardwood flooring and washer/dryers, which are not offered by several of the comparables. Overall, we believe the Subject's unit amenities are competitive in the market, though they present a slight marketing disadvantage as is, but do not appear to have impacted historical performance. Further, the addition of washer/dryers and dishwashers in the proposed renovations will help mitigate that disadvantage as proposed.

Community Amenities

The Subject's community amenities are shared with the other phase of the project and include a clubhouse/community room, and on-site management. The Subject also has waterfront and beach access. Post-renovation, a new playground will be added. The amenity packages the comparables offer vary in quality and quantity, ranging from inferior to slighlty superior relative to the Subject. Overall, we believe the Subject's unit amenities are competitive in the market.

Security Features

The Subject offers a security patrol as a security feature. Post-renovation, the Subject will also include video surveillance. All of the comparables offer at least two security features. As previously noted, the Subject is located in a neighborhood with a higher risk of crime relative to the nation, but this is also true for all of the comparables and these properties are, like the Subject, performing well in the market. As such, we believe the Subject's security features appear appropriate.

Utility Structure

Tenants at the Subject are responsible for electric cooking, electric water heating, electric heating, and general electric expenses. The landlord is responsible for cold water, sewer, and trash expenses, and all common area utilities. The utility structure varies among the comparable properties; we have adjusted the comparables' rents in accordance with the amounts outlined on the local utility schedule, obtained from the Newport News

Housing and Redevelopment Authority, effective October 1, 2024, which is the most recent available. Following the renovations, the utility structure will remain the same.

Parking

According to the building plans, the Subject offers 290 off-street surface parking, or 1.2 spaces per unit, which we believe is reasonable given the Subject's proximity to public transportation and which appeared reasonable at the time of the inspection. The Subject offers off-street parking for its residents at no additional cost, similar to the majority of the comparables. Two of the comparables offer off-street parking as well as garage parking for an additional $15 to $70 per month. Overall, the Subject's parking appears adequate, and is similar to the majority of the comparables.

MARKET CHARACTERISTICS

Following are relevant market characteristics for comparable properties surveyed.

Vacancy Levels

The following table details vacancy levels at comparable properties.

OVERALL VACANCY

Property Name	Rent Structure	Total Units	Vacant Units	Vacancy Rate
Brennan Pointe	LIHTC/ Section 8	87	1	1.1%
Heritage Forest Apartments	LIHTC	248	15	6.0%
Soundview Townhomes	LIHTC	250	0	0.0%
The Lift & Rise On Jefferson	LIHTC/Section 8/ Market	81	2	2.5%
Westover Station Apartments	LIHTC	108	2	1.9%
Whittaker Place	LIHTC/ Section 8	67	2	3.0%
Liberty Apartments	Market	282	8	2.8%
Meadow View Townhomes	Market	400	11	2.7%
River Park Tower	Market	184	7	3.8%
Total LIHTC		**841**	**22**	**2.6%**
Total Market Rate		**866**	**26**	**3.0%**
Overall Total		**1,707**	**48**	**2.8%**

The comparables reported vacancy rates ranging from zero to six percent, with an overall weighted average of 2.8 percent. The manager at one of the six LIHTC properties reported being fully occupied, but all reported vacancy rates of six percent and below. The average vacancy rate reported by the affordable comparables was 2.6 percent, slightly below the three percent average reported by the market rate properties. Additionally, four of the comparables maintain waiting lists, some of which are extensive. All of the market rate properties reported vacancy rates of 3.8 percent or lower.

The Subject's historical financials (2022, 2023, and 2024) indicate vacancy and collection loss of 5.6, 5.3, and 9.0 percent. According to a rent roll dated March 19, 2025 the Subject is 87.2 percent occupied, with vacancies being held offline pending renovations. Overall, based on the vacancy rates at the comparables and the Subject's current and historical performance, we expect the Subject to operate with vacancy and collection loss of 4.0 percent after completion of the proposed renovations.

The following table details vacancy by bedroom type for the comparable properties surveyed:

VACANCY BY BEDROOM TYPE

Property Name	Rent Structure	Tenancy	0BR	1BR	2BR	3BR	4BR	Overall
Brennan Pointe	LIHTC/ Section 8	Family	-	-	1.8%	0.0%	-	1.1%
Heritage Forest Apartments	LIHTC	Family	-	-	-	-	-	6.0%
Soundview Townhomes	LIHTC	Family	-	0.0%	0.0%	0.0%	0.0%	0.0%
The Lift & Rise On Jefferson	HTC/Section 8/ Mark	Family	-	-	-	-	-	2.5%
Westover Station Apartments	LIHTC	Family	-	2.8%	1.4%	-	-	1.9%
Whittaker Place	LIHTC/ Section 8	Family	0.0%	4.8%	0.0%	-	-	3.0%
Liberty Apartments	Market	Family	-	-	-	-	-	2.8%
Meadow View Townhomes	Market	Family	-	0.0%	2.5%	3.2%	0.0%	2.7%
River Park Tower	Market	Family	-	-	-	-	-	3.8%

Concessions

None of the comparables are currently offering concessions. Given the lack of concessions in the market, we do not believe that the Subject will need to offer concessions to remain stabilized.

Turnover

The following table details turnover rates at comparable properties.

TURNOVER

Property Name	Rent Structure	Annual Turnover
Brennan Pointe	LIHTC/ Section 8	6%
Heritage Forest Apartments	LIHTC	30%
Soundview Townhomes	LIHTC	17%
The Lift & Rise On Jefferson	LIHTC/Section 8/ Market	N/A
Westover Station Apartments	LIHTC	11%
Whittaker Place	LIHTC/ Section 8	27%
Liberty Apartments	Market	36%
Meadow View Townhomes	Market	60%
River Park Tower	Market	15%
Average Turnover		**25%**

The comparables reported turnover rates ranging from six to 60 percent, with an overall average of 25 percent. The Subject experienced a turnover rate of 27 percent in the past year. Based on the performance of the comparables, as well as historical operations, we expect the Subject will operate with a turnover rate of 30 percent or less.

Waiting Lists

The following table illustrates the waiting lists offered at the comparable properties included in our survey.

WAITING LIST

Property Name	Rent Structure	Waiting List Length
Brennan Pointe	LIHTC/ Section 8	Yes; 250 households
Heritage Forest Apartments	LIHTC	Yes, five households for 40% AMI units
Soundview Townhomes	LIHTC	None
The Lift & Rise On Jefferson	LIHTC/Section 8/ Market	Yes, length unknown
Westover Station Apartments	LIHTC	None
Whittaker Place	LIHTC/ Section 8	None
Liberty Apartments	Market	Yes, length unknown
Meadow View Townhomes	Market	None
River Park Tower	Market	None

As shown, four of the comparables, including three affordable comparables, maintain waiting lists, some of which are extensive. The Subject has historically maintained a shared waiting list with its adjacent sister property, Stuart Gardens I. Post-renovation, we believe the Subject will continue to maintain a waiting list.

Rental Rate Increases

The following table illustrates the rent increases at the comparable properties.

RENT GROWTH

Property Name	Rent Structure	Rent Growth
Brennan Pointe	LIHTC/ Section 8	Kept at max
Heritage Forest Apartments	LIHTC	Kept at max
Soundview Townhomes	LIHTC	Increased of up to six percent
The Lift & Rise On Jefferson	LIHTC/Section 8/ Market	N/Av
Westover Station Apartments	LIHTC	At 2024 max
Whittaker Place	LIHTC/ Section 8	None
Liberty Apartments	Market	Changes daily, annual increase up to 12 percent
Meadow View Townhomes	Market	Decrease of up to nine percent
River Park Tower	Market	Changes daily, annual increase of up to 29 percent

As shown, rent growth in the market is varied. Three of the LIHTC comparables maintain rents at the maximum allowable levels, but all were surveyed prior to or closely following the recent release of the 2025 rent limits and none are achieving the 2025 rent limits to date. The market rate comparables also reported varied rent growth with two of the three reporting strong growth and the third reporting an average decrease over the past year.

According to CoStar, rents in the Subject's Newport News submarket increased by 1.0 percent in the past year, below the historical average of 3.3 percent annual growth. Rent growth is however projected to increase through 2029 at an average rate of 2.8 percent. With the exception of two units, all of the Subject's rents will continue to be dictated by HUD post-renovation. However, we believe the Subject would achieve small annual rent increases if it were to hypothetically lose subsidy.

Absorption Estimate

We were able to obtain absorption information from five properties located within Newport News and Norfolk, Virginia. The following table details our findings.

ABSORPTION

Property Name	Location	Type Tenancy	Year Built/Renovated	Total Units	Absorption (Units/Mo)
Legacy Landing*	Newport News	LIHTC, Section 8, Market	2025	155	20
The Lofts At Front Street	Norfolk	Market	2022	258	22
Riverside Station	Norfolk	LIHTC	2022	236	33
Oceanside Tower	Norfolk	Market	1975/2022	133	10
Market Heights Apartments	Norfolk	LIHTC	2020	80	20
Average				**172**	**21**

*Preliminary absorption.

As shown, the properties reported absorption rates between ten and 33 units per month with an average of 21 units per month. The one most recent addition to the LIHTC supply in Newport News, Legacy Landing, opened in January 2025 and 41 units have been leased in the first two months for a preliminary absorption rate of 20 units per month. Further, while we were not able to obtain absorption information for the LIHTC comparable, Lift & Rise on Jefferson, the most recently completed and stabilized LIHTC property in Newport News, according to local media coverage the property opened with an interest list of 2,500 households in early 2023.

The Subject is an existing development and the proposed renovations will occur with tenants in place. As such, an absorption analysis is somewhat moot. If vacant, we estimate the Subject would achieve an absorption rate of approximately 20 units per month. This equates to an absorption period of 12 months to stabilize at 95 percent occupancy if it were hypothetically 100 percent vacant.

Further, all tenants are expected to remain income qualified post-renovation, as the 239 Section 8 units will continue to benefit from subsidy; therefore, increases in contract rents will have minimal impact on tenants, as residents will continue to pay just 30 percent of their income towards rents, not to exceed the LIHTC maximum allowable levels or the contract rent. As such, we believe the Subject will reach stabilized occupancy within one month of completion of renovation.

Affordable Properties in the PMA

We do not believe the Subject will adversely affect existing affordable housing projects in the PMA. A survey of comparable LIHTC rental housing developments in the area demonstrates substantial demand for quality affordable rental units.

EXISTING AFFORDABLE HOUSING IN THE PMA

Property Name	Type	Tenancy	Total Units	LIHTC Units	Competitive LIHTC Units	Competitive Subsidized Units	Vacancy
Chestnut Square	LIHTC	Family	40	40	40	0	N/Av
Shell Gardens	LIHTC	Family	48	48	48	0	N/Av
Monterey	LIHTC	Family	40	40	40	0	N/Av
Tidewater Seniors	LIHTC	Elderly	140	140	0	0	0.0%
Admiral Pointe	LIHTC	Family	208	204	204	0	8.7%
Shipyard Residential	LIHTC	Senior	20	20	0	0	0.0%
Heritage Forest *	LIHTC	Family	248	248	248	0	6.0%
801 Main Street	LIHTC	Senior	44	44	0	0	0.0%
Brennan Pointe*	LIHTC	Family	87	87	82	5	1.1%
Soundview Townhomes*	LIHTC	Family	250	250	250	0	0.0%
Sunset Creek	LIHTC	Family	160	160	160	0	0.6%
Westover Station*	LIHTC	Family	108	108	108	0	1.9%
Seven Oaks	LIHTC, Market	Family	202	106	106	0	0.0%
Arbors at Pembroke	LIHTC, Market	Senior	150	120	0	0	0.0%
Snowden Senior	LIHTC, Section 8	Senior	68	68	0	0	0.0%
Whittaker Place*	LIHTC, Section 8	Family	67	67	59	8	3.0%
Lift & Rise (fka Carrier Point*	LIHTC, Section 8, Market	Family	81	71	29	42	1.2%
Noland Green	LIHTC/Section 8, Market	Family	60	54	27	27	N/Av
Warwick SRO	LIHTC/Section 8	Senior	88	88	0	0	0.0%
Newport Harbour	LIHTC/Section 8	Family	200	200	0	200	0.0%
Pebblestone Gardens	LIHTC/Section 8	Family	168	168	0	168	4.9%
Century Plaza	LIHTC/Section 8	Family	120	120	0	120	10.1%
Orcutt Village I	LIHTC/Section 8	Family	40	40	0	40	N/Av
City Line	LIHTC/Section 8	Family	200	200	0	200	3.0%
Dresden Drive	LIHTC/Section 8	Senior	32	32	0	0	0.0%
Jefferson Brookville	LIHTC/Section 8	Family	50	50	0	50	1.9%
Patterson Crossing	LIHTC/Section 8	Family	19	19	0	19	6.3%
Ivy Tower	LIHTC/Section 8	Family	140	140	0	140	N/Av
Lassiter Courts	LIHTC/Section 8	Family	100	100	0	100	0.1%
Spratley House	LIHTC/Section 8	Family	50	50	0	50	1.7%
Aqua Vista	LIHTC/Section 8	Family	150	150	0	150	N/Av
Orcutt III	Section 8	Family	30	0	0	30	N/Av
Stuart Gardens I**	Section 8	Family	252	0	0	250	12.8%
Total			**3,660**	**3,232**	**1,401**	**1,599**	**2.5%**

*Included as comparable.

**Sister phase of Subject

Reasonability of Rents

The Subject is an existing Section 8 development. All 239 units are Section 8 units benefitted/encumbered by a Section 8 HAP contract; thus, tenants pay just 30 percent of their income towards rent.

CURRENT CONTRACT & RCS AS IS RENTS

Unit Type	Structure	Unit Size (SF)	Number of Units	May 2025 RCS Rent (1)	Asking/ Contract Rent (2)	Utility Allowance (2)	Gross Rent	2025 HUD Fair Market Rents
				Section 8				
1BR / 1BA	Garden	625	64	$1,225	$983	$144	$1,127	$1,180
1BR / 1BA	Garden ADA	625	20	$1,250	$1,009	$144	$1,153	$1,181
1BR / 1BA	Townhouse	747	10	$1,310	$1,147	$158	$1,305	$1,182
2BR / 1BA	Garden	700	33	$1,400	$1,036	$176	$1,212	$1,350
2BR / 1BA	Townhouse	938	68	$1,475	$1,147	$177	$1,324	$1,350
3BR / 1BA	Townhouse	1,100	44	$1,725	$1,447	$196	$1,643	$1,880
			239					

(1) Based on May 2025 RCS completed by Doyle Real Estate Advisors, LLC

(2) Based on the current rent schedule, effective 1/1/2025

The HUD contract rents are below achievable market rents for the Subject as is and as proposed based on the third-party Rent Comparability Study (RCS) completed by Doyle Real Estate Advisors, LLC dated May 7, 2025. As such, a rent increase based upon the recent RCS would suggest increases are possible. Further, the potential gross income based on the achievable rents derived in the May 2025 RCS is above that derived from the current contract rents. It is an extraordinary assumption of this report that an increase in Contract Rents will occur. Similarly, it is an extraordinary assumption of this report that the achievable rents derived in the third-party RCS will be approved for the as proposed scenario and we have utilized these rents in the as proposed scenario.

The Subject is proposed for renovation with LIHTC equity. Post-renovation, the Subject's units will be LIHTC restricted to households with incomes of 40, 50, and 60 percent of the Area Median Income (AMI), but will continue to benefit from a HAP contract for the current 250 Section 8 units with tenants continuing to pay 30 percent of their income towards rent. The following table details the proposed rents and unit mix for the Subject. The proposed contract rents are based on the achievable rents from the aforementioned concurrently prepared third-party rent comparability study.

PROPOSED RENTS

Unit Type	Structure	Unit Size (SF)	# Units	Proposed Contract Rent (1)	Utility Allowance (2)	Gross Rent	2025 LIHTC Maximum Allowable Gross Rent	2025 HUD Fair Market Rent
				@40% (Section 8)				
1BR/1BA	Garden	625	24	$1,400	$144	$1,544	$799	$1,180
				@50% (Section 8)				
1BR/1BA	Garden	625	40	$1,400	$144	$1,544	$998	$1,180
1BR/1BA	Garden ADA	625	20	$1,425	$144	$1,569	$998	$1,180
1BR/1BA	Townhouse	747	10	$1,495	$158	$1,653	$998	$1,180
2BR/1BA	Garden	700	33	$1,590	$176	$1,766	$1,198	$1,350
				@60% (Section 8)				
2BR/1BA	Townhouse	938	68	$1,650	$177	$1,827	$1,438	$1,350
3BR/1BA	Townhouse	1,100	44	$1,925	$196	$2,121	$1,662	$1,880
Total			**239**					

(1) One and three-bedroom post-renovation Section 8 rents are based on third-party RCS, effective May 2025.

(2) Source of Utility Allowance based on current HAP rent schedule.

Comparable LIHTC Rents –As Renovated

Post-renovation, the Subject's units will be LIHTC restricted to households with incomes of 40, 50, and 60 percent of AMI or less, and all units will continue to benefit from Section 8 subsidy where tenants pay 30 percent of their income towards rent. The following tables detail the Subject's rents at 40, 50, and 60 percent of AMI in comparison to rents at the comparables.

LIHTC RENT COMPARISON @40%

Property Name	City	Tenancy	1BR	2BR	3BR	Rents at Max?
Stuart Gardens II - Contract Rent - As Proposed	**Newport News**	**Family**	**$1,400 (Garden)**	-	-	N/Ap
LIHTC Maximum Rent (Net)	**Newport News**		**$655 (Garden)**	-	-	
Brennan Pointe	Newport News	Family	-	$661	$765	2024 Max
Heritage Forest Apartments	Newport News	Family	$679	$831	-	2024 Max
Average			**$679**	**$746**	**$765**	
Achievable LIHTC Rent - As Proposed			**$655 (Garden)**	-	-	**Yes**

LIHTC RENT COMPARISON @50%

Property Name	City	Tenancy	1BR	2BR	3BR	Rents at Max?
Stuart Gardens II - Contract Rent - As Proposed	**Newport News**	**Family**	**$1,400 (Garden) $1,425 (Garden ADA) $1,495 (Townhome)**	**$1,590 (Garden)**	-	N/Ap
LIHTC Maximum Rent (Net)	**Newport News**		**$854 (Garden) $854 (Garden ADA) $840 (Townhome)**	**$1,022 (Garden)**	-	
Brennan Pointe	Newport News	Family	-	$1,031	$1,246	2024 Max
Average			-	**$1,031**	**$1,246**	
Achievable LIHTC Rent - As Proposed			**$854 (Garden) $854 (Garden ADA) $840 (Townhome)**	**$1,022 (Garden)**	-	**Yes**

LIHTC RENT COMPARISON @60%

Property Name	City	Tenancy	1BR	2BR	3BR	Rents at Max?
Stuart Gardens II - Contract Rent - As Proposed	**Newport News**	**Family**	-	**$1,650 (Townhome)**	**$1,925**	N/Ap
LIHTC Maximum Rent (Net)	**Newport News**		-	**$1,261 (Townhome)**	**$1,466**	
Brennan Pointe	Newport News	Family	-	$1,233	$1,425	2024 Max
Heritage Forest Apartments	Newport News	Family	$1,067	$1,284	$1,491	2024 Max
Soundview Townhomes	Newport News	Family	$845	$945	$1,045	No
The Lift & Rise On Jefferson	Newport News	Family	$944	$1,109	$1,223	No
Westover Station Apartments	Newport News	Family	$1,060	$1,265	-	2024 Max
Whittaker Place	Newport News	Family	$1,010	$1,170	-	No
Legacy Landing	Newport News	Family	$1,054	$1,228	$1,402	2024 Max
Average			**$997**	**$1,176**	**$1,317**	
Achievable LIHTC Rent - As Proposed			-	**$1,261 (Townhome)**	**$1,466**	**Yes**

Only two of the comparables offers units at the 40 percent AMI level and only one offers units at the 50 percent AMI level; all of the comparables offer units at the 60 percent AMI level. Four of the comparables have a history of maintaining rents at maximum allowable levels. All of the comparables were surveyed just before or recently following the release of the 2025 maximum rents and properties had not yet adjusted rents to the updated limits. Further, the majority of the properties were unable to comment on plans to adjust the rents in the future given the relatively limited amount of time that had transpired between the release and the survey noting that rents are typically set by corporate offices and passed down to the properties themselves, a process that can take some time. The exception was management at Heritage Forest, who confirmed that the rent will likely increase in the near future to the 2025 limits, but was unable to provide any additional comments. The LIHTC comparables reported vacancy rates of zero to six percent with an overall weighted average of 2.6 percent. Additionally, several maintain waiting lists, some of which are extensive. Additionally, the 40 and 50 percent AMI rents are among the lowest in the market. Based on the current market conditions and the improved condition and more competitive amenities of the Subject post renovation, we believe the Subject will be able to achieve maximum allowable rents at all AMI levels, absent subsidy. It should be noted that the Section 8 subsidy will remain at the Subject post renovations.

Market Rent Comparison - As Proposed

Per the Client's request, we have provided an analysis and estimate of market rents based upon the hypothetical condition that the proposed renovations are completed as of the effective date of this report. According to information provided by the developer, the total renovation hard costs are estimated to be approximately $32,981,332 or $137,997 per unit. Based on the information from the developer, renovations will occur with limited tenant displacement. The scope includes energy and water conservation measures expected to yield a NGBS Gold Certification. The scope of renovations includes, but is not limited to:

Site Work

- Parking and drives: seal coat and striping
- Jet all existing sanitary sewer lines from buildings to street
- Replace underground galvanized water supply lines to copper or PEX

Concrete repair of all steps, sidewalks, & curbs

- Make all accessible routes, ramps & handrails throughout ADA compliant
- Add dumpster enclosures
- Replace mailboxes
- Add site lighting
- Install security cameras
- New signage package
- Landscape upgrades

Common Areas and Shared Components

- Add playground (as part of Phase II, shared with Subject)
- Add walking path and connection to adjacent path (as part of Phase II, shared with Subject)
- Add overhead cover to mailboxes
- Upgrade Leasing office
- ADA compliant community spaces

Building Exterior / Crawl Space

- Replace and add additional exterior lighting
- Paint exterior
- Repair masonry
- Replace vinyl siding
- Replace gutters/downspouts
- Replace all exterior doors
- Replace all windows
- Remove and replace roofing
- Address immediate health and safety issues in crawl space
- Install new roof drains minimum of six feet from building
- Address all exterior and interior moisture sources
- Address any other contaminants (animal infestation/pest control)
- Remove and replace floor insulation, add vapor barrier, and ensure existing foundation venting is adequate

Residential Unit Interiors

- New vinyl plank flooring throughout with exception of units with salvageable original hardwood flooring, which will be sanded and resealed as needed.
- Upgrade kitchens to include flooring, painting, cabinets & counter tops
- New energy star appliance package refrigerator, rangehood, range, washer/dryer (added), dishwashers (added) and water heater
- Upgrade bathrooms to include flooring, painting, cabinets, & sinks
- Upgrade all fixtures and toilets to be low flow
- Upgrade to energy efficient lighting package
- Replace ceiling fans and light fixtures

- Install new blinds
- Install hard wired smoke detectors
- Replace all unit electrical breaker panels
- Replace outlets and covers as needed
- Replace interior doors as needed
- Replace heat pumps and air handlers
- Upgrade six units for hearing and sight impairments
- Convert 13 units to fully accessible units

Therefore, our estimate of "as renovated" rents is based upon the hypothetical condition that renovations are complete, and all improvements indicated above are final.

The following table summarizes the adjusted comparable rents, as well as rent conclusions for the Subject "As Renovated".

COMPARABLE PROPERTY RENT SUMMARY

Unit Type	Set-Aside	Design	Size (SF)	Achievable LIHTC Rent	Novogradac Surveyed Min	Novogradac Surveyed Max	Novogradac Surveyed Average	Achievable As Renovated Market Rent (Third-Party RCS) (1)	Subject Rent Advantage
1 BR	@40% (Section 8)	Garden	625	$655	$891	$1,680	$1,341	$1,400	53%
1 BR	@50% (Section 8)	Garden	625	$854	$891	$1,680	$1,341	$1,400	39%
1 BR	@50% (Section 8)	Garden ADA	625	$854	$891	$1,680	$1,341	$1,425	40%
1 BR	@50% (Section 8)	Townhouse	747	$840	$891	$1,680	$1,341	$1,495	44%
2 BR	@50% (Section 8)	Garden	700	$1,022	$1,016	$1,890	$1,642	$1,590	36%
2 BR	@60% (Section 8)	Townhouse	938	$1,261	$1,016	$1,890	$1,642	$1,650	24%
3 BR	@60% (Section 8)	Townhouse	1,100	$1,466	$1,185	$2,689	$1,884	$1,925	24%

(1) Based on May 2025 RCS completed by Doyle Real Estate Advisors, LLC

Overall, the concluded achievable third-party post-renovation rents are within the Novogradac surveyed range, and slighlty above to slightly below the average utility adjusted market rents being achieved by the comparables. The following table compares the Subject's proposed contract rent to Library Apartments.

SUBJECT COMPARISON TO LIBERTY APARTMENTS

Unit Type	Rent Level	Subject As Proposed Contract Rent	Square Feet	Subject RPSF	Comparable Rent	Square Feet	Comparable RPSF	Subject Rent Advantage
1BR / 1BA - Garden	@40 & 50% (Section 8)	$1,400	$625	$2.24	$1,630	558	$2.92	-14%
1BR / 1BA - Garden ADA	@50% (Section 8)	$1,425	$625	$2.28	$1,630	558	$2.92	-13%
1BR / 1BA - Townhome	@50% (Section 8)	$1,495	$747	$2.00	$1,630	558	$2.92	-8%
2BR / 1BA - Garden	@50% (Section 8)	$1,590	$700	$2.27	$1,890	825	$2.29	-16%
2BR / 1BA - Townhome	@60% (Section 8)	$1,650	$938	$1.76	$1,890	825	$2.29	-13%
3BR / 1BA - Townhome	@60% (Section 8)	$1,925	$1,100	$1.75	$2,314	1,106	$2.09	-17%

Liberty Apartments was built in 2013, exhibiting slightly superior condition relative to the proposed Subject. As such, it is reasonable to conclude that the Subject would achieve lower rents, (and lower on a rent per square foot basis) than this comparable due to inferior condition. The Subject's proposed Section 8 contract rents are between 14 and 19 percent lower than this comparable.

We also compared the Subject's proposed rents to the market rents being achieved at the most recent addition to the housing supply in the PMA. Legacy Landing, is a 155-unit mixed-income, mixed-use development currently in the latter stages of construction located one mile west of the Subject. The first units at Legacy Landing were delivered at the end of January 2025 and completion is expected in the summer of 2025. Upon completion there will be 155 one, two, three, and four-bedroom units in lowrise and townhome-style buildings. The property targets households with incomes of 30, 50, and 60 percent of the AMI, a portion of which will benefit from project-based vouchers where tenants will pay 30 percent of their income towards rent, as well

as a select number of market rate units. As of early April 2025, 71 of the total 155 units had been delivered and 41 of those, or just under 58 percent, were occupied; this equates to a preliminary absorption rate of approximately 20 units per month. Given the property overall is less than 50 percent occupied, this property was excluded as a comparable in this report. We did, however, include the property as a supplemental comparable in the rent analyses. The development will also offer ground floor commercial space in the lowrise building. The rents for the unsubsidized LIHTC units, all of which are at the 60 percent AMI set-aside, are set at the 2024 maximum allowable levels. The following table compares the Subject's proposed post-renovation rents to the unit mix and lease-up rents at the newly constructed. Legacy Landing.

SUBJECT COMPARISON TO LEGACY LANDING

Unit Type	Rent Level	Subject As Proposed Contract Rent	Square Feet	Subject RPSF	Comparable Rent	Square Feet	Comparable RPSF	Subject Rent Advantage
1BR / 1BA - Garden	@40 & 50% (Section 8)	$1,400	625	$2.24	$1,600	631	$2.54	-13%
1BR / 1BA - Garden ADA	@50% (Section 8)	$1,425	625	$2.28	$1,600	631	$2.54	-11%
1BR / 1BA - Townhome	@50% (Section 8)	$1,495	747	$2.00	$1,600	631	$2.54	-7%
2BR / 1BA - Garden	@50% (Section 8)	$1,590	700	$2.27	$1,900	955	$2.29	-16%
2BR / 1BA - Townhome	@60% (Section 8)	$1,650	938	$1.76	$1,900	962	$2.29	-13%
3BR / 1BA - Townhome	@60% (Section 8)	$1,925	1,100	$1.75	$2,250	1,311	$2.09	-14%

As new construction, it is reasonable that Legacy Landing would achieve rents above those at the Subject on both a per unit and per square foot basis. The Subject's two-bedroom garden-style units are particularly small relatively to the competition and Legacy Landing in particular. Overall, the proposed post-renovation RCS based contract rents appear reasonable relative to the market rents being achieved at Legacy Landing.

Conclusions and Recommendations

Based on our analysis, the Subject will continue to be well positioned in the market post-renovation. As a newly-renovated property, the Subject will be exhibit similar to superior condition relative to the majority of the comparables, and will offer competitive amenities and with the exception of the two-bedroom garden-style units which hare significantly smaller than the surveyed average two-bedroom unit size, competitive unit sizes. The comparables reported vacancy rates ranging from zero to six percent, with an overall weighted average of 2.8 percent. The Subject's historical financials (2022, 2023, and 2024) indicate vacancy and collection loss of 5.6, 5.3, and 9.0 percent. According to a rent roll dated March 19, 2025 the Subject is 87.2 percent occupied, with vacancies being held offline pending renovations. Overall, based on the vacancy rates at the comparables and the Subject's current and historical performance, we expect the Subject to operate with vacancy and collection loss of 4.0 percent as proposed. Post-renovation, all units will continue to operate as Section 8 units with tenants continuing to pay 30 percent of their income towards rent. Overall, the Subject's current contract rents appear low based on the comparable data. The achievable market rents derived in a third-party RCS fall within the range of market rate data points surveyed within the market both as is and as renovated and are reasonable relative to the most similar market rate comparable, Liberty Apartments, and the newest mixed-income development in Newport News located just one mile from the Subject, Legacy Landing.

IX. AFFORDABILITY ANALYSIS, DEMAND ANALYSIS, CAPTURE RATES AND PENETRATION RATES

AFFORDABILITY ANALYSIS, DEMAND ANALYSIS, CAPTURE RATES, AND PENETRATION RATES

Introduction

When evaluating demand for a particular proposed development we rely primarily on two methods. These are a supply analysis and a demand analysis. The supply analysis focuses on satisfied demand and anecdotal reports from property managers and market participants regarding demand. We believe this evidence of demand is the clearest and most reliable when measuring housing need in a market area. We explored that indication in the previous sections of this report.

This section focuses on analyzing demographic data to determine housing need. According to NCHMA model content standards there are two measurements used to evaluate demand based on the demographic data. The first measurement is termed the capture rate. NCHMA defines Capture Rate as: The percentage of age, size, and income qualified renter households in the primary market area that the property must capture to fill the units. The Capture Rate is calculated by dividing the total number of units at the property by the total number of age, size and income qualified renter households in the primary market area."

The second measurement is the Penetration Rate, which has similarities to the capture rate. NCHMA defines Penetration Rate as the percentage of age and income qualified renter households in the primary market area that all existing and proposed properties, to be completed within six months of the Subject, and which are competitively priced to the subject that must be captured to achieve the stabilized level of occupancy."

Capture Rate Determination

The following analysis will take the reader through a multi-step process in determining an appropriate capture rate for the Subject. Our analysis takes the entire population and distributes it by the following characteristics:

1. PMA Demography
2. Income Qualified
3. Income Distribution
4. Income Eligible - Renter Households by Number of People in Household
5. Unit Size Appropriate
6. Capture Rate by Bedroom Mix

The following text will examine each step through the process.

Step One – PMA Demography

Primary Market Area Defined

MARKET AREA

For the purpose of this study, it is necessary to define the competitive Primary Market Area (PMA), or the area from which potential tenants for the project are likely to be drawn. In some areas, residents are very much "neighborhood oriented" and are generally very reluctant to move from the area where they have grown up. In other areas, residents are much more mobile and will relocate to a completely new area, especially if there is an attraction such as affordable housing at below market rents.

The PMA was determined based on input from area property managers, including the manager at the Subject property. The Primary Market Area (PMA) for the Subject covers approximately 34 square miles and consists portions of the cities of Newport News and Hampton. General boundaries of the PMA include Lake Maury/Harpersville Road/Hampton Roads Center Parkway/Interstate 64 to the north, the James River to the west and south, and the Elizabeth River to the east and south. The PMA encompasses approximately 34 square miles. Based on the Subject's tenancy, we would expect most of the tenants to originate from the

defined PMA; however, given the urban nature of the PMA, we also believe some tenants will originate from other areas in the surrounding Virginia Beach-Norfolk-Newport News, VA-NC Metropolitan Statistical Area (MSA) as well as from out of state. We have estimated leakage of 10 percent based on the Subject's location. The Secondary Market Area (SMA) consists of Virginia Beach-Norfolk-Newport News, VA-NC Metropolitan Statistical Area (MSA), also known as Hampton Roads, which is comprised of Gloucester, Isle of Wight, James City, Mathews, Southampton, and York Counties in Virginia and Camden, Currituck, and Gates Counties in North Carolina. The SMA encompasses approximately 3,173 square miles.

Demographic Information

The basic demographic information is based upon the definition of a primary market area (PMA") and an estimate of the characteristics of the people living within that geographic definition.

Demographic data originates from the Census and is compiled by a third party data provider. Novogradac & Company uses data provided by the ESRI Business Analyst. Business Analyst brings in data as produced by ESRI's team of demographers. Sources include the US Census, American Community Survey, and other reputable sources. Housing characteristics are derived from several data sources, including construction data from Hanley Wood Market Intelligence, building permits from counties, the USPS, HUD, BLS, and the Census bureau. Owner and renter occupied units come from the Current Population Survey (BLS) and the Housing Vacancy Survey (Census). Data has been ground-truthed by ESRI staff and proven effective.

ESRI's products are used by almost all US federal agencies (including HUD and USDA), top state level agencies, over 24,000 state and local governments worldwide, as well as many industry leading technology users—AT&T, Citrix, SAP, Oracle, Microsoft. ESRI produces timely updates based on new releases of data.

Step one is to identify demographic data such as number of households, renter households, income distribution and AMI levels. The appropriate demographic is used based on the tenancy for the proposed development. When analyzing a property designated for families the demographics for the entire population within the PMA is used. However, senior properties are restricted to tenants who reach the age of at least 55 or 62 years based upon the specifics of the applicable program. A property designated for seniors is analyzed using demographic data for the given age-restriction proposed for the Subject. The demographic information was detailed in the demographic section of this report.

Step Two – Income Qualified

Assumptions and Data necessary for this calculation are:

Appropriate Jurisdiction:	Newport News City, VA
AMI for four-person household:	$106,500
Tenancy:	Family
Affordability percentage:	35 percent
Leakage:	10 percent

To establish the number of income-eligible potential tenants for the Subject, the calculations are as follows:

First, we estimate the Subject's minimum and maximum income levels (income bands) for the proposed LIHTC project. HUD determines maximum income guidelines for tax credit properties, based on the AMI. This provides the upper end of the income band as illustrated below. However, the minimum income is not established by HUD and must be estimated. Often, lower-income families pay a higher percentage of gross income toward housing costs. The industry standard is 35 percent for LIHTC-only calculations for family-oriented properties. For senior properties this number increases to 40 percent based upon the nature of senior household economics. The lower end of the income band is calculated by taking the proposed rent by bedroom type multiplying by 12 and dividing by the applicable percentage to determine an income level. For example, if a

property has a one-bedroom unit with proposed gross rents of $500, the estimated low end of the income range would be $17,143 based on the family 35 percent or $15,000 based on the senior 40 percent.

The 'As Proposed' scenario reflects the Subject as proposed with project-based subsidy for the restricted units. For the 'Absent Subsidy' scenario, we assume achievable LIHTC rents.

The 'As Proposed' scenario reflects the Subject as proposed with subsidy. In the 'Absent Subsidy' scenario, the minimum income limits are based on the lesser of the proposed rent (for the unsubsidized LIHTC units) or achievable LIHTC rents. In the 'As Proposed' scenario, minimum income can be as low as $0 for the units with project-based subsidy.

FAMILY INCOME LIMITS - AS PROPOSED

Unit Type	Minimum Allowable Income	Maximum Allowable Income	Minimum Allowable Income	Maximum Allowable Income	Minimum Allowable Income	Maximum Allowable Income
	@40% (Section 8)		*@50% (Section 8)*		*@60% (Section 8)*	
1BR	$0	$34,080	$0	$42,600	-	-
2BR	-	-	$0	$47,950	$0	$57,540
3BR	-	-	-	-	$0	$69,060

FAMILY INCOME LIMITS - ABSENT SUBSIDY

Unit Type	Minimum Allowable Income	Maximum Allowable Income	Minimum Allowable Income	Maximum Allowable Income	Minimum Allowable Income	Maximum Allowable Income
	@40%		*@50%*		*@60%*	
1BR	$27,394	$34,080	$34,217	$42,600	-	-
2BR	-	-	$41,074	$47,950	$49,303	$57,540
3BR	-	-	-	-	$56,983	$69,060

Second, we illustrate the household population segregated by income band in order to determine those who are income-qualified to reside in the Subject property. This income distribution was illustrated previously in the demographic analysis section of this report.

RENTER HOUSEHOLD INCOME

Income Cohort	PMA 2024		2029		Annual Change 2024 to 2029	
	Number	*Percentage*	*Number*	*Percentage*	*Number*	*Percentage*
$0-9,999	3,440	16.7%	3,146	15.9%	-59	-1.7%
$10,000-19,999	3,108	15.1%	2,860	14.4%	-50	-1.6%
$20,000-29,999	3,291	16.0%	2,965	15.0%	-65	-2.0%
$30,000-39,999	2,500	12.2%	2,246	11.3%	-51	-2.0%
$40,000-49,999	2,029	9.9%	2,080	10.5%	10	0.5%
$50,000-59,999	1,483	7.2%	1,337	6.7%	-29	-2.0%
$60,000-74,999	1,642	8.0%	1,591	8.0%	-10	-0.6%
$75,000-99,999	1,530	7.4%	1,586	8.0%	11	0.7%
$100,000-124,999	623	3.0%	725	3.7%	20	3.3%
$125,000-149,999	411	2.0%	515	2.6%	21	5.1%
$150,000-199,999	296	1.4%	369	1.9%	15	4.9%
$200,000+	218	1.1%	391	2.0%	35	15.9%
Total	**20,571**	**100.0%**	**19,811**	**100.0%**		

Source: HISTA Data / Ribbon Demographics 2024, Novogradac, April 2025

Step Three – Income Distribution

Third, we combine the allowable income bands with the income distribution analysis in order to determine the number of potential income-qualified households. The Cohort Overlap is defined as the income amount within income bands defined above that falls within the ESRI provided Income Cohort. The % in Cohort is simply the cohort overlap divided by the income cohort range (generally $10,000). The # in Cohort is determined by multiplying total renter households by the % in Cohort determination. In some cases, the income-eligible band overlaps with more than one income cohort. In those cases, the cohort overlap for more than one income cohort will be calculated. The sum of these calculations provides an estimate of the total number of households that are income-eligible, both by AMI level and in total.

FAMILY INCOME DISTRIBUTION 2024 - AS PROPOSED

Income Cohort	Total Renter Households	@40% (Section 8)			@50% (Section 8)			@60% (Section 8)			All Units		
		cohort overlap	*% in cohort*	*# in cohort*	*cohort overlap*	*% in cohort*	*# in cohort*	*cohort overlap*	*% in cohort*	*# in cohort*	*cohort overlap*	*% in cohort*	*# in cohort*
$0-9,999	3,440	9,999	100.0%	3,440	9,999	100.0%	3,440	9,999	100.0%	3,440	9,999	100.0%	3,440
$10,000-19,999	3,108	9,999	100.0%	3,108	9,999	100.0%	3,108	9,999	100.0%	3,108	9,999	100.0%	3,108
$20,000-29,999	3,291	9,999	100.0%	3,291	9,999	100.0%	3,291	9,999	100.0%	3,291	9,999	100.0%	3,291
$30,000-39,999	2,500	4,081	40.8%	1,020	9,999	100.0%	2,500	9,999	100.0%	2,500	9,999	100.0%	2,500
$40,000-49,999	2,029				7,951	79.5%	1,613	9,999	100.0%	2,029	9,999	100.0%	2,029
$50,000-59,999	1,483							9,999	100.0%	1,483	9,999	100.0%	1,483
$60,000-74,999	1,642							9,061	60.4%	992	9,061	60.4%	992
$75,000-99,999	1,530												
$100,000-124,999	623												
$125,000-149,999	411												
$150,000-199,999	296												
$200,000+	218												
Total	**20,571**		**52.8%**	**10,859**		**67.8%**	**13,952**		**81.9%**	**16,843**		**81.9%**	**16,843**

FAMILY INCOME DISTRIBUTION 2024 - ABSENT SUBSIDY

Income Cohort	Total Renter Households	@40%			@50%			@60%			All Units		
		cohort overlap	*% in cohort*	*# in cohort*	*cohort overlap*	*% in cohort*	*# in cohort*	*cohort overlap*	*% in cohort*	*# in cohort*	*cohort overlap*	*% in cohort*	*# in cohort*
$0-9,999	3,440												
$10,000-19,999	3,108												
$20,000-29,999	3,291	2,604	26.0%	857							2,604	26.0%	857
$30,000-39,999	2,500	4,081	40.8%	1,020	5,781	57.8%	1,445				9,862	98.6%	2,466
$40,000-49,999	2,029				7,951	79.5%	1,613	696	7.0%	141	8,647	86.5%	1,755
$50,000-59,999	1,483							9,999	100.0%	1,483	9,999	100.0%	1,483
$60,000-74,999	1,642							9,061	60.4%	992	9,061	60.4%	992
$75,000-99,999	1,530												
$100,000-124,999	623												
$125,000-149,999	411												
$150,000-199,999	296												
$200,000+	218												
Total	**20,571**		**9.1%**	**1,877**		**14.9%**	**3,059**		**12.7%**	**2,616**		**36.7%**	**7,552**

Step Four – Income Eligible - Renter Households by Number of People in Household

At this point we know how many income eligible renter households there are within the PMA by AMI level. Using that household figure, we calculate the percentage of income eligible households to total households by AMI level (AMI percentage eligible). However, in order to provide a demand analysis by bedroom type the number of households must now be allocated to a bedroom mix. The first step in that process is to determine the number of income qualified renter households by the number of persons per household. This can be completed by applying the total number of rental households by person by the AMI percentage eligible. The total number of renter households by person is information provided by ESRI and illustrated in the demographic discussion.

Step Five – Unit Size Appropriate

Household size is assumed to be 1.5 persons per bedroom for LIHTC rent calculation purposes. Additionally, HUD assumes that one-person households are accommodated in one-bedroom units. For LIHTC income purposes, the actual size of the household is used.

The distribution of households by unit type is dependent on the following assumptions. This table has been developed by Novogradac as a result of market research.

HOUSEHOLD DISTRIBUTION

1 BR	90%	Of one-person households in 1BR units
	20%	Of two-person households in 1BR units
2 BR	10%	Of one-person households in 2BR units
	80%	Of two-person households in 2BR units
	60%	Of three-person households in 2BR units
	30%	Of four-person households in 2BR units
3 BR	40%	Of three-person households in 3BR units
	70%	Of four-person households in 3BR units
	80%	Of five-person households in 3BR units

The projected renter household demand by bedroom size can then be determined by applying these weightings to the number of income qualified renter households determined in Step Four.

Step Six – Capture Rate by Bedroom Mix

The capture rate is simply determined by dividing the number of units by unit type for the subject by the total number of qualified renter households for that unit type. This calculation is then adjusted for leakage to arrive at a final determination of capture rate by bedroom type and AMI level.

In order to determine demand for the proposed market mix, we also analyze the demand capture rates expected at the Subject by bedroom type. This analysis illustrates demand for all AMI levels.

Capture Rate Analysis by Unit Type

In order to determine demand for the proposed market mix, we also analyze the demand capture rates expected at the Subject by bedroom type. This analysis illustrates demand for all AMI levels.

Capture Rate - 40% (Section 8) - As Proposed

PROJECTED RENTER HOUSEHOLD DEMAND BY BEDROOM TYPE

Renter Household Distribution 2024

	Renter Household Size Distribution	Total Number of Renter Households
1 person	40.5%	8,341
2 persons	23.8%	4,897
3 persons	16.2%	3,327
4 persons	10.3%	2,122
5+ persons	9.2%	1,884
Total	**100.0%**	**20,571**

Income-Qualified Renter Demand

	Total Number of Renter Households		% Income-Qualified Renter Households	Number Qualified Renter Households
1 person	8,341	x	52.8%	4,403
2 persons	4,897	x	52.8%	2,585
3 persons	3,327	x	52.8%	1,756
4 persons	2,122	x	52.8%	1,120
5+ persons	1,884	x	52.8%	995
Total	**20,571**			**10,859**

Projected Renter Household Demand by Bedroom Size

	Number of Qualified Renter Households
1BR	4,480
2BR	-
3BR	-
Total	**4,480**

Capture Rate Analysis - @40% (Section 8) - As Proposed

	Developer's Unit Mix	Capture Rate	
1BR	24	0.54%	
2BR	-	-	
3BR	-	-	
Total/Overall	**24**	**0.54%**	
Adjusted for Leakage from Outside of the PMA			*10%*
1BR	24	0.48%	
2BR	-	-	
3BR	-	-	
Total/Overall	**24**	**0.48%**	

Capture Rate - 50% (Section 8) - As Proposed

PROJECTED RENTER HOUSEHOLD DEMAND BY BEDROOM TYPE

Renter Household Distribution 2024

	Renter Household Size Distribution	Total Number of Renter Households
1 person	40.5%	8,341
2 persons	23.8%	4,897
3 persons	16.2%	3,327
4 persons	10.3%	2,122
5+ persons	9.2%	1,884
Total	**100.0%**	**20,571**

Income-Qualified Renter Demand

	Total Number of Renter Households		% Income-Qualified Renter Households	Number Qualified Renter Households
1 person	8,341	x	67.8%	5,657
2 persons	4,897	x	67.8%	3,321
3 persons	3,327	x	67.8%	2,257
4 persons	2,122	x	67.8%	1,439
5+ persons	1,884	x	67.8%	1,278
Total	**20,571**			**13,952**

Projected Renter Household Demand by Bedroom Size

	Number of Qualified Renter Households
1BR	5,756
2BR	5,009
3BR	-
Total	**10,764**

Capture Rate Analysis - @50% (Section 8) - As Proposed

	Developer's Unit Mix	Capture Rate	
1BR	70	1.22%	
2BR	33	0.66%	
3BR	-	-	
Total/Overall	**103**	**0.96%**	
Adjusted for Leakage from Outside of the PMA			*10%*
1BR	70	1.09%	
2BR	33	0.59%	
3BR	-	-	
Total/Overall	**103**	**0.86%**	

Capture Rate - 60% (Section 8) - As Proposed

PROJECTED RENTER HOUSEHOLD DEMAND BY BEDROOM TYPE

Renter Household Distribution 2024

	Renter Household Size Distribution	Total Number of Renter Households
1 person	40.5%	8,341
2 persons	23.8%	4,897
3 persons	16.2%	3,327
4 persons	10.3%	2,122
5+ persons	9.2%	1,884
Total	**100.0%**	**20,571**

Income-Qualified Renter Demand

	Total Number of Renter Households		% Income-Qualified Renter Households	Number Qualified Renter Households
1 person	8,341	x	81.9%	6,829
2 persons	4,897	x	81.9%	4,010
3 persons	3,327	x	81.9%	2,724
4 persons	2,122	x	81.9%	1,737
5+ persons	1,884	x	81.9%	1,543
Total	**20,571**			**16,843**

Projected Renter Household Demand by Bedroom Size

	Number of Qualified Renter Households
1BR	-
2BR	6,046
3BR	3,540
Total	**9,586**

Capture Rate Analysis - @60% (Section 8) - As Proposed

	Developer's Unit Mix	Capture Rate
1BR	-	-
2BR	68	1.12%
3BR	44	1.24%
Total/Overall	**112**	**1.17%**
Adjusted for Leakage from Outside of the PMA		*10%*
1BR	-	-
2BR	68	1.01%
3BR	44	1.12%
Total/Overall	**112**	**1.05%**

Capture Rate – All Units (Section 8) - As Proposed

PROJECTED RENTER HOUSEHOLD DEMAND BY BEDROOM TYPE

Renter Household Distribution 2024

	Renter Household Size Distribution	Total Number of Renter Households
1 person	40.5%	8,341
2 persons	23.8%	4,897
3 persons	16.2%	3,327
4 persons	10.3%	2,122
5+ persons	9.2%	1,884
Total	**100.0%**	**20,571**

Income-Qualified Renter Demand

	Total Number of Renter Households		% Income-Qualified Renter Households	Number Qualified Renter Households
1 person	8,341	x	81.9%	6,829
2 persons	4,897	x	81.9%	4,010
3 persons	3,327	x	81.9%	2,724
4 persons	2,122	x	81.9%	1,737
5+ persons	1,884	x	81.9%	1,543
Total	**20,571**			**16,843**

Projected Renter Household Demand by Bedroom Size

	Number of Qualified Renter Households
1BR	6,948
2BR	6,046
3BR	3,540
Total	**16,534**

Capture Rate Analysis - All Units As Proposed

	Developer's Unit Mix	Capture Rate	
1BR	94	1.35%	
2BR	101	1.67%	
3BR	44	1.24%	
Total/Overall	**239**	**1.45%**	
Adjusted for Leakage from Outside of the PMA			*10%*
1BR	94	1.22%	
2BR	101	1.50%	
3BR	44	1.12%	
Total/Overall	**239**	**1.30%**	

Capture Rate - 40% AMI - Absent Subsidy

PROJECTED RENTER HOUSEHOLD DEMAND BY BEDROOM TYPE

Renter Household Distribution 2024

	Renter Household Size Distribution	Total Number of Renter Households
1 person	40.5%	8,341
2 persons	23.8%	4,897
3 persons	16.2%	3,327
4 persons	10.3%	2,122
5+ persons	9.2%	1,884
Total	**100.0%**	**20,571**

Income-Qualified Renter Demand

	Total Number of Renter Households		% Income-Qualified Renter Households	Number Qualified Renter Households
1 person	8,341	x	9.1%	761
2 persons	4,897	x	9.1%	447
3 persons	3,327	x	9.1%	304
4 persons	2,122	x	9.1%	194
5+ persons	1,884	x	9.1%	172
Total	**20,571**			**1,877**

Projected Renter Household Demand by Bedroom Size

	Number of Qualified Renter Households
1BR	775
2BR	-
3BR	-
Total	**775**

Capture Rate Analysis - @40% Absent Subsidy

	Developer's Unit Mix	Capture Rate	
1BR	24	3.10%	
2BR	-	-	
3BR	-	-	
Total/Overall	**24**	**3.10%**	
Adjusted for Leakage from Outside of the PMA			*10%*
1BR	24	2.79%	
2BR	-	-	
3BR	-	-	
Total/Overall	**24**	**2.79%**	

Capture Rate - 50% AMI - Absent Subsidy

PROJECTED RENTER HOUSEHOLD DEMAND BY BEDROOM TYPE

Renter Household Distribution 2024

	Renter Household Size Distribution	Total Number of Renter Households
1 person	40.5%	8,341
2 persons	23.8%	4,897
3 persons	16.2%	3,327
4 persons	10.3%	2,122
5+ persons	9.2%	1,884
Total	**100.0%**	**20,571**

Income-Qualified Renter Demand

	Total Number of Renter Households		% Income-Qualified Renter Households	Number Qualified Renter Households
1 person	8,341	x	14.9%	1,240
2 persons	4,897	x	14.9%	728
3 persons	3,327	x	14.9%	495
4 persons	2,122	x	14.9%	316
5+ persons	1,884	x	14.9%	280
Total	**20,571**			**3,059**

Projected Renter Household Demand by Bedroom Size

	Number of Qualified Renter Households
1BR	1,262
2BR	1,098
3BR	-
Total	**2,360**

Capture Rate Analysis - @50% Absent Subsidy

	Developer's Unit Mix	Capture Rate
1BR	70	5.55%
2BR	33	3.01%
3BR	-	-
Total/Overall	**103**	**4.36%**

Adjusted for Leakage from Outside of the PMA		*10%*
1BR	70	4.99%
2BR	33	2.70%
3BR	-	-
Total/Overall	**103**	**3.93%**

Capture Rate - 60% AMI - Absent Subsidy

PROJECTED RENTER HOUSEHOLD DEMAND BY BEDROOM TYPE

Renter Household Distribution 2024

	Renter Household Size Distribution	Total Number of Renter Households
1 person	40.5%	8,341
2 persons	23.8%	4,897
3 persons	16.2%	3,327
4 persons	10.3%	2,122
5+ persons	9.2%	1,884
Total	**100.0%**	**20,571**

Income-Qualified Renter Demand

	Total Number of Renter Households		% Income-Qualified Renter Households	Number Qualified Renter Households
1 person	8,341	x	12.7%	1,061
2 persons	4,897	x	12.7%	623
3 persons	3,327	x	12.7%	423
4 persons	2,122	x	12.7%	270
5+ persons	1,884	x	12.7%	240
Total	**20,571**			**2,616**

Projected Renter Household Demand by Bedroom Size

	Number of Qualified Renter Households
1BR	-
2BR	939
3BR	550
Total	**1,489**

Capture Rate Analysis - @60% Absent Subsidy

	Developer's Unit Mix	Capture Rate	
1BR	-	-	
2BR	68	7.24%	
3BR	44	8.00%	
Total/Overall	**112**	**7.52%**	
Adjusted for Leakage from Outside of the PMA			*10%*
1BR	-	-	
2BR	68	6.52%	
3BR	44	7.20%	
Total/Overall	**112**	**6.77%**	

Capture Rate - All Units - Absent Subsidy

PROJECTED RENTER HOUSEHOLD DEMAND BY BEDROOM TYPE

Renter Household Distribution 2024

	Renter Household Size Distribution	Total Number of Renter Households
1 person	40.5%	8,341
2 persons	23.8%	4,897
3 persons	16.2%	3,327
4 persons	10.3%	2,122
5+ persons	9.2%	1,884
Total	**100.0%**	**20,571**

Income-Qualified Renter Demand

	Total Number of Renter Households		% Income-Qualified Renter Households	Number Qualified Renter Households
1 person	8,341	x	36.7%	3,062
2 persons	4,897	x	36.7%	1,798
3 persons	3,327	x	36.7%	1,221
4 persons	2,122	x	36.7%	779
5+ persons	1,884	x	36.7%	692
Total	**20,571**			**7,552**

Projected Renter Household Demand by Bedroom Size

	Number of Qualified Renter Households
1BR	3,116
2BR	2,711
3BR	1,587
Total	**7,414**

Capture Rate Analysis - All Units Absent Subsidy

	Developer's Unit Mix	Capture Rate
1BR	94	3.02%
2BR	101	3.73%
3BR	44	2.77%
Total/Overall	**239**	**3.22%**
Adjusted for Leakage from Outside of the PMA		*10%*
1BR	94	2.72%
2BR	101	3.35%
3BR	44	2.49%
Total/Overall	**239**	**2.90%**

ANNUAL CAPTURE RATE ANALYSIS

The following calculation derives an estimated market capture rate based on per annum demand. This is an indication of the percentage of net demand that the Subject must attract in order to reach stabilized occupancy. This measure essentially takes the available household demand searching for apartments in the market area and deducts competition in order to determine net demand available to the Subject.

Population/Household Change

Population change as a result of new households moving in or out of the area: This was previously calculated, in the estimated population change from 2024 to 2029. Since the newly derived population will all be eligible, they are included directly into the annual demand estimate.

New Construction/Development

To determine the amount of competitive new supply entering the market, we consulted a March 2025 CoStar report, as well as the listing of LIHTC allocations for Virginia Housing from 2021 to present. According to the Virginia Housing allocation lists, there have been six developments allocated tax credits in the PMA in recent years; these developments are summarized in the following table.

RECENT LIHTC ALLOCATIONS IN PMA

Property Name	Year Allocated	Rent Structure	Tenancy	Status	Total Units	Competitive LIHTC Only Units	Competitive Subsidized Units
Coile II	2024	LIHTC, Section 8	Family	Planned	31	24	7
Choice Neighborhod Downtown	2023	LIHTC/Market/S8	Family	Planned	73	19	25
Coile I	2021	LIHTC, Section 8	Family	Planned	31	24	7
Legacy Landing (fka Choice Neighborhood III, IV-R)	2021	LIHTC, Section 8, Market	Family	Under Construction	155	68	59
Orcutt Townhomes	2022	LIHTC/Section 8	Family	Rehabilitation	40	0	40
Aqua Vista	2022	LIHTC/Section 8	Family	Rehabilitation	150	0	150
Total					**480**	**135**	**288**
Total New Construction in Pipeline					**290**	**135**	**98**

Source: Virginia Housing Tax Credit Property List, Virginia Housing Tax Credit Awards Lists, (retrieved March 2025)

As illustrated, recently awarded LIHTC properties in the PMA include both planned additions as well as proposed renovations. All recently awarded properties will offer at least some Section 8 units. In total, there are 135 competitive subsidized LIHTC units and 98 competitive subsidized units in the development pipeline within the PMA. We also consulted a March 2025 CoStar report on planned development in the PMA. According to CoStar, there are four planned developments in the PMA, but all are market rate and none have started construction. Overall, we accounted for 233 competitive units in the pipeline as proposed (135 LIHTC only and 98 subsidized) and 135 units absent subsidy in the demand analysis.

Annual Demand (As Proposed)

ANNUAL DEMAND - AS PROPOSED

Calculation		PMA
Number of Renter Households in 2024		20,571
Increase in Number of Renter Households		(760)
Number of Renter Households in 2029		19,811
Existing Demand		
Percentage of Total Households that are Renter		46.7%
Percentage of Income-Qualified Renter Households		81.9%
Number of Income-Qualified Renter Households		16,843
Percentage of Rent-Overburdened		44.8%
Existing Income-Qualified Renter Household Turnover		**7,540**
New Income-Qualified Demand, Stated Annually		
Increase in Renter Households per Annum		(152)
Percentage of Income-Qualified Renter Households		81.9%
New Rental Income Qualified Households		**(125)**
Capture Rate Analysis		
Number of Units in Subject		239
Occupied Units at Subject With Vacancy of:	5%	227
Units Pre-Leased		0
Total Demand (Turnover and Growth) from within PMA		7,416
Portion Originating within PMA		90%
Total Demand (Turnover and Growth) from within PMA		8,239
Less: Existing LIHTC Projects in Absorption Process (Number of Units)	233	
Total Demand after Competition (Turnover and Growth)		**8,006**
Yielded Annual Capture Rate of Available Demand in 2025		**2.8%**

Annual Demand (Absent Subsidy)

ANNUAL DEMAND - ABSENT SUBSIDY

Calculation		PMA
Number of Renter Households in 2024		20,571
Increase in Number of Renter Households		(760)
Number of Renter Households in 2029		19,811
Existing Demand		
Percentage of Total Households that are Renter		46.7%
Percentage of Income-Qualified Renter Households		36.7%
Number of Income-Qualified Renter Households		7,552
Percentage of Rent-Overburdened		44.8%
Existing Income-Qualified Renter Household Turnover		**3,381**
New Income-Qualified Demand, Stated Annually		
Increase in Renter Households per Annum		(152)
Percentage of Income-Qualified Renter Households		36.7%
New Rental Income Qualified Households		**(56)**
Capture Rate Analysis		
Number of Units in Subject		239
Occupied Units at Subject With Vacancy of:	5%	227
Units Pre-Leased		0
Total Demand (Turnover and Growth) from within PMA		3,325
Portion Originating within PMA		90%
Total Demand (Turnover and Growth) from within PMA		3,694
Less: Existing LIHTC Projects in Absorption Process (Number of Units)	135	
Total Demand after Competition (Turnover and Growth)		**3,559**
Yielded Annual Capture Rate of Available Demand in 2025		**6.4%**

VIRGINIA HOUSING DEMAND ANALYSIS

We have also included the required demand table from the Virginia Housing market study guidelines. The following table illustrates the total demand, the net demand, and the absorption period for the Subject site. The supply illustrates all proposed or under construction units in the PMA. We determined that there are no proposed competitive affordable units in the PMA. Existing vacancies in the PMA are based on the vacancies at the seven directly comparable affordable properties in the PMA.

The following tables summarize the planned and existing affordable housing units in the PMA.

RECENT LIHTC ALLOCATIONS IN PMA

Property Name	Year Allocated	Rent Structure	Tenancy	Status	Total Units	Competitive LIHTC Only Units	Competitive Subsidized Units
Coile II	2024	LIHTC, Section 8	Family	Planned	31	24	7
Choice Neighborhod Downtown	2023	LIHTC/Market/S8	Family	Planned	73	19	25
Coile I	2021	LIHTC, Section 8	Family	Planned	31	24	7
Legacy Landing (fka Choice Neighborhood III, IV-R)	2021	LIHTC, Section 8, Market	Family	Under Construction	155	68	59
Orcutt Townhomes	2022	LIHTC/Section 8	Family	Rehabilitation	40	0	40
Aqua Vista	2022	LIHTC/Section 8	Family	Rehabilitation	150	0	150
Total					**480**	**135**	**288**
Total New Construction in Pipeline					**290**	**135**	**98**

Source: VHDA Tax Credit Property List, VHDA Tax Credit Awards Lists, (retrieved March 2025)

As illustrated, there are a total of 233 competitive comparable units in the pipeline as proposed (135 LIHTC and 98 subsidized) and 135 absent the proposed subsidy. These units are included as supply in the Virginia Housing demand analysis.

EXISTING AFFORDABLE HOUSING IN THE PMA

Property Name	Type	Tenancy	Total Units	LIHTC Units	Competitive LIHTC Units	Competitive Subsidized Units	Competitive Vacant LIHTC Units	Competitive Vacant Subsidized Units
Chestnut Square	LIHTC	Family	40	40	40	0	N/Av	0
Shell Gardens	LIHTC	Family	48	48	48	0	N/Av	0
Monterey	LIHTC	Family	40	40	40	0	N/Av	0
Tidewater Seniors	LIHTC	Elderly	140	140	0	0	0	0
Admiral Pointe	LIHTC	Family	208	204	204	0	18	0
Shipyard Residential	LIHTC	Senior	20	20	0	0	0	0
Heritage Forest *	LIHTC	Family	248	248	248	0	15	0
801 Main Street	LIHTC	Senior	44	44	0	0	0	0
Brennan Pointe*	LIHTC	Family	87	87	82	5	1	0
Soundview Townhomes*	LIHTC	Family	250	250	250	0	0	0
Sunset Creek	LIHTC	Family	160	160	160	0	1	0
Westover Station*	LIHTC	Family	108	108	108	0	2	0
Seven Oaks	LIHTC, Market	Family	202	106	106	0	0	0
Arbors at Pembroke	LIHTC, Market	Senior	150	120	0	0	0	0
Snowden Senior	LIHTC, Section 8	Senior	68	68	0	0	0	0
Whittaker Place*	LIHTC, Section 8	Family	67	67	59	8	2	0
Lift & Rise (fka Carrier Point*	LIHTC, Section 8, Market	Family	81	71	29	42	1	0
Noland Green	LIHTC/Section 8, Market	Family	60	54	27	27	N/Av	N/Av
Warwick SRO	LIHTC/Section 8	Senior	88	88	0	0	0	0
Newport Harbour	LIHTC/Section 8	Family	200	200	0	200	0	0
Pebblestone Gardens	LIHTC/Section 8	Family	168	168	0	168	0	8
Century Plaza	LIHTC/Section 8	Family	120	120	0	120	0	12
Orcutt Village I	LIHTC/Section 8	Family	40	40	0	40	0	N/Av
City Line	LIHTC/Section 8	Family	200	200	0	200	0	6
Dresden Drive	LIHTC/Section 8	Senior	32	32	0	0	0	0
Jefferson Brookville	LIHTC/Section 8	Family	50	50	0	50	0	0
Patterson Crossing	LIHTC/Section 8	Family	19	19	0	19	0	1
Ivy Tower	LIHTC/Section 8	Family	140	140	0	140	0	N/Av
Lassiter Courts	LIHTC/Section 8	Family	100	100	0	100	0	0
Spratley House	LIHTC/Section 8	Family	50	50	0	50	0	N/Av
Aqua Vista	LIHTC/Section 8	Family	150	150	0	150	0	N/Av
Orcutt III	Section 8	Family	30	0	0	30	0	N/Av
Stuart Gardens I**	Section 8	Family	252	0	0	250	0	36
Total			**3,660**	**3,232**	**1,401**	**1,599**	**40**	**64**

*Included as comparable.

**Sister phase of Subject

As illustrated, there are a total of 1,401 competitive unsubsidized LIHTC units and 1,599 competitive subsidized units in the PMA. Together this equates to an existing 3,000 competitive units as proposed (1,401 LIHTC units plus 1,599 subsidized units) and 1,401 competitive units absent subsidy.

Further, as illustrated above, there are 40 existing competitive comparable vacant LIHTC units and 64 competitive comparable vacant subsidized units. These units are included as supply in the Virginia Housing demand analysis.

Virginia Housing Demand Table – As Proposed

The table below illustrates the resulting capture rate for demand currently proposed in PMA.

VIRGINIA HOUSING DEMAND ANALYSIS (AS PROPOSED)

Income Restrictions	Up to 60% AMI (Section 8) ($0 - $69,060)
New Rental Households	-125
+	+
Existing Households – Overburdened	7,540
+	+
Existing Households – Substandard Housing	129
+	+
Senior Households – Likely to Convert to Rental	0
+	+
Existing Qualifying Tenants – to Remain After Renovation	202
=	=
TOTAL DEMAND	7,746
-	-
Supply (includes directly comparable vacant units completed or in pipeline in PMA)	337
=	=
NET DEMAND	7,426
Proposed Units	239
Capture Rate	3.2%
Absorption Rate	1 month

- New Rental Households: The number of new renter households was calculated previously in Annual Demand using the increase in renter households per annum and the percentage of income-qualified renter households.
- Existing Households – Overburdened: We calculated the number of existing households that are rent-overburdened using the percentage of households that are rent-overburdened in the PMA (44.8 percent) and the total number of income-qualified renter households in the PMA.
- Existing Households – Substandard Housing: We calculated the number of existing households that are living in substandard housing using the percentage of households that are living in substandard housing in the PMA (0.77 percent) and the total number of income-qualified renter households in the PMA.
- Senior Households – Likely to Convert to Rental: In order to be conservative, we did not account for senior households likely to convert to rental units in the demand analysis.
- Existing Qualifying Tenants – to Remain After Renovation: The Subject is an existing Section 8 property with 224 occupied units as of the March 19, 2025 rent roll. Given that the Subject will continue to operate as a Section 8 development following renovation with tenants continuing to pay 30 percent of

their income towards rent, we expect the majority, if not all, of the existing tenants to remain following renovation. We conservatively estimate that 90 percent of the existing tenants, or 202 units (90 percent * 224 occupied units) will remain after the renovation.

- Supply: We calculated the number of Supply units (including directly comparable vacant units completed or in the pipeline in the PMA) as the number of known vacant units at comparable subsidized and LIHTC developments in the PMA (40 LIHTC units and 64 subsidized units) as well as the number of comparable subsidized and LIHTC units in the development pipeline (233 units), which equates to a total of 337 units in supply. It is worth noting that the current vacancies at the Subject's sister phase are also included as vacant subsidized supply.
- Absorption Period: The Subject is an existing development and the proposed renovations will occur with tenants in place. Further, all tenants are expected to remain income qualified post-renovation, as the 239 Section 8 units will continue to benefit from subsidy; therefore, increases in contract rents will have minimal impact on tenants, as residents will continue to pay just 30 percent of their income towards rents, not to exceed the LIHTC maximum allowable levels or the contract rent. As such, we believe the Subject will reach stabilized occupancy within one month of completion of renovation.

In our previous demand calculations and discussions, we used a leakage rate of 10 percent, as these calculations do not take into account former homeowners. Virginia Housing does not require a capture rate calculation with leakage. However, according to the Virginia Housing guidelines, "the analyst is free to state other measures of demand in the body of the report."

We believe there is adequate demand for the Subject as proposed, especially given the high occupancy rates among all of the LIHTC comparables, as well as the utilization of waiting lists at three of the LIHTC comparables. Additionally, the Subject is an existing Section 8 development and the majority, if not all, tenants are expected to remain following the renovation as the rent structure for tenants will remain, with tenants continuing to pay 30 percent of their household income in rent. Our concluded capture rate and absorption period is shown in the table below as proposed.

Project Wide Capture Rate – Affordable Units	3.2%
Project Wide Capture Rate – Market Units	N/A
Project Wide Capture Rate – All Units	3.2%
Project Wide Absorption Period (Months)	1 month

Virginia Housing Demand Table – Absent Subsidy

The table below illustrates the resulting capture rate for demand currently proposed in PMA in the absent subsidy scenario.

VIRGINIA HOUSING DEMAND ANALYSIS (ABSENT SUBSIDY)

Income Restrictions	Up to 60% AMI ($41,074 - $69,060)
New Rental Households	-56
+	+
Existing Households - Overburdened	3,381
+	+
Existing Households - Substandard Housing	58
+	+
Senior Households - Likely to Convert to Rental	0
+	+
Existing Qualifying Tenants - to Remain After Renovation	56
=	=
TOTAL DEMAND	3,439
-	-
Supply (includes directly comparable vacant units completed or in pipeline in PMA)	175
=	=
NET DEMAND	3,264
Proposed Units	239
Capture Rate	7.3%
Absorption Rate	12 months

- New Rental Households: The number of new renter households was calculated previously in Annual Demand using the increase in renter households per annum and the percentage of income-qualified renter households.
- Existing Households – Overburdened: We calculated the number of existing households that are rent-overburdened using the percentage of households that are rent-overburdened in the PMA (44.8 percent) and the total number of income-qualified renter households in the PMA.
- Existing Households – Substandard Housing: We calculated the number of existing households that are living in substandard housing using the percentage of households that are living in substandard housing in the PMA (0.77 percent) and the total number of income-qualified renter households in the PMA.
- Senior Households – Likely to Convert to Rental: In order to be conservative, we did not account for senior households likely to convert to rental units in the demand analysis.
- Existing Qualifying Tenants – to Remain After Renovation: The Subject is an existing Section 8 property with 224 occupied units as of the March 19, 2025 rent roll. Absent the proposed subsidy, while we expect the majority of tenants, if not all, to have incomes below the maximum allowable levels. Some however will likely have incomes below the minimum income required to ensure that tenants would not be rent burdened. Based on a review of a recent rent roll, we estimate that approximately 25 percent of the existing 224 tenants, or 56 units (25 percent * 224 occupied units), would remain after renovation absent the proposed subsidy.
- Supply: We calculated the number of Supply units (including directly comparable vacant units completed or in the pipeline in the PMA) as the number of known vacant unsubsidized 60 percent AMI

LIHTC units at comparable properties in the PMA (40 units) as well as the number of comparable unsubsidized LIHTC units in the development pipeline (135 units), for a total supply of 175 units.

- Absorption Period: We calculated the absorption period by applying our concluded absorption rate of 20 units per month to the number of proposed units.

We believe there is adequate demand for the Subject absent subsidy, especially given the high occupancy rates among all of the LIHTC comparables, as well as the utilization of waiting lists at three of the four LIHTC comparables. Our concluded capture rate and absorption period is shown in the table below.

Project Wide Capture Rate - Affordable Units	7.3%
Project Wide Capture Rate - Market Units	N/A
Project Wide Capture Rate - All Units	7.3%
Project Wide Absorption Period (Months)	12 months

PENETRATION RATE ANALYSIS

This calculation derives an estimated Penetration Rate. We will present two different methodologies for the Penetration Rate calculation. In Methodology One, we calculate a Penetration Rate with the Subject focus. In this methodology, the Penetration Rate is calculated by subtracting out existing LIHTC units and proposed LIHTC units in the PMA and then dividing the Subject's total number of units by the remaining demand after competition.

In Methodology Two, we calculate a Penetration Rate with a market focus. In this methodology, the Penetration Rate is calculated by totaling all existing and proposed (including the Subject) competitive affordable units within the PMA, and dividing by the total number of income eligible renter households. Penetration Rates are more difficult to calculate in urban areas with a significant volume of affordable housing, as it is difficult to obtain detailed information on all the True comparable properties that make up the supply and to obtain detail on the various AMI levels at the properties.

As previously illustrated, there are a total of 1,401 competitive unsubsidized LIHTC units and 1,599 competitive subsidized units in the PMA. Together this equates to an existing 3,000 competitive units as proposed (1,401 LIHTC units plus 1,599 subsidized units) and 1,401 competitive units absent subsidy. These units are deducted from our analysis.

Penetration Rate – As Proposed

As shown in the income distribution previously, there are 16,843 income eligible renter households in the PMA for the Subject's units as proposed.

PENETRATION RATE – Methodology One (Subject Focus)	
Income Eligible Households – All AMI Levels	16,843
Number of Existing Competitive Family Affordable Units in the PMA	3,000
Number of Proposed Competitive Affordable Units in the PMA	233
Remaining Income Eligible Renter Households	13,610
Number of Proposed Affordable Units at the Subject	239
Overall Penetration Rate – Subject Focus	**1.8%**

After deductions for existing and proposed competitive units in the PMA, the resulting penetration rate is 1.8 percent.

PENETRATION RATE – Methodology Two (Market Focus – NCHMA)	
Number of Proposed Competitive Affordable Units in the PMA	233
	+
Number of Existing Competitive Family Affordable Units in the PMA	3,000
	+
Number of Proposed Affordable Units at the Subject	239
	=
Total	3,472
	/
Income Eligible Households – All AMI Levels	16,843
	=
Overall Penetration Rate – Market Focus (NCHMA)	**20.6%**

After deductions for existing and proposed competitive units in the PMA, the resulting penetration rate is 20.6 percent.

Penetration Rate – Absent Subsidy

As shown in the income distribution previously, there are 7,552 income eligible renter households in the PMA for the Subject's units absent a subsidy. The following table illustrates our penetration rate using Methodology One.

PENETRATION RATE - Methodology One (Subject Focus)	
Income Eligible Households - All AMI Levels	7,552
Number of Existing Competitive Family LIHTC Units in the PMA	1,401
Number of Proposed Competitive *LIHTC* Units in the PMA	135
Remaining Income Eligible Renter Households	6,016
Number of Proposed *LIHTC* Units at the Subject	239
Overall Penetration Rate - Subject Focus	**4.0%**

After deductions for existing and proposed competitive units in the PMA, the resulting penetration rate, absent subsidy, is 4.0 percent.

PENETRATION RATE - Methodology Two (Market Focus - NCHMA)	
Number of Proposed Competitive *LIHTC* Units in the PMA	135
	+
Number of Existing Competitive Family LIHTC Units in the PMA	1,401
	+
Number of Proposed *LIHTC* Units at the Subject	239
	=
Total	1,775
	/
Income Eligible Households - All AMI Levels	7,552
	=
Overall Penetration Rate - Market Focus (NCHMA)	**23.5%**

After deductions for existing and proposed competitive units in the PMA, the resulting penetration rate, absent subsidy, is 23.5 percent.

Demand Conclusions

The demand analysis illustrates demand for the Subject based on capture rates of income-eligible renter households. The following table summarizes the results of the various demand analyses.

DEMAND CONCLUSION

Calculation	As Proposed	Absent Subsidy
@40% (Section 8)	0.5%	2.8%
@50% (Section 8)	0.9%	3.9%
@60% (Section 8)	1.1%	6.8%
All Units	1.3%	2.9%
Annual Demand	2.8%	6.4%
Virginia Housing Capture Rate	3.2%	7.3%
Penetration Rate Methodology One	1.8%	4.0%
Penetration Rate Methodology Two	20.6%	23.5%

When viewing total income-eligible renter households, the Novogradac capture rate calculations illustrates an overall capture rate of 1.3 percent, as proposed, and 5.1 percent, absent subsidy. To provide another level of analysis, we removed the households from the income-eligible renter demand pool that are currently suitably housed elsewhere in the PMA. We conducted an *annual demand analysis*, which is based on new income-eligible renter households moving into the area (in the Subject's first year of operation only) and those income-eligible renter households that are rent-overburdened (paying over 35 percent of income to living costs). This is a subset of the income-eligible renter households used previously and yields a more conservative annual capture rate. This annual Novogradac capture rate is 3.0 percent as proposed, indicating that there are 8,006 units of demand in the PMA in the first year of the Subject's operation. Absent subsidy, the capture rate is 11.6 percent, indicating that there are 1,962 units of demand in the PMA in the first year of the Subject's operation. These capture rates are low to moderate, indicating sufficient demand for additional affordable rental housing in the market.

The Virginia Housing net demand and capture rate table illustrates demand for the Subject based on capture rates of income-eligible renter households. The following table illustrates the conclusions from this table in the as proposed scenario.

Project Wide Capture Rate - Affordable Units	3.2%
Project Wide Capture Rate - Market Units	N/A
Project Wide Capture Rate - All Units	3.2%
Project Wide Absorption Period (Months)	1 month

The following table illustrates the conclusions from this table in the absent subsidy scenario.

Project Wide Capture Rate - Affordable Units	7.3%
Project Wide Capture Rate - Market Units	N/A
Project Wide Capture Rate - All Units	7.3%
Project Wide Absorption Period (Months)	12 months

These capture rates are low to moderate, indicating sufficient demand for additional affordable rental housing in the market. We believe there is sufficient demand for the Subject based on the high occupancy rates among all of the LIHTC comparables, as well as the utilization of waiting lists at three of the LIHTC comparables. Finally, we conducted a penetration rate analysis both as proposed and absent subsidy, all of which are low to moderate and indicate additional demand.

Absorption Estimate

We were able to obtain absorption information from five properties located within Newport News and Norfolk, Virginia. The following table details our findings.

ABSORPTION

Property Name	Location	Type Tenancy	Year Built/Renovated	Total Units	Absorption (Units/Mo)
Legacy Landing*	Newport News	LIHTC, Section 8, Market	2025	155	20
The Lofts At Front Street	Norfolk	Market	2022	258	22
Riverside Station	Norfolk	LIHTC	2022	236	33
Oceanside Tower	Norfolk	Market	1975/2022	133	10
Market Heights Apartments	Norfolk	LIHTC	2020	80	20
Average				**172**	**21**

*Preliminary absorption.

As shown, the properties reported absorption rates between ten and 33 units per month with an average of 21 units per month. The one most recent addition to the LIHTC supply in Newport News, Legacy Landing, opened in January 2025 and 41 units have been leased in the first two months for a preliminary absorption rate of 20 units per month. Further, while we were not able to obtain absorption information for the LIHTC comparable, Lift & Rise on Jefferson, the most recently completed and stabilized LIHTC property in Newport News, according to local media coverage the property opened with an interest list of 2,500 households in early 2023.

The Subject is an existing development and the proposed renovations will occur with tenants in place. As such, an absorption analysis is somewhat moot. If vacant, we estimate the Subject would achieve an absorption rate of approximately 20 units per month. This equates to an absorption period of 12 months to stabilize at 95 percent occupancy if it were hypothetically 100 percent vacant.

Further, all tenants are expected to remain income qualified post-renovation, as the 239 Section 8 units will continue to benefit from subsidy; therefore, increases in contract rents will have minimal impact on tenants, as residents will continue to pay just 30 percent of their income towards rents, not to exceed the LIHTC maximum allowable levels or the contract rent. As such, we believe the Subject will reach stabilized occupancy within one month of completion of renovation.

X. LOCAL PERSPECTIVE OF RENTAL HOUSING AND HOUSING ALTERNATIVES

INTERVIEWS/DISCUSSION

In order to ascertain the need for housing in the Subject's area, interviews were conducted with various local officials.

Newport News Redevelopment and Housing Authority

The Newport News Redevelopment and Housing Authority (NNRHA) is the agency responsible for managing the Housing Choice Voucher Program in Newport News, Virginia. According to meeting notes from the February 2025 Newark News Redevelopment and Housing Authority Board Committee Meeting, the agency currently manages 2,984 Housing Choice Vouchers and there another 2,692 households on the waiting list. The current gross payment standards are illustrated in the following table.

PAYMENT STANDARDS (GROSS)

Unit Type	Payment Standard
One-Bedroom	$1,298
Two-Bedroom	$1,485
Three-Bedroom	$2,068

Source: Newport News Redevelopment & Housing Authority, effective October 2024

It is important to note that the Subject currently benefits from a HAP contract for all units; thus, these tenants pay 30 percent of their income towards rent. As such, tenants do not need to utilize portable vouchers. Further, the 2025 maximum allowable LIHTC rents are below the payment standards, indicating voucher tenants at the Subject would not have to pay additional rent out of pocket to reside at the Subject, absent subsidy.

City Planning and Development Department

We attempted to contact the Newport News Planning Department to identify planned or under construction multifamily developments in Newport News. However, our calls have not been returned as of the date of this report. Therefore, we have consulted a March 2025 CoStar report of proposed and under construction developments in the PMA, the results of which are summarized in the table below.

PLANNED DEVELOPMENT

Property Name	Rent Structure	Tenancy	Total Units	Competitive Units	Construction Status	Distance to Subject
1209 LaSalle Ave	Market	Family	N/Av	0	Proposed	3.9 miles
TBD W Queen St	Market	Family	N/Av	0	Proposed	3.7 miles
The Launch at Trilogy	Market	Family	284	0	Proposed	3.8 miles
The Retreat at Trilogy	Market	Senior	96	0	Proposed	3.9 miles
Totals			**380**	**0**		

Source: CoStar, April 2025

As illustrated, planned market rate additions are all located at least 3.7 miles from the Subject. Additionally, three will target a general tenancy and one will target seniors. As market rate developments, these planned additions are not expected to compete directly with the Subject.

LIHTC Competition / Recent and Proposed Construction

According to the Virginia Housing allocation lists, there have been six developments allocated tax credits in the PMA in recent years; these developments are summarized in the following table.

RECENT LIHTC ALLOCATIONS IN PMA

Property Name	Year Allocated	Rent Structure	Tenancy	Status	Total Units	Competitive LIHTC Only Units	Competitive Subsidized Units
Coile II	2024	LIHTC, Section 8	Family	Planned	31	24	7
Choice Neighborhod Downtown	2023	LIHTC/Market/S8	Family	Planned	73	19	25
Coile I	2021	LIHTC, Section 8	Family	Planned	31	24	7
Legacy Landing (fka Choice Neighborhood III, IV-R)	2021	LIHTC, Section 8, Market	Family	Under Construction	155	68	59
Orcutt Townhomes	2022	LIHTC/Section 8	Family	Rehabilitation	40	0	40
Aqua Vista	2022	LIHTC/Section 8	Family	Rehabilitation	150	0	150
Total					**480**	**135**	**288**
Total New Construction in Pipeline					**290**	**135**	**98**

Source: Virginia Housing Tax Credit Property List, Virginia Housing Tax Credit Awards Lists, (retrieved March 2025)

As illustrated, recently awarded LIHTC properties in the PMA include both planned additions as well as proposed renovations. All recently awarded properties will offer at least some Section 8 units. In total, there are 135 competitive LIHTC units and 98 competitive subsidized units in the development pipeline within the PMA. We also consulted a March 2025 CoStar report on planned development in the PMA. According to CoStar, there are four planned developments in the PMA, but all are market rate and none have started construction. Overall, we accounted for 233 competitive units in the pipeline as proposed (135 LIHTC only and 98 subsidized) and 98 units absent subsidy in the demand analysis.

XI. ANALYSIS/CONCLUSIONS

ANALYSIS/CONCLUSIONS

In general, we believe there is demand in the marketplace for the Subject as conceived. We recommend no changes for the Subject property. As detailed in our analysis of LIHTC rents at the 40, 50, and 60 percent AMI levels, we believe that maximum allowable LIHTC rents are achievable at all AMI levels. Thus, future LIHTC rent increases will be dependent on increases in AMI as well as market conditions, absent subsidy. The achievable market rents for the Subject based on the recently completed third-party RCS are **$1,400 (one-bedroom garden), $1,425 (one-bedroom garden ADA), $1,495 (one-bedroom townhouse), $1,590 (two-bedroom garden), $1,650 (two-bedroom townhouse), and $1,925 (three-bedroom townhouse)** are within the range of market rate data points surveyed within the market both as is and as renovated and are reasonable relative to the most similar market rate comparable, Liberty Apartments, and the newest mixed-income development in Newport News located just one mile from the Subject, Legacy Landing.

Strengths

- Post-renovation, the Subject will exhibit improved condition, and will offer an improved amenity package with the addition of washer/dryers, dishwashers, and video surveillance.

- The Subject has historically been well accepted in the market. All units will continue to benefit from Section 8 subsidy post-renovation. As such, all tenants will continue to pay just 30 percent of their income towards rent. Further, all tenants are expected to remain income qualified post-renovation, and renovations will occur with tenants in place.

- Vacancy rates among the LIHTC properties range from zero to 6.0 percent, with an average of 2.6 percent. The market rate vacancy is also low with comparables reporting vacancy rates ranging from 2.7 to 3.8 percent with an average of 3.0 percent. In addition, four of the five comparables maintain waiting lists.

- The Subject is located within two miles of many locational amenities including public transportation, public services, schools, and retail (grocery and family dollar).

- The downtown Newport News and surrounding neighborhoods have experienced an increase in investment and development activity in recent years, including two new mixed-use developments, Lift & Rise (included as comparable) and Legacy Landing (surveyed, but excluded as the property is only in the early lease-up period), which are located 1.2 and 1.0 miles from the Subject, respectively.

- The Subject's achievable LIHTC rents represent significant rent advantages to the achievable market rents.

- The Subject offers both garden-style (49 percent) and townhome (51 percent) units, the latter of which offer greater appeal to family renters over strictly two-story garden-style design.

Weaknesses

- With the exception of the Subject's one-bedroom townhome units, all of the Subject's units are smaller than the surveyed averages, particularly the two-bedroom garden-style and the three-bedroom townhome units.

Capture Rates – Virginia Housing:

The Virginia Housing net demand and capture rate table illustrates demand for the Subject based on capture rates of income-eligible renter households. The following table illustrates the conclusions from this table in the as proposed scenario.

Project Wide Capture Rate - Affordable Units	3.2%
Project Wide Capture Rate - Market Units	N/A
Project Wide Capture Rate - All Units	3.2%
Project Wide Absorption Period (Months)	1 month

The following table illustrates the conclusions from this table in the absent subsidy scenario.

Project Wide Capture Rate - Affordable Units	7.3%
Project Wide Capture Rate - Market Units	N/A
Project Wide Capture Rate - All Units	7.3%
Project Wide Absorption Period (Months)	12 months

These capture rates are low to moderate, indicating sufficient demand for additional affordable rental housing in the market. We believe there is sufficient demand for the Subject based on the high occupancy rates among all of the LIHTC comparables, as well as the utilization of waiting lists at three of the LIHTC comparables.

We do not believe renovation of the existing project will harm other Virginia Housing properties, as the capture rates are moderate and vacancy in the market is low.

Summary of Competitive Market Conditions

In general, we believe there is demand in the marketplace for the Subject, as proposed. Additionally, the market has reported strong occupancy rates and waiting lists at four comparable properties, three of which are affordable properties. The Subject will be well-positioned in the market as a newly renovated affordable property, and will exhibit similar to superior condition relative to the comparable properties. The market exhibits strong demand for additional affordable housing. Vacancy and collection loss at the Subject is expected to be no more than four percent over the long term, which is below the Subject's historical vacancy, but reasonable given the historical vacancy is elevated in part as the Subject holds some units offline pending the proposed renovation. Based on the comparable data, we have concluded to achievable LIHTC rents as illustrated in the following table:

COMPARABLE PROPERTY RENT SUMMARY

Unit Type	Set-Aside	Design	Size (SF)	Achievable LIHTC Rent	Novogradac Surveyed Min	Novogradac Surveyed Max	Novogradac Surveyed Average	Achievable As Renovated Market Rent (Third-Party RCS) (1)	Subject Rent Advantage
1 BR	@40% (Section 8)	Garden	625	$655	$891	$1,680	$1,341	$1,400	53%
1 BR	@50% (Section 8)	Garden	625	$854	$891	$1,680	$1,341	$1,400	39%
1 BR	@50% (Section 8)	Garden ADA	625	$854	$891	$1,680	$1,341	$1,425	40%
1 BR	@50% (Section 8)	Townhouse	747	$840	$891	$1,680	$1,341	$1,495	44%
2 BR	@50% (Section 8)	Garden	700	$1,022	$1,016	$1,890	$1,642	$1,590	36%
2 BR	@60% (Section 8)	Townhouse	938	$1,261	$1,016	$1,890	$1,642	$1,650	24%
3 BR	@60% (Section 8)	Townhouse	1,100	$1,466	$1,185	$2,689	$1,884	$1,925	24%

(1) Based on May 2025 RCS completed by Doyle Real Estate Advisors, LLC

The Subject's achievable LIHTC rents offer significant market rent advantages. Overall, we believe there is demand for the Subject.

XII. OTHER REQUIREMENTS

Pursuant to Virginia Housing Requirements, we certify:

1. We have made a physical inspection of the site and market area.
2. The appropriate information has been used in the comprehensive evaluation of the need and demand for the proposed rental units.
3. To the best of our knowledge the market can support the demand shown in this study. We understand that any misrepresentation in this statement may result in the denial of participation in the Low Income Housing Tax Credit Program in Virginia as administered by Virginia Housing.
4. No one at this firm has any interest in the proposed development or a relationship with the ownership entity.
5. No one at this firm, nor anyone acting on behalf of the firm in connection with the preparation of this report, has communicated to others that the firm is representing Virginia Housing or in any way acting for, at the request of, or on behalf of Virginia Housing.
6. Compensation for our services is not contingent on this development receiving a LIHTC reservation or allocation.
7. Evidence of our NCHMA membership is included.

Respectfully submitted,
Novogradac

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May 29, 2025
Date

ASSUMPTIONS AND LIMITING CONDITIONS

ASSUMPTIONS AND LIMITING CONDITIONS

1. In the event that the client provided a legal description, building plans, title policy and/or survey, etc., the market analyst has relied extensively upon such data in the formulation of all analyses.

2. The legal description as supplied by the client is assumed to be correct and the author assumes no responsibility for legal matters, and renders no opinion of property title, which is assumed to be good and merchantable.

3. All encumbrances, including mortgages, liens, leases, and servitudes, were disregarded in this valuation unless specified in the report. It was recognized, however, that the typical purchaser would likely take advantage of the best available financing, and the effects of such financing on property value were considered.

4. All information contained in the report, which others furnished, was assumed to be true, correct, and reliable. A reasonable effort was made to verify such information, but the author assumes no responsibility for its accuracy.

5. The report was made assuming responsible ownership and capable management of the property.

6. The sketches, photographs, and other exhibits in this report are solely for the purpose of assisting the reader in visualizing the property. The author made no property survey, and assumes no liability in connection with such matters. It was also assumed there is no property encroachment or trespass unless noted in the report.

7. The author of this report assumes no responsibility for hidden or unapparent conditions of the property, subsoil or structures, or the correction of any defects now existing or that may develop in the future. Equipment components were assumed in good working condition unless otherwise stated in this report.

8. It is assumed that there are no hidden or unapparent conditions for the property, subsoil, or structures, which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering, which may be required to discover such factors.

9. The investigation made it reasonable to assume, for report purposes, that no insulation or other product banned by the Consumer Product Safety Commission has been introduced into the Subject premises. Visual inspection by the market analyst did not indicate the presence of any hazardous waste. It is suggested the client obtain a professional environmental hazard survey to further define the condition of the Subject soil if they deem necessary.

10. Any distribution of total property value between land and improvements applies only under the existing or specified program of property utilization. Separate valuations for land and buildings must not be used in conjunction with any other study or market study and are invalid if so used.

11. Possession of the report, or a copy thereof, does not carry with it the right of publication, nor may it be reproduced in whole or in part, in any manner, by any person, without the prior written consent of the author particularly as to value conclusions, the identity of the author or the firm with which he or she is connected. Neither all nor any part of the report, or copy thereof shall be disseminated to the general public by the use of advertising, public relations, news, sales, or other media for public communication without the prior written consent and approval of the market analyst. Nor shall the market analyst, firm, or professional organizations of which the market analyst is a member be identified without written consent of the market analyst.

12. Disclosure of the contents of this report is governed by the Bylaws and Regulations of the professional organization with which the market analyst is affiliated.

13. The author of this report is not required to give testimony or attendance in legal or other proceedings relative to this report or to the Subject property unless satisfactory additional arrangements are made prior to the need for such services.

14. The opinions contained in this report are those of the author and no responsibility is accepted by the author for the results of actions taken by others based on information contained herein.

15. Opinions of value contained herein are estimates. There is no guarantee, written or implied, that the Subject property will sell or lease for the indicated amounts.

16. All applicable zoning and use regulations and restrictions are assumed to have been complied with, unless nonconformity has been stated, defined, and considered in the market study report.

17. It is assumed that all required licenses, permits, covenants or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.

18. On all studies, Subject to satisfactory completion, repairs, or alterations, the report and conclusions are contingent upon completion of the improvements in a workmanlike manner and in a reasonable period of time.

19. All general codes, ordinances, regulations or statutes affecting the property have been and will be enforced and the property is not Subject to flood plain or utility restrictions or moratoriums, except as reported to the market analyst and contained in this report.

20. The party for whom this report is prepared has reported to the market analyst there are no original existing condition or development plans that would Subject this property to the regulations of the Securities and Exchange Commission or similar agencies on the state or local level.

21. Unless stated otherwise, no percolation tests have been performed on this property. In making the market study, it has been assumed the property is capable of passing such tests so as to be developable to its highest and best use.

22. No in-depth inspection was made of existing plumbing (including well and septic), electrical, or heating systems. The market analyst does not warrant the condition or adequacy of such systems.

23. No in-depth inspection of existing insulation was made. It is specifically assumed no Urea Formaldehyde Foam Insulation (UFFI), or any other product banned or discouraged by the Consumer Product Safety Commission has been introduced into the property. The market analyst reserves the right to review and/or modify this market study if said insulation exists on the Subject property.

24. Estimates presented in this report are assignable to parties to the development's financial structure.

ADDENDUM A

Statement of Qualifications

STATEMENT OF PROFESSIONAL QUALIFICATIONS
RACHEL BARNES DENTON, MAI

I. EDUCATION

Cornell University, Ithaca, NY
School of Architecture, Art & Planning, Bachelor of Science in City & Regional Planning

II. LICENSING AND PROFESSIONAL AFFILIATION

Designated Member of the Appraisal Institute
Member of National Council of Housing Market Analysts (NCHMA)
Member of Commercial Real Estate Women (CREW) Network
- 2011 and 2012 Communications Committee Co-Chair for the Kansas City CREW Chapter
- 2013 Director of Communications and Board Member for Kansas City CREW
- 2014 Secretary and Board Member for Kansas City CREW
- 2015 and 2016 Treasurer and Board Member for Kansas City CREW

State of Arkansas Certified General Real Estate Appraiser No. CG3527
State of California Certified General Real Estate Appraiser No. AG044228
State of Colorado Certified General Real Estate Appraiser No. 100031319
State of Georgia Certified General Real Estate Appraiser No. 391113
State of Hawaii Certified General Real Estate Appraiser No. CGA1048
State of Illinois Certified General Real Estate Appraiser No. 553.002012
State of Kansas Certified General Real Estate Appraiser No. G-2501
State of Minnesota Certified General Real Estate Appraiser No. 40420897
State of Missouri Certified General Real Estate Appraiser No. 2007035992
State of Nebraska Certified General Real Estate Appraiser No. CG2017030R
State of New Mexico Certified General Real Estate Appraiser No. 03424-G
State of North Dakota Certified General Real Estate Appraiser No. CG-219110
State of Oklahoma Certified General Real Estate Appraiser No. 13085CGA
State of Oregon Certified General Real Estate Appraiser No. C000951
State of South Dakota Certified General Real Estate Appraiser No. 1488CG
State of Texas Certified General Real Estate Appraiser No. 1380396

III. PROFESSIONAL EXPERIENCE

Novogradac & Company LLP, Partner
Novogradac & Company LLP, Principal
Novogradac & Company LLP, Manager
Novogradac & Company LLP, Senior Real Estate Analyst

IV. PROFESSIONAL TRAINING

Educational requirements successfully completed for the Appraisal Institute:
- Appraisal Principals, September 2004
- Basic Income Capitalization, April 2005
- Uniform Standards of Professional Appraisal Practice, various
- Advanced Income Capitalization, August 2006
- General Market Analysis and Highest & Best Use, July 2008
- Advanced Sales Comparison and Cost Approaches, June 2009
- Advanced Applications, June 2010
- General Appraiser Report Writing and Case Studies, July 2014
- Standards and Ethics (USPAP and Business Practices and Ethics)
- MAI Designation General Comprehensive Examination, January 2015
- MAI Demonstration of Knowledge Report, April 2016

Completed HUD MAP Training, Columbus, Ohio, May 2010

V. SPEAKING ENGAGEMENTS

Have presented and spoken at both national Novogradac conferences and other industry events, including the National Council of Housing Market Analysts (NCHMA) Annual Meetings and FHA Symposia, National Housing and Rehabilitation Association Conferences, Institute for Professional and Executive Development (IPED) conferences, and state housing conferences, such as Housing Colorado, Idaho Conference on Housing and Economic Development, and Missouri Workforce Housing Association.

VI. REAL ESTATE ASSIGNMENTS

A representative sample of Due Diligence, Consulting, or Valuation Engagements includes:

In general, have managed and conducted numerous market analyses and appraisals for various types of commercial real estate since 2003, with an emphasis on affordable multifamily housing.

Conducted and managed appraisals of proposed new construction, rehab and existing Low-Income Housing Tax Credit properties, Section 8 Mark-to-Market properties, HUD MAP Section 221(d)(4) and 223(f) properties, USDA Rural Development, and market rate multifamily developments on a national basis. Analysis includes property screenings, economic and demographic analysis, determination of the Highest and Best Use, consideration and application of the three traditional approaches to value, and reconciliation to a final value estimate. Both tangible real estate values and intangible values in terms of tax credit valuation, beneficial financing, and PILOT are considered. Additional appraisal assignments completed include commercial land valuation, industrial properties for estate purposes, office buildings for governmental agencies, and leasehold interest valuation. Typical clients include developers, lenders, investors, and state agencies.

Managed and conducted market studies for proposed Low-Income Housing Tax Credit, HUD MAP, market rate, HOME financed, USDA Rural Development, and HUD subsidized properties, on a national basis. Analysis includes property screenings, market analysis, comparable rent surveys, demand analysis based on the number of income qualified renters in each market, supply analysis and operating expense analysis. Property types include proposed multifamily, senior independent living, large family, acquisition/rehabilitation, historic rehabilitation, adaptive reuse, and single family developments. Typical clients include developers, state agencies, syndicators, investors, and lenders.

Completed and have overseen numerous Rent Comparability Studies in accordance with HUD's Section 8 Renewal Policy and Chapter 9 for various property owners and local housing authorities. The properties were typically undergoing recertification under HUD's Mark to Market Program.

Performed and managed market studies and appraisals of proposed new construction and existing properties insured and processed under the HUD Multifamily Accelerated Processing (MAP) program. These reports meet the requirements outlined in HUD Handbook 4465.1 and Chapter 7 of the HUD MAP Guide for 221(d)(4) and 223(f) programs.

Performed and have overseen numerous market study/appraisal assignments for USDA RD properties in several states in conjunction with acquisition/rehabilitation redevelopments. Documents are used by states, lenders, USDA, and the developer in the underwriting process. Market studies are compliant to State, lender, and USDA requirements. Appraisals are compliant to lender requirements and USDA HB-1-3560 Chapter 7 and Attachments.

Performed appraisals for estate valuation and/or donation purposes for various types of real estate, including commercial office, industrial, and multifamily assets. These engagements were conducted in accordance with the Internal Revenue Service's Real Property Valuation Guidelines, Section 4.48.6 of the Internal Revenue Manual.

Performed analyses of various real estate asset types subject to USDA 4279-B, Business and Industry Guaranteed Loans, Section 4279.150 guidelines.

Conducted various Highest and Best Use Analyses for proposed development sites nationwide. Completed an analysis of existing and proposed senior supply of all types of real estate, and conducted various demand and feasibility analyses in order to determine level of need and ultimate highest and best use of the site.

Prepared a three-year Asset Management tracking report for a 16-property portfolio in the southern United States. Data points monitored include economic vacancy, levels of concessions, income and operating expense levels, NOI and status of capital projects. Data used to determine these effects on the project's ability to meet its income-dependent obligations.

Performed various community-wide affordable housing market analyses and needs assessments for communities and counties throughout the Midwest and Western states. Analysis included demographic and demand forecasts, interviews with local stakeholders, surveys of existing and proposed affordable supply, and reconciliation of operations at existing supply versus projected future need for affordable housing. Additional analyses included identification of housing gaps, potential funding sources, and determination of appropriate recommendations. These studies are typically used by local, state, and federal agencies in order to assist with housing development and potential financing.

Managed a large portfolio of Asset Management reports for a national real estate investor. Properties were located throughout the nation, and were diverse in terms of financing, design, tenancy, and size. Information compiled included income and expenses, vacancy, and analysis of property's overall position in the market.

Performed appraisals of LIHTC assets for Year 15 purposes; valuations of both the underlying real estate asset and partnership interests have been completed. These reports were utilized to assist in potential disposition options for the property, including sale of the asset, buyout of one or more partners, or potential conversion to market rate.

STATEMENT OF PROFESSIONAL QUALIFICATIONS
JULIA SMITH

I. Education

University of Arizona, School of Sociology
Ph.D. in Sociology with concentrations in Methodology/Statistics, Stratification, Networks
Dissertation Title: *Network Learning, Trust, and Effectiveness in Collaborative Governance Networks: A Comparative Case Study of Social Impact Bonds*

The London School of Economics and Political Science
MSc in Comparative Politics (States and Markets)

The London School of Economics and Political Science
MSc in Social Policy and Planning

American University, Washington, DC
BA in Law and Society, minor in Mathematics

II. Professional Experience

Principal, Julia Grace Smith, LLC – Consultant with Novogradac Consulting, LLP (2011 – Present)
Postdoc Research Fellow, University of Arizona, Institute for Energy Solutions (2/2025 – Present)
Instructor, Teaching Assistant, Research Assistant at The University of Arizona (2011 – 2015)
Analyst, Novogradac & Company LLP (2006 – 2009)
Legal Secretary, Bergen & Bergen Law Firm
Research Assistant, Chr. Michelson Institute

III. Research Assignments

- Performed various community-wide affordable housing market analyses and needs assessments. Analysis included demographic and demand forecasts, interviews with local stakeholders, focus groups, online public surveys, surveys of existing and proposed affordable supply, and reconciliation of operations at existing supply versus projected future need for affordable housing. Additional analyses included identification of housing gaps, potential funding sources, and determination of appropriate development sites, and policy recommendations. These studies are typically used by local, state, and federal agencies to assist with housing development and strategies.
- Conducted market and feasibility studies. Properties are generally Section 42 Low Income Housing Tax Credit Properties. Local housing authorities, developers, syndicators and lenders have used these studies to assist in the financial underwriting and design of LIHTC properties. Analysis typically includes: feasibility of pro formas including, but not limited to unit mix determination, demand projections, price analysis, rental rate analysis, competitive property surveying and overall market analysis.
- Conducted Rent Comparability Studies and HUD MAP Market Studies according to HUD guidelines.
- Conducted citywide analysis of poverty including causes and potential solutions.
- Conducted nationwide comparative case study of economic opportunity and poverty commissions.
- Assisted in appraisals of proposed new construction and renovation of existing properties.

ADDENDUM B

Data Sources

DATA SOURCES

Sources used in this study include data that is both written and oral, published and unpublished, and proprietary and non-proprietary. Real estate developers, housing officials, local housing, and planning authority employees, property managers and other housing industry participants were interviewed. In addition, we conducted a survey of proposed, comparable properties.

This report incorporates published data supplied by various agencies and organizations including:

- U.S. Census Bureau
- Newport News Redevelopment and Housing Authority
- Virginia Housing Development Authority
- Virginia Employment Commission
- Newport News Economic Development Authority
- Newport News Planning Department
- Newport News Zoning Department
- CoStar
- ESRI, Business Information Solutions
- Ribbon Demographics
- Bankrate
- Zillow
- U.S. Department of Commerce, Bureau of Labor Statistics
- Department of Housing and Urban Development (HUD)
- Virginia Housing Market Study Requirements, 2025

ADDENDUM C

NCHMA Certification and Checklist

NCHMA MEMBER CERTIFICATION

This market study has been prepared by **Novogradac & Company LLP, doing business under the brand name Novogradac Consulting (Novogradac),** a member in good standing of the National Council of Housing Market Analysts (NCHMA). This study has been prepared in conformance with the standards adopted by NCHMA for the market analysts' industry. These standards include the *Standard Definitions of Key Terms Used in Market Studies*, and *Model Content Standards for the Content of Market Studies*. These Standards are designed to enhance the quality of market studies and to make them easier to prepare, understand, and use by market analysts and by the end users. These Standards are voluntary only, and no legal responsibility regarding their use is assumed by the National Council of Housing Market Analysts.

Novogradac is duly qualified and experienced in providing market analysis for Affordable Housing. The company's principals participate in the National Council of Housing Market Analysts (NCHMA) educational and information sharing programs to maintain the highest professional standards and state-of-the-art knowledge. **Novogradac** is an independent market analyst. No partner or employee of **Novogradac** has any financial interest whatsoever in the development for which this analysis has been undertaken.

R. Bans Denton

Rachel B. Denton, MAI
Partner

NCHMA Market Study Index

Introduction: Members of the National Council of Housing Market Analysts provide the following checklist referencing various components necessary to conduct a comprehensive market study for rental housing. By completing the following checklist, the NCHMA Analyst certifies that he or she has performed all necessary work to support the conclusions included within the comprehensive market study. By completion of this checklist, the analyst asserts that he/she has completed all required items per section.

		Section(s)
Executive Summary		
1	Executive Summary	I
Scope of Work		
2	Scope of Work	II
Project Description		
3	Unit mix including bedrooms, bathrooms, square footage, rents, and income targeting	III
4	Utilities (and utility sources) included in rent	III
5	Target market/population description	III
6	Project description including unit features and community amenities	III
7	Date of construction/preliminary completion	III
8	If rehabilitation, scope of work, existing rents, and existing vacancies	III
Location		
9	Concise description of the site and adjacent parcels	IV
10	Site photos/maps	IV
11	Map of community services	IV
12	Site evaluation/neighborhood including visibility, accessibility, and crime	IV
Market Area		
13	PMA description	V
14	PMA Map	V
Employment and Economy		
15	At-Place employment trends	VI
16	Employment by sector	VI
17	Unemployment rates	VI
18	Area major employers/employment centers and proximity to site	VI
19	Recent or planned employment expansions/reductions	VI
Demographic Characteristics		
20	Population and household estimates and projections	VII
21	Area building permits	VII
22	Population and household characteristics including income, tenure, and size	VII
23	For senior or special needs projects, provide data specific to target market	VII
Competitive Environment		
24	Comparable property profiles and photos	VIII
25	Map of comparable properties	VIII
26	Existing rental housing evaluation including vacancy and rents	VIII
27	Comparison of subject property to comparable properties	VIII
28	Discussion of availability and cost of other affordable housing options including homeownership, if applicable	VIII
29	Rental communities under construction, approved, or proposed	VIII
30	For senior or special needs populations, provide data specific to target market	VIII

NCHMA Market Study Index

Introduction: Members of the National Council of Housing Market Analysts provide the following checklist referencing various components necessary to conduct a comprehensive market study for rental housing. By completing the following checklist, the NCHMA Analyst certifies that he or she has performed all necessary work to support the conclusions included within the comprehensive market study. By completion of this checklist, the analyst asserts that he/she has completed all required items per section.

		Section(s)
Affordability, Demand, and Penetration Rate Analysis		
31	Estimate of demand	IX
32	Affordability analysis with capture rate	IX
33	Penetration rate analysis with capture rate	IX
Analysis/Conclusions		
34	Absorption rate and estimated stabilized occupancy for subject	XI
35	Evaluation of proposed rent levels including estimate of market/achievable rents.	XI
36	Precise statement of key conclusions	XI
37	Market strengths and weaknesses impacting project	XI
38	Product recommendations and/or suggested modifications to subject	XI
39	Discussion of subject property's impact on existing housing	XI
40	Discussion of risks or other mitigating circumstances impacting subject	XI
41	Interviews with area housing stakeholders	X
Other Requirements		
42	Certifications	Addenda C
43	Statement of qualifications	Addenda A
44	Sources of data not otherwise identified	Addenda B

ADDENDUM D

Utility Allowance Schedule

Utility Allowances Schedule

See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Office of Public and Indian Housing

OMB Approval No. 2577-0169 (exp. (04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type				Date (mm/dd/yyyy)	
Newport News Redevelopment and Housing Authority, VA		arden/High Rise Apt				10/01/2024	
Utility or Service	**Fuel Type**	**0 BR**	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Heating	Natural Gas	54	63	70	74	92	107
	Bottled Gas	109	124	142	156	183	213
	Electric	32	38	52	61	83	100
	Electric - Heat Pump	28	32	44	52	71	85
	Fuel Oil	57	69	121	146	177	213
	Other	-	-	-	-	-	-
Cooking	Natural Gas	7	8	10	11	12	12
	Bottled Gas	10	11	12	13	14	15
	Electric	4	5	6	7	7	8
	Microwave	3	4	4	5	5	6
	Fuel Oil	-	-	-	-	-	-
Other Electric		17	22	25	31	36	40
Air Conditioning		7	9	10	13	15	16
Water Heating	Natural Gas	19	24	29	38	48	58
	Bottled Gas	46	58	70	94	118	142
	Electric	23	29	34	46	58	69
	Electric - Heat Pump	17	22	26	35	43	52
	Fuel Oil	-	-	-	-	-	-
Water		19	20	26	34	40	45
Sewer		21	21	35	51	63	74
Trash Collection		29	29	29	29	29	29
Other -specify Customer Charge	Electric	8	8	8	8	8	8
	Electric Tax	3	3	3	3	3	3
	Natural Gas	15	15	15	15	15	15
	Natural Gas Tax	2	2	2	2	2	2
Range		7	7	7	7	7	7
Refrigerator		8	8	8	8	8	8

Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.

Head of Houshold Name

Unit Address

Number of Bedrooms

Utility/Service/Appliance	Allowance
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Other	
Range/Microwave	
Refrigerator	
Total	

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Utility Allowances Schedule

See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Office of Public and Indian Housing

OMB Approval No. 2577-0169 (exp. (04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type				Date (mm/dd/yyyy)	
Newport News Redevelopment and Housing Authority, VA		x/Row/Townhouse				10/01/2024	
Utility or Service	**Fuel Type**	**0 BR**	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Heating	Natural Gas	57	67	75	79	97	113
	Bottled Gas	116	132	151	166	194	226
	Electric	34	40	55	65	88	106
	Electric - Heat Pump	29	34	47	55	75	90
	Fuel Oil	60	73	129	156	188	226
	Other	-	-	-	-	-	-
Cooking	Natural Gas	7	8	10	11	12	12
	Bottled Gas	10	11	12	13	14	15
	Electric	4	5	6	7	7	8
	Microwave	3	4	4	5	5	6
	Fuel Oil	-	-	-	-	-	-
Other Electric		17	22	25	31	36	40
Air Conditioning		7	9	10	13	15	16
Water Heating	Natural Gas	19	24	29	38	48	58
	Bottled Gas	46	58	70	94	118	142
	Electric	23	29	34	46	58	69
	Electric - Heat Pump	17	22	26	35	43	52
	Fuel Oil	-	-	-	-	-	-
Water		19	20	26	34	40	45
Sewer		21	21	35	51	63	74
Trash Collection		29	29	29	29	29	29
Other -specify Customer Charge	Electric	8	8	8	8	8	8
	Electric Tax	3	3	3	3	3	3
	Natural Gas	15	15	15	15	15	15
	Natural Gas Tax	2	2	2	2	2	2
Range		7	7	7	7	7	7
Refrigerator		8	8	8	8	8	8

Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.

Head of Household Name

Unit Address

Number of Bedrooms

Utility/Service/Appliance	Allowance
Heating	
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Other	
Range/Microwave	
Refrigerator	
Total	

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Utility Allowances Schedule

See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. (04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA		Unit Type		Date (mm/dd/yyyy)			
Newport News Redevelopment and Housing Authority, VA		Single Family		10/01/2024			
Utility or Service	**Fuel Type**	**0 BR**	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Heating	Natural Gas	68	79	88	93	115	134
	Bottled Gas	137	155	178	196	229	266
	Electric	41	48	66	77	105	125
	Electric - Heat Pump	35	41	56	65	89	107
	Fuel Oil	72	86	152	184	222	266
	Other	-	-	-	-	-	-
Cooking	Natural Gas	8	8	10	11	12	13
	Bottled Gas	10	11	12	13	14	15
	Electric	5	6	6	7	8	9
	Microwave	3	4	4	5	5	6
	Fuel Oil	-	-	-	-	-	-
Other Electric		17	22	25	31	36	40
Air Conditioning		7	9	10	13	15	16
Water Heating	Natural Gas	19	24	29	38	48	58
	Bottled Gas	46	58	70	94	118	142
	Electric	23	29	34	46	58	69
	Electric - Heat Pump	17	22	26	35	43	52
	Fuel Oil	-	-	-	-	-	-
Water		19	20	26	34	40	45
Sewer		21	21	35	51	63	74
Trash Collection		29	29	29	29	29	29
Other -specify Customer Charge	Electric	8	8	8	8	8	8
	Electric Tax	3	3	3	3	3	3
	Natural Gas	15	15	15	15	15	15
	Natural Gas Tax	2	2	2	2	2	2
Range		7	7	7	7	7	7
Refrigerator		8	8	8	8	8	8

Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.

Head of Houshold Name

Unit Address

Number of Bedrooms

Utility/Service/Appliance	Allowance
Heating	$
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Other	
Range/Microwave	
Refrigerator	
Total	$

Previous versions are obsolete.

Form HUD-52667 (04/2023)

Utility Allowances Schedule

See Public Reporting and Instructions on back

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Office of Public and Indian Housing

OMB Approval No. 2577-0169 (exp. (04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances

Locality/PHA	Unit Type	Date (mm/dd/yyyy)
Newport News Redevelopment and Housing Authority, VA	Mobile Home	10/01/2024

Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	63	73	82	87	107	124
	Bottled Gas	127	145	165	182	213	248
	Electric	38	44	61	71	97	117
	Electric - Heat Pump	35	41	56	65	89	107
	Fuel Oil	67	80	141	171	207	248
	Other	-	-	-	-	-	-
Cooking	Natural Gas	8	8	10	11	12	13
	Bottled Gas	10	11	12	13	14	15
	Electric	5	6	6	7	8	9
	Microwave	3	4	4	5	5	6
	Fuel Oil	-	-	-	-	-	-
Other Electric		17	22	25	31	36	40
Air Conditioning		7	9	10	13	15	16
Water Heating	Natural Gas	19	24	29	38	48	58
	Bottled Gas	46	58	70	94	118	142
	Electric	23	29	34	46	58	69
	Electric - Heat Pump	17	22	26	35	43	52
	Fuel Oil	-	-	-	-	-	-
Water		19	20	26	34	40	45
Sewer		21	21	35	51	63	74
Trash Collection		29	29	29	29	29	29
Other -specify Customer Charge	Electric	8	8	8	8	8	8
	Electric Tax	3	3	3	3	3	3
	Natural Gas	15	15	15	15	15	15
	Natural Gas Tax	2	2	2	2	2	2
Range		7	7	7	7	7	7
Refrigerator		8	8	8	8	8	8

Actual Family Allowances - May be used by the family to compute allowance while searching for a unit.

Head of Houshold Name

Unit Address

Number of Bedrooms

Utility/Service/Appliance	Allowance
Heating	$
Cooking	
Other Electric	
Air Conditioning	
Water Heating	
Water	
Sewer	
Trash Collection	
Other	
Range/Microwave	
Refrigerator	
Total	$

Previous versions are obsolete.

Form HUD-52667 (04/2023)

ADDENDUM E

Subject and Neighborhood Photographs

PHOTOGRAPHS OF SUBJECT AND NEIGHBORHOOD

Typical Subject building

Typical Subject building

Typical Subject building and parking area

Typical Subject buildings

Typical Subject buildings from Garden Drive

Typical Subject buildings and parking area

Typical Subject buildings

Typical Subject buildings and parking area

Subject community building

Subject signage

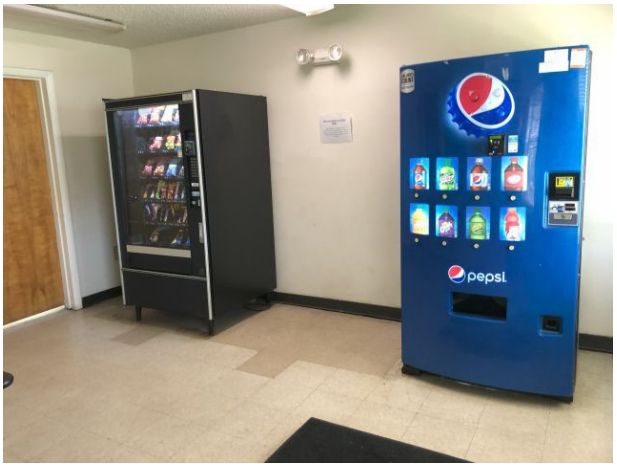
Community room

Community room

Community room kitchen

Management office

Management office



Office lobby area

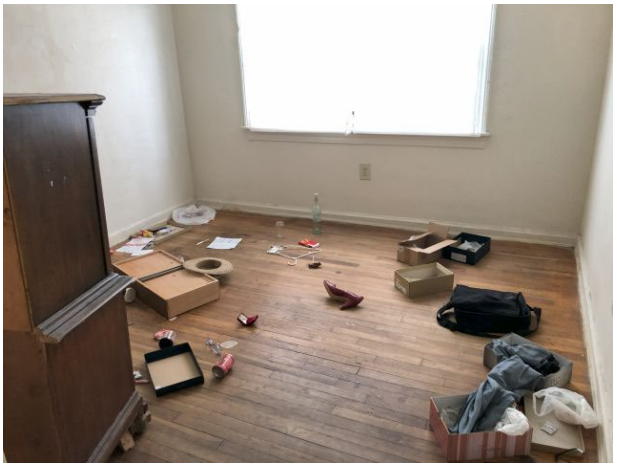
Typical living area – vacant unit

Typical living area – vacant unit

Typical kitchen – vacant unit

Typical kitchen – vacant unit

Typical bedroom – vacant unit



Typical bedroom – vacant unit

Typical bathroom – vacant unit

Typical bathroom – vacant unit

Typical mechanical area – vacant unit

Typical washer/dryer connection area – vacant unit

View along Garden Drive looking northeast

View along Garden Drive looking southwest

View of Stuart Gardens Phase II

View of Stuart Gardens Phase II

Anderson Park to the east of Subject

Alternative view of Anderson Park

Single-family homes along 16th Street to the northeast of Subject

Single-family homes along 16th Street to the northeast of Subject

Single-family homes along 16th Street to the northeast of Subject

Single-family homes along 16th Street to the northeast of Subject

Single-family homes along 16th Street to the northwest of Subject

Single-family homes along 16th Street to the northwest of Subject

Single-family homes along 16th Street to the northwest of Subject

Small scale multifamily property along 16th Street to the north of Subject

House of worship along Chestnut Avenue to the north of Subject

Discovery STEM Academy along Chestnut Avenue to the north of Subject

Achievable Dream Academy to the west of Subject along 16th Street

Small scale retail center along Jefferson Avenue to the west of Subject

ADDENDUM F

Site and Floor Plans

STUART GARDENS II

1326-C GARDEN DRIVE, NEWPORT NEWS, VA 23607

VIRGINIA HOUSING CONTRACT SET

THE FOLLOWING SIGNATURES ARE INDIVIDUAL ACKNOWLEDGEMENTS THAT THESE DRAWINGS AND SPECIFICATIONS REPRESENT THE PROJECT AGREED TO BE CONSTRUCTED, AND INCLUDE A CURRENT INDEX IDENTIFYING ALL SHEETS AND SHEET REVISION DATES. CHANGES FROM THE LATEST VIRGINIA HOUSING REVIEWED SET ARE CLOUDED AND TAGGED, AND A NARRATIVE DESCRIBING THOSE CHANGES IS PROVIDED.

Stuart Gardens Housing Partners, LP

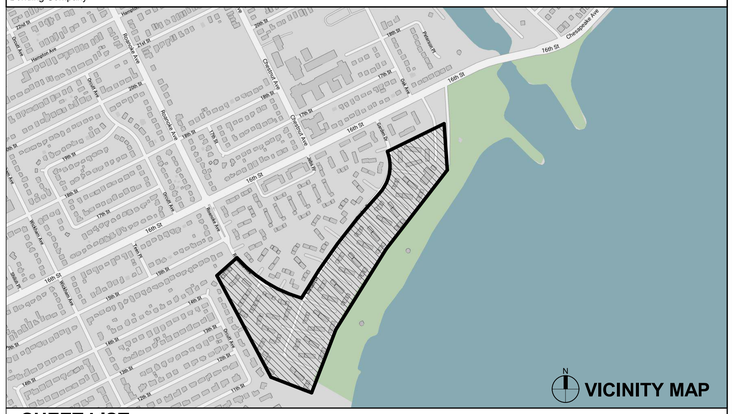
Print Name	*Signature*	*Company*	*Date*
Owner			

True Craft Architecture, LLC

Print Name	*Signature*	*Company*	*Date*
Architect of Record			

FTK Construction Services

Print Name	*Signature*	*Company*	*Date*
General Contractor			
Print Name	*Signature*	*Company*	*Date*
Lender			
Print Name	*Signature*	*Company*	*Date*
Bonding Company			



SHEET LIST

NO.	SHEET TITLE	ISSUED	REVISED
GENERAL			
G1.1.0	TITLE SHEET STUART GARDENS II	04/18/2025	04/24/25
G2.1.1	VHDA MDCR REQUIREMENTS	04/18/2025	
G2.1.2	SCOPE OF WORK WRITE UP AND OUTLINE QUANTITIES SG II	04/18/2025	04/24/25
G2.1.3	SG PHASE II UNIT x UNIT MATRIX	04/18/2025	
G3.1.1	ACCESSIBLE UNIT REQUIREMENTS - UFAS	04/18/2025	04/24/25
G3.1.2	ACCESSIBLE UNIT REQUIREMENTS - ANSI	04/18/2025	
G3.1.3	ACCESSIBLE UNIT REQUIREMENTS - ANSI	04/18/2025	
ALTA SURVEY			
1	SHEET 1 OF 4	06/25/23	
2	SHEET 2 OF 4	06/25/23	
3	SHEET 3 OF 4	06/25/23	
4	SHEET 4 OF 4	06/25/23	
ARCHITECTURE			
A1.1.1	EXISTING SITE PLAN - PHASE II	04/18/2025	
A1.1.2	NEW SITE PLAN - PHASE II	04/18/2025	04/24/25
A1.1.3	ENLARGED SITE PLANS - PHASE II	04/18/2025	04/24/25
A1.2.1	ENLARGED SITE DETAILS	04/18/2025	
A1.2.2	ENLARGED SITE DETAILS	04/18/2025	
A1.2.3	NEW ADA RAMP DETAILS	04/18/2025	
A1.2.4	SITE DETAILS - CONCRETE & ASPHALT	04/18/2025	04/24/25
A2.1	BLDG TYPE I - FLOOR & ROOF PLANS DEMO/NEW	04/18/2025	
A2.2	BLDG TYPE II - FLOOR & ROOF PLANS DEMO/NEW	04/18/2025	
A2.3	BLDG TYPE III - FLOOR & ROOF PLANS DEMO/NEW	04/18/2025	
A2.4	BLDG TYPE IV - FLOOR & ROOF PLANS DEMO/NEW	04/18/2025	
A2.8	BLDG TYPE VIII - FLOOR & ROOF PLANS DEMO/NEW	04/18/2025	
A2.9	BLDG TYPE IX - FLOOR & ROOF PLANS DEMO/NEW	04/18/2025	
A2.12	BLDG TYPE XII - FLOOR & ROOF PLANS DEMO/NEW	04/18/2025	
A2.13	BLDG TYPE XIII - FLOOR & ROOF PLANS DEMO/NEW	04/18/2025	
A2.15	BLDG TYPE XV - FLOOR & ROOF PLANS DEMO/NEW	04/18/2025	
A2.16	BLDG TYPE XVI - FLOOR & ROOF PLANS DEMO/NEW	04/18/2025	
A2.17	BLDG TYPE XVII - FLOOR & ROOF PLANS DEMO/NEW	04/18/2025	
A3.1	BLDG TYPE I - EXTERIOR ELEVATIONS DEMO/NEW	04/18/2025	
A3.2	BLDG TYPE II - EXTERIOR ELEVATIONS DEMO/NEW	04/18/2025	
A3.3	BLDG TYPE III - EXTERIOR ELEVATIONS DEMO/NEW	04/18/2025	
A3.4	BLDG TYPE IV - EXTERIOR ELEVATIONS DEMO/NEW	04/18/2025	
A3.8	BLDG TYPE VIII - EXTERIOR ELEVATIONS DEMO/NEW	04/18/2025	
A3.9	BLDG TYPE IX - EXTERIOR ELEVATIONS DEMO/NEW	04/18/2025	
A3.12	BLDG TYPE XII - EXTERIOR ELEVATIONS DEMO/NEW	04/18/2025	
A3.13	BLDG TYPE XIII - EXTERIOR ELEVATIONS DEMO/NEW	04/18/2025	
A3.15	BLDG TYPE XV - EXTERIOR ELEVATIONS DEMO/NEW	04/18/2025	
A3.16	BLDG TYPE XVI - EXTERIOR ELEVATIONS DEMO/NEW	04/18/2025	
A3.17	BLDG TYPE XVII - EXTERIOR ELEVATIONS DEMO/NEW	04/18/2025	
A4.1	ENLARGED UNIT PLANS - 1BR GDN & 2BR GDN DEMO & NEW	04/18/2025	
A4.2	ENLARGED UNIT PLANS - 1BR SIDE ENTRY & EXISTING 1BR GDN HC DEMO & NEW	04/18/2025	04/24/25
A4.5	ENLARGED UNIT PLANS -1BR TH - DEMO & NEW	04/18/2025	
A4.6	ENLARGED UNIT PLANS - 2BR TH - DEMO & NEW	04/18/2025	
A4.8	ENLARGED UNIT PLANS - 3BR TH - DEMO & NEW	04/18/2025	
A5.1	FRAMING DETAILS, OVERHANGS, AND WALL SECTIONS	04/18/2025	
A6.1	MEP UNIT PLANS - 1BR GDN, 1BR GDN EXIST. HC, & 2BR GDN	04/18/2025	04/24/25
A6.2	MEP UNIT PLANS - 1BR TH, 2BR TH, & 3BR TH	04/18/2025	04/24/25
A7.1	LEASING OFFICE / COUMMUNITY BUILDING PLANS DEMO / NEW	04/18/2025	
A7.2	LEASING OFFICE / COUMMUNITY BUILDING PLANS AND ELEVATIONS Copy 1	04/18/2025	
A7.3	LEASING OFFICE / COUMMUNITY BUILDING ENLARGED PLANS AND INT. ELEVATIONS	04/18/2025	
A7.4	LEASING OFFICE / COUMMUNITY BUILDING MEP PLAN	04/18/2025	
A8.0	SCHEDULES	04/18/2025	
A8.1	BASIS OF DESIGN SPECS	04/18/2025	
A8.2	BASIS OF DESIGN SPECS	04/18/2025	
A8.3	BASIS OF DESIGN SPECS	04/18/2025	
A9.0	TYPICAL MILLWORK DETAILS	04/18/2025	
PLUMBING			
P1.1	COMMUNITY BUILDING - PLUMBING PLAN	02/26/2025	
P2.1	1 AND 2 BR GARDEN STYLE STD UNITS - PLUMBING PLAN	02/26/2025	
P2.2	1BR GARDEN HC AND HC CONVERSION - PLUMBING PLAN	02/26/2025	
P2.3	2BR GARDEN HC CONVERSION AND 1BR TOWNHOUSE - PLUMBING PLAN	02/26/2025	
P2.4	2BR TOWNHOUSE - PLUMBING PLAN	02/26/2025	
P2.5	3BR TOWNHOUSE - PLUMBING PLAN	02/26/2025	
P2.6	PLUMBING DETAILS	02/26/2025	
MECHANICAL			
M1.1	COMMUNITY BUILDING - MECHANICAL PLAN	02/26/2025	
M2.1	1 AND 2 BR GARDEN STYLE STD UNITS - MECHANICAL PLAN	02/26/2025	
M2.2	1BR GARDEN HC AND HC CONVERSION - MECHANICAL PLAN	02/26/2025	
M2.3	2BR GARDEN HC CONVERSION AND 1BR TOWNHOUSE - MECHANICAL PLAN	02/26/2025	
M2.4	2BR TOWNHOUSE - MECHANICAL PLAN	02/26/2025	
M2.5	3BR TOWNHOUSE - MECHANICAL PLAN	02/26/2025	
ELECTRICAL			
E1.1	COMMUNITY BUILDING - ELECTRICAL PLAN	02/26/2025	
E2.1	1 AND 2 BR GARDEN STYLE STD UNITS - ELECTRICAL PLAN	02/26/2025	
E2.2	1BR GARDEN HC AND HC CONVERSION - ELECTRICAL PLAN	02/26/2025	
E2.3	2BR GARDEN HC CONVERSION AND 1BR TOWNHOUSE - ELECTRICAL PLAN	02/26/2025	
E2.4	2BR TOWNHOUSE - ELECTRICAL PLAN	02/26/2025	
E2.5	3BR TOWNHOUSE - ELECTRICAL PLAN	02/26/2025	

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PROJECT INFORMATION

PROJECT SUMMARY:

STUART GARDENS II IS PART OF A 2-PHASE DEVELOPMENT THAT WAS ORIGINALLY BUILT IN-CONJUNCTION AS MILITARY HOUSING CIRCA 1940 AND LOCATED IN NEWPORT NEWS, VA, SITUATED ON A COMBINED LOT OF 41.553 ACRES. THE ENTIRE PROPERTY UNDERWENT A RENOVATION IN 1980. PHASE II CONSISTS OF FIFTY (50) EXISTING BUILDINGS WITH MIX OF 2-STORY TOWNHOMES AND 1-STORY GARDEN STYLE APARTMENTS. THERE IS A TOTAL OF 239 DWELLING UNITS THAT ARE COMPRISED OF 1-, AND 2-BEDROOM GARDEN STYLE UNITS, AND 1-, 2- AND 3-BEDROOM TOWNHOME UNITS. THE BUILDINGS ARE CONVENTIONAL WOOD FRAMING ON RAISED FOUNDATIONS WITH VENTED CRAWL SPACES. THE FAÇADE CONSISTS OF INSULATED LAP AND VERTICAL VINYL SIDING. THERE IS A SHARED COMMUNITY BUILDING SERVING BOTH PHASE I AND II THAT INCLUDES A SHARED MULTI-USE SPACE FOR TENANTS, THE LEASING OFFICE, ALONG WITH A MAINTENANCE WORKSHOP.

THE SCOPE OF WORK WILL INCLUDE INTERIOR AND EXTERIOR RENOVATIONS AND REPLACING COMPONENTS THAT ARE IN DISREPAIR AND BEYOND THEIR REMAINING USEFUL LIFE, INCLUDING KITCHEN AND BATH REMODELS, LED LIGHT FIXTURES, AS WELL AS NEW ENERGY EFFICIENT HVAC SYSTEMS AND WATER HEATERS. EXTERIOR RENOVATIONS WILL INCLUDE REPLACING EXISTING VINYL SIDING, REPLACING OLDER ROOFS AND GUTTERS, AND UPGRADING EXISTING SITE AMENITIES. THE SCOPE OF WORK INCLUDES CONVERTING / UPGRADING TWELVE (12) EXISTING 'ACCESSIBLE' UNITS TO BE FULLY ACCESSIBLE FOR THE MOBILITY IMPAIRED TO ACHIEVE 5% ACCESSIBLE UNITS. THE SCOPE ALSO INCLUDES UPGRADING FIVE (5) EXISTING UNITS (2% OF PHASE II) FOR THE AUDITORY/VISUAL IMPAIRED. THE RENOVATIONS WILL ALSO PROVIDE UPGRADES TO THE EXISTING LEASING OFFICE AND COMPLY WITH THE DESIGN STANDARDS OF THE 2025 VIRGINIA QAP MDCR ALONG WITH GRPP LEADING EDGE REQUIREMENTS AND HISTORIC TAX CREDITS.

THIS PROJECT WILL BE APPLYING FOR 4% NON-COMPETITIVE LIHTC THROUGH VHDA. THE PROPERTY MIX INCLUDES:

HUD UNIT / BUILDING DATA

Unit Type	Description	HUD Net	HUD Gross
1BR GDN	1BD/1BA	625	667
2BR TH	2BD/1BA	938	1,000

First Floor / Second Floor

# of Units	HUD Net	HUD Gross
2	1,250	1,334
2	1,876	2,000

Type I — 3

# of Units	HUD Net	HUD Gross
2	1,250	1,334
2	1,400	1,490
4	2,650	2,824
16	10,600	11,296

Bldgs: 103, 105, 110, & 111

1 -2BR GDN AV UNIT:
1 IN BLDG 110

Unit Type	Description	HUD Net	HUD Gross
1BR GDN	1BD/1BA	625	667
1BR TH	2BD/1BA	747	801
3BR TH	3BD/1BA	1,100	1,180

First Floor / Second Floor

# of Units	HUD Net	HUD Gross
3	1,875	2,001
2	1,494	1,602
2	2,200	2,360

Type IX — 2

# of Units	HUD Net	HUD Gross
3	1,875	2,001
2	1,494	1,602
2	2,200	2,360
7	5,569	5,963
14	11,138	11,926

Bldgs: 106 & 108

1 -1BR TH AV UNIT:
1 IN BLDG 106

Unit Type	Description	HUD Net	HUD Gross
1BR GDN	1BD/1BA	625	667
1BR TH	2BD/1BA	747	801
3BR TH	3BD/1BA	1,100	1,180

First Floor / Second Floor

# of Units	HUD Net	HUD Gross
3	1,875	2,001
1	747	801
1	1,100	1,180

Type XII — 2

# of Units	HUD Net	HUD Gross
3	1,875	2,001
1	747	801
1	1,100	1,180
5	3,722	3,982
10	7,444	7,964

Bldgs: 97 & 99

1 -3BR TH AV UNIT:
1 IN BLDG 97

Unit Type	Description	HUD Net	HUD Gross
1BR GDN	1BD/1BA	625	667

First Floor / Second Floor

# of Units	HUD Net	HUD Gross
2	1,250	1,334

Type XIII — 1

# of Units	HUD Net	HUD Gross
2	1,250	1,334
2	1,250	1,334

Bldgs: 96

Unit Type	Description	HUD Net	HUD Gross
1BR GDN	1BD/1BA	625	667
2BR GDN	2BD/1BA	700	745

First Floor / Second Floor

# of Units	HUD Net	HUD Gross
2	1,250	1,334
1	700	745

XV — 1

# of Units	HUD Net	HUD Gross
2	1,250	1,334
1	700	745
3	1,950	2,079
3	1,950	2,079

Bldgs: 109

Unit Type	Description	HUD Net	HUD Gross
1BR GDN	1BD/1BA	625	667
1BR TH	2BD/1BA	747	801
3BR TH	3BD/1BA	1,100	1,180

First Floor / Second Floor

# of Units	HUD Net	HUD Gross
2	1,250	1,334
1	747	801
1	1,100	1,180

XVI — 3

# of Units	HUD Net	HUD Gross
2	1,250	1,334
1	747	801
1	1,100	1,180
4	3,097	3,315
12	9,291	9,945

Bldgs: 101, 104, & 107

Unit Type	Description	HUD Net	HUD Gross
2BR GDN	2BD/1BA	700	745
1BR TH	2BD/1BA	747	801
3BR TH	3BD/1BA	1,100	1,180

First Floor / Second Floor

# of Units	HUD Net	HUD Gross
2	1,400	1,490
1	747	801
1	1,100	1,180

XVII — 1

# of Units	HUD Net	HUD Gross
2	1,400	1,490
1	747	801
1	1,100	1,180
4	3,247	3,471
4	3,247	3,471

Bldgs: 98

	The HUD net rentable square feet for each apartment type
	The total HUD net rentable square feet for each building/level
	The total HUD net rentable square feet for the project
	The HUD gross square feet for each unit type
	The total HUD gross square feet for each building/level
	The total HUD gross square feet for the project
	The total gross square footage for the project

Total # of Units	239
Total HUD Net	195,254
Total HUD Gross	208,543
Leasing Office/Community Building	5,850
	214,393

GRAPHIC SYMBOLS

NORTH ARROW
LEVEL & ELEVATION TAG
KEYNOTE TAG (C0.00)
CENTERLINE
SPOT ELEVATION
REVISION NUMBER
RISE/RUN ROOF SLOPE (#"/12")
ON SHEET
INTERIOR ELEVATION TAG
SHEET #

ON SHEET
EXTERIOR ELEVATION TAG
SHEET #
ON SHEET
SHEET #
CALLOUT TAG
DOOR TAG
WINDOW TAG
WALL TAG
ROOM NAME
ROOM NUMBER
ROOM AREA
OCCUPANCY USE
OCCUPANT TOTAL: ? PERSONS
OCCUPANT TOTAL
ROOM SF / OCCUPANT LOAD

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ARCH	ARCHITECTURAL
BLDG	BUILDING
BTM.	BOTTOM
CLR.	CLEAR
CLG.	CEILING
CLO.	CLOSET
COL.	COLUMN
CONC.	CONCRETE
CORR.	CORRIDOR
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DWG.	DRAWING
ELECT.	ELECTRICAL
EQ.	EQUAL
EXT.	EXTERIOR
FA.	FIRE ALARM
FE.	FIRE EXTINGUISHER
FIN.	FINISH
FURR.	FURRING
FLR.	FLOOR
GYP. BD.	GYPSUM BOARD
GWB.	GYPSUM WALL BOARD
HR.	HOUR
HGT.	HEIGHT
IN.	INCH
MAT.	MATERIAL
MTL.	METAL
MBM.	METAL BUILDING MANUFACTURER
N.	NORTH
OC	ON CENTER
OD	OUTSIDE DIAMETER
PROP	PROPERTY
PTD	PAINTED
PTC	PRIOR TO CONSTRUCTION
RM	ROOM
SPEC	SPECIFICATION
STD	STANDARD
TYP	TYPICAL
TBD	TO BE DETERMINED
VER	VERIFY

PROJECT DIRECTORY

OWNER / REPRESENTATIVE:
STUART GARDENS HOUSING PARTNERS II, LP
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E: ERIKA.STERN@VITUS.COM

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RICK MELLING, PE |
PRINCIPAL, SENIOR ENGINEER
E: Rmelling mellingengineering.com

PROJECT SUMMARY

PROJECT NAME: **STUART GARDENS II**
HUD PROJECT NO.: **TBD**
PROJECT ADDRESS: 1326-C Garden Drive, Newport News, VA 23607
PROPOSED USE: **RESIDENTIAL - MULTIFAMILY (EXISTING)**

BUILDING PLANNING:
OCCUPANCY(IBC): **R-2 (EXISTING)**
OCCUPANCY(NFPA): **R-2 (EXISTING)**
MIXED OCCUPANCY: **N/A**
REQ'D FIRE SEPARATION: **EXISTING**

MEANS OF EGRESS

200'-0"	MAX TRAVEL DISTANCE TO EXIT
20'-0"	MAX DEAD END CORRIDOR LENGTH
44"	MIN CORRIDOR WIDTH
30'-0"	MAX COMMON PATH OF TRAVEL
32"	MIN CLEAR OPENING OF EXIT DOORS
2	MIN NUMBER OF EXITS

PLUMBING REQUIREMENTS: OCCUPANT LOAD: **N/A**
TOILETS (MIN FIXTURES REQ'D):
MEN: **N/A** WOMEN: **N/A**
LAVATORIES (MIN FIXTURES REQ'D):
MEN: **N/A** WOMEN: **N/A**
DRINKING FOUNTAINS (MIN FIXTURES REQ'D): **N/A**

TYPE OF CONSTRUCTION:
CONSTRUCTION TYPE (IBC): **V-B (EXISTING)**

APPLICABLE CODES:
BUILDING CODES:
2021 VIRGINIA EXISITNG BUILDING CODE
2021 VIRGINIA UNIFORM STATEWIDE BUILIDNG CODE(S)
2021 VIRGINIA IECC CODE

ACCESSIBILITY CODES:
a. 2010 ADAS W/ HUD Deeming Notice
b. UFAS Uniform Federal Accessibility Standards
c. ICC/ANSI A117.1-2009

ADDITIONAL CODES:
VA HOUSING - MDCR 2025
HQS
MPS
UPCS

FIRE PROTECTION REQUIREMENTS:

N/A	AUTOMATIC SPRINKLERS
MANUAL & RANGE QUEENS	EXTINGUISHERS
L	OCCUPANCY HAZARD (LOW, MED, HIGH)
N/A	MAX FLOOR AREA PER EXTINGUISHER
N/A	MAX TRAVEL DISTANCE PER EXTINGUISHER

GENERAL PROJECT NOTES

1. THE FOLLOWING DRAWINGS ARE ONLY A PORTION OF THE CONTRACT DOCUMENTS. THESE DRAWINGS CONVEY THE DESIGN INTENT, LOCATION AND DIMENSIONS OF THE WORK AND ARE GRAPHIC AND PICTORIAL IN NATURE.
2. THE CONTRACTOR IS REQUIRED TO CAREFULLY STUDY AND COMPARE THESE DRAWINGS WITH OTHER PARTS OF THE CONTRACT DOCUMENTS, WHETHER APPEARING IN THE DRAWING SET OR ISSUED SEPARATELY, AND SHALL IMMEDIATELY REPORT ANY ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED TO TRUE CRAFT ARCHITECTURE LLC.
3. ALL PORTIONS OF THE CONTRACT DOCUMENTS ARE INTENDED TO BE COMPLEMENTARY, WHETHER APPEARING IN THE DRAWINGS OR ISSUED SEPARATELY . WHAT IS CALLED FOR BY ANY PORTION OF THE CONTRACT DOCUMENTS SHALL BE AS IF CALLED FOR BY ALL PORTIONS OF THE CONTRACT DOCUMENTS. ANY APPARENT OR OBVIOUS INCONSISTENCIES APPEARING WITHIN ANY PORTION OF THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF TRUE CRAFT ARCHITECTURE LLC BY THE CONTRACTOR PRIOR TO PROCEEDING WITH WORK.
4. THESE DRAWINGS DO NOT INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE CONTRACT REQUIREMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED HEREIN, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR PROPER EXECUTION AND COMPLETION OF THE WORK, WHETHER OR NOT SAID ITEMS AND/OR ASSOCIATED WORK ARE SPECIFICALLY IDENTIFIED HEREIN.
5. THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ALL MECHANICAL, TELEPHONE, ELECTRICAL, LIGHTING, PLUMBING, AND SPRINKLER EQUIPMENT (TO INCLUDE ALL ASSOCIATED PIPING, DUCTWORK, AND/OR CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR THE INSTALLATION AND MAINTENANCE OF THE ASSOCIATED WIRING AND EQUIPMENT CAN BE PROVIDED.
6. THERE SHALL BE NO SUBSTITUTIONS OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERM 'APPROVED ALTERNATE' IS USED, TRUE CRAFT ARCHITECTURE LLC SHALL DETERMINE THE SUITABILITY OF ANY ALTERNATE MATERIALS PROPOSED BY THE CONTRACTOR. ALTERNATE MATERIALS SHOULD ONLY BE SUBMITTED FOR REVIEW BY TRUE CRAFT ARCHITECTURE LLC WHERE AN IMPROVEMENT IN QUALITY OR AN ASSOCIATED COST SAVINGS CAN BE DEMONSTRATED. ALL ALTERNATE MATERIALS SUBMITTED MUST BE ACCOMPANIED BY FOUR (4) COPIES OF ALL MANUFACTURER'S SPECIFICATIONS PERTAINING TO SAID MATERIAL(S).
7. WHERE COMPONENTS OR MATERIALS ARE NOTED AS "BUILDING STANDARD", CONTRACTOR SHALL INSTALL ITEMS AS SPECIFIED BY THE PROJECT ARCHITECT AND/OR OWNER'S REPRESENTATIVES.

SUBMITTAL REQUIREMENTS

GENERAL

THE CONTRACTOR SHALL REVIEW, APPROVE, AND STAMP EACH ITEM WHICH IS SUBMITTED. BY REVIEWING, APPROVING, STAMPING, AND MAKING SAID SUBMITTALS, THE CONTRACTOR CERTIFIES THAT HE(SHE) HAS DETERMINED AND VERIFIED MATERIALS, FIELD MEASUREMENTS, AND FIELD CONSTRUCTION CRITERIA RELATED THERETO (OR THAT HE WILL DO SO), AND THAT HE HAS CHECKED AND COORDINATED THE INFORMATION CONTAINED WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND OF THE CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ANY DEVIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BY TRUE CRAFT ARCHITECTURE LLC'S REVIEW OF ANY OF THE AFOREMENTIONED SUBMITTALS. FURTHER, THE CONTRACTOR SHALL NOT BE RELIEVED FROM RESPONSIBILITY FOR ERRORS OR OMISSIONS CONTAINED WITHIN ANY SUBMITTAL BY TRUE CRAFT ARCHITECTURE LLC'S REVIEW OF SAID SUBMITTAL.

NOTWITHSTANDING ANY QUANTITIES INDICATED OR SPECIFICALLY STATED ON ANY SPECIFIC SUBMITTAL, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL QUANTITIES OF MATERIALS OR EQUIPMENT REQUIRED TO PROPERLY COMPLETE THE WORK.

SHOP DRAWINGS WHICH ARE REQUIRED TO BE SUBMITTED:

1. SHALL BE DRAWN TO A SCALE SUFFICIENT FOR CLARITY AND COORDINATION
2. SHALL SHOW NECESSARY WORKING AND ERECTION DIMENSIONS AND NECESSARY DETAILS, SECTIONS, PLANS, AND ELEVATIONS
3. SHALL BE PROPERLY CROSS-REFERENCED TO THE APPROPRIAITE PAGES OF THESE DRAWINGS TO CLEARLY DELINEATE ARRANGEMENT
4. SHALL ILLUSTRATE RELATIONSHIP TO OTHER WORK ASSOCIATED WITH THE PROJECT.

ANY SAMPLE REQUIRED TO BE SUBMITTED FOR REVIEW WILL BE RETURNED WHEN SO REQUESTED BY THE CONTRACTOR. CHARGES FOR SUBMISSION OF SAMPLES AND FOR THEIR RETURN SHALL BE BORNE BY THE CONTRACTOR.

CONTRACTOR SHALL CONSECUTIVELY NUMBER SUBMITTALS. ANY RE-SUBMITTALS SHALL RETAIN THE ORIGINAL IDENTIFICATION NUMBER FOLLOWED BY THE DESIGNATED REVISION NUMBER (IE. REV. 1, REV. 2, ETC.). CLEAR SPACE SHALL BE PROVIDED ON EACH ITEM SUBMITTED FOR CONTRACTOR'S AND PROJECT ARCHITECT'S STAMPS. WHERE CLEAR SPACE IS NOT AVAILABLE ON SAMPLES, SUBMIT WITH TAGS ATTACHED.

CONDITIONS AND QUALIFICATIONS

TRUE CRAFT ARCHITECTURE LLC'S REVIEW AND NON-REJECTION OF A SPECIFIC ITEM SHALL NOT BE CONSTRUED AS ACCEPTANCE OF AN ASSEMBLY OF WHICH THE ITEM IS A COMPONENT.

TRUE CRAFT ARCHITECTURE LLC'S REVIEW OF SUBMITTALS SHALL IN NO WAY IMPLY THAT TRUE CRAFT ARCHITECTURE LLC IS IN ANY WAY RESPONSIBLE FOR, THE FABRICATION PROCESS OR TECHNIQUES OF CONSTRUCTION. TRUE CRAFT ARCHITECTURE LLC WILL NOT CHECK, AND ASSUMES NO RESPONSIBILITY FOR, DIMENSIONS OR QUANTITITES ON REVIEWED SUBMITTALS, OR FOR COORDINATION OF ANY TRADES.

THE REVIEW OF SUBMITTALS SHALL NOT ACT TO PERMIT DEPARTURES FROM ADDITIONAL DETAILS OR INSTRUCTION PREVIOUSLY GIVEN.

SUBSTITUTIONS

CONTRACTOR SHALL SUBMIT FOR REVIEW ANY ITEM WHICH IS PROPOSED FOR SUBSTITUTION, OR WHICH DIFFERS IN ANY RESPECT FROM MATERIALS, SYSTEMS, AND EQUIPMENT WHICH IS SPECIFIED WITHIN THESE DRAWINGS.

SUBSTITUTIONS WILL ONLY BE CONSIDERED WHICH EITHER:
1. PROVIDE A HIGHER LEVEL OF QUALITY
2. SAVE THE OWNER MONEY OVER ENTIRE PROJECT (INCLUDING TRUE CRAFT ARCHITECTURE LLC'S REVIEW TIME), OR
3. IMPROVE THE PROJECT SCHEDULE.

REQUESTS FOR SUBSTITUTION MUST BE ACCOMPANIED BY THE FOLLOWING:
- COMPLETE TECHNICAL DATA AND PERFORMANCE SPECIFICATIONS
- SAMPLES OF THE ARTICLE PROPOSED FOR SUBSTITUTION (AS APPLICABLE)
- A STATEMENT SIGNED BY THE CONTRACTOR THAT THE PROPOSED SUBSTITUTION IS IN FULL COMPLIANCE WITH THE CONTRACT DOCUMENTS
- NOTIFICATION REGARDING THE EFFECT OF THE SUBSTITUTION ON OTHER WORK, ASSEMBLIES, PRODUCTS, OR SEPARATE CONTRACTS. ALSO NOTIFICATION IF ACCEPTANCE OF SUBSTITUTION COULD REQUIRE REVISION OF DRAWINGS OR DETAILS.

REQUESTS FOR SUBSTITUTIONS SHALL INCLUDE FOUR (4) COPIES THE ABOVE INFORMATION.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXECUTION OF ANY CHANGES IN OTHER PARTS OF HIS(HER) WORK, OR THE WORK OF SUBCONTRACTORS OR OTHER TRADES, WHICH MAY BE CAUSED BY ACCEPTANCE OF THE SUBSTITUTION. SAID CHANGES IN WORK SHALL BE PROVIDED AT NO CHARGE TO THE OWNER.

ORIGINALLY SPECIFIED ITEMS SHALL BE FURNISHED UNLESS A SUBSTITUTION HAS BEEN FORMALLY ACCEPTED.

IT IS UNDERSTOOD THAT DUE TO CITY APPROVALS AND OWNER INSTRUCTIONS, CERTAIN SUBSTITUTIONS CANNOT BE APPROVED. THEREFORE, TRUE CRAFT ARCHITECTURE LLC RESERVES THE RIGHT TO REJECT ANY AND ALL REQUESTS FOR SUBSTITUTION.

WHEN MAKING A SUBSTITUTION CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR ANY TIME EXPENDED IN ALTERING DRAWINGS TO REFLECT CHANGES IN THE PROJECT AS BY THE INCORPORATION OF THE SUBSTITUTED ARTICLE WITHIN THE WORK.

DEFERRED SUBMITTALS:

1. RADON: POST CONSTRUCTION TESTING FOR ALL GROUND FLOOR UNITS.
2. CONTRACTOR TO PROVIDE AC

VA HOUSING MDCR REHAB REQUIREMENTS

REQUIREMENTS FOR REHABILITATION
ALL **ADDITIONS** AND **ADAPTIVE REUSE** ARE TO COMPLY WITH THE VIRGINIA HOUSING MINIMUM DESIGN AND CONSTRUCTION REQUIREMENTS (*MDCR*) FOR *NEW CONSTRUCTION*. **ADAPTIVE REUSE** MAY ALSO BE REQUIRED TO COMPLY WITH THE *MDCR FOR REHABILITATION* WHERE VIRGINIA HOUSING DEEMS APPLICABLE.
ALL RENTAL OFFICES, PUBLIC AREAS, AND ASSOCIATED PARKING AND ROUTES ARE TO MEET THE LATEST USBC ACCESSIBILITY REQUIREMENTS FOR NEW CONSTRUCTION. DEVELOPMENTS THAT HAVE ACCESSIBLE UNITS ARE TO PROVIDE ACCESSIBLE ROUTES, ACCESSIBLE PARKING, AND ACCESSIBLE COMMON AREAS.
IDENTIFY ANY HAZARDOUS MATERIALS/CONDITIONS SUCH AS ASBESTOS, LEAD PAINT, RADON, RECALLED DRYWALL, MOLD ON SITE AND/OR IN BUILDINGS AND CONTAMINATED SOILS. ADDRESS OR ABATE ALL HAZARDOUS MATERIALS PER APPLICABLE REGULATIONS. SUBMIT ABATEMENT CERTIFICATION TO THE VIRGINIA HOUSING DEVELOPMENT AUTHORITY IF REQUESTED.

SITE WORK

1. IDENTIFY AREAS THAT REQUIRE GRADING TO DRAIN WATER AWAY FROM BUILDINGS AND AREAS WHERE ADJOINING GRADES ARE HIGHER THAN FINISHED FLOOR OF BUILDINGS:
   a. PROVIDE A MINIMUM DISTANCE OF 6 INCHES BETWEEN FINISHED GRADE OR MULCH BEDS, AND THE BOTTOM OF SIDING AND WINDOW SILLS.
   b. PROVIDE A MINIMUM OF 5% SLOPE AWAY FROM FOUNDATION WALLS, FOR A MINIMUM DISTANCE OF 10 FEET.
   c. PROVIDE ALTERNATE SOLUTIONS ACCEPTABLE TO VIRGINIA HOUSING WHEN REQUIRED GRADES, SLOPES, OR OTHER SITE CONDITIONS MAKE THE ABOVE REQUIREMENTS INFEASIBLE.
2. PROVIDE SEAMLESS GUTTERS AND DOWNSPOUTS FOR ALL BUILDINGS, OR AN INTERNAL DRAINAGE SYSTEM. WHEN DISCHARGING ON GRADES STEEPER THAN 20%, OR LESS THAN 1%, WATER FROM GUTTERS AND DOWNSPOUTS IS TO BE PIPED UNDERGROUND TO A STORM SEWER SYSTEM, OR TO DAYLIGHT AT GRADES THAT WILL AVOID SOIL EROSION. AVOID WATER DRAINAGE OVER SIDEWALKS.
3. EXTEND CONCRETE DUMPSTER PADS AT LEAST 12 FEET INTO THE ASPHALT SO THAT THE LOAD BEARING WHEELS OF TRUCKS REST ON CONCRETE WHILE SERVICING THE DUMPSTERS.
   a. THICKNESS OF CONCRETE IS TO BE A MINIMUM OF 6 INCHES WITH REINFORCEMENT.
   b. DUMPSTERS AND/OR COMPACTORS ACCESSED VIA AN ACCESSIBLE ROUTE ARE TO MEET ACCESSIBILITY REQUIREMENTS.
   c. INSTALL A PRIVACY SCREEN ON AT LEAST THREE SIDES OF ALL DUMPSTER AND/OR COMPACTOR PADS.
4. CONCRETE THAT IS CRACKED, CRUMBLING, SPALLING, HEAVING OR SETTLING, OR MAY BE A SAFETY ISSUE IS TO BE REPAIRED OR REPLACED. PROVIDE A SOLUTION ACCEPTABLE TO VIRGINIA HOUSING IF ANY OF THESE CONDITIONS EXIST. SIDEWALKS AT NEW LOCATIONS TO COMPLY WITH NEW CONSTRUCTION GUIDELINES.
5. ASPHALT THAT HAS CRACKING, ALLIGATORING, OR A DETERIORATING SUB-BASE IS TO BE REPAIRED OR REPLACED. PROVIDE A SOLUTION ACCEPTABLE TO VIRGINIA HOUSING IF ANY OF THESE CONDITIONS EXIST. PAVING AT NEW LOCATIONS TO COMPLY WITH NEW CONSTRUCTION GUIDELINES.
6. REMOVE ALL DEAD BUSHES, TREES, TREE-STUMPS, AND THEIR ABOVE-GROUND ROOTS. REMOVE ALL PORTIONS OF TREE BRANCHES THAT OVERHANG ROOFS OR CONTACT BUILDING FACES. REMOVE TREES WITH ROOT STRUCTURES THAT MAY COMPROMISE BUILDING FOUNDATIONS. NEW PLANTINGS MUST COMPLY WITH NEW CONSTRUCTION REQUIREMENTS.
7. GRADE TO AVOID STANDING WATER. PROVIDE A SMOOTHLY GRADED TRANSITION FROM DISTURBED TO UNDISTURBED AREAS. ALL AREAS WHICH HAVE DEAD GRASS ARE TO BE TILLED. SEED AND STRAW, AND/OR LANDSCAPE ALL BARE AND DISTURBED AREAS. FINISH GRADE WITH CLEAN TOPSOIL. PROVIDE GROUND COVER MATERIALS OR SOD FOR SLOPES STEEPER THAN 20%. PROVIDE FOUNDATION PLANTINGS IN THE FRONT OF ALL BUILDINGS. CLEAN SITE AND DISPOSE OF ALL CONSTRUCTION DEBRIS. GRASS MUST BE ESTABLISHED PRIOR TO PROJECT CLOSEOUT.

ARCHITECTURAL

1. PROVIDE WATER INTRUSION REPORT WHERE EVIDENCE OF WATER, MOISTURE, OR MILDEW IS PRESENT AT BELOW GRADE SPACES. AS IDENTIFIED IN THE REPORT, INSTALL WATERPROOFING UP TO FINISHED GRADES FOR ALL PERIMETER WALLS OF FINISHED AND UNFINISHED SPACES. WATERPROOFING MAY BE INSTALLED ON THE EXTERIOR OR INTERIOR SIDES OF THE WALL. THE WATERPROOFING SYSTEM INSTALLER A MINIMUM 10-YEAR MANUFACTURER'S WARRANTY.
2. ALL DEBRIS AND WOOD SHALL BE REMOVED FROM CRAWL SPACES.
   a. INSTALL SUMP PUMP OR DRAIN TILE DISCHARGING TO DAYLIGHT FOR ANY AREA ACCUMULATING WATER.
   b. INSTALL A MINIMUM 6 MIL VAPOR BARRIER AT FLOOR WITH SEAMS OVERLAPPED 12 INCHES. EDGES AND SEAMS TO BE TAPED. PROVIDE ADEQUATE CRAWL SPACE VENTILATION.
3. REMOVE ALL ABANDONED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES. VIRGINIA HOUSING MAY APPROVE ABANDONED MATERIAL THAT IS SECURED, SEALED AND CONCEALED.
4. STRUCTURAL DEFICIENCIES SHALL BE IDENTIFIED AND CORRECTED. IF REQUESTED BY VIRGINIA HOUSING, CORRECTIVE MEASURES TO BE DESIGNED, INSPECTED, AND CERTIFIED BY A STRUCTURAL ENGINEER.
5. INSTALL INSULATION IN CRAWLSPACES AND ATTICS TO MEET VIRGINIA ENERGY CODE'S MINIMUM REQUIREMENTS FOR NEW CONSTRUCTION.
6. WHEN REPLACING DRYWALL AT AN EXTERIOR WALL OR REPLACING EXTERIOR SHEATHING, PROVIDE NEW WALL INSULATION WHERE MISSING OR DAMAGED AT FFECTEDAREAS. NEW INSULATION R-VALUE SHALL MATCH OR EXCEED ADJACENT EXISTING VALUE. WHEN ADJACENT INSULATION IS NOT PRESENT, PROVIDE BATT OR RIGID BOARD INSULATION TO THE GREATEST R-VALUE FEASIBLE.
7. ROOF INSPECTION REPORTS ARE REQUIRED FOR ALL ROOFS MORE THAN 5 YEARS OLD. REPORT TO INCLUDE AGE AND REMAINING LIFE OF ROOFS AND AREAS THAT NEED REPAIRS. REPLACE ALL ROOFS WITH A REMAINING LIFE OF LESS THAN 5 YEARS. REPAIR OR REPLACE ALL ROOFS WITH DAMAGE OR LEAKS.
8. WHEN REPLACING PITCHED ROOFS:
   a. REPAIR OR REPLACE ALL DAMAGED SHEATHING, RAFTERS, AND/OR TRUSSES.
   b. REPLACE ALL 3/8 INCH SHEATHING WITH A MINIMUM OF 15/32 INCH PLYWOOD OR 15/32 INCH OSB. INSTALL SHEATHING WITH CLIPS. ZIP SYSTEM ROOF SHEATHING OR SIMILAR PRODUCTS ARE NOT ACCEPTED.
   c. REPLACE ALL EXISTING ATTIC VENTS AND PIPE COLLARS. REPLACE RUSTED OR DAMAGED FLASHING. REPLACE ALL EXISTING SEALANT.
   d. ROOF SHINGLES SHALL BE A MINIMUM 25-YEAR, ANTI-FUNGAL PRODUCT, AND SHALL BE NAILED (NOT STAPLED). DO NOT INSTALL NEW SHINGLES OVER EXISTING SHINGLES. REPLACE EXISTING RIDGE VENTS.
   e. INSTALL DRIP EDGE ON ALL SIDES OF THE ROOF.
   f. INSTALL ICE BARRIER EXTENDING FROM EAVE'S EDGE TO A POINT 24 INCHES BEYOND THE EXTERIOR WALL CLADDING.
   g. PROVIDE ROOF VENTILATION PER THE LATEST USBC FOR NEW CONSTRUCTION.
9. WHEN REPLACING FLAT ROOFS:
   a. REMOVE AND DISPOSE OF EXISTING ROOFING AND ABOVE DECK INSULATION, DAMAGED VENTS AND OTHER ITEMS NOT IN GOOD CONDITION.
   b. INSTALL CONTINUOUS ROOF DECK INSULATION OR ATTIC SPACE INSULATION TO MEET VIRGINIA ENERGY CODE'S MINIMUM REQUIREMENTS FOR NEW CONSTRUCTION.
   c. NEW ROOFING SHALL HAVE A MINIMUM 20-YEAR MANUFACTURER'S WARRANTY FOR THE ENTIRE ROOF SYSTEM.
   d. PROVIDE ROOF VENTILATION PER THE LATEST USBC FOR NEW CONSTRUCTION.
   e. PROVIDE MINIMUM 24-INCH-WIDE WALK PADS FROM ROOF ACCESS POINT TO SERVICEABLE SIDE OF ALL ROOFTOP EQUIPMENT.
10. IF EQUIPMENT IS INSTALLED ON A ROOF, PROVIDE EASILY REACHABLE ACCESS FROM AN INTERIOR COMMON AREA. PROVIDE ALTERNATE SOLUTION ACCEPTABLE TO VIRGINIA HOUSING WHEN CONDITIONS MAKE THE ABOVE REQUIREMENT INFEASIBLE.
11. HTC WR — STAIRS TO APARTMENT UNITS WHERE STAIR HALLS ARE NOT ENCLOSED SHALL BE PROTECTED FROM WEATHER BY DESIGN FEATURES. INSTALL AN AWNING, A FLOOR LEVEL OR A ROOF AT THE STAIR HALL ENTRANCE. PROVIDE A MINIMUM OVERHANG OF 5 FEET FROM FIRST RISER. ALL BUILDINGS IN A DEVELOPMENT SHALL HAVE SIMILAR DESIGN FEATURES. HISTORIC BUILDINGS MAY BE EXEMPT.
    NO OVERHANGS
12. EXTERIOR WOODEN TRIM, BRICKMOLD, SILLS, FASCIA, RAKE BOARDS, AND COLUMNS SHALL BE CLAD WITH VINYL. VINYL COATED ALUMINUM, OR SIMILAR MATERIALS. USE MATERIALS DESIGNED FOR CLADDING WITH A MINIMUM THICKNESS OF 0.019 INCH AND PROVIDE A STIFFENING CRIMP FOR TRIM AND FASCIA BOARDS ARE MORE THAN 8 INCHES WIDE. REPLACE ALL DAMAGED WOOD PRIOR TO CLADDING. VIRGINIA HOUSING RECOMMENDS THE USE OF FIBER CEMENT, PVC, OR SIMILAR MATERIALS INSTEAD OF WOOD FOR EXTERIOR USE. EXCEPTIONS MAY BE CONSIDERED FOR HISTORIC BUILDINGS.
13. WHEN REPAINTING EXISTING OR INSTALLING NEW STEEL PRODUCTS THAT ARE EXPOSED TO THE WEATHER; POWDER COAT, GALVANIZE OR PROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-YEAR MATERIAL WARRANTY. PREPARE SURFACES PER WARRANTY REQUIREMENTS. PRIME AND PAINT STEEL PRIOR TO PLACEMENT IN CONCRETE.
14. WHEN REPLACING EXTERIOR RAILINGS, HANDRAILS, GUARD RAILS, POSTS AND PICKETS USE VINYL, ALUMINUM, OR STEEL.
15. BALCONY AND STAIR RAILINGS AT BUILDINGS SHALL BE STABLE AND SECURED TO THE WALL STRUCTURE WITH MOUNTING BLOCK OR EQUIVALENT.
16. WHEN REPLACING SIDING:
   a. NEW SIDING SHALL HAVE SOLID BACKING OF PLYWOOD, OSB, GYPSUM, OR SIMILAR MATERIAL. SIDING SHALL BE INSTALLED OVER AN INDEPENDENT DRAINAGE PLANE, SUCH AS TYVEK® OR EQUAL.
      EXCEPTION: EXTERIOR WALL SHEATHING SYSTEMS WITH INTEGRATED DRAINAGE PLANES MAY BE USED WHEN OBSERVATION REPORTS ARE PROVIDED BY THE MANUFACTURER AND THE FOLLOWING CONDITIONS ARE MET:
   b. PRE-INSTALLATION
      1. GENERAL CONTRACTOR TO HOLD PRE-INSTALLATION MEETING WITH ARCHITECT AND MANUFACTURER PRIOR TO INSTALLATION. MANUFACTURER'S OBSERVATION REPORTS TO INCLUDE DOCUMENTATION OF MEETING.
      2. MANUFACTURERS' FLASHING DETAILS INCLUDING WINDOWS, DOORS, JOINTS AND PENETRATIONS MUST BE MAINTAINED ON SITE.
      3. STORE MATERIALS TO MEET MANUFACTURER'S REQUIREMENTS.
   c. INSTALLATION
      1. THE INTEGRAL DRAINAGE PLANE MUST BE PRESERVED. USE MANUFACTURER'S APPROVED PRODUCTS INCLUDING TAPE, TAPE GUN AND ROLLER.
      2. WHEN WEATHER CONDITIONS WARRANT, FOLLOW MANUFACTURER'S REQUIREMENTS FOR INCLEMENT WEATHER INSTALLATION AND STORAGE OF MATERIALS.
      3. MANUFACTURER'S REPRESENTATIVE TO REVIEW THE FINAL INSTALLATION TO CONFIRM ALL REQUIREMENTS ARE MET PRIOR TO INSTALLATION OF EXTERIOR CLADDING. MANUFACTURER'S OBSERVATION REPORTS DOCUMENTING INSTALLATION ACCEPTANCE IS REQUIRED AND MUST BE MAINTAINED ON SITE.
   d. DO NOT INSTALL NEW SIDING OVER MATERIALS SUCH AS VINYL SIDING, THERMO-PLY®, OR OTHER FLEXIBLE MATERIALS.
   e. MATERIAL SUCH AS T1-11, WOOD SIDING, OR HARDBOARD LAP-SIDING MAY BE USED AS BACKING FOR NEW SIDING, PROVIDED IT IS IN GOOD CONDITION.
   f. REPAIR, REPLACE, AND RE-NAIL ALL SECTIONS OF DAMAGED SIDING OR SHEATHING TO PROVIDE A UNIFORM AND FLAT SURFACE.
   g. FASTEN SIDING TO FRAMING WITH NAILS PENETRATING A MINIMUM 3/4 OF AN INCH INTO STUDS.
   h. INSTALL MOUNTING BLOCKS FOR ALL PENETRATIONS IN SIDING SUCH AS ELECTRICAL, PLUMBING, HVAC, AND DUCTWORK ETC.
17. ALL NEW PANEL TYPE SIDING TO BE INSTALLED OVER VERTICAL OR CORRUGATED FURRING TO ALLOW ADEQUATE DRAINAGE AND VENTILATION, OR PROVIDE SIDING PRODUCT WITH INTEGRATED VENTED RAIN SCREEN.
18. NEW BUILDING WALL ASSEMBLY COMPONENTS SHALL BE VAPOR PERMEABLE WITH A MINIMUM ASTM E96 PERM RATING >0.1. WHEN EXISTING VAPOR IMPERMEABLE SHEATHING, AND AIR AND WEATHER BARRIERS ARE UNCOVERED THEY SHALL BE REPLACED TO MEET THE NEW ASSEMBLY STANDARD. FOIL FACED BUILDING PRODUCTS, CLOSED CELL FOAM, AND SHEET PLASTIC ARE EXAMPLES OF PROHIBITED WALL MATERIALS.
19. REPAIR MASONRY WALLS HAVING CRACKS AND/OR SETTLEMENT. REPLACE DAMAGED BRICK AND POINT-UP DETERIORATED MORTAR TO MATCH EXISTING. REPLACE ROWLOCKS FOR WINDOW SILLS THAT DO NOT HAVE A SLOPE TO DRAIN WATER AWAY FROM BUILDING. PRIME AND PAINT ALL METAL LINTELS WHICH ARE CORRODED, OR NOT ALREADY PAINTED. REMOVE ABANDONED ITEMS FROM BRICK AND POWER WASH/CLEAN EXTERIOR OF BUILDINGS.
20. REPLACE ALL DAMAGED AND SINGLE GLAZED WINDOWS WITH INSULATED GLASS.
    EXCEPTION: WHEN WINDOW REPLACEMENT IS NOT PERMITTED IN HISTORIC BUILDINGS, REPAIR EXISTING WINDOWS AND INSTALL TRIPLE TRACK OPERABLE STORM SASHES IN SCREENS, OVER EXISTING SINGLE GLAZED WINDOWS. WHEN CONDITIONS MAKE STORM SASHES NOT FEASIBLE, PROVIDE AN ALTERNATIVE SOLUTION ACCEPTABLE TO VIRGINIA HOUSING.
21. WHEN REPLACING WINDOWS AND/OR SLIDING GLASS DOORS:
   a. PROVIDE MINIMUM 1/2 INCH THICK INSULATED GLASS.
   b. PROVIDE MINIMUM 10-YEAR WARRANTIES FOR MATERIAL AND BREAKAGE OF SEAL.
   c. PROVIDE THERMAL BREAK FOR ALUMINUM FRAMES.
   d. PROVIDE NEW CONSTRUCTION WINDOWS WHEN REPLACING SIDING.
   e. PROVIDE BACK DAM FLASHING AT SILL, AND EXTEND SILL FLASHING AT LEAST 6 INCHES UP JAMBS.
   f. INSTALL AND FLASH PER MANUFACTURER'S SPECIFICATIONS. PERFORM INITIAL REPLACEMENT WITH CONSTRUCTION CONTROL OFFICER.
   g. PROVIDE REMOVABLE METAL PINS OR 'CHARLIE BAR' AT EXTERIOR SLIDING GLASS DOORS.
22. ALL WINDOWS AND DOORS WITH GLAZING SHALL HAVE BLINDS, SHUTTERS, OR SIMILAR OPERABLE PRODUCTS FOR SHADING AND PRIVACY. HORIZONTAL BLINDS ARE PROHIBITED AT DOORS. REPLACE ALL BLINDS AND SHADES THAT ARE DAMAGED AND/OR DO NOT MATCH IN COLOR.
    EXCEPTION: HORIZONTAL BLINDS AT DOORS THAT ARE INTEGRATED WITH GLAZING.
23. REPAIR OR REPLACE ALL DAMAGED OR DENTED DOORS, JAMBS AND HARDWARE.
   a. WHEN REPLACING EXTERIOR DOORS, EXCEPT SLIDING GLASS DOORS, REPLACEMENT DOORS SHALL BE INSULATED FIBERGLASS OR INSULATED METAL. WOODEN DOOR JAMBS AND MOLDING REQUIRE INTEGRAL COMPOSITE MATERIAL, SUCH AS FRAMESAVER® OR EQUAL, FOR AT LEAST 3 INCHES AT THEIR LOWEST POINTS.
   b. SOLID CORE WOOD DOORS MAY BE USED WHERE ENTRANCES ARE LOCATED IN INTERIOR CONDITIONED CORRIDORS.
24. ALL ENTRY DOORS TO APARTMENT UNITS, EXCEPT ENTRY DOORS LOCATED IN CONDITIONED CORRIDORS, SHALL HAVE WEATHER STRIPPING AND THRESHOLD TO PROVIDE A TIGHT SEAL AROUND THE DOOR AND TO MINIMIZE HEAT LOSS/GAIN DUE TO AIR INFILTRATION.
25. HTC WR — PROVIDE ROOFS/OVERHANGS OVER ENTRANCE DOORS TO ALL UNITS AND BUILDINGS THAT ARE ACCESSED DIRECTLY BY RESIDENTS OR VISITORS. PROVIDE A MINIMUM 30 INCHES OF OVERHANG ALONG THE FRONT AND 12 INCHES ALONG EACH SIDE OF THE DOOR OR THE DOOR MAY BE SETBACK A MINIMUM OF 24 INCHES FROM THE FACE OF THE EXTERIOR WALL.
26. REPLACE ALL DAMAGED GYPCRETE, OR SIMILAR MATERIAL, FLOOR SHEATHING AND FLOOR JOISTS.
27. INSTALL AN AREA APPROXIMATELY 3 FEET BY 4 FEET USING MATERIALS SUCH AS VCT, SHEET VINYL, HARDWOOD FLOORING, OR TILE AT THE INTERIOR OF ALL UNIT ENTRANCE DOORS, EXCEPT FOR DOORS ENTERED THROUGH CARPETED INTERIOR HALLWAYS.
28. REPLACE ALL DAMAGED, STAINED, OR MISMATCHED FLOORING, ON A ROOM BY ROOM BASIS, ALL FLOORING SHALL MATCH IN COLOR AND DESIGN. ALL ROOMS SHALL HAVE FINISHED FLOOR AND BASE.
29. WHEN INSTALLING NEW FINISH FLOORING, REMOVE ALL EXISTING LAYERS TO UNDERLAYMENT OR SUBSTRATE. UPON INSPECTION, REPLACE OR SEAL DAMAGED OR STAINED UNDERLAYMENT, OR UNDERLAYMENT WHICH GIVES OFF ODORS. NEW RESILIENT FLOORING SUCH AS, BUT NOT LIMITED TO, SHEET VINYL AND VCT, SHALL BE INSTALLED OVER MINIMUM NOMINAL 1/4 INCH UNDERLAYMENT GRADE PLYWOOD, OR SLAB LEVELING UNDERLAYMENT MATERIAL. CERAMIC TILE OR SIMILAR FLOORING SHALL BE INSTALLED OVER MINIMUM NOMINAL 1/4 INCH CEMENTITIOUS BOARD OR SIMILAR UNDERLAYMENT MATERIAL. FLOORING MAY BE INSTALLED OVER CONCRETE PROVIDED CONCRETE IS FINISHED SMOOTH AND UNIFORM. WHEN INSTALLED OVER GYPCRETE, OR A SIMILAR MATERIAL, APPLY MANUFACTURER APPROVED SEALER.
30. CARPET SHALL HAVE THE MINIMUM NUMBER OF SEAMS ARE NOT TO BE LOCATED IN HEAVY TRAFFIC AREAS. T-SEAMS ARE NOT ACCEPTABLE EXCEPT IN CLOSETS. REMOVE AND REPLACE SHOE MOLDING/QUARTER- ROUND MOLDING AND TACK STRIP BEFORE INSTALLING CARPET.
31. HTC WR — PROVIDE A PASS-THROUGH OPENING WITH COUNTER SPACE WHEN KITCHEN AND DINING/LIVING AREAS ARE SEPARATED BY A WALL.
32. INTERIOR FINISHES: DOORS, MOLDINGS, PAINT, AND DRYWALL.
   a. REPLACE ALL INTERIOR BIFOLD, POCKET, OR SLIDING DOORS WITH SIDE HINGED DOORS.
   b. REPAIR OR REPLACE ALL DAMAGED DOORS AND TRIM. DOORS PREVIOUSLY CUT TO ALLOW FOR MODIFICATIONS, SUCH AS ADDING VENTS, SHALL BE REPLACED WITH FACTORY ASSEMBLED LOUVERED DOORS.
   c. ALL DOORS, DOOR TRIM, AND DOOR HARDWARE IN A UNIT SHALL MATCH IN DESIGN AND FINISH.
   d. DOOR BOTTOMS SHALL HAVE A MINIMUM OF 3/4 INCH CLEARANCE WHEN CLOSED TO PROVIDE IMPROVED VENTILATION, AND SHALL NOT DRAG ON FINISH FLOORS THROUGH DOOR SWING.
      EXCEPTION: HIGH/LOW OR OFFSET TRANSFER GRILLE IN LIEU OF 3/4 INCH CLEARANCE REQUIREMENT.
   e. PAINT BOTTOMS, TOPS, AND ALL OTHER SIDES OF NEW DOORS.
   f. ALL NEW DOORS SHALL BE FACTORY ASSEMBLED.
   g. ALL BASE AND BASE MOLDINGS IN A UNIT SHALL BE SOLID WOOD AND SHALL MATCH IN DESIGN AND FINISH.
      EXCEPTION 1: CERAMIC OR STONE BASEBOARD IS ACCEPTABLE AT MATCHING FLOORING.
      EXCEPTION 2: MECHANICAL CLOSETS MAY USE AN ALTERNATIVE BASE MATERIAL SUCH AS VINYL.
   h. PROVIDE CONSISTENT DRYWALL FINISH ACROSS EACH ENTIRE WALL OR CEILING SURFACE. ALL NEW AND PREVIOUS REPAIRS SHALL MATCH THE ADJACENT SURFACE AND THE UNIT'S INTENDED FINISH.
      1. THE UNIT CONDITION SURVEY MUST ESTABLISH BOTH REPAIR AND REPLACEMENT QUANTITIES FOR EACH UNIT; EXCLUDE AREAS THAT WILL RECEIVE DRYWALL DUE TO OTHER SCOPE. TYPICAL PAINT PREPARATION SPECIFICATIONS MUST INCLUDE REMOVING FASTENERS AND TAPE/SCREW HEADS, FILLING NAIL HOLES, CLEANING SURFACES, AND MUST BE SEPARATE FROM THE UNIT CONDITION SURVEY REPAIR QUANTITIES. UNIT CONDITION SURVEY QUANTITIES SHOULD INCLUDE:
         a. FOR REPAIRS: FLAWS SUCH AS, BUT NOT LIMITED TO, HOLES (OTHER THAN NAILS), FAILING TAPE JOINTS AND CORNER BEAD, CRACKS, AND NAIL POPS. RE-SCREW NAIL POPS AND SETTLING DRYWALL TO FRAMING. ARCHITECTURAL DRAWINGS AND/OR SPECIFICATIONS MUST ESTABLISH CRITERIA FOR REPAIR QUANTITIES.
         b. FOR REPLACEMENT: ALL SECTIONS THAT HAVE MOLD, MILDEW, SIGNS OF MOISTURE, OR OTHERWISE EXTREME CONDITIONS. MATCH ADJACENT TYPE AND THICKNESS
   i. EXPOSED OR PAINTED CONCRETE MASONRY UNITS ARE PROHIBITED IN APARTMENTS.
33. WHEN EACH UNIT IS MADE AVAILABLE TO THE GENERAL CONTRACTOR FOR REHAB WORK, THE GENERAL CONTRACTOR, OWNER AND ARCHITECT SHALL WALK EACH UNIT, VERIFY THE ORIGINAL UNIT CONDITION SURVEY SCOPE, AND INSPECT FOR PLUMBING LEAKS, NONFUNCTIONING DEVICES, AND STRUCTURAL DEFICIENCIES AMONG OTHER NOTABLE NEEDS. THE ARCHITECT MUST DOCUMENT ANY SCOPE REVISIONS AND UPDATE THE UNIT CONDITION SURVEY QUANTITIES PRIOR TO UNIT COMPLETION.
34. REPLACE ALL DAMAGED OR COMPROMISED DRAFT STOPPING AND/OR FIRE STOPPING.
35. SEAL AROUND ALL NEW PENETRATIONS, AND ALL EXISTING PENETRATIONS THAT ARE ACCESSIBLE. USE CODE COMPLIANT SEALANT AT ALL PENETRATIONS IN FIRE RATED SEPARATIONS AND ASSEMBLIES.
36. CONCEALED SOLID DIMENSIONAL WOOD BLOCKING (MINIMUM 2X6 MATERIAL) SHALL BE PROVIDED FOR ALL NEW HANDRAILS, GRAB BARS AND WALL MOUNTED CABINETS AND ACCESSORIES.
    EXCEPTION: A MINIMUM 6-INCH-WIDE 16 GAUGE METAL STRAPPING MAY BE USED WITH METAL STUDS. EXCEPTION 2: TOGGLE BOLTS MAY BE USED AT WALL MOUNTED ACCESSORIES.
37. THE TOP OF ALL NEW HANDRAILS SHALL BE INSTALLED AT 34 INCHES ABOVE FINISHED FLOOR AND STAIR TREAD NOSINGS. MODIFY EXISTING HANDRAILS TO BE SECURELY FASTENED TO STRUCTURE AND COMPLY WITH APPLICABLE ACCESSIBILITY CODES. HANDRAILS SHALL BE CONTINUOUS FROM LEVEL TO LEVEL, AND GRASPABLE. PROVIDE AT LEAST ONE HANDRAIL AT ALL STAIRS WITH FOUR OR MORE RISERS.
38. PROVIDE GUARDRAILS ACCORDING TO NEW CONSTRUCTION BUILDING CODE REQUIREMENTS.
    EXCEPTION: EXISTING GUARDRAIL HEIGHT SHALL BE MINIMUM 36 INCHES ABOVE FINISHED FLOOR. EXCEPTION DOES NOT APPLY WHEN MOVING EXISTING GUARDRAILS.
39. REPLACEMENT OR REPAIRS OF CERAMIC TILE OR SIMILAR TUB AND SHOWER SURROUNDS SHALL BE INSTALLED OVER MINIMUM 1/2 INCH CEMENTITIOUS BOARD WITH APPLIED WATERPROOFING, OR, MOISTURE RESISTANT FIBERGLASS MAT FACED GYPSUM TILE BACKERBOARD. ALL INSTALLATIONS SHALL INCLUDE FLUSH HEAD, NON-CORROSIVE FASTENERS, CAULKED CORNERS, AND FIBERGLASS TAPE, PER MANUFACTURER SPECIFICATION.
40. BATHROOMS WHICH INCLUDE A NEW ROLL-IN SHOWER SHALL HAVE CERAMIC OR SIMILAR TILE FLOORING. ROLL-IN SHOWERS SHALL BE EITHER:
   a. CERAMIC OR SIMILAR TILE FLOOR WITH WATER PROOFING MEMBRANE EXTENDING A MINIMUM 8 INCHES UP WALLS. A MINIMUM OF 3 FEET OF THE BATHROOM FLOOR DIRECTLY OUTSIDE THE SHOWER SHALL SLOPE BACK TOWARDS THE SHOWER DRAIN AT 1%-2%, WITH A ZERO HEIGHT TRANSITION BETWEEN THE BATHROOM AND THE SHOWER FLOOR, OR
   b. PREMANUFACTURED WITH A SECONDARY FLOOR DRAIN LOCATED OUTSIDE OF THE SHOWER. THE BATHROOM FLOOR SHALL HAVE A 1%-2% SLOPE TOWARDS THE SECONDARY FLOOR DRAIN. PROVIDE SILICONE JOINT BETWEEN BATHROOM AND SHOWER FLOOR.
41. VANITIES WITH A SIDE EXPOSED TO A TUB OR SHOWER SHALL HAVE PLYWOOD SIDES, BACK AND BOTTOM. EXCEPTION: VANITIES WITH AN EXPOSED SIDE GREATER THAN 12 INCHES FROM THE TUB OR SHOWER MAY SOLELY COMPLY WITH VIRGINIA HOUSING MINIMUM CABINET REQUIREMENTS.
42. WHERE WALL-HUNG LAVATORIES, ROLL-UNDER SINKS OR PEDESTAL SINKS EXIST IN DWELLING UNITS, PROVIDE AN ALTERNATE STORAGE SOLUTION, MINIMUM 6 INCHES INTERIOR DEPTH, PERMANENT WITH DOORS OR DRAWERS, COMPLYING WITH CODE REQUIRED REACH RANGES AND OTHER ACCESSIBILITY REQUIREMENTS, WHICH MAY APPLY TO THE UNIT.
43. WHEN REPLACING KITCHEN CABINETS AND/OR BATHROOM VANITIES ALL NEW CABINETS SHALL COMPLY WITH VIRGINIA HOUSING'S MINIMUM CABINET REQUIREMENTS.
   a. CABINETS AND/OR VANITIES THAT ARE NOT BEING REPLACED REQUIRE PRE-APPROVAL BY VIRGINIA HOUSING.
   b. ALL CABINETS SHALL BE FACTORY/MANUFACTURER ASSEMBLED.
   c. ALL EXPOSED PORTIONS OF CABINETRY SHALL HAVE FACTORY APPLIED FINISH.
   d. KITCHEN CABINETS AND BATHROOM VANITIES SHALL ABUT THE SIDE WALLS OR PROVIDE A MINIMUM SPACING OF 10 INCHES BETWEEN WALL AND CABINETS. WALL CABINETS SHALL ABUT THE CEILING/ SOFFITS OR PROVIDE MINIMUM OF 10 INCHES BETWEEN CABINET AND CEILING/SOFFITS.
   e. KITCHEN WALL CABINETS SHALL BE FASTENED TO BLOCKING WITH A MINIMUM OF FOUR WASHER HEAD CABINET SCREWS; TWO IN EACH UPPER AND LOWER NAILING STRIP FOR EACH WALL CABINET.
   f. PLASTIC LAMINATE COUNTERTOPS SHALL BE POST FORMED, OR HAVE BACK SPLASHES THAT ARE FACTORY ATTACHED TO THE COUNTERTOP AND SEALED.
   g. A SIDE SPLASH SHALL BE INSTALLED WHERE COUNTERTOPS ABUT WALLS.
   h. INSTALL A CLEANABLE SURFACE, SUCH AS PLASTIC LAMINATE, METAL, OR CERAMIC TILE TO THE SIDE WALL NEXT TO THE COOKING RANGE WHEN IT IS LOCATED DIRECTLY ADJACENT TO A WALL.
   i. REMOVE AND REPLACE ALL DRYWALL THAT HAS MOLD. REPAIR OR REPLACE ALL DAMAGED DRYWALL.
   j. HOLES IN CABINET BACKS FOR PLUMBING SHALL BE DRILLED, AND COMPLETELY COVERED BY ESCUTCHEON PLATES.
   k. PROVIDE AT LEAST ONE KITCHEN BASE CABINET WITH DRAWER, MINIMUM 15-INCH-WIDE.
44. APPLIANCES
   a. REPLACE ALL DAMAGED AND OR DENTED APPLIANCES. ALL KITCHEN APPLIANCES IN AN APARTMENT UNIT SHALL MATCH IN COLOR.
   b. PROVIDE A 30-INCH-WIDE RANGE IN ALL UNITS.
      EXCEPTION: STUDIO/EFFICIENCY APARTMENTS AND ONE BEDROOM ELDERLY APARTMENTS MAY UTILIZE A MINIMUM 20-INCH-WIDE RANGE.
   c. PROVIDE A 30-INCH-WIDE RANGE HOOD OR COMBINATION RANGE HOOD-MICROWAVE OVER ALL COOKING RANGES, OR A MAXIMUM 24-INCH-WIDE RANGE HOOD FOR ALL 20-INCH-WIDE RANGES.
   WR d. PROVIDE A 24-INCH-WIDE DISHWASHER IN ALL UNITS.
      EXCEPTION: STUDIO/ EFFICIENCY APARTMENTS AND ONE BEDROOM ELDERLY APARTMENTS MAY UTILIZE 18-INCH-WIDE DISHWASHERS.
   e. ALL REFRIGERATORS SHALL BE FROST FREE. MINIMUM RATED SIZES OF REFRIGERATORS SHALL BE 12 CUBIC FEET FOR STUDIO/EFFICIENCY APARTMENTS, 14 CUBIC FEET FOR 1 AND 2 BEDROOM APARTMENTS, AND 16 CUBIC FEET FOR 3 AND 4 BEDROOM APARTMENTS. SIDE-BY-SIDE MODELS MUST OPEN FULLY OR HAVE AT LEAST 12 INCHES OF CABINETRY BETWEEN AN ADJACENT SIDEWALL.
   f. PROVIDE LAUNDRY EQUIPMENT OR CONNECTIONS IN ALL UNITS, OR, ONSITE LAUNDRY FACILITIES. WHEN PROVIDED IN UNITS, WASHERS AND DRYERS SHALL BE SEPARATE, FULL-SIZE SIDE-BY-SIDE OR FULL-SIZE STACKABLE TYPE, SHALL BE INSTALLED IN A CLOSET WITH DOORS, AND SHALL BE ACCESSIBLE DIRECTLY FROM THE UNIT COMMON AREA. VENTLESS DRYERS, ALL-IN-ONE COMBINATION WASHER/DRYERS, AND LAUNDRY CENTERS ARE PROHIBITED. SEE AGE RESTRICTED HOUSING REQUIREMENT BELOW FOR ADDITIONAL INFORMATION.
      EXCEPTION 1: EXIS

SCOPE OF WORK EXTERIOR SITE

1. ASPHALT PAVING AT PARKING AND DRIVES:
   a. DIG OUT AND REPAIR DAMAGED AND FAILING AREAS OF ASPHALT PARKING LOT /SUBBASE. (ASPHALT THAT HAS CRACKING, ALLIGATORING, OR A DETERIORATING SUB-BASE IS TO BE REPAIRED OR REPLACED).
   b. MILL ENTIRE ASPHALT PARKING LOTS AND DRIVES FOR NEW ASPHALT OVERLAY AT ALL EXISTING DRIVES AND PARKING SPOTS.
   c. INSTALL 1.5 TO 2" COMPACTED ASPHALT OVERLAY AT ALL DRIVEWAYS AND PARKING LOTS.
   d. DESIGNATED ADA PARKING SPACES AND AISLES WILL BE CONCRETE.
   e. PREP, SEALCOAT AND RESTRIPE PARKING LOTS COMPLETE INCLUDING ADA PARKING SPACES, AISLES, AND CROSSWALKS.
2. CONCRETE PAVING:
   a. PROVIDE NEW CONCRETE PARKING SPACES AT ACCESSIBLE AND VAN ACCESSIBLE PARKING SPOTS WITH PRECAST CONCRETE WHEEL STOPS. SEE LOCATIONS NOTED ON PLANS.
   b. REPLACE 5 EXISTING ASPHALT ACCESSIBLE PARKING AND APPROACHES ALONG NEW DESIGNATED ACCESSIBLE ROUTE TO MEET ACCESSIBILITY REQUIREMENTS. (RE: PROPOSED SITE PLAN) PER VHDA REQUIREMENTS.
      1. EXTEND CONCRETE DUMPSTER PADS AT LEAST 12 FEET INTO THE ASPHALT SO THAT THE LOAD BEARING WHEELS OF TRUCKS REST ON CONCRETE WHILE SERVICING THE DUMPSTERS.
      2. THICKNESS OF CONCRETE IS TO BE A MINIMUM OF 6 INCHES WITH REINFORCEMENT.
   c. PROVIDE NEW CONCRETE APRONS AT OLD EXISTING ASPHALT PARKING LOT DRIVEWAYS. (± 4 LOCATIONS).
   d. PROVIDE NEW CONCRETE PADS FOR NEW CONDENSING UNITS (239 TOTAL).
3. CLOSE CONCRETE SIDEWALKS:
   a. REPLACE/REPAIR CONCRETE THROUGHOUT SITE:
      1. CONCRETE THAT IS CRACKED, CRUMBLING, SPALLING, HEAVING OR SETTLING, OR MAY BE A TRIP HAZARD ISSUE IS TO BE REPAIRED OR REPLACED. RE: CONCRETE HAZARD REPORT AND ESTIMATE FOR LOCATIONS AND QUANTITIES.
      2. SIDEWALKS AT NEW LOCATIONS TO COMPLY WITH NEW CONSTRUCTION GUIDELINES.
      3. REPAIR OR REPLACE ALL NON-COMPLIANT SIDEWALKS ALONG NEWLY DESIGNATED ACCESSIBLE ROUTE THAT CONNECTS DESIGNATED HC UNITS, PARKING SPACES, SITE AMENITIES, ACCESS TO PUBLIC ROAD ETC. INCLUDING ALL RAMPS AND RAILINGS, CURB CUTS, AND CURB RAMPS. RE: SITE PLAN
4. DUMPSTER ENCLOSURES:
   a. REMOVE AND REPLACE DUMPSTER ENCLOSURES AT ALL EXISTING AND NEW LOCATIONS.
   b. INSTALL NEW CHAIN LINK ENCLOSURES WITH INTEGRATED PRIVACY SCREENS ON AT LEAST THREE SIDES OF ALL EXISTING AND NEW DUMPSTER PADS. PROVIDE ACCESS WAY, PEDESTRIAN GATE, AND ADDITIONAL CLEARANCES AT THE 2 DESIGNATED ACCESSIBLE ENCLOSURES.
   c. PROVIDE A MINIMUM OF 2 CONCRETE FILLED PAINTED METAL BOLLARDS AT EACH LOCATION.
5. LANDSCAPING AND EROSION CONTROL:
   a. REMOVE ALL DEAD BUSHES, TREES, TREE-STUMPS, AND THEIR ABOVE-GROUND ROOTS. REMOVE ALL PORTIONS OF TREE BRANCHES THAT OVERHANG ROOFS AND ALL BRANCHES THAT COME WITHIN 10 FEET OF ROOFS.
      1. GRADE TO AVOID STANDING WATER. PROVIDE A SMOOTHLY GRADED TRANSITION FROM DISTURBED TO UNDISTURBED AREAS.
      2. ALL AREAS WHICH HAVE DEAD GRASS ARE TO BE TILLED, SEED AND STRAW, AND/OR LANDSCAPE ALL BARE AND DISTURBED AREAS. FINISH GRADE WITH CLEAN TOPSOIL.
      3. PROVIDE FOUNDATION PLANTINGS IN TO FRONT OF ALL BUILDINGS.
      4. CLEAN SITE AND DISPOSE OF ALL CONSTRUCTION DEBRIS. GRASS MUST BE ESTABLISHED PRIOR TO PROJECT CLOSEOUT.
   b. REGRADE AROUND BUILDINGS TO PROVIDE A MINIMUM OF 5% SLOPE AWAY FROM FOUNDATION WALLS, FOR A MINIMUM DISTANCE OF 10 FEET.
      1. PROVIDE ALTERNATE SOLUTIONS ACCEPTABLE TO VIRGINIA HOUSING WHEN REQUIRED GRADES, SLOPES, OR OTHER SITE CONDITIONS MAKE THE ABOVE REQUIREMENTS INFEASIBLE. RE-MULCH BEDS, AS NECESSARY.
6. EXTERIOR HANDRAILS:
   a. EXISTING WROUGHT IRON RAILINGS AT ENTRY STOOPS:
      1. REMOVE AND REPLACE EXISTING HANDRAILS AT ALL FRONT STOOPS AND AT REAR STOOPS THAT REMAIN WITH NEW CODE COMPLIANT PAINTED STEEL HANDRAILS. RE:SITE PLAN
   b. HANDRAILS AT ADA RAMPS:
      1. REMOVE AND REPLACE EXISTING HANDRAILS AT ALL ADA RAMPS WITH NEW CODE COMPLIANT PAINTED STEEL HANDRAILS.
      2. PROVIDE NEW CODE COMPLIANT PAINTED STEEL HAND RAILS AT ALL NEWLY ADDED ADA RAMPS.
   c. NEW EXTERIOR STEEL PRODUCTS: POWDER COAT, GALVANIZE OR PROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-YEAR MATERIAL WARRANTY. PREPARE SURFACES PER WARRANTY REQUIREMENTS. PRIME AND PAINT STEEL PRIOR TO PLACEMENT IN CONCRETE.SIGNAGE:
7. REFURBISH EXISTING MONUMENT PROPERTY SIGN AT PROPERTY ENTRANCE. CLEAN, PREP AND PAINT. ENTRANCE SIGN TO INCLUDE NEW LIGHTING, PAINT AND NEW REQUIRED DECALS WITH HC AND A FAIR HOUSING LOGO AT PRIMARY PROPERTY ENTRANCE.
   a. PROVIDE NEW BUILDING AND UNIT SIGNAGE THROUGHOUT.
8. SANITARY SEWER: JET ALL EXISTING SEWER LINES TO REMOVE DEBRIS, PROVIDE VIDEO SCOPE OF SEWER LINES AND REPORT IDENTIFYING ALL DAMAGED AREAS REQUIRING REPAIRS.
   a. REPLACE ALL EXISTING GALVANIZED PLUMBING INCLUDING MAIN SEWER LINES, LATERALS, DRAINS, AND VENTS WITHIN BUILDINGS / UNITS WITH NEW PVC.
9. DOMESTIC SUPPLY LINES
   a. REPLACE ALL EXISTING GALVANIZED PLUMBING INCLUDING DOMESTIC WATER SUPPLY LINES FROM METERS TO BUILDINGS AND BRANCH SUPPLY LINES TO UNITS. REPLACE ALL IN-WALL SUPPLY STACKS IN ALL RESIDENTIAL UNIT BUILDINGS. NEW LINES TO BE PEX OR COPPER LINES.
   b. EXISTING COPPER SUPPLY LINES: REPLACE ALL EXISTING DOMESTIC SUPPLY LINES THROUGHOUT DWELLING UNITS.
10. STORM WATER: PROVIDE POSITIVE DRAINING IN LAWN OR LANDSCAPED AREAS AWAY FROM ALL BUILDINGS, AT ALL DRIVEWAYS, PARKING AREAS, RAMPS, WALKWAYS, AND DUMPSTER PADS TO PREVENT STANDING WATER.
11. POSTAL FACILITIES: REMOVE AND REPLACE EXISTING PEDESTAL MAILBOX CLUSTERS WITH NEW CONCRETE PADS AND PEDESTAL MAILBOXES THAT COMPLY WITH CURRENT CODES INCLUDING NEW ADA COMPLIANT BOXES. PROVIDE NEW LED LIGHTING.
12. COMMUNITY RESOURCES.
   a. UPGRADE THE EXISTING LEASING OFFICE AND COMMUNITY ROOM. PRIORITY TO BE GIVEN TO UPGRADE SPACES TO COMPLY WITH CURRENT ACCESSIBILITY REQUIREMENTS. RE: DRAWINGS
   b. PROVIDE AN ACCESSIBLE ROUTE AS SHOWN ON PLANS THAT CONNECTS NEW HC PARKING TO LEASING OFFICE/ COMMUNITY ROOM, NEW AND EXISTING SITE AMENITIES, AND PUBLIC SIDEWALKS. RE: SITE PLANS.
13. SECURITY/SAFETY:
   a. SITE LIGHTING: UPGRADE THE EXISTING SITE LIGHTING TO PROVIDE INCREASED VISIBILITY AT ALL COMMON SITE AMENITIES, SIDEWALKS, DRIVES, AND PARKING SPACES. RE: PHOTOMETRIC PLAN.
   b. SECURITY CAMERAS (CCTV): PROVIDE NEW CCTV CAMERAS THROUGHOUT THE SITE WITH NEW 24/7 DVR OR NVR RECORDING SYSTEM.
14. SITE AMENITIES:
   a. REMOVE EXISTING PLAYGROUND EQUIPMENT AND BORDERS.
   b. PROVIDE NEW PLAYGROUND AND PLAYGROUND EQUIPMENT. INCLUDING 2 PIECES OF ACCESSIBLE GROUND LEVEL PLAY COMPONENTS RE: DRAWINGS
   c. PROVIDE BORDERS AND SURFACING INCLUDING NEW ACCESSIBLE PLAYGROUND RAMPS. SURFACING MUST COMPLY WITH ADA AND ASTM STANDARDS.
   d. PROVIDE NEW ACCESSIBLE ROUTE TO PLAYGROUND INCLUDING NEW ACCESSIBLE CONCRETE PADS AT BENCHES.
   e. REPLACE EXISTING SIDEWALK CONNECTION DOWN TO EXISTING ANDERSON PARK. PROVIDE NEW ADA RAMP AND COORDINATE WORK WITH THE CITY AND PARKS SERVICE. EXISTING PARK INCLUDES 2 VIEWING PAVILIONS, 2 FULL BASKETBALL COURTS AND A BASEBALL FIELD ALONG THE WATER FRONT.

SCOPE OF WORK BUILDING EXTERIORS

1. ROOFING (AT ALL BUILDINGS):
   a. DEMO ROOFS DOWN TO EXISTING DECKING. REPAIR OR REPLACE ALL DAMAGED SHEATHING, RAFTERS, AND/OR TRUSSES. (VERIFY EXISTING IS 15/32" MIN. THICKNESS PLYWOOD / OSB). ACCOUNT FOR 10% ROOF SHEATHING REPLACEMENT
   b. REPAIR DAMAGED OR COMPROMISED DRAFT STOPPING AND/OR FIRE STOPPING AT EXISTING LOCATIONS ONLY.
   c. INSTALL NEW LEAK BARRIER, (15# FELT), DRIP EDGE FLASHING, ROOF JACKS, RIDGE VENTS, AND INSTALL NEW 30-YEAR ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES. PROVIDE NEW BLIND METAL FLASHING AT VALLEYS. NEW SHINGLES TO BE NAILED (NOT STAPLED).
   d. REPLACE ALL EXISTING ATTIC VENTS, RIDGE VENTS, AND PIPE COLLARS. REPLACE RUSTED OR DAMAGED FLASHING. REPLACE ALL EXISTING SEALANTS.
   e. NEW DRIP EDGE TO BE INSTALLED ON ALL SIDES OF ROOFS INCLUDING ALL EAVES AND RAKES.
   f. INSTALL ICE BARRIER EXTENDING FROM EAVE'S EDGE TO A POINT 24 INCHES BEYOND THE EXTERIOR WALL CLADDING.
   g. PROVIDE ROOF VENTILATION PER THE LATEST USBC FOR NEW CONSTRUCTION
   h. PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MIN. INSTALL NEW BAFFLES AT VENTED SOFFITS TO ENSURE PROPER ATTIC VENTILATION.
2. GUTTERS/DOWNSPOUTS:
   a. REMOVE ALL GUTTERS, DOWNSPOUTS AND REPLACE MISSING SPLASH BLOCKS AT EXISTING LOCATIONS.
   b. PROVIDE NEW SEAMLESS ALUMINUM 5"-6" GUTTERS WITH 3"-4" DOWNSPOUTS.
   c. PROVIDE NEW DRIP EDGES ON ALL FASCIA BOARDS INCLUDING GABLE RAKES. DRIP EDGE MUST EXTEND MIN. OF 2" UNDER THE SHINGLES.
   d. GUTTER SPANS BETWEEN DOWNSPOUTS ARE NOT TO EXCEED 30 FEET.
   e. INSTALL GUTTER HEDGED GUTTER CLIPS AT SLOPED FASCIAS.
      1. INSTALL CONCRETE BLOCKS TO SLOPE AWAY FROM BUILDINGS OR DOWNSPOUT EXTENSIONS TO AT LEAST 6' FROM BUILDINGS AT LOCATIONS WITHOUT DRAINS. AVOID WATER DRAINAGE OVER SIDEWALKS.
3. SIDING AND TRIM:
   a. REMOVE ALL EXISTING VINYL SIDING TO EXISTING SHEATHING. REPLACE ANY DAMAGED WALL SHEATHING, INSTALL NEW TYVEK HOUSE WRAP AND PROVIDE NEW CEMENTITIOUS LAP SIDING (SMOOTH WITH 5" EXPOSURE MAX), AND VERTICAL (BOARD AND BATTEN) CEMENTITIOUS SIDING (REPLACE ANY EXISTING IN LIKE STYLE – RE: EXTERIOR ELEVATIONS AND VERIFY ON SITE).
   b. DO NOT INSTALL NEW SIDING OVER MATERIALS SUCH AS VINYL SIDING, THERMO-PLY®, OR OTHER FLEXIBLE MATERIALS.
   c. MATCHING SIZE AS T1-11, WOOD SIDING, OR HARDBOARD LAP-SIDING MAY BE USED AS BACKING FOR NEW SIDING, PROVIDED IT IS IN GOOD CONDITION.
   d. REPAIR, REPLACE, AND RE-NAIL ALL SECTIONS OF DAMAGED SIDING OR SHEATHING TO PREPARE FOR NEW SIDING AT SURFACE
   e. FASTEN SIDING TO FRAMING WITH NAILS PENETRATING A MINIMUM 3/4 OF AN INCH INTO STUDS.
   f. INSTALL MOUNTING BLOCKS FOR ALL PENETRATIONS IN SIDING SUCH AS ELECTRICAL, PLUMBING, HVAC, AND DUCTWORK ETC.
   g. REPLACE ALL EXISTING FASCIA, TRIM, AND VENTED SOFFITS WITH NEW FIBER CEMENT COMPONENTS AND VENTED SOFFITS. RE: DRAWINGS.
   h. PROVIDE MANUFACTURERS OR COMPOSITE TRIM / MOULDING AND SEAL ALL THROUGH WALL PENETRATIONS. REPLACE ALL EXTERIOR WALL VENTS WITH NEW.
   i. NEW SIDING SHALL HAVE SOLID BACKING OF PLYWOOD, OSB, GYPSUM, OR SIMILAR MATERIAL. SIDING SHALL BE INSTALLED OVER AN INDEPENDENT DRAINAGE PLANE, SUCH AS TYVEK® OR EQUAL.
   j. ALL NEW PANEL TYPE SIDING TO BE INSTALLED OVER VERTICAL OR CORRUGATED FURRING TO ALLOW ADEQUATE DRAINAGE AND VENTILATION.
4. EXTERIOR BRICK STEPS AND STOOPS: REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR. REMOVE STOOPS AS SHOWN ON OVERALL BUILDING PLANS. BACKFILL, GRADE AND SEED AND STRAW AREAS DISTURBED. REMOVED.
5. PAINTING: CLEAN, PREP AND PAINT ALL PREVIOUSLY PAINTED EXTERIOR SURFACES, DOORS WINDOW SHUTTERS, DISCONNECT BOXES, METAL STAIRS AND RAILINGS, ETC.
6. EXTERIOR DOORS:
   a. UNIT ENTRY DOORS: REMOVE AND REPLACE ALL EXTERIOR FRONT AND REAR ENTRY DOORS AND FRAMES WITH NEW SMOOTH 6 PANEL ENERGY STAR 1 ¾" THICK INSULATED METAL-CLAD INSULATED ENTRY DOORS WITH NO-ROT WOOD FRAMES, INCLUDING NEW DOOR HARDWARE (LEVER, EYE VIEWERS, DEADBOLT – GRADE 3), THRESHOLDS AND WEATHER-STRIPPING.
   b. WOODEN DOOR JAMBS AND MOLDING REQUIRE COMPOSITE MATERIAL, SUCH AS FRAMESAVER® OR EQUAL, AT THEIR LOWEST POINTS.
7. WINDOWS: REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. (VINYL E-STAR WINDOWS AT NON HISTORIC LEASING OFFICE).
   a. PROVIDE NEW TRIM AND FLASHING. INSTALL A CONTINUOUS BEAD OF SILICONE CAULK BEHIND ALL NAIL FINS BEFORE INSTALLING NEW ALUMINUM CLAD WOOD WINDOWS PER MANUFACTURER'S SPECIFICATIONS.
   b. PROVIDE MINIMUM ½ INCH THICK INSULATED GLASS.
   c. PROVIDE MINIMUM 10-YEAR WARRANTIES FOR MATERIAL AND BREAKAGE OF SEAL.
   d. PROVIDE THERMAL BREAK FOR ALUMINUM FRAMES.
   e. PROVIDE NEW CONSTRUCTION WINDOWS WHEN REPLACING SIDING.
   f. PROVIDE BACK DAM FLASHING AT SILL AND EXTEND SILL FLASHING AT LEAST 6 INCHES UP JAMBS.
   g. INSTALL AND FLASH PER MANUFACTURER'S SPECIFICATIONS. PERFORM INITIAL REPLACEMENT WITH CONSTRUCTION
8. LIGHTING: REPLACE ALL EXISTING EXTERIOR POLE LIGHT HEADS, TENANT CONTROLLED UNIT PORCH AND ENTRY DOOR LIGHTS, AND WALL PACKS WITH NEW LED LIGHT FIXTURES.
9. STRUCTURED CABLING: REMOVE ALL CABLING RUN ON EXTERIOR WALLS AND PROVIDE NEW CABLING TO FROM ALL LIVING ROOMS AND BEDROOMS TO A SINGLE EXTERIOR DEMARK BOX FOR CABLE COMPANIES TO GAIN ACCESS TO EACH UNIT.
10. SEALANTS AND CAULKING: SEAL AT ALL EXTERIOR DOORS, WINDOWS, PLUMBING, AND ELECTRICAL PENETRATIONS TO PREVENT MOISTURE AND AIR LEAKAGE.

CRAWL SPACES

1. CLEANING AND DEBRIS REMOVAL:
   a. CONTRACTOR SHALL REMOVE AND/OR REPAIR ANY EXPOSED OR DAMAGED WIRING AND PIPING WITHIN THE CRAWLSPACE.
   b. COMPLETELY REMOVE AND PROPERLY DISPOSE OF ANY HAZARDOUS MATERIALS, IF ANY, INCLUDED BUT NOT LIMITED TO PESTICIDES, CREOSOTE-TREATED LUMBER ETC. COMPLETELY REMOVE AND PROPERLY DISPOSE OF ANY BUILDING MATERIALS OR OTHER IN THE CRAWLSPACE. REMOVE ALL ABANDONED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES (INCLUDING BARRELS / STORAGE TANKS) WITHIN CRAWL SPACES.
   c. VIRGINIA HOUSING MAY APPROVE ABANDONED MATERIAL THAT IS SECURED, SEALED AND CONCEALED.
2. EXTERIOR MOISTURE SOURCES:
   a. WHILE NOT ANTICIPATED, FOUNDATION WATERPROOFING MAY BE REQUIRED IF A HIGH-WATER TABLE IS DETECTED. CONTRACTOR TO NOTIFY ARCHITECT IF A HIGH-WATER TABLE IS DETECTED. IF INSTALLED, WATERPROOFING TO INCLUDE A DAMP-PROOFING APPLIED TO THE EXTERIOR OF THE CRAWLSPACE WALL AS WELL AS INSTALLING A FRENCH DRAIN SYSTEM AROUND THE PERIMETER FOOTINGS.
   b. ACCESS DOOR: CONTRACTOR TO REMOVE AND REPLACE EXISTING ACCESS DOORS WITH NEW CODE COMPLIANT CRAWLSPACE DOORS. NEW ACCESS DOORS SHALL NOT BE LESS THAN 18 INCHES BY 24 INCHES AND SHALL BE POSITIONED TO ACCESS ALL AREAS OF THE CRAWLSPACE. DOORS MUST BE SEALED AND GASKETED AS WELL AS HAVE A LOCKING DEVICE.
3. INTERIOR MOISTURE SOURCES - CONTRACTOR SHALL IDENTIFY ANY SOURCES OF STANDING WATER WITHIN THE CRAWLSPACE AND NOTIFY OWNER IF EXCESSIVE MITIGATION IS REQUIRED. SOME SOURCES ARE LISTED BELOW:
   a. LEAKING DRAINS OR SUPPLY PLUMBING: CONTRACTOR TO VERIFY THROUGH INSPECTION ALL DRAINS AND SUPPLY PLUMBING LOCATED WITHIN THE CRAWLSPACE TO MAKE SURE NO LEAKS ARE ADDING MOISTURE TO THE SPACE.
   b. MECHANICAL SYSTEM CONDENSATE DRAIN: CONTRACTOR TO INSPECT THE CONDENSATE DRAIN FROM THE AIR HANDLER TO THE DISCHARGE POINT. LINE MUST BE PROPERLY SUPPORTED AND DISCHARGED TO A FLOOR DRAIN FITTING OR SANITARY SEWER.
   c. SUMP PUMP: INSTALL SUMP PUMP (1 PER CRAWL SPACE) DISCHARGING TO DAYLIGHT FOR ANY AREA ACCUMULATING WATER.
4. OTHER CONTAMINANTS:
   a. ANIMAL INFESTATION: CONTRACTOR SHALL CONDUCT THOROUGH CLEANUP OF ANIMAL DROPPINGS OR CARCASSES OF ANIMALS IF PRESENT IN CRAWLSPACES. LOCAL ANIMAL CONTROL AGENCY TO BE CONTACTED IF ANIMAL POPULATIONS ARE PRESENT AND NOTIFY THE OWNER AND ARCHITECT.
   b. PEST CONTROL: CONTRACTOR SHALL VERIFY NO SIGNS OF TERMITES OR CARPENTER ANTS ARE PRESENT. CONTRACTOR TO NOTIFY THE OWNER AND ARCHITECT IF PRESENT AND DISCUSS MITIGATION PLAN.
5. THERMAL:
   a. CONTRACTOR SHALL REMOVE AND REPLACE ALL EXISTING UNDER FLOOR INSULATION. INSTALL NEW INSULATION IN CRAWLSPACES TO MEET VIRGINIA ENERGY CODE'S MINIMUM REQUIREMENTS FOR NEW CONSTRUCTION. (R-19 BETWEEN FLOOR FRAMING).
   b. VAPOR BARRIER: INSTALL A MINIMUM 6 MIL VAPOR BARRIER AT FLOOR WITH SEAMS OVERLAPPED 12 INCHES. EDGES AND SEAMS TO BE TAPED.
   c. EXISTING FOUNDATION VENTS: ENSURE EXISTING VENTING IS ADEQUATE AND PROVIDE ADDITIONAL / RELOCATE VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE.

SCOPE OF WORK UNIT INTERIORS

1. FINISHES:
   a. DRYWALL (TYPICAL ALL ROOMS @ WALLS AND CEILINGS):
      1. REPAIR AND PREP ALL EXISTING GYP BD WALLS AND WOOD BASE BOARD. REPLACE GYP BD AREAS IN DISREPAIR WITH LIKE KIND. MOISTURE RESISTANT DRYWALL TO BE PROVIDED IN ALL BATHROOMS AND KITCHENS (ONLY WHERE REPLACED). TAPE AND FLOAT AS NEEDED AND PAINT ALL GYP WALLS AND BASE BOARDS (MATCH EXISTING COLOR). PROVIDE NEW PAINTED WOOD SHOE MOULD WHERE NEW FLOORING IS INSTALLED.
      2. PROVIDE CONSISTENT DRYWALL/PLASTER AND PAINT FINISH ACROSS EACH ENTIRE WALL OR CEILING SURFACE. ALL NEW AND PREVIOUS REPAIRS SHALL MATCH THE ADJACENT SURFACE AND THE UNIT'S INTENDED FINISH.
      3. **FOR COMPLIANT HOMES.** ADDRESS ANY ISSUES, BUT NOT LIMITED TO, HOLES (OTHER THAN NAILS), FAILING TAPE JOINTS AND CORNER BEAD, CRACKS, AND NAIL POPS. RE-SCREW NAIL POPS AND SETTLING DRYWALL TO FRAMING. RE: UNIT X UNIT MATRIX. **315 SF. AVERAGE PER UNIT**
      4. **FOR REPLACEMENT** ALL SECTIONS THAT HAVE MOLD, MILDEW, SIGNS OF MOISTURE, OR OTHERWISE EXTREME CONDITIONS. MATCH ADJACENT TYPE AND THICKNESS. RE: UNIT X UNIT MATRIX. **760 SF. AVERAGE PER UNIT.**
2. FLOOR FINISHES:
   a. HISTORIC HARDWOOD FLOORING (**TYP. @ 128 UNITS**): AT UNITS THAT HAVE EXISTING SALVAGEABLE ORIGINAL HARDWOOD FLOORING, LIGHTLY SAND AREAS AS REQUIRED, CLEAN, PREP AND RESEAL ALL ORIGINAL WOOD FLOORING AT LIVING, DINING, HALLS, BEDROOMS & CLOSETS.
   b. HISTORIC HARDWOOD FLOORING (**TYP. @ 34 UNITS**): AT UNITS THAT HAVE NON-SALVAGEABLE ORIGINAL HARDWOOD FLOORING, REMOVE AND REPLACE EXISTING HARDWOOD FLOORING WITH NEW. MATCH EXISTING SPECIES, LENGTHS, AND SIZES AS CLOSELY AS POSSIBLE. CLEAN, PREP AND SEAL NEW HARDWOOD FLOORING AT LIVING, DINING, HALLS, BEDROOMS & CLOSETS.
   c. NON-HISTORIC VINYL FLOORING (**TYP. @ 77 UNITS**): REMOVE ALL EXISTING LAYERS TO UNDERLAYMENT OR SUBSTRATE. REPLACE OR SEAL DAMAGED, STAINED, OR FOUL-SMELLING UNDERLAYMENT. INSTALL NEW LVP OVER MINIMUM NOMINAL 1/4 INCH UNDERLAYMENT GRADE PLYWOOD, OR SIMILAR UNDERLAYMENT MATERIAL WHERE SUBFLOOR IS REPLACED. INSTALL NEW LVP VINYL FLOORING AND NEW PTD. WD. SHOE MOULD. THROUGHOUT ALL ROOOMS.
   d. VINYL FLOORING (**TYP. ALL UNITS @ KITCHENS, BATHS, MECH. & UTILITY ROOMS ONLY**): REMOVE ALL EXISTING LAYERS TO UNDERLAYMENT OR SUBSTRATE. REPLACE OR SEAL DAMAGED, STAINED, OR FOUL-SMELLING UNDERLAYMENT. INSTALL NEW LVP OVER MINIMUM NOMINAL 1/4 INCH UNDERLAYMENT GRADE PLYWOOD, OR SIMILAR UNDERLAYMENT MATERIAL WHERE SUBFLOOR IS REPLACED. INSTALL NEW LVP VINYL FLOORING AND NEW PTD. WD. SHOE MOULD.
   e. CERAMIC TILE (**@ 3 UNITS BATHROOMS W/ ROLL IN SHOWER**): REMOVE ALL EXISTING LAYERS TO UNDERLAYMENT OR SUBSTRATE. REPLACE OR SEAL DAMAGED, STAINED, OR FOUL-SMELLING UNDERLAYMENT. INSTALL NEW CEMENTITIOUS UNDERLAYMENT, MINIMUM NOMINAL 1/4 INCH CEMENTITIOUS BOARD OR SIMILAR UNDERLAYMENT MATERIAL / WATERPROOFING AT BATHROOM FLOORS THAT RECEIVE NEW ROLL-IN SHOWERS CLEAN AND SEAL GROUT AFTER INSTALLATION. PROVIDE CERAMIC BASE OR BULLNOSE EDGING.
   f. EXISTING SUBFLOOR ALL UNITS:
      a. REPAIR AND PREP ALL SALVAGABLE SUBFLOOR.
      b. RE: UNIT X UNIT MATRIX. 50 SF. AVERAGE PER UNIT OF SUBFLOOR REPLACEMENT
   g. PAINT FINISH (TYPICAL): PAINT UNITS COMPLETE. KITCHENS, BATHROOMS, DOORS, WOOD BASE BOARDS, FRAMES, AND TRIM TO RECEIVE SEMI-GLOSS PAINT FINISH. USE FLAT FINISH FOR ALL OTHER ROOMS.
3. INTERIOR DOORS:
   a. REPAIR OR REPLACE ALL DAMAGED DOORS AND TRIM. *DOORS PREVIOUSLY CUT TO ALLOW FOR MODIFICATIONS, SUCH AS ADDING VENTS, SHALL BE REPLACED WITH FACTORY ASSEMBLED LOUVERED DOORS.* (PROVIDE FOR AVERAGE REPLACEMENT OF 2 SWING DOORS PER UNIT PER UNIT X UNIT MATRIX)
   b. NEW DOORS SHALL BE FACTORY ASSEMBLED SIDE-HINGED DOORS.
   c. ALL DOORS, DOOR TRIM, AND DOOR HARDWARE IN A UNIT SHALL MATCH IN DESIGN AND FINISH (FLUSH SLABS, HOLLOW CORE WOOD DOORS). PAINT BOTTOMS, TOPS, AND ALL OTHER SIDES OF NEW DOORS.
   d. DOOR BOTTOMS SHALL HAVE A MINIMUM OF 3/4 INCH CLEARANCE WHEN CLOSED TO PROVIDE IMPROVED VENTILATION AND SHALL NOT DRAG ON FINISH FLOOR MATERIAL DOOR SWING.
   e. REMOVE AND REPLACE ALL INTERIOR DOORS IN DISREPAIR WITH NEW SWING DOORS.
   f. ALL MECHANICAL CLOSET DOORS TO BE LOUVERED FOR AC RETURN.
4. REPLACE ALL DOOR HARDWARE WITH NEW BRUSHED NICKEL INTERIOR DOOR HARDWARE INCLUDING HINGES AT ALL **NEW AND EXISTING DOORS**. PROVIDE ALL NEW LEVEL 3, PASSAGE LEVERS. PROVIDE DEADBOLTS AT MECH CLOSETS AND PRIVACY LEVERS AT ALL BATHROOMS.WINDOW TREATMENTS: REPLACE APARTMENT UNIT BLINDS WITH NEW HORIZONTAL 1" PVC MINI-BLINDS.
5. LIVING / DINING ROOMS:
   a. LIGHTING: REPLACE EXISTING LIGHTS WITH NEW ENERGY STAR LED LIGHTS.
   b. FLOORING: RE: 1. FINISHES.
   c. PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES
6. KITCHENS:
   a. REFRIGERATORS: NEW ENERGY STAR FROST FREE REFRIGERATORS - 16 CF MIN. WITH SEPARATE FREEZER COMPARTMENT.
   b. RANGES AND HOODS:
      1. NEW 30" WIDE ELECTRIC RANGES.
      2. NEW E-STAR RANGE HOODS.
      3. PROVIDE ALL PROVISIONS FOR INSTALLATION OF NEW RANGES AND HOODS, INCLUDING BUT NOT LIMITED TO DEDICATED OUTLETS, WIRING, CONCEALED BLOCKING, ETC.
      4. PROVIDE NEW RANGE QUEENS AT ALL HOODS.
      5. PROVIDE NEW SPLASH PANELS BEHIND ALL RANGES AND SIDE WALLS WHERE ADJACENT.
      6. PROVIDE NEW ANTI-TIP DEVICES.
   c. NOTE: ALL APPLIANCES TO BE ENERGY STAR RATED WHERE APPLICABLE
   d. MILLWORK: REMOVE AND REPLACE ALL KITCHEN AND BATHROOM CABINETS INCLUDING LAMINATED COUNTER TOPS. NEW CABINETS TO COMPLY WITH *VIRGINIA HOUSING DEVELOPMENT AUTHORITY'S MINIMUM CABINET REQUIREMENTS.*
   e. PLUMBING: REPLACE DOUBLE BOWL STAINLESS STEEL KITCHEN SINK WITH STRAINER, FAUCET, NEW P TRAP, ANGLE STOPS, SUPPLY LINES AND WATERSENSE LEVER FAUCETS.
   f. FLOORING: RE: 1. FINISHES.
   g. PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.
   h. LIGHTING: REPLACE LIGHT FIXTURES WITH NEW LED ENERGY STAR FIXTURES. 4 FT LINEAR LIGHT AT KITCHENS.
7. BEDROOMS:
   a. LIGHTING: REPLACE EXISTING LIGHTS WITH NEW ENERGY STAR LED LIGHTS.
   b. FLOORING: RE: 1. FINISHES.
   c. PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.
8. BATHROOMS:
   a. SINKS: REMOVE AND REPLACE ALL EXISTING PEDESTAL SINKS, FAUCETS, AND ANGLE STOPS.
   b. TUBS / SHOWERS:
      1. REMOVE AND REPLACE EXISTING BATHTUBS AND SURROUNDS. INSTALL NEW STEEL TUB AND CULTURED MARBLE SURROUNDS. INSTALL MR CEMENTITIOUS GYP. BD. PRIOR TO INSTALLATION.
      2. REPLACE TUB VALVE, TRIM AND SHOWER HEAD. NEW SHOWER HEADS TO BE WATERSENSE AND ANTI-SCALD.
   c. TOILET: REPLACE ALL COMMODES WITH WATERSENSE EFFICIENT 1.28 GPF WITH SEATS.
   d. ACCESSORIES: REMOVE AND REPLACE ALL ACCESSORIES WITH NEW BATH ACCESSORIES.
   e. FLOORING: RE: 1. FINISHES.
   f. PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.
   g. EXHAUST FAN:
      1. REMOVE AND INFILL EXISTING BATHROOM WINDOW.
      2. INSTALL NEW ENERGY STAR RATED 70 CFM THRU WALL EXHAUST FAN AND VENT CAP WITH BIRD SCREEN. WIRE NEW FAN TO EXISTING PRIMARY LIGHT SWITCH WITH DELAY TIMER OR PROVIDE FAN W/ HUMIDISTAT.
   h. LIGHTING: REPLACE EXISTING VANITY LIGHT FIXTURES WITH NEW LED VANITY LIGHT. .

SCOPE OF WORK - DWELLING UNITS MEP

1. ELECTRICAL:
   a. DEVICES: SWITCHES, RECEPTACLES AND GFCI'S:
      1. REPLACE ALL EXISTING SWITCHES AND RECEPTACLES AND PROVIDE NEW COVER PLATES AT EXISTING LOCATIONS.
      2. REPLACE GCFI PLUGS IN KITCHENS (2 EA) AND IN BATHROOMS (1 EA).
      3. REPLACE ALL PHONE & CABLE, HIGH SPEED INTERNET CONNECTIONS. WITH RUN TO SINGLE DEMARK BOX PER BUILDING.
   b. SMOKE DETECTORS:
      1. INSTALL HARDWIRED CO/SMOKE DETECTORS IN ALL DWELLING UNITS.
      2. PROVIDE ONE CO/SMOKE PER UNIT LOCATED NEAR SLEEPING ROOMS. AND ONE PER FLOOR AT TOWNHOMES.
      3. PROVIDE ONE HARDWIRED SMOKE DETECTOR PER BEDROOM.
      4. ALL TO BE WIRELESSLY INTERCONNECTED.
   c. LIGHTING:
      1. REPLACE

BUILDING / UNIT INFO				VARIABLES PER UNIT												
BUILDING TYPE	BUILDING ID / STREET	UNIT # / ADDRESS	UNIT TYPE	ADA / UFAS UNIT CONVERSION	AUDIO / VISUAL IMPAIRED UNIT CONVERSION	REFINISH FLRG EXISTING HARDWOOD (Y/N)	REPLACE FLRG NEW HARDWOOD (Y/N)	REPLACE FLRG KITCHENS / BATHS W/ LVP (Y/N?)	REPLACE FLRG NEW LVP THROUGHOUT (Y/N?)	REPLACE INTERIOR DOORS (QTY)	GYP BD. TO BE REPLACED (SF ±)	GYP BD. TO BE REPAIRED (SF±)	SUBFLOOR DAMAGE (SF ±)	NOTES:
BLDG. TYPE I	BLDG 60 (GARDEN DR.)	1300	1BR GDN	N	N	Y	N	Y	N	0	640	100	0	
		1302	2BR TH	N	N	N	N	Y	Y	0	768	100	0	
		1304	2BR TH	N	N	N	N	Y	Y	0	768	100	0	GOOD CONDITION
		1306	1BR GDN HC	Y	N	N	N	Y	Y	4	640	100	0	
	BLDG 64 (16TH ST.)	1260	1BR GDN HC	N	N	N	N	Y	Y	4	640	200	32	
		1262	2BR TH	N	N	N	N	Y	Y	0	768	0	0	NO ENTRY
		1264	2BR TH	N	N	N	N	Y	Y	0	768	0	0	NO ENTRY
		1266	1BR GDN HC	N	N	N	N	Y	Y	4	640	0	0	GOOD CONDITION
	BLDG 68 (GARDEN DR.)	1220	1BR GDN	N	N	Y	N	Y	N	2	640	100	32	GOOD CONDITION, VERY CLEAN
		1222	2BR TH	N	N	N	N	Y	Y	1	768	400	64	
		1224	2BR TH	N	N	N	N	Y	Y	1	768	300	32	
		1226	1BR GDN HC	Y	N	N	N	Y	Y	4	640	0	0	NO ENTRY
	BLDG 72 (GARDEN DR.)	1180	1BR GDN HC	Y	N	N	N	Y	Y	4	640	300	32	
		1182	2BR TH	N	N	N	N	Y	Y	4	768	500	64	
		1184	2BR TH	N	N	N	N	Y	Y	4	768	800	128	
		1186	1BR GDN	N	N	Y	N	Y	N	0	640	200	0	
	BLDG 76 (GARDEN DR.)	1140	1BR GDN HC	Y	N	N	N	Y	Y	4	640	500	32	
		1142	2BR TH	N	Y	N	N	Y	Y	2	768	700	32	
		1144	2BR TH	N	N	N	N	Y	Y	3	768	900	96	
		1146	1BR GDN	N	N	Y	N	Y	N	0	640	0	0	NO ENTRY
	BLDG 80 (GARDEN DR.)	1100	1BR GDN	N	N	Y	N	Y	N	0	640	0	32	ALL NEW LVP EXISTING
		1102	2BR TH	N	N	N	N	Y	Y	2	768	300	0	
		1104	2BR TH	N	N	N	N	Y	Y	4	768	800	0	
		1106	1BR GDN HC	Y	N	N	N	Y	Y	4	640	0	0	
	BLDG 84 (GARDEN DR.)	1040	1BR GDN	N	N	Y	N	Y	N	0	640	400	128	
		1042	2BR TH	N	N	N	N	Y	Y	0	768	0	0	NO ENTRY
		1044	2BR TH	N	N	N	N	Y	Y	0	768	400	96	
		1046	1BR GDN	N	Y	Y	N	Y	N	6	640	800	0	
	BLDG 88 (GARDEN DR.)	1000	1BR GDN	N	N	Y	N	Y	N	0	640	200	64	
		1002	2BR TH	N	N	N	N	Y	Y	1	768	400	0	NO ACCESS
		1004	2BR TH	N	N	N	N	Y	Y	4	768	900	0	
		1006	1BR GDN	N	N	Y	N	Y	N	0	640	100	0	
	BLDG 61 (GARDEN DR.)	1308	1BR GDN HC	Y	N	N	N	Y	Y	4	640	0	0	
		1310	1BR GDN	N	N	Y	N	Y	N	0	640	200	0	
		1312	3BR TH	N	N	N	N	Y	Y	2	928	200	64	
		1314	2BR TH	N	N	N	N	Y	Y	0	768	100	96	
		1316	3BR TH	N	N	N	N	Y	Y	0	928	0	0	NO ENTRY
		1318	2BR TH	N	N	N	N	Y	Y	0	768	400	0	
	BLDG 63 (GARDEN DR.)	1328	2BR TH	N	N	N	N	Y	Y	0	768	0	0	NO ENTRY
		1330	3BR TH	N	N	N	N	Y	Y	2	928	400	32	
		1332	2BR TH	N	N	N	N	Y	Y	4	768	400	96	
		1334	3BR TH	N	N	N	N	Y	Y	0	928	0	0	NO ENTRY
		1336	1BR GDN	N	N	Y	N	Y	N	1	640	300	0	
		1338	1BR GDN	N	N	Y	N	Y	N	0	640	0	0	GOOD CONDITION, JUST DIRTY
	BLDG 65 (GARDEN DR.)	1268	1BR GDN	N	N	Y	N	Y	N	0	640	0	0	GOOD CONDITION
		1270	1BR GDN	N	N	Y	N	Y	N	0	640	200	0	
		1272	3BR TH	N	N	N	N	Y	Y	1	928	300	64	
		1274	2BR TH	N	N	N	N	Y	Y	2	768	200	32	
		1276	3BR TH	N	N	N	N	Y	Y	2	928	400	32	
		1278	2BR TH	N	N	N	N	Y	Y	1	768	300	64	
	BLDG 67 (GARDEN DR.)	1288	2BR TH	N	N	N	N	Y	Y	5	768	700	64	
		1290	3BR TH	N	N	N	N	Y	Y	0	928	0	0	NO ENTRY
		1292	2BR TH	N	N	N	N	Y	Y	0	768	0	0	NO ENTRY
		1294	3BR TH	N	N	N	N	Y	Y	1	928	300	96	
		1296	1BR GDN	N	N	Y	N	Y	N	0	640	0	0	NO ENTRY
		1298	1BR GDN HC	Y	N	N	N	Y	Y	4	640	100	0	
	BLDG 69 (GARDEN DR.)	1228	1BR GDN	N	N	Y	N	Y	N	1	640	100	0	
		1230	1BR GDN	N	N	Y	N	Y	N	1	640	0	0	
		1232	3BR TH	N	N	N	N	Y	Y	0	928	0	0	NO ENTRY
		1234	2BR TH	N	N	N	N	Y	Y	4	768	800	128	
		1236	3BR TH	N	N	N	N	Y	Y	3	928	400	96	
		1238	2BR TH	N	N	N	N	Y	Y	2	768	400	64	
	BLDG 71 (GARDEN DR.)	1248	2BR TH	N	N	N	N	Y	Y	0	768	0	0	NO ENTRY
		1250	3BR TH	N	N	N	N	Y	Y	1	928	300	0	
		1252	2BR TH	N	N	N	N	Y	Y	2	768	500	64	
		1254	3BR TH	N	N	N	N	Y	Y	1	928	200	32	
		1256	1BR GDN	N	N	Y	N	Y	N	0	640	200	0	
		1258	1BR GDN HC	Y	N	N	N	Y	Y	4	640	100	0	
	BLDG 73 (GARDEN DR.)	1188	1BR GDN HC	Y	N	N	N	Y	Y	4	640	0	0	NO ENTRY
		1190	1BR GDN	N	N	Y	N	Y	N	0	640	0	0	GOOD CONDITION
		1192	3BR TH	N	N	N	N	Y	Y	2	928	200	0	ALL NEW LVP @ 1ST FLOOR & ALL NEW CARPET
		1194	2BR TH	N	N	N	N	Y	Y	3	768	500	64	
		1196	3BR TH	N	N	N	N	Y	Y	4	928	400	96	
		1198	2BR TH	N	N	N	N	Y	Y	6	768	500	128	
	BLDG 75 (GARDEN DR.)	1208	2BR TH	N	N	N	Y	Y	N	1	768	500	96	
		1210	3BR TH	N	N	N	N	Y	Y	0	928	500	0	
		1212	2BR TH	N	N	N	Y	Y	N	1	768	500	96	
		1214	3BR TH	N	N	N	N	Y	Y	1	928	1,000	0	
		1216	1BR GDN	N	N	Y	N	Y	N	2	640	200	0	
		1218	1BR GDN HC	Y	N	N	N	Y	Y	4	640	400	64	
	BLDG 77 (GARDEN DR.)	1148	1BR GDN HC	Y	N	N	N	Y	Y	4	640	400	0	
		1150	1BR GDN	N	N	Y	N	Y	N	0	640	600	96	
		1152	3BR TH	N	N	N	N	Y	Y	0	928	0	0	NO ENTRY
		1154	2BR TH	N	N	N	Y	Y	N	0	768	0	0	NO ENTRY
		1156	3BR TH	N	N	N	N	Y	Y	1	928	300	96	
		1158	2BR TH	N	N	N	Y	Y	N	4	768	600	0	
	BLDG 79 (GARDEN DR.)	1168	2BR TH	N	N	N	Y	Y	N	0	768	0	0	NO ENTRY
		1170	3BR TH	N	N	N	N	Y	Y	0	928	500	0	
		1172	2BR TH	N	N	N	Y	Y	N	0	768	0	0	NO ENTRY
		1174	3BR TH	N	N	N	N	Y	Y	2	928	600	0	
		1176	1BR GDN	N	N	Y	N	Y	N	0	640	600	0	
		1178	1BR GDN HC	Y	N	N	N	Y	Y	4	640	200	0	
	BLDG 81 (GARDEN DR.)	1108	1BR GDN	N	N	Y	N	Y	N	0	640	100	0	
		1110	1BR GDN	N	N	Y	N	Y	N	0	640	0	0	NO ENTRY
		1112	3BR TH	N	N	N	N	Y	Y	1	928	800	0	
		1114	2BR TH	N	N	N	Y	Y	N	0	768	600	0	
		1116	3BR TH	N	N	N	N	Y	Y	2	928	1,200	0	
		1118	2BR TH	N	N	N	Y	Y	N	0	768	0	0	NO ENTRY

BUILDING / UNIT INFO				VARIABLES PER UNIT												
BUILDING TYPE	BUILDING ID / STREET	UNIT # / ADDRESS	UNIT TYPE	ADA / UFAS UNIT CONVERSION	AUDIO / VISUAL IMPAIRED UNIT CONVERSION	REFINISH FLRG EXISTING HARDWOOD (Y/N)	REPLACE FLRG NEW HARDWOOD (Y/N)	REPLACE FLRG KITCHENS / BATHS W/ LVP (Y/N?)	REPLACE FLRG NEW LVP THROUGHOUT (Y/N?)	REPLACE INTERIOR DOORS (QTY)	GYP BD. TO BE REPLACED (SF ±)	GYP BD. TO BE REPAIRED (SF±)	SUBFLOOR DAMAGE (SF ±)	NOTES:
BLDG. TYPE II	BLDG 83 (GARDEN DR.)	1128	2BR TH	N	N	N	Y	Y	N	2	768	200	0	
		1130	3BR TH	N	N	N	N	Y	Y	0	928	0	0	NO ENTRY
		1132	2BR TH	N	N	N	Y	Y	N	0	768	400	0	
		1134	3BR TH	N	N	N	N	Y	Y	2	928	200	96	
		1136	1BR GDN	N	N	Y	N	Y	N	4	640	600	128	
		1138	1BR GDN	N	N	Y	N	Y	N	1	640	300	0	NEW LVP IN LV, KITCHEN, & BATHROOM
	BLDG 85 (GARDEN DR.)	1048	2BR TH	N	N	N	Y	Y	N	1	768	400	0	
		1050	3BR TH	N	N	N	N	Y	Y	1	928	500	0	
		1052	2BR TH	N	N	N	Y	Y	N	1	768	600	96	
		1054	3BR TH	N	N	N	N	Y	Y	2	928	1,000	0	
		1056	2BR TH	N	N	N	Y	Y	N	5	768	900	0	NEW LVP @ LIVING ROOM
		1058	1BR GDN	N	N	Y	N	Y	N	0	640	400	0	
	BLDG 87 (GARDEN DR.)	1068	2BR TH	N	N	N	Y	Y	N	1	768	700	96	
		1070	3BR TH	N	N	N	N	Y	Y	2	928	700	64	
		1072	2BR TH	N	N	N	Y	Y	N	0	768	100	0	
		1074	3BR TH	N	N	N	N	Y	Y	1	928	500	0	ALL NEW FLOORING, LVP W/ CARPET IN BEDROOMS
		1076	1BR GDN	N	N	Y	N	Y	N	2	640	900	0	
		1078	1BR GDN	N	N	Y	N	Y	N	0	640	200	0	
	BLDG 89 (GARDEN DR.)	1008	2BR TH	N	N	N	Y	Y	N	0	768	300	64	
		1010	3BR TH	N	N	N	N	Y	Y	1	928	200	0	
		1012	2BR TH	N	N	N	Y	Y	N	0	768	100	96	
		1014	3BR TH	N	N	N	N	Y	Y	0	928	500	96	
		1016	1BR GDN	N	N	Y	N	Y	N	1	768	300	96	SHOULD BE A 2 BR TH / HAS NEW KITCHEN VINYL
		1018	1BR GDN	N	N	Y	N	Y	N	3	640	500	32	SHOULD BE A 2 BR TH
	BLDG 91 (GARDEN DR.)	1028	2BR TH	N	N	N	Y	Y	N	2	768	400	96	
		1030	3BR TH	N	N	N	N	Y	Y	4	928	300	128	
		1032	2BR TH	N	N	N	Y	Y	N	0	768	200	32	NEW LVP ON LOWER LEVEL, MINUS KITCHEN/UTILITY
		1034	3BR TH	N	N	N	N	Y	Y	1	928	600	0	
		1036	1BR GDN	N	N	Y	N	Y	N	0	640	0	0	NO ENTRY
		1038	1BR GDN	N	N	Y	N	Y	N	2	640	600	0	NEW LVP - FULL UNIT
	BLDG 93 (GARDEN DR.)	908	2BR TH	N	N	N	Y	Y	N	0	768	500	64	
		910	3BR TH	N	N	N	N	Y	Y	0	928	200	0	
		912	2BR TH	N	N	N	Y	Y	N	0	768	0	0	NO ENTRY
		914	3BR TH	N	N	N	N	Y	Y	0	928	700	0	
		916	1BR GDN	N	N	Y	N	Y	N	0	640	0	0	NO ENTRY
		918	2BR TH	N	N	Y	N	Y	N	1	768	700	96	
BUILDING TYPE III	BLDG 62 (GARDEN DR.)	1320	2BR GDN	N	N	Y	N	Y	N	1	800	200	0	
		1322	2BR TH	N	N	Y	N	Y	N	1	768	100	0	
		1324	2BR TH	N	N	Y	N	Y	N	3	768	800	64	
		1326	2BR GDN	N	N	Y	N	Y	N	1	800	100	32	
	BLDG 66 (GARDEN DR.)	1280	2BR GDN	N	N	Y	N	Y	N	2	800	200	64	
		1282	2BR TH	N	N	Y	N	Y	N	3	768	400	128	
		1284	2BR TH	N	N	Y	N	Y	N	6	768	400	160	
		1286	2BR GDN	N	N	Y	N	Y	N	0	800	0	0	NO ENTRY
	BLDG 70 (GARDEN DR.)	1240	2BR GDN	N	N	Y	N	Y	N	2	800	200	0	
		1242	2BR TH	N	N	Y	N	Y	N	0	768	0	0	NO ENTRY
		1244	2BR TH	N	N	Y	N	Y	N	2	768	300	32	
		1246	2BR GDN	N	N	Y	N	Y	N	1	800	0	0	
	BLDG 74 (GARDEN DR.)	1200	2BR GDN	N	N	Y	N	Y	N	0	800	0	0	NO ENTRY
		1202	2BR TH	N	N	Y	N	Y	N	1	768	300	96	
		1204	2BR TH	N	N	Y	N	Y	N	0	768	200	0	
		1206	2BR GDN	N	N	Y	N	Y	N	1	800	600	96	
	BLDG 78 (GARDEN DR.)	1160	2BR GDN	N	N	Y	N	Y	N	0	800	0	0	NO ENTRY
		1162	2BR TH	N	N	Y	N	Y	N	0	768	1,000	0	
		1164	2BR TH	N	N	Y	N	Y	N	0	768	400	96	NEW LVP - FULL UNIT
		1166	2BR GDN	N	N	Y	N	Y	N	1	800	200	0	
	BLDG 82 (GARDEN DR.)	1120	2BR GDN	N	N	Y	N	Y	N	1	800	400	96	NOT A 2 BR UNIT?
		1122	2BR TH	N	N	Y	N	Y	N	1	768	300	96	
		1124	2BR TH	N	N	Y	N	Y	N	0	768	0	0	NO ENTRY
		1126	2BR GDN	N	N	Y	N	Y	N	3	800	400	64	NEW LVP - FULL UNIT
	BLDG 86 (GARDEN DR.)	1060	2BR GDN	N	N	Y	N	Y	N	5	800	500	96	
		1062	2BR TH	N	N	Y	N	Y	N	1	768	300	96	
		1064	2BR TH	N	N	Y	N	Y	N	1	768	800	96	
		1066	2BR GDN	N	N	Y	N	Y	N	1	800	600	96	
	BLDG 90 (GARDEN DR.)	1020	2BR GDN	N	N	Y	N	Y	N	0	800	100	32	
		1022	2BR TH	N	N	Y	N	Y	N	0	768	500	96	
		1024	2BR TH	N	N	Y	N	Y	N	0	768	200	0	
		1026	2BR GDN	N	N	Y	N	Y	N	0	800	100	0	
	BLDG 94 (GARDEN DR.)	920	2BR GDN	N	N	Y	N	Y	N	2	800	700	64	
		922	2BR TH	N	N	Y	N	Y	N	0	768	900	96	
		924	2BR TH	N	N	Y	N	Y	N	0	768	300	0	NEW VINYL INSTALLED FULL DOWNSTAIRS
		926	2BR GDN	N	N	Y	N	Y	N	0	800	0	0	NO ENTRY
BUILDING TYPE IV	BLDG. 100 (GARDEN DR.)	1001	2BR GDN	N	N	Y	N	Y	N	1	800	100	0	
		1003	2BR GDN	N	N	Y	N	Y	N	2	800	200	128	
		1005	1BR GDN	N	N	Y	N	Y	N	0	640	100	0	
		1007	1BR GDN	N	N	Y	N	Y	N	1	640	500	32	
	BLDG. 102 (GARDEN DR.)	1017	1BR GDN	N	N	Y	N	Y	N	0	640	0	0	GOOD CONDITION
		1019	1BR GDN	N	N	Y	N	Y	N	0	640	0	0	NO ENTRY
		1021	2BR GDN	N	N	Y	N	Y	N	2	800	600	160	
		1023	2BR GDN	N	N	Y	N	Y	N	1	800	100	64	
BUILDING TYPE VIII	BLDG. 103 (GARDEN DR.)	1025	1BR GDN	N	N	Y	N	Y	N	1	640	200	0	
		1027	2BR GDN	N	N	Y	N	Y	N	3	800	600	160	
		1029	2BR GDN	N	N	Y	N	Y	N	3	800	800	160	
		1031	1BR GDN	N	N	Y	N	Y	N	1	640	800	160	
	BLDG. 105 (ROANOKE)	1309	1BR GDN	N	N	Y	N	Y	N	0	640	0	0	NO ENTRY
		1311	2BR GDN	N	N	Y	N	Y	N	0	800	0	0	NO ENTRY
		1313	2BR GDN	N	N	Y	N	Y	N	3	800	600	160	
		1315	1BR GDN	N	N	Y	N	Y	N	2	640	600	160	
	BLDG. 110 (ROANOKE)	1359	1BR GDN	N	N	Y	N	Y	N	2	640	100	32	
		1361	2BR GDN	N	Y	Y	N	Y	N	1	800	300	128	
		1363	2BR GDN	N	N	Y	N	Y	N	4	800	200	96	
		1365	1BR GDN	N	N	Y	N	Y	N	0	640	100	0	
	BLDG. 111 (ROANOKE)	1367	1BR GDN	N	N	Y	N	Y	N	1	640	300	96	
		1369	2BR GDN	N	N	Y	N	Y	N	0	800	0	96	
		1371	2BR GDN	N	N	Y	N	Y	N	2	800	100	160	
		1373	1BR GDN	N	N	Y	N	Y	N	0	640	100	64	

BUILDING / UNIT INFO				VARIABLES PER UNIT												
BUILDING TYPE	BUILDING ID / STREET	UNIT # / ADDRESS	UNIT TYPE	ADA / UFAS UNIT CONVERSION	AUDIO / VISUAL IMPAIRED UNIT CONVERSION	REFINISH FLRG EXISTING HARDWOOD (Y/N)	REPLACE FLRG NEW HARDWOOD (Y/N)	REPLACE FLRG KITCHENS / BATHS W/ LVP (Y/N?)	REPLACE FLRG NEW LVP THROUGHOUT (Y/N?)	REPLACE INTERIOR DOORS (QTY)	GYP BD. TO BE REPLACED (SF ±)	GYP BD. TO BE REPAIRED (SF±)	SUBFLOOR DAMAGE (SF ±)	NOTES:
BUILDING TYPE IX	BLDG. 106 (ROANOKE)	1317	1BR GDN	N	N	Y	N	Y	N	3	640	300	160	
		1319	1BR GDN	N	N	Y	N	Y	N	1	640	200	96	
		1321	1BR TH	N	Y	Y	N	Y	N	2	608	300	96	
		1323	3BR TH	N	N	N	Y	Y	N	0	928	0	0	NO ENTRY
		1325	3BR TH	N	N	N	Y	Y	N	3	928	900	96	
		1327	1BR TH	N	N	Y	N	Y	N	6	608	1,600	256	
		1329	1BR GDN	N	N	Y	N	Y	N	0	640	200	128	
	BLDG. 108 (ROANOKE)	1339	1BR GDN	N	N	Y	N	Y	N	1	640	500	128	
		1341	1BR TH	N	N	Y	N	Y	N	1	608	100	96	
		1343	3BR TH	N	N	N	Y	Y	N	2	928	300	128	
		1345	3BR TH	N	N	N	Y	Y	N	1	928	100	128	
		1347	1BR TH	N	N	Y	N	Y	N	3	608	400	32	
		1349	1BR GDN	N	N	Y	N	Y	N	1	640	100	128	
		1351	1BR GDN	N	N	Y	N	Y	N	1	640	100	64	
BUILDING TYPE XII	BLDG. 97 (GARDEN DR.)	901	1BR GDN	N	N	Y	N	Y	N	2	640	500	0	
		903	1BR TH	N	N	Y	N	Y	N	1	608	400	0	
		905	3BR TH	N	Y	N	Y	Y	N	4	928	700	96	
		907	1BR GDN	N	N	Y	N	Y	N	1	640	300	0	
		909	1BR GDN	N	N	Y	N	Y	N	0	640	0	0	NO ENTRY
	BLDG. 99 (GARDEN DR.)	919	1BR GDN	N	N	Y	N	Y	N	2	640	100	32	
		921	1BR GDN	N	N	Y	N	Y	N	1	640	200	96	
		923	3BR TH	N	N	N	Y	Y	N	5	928	300	64	
		925	1BR TH	N	N	Y	N	Y	N	0	608	500	96	
		927	1BR GDN	N	N	Y	N	Y	N	0	640	100	0	
BLDG. TYPE XIII	BLDG. 96 (GARDEN DR.)	940	1BR GDN	N	N	Y	N	Y	N	0	640	200	0	
		942	1BR GDN	N	N	Y	N	Y	N	0	640	300	0	
BLDG. TYPE XV	BLDG. 100 (ROANOKE)	1353	1BR GDN	N	N	Y	N	Y	N	1	640	100	0	
		1355	2BR GDN	N	N	Y	N	Y	N	0	800	0	0	NO ENTRY
		1357	1BR GDN	N	N	Y	N	Y	N	1	640	400	0	
BLDG. TYPE XVI	BLDG. 101 (GARDEN DR.)	1009	1BR GDN	N	N	Y	N	Y	N	0	640	0	0	NO ENTRY
		1011	3BR TH	N	N	N	Y	Y	N	1	928	100	64	
		1013	1BR TH	N	N	Y	N	Y	N	7	608	400	64	
		1015	1BR GDN	N	N	Y	N	Y	N	2	640	200	32	ALL NEW LVP HAS BEEN INSTALLED
	BLDG. 104 (ROANOKE)	1301	1BR GDN	N	N	Y	N	Y	N	0	640	400	160	
		1303	3BR TH	N	N	N	Y	Y	N	2	928	500	128	
		1305	1BR TH	N	N	Y	N	Y	N	1	608	600	96	
		1307	1BR GDN	N	N	Y	N	Y	N	0	640	0	0	NO ENTRY
	BLDG. 107 (ROANOKE)	1331	1BR GDN	N	N	Y	N	Y	N	0	640	100	160	
		1333	3BR TH	N	N	N	Y	Y	N	6	928	1,600	160	
		1335	1BR TH	N	N	N	Y	Y	N	1	608	100	32	
		1337	1BR GDN	N	N	Y	N	Y	N	2	640	200	64	
BLDG. TYPE XVII	BLDG. 98 (GARDEN DR.)	911	2BR GDN	N	N	Y	N	Y	N	0	800	0	0	GOOD CONDITION
		913	3BR TH	N	N	N	Y	Y	N	3	928	300	0	
		915	1BR TH	N	N	Y	N	Y	N	2	608	400	32	
		917	2BR GDN	N	N	Y	N	Y	N	1	800	100	0	
TOTALS:		52	239		12	5	128	34	239	77	337	179,680	75,100	10,368	
AVGERAGES PER UNIT											1.41	752	314	43	

NOTES: MATRIX IS FOR VARIABLE ITEMS ONLY AND BASED ON 100% UNIT X UNIT WALK. ALL OTHER MAJOR SCOPE ITEMS ARE ACCROSS THE BOARD REPLACEMENT UNLESS OTHERWISE NOTED (RE: G2.1.2 FOR FULL SCOPE OF WORK WRITE UP). GYP. BD. NOTED IN MATRIX IS FOR WALLS AND CEILINGS BEYOND WHAT SHALL BE INCLUDED FOR KITCHENS AND BATHROOMS.

ALLOWANCES BASED ON AVERAGES:
1. **GYPSUM BD. REPLACEMENT: 760 SF PER UNIT**
2. **GYPSUM BD. MAJOR REPAIRS: 315 SF PER UNIT**
3. **SUB FLOOR REPLACEMENT: 50 SF PER UNIT**
4. **INT. DOOR REPLACEMENT: 2 PER UNIT**

PER UNIT AVERAGES ARE USED DUE TO CHANGES THAT MAY OCCUR BETWEEN NOW AND WHEN CONSTRUCTION STARTS. SEE UNIT X UNIT MATRIX IN SPECIFICATIONS FOR MORE DETAILED QUANTITES.

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REVISIONS

APPROVAL

COMMONWEALTH OF VIRGINIA
AKHEIL R. SHAH
Lic. No. 0401019357
ARCHITECT

STUART GARDENS PHASE II

1326-C GARDEN DRIVE, NEWPORT NEWS, VA 23607

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ISSUED FOR:

PERMITTING

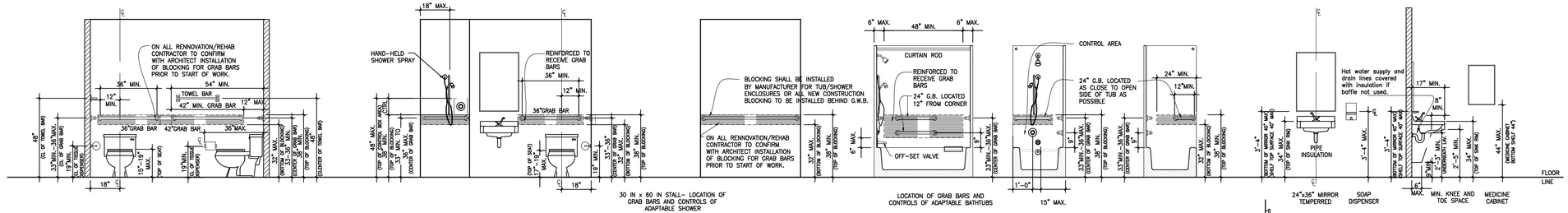
JOB NUMBER: 19-009

ISSUED: 04/18/2025

SG PHASE II UNIT x UNIT MATRIX

G2.1.3

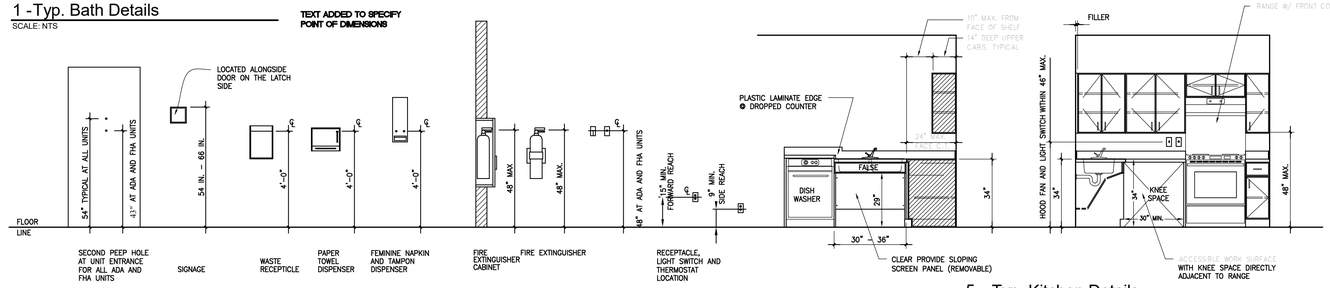
PHASE: CD



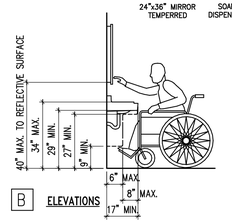
1 -Typ. Bath Details

SCALE: NTS

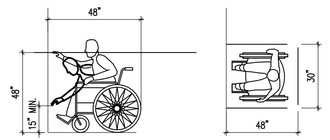
TEXT ADDED TO SPECIFY POINT OF DIMENSIONS



B ELEVATIONS



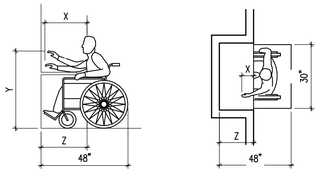
A HIGH FORWARD REACH LIMIT



NOTES:

1. X SHALL BE ≤ 25 INCHES; Z SHALL BE > X.
2. WHEN X < 20 INCHES, THEN Y SHALL BE 48 INCHES MAXIMUM.
3. WHEN X IS 20 TO 25 INCHES, THEN Y SHALL BE 44 INCHES MAXIMUM.

B MAXIMUM FORWARD REACH OVER AN OBSTRUCTION



2 - Misc. Mounting Heights

SCALE: NTS

DISPLAY CONDITIONS

PROPORTIONS

INTERNATIONAL SIGN OF ACCESSIBILITY

LETTERS AND NUMBERS:

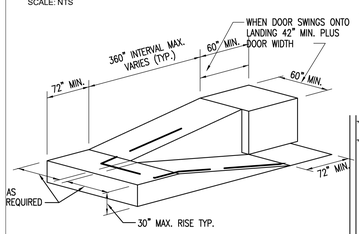
1. **CHARACTER PROPORTION** LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH TO HEIGHT RATIO BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH TO HEIGHT RATIO BETWEEN 1:5 AND 1:10

2. **COLOR CONTRAST** CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND— EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND

3. **COLOR CONTRAST** LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED OR INCISED 1/32 IN. (0.8MM) MINIMUM AND SHALL BE SANS SERIF CHARACTERS. RAISED CHARACTERS OR SYMBOLS SHALL BE AT LEAST 5/8 IN. (16 MM) HIGH, BUT NO HIGHER THAN 2 IN. (50 MM). INDENTED CHARACTERS OR SYMBOLS SHALL HAVE A STROKE WIDTH OF AT LEAST 1/4 IN. (6MM). SYMBOLS OR PICTOGRAPHS ON SIGNS SHALL BE RAISED OR INDENTED 1/32 IN. (0.8MM) MINIMUM.

3 - Typ. Signage Details

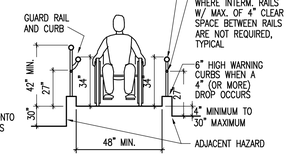
SCALE: NTS



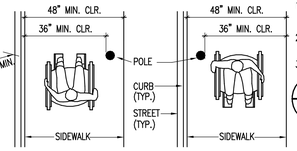
PAMP WITH INTERMEDIATE SWITCH-BACK PLATFORM

1 - Typ. Ramp Details

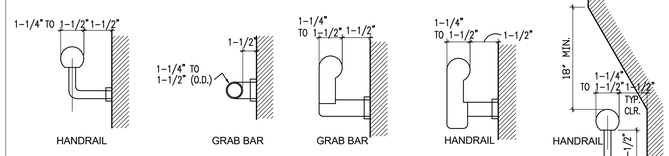
SCALE: NTS



RAMP SECTION

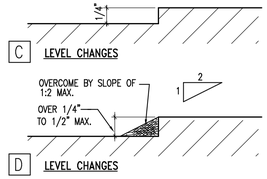


DETAIL

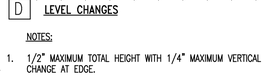


4 - Stair Handrail Details

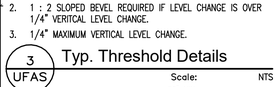
SCALE: NTS



A TRANSITION BETWEEN FLOOR FINISHES



B THRESHOLD



C LEVEL CHANGES

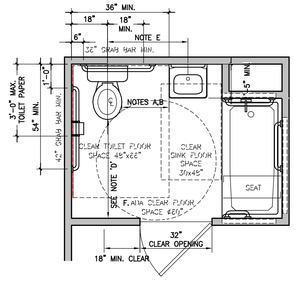
D LEVEL CHANGES

NOTES:

1. 1/2" MAXIMUM TOTAL HEIGHT WITH 1/4" MAXIMUM VERTICAL CHANGE AT EDGE.
2. 1 : 2 SLOPED BEVEL REQUIRED IF LEVEL CHANGE IS OVER 1/4" VERTICAL LEVEL CHANGE.
3. 1/4" MAXIMUM VERTICAL LEVEL CHANGE.

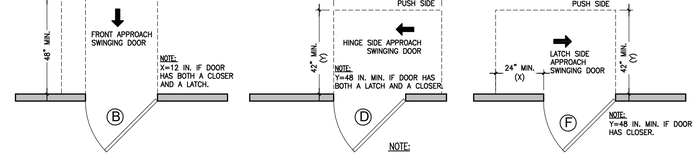
3 UFAS Typ. Threshold Details

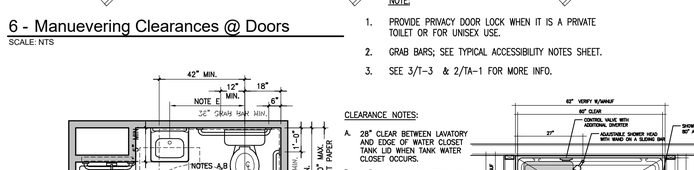
Scale: NTS



5 - Typ. Kitchen Details

SCALE: NTS



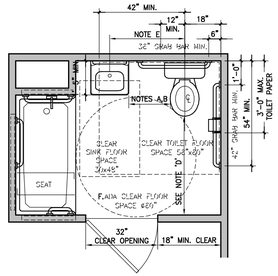


6 - Manuevering Clearances @ Doors

SCALE: NTS

NOTE:

1. PROVIDE PRIVACY DOOR LOCK WHEN IT IS A PRIVATE TOILET OR FOR UNISEX USE.
2. GRAB BARS; SEE TYPICAL ACCESSIBILITY NOTES SHEET.
3. SEE 3/T-3 & 2/TA-1 FOR MORE INFO.



CLEARANCE NOTES:

A. 28" CLEAR BETWEEN LAVATORY AND EDGE OF WATER CLOSET TANK LID WHEN TANK WATER CLOSET OCCURS.

B. 28" MIN. CLEAR TO EDGE OF BOWL WHEN FLUSH VALVE WATER CLOSET OCCURS.

C. 28" MIN. CLEAR BETWEEN LAVATORY TO FURTHEST PROTRUDING EDGE OF WATER CLOSET, TYPICAL.

D. 48" MIN. WHEN FRONT ENTRY DOOR OR 60" MIN. WHEN SIDE ENTRY DOOR

E. 18" MIN. BETWEEN LAVATORY AND CENTERLINE OF TOILET

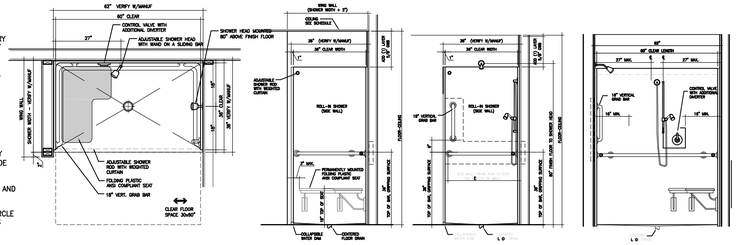
F. CLEAR FLOOR SPACE 60" CIRCLE SHOWN FOR ADAG PURPOSES ONLY.

NOTE:

PROVIDE PRIVACY DOOR LOCK WHEN IT IS A PRIVATE TOILET OR FOR UNISEX USE.

7 - Typ. Bath Details/Clearances

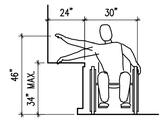
SCALE: NTS



8 - Typ. Reach Requirements

SCALE: NTS

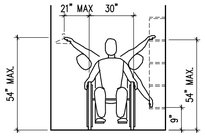
Scale: NTS



C CLEAR FLOOR SPACE PARALLEL APPROACH

D HIGH AND LOW SIDE REACH LIMITS

E MAXIMUM SIDE REACH OVER AN OBSTRUCTION



F STORAGE SHELVES AND CLOSETS

REVISIONS

1	04/24/25	HUD R1

APPROVAL

COMMONWEALTH OF VIRGINIA
AKHEIL R. SHAH
Lic. No. 0401019357
ARCHITECT

STUART GARDENS PHASE II

1326-C GARDEN DRIVE, NEWPORT NEWS, VA 23607

TRUE CRAFT ARCHITECTURE LLC | 14241 COURSEY BLVD., STE A12-318 | BATON ROUGE, LA 70817 | 512-588-2543

TRUE CRAFT ARCHITECTURE

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ISSUED FOR:

PERMITTING

JOB NUMBER: 19-009

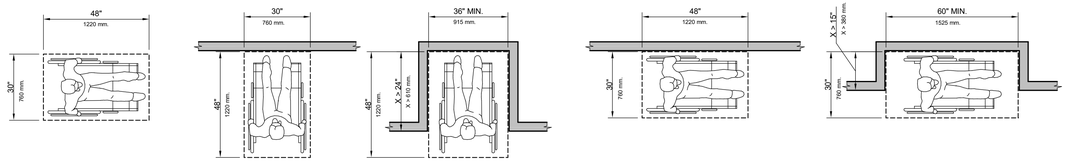
ISSUED: 04/18/2025

ACCESSIBLE UNIT REQUIREMENTS - UFAS

G3.1.1

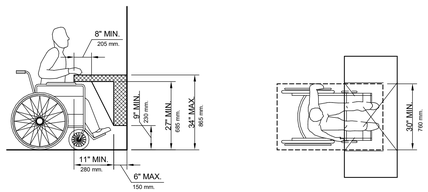
PHASE: CD

4/25/2025 10:26:09 AM © COPYRIGHT 2019 TRUE CRAFT ARCHITECTURE, LLC



1 - Typical Clear Floor Spaces

Scale: 3/8" = 1'-0"



2 - Toe and Knee Clearance

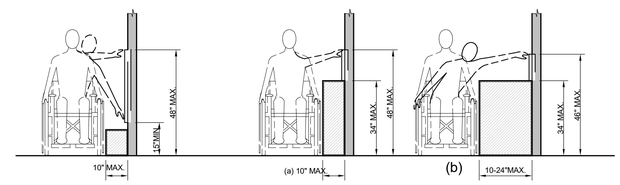
Scale: 3/8" = 1'-0"

Table 606.7 Maximum Reach Depth and Height

Maximum Reach Depth - D	0.5 INCH	2 INCHES	5 INCHES	6 INCHES	9 INCHES	11 INCHES	
Maximum Reach Height - H	48 INCHES	46 INCHES	42 INCHES	40 INCHES	36 INCHES	34 INCHES	

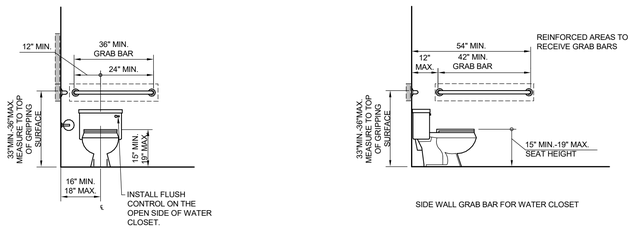
3 - Table of Maximum Reach Depth and Height

Scale: NTS



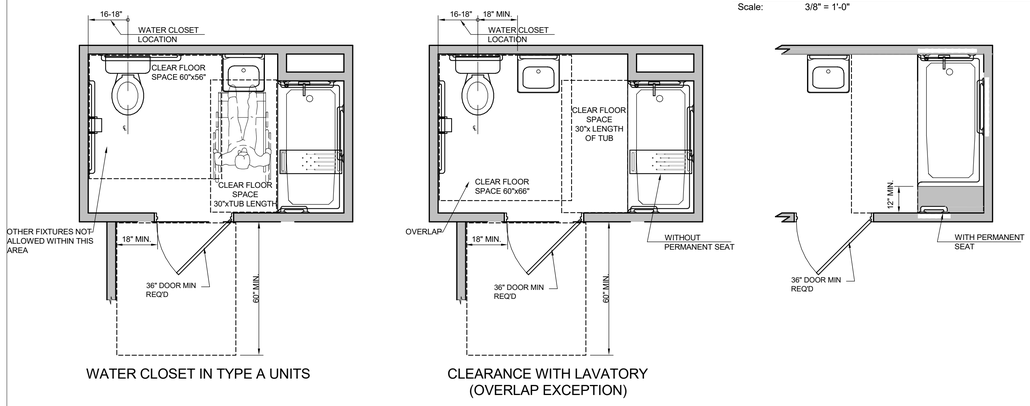
5 - Typical Reach Requirements

Scale: NTS



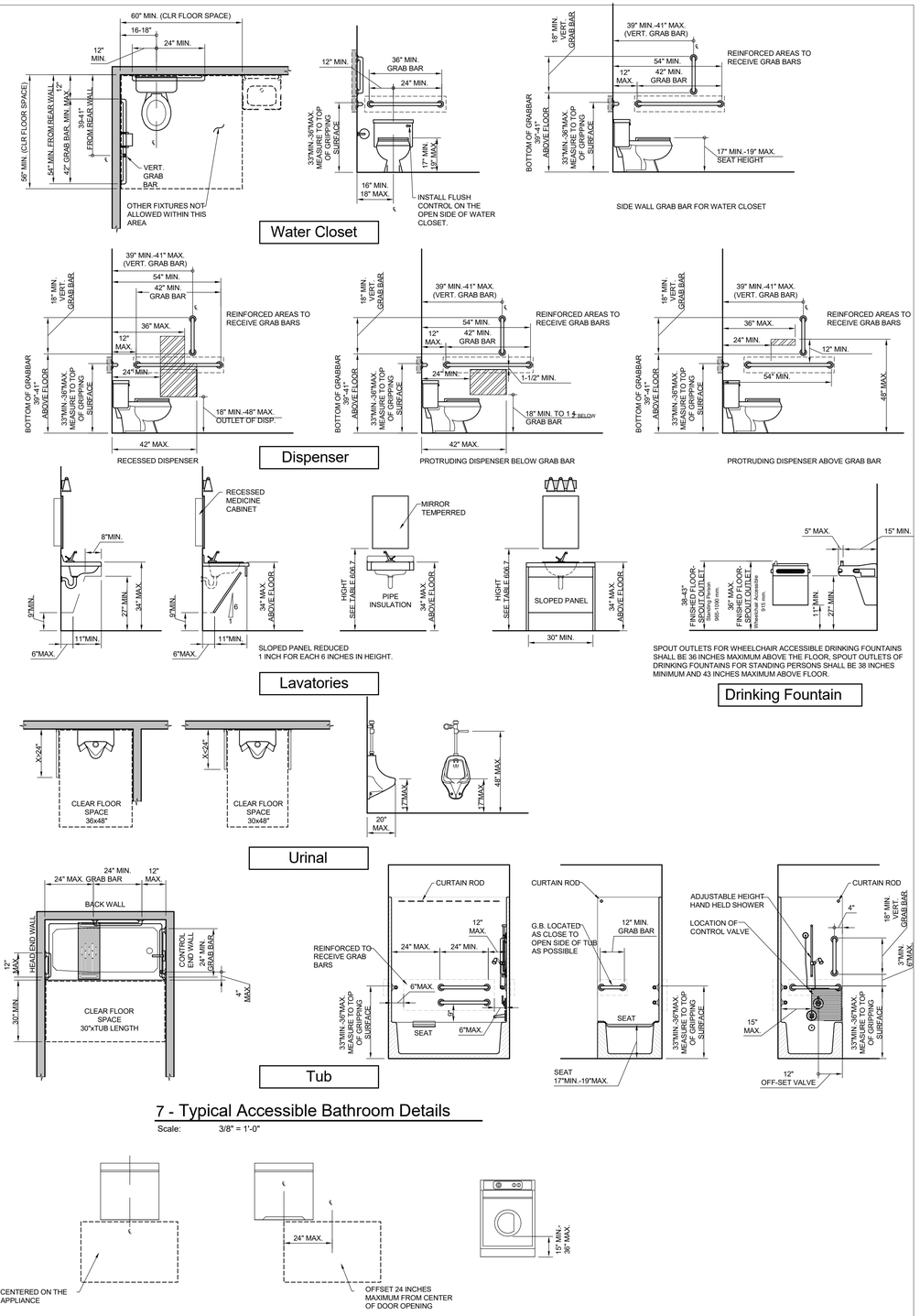
6 - T-Shaped Turning Space

Scale: 3/8" = 1'-0"



4 - Typical Accessible Bathroom Plan - Dwelling

Scale: 3/8" = 1'-0"



7 - Typical Accessible Bathroom Details

Scale: 3/8" = 1'-0"

8 - Laundry Equipment

Scale: NTS

REVISIONS

APPROVAL

COMMONWEALTH OF VIRGINIA
AKHEIL R. SHAH
Lic. No. 0401019357
ARCHITECT

STUART GARDENS PHASE II

1326-C GARDEN DRIVE, NEWPORT NEWS, VA 23607

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ISSUED FOR:

PERMITTING

JOB NUMBER: 19-009

ISSUED: 04/18/2025

ACCESSIBLE UNIT REQUIREMENTS - ANSI

G3.1.2

PHASE: CD

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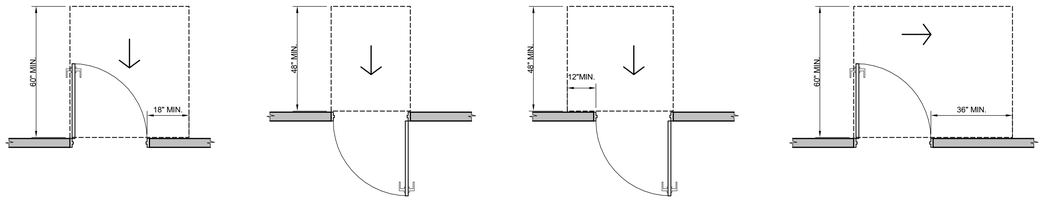
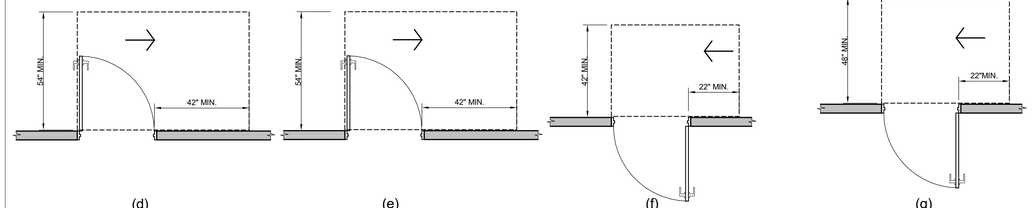
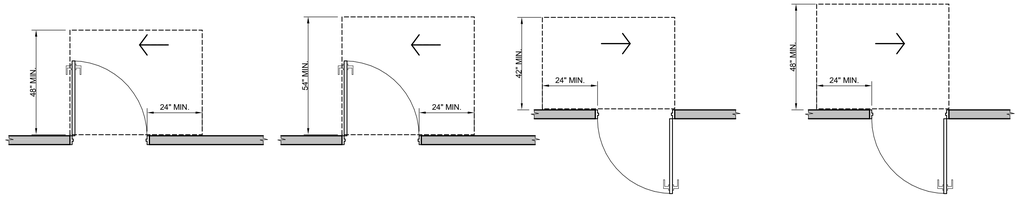


(a) front approach, pull side
(b) front approach, push side
(c) front approach, push side, door provided with both closer and latch
(d) hinge approach, pull side



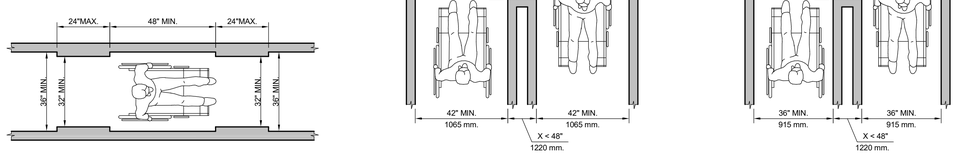
(d) hinge approach, pull side
(e) hinge approach, pull side
(f) hinge approach, push side
(g) hinge approach, push side, door provided with both closer and latch



(h) latch approach, pull side
(i) latch approach, pull side, door provided with closer
(j) latch approach, push side
(k) latch approach, push side, door provided with closer

1 - Manuevering Clearance @ Doors

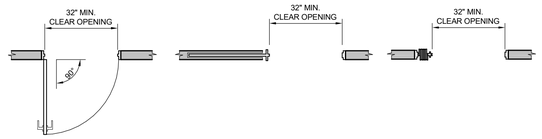
Scale: 3/8"=1'-0"



(a) 180 degree turn
(b) 180 degree turn (Exception)

2 - Clear Width of an Accessible Route

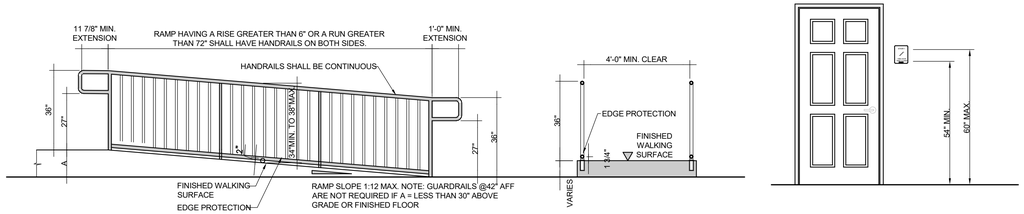
Scale: 3/8"=1'-0"



(a) hinged door
(b) sliding door
(c) folding door

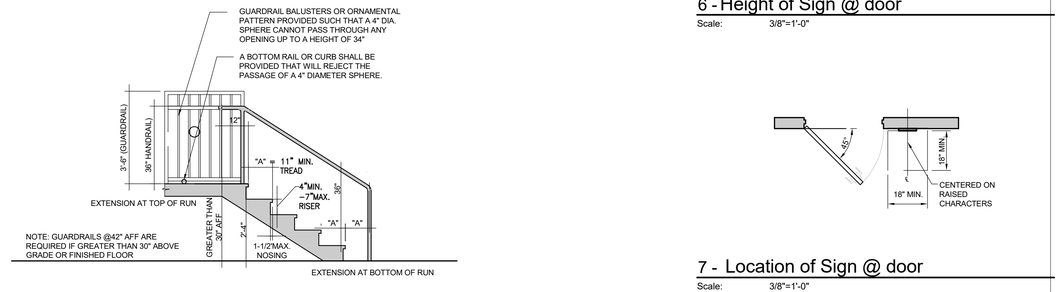
3 - Clear Passage Through Door/Doorway

Scale: 3/8"=1'-0"



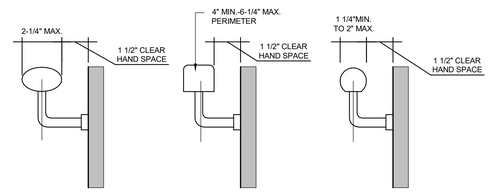
6 - Height of Sign @ door

Scale: 3/8"=1'-0"



4 - Typ. Stair Handrail + Guardrail Conditions

Scale: 3/8"=1'-0"

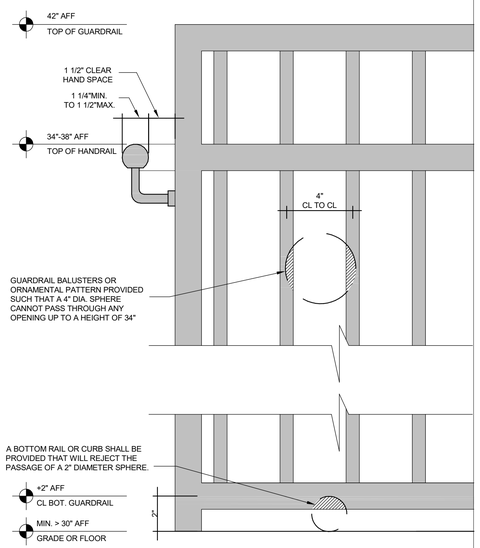


5 - Handrail Details

Scale: NTS

7 - Location of Sign @ door

Scale: 3/8"=1'-0"



8 - Typ. Guardrail Details

Scale: 3"=1'-0"

REVISIONS

APPROVAL

COMMONWEALTH OF VIRGINIA
AKHEIL R. SHAH
Lic. No. 0401019357
ARCHITECT

STUART GARDENS PHASE II

1326-C GARDEN DRIVE, NEWPORT NEWS, VA 23607

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ISSUED FOR: PERMITTING

JOB NUMBER: 19-009

ISSUED: 04/18/2025

ACCESSIBLE UNIT REQUIREMENTS - ANSI

G3.1.3

PHASE: CD

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LEGAL DESCRIPTION - PHASE II

ALL THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND, SITUATE IN THE CITY OF NEWPORT NEWS, VIRGINIA, DESIGNATED AND DESCRIBED AS "C 15.15 AC. "AND "D 5.24 AC. "AS SHOWN ON SHEETS 1 AND 2 OF A CERTAIN PLAT ENTITLED "PHYSICAL SURVEY OF LOT 2 & PART OF LOT 3, SECTION C "STUART GARDEN NEWPORT NEWS, VIRGINIA KNOWN AS PARCELS "C" & "D" -STUART GARDENS-PHASE II FOR STUART GARDENS ASSOCIATES, PHASE II A VIRGINIA LIMITED PARTNERSHIP, "DATED JULY 1980, PREPARED BY ROBERT T. ADDISON & ASSOCIATES, LTD., SURVEYORS-PLANNERS, PORTSMOUTH, VIRGINIA, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF NEWPORT NEWS, VIRGINIA IN MAP BOOK 12 AT PAGE 38.

TAX I.D. NUMBER 314000204

TITLE REPORT EXCEPTIONS

SCHEDULE B - SECTION II
COMMITMENT NO. 2021009598VA, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, REF. NO. 211524-NCS

4. TERMS, PROVISIONS, CONDITIONS AND EASEMENTS SET FORTH IN THAT CERTAIN DRAINAGE OF EASEMENT RECORDED IN DEED BOOK 936 AT PAGE 137. (AFFECTS THE PROPERTY AS SHOWN HEREON)
5. TERMS, PROVISIONS, CONDITIONS AND EASEMENTS SET FORTH IN THAT CERTAIN DRAINAGE OF EASEMENT RECORDED IN DEED BOOK 936 AT PAGE 141. (AFFECTS THE PROPERTY AS SHOWN HEREON)
6. TERMS, PROVISIONS, CONDITIONS AND EASEMENTS SET FORTH IN THAT CERTAIN DRAINAGE RECORDED IN DEED BOOK 175 AT PAGE 265. (AFFECTS THE PROPERTY NOT PLOTTABLE)
7. TERMS, PROVISIONS, CONDITIONS AND EASEMENTS SET FORTH IN THAT CERTAIN DRAINAGE OF EASEMENT RECORDED IN DEED BOOK 1392 AT PAGE 158. (AFFECTS THE PROPERTY AS SHOWN HEREON)
8. TERMS, PROVISIONS, CONDITIONS AND EASEMENTS SET FORTH IN THAT CERTAIN DRAINAGE RECORDED IN DEED BOOK 178 AT PAGE 173. (AFFECTS THE PROPERTY NOT PLOTTABLE)
9. TERMS, PROVISIONS, CONDITIONS AND EASEMENTS SET FORTH IN THAT CERTAIN DRAINAGE RECORDED IN DEED BOOK 277 AT PAGE 423. (AFFECTS PHASE II PARCEL D AS SHOWN HEREON)
10. TERMS, PROVISIONS, CONDITIONS AND EASEMENTS AS SET FORTH IN THAT CERTAIN AMENDED AND RESTATED ACCESS AND SHARED AMENITIES EASEMENT AGREEMENT RECORDED AS INSTRUMENT NO. 130015360. (AFFECTS THE PROPERTY NOT PLOTTABLE)
11. TERMS, PROVISIONS, CONDITIONS AND EASEMENTS SET FORTH IN THAT CERTAIN EASEMENT RECORDED IN DEED BOOK 1034 AT PAGE 2263; AS AFFECTED BY AMENDED TO EASEMENT AGREEMENT RECORDED IN DEED BOOK 1149 AT PAGE 1284. (AFFECTS THE PROPERTY NOT PLOTTABLE)
12. EASEMENTS GRANTED TO CHESAPEAKE AND POTOMAC TELEPHONE COMPANY RECORDED IN DEED BOOK 1069 AT PAGE 521. (AFFECTS THE PROPERTY UNABLE TO LOCATE, DEED TO VAGUE)
13. EASEMENTS GRANTED TO CHESAPEAKE AND POTOMAC TELEPHONE COMPANY RECORDED IN DEED BOOK 1030 AT PAGE 1. (AFFECTS THE PROPERTY AS SHOWN HEREON)

GENERAL NOTES

1. THE PROPERTY ENCOMPASSED BY THIS ALTA SURVEY APPEARS TO LIE IN FLOOD ZONE 'X', AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL 5101O3 0182D, REVISED DECEMBER 9, 2014
2. THE AREA ENCOMPASSED BY THIS ALTA SURVEY IS 888,973 SQ. FT. OR 20.408 ACRES.
3. THIS SITE IS ZONED R8, HIGH DENSITY MULTIPLE FAMILY DWELLING.
   BUILDING SETBACKS:
   FRONT: 30' MIN.
   REAR: 20' MIN.
   SIDE: 20' MIN.
   SIDE STREET: 30' MIN.
   MAX. BUILDING HEIGHT: 55'
4. THE TOTAL NUMBER OF PARKING SPACES ON THE SUBJECT PROPERTY IS :
   PHASE II = 313
5. THE SURVEYOR OBSERVED NO EVIDENCE OF EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
6. THE SURVEYOR OBSERVED NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP OR SANITARY LANDFILL.
7. PORTIONS OF THIS SITE APPEAR TO LIE WITHIN RESOURCE MANAGEMENT AREAS (RMA AND RESOURCE PROTECTION AREA (RPA) AS DEFINED BY THE CHESAPEAKE BAY PRESERVATION AREA BOARD AS SHOWN HEREON. THE RPA AND RMA AS SHOWN WAS TAKEN FROM CITY OF NEWPORT NEWS GIS INFORMATION AND HAS NOT BEEN FIELD VERIFIED. WETLANDS AND OTHER ENVIRONMENTAL FEATURES AND/OR IMPACTS WHERE NOT DELINEATED AND HAVE NOT BEEN FIELD LOCATED.

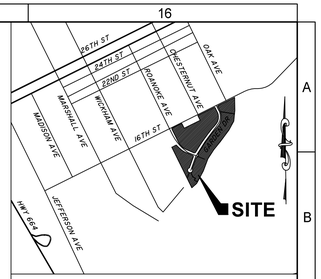
SURVEY CERTIFICATION

TO
CHICAGO TITLE INSURANCE COMPANY, VITUS DEVELOPMENT IV, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4,6b,7a,7(b)1,8 (EXCLUDING LANDSCAPING), 9,11a,13,14,16,19.
THE FIELD WORK WAS COMPLETED ON 11-04-2021.

DATE OF PLAT OR MAP: 08-14-1975

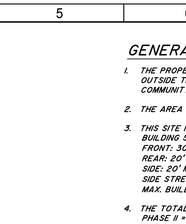
SIGNED: _____ 11-16-2021
LAND SURVEYOR, VA. L.S. No. 1659 DATE:

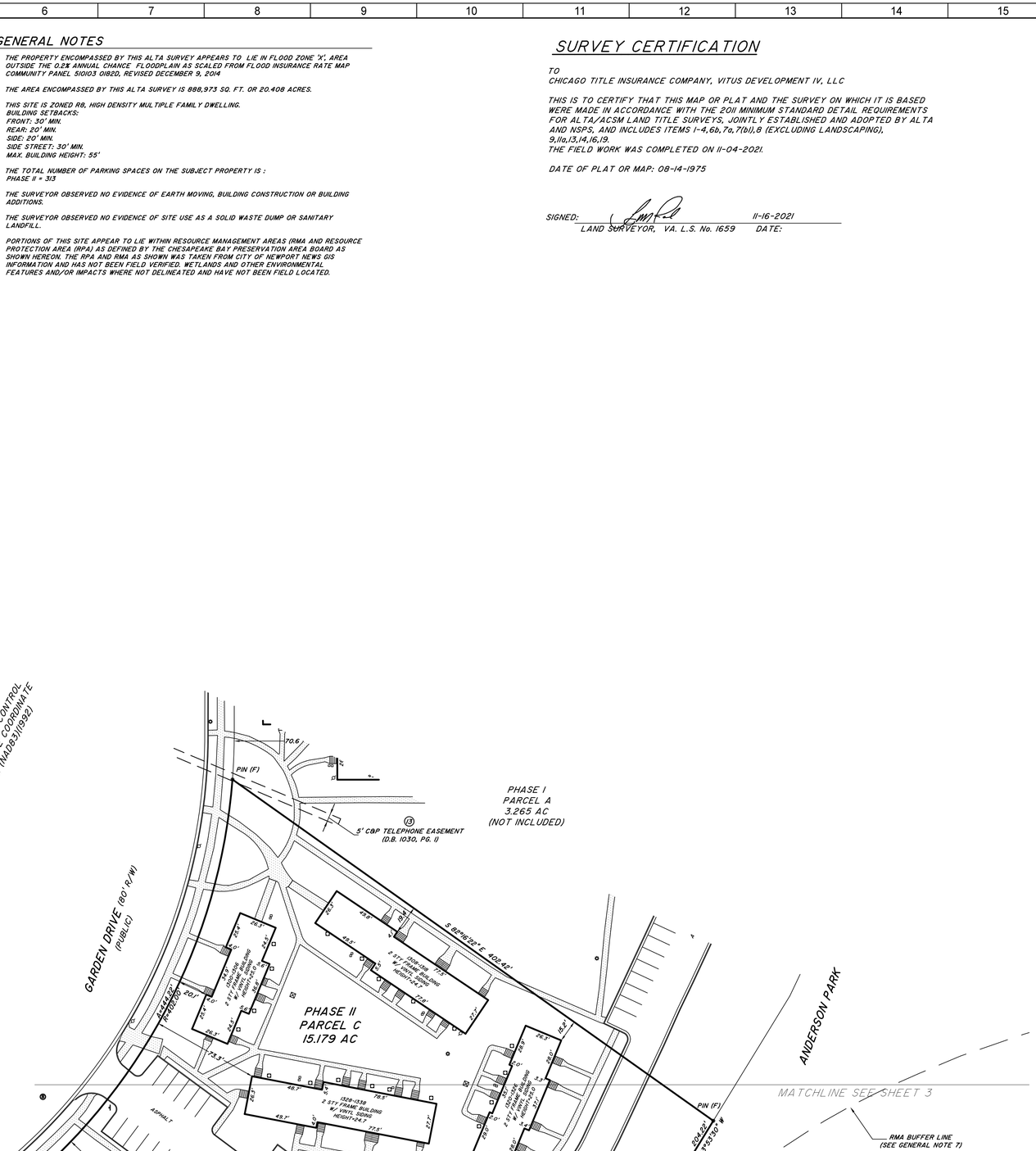


LOCATION MAP 1"=2000'

LEGEND

⊕	SH	SPRINKLER HEAD
☼	LP	LIGHT POLE
☼	GL	GROUND LIGHT
⊠	TP	TELEPHONE PEDESTAL
⊠	CATV	CABLE TV PEDESTAL
⌑	PP	POWER POLE / GUY WIRE / NUMBER
—	GW	GUY WIRE
▮	MB	MAILBOX
○	BOL	BOLLARD
·	GP	GATE POST
▬	SN	SIGN
****		FENCE
		CONCRETE
□	MB	MAIL BOX
	HYD	FIRE HYDRANT
	PIV	POST INDICATOR VALVE
	FDC	FIRE DEPARTMENT CONNECTION
⋈	WV	WATER VALVE
⬭	WM	WATER METER
VB	VB	WATER METER VAULT BOX
S	SMH	SANITARY MANHOLE
□	SCO	SANITARY CLEANOUT
MH	EMH	ELECTRICAL MANHOLE
MH	MH	STORM MANHOLE
MH	TMH	TELEPHONE MANHOLE
▤	DI	DROP INLET
□	CB	CATCH BASIN
G	GM	GAS METER
G	GV	GAS VALVE
15" RCP		REINFORCED CONCRETE PIPE
▷	FES	FLARED END SECTION PIPE
▬	ES	END SECTION PIPE
	TSP	TRAFFIC SIGNAL POLE (ON CONC PED)
□	TCB	TRAFFIC CONTROL BOX
	JB	ELECTRIC JUNCTION BOX
	RR	RAIL ROAD CROSSING GATE
— E —		OVERHEAD ELECTRIC WIRES
		ELECTRIC TRANSMISSION TOWER
	ET	ELECTRIC TRANSFORMER
	HVAC	HVAC UNIT
NO.		INDICATES NUMBER OF 9' x 18' PARKING SPACES
NO. HC		INDICATES NUMBER OF 8' x 18' HANDICAP PARKING SPACES





0' 20' 40' 80'
GRAPHIC SCALE: 1"=40'

NOTIFY
Miss Utilities At
1-800-552-7001 or 811
For Location of Existing Utilities

TIM FALLON LAND SURVEYING, PLLC
15314 CARROLLTON BOULEVARD
P.O. BOX 189
CARROLLTON, VIRGINIA, 23314

Date: _____

Project No.	21236
Date	11-16-2021
Scale	1" = 40'
Drawn	DPM
Checked	TMF

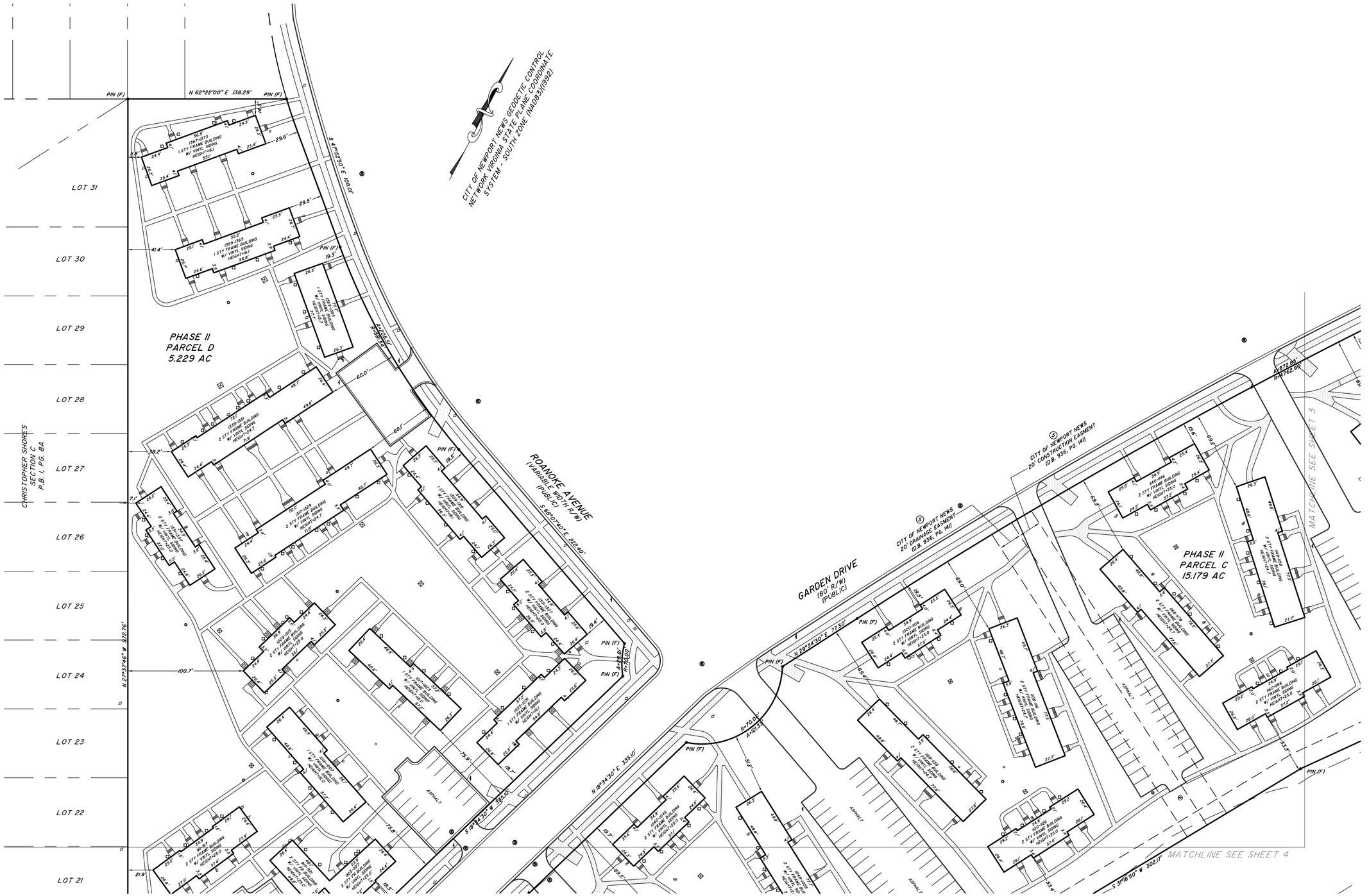
REVISIONS		
MARK	DATE	INITIAL

COMMONWEALTH OF VIRGINIA
TIMOTHY M. FALLON
Lic. No. 1659
11-16-2021
LAND SURVEYOR

ALTA/NSPS LAND TITLE SURVEY
OF
STUART GARDEN APARTMENTS
PHASE II
PARCELS C & D
STUART GARDEN ASSOCIATES
FOR
VITUS DEVELOPMENT IV, LLC
NEWPORT NEWS, VIRGINIA

COMMISSION

SHEET 1 OF 4



NOTIFY
Miss Utilities At
1-800-552-7001 or 811
For Location of Existing
Utilities

TIM FALLON LAND SURVEYING, PLLC
15314 CARROLLTON BOULEVARD
P.O. BOX 189
CARROLLTON, VIRGINIA, 23314

Date:_____

Project No.	21236
Date	11-16-2021
Scale	1" = 40'
Drawn	DPM
Checked	TMF

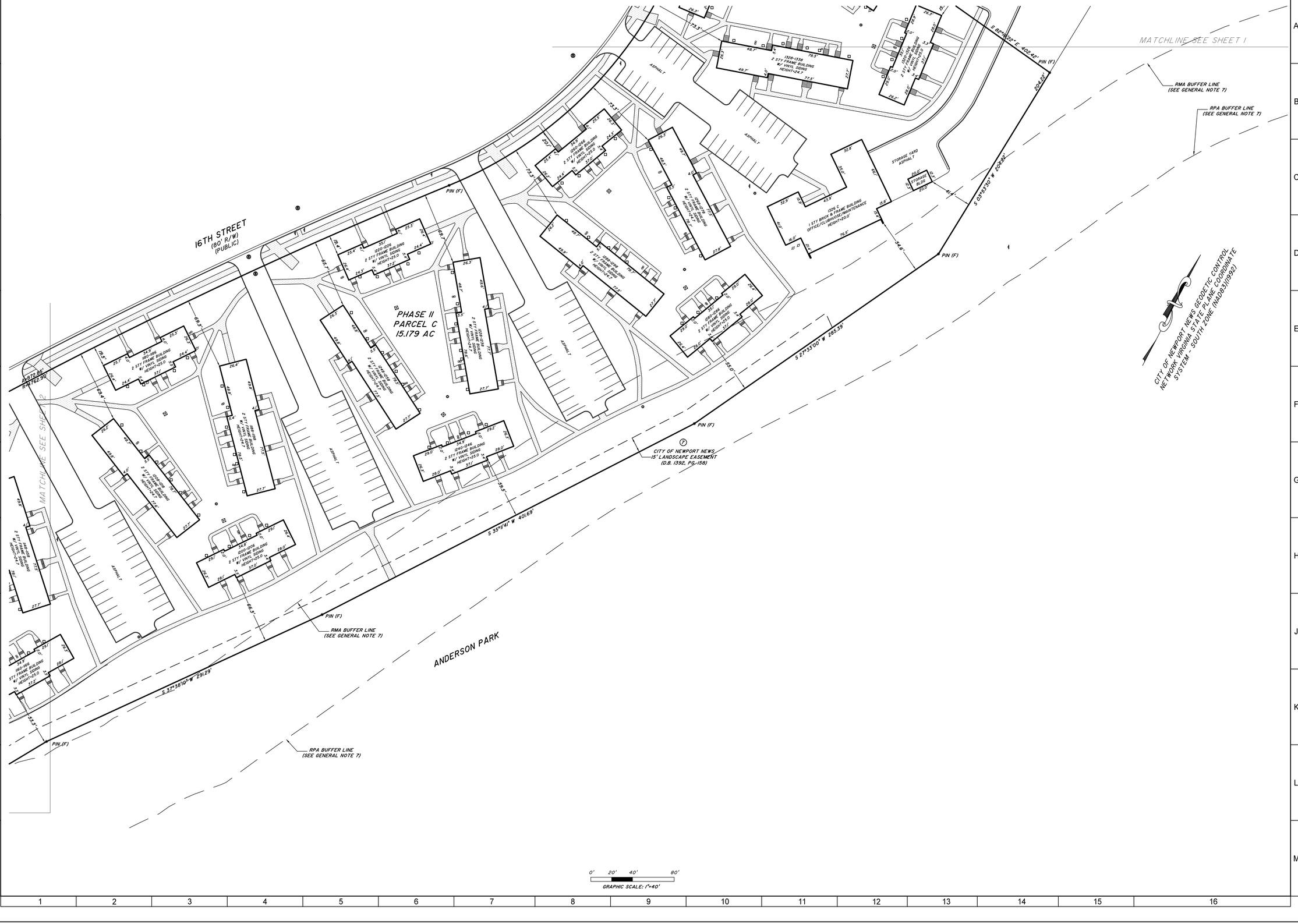
REVISIONS		
MARK	DATE	INITIAL

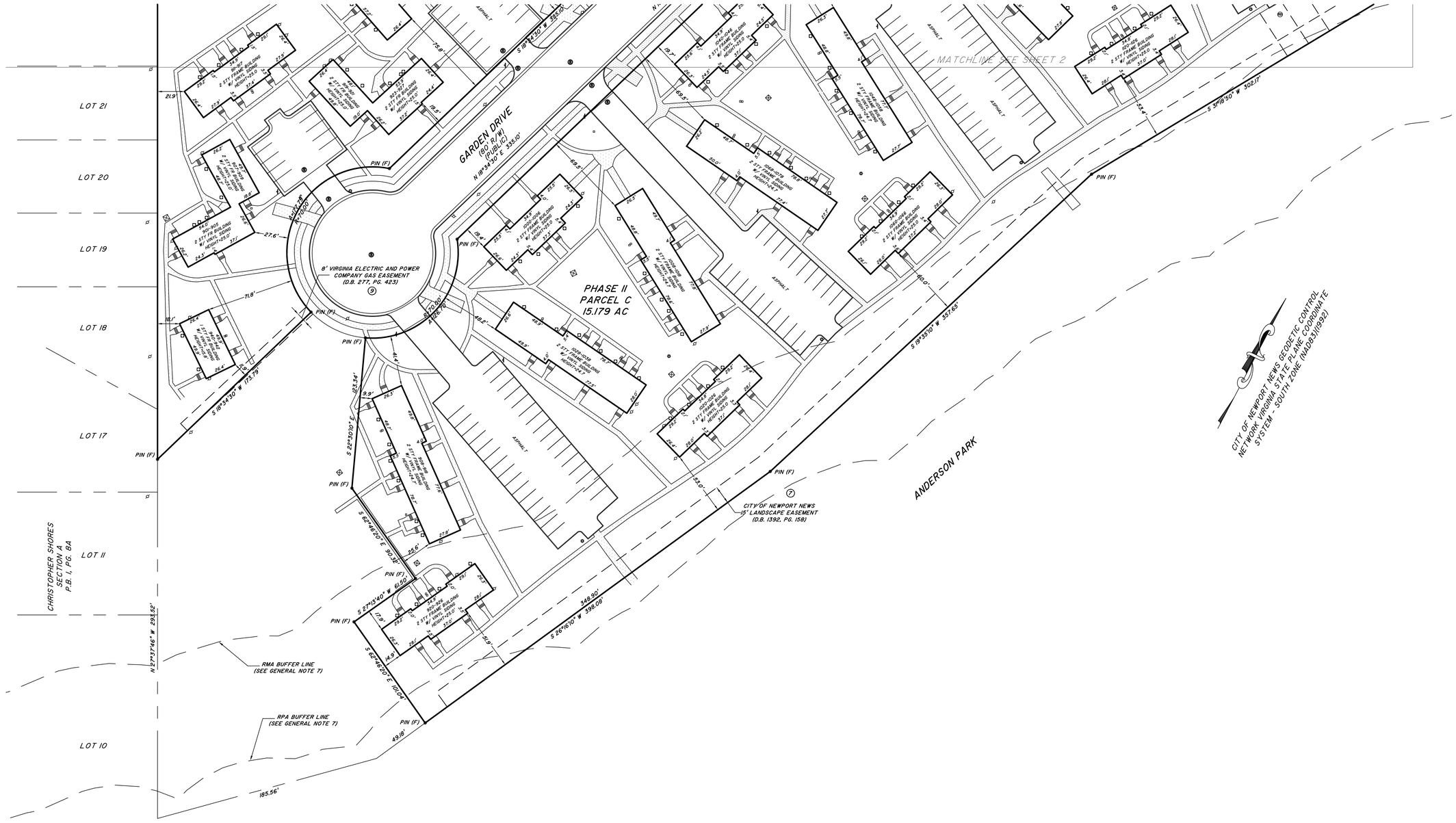
COMMONWEALTH OF VIRGINIA
TIMOTHY M. FALLON
Lic. No. 1659
11-16-2021
LAND SURVEYOR

ALTA/NSPS LAND TITLE SURVEY
OF
STUART GARDEN APARTMENTS
PHASE II
PARCELS C & D
STUART GARDEN ASSOCIATES
FOR
VITUS DEVELOPMENT IV, LLC
NEWPORT NEWS, VIRGINIA

COMMISSION

SHEET 2 OF 4


MATCHLINE SEE SHEET 1
MATCHLINE SEE SHEET 2
16TH STREET
(80' R/W)
(PUBLIC)
PHASE II
PARCEL C
15.179 AC
ASPHALT
STORAGE YARD
ASPHALT
1 STY BRICK, 18 FAMILY
OFFICE/CLUBHOUSE/MAINTENANCE
HEIGHT=20.0'
STORAGE
BLDG
20.0'
1928-1936
2 STY FRAME BUILDING
W/ VINYL SIDING
HEIGHT=24.7'
1920-1926
2 STY FRAME BUILDING
W/ VINYL SIDING
HEIGHT=25.0'
1900-1906
2 STY FRAME BUILDING
W/ VINYL SIDING
HEIGHT=25.0'
1940-1946
2 STY FRAME BUILDING
W/ VINYL SIDING
HEIGHT=25.0'
1928-1938
2 STY FRAME BUILDING
W/ VINYL SIDING
HEIGHT=24.7



NOTIFY
Miss Utilities At
1-800-552-7001 or 811
For Location of Existing Utilities

TIM FALLON LAND SURVEYING, PLLC
15314 CARROLLTON BOULEVARD
P.O. BOX 189
CARROLLTON, VIRGINIA, 23314

Date:_____

Project No.	21236
Date	11-16-2021
Scale	1" = 40'
Drawn	DPM
Checked	TMF

REVISIONS

MARK	DATE	INITIAL

COMMONWEALTH OF VIRGINIA
TIMOTHY M. FALLON
Lic. No. 1659
11-16-2021
LAND SURVEYOR

ALTA/NSPS LAND TITLE SURVEY
OF
STUART GARDEN APARTMENTS
PHASE II
PARCELS C & D
STUART GARDEN ASSOCIATES
FOR
VITUS DEVELOPMENT IV, LLC
NEWPORT NEWS, VIRGINIA

COMMISSION

SHEET 4 OF 4

1 NEW SITE PLAN
1" = 80'-0"

BUILDING / UNIT DATA SG II

BLDG #	UNIT ADDRESSES	STREET	BLDG TYPE	NO OF UNITS	PHASE
60	1300-1306	GARDEN	I	4	II
61	1308-1318	GARDEN	II	6	II
62	1320-1326	GARDEN	III	4	II
63	1328-1338	GARDEN	II	6	II
64	1260-1266	GARDEN	I	4	II
65	1268-1278	GARDEN	II	6	II
66	1280-1286	GARDEN	III	4	II
67	1288-1298	GARDEN	II	6	II
68	1220-1226	GARDEN	I	4	II
69	1228-1238	GARDEN	II	6	II
70	1240-1246	GARDEN	III	4	II
71	1248-1258	GARDEN	II	6	II
72	1180-1186	GARDEN	I	4	II
73	1188-1198	GARDEN	II	6	II
74	1200-1206	GARDEN	III	4	II
75	1208-1218	GARDEN	II	6	II
76	1140-1146	GARDEN	I	4	II
77	1148-1158	GARDEN	II	6	II
78	1160-1166	GARDEN	III	4	II
79	1168-1178	GARDEN	II	6	II
80	1100-1106	GARDEN	I	4	II
81	1108-1118	GARDEN	II	6	II
82	1120-1126	GARDEN	III	4	II
83	1128-1138	GARDEN	II	6	II
84	1040-1046	GARDEN	I	4	II
85	1048-1058	GARDEN	II	6	II
86	1060-1066	GARDEN	III	4	II
87	1068-1078	GARDEN	II	6	II
88	1000-1006	GARDEN	I	4	II
89	1008-1018	GARDEN	II	6	II
90	1020-1026	GARDEN	III	4	II
91	1028-1038	GARDEN	II	6	II
92	OMMITTED	TO ALIGN	W/	EXIST.	DATA
93	908-918	GARDEN	II	6	II
94	920-926	GARDEN	III	4	II
95	OMMITTED	TO ALIGN	W/	EXIST.	DATA
96	940-942	GARDEN	XIII	2	II
97	901-909	GARDEN	XII	5	II
98	911-917	GARDEN	XVII	4	II
99	919-927	GARDEN	XII	5	II
100	1001-1007	GARDEN	IV	4	II
101	1009-1015	GARDEN	XVI	4	II
102	1017-1023	GARDEN	IV	4	II
103	1025-1031	GARDEN	VIII	4	II
104	1301-1307	ROANOKE	XVI	4	II
105	1309-1315	ROANOKE	VIII	4	II
106	1317-1329	ROANOKE	IX	7	II
107	1331-1337	ROANOKE	XVI	4	II
108	1339-1351	ROANOKE	IX	7	II
109	1353-1357	ROANOKE	XV	3	II
110	1359-1365	ROANOKE	VIII	4	II
111	1367-1373	ROANOKE	VIII	4	II

EXISTING SITE LEGEND

WV	WATER VALVE	DI	STORM DROP INLET
WM	WATER METER	CI	STORM CURB INLET
FH	FIRE HYDRANT	STMH	STORM MANHOLE
SIAM	SIAMESE CONNECTION	FES	FLARED END SECTION
PIV	POST INDICATOR VALVE		SIGN
ICB	IRRIGATION CONTROL BOX	FP	FLAGPOLE
TRANS	ELECTRIC TRANSFORMER		EDGE OF PAVEMENT
HVAC	HVAC UNIT		WHEELSTOP
LP	LIGHT POLE		HANDICAP PARKING
PP	POWER POLE		BOLLARD
GW	GUY WIRE		CONCRETE
GV	GAS VALVE	IPF	IRON PIPE FOUND
GM	GAS METER	IRF	IRON ROD FOUND
TMH	COMMUNICATIONS MANHOLE	IRS	IRON ROD SET
TPED	COMMUNICATIONS PEDESTAL	P.O.B.	POINT OF BEGINNING FOR PROPERTY DESCRIPTION
FO	FIBER OPTIC MARKER	#	INDICATES NUMBER OF PARKING SPACES WITHIN A PARKING BAY
SMH	SANITARY MANHOLE		PROPERTY LINE
CO	SANITARY CLEANOUT		EASEMENT LINE
FMV	FORCE MAIN VALVE	X X	FENCE LINE

BUILDING TYPE DIAGRAMS

EXISTING / DEMO SITE PLAN LEGEND

- AREA OF ASPHALT TO RECIEVE MILL AND OVERLAY
- APPOX. AREA OF CONC. SIDEWALKS TO BE REMOVED AND REPLACED WITH NEW ACCESSIBLE SIDEWALKS
  RE: NEW SITE PLAN FOR ADDITIONAL AREAS.

PROPERTY DATA - STUART GARDENS II

NAME	STUART GARDENS II
ADDRESS	1326C GARDEN DRIVE
CITY, STATE AND POSTAL CODE	NEWPORT NEWS, VA 23607
PROPERTY USE	MULTIFAMILY
PARCEL SIZE (TOTAL ACRES)	20.36 AC.
NUMBER OF BUILDINGS	50 APT. BLDGS & 1 LEASING / COMM. BLDG
NUMBER OF STORIES	1 & 2
YEAR BUILT	1940
NUMBER OF RESIDENTIAL UNITS	239
PROPERTY JURISDICTION	CITY OF NEW PORT NEWS
ZONING DESIGNATION	R-8, HIGH DENSITY MULTIFAMILY
PARCEL TAX ID	VARIES-SEE ALTA SURVEY

ZONING REGULATIONS

AREA REGULATION	REQUIREMENT	STATUS
MINIMUM FRONT YARD SETBACK	30 FEET	CONFORMING
MINIMUM SIDE YARD SETBACK	20 FEET	CONFORMING
MINIMUM REAR YARD SETBACK	20 FEET	CONFORMING
LOT AREA	12,000 SF	CONFORMING
MAXIMUM BLDG COVERAGE	60% OF LOT AREA	CONFORMING
MAXIMUM HEIGHT	55 FEET	CONFORMING

PARKING REGULATIONS

REGULATION	REQUIREMENT	EQUATION
FOR EACH UNIT	1.5 SPACES PER UNIT X 252 UNITS =	359
	TOTAL REQUIRED PARKING = 359	
	TOTAL PARKING PROVIDED = 264 EXISTING	STATUS LEGALLY NONCOFORMING

BUILDING TYPES STUART GARDENS II

BLDG TYPE	BLDG ID	# OF BLDGS	UNITS PER BLDG	UNIT TYPES							UNIT TOTAL	TOTAL HUD NSF	TOTAL HUD GSF
				1BR GDN	1BR GDN HC	2BR GDN	2BR GDN HC	1 BR TH	2BR TH	3BR TH			
TYPE I	60, 64, 68, 72, 76, 80, 84, 88	8	4	11	5	0	0	0	16	0	32	25,008	26,672
TYPE II	61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93	17	6	27	7	0	0	0	34	34	102	90,542	96,798
TYPE III	62, 66, 70, 74, 78, 82, 86, 90, 94	9	4	0	0	18	0	0	18	0	36	29,484	31,410
TYPE IV	100, 102	2	4	4	0	4	0	0	0	0	8	5,300	5,648
TYPE V													
TYPE VI	IN PHASE I ONLY												
TYPE VII													
TYPE VIII	103, 105, 110, 111	4	4	8	0	8	0	0	0	0	16	10,600	11,296
TYPE IX	106, 108	2	7	6	0	0	0	4	0	4	14	11,138	11,926
TYPE X	IN PHASE I ONLY												
TYPE XI													
TYPE XII	97, 99	2	5	6	0	0	0	2	0	2	10	7,444	7,964
TYPE XIII	96	1	2	2	0	0	0	0	0	0	2	1,250	1,334
TYPE XIV	IN PHASE I ONLY												
TYPE XV	109	1	3	2	0	1	0	0	0	0	3	1,950	2,079
TYPE XVI	101, 104, 107	3	4	6	0	0	0	3	0	3	12	9,291	9,945
TYPE XVII	98	1	4	0	0	2	0	1	0	1	4	3,247	3,471
TOTAL LEASEABLE		**50**		**72**	**12**	**33**	**0**	**10**	**68**	**44**	**239**	195,254	208,543
LEASING OFFICE / COMMUNITY ROOM													5,850
GRAND TOTAL HUD GSF													**214,393**

UNIT TYPES - STUART GARDENS II

UNIT TYPE	BEDS	BATH	HUD NSF	HUD GSF	# UNITS
1BR GDN (1BR GDN HC / AV)	1	1	625	667	84
2BR GDN (2BR GDN HC / AV)	2	1	700	745	33
1BR TH (1BR TH AV)	1	1	747	801	10
2BR TH (2BR TH AV)	2	1	938	1,000	68
3BR TH (1BR TH AV)	3	1	1,100	1,180	44
TOTALS					**239**

REVISIONS

APPROVAL

COMMONWEALTH OF VIRGINIA
AKHEIL R. SHAH
Lic. No. 0401019357
ARCHITECT

STUART GARDENS PHASE II

1326-C GARDEN DRIVE, NEWPORT NEWS, VA 23607

TRUE CRAFT ARCHITECTURE LLC | 14241 COURSEY BLVD., STE A12-318 | BATON ROUGE, LA 70817 | 512-588-2543

TRUE CRAFT ARCHITECTURE

truecraftarchitecture.com

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ISSUED FOR:
PERMITTING

JOB NUMBER: 19-009

ISSUED: 04/18/2025

EXISTING SITE PLAN - PHASE II

A1.1.1

PHASE: CD

4/30/2025 8:33:43 PM © COPYRIGHT 2019 TRUE CRAFT ARCHITECTURE LLC

1 NEW SITE PLAN - SG PHASE II

1" = 80'-0"

SCOPE OF WORK EXTERIOR SITE

1. ASPHALT PAVING AT PARKING AND DRIVES:
   a. DIG OUT AND REPAIR DAMAGED AND FAILING AREAS OF ASPHALT PARKING LOT SUBBASE. (ASPHALT THAT HAS CRACKING, ALLIGATORING, OR A DETERIORATING SUB-BASE IS TO BE REPAIRED OR REPLACED).
   b. MILL ENTIRE ASPHALT PARKING LOTS AND DRIVES FOR NEW ASPHALT OVERLAY AT ALL EXISTING DRIVES AND PARKING SPOTS.
   c. INSTALL 1.5 TO 2" COMPACTED ASPHALT OVERLAY AT ALL DRIVEWAYS AND PARKING LOTS.
   d. DESIGNATED ADA PARKING SPACES AND AISLES WILL BE CONCRETE.
   e. PREP, SEALCOAT AND RESTRIPE PARKING LOTS COMPLETE INCLUDING ADA PARKING SPACES, AISLES, AND CROSSWALKS.
2. CONCRETE PAVING:
   a. PROVIDE NEW CONCRETE PARKING SPACES AT ACCESSIBLE AND VAN ACCESSIBLE PARKING SPOTS WITH PRECAST CONCRETE WHEEL STOPS. SEE LOCATIONS NOTED ON PLANS.
   b. REPLACE 5 EXISTING CONCRETE DUMPSTER PADS AND APPROACHES ALONG NEW DESIGNATED ACCESSIBLE ROUTE TO MEET ACCESSIBILITY REQUIREMENTS. (RE: PROPOSED SITE PLAN) PER VHDA REQUIREMENTS:
      1. EXTEND CONCRETE DUMPSTER PADS AT LEAST 12 FEET INTO THE ASPHALT SO THAT THE LOAD BEARING WHEELS OF TRUCKS REST ON CONCRETE WHILE SERVICING THE DUMPSTERS.
      2. THICKNESS OF CONCRETE IS TO BE A MINIMUM OF 6 INCHES WITH REINFORCEMENT
   c. PROVIDE NEW CONCRETE APRONS AT OLD EXISTING ASPHALT PARKING LOT DRIVEWAYS. (± 4 LOCATIONS).
   d. PROVIDE NEW CONCRETE PADS FOR NEW CONDENSING UNITS (239 TOTAL).
3. CONCRETE SIDEWALKS:
   a. REPLACE/REPAIR CONCRETE THROUGHOUT SITE:
      1. CONCRETE THAT IS CRACKED, CRUMBLING, SPALLING, HEAVING OR SETTLING, OR MAY BE A SAFETY ISSUE IS TO BE REPAIRED OR REPLACED. RE: CONCRETE HAZARD REPORT AND ESTIMATE FOR LOCATIONS AND QUANTITIES.
      2. SIDEWALKS AT NEW LOCATIONS TO COMPLY WITH NEW CONSTRUCTION GUIDELINES.
      3. REPAIR OR REPLACE ALL NON-COMPLIANT SIDEWALKS ALONG NEWLY DESIGNATED ACCESSIBLE ROUTE THAT CONNECTS DESIGNATED HC UNITS, PARKING SPACES, SITE AMENITIES, ACCESS TO PUBLIC ROAD ETC. INCLUDING ALL RAMPS AND RAILINGS, CURB CUTS, AND CURB RAMPS. RE: SITE PLAN
4. DUMPSTER ENCLOSURES:
   a. REMOVE AND REPLACE DUMPSTER ENCLOSURES AT ALL EXISTING AND NEW LOCATIONS.
   b. INSTALL NEW CHAIN LINK ENCLOSURES WITH INTEGRATED PRIVACY SCREENS ON AT LEAST THREE SIDES OF ALL EXISTING AND NEW DUMPSTER PADS. PROVIDE ACCESS WAY, PEDESTRIAN GATE, AND ADDITIONAL CLEARANCES AT THE 2 DESIGNATED ACCESSIBLE DUMPSTER ENCLOSURES.
   c. PROVIDE A MINIMUM OF 2 CONCRETE FILLED PAINTED METAL BOLLARDS AT EACH LOCATION.
5. LANDSCAPING AND EROSION CONTROL:
   a. REMOVE ALL DEAD BUSHES, TREES, TREE-STUMPS, AND THEIR ABOVE-GROUND ROOTS. REMOVE ALL PORTIONS OF TREE BRANCHES THAT OVERHANG ROOFS AND ALL BRANCHES THAT COME WITHIN 10 FEET OF ROOFS.
      1. GRADE TO AVOID STANDING WATER. PROVIDE A SMOOTHLY GRADED TRANSITION FROM DISTURBED TO UNDISTURBED AREAS.
      2. ALL AREAS WHICH HAVE DEAD GRASS ARE TO BE TILLED. SEED AND STRAW, AND/OR LANDSCAPE ALL BARE AND DISTURBED AREAS. FINISH GRADE WITH CLEAN TOPSOIL.
      3. PROVIDE FOUNDATION PLANTINGS IN THE FRONT OF ALL BUILDINGS.
      4. CLEAN SITE AND DISPOSE OF ALL CONSTRUCTION DEBRIS. GRASS MUST BE ESTABLISHED PRIOR TO PROJECT CLOSEOUT.
   b. REGRADE AROUND BUILDINGS TO PROVIDE A MINIMUM OF 5% SLOPE AWAY FROM FOUNDATION WALLS, FOR A MINIMUM DISTANCE OF 10 FEET.
      1. PROVIDE ALTERNATE SOLUTIONS ACCEPTABLE TO VIRGINIA HOUSING WHEN REQUIRED GRADES, SLOPES, OR OTHER SITE CONDITIONS MAKE THE ABOVE REQUIREMENTS INFEASIBLE. RE-MULCH BEDS, AS NECESSARY.
6. EXTERIOR HANDRAILS:
   a. EXISTING WROUGHT IRON RAILINGS AT ENTRY STOOPS:
      1. REMOVE AND REPLACE EXISTING HANDRAILS AT ALL FRONT STOOPS AND AT REAR STOOPS THAT REMAIN WITH NEW CODE COMPLIANT PAINTED STEEL HANDRAILS. RE:SITE PLAN
   b. HANDRAILS AT ADA RAMPS:
      1. REMOVE AND REPLACE EXISTING HANDRAILS AT ALL ADA RAMPS WITH NEW CODE COMPLIANT PAINTED STEEL HANDRAILS.
      2. PROVIDE NEW CODE COMPLIANT PAINTED STEEL HAND RAILS AT ALL NEWLY ADDED ADA RAMPS.
   c. NEW EXTERIOR STEEL PRODUCTS: POWDER COAT, GALVANIZE OR PROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-YEAR MATERIAL WARRANTY. PREPARE SURFACES PER WARRANTY REQUIREMENTS. PRIME AND PAINT STEEL PRIOR TO PLACEMENT IN CONCRETE.SIGNAGE:
7. REFURBISH EXISTING MONUMENT PROPERTY SIGN AT PROPERTY ENTRANCE. CLEAN, PREP AND PAINT. ENTRANCE SIGN TO INCLUDE NEW LIGHTING, PAINT AND NEW REQUIRED DECALS WITH HC AND A FAIR HOUSING LOGO AT PRIMARY PROPERTY ENTRANCE.
   a. PROVIDE NEW BUILDING AND UNIT SIGNAGE THROUGHOUT.
8. SANITARY SEWER: JET ALL EXISTING SEWER LINES TO REMOVE DEBRIS, PROVIDE VIDEO SCOPE OF SEWER LINES AND REPORT IDENTIFYING ALL DAMAGED AREAS REQUIRING REPAIRS.
   a. REPLACE ALL EXISTING GALVANIZED PLUMBING INCLUDING MAIN SEWER LINES, LATERALS, DRAINS, AND VENTS WITHIN BUILDINGS / UNITS WITH NEW PVC.
9. DOMESTIC SUPPLY LINES :
   a. REPLACE ALL EXISTING GALVANIZED PLUMBING INCLUDING DOMESTIC WATER SUPPLY LINES FROM METERS TO BUILDINGS AND BRANCH SUPPLY LINES TO UNITS. REPLACE ALL IN-WALL SUPPLY STACKS IN ALL RESIDENTIAL UNIT BUILDINGS. NEW LINES TO BE PEX OR COPPER LINES.
   b. EXISTING COPPER SUPPLY LINES: REPLACE ALL EXISTING DOMESTIC SUPPLY LINES THROUGHOUT DWELLING UNITS.
10. STORM WATER: PROVIDE POSITIVE DRAINING IN LAWN OR LANDSCAPED AREAS AWAY FROM ALL BUILDINGS, AT ALL DRIVEWAYS, PARKING AREAS, RAMPS, WALKWAYS, AND DUMPSTER PADS TO PREVENT STANDING WATER.
11. POSTAL FACILITIES: REMOVE AND REPLACE EXISTING PEDESTAL MAILBOX CLUSTERS WITH NEW CONCRETE PADS AND PEDESTAL MAILBOXES THAT COMPLY WITH CURRENT CODES INCLUDING NEW ADA COMPLIANT BOXES. PROVIDE NEW LED LIGHTING.
12. COMMUNITY RESOURCES.
   a. UPGRADE THE EXISTING LEASING OFFICE AND COMMUNITY ROOM. PRIORITY TO BE GIVEN TO UPGRADE SPACES TO COMPLY WITH CURRENT ACCESSIBILITY REQUIREMENTS. RE: DRAWINGS
   b. PROVIDE AN ACCESSIBLE ROUTE AS SHOWN ON PLANS THAT CONNECTS NEW HC PARKING TO LEASING OFFICE/ COMMUNITY ROOM. NEW AND EXISTING SITE AMENITIES, AND PUBLIC SIDEWALKS. RE: SITE PLANS.
13. SECURITY/SAFETY:
   a. SITE LIGHTING: UPGRADE THE EXISTING SITE LIGHTING TO PROVIDE INCREASED VISIBILITY AT ALL COMMON SITE AMENITIES, SIDEWALKS, DRIVES, AND PARKING SPACES. RE: PHOTOMETRIC PLAN.
   b. SECURITY CAMERAS (CCTV): PROVIDE NEW CCTV CAMERAS THROUGHOUT THE SITE WITH NEW 24/7 DVR OR NVR RECORDING SYSTEM.
14. SITE AMENITIES:
   a. REMOVE EXISTING PLAYGROUND EQUIPMENT AND BORDERS.
   b. PROVIDE NEW PLAYGROUND AND PLAYGROUND EQUIPMENT. INCLUDING 2 PIECES OF ACCESSIBLE GROUND LEVEL PLAY COMPONENTS RE: DRAWINGS
   c. PROVIDE BORDERS AND SURFACING INCLUDING NEW ACCESSIBLE PLAYGROUND RAMPS. SURFACING MUST COMPLY WITH ADA AND ASTM STANDARDS.
   d. PROVIDE NEW ACCESSIBLE ROUTE TO PLAYGROUND INCLUDING NEW ACCESSIBLE CONCRETE PADS AT BENCHES.
   e. REPLACE EXISTING SIDEWALK CONNECTION DOWN TO EXISTING ANDERSON PARK. PROVIDE NEW ADA RAMP AND COORDINATE WORK WITH THE CITY AND PARKS SERVICE. EXISTING PARK INCLUDES 2 VIEWING PAVILIONS, 2 FULL BASKETBALL COURTS AND A BASEBALL FIELD ALONG THE WATER FRONT.

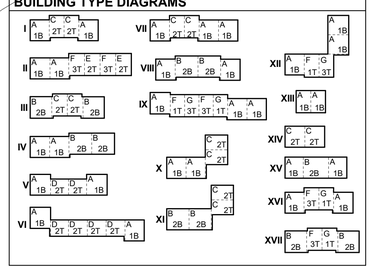
NEW CONSTRUCTION - KEYED NOTES

- SN 1.1 REPAIR DAMAGED AND FAILING AREAS OF PARKING LOT, MILL AND INSTALL NEW ASPHALT OVERLAY AT ENTIRE PARKING LOT AND DRIVES.
- SN 1.2 SEALCOAT ALL DRIVEWAYS AND PARKING LOTS. RESTRIPE PARKING LOTS COMPLETE
- SN 2.2 NEW 3 SIDED DUMPSTER ENCLOSURES AT EXISITNG PADS AND APPROACH. PROVIDE NEW CONC. FILLED BOLLARDS RE: SITE DETAILS
- SN 2.3 REMOVE AND REPLACE CONC. DUMPSTER PAD AND APPROACH. PROVIDE NEW ACCESSIBLE DUMPSTER ENCLOSURE W/ CONC. BOLLARDS. RE: SITE DETAILS
- SN 3.1 NEW CONCRETE WALKS AND CONC. PARKING SPACES AT NEWLY DESGINATED ACCESSIBLE ROUTE. PROVIDE NEW AND OR REPLACE EXISTING NON COMPLIANT SECTIONS OF CONC. AS SHOWN. 1:20 MAX RUN SLOPE AND 2% MAX CROSS SLOPE. TYPICAL AT ACCESSIBLE ROUTE.
- SN 5.1 REFURBISH EXISTING MONUMENT SIGNS - PAINT, AND PROVIDE REQUIRED DECALS. REPLACE LIGHTS AND LANDSCAPING.

LANDSCAPE SCOPE OF WORK

1. EXISTING TREES:
   A. REMOVE WITH ROOT STRUCTURES THAT MAY COMPROMISE BUILDING FOUNDATIONS.
   B. TRIM ALL TREES THAT HAVE DRIP LINE WITHIN 3 FT OF BUILDINGS OR ROOFS.
2. EXISTING SHRUBS / BUSHES:
   A. PRUNE AND PROVIDE MULCH BED AROUND ALL SHRUBS / BUSHES.
   B. REMOVE AND REPLACE IN LIKE KIND DEAD SHRUBS / BUSHES
3. EXISTING BEDS:
   A. CLEAN ALL EXISITING BEDS AND PROVIDE NEW MULCH LOCALLY SOURCED.
   B. REPLACE EXISTING BORDERS IN DISREPAIR AROUND MULCH BEDS.
4. GRADING/FILL:
   A. REGRADE AREAS TO PROVIDE POSITIVE DRAINING AWAY FROM ALL BUILDINGS, AT ALL DRIVEWAYS, PARKING AREAS, RAMPS, WALKWAYS, AND DUMPSTER PADS TO PREVENT STANDING WATER.
   B. REGRADE EXISITING SWALES TO ALLOW FOR PROPER DRAINAGE
   C. SEED AND STRAW ALL BARE LAWN AND GRASS AREAS .
   D. BACKFILL AND SEED AND STRAW AREAS DISRUPTED DURING CONSTRUCTION.

BUILDING TYPE DIAGRAMS



NEW SITE PLAN LEGEND

- NEW DESIGNATED ACCESSIBLE PARKING
- AV — NEW DESIGNATED AUDITORY / VISUALLY IMPAIRED UNITS
- HC — NEW DESIGNATED ACCESSIBLE UNITS
- NEW CONCRETE SIDEWALK / ACCESSIBLE ROUTE / HC PKG SPACES / DUMPSTER PADS, ETC.
- NEW 5FT WIDE CROSSWALK / 8 FT WIDE PARKING AISLE
- DESIGNATED ACCESSIBLE ROUTE, 4'-0" WIDE. TYPICAL. CONTRACTOR TO REPAIR / REPLACE SIDEWALKS, CURB CUTS, CURB RAMPS ETC. WITH NEW 1:20 MAX RUN SLOPE AND 2% CROSS SLOPE MAX
- MK — NEW PEDESTAL MAIL KIOSKS
- PG — NEW PLAYGROUND
- PARKING WHEEL STOP (TO BE PROVIDED AT ALL PARKING SPACES PERPENDICULAR TO NEW ACCESSIBLE ROUTE

BUILDING TYPES STUART GARDENS II

BLDG TYPE	BLDG ID	# OF BLDGS	UNITS PER BLDG	UNIT TYPES						UNIT TOTAL	TOTAL HUD NSF	TOTAL HUD GSF
				1BR GDN	1BR GDN HC	2BR GDN	2BR GDN HC	1 BR TH	2BR TH	3BR TH			
TYPE I	60, 64, 68, 72, 76, 80, 84, 88	8	4	11	5	0	0	0	16	0	32	25,008	26,672
TYPE II	61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93	17	6	27	7	0	0	0	34	34	102	90,542	96,798
TYPE III	62, 66, 70, 74, 78, 82, 86, 90, 94	9	4	0	0	18	0	0	18	0	36	29,484	31,410
TYPE IV	100, 102	2	4	4	0	4	0	0	0	0	8	5,300	5,648
TYPE V	IN PHASE I ONLY												
TYPE VI													
TYPE VII													
TYPE VIII	103, 105, 110, 111	4	4	8	0	8	0	0	0	0	16	10,600	11,296
TYPE IX	106, 108	2	7	6	0	0	0	4	0	4	14	11,138	11,926
TYPE X	IN PHASE I ONLY												
TYPE XI													
TYPE XII	97, 99	2	5	6	0	0	0	2	0	2	10	7,444	7,964
TYPE XIII	96	1	2	2	0	0	0	0	0	0	2	1,250	1,334
TYPE XIV	IN PHASE I ONLY												
TYPE XV	109	1	3	2	0	1	0	0	0	0	3	1,950	2,079
TYPE XVI	101, 104, 107	3	4	6	0	0	0	3	0	3	12	9,291	9,945
TYPE XVII	98	1	4	0	0	2	0	1	0	1	4	3,247	3,471
TOTAL LEASEABLE		**50**		**72**	**12**	**33**	**0**	**10**	**68**	**44**	**239**	195,254	208,543
LEASING OFFICE / COMMUNITY ROOM													5,850
GRAND TOTAL HUD GSF													**214,393**

PARKING

STANDARD	235
ACCESSIBLE PARKING	13
ACCESSIBLE PARKING VAN	13
TOTAL	261

UNIT TYPES - STUART GARDENS II					
UNIT TYPE	BEDS	BATH	HUD NSF	HUD GSF	# UNITS
1BR GDN (1BR GDN HC / AV)	1	1	625	687	84
2BR GDN (2BR GDN HC / AV)	2	1	700	745	33
1BR TH (1BR TH AV)	1	1	747	801	10
2BR TH (2BR TH AV)	2	1	938	1,000	68
3BR TH (1BR TH AV)	3	1	1,100	1,180	44
TOTALS					**239**

REVISIONS

1 04/24/25 HUD R1

APPROVAL

COMMONWEALTH OF VIRGINIA
AKHEIL R. SHAH
Lic. No. 0401019357
ARCHITECT

STUART GARDENS PHASE II

1326-C GARDEN DRIVE, NEWPORT NEWS, VA 23607

TRUE CRAFT ARCHITECTURE LLC | 14241 COURSEY BLVD., STE A12-318 | BATON ROUGE, LA 70817 | 512-588-2543

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ISSUED FOR:

PERMITTING

JOB NUMBER: 19-009

ISSUED: 04/18/2025

NEW SITE PLAN - PHASE II

A1.1.2

PHASE: CD

4/25/2025 6:33:45 PM © COPYRIGHT 2019 TRUE CRAFT ARCHITECTURE LLC

No Plot : 11
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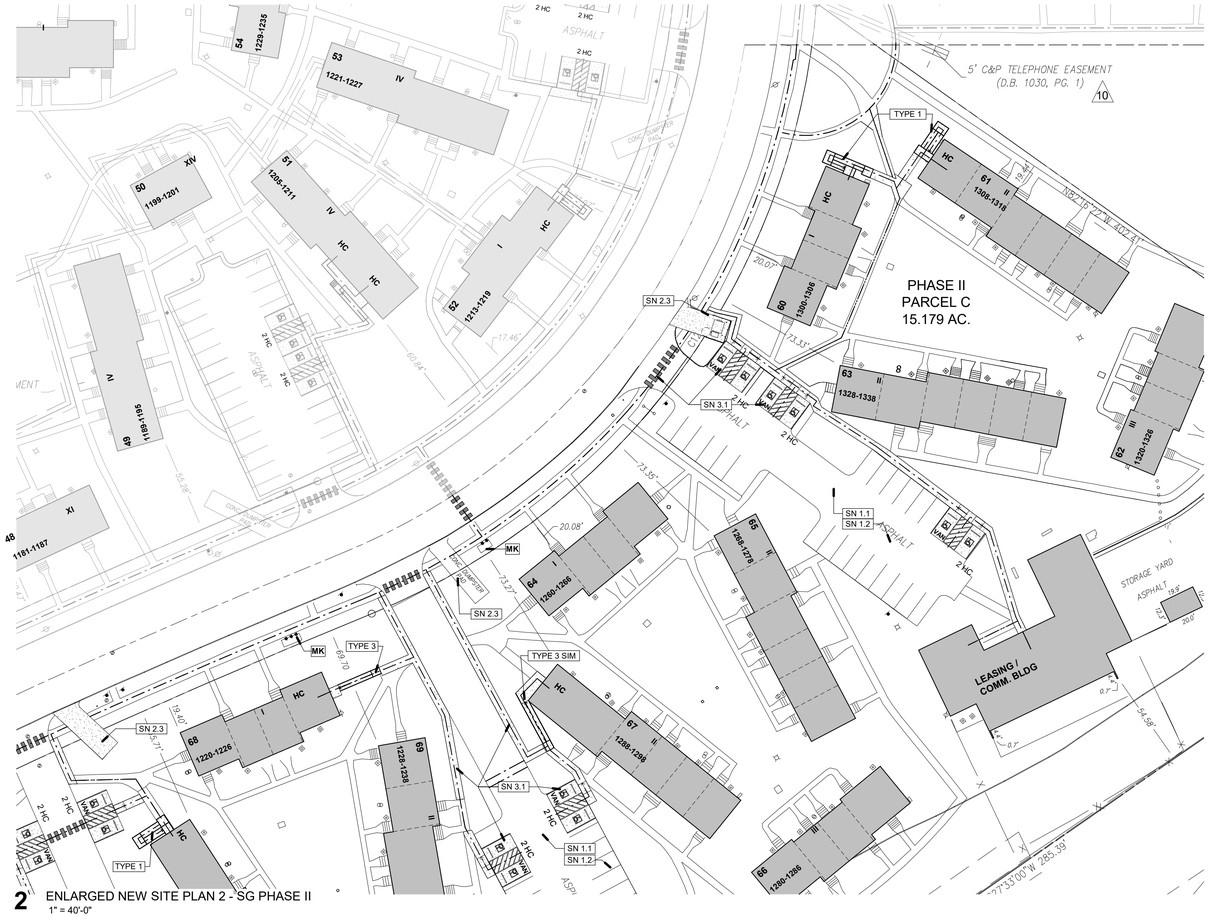
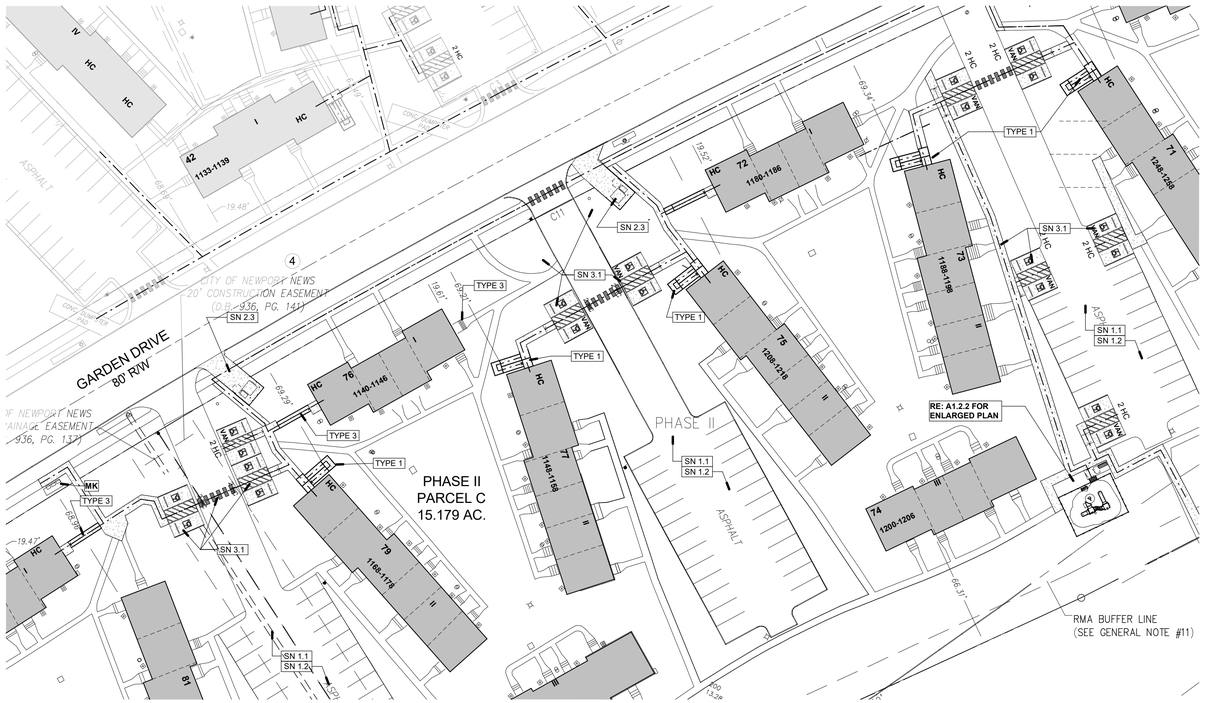


2 ENLARGED NEW SITE PLAN 2 - SG PHASE II
1" = 40'-0"



1 ENLARGED NEW SITE PLAN 1 - SG PHASE II
1" = 40'-0"

NEW SITE PLAN LEGEND

- NEW DESIGNATED ACCESSIBLE PARKING
- **AV** NEW DESIGNATED AUDITORY / VISUALLY IMPAIRED UNITS
- **HC** NEW DESIGNATED ACCESSIBLE UNITS
- NEW CONCRETE SIDEWALK / ACCESSIBLE ROUTE / HC PKG SPACES / DUMPSTER PADS, ETC.
- NEW 5FT WIDE CROSSWALK / 8 FT WIDE PARKING AISLE
- DESIGNATED ACCESSIBLE ROUTE, 4'-0" WIDE. TYPICAL. CONTRACTOR TO REPAIR / REPLACE SIDEWALKS, CURB CUTS, CURB RAMPS ETC. WITH NEW 1:20 MAX RUN SLOPE AND 2% CROSS SLOPE MAX
- **MK** NEW PEDESTAL MAIL KIOSKS
- **PG** NEW PLAYGROUND
- PARKING WHEEL STOP (TO BE PROVIDED AT ALL PARKING SPACES PERPENDICULAR TO NEW ACCESSIBLE ROUTE

NEW CONSTRUCTION - KEYED NOTES

SN 1.1	REPAIR DAMAGED AND FAILING AREAS OF PARKING LOT, MILL AND INSTALL NEW ASPHALT OVERLAY AT ENTIRE PARKING LOT AND DRIVES.
SN 1.2	SEALCOAT ALL DRIVEWAYS AND PARKING LOTS. RESTRIPE PARKING LOTS COMPLETE
SN 2.2	NEW 3 SIDED DUMPSTER ENCLOSURES AT EXISITNG PADS AND APPROACH. PROVIDE NEW CONC. FILLED BOLLARDS RE: SITE DETAILS
SN 2.3	REMOVE AND REPLACE CONC. DUMPSTER PAD AND APPROACH. PROVIDE NEW ACCESSIBLE DUMPSTER ENCLOSURE W/ CONC. BOLLARDS. RE: SITE DETAILS
SN 3.1	NEW CONCRETE WALKS AND CONC. PARKING SPACES AT NEWLY DESIGNATED ACCESSIBLE ROUTE. PROVIDE NEW AND OR REPLACE EXISTING NON COMPLIANT SECTIONS OF CONC. AS SHOWN. 1:20 MAX RUN SLOPE AND 2% MAX CROSS SLOPE. TYPICAL AT ACCESSIBLE ROUTE.
SN 5.1	REFURBISH EXISTING MONUMENT SIGNS - PAINT, AND PROVIDE REQUIRED DECALS. REPLACE LIGHTS AND LANDSCAPING.

SCOPE OF WORK EXTERIOR SITE

1. ASPHALT PAVING AT PARKING AND DRIVES:
   a. DIG OUT AND REPAIR DAMAGED AND FAILING AREAS OF ASPHALT PARKING LOT SUBBASE. (ASPHALT THAT HAS CRACKING, ALLIGATORING, OR A DETERIORATING SUB-BASE IS TO BE REPAIRED OR REPLACED).
   b. MILL ENTIRE ASPHALT PARKING LOTS AND DRIVES FOR NEW ASPHALT OVERLAY AT ALL EXISTING DRIVES AND PARKING SPOTS.
   c. INSTALL 1.5 TO 2" COMPACTED ASPHALT OVERLAY AT ALL DRIVEWAYS AND PARKING LOTS.
   d. DESIGNATED ADA PARKING SPACES AND AISLES WILL BE CONCRETE.
   e. PREP, SEALCOAT AND RESTRIPE PARKING LOTS COMPLETE INCLUDING ADA PARKING SPACES, AISLES, AND CROSSWALKS.
2. CONCRETE PAVING:
   a. PROVIDE NEW CONCRETE PARKING SPACES AT ACCESSIBLE AND VAN ACCESSIBLE PARKING SPOTS WITH PRECAST CONCRETE WHEEL STOPS. SEE LOCATIONS NOTED ON PLANS.
   b. REPLACE 5 EXISTING CONCRETE DUMPSTER PADS AND APPROACHES ALONG NEW DESIGNATED ACCESSIBLE ROUTE TO MEET ACCESSIBILITY REQUIREMENTS. (RE: PROPOSED SITE PLAN) PER VHDA REQUIREMENTS:
      1. EXTEND CONCRETE DUMPSTER PADS AT LEAST 12 FEET INTO THE ASPHALT SO THAT THE LOAD BEARING WHEELS OF TRUCKS REST ON CONCRETE WHILE SERVICING THE DUMPSTERS.
      2. THICKNESS OF CONCRETE IS TO BE A MINIMUM OF 6 INCHES WITH REINFORCEMENT.
   c. PROVIDE NEW CONCRETE APRONS AT OLD EXISTING ASPHALT PARKING LOT DRIVEWAYS. (± 4 LOCATIONS).
   d. PROVIDE NEW CONCRETE PADS FOR NEW CONDENSING UNITS (239 TOTAL).
3. CONCRETE SIDEWALKS:
   a. REPLACE/REPAIR CONCRETE THROUGHOUT SITE:
      1. CONCRETE THAT IS CRACKED, CRUMBLING, SPALLING, HEAVING OR SETTLING, OR MAY BE A SAFETY ISSUE IS TO BE REPAIRED OR REPLACED. RE: CONCRETE HAZARD REPORT AND ESTIMATE FOR LOCATIONS AND QUANTITIES.
      2. SIDEWALKS AT NEW LOCATIONS TO COMPLY WITH NEW CONSTRUCTION GUIDELINES.
      3. REPAIR OR REPLACE ALL NON-COMPLIANT SIDEWALKS ALONG NEWLY DESIGNATED ACCESSIBLE ROUTE THAT CONNECTS DESIGNATED HC UNITS, PARKING SPACES, SITE AMENITIES, ACCESS TO PUBLIC ROAD ETC. INCLUDING ALL RAMPS AND RAILINGS, CURB CUTS, AND CURB RAMPS. RE: SITE PLAN
4. DUMPSTER ENCLOSURES:
   a. REMOVE AND REPLACE DUMPSTER ENCLOSURES AT ALL EXISTING AND NEW LOCATIONS.
   b. INSTALL NEW CHAIN LINK ENCLOSURES WITH INTEGRATED PRIVACY SCREENS ON AT LEAST THREE SIDES OF ALL EXISTING AND NEW DUMPSTER PADS. PROVIDE ACCESS WAY, PEDESTRIAN GATE, AND ADDITIONAL CLEARANCES AT THE 2 DESIGNATED ACCESSIBLE DUMPSTER ENCLOSURES.
   c. PROVIDE A MINIMUM OF 2 CONCRETE FILLED PAINTED METAL BOLLARDS AT EACH LOCATION.
5. LANDSCAPING AND EROSION CONTROL:
   a. REMOVE ALL DEAD BUSHES, TREES, TREE-STUMPS, AND THEIR ABOVE-GROUND ROOTS. REMOVE ALL PORTIONS OF TREE BRANCHES THAT OVERHANG ROOFS AND ALL BRANCHES THAT COME WITHIN 10 FEET OF ROOFS.
      1. GRADE TO AVOID STANDING WATER. PROVIDE A SMOOTHLY GRADED TRANSITION FROM DISTURBED TO UNDISTURBED AREAS.
      2. ALL AREAS WHICH HAVE DEAD GRASS ARE TO BE TILLED, SEED AND STRAW, AND/OR LANDSCAPE ALL BARE AND DISTURBED AREAS. FINISH GRADE WITH CLEAN TOPSOIL.
      3. PROVIDE FOUNDATION PLANTINGS IN THE FRONT OF ALL BUILDINGS.
      4. CLEAN SITE AND DISPOSE OF ALL CONSTRUCTION DEBRIS. GRASS MUST BE ESTABLISHED PRIOR TO PROJECT CLOSEOUT.
   b. REGRADE AROUND BUILDINGS TO PROVIDE A MINIMUM OF 5% SLOPE AWAY FROM FOUNDATION WALLS, FOR A MINIMUM DISTANCE OF 10 FEET.
      1. PROVIDE ALTERNATE SOLUTIONS ACCEPTABLE TO VIRGINIA HOUSING WHEN REQUIRED GRADES, SLOPES, OR OTHER SITE CONDITIONS MAKE THE ABOVE REQUIREMENTS INFEASIBLE. RE-MULCH BEDS, AS NECESSARY.
6. EXTERIOR HANDRAILS:
   a. EXISTING WROUGHT IRON RAILINGS AT ENTRY STOOPS:
      1. REMOVE AND REPLACE EXISTING HANDRAILS AT ALL FRONT STOOPS AND AT REAR STOOPS THAT REMAIN WITH NEW CODE COMPLIANT PAINTED STEEL HANDRAILS. RE:SITE PLAN.
   b. HANDRAILS AT ADA RAMPS:
      1. REMOVE AND REPLACE EXISTING HANDRAILS AT ALL ADA RAMPS WITH NEW CODE COMPLIANT PAINTED STEEL HANDRAILS.
      2. PROVIDE NEW CODE COMPLIANT PAINTED STEEL HAND RAILS AT ALL NEWLY ADDED ADA RAMPS.
   c. NEW EXTERIOR STEEL PRODUCTS: POWDER COAT, GALVANIZE OR PROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-YEAR MATERIAL WARRANTY. PREPARE SURFACES PER WARRANTY REQUIREMENTS. PRIME AND PAINT STEEL PRIOR TO PLACEMENT IN CONCRETE.SIGNAGE:
7. REFURBISH EXISTING MONUMENT PROPERTY SIGN AT PROPERTY ENTRANCE. CLEAN, PREP AND PAINT. ENTRANCE SIGN TO INCLUDE NEW LIGHTING, PAINT AND NEW REQUIRED DECALS WITH HC AND A FAIR HOUSING LOGO AT PRIMARY PROPERTY ENTRANCE.
   a. PROVIDE NEW BUILDING AND UNIT SIGNAGE THROUGHOUT.
8. SANITARY SEWER: JET ALL EXISTING SEWER LINES TO REMOVE DEBRIS, PROVIDE VIDEO SCOPE OF SEWER LINES AND REPORT IDENTIFYING ALL DAMAGED AREAS REQUIRING REPAIRS.
   a. REPLACE ALL EXISTING GALVANIZED PLUMBING INCLUDING MAIN SEWER LINES, LATERALS, DRAINS, AND VENTS WITHIN BUILDINGS / UNITS WITH NEW PVC.
9. DOMESTIC SUPPLY LINES :
   a. REPLACE ALL EXISTING GALVANIZED PLUMBING INCLUDING DOMESTIC WATER SUPPLY LINES FROM METERS TO BUILDINGS AND BRANCH SUPPLY LINES TO UNITS. REPLACE ALL IN-WALL SUPPLY STACKS IN ALL RESIDENTIAL UNIT BUILDINGS. NEW LINES TO BE PEX OR COPPER LINES.
   b. EXISTING COPPER SUPPLY LINES: REPLACE ALL EXISTING DOMESTIC SUPPLY LINES THROUGHOUT DWELLING UNITS.
10. STORM WATER: PROVIDE POSITIVE DRAINING IN LAWN OR LANDSCAPED AREAS AWAY FROM ALL BUILDINGS, AT ALL DRIVEWAYS, PARKING AREAS, RAMPS, WALKWAYS, AND DUMPSTER PADS TO PREVENT STANDING WATER.
11. POSTAL FACILITIES: REMOVE AND REPLACE EXISTING PEDESTAL MAILBOX CLUSTERS WITH NEW CONCRETE PADS AND PEDESTAL MAILBOXES THAT COMPLY WITH CURRENT CODES INCLUDING NEW ADA COMPLIANT BOXES. PROVIDE NEW LED LIGHTING.
12. COMMUNITY RESOURCES.
   a. UPGRADE THE EXISTING LEASING OFFICE AND COMMUNITY ROOM. PRIORITY TO BE GIVEN TO UPGRADE SPACES TO COMPLY WITH CURRENT ACCESSIBILITY REQUIREMENTS. RE: DRAWINGS
   b. PROVIDE AN ACCESSIBLE ROUTE AS SHOWN ON PLANS THAT CONNECTS NEW HC PARKING TO LEASING OFFICE/ COMMUNITY ROOM, NEW AND EXISTING SITE AMENITIES, AND PUBLIC SIDEWALKS. RE: SITE PLANS.
13. SECURITY/SAFETY:
   a. SITE LIGHTING: UPGRADE THE EXISTING SITE LIGHTING TO PROVIDE INCREASED VISIBILITY AT ALL COMMON SITE AMENITIES, SIDEWALKS, DRIVES, AND PARKING SPACES. RE: PHOTOMETRIC PLAN.
   b. SECURITY CAMERAS (CCTV): PROVIDE NEW CCTV CAMERAS THROUGHOUT THE SITE WITH NEW 24/7 DVR OR NVR RECORDING SYSTEM.
14. SITE AMENITIES:
   a. REMOVE EXISTING PLAYGROUND EQUIPMENT AND BORDERS.
   b. PROVIDE NEW PLAYGROUND AND PLAYGROUND EQUIPMENT. INCLUDING 2 PIECES OF ACCESSIBLE GROUND LEVEL PLAY COMPONENTS RE: DRAWINGS
   c. PROVIDE BORDERS AND SURFACING INCLUDING NEW ACCESSIBLE PLAYGROUND RAMPS. SURFACING MUST COMPLY WITH ADA AND ASTM STANDARDS.
   d. PROVIDE NEW ACCESSIBLE ROUTE TO PLAYGROUND INCLUDING NEW ACCESSIBLE CONCRETE PADS AT BENCHES.
   e. REPLACE EXISTING SIDEWALK CONNECTION DOWN TO EXISTING ANDERSON PARK. PROVIDE NEW ADA RAMP AND COORDINATE WORK WITH THE CITY AND PARKS SERVICE. EXISTING PARK INCLUDES 2 VIEWING PAVILIONS, 2 FULL BASKETBALL COURTS AND A BASEBALL FIELD ALONG THE WATER FRONT.

REVISIONS

1	04/24/25	HUD R1

APPROVAL

COMMONWEALTH OF VIRGINIA
AKHEIL R. SHAH
Lic. No. 0401019357
ARCHITECT

STUART GARDENS PHASE II

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ISSUED FOR:
PERMITTING

JOB NUMBER: 19-009

ISSUED: 04/18/2025

ENLARGED SITE PLANS - PHASE II

A1.1.3

PHASE: CD

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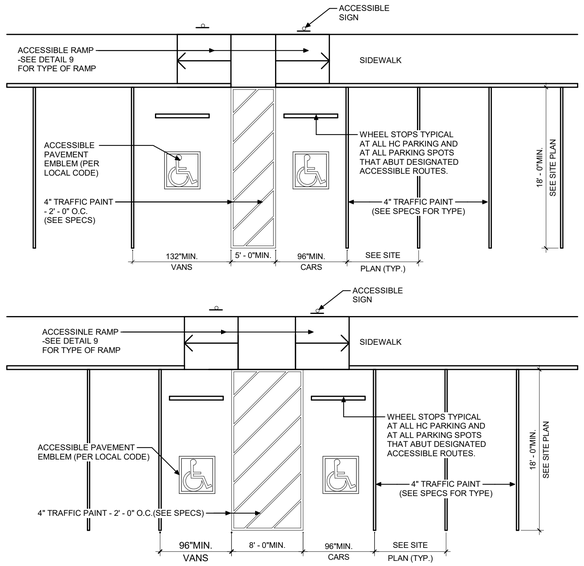
ACCESSIBLE PATH AND PARKING NOTES:

1. SLOPE: AN ACCESSIBLE ROUTE WITH A RUNNING SLOPE GREATER THAN 1:20 IS A RAMP. NOWHERE SHALL THE CROSS SLOPE OF AN ACCESSIBLE ROUTE OR NEW ACCESSIBLE PARKING AREAS EXCEED 1:50 OR 2%.

2. CHANGE IN LEVELS: CHANGES IN LEVELS ALONG AN ACCESSIBLE ROUTE UP TO ¼" MAY BE VERTICAL AND WITHOUT EDGE TREATMENT. CHANGES IN LEVELS BETWEEN ¼" AND ½" SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.



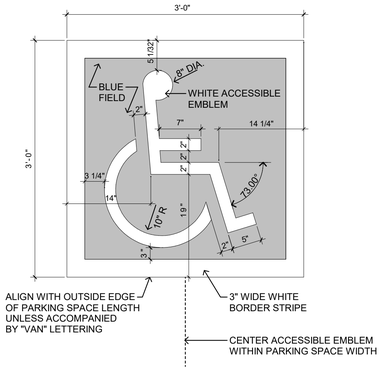
ALTERNATE "B"

ALL DIMENSIONS ARE TO CENTERLINE OF STRIPE UNLESS OTHERWISE NOTED. COLOR OF ALL ACCESSIBLE TRAFFIC PAINT SHALL BE PER LOCAL CODE (WHITE, YELLOW, ETC.)

208.2.4 VAN PARKING SPACES:

FOR EVERY SIX OR FRACTIONAL OF SIX PARKING SPACES REQUIRED BY 208.2 TO COMPLY WITH 502, AT LEAST ONE SHALL BE A VAN PARKING SPACE COMPLYING WITH 502.

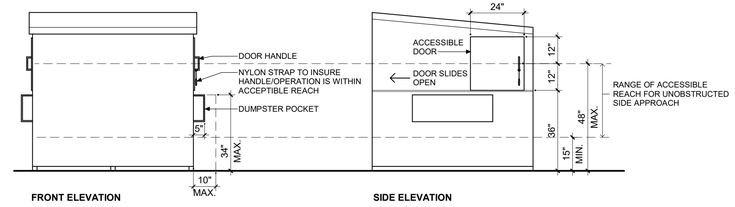
1 VAN ACCESSIBLE PARKING STRIPING
NTS



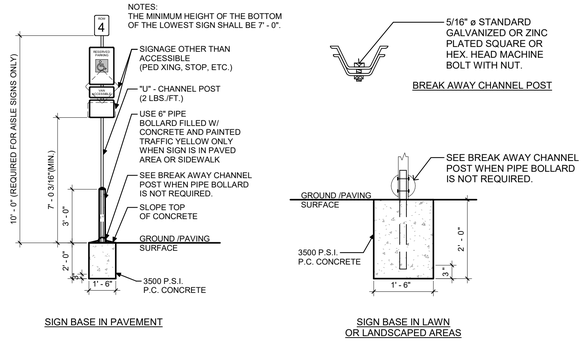
NOTE: LOCAL CODE MAY REQUIRE A WHITE FIELD WITH BLUE EMBLEM OR ANOTHER COLOR ARRANGEMENT. THE CONTRACTOR SHALL VERIFY THE REQUIRED PAINT COLOR WITH LOCAL OFFICIAL PRIOR TO PAINTING PAVEMENT MARKINGS.

LOCAL AND/OR STATE CODE WILL TAKE PRECEDENCE FOR EMBLEM SIZE, COLOR AND LOCATION.

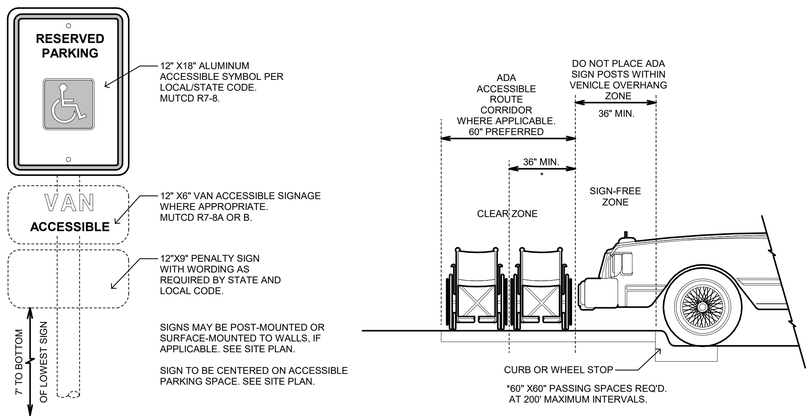
2 ACCESSIBLE PAVEMENT EMBLEM
NTS



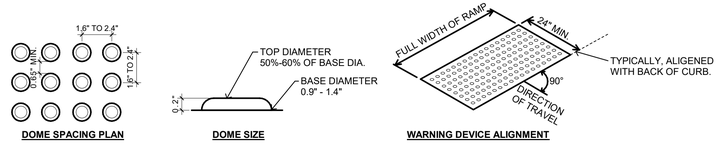
3 ACCESSIBLE DUMPSTER DETAILS
NTS



4 SIGN POST INSTALLATION
NTS



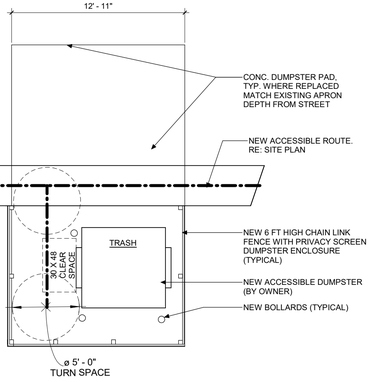
5 ACCESSIBLE SIGN / PLACEMENT LIMITS
NTS



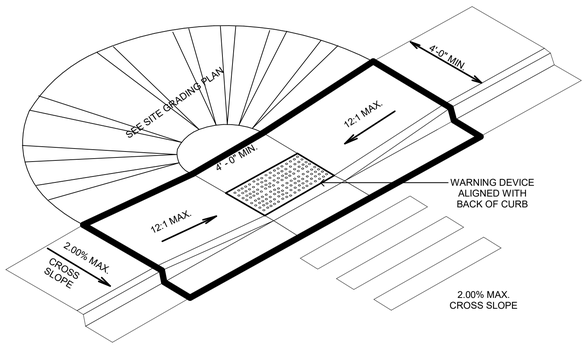
NOTES:
1. DETECTABLE WARNING SURFACES SHALL CONSIST OF TRUNCATED DOMES ALIGNED IN A SQUARE OR RADIAL GRID PATTERN AND SHALL COMPLY WITH ADA 705 GUIDELINES.

2. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, STREET OR HIGHWAY, OR PEDESTRIAN ACCESS ROUTE SURFACE, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.

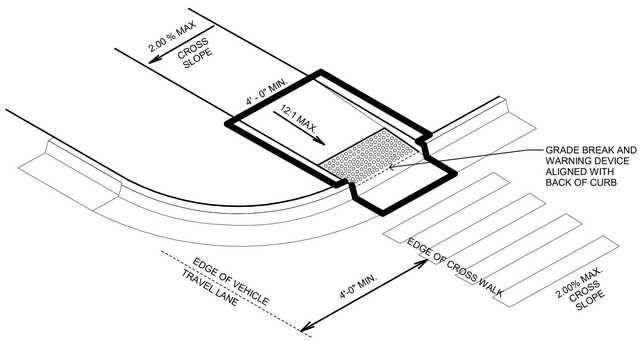
6 DETECTABLE WARNING SURFACE
NTS



7 ACCESSIBLE DUMPSTER ENCLOSURE
NTS



9 DEPRESSED SIDEWALK AND ACCESSIBLE RAMP
NTS



10 SINGLE ACCESSIBLE RAMP - SMALLER RADIUS WITH CURBED SIDES
NTS

REVISIONS

APPROVAL

COMMONWEALTH OF VIRGINIA
AKHEIL R. SHAH
Lic. No. 0401019357
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ISSUED FOR:
PERMITTING

JOB NUMBER: 19-009
ISSUED: 04/18/2025

ENLARGED SITE DETAILS

A1.2.1

PHASE: CD

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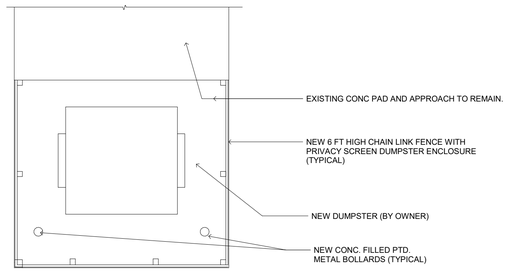
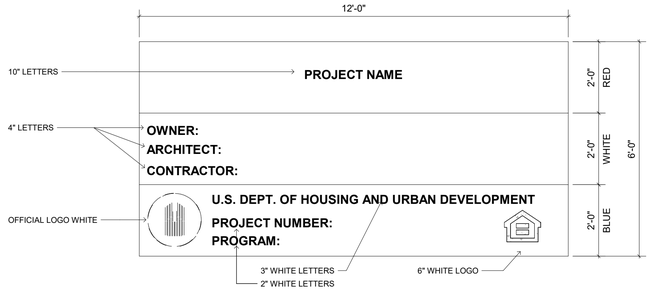


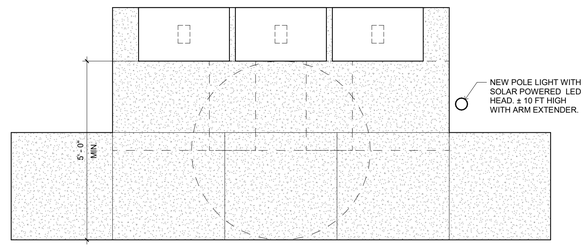
PLAN VIEW AT TYPICAL DUMPSTER ENCLOSURE

1 TYPICAL DUMPSTER ENCLOSURE DETAIL
1/4" = 1'-0"



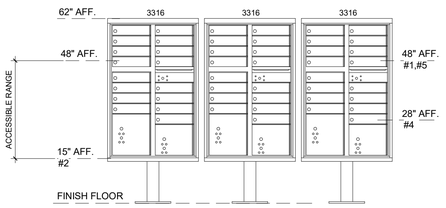
PROVIDE MINIMUM 8' WIDE X 4' HIGH PROJECT CONSTRUCTION SIGH PAINTED BY A PROFESSIONAL SIGN PAINTER OR MANUFACTURER. ERECT ON SITE AT LOCATION AGREED UPON WITH OWNER, ARCHITECT, AND HUD. MAINTAIN AT APPROVED LOCATION UNITIL FINAL INSPECTION

2 CONSTRUCTION JOB SITE SIGN
3/4" = 1'-0"



4
A1.2.2

3 TYPICAL MAIL BOX CLUSTER PLAN
1/2" = 1'-0"

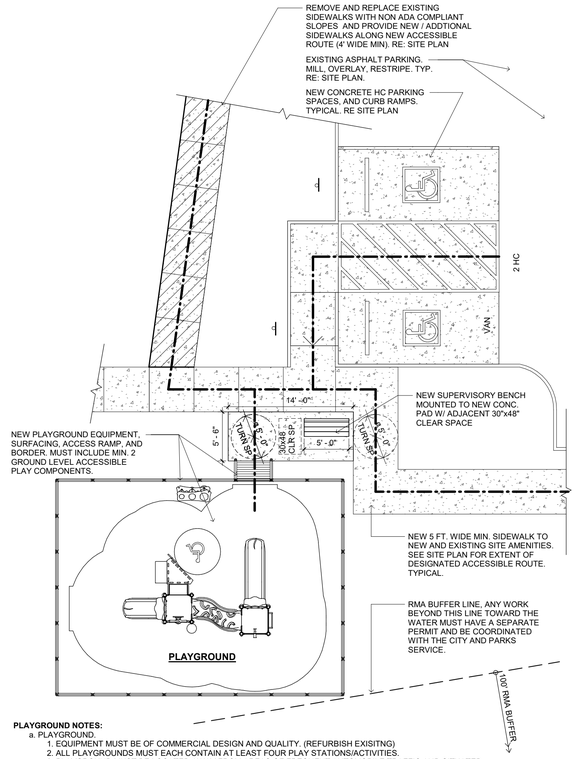


INSTALLATION REQUIREMENTS PER USPS STD-4C:
1. AT LEAST ONE CUSTOMER MAILBOX COMPARTMENT SHALL BE POSITIONED LESS THAN 48" ABOVE FINISHED FLOOR (AFF).
2. NO PARCEL LOCKER COMPARTMENT (INTERIOR BOTTOM SHELF) SHALL BE POSITIONED LESS THAN 15" AFF.
3. NO CUSTOMER MAILBOX LOCK SHALL BE LOCATED MORE THAN 67" AFF.
4. NO CUSTOMER MAILBOX COMPARTMENT (INTERIOR BOTTOM SHELF) SHALL BE POSITIONED LESS THAN 28" AFF.
5. THE USPS ARROW LOCK IN THE CARRIER ACCESS DOOR SHALL BE LOCATED BETWEEN 36" AND 48" AFF.

TO BE USED TO FOR REPLACEMENT OF EXISTING. VERIFY EXACT LOCATIONS ON SITE.

4 TYPICAL MAIL BOX CLUSTER ELEVATION (MK)
1/2" = 1'-0"

MK

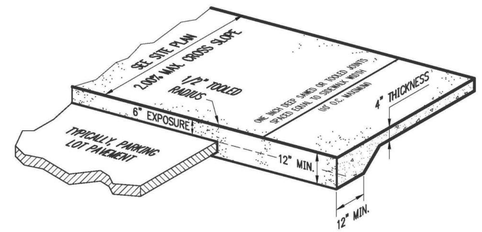


PLAYGROUND NOTES:
a. PLAYGROUND.
1. EQUIPMENT MUST BE OF COMMERCIAL DESIGN AND QUALITY. (REFURBISH EXISITNG)
2. ALL PLAYGROUNDS MUST EACH CONTAIN AT LEAST FOUR PLAY STATIONS/ACTIVITIES.
3. PLAYGROUND MUST BE LOCATED AWAY FROM AREAS OF FREQUENT AUTOMOBILE TRAFFIC AND SITUATED SUCH THAT THE PLAY AREA IS VISIBLE FROM THE OFFICE AND MAXIMUM NUMBER OF RESIDENTIAL UNITS.
4. PLAYGROUND MUST BE ACCESSIBLE TO PERSONS WITH MOBILITY IMPAIRMENTS.
5. A BENCH THAT IS WEATHER RESISTANT, METAL OR COMPOSITE, HAVE A BACK, AND BE ANCHORED PERMANENTLY.
6. SURFACE CONDITIONS AND MATERIALS MUST MEET THE FOLLOWING GUIDELINES AND STANDARDS:
   - ASTM F1951 (SPECIFICATION FOR DETERMINATION OF ACCESSIBILITY OF SURFACE SYSTEMS)
   - ASTM F1292 (SPECIFICATION FOR IMPACT DETERMINATION)
   - ASTM F1487 (STANDARD CONSUMER SAFETY PERFORMANCE SPECIFICATION)
   - ASTM F2020 (STANDARD SPECIFICATION FOR ENGINEERED WOOD FIBER.
   - ASTM F2479 (SPECIFICATION GUIDE FOR PRODUCTS AND INSTALLATION OF POURED-IN-PLACE SURFACES
7. A LETTER FROM THE PLAYGROUND FLOOR MATERIAL PROVIDER STATING THE MATERIAL MEETS OR EXCEEDS THE ABOVE ASTM REQUIREMENTS IS REQUIRED. A CERTIFICATE FROM A THIRD-PARTY FIRM LICENSED TO PERFORM PLAYGROUND SURFACE TESTING STATING THE INSTALLATION OF APPROVED FLOOR COVERINGS WAS INSTALLED PER MANUFACTURER'S REQUIREMENTS AND THAT THE FINISHED FLOOR SURFACE(S) MEET THE ABOVE ASTM STANDARDS IS ALSO REQUIRED.

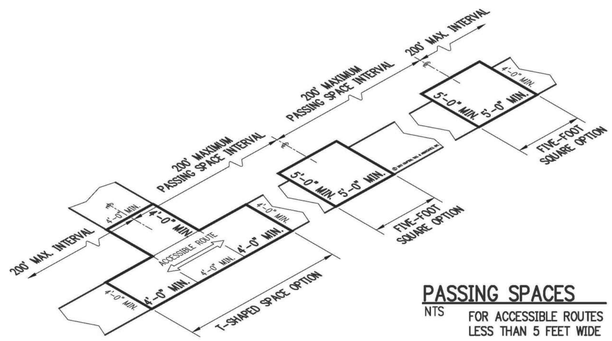
5 ENLARGED PLAYGROUND PLAN
1/8" = 1'-0"

PG

NOTES:
1. PROVIDE 1/2" EXPANSION JOINT BETWEEN SIDEWALK AND ALL FIXED OBJECTS.
2. PROVIDE 1/2" TOOLED RADIUS ON ALL EDGES.
3. CONCRETE TO BE MINIMUM 3500#, AE.

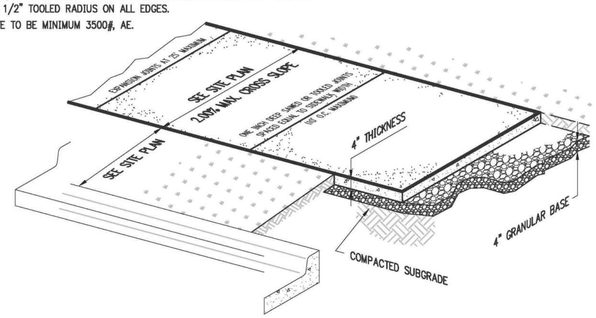


PRIVATE SIDEWALK WITH TURNED DOWN EDGE
NTS



PASSING SPACES
NTS
FOR ACCESSIBLE ROUTES LESS THAN 5 FEET WIDE

NOTES:
1. PROVIDE 1/2" EXPANSION JOINT BETWEEN SIDEWALK AND ALL FIXED OBJECTS.
2. PROVIDE 1/2" TOOLED RADIUS ON ALL EDGES.
3. CONCRETE TO BE MINIMUM 3500#, AE.



PRIVATE SIDEWALK WITH GREEN SPACE
NTS

6 TYPICAL DETAILS CONTINUED

REVISIONS

APPROVAL

COMMONWEALTH OF VIRGINIA
AKHEIL R. SHAH
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JOB NUMBER: 19-009
ISSUED: 04/18/2025

ENLARGED SITE DETAILS

A1.2.2
PHASE: CD

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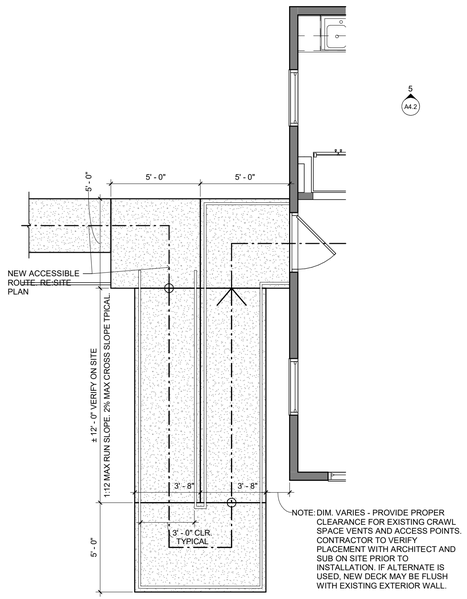
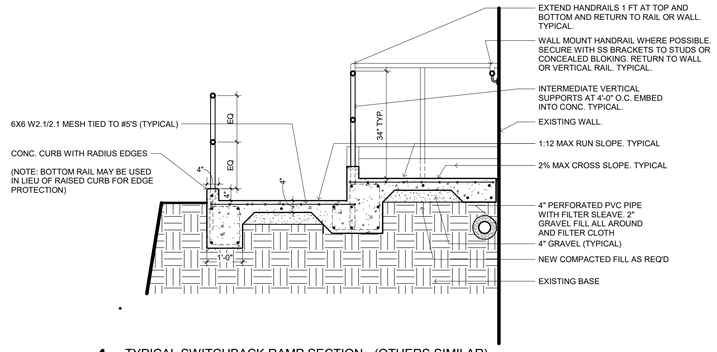
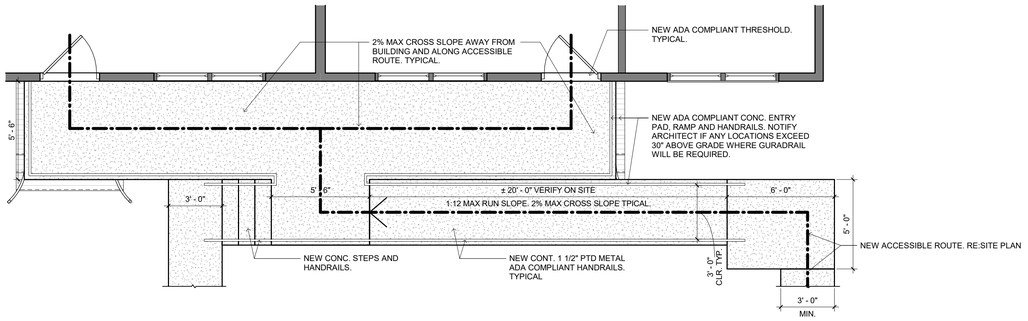


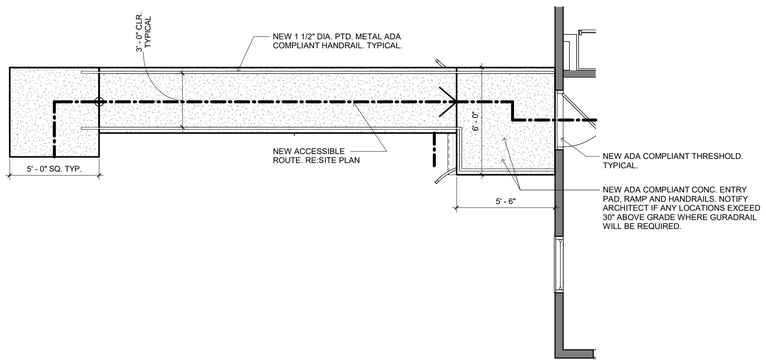
1 NEW ADA ENTRY RAMP - TYPE 1
1/4" = 1'-0"



4 TYPICAL SWITCHBACK RAMP SECTION - (OTHERS SIMILAR)
1/2" = 1'-0"

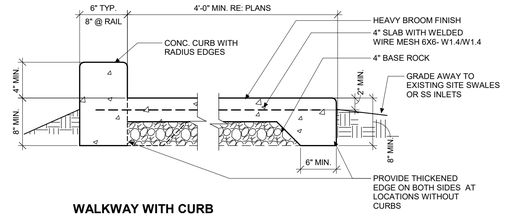


2 NEW ADA ENTRY RAMP - TYPE 2
1/4" = 1'-0"

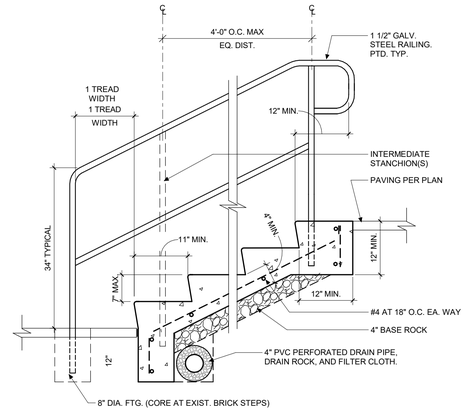


3 NEW ADA ENTRY RAMP - TYPE 3
1/4" = 1'-0"

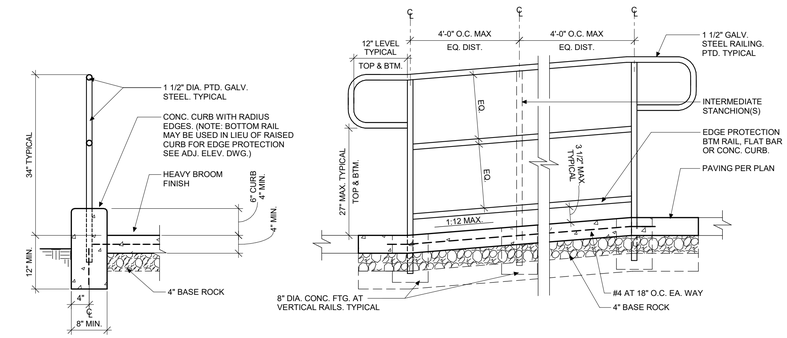
ALTERNATE 1: PROVIDE NEW OPEN AIR RAMP AND ENTRY DECK WITH 10" DIA BELLED SONO TUBE FOOTINGS SPACED AT 6'-0" O.C. WITH TREATED WOOD LEDGER AT BUILDING EDGE. TRIPLE 2X8 CROSS BEAMS, 2X6 JOISTS AT 16" O.C. IN LONG DIRECTION. WITH TREX OR AZEK DECKNG AT ALL ENTRY DECKS AND RAMPS.



WALKWAY WITH CURB
SCALE: 1" = 1'-0"



TYPICAL NEW CONCRETE STAIR & HANDRAIL
(NEW RAILING AT BRICK STEPS SIMILAR)
SCALE: 3/4" = 1'-0"



SECTION @ RAIL **ELEVATION**

TYP. CONC. RAMP & HANDRAILS
SCALE: 3/4" = 1'-0"

5 TYPICAL CONC. RAMP, STEPS, AND RAILING DETAILS

GENERAL NOTES:
1. AT AREAS THAT REQUIRE GRADING TO DRAIN WATER AWAY FROM BUILDINGS :
   a. PROVIDE A MINIMUM DISTANCE OF 6 INCHES BETWEEN FINISHED GRADE OR MULCH BEDS, AND THE BOTTOM OF SIDING AND WINDOW SILLS.
   b. PROVIDE A MINIMUM OF 5% SLOPE AWAY FROM FOUNDATION WALLS, FOR A MINIMUM DISTANCE OF 10 FEET.
   c. PROVIDE ALTERNATE SOLUTIONS ACCEPTABLE TO VIRGINIA HOUSING WHEN REQUIRED GRADES, SLOPES, OR OTHER SITE CONDITIONS MAKE THE ABOVE REQUIREMENTS INFEASIBLE.
2. PROVIDE SEAMLESS GUTTERS AND DOWNSPOUTS FOR ALL BUILDINGS, OR AN INTERNAL DRAINAGE SYSTEM. WHEN DISCHARGING ON GRADES STEEPER THAN 20%, OR LESS THAN 1%, WATER FROM GUTTERS AND DOWNSPOUTS IS TO BE PIPED UNDERGROUND TO A STORM SEWER SYSTEM, OR TO DAYLIGHT AT GRADES THAT WILL AVOID SOIL EROSION. AVOID WATER DRAINAGE OVER SIDEWALKS.
3. EXTEND CONCRETE DUMPSTER PADS AT LEAST 12 FEET INTO THE ASPHALT SO THAT THE LOAD BEARING WHEELS OF TRUCKS REST ON CONCRETE WHILE SERVICING THE DUMPSTERS.
   a. THICKNESS OF CONCRETE IS TO BE A MINIMUM OF 6 INCHES WITH REINFORCEMENT.
   b. DUMPSTERS AND/OR COMPACTORS ACCESSED VIA AN ACCESSIBLE ROUTE ARE TO MEET ACCESSIBILITY REQUIREMENTS.
   c. INSTALL A PRIVACY SCREEN ON AT LEAST THREE SIDES OF ALL DUMPSTER AND/OR COMPACTOR PADS.
4. CONCRETE THAT IS CRACKED, CRUMBLING, SPALLING, HEAVING OR SETTLING, OR MAY BE A SAFETY ISSUE IS TO BE REPAIRED OR REPLACED. PROVIDE A SOLUTION ACCEPTABLE TO VIRGINIA HOUSING IF ANY OF THESE CONDITIONS EXIST. SIDEWALKS AT NEW LOCATIONS TO COMPLY WITH NEW CONSTRUCTION GUIDELINES.
5. ASPHALT THAT HAS CRACKING, ALLIGATORING, OR A DETERIORATING SUB-BASE IS TO BE REPAIRED OR REPLACED. PAVING AT NEW LOCATIONS TO COMPLY WITH NEW CONSTRUCTION GUIDELINES.
6. REMOVE ALL DEAD BUSHES, TREES, TREE-STUMPS, AND THEIR ABOVE-GROUND ROOTS. REMOVE ALL PORTIONS OF TREE BRANCHES THAT OVERHANG ROOFS OR CONTACT BUILDING FACES. REMOVE TREES WITH ROOT STRUCTURES THAT MAY COMPROMISE BUILDING FOUNDATIONS. NEW PLANTINGS MUST COMPLY WITH NEW CONSTRUCTION REQUIREMENTS.
7. GRADE TO AVOID STANDING WATER. PROVIDE A SMOOTHLY GRADED TRANSITION FROM DISTURBED TO UNDISTURBED AREAS. ALL AREAS WHICH HAVE DEAD GRASS ARE TO BE TILLED. SEED AND STRAW, AND/OR LANDSCAPE ALL BARE AND DISTURBED AREAS. FINISH GRADE WITH CLEAN TOPSOIL. PROVIDE GROUND COVER MATERIALS OR SOD FOR SLOPES STEEPER THAN 20%. PROVIDE FOUNDATION PLANTINGS IN THE FRONT OF ALL BUILDINGS. CLEAN SITE AND DISPOSE OF ALL CONSTRUCTION DEBRIS. GRASS MUST BE ESTABLISHED PRIOR TO PROJECT CLOSEOUT.
8. WHEN REPAINTING EXISTING OR INSTALLING NEW EXTERIOR STEEL PRODUCTS; POWDER COAT, GALVANIZE OR PROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-YEAR MATERIAL WARRANTY. PREPARE SURFACES PER WARRANTY REQUIREMENTS. PRIME AND PAINT STEEL PRIOR TO PLACEMENT IN CONCRETE.
9. WHEN REPLACING EXTERIOR RAILINGS, HANDRAILS, GUARD RAILS, POSTS AND PICKETS USE VINYL, ALUMINUM, OR STEEL INSTEAD OF WOOD.

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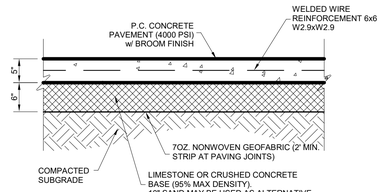
ISSUED: 04/18/2025

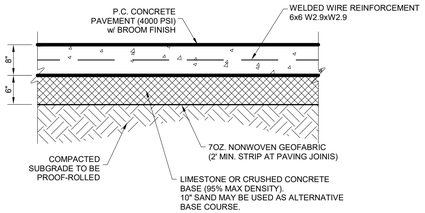
NEW ADA RAMP DETAILS

A1.2.3

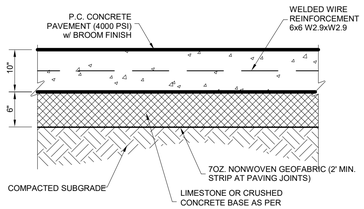
PHASE: CD



1 **5" P.C. CONCRETE PAVEMENT SECTION**
NTS



2 **8" P.C. CONCRETE PAVEMENT SECTION**
NTS



3 10" P.C. CONCRETE PAVEMENT SECTION
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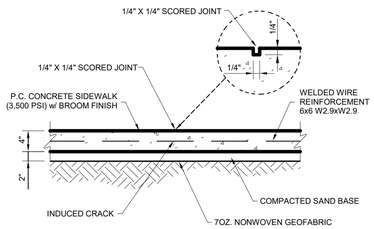
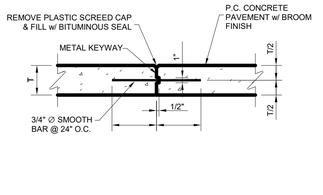
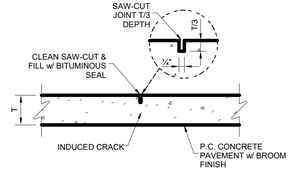


4 4" P.C. CONCRETE SIDEWALK SECTION
NTS



5 TYPICAL CONTRACTION JOINT - "CJ"-OPT A
NTS



6 TYPICAL CONTRACTION JOINT - "CJ"-OPT B
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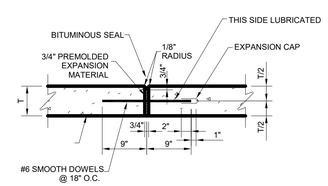

7 TYPICAL EXPANSION JOINT "EJ"
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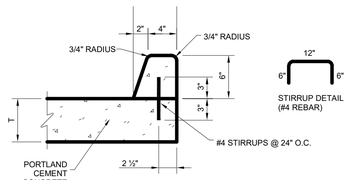
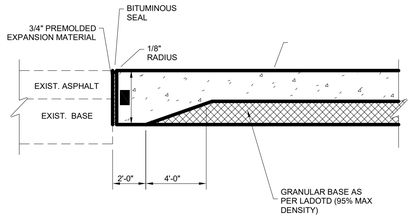


8 6" P.C. CONCRETE BARRIER CURB
NTS



9 TYPICAL TIE TO EXISTING ASPHALT PAVEMENT
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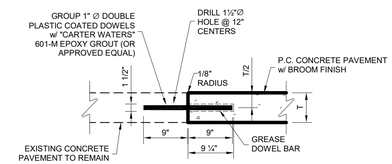

10 TYPICAL TIE TO EXISTING CONCRETE PAVEMENT - OPT A
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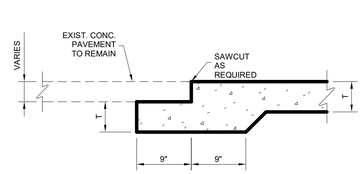

11 TYPICAL TIE TO EXISTING CONCRETE PAVEMENT - OPT B
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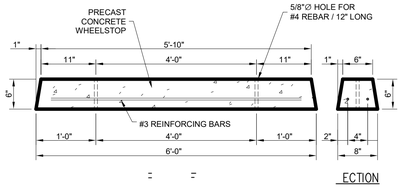

12 PRECAST CONCRETE WHEEL STOP
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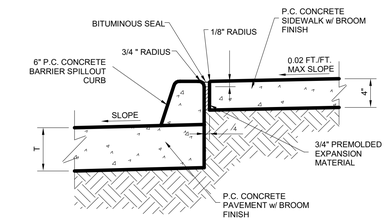
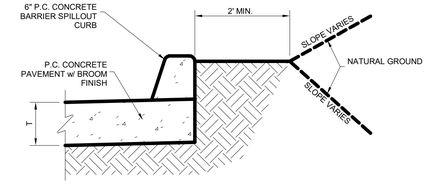
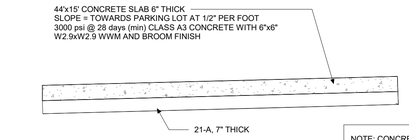


13 TYPICAL SECTION 4" SIDEWALK / SPILLOUT CURB
NTS

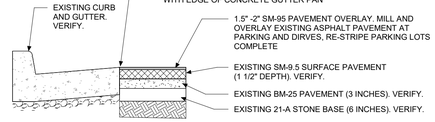


14 BACK OF CURB GRADING DETAIL
NTS

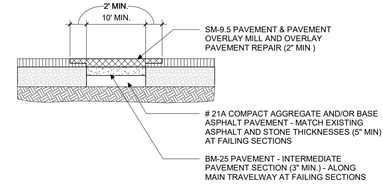


NOTE: CONCRETE SHALL BE 3000 psi AT 28 DAYS OR STRONGER.

15 CONCRETE DUMPSTER PAD DETAIL
NTS

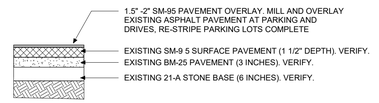


16 CURB AND GUTTER DETAIL AT ASPHALT
NTS



NOTE:
1. ALL PAVEMENT REPLACEMENT AREAS SHALL BE FIELD TESTED BY A GEO-TECHNICAL ENGINEER TO ENSURE THAT THE SUB-BASE SOILS HAVE BEEN COMPACTED AFTER THE UTILITY WORK AND CAN SUSTAIN THE PROPOSED LOADINGS WITHIN THE PARKING LOT AND DRIVE AISLES.
2. ALL PAVEMENT SECTIONS SHALL MATCH THE EXISTING PAVEMENT AND STONE BASE THAT IS BEING REPLACED WITH THE UTILITY WORK.

17 SUB-BASE REPAIR DETAIL AT ASPHALT
NTS



18 MILL AND OVERLAY DETAIL AT ASPHALT
NTS

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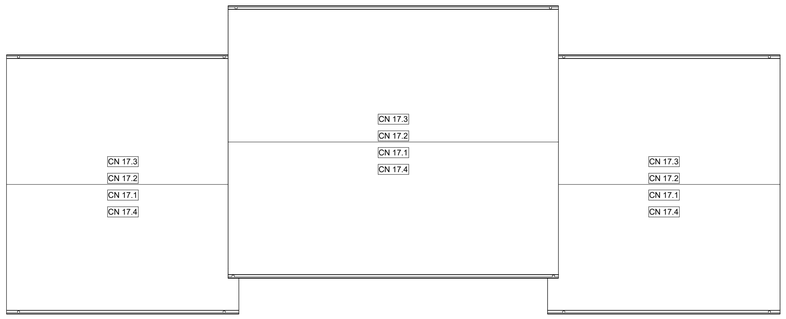
JOB NUMBER: 19-009
ISSUED: 04/18/2025

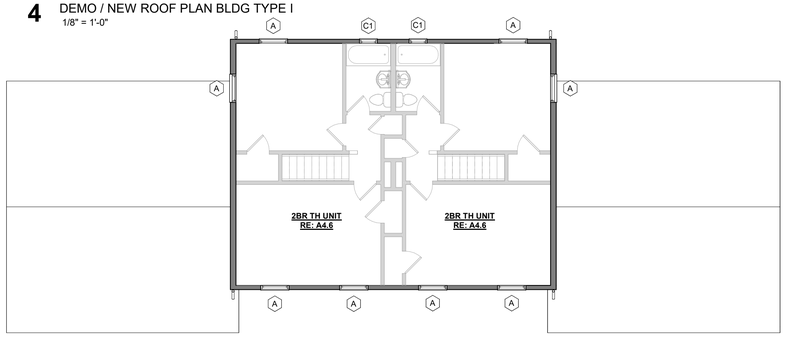
SITE DETAILS - CONCRETE & ASPHALT

A1.2.4

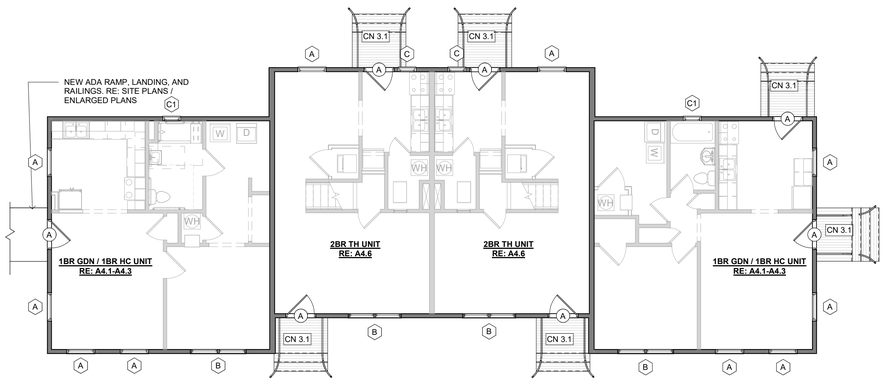
PHASE: CD



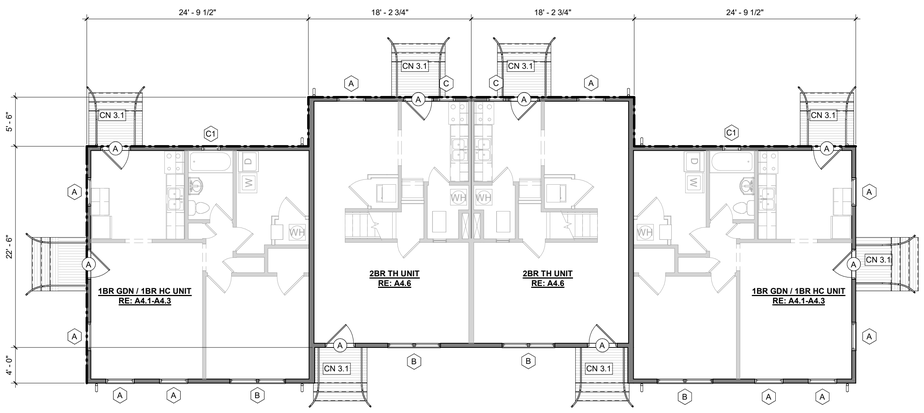
4 DEMO / NEW ROOF PLAN BLDG TYPE I
1/8" = 1'-0"



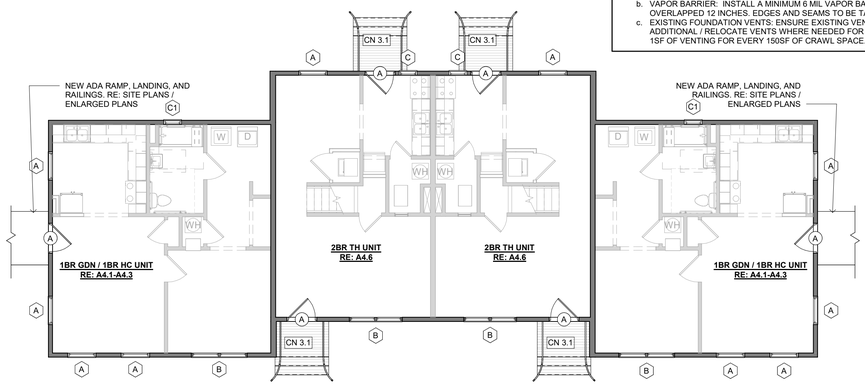
3 DEMO / NEW SECOND FLOOR PLAN BLDG TYPE I
1/8" = 1'-0"



2 DEMO / NEW FIRST FLOOR PLAN BLDG TYPE I
1/8" = 1'-0" **@ BLDGS 60, 68, 72, 76, & 88**



1 DEMO / NEW FIRST FLOOR PLAN BLDG TYPE I
1/8" = 1'-0" @ BLDGS 64 & 84



6 DEMO / NEW FIRST FLOOR PLAN BLDG TYPE I
1/8" = 1'-0" **@ BLDGS 80**

SCOPE OF WORK BUILDING EXTERIORS

1. ROOFING (AT ALL BUILDINGS):
   a. DEMO ROOFS DOWN TO EXISTING DECKING. REPAIR OR REPLACE ALL DAMAGED SHEATHING, RAFTERS, AND/OR TRUSSES. (VERIFY EXISTING IS 15/32" MIN. THICKNESS PLYWOOD / OSB). ACCOUNT FOR 10% ROOF SHEATHING REPLACEMENT
   b. REPAIR DAMAGED OR COMPROMISED DRAFT STOPPING AND/OR FIRE STOPPING AT EXISTING LOCATIONS ONLY.
   c. INSTALL NEW LEAK BARRIER, (15# FELT), DRIP EDGE FLASHING, ROOF JACKS, RIDGE VENTS, AND INSTALL NEW 30-YEAR ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES. PROVIDE NEW BLIND METAL FLASHING AT VALLEYS. NEW SHINGLES TO BE NAILED (NOT STAPLED).
   d. REPLACE ALL EXISTING ATTIC VENTS, RIDGE VENTS, AND PIPE COLLARS. REPLACE RUSTED OR DAMAGED FLASHING. REPLACE ALL EXISTING SEALANTS.
   e. NEW DRIP EDGE TO BE INSTALLED ON ALL SIDES OF ROOFS INCLUDING ALL EAVES AND RAKES.
   f. INSTALL ICE BARRIER EXTENDING FROM EAVE'S EDGE TO A POINT 24 INCHES BEYOND THE EXTERIOR WALL CLADDING.
   g. PROVIDE ROOF VENTILATION PER THE LATEST USBC FOR NEW CONSTRUCTION
   h. PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MIN. INSTALL NEW BAFFLES AT VENTED SOFFITS TO ENSURE PROPER ATTIC VENTILATION.
2. GUTTERS/DOWNSPOUTS:
   a. REPLACE ALL GUTTERS, DOWNSPOUTS AND REPLACE MISSING SPLASH BLOCKS AT EXISTING LOCATIONS.
   b. PROVIDE NEW SEAMLESS ALUMINUM 5"-6" GUTTERS WITH 3"-4" DOWNSPOUTS.
   c. PROVIDE NEW DRIP EDGES ON ALL FASCIA BOARDS INCLUDING GABLE RAKES. DRIP EDGE MUST EXTEND MIN. OF 2" UNDER THE SHINGLES.
   d. GUTTER SPANS BETWEEN DOWNSPOUTS ARE NOT TO EXCEED 30 FEET.
   e. INSTALL GUTTER WEDGED GUTTER CLIPS AT SLOPED FASCIAS.
      1. INSTALL CONCRETE BLOCKS TO SLOPE AWAY FROM BUILDINGS OR DOWNSPOUT EXTENSIONS TO AT LEAST 6' FROM BUILDINGS AT LOCATIONS WITHOUT DRAINS. AVOID WATER DRAINAGE OVER SIDEWALKS.
3. SIDING AND TRIM:
   a. REMOVE ALL EXISTING VINYL SIDING TO EXISTING SHEATHING. REPLACE ANY DAMAGED WALL SHEATHING, INSTALL NEW TYVEK HOUSE WRAP AND PROVIDE NEW CEMENTITIOUS LAP SIDING (SMOOTH WITH 5" EXPOSURE MAX), AND VERTICAL (BOARD AND BATTEN) CEMENTITIOUS SIDING (REPLACE AREAS EXISTING IN LIKE STYLE – RE: EXTERIOR ELEVATIONS AND VERIFY ON SITE).
   b. DO NOT INSTALL NEW SIDING OVER MATERIALS SUCH AS VINYL SIDING, THERMO-PLY®, OR OTHER FLEXIBLE MATERIALS.
   c. MATERIAL SUCH AS T1-11, WOOD SIDING, OR HARDBOARD LAP-SIDING MAY BE USED AS BACKING FOR NEW SIDING, PROVIDED IT IS IN GOOD CONDITION.
   d. REPAIR, REPLACE, AND RE-NAIL ALL SECTIONS OF DAMAGED SIDING OR SHEATHING TO PROVIDE A UNIFORM AND FLAT SURFACE.
   e. FASTEN SIDING TO FRAMING WITH NAILS PENETRATING A MINIMUM 3/4 OF AN INCH INTO STUDS.
   f. INSTALL MOUNTING BLOCKS FOR ALL PENETRATIONS IN SIDING SUCH AS ELECTRICAL, PLUMBING, HVAC, AND DUCTWORK ETC.
   g. REPLACE ALL EXISTING FASCIA, TRIM, AND VENTED SOFFITS WITH NEW FIBER CEMENT COMPONENTS AND VENTED SOFFITS. RE: DRAWINGS.
   h. PROVIDE MANUFACTURERS OR COMPOSITE TRIM / MOULDING AND SEAL ALL THROUGH WALL PENETRATIONS. REPLACE ALL EXTERIOR WALL VENTS WITH NEW.
   i. NEW SIDING SHALL HAVE SOLID BACKING OF PLYWOOD, OSB, GYPSUM, OR SIMILAR MATERIAL. SIDING SHALL BE INSTALLED OVER AN INDEPENDENT DRAINAGE PLANE, SUCH AS TYVEK® OR EQUAL.
   j. ALL NEW PANEL TYPE SIDING TO BE INSTALLED OVER VERTICAL OR CORRUGATED FURRING TO ALLOW ADEQUATE DRAINAGE AND VENTILATION.
4. EXTERIOR BRICK STEPS AND STOOPS: REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR. REMOVE STOOPS AS SHOWN ON OVERALL BUILDING PLANS. BACKFILL, GRADE AND SEED AND STRAW AREAS WHERE REMOVED.
5. PAINTING: CLEAN, PREP AND PAINT ALL PREVIOUSLY PAINTED EXTERIOR SURFACES, DOORS WINDOW SHUTTERS, DISCONNECT BOXES, METAL STAIRS AND RAILINGS, ETC.
6. EXTERIOR DOORS:
   a. UNIT ENTRY DOORS: REMOVE AND REPLACE ALL EXTERIOR FRONT AND REAR ENTRY DOORS AND FRAMES WITH NEW SMOOTH 6 PANEL ENERGY STAR 1 ½" THICK FIBERGLASS OR METAL-CLAD INSULATED ENTRY DOORS WITH NO-ROT WOOD FRAMES, INCLUDING NEW DOOR HARDWARE (LEVER, EYE VIEWERS, DEADBOLT – GRADE 3), THRESHOLDS AND WEATHER-STRIPPING.
   b. WOODEN DOOR JAMBS AND MOLDING REQUIRE COMPOSITE MATERIAL, SUCH AS FRAMESAVER® OR EQUAL, AT THEIR LOWEST POINTS.
7. WINDOWS: REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. (VINYL E-STAR WINDOWS AT NON HISTORIC LEASING OFFICE).
   a. PROVIDE NEW TRIM AND FLASHING. INSTALL A CONTINUOUS BEAD OF SILICONE CAULK BEHIND ALL NAIL FINS BEFORE INSTALLING NEW ALUMINUM CLAD WOOD WINDOWS PER MANUFACTURER'S SPECIFICATIONS.
   b. PROVIDE MINIMUM ½ INCH THICK INSULATED GLASS.
   c. PROVIDE MINIMUM 10-YEAR WARRANTIES FOR MATERIAL AND BREAKAGE OF SEAL.
   d. PROVIDE THERMAL BREAK FOR ALUMINUM FRAMES.
   e. PROVIDE NEW CONSTRUCTION WINDOWS WHEN REPLACING SIDING.
   f. PROVIDE BACK DAM FLASHING AT SILL AND EXTEND SILL FLASHING AT LEAST 6 INCHES UP JAMBS.
   g. INSTALL AND FLASH PER MANUFACTURER'S SPECIFICATIONS. PERFORM INITIAL REPLACEMENT WITH CONSTRUCTION
8. LIGHTING: REPLACE ALL EXISTING EXTERIOR POLE LIGHT HEADS, TENANT CONTROLLED UNIT PORCH AND ENTRY DOOR LIGHTS, AND WALL PACKS WITH NEW LED LIGHT FIXTURES.
9. STRUCTURED CABLING: REMOVE ALL CABLING RUN ON EXTERIOR WALLS AND PROVIDE NEW CABLING TO FROM ALL LIVING ROOMS AND BEDROOMS TO A SINGLE EXTERIOR DEMARK BOX FOR CABLE COMPANIES TO GAIN ACCESS TO EACH UNIT.
10. SEALANTS AND CAULKING: SEAL AT ALL EXTERIOR DOORS, WINDOWS, PLUMBING, AND ELECTRICAL PENETRATIONS TO PREVENT MOISTURE AND AIR LEAKAGE.

CRAWL SPACES

1. CLEANING AND DEBRIS REMOVAL:
   a. CONTRACTOR SHALL REMOVE AND/OR REPAIR ANY EXPOSED OR DAMAGED WIRING AND PIPING WITHIN THE CRAWLSPACE.
   b. COMPLETELY REMOVE AND PROPERLY DISPOSE OF ANY HAZARDOUS MATERIALS, IF ANY, INCLUDED BUT NOT LIMITED TO PESTICIDES, CREOSOTE-TREATED LUMBER ETC. COMPLETELY REMOVE AND PROPERLY DISPOSE OF ANY BUILDING MATERIALS OR OTHER IN THE CRAWLSPACE. REMOVE ALL ABANDONED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES (INCLUDING BARRELS / STORAGE TANKS) WITHIN CRAWL SPACES.
   c. VIRGINIA HOUSING MAY APPROVE ABANDONED MATERIAL THAT IS SECURED, SEALED AND CONCEALED.
2. EXTERIOR MOISTURE SOURCES:
   a. WHILE NOT ANTICIPATED, FOUNDATION WATERPROOFING MAY BE REQUIRED IF A HIGH-WATER TABLE IS DETECTED. CONTRACTOR TO NOTIFY ARCHITECT IF A HIGH-WATER TABLE IS DETECTED. IF INSTALLED, WATERPROOFING TO INCLUDE A DAMP-PROOFING APPLIED TO THE EXTERIOR OF THE CRAWLSPACE WALL AS WELL AS INSTALLING A FRENCH DRAIN SYSTEM AROUND THE PERIMETER FOOTINGS.
   b. ACCESS DOOR: CONTRACTOR TO REMOVE AND REPLACE EXISTING ACCESS DOORS WITH NEW CODE COMPLIANT CRAWLSPACE DOORS. NEW ACCESS DOORS SHALL NOT BE LESS THAN 18 INCHES BY 24 INCHES AND SHALL BE POSITIONED TO ACCESS ALL AREAS OF THE CRAWLSPACE. DOORS MUST BE SEALED AND GASKETED AS WELL AS HAVE A LOCKING DEVICE.
3. INTERIOR MOISTURE SOURCES - CONTRACTOR SHALL IDENTIFY ANY SOURCES OF STANDING WATER WITHIN THE CRAWLSPACE AND NOTIFY OWNER IF EXCESSIVE MITIGATION IS REQUIRED. SOME SOURCES ARE LISTED BELOW:
   a. LEAKING DRAINS OR SUPPLY PLUMBING: CONTRACTOR TO VERIFY THROUGH INSPECTION ALL DRAINS AND SUPPLY PLUMBING LOCATED WITHIN THE CRAWLSPACE TO MAKE SURE NO LEAKS ARE ADDING MOISTURE TO THE SPACE.
   b. MECHANICAL SYSTEM CONDENSATE DRAIN: CONTRACTOR TO INSPECT THE CONDENSATE DRAIN FROM THE AIR HANDLER TO THE DISCHARGE POINT. LINE MUST BE PROPERLY SUPPORTED AND DISCHARGED TO A FLOOR DRAIN FITTING OR SANITARY SEWER.
   c. SUMP PUMP: INSTALL SUMP PUMP (1 PER CRAWL SPACE) DISCHARGING TO DAYLIGHT FOR ANY AREA ACCUMULATING WATER.
4. OTHER CONTAMINANTS:
   a. ANIMAL INFESTATION: CONTRACTOR SHALL CONDUCT THOROUGH CLEANUP OF ANIMAL DROPPINGS OR CARCASSES OF ANIMALS IF PRESENT IN CRAWLSPACES. LOCAL ANIMAL CONTROL AGENCY TO BE CONTACTED IF ANIMAL POPULATIONS ARE PRESENT AND NOTIFY THE OWNER AND ARCHITECT.
   b. PEST CONTROL: CONTRACTOR SHALL VERIFY NO SIGNS OF TERMITES OR CARPENTER ANTS ARE PRESENT. CONTRACTOR TO NOTIFY THE OWNER AND ARCHITECT IF PRESENT AND DISCUSS MITIGATION PLAN.
5. THERMAL:
   a. CONTRACTOR SHALL REMOVE AND REPLACE ALL EXISTING UNDER FLOOR INSULATION. INSTALL NEW INSULATION IN CRAWLSPACES TO MEET VIRGINIA ENERGY CODE'S MINIMUM REQUIREMENTS FOR NEW CONSTRUCTION. (R-19 BETWEEN FLOOR FRAMING).
   b. VAPOR BARRIER: INSTALL A MINIMUM 6 MIL VAPOR BARRIER AT FLOOR WITH SEAMS OVERLAPPED 12 INCHES. EDGES AND SEAMS TO BE TAPED.
   c. EXISTING FOUNDATION VENTS: ENSURE EXISTING VENTING IS ADEQUATE AND PROVIDE ADDITIONAL / RELOCATE VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
6. ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
7. CONTRACTOR TO REFERENCE G SHEETS FOR ADDITIONAL REQUIREMENTS
8. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND VIRGINA HOUSING REQUIREMENTS.

WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

NEW CONSTRUCTION - KEYED NOTES

- (X) REMOVE AND REPLACE EXISTING UNIT ENTRY DOORS AND FRAMES W/ NEW 6 PANEL FIBERGLASS OR INSULATED METAL DOORS. RE: DOOR SCHEDULE
- (X) REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. RE: WINDOW SCHEDULE.

CN 3.1 EXTERIOR STOOPS, STEPS AND RAILINGS (ALL BUILDINGS):
   a. REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR.
   b. REMOVE AND REPLACE EXISTING HANDRAILS AT ALL FRONT STOOPS AND AT REAR STOOPS THAT REMAIN WITH NEW CODE COMPLIANT PAINTED STEEL HANDRAILS. NEW EXTERIOR STEEL PRODUCTS: POWDER COAT, GALVANIZE OR PROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-YEAR MATERIAL WARRANTY. PREPARE SURFACES PER WARRANTY REQUIREMENTS. PRIME AND PAINT STEEL PRIOR TO PLACEMENT IN CONCRETE.

CN 3.2 CRAWL SPACES:
   a. REMOVE ALL DEBRIS, ABANDONED EQUIPMENT AND WOOD FROM EXISITNG CRAWL SPACES.
   b. INSTALL NEW VAPOR BARRIERS
   c. INTALL NEW SUMP PUMPS
   d. REMOVE AND REPLACE INSULATION.
   e. RE: SCOPE OF WORK BUILDING EXTERIORS

CN 4.1 EXTERIOR LAP SIDING (ALL BUILDINGS):
   a. REMOVE ALL EXISITNG VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
   b. INSTALL NEW FIBER CEMENT LAP SIDING W/ SMOOTH FINISH OVER NEW HOUSE WRAP.

CN 4.2 EXTERIOR BOARD & BATTEN SIDING (ALL BUILDINGS):
   a. REMOVE ALL EXISITNG VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
   b. INSTALL NEW BOARD AND BATTEN FIBER CEMENT SIDING W/ SMOOTH FINISH OVER NEW HOUSE WRAP.

CN 17.1 ROOFING (AT ALL BUILDINGS): REMOVE AND REPLACE ALL FELT, FLASHING, DRIP EDGE, SHINGLES, BOOTS, FASICAS, AND RIDGE VENTS, AND REPLACE WITH NEW. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT). NEW SHINGLES TO BE ANTI-FUNGAL, COMPOSITION SHINGLES W/ 30-YR WARRANTY OVER NEW ROOF MEMBRANE / SELF ADHERING ICE AND WATER SHIELD.PROVIDE NEW RIDGE VENTS WHERE NOT PREVIOUSLY INSTALLED.

CN 17.2 SOFFITS (ALL BUILDINGS): REMOVE AND REPLACE ALL EXISITNG VINYL SOFFITS WITH NEW FIBER CEMENT VENTED SOFFITS.

CN 17.3 GUTTERS AND DOWNSPOUTS: (AT ALL BUILDINGS): REMOVE AND REPLACE ALL EXISTING GUTTERS AND DOWNSPOUTS. PROVIDE 5" SEAMLESS GUTTERS AND NEW ALUMINUM DRIP EDGE ON ALL GABLE RAKES AND FASCIA BOARDS.

CN 17.4 PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MINIMUM

REVISIONS

APPROVAL

COMMONWEALTH OF VIRGINIA
AKHEIL R. SHAH
Lic. No. 0401019357
ARCHITECT

STUART GARDENS PHASE II

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ISSUED FOR:
PERMITTING

JOB NUMBER: 19-009

ISSUED: 04/18/2025

BLDG TYPE I - FLOOR & ROOF PLANS DEMO/NEW

A2.1

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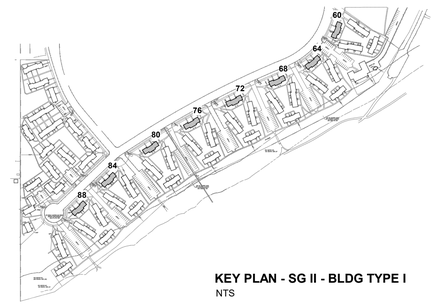
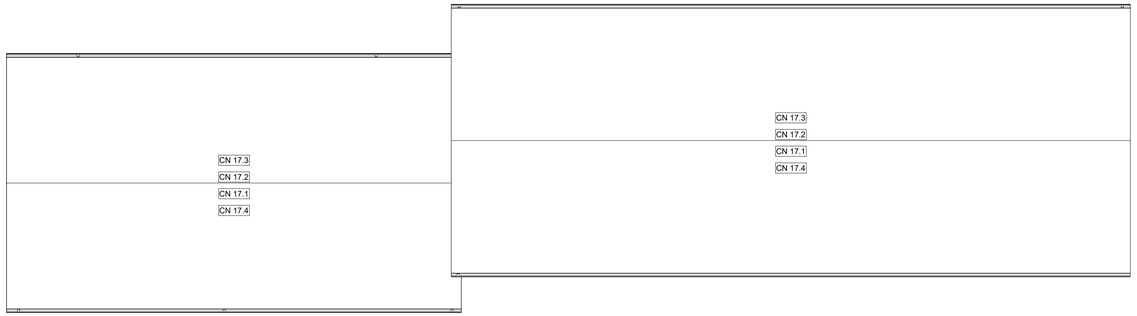
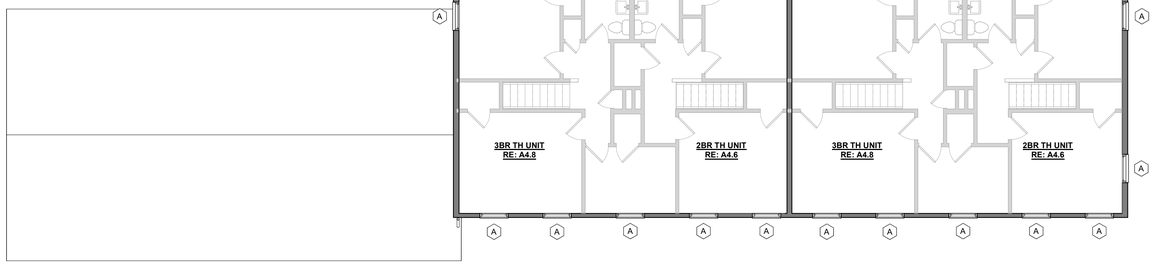


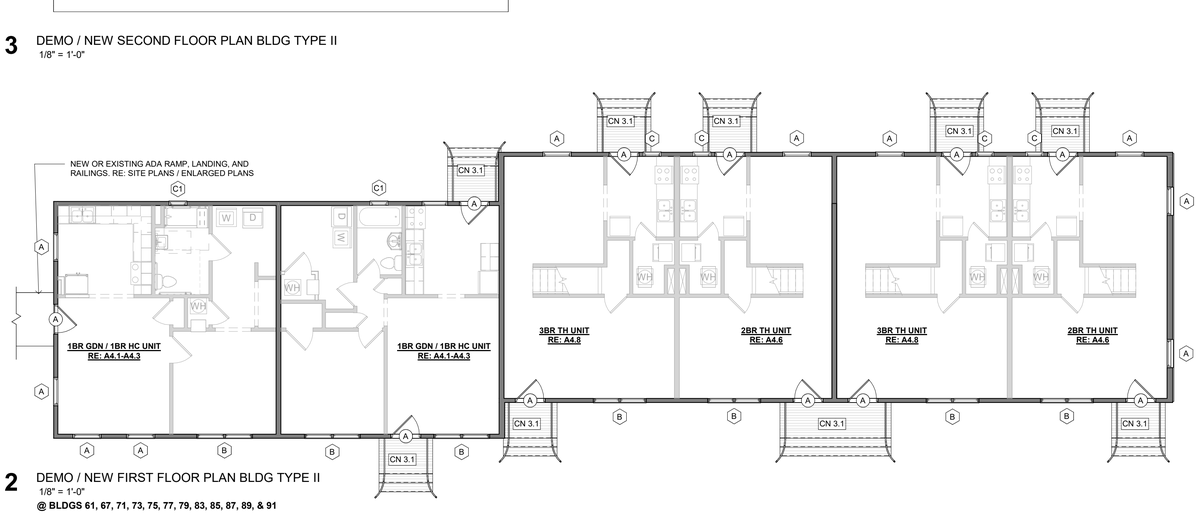
KEY PLAN - SG II - BLDG TYPE I
NTS



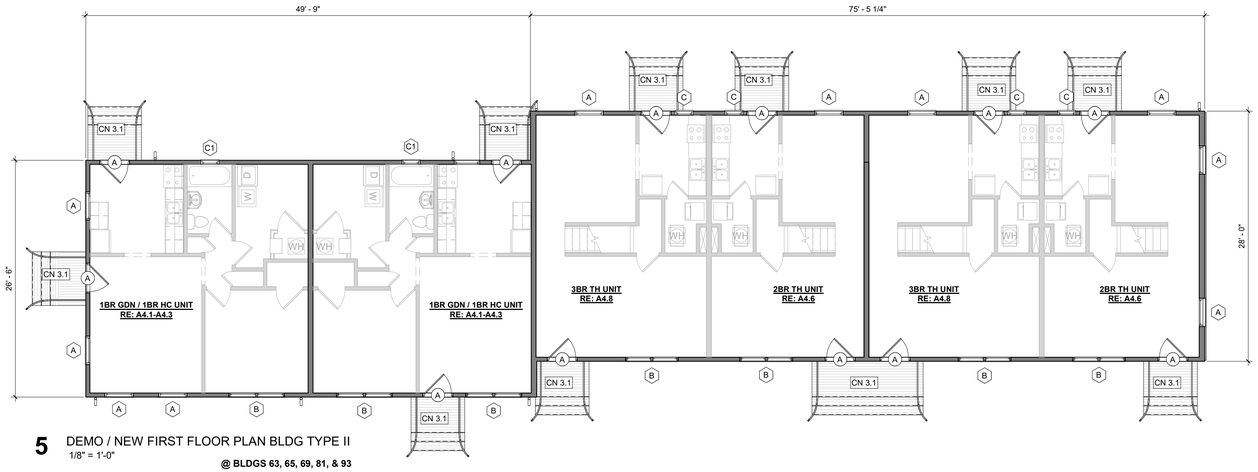
4 DEMO / NEW ROOF PLAN BLDG TYPE II
1/8" = 1'-0"



3 DEMO / NEW SECOND FLOOR PLAN BLDG TYPE II
1/8" = 1'-0"



2 DEMO / NEW FIRST FLOOR PLAN BLDG TYPE II
1/8" = 1'-0"
@ BLDGS 61, 67, 71, 73, 75, 77, 79, 83, 85, 87, 89, & 91



5 DEMO / NEW FIRST FLOOR PLAN BLDG TYPE II
1/8" = 1'-0"
@ BLDGS 63, 65, 69, 81, & 93

SCOPE OF WORK BUILDING EXTERIORS

1. ROOFING (AT ALL BUILDINGS):
   a. DEMO ROOFS DOWN TO EXISTING DECKING. REPAIR OR REPLACE ALL DAMAGED SHEATHING, RAFTERS, AND/OR TRUSSES. (VERIFY EXISTING IS 15/32" MIN. THICKNESS PLYWOOD / OSB). ACCOUNT FOR 10% ROOF SHEATHING REPLACEMENT
   b. REPAIR DAMAGED OR COMPROMISED DRAFT STOPPING AND/OR FIRE STOPPING AT EXISTING LOCATIONS ONLY.
   c. INSTALL NEW LEAK BARRIER, (15# FELT), DRIP EDGE FLASHING, ROOF JACKS, RIDGE VENTS, AND INSTALL NEW 30-YEAR ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES. PROVIDE NEW BLIND METAL FLASHING AT VALLEYS. NEW SHINGLES TO BE NAILED (NOT STAPLED).
   d. REPLACE ALL EXISTING ATTIC VENTS, RIDGE VENTS, AND PIPE COLLARS. REPLACE RUSTED OR DAMAGED FLASHING. REPLACE ALL EXISTING SEALANTS.
   e. NEW DRIP EDGE TO BE INSTALLED ON ALL SIDES OF ROOFS INCLUDING ALL EAVES AND RAKES.
   f. INSTALL ICE BARRIER EXTENDING FROM EAVE'S EDGE TO A POINT 24 INCHES BEYOND THE EXTERIOR WALL CLADDING.
   g. PROVIDE ROOF VENTILATION PER THE LATEST USBC FOR NEW CONSTRUCTION
   h. PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MIN. INSTALL NEW BAFFLES AT VENTED SOFFITS TO ENSURE PROPER ATTIC VENTILATION.
2. GUTTERS/DOWNSPOUTS:
   a. REPLACE ALL GUTTERS, DOWNSPOUTS AND REPLACE MISSING SPLASH BLOCKS AT EXISTING LOCATIONS.
   b. PROVIDE NEW SEAMLESS ALUMINUM 5"-6" GUTTERS WITH 3"-4" DOWNSPOUTS.
   c. PROVIDE NEW DRIP EDGES ON ALL FASCIA BOARDS INCLUDING GABLE RAKES. DRIP EDGE MUST EXTEND MIN. OF 2" UNDER THE SHINGLES.
   d. GUTTER SPANS BETWEEN DOWNSPOUTS ARE NOT TO EXCEED 30 FEET.
   e. INSTALL GUTTER WEDGED GUTTER CLIPS AT SLOPED FASCIAS.
      1. INSTALL CONCRETE BLOCKS TO SLOPE AWAY FROM BUILDINGS OR DOWNSPOUT EXTENSIONS TO AT LEAST 6' FROM BUILDINGS AT LOCATIONS WITHOUT DRAINS. AVOID WATER DRAINAGE OVER SIDEWALKS.
3. SIDING AND TRIM:
   a. REMOVE ALL EXISTING VINYL SIDING TO EXISTING SHEATHING. REPLACE ANY DAMAGED WALL SHEATHING, INSTALL NEW TYVEK HOUSE WRAP AND PROVIDE NEW CEMENTITIOUS LAP SIDING (SMOOTH WITH 5" EXPOSURE MAX), AND VERTICAL (BOARD AND BATTEN) CEMENTITIOUS SIDING (REPLACE AREAS EXISTING IN LIKE STYLE – RE: EXTERIOR ELEVATIONS AND VERIFY ON SITE).
   b. DO NOT INSTALL NEW SIDING OVER MATERIALS SUCH AS VINYL SIDING, THERMO-PLY®, OR OTHER FLEXIBLE MATERIALS.
   c. MATERIAL SUCH AS T1-11, WOOD SIDING, OR HARDBOARD LAP-SIDING MAY BE USED AS BACKING FOR NEW SIDING, PROVIDED IT IS IN GOOD CONDITION.
   d. REPAIR, REPLACE, AND RE-NAIL ALL SECTIONS OF DAMAGED SIDING OR SHEATHING TO PROVIDE A UNIFORM AND FLAT SURFACE.
   e. FASTEN SIDING TO FRAMING WITH NAILS PENETRATING A MINIMUM 3/4 OF AN INCH INTO STUDS.
   f. INSTALL MOUNTING BLOCKS FOR ALL PENETRATIONS IN SIDING SUCH AS ELECTRICAL, PLUMBING, HVAC, AND DUCTWORK ETC.
   g. REPLACE ALL EXISTING FASCIA, TRIM, AND VENTED SOFFITS WITH NEW FIBER CEMENT COMPONENTS AND VENTED SOFFITS. RE: DRAWINGS.
   h. PROVIDE MANUFACTURERS OR COMPOSITE TRIM / MOULDING AND SEAL ALL THROUGH WALL PENETRATIONS. REPLACE ALL EXTERIOR WALL VENTS WITH NEW
   i. NEW SIDING SHALL HAVE SOLID BACKING OF PLYWOOD, OSB, GYPSUM, OR SIMILAR MATERIAL. SIDING SHALL BE INSTALLED OVER AN INDEPENDENT DRAINAGE PLANE, SUCH AS TYVEK® OR EQUAL.
   j. ALL NEW PANEL TYPE SIDING TO BE INSTALLED OVER VERTICAL OR CORRUGATED FURRING TO ALLOW ADEQUATE DRAINAGE AND VENTILATION.
4. EXTERIOR BRICK STEPS AND STOOPS: REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR. REMOVE STOOPS AS SHOWN ON OVERALL BUILDING PLANS. BACKFILL, GRADE AND SEED AND STRAW AREAS WHERE REMOVED.
5. PAINTING: CLEAN, PREP AND PAINT ALL PREVIOUSLY PAINTED EXTERIOR SURFACES, DOORS WINDOW SHUTTERS, DISCONNECT BOXES, METAL STAIRS AND RAILINGS, ETC.
6. EXTERIOR DOORS:
   a. UNIT ENTRY DOORS: REMOVE AND REPLACE ALL EXTERIOR FRONT AND REAR ENTRY DOORS AND FRAMES WITH NEW SMOOTH 6 PANEL ENERGY STAR 1 ½" THICK FIBERGLASS OR METAL-CLAD INSULATED ENTRY DOORS WITH NO-ROT WOOD FRAMES, INCLUDING NEW DOOR HARDWARE (LEVER, EYE VIEWERS, DEADBOLT – GRADE 3), THRESHOLDS AND WEATHER-STRIPPING.
   b. WOODEN DOOR JAMBS AND MOLDING REQUIRE COMPOSITE MATERIAL, SUCH AS FRAMESAVER® OR EQUAL, AT THEIR LOWEST POINTS.
7. WINDOWS: REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. (VINYL E-STAR WINDOWS AT NON HISTORIC LEASING OFFICE).
   a. PROVIDE NEW TRIM AND FLASHING. INSTALL A CONTINUOUS BEAD OF SILICONE CAULK BEHIND ALL NAIL FINS BEFORE INSTALLING NEW ALUMINUM CLAD WOOD WINDOWS PER MANUFACTURER'S SPECIFICATIONS.
   b. PROVIDE MINIMUM ½ INCH THICK INSULATED GLASS.
   c. PROVIDE MINIMUM 10-YEAR WARRANTIES FOR MATERIAL AND BREAKAGE OF SEAL.
   d. PROVIDE THERMAL BREAK FOR ALUMINUM FRAMES.
   e. PROVIDE NEW CONSTRUCTION WINDOWS WHEN REPLACING SIDING.
   f. PROVIDE BACK DAM FLASHING AT SILL AND EXTEND SILL FLASHING AT LEAST 6 INCHES UP JAMBS.
   g. INSTALL AND FLASH PER MANUFACTURER'S SPECIFICATIONS. PERFORM INITIAL REPLACEMENT WITH CONSTRUCTION
8. LIGHTING: REPLACE ALL EXISTING EXTERIOR POLE LIGHT HEADS, TENANT CONTROLLED UNIT PORCH AND ENTRY DOOR LIGHTS, AND WALL PACKS WITH NEW LED LIGHT FIXTURES.
9. STRUCTURED CABLING: REMOVE ALL CABLING RUN ON EXTERIOR WALLS AND PROVIDE NEW CABLING TO FROM ALL LIVING ROOMS AND BEDROOMS TO A SINGLE EXTERIOR DEMARK BOX FOR CABLE COMPANIES TO GAIN ACCESS TO EACH UNIT. ,
10. SEALANTS AND CAULKING: SEAL AT ALL EXTERIOR DOORS, WINDOWS, PLUMBING, AND ELECTRICAL PENETRATIONS TO PREVENT MOISTURE AND AIR LEAKAGE.

CRAWL SPACES

1. CLEANING AND DEBRIS REMOVAL:
   a. CONTRACTOR SHALL REMOVE AND/OR REPAIR ANY EXPOSED OR DAMAGED WIRING AND PIPING WITHIN THE CRAWLSPACE.
   b. COMPLETELY REMOVE AND PROPERLY DISPOSE OF ANY HAZARDOUS MATERIALS, IF ANY, INCLUDED BUT NOT LIMITED TO PESTICIDES, CREOSOTE-TREATED LUMBER ETC. COMPLETELY REMOVE AND PROPERLY DISPOSE OF ANY BUILDING MATERIALS OR OTHER IN THE CRAWLSPACE. REMOVE ALL ABANDONED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES (INCLUDING BARRELS / STORAGE TANKS) WITHIN CRAWL SPACES.
   c. VIRGINIA HOUSING MAY APPROVE ABANDONED MATERIAL THAT IS SECURED, SEALED AND CONCEALED.
2. EXTERIOR MOISTURE SOURCES:
   a. WHILE NOT ANTICIPATED, FOUNDATION WATERPROOFING MAY BE REQUIRED IF A HIGH-WATER TABLE IS DETECTED. CONTRACTOR TO NOTIFY ARCHITECT IF A HIGH-WATER TABLE IS DETECTED. IF INSTALLED, WATERPROOFING TO INCLUDE A DAMP-PROOFING APPLIED TO THE EXTERIOR OF THE CRAWLSPACE WALL AS WELL AS INSTALLING A FRENCH DRAIN SYSTEM AROUND THE PERIMETER FOOTINGS.
   b. ACCESS DOOR: CONTRACTOR TO REMOVE AND REPLACE EXISTING ACCESS DOORS WITH NEW CODE COMPLIANT CRAWLSPACE DOORS. NEW ACCESS DOORS SHALL NOT BE LESS THAN 18 INCHES BY 24 INCHES AND SHALL BE POSITIONED TO ACCESS ALL AREAS OF THE CRAWLSPACE. DOORS MUST BE SEALED AND GASKETED AS WELL AS HAVE A LOCKING DEVICE.
3. INTERIOR MOISTURE SOURCES - CONTRACTOR SHALL IDENTIFY ANY SOURCES OF STANDING WATER WITHIN THE CRAWLSPACE AND NOTIFY OWNER IF EXCESSIVE MITIGATION IS REQUIRED. SOME SOURCES ARE LISTED BELOW:
   a. LEAKING DRAINS OR SUPPLY PLUMBING: CONTRACTOR TO VERIFY THROUGH INSPECTION ALL DRAINS AND SUPPLY PLUMBING LOCATED WITHIN THE CRAWLSPACE TO MAKE SURE NO LEAKS ARE ADDING MOISTURE TO THE SPACE.
   b. MECHANICAL SYSTEM CONDENSATE DRAIN: CONTRACTOR TO INSPECT THE CONDENSATE DRAIN FROM THE AIR HANDLER TO THE DISCHARGE POINT. LINE MUST BE PROPERLY SUPPORTED AND DISCHARGED TO A FLOOR DRAIN FITTING OR SANITARY SEWER.
   c. SUMP PUMP: INSTALL SUMP PUMP (1 PER CRAWL SPACE) DISCHARGING TO DAYLIGHT FOR ANY AREA ACCUMULATING WATER.
4. OTHER CONTAMINANTS:
   a. ANIMAL INFESTATION: CONTRACTOR SHALL CONDUCT THOROUGH CLEANUP OF ANIMAL DROPPINGS OR CARCASSES OF ANIMALS IF PRESENT IN CRAWLSPACES. LOCAL ANIMAL CONTROL AGENCY TO BE CONTACTED IF ANIMAL POPULATIONS ARE PRESENT AND NOTIFY THE OWNER AND ARCHITECT.
   b. PEST CONTROL: CONTRACTOR SHALL VERIFY NO SIGNS OF TERMITES OR CARPENTER ANTS ARE PRESENT. CONTRACTOR TO NOTIFY THE OWNER AND ARCHITECT IF PRESENT AND DISCUSS MITIGATION PLAN.
5. THERMAL:
   a. CONTRACTOR SHALL REMOVE AND REPLACE ALL EXISTING UNDER FLOOR INSULATION. INSTALL NEW INSULATION IN CRAWLSPACES TO MEET VIRGINIA ENERGY CODE'S MINIMUM REQUIREMENTS FOR NEW CONSTRUCTION. (R-19 BETWEEN FLOOR FRAMING).
   b. VAPOR BARRIER: INSTALL A MINIMUM 6 MIL VAPOR BARRIER AT FLOOR WITH SEAMS OVERLAPPED 12 INCHES. EDGES AND SEAMS TO BE TAPED.
   c. EXISTING FOUNDATION VENTS: ENSURE EXISTING VENTING IS ADEQUATE AND PROVIDE ADDITIONAL / RELOCATE VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW WORK, ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
6. ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
7. CONTRACTOR TO REFERENCE G SHEETS FOR ADDITIONAL REQUIREMENTS.
8. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND VIRGINA HOUSING REQUIREMENTS.

WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

NEW CONSTRUCTION - KEYED NOTES

- (X) REMOVE AND REPLACE EXISTING UNIT ENTRY DOORS AND FRAMES W/ NEW 6 PANEL FIBERGLASS OR INSULATED METAL DOORS. RE: DOOR SCHEDULE
- (X) REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. RE: WINDOW SCHEDULE.

CN 3.1 EXTERIOR STOOPS, STEPS AND RAILINGS (ALL BUILDINGS):
   a. REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR.
   b. REMOVE AND REPLACE EXISTING HANDRAILS AT ALL FRONT STOOPS AND AT REAR STOOPS THAT REMAIN WITH NEW CODE COMPLIANT PAINTED STEEL HANDRAILS. NEW EXTERIOR STEEL PRODUCTS: POWDER COAT, GALVANIZE OR PROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-YEAR MATERIAL WARRANTY. PREPARE SURFACES PER WARRANTY REQUIREMENTS. PRIME AND PAINT STEEL PRIOR TO PLACEMENT IN CONCRETE.

CN 3.2 CRAWL SPACES:
   a. REMOVE ALL DEBRIS, ABANDONED EQUIPMENT AND WOOD FROM EXISITNG CRAWL SPACES.
   b. INSTALL NEW VAPOR BARRIERS
   c. INTALL NEW SUMP PUMPS
   d. REMOVE AND REPLACE INSULATION.
   e. RE: SCOPE OF WORK BUILDING EXTERIORS

CN 4.1 EXTERIOR LAP SIDING (ALL BUILDINGS):
   a. REMOVE ALL EXISITNG VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
   b. INSTALL NEW FIBER CEMENT LAP SIDING W/ SMOOTH FINISH OVER NEW HOUSE WRAP.

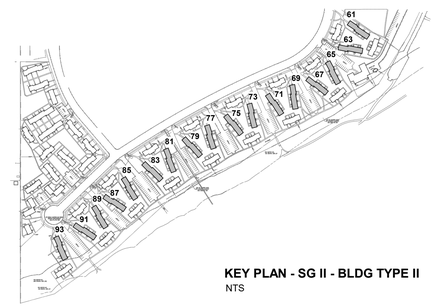
CN 4.2 EXTERIOR BOARD & BATTEN SIDING (ALL BUILDINGS):
   a. REMOVE ALL EXISITNG VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
   b. INSTALL NEW BOARD AND BATTEN FIBER CEMENT SIDING W/ SMOOTH FINISH OVER NEW HOUSE WRAP.

CN 17.1 ROOFING (AT ALL BUILDINGS): REMOVE AND REPLACE ALL FELT, FLASHING, DRIP EDGE, SHINGLES, BOOTS, FASICAS, AND RIDGE VENTS, AND REPLACE WITH NEW. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT). NEW SHINGLES TO BE ANTI-FUNGAL, COMPOSITION SHINGLES W/ 30-YR WARRANTY OVER NEW ROOF MEMBRANE / SELF ADHERING ICE AND WATER SHIELD.PROVIDE NEW RIDGE VENTS WHERE NOT PREVIOUSLY INSTALLED.

CN 17.2 SOFFITS (ALL BUILDINGS): REMOVE AND REPLACE ALL EXISITNG VINYL SOFFITS WITH NEW FIBER CEMENT VENTED SOFFITS.

CN 17.3 GUTTERS AND DOWNSPOUTS: (AT ALL BUILDINGS): REMOVE AND REPLACE ALL EXISTING GUTTERS AND DOWNSPOUTS. PROVIDE 5" SEAMLESS GUTTERS AND NEW ALUMINUM DRIP EDGE ON ALL GABLE RAKES AND FASCIA BOARDS.

CN 17.4 PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MINIMUM



KEY PLAN - SG II - BLDG TYPE II
NTS

REVISIONS

APPROVAL

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STUART GARDENS PHASE II

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ISSUED FOR:	
PERMITTING	
JOB NUMBER:	19-009
ISSUED:	04/18/2025

BLDG TYPE II - FLOOR & ROOF PLANS DEMO/NEW

A2.2

PHASE: CD

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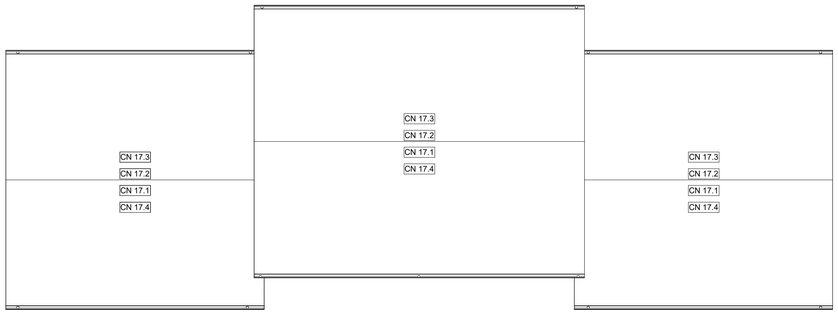
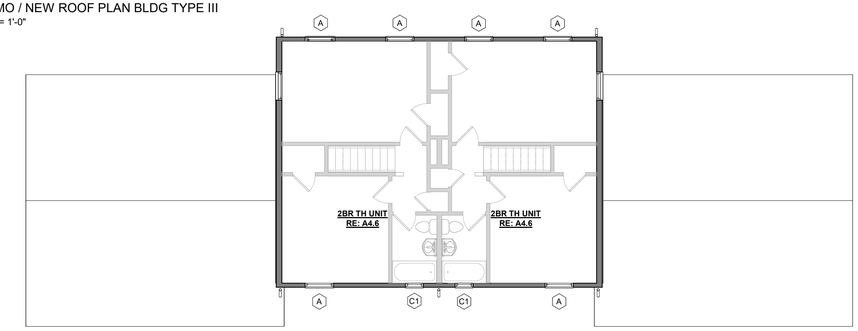


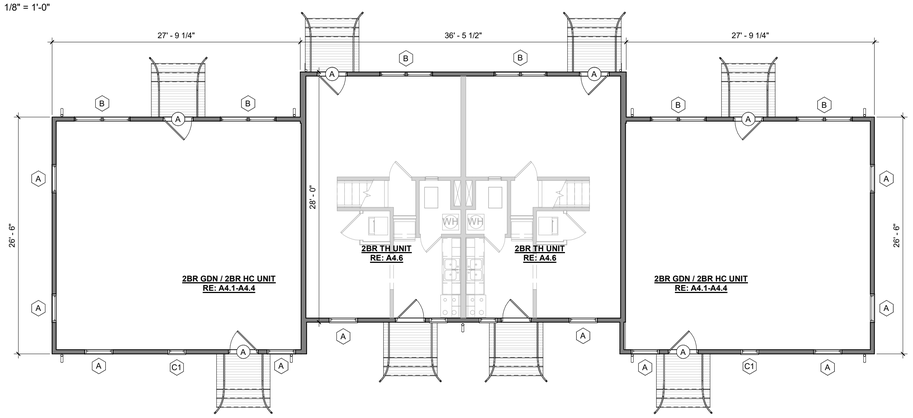
3 DEMO / NEW ROOF PLAN BLDG TYPE III

1/8" = 1'-0"



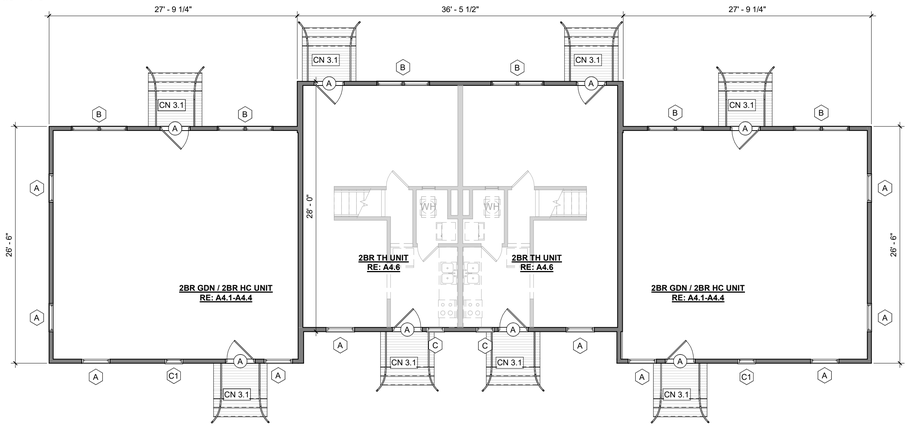
2 DEMO / NEW SECOND FLOOR PLAN BLDG TYPE III

1/8" = 1'-0"



6 NEW FIRST FLOOR PLAN BLDG TYPE III

1/8" = 1'-0"



1 DEMO FIRST FLOOR PLAN BLDG TYPE III

1/8" = 1'-0"

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SCOPE OF WORK BUILDING EXTERIORS

1. ROOFING (AT ALL BUILDINGS):
   a. DEMO ROOFS DOWN TO EXISTING DECKING. REPAIR OR REPLACE ALL DAMAGED SHEATHING, RAFTERS, AND/OR TRUSSES. (VERIFY EXISTING IS 15/32" MIN. THICKNESS PLYWOOD / OSB). ACCOUNT FOR 10% ROOF SHEATHING REPLACEMENT
   b. REPAIR DAMAGED OR COMPROMISED DRAFT STOPPING AND/OR FIRE STOPPING AT EXISTING LOCATIONS ONLY.
   c. INSTALL NEW LEAK BARRIER, (15# FELT), DRIP EDGE FLASHING, ROOF JACKS, RIDGE VENTS, AND INSTALL NEW 30-YEAR ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES. PROVIDE NEW BLIND METAL FLASHING AT VALLEYS. NEW SHINGLES TO BE NAILED (NOT STAPLED).
   d. REPLACE ALL EXISTING ATTIC VENTS, RIDGE VENTS, AND PIPE COLLARS. REPLACE RUSTED OR DAMAGED FLASHING. REPLACE ALL EXISTING SEALANTS.
   e. NEW DRIP EDGE TO BE INSTALLED ON ALL SIDES OF ROOFS INCLUDING ALL EAVES AND RAKES.
   f. INSTALL ICE BARRIER EXTENDING FROM EAVE'S EDGE TO A POINT 24 INCHES BEYOND THE EXTERIOR WALL CLADDING.
   g. PROVIDE ROOF VENTILATION PER THE LATEST USBC FOR NEW CONSTRUCTION
   h. PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MIN. INSTALL NEW BAFFLES AT VENTED SOFFITS TO ENSURE PROPER ATTIC VENTILATION.
2. GUTTERS/DOWNSPOUTS:
   a. REPLACE ALL GUTTERS, DOWNSPOUTS AND REPLACE MISSING SPLASH BLOCKS AT EXISTING LOCATIONS.
   b. PROVIDE NEW SEAMLESS ALUMINUM 5"-6" GUTTERS WITH 3"-4" DOWNSPOUTS.
   c. PROVIDE NEW DRIP EDGES ON ALL FASCIA BOARDS INCLUDING GABLE RAKES. DRIP EDGE MUST EXTEND MIN. OF 2" UNDER THE SHINGLES.
   d. GUTTER SPANS BETWEEN DOWNSPOUTS ARE NOT TO EXCEED 30 FEET.
   e. INSTALL GUTTER WEDGED GUTTER CLIPS AT SLOPED FASCIAS.
      1. INSTALL CONCRETE BLOCKS TO SLOPE AWAY FROM BUILDINGS OR DOWNSPOUT EXTENSIONS TO AT LEAST 6' FROM BUILDINGS AT LOCATIONS WITHOUT DRAINS. AVOID WATER DRAINAGE OVER SIDEWALKS.
3. SIDING AND TRIM:
   a. REMOVE ALL EXISTING VINYL SIDING TO EXISTING SHEATHING. REPLACE ANY DAMAGED WALL SHEATHING, INSTALL NEW TYVEK HOUSE WRAP AND PROVIDE NEW CEMENTITIOUS LAP SIDING (SMOOTH WITH 5" EXPOSURE MAX), AND VERTICAL (BOARD AND BATTEN) CEMENTITIOUS SIDING (REPLACE AREAS EXISTING IN LIKE STYLE – RE: EXTERIOR ELEVATIONS AND VERIFY ON SITE).
   b. DO NOT INSTALL NEW SIDING OVER MATERIALS SUCH AS VINYL SIDING, THERMO-PLY®, OR OTHER FLEXIBLE MATERIALS.
   c. MATERIAL SUCH AS T1-11, WOOD SIDING, OR HARDBOARD LAP-SIDING MAY BE USED AS BACKING FOR NEW SIDING, PROVIDED IT IS IN GOOD CONDITION.
   d. REPAIR, REPLACE, AND RE-NAIL ALL SECTIONS OF DAMAGED SIDING OR SHEATHING TO PROVIDE A UNIFORM AND FLAT SURFACE.
   e. FASTEN SIDING TO FRAMING WITH NAILS PENETRATING A MINIMUM 3/4 OF AN INCH INTO STUDS.
   f. INSTALL MOUNTING BLOCKS FOR ALL PENETRATIONS IN SIDING SUCH AS ELECTRICAL, PLUMBING, HVAC, AND DUCTWORK ETC.
   g. REPLACE ALL EXISTING FASCIA, TRIM, AND VENTED SOFFITS WITH NEW FIBER CEMENT COMPONENTS AND VENTED SOFFITS. RE: DRAWINGS.
   h. PROVIDE MANUFACTURERS OR COMPOSITE TRIM / MOULDING AND SEAL ALL THROUGH WALL PENETRATIONS. REPLACE ALL EXTERIOR WALL VENTS WITH NEW.
   i. NEW SIDING SHALL HAVE SOLID BACKING OF PLYWOOD, OSB, GYPSUM, OR SIMILAR MATERIAL. SIDING SHALL BE INSTALLED OVER AN INDEPENDENT DRAINAGE PLANE, SUCH AS TYVEK® OR EQUAL.
   j. ALL NEW PANEL TYPE SIDING TO BE INSTALLED OVER VERTICAL OR CORRUGATED FURRING TO ALLOW ADEQUATE DRAINAGE AND VENTILATION.
4. EXTERIOR BRICK STEPS AND STOOPS: REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR. REMOVE STOOPS AS SHOWN ON OVERALL BUILDING PLANS. BACKFILL, GRADE AND SEED AND STRAW AREAS WHERE REMOVED.
5. PAINTING: CLEAN, PREP AND PAINT ALL PREVIOUSLY PAINTED EXTERIOR SURFACES, DOORS WINDOW SHUTTERS, DISCONNECT BOXES, METAL STAIRS AND RAILINGS, ETC.
6. EXTERIOR DOORS:
   a. UNIT ENTRY DOORS: REMOVE AND REPLACE ALL EXTERIOR FRONT AND REAR ENTRY DOORS AND FRAMES WITH NEW SMOOTH 6 PANEL ENERGY STAR 1 ½" THICK FIBERGLASS OR METAL-CLAD INSULATED ENTRY DOORS WITH NO-ROT WOOD FRAMES, INCLUDING NEW DOOR HARDWARE (LEVER, EYE VIEWERS, DEADBOLT – GRADE 3), THRESHOLDS AND WEATHER-STRIPPING.
   b. WOODEN DOOR JAMBS AND MOLDING REQUIRE COMPOSITE MATERIAL, SUCH AS FRAMESAVER® OR EQUAL, AT THEIR LOWEST POINTS.
7. WINDOWS: REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. (VINYL E-STAR WINDOWS AT NON HISTORIC LEASING OFFICE).
   a. PROVIDE NEW TRIM AND FLASHING. INSTALL A CONTINUOUS BEAD OF SILICONE CAULK BEHIND ALL NAIL FINS BEFORE INSTALLING NEW ALUMINUM CLAD WOOD WINDOWS PER MANUFACTURER'S SPECIFICATIONS.
   b. PROVIDE MINIMUM ½ INCH THICK INSULATED GLASS.
   c. PROVIDE MINIMUM 10-YEAR WARRANTIES FOR MATERIAL AND BREAKAGE OF SEAL.
   d. PROVIDE THERMAL BREAK FOR ALUMINUM FRAMES.
   e. PROVIDE NEW CONSTRUCTION WINDOWS WHEN REPLACING SIDING.
   f. PROVIDE BACK DAM FLASHING AT SILL AND EXTEND SILL FLASHING AT LEAST 6 INCHES UP JAMBS.
   g. INSTALL AND FLASH PER MANUFACTURER'S SPECIFICATIONS. PERFORM INITIAL REPLACEMENT WITH CONSTRUCTION
8. LIGHTING: REPLACE ALL EXISTING EXTERIOR POLE LIGHT HEADS, TENANT CONTROLLED UNIT PORCH AND ENTRY DOOR LIGHTS, AND WALL PACKS WITH NEW LED LIGHT FIXTURES.
9. STRUCTURED CABLING: REMOVE ALL CABLING RUN ON EXTERIOR WALLS AND PROVIDE NEW CABLING TO FROM ALL LIVING ROOMS AND BEDROOMS TO A SINGLE EXTERIOR DEMARK BOX FOR CABLE COMPANIES TO GAIN ACCESS TO EACH UNIT.
10. SEALANTS AND CAULKING: SEAL AT ALL EXTERIOR DOORS, WINDOWS, PLUMBING, AND ELECTRICAL PENETRATIONS TO PREVENT MOISTURE AND AIR LEAKAGE.

CRAWL SPACES

1. CLEANING AND DEBRIS REMOVAL:
   a. CONTRACTOR SHALL REMOVE AND/OR REPAIR ANY EXPOSED OR DAMAGED WIRING AND PIPING WITHIN THE CRAWLSPACE.
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   c. VIRGINIA HOUSING MAY APPROVE ABANDONED MATERIAL THAT IS SECURED, SEALED AND CONCEALED.
2. EXTERIOR MOISTURE SOURCES:
   a. WHILE NOT ANTICIPATED, FOUNDATION WATERPROOFING MAY BE REQUIRED IF A HIGH-WATER TABLE IS DETECTED. CONTRACTOR TO NOTIFY ARCHITECT IF A HIGH-WATER TABLE IS DETECTED. IF INSTALLED, WATERPROOFING TO INCLUDE A DAMP-PROOFING APPLIED TO THE EXTERIOR OF THE CRAWLSPACE WALL AS WELL AS INSTALLING A FRENCH DRAIN SYSTEM AROUND THE PERIMETER FOOTINGS.
   b. ACCESS DOOR: CONTRACTOR TO REMOVE AND REPLACE EXISTING ACCESS DOORS WITH NEW CODE COMPLIANT CRAWLSPACE DOORS. NEW ACCESS DOORS SHALL NOT BE LESS THAN 18 INCHES BY 24 INCHES AND SHALL BE POSITIONED TO ACCESS ALL AREAS OF THE CRAWLSPACE. DOORS MUST BE SEALED AND GASKETED AS WELL AS HAVE A LOCKING DEVICE.
3. INTERIOR MOISTURE SOURCES - CONTRACTOR SHALL IDENTIFY ANY SOURCES OF STANDING WATER WITHIN THE CRAWLSPACE AND NOTIFY OWNER IF EXCESSIVE MITIGATION IS REQUIRED. SOME SOURCES ARE LISTED BELOW:
   a. LEAKING DRAINS OR SUPPLY PLUMBING: CONTRACTOR TO VERIFY THROUGH INSPECTION ALL DRAINS AND SUPPLY PLUMBING LOCATED WITHIN THE CRAWLSPACE TO MAKE SURE NO LEAKS ARE ADDING MOISTURE TO THE SPACE
   b. MECHANICAL SYSTEM CONDENSATE DRAIN: CONTRACTOR TO INSPECT THE CONDENSATE DRAIN FROM THE AIR HANDLER TO THE DISCHARGE POINT. LINE MUST BE PROPERLY SUPPORTED AND DISCHARGED TO A FLOOR DRAIN FITTING OR SANITARY SEWER.
   c. SUMP PUMP: INSTALL SUMP PUMP (1 PER CRAWL SPACE) DISCHARGING TO DAYLIGHT FOR ANY AREA ACCUMULATING WATER.
4. OTHER CONTAMINANTS:
   a. ANIMAL INFESTATION: CONTRACTOR SHALL CONDUCT THOROUGH CLEANUP OF ANIMAL DROPPINGS OR CARCASSES OF ANIMALS IF PRESENT IN CRAWLSPACES. LOCAL ANIMAL CONTROL AGENCY TO BE CONTACTED IF ANIMAL POPULATIONS ARE PRESENT AND NOTIFY THE OWNER AND ARCHITECT.
   b. PEST CONTROL: CONTRACTOR SHALL VERIFY NO SIGNS OF TERMITES OR CARPENTER ANTS ARE PRESENT. CONTRACTOR TO NOTIFY THE OWNER AND ARCHITECT IF PRESENT AND DISCUSS MITIGATION PLAN.
5. THERMAL:
   a. CONTRACTOR SHALL REMOVE AND REPLACE ALL EXISTING UNDER FLOOR INSULATION. INSTALL NEW INSULATION IN CRAWLSPACES TO MEET VIRGINIA ENERGY CODE'S MINIMUM REQUIREMENTS FOR NEW CONSTRUCTION. (R-19 BETWEEN FLOOR FRAMING).
   b. VAPOR BARRIER: INSTALL A MINIMUM 6 MIL VAPOR BARRIER AT FLOOR WITH SEAMS OVERLAPPED 12 INCHES. EDGES AND SEAMS TO BE TAPED.
   c. EXISTING FOUNDATION VENTS: ENSURE EXISTING VENTING IS ADEQUATE AND PROVIDE ADDITIONAL / RELOCATE VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
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5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
6. ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
7. CONTRACTOR TO REFERENCE G SHEETS FOR ADDITIONAL REQUIREMENTS
8. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND VIRGINA HOUSING REQUIREMENTS.

WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

NEW CONSTRUCTION - KEYED NOTES

- (X) REMOVE AND REPLACE EXISTING UNIT ENTRY DOORS AND FRAMES W/ NEW 6 PANEL FIBERGLASS OR INSULATED METAL DOORS. RE: DOOR SCHEDULE
- (X) REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. RE: WINDOW SCHEDULE.

CN 3.1 EXTERIOR STOOPS, STEPS AND RAILINGS (ALL BUILDINGS):
   a. REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR.
   b. REMOVE AND REPLACE EXISTING HANDRAILS AT ALL FRONT STOOPS AND AT REAR STOOPS THAT REMAIN WITH NEW CODE COMPLIANT PAINTED STEEL HANDRAILS. NEW EXTERIOR STEEL PRODUCTS: POWDER COAT, GALVANIZE OR PROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-YEAR MATERIAL WARRANTY. PREPARE SURFACES PER WARRANTY REQUIREMENTS. PRIME AND PAINT STEEL PRIOR TO PLACEMENT IN CONCRETE.

CN 3.2 CRAWL SPACES:
   a. REMOVE ALL DEBRIS, ABANDONED EQUIPMENT AND WOOD FROM EXISITNG CRAWL SPACES.
   b. INSTALL NEW VAPOR BARRIERS
   c. INTALL NEW SUMP PUMPS
   d. REMOVE AND REPLACE INSULATION.
   e. RE: SCOPE OF WORK BUILDING EXTERIORS

CN 4.1 EXTERIOR LAP SIDING (ALL BUILDINGS):
   a. REMOVE ALL EXISITNG VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
   b. INSTALL NEW FIBER CEMENT LAP SIDING W/ SMOOTH FINISH OVER NEW HOUSE WRAP.

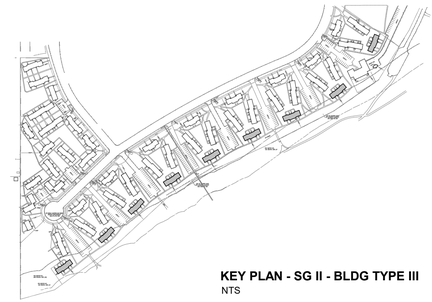
CN 4.2 EXTERIOR BOARD & BATTEN SIDING (ALL BUILDINGS):
   a. REMOVE ALL EXISITNG VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
   b. INSTALL NEW BOARD AND BATTEN FIBER CEMENT SIDING W/ SMOOTH FINISH OVER NEW HOUSE WRAP.

CN 17.1 ROOFING (AT ALL BUILDINGS): REMOVE AND REPLACE ALL FELT, FLASHING, DRIP EDGE, SHINGLES, BOOTS, FASICAS, AND RIDGE VENTS, AND REPLACE WITH NEW. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT). NEW SHINGLES TO BE ANTI-FUNGAL, COMPOSITION SHINGLES W/ 30-YR WARRANTY OVER NEW ROOF MEMBRANE / SELF ADHERING ICE AND WATER SHIELD.PROVIDE NEW RIDGE VENTS WHERE NOT PREVIOUSLY INSTALLED.

CN 17.2 SOFFITS (ALL BUILDINGS): REMOVE AND REPLACE ALL EXISITNG VINYL SOFFITS WITH NEW FIBER CEMENT VENTED SOFFITS.

CN 17.3 GUTTERS AND DOWNSPOUTS: (AT ALL BUILDINGS): REMOVE AND REPLACE ALL EXISTING GUTTERS AND DOWNSPOUTS. PROVIDE 5" SEAMLESS GUTTERS AND NEW ALUMINUM DRIP EDGE ON ALL GABLE RAKES AND FASCIA BOARDS.

CN 17.4 PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MINIMUM



KEY PLAN - SG II - BLDG TYPE III
NTS

REVISIONS

APPROVAL

COMMONWEALTH OF VIRGINIA
AKHEIL R. SHAH
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STUART GARDENS PHASE II

1326-C GARDEN DRIVE, NEWPORT NEWS, VA 23607

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ISSUED FOR:
PERMITTING

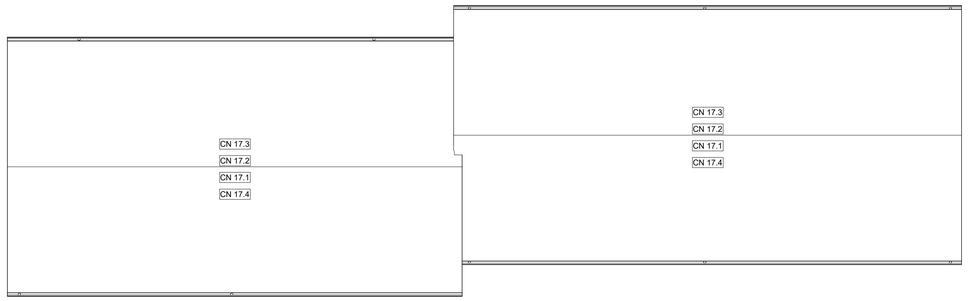
JOB NUMBER: 19-009

ISSUED: 04/18/2025

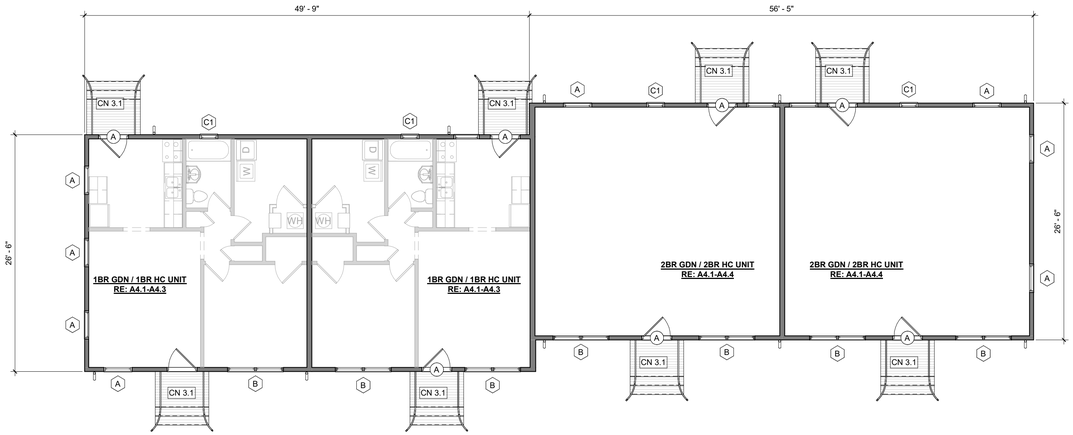
BLDG TYPE III - FLOOR & ROOF PLANS DEMO/NEW

A2.3

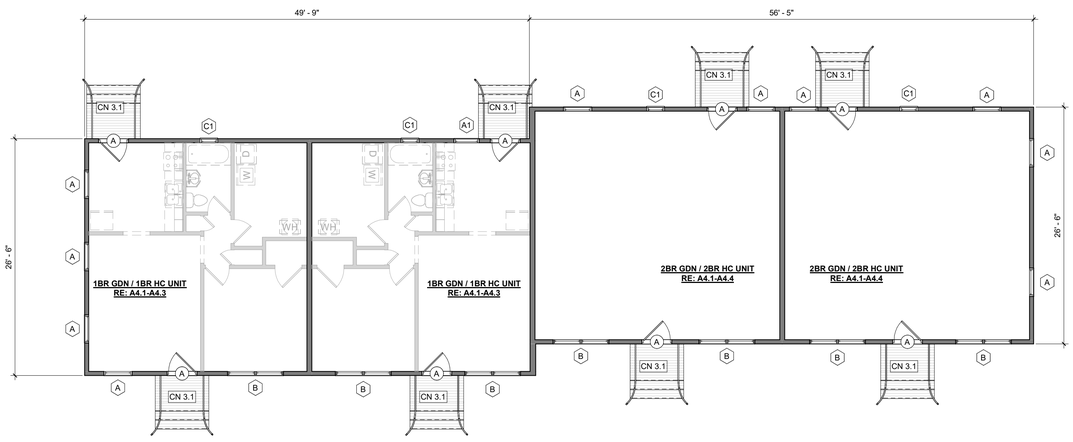
PHASE: CD



3 DEMO / NEW ROOF PLAN BLDG TYPE IV
1/8" = 1'-0"



2 NEW FIRST FLOOR PLAN BLDG TYPE IV
1/8" = 1'-0"



1 DEMO FIRST FLOOR PLAN BLDG TYPE IV
1/8" = 1'-0"

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SCOPE OF WORK BUILDING EXTERIORS

1. ROOFING (AT ALL BUILDINGS):
   a. DEMO ROOFS DOWN TO EXISTING DECKING. REPAIR OR REPLACE ALL DAMAGED SHEATHING, RAFTERS, AND/OR TRUSSES. (VERIFY EXISTING IS 15/32" MIN. THICKNESS PLYWOOD / OSB). ACCOUNT FOR 10% ROOF SHEATHING REPLACEMENT
   b. REPAIR DAMAGED OR COMPROMISED DRAFT STOPPING AND/OR FIRE STOPPING AT EXISTING LOCATIONS ONLY.
   c. INSTALL NEW LEAK BARRIER, (15# FELT), DRIP EDGE FLASHING, ROOF JACKS, RIDGE VENTS, AND INSTALL NEW 30-YEAR ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES. PROVIDE NEW BLIND METAL FLASHING AT VALLEYS. NEW SHINGLES TO BE NAILED (NOT STAPLED).
   d. REPLACE ALL EXISTING ATTIC VENTS, RIDGE VENTS, AND PIPE COLLARS. REPLACE RUSTED OR DAMAGED FLASHING. REPLACE ALL EXISTING SEALANTS.
   e. NEW DRIP EDGE TO BE INSTALLED ON ALL SIDES OF ROOFS INCLUDING ALL EAVES AND RAKES.
   f. INSTALL ICE BARRIER EXTENDING FROM EAVE'S EDGE TO A POINT 24 INCHES BEYOND THE EXTERIOR WALL CLADDING.
   g. PROVIDE ROOF VENTILATION PER THE LATEST USBC FOR NEW CONSTRUCTION
   h. PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MIN. INSTALL NEW BAFFLES AT VENTED SOFFITS TO ENSURE PROPER ATTIC VENTILATION.
2. GUTTERS/DOWNSPOUTS:
   a. REPLACE ALL GUTTERS, DOWNSPOUTS AND REPLACE MISSING SPLASH BLOCKS AT EXISTING LOCATIONS.
   b. PROVIDE NEW SEAMLESS ALUMINUM 5"-6" GUTTERS WITH 3"-4" DOWNSPOUTS.
   c. PROVIDE NEW DRIP EDGES ON ALL FASCIA BOARDS INCLUDING GABLE RAKES. DRIP EDGE MUST EXTEND MIN. OF 2" UNDER THE SHINGLES.
   d. GUTTER SPANS BETWEEN DOWNSPOUTS ARE NOT TO EXCEED 30 FEET.
   e. INSTALL GUTTER WEDGED GUTTER CLIPS AT SLOPED FASCIAS.
      1. INSTALL CONCRETE BLOCKS TO SLOPE AWAY FROM BUILDINGS OR DOWNSPOUT EXTENSIONS TO AT LEAST 6' FROM BUILDINGS AT LOCATIONS WITHOUT DRAINS. AVOID WATER DRAINAGE OVER SIDEWALKS.
3. SIDING AND TRIM:
   a. REMOVE ALL EXISTING VINYL SIDING TO EXISTING SHEATHING. REPLACE ANY DAMAGED WALL SHEATHING, INSTALL NEW TYVEK HOUSE WRAP AND PROVIDE NEW CEMENTITIOUS LAP SIDING (SMOOTH WITH 5" EXPOSURE MAX), AND VERTICAL (BOARD AND BATTEN) CEMENTITIOUS SIDING (REPLACE AREAS EXISTING IN LIKE STYLE – RE: EXTERIOR ELEVATIONS AND VERIFY ON SITE).
   b. DO NOT INSTALL NEW SIDING OVER MATERIALS SUCH AS VINYL SIDING, THERMO-PLY®, OR OTHER FLEXIBLE MATERIALS.
   c. MATERIAL SUCH AS T1-11, WOOD SIDING, OR HARDBOARD LAP-SIDING MAY BE USED AS BACKING FOR NEW SIDING, PROVIDED IT IS IN GOOD CONDITION.
   d. REPAIR, REPLACE, AND RE-NAIL ALL SECTIONS OF DAMAGED SIDING OR SHEATHING TO PROVIDE A UNIFORM AND FLAT SURFACE.
   e. FASTEN SIDING TO FRAMING WITH NAILS PENETRATING A MINIMUM 3/4 OF AN INCH INTO STUDS.
   f. INSTALL MOUNTING BLOCKS FOR ALL PENETRATIONS IN SIDING SUCH AS ELECTRICAL, PLUMBING, HVAC, AND DUCTWORK ETC.
   g. REPLACE ALL EXISTING FASCIA, TRIM, AND VENTED SOFFITS WITH NEW FIBER CEMENT COMPONENTS AND VENTED SOFFITS. RE: DRAWINGS.
   h. PROVIDE MANUFACTURERS OR COMPOSITE TRIM / MOULDING AND SEAL ALL THROUGH WALL PENETRATIONS. REPLACE ALL EXTERIOR WALL VENTS WITH NEW.
   i. NEW SIDING SHALL HAVE SOLID BACKING OF PLYWOOD, OSB, GYPSUM, OR SIMILAR MATERIAL. SIDING SHALL BE INSTALLED OVER AN INDEPENDENT DRAINAGE PLANE, SUCH AS TYVEK® OR EQUAL.
   j. ALL NEW PANEL TYPE SIDING TO BE INSTALLED OVER VERTICAL OR CORRUGATED FURRING TO ALLOW ADEQUATE DRAINAGE AND VENTILATION.
4. EXTERIOR BRICK STEPS AND STOOPS: REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR. REMOVE STOOPS AS SHOWN ON OVERALL BUILDING PLANS. BACKFILL, GRADE AND SEED AND STRAW AREAS WHERE REMOVED.
5. PAINTING: CLEAN, PREP AND PAINT ALL PREVIOUSLY PAINTED EXTERIOR SURFACES, DOORS WINDOW SHUTTERS, DISCONNECT BOXES, METAL STAIRS AND RAILINGS, ETC.
6. EXTERIOR DOORS:
   a. UNIT ENTRY DOORS: REMOVE AND REPLACE ALL EXTERIOR FRONT AND REAR ENTRY DOORS AND FRAMES WITH NEW SMOOTH 6 PANEL ENERGY STAR 1 ½" THICK FIBERGLASS OR METAL-CLAD INSULATED ENTRY DOORS WITH NO-ROT WOOD FRAMES, INCLUDING NEW DOOR HARDWARE (LEVER, EYE VIEWERS, DEADBOLT – GRADE 3), THRESHOLDS AND WEATHER-STRIPPING.
   b. WOODEN DOOR JAMBS AND MOLDING REQUIRE COMPOSITE MATERIAL, SUCH AS FRAMESAVER® OR EQUAL, AT THEIR LOWEST POINTS.
7. WINDOWS: REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. (VINYL E-STAR WINDOWS AT NON HISTORIC LEASING OFFICE).
   a. PROVIDE NEW TRIM AND FLASHING. INSTALL A CONTINUOUS BEAD OF SILICONE CAULK BEHIND ALL NAIL FINS BEFORE INSTALLING NEW ALUMINUM CLAD WOOD WINDOWS PER MANUFACTURER'S SPECIFICATIONS.
   b. PROVIDE MINIMUM ½ INCH THICK INSULATED GLASS.
   c. PROVIDE MINIMUM 10-YEAR WARRANTIES FOR MATERIAL AND BREAKAGE OF SEAL.
   d. PROVIDE THERMAL BREAK FOR ALUMINUM FRAMES.
   e. PROVIDE NEW CONSTRUCTION WINDOWS WHEN REPLACING SIDING.
   f. PROVIDE BACK DAM FLASHING AT SILL AND EXTEND SILL FLASHING AT LEAST 6 INCHES UP JAMBS.
   g. INSTALL AND FLASH PER MANUFACTURER'S SPECIFICATIONS. PERFORM INITIAL REPLACEMENT WITH CONSTRUCTION
8. LIGHTING: REPLACE ALL EXISTING EXTERIOR POLE LIGHT HEADS, TENANT CONTROLLED UNIT PORCH AND ENTRY DOOR LIGHTS, AND WALL PACKS WITH NEW LED LIGHT FIXTURES.
9. STRUCTURED CABLING: REMOVE ALL CABLING RUN ON EXTERIOR WALLS AND PROVIDE NEW CABLING TO FROM ALL LIVING ROOMS AND BEDROOMS TO A SINGLE EXTERIOR DEMARK BOX FOR CABLE COMPANIES TO GAIN ACCESS TO EACH UNIT.
10. SEALANTS AND CAULKING: SEAL AT ALL EXTERIOR DOORS, WINDOWS, PLUMBING, AND ELECTRICAL PENETRATIONS TO PREVENT MOISTURE AND AIR LEAKAGE.

CRAWL SPACES

1. CLEANING AND DEBRIS REMOVAL:
   a. CONTRACTOR SHALL REMOVE AND/OR REPAIR ANY EXPOSED OR DAMAGED WIRING AND PIPING WITHIN THE CRAWLSPACE.
   b. COMPLETELY REMOVE AND PROPERLY DISPOSE OF ANY HAZARDOUS MATERIALS, IF ANY, INCLUDED BUT NOT LIMITED TO PESTICIDES, CREOSOTE-TREATED LUMBER ETC. COMPLETELY REMOVE AND PROPERLY DISPOSE OF ANY BUILDING MATERIALS OR OTHER IN THE CRAWLSPACE. REMOVE ALL ABANDONED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES (INCLUDING BARRELS / STORAGE TANKS) WITHIN CRAWL SPACES.
   c. VIRGINIA HOUSING MAY APPROVE ABANDONED MATERIAL THAT IS SECURED, SEALED AND CONCEALED.
2. EXTERIOR MOISTURE SOURCES:
   a. WHILE NOT ANTICIPATED, FOUNDATION WATERPROOFING MAY BE REQUIRED IF A HIGH-WATER TABLE IS DETECTED. CONTRACTOR TO NOTIFY ARCHITECT IF A HIGH-WATER TABLE IS DETECTED. IF INSTALLED, WATERPROOFING TO INCLUDE A DAMP-PROOFING APPLIED TO THE EXTERIOR OF THE CRAWLSPACE WALL AS WELL AS INSTALLING A FRENCH DRAIN SYSTEM AROUND THE PERIMETER FOOTINGS.
   b. ACCESS DOOR: CONTRACTOR TO REMOVE AND REPLACE EXISTING ACCESS DOORS WITH NEW CODE COMPLIANT CRAWLSPACE DOORS. NEW ACCESS DOORS SHALL NOT BE LESS THAN 18 INCHES BY 24 INCHES AND SHALL BE POSITIONED TO ACCESS ALL AREAS OF THE CRAWLSPACE. DOORS MUST BE SEALED AND GASKETED AS WELL AS HAVE A LOCKING DEVICE.
3. INTERIOR MOISTURE SOURCES - CONTRACTOR SHALL IDENTIFY ANY SOURCES OF STANDING WATER WITHIN THE CRAWLSPACE AND NOTIFY OWNER IF EXCESSIVE MITIGATION IS REQUIRED. SOME SOURCES ARE LISTED BELOW:
   a. LEAKING DRAINS OR SUPPLY PLUMBING: CONTRACTOR TO VERIFY THROUGH INSPECTION ALL DRAINS AND SUPPLY PLUMBING LOCATED WITHIN THE CRAWLSPACE TO MAKE SURE NO LEAKS ARE ADDING MOISTURE TO THE SPACE.
   b. MECHANICAL SYSTEM CONDENSATE DRAIN: CONTRACTOR TO INSPECT THE CONDENSATE DRAIN FROM THE AIR HANDLER TO THE DISCHARGE POINT. LINE MUST BE PROPERLY SUPPORTED AND DISCHARGED TO A FLOOR DRAIN FITTING OR SANITARY SEWER.
   c. SUMP PUMP: INSTALL SUMP PUMP (1 PER CRAWL SPACE) DISCHARGING TO DAYLIGHT FOR ANY AREA ACCUMULATING WATER.
4. OTHER CONTAMINANTS:
   a. ANIMAL INFESTATION: CONTRACTOR SHALL CONDUCT THOROUGH CLEANUP OF ANIMAL DROPPINGS OR CARCASSES OF ANIMALS IF PRESENT IN CRAWLSPACES. LOCAL ANIMAL CONTROL AGENCY TO BE CONTACTED IF ANIMAL POPULATIONS ARE PRESENT AND NOTIFY THE OWNER AND ARCHITECT.
   b. PEST CONTROL: CONTRACTOR SHALL VERIFY NO SIGNS OF TERMITES OR CARPENTER ANTS ARE PRESENT. CONTRACTOR TO NOTIFY THE OWNER AND ARCHITECT IF PRESENT AND DISCUSS MITIGATION PLAN.
5. THERMAL:
   a. CONTRACTOR SHALL REMOVE AND REPLACE ALL EXISTING UNDER FLOOR INSULATION. INSTALL NEW INSULATION IN CRAWLSPACES TO MEET VIRGINIA ENERGY CODE'S MINIMUM REQUIREMENTS FOR NEW CONSTRUCTION. (R-19 BETWEEN FLOOR FRAMING).
   b. VAPOR BARRIER: INSTALL A MINIMUM 6 MIL VAPOR BARRIER AT FLOOR WITH SEAMS OVERLAPPED 12 INCHES. EDGES AND SEAMS TO BE TAPED.
   c. EXISTING FOUNDATION VENTS: ENSURE EXISTING VENTING IS ADEQUATE AND PROVIDE ADDITIONAL / RELOCATE VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW WORK, ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
6. ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
7. CONTRACTOR TO REFERENCE G SHEETS FOR ADDITIONAL REQUIREMENTS
8. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND VIRGINA HOUSING REQUIREMENTS.

WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

NEW CONSTRUCTION - KEYED NOTES

- (X) REMOVE AND REPLACE EXISTING UNIT ENTRY DOORS AND FRAMES W/ NEW 6 PANEL FIBERGLASS OR INSULATED METAL DOORS. RE: DOOR SCHEDULE
- (X) REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. RE: WINDOW SCHEDULE.

CN 3.1 EXTERIOR STOOPS, STEPS AND RAILINGS (ALL BUILDINGS):
- a. REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR.
- b. REMOVE AND REPLACE EXISTING HANDRAILS AT ALL FRONT STOOPS AND AT REAR STOOPS THAT REMAIN WITH NEW CODE COMPLIANT PAINTED STEEL HANDRAILS. NEW EXTERIOR STEEL PRODUCTS: POWDER COAT, GALVANIZE OR PROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-YEAR MATERIAL WARRANTY. PREPARE SURFACES PER WARRANTY REQUIREMENTS. PRIME AND PAINT STEEL PRIOR TO PLACEMENT IN CONCRETE.

CN 3.2 CRAWL SPACES:
- a. REMOVE ALL DEBRIS, ABANDONED EQUIPMENT AND WOOD FROM EXISITNG CRAWL SPACES.
- b. INSTALL NEW VAPOR BARRIERS
- c. INTALL NEW SUMP PUMPS
- d. REMOVE AND REPLACE INSULATION.
- e. RE: SCOPE OF WORK BUILDING EXTERIORS

CN 4.1 EXTERIOR LAP SIDING (ALL BUILDINGS):
- a. REMOVE ALL EXISITNG VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
- b. INSTALL NEW FIBER CEMENT LAP SIDING W/ SMOOTH FINISH OVER NEW HOUSE WRAP.

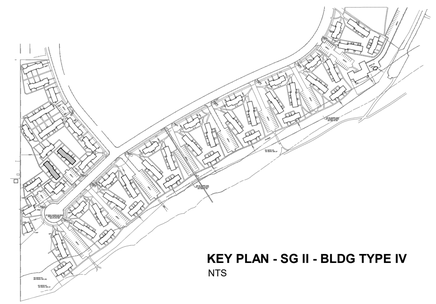
CN 4.2 EXTERIOR BOARD & BATTEN SIDING (ALL BUILDINGS):
- a. REMOVE ALL EXISITNG VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
- b. INSTALL NEW BOARD AND BATTEN FIBER CEMENT SIDING W/ SMOOTH FINISH OVER NEW HOUSE WRAP.

CN 17.1 ROOFING (AT ALL BUILDINGS): REMOVE AND REPLACE ALL FELT, FLASHING, DRIP EDGE, SHINGLES, BOOTS, FASICAS, AND RIDGE VENTS, AND REPLACE WITH NEW. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT). NEW SHINGLES TO BE ANTI-FUNGAL, COMPOSITION SHINGLES W/ 30-YR WARRANTY OVER NEW ROOF MEMBRANE / SELF ADHERING ICE AND WATER SHIELD.PROVIDE NEW RIDGE VENTS WHERE NOT PREVIOUSLY INSTALLED.

CN 17.2 SOFFITS (ALL BUILDINGS): REMOVE AND REPLACE ALL EXISITNG VINYL SOFFITS WITH NEW FIBER CEMENT VENTED SOFFITS.

CN 17.3 GUTTERS AND DOWNSPOUTS: (AT ALL BUILDINGS): REMOVE AND REPLACE ALL EXISTING GUTTERS AND DOWNSPOUTS. PROVIDE 5" SEAMLESS GUTTERS AND NEW ALUMINUM DRIP EDGE ON ALL GABLE RAKES AND FASCIA BOARDS.

CN 17.4 PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MINIMUM



KEY PLAN - SG II - BLDG TYPE IV
NTS

REVISIONS

APPROVAL

COMMONWEALTH OF VIRGINIA
AKHEIL R. SHAH
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ARCHITECT

STUART GARDENS PHASE II
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ISSUED FOR:
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JOB NUMBER: 19-009
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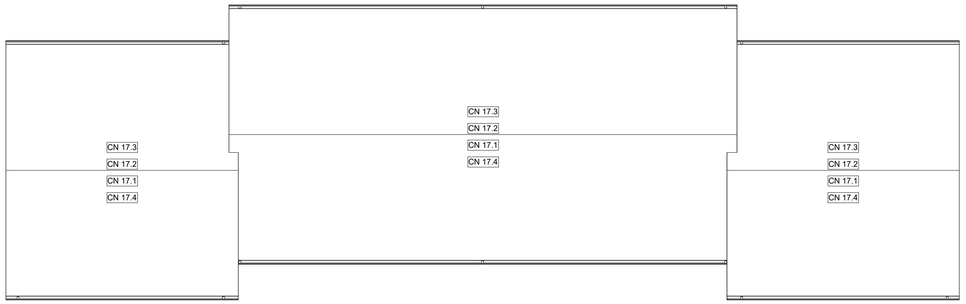
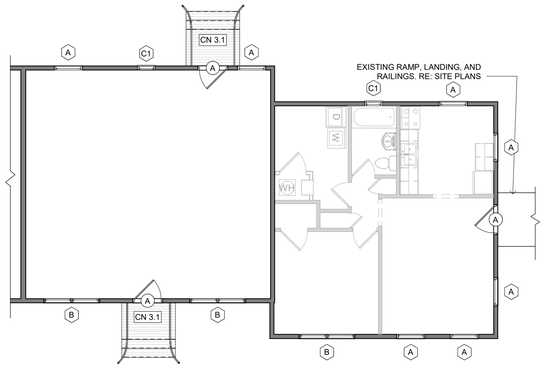
BLDG TYPE IV - FLOOR & ROOF PLANS DEMO/NEW

A2.4

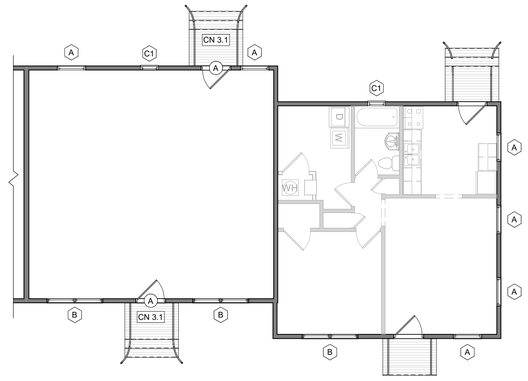
PHASE: CD



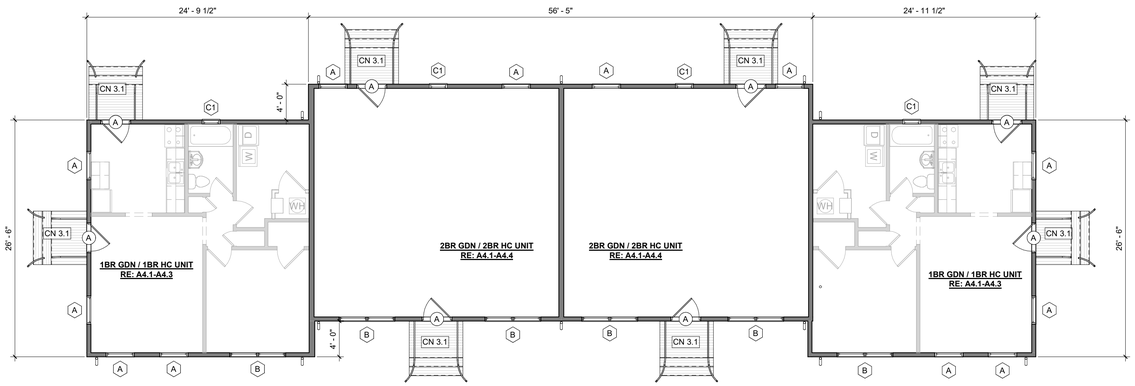
3 DEMO / NEW ROOF PLAN BLDG TYPE VIII
1/8" = 1'-0"



2 DEMO / NEW FIRST FLOOR PLAN BLDG TYPE VIII
1/8" = 1'-0" **@ BLDGS 105**



5 DEMO / NEW FIRST FLOOR PLAN BLDG TYPE VIII
1/8" = 1'-0" **@ BLDGS 110 & 111**



1 DEMO / NEW FIRST FLOOR PLAN BLDG TYPE VIII
1/8" = 1'-0" **@ BLDGS 103**

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SCOPE OF WORK BUILDING EXTERIORS

1. ROOFING (AT ALL BUILDINGS):
   a. DEMO ROOFS DOWN TO EXISTING DECKING. REPAIR OR REPLACE ALL DAMAGED SHEATHING, RAFTERS, AND/OR TRUSSES. (VERIFY EXISTING IS 15/32" MIN. THICKNESS PLYWOOD / OSB). ACCOUNT FOR 10% ROOF SHEATHING REPLACEMENT
   b. REPAIR DAMAGED OR COMPROMISED DRAFT STOPPING AND/OR FIRE STOPPING AT EXISTING LOCATIONS ONLY.
   c. INSTALL NEW LEAK BARRIER, (15# FELT), DRIP EDGE FLASHING, ROOF JACKS, RIDGE VENTS, AND INSTALL NEW 30-YEAR ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES. PROVIDE NEW BLIND METAL FLASHING AT VALLEYS. NEW SHINGLES TO BE NAILED (NOT STAPLED).
   d. REPLACE ALL EXISTING ATTIC VENTS, RIDGE VENTS, AND PIPE COLLARS. REPLACE RUSTED OR DAMAGED FLASHING. REPLACE ALL EXISTING SEALANTS.
   e. NEW DRIP EDGE TO BE INSTALLED ON ALL SIDES OF ROOFS INCLUDING ALL EAVES AND RAKES.
   f. INSTALL ICE BARRIER EXTENDING FROM EAVE'S EDGE TO A POINT 24 INCHES BEYOND THE EXTERIOR WALL CLADDING.
   g. PROVIDE ROOF VENTILATION PER THE LATEST USBC FOR NEW CONSTRUCTION
   h. PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MIN. INSTALL NEW BAFFLES AT VENTED SOFFITS TO ENSURE PROPER ATTIC VENTILATION.
2. GUTTERS/DOWNSPOUTS:
   a. REPLACE ALL GUTTERS, DOWNSPOUTS AND REPLACE MISSING SPLASH BLOCKS AT EXISTING LOCATIONS.
   b. PROVIDE NEW SEAMLESS ALUMINUM 5"-6" GUTTERS WITH 3"-4" DOWNSPOUTS.
   c. PROVIDE NEW DRIP EDGES ON ALL FASCIA BOARDS INCLUDING GABLE RAKES. DRIP EDGE MUST EXTEND MIN. OF 2" UNDER THE SHINGLES.
   d. GUTTER SPANS BETWEEN DOWNSPOUTS ARE NOT TO EXCEED 30 FEET.
   e. INSTALL GUTTER WEDGED GUTTER CLIPS AT SLOPED FASCIAS.
      1. INSTALL CONCRETE BLOCKS TO SLOPE AWAY FROM BUILDINGS OR DOWNSPOUT EXTENSIONS TO AT LEAST 6' FROM BUILDINGS AT LOCATIONS WITHOUT DRAINS. AVOID WATER DRAINAGE OVER SIDEWALKS.
3. SIDING AND TRIM:
   a. REMOVE ALL EXISTING VINYL SIDING TO EXISTING SHEATHING. REPLACE ANY DAMAGED WALL SHEATHING, INSTALL NEW TYVEK HOUSE WRAP AND PROVIDE NEW CEMENTITIOUS LAP SIDING (SMOOTH WITH 5" EXPOSURE MAX), AND VERTICAL (BOARD AND BATTEN) CEMENTITIOUS SIDING (REPLACE AREAS EXISTING IN LIKE STYLE – RE: EXTERIOR ELEVATIONS AND VERIFY ON SITE).
   b. DO NOT INSTALL NEW SIDING OVER MATERIALS SUCH AS VINYL SIDING, THERMO-PLY®, OR OTHER FLEXIBLE MATERIALS.
   c. MATERIAL SUCH AS T1-11, WOOD SIDING, OR HARDBOARD LAP-SIDING MAY BE USED AS BACKING FOR NEW SIDING, PROVIDED IT IS IN GOOD CONDITION.
   d. REPAIR, REPLACE, AND RE-NAIL ALL SECTIONS OF DAMAGED SIDING OR SHEATHING TO PROVIDE A UNIFORM AND FLAT SURFACE.
   e. FASTEN SIDING TO FRAMING WITH NAILS PENETRATING A MINIMUM 3/4 OF AN INCH INTO STUDS.
   f. INSTALL MOUNTING BLOCKS FOR ALL PENETRATIONS IN SIDING SUCH AS ELECTRICAL, PLUMBING, HVAC, AND DUCTWORK ETC.
   g. REPLACE ALL EXISTING FASCIA, TRIM, AND VENTED SOFFITS WITH NEW FIBER CEMENT COMPONENTS AND VENTED SOFFITS. RE: DRAWINGS.
   h. PROVIDE MANUFACTURERS OR COMPOSITE TRIM / MOULDING AND SEAL ALL THROUGH WALL PENETRATIONS. REPLACE ALL EXTERIOR WALL VENTS WITH NEW.
   i. NEW SIDING SHALL HAVE SOLID BACKING OF PLYWOOD, OSB, GYPSUM, OR SIMILAR MATERIAL. SIDING SHALL BE INSTALLED OVER AN INDEPENDENT DRAINAGE PLANE, SUCH AS TYVEK® OR EQUAL.
   j. ALL NEW PANEL TYPE SIDING TO BE INSTALLED OVER VERTICAL OR CORRUGATED FURRING TO ALLOW ADEQUATE DRAINAGE AND VENTILATION.
4. EXTERIOR BRICK STEPS AND STOOPS: REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR. REMOVE STOOPS AS SHOWN ON OVERALL BUILDING PLANS. BACKFILL, GRADE AND SEED AND STRAW AREAS WHERE REMOVED.
5. PAINTING: CLEAN, PREP AND PAINT ALL PREVIOUSLY PAINTED EXTERIOR SURFACES, DOORS WINDOW SHUTTERS, DISCONNECT BOXES, METAL STAIRS AND RAILINGS, ETC.
6. EXTERIOR DOORS:
   a. UNIT ENTRY DOORS: REMOVE AND REPLACE ALL EXTERIOR FRONT AND REAR ENTRY DOORS AND FRAMES WITH NEW SMOOTH 6 PANEL ENERGY STAR 1 ½" THICK FIBERGLASS OR METAL-CLAD INSULATED ENTRY DOORS WITH NO-ROT WOOD FRAMES, INCLUDING NEW DOOR HARDWARE (LEVER, EYE VIEWERS, DEADBOLT – GRADE 3), THRESHOLDS AND WEATHER-STRIPPING.
   b. WOODEN DOOR JAMBS AND MOLDING REQUIRE COMPOSITE MATERIAL, SUCH AS FRAMESAVER® OR EQUAL, AT THEIR LOWEST POINTS.
7. WINDOWS: REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. (VINYL E-STAR WINDOWS AT NON HISTORIC LEASING OFFICE).
   a. PROVIDE NEW TRIM AND FLASHING. INSTALL A CONTINUOUS BEAD OF SILICONE CAULK BEHIND ALL NAIL FINS BEFORE INSTALLING NEW ALUMINUM CLAD WOOD WINDOWS PER MANUFACTURER'S SPECIFICATIONS.
   b. PROVIDE MINIMUM ½ INCH THICK INSULATED GLASS.
   c. PROVIDE MINIMUM 10-YEAR WARRANTIES FOR MATERIAL AND BREAKAGE OF SEAL.
   d. PROVIDE THERMAL BREAK FOR ALUMINUM FRAMES.
   e. PROVIDE NEW CONSTRUCTION WINDOWS WHEN REPLACING SIDING.
   f. PROVIDE BACK DAM FLASHING AT SILL AND EXTEND SILL FLASHING AT LEAST 6 INCHES UP JAMBS.
   g. INSTALL AND FLASH PER MANUFACTURER'S SPECIFICATIONS. PERFORM INITIAL REPLACEMENT WITH CONSTRUCTION
8. LIGHTING: REPLACE ALL EXISTING EXTERIOR POLE LIGHT HEADS, TENANT CONTROLLED UNIT PORCH AND ENTRY DOOR LIGHTS, AND WALL PACKS WITH NEW LED LIGHT FIXTURES.
9. STRUCTURED CABLING: REMOVE ALL CABLING RUN ON EXTERIOR WALLS AND PROVIDE NEW CABLING TO FROM ALL LIVING ROOMS AND BEDROOMS TO A SINGLE EXTERIOR DEMARK BOX FOR CABLE COMPANIES TO GAIN ACCESS TO EACH UNIT.
10. SEALANTS AND CAULKING: SEAL AT ALL EXTERIOR DOORS, WINDOWS, PLUMBING, AND ELECTRICAL PENETRATIONS TO PREVENT MOISTURE AND AIR LEAKAGE.

CRAWL SPACES

1. CLEANING AND DEBRIS REMOVAL:
   a. CONTRACTOR SHALL REMOVE AND/OR REPAIR ANY EXPOSED OR DAMAGED WIRING AND PIPING WITHIN THE CRAWLSPACE.
   b. COMPLETELY REMOVE AND PROPERLY DISPOSE OF ANY HAZARDOUS MATERIALS, IF ANY, INCLUDED BUT NOT LIMITED TO PESTICIDES, CREOSOTE-TREATED LUMBER ETC. COMPLETELY REMOVE AND PROPERLY DISPOSE OF ANY BUILDING MATERIALS OR OTHER IN THE CRAWLSPACE. REMOVE ALL ABANDONED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES (INCLUDING BARRELS / STORAGE TANKS) WITHIN CRAWL SPACES.
   c. VIRGINIA HOUSING MAY APPROVE ABANDONED MATERIAL THAT IS SECURED, SEALED AND CONCEALED.
2. EXTERIOR MOISTURE SOURCES:
   a. WHILE NOT ANTICIPATED, FOUNDATION WATERPROOFING MAY BE REQUIRED IF A HIGH-WATER TABLE IS DETECTED. CONTRACTOR TO NOTIFY ARCHITECT IF A HIGH-WATER TABLE IS DETECTED. IF INSTALLED, WATERPROOFING TO INCLUDE A DAMP-PROOFING APPLIED TO THE EXTERIOR OF THE CRAWLSPACE WALL AS WELL AS INSTALLING A FRENCH DRAIN SYSTEM AROUND THE PERIMETER FOOTINGS.
   b. ACCESS DOOR: CONTRACTOR TO REMOVE AND REPLACE EXISTING ACCESS DOORS WITH NEW CODE COMPLIANT CRAWLSPACE DOORS. NEW ACCESS DOORS SHALL NOT BE LESS THAN 18 INCHES BY 24 INCHES AND SHALL BE POSITIONED TO ACCESS ALL AREAS OF THE CRAWLSPACE. DOORS MUST BE SEALED AND GASKETED AS WELL AS HAVE A LOCKING DEVICE.
3. INTERIOR MOISTURE SOURCES - CONTRACTOR SHALL IDENTIFY ANY SOURCES OF STANDING WATER WITHIN THE CRAWLSPACE AND NOTIFY OWNER IF EXCESSIVE MITIGATION IS REQUIRED. SOME SOURCES ARE LISTED BELOW:
   a. LEAKING DRAINS OR SUPPLY PLUMBING: CONTRACTOR TO VERIFY THROUGH INSPECTION ALL DRAINS AND SUPPLY PLUMBING LOCATED WITHIN THE CRAWLSPACE TO MAKE SURE NO LEAKS ARE ADDING MOISTURE TO THE SPACE.
   b. MECHANICAL SYSTEM CONDENSATE DRAIN: CONTRACTOR TO INSPECT THE CONDENSATE DRAIN FROM THE AIR HANDLER TO THE DISCHARGE POINT. LINE MUST BE PROPERLY SUPPORTED AND DISCHARGED TO A FLOOR DRAIN FITTING OR SANITARY SEWER.
   c. SUMP PUMP: INSTALL SUMP PUMP (1 PER CRAWL SPACE) DISCHARGING TO DAYLIGHT FOR ANY AREA ACCUMULATING WATER.
4. OTHER CONTAMINANTS:
   a. ANIMAL INFESTATION: CONTRACTOR SHALL CONDUCT THOROUGH CLEANUP OF ANIMAL DROPPINGS OR CARCASSES OF ANIMALS IF PRESENT IN CRAWLSPACES. LOCAL ANIMAL CONTROL AGENCY TO BE CONTACTED IF ANIMAL POPULATIONS ARE PRESENT AND NOTIFY THE OWNER AND ARCHITECT.
   b. PEST CONTROL: CONTRACTOR SHALL VERIFY NO SIGNS OF TERMITES OR CARPENTER ANTS ARE PRESENT. CONTRACTOR TO NOTIFY THE OWNER AND ARCHITECT IF PRESENT AND DISCUSS MITIGATION PLAN.
5. THERMAL:
   a. CONTRACTOR SHALL REMOVE AND REPLACE ALL EXISTING UNDER FLOOR INSULATION. INSTALL NEW INSULATION IN CRAWLSPACES TO MEET VIRGINIA ENERGY CODE'S MINIMUM REQUIREMENTS FOR NEW CONSTRUCTION. (R-19 BETWEEN FLOOR FRAMING).
   b. VAPOR BARRIER: INSTALL A MINIMUM 6 MIL VAPOR BARRIER AT FLOOR WITH SEAMS OVERLAPPED 12 INCHES. EDGES AND SEAMS TO BE TAPED.
   c. EXISTING FOUNDATION VENTS: ENSURE EXISTING VENTING IS ADEQUATE AND PROVIDE ADDITIONAL / RELOCATE VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW WORK, ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
6. ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
7. CONTRACTOR TO REFERENCE G SHEETS FOR ADDITIONAL REQUIREMENTS
8. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND VIRGINA HOUSING REQUIREMENTS.

WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

NEW CONSTRUCTION - KEYED NOTES

- (X) REMOVE AND REPLACE EXISTING UNIT ENTRY DOORS AND FRAMES W/ NEW 6 PANEL FIBERGLASS OR INSULATED METAL DOORS. RE: DOOR SCHEDULE
- (X) REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. RE: WINDOW SCHEDULE.

CN 3.1 EXTERIOR STOOPS, STEPS AND RAILINGS (ALL BUILDINGS):
   a. REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR.
   b. REMOVE AND REPLACE EXISTING HANDRAILS AT ALL FRONT STOOPS AND AT REAR STOOPS THAT REMAIN WITH NEW CODE COMPLIANT PAINTED STEEL HANDRAILS. NEW EXTERIOR STEEL PRODUCTS: POWDER COAT, GALVANIZE OR PROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-YEAR MATERIAL WARRANTY. PREPARE SURFACES PER WARRANTY REQUIREMENTS. PRIME AND PAINT STEEL PRIOR TO PLACEMENT IN CONCRETE.

CN 3.2 CRAWL SPACES:
   a. REMOVE ALL DEBRIS, ABANDONED EQUIPMENT AND WOOD FROM EXISITNG CRAWL SPACES.
   b. INSTALL NEW VAPOR BARRIERS
   c. INTALL NEW SUMP PUMPS
   d. REMOVE AND REPLACE INSULATION.
   e. RE: SCOPE OF WORK BUILDING EXTERIORS

CN 4.1 EXTERIOR LAP SIDING (ALL BUILDINGS):
   a. REMOVE ALL EXISTING VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
   b. INSTALL NEW FIBER CEMENT LAP SIDING W/ SMOOTH FINISH OVER NEW HOUSE WRAP.

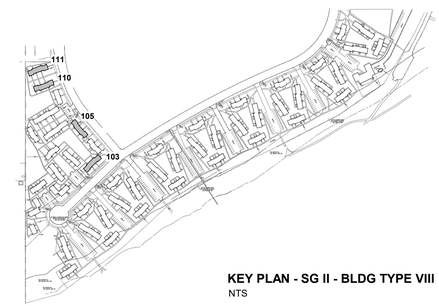
CN 4.2 EXTERIOR BOARD & BATTEN SIDING (ALL BUILDINGS):
   a. REMOVE ALL EXISTING VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
   b. INSTALL NEW BOARD AND BATTEN FIBER CEMENT SIDING W/ SMOOTH FINISH OVER NEW HOUSE WRAP.

CN 17.1 ROOFING (AT ALL BUILDINGS): REMOVE AND REPLACE ALL FELT, FLASHING, DRIP EDGE, SHINGLES, BOOTS, FASICAS, AND RIDGE VENTS, AND REPLACE WITH NEW. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT). NEW SHINGLES TO BE ANTI-FUNGAL, COMPOSITION SHINGLES W/ 30-YR WARRANTY OVER NEW ROOF MEMBRANE / SELF ADHERING ICE AND WATER SHIELD.PROVIDE NEW RIDGE VENTS WHERE NOT PREVIOUSLY INSTALLED.

CN 17.2 SOFFITS (ALL BUILDINGS): REMOVE AND REPLACE ALL EXISITNG VINYL SOFFITS WITH NEW FIBER CEMENT VENTED SOFFITS.

CN 17.3 GUTTERS AND DOWNSPOUTS: (AT ALL BUILDINGS): REMOVE AND REPLACE ALL EXISTING GUTTERS AND DOWNSPOUTS. PROVIDE 5" SEAMLESS GUTTERS AND NEW ALUMINUM DRIP EDGE ON ALL GABLE RAKES AND FASCIA BOARDS.

CN 17.4 PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MINIMUM



KEY PLAN - SG II - BLDG TYPE VIII
NTS

REVISIONS

APPROVAL

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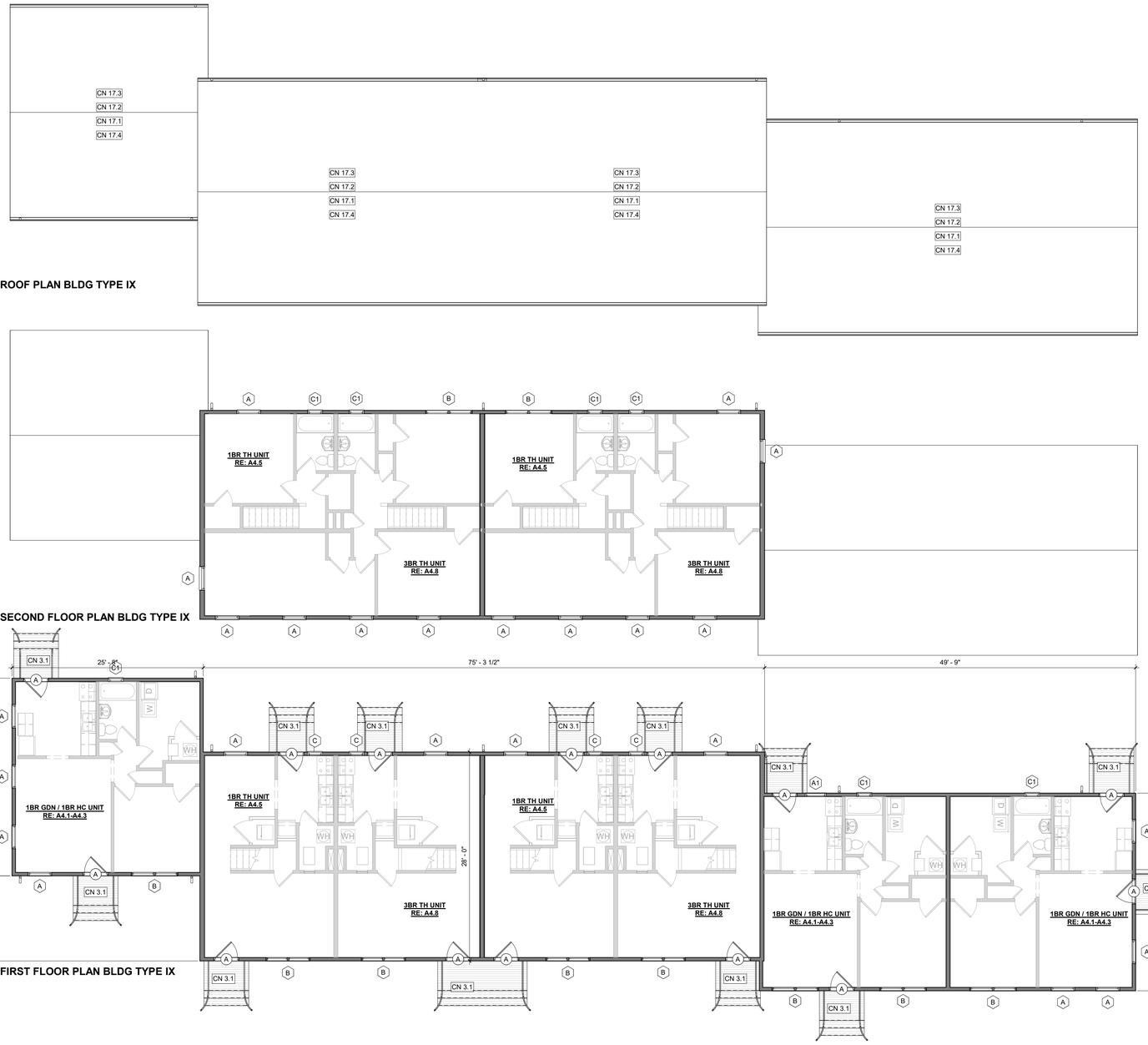
ISSUED FOR:
PERMITTING

JOB NUMBER: 19-009
ISSUED: 04/18/2025

BLDG TYPE VIII - FLOOR & ROOF PLANS DEMO/NEW

A2.8

PHASE: CD



4 **DEMO / NEW ROOF PLAN BLDG TYPE IX**
1/8" = 1'-0"

1 **DEMO / NEW FIRST FLOOR PLAN BLDG TYPE IX**
1/8" = 1'-0"

SCOPE OF WORK BUILDING EXTERIORS

1. ROOFING (AT ALL BUILDINGS):
   a. DEMO ROOFS DOWN TO EXISTING DECKING. REPAIR OR REPLACE ALL DAMAGED SHEATHING, RAFTERS, AND/OR TRUSSES. (VERIFY EXISTING IS 15/32" MIN. THICKNESS PLYWOOD / OSB). ACCOUNT FOR 10% ROOF SHEATHING REPLACEMENT
   b. REPAIR DAMAGED OR COMPROMISED DRAFT STOPPING AND/OR FIRE STOPPING AT EXISTING LOCATIONS ONLY.
   c. INSTALL NEW LEAK BARRIER, (15# FELT), DRIP EDGE FLASHING, ROOF JACKS, RIDGE VENTS, AND INSTALL NEW 30-YEAR ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES. PROVIDE NEW BLIND METAL FLASHING AT VALLEYS. NEW SHINGLES TO BE NAILED (NOT STAPLED).
   d. REPLACE ALL EXISTING ATTIC VENTS, RIDGE VENTS, AND PIPE COLLARS. REPLACE RUSTED OR DAMAGED FLASHING. REPLACE ALL EXISTING SEALANTS.
   e. NEW DRIP EDGE TO BE INSTALLED ON ALL SIDES OF ROOFS INCLUDING ALL EAVES AND RAKES.
   f. INSTALL ICE BARRIER EXTENDING FROM EAVE'S EDGE TO A POINT 24 INCHES BEYOND THE EXTERIOR WALL CLADDING.
   g. PROVIDE ROOF VENTILATION PER THE LATEST USBC FOR NEW CONSTRUCTION
   h. PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MIN. INSTALL NEW BAFFLES AT VENTED SOFFITS TO ENSURE PROPER ATTIC VENTILATION.
2. GUTTERS/DOWNSPOUTS:
   a. REPLACE ALL GUTTERS, DOWNSPOUTS AND REPLACE MISSING SPLASH BLOCKS AT EXISTING LOCATIONS.
   b. PROVIDE NEW SEAMLESS ALUMINUM 5"-6" GUTTERS WITH 3"-4" DOWNSPOUTS.
   c. PROVIDE NEW DRIP EDGES ON ALL FASCIA BOARDS INCLUDING GABLE RAKES. DRIP EDGE MUST EXTEND MIN. OF 2" UNDER THE SHINGLES.
   d. GUTTER SPANS BETWEEN DOWNSPOUTS ARE NOT TO EXCEED 30 FEET.
   e. INSTALL GUTTER WEDGED GUTTER CLIPS AT SLOPED FASCIAS.
   1. INSTALL CONCRETE BLOCKS TO SLOPE AWAY FROM BUILDINGS OR DOWNSPOUT EXTENSIONS TO AT LEAST 6' FROM BUILDINGS AT LOCATIONS WITHOUT DRAINS. AVOID WATER DRAINAGE OVER SIDEWALKS.
3. SIDING AND TRIM:
   a. REMOVE ALL EXISTING VINYL SIDING TO EXISTING SHEATHING. REPLACE ANY DAMAGED WALL SHEATHING, INSTALL NEW TYVEK HOUSE WRAP AND PROVIDE NEW CEMENTITIOUS LAP SIDING (SMOOTH WITH 5" EXPOSURE MAX), AND VERTICAL (BOARD AND BATTEN) CEMENTITIOUS SIDING (REPLACE AREAS EXISTING IN LIKE STYLE – RE: EXTERIOR ELEVATIONS AND VERIFY ON SITE).
   b. DO NOT INSTALL NEW SIDING OVER MATERIALS SUCH AS VINYL SIDING, THERMO-PLY®, OR OTHER FLEXIBLE MATERIALS.
   c. MATERIAL SUCH AS T1-11, WOOD SIDING, OR HARDBOARD LAP-SIDING MAY BE USED AS BACKING FOR NEW SIDING, PROVIDED IT IS IN GOOD CONDITION.
   d. REPAIR, REPLACE, AND RE-NAIL ALL SECTIONS OF DAMAGED SIDING OR SHEATHING TO PROVIDE A UNIFORM AND FLAT SURFACE.
   e. FASTEN SIDING TO FRAMING WITH NAILS PENETRATING A MINIMUM 3/4 OF AN INCH INTO STUDS.
   f. INSTALL MOUNTING BLOCKS FOR ALL PENETRATIONS IN SIDING SUCH AS ELECTRICAL, PLUMBING, HVAC, AND DUCTWORK ETC.
   g. REPLACE ALL EXISTING FASCIA, TRIM, AND VENTED SOFFITS WITH NEW FIBER CEMENT COMPONENTS AND VENTED SOFFITS. RE: DRAWINGS.
   h. PROVIDE MANUFACTURERS OR COMPOSITE TRIM / MOULDING AND SEAL ALL THROUGH WALL PENETRATIONS. REPLACE ALL EXTERIOR WALL VENTS WITH NEW.
   i. NEW SIDING SHALL HAVE SOLID BACKING OF PLYWOOD, OSB, GYPSUM, OR SIMILAR MATERIAL. SIDING SHALL BE INSTALLED OVER AN INDEPENDENT DRAINAGE PLANE, SUCH AS TYVEK® OR EQUAL.
   j. ALL NEW PANEL TYPE SIDING TO BE INSTALLED OVER VERTICAL OR CORRUGATED FURRING TO ALLOW ADEQUATE DRAINAGE AND VENTILATION.
4. EXTERIOR BRICK STEPS AND STOOPS: REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR. REMOVE STOOPS AS SHOWN ON OVERALL BUILDING PLANS. BACKFILL, GRADE AND SEED AND STRAW AREAS WHERE REMOVED.
5. PAINTING: CLEAN, PREP AND PAINT ALL PREVIOUSLY PAINTED EXTERIOR SURFACES, DOORS WINDOW SHUTTERS, DISCONNECT BOXES, METAL STAIRS AND RAILINGS, ETC.
6. EXTERIOR DOORS:
   a. UNIT ENTRY DOORS: REMOVE AND REPLACE ALL EXTERIOR FRONT AND REAR ENTRY DOORS AND FRAMES WITH NEW SMOOTH 6 PANEL ENERGY STAR 1 ½" THICK FIBERGLASS OR METAL-CLAD INSULATED ENTRY DOORS WITH NO-ROT WOOD FRAMES, INCLUDING NEW DOOR HARDWARE (LEVER, EYE VIEWERS, DEADBOLT – GRADE 3), THRESHOLDS AND WEATHER-STRIPPING.
   b. WOODEN DOOR JAMBS AND MOLDING REQUIRE COMPOSITE MATERIAL, SUCH AS FRAMESAVER® OR EQUAL, AT THEIR LOWEST POINTS.
7. WINDOWS: REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. (VINYL E-STAR WINDOWS AT NON HISTORIC LEASING OFFICE).
   a. PROVIDE NEW TRIM AND FLASHING. INSTALL A CONTINUOUS BEAD OF SILICONE CAULK BEHIND ALL NAIL FINS BEFORE INSTALLING NEW ALUMINUM CLAD WOOD WINDOWS PER MANUFACTURER'S SPECIFICATIONS.
   b. PROVIDE MINIMUM ½ INCH THICK INSULATED GLASS.
   c. PROVIDE MINIMUM 10-YEAR WARRANTIES FOR MATERIAL AND BREAKAGE OF SEAL.
   d. PROVIDE THERMAL BREAK FOR ALUMINUM FRAMES.
   e. PROVIDE NEW CONSTRUCTION WINDOWS WHEN REPLACING SIDING.
   f. PROVIDE BACK DAM FLASHING AT SILL AND EXTEND SILL FLASHING AT LEAST 6 INCHES UP JAMBS.
   g. INSTALL AND FLASH PER MANUFACTURER'S SPECIFICATIONS. PERFORM INITIAL REPLACEMENT WITH CONSTRUCTION
8. LIGHTING: REPLACE ALL EXISTING EXTERIOR POLE LIGHT HEADS, TENANT CONTROLLED UNIT PORCH AND ENTRY DOOR LIGHTS, AND WALL PACKS WITH NEW LED LIGHT FIXTURES.
9. STRUCTURED CABLING: REMOVE ALL CABLING RUN ON EXTERIOR WALLS AND PROVIDE NEW CABLING TO FROM ALL LIVING ROOMS AND BEDROOMS TO A SINGLE EXTERIOR DEMARK BOX FOR CABLE COMPANIES TO GAIN ACCESS TO EACH UNIT.
10. SEALANTS AND CAULKING: SEAL AT ALL EXTERIOR DOORS, WINDOWS, PLUMBING, AND ELECTRICAL PENETRATIONS TO PREVENT MOISTURE AND AIR LEAKAGE.

CRAWL SPACES

1. CLEANING AND DEBRIS REMOVAL:
   a. CONTRACTOR SHALL REMOVE AND/OR REPAIR ANY EXPOSED OR DAMAGED WIRING AND PIPING WITHIN THE CRAWLSPACE.
   b. COMPLETELY REMOVE AND PROPERLY DISPOSE OF ANY HAZARDOUS MATERIALS, IF ANY, INCLUDED BUT NOT LIMITED TO PESTICIDES, CREOSOTE-TREATED LUMBER ETC. COMPLETELY REMOVE AND PROPERLY DISPOSE OF ANY BUILDING MATERIALS OR OTHER IN THE CRAWLSPACE. REMOVE ALL ABANDONED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES (INCLUDING BARRELS / STORAGE TANKS) WITHIN CRAWL SPACES.
   c. VIRGINIA HOUSING MAY APPROVE ABANDONED MATERIAL THAT IS SECURED, SEALED AND CONCEALED.
2. EXTERIOR MOISTURE SOURCES:
   a. WHILE NOT ANTICIPATED, FOUNDATION WATERPROOFING MAY BE REQUIRED IF A HIGH-WATER TABLE IS DETECTED. CONTRACTOR TO NOTIFY ARCHITECT IF A HIGH-WATER TABLE IS DETECTED. IF INSTALLED, WATERPROOFING TO INCLUDE A DAMP-PROOFING APPLIED TO THE EXTERIOR OF THE CRAWLSPACE WALL AS WELL AS INSTALLING A FRENCH DRAIN SYSTEM AROUND THE PERIMETER FOOTINGS.
   b. ACCESS DOOR: CONTRACTOR TO REMOVE AND REPLACE EXISTING ACCESS DOORS WITH NEW CODE COMPLIANT CRAWLSPACE DOORS. NEW ACCESS DOORS SHALL NOT BE LESS THAN 18 INCHES BY 24 INCHES AND SHALL BE POSITIONED TO ACCESS ALL AREAS OF THE CRAWLSPACE. DOORS MUST BE SEALED AND GASKETED AS WELL AS HAVE A LOCKING DEVICE.
3. INTERIOR MOISTURE SOURCES - CONTRACTOR SHALL IDENTIFY ANY SOURCES OF STANDING WATER WITHIN THE CRAWLSPACE AND NOTIFY OWNER IF EXCESSIVE MITIGATION IS REQUIRED. SOME SOURCES ARE LISTED BELOW:
   a. LEAKING DRAINS OR SUPPLY PLUMBING: CONTRACTOR TO VERIFY THROUGH INSPECTION ALL DRAINS AND SUPPLY PLUMBING LOCATED WITHIN THE CRAWLSPACE TO MAKE SURE NO LEAKS ARE ADDING MOISTURE TO THE SPACE.
   b. MECHANICAL SYSTEM CONDENSATE DRAIN: CONTRACTOR TO INSPECT THE CONDENSATE DRAIN FROM THE AIR HANDLER TO THE DISCHARGE POINT. LINE MUST BE PROPERLY SUPPORTED AND DISCHARGED TO A FLOOR DRAIN FITTING OR SANITARY SEWER.
   c. SUMP PUMP: INSTALL SUMP PUMP (1 PER CRAWL SPACE) DISCHARGING TO DAYLIGHT FOR ANY AREA ACCUMULATING WATER.
4. OTHER CONTAMINANTS:
   a. ANIMAL INFESTATION: CONTRACTOR SHALL CONDUCT THOROUGH CLEANUP OF ANIMAL DROPPINGS OR CARCASSES OF ANIMALS IF PRESENT IN CRAWLSPACES. LOCAL ANIMAL CONTROL AGENCY TO BE CONTACTED IF ANIMAL POPULATIONS ARE PRESENT AND NOTIFY THE OWNER AND ARCHITECT.
   b. PEST CONTROL: CONTRACTOR SHALL VERIFY NO SIGNS OF TERMITES OR CARPENTER ANTS ARE PRESENT. CONTRACTOR TO NOTIFY THE OWNER AND ARCHITECT IF PRESENT AND DISCUSS MITIGATION PLAN.
5. THERMAL:
   a. CONTRACTOR SHALL REMOVE AND REPLACE ALL EXISTING UNDER FLOOR INSULATION. INSTALL NEW INSULATION IN CRAWLSPACES TO MEET VIRGINIA ENERGY CODE'S MINIMUM REQUIREMENTS FOR NEW CONSTRUCTION. (R-19 BETWEEN FLOOR FRAMING).
   b. VAPOR BARRIER: INSTALL A MINIMUM 6 MIL VAPOR BARRIER AT FLOOR WITH SEAMS OVERLAPPED 12 INCHES. EDGES AND SEAMS TO BE TAPED.
   c. EXISTING FOUNDATION VENTS: ENSURE EXISTING VENTING IS ADEQUATE AND PROVIDE ADDITIONAL / RELOCATE VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW WORK, ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
6. ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
7. CONTRACTOR TO REFERENCE G SHEETS FOR ADDITIONAL REQUIREMENTS
8. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND VIRGINA HOUSING REQUIREMENTS.

WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

NEW CONSTRUCTION - KEYED NOTES

- (X) REMOVE AND REPLACE EXISTING UNIT ENTRY DOORS AND FRAMES W/ NEW 6 PANEL FIBERGLASS OR INSULATED METAL DOORS. RE: DOOR SCHEDULE
- (X) REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. RE: WINDOW SCHEDULE.

CN 3.1 EXTERIOR STOOPS, STEPS AND RAILINGS (ALL BUILDINGS):
   a. REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR.
   b. REMOVE AND REPLACE EXISTING HANDRAILS AT ALL FRONT STOOPS AND AT REAR STOOPS THAT REMAIN WITH NEW CODE COMPLIANT PAINTED STEEL HANDRAILS. NEW EXTERIOR STEEL PRODUCTS: POWDER COAT, GALVANIZE OR PROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-YEAR MATERIAL WARRANTY. PREPARE SURFACES PER WARRANTY REQUIREMENTS. PRIME AND PAINT STEEL PRIOR TO PLACEMENT IN CONCRETE.

CN 3.2 CRAWL SPACES:
   a. REMOVE ALL DEBRIS, ABANDONED EQUIPMENT AND WOOD FROM EXISITNG CRAWL SPACES.
   b. INSTALL NEW VAPOR BARRIERS
   c. INTALL NEW SUMP PUMPS
   d. REMOVE AND REPLACE INSULATION.
   e. RE: SCOPE OF WORK BUILDING EXTERIORS

CN 4.1 EXTERIOR LAP SIDING (ALL BUILDINGS):
   a. REMOVE ALL EXISITNG VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
   b. INSTALL NEW FIBER CEMENT LAP SIDING W/ SMOOTH FINISH OVER NEW HOUSE WRAP.

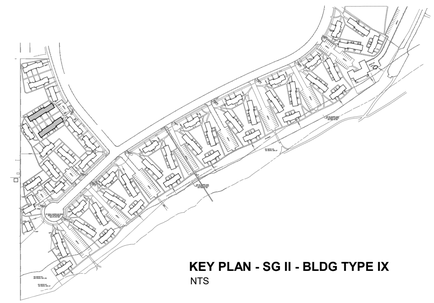
CN 4.2 EXTERIOR BOARD & BATTEN SIDING (ALL BUILDINGS):
   a. REMOVE ALL EXISITNG VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
   b. INSTALL NEW BOARD AND BATTEN FIBER CEMENT SIDING W/ SMOOTH FINISH OVER NEW HOUSE WRAP.

CN 17.1 ROOFING (AT ALL BUILDINGS): REMOVE AND REPLACE ALL FELT, FLASHING, DRIP EDGE, SHINGLES, BOOTS, FASICAS, AND RIDGE VENTS, AND REPLACE WITH NEW. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT). NEW SHINGLES TO BE ANTI-FUNGAL, COMPOSITION SHINGLES W/ 30-YR WARRANTY OVER NEW ROOF MEMBRANE / SELF ADHERING ICE AND WATER SHIELD.PROVIDE NEW RIDGE VENTS WHERE NOT PREVIOUSLY INSTALLED.

CN 17.2 SOFFITS (ALL BUILDINGS): REMOVE AND REPLACE ALL EXISITNG VINYL SOFFITS WITH NEW FIBER CEMENT VENTED SOFFITS.

CN 17.3 GUTTERS AND DOWNSPOUTS: (AT ALL BUILDINGS): REMOVE AND REPLACE ALL EXISTING GUTTERS AND DOWNSPOUTS. PROVIDE 5" SEAMLESS GUTTERS AND NEW ALUMINUM DRIP EDGE ON ALL GABLE RAKES AND FASCIA BOARDS.

CN 17.4 PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MINIMUM



KEY PLAN - SG II - BLDG TYPE IX
NTS

REVISIONS

APPROVAL

COMMONWEALTH OF VIRGINIA
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ISSUED FOR:
PERMITTING

JOB NUMBER: 19-009

ISSUED: 04/18/2025

BLDG TYPE IX - FLOOR & ROOF PLANS DEMO/NEW

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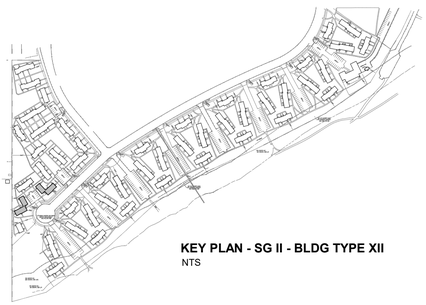

KEY PLAN - SG II - BLDG TYPE XII
NTS

NEW CONSTRUCTION - KEYED NOTES

- (X) REMOVE AND REPLACE EXISTING UNIT ENTRY DOORS AND FRAMES W/ NEW 6 PANEL FIBERGLASS OR INSULATED METAL DOORS. RE: DOOR SCHEDULE
- (X) REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. RE: WINDOW SCHEDULE.

CN 3.1 EXTERIOR STOOPS, STEPS AND RAILINGS (ALL BUILDINGS):
- a. REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR.
- b. REMOVE AND REPLACE EXISTING HANDRAILS AT ALL FRONT STOOPS AND AT REAR STOOPS THAT REMAIN WITH NEW CODE COMPLIANT PAINTED STEEL HANDRAILS. NEW EXTERIOR STEEL PRODUCTS: POWDER COAT, GALVANIZE OR PROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-YEAR MATERIAL WARRANTY. PREPARE SURFACES PER WARRANTY REQUIREMENTS. PRIME AND PAINT STEEL PRIOR TO PLACEMENT IN CONCRETE.

CN 3.2 CRAWL SPACES:
- a. REMOVE ALL DEBRIS, ABANDONED EQUIPMENT AND WOOD FROM EXISTING CRAWL SPACES.
- b. INSTALL NEW VAPOR BARRIERS
- c. INTALL NEW SUMP PUMPS
- d. REMOVE AND REPLACE INSULATION.
- e. RE: SCOPE OF WORK BUILDING EXTERIORS

CN 4.1 EXTERIOR LAP SIDING (ALL BUILDINGS):
- a. REMOVE ALL EXISITNG VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
- b. INSTALL NEW FIBER CEMENT LAP SIDING W/ SMOOTH FINISH OVER NEW HOUSE WRAP.

CN 4.2 EXTERIOR BOARD & BATTEN SIDING (ALL BUILDINGS):
- a. REMOVE ALL EXISITNG VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
- b. INSTALL NEW BOARD AND BATTEN FIBER CEMENT SIDING W/ SMOOTH FINISH OVER NEW HOUSE WRAP.

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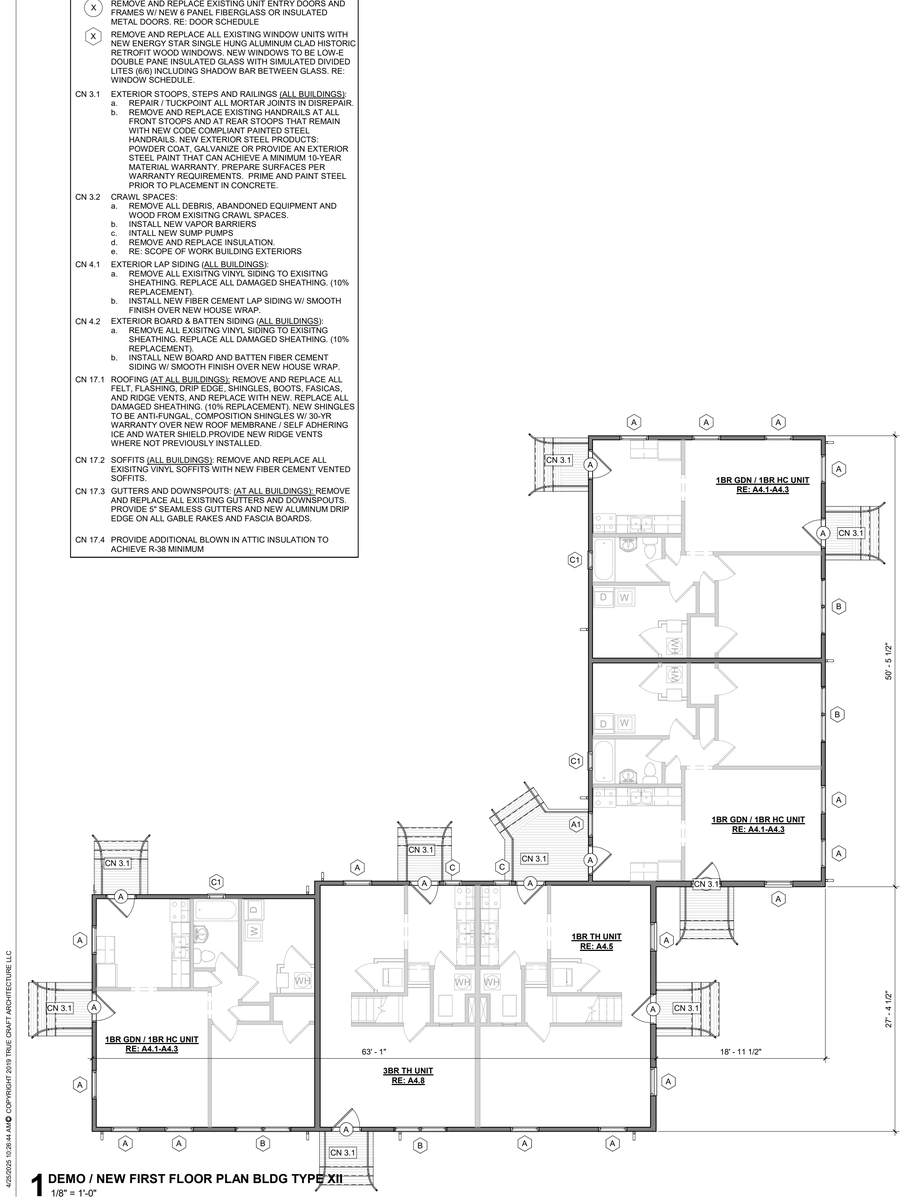
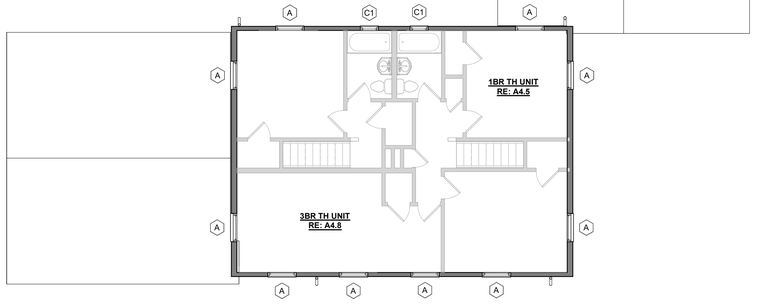
CN 17.2 SOFFITS (ALL BUILDINGS): REMOVE AND REPLACE ALL EXISITNG VINYL SOFFITS WITH NEW FIBER CEMENT VENTED SOFFITS.

CN 17.3 GUTTERS AND DOWNSPOUTS: (AT ALL BUILDINGS): REMOVE AND REPLACE ALL EXISTING GUTTERS AND DOWNSPOUTS. PROVIDE 5" SEAMLESS GUTTERS AND NEW ALUMINUM DRIP EDGE ON ALL GABLE RAKES AND FASCIA BOARDS.

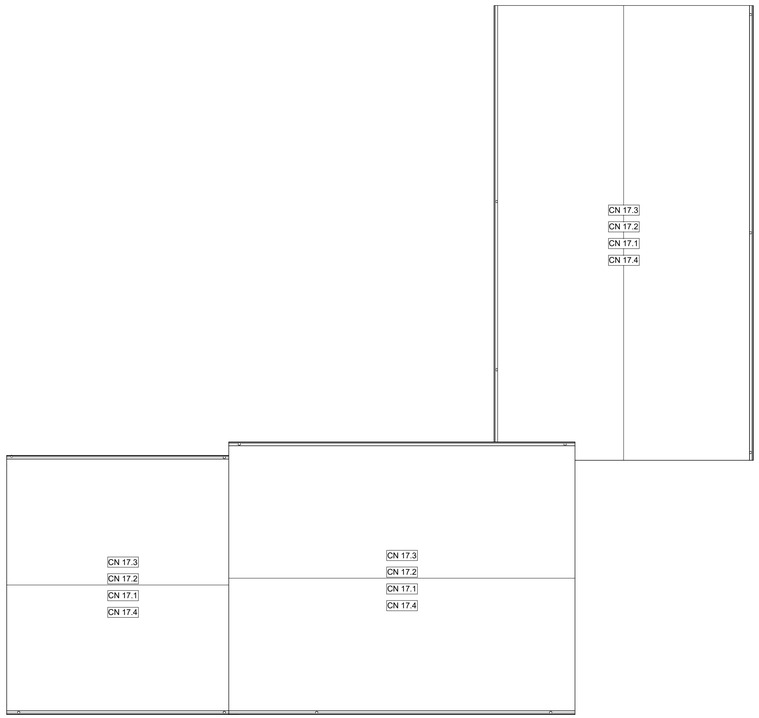
CN 17.4 PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MINIMUM



1 DEMO / NEW FIRST FLOOR PLAN BLDG TYPE XII
1/8" = 1'-0"



3 DEMO / NEW SECOND FLOOR PLAN BLDG TYPE XII
1/8" = 1'-0"



4 DEMO / NEW ROOF PLAN BLDG TYPE XII
1/8" = 1'-0"

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
6. ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
7. CONTRACTOR TO REFERENCE G SHEETS FOR ADDITIONAL REQUIREMENTS
8. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND VIRGINA HOUSING REQUIREMENTS.

WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

SCOPE OF WORK BUILDING EXTERIORS

1. ROOFING (AT ALL BUILDINGS):
   a. DEMO ROOFS DOWN TO EXISTING DECKING. REPAIR OR REPLACE ALL DAMAGED SHEATHING, RAFTERS, AND/OR TRUSSES. (VERIFY EXISTING IS 15/32" MIN. THICKNESS PLYWOOD / OSB). ACCOUNT FOR 10% ROOF SHEATHING REPLACEMENT
   b. REPAIR DAMAGED OR COMPROMISED DRAFT STOPPING AND/OR FIRE STOPPING AT EXISTING LOCATIONS ONLY.
   c. INSTALL NEW LEAK BARRIER, (15# FELT), DRIP EDGE FLASHING, ROOF JACKS, RIDGE VENTS, AND INSTALL NEW 30-YEAR ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES. PROVIDE NEW BLIND METAL FLASHING AT VALLEYS. NEW SHINGLES TO BE NAILED (NOT STAPLED).
   d. REPLACE ALL EXISTING ATTIC VENTS. RIDGE VENTS, AND PIPE COLLARS. REPLACE RUSTED OR DAMAGED FLASHING. REPLACE ALL EXISTING SEALANTS.
   e. NEW DRIP EDGE TO BE INSTALLED ON ALL SIDES OF ROOFS INCLUDING ALL EAVES AND RAKES.
   f. INSTALL ICE BARRIER EXTENDING FROM EAVE'S EDGE TO A POINT 24 INCHES BEYOND THE EXTERIOR WALL CLADDING.
   g. PROVIDE ROOF VENTILATION PER THE LATEST USBC FOR NEW CONSTRUCTION
   h. PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MIN. INSTALL NEW BAFFLES AT VENTED SOFFITS TO ENSURE PROPER ATTIC VENTILATION.
2. GUTTERS/DOWNSPOUTS:
   a. REPLACE ALL GUTTERS, DOWNSPOUTS AND REPLACE MISSING SPLASH BLOCKS AT EXISTING LOCATIONS.
   b. PROVIDE NEW SEAMLESS ALUMINUM 5"-6" GUTTERS WITH 3"-4" DOWNSPOUTS.
   c. PROVIDE NEW DRIP EDGES ON ALL FASCIA BOARDS INCLUDING GABLE RAKES. DRIP EDGE MUST EXTEND MIN. OF 2" UNDER THE SHINGLES.
   d. GUTTER SPANS BETWEEN DOWNSPOUTS ARE NOT TO EXCEED 30 FEET.
   e. INSTALL GUTTER WEDGED GUTTER CLIPS AT SLOPED FASCIAS.
      1. INSTALL CONCRETE BLOCKS TO SLOPE AWAY FROM BUILDINGS OR DOWNSPOUT EXTENSIONS TO AT LEAST 6' FROM BUILDINGS AT LOCATIONS WITHOUT DRAINS. AVOID WATER DRAINAGE OVER SIDEWALKS.
3. SIDING AND TRIM:
   a. REMOVE ALL EXISTING VINYL SIDING TO EXISTING SHEATHING. REPLACE ANY DAMAGED WALL SHEATHING, INSTALL NEW TYVEK HOUSE WRAP AND PROVIDE NEW CEMENTITIOUS LAP SIDING (SMOOTH WITH 5" EXPOSURE MAX), AND VERTICAL (BOARD AND BATTEN) CEMENTITIOUS SIDING (REPLACE AREAS EXISTING IN LIKE STYLE – RE: EXTERIOR ELEVATIONS AND VERIFY ON SITE).
   b. DO NOT INSTALL NEW SIDING OVER MATERIALS SUCH AS VINYL SIDING, THERMO-PLY®, OR OTHER FLEXIBLE MATERIALS.
   c. MATERIAL SUCH AS T1-11, WOOD SIDING, OR HARDBOARD LAP-SIDING MAY BE USED AS BACKING FOR NEW SIDING, PROVIDED IT IS IN GOOD CONDITION.
   d. REPAIR, REPLACE, AND RE-NAIL ALL SECTIONS OF DAMAGED SIDING OR SHEATHING TO PROVIDE A UNIFORM AND FLAT SURFACE.
   e. FASTEN SIDING TO FRAMING WITH NAILS PENETRATING A MINIMUM 3/4 OF AN INCH INTO STUDS.
   f. INSTALL MOUNTING BLOCKS FOR ALL PENETRATIONS IN SIDING SUCH AS ELECTRICAL, PLUMBING, HVAC, AND DUCTWORK ETC.
   g. REPLACE ALL EXISTING FASCIA, TRIM, AND VENTED SOFFITS WITH NEW FIBER CEMENT COMPONENTS AND VENTED SOFFITS. RE: DRAWINGS
   h. PROVIDE MANUFACTURERS OR COMPOSITE TRIM / MOULDING AND SEAL ALL THROUGH WALL PENETRATIONS. REPLACE ALL EXTERIOR WALL VENTS WITH NEW.
   i. NEW SIDING SHALL HAVE SOLID BACKING OF PLYWOOD, OSB, GYPSUM, OR SIMILAR MATERIAL. SIDING SHALL BE INSTALLED OVER AN INDEPENDENT DRAINAGE PLANE, SUCH AS TYVEK® OR EQUAL.
   j. ALL NEW PANEL TYPE SIDING TO BE INSTALLED OVER VERTICAL OR CORRUGATED FURRING TO ALLOW ADEQUATE DRAINAGE AND VENTILATION.
4. EXTERIOR BRICK STEPS AND STOOPS: REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR. REMOVE STOOPS AS SHOWN ON OVERALL BUILDING PLANS. BACKFILL, GRADE AND SEED AND STRAW AREAS WHERE REMOVED.
5. PAINTING: CLEAN, PREP AND PAINT ALL PREVIOUSLY PAINTED EXTERIOR SURFACES, DOORS WINDOW SHUTTERS, DISCONNECT BOXES, METAL STAIRS AND RAILINGS, ETC.
6. EXTERIOR DOORS:
   a. UNIT ENTRY DOORS: REMOVE AND REPLACE ALL EXTERIOR FRONT AND REAR ENTRY DOORS AND FRAMES WITH NEW SMOOTH 6 PANEL ENERGY STAR 1 ¾" THICK FIBERGLASS OR METAL-CLAD INSULATED ENTRY DOORS WITH NO-ROT WOOD FRAMES, INCLUDING NEW DOOR HARDWARE (LEVER, EYE VIEWERS, DEADBOLT – GRADE 3), THRESHOLDS AND WEATHER-STRIPPING.
   b. WOODEN DOOR JAMBS AND MOLDING REQUIRE COMPOSITE MATERIAL, SUCH AS FRAMESAVER® OR EQUAL, AT THEIR LOWEST POINTS.
7. WINDOWS: REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. (VINYL E-STAR WINDOWS AT NON HISTORIC LEASING OFFICE).
   a. PROVIDE NEW TRIM AND FLASHING. INSTALL A CONTINUOUS BEAD OF SILICONE CAULK BEHIND ALL NAIL FINS BEFORE INSTALLING NEW ALUMINUM CLAD WOOD WINDOWS PER MANUFACTURER'S SPECIFICATIONS.
   b. PROVIDE MINIMUM ½ INCH THICK INSULATED GLASS.
   c. PROVIDE MINIMUM 10-YEAR WARRANTIES FOR MATERIAL AND BREAKAGE OF SEAL.
   d. PROVIDE THERMAL BREAK FOR ALUMINUM FRAMES.
   e. PROVIDE NEW CONSTRUCTION WINDOWS WHEN REPLACING SIDING.
   f. PROVIDE BACK DAM FLASHING AT SILL AND EXTEND SILL FLASHING AT LEAST 6 INCHES UP JAMBS.
   g. INSTALL AND FLASH PER MANUFACTURER'S SPECIFICATIONS. PERFORM INITIAL REPLACEMENT WITH CONSTRUCTION.
8. LIGHTING: REPLACE ALL EXISTING EXTERIOR POLE LIGHT HEADS, TENANT CONTROLLED UNIT PORCH AND ENTRY DOOR LIGHTS, AND WALL PACKS WITH NEW LED LIGHT FIXTURES.
9. STRUCTURED CABLING: REMOVE ALL CABLING RUN ON EXTERIOR WALLS AND PROVIDE NEW CABLING TO FROM ALL LIVING ROOMS AND BEDROOMS TO A SINGLE EXTERIOR DEMARK BOX FOR CABLE COMPANIES TO GAIN ACCESS TO EACH UNIT.
10. SEALANTS AND CAULKING: SEAL AT ALL EXTERIOR DOORS, WINDOWS, PLUMBING, AND ELECTRICAL PENETRATIONS TO PREVENT MOISTURE AND AIR LEAKAGE.

CRAWL SPACES

1. CLEANING AND DEBRIS REMOVAL:
   a. CONTRACTOR SHALL REMOVE AND/OR REPAIR ANY EXPOSED OR DAMAGED WIRING AND PIPING WITHIN THE CRAWLSPACE.
   b. COMPLETELY REMOVE AND PROPERLY DISPOSE OF ANY HAZARDOUS MATERIALS, IF ANY, INCLUDED BUT NOT LIMITED TO PESTICIDES, CREOSOTE-TREATED LUMBER ETC. COMPLETELY REMOVE AND PROPERLY DISPOSE OF ANY BUILDING MATERIALS OR OTHER IN THE CRAWLSPACE. REMOVE ALL ABANDONED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES (INCLUDING BARRELS / STORAGE TANKS) WITHIN CRAWL SPACES.
   c. VIRGINIA HOUSING MAY APPROVE ABANDONED MATERIAL THAT IS SECURED, SEALED AND CONCEALED.
2. EXTERIOR MOISTURE SOURCES:
   a. WHILE NOT ANTICIPATED, FOUNDATION WATERPROOFING MAY BE REQUIRED IF A HIGH-WATER TABLE IS DETECTED. CONTRACTOR TO NOTIFY ARCHITECT IF A HIGH-WATER TABLE IS DETECTED. IF INSTALLED, WATERPROOFING TO INCLUDE A DAMP-PROOFING APPLIED TO THE EXTERIOR OF THE CRAWLSPACE WALL AS WELL AS INSTALLING A FRENCH DRAIN SYSTEM AROUND THE PERIMETER FOOTINGS.
   b. ACCESS DOOR: CONTRACTOR TO REMOVE AND REPLACE EXISTING ACCESS DOORS WITH NEW CODE COMPLIANT CRAWLSPACE DOORS. NEW ACCESS DOORS SHALL NOT BE LESS THAN 18 INCHES BY 24 INCHES AND SHALL BE POSITIONED TO ACCESS ALL AREAS OF THE CRAWLSPACE. DOORS MUST BE SEALED AND GASKETED AS WELL AS HAVE A LOCKING DEVICE.
3. INTERIOR MOISTURE SOURCES - CONTRACTOR SHALL IDENTIFY ANY SOURCES OF STANDING WATER WITHIN THE CRAWLSPACE AND NOTIFY OWNER IF EXCESSIVE MITIGATION IS REQUIRED. SOME SOURCES ARE LISTED BELOW:
   a. LEAKING DRAINS OR SUPPLY PLUMBING: CONTRACTOR TO VERIFY THROUGH INSPECTION ALL DRAINS AND SUPPLY PLUMBING LOCATED WITHIN THE CRAWLSPACE TO MAKE SURE NO LEAKS ARE ADDING MOISTURE TO THE SPACE.
   b. MECHANICAL SYSTEM CONDENSATE DRAIN: CONTRACTOR TO INSPECT THE CONDENSATE DRAIN FROM THE AIR HANDLER TO THE DISCHARGE POINT. LINE MUST BE PROPERLY SUPPORTED AND DISCHARGED TO A FLOOR DRAIN FITTING OR SANITARY SEWER.
   c. SUMP PUMP: INSTALL SUMP PUMP (1 PER CRAWL SPACE) DISCHARGING TO DAYLIGHT FOR ANY AREA ACCUMULATING WATER.
4. OTHER CONTAMINANTS:
   a. ANIMAL INFESTATION: CONTRACTOR SHALL CONDUCT THOROUGH CLEANUP OF ANIMAL DROPPINGS OR CARCASSES OF ANIMALS IF PRESENT IN CRAWLSPACES. LOCAL ANIMAL CONTROL AGENCY TO BE CONTACTED IF ANIMAL POPULATIONS ARE PRESENT AND NOTIFY THE OWNER AND ARCHITECT.
   b. PEST CONTROL: CONTRACTOR SHALL VERIFY NO SIGNS OF TERMITES OR CARPENTER ANTS ARE PRESENT. CONTRACTOR TO NOTIFY THE OWNER AND ARCHITECT IF PRESENT AND DISCUSS MITIGATION PLAN.
5. THERMAL:
   a. CONTRACTOR SHALL REMOVE AND REPLACE ALL EXISTING UNDER FLOOR INSULATION. INSTALL NEW INSULATION IN CRAWLSPACES TO MEET VIRGINIA ENERGY CODE'S MINIMUM REQUIREMENTS FOR NEW CONSTRUCTION. (R-19 BETWEEN FLOOR FRAMING).
   b. VAPOR BARRIER: INSTALL A MINIMUM 6 MIL VAPOR BARRIER AT FLOOR WITH SEAMS OVERLAPPED 12 INCHES. EDGES AND SEAMS TO BE TAPED.
   c. EXISTING FOUNDATION VENTS: ENSURE EXISTING VENTING IS ADEQUATE AND PROVIDE ADDITIONAL / RELOCATE VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE.

REVISIONS

APPROVAL

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STUART GARDENS PHASE II

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ISSUED FOR:
PERMITTING

JOB NUMBER: 19-009
ISSUED: 04/18/2025

BLDG TYPE XII - FLOOR & ROOF PLANS DEMO/NEW

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PHASE: CD

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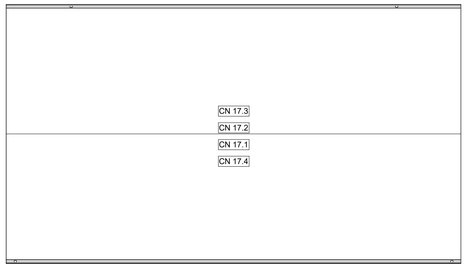
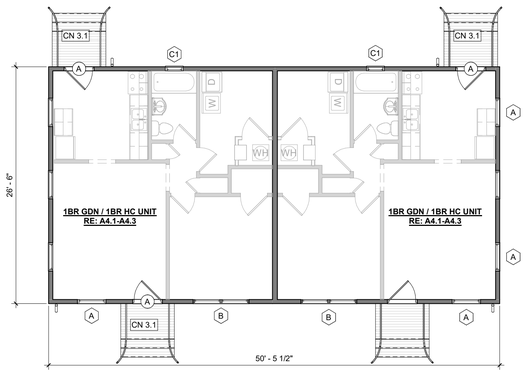


3 DEMO / NEW ROOF PLAN BLDG TYPE XIII
1/8" = 1'-0"



1 DEMO / NEW FIRST FLOOR PLAN BLDG TYPE XIII
1/8" = 1'-0"

SCOPE OF WORK BUILDING EXTERIORS

1. ROOFING (AT ALL BUILDINGS):
   a. DEMO ROOFS DOWN TO EXISTING DECKING. REPAIR OR REPLACE ALL DAMAGED SHEATHING, RAFTERS, AND/OR TRUSSES. (VERIFY EXISTING IS 15/32" MIN. THICKNESS PLYWOOD / OSB). ACCOUNT FOR 10% ROOF SHEATHING REPLACEMENT
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   c. INSTALL NEW LEAK BARRIER, (15# FELT), DRIP EDGE FLASHING, ROOF JACKS, RIDGE VENTS, AND INSTALL NEW 30-YEAR ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES. PROVIDE NEW BLIND METAL FLASHING AT VALLEYS. NEW SHINGLES TO BE NAILED (NOT STAPLED).
   d. REPLACE ALL EXISTING ATTIC VENTS, RIDGE VENTS, AND PIPE COLLARS. REPLACE RUSTED OR DAMAGED FLASHING. REPLACE ALL EXISTING SEALANTS.
   e. NEW DRIP EDGE TO BE INSTALLED ON ALL SIDES OF ROOFS INCLUDING ALL EAVES AND RAKES.
   f. INSTALL ICE BARRIER EXTENDING FROM EAVE'S EDGE TO A POINT 24 INCHES BEYOND THE EXTERIOR WALL CLADDING.
   g. PROVIDE ROOF VENTILATION PER THE LATEST USBC FOR NEW CONSTRUCTION
   h. PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MIN. INSTALL NEW BAFFLES AT VENTED SOFFITS TO ENSURE PROPER ATTIC VENTILATION.
2. GUTTERS/DOWNSPOUTS:
   a. REPLACE ALL GUTTERS, DOWNSPOUTS AND REPLACE MISSING SPLASH BLOCKS AT EXISTING LOCATIONS.
   b. PROVIDE NEW SEAMLESS ALUMINUM 5"-6" GUTTERS WITH 3"-4" DOWNSPOUTS.
   c. PROVIDE NEW DRIP EDGES ON ALL FASCIA BOARDS INCLUDING GABLE RAKES. DRIP EDGE MUST EXTEND MIN. OF 2" UNDER THE SHINGLES.
   d. GUTTER SPANS BETWEEN DOWNSPOUTS ARE NOT TO EXCEED 30 FEET.
   e. INSTALL GUTTER WEDGED GUTTER CLIPS AT SLOPED FASCIAS.
      1. INSTALL CONCRETE BLOCKS TO SLOPE AWAY FROM BUILDINGS OR DOWNSPOUT EXTENSIONS TO AT LEAST 6' FROM BUILDINGS AT LOCATIONS WITHOUT DRAINS. AVOID WATER DRAINAGE OVER SIDEWALKS.
3. SIDING AND TRIM:
   a. REMOVE ALL EXISTING VINYL SIDING TO EXISTING SHEATHING. REPLACE ANY DAMAGED WALL SHEATHING, INSTALL NEW TYVEK HOUSE WRAP AND PROVIDE NEW CEMENTITIOUS LAP SIDING (SMOOTH WITH 5" EXPOSURE MAX), AND VERTICAL (BOARD AND BATTEN) CEMENTITIOUS SIDING (REPLACE AREAS EXISTING IN LIKE STYLE – RE: EXTERIOR ELEVATIONS AND VERIFY ON SITE).
   b. DO NOT INSTALL NEW SIDING OVER MATERIALS SUCH AS VINYL SIDING, THERMO-PLY®, OR OTHER FLEXIBLE MATERIALS.
   c. MATERIAL SUCH AS T1-11, WOOD SIDING, OR HARDBOARD LAP-SIDING MAY BE USED AS BACKING FOR NEW SIDING, PROVIDED IT IS IN GOOD CONDITION.
   d. REPAIR, REPLACE, AND RE-NAIL ALL SECTIONS OF DAMAGED SIDING OR SHEATHING TO PROVIDE A UNIFORM AND FLAT SURFACE.
   e. FASTEN SIDING TO FRAMING WITH NAILS PENETRATING A MINIMUM 3/4 OF AN INCH INTO STUDS.
   f. INSTALL MOUNTING BLOCKS FOR ALL PENETRATIONS IN SIDING SUCH AS ELECTRICAL, PLUMBING, HVAC, AND DUCTWORK ETC.
   g. REPLACE ALL EXISTING FASCIA, TRIM, AND VENTED SOFFITS WITH NEW FIBER CEMENT COMPONENTS AND VENTED SOFFITS. RE: DRAWINGS.
   h. PROVIDE MANUFACTURERS OR COMPOSITE TRIM / MOULDING AND SEAL ALL THROUGH WALL PENETRATIONS. REPLACE ALL EXTERIOR WALL VENTS WITH NEW.
   i. NEW SIDING SHALL HAVE SOLID BACKING OF PLYWOOD, OSB, GYPSUM, OR SIMILAR MATERIAL. SIDING SHALL BE INSTALLED OVER AN INDEPENDENT DRAINAGE PLANE, SUCH AS TYVEK® OR EQUAL.
   j. ALL NEW PANEL TYPE SIDING TO BE INSTALLED OVER VERTICAL OR CORRUGATED FURRING TO ALLOW ADEQUATE DRAINAGE AND VENTILATION.
4. EXTERIOR BRICK STEPS AND STOOPS: REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR. REMOVE STOOPS AS SHOWN ON OVERALL BUILDING PLANS. BACKFILL, GRADE AND SEED AND STRAW AREAS WHERE REMOVED.
5. PAINTING: CLEAN, PREP AND PAINT ALL PREVIOUSLY PAINTED EXTERIOR SURFACES, DOORS WINDOW SHUTTERS, DISCONNECT BOXES, METAL STAIRS AND RAILINGS, ETC.
6. EXTERIOR DOORS:
   a. UNIT ENTRY DOORS: REMOVE AND REPLACE ALL EXTERIOR FRONT AND REAR ENTRY DOORS AND FRAMES WITH NEW SMOOTH 6 PANEL ENERGY STAR 1 ½" THICK FIBERGLASS OR METAL-CLAD INSULATED ENTRY DOORS WITH NO-ROT WOOD FRAMES, INCLUDING NEW DOOR HARDWARE (LEVER, EYE VIEWERS, DEADBOLT – GRADE 3), THRESHOLDS AND WEATHER-STRIPPING.
   b. WOODEN DOOR JAMBS AND MOLDING REQUIRE COMPOSITE MATERIAL, SUCH AS FRAMESAVER® OR EQUAL, AT THEIR LOWEST POINTS.
7. WINDOWS: REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. (VINYL E-STAR WINDOWS AT NON HISTORIC LEASING OFFICE).
   a. PROVIDE NEW TRIM AND FLASHING. INSTALL A CONTINUOUS BEAD OF SILICONE CAULK BEHIND ALL NAIL FINS BEFORE INSTALLING NEW ALUMINUM CLAD WOOD WINDOWS PER MANUFACTURER'S SPECIFICATIONS.
   b. PROVIDE MINIMUM ⅛ INCH THICK INSULATED GLASS.
   c. PROVIDE MINIMUM 10-YEAR WARRANTIES FOR MATERIAL AND BREAKAGE OF SEAL.
   d. PROVIDE THERMAL BREAK FOR ALUMINUM FRAMES.
   e. PROVIDE NEW CONSTRUCTION WINDOWS WHEN REPLACING SIDING.
   f. PROVIDE BACK DAM FLASHING AT SILL AND EXTEND SILL FLASHING AT LEAST 6 INCHES UP JAMBS.
   g. INSTALL AND FLASH PER MANUFACTURER'S SPECIFICATIONS. PERFORM INITIAL REPLACEMENT WITH CONSTRUCTION
8. LIGHTING: REPLACE ALL EXISTING EXTERIOR POLE LIGHT HEADS, TENANT CONTROLLED UNIT PORCH AND ENTRY DOOR LIGHTS, AND WALL PACKS WITH NEW LED LIGHT FIXTURES.
9. STRUCTURED CABLING: REMOVE ALL CABLING RUN ON EXTERIOR WALLS AND PROVIDE NEW CABLING TO FROM ALL LIVING ROOMS AND BEDROOMS TO A SINGLE EXTERIOR DEMARK BOX FOR CABLE COMPANIES TO GAIN ACCESS TO EACH UNIT.
10. SEALANTS AND CAULKING: SEAL AT ALL EXTERIOR DOORS, WINDOWS, PLUMBING, AND ELECTRICAL PENETRATIONS TO PREVENT MOISTURE AND AIR LEAKAGE.

CRAWL SPACES

1. CLEANING AND DEBRIS REMOVAL:
   a. CONTRACTOR SHALL REMOVE AND/OR REPAIR ANY EXPOSED OR DAMAGED WIRING AND PIPING WITHIN THE CRAWLSPACE.
   b. COMPLETELY REMOVE AND PROPERLY DISPOSE OF ANY HAZARDOUS MATERIALS, IF ANY, INCLUDED BUT NOT LIMITED TO PESTICIDES, CREOSOTE-TREATED LUMBER ETC. COMPLETELY REMOVE AND PROPERLY DISPOSE OF ANY BUILDING MATERIALS OR OTHER IN THE CRAWLSPACE. REMOVE ALL ABANDONED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES (INCLUDING BARRELS / STORAGE TANKS) WITHIN CRAWL SPACES.
   c. VIRGINIA HOUSING MAY APPROVE ABANDONED MATERIAL THAT IS SECURED, SEALED AND CONCEALED.
2. EXTERIOR MOISTURE SOURCES:
   a. WHILE NOT ANTICIPATED, FOUNDATION WATERPROOFING MAY BE REQUIRED IF A HIGH-WATER TABLE IS DETECTED. CONTRACTOR TO NOTIFY ARCHITECT IF A HIGH-WATER TABLE IS DETECTED. IF INSTALLED, WATERPROOFING TO INCLUDE A DAMP-PROOFING APPLIED TO THE EXTERIOR OF THE CRAWLSPACE WALL AS WELL AS INSTALLING A FRENCH DRAIN SYSTEM AROUND THE PERIMETER FOOTINGS.
   b. ACCESS DOOR: CONTRACTOR TO REMOVE AND REPLACE EXISTING ACCESS DOORS WITH NEW CODE COMPLIANT CRAWLSPACE DOORS. NEW ACCESS DOORS SHALL NOT BE LESS THAN 18 INCHES BY 24 INCHES AND SHALL BE POSITIONED TO ACCESS ALL AREAS OF THE CRAWLSPACE. DOORS MUST BE SEALED AND GASKETED AS WELL AS HAVE A LOCKING DEVICE.
3. INTERIOR MOISTURE SOURCES - CONTRACTOR SHALL IDENTIFY ANY SOURCES OF STANDING WATER WITHIN THE CRAWLSPACE AND NOTIFY OWNER IF EXCESSIVE MITIGATION IS REQUIRED. SOME SOURCES ARE LISTED BELOW:
   a. LEAKING DRAINS OR SUPPLY PLUMBING: CONTRACTOR TO VERIFY THROUGH INSPECTION ALL DRAINS AND SUPPLY PLUMBING LOCATED WITHIN THE CRAWLSPACE TO MAKE SURE NO LEAKS ARE ADDING MOISTURE TO THE SPACE.
   b. MECHANICAL SYSTEM CONDENSATE DRAIN: CONTRACTOR TO INSPECT THE CONDENSATE DRAIN FROM THE AIR HANDLER TO THE DISCHARGE POINT. LINE MUST BE PROPERLY SUPPORTED AND DISCHARGED TO A FLOOR DRAIN FITTING OR SANITARY SEWER.
   c. SUMP PUMP: INSTALL SUMP PUMP (1 PER CRAWL SPACE) DISCHARGING TO DAYLIGHT FOR ANY AREA ACCUMULATING WATER.
4. OTHER CONTAMINANTS:
   a. ANIMAL INFESTATION: CONTRACTOR SHALL CONDUCT THOROUGH CLEANUP OF ANIMAL DROPPINGS OR CARCASSES OF ANIMALS IF PRESENT IN CRAWLSPACES. LOCAL ANIMAL CONTROL AGENCY TO BE CONTACTED IF ANIMAL POPULATIONS ARE PRESENT AND NOTIFY THE OWNER AND ARCHITECT.
   b. PEST CONTROL: CONTRACTOR SHALL VERIFY NO SIGNS OF TERMITES OR CARPENTER ANTS ARE PRESENT. CONTRACTOR TO NOTIFY THE OWNER AND ARCHITECT IF PRESENT AND DISCUSS MITIGATION PLAN.
5. THERMAL
   a. CONTRACTOR SHALL REMOVE AND REPLACE ALL EXISTING UNDER FLOOR INSULATION. INSTALL NEW INSULATION IN CRAWLSPACES TO MEET VIRGINIA ENERGY CODE'S MINIMUM REQUIREMENTS FOR NEW CONSTRUCTION. (R-19 BETWEEN FLOOR FRAMING).
   b. VAPOR BARRIER: INSTALL A MINIMUM 6 MIL VAPOR BARRIER AT FLOOR WITH SEAMS OVERLAPPED 12 INCHES. EDGES AND SEAMS TO BE TAPED.
   c. EXISTING FOUNDATION VENTS: ENSURE EXISTING VENTING IS ADEQUATE AND PROVIDE ADDITIONAL / RELOCATE VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW WORK, ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
6. ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
7. CONTRACTOR TO REFERENCE G SHEETS FOR ADDITIONAL REQUIREMENTS
8. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND VIRGINA HOUSING REQUIREMENTS.

WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

NEW CONSTRUCTION - KEYED NOTES

- (X) REMOVE AND REPLACE EXISTING UNIT ENTRY DOORS AND FRAMES W/ NEW 6 PANEL FIBERGLASS OR INSULATED METAL DOORS. RE: DOOR SCHEDULE
- (X) REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. RE: WINDOW SCHEDULE.

CN 3.1 EXTERIOR STOOPS, STEPS AND RAILINGS (ALL BUILDINGS):
   a. REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR.
   b. REMOVE AND REPLACE EXISTING HANDRAILS AT ALL FRONT STOOPS AND AT REAR STOOPS THAT REMAIN WITH NEW CODE COMPLIANT PAINTED STEEL HANDRAILS. NEW EXTERIOR STEEL PRODUCTS: POWDER COAT, GALVANIZE OR PROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-YEAR MATERIAL WARRANTY. PREPARE SURFACES PER WARRANTY REQUIREMENTS. PRIME AND PAINT STEEL PRIOR TO PLACEMENT IN CONCRETE.

CN 3.2 CRAWL SPACES:
   a. REMOVE ALL DEBRIS, ABANDONED EQUIPMENT AND WOOD FROM EXISITNG CRAWL SPACES.
   b. INSTALL NEW VAPOR BARRIERS
   c. INTALL NEW SUMP PUMPS
   d. REMOVE AND REPLACE INSULATION.
   e. RE: SCOPE OF WORK BUILDING EXTERIORS

CN 4.1 EXTERIOR LAP SIDING (ALL BUILDINGS):
   a. REMOVE ALL EXISITNG VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
   b. INSTALL NEW FIBER CEMENT LAP SIDING W/ SMOOTH FINISH OVER NEW HOUSE WRAP.

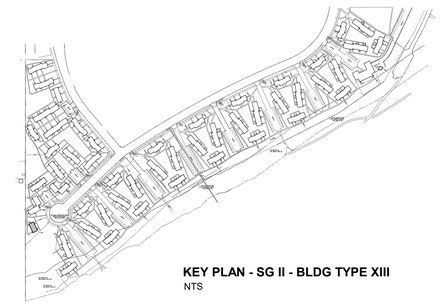
CN 4.2 EXTERIOR BOARD & BATTEN SIDING (ALL BUILDINGS):
   a. REMOVE ALL EXISITNG VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
   b. INSTALL NEW BOARD AND BATTEN FIBER CEMENT SIDING W/ SMOOTH FINISH OVER NEW HOUSE WRAP.

CN 17.1 ROOFING (AT ALL BUILDINGS): REMOVE AND REPLACE ALL FELT, FLASHING, DRIP EDGE, SHINGLES, BOOTS, FASICAS, AND RIDGE VENTS, AND REPLACE WITH NEW. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT). NEW SHINGLES TO BE ANTI-FUNGAL, COMPOSITION SHINGLES W/ 30-YR WARRANTY OVER NEW ROOF MEMBRANE / SELF ADHERING ICE AND WATER SHIELD.PROVIDE NEW RIDGE VENTS WHERE NOT PREVIOUSLY INSTALLED.

CN 17.2 SOFFITS (ALL BUILDINGS): REMOVE AND REPLACE ALL EXISITNG VINYL SOFFITS WITH NEW FIBER CEMENT VENTED SOFFITS.

CN 17.3 GUTTERS AND DOWNSPOUTS: (AT ALL BUILDINGS): REMOVE AND REPLACE ALL EXISTING GUTTERS AND DOWNSPOUTS. PROVIDE 5" SEAMLESS GUTTERS AND NEW ALUMINUM DRIP EDGE ON ALL GABLE RAKES AND FASCIA BOARDS.

CN 17.4 PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MINIMUM



KEY PLAN - SG II - BLDG TYPE XIII
NTS

REVISIONS

APPROVAL

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STUART GARDENS PHASE II

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ISSUED FOR:
PERMITTING

JOB NUMBER: 19-009
ISSUED: 04/18/2025

BLDG TYPE XIII - FLOOR & ROOF PLANS DEMO/NEW

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PHASE: CD

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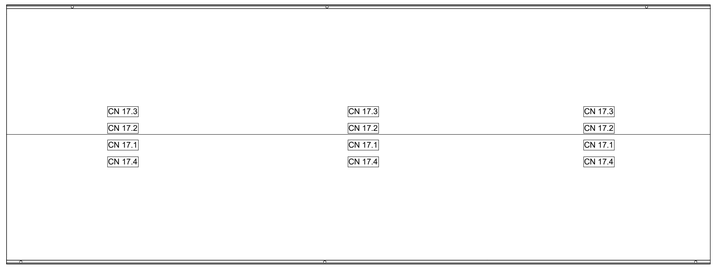
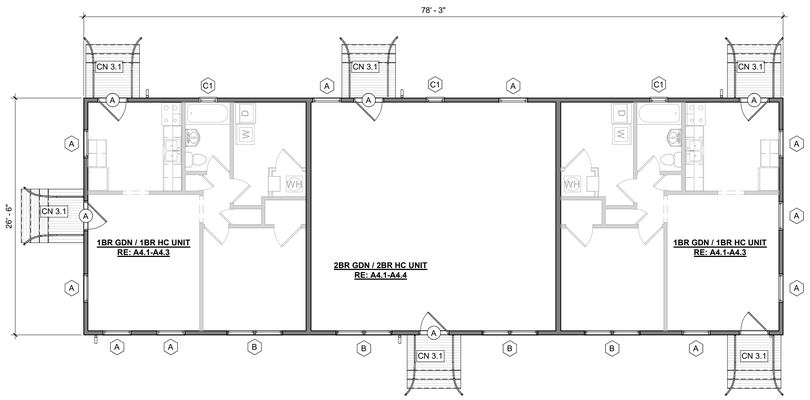
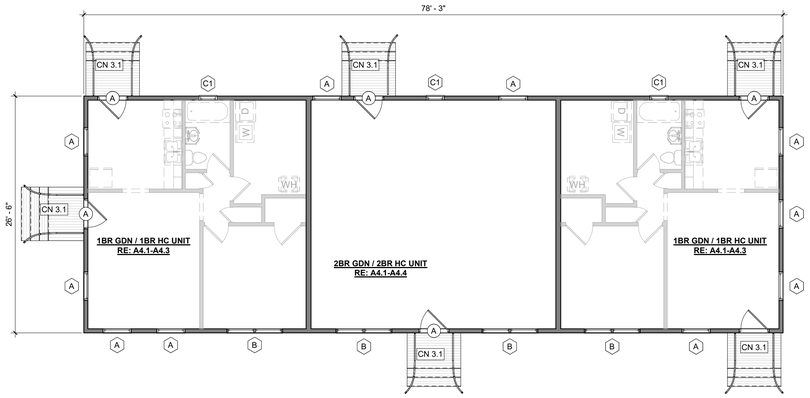


3 DEMO / NEW ROOF PLAN BLDG TYPE XV
1/8" = 1'-0"



2 NEW FIRST FLOOR PLAN BLDG TYPE XV
1/8" = 1'-0"



1 DEMO FIRST FLOOR PLAN BLDG TYPE XV
1/8" = 1'-0"

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SCOPE OF WORK BUILDING EXTERIORS

1. ROOFING (AT ALL BUILDINGS):
   a. DEMO ROOFS DOWN TO EXISTING DECKING. REPAIR OR REPLACE ALL DAMAGED SHEATHING, RAFTERS, AND/OR TRUSSES. (VERIFY EXISTING IS 15/32" MIN. THICKNESS PLYWOOD / OSB). ACCOUNT FOR 10% ROOF SHEATHING REPLACEMENT
   b. REPAIR DAMAGED OR COMPROMISED DRAFT STOPPING AND/OR FIRE STOPPING AT EXISTING LOCATIONS ONLY.
   c. INSTALL NEW LEAK BARRIER, (15# FELT), DRIP EDGE FLASHING, ROOF JACKS, RIDGE VENTS, AND INSTALL NEW 30-YEAR ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES. PROVIDE NEW BLIND METAL FLASHING AT VALLEYS. NEW SHINGLES TO BE NAILED (NOT STAPLED).
   d. REPLACE ALL EXISTING ATTIC VENTS, RIDGE VENTS, AND PIPE COLLARS. REPLACE RUSTED OR DAMAGED FLASHING. REPLACE ALL EXISTING SEALANTS.
   e. NEW DRIP EDGE TO BE INSTALLED ON ALL SIDES OF ROOFS INCLUDING ALL EAVES AND RAKES.
   f. INSTALL ICE BARRIER EXTENDING FROM EAVE'S EDGE TO A POINT 24 INCHES BEYOND THE EXTERIOR WALL CLADDING.
   g. PROVIDE ROOF VENTILATION PER THE LATEST USBC FOR NEW CONSTRUCTION
   h. PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MIN. INSTALL NEW BAFFLES AT VENTED SOFFITS TO ENSURE PROPER ATTIC VENTILATION.
2. GUTTERS/DOWNSPOUTS:
   a. REPLACE ALL GUTTERS, DOWNSPOUTS AND REPLACE MISSING SPLASH BLOCKS AT EXISTING LOCATIONS.
   b. PROVIDE NEW SEAMLESS ALUMINUM 5"-6" GUTTERS WITH 3"-4" DOWNSPOUTS.
   c. PROVIDE NEW DRIP EDGES ON ALL FASCIA BOARDS INCLUDING GABLE RAKES. DRIP EDGE MUST EXTEND MIN. OF 2" UNDER THE SHINGLES.
   d. GUTTER SPANS BETWEEN DOWNSPOUTS ARE NOT TO EXCEED 30 FEET.
   e. INSTALL GUTTER WEDGED GUTTER CLIPS AT SLOPED FASCIAS.
      1. INSTALL CONCRETE BLOCKS TO SLOPE AWAY FROM BUILDINGS OR DOWNSPOUT EXTENSIONS TO AT LEAST 6' FROM BUILDINGS AT LOCATIONS WITHOUT DRAINS. AVOID WATER DRAINAGE OVER SIDEWALKS.
3. SIDING AND TRIM:
   a. REMOVE ALL EXISTING VINYL SIDING TO EXISTING SHEATHING. REPLACE ANY DAMAGED WALL SHEATHING, INSTALL NEW TYVEK HOUSE WRAP AND PROVIDE NEW CEMENTITIOUS LAP SIDING (SMOOTH WITH 5" EXPOSURE MAX), AND VERTICAL (BOARD AND BATTEN) CEMENTITIOUS SIDING (REPLACE AREAS EXISTING IN LIKE STYLE – RE: EXTERIOR ELEVATIONS AND VERIFY ON SITE).
   b. DO NOT INSTALL NEW SIDING OVER MATERIALS SUCH AS VINYL SIDING, THERMO-PLY®, OR OTHER FLEXIBLE MATERIALS.
   c. MATERIAL SUCH AS T1-11, WOOD SIDING, OR HARDBOARD LAP-SIDING MAY BE USED AS BACKING FOR NEW SIDING, PROVIDED IT IS IN GOOD CONDITION.
   d. REPAIR, REPLACE, AND RE-NAIL ALL SECTIONS OF DAMAGED SIDING OR SHEATHING TO PROVIDE A UNIFORM AND FLAT SURFACE.
   e. FASTEN SIDING TO FRAMING WITH NAILS PENETRATING A MINIMUM 3/4 OF AN INCH INTO STUDS.
   f. INSTALL MOUNTING BLOCKS FOR ALL PENETRATIONS IN SIDING SUCH AS ELECTRICAL, PLUMBING, HVAC, AND DUCTWORK ETC.
   g. REPLACE ALL EXISTING FASCIA, TRIM, AND VENTED SOFFITS WITH NEW FIBER CEMENT COMPONENTS AND VENTED SOFFITS. RE: DRAWINGS.
   h. PROVIDE MANUFACTURERS OR COMPOSITE TRIM / MOULDING AND SEAL ALL THROUGH WALL PENETRATIONS. REPLACE ALL EXTERIOR WALL VENTS WITH NEW.
   i. NEW SIDING SHALL HAVE SOLID BACKING OF PLYWOOD, OSB, GYPSUM, OR SIMILAR MATERIAL. SIDING SHALL BE INSTALLED OVER AN INDEPENDENT DRAINAGE PLANE, SUCH AS TYVEK® OR EQUAL.
   j. ALL NEW PANEL TYPE SIDING TO BE INSTALLED OVER VERTICAL OR CORRUGATED FURRING TO ALLOW ADEQUATE DRAINAGE AND VENTILATION.
4. EXTERIOR BRICK STEPS AND STOOPS: REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR. REMOVE STOOPS AS SHOWN ON OVERALL BUILDING PLANS. BACKFILL, GRADE AND SEED AND STRAW AREAS WHERE REMOVED.
5. PAINTING: CLEAN, PREP AND PAINT ALL PREVIOUSLY PAINTED EXTERIOR SURFACES, DOORS WINDOW SHUTTERS, DISCONNECT BOXES, METAL STAIRS AND RAILINGS, ETC.
6. EXTERIOR DOORS:
   a. UNIT ENTRY DOORS: REMOVE AND REPLACE ALL EXTERIOR FRONT AND REAR ENTRY DOORS AND FRAMES WITH NEW SMOOTH 6 PANEL ENERGY STAR 1 ½" THICK FIBERGLASS OR METAL-CLAD INSULATED ENTRY DOORS WITH NO-ROT WOOD FRAMES, INCLUDING NEW DOOR HARDWARE (LEVER, EYE VIEWERS, DEADBOLT – GRADE 3), THRESHOLDS AND WEATHER-STRIPPING.
   b. WOODEN DOOR JAMBS AND MOLDING REQUIRE COMPOSITE MATERIAL, SUCH AS FRAMESAVER® OR EQUAL, AT THEIR LOWEST POINTS.
7. WINDOWS: REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. (VINYL E-STAR WINDOWS AT NON HISTORIC LEASING OFFICE).
   a. PROVIDE NEW TRIM AND FLASHING. INSTALL A CONTINUOUS BEAD OF SILICONE CAULK BEHIND ALL NAIL FINS BEFORE INSTALLING NEW ALUMINUM CLAD WOOD WINDOWS PER MANUFACTURER'S SPECIFICATIONS.
   b. PROVIDE MINIMUM ½ INCH THICK INSULATED GLASS.
   c. PROVIDE MINIMUM 10-YEAR WARRANTIES FOR MATERIAL AND BREAKAGE OF SEAL.
   d. PROVIDE THERMAL BREAK FOR ALUMINUM FRAMES.
   e. PROVIDE NEW CONSTRUCTION WINDOWS WHEN REPLACING SIDING.
   f. PROVIDE BACK DAM FLASHING AT SILL AND EXTEND SILL FLASHING AT LEAST 6 INCHES UP JAMBS.
   g. INSTALL AND FLASH PER MANUFACTURER'S SPECIFICATIONS. PERFORM INITIAL REPLACEMENT WITH CONSTRUCTION
8. LIGHTING: REPLACE ALL EXISTING EXTERIOR POLE LIGHT HEADS, TENANT CONTROLLED UNIT PORCH AND ENTRY DOOR LIGHTS, AND WALL PACKS WITH NEW LED LIGHT FIXTURES.
9. STRUCTURED CABLING: REMOVE ALL CABLING RUN ON EXTERIOR WALLS AND PROVIDE NEW CABLING TO FROM ALL LIVING ROOMS AND BEDROOMS TO A SINGLE EXTERIOR DEMARK BOX FOR CABLE COMPANIES TO GAIN ACCESS TO EACH UNIT.
10. SEALANTS AND CAULKING: SEAL AT ALL EXTERIOR DOORS, WINDOWS, PLUMBING, AND ELECTRICAL PENETRATIONS TO PREVENT MOISTURE AND AIR LEAKAGE.

CRAWL SPACES

1. CLEANING AND DEBRIS REMOVAL:
   a. CONTRACTOR SHALL REMOVE AND/OR REPAIR ANY EXPOSED OR DAMAGED WIRING AND PIPING WITHIN THE CRAWLSPACE.
   b. COMPLETELY REMOVE AND PROPERLY DISPOSE OF ANY HAZARDOUS MATERIALS, IF ANY, INCLUDED BUT NOT LIMITED TO PESTICIDES, CREOSOTE-TREATED LUMBER ETC. COMPLETELY REMOVE AND PROPERLY DISPOSE OF ANY BUILDING MATERIALS OR OTHER IN THE CRAWLSPACE. REMOVE ALL ABANDONED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES (INCLUDING BARRELS / STORAGE TANKS) WITHIN CRAWL SPACES.
   c. VIRGINIA HOUSING MAY APPROVE ABANDONED MATERIAL THAT IS SECURED, SEALED AND CONCEALED.
2. EXTERIOR MOISTURE SOURCES:
   a. WHILE NOT ANTICIPATED, FOUNDATION WATERPROOFING MAY BE REQUIRED IF A HIGH-WATER TABLE IS DETECTED. CONTRACTOR TO NOTIFY ARCHITECT IF A HIGH-WATER TABLE IS DETECTED. IF INSTALLED, WATERPROOFING TO INCLUDE A DAMP-PROOFING APPLIED TO THE EXTERIOR OF THE CRAWLSPACE WALL AS WELL AS INSTALLING A FRENCH DRAIN SYSTEM AROUND THE PERIMETER FOOTINGS.
   b. ACCESS DOOR: CONTRACTOR TO REMOVE AND REPLACE EXISTING ACCESS DOORS WITH NEW CODE COMPLIANT CRAWLSPACE DOORS. NEW ACCESS DOORS SHALL NOT BE LESS THAN 18 INCHES BY 24 INCHES AND SHALL BE POSITIONED TO ACCESS ALL AREAS OF THE CRAWLSPACE. DOORS MUST BE SEALED AND GASKETED AS WELL AS HAVE A LOCKING DEVICE.
3. INTERIOR MOISTURE SOURCES - CONTRACTOR SHALL IDENTIFY ANY SOURCES OF STANDING WATER WITHIN THE CRAWLSPACE AND NOTIFY OWNER IF EXCESSIVE MITIGATION IS REQUIRED. SOME SOURCES ARE LISTED BELOW:
   a. LEAKING DRAINS OR SUPPLY PLUMBING: CONTRACTOR TO VERIFY THROUGH INSPECTION ALL DRAINS AND SUPPLY PLUMBING LOCATED WITHIN THE CRAWLSPACE TO MAKE SURE NO LEAKS ARE ADDING MOISTURE TO THE SPACE.
   b. MECHANICAL SYSTEM CONDENSATE DRAIN: CONTRACTOR TO INSPECT THE CONDENSATE DRAIN FROM THE AIR HANDLER TO THE DISCHARGE POINT. LINE MUST BE PROPERLY SUPPORTED AND DISCHARGED TO A FLOOR DRAIN FITTING OR SANITARY SEWER.
   c. SUMP PUMP: INSTALL SUMP PUMP (1 PER CRAWL SPACE) DISCHARGING TO DAYLIGHT FOR ANY AREA ACCUMULATING WATER.
4. OTHER CONTAMINANTS:
   a. ANIMAL INFESTATION: CONTRACTOR SHALL CONDUCT THOROUGH CLEANUP OF ANIMAL DROPPINGS OR CARCASSES OF ANIMALS IF PRESENT IN CRAWLSPACES. LOCAL ANIMAL CONTROL AGENCY TO BE CONTACTED IF ANIMAL POPULATIONS ARE PRESENT AND NOTIFY THE OWNER AND ARCHITECT.
   b. PEST CONTROL: CONTRACTOR SHALL VERIFY NO SIGNS OF TERMITES OR CARPENTER ANTS ARE PRESENT. CONTRACTOR TO NOTIFY THE OWNER AND ARCHITECT IF PRESENT AND DISCUSS MITIGATION PLAN.
5. THERMAL:
   a. CONTRACTOR SHALL REMOVE AND REPLACE ALL EXISTING UNDER FLOOR INSULATION. INSTALL NEW INSULATION IN CRAWLSPACES TO MEET VIRGINIA ENERGY CODE'S MINIMUM REQUIREMENTS FOR NEW CONSTRUCTION. (R-19 BETWEEN FLOOR FRAMING).
   b. VAPOR BARRIER: INSTALL A MINIMUM 6 MIL VAPOR BARRIER AT FLOOR WITH SEAMS OVERLAPPED 12 INCHES. EDGES AND SEAMS TO BE TAPED.
   c. EXISTING FOUNDATION VENTS: ENSURE EXISTING VENTING IS ADEQUATE AND PROVIDE ADDITIONAL / RELOCATE VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW WORK, ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
6. ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
7. CONTRACTOR TO REFERENCE G SHEETS FOR ADDITIONAL REQUIREMENTS
8. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND VIRGINA HOUSING REQUIREMENTS.

WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

NEW CONSTRUCTION - KEYED NOTES

- (X) REMOVE AND REPLACE EXISTING UNIT ENTRY DOORS AND FRAMES W/ NEW 6 PANEL FIBERGLASS OR INSULATED METAL DOORS. RE: DOOR SCHEDULE
- (X) REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. RE: WINDOW SCHEDULE.

CN 3.1 EXTERIOR STOOPS, STEPS AND RAILINGS (ALL BUILDINGS):
   a. REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR.
   b. REMOVE AND REPLACE EXISTING HANDRAILS AT ALL FRONT STOOPS AND AT REAR STOOPS THAT REMAIN WITH NEW CODE COMPLIANT PAINTED STEEL HANDRAILS. NEW EXTERIOR STEEL PRODUCTS: POWDER COAT, GALVANIZE OR PROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-YEAR MATERIAL WARRANTY. PREPARE SURFACES PER WARRANTY REQUIREMENTS. PRIME AND PAINT STEEL PRIOR TO PLACEMENT IN CONCRETE.

CN 3.2 CRAWL SPACES:
   a. REMOVE ALL DEBRIS, ABANDONED EQUIPMENT AND WOOD FROM EXISITNG CRAWL SPACES.
   b. INSTALL NEW VAPOR BARRIERS
   c. INTALL NEW SUMP PUMPS
   d. REMOVE AND REPLACE INSULATION.
   e. RE: SCOPE OF WORK BUILDING EXTERIORS

CN 4.1 EXTERIOR LAP SIDING (ALL BUILDINGS):
   a. REMOVE ALL EXISTING VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
   b. INSTALL NEW FIBER CEMENT LAP SIDING W/ SMOOTH FINISH OVER NEW HOUSE WRAP.

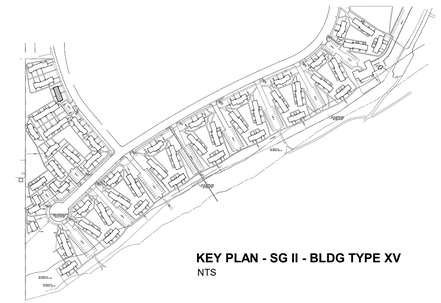
CN 4.2 EXTERIOR BOARD & BATTEN SIDING (ALL BUILDINGS):
   a. REMOVE ALL EXISITNG VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
   b. INSTALL NEW BOARD AND BATTEN FIBER CEMENT SIDING W/ SMOOTH FINISH OVER NEW HOUSE WRAP.

CN 17.1 ROOFING (AT ALL BUILDINGS): REMOVE AND REPLACE ALL FELT, FLASHING, DRIP EDGE, SHINGLES, BOOTS, FASICAS, AND RIDGE VENTS, AND REPLACE WITH NEW. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT). NEW SHINGLES TO BE ANTI-FUNGAL, COMPOSITION SHINGLES W/ 30-YR WARRANTY OVER NEW ROOF MEMBRANE / SELF ADHERING ICE AND WATER SHIELD.PROVIDE NEW RIDGE VENTS WHERE NOT PREVIOUSLY INSTALLED.

CN 17.2 SOFFITS (ALL BUILDINGS): REMOVE AND REPLACE ALL EXISITNG VINYL SOFFITS WITH NEW FIBER CEMENT VENTED SOFFITS.

CN 17.3 GUTTERS AND DOWNSPOUTS: (AT ALL BUILDINGS): REMOVE AND REPLACE ALL EXISITNG GUTTERS AND DOWNSPOUTS. PROVIDE 5" SEAMLESS GUTTERS AND NEW ALUMINUM DRIP EDGE ON ALL GABLE RAKES AND FASCIA BOARDS.

CN 17.4 PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MINIMUM



KEY PLAN - SG II - BLDG TYPE XV
NTS

REVISIONS

APPROVAL

COMMONWEALTH OF VIRGINIA
AKHEIL R. SHAH
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STUART GARDENS PHASE II

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ISSUED FOR:
PERMITTING

JOB NUMBER: 19-009

ISSUED: 04/18/2025

BLDG TYPE XV - FLOOR & ROOF PLANS DEMO/NEW

A2.15

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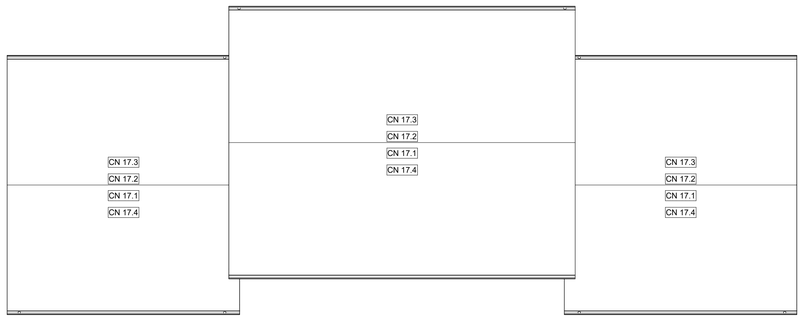
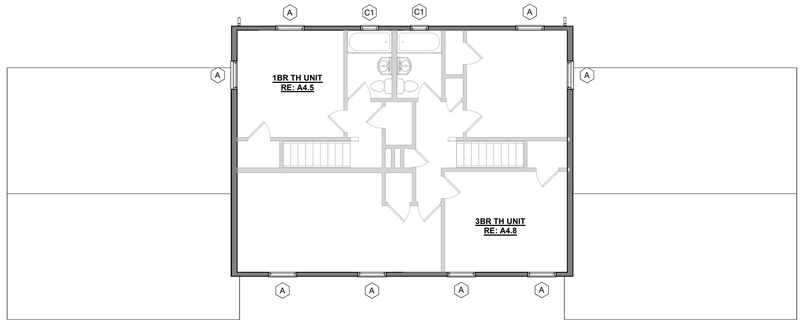


4 DEMO / NEW ROOF PLAN BLDG TYPE XVI
1/8" = 1'-0"



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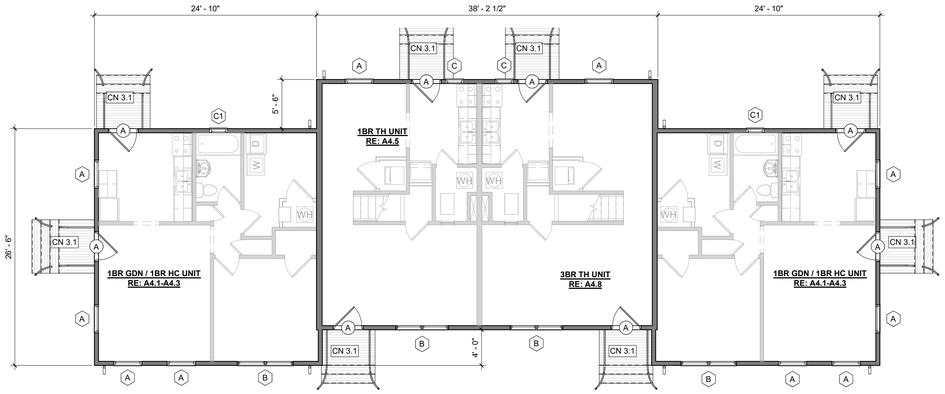
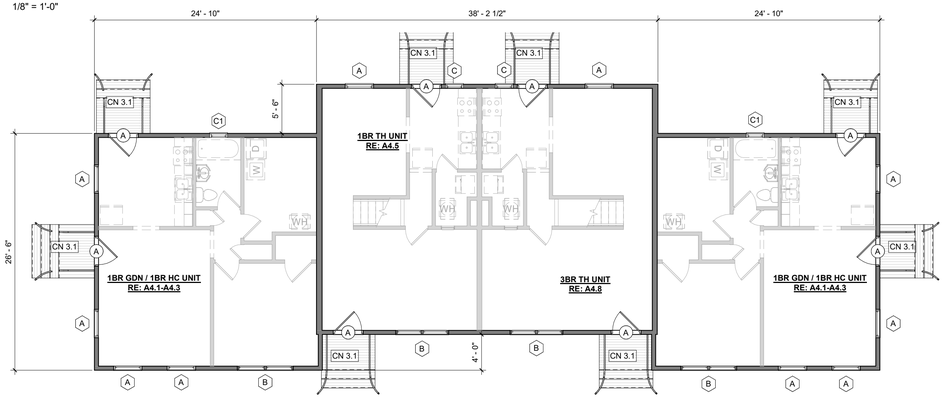
1/8" = 1'-0"



2 NEW FIRST FLOOR PLAN BLDG TYPE XVI
1/8" = 1'-0"



1 DEMO FIRST FLOOR PLAN BLDG TYPE XVI
1/8" = 1'-0"

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SCOPE OF WORK BUILDING EXTERIORS

1. ROOFING (AT ALL BUILDINGS):
   a. DEMO ROOFS DOWN TO EXISTING DECKING. REPAIR OR REPLACE ALL DAMAGED SHEATHING, RAFTERS, AND/OR TRUSSES. (VERIFY EXISTING IS 15/32" MIN. THICKNESS PLYWOOD / OSB). ACCOUNT FOR 10% ROOF SHEATHING REPLACEMENT
   b. REPAIR DAMAGED OR COMPROMISED DRAFT STOPPING AND/OR FIRE STOPPING AT EXISTING LOCATIONS ONLY.
   c. INSTALL NEW LEAK BARRIER, (15# FELT), DRIP EDGE FLASHING, ROOF JACKS, RIDGE VENTS, AND INSTALL NEW 30-YEAR ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES. PROVIDE NEW BLIND METAL FLASHING AT VALLEYS. NEW SHINGLES TO BE NAILED (NOT STAPLED).
   d. REPLACE ALL EXISTING ATTIC VENTS, RIDGE VENTS, AND PIPE COLLARS. REPLACE RUSTED OR DAMAGED FLASHING. REPLACE ALL EXISTING SEALANTS.
   e. NEW DRIP EDGE TO BE INSTALLED ON ALL SIDES OF ROOFS INCLUDING ALL EAVES AND RAKES.
   f. INSTALL ICE BARRIER EXTENDING FROM EAVE'S EDGE TO A POINT 24 INCHES BEYOND THE EXTERIOR WALL CLADDING.
   g. PROVIDE ROOF VENTILATION PER THE LATEST USBC FOR NEW CONSTRUCTION
   h. PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MIN. INSTALL NEW BAFFLES AT VENTED SOFFITS TO ENSURE PROPER ATTIC VENTILATION.
2. GUTTERS/DOWNSPOUTS:
   a. REPLACE ALL GUTTERS, DOWNSPOUTS AND REPLACE MISSING SPLASH BLOCKS AT EXISTING LOCATIONS.
   b. PROVIDE NEW SEAMLESS ALUMINUM 5"-6" GUTTERS WITH 3"-4" DOWNSPOUTS.
   c. PROVIDE NEW DRIP EDGES ON ALL FASCIA BOARDS INCLUDING GABLE RAKES. DRIP EDGE MUST EXTEND MIN. OF 2" UNDER THE SHINGLES.
   d. GUTTER SPANS BETWEEN DOWNSPOUTS ARE NOT TO EXCEED 30 FEET.
   e. INSTALL GUTTER WEDGED GUTTER CLIPS AT SLOPED FASCIAS.
      1. INSTALL CONCRETE BLOCKS TO SLOPE AWAY FROM BUILDINGS OR DOWNSPOUT EXTENSIONS TO AT LEAST 6' FROM BUILDINGS AT LOCATIONS WITHOUT DRAINS. AVOID WATER DRAINAGE OVER SIDEWALKS.
3. SIDING AND TRIM:
   a. REMOVE ALL EXISTING VINYL SIDING TO EXISTING SHEATHING. REPLACE ANY DAMAGED WALL SHEATHING, INSTALL NEW TYVEK HOUSE WRAP AND PROVIDE NEW CEMENTITIOUS LAP SIDING (SMOOTH WITH 5" EXPOSURE MAX), AND VERTICAL (BOARD AND BATTEN) CEMENTITIOUS SIDING (REPLACE AREAS EXISTING IN LIKE STYLE – RE: EXTERIOR ELEVATIONS AND VERIFY ON SITE).
   b. DO NOT INSTALL NEW SIDING OVER MATERIALS SUCH AS VINYL SIDING, THERMO-PLY®, OR OTHER FLEXIBLE MATERIALS.
   c. MATERIAL SUCH AS T1-11, WOOD SIDING, OR HARDBOARD LAP-SIDING MAY BE USED AS BACKING FOR NEW SIDING, PROVIDED IT IS IN GOOD CONDITION.
   d. REPAIR, REPLACE, AND RE-NAIL ALL SECTIONS OF DAMAGED SIDING OR SHEATHING TO PROVIDE A UNIFORM AND FLAT SURFACE.
   e. FASTEN SIDING TO FRAMING WITH NAILS PENETRATING A MINIMUM 3/4 OF AN INCH INTO STUDS.
   f. INSTALL MOUNTING BLOCKS FOR ALL PENETRATIONS IN SIDING SUCH AS ELECTRICAL, PLUMBING, HVAC, AND DUCTWORK ETC.
   g. REPLACE ALL EXISTING FASCIA, TRIM, AND VENTED SOFFITS WITH NEW FIBER CEMENT COMPONENTS AND VENTED SOFFITS. RE: DRAWINGS.
   h. PROVIDE MANUFACTURERS OR COMPOSITE TRIM / MOULDING AND SEAL ALL THROUGH WALL PENETRATIONS. REPLACE ALL EXTERIOR WALL VENTS WITH NEW.
   i. NEW SIDING SHALL HAVE SOLID BACKING OF PLYWOOD, OSB, GYPSUM, OR SIMILAR MATERIAL. SIDING SHALL BE INSTALLED OVER AN INDEPENDENT DRAINAGE PLANE, SUCH AS TYVEK® OR EQUAL.
   j. ALL NEW PANEL TYPE SIDING TO BE INSTALLED OVER VERTICAL OR CORRUGATED FURRING TO ALLOW ADEQUATE DRAINAGE AND VENTILATION.
4. EXTERIOR BRICK STEPS AND STOOPS: REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR. REMOVE STOOPS AS SHOWN ON OVERALL BUILDING PLANS. BACKFILL, GRADE AND SEED AND STRAW AREAS WHERE REMOVED.
5. PAINTING: CLEAN, PREP AND PAINT ALL PREVIOUSLY PAINTED EXTERIOR SURFACES, DOORS WINDOW SHUTTERS, DISCONNECT BOXES, METAL STAIRS AND RAILINGS, ETC.
6. EXTERIOR DOORS:
   a. UNIT ENTRY DOORS: REMOVE AND REPLACE ALL EXTERIOR FRONT AND REAR ENTRY DOORS AND FRAMES WITH NEW SMOOTH 6 PANEL ENERGY STAR 1 ½" THICK FIBERGLASS OR METAL-CLAD INSULATED ENTRY DOORS WITH NO-ROT WOOD FRAMES, INCLUDING NEW DOOR HARDWARE (LEVER, EYE VIEWERS, DEADBOLT – GRADE 3), THRESHOLDS AND WEATHER-STRIPPING.
   b. WOODEN DOOR JAMBS AND MOLDING REQUIRE COMPOSITE MATERIAL, SUCH AS FRAMESAVER® OR EQUAL, AT THEIR LOWEST POINTS.
7. WINDOWS: REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. (VINYL E-STAR WINDOWS AT NON HISTORIC LEASING OFFICE).
   a. PROVIDE NEW TRIM AND FLASHING. INSTALL A CONTINUOUS BEAD OF SILICONE CAULK BEHIND ALL NAIL FINS BEFORE INSTALLING NEW ALUMINUM CLAD WOOD WINDOWS PER MANUFACTURER'S SPECIFICATIONS.
   b. PROVIDE MINIMUM ½ INCH THICK INSULATED GLASS.
   c. PROVIDE MINIMUM 10-YEAR WARRANTIES FOR MATERIAL AND BREAKAGE OF SEAL.
   d. PROVIDE THERMAL BREAK FOR ALUMINUM FRAMES.
   e. PROVIDE NEW CONSTRUCTION WINDOWS WHEN REPLACING SIDING.
   f. PROVIDE BACK DAM FLASHING AT SILL AND EXTEND SILL FLASHING AT LEAST 6 INCHES UP JAMBS.
   g. INSTALL AND FLASH PER MANUFACTURER'S SPECIFICATIONS. PERFORM INITIAL REPLACEMENT WITH CONSTRUCTION
8. LIGHTING: REPLACE ALL EXISTING EXTERIOR POLE LIGHT HEADS, TENANT CONTROLLED UNIT PORCH AND ENTRY DOOR LIGHTS, AND WALL PACKS WITH NEW LED LIGHT FIXTURES.
9. STRUCTURED CABLING: REMOVE ALL CABLING RUN ON EXTERIOR WALLS AND PROVIDE NEW CABLING TO FROM ALL LIVING ROOMS AND BEDROOMS TO A SINGLE EXTERIOR DEMARK BOX FOR CABLE COMPANIES TO GAIN ACCESS TO EACH UNIT.
10. SEALANTS AND CAULKING: SEAL AT ALL EXTERIOR DOORS, WINDOWS, PLUMBING, AND ELECTRICAL PENETRATIONS TO PREVENT MOISTURE AND AIR LEAKAGE.

CRAWL SPACES

1. CLEANING AND DEBRIS REMOVAL:
   a. CONTRACTOR SHALL REMOVE AND/OR REPAIR ANY EXPOSED OR DAMAGED WIRING AND PIPING WITHIN THE CRAWLSPACE.
   b. COMPLETELY REMOVE AND PROPERLY DISPOSE OF ANY HAZARDOUS MATERIALS, IF ANY, INCLUDED BUT NOT LIMITED TO PESTICIDES, CREOSOTE-TREATED LUMBER ETC. COMPLETELY REMOVE AND PROPERLY DISPOSE OF ANY BUILDING MATERIALS OR OTHER IN THE CRAWLSPACE. REMOVE ALL ABANDONED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES (INCLUDING BARRELS / STORAGE TANKS) WITHIN CRAWL SPACES.
   c. VIRGINIA HOUSING MAY APPROVE ABANDONED MATERIAL THAT IS SECURED, SEALED AND CONCEALED.
2. EXTERIOR MOISTURE SOURCES:
   a. WHILE NOT ANTICIPATED, FOUNDATION WATERPROOFING MAY BE REQUIRED IF A HIGH-WATER TABLE IS DETECTED. CONTRACTOR TO NOTIFY ARCHITECT IF A HIGH-WATER TABLE IS DETECTED. IF INSTALLED, WATERPROOFING TO INCLUDE A DAMP-PROOFING APPLIED TO THE EXTERIOR OF THE CRAWLSPACE WALL AS WELL AS INSTALLING A FRENCH DRAIN SYSTEM AROUND THE PERIMETER FOOTINGS.
   b. ACCESS DOOR: CONTRACTOR TO REMOVE AND REPLACE EXISTING ACCESS DOORS WITH NEW CODE COMPLIANT CRAWLSPACE DOORS. NEW ACCESS DOORS SHALL NOT BE LESS THAN 18 INCHES BY 24 INCHES AND SHALL BE POSITIONED TO ACCESS ALL AREAS OF THE CRAWLSPACE. DOORS MUST BE SEALED AND GASKETED AS WELL AS HAVE A LOCKING DEVICE.
3. INTERIOR MOISTURE SOURCES - CONTRACTOR SHALL IDENTIFY ANY SOURCES OF STANDING WATER WITHIN THE CRAWLSPACE AND NOTIFY OWNER IF EXCESSIVE MITIGATION IS REQUIRED. SOME SOURCES ARE LISTED BELOW:
   a. LEAKING DRAINS OR SUPPLY PLUMBING: CONTRACTOR TO VERIFY THROUGH INSPECTION ALL DRAINS AND SUPPLY PLUMBING LOCATED WITHIN THE CRAWLSPACE TO MAKE SURE NO LEAKS ARE ADDING MOISTURE TO THE SPACE
   b. MECHANICAL SYSTEM CONDENSATE DRAIN: CONTRACTOR TO INSPECT THE CONDENSATE DRAIN FROM THE AIR HANDLER TO THE DISCHARGE POINT. LINE MUST BE PROPERLY SUPPORTED AND DISCHARGED TO A FLOOR DRAIN FITTING OR SANITARY SEWER.
   c. SUMP PUMP: INSTALL SUMP PUMP (1 PER CRAWL SPACE) DISCHARGING TO DAYLIGHT FOR ANY AREA ACCUMULATING WATER.
4. OTHER CONTAMINANTS:
   a. ANIMAL INFESTATION: CONTRACTOR SHALL CONDUCT THOROUGH CLEANUP OF ANIMAL DROPPINGS OR CARCASSES OF ANIMALS IF PRESENT IN CRAWLSPACES. LOCAL ANIMAL CONTROL AGENCY TO BE CONTACTED IF ANIMAL POPULATIONS ARE PRESENT AND NOTIFY THE OWNER AND ARCHITECT.
   b. PEST CONTROL: CONTRACTOR SHALL VERIFY NO SIGNS OF TERMITES OR CARPENTER ANTS ARE PRESENT. CONTRACTOR TO NOTIFY THE OWNER AND ARCHITECT IF PRESENT AND DISCUSS MITIGATION PLAN.
5. THERMAL:
   a. CONTRACTOR SHALL REMOVE AND REPLACE ALL EXISTING UNDER FLOOR INSULATION. INSTALL NEW INSULATION IN CRAWLSPACES TO MEET VIRGINIA ENERGY CODE'S MINIMUM REQUIREMENTS FOR NEW CONSTRUCTION. (R-19 BETWEEN FLOOR FRAMING).
   b. VAPOR BARRIER: INSTALL A MINIMUM 6 MIL VAPOR BARRIER AT FLOOR WITH SEAMS OVERLAPPED 12 INCHES. EDGES AND SEAMS TO BE TAPED.
   c. EXISTING FOUNDATION VENTS: ENSURE EXISTING VENTING IS ADEQUATE AND PROVIDE ADDITIONAL / RELOCATE VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
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5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
6. ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
7. CONTRACTOR TO REFERENCE G SHEETS FOR ADDITIONAL REQUIREMENTS
8. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND VIRGINA HOUSING REQUIREMENTS.

WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

NEW CONSTRUCTION - KEYED NOTES

- (X) REMOVE AND REPLACE EXISTING UNIT ENTRY DOORS AND FRAMES W/ NEW 6 PANEL FIBERGLASS OR INSULATED METAL DOORS. RE: DOOR SCHEDULE
- (X) REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. RE: WINDOW SCHEDULE.

CN 3.1 EXTERIOR STOOPS, STEPS AND RAILINGS (ALL BUILDINGS):
   a. REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR.
   b. REMOVE AND REPLACE EXISTING HANDRAILS AT ALL FRONT STOOPS AND AT REAR STOOPS THAT REMAIN WITH NEW CODE COMPLIANT PAINTED STEEL HANDRAILS. NEW EXTERIOR STEEL PRODUCTS: POWDER COAT, GALVANIZE OR PROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-YEAR MATERIAL WARRANTY. PREPARE SURFACES PER WARRANTY REQUIREMENTS. PRIME AND PAINT STEEL PRIOR TO PLACEMENT IN CONCRETE.

CN 3.2 CRAWL SPACES:
   a. REMOVE ALL DEBRIS, ABANDONED EQUIPMENT AND WOOD FROM EXISITNG CRAWL SPACES.
   b. INSTALL NEW VAPOR BARRIERS
   c. INTALL NEW SUMP PUMPS
   d. REMOVE AND REPLACE INSULATION.
   e. RE: SCOPE OF WORK BUILDING EXTERIORS

CN 4.1 EXTERIOR LAP SIDING (ALL BUILDINGS):
   a. REMOVE ALL EXISITNG VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
   b. INSTALL NEW FIBER CEMENT LAP SIDING W/ SMOOTH FINISH OVER NEW HOUSE WRAP.

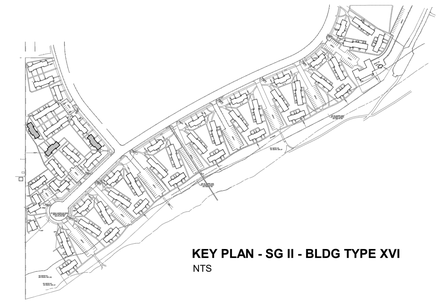
CN 4.2 EXTERIOR BOARD & BATTEN SIDING (ALL BUILDINGS):
   a. REMOVE ALL EXISITNG VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
   b. INSTALL NEW BOARD AND BATTEN FIBER CEMENT SIDING W/ SMOOTH FINISH OVER NEW HOUSE WRAP.

CN 17.1 ROOFING (AT ALL BUILDINGS): REMOVE AND REPLACE ALL FELT, FLASHING, DRIP EDGE, SHINGLES, BOOTS, FASICAS, AND RIDGE VENTS, AND REPLACE WITH NEW. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT). NEW SHINGLES TO BE ANTI-FUNGAL, COMPOSITION SHINGLES W/ 30-YR WARRANTY OVER NEW ROOF MEMBRANE / SELF ADHERING ICE AND WATER SHIELD.PROVIDE NEW RIDGE VENTS WHERE NOT PREVIOUSLY INSTALLED.

CN 17.2 SOFFITS (ALL BUILDINGS): REMOVE AND REPLACE ALL EXISITNG VINYL SOFFITS WITH NEW FIBER CEMENT VENTED SOFFITS.

CN 17.3 GUTTERS AND DOWNSPOUTS: (AT ALL BUILDINGS): REMOVE AND REPLACE ALL EXISTING GUTTERS AND DOWNSPOUTS. PROVIDE 5" SEAMLESS GUTTERS AND NEW ALUMINUM DRIP EDGE ON ALL GABLE RAKES AND FASCIA BOARDS.

CN 17.4 PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MINIMUM



KEY PLAN - SG II - BLDG TYPE XVI
NTS

REVISIONS

APPROVAL

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AKHEIL R. SHAH
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STUART GARDENS PHASE II

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ISSUED FOR:
PERMITTING

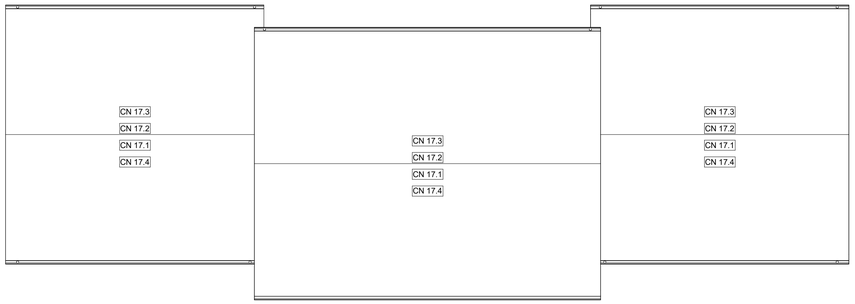
JOB NUMBER: 19-009

ISSUED: 04/18/2025

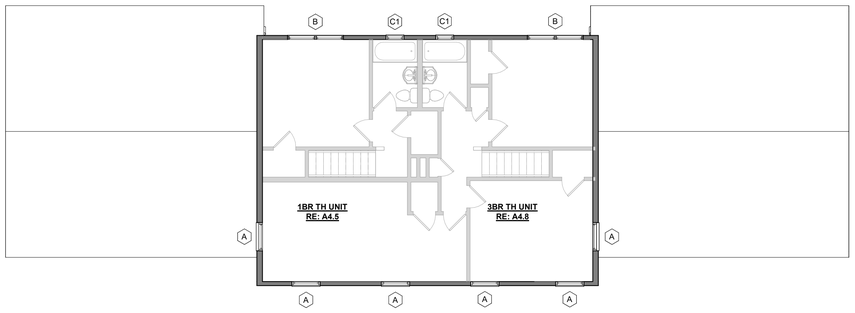
BLDG TYPE XVI - FLOOR & ROOF PLANS DEMO/NEW

A2.16

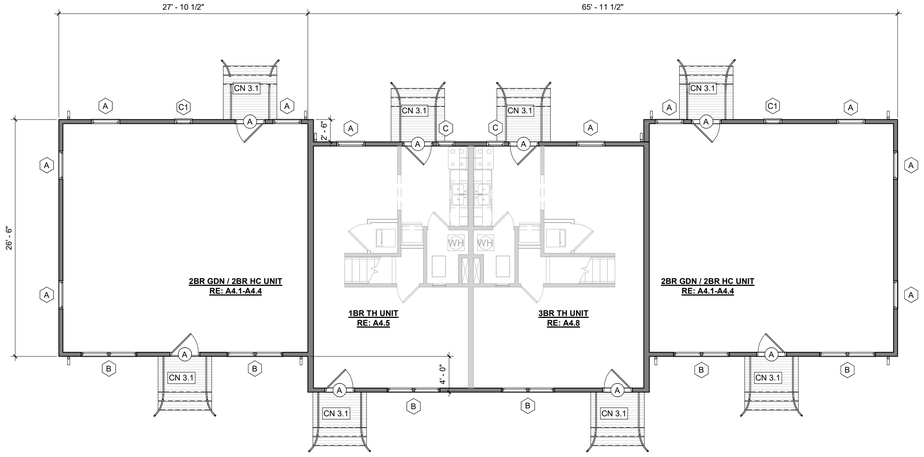
PHASE: CD



4 DEMO / NEW ROOF PLAN BLDG TYPE XVII
1/8" = 1'-0"



3 DEMO / NEW SECOND FLOOR PLAN BLDG TYPE XVII
1/8" = 1'-0"



2 DEMO / NEW FIRST FLOOR PLAN BLDG TYPE XVII
1/8" = 1'-0"

SCOPE OF WORK BUILDING EXTERIORS

1. ROOFING (AT ALL BUILDINGS):
   a. DEMO ROOFS DOWN TO EXISTING DECKING. REPAIR OR REPLACE ALL DAMAGED SHEATHING, RAFTERS, AND/OR TRUSSES. (VERIFY EXISTING IS 15/32" MIN. THICKNESS PLYWOOD / OSB). ACCOUNT FOR 10% ROOF SHEATHING REPLACEMENT
   b. REPAIR DAMAGED OR COMPROMISED DRAFT STOPPING AND/OR FIRE STOPPING AT EXISTING LOCATIONS ONLY.
   c. INSTALL NEW LEAK BARRIER, (15# FELT), DRIP EDGE FLASHING, ROOF JACKS, RIDGE VENTS, AND INSTALL NEW 30-YEAR ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES. PROVIDE NEW BLIND METAL FLASHING AT VALLEYS. NEW SHINGLES TO BE NAILED (NOT STAPLED).
   d. REPLACE ALL EXISTING ATTIC VENTS, RIDGE VENTS, AND PIPE COLLARS. REPLACE RUSTED OR DAMAGED FLASHING. REPLACE ALL EXISTING SEALANTS.
   e. NEW DRIP EDGE TO BE INSTALLED ON ALL SIDES OF ROOFS INCLUDING ALL EAVES AND RAKES.
   f. INSTALL ICE BARRIER EXTENDING FROM EAVE'S EDGE TO A POINT 24 INCHES BEYOND THE EXTERIOR WALL CLADDING.
   g. PROVIDE ROOF VENTILATION PER THE LATEST USBC FOR NEW CONSTRUCTION
   h. PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MIN. INSTALL NEW BAFFLES AT VENTED SOFFITS TO ENSURE PROPER ATTIC VENTILATION.
2. GUTTERS/DOWNSPOUTS:
   a. REPLACE ALL GUTTERS, DOWNSPOUTS AND REPLACE MISSING SPLASH BLOCKS AT EXISTING LOCATIONS.
   b. PROVIDE NEW SEAMLESS ALUMINUM 5"-6" GUTTERS WITH 3"-4" DOWNSPOUTS.
   c. PROVIDE NEW DRIP EDGES ON ALL FASCIA BOARDS INCLUDING GABLE RAKES. DRIP EDGE MUST EXTEND MIN. OF 2" UNDER THE SHINGLES.
   d. GUTTER SPANS BETWEEN DOWNSPOUTS ARE NOT TO EXCEED 30 FEET.
   e. INSTALL GUTTER WEDGED GUTTER CLIPS AT SLOPED FASCIAS.
      1. INSTALL CONCRETE BLOCKS TO SLOPE AWAY FROM BUILDINGS OR DOWNSPOUT EXTENSIONS TO AT LEAST 6' FROM BUILDINGS AT LOCATIONS WITHOUT DRAINS. AVOID WATER DRAINAGE OVER SIDEWALKS.
3. SIDING and TRIM:
   a. REMOVE ALL EXISTING VINYL SIDING TO EXISTING SHEATHING. REPLACE ANY DAMAGED WALL SHEATHING, INSTALL NEW TYVEK HOUSE WRAP AND PROVIDE NEW CEMENTITIOUS LAP SIDING (SMOOTH WITH 5" EXPOSURE MAX), AND VERTICAL (BOARD AND BATTEN) CEMENTITIOUS SIDING (REPLACE AREAS EXISTING IN LIKE STYLE – RE: EXTERIOR ELEVATIONS AND VERIFY ON SITE).
   b. DO NOT INSTALL NEW SIDING OVER MATERIALS SUCH AS VINYL SIDING, THERMO-PLY®, OR OTHER FLEXIBLE MATERIALS.
   c. MATERIAL SUCH AS T1-11, WOOD SIDING, OR HARDBOARD LAP-SIDING MAY BE USED AS BACKING FOR NEW SIDING, PROVIDED IT IS IN GOOD CONDITION.
   d. REPAIR, REPLACE, AND RE-NAIL ALL SECTIONS OF DAMAGED SIDING OR SHEATHING TO PROVIDE A UNIFORM AND FLAT SURFACE.
   e. FASTEN SIDING TO FRAMING WITH NAILS PENETRATING A MINIMUM 3/4 OF AN INCH INTO STUDS.
   f. INSTALL MOUNTING BLOCKS FOR ALL PENETRATIONS IN SIDING SUCH AS ELECTRICAL, PLUMBING, HVAC, AND DUCTWORK ETC.
   g. REPLACE ALL EXISTING FASCIA, TRIM, AND VENTED SOFFITS WITH NEW FIBER CEMENT COMPONENTS AND VENTED SOFFITS. RE: DRAWINGS.
   h. PROVIDE MANUFACTURERS OR COMPOSITE TRIM / MOULDING AND SEAL ALL THROUGH WALL PENETRATIONS. REPLACE ALL EXTERIOR WALL VENTS WITH NEW.
   i. NEW SIDING SHALL HAVE SOLID BACKING OF PLYWOOD, OSB, GYPSUM, OR SIMILAR MATERIAL. SIDING SHALL BE INSTALLED OVER AN INDEPENDENT DRAINAGE PLANE, SUCH AS TYVEK® OR EQUAL.
   j. ALL NEW PANEL TYPE SIDING TO BE INSTALLED OVER VERTICAL OR CORRUGATED FURRING TO ALLOW ADEQUATE DRAINAGE AND VENTILATION.
4. EXTERIOR BRICK STEPS AND STOOPS: REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR. REMOVE STOOPS AS SHOWN ON OVERALL BUILDING PLANS. BACKFILL, GRADE AND SEED AND STRAW AREAS WHERE REMOVED.
5. PAINTING: CLEAN, PREP AND PAINT ALL PREVIOUSLY PAINTED EXTERIOR SURFACES, DOORS WINDOW SHUTTERS, DISCONNECT BOXES, METAL STAIRS AND RAILINGS, ETC.
6. EXTERIOR DOORS:
   a. UNIT ENTRY DOORS: REMOVE AND REPLACE ALL EXTERIOR FRONT AND REAR ENTRY DOORS AND FRAMES WITH NEW SMOOTH 6 PANEL ENERGY STAR 1 ½" THICK FIBERGLASS OR METAL-CLAD INSULATED ENTRY DOORS WITH NO-ROT WOOD FRAMES, INCLUDING NEW DOOR HARDWARE (LEVER, EYE VIEWERS, DEADBOLT – GRADE 3), THRESHOLDS AND WEATHER-STRIPPING.
   b. WOODEN DOOR JAMBS AND MOLDING REQUIRE COMPOSITE MATERIAL, SUCH AS FRAMESAVER® OR EQUAL, AT THEIR LOWEST POINTS.
7. WINDOWS: REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. (VINYL E-STAR WINDOWS AT NON HISTORIC LEASING OFFICE).
   a. PROVIDE NEW TRIM AND FLASHING. INSTALL A CONTINUOUS BEAD OF SILICONE CAULK BEHIND ALL NAIL FINS BEFORE INSTALLING NEW ALUMINUM CLAD WOOD WINDOWS PER MANUFACTURER'S SPECIFICATIONS.
   b. PROVIDE MINIMUM ½ INCH THICK INSULATED GLASS.
   c. PROVIDE MINIMUM 10-YEAR WARRANTIES FOR MATERIAL AND BREAKAGE OF SEAL.
   d. PROVIDE THERMAL BREAK FOR ALUMINUM FRAMES.
   e. PROVIDE NEW CONSTRUCTION WINDOWS WHEN REPLACING SIDING.
   f. PROVIDE BACK DAM FLASHING AT SILL AND EXTEND SILL FLASHING AT LEAST 6 INCHES UP JAMBS.
   g. INSTALL AND FLASH PER MANUFACTURER'S SPECIFICATIONS. PERFORM INITIAL REPLACEMENT WITH CONSTRUCTION
8. LIGHTING: REPLACE ALL EXISTING EXTERIOR POLE LIGHT HEADS, TENANT CONTROLLED UNIT PORCH AND ENTRY DOOR LIGHTS, AND WALL PACKS WITH NEW LED LIGHT FIXTURES.
9. STRUCTURED CABLING: REMOVE ALL CABLING RUN ON EXTERIOR WALLS AND PROVIDE NEW CABLING TO FROM ALL LIVING ROOMS AND BEDROOMS TO A SINGLE EXTERIOR DEMARK BOX FOR CABLE COMPANIES TO GAIN ACCESS TO EACH UNIT.
10. SEALANTS AND CAULKING: SEAL AT ALL EXTERIOR DOORS, WINDOWS, PLUMBING, AND ELECTRICAL PENETRATIONS TO PREVENT MOISTURE AND AIR LEAKAGE.

CRAWL SPACES

1. CLEANING AND DEBRIS REMOVAL:
   a. CONTRACTOR SHALL REMOVE AND/OR REPAIR ANY EXPOSED OR DAMAGED WIRING AND PIPING WITHIN THE CRAWLSPACE.
   b. COMPLETELY REMOVE AND PROPERLY DISPOSE OF ANY HAZARDOUS MATERIALS, IF ANY, INCLUDED BUT NOT LIMITED TO PESTICIDES, CREOSOTE-TREATED LUMBER ETC. COMPLETELY REMOVE AND PROPERLY DISPOSE OF ANY BUILDING MATERIALS OR OTHER IN THE CRAWLSPACE. REMOVE ALL ABANDONED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES (INCLUDING BARRELS / STORAGE TANKS) WITHIN CRAWL SPACES.
   c. VIRGINIA HOUSING MAY APPROVE ABANDONED MATERIAL THAT IS SECURED, SEALED AND CONCEALED.
2. EXTERIOR MOISTURE SOURCES:
   a. WHILE NOT ANTICIPATED, FOUNDATION WATERPROOFING MAY BE REQUIRED IF A HIGH-WATER TABLE IS DETECTED. CONTRACTOR TO NOTIFY ARCHITECT IF A HIGH-WATER TABLE IS DETECTED. IF INSTALLED, WATERPROOFING TO INCLUDE A DAMP-PROOFING APPLIED TO THE EXTERIOR OF THE CRAWLSPACE WALL AS WELL AS INSTALLING A FRENCH DRAIN SYSTEM AROUND THE PERIMETER FOOTINGS.
   b. ACCESS DOOR: CONTRACTOR TO REMOVE AND REPLACE EXISTING ACCESS DOORS WITH NEW CODE COMPLIANT CRAWLSPACE DOORS. NEW ACCESS DOORS SHALL NOT BE LESS THAN 18 INCHES BY 24 INCHES AND SHALL BE POSITIONED TO ACCESS ALL AREAS OF THE CRAWLSPACE. DOORS MUST BE SEALED AND GASKETED AS WELL AS HAVE A LOCKING DEVICE.
3. INTERIOR MOISTURE SOURCES - CONTRACTOR SHALL IDENTIFY ANY SOURCES OF STANDING WATER WITHIN THE CRAWLSPACE AND NOTIFY OWNER IF EXCESSIVE MITIGATION IS REQUIRED. SOME SOURCES ARE LISTED BELOW:
   a. LEAKING DRAINS OR SUPPLY PLUMBING: CONTRACTOR TO VERIFY THROUGH INSPECTION ALL DRAINS AND SUPPLY PLUMBING LOCATED WITHIN THE CRAWLSPACE TO MAKE SURE NO LEAKS ARE ADDING MOISTURE TO THE SPACE.
   b. MECHANICAL SYSTEM CONDENSATE DRAIN: CONTRACTOR TO INSPECT THE CONDENSATE DRAIN FROM THE AIR HANDLER TO THE DISCHARGE POINT. LINE MUST BE PROPERLY SUPPORTED AND DISCHARGED TO A FLOOR DRAIN FITTING OR SANITARY SEWER.
   c. SUMP PUMP: INSTALL SUMP PUMP (1 PER CRAWL SPACE) DISCHARGING TO DAYLIGHT FOR ANY AREA ACCUMULATING WATER.
4. OTHER CONTAMINANTS:
   a. ANIMAL INFESTATION: CONTRACTOR SHALL CONDUCT THOROUGH CLEANUP OF ANIMAL DROPPINGS OR CARCASSES OF ANIMALS IF PRESENT IN CRAWLSPACES. LOCAL ANIMAL CONTROL AGENCY TO BE CONTACTED IF ANIMAL POPULATIONS ARE PRESENT AND NOTIFY THE OWNER AND ARCHITECT.
   b. PEST CONTROL: CONTRACTOR SHALL VERIFY NO SIGNS OF TERMITES OR CARPENTER ANTS ARE PRESENT. CONTRACTOR TO NOTIFY THE OWNER AND ARCHITECT IF PRESENT AND DISCUSS MITIGATION PLAN.
5. THERMAL:
   a. CONTRACTOR SHALL REMOVE AND REPLACE ALL EXISTING UNDER FLOOR INSULATION. INSTALL NEW INSULATION IN CRAWLSPACES TO MEET VIRGINIA ENERGY CODE'S MINIMUM REQUIREMENTS FOR NEW CONSTRUCTION. (R-19 BETWEEN FLOOR FRAMING).
   b. VAPOR BARRIER: INSTALL A MINIMUM 6 MIL VAPOR BARRIER AT FLOOR WITH SEAMS OVERLAPPED 12 INCHES. EDGES AND SEAMS TO BE TAPED.
   c. EXISTING FOUNDATION VENTS: ENSURE EXISTING VENTING IS ADEQUATE AND PROVIDE ADDITIONAL / RELOCATE VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
6. ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
7. CONTRACTOR TO REFERENCE G SHEETS FOR ADDITIONAL REQUIREMENTS
8. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND VIRGINIA HOUSING REQUIREMENTS.

WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

NEW CONSTRUCTION - KEYED NOTES

- (X) REMOVE AND REPLACE EXISTING UNIT ENTRY DOORS AND FRAMES W/ NEW 6 PANEL FIBERGLASS OR INSULATED METAL DOORS. RE: DOOR SCHEDULE
- (X) REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. RE: WINDOW SCHEDULE.

CN 3.1 EXTERIOR STOOPS, STEPS AND RAILINGS (ALL BUILDINGS):
   a. REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR.
   b. REMOVE AND REPLACE EXISTING HANDRAILS AT ALL FRONT STOOPS AND AT REAR STOOPS THAT REMAIN WITH NEW CODE COMPLIANT PAINTED STEEL HANDRAILS. NEW EXTERIOR STEEL PRODUCTS: POWDER COAT, GALVANIZE OR PROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-YEAR MATERIAL WARRANTY. PREPARE SURFACES PER WARRANTY REQUIREMENTS. PRIME AND PAINT STEEL PRIOR TO PLACEMENT IN CONCRETE.

CN 3.2 CRAWL SPACES:
   a. REMOVE ALL DEBRIS, ABANDONED EQUIPMENT AND WOOD FROM EXISITNG CRAWL SPACES.
   b. INSTALL NEW VAPOR BARRIERS
   c. INTALL NEW SUMP PUMPS
   d. REMOVE AND REPLACE INSULATION.
   e. RE: SCOPE OF WORK BUILDING EXTERIORS

CN 4.1 EXTERIOR LAP SIDING (ALL BUILDINGS):
   a. REMOVE ALL EXISITNG VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
   b. INSTALL NEW FIBER CEMENT LAP SIDING W/ SMOOTH FINISH OVER NEW HOUSE WRAP.

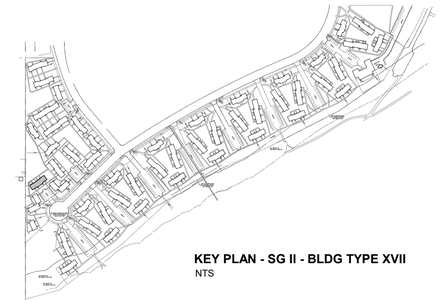
CN 4.2 EXTERIOR BOARD & BATTEN SIDING (ALL BUILDINGS):
   a. REMOVE ALL EXISITNG VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
   b. INSTALL NEW BOARD AND BATTEN FIBER CEMENT SIDING W/ SMOOTH FINISH OVER NEW HOUSE WRAP.

CN 17.1 ROOFING (AT ALL BUILDINGS): REMOVE AND REPLACE ALL FELT, FLASHING, DRIP EDGE, SHINGLES, BOOTS, FASICAS, AND RIDGE VENTS, AND REPLACE WITH NEW. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT). NEW SHINGLES TO BE ANTI-FUNGAL, COMPOSITION SHINGLES W/ 30-YR WARRANTY OVER NEW ROOF MEMBRANE / SELF ADHERING ICE AND WATER SHIELD.PROVIDE NEW RIDGE VENTS WHERE NOT PREVIOUSLY INSTALLED.

CN 17.2 SOFFITS (ALL BUILDINGS): REMOVE AND REPLACE ALL EXISITNG VINYL SOFFITS WITH NEW FIBER CEMENT VENTED SOFFITS.

CN 17.3 GUTTERS AND DOWNSPOUTS: (AT ALL BUILDINGS): REMOVE AND REPLACE ALL EXISTING GUTTERS AND DOWNSPOUTS. PROVIDE 5" SEAMLESS GUTTERS AND NEW ALUMINUM DRIP EDGE ON ALL GABLE RAKES AND FASCIA BOARDS.

CN 17.4 PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MINIMUM



KEY PLAN - SG II - BLDG TYPE XVII
NTS

REVISIONS

APPROVAL

COMMONWEALTH OF VIRGINIA
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1326-C GARDEN DRIVE, NEWPORT NEWS, VA 23607

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ISSUED FOR:
PERMITTING

JOB NUMBER: 19-009

ISSUED: 04/18/2025

BLDG TYPE XVII - FLOOR & ROOF PLANS DEMO/NEW

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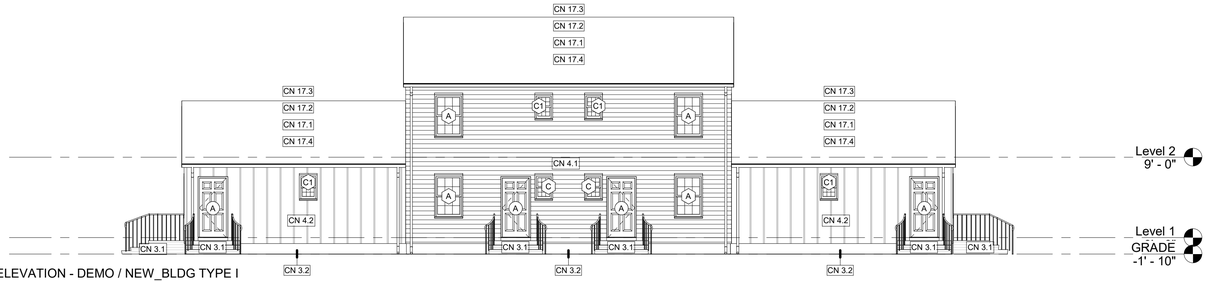
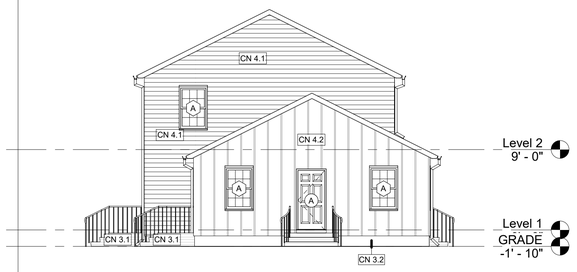
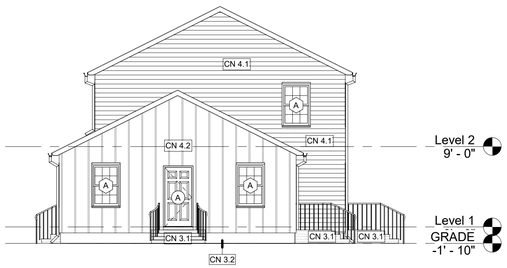


4 REAR ELEVATION - DEMO / NEW_BLDG TYPE I
1/8" = 1'-0"



2 LEFT ELEVATION - DEMO / NEW_BLDG TYPE I
1/8" = 1'-0"



3 RIGHT ELEVATION - DEMO / NEW_BLDG TYPE I
1/8" = 1'-0"

1 FRONT ELEVATION - DEMO / NEW_BLDG TYPE I
1/8" = 1'-0"

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   b. REPAIR DAMAGED OR COMPROMISED DRAFT STOPPING AND/OR FIRE STOPPING AT EXISTING LOCATIONS ONLY.
   c. INSTALL NEW LEAK BARRIER, (15# FELT), DRIP EDGE FLASHING, ROOF JACKS, RIDGE VENTS, AND INSTALL NEW 30-YEAR ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES. PROVIDE NEW BLIND METAL FLASHING AT VALLEYS. NEW SHINGLES TO BE NAILED (NOT STAPLED).
   d. REPLACE ALL EXISTING ATTIC VENTS, RIDGE VENTS, AND PIPE COLLARS. REPLACE RUSTED OR DAMAGED FLASHING. REPLACE ALL EXISTING SEALANTS.
   e. NEW DRIP EDGE TO BE INSTALLED ON ALL SIDES OF ROOFS INCLUDING ALL EAVES AND RAKES.
   f. INSTALL ICE BARRIER EXTENDING FROM EAVE'S EDGE TO A POINT 24 INCHES BEYOND THE EXTERIOR WALL CLADDING.
   g. PROVIDE ROOF VENTILATION PER THE LATEST USBC FOR NEW CONSTRUCTION
   h. PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MIN. INSTALL NEW BAFFLES AT VENTED SOFFITS TO ENSURE PROPER ATTIC VENTILATION.
2. GUTTERS/DOWNSPOUTS:
   a. REPLACE ALL GUTTERS, DOWNSPOUTS AND REPLACE MISSING SPLASH BLOCKS AT EXISTING LOCATIONS.
   b. PROVIDE NEW SEAMLESS ALUMINUM 5"-6" GUTTERS WITH 3"-4" DOWNSPOUTS.
   c. PROVIDE NEW DRIP EDGES ON ALL FASCIA BOARDS INCLUDING GABLE RAKES. DRIP EDGE MUST EXTEND MIN. OF 2" UNDER THE SHINGLES.
   d. GUTTER SPANS BETWEEN DOWNSPOUTS ARE NOT TO EXCEED 30 FEET.
   e. INSTALL GUTTER WEDGED GUTTER CLIPS AT SLOPED FASCIAS.
      1. INSTALL CONCRETE BLOCKS TO SLOPE AWAY FROM BUILDINGS OR DOWNSPOUT EXTENSIONS TO AT LEAST 6' FROM BUILDINGS AT LOCATIONS WITHOUT DRAINS. AVOID WATER DRAINAGE OVER SIDEWALKS.
3. SIDING AND TRIM:
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   b. DO NOT INSTALL NEW SIDING OVER MATERIALS SUCH AS VINYL SIDING, THERMO-PLY®, OR OTHER FLEXIBLE MATERIALS.
   c. MATERIAL SUCH AS T1-11, WOOD SIDING, OR HARDBOARD LAP-SIDING MAY BE USED AS BACKING FOR NEW SIDING, PROVIDED IT IS IN GOOD CONDITION.
   d. REPAIR, REPLACE, AND RE-NAIL ALL SECTIONS OF DAMAGED SIDING OR SHEATHING TO PROVIDE A UNIFORM AND FLAT SURFACE.
   e. FASTEN SIDING TO FRAMING WITH NAILS PENETRATING A MINIMUM 3/4 OF AN INCH INTO STUDS.
   f. INSTALL MOUNTING BLOCKS FOR ALL PENETRATIONS IN SIDING SUCH AS ELECTRICAL, PLUMBING, HVAC, AND DUCTWORK ETC.
   g. REPLACE ALL EXISTING FASCIA, TRIM, AND VENTED SOFFITS WITH NEW FIBER CEMENT COMPONENTS AND VENTED SOFFITS. RE: DRAWINGS.
   h. PROVIDE MANUFACTURERS OR COMPOSITE TRIM / MOULDING AND SEAL ALL THROUGH WALL PENETRATIONS. REPLACE ALL EXTERIOR WALL VENTS WITH NEW.
   i. NEW SIDING SHALL HAVE SOLID BACKING OF PLYWOOD, OSB, GYPSUM, OR SIMILAR MATERIAL. SIDING SHALL BE INSTALLED OVER AN INDEPENDENT DRAINAGE PLANE, SUCH AS TYVEK® OR EQUAL.
   j. ALL NEW PANEL TYPE SIDING TO BE INSTALLED OVER VERTICAL OR CORRUGATED FURRING TO ALLOW ADEQUATE DRAINAGE AND VENTILATION.
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5. PAINTING: CLEAN, PREP AND PAINT ALL PREVIOUSLY PAINTED EXTERIOR SURFACES, DOORS WINDOW SHUTTERS, DISCONNECT BOXES, METAL STAIRS AND RAILINGS, ETC.
6. EXTERIOR DOORS:
   a. UNIT ENTRY DOORS: REMOVE AND REPLACE ALL EXTERIOR FRONT AND REAR ENTRY DOORS AND FRAMES WITH NEW SMOOTH 6 PANEL ENERGY STAR 1 ½" THICK FIBERGLASS OR METAL-CLAD INSULATED ENTRY DOORS WITH NO-ROT WOOD FRAMES, INCLUDING NEW DOOR HARDWARE (LEVER, EYE VIEWERS, DEADBOLT – GRADE 3), THRESHOLDS AND WEATHER-STRIPPING.
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   a. PROVIDE NEW TRIM AND FLASHING. INSTALL A CONTINUOUS BEAD OF SILICONE CAULK BEHIND ALL NAIL FINS BEFORE INSTALLING NEW ALUMINUM CLAD WOOD WINDOWS PER MANUFACTURER'S SPECIFICATIONS.
   b. PROVIDE MINIMUM ½ INCH THICK INSULATED GLASS.
   c. PROVIDE MINIMUM 10-YEAR WARRANTIES FOR MATERIAL AND BREAKAGE OF SEAL.
   d. PROVIDE THERMAL BREAK FOR ALUMINUM FRAMES.
   e. PROVIDE NEW CONSTRUCTION WINDOWS WHEN REPLACING SIDING.
   f. PROVIDE BACK DAM FLASHING AT SILL AND EXTEND SILL FLASHING AT LEAST 6 INCHES UP JAMBS.
   g. INSTALL AND FLASH PER MANUFACTURER'S SPECIFICATIONS. PERFORM INITIAL REPLACEMENT WITH CONSTRUCTION
8. LIGHTING: REPLACE ALL EXISTING EXTERIOR POLE LIGHT HEADS, TENANT CONTROLLED UNIT PORCH AND ENTRY DOOR LIGHTS, AND WALL PACKS WITH NEW LED LIGHT FIXTURES.
9. STRUCTURED CABLING: REMOVE ALL CABLING RUN ON EXTERIOR WALLS AND PROVIDE NEW CABLING TO FROM ALL LIVING ROOMS AND BEDROOMS TO A SINGLE EXTERIOR DEMARK BOX FOR CABLE COMPANIES TO GAIN ACCESS TO EACH UNIT.
10. SEALANTS AND CAULKING: SEAL AT ALL EXTERIOR DOORS, WINDOWS, PLUMBING, AND ELECTRICAL PENETRATIONS TO PREVENT MOISTURE AND AIR LEAKAGE.

CRAWL SPACES

1. CLEANING AND DEBRIS REMOVAL:
   a. CONTRACTOR SHALL REMOVE AND/OR REPAIR ANY EXPOSED OR DAMAGED WIRING AND PIPING WITHIN THE CRAWLSPACE.
   b. COMPLETELY REMOVE AND PROPERLY DISPOSE OF ANY HAZARDOUS MATERIALS, IF ANY, INCLUDED BUT NOT LIMITED TO PESTICIDES, CREOSOTE-TREATED LUMBER ETC. COMPLETELY REMOVE AND PROPERLY DISPOSE OF ANY BUILDING MATERIALS OR OTHER IN THE CRAWLSPACE. REMOVE ALL ABANDONED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES (INCLUDING BARRELS / STORAGE TANKS) WITHIN CRAWL SPACES.
   c. VIRGINIA HOUSING MAY APPROVE ABANDONED MATERIAL THAT IS SECURED, SEALED AND CONCEALED.
2. EXTERIOR MOISTURE SOURCES:
   a. WHILE NOT ANTICIPATED, FOUNDATION WATERPROOFING MAY BE REQUIRED IF A HIGH-WATER TABLE IS DETECTED. CONTRACTOR TO NOTIFY ARCHITECT IF A HIGH-WATER TABLE IS DETECTED. IF INSTALLED, WATERPROOFING TO INCLUDE A DAMP-PROOFING APPLIED TO THE EXTERIOR OF THE CRAWLSPACE WALL AS WELL AS INSTALLING A FRENCH DRAIN SYSTEM AROUND THE PERIMETER FOOTINGS.
   b. ACCESS DOOR: CONTRACTOR TO REMOVE AND REPLACE EXISTING ACCESS DOORS WITH NEW CODE COMPLIANT CRAWLSPACE DOORS. NEW ACCESS DOORS SHALL NOT BE LESS THAN 18 INCHES BY 24 INCHES AND SHALL BE POSITIONED TO ACCESS ALL AREAS OF THE CRAWLSPACE. DOORS MUST BE SEALED AND GASKETED AS WELL AS HAVE A LOCKING DEVICE.
3. INTERIOR MOISTURE SOURCES - CONTRACTOR SHALL IDENTIFY ANY SOURCES OF STANDING WATER WITHIN THE CRAWLSPACE AND NOTIFY OWNER IF EXCESSIVE MITIGATION IS REQUIRED. SOME SOURCES ARE LISTED BELOW:
   a. LEAKING DRAINS OR SUPPLY PLUMBING: CONTRACTOR TO VERIFY THROUGH INSPECTION ALL DRAINS AND SUPPLY PLUMBING LOCATED WITHIN THE CRAWLSPACE TO MAKE SURE NO LEAKS ARE ADDING MOISTURE TO THE SPACE.
   b. MECHANICAL SYSTEM CONDENSATE DRAIN: CONTRACTOR TO INSPECT THE CONDENSATE DRAIN FROM THE AIR HANDLER TO THE DISCHARGE POINT. LINE MUST BE PROPERLY SUPPORTED AND DISCHARGED TO A FLOOR DRAIN FITTING OR SANITARY SEWER.
   c. SUMP PUMP: INSTALL SUMP PUMP (1 PER CRAWL SPACE) DISCHARGING TO DAYLIGHT FOR ANY AREA ACCUMULATING WATER.
4. OTHER CONTAMINANTS:
   a. ANIMAL INFESTATION: CONTRACTOR SHALL CONDUCT THOROUGH CLEANUP OF ANIMAL DROPPINGS OR CARCASSES OF ANIMALS IF PRESENT IN CRAWLSPACES. LOCAL ANIMAL CONTROL AGENCY TO BE CONTACTED IF ANIMAL POPULATIONS ARE PRESENT AND NOTIFY THE OWNER AND ARCHITECT.
   b. PEST CONTROL: CONTRACTOR SHALL VERIFY NO SIGNS OF TERMITES OR CARPENTER ANTS ARE PRESENT. CONTRACTOR TO NOTIFY THE OWNER AND ARCHITECT IF PRESENT AND DISCUSS MITIGATION PLAN.
5. THERMAL
   a. CONTRACTOR SHALL REMOVE AND REPLACE ALL EXISTING UNDER FLOOR INSULATION. INSTALL NEW INSULATION IN CRAWLSPACES TO MEET VIRGINIA ENERGY CODE'S MINIMUM REQUIREMENTS FOR NEW CONSTRUCTION. (R-19 BETWEEN FLOOR FRAMING).
   b. VAPOR BARRIER: INSTALL A MINIMUM 6 MIL VAPOR BARRIER AT FLOOR WITH SEAMS OVERLAPPED 12 INCHES. EDGES AND SEAMS TO BE TAPED.
   c. EXISTING FOUNDATION VENTS: ENSURE EXISTING VENTING IS ADEQUATE AND PROVIDE ADDITIONAL / RELOCATE VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW WORK, ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
6. ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
7. CONTRACTOR TO REFERENCE G SHEETS FOR ADDITIONAL REQUIREMENTS.
8. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND VIRGINA HOUSING REQUIREMENTS.

WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

NEW CONSTRUCTION - KEYED NOTES

- (X) REMOVE AND REPLACE EXISTING UNIT ENTRY DOORS AND FRAMES W/ NEW 6 PANEL FIBERGLASS OR INSULATED METAL DOORS. RE: DOOR SCHEDULE
- (X) REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. RE: WINDOW SCHEDULE.

CN 3.1 EXTERIOR STOOPS, STEPS AND RAILINGS (ALL BUILDINGS):
   a. REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR.
   b. REMOVE AND REPLACE EXISTING HANDRAILS AT ALL FRONT STOOPS AND AT REAR STOOPS THAT REMAIN WITH NEW CODE COMPLIANT PAINTED STEEL HANDRAILS. NEW EXTERIOR STEEL PRODUCTS: POWDER COAT, GALVANIZE OR PROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-YEAR MATERIAL WARRANTY. PREPARE SURFACES PER WARRANTY REQUIREMENTS. PRIME AND PAINT STEEL PRIOR TO PLACEMENT IN CONCRETE.

CN 3.2 CRAWL SPACES:
   a. REMOVE ALL DEBRIS, ABANDONED EQUIPMENT AND WOOD FROM EXISITNG CRAWL SPACES.
   b. INSTALL NEW VAPOR BARRIERS
   c. INTALL NEW SUMP PUMPS
   d. REMOVE AND REPLACE INSULATION.
   e. RE: SCOPE OF WORK BUILDING EXTERIORS

CN 4.1 EXTERIOR LAP SIDING (ALL BUILDINGS):
   a. REMOVE ALL EXISITNG VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
   b. INSTALL NEW FIBER CEMENT LAP SIDING W/ SMOOTH FINISH OVER NEW HOUSE WRAP.

CN 4.2 EXTERIOR BOARD & BATTEN SIDING (ALL BUILDINGS):
   a. REMOVE ALL EXISITNG VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
   b. INSTALL NEW BOARD AND BATTEN FIBER CEMENT SIDING W/ SMOOTH FINISH OVER NEW HOUSE WRAP.

CN 17.1 ROOFING (AT ALL BUILDINGS): REMOVE AND REPLACE ALL FELT, FLASHING, DRIP EDGE, SHINGLES, BOOTS, FASICAS, AND RIDGE VENTS, AND REPLACE WITH NEW. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT). NEW SHINGLES TO BE ANTI-FUNGAL, COMPOSITION SHINGLES W/ 30-YR WARRANTY OVER NEW ROOF MEMBRANE / SELF ADHERING ICE AND WATER SHIELD.PROVIDE NEW RIDGE VENTS WHERE NOT PREVIOUSLY INSTALLED.

CN 17.2 SOFFITS (ALL BUILDINGS): REMOVE AND REPLACE ALL EXISITNG VINYL SOFFITS WITH NEW FIBER CEMENT VENTED SOFFITS.

CN 17.3 GUTTERS AND DOWNSPOUTS: (AT ALL BUILDINGS): REMOVE AND REPLACE ALL EXISTING GUTTERS AND DOWNSPOUTS. PROVIDE 5" SEAMLESS GUTTERS AND NEW ALUMINUM DRIP EDGE ON ALL GABLE RAKES AND FASCIA BOARDS.

CN 17.4 PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MINIMUM

REVISIONS

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ISSUED FOR:
PERMITTING

JOB NUMBER: 19-009

ISSUED: 04/18/2025

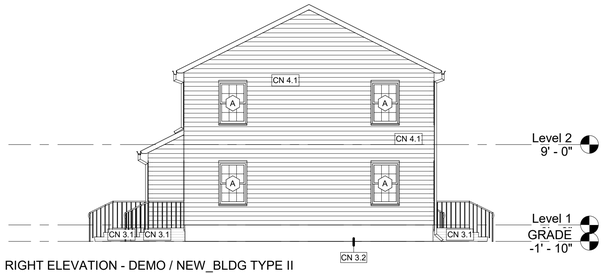
BLDG TYPE I - EXTERIOR ELEVATIONS DEMO/NEW

A3.1

PHASE: CD

4 REAR ELEVATION - DEMO / NEW_BLDG TYPE II
1/8" = 1'-0"

2 LEFT ELEVATION - DEMO / NEW_BLDG TYPE II
1/8" = 1'-0"



3 RIGHT ELEVATION - DEMO / NEW_BLDG TYPE II
1/8" = 1'-0"

1 FRONT ELEVATION - DEMO / NEW_BLDG TYPE II
1/8" = 1'-0"

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SCOPE OF WORK BUILDING EXTERIORS

1. ROOFING (AT ALL BUILDINGS):
   a. DEMO ROOFS DOWN TO EXISTING DECKING. REPAIR OR REPLACE ALL DAMAGED SHEATHING, RAFTERS, AND/OR TRUSSES. (VERIFY EXISTING IS 15/32" MIN. THICKNESS PLYWOOD / OSB). ACCOUNT FOR 10% ROOF SHEATHING REPLACEMENT
   b. REPAIR DAMAGED OR COMPROMISED DRAFT STOPPING AND/OR FIRE STOPPING AT EXISTING LOCATIONS ONLY.
   c. INSTALL NEW LEAK BARRIER, (15# FELT), DRIP EDGE FLASHING, ROOF JACKS, RIDGE VENTS, AND INSTALL NEW 30-YEAR ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES. PROVIDE NEW BLIND METAL FLASHING AT VALLEYS. NEW SHINGLES TO BE NAILED (NOT STAPLED).
   d. REPLACE ALL EXISTING ATTIC VENTS, RIDGE VENTS, AND PIPE COLLARS. REPLACE RUSTED OR DAMAGED FLASHING. REPLACE ALL EXISTING SEALANTS.
   e. NEW DRIP EDGE TO BE INSTALLED ON ALL SIDES OF ROOFS INCLUDING ALL EAVES AND RAKES.
   f. INSTALL ICE BARRIER EXTENDING FROM EAVE'S EDGE TO A POINT 24 INCHES BEYOND THE EXTERIOR WALL CLADDING.
   g. PROVIDE ROOF VENTILATION PER THE LATEST USBC FOR NEW CONSTRUCTION
   h. PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MIN. INSTALL NEW BAFFLES AT VENTED SOFFITS TO ENSURE PROPER ATTIC VENTILATION.
2. GUTTERS/DOWNSPOUTS:
   a. REPLACE ALL GUTTERS, DOWNSPOUTS AND REPLACE MISSING SPLASH BLOCKS AT EXISTING LOCATIONS.
   b. PROVIDE NEW SEAMLESS ALUMINUM 5"-6" GUTTERS WITH 3"-4" DOWNSPOUTS.
   c. PROVIDE NEW DRIP EDGES ON ALL FASCIA BOARDS INCLUDING GABLE RAKES. DRIP EDGE MUST EXTEND MIN. OF 2" UNDER THE SHINGLES.
   d. GUTTER SPANS BETWEEN DOWNSPOUTS ARE NOT TO EXCEED 30 FEET.
   e. INSTALL GUTTER WEDGED GUTTER CLIPS AT SLOPED FASCIAS.
      1. INSTALL CONCRETE BLOCKS TO SLOPE AWAY FROM BUILDINGS OR DOWNSPOUT EXTENSIONS TO AT LEAST 6' FROM BUILDINGS AT LOCATIONS WITHOUT DRAINS. AVOID WATER DRAINAGE OVER SIDEWALKS.
3. SIDING AND TRIM:
   a. REMOVE ALL EXISTING VINYL SIDING TO EXISTING SHEATHING. REPLACE ANY DAMAGED WALL SHEATHING, INSTALL NEW TYVEK HOUSE WRAP AND PROVIDE NEW CEMENTITIOUS LAP SIDING (SMOOTH WITH 5" EXPOSURE MAX), AND VERTICAL (BOARD AND BATTEN) CEMENTITIOUS SIDING (REPLACE AREAS EXISTING IN LIKE STYLE – RE: EXTERIOR ELEVATIONS AND VERIFY ON SITE).
   b. DO NOT INSTALL NEW SIDING OVER MATERIALS SUCH AS VINYL SIDING, THERMO-PLY®, OR OTHER FLEXIBLE MATERIALS.
   c. MATERIAL SUCH AS T1-11, WOOD SIDING, OR HARDBOARD LAP-SIDING MAY BE USED AS BACKING FOR NEW SIDING, PROVIDED IT IS IN GOOD CONDITION.
   d. REPAIR, REPLACE, AND RE-NAIL ALL SECTIONS OF DAMAGED SIDING OR SHEATHING TO PROVIDE A UNIFORM AND FLAT SURFACE.
   e. FASTEN SIDING TO FRAMING WITH NAILS PENETRATING A MINIMUM 3/4 OF AN INCH INTO STUDS.
   f. INSTALL MOUNTING BLOCKS FOR ALL PENETRATIONS IN SIDING SUCH AS ELECTRICAL, PLUMBING, HVAC, AND DUCTWORK ETC.
   g. REPLACE ALL EXISTING FASCIA, TRIM, AND VENTED SOFFITS WITH NEW FIBER CEMENT COMPONENTS AND VENTED SOFFITS. RE: DRAWINGS.
   h. PROVIDE MANUFACTURERS OR COMPOSITE TRIM / MOULDING AND SEAL ALL THROUGH WALL PENETRATIONS. REPLACE ALL EXTERIOR WALL VENTS WITH NEW.
   i. NEW SIDING SHALL HAVE SOLID BACKING OF PLYWOOD, OSB, GYPSUM, OR SIMILAR MATERIAL. SIDING SHALL BE INSTALLED OVER AN INDEPENDENT DRAINAGE PLANE, SUCH AS TYVEK® OR EQUAL.
   j. ALL NEW PANEL TYPE SIDING TO BE INSTALLED OVER VERTICAL OR CORRUGATED FURRING TO ALLOW ADEQUATE DRAINAGE AND VENTILATION.
4. EXTERIOR BRICK STEPS AND STOOPS: REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR. REMOVE STOOPS AS SHOWN ON OVERALL BUILDING PLANS. BACKFILL, GRADE AND SEED AND STRAW AREAS WHERE REMOVED.
5. PAINTING: CLEAN, PREP AND PAINT ALL PREVIOUSLY PAINTED EXTERIOR SURFACES, DOORS WINDOW SHUTTERS, DISCONNECT BOXES, METAL STAIRS AND RAILINGS, ETC.
6. EXTERIOR DOORS:
   a. UNIT ENTRY DOORS: REMOVE AND REPLACE ALL EXTERIOR FRONT AND REAR ENTRY DOORS AND FRAMES WITH NEW SMOOTH 6 PANEL ENERGY STAR 1 ½" THICK FIBERGLASS OR METAL-CLAD INSULATED ENTRY DOORS WITH NO-ROT WOOD FRAMES, INCLUDING NEW DOOR HARDWARE (LEVER, EYE VIEWERS, DEADBOLT – GRADE 3), THRESHOLDS AND WEATHER-STRIPPING.
   b. WOODEN DOOR JAMBS AND MOLDING REQUIRE COMPOSITE MATERIAL, SUCH AS FRAMESAVER® OR EQUAL, AT THEIR LOWEST POINTS.
7. WINDOWS: REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. (VINYL E-STAR WINDOWS AT NON HISTORIC LEASING OFFICE).
   a. PROVIDE NEW TRIM AND FLASHING. INSTALL A CONTINUOUS BEAD OF SILICONE CAULK BEHIND ALL NAIL FINS BEFORE INSTALLING NEW ALUMINUM CLAD WOOD WINDOWS PER MANUFACTURER'S SPECIFICATIONS.
   b. PROVIDE MINIMUM ½ INCH THICK INSULATED GLASS.
   c. PROVIDE MINIMUM 10-YEAR WARRANTIES FOR MATERIAL AND BREAKAGE OF SEAL.
   d. PROVIDE THERMAL BREAK FOR ALUMINUM FRAMES.
   e. PROVIDE NEW CONSTRUCTION WINDOWS WHEN REPLACING SIDING.
   f. PROVIDE BACK DAM FLASHING AT SILL AND EXTEND SILL FLASHING AT LEAST 6 INCHES UP JAMBS.
   g. INSTALL AND FLASH PER MANUFACTURER'S SPECIFICATIONS. PERFORM INITIAL REPLACEMENT WITH CONSTRUCTION
8. LIGHTING: REPLACE ALL EXISTING EXTERIOR POLE LIGHT HEADS, TENANT CONTROLLED UNIT PORCH AND ENTRY DOOR LIGHTS, AND WALL PACKS WITH NEW LED LIGHT FIXTURES.
9. STRUCTURED CABLING: REMOVE ALL CABLING RUN ON EXTERIOR WALLS AND PROVIDE NEW CABLING TO FROM ALL LIVING ROOMS AND BEDROOMS TO A SINGLE EXTERIOR DEMARK BOX FOR CABLE COMPANIES TO GAIN ACCESS TO EACH UNIT.
10. SEALANTS AND CAULKING: SEAL AT ALL EXTERIOR DOORS, WINDOWS, PLUMBING, AND ELECTRICAL PENETRATIONS TO PREVENT MOISTURE AND AIR LEAKAGE.

CRAWL SPACES

1. CLEANING AND DEBRIS REMOVAL:
   a. CONTRACTOR SHALL REMOVE AND/OR REPAIR ANY EXPOSED OR DAMAGED WIRING AND PIPING WITHIN THE CRAWLSPACE.
   b. COMPLETELY REMOVE AND PROPERLY DISPOSE OF ANY HAZARDOUS MATERIALS, IF ANY, INCLUDED BUT NOT LIMITED TO PESTICIDES, CREOSOTE-TREATED LUMBER ETC. COMPLETELY REMOVE AND PROPERLY DISPOSE OF ANY BUILDING MATERIALS OR OTHER IN THE CRAWLSPACE. REMOVE ALL ABANDONED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES (INCLUDING BARRELS / STORAGE TANKS) WITHIN CRAWL SPACES.
   c. VIRGINIA HOUSING MAY APPROVE ABANDONED MATERIAL THAT IS SECURED, SEALED AND CONCEALED.
2. EXTERIOR MOISTURE SOURCES:
   a. WHILE NOT ANTICIPATED, FOUNDATION WATERPROOFING MAY BE REQUIRED IF A HIGH-WATER TABLE IS DETECTED. CONTRACTOR TO NOTIFY ARCHITECT IF A HIGH-WATER TABLE IS DETECTED. IF INSTALLED, WATERPROOFING TO INCLUDE A DAMP-PROOFING APPLIED TO THE EXTERIOR OF THE CRAWLSPACE WALL AS WELL AS INSTALLING A FRENCH DRAIN SYSTEM AROUND THE PERIMETER FOOTINGS.
   b. ACCESS DOOR: CONTRACTOR TO REMOVE AND REPLACE EXISTING ACCESS DOORS WITH NEW CODE COMPLIANT CRAWLSPACE DOORS. NEW ACCESS DOORS SHALL NOT BE LESS THAN 18 INCHES BY 24 INCHES AND SHALL BE POSITIONED TO ACCESS ALL AREAS OF THE CRAWLSPACE. DOORS MUST BE SEALED AND GASKETED AS WELL AS HAVE A LOCKING DEVICE.
3. INTERIOR MOISTURE SOURCES - CONTRACTOR SHALL IDENTIFY ANY SOURCES OF STANDING WATER WITHIN THE CRAWLSPACE AND NOTIFY OWNER IF EXCESSIVE MITIGATION IS REQUIRED. SOME SOURCES ARE LISTED BELOW:
   a. LEAKING DRAINS OR SUPPLY PLUMBING: CONTRACTOR TO VERIFY THROUGH INSPECTION ALL DRAINS AND SUPPLY PLUMBING LOCATED WITHIN THE CRAWLSPACE TO MAKE SURE NO LEAKS ARE ADDING MOISTURE TO THE SPACE.
   b. MECHANICAL SYSTEM CONDENSATE DRAIN: CONTRACTOR TO INSPECT THE CONDENSATE DRAIN FROM THE AIR HANDLER TO THE DISCHARGE POINT. LINE MUST BE PROPERLY SUPPORTED AND DISCHARGED TO A FLOOR DRAIN FITTING OR SANITARY SEWER.
   c. SUMP PUMP: INSTALL SUMP PUMP (1 PER CRAWL SPACE) DISCHARGING TO DAYLIGHT FOR ANY AREA ACCUMULATING WATER.
4. OTHER CONTAMINANTS:
   a. ANIMAL INFESTATION: CONTRACTOR SHALL CONDUCT THOROUGH CLEANUP OF ANIMAL DROPPINGS OR CARCASSES OF ANIMALS IF PRESENT IN CRAWLSPACES. LOCAL ANIMAL CONTROL AGENCY TO BE CONTACTED IF ANIMAL POPULATIONS ARE PRESENT AND NOTIFY THE OWNER AND ARCHITECT.
   b. PEST CONTROL: CONTRACTOR SHALL VERIFY NO SIGNS OF TERMITES OR CARPENTER ANTS ARE PRESENT. CONTRACTOR TO NOTIFY THE OWNER AND ARCHITECT IF PRESENT AND DISCUSS MITIGATION PLAN.
5. THERMAL:
   a. CONTRACTOR SHALL REMOVE AND REPLACE ALL EXISTING UNDER FLOOR INSULATION. INSTALL NEW INSULATION IN CRAWLSPACES TO MEET VIRGINIA ENERGY CODE'S MINIMUM REQUIREMENTS FOR NEW CONSTRUCTION. (R-19 BETWEEN FLOOR FRAMING).
   b. VAPOR BARRIER: INSTALL A MINIMUM 6 MIL VAPOR BARRIER AT FLOOR WITH SEAMS OVERLAPPED 12 INCHES. EDGES AND SEAMS TO BE TAPED.
   c. EXISTING FOUNDATION VENTS: ENSURE EXISTING VENTING IS ADEQUATE AND PROVIDE ADDITIONAL / RELOCATE VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
6. ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
7. CONTRACTOR TO REFERENCE G SHEETS FOR ADDITIONAL REQUIREMENTS
8. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND VIRGINA HOUSING REQUIREMENTS.

WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

NEW CONSTRUCTION - KEYED NOTES

- (X) REMOVE AND REPLACE EXISTING UNIT ENTRY DOORS AND FRAMES W/ NEW 6 PANEL FIBERGLASS OR INSULATED METAL DOORS. RE: DOOR SCHEDULE
- (X) REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. RE: WINDOW SCHEDULE.

CN 3.1 EXTERIOR STOOPS, STEPS AND RAILINGS (ALL BUILDINGS):
   a. REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR.
   b. REMOVE AND REPLACE EXISTING HANDRAILS AT ALL FRONT STOOPS AND AT REAR STOOPS THAT REMAIN WITH NEW CODE COMPLIANT PAINTED STEEL HANDRAILS. NEW EXTERIOR STEEL PRODUCTS: POWDER COAT, GALVANIZE OR PROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-YEAR MATERIAL WARRANTY. PREPARE SURFACES PER WARRANTY REQUIREMENTS. PRIME AND PAINT STEEL PRIOR TO PLACEMENT IN CONCRETE.

CN 3.2 CRAWL SPACES:
   a. REMOVE ALL DEBRIS, ABANDONED EQUIPMENT AND WOOD FROM EXISITNG CRAWL SPACES.
   b. INSTALL NEW VAPOR BARRIERS
   c. INTALL NEW SUMP PUMPS
   d. REMOVE AND REPLACE INSULATION.
   e. RE: SCOPE OF WORK BUILDING EXTERIORS

CN 4.1 EXTERIOR LAP SIDING (ALL BUILDINGS):
   a. REMOVE ALL EXISITNG VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
   b. INSTALL NEW FIBER CEMENT LAP SIDING W/ SMOOTH FINISH OVER NEW HOUSE WRAP.

CN 4.2 EXTERIOR BOARD & BATTEN SIDING (ALL BUILDINGS):
   a. REMOVE ALL EXISITNG VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
   b. INSTALL NEW BOARD AND BATTEN FIBER CEMENT SIDING W/ SMOOTH FINISH OVER NEW HOUSE WRAP.

CN 17.1 ROOFING (AT ALL BUILDINGS): REMOVE AND REPLACE ALL FELT, FLASHING, DRIP EDGE, SHINGLES, BOOTS, FASICAS, AND RIDGE VENTS, AND REPLACE WITH NEW. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT). NEW SHINGLES TO BE ANTI-FUNGAL, COMPOSITION SHINGLES W/ 30-YR WARRANTY OVER NEW ROOF MEMBRANE / SELF ADHERING ICE AND WATER SHIELD.PROVIDE NEW RIDGE VENTS WHERE NOT PREVIOUSLY INSTALLED.

CN 17.2 SOFFITS (ALL BUILDINGS): REMOVE AND REPLACE ALL EXISITNG VINYL SOFFITS WITH NEW FIBER CEMENT VENTED SOFFITS.

CN 17.3 GUTTERS AND DOWNSPOUTS: (AT ALL BUILDINGS): REMOVE AND REPLACE ALL EXISITNG GUTTERS AND DOWNSPOUTS. PROVIDE 5" SEAMLESS GUTTERS AND NEW ALUMINUM DRIP EDGE ON ALL GABLE RAKES AND FASCIA BOARDS.

CN 17.4 PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MINIMUM

REVISIONS

APPROVAL

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ISSUED FOR:
PERMITTING

JOB NUMBER: 19-009
ISSUED: 04/18/2025

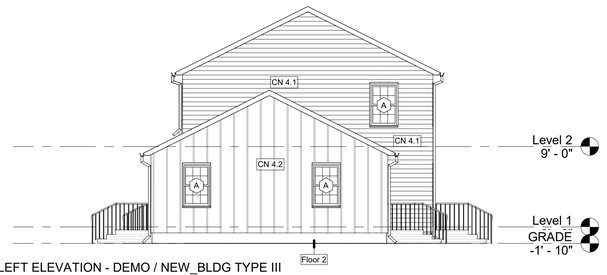
BLDG TYPE II - EXTERIOR ELEVATIONS DEMO/NEW

A3.2

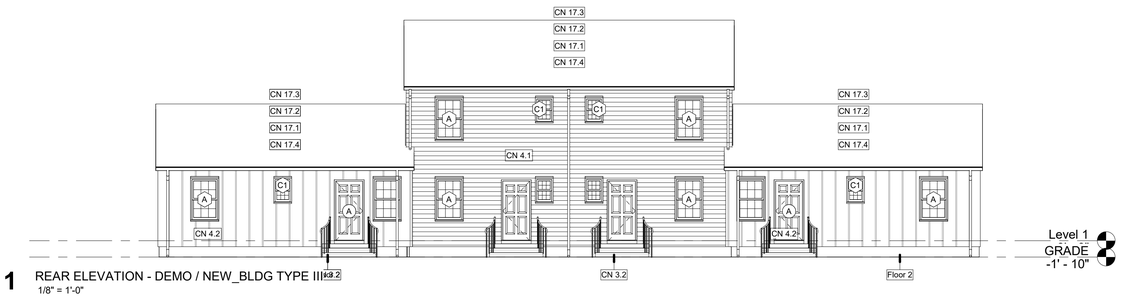
PHASE: CD

4 FRONT ELEVATION - DEMO / NEW_BLDG TYPE III
1/8" = 1'-0"

2 RIGHT ELEVATION - DEMO / NEW_BLDG TYPE III
1/8" = 1'-0"



3 LEFT ELEVATION - DEMO / NEW_BLDG TYPE III
1/8" = 1'-0"



1 REAR ELEVATION - DEMO / NEW_BLDG TYPE III
1/8" = 1'-0"

SCOPE OF WORK BUILDING EXTERIORS

1. ROOFING (AT ALL BUILDINGS):
   a. DEMO ROOFS DOWN TO EXISTING DECKING. REPAIR OR REPLACE ALL DAMAGED SHEATHING, RAFTERS, AND/OR TRUSSES. (VERIFY EXISTING IS 15/32" MIN. THICKNESS PLYWOOD / OSB). ACCOUNT FOR 10% ROOF SHEATHING REPLACEMENT
   b. REPAIR DAMAGED OR COMPROMISED DRAFT STOPPING AND/OR FIRE STOPPING AT EXISTING LOCATIONS ONLY.
   c. INSTALL NEW LEAK BARRIER, (15# FELT), DRIP EDGE FLASHING, ROOF JACKS, RIDGE VENTS, AND INSTALL NEW 30-YEAR ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES. PROVIDE NEW BLIND METAL FLASHING AT VALLEYS. NEW SHINGLES TO BE NAILED (NOT STAPLED).
   d. REPLACE ALL EXISTING ATTIC VENTS, RIDGE VENTS, AND PIPE COLLARS. REPLACE RUSTED OR DAMAGED FLASHING. REPLACE ALL EXISTING SEALANTS.
   e. NEW DRIP EDGE TO BE INSTALLED ON ALL SIDES OF ROOFS INCLUDING ALL EAVES AND RAKES.
   f. INSTALL ICE BARRIER EXTENDING FROM EAVE'S EDGE TO A POINT 24 INCHES BEYOND THE EXTERIOR WALL CLADDING.
   g. PROVIDE ROOF VENTILATION PER THE LATEST USBC FOR NEW CONSTRUCTION
   h. PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MIN. INSTALL NEW BAFFLES AT VENTED SOFFITS TO ENSURE PROPER ATTIC VENTILATION.
2. GUTTERS/DOWNSPOUTS:
   a. REPLACE ALL GUTTERS, DOWNSPOUTS AND REPLACE MISSING SPLASH BLOCKS AT EXISTING LOCATIONS.
   b. PROVIDE NEW SEAMLESS ALUMINUM 5"-6" GUTTERS WITH 3"-4" DOWNSPOUTS.
   c. PROVIDE NEW DRIP EDGES ON ALL FASCIA BOARDS INCLUDING GABLE RAKES. DRIP EDGE MUST EXTEND MIN. OF 2" UNDER THE SHINGLES.
   d. GUTTER SPANS BETWEEN DOWNSPOUTS ARE NOT TO EXCEED 30 FEET.
   e. INSTALL GUTTER WEDGED GUTTER CLIPS AT SLOPED FASCIAS.
      1. INSTALL CONCRETE BLOCKS TO SLOPE AWAY FROM BUILDINGS OR DOWNSPOUT EXTENSIONS TO AT LEAST 6' FROM BUILDINGS AT LOCATIONS WITHOUT DRAINS. AVOID WATER DRAINAGE OVER SIDEWALKS.
3. SIDING AND TRIM:
   a. REMOVE ALL EXISTING VINYL SIDING TO EXISTING SHEATHING. REPLACE ANY DAMAGED WALL SHEATHING, INSTALL NEW TYVEK HOUSE WRAP AND PROVIDE NEW CEMENTITIOUS LAP SIDING (SMOOTH WITH 5" EXPOSURE MAX), AND VERTICAL (BOARD AND BATTEN) CEMENTITIOUS SIDING (REPLACE AREAS EXISTING IN LIKE STYLE – RE: EXTERIOR ELEVATIONS AND VERIFY ON SITE).
   b. DO NOT INSTALL NEW SIDING OVER MATERIALS SUCH AS VINYL SIDING, THERMO-PLY®, OR OTHER FLEXIBLE MATERIALS.
   c. MATERIAL SUCH AS T1-11, WOOD SIDING, OR HARDBOARD LAP-SIDING MAY BE USED AS BACKING FOR NEW SIDING, PROVIDED IT IS IN GOOD CONDITION.
   d. REPAIR, REPLACE, AND RE-NAIL ALL SECTIONS OF DAMAGED SIDING OR SHEATHING TO PROVIDE A UNIFORM AND FLAT SURFACE.
   e. FASTEN SIDING TO FRAMING WITH NAILS PENETRATING A MINIMUM 3/4 OF AN INCH INTO STUDS.
   f. INSTALL MOUNTING BLOCKS FOR ALL PENETRATIONS IN SIDING SUCH AS ELECTRICAL, PLUMBING, HVAC, AND DUCTWORK ETC.
   g. REPLACE ALL EXISTING FASCIA, TRIM, AND VENTED SOFFITS WITH NEW FIBER CEMENT COMPONENTS AND VENTED SOFFITS. RE: DRAWINGS.
   h. PROVIDE MANUFACTURERS OR COMPOSITE TRIM / MOULDING AND SEAL ALL THROUGH WALL PENETRATIONS. REPLACE ALL EXTERIOR WALL VENTS WITH NEW.
   i. NEW SIDING SHALL HAVE SOLID BACKING OF PLYWOOD, OSB, GYPSUM, OR SIMILAR MATERIAL. SIDING SHALL BE INSTALLED OVER AN INDEPENDENT DRAINAGE PLANE, SUCH AS TYVEK® OR EQUAL.
   j. ALL NEW PANEL TYPE SIDING TO BE INSTALLED OVER VERTICAL OR CORRUGATED FURRING TO ALLOW ADEQUATE DRAINAGE AND VENTILATION.
4. EXTERIOR BRICK STEPS AND STOOPS: REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR. REMOVE STOOPS AS SHOWN ON OVERALL BUILDING PLANS. BACKFILL, GRADE AND SEED AND STRAW AREAS WHERE REMOVED.
5. PAINTING: CLEAN, PREP AND PAINT ALL PREVIOUSLY PAINTED EXTERIOR SURFACES, DOORS WINDOW SHUTTERS, DISCONNECT BOXES, METAL STAIRS AND RAILINGS, ETC.
6. EXTERIOR DOORS:
   a. UNIT ENTRY DOORS: REMOVE AND REPLACE ALL EXTERIOR FRONT AND REAR ENTRY DOORS AND FRAMES WITH NEW SMOOTH 6 PANEL ENERGY STAR 1 ½" THICK FIBERGLASS OR METAL-CLAD INSULATED ENTRY DOORS WITH NO-ROT WOOD FRAMES, INCLUDING NEW DOOR HARDWARE (LEVER, EYE VIEWERS, DEADBOLT – GRADE 3), THRESHOLDS AND WEATHER-STRIPPING.
   b. WOODEN DOOR JAMBS AND MOLDING REQUIRE COMPOSITE MATERIAL, SUCH AS FRAMESAVER® OR EQUAL, AT THEIR LOWEST POINTS.
7. WINDOWS: REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. (VINYL E-STAR WINDOWS AT NON HISTORIC LEASING OFFICE).
   a. PROVIDE NEW TRIM AND FLASHING. INSTALL A CONTINUOUS BEAD OF SILICONE CAULK BEHIND ALL NAIL FINS BEFORE INSTALLING NEW ALUMINUM CLAD WOOD WINDOWS PER MANUFACTURER'S SPECIFICATIONS.
   b. PROVIDE MINIMUM ½ INCH THICK INSULATED GLASS.
   c. PROVIDE MINIMUM 10-YEAR WARRANTIES FOR MATERIAL AND BREAKAGE OF SEAL.
   d. PROVIDE THERMAL BREAK FOR ALUMINUM FRAMES.
   e. PROVIDE NEW CONSTRUCTION WINDOWS WHEN REPLACING SIDING.
   f. PROVIDE BACK DAM FLASHING AT SILL AND EXTEND SILL FLASHING AT LEAST 6 INCHES UP JAMBS.
   g. INSTALL AND FLASH PER MANUFACTURER'S SPECIFICATIONS. PERFORM INITIAL REPLACEMENT WITH CONSTRUCTION
8. LIGHTING: REPLACE ALL EXISTING EXTERIOR POLE LIGHT HEADS, TENANT CONTROLLED UNIT PORCH AND ENTRY DOOR LIGHTS, AND WALL PACKS WITH NEW LED LIGHT FIXTURES.
9. STRUCTURED CABLING: REMOVE ALL CABLING RUN ON EXTERIOR WALLS AND PROVIDE NEW CABLING TO FROM ALL LIVING ROOMS AND BEDROOMS TO A SINGLE EXTERIOR DEMARK BOX FOR CABLE COMPANIES TO GAIN ACCESS TO EACH UNIT.
10. SEALANTS AND CAULKING: SEAL AT ALL EXTERIOR DOORS, WINDOWS, PLUMBING, AND ELECTRICAL PENETRATIONS TO PREVENT MOISTURE AND AIR LEAKAGE.

CRAWL SPACES

1. CLEANING AND DEBRIS REMOVAL:
   a. CONTRACTOR SHALL REMOVE AND/OR REPAIR ANY EXPOSED OR DAMAGED WIRING AND PIPING WITHIN THE CRAWLSPACE.
   b. COMPLETELY REMOVE AND PROPERLY DISPOSE OF ANY HAZARDOUS MATERIALS, IF ANY, INCLUDED BUT NOT LIMITED TO PESTICIDES, CREOSOTE-TREATED LUMBER ETC. COMPLETELY REMOVE AND PROPERLY DISPOSE OF ANY BUILDING MATERIALS OR OTHER IN THE CRAWLSPACE. REMOVE ALL ABANDONED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES (INCLUDING BARRELS / STORAGE TANKS) WITHIN CRAWL SPACES.
   c. VIRGINIA HOUSING MAY APPROVE ABANDONED MATERIAL THAT IS SECURED, SEALED AND CONCEALED.
2. EXTERIOR MOISTURE SOURCES:
   a. WHILE NOT ANTICIPATED, FOUNDATION WATERPROOFING MAY BE REQUIRED IF A HIGH-WATER TABLE IS DETECTED. CONTRACTOR TO NOTIFY ARCHITECT IF A HIGH-WATER TABLE IS DETECTED. IF INSTALLED, WATERPROOFING TO INCLUDE A DAMP-PROOFING APPLIED TO THE EXTERIOR OF THE CRAWLSPACE WALL AS WELL AS INSTALLING A FRENCH DRAIN SYSTEM AROUND THE PERIMETER FOOTINGS.
   b. ACCESS DOOR: CONTRACTOR TO REMOVE AND REPLACE EXISTING ACCESS DOORS WITH NEW CODE COMPLIANT CRAWLSPACE DOORS. NEW ACCESS DOORS SHALL NOT BE LESS THAN 18 INCHES BY 24 INCHES AND SHALL BE POSITIONED TO ACCESS ALL AREAS OF THE CRAWLSPACE. DOORS MUST BE SEALED AND GASKETED AS WELL AS HAVE A LOCKING DEVICE.
3. INTERIOR MOISTURE SOURCES - CONTRACTOR SHALL IDENTIFY ANY SOURCES OF STANDING WATER WITHIN THE CRAWLSPACE AND NOTIFY OWNER IF EXCESSIVE MITIGATION IS REQUIRED. SOME SOURCES ARE LISTED BELOW:
   a. LEAKING DRAINS OR SUPPLY PLUMBING: CONTRACTOR TO VERIFY THROUGH INSPECTION ALL DRAINS AND SUPPLY PLUMBING LOCATED WITHIN THE CRAWLSPACE TO MAKE SURE NO LEAKS ARE ADDING MOISTURE TO THE SPACE.
   b. MECHANICAL SYSTEM CONDENSATE DRAIN: CONTRACTOR TO INSPECT THE CONDENSATE DRAIN FROM THE AIR HANDLER TO THE DISCHARGE POINT. LINE MUST BE PROPERLY SUPPORTED AND DISCHARGED TO A FLOOR DRAIN FITTING OR SANITARY SEWER.
   c. SUMP PUMP: INSTALL SUMP PUMP (1 PER CRAWL SPACE) DISCHARGING TO DAYLIGHT FOR ANY AREA ACCUMULATING WATER.
4. OTHER CONTAMINANTS:
   a. ANIMAL INFESTATION: CONTRACTOR SHALL CONDUCT THOROUGH CLEANUP OF ANIMAL DROPPINGS OR CARCASSES OF ANIMALS IF PRESENT IN CRAWLSPACES. LOCAL ANIMAL CONTROL AGENCY TO BE CONTACTED IF ANIMAL POPULATIONS ARE PRESENT AND NOTIFY THE OWNER AND ARCHITECT.
   b. PEST CONTROL: CONTRACTOR SHALL VERIFY NO SIGNS OF TERMITES OR CARPENTER ANTS ARE PRESENT. CONTRACTOR TO NOTIFY THE OWNER AND ARCHITECT IF PRESENT AND DISCUSS MITIGATION PLAN.
5. THERMAL:
   a. CONTRACTOR SHALL REMOVE AND REPLACE ALL EXISTING UNDER FLOOR INSULATION. INSTALL NEW INSULATION IN CRAWLSPACES TO MEET VIRGINIA ENERGY CODE'S MINIMUM REQUIREMENTS FOR NEW CONSTRUCTION. (R-19 BETWEEN FLOOR FRAMING).
   b. VAPOR BARRIER: INSTALL A MINIMUM 6 MIL VAPOR BARRIER AT FLOOR WITH SEAMS OVERLAPPED 12 INCHES. EDGES AND SEAMS TO BE TAPED.
   c. EXISTING FOUNDATION VENTS: ENSURE EXISTING VENTING IS ADEQUATE AND PROVIDE ADDITIONAL / RELOCATE VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW WORK, ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
6. ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
7. CONTRACTOR TO REFERENCE G SHEETS FOR ADDITIONAL REQUIREMENTS
8. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND VIRGINA HOUSING REQUIREMENTS.

WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

NEW CONSTRUCTION - KEYED NOTES

- (X) REMOVE AND REPLACE EXISTING UNIT ENTRY DOORS AND FRAMES W/ NEW 6 PANEL FIBERGLASS OR INSULATED METAL DOORS. RE: DOOR SCHEDULE
- (X) REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. RE: WINDOW SCHEDULE.

CN 3.1 EXTERIOR STOOPS, STEPS AND RAILINGS (ALL BUILDINGS):
   a. REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR.
   b. REMOVE AND REPLACE EXISTING HANDRAILS AT ALL FRONT STOOPS AND AT REAR STOOPS THAT REMAIN WITH NEW CODE COMPLIANT PAINTED STEEL HANDRAILS. NEW EXTERIOR STEEL PRODUCTS: POWDER COAT, GALVANIZE OR PROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-YEAR MATERIAL WARRANTY. PREPARE SURFACES PER WARRANTY REQUIREMENTS. PRIME AND PAINT STEEL PRIOR TO PLACEMENT IN CONCRETE.

CN 3.2 CRAWL SPACES:
   a. REMOVE ALL DEBRIS, ABANDONED EQUIPMENT AND WOOD FROM EXISITNG CRAWL SPACES.
   b. INSTALL NEW VAPOR BARRIERS
   c. INTALL NEW SUMP PUMPS
   d. REMOVE AND REPLACE INSULATION.
   e. RE: SCOPE OF WORK BUILDING EXTERIORS

CN 4.1 EXTERIOR LAP SIDING (ALL BUILDINGS):
   a. REMOVE ALL EXISITNG VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
   b. INSTALL NEW FIBER CEMENT LAP SIDING W/ SMOOTH FINISH OVER NEW HOUSE WRAP.

CN 4.2 EXTERIOR BOARD & BATTEN SIDING (ALL BUILDINGS):
   a. REMOVE ALL EXISITNG VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
   b. INSTALL NEW BOARD AND BATTEN FIBER CEMENT SIDING W/ SMOOTH FINISH OVER NEW HOUSE WRAP.

CN 17.1 ROOFING (AT ALL BUILDINGS): REMOVE AND REPLACE ALL FELT, FLASHING, DRIP EDGE, SHINGLES, BOOTS, FASICAS, AND RIDGE VENTS, AND REPLACE WITH NEW. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT). NEW SHINGLES TO BE ANTI-FUNGAL, COMPOSITION SHINGLES W/ 30-YR WARRANTY OVER NEW ROOF MEMBRANE / SELF ADHERING ICE AND WATER SHIELD.PROVIDE NEW RIDGE VENTS WHERE NOT PREVIOUSLY INSTALLED.

CN 17.2 SOFFITS (ALL BUILDINGS): REMOVE AND REPLACE ALL EXISITNG VINYL SOFFITS WITH NEW FIBER CEMENT VENTED SOFFITS.

CN 17.3 GUTTERS AND DOWNSPOUTS: (AT ALL BUILDINGS): REMOVE AND REPLACE ALL EXISITNG GUTTERS AND DOWNSPOUTS. PROVIDE 5" SEAMLESS GUTTERS AND NEW ALUMINUM DRIP EDGE ON ALL GABLE RAKES AND FASCIA BOARDS.

CN 17.4 PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MINIMUM

REVISIONS

APPROVAL

COMMONWEALTH OF VIRGINIA
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ISSUED FOR:
PERMITTING

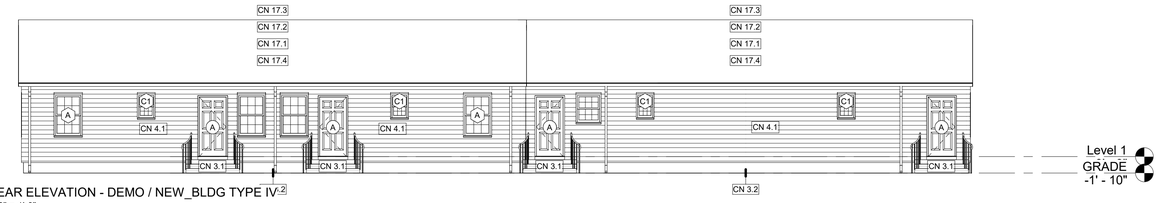
JOB NUMBER: 19-009
ISSUED: 04/18/2025

BLDG TYPE III - EXTERIOR ELEVATIONS DEMO/NEW

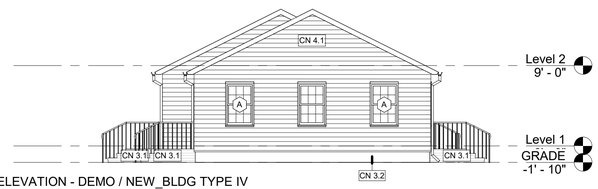
A3.3

PHASE: CD

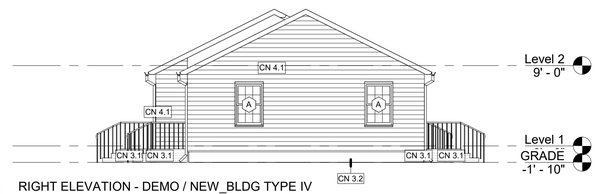
4/25/2025 10:27:22 AM © COPYRIGHT 2019 TRUE CRAFT ARCHITECTURE LLC



4 REAR ELEVATION - DEMO / NEW_BLDG TYPE IV
1/8" = 1'-0"



2 LEFT ELEVATION - DEMO / NEW_BLDG TYPE IV
1/8" = 1'-0"



3 RIGHT ELEVATION - DEMO / NEW_BLDG TYPE IV
1/8" = 1'-0"

1 FRONT ELEVATION - DEMO / NEW_BLDG TYPE IV
1/8" = 1'-0"

SCOPE OF WORK BUILDING EXTERIORS

1. ROOFING (AT ALL BUILDINGS):
   a. DEMO ROOFS DOWN TO EXISTING DECKING. REPAIR OR REPLACE ALL DAMAGED SHEATHING, RAFTERS, AND/OR TRUSSES. (VERIFY EXISTING IS 15/32" MIN. THICKNESS PLYWOOD / OSB). ACCOUNT FOR 10% ROOF SHEATHING REPLACEMENT
   b. REPAIR DAMAGED OR COMPROMISED DRAFT STOPPING AND/OR FIRE STOPPING AT EXISTING LOCATIONS ONLY.
   c. INSTALL NEW LEAK BARRIER, (15# FELT), DRIP EDGE FLASHING, ROOF JACKS, RIDGE VENTS, AND INSTALL NEW 30-YEAR ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES. PROVIDE NEW BLIND METAL FLASHING AT VALLEYS. NEW SHINGLES TO BE NAILED (NOT STAPLED).
   d. REPLACE ALL EXISTING ATTIC VENTS, RIDGE VENTS, AND PIPE COLLARS. REPLACE RUSTED OR DAMAGED FLASHING. REPLACE ALL EXISTING SEALANTS.
   e. NEW DRIP EDGE TO BE INSTALLED ON ALL SIDES OF ROOFS INCLUDING ALL EAVES AND RAKES.
   f. INSTALL ICE BARRIER EXTENDING FROM EAVE'S EDGE TO A POINT 24 INCHES BEYOND THE EXTERIOR WALL CLADDING.
   g. PROVIDE ROOF VENTILATION PER THE LATEST USBC FOR NEW CONSTRUCTION
   h. PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MIN. INSTALL NEW BAFFLES AT VENTED SOFFITS TO ENSURE PROPER ATTIC VENTILATION.
2. GUTTERS/DOWNSPOUTS:
   a. REPLACE ALL GUTTERS, DOWNSPOUTS AND REPLACE MISSING SPLASH BLOCKS AT EXISTING LOCATIONS.
   b. PROVIDE NEW SEAMLESS ALUMINUM 5"-6" GUTTERS WITH 3"-4" DOWNSPOUTS.
   c. PROVIDE NEW DRIP EDGES ON ALL FASCIA BOARDS INCLUDING GABLE RAKES. DRIP EDGE MUST EXTEND MIN. OF 2" UNDER THE SHINGLES.
   d. GUTTER SPANS BETWEEN DOWNSPOUTS ARE NOT TO EXCEED 30 FEET.
   e. INSTALL GUTTER WEDGED GUTTER CLIPS AT SLOPED FASCIAS.
      1. INSTALL CONCRETE BLOCKS TO SLOPE AWAY FROM BUILDINGS OR DOWNSPOUT EXTENSIONS TO AT LEAST 6' FROM BUILDINGS AT LOCATIONS WITHOUT DRAINS. AVOID WATER DRAINAGE OVER SIDEWALKS.
3. SIDING AND TRIM:
   a. REMOVE ALL EXISTING VINYL SIDING TO EXISTING SHEATHING. REPLACE ANY DAMAGED WALL SHEATHING, INSTALL NEW TYVEK HOUSE WRAP AND PROVIDE NEW CEMENTITIOUS LAP SIDING (SMOOTH WITH 5" EXPOSURE MAX), AND VERTICAL (BOARD AND BATTEN) CEMENTITIOUS SIDING REPLACE AREAS EXISTING IN LIKE STYLE – RE: EXTERIOR ELEVATIONS AND VERIFY ON SITE).
   b. DO NOT INSTALL NEW SIDING OVER MATERIALS SUCH AS VINYL SIDING, THERMO-PLY®, OR OTHER FLEXIBLE MATERIALS.
   c. MATERIAL SUCH AS T1-11, WOOD SIDING, OR HARDBOARD LAP-SIDING MAY BE USED AS BACKING FOR NEW SIDING, PROVIDED IT IS IN GOOD CONDITION.
   d. REPAIR, REPLACE, AND RE-NAIL ALL SECTIONS OF DAMAGED SIDING OR SHEATHING TO PROVIDE A UNIFORM AND FLAT SURFACE.
   e. FASTEN SIDING TO FRAMING WITH NAILS PENETRATING A MINIMUM 3/4 OF AN INCH INTO STUDS.
   f. INSTALL MOUNTING BLOCKS FOR ALL PENETRATIONS IN SIDING SUCH AS ELECTRICAL, PLUMBING, HVAC, AND DUCTWORK ETC.
   g. REPLACE ALL EXISTING FASCIA, TRIM, AND VENTED SOFFITS WITH NEW FIBER CEMENT COMPONENTS AND VENTED SOFFITS. RE: DRAWINGS.
   h. PROVIDE MANUFACTURERS OR COMPOSITE TRIM / MOULDING AND SEAL ALL THROUGH WALL PENETRATIONS. REPLACE ALL EXTERIOR WALL VENTS WITH NEW.
   i. NEW SIDING SHALL HAVE SOLID BACKING OF PLYWOOD, OSB, GYPSUM, OR SIMILAR MATERIAL. SIDING SHALL BE INSTALLED OVER AN INDEPENDENT DRAINAGE PLANE, SUCH AS TYVEK® OR EQUAL.
   j. ALL NEW PANEL TYPE SIDING TO BE INSTALLED OVER VERTICAL OR CORRUGATED FURRING TO ALLOW ADEQUATE DRAINAGE AND VENTILATION.
4. EXTERIOR BRICK STEPS AND STOOPS: REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR. REMOVE STOOPS AS SHOWN ON OVERALL BUILDING PLANS. BACKFILL, GRADE AND SEED AND STRAW AREAS WHERE REMOVED.
5. PAINTING: CLEAN, PREP AND PAINT ALL PREVIOUSLY PAINTED EXTERIOR SURFACES, DOORS WINDOW SHUTTERS, DISCONNECT BOXES, METAL STAIRS AND RAILINGS, ETC.
6. EXTERIOR DOORS:
   a. UNIT ENTRY DOORS: REMOVE AND REPLACE ALL EXTERIOR FRONT AND REAR ENTRY DOORS AND FRAMES WITH NEW SMOOTH 6 PANEL ENERGY STAR 1 ½" THICK FIBERGLASS OR METAL-CLAD INSULATED ENTRY DOORS WITH NO-ROT WOOD FRAMES, INCLUDING NEW DOOR HARDWARE (LEVER, EYE VIEWERS, DEADBOLT – GRADE 3), THRESHOLDS AND WEATHER-STRIPPING.
   b. WOODEN DOOR JAMBS AND MOLDING REQUIRE COMPOSITE MATERIAL, SUCH AS FRAMESAVER® OR EQUAL, AT THEIR LOWEST POINTS.
7. WINDOWS: REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. (VINYL E-STAR WINDOWS AT NON HISTORIC LEASING OFFICE).
   a. PROVIDE NEW TRIM AND FLASHING. INSTALL A CONTINUOUS BEAD OF SILICONE CAULK BEHIND ALL NAIL FINS BEFORE INSTALLING NEW ALUMINUM CLAD WOOD WINDOWS PER MANUFACTURER'S SPECIFICATIONS.
   b. PROVIDE MINIMUM ½ INCH THICK INSULATED GLASS.
   c. PROVIDE MINIMUM 10-YEAR WARRANTIES FOR MATERIAL AND BREAKAGE OF SEAL.
   d. PROVIDE THERMAL BREAK FOR ALUMINUM FRAMES.
   e. PROVIDE NEW CONSTRUCTION WINDOWS WHEN REPLACING SIDING.
   f. PROVIDE BACK DAM FLASHING AT SILL AND EXTEND SILL FLASHING AT LEAST 6 INCHES UP JAMBS.
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8. LIGHTING: REPLACE ALL EXISTING EXTERIOR POLE LIGHT HEADS, TENANT CONTROLLED UNIT PORCH AND ENTRY DOOR LIGHTS, AND WALL PACKS WITH NEW LED LIGHT FIXTURES.
9. STRUCTURED CABLING: REMOVE ALL CABLING RUN ON EXTERIOR WALLS AND PROVIDE NEW CABLING TO FROM ALL LIVING ROOMS AND BEDROOMS TO A SINGLE EXTERIOR DEMARK BOX FOR CABLE COMPANIES TO GAIN ACCESS TO EACH UNIT.
10. SEALANTS AND CAULKING: SEAL AT ALL EXTERIOR DOORS, WINDOWS, PLUMBING, AND ELECTRICAL PENETRATIONS TO PREVENT MOISTURE AND AIR LEAKAGE.

CRAWL SPACES

1. CLEANING AND DEBRIS REMOVAL:
   a. CONTRACTOR SHALL REMOVE AND/OR REPAIR ANY EXPOSED OR DAMAGED WIRING AND PIPING WITHIN THE CRAWLSPACE.
   b. COMPLETELY REMOVE AND PROPERLY DISPOSE OF ANY HAZARDOUS MATERIALS, IF ANY, INCLUDED BUT NOT LIMITED TO PESTICIDES, CREOSOTE-TREATED LUMBER ETC. COMPLETELY REMOVE AND PROPERLY DISPOSE OF ANY BUILDING MATERIALS OR OTHER IN THE CRAWLSPACE. REMOVE ALL ABANDONED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES (INCLUDING BARRELS / STORAGE TANKS) WITHIN CRAWL SPACES.
   c. VIRGINIA HOUSING MAY APPROVE ABANDONED MATERIAL THAT IS SECURED, SEALED AND CONCEALED.
2. EXTERIOR MOISTURE SOURCES:
   a. WHILE NOT ANTICIPATED, FOUNDATION WATERPROOFING MAY BE REQUIRED IF A HIGH-WATER TABLE IS DETECTED. CONTRACTOR TO NOTIFY ARCHITECT IF A HIGH-WATER TABLE IS DETECTED. IF INSTALLED, WATERPROOFING TO INCLUDE A DAMP-PROOFING APPLIED TO THE EXTERIOR OF THE CRAWLSPACE WALL AS WELL AS INSTALLING A FRENCH DRAIN SYSTEM AROUND THE PERIMETER FOOTINGS.
   b. ACCESS DOOR: CONTRACTOR TO REMOVE AND REPLACE EXISTING ACCESS DOORS WITH NEW CODE COMPLIANT CRAWLSPACE DOORS. NEW ACCESS DOORS SHALL NOT BE LESS THAN 18 INCHES BY 24 INCHES AND SHALL BE POSITIONED TO ACCESS ALL AREAS OF THE CRAWLSPACE. DOORS MUST BE SEALED AND GASKETED AS WELL AS HAVE A LOCKING DEVICE.
3. INTERIOR MOISTURE SOURCES - CONTRACTOR SHALL IDENTIFY ANY SOURCES OF STANDING WATER WITHIN THE CRAWLSPACE AND NOTIFY OWNER IF EXCESSIVE MITIGATION IS REQUIRED. SOME SOURCES ARE LISTED BELOW:
   a. LEAKING DRAINS OR SUPPLY PLUMBING: CONTRACTOR TO VERIFY THROUGH INSPECTION ALL DRAINS AND SUPPLY PLUMBING LOCATED WITHIN THE CRAWLSPACE TO MAKE SURE NO LEAKS ARE ADDING MOISTURE TO THE SPACE.
   b. MECHANICAL SYSTEM CONDENSATE DRAIN: CONTRACTOR TO INSPECT THE CONDENSATE DRAIN FROM THE AIR HANDLER TO THE DISCHARGE POINT. LINE MUST BE PROPERLY SUPPORTED AND DISCHARGED TO A FLOOR DRAIN FITTING OR SANITARY SEWER.
   c. SUMP PUMP: INSTALL SUMP PUMP (1 PER CRAWL SPACE) DISCHARGING TO DAYLIGHT FOR ANY AREA ACCUMULATING WATER.
4. OTHER CONTAMINANTS:
   a. ANIMAL INFESTATION: CONTRACTOR SHALL CONDUCT THOROUGH CLEANUP OF ANIMAL DROPPINGS OR CARCASSES OF ANIMALS IF PRESENT IN CRAWLSPACES. LOCAL ANIMAL CONTROL AGENCY TO BE CONTACTED IF ANIMAL POPULATIONS ARE PRESENT AND NOTIFY THE OWNER AND ARCHITECT.
   b. PEST CONTROL: CONTRACTOR SHALL VERIFY NO SIGNS OF TERMITES OR CARPENTER ANTS ARE PRESENT. CONTRACTOR TO NOTIFY THE OWNER AND ARCHITECT IF PRESENT AND DISCUSS MITIGATION PLAN.
5. THERMAL:
   a. CONTRACTOR SHALL REMOVE AND REPLACE ALL EXISTING UNDER FLOOR INSULATION. INSTALL NEW INSULATION IN CRAWLSPACES TO MEET VIRGINIA ENERGY CODE'S MINIMUM REQUIREMENTS FOR NEW CONSTRUCTION. (R-19 BETWEEN FLOOR FRAMING).
   b. VAPOR BARRIER: INSTALL A MINIMUM 6 MIL VAPOR BARRIER AT FLOOR WITH SEAMS OVERLAPPED 12 INCHES. EDGES AND SEAMS TO BE TAPED.
   c. EXISTING FOUNDATION VENTS: ENSURE EXISTING VENTING IS ADEQUATE AND PROVIDE ADDITIONAL / RELOCATE VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
6. ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
7. CONTRACTOR TO REFERENCE G SHEETS FOR ADDITIONAL REQUIREMENTS
8. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND VIRGINA HOUSING REQUIREMENTS.

WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

NEW CONSTRUCTION - KEYED NOTES

- (X) REMOVE AND REPLACE EXISTING UNIT ENTRY DOORS AND FRAMES W/ NEW 6 PANEL FIBERGLASS OR INSULATED METAL DOORS. RE: DOOR SCHEDULE
- (X) REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. RE: WINDOW SCHEDULE.

CN 3.1 EXTERIOR STOOPS, STEPS AND RAILINGS (ALL BUILDINGS):
   a. REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR.
   b. REMOVE AND REPLACE EXISTING HANDRAILS AT ALL FRONT STOOPS AND AT REAR STOOPS THAT REMAIN WITH NEW CODE COMPLIANT PAINTED STEEL HANDRAILS. NEW EXTERIOR STEEL PRODUCTS: POWDER COAT, GALVANIZE OR PROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-YEAR MATERIAL WARRANTY. PREPARE SURFACES PER WARRANTY REQUIREMENTS. PRIME AND PAINT STEEL PRIOR TO PLACEMENT IN CONCRETE.

CN 3.2 CRAWL SPACES:
   a. REMOVE ALL DEBRIS, ABANDONED EQUIPMENT AND WOOD FROM EXISITNG CRAWL SPACES.
   b. INSTALL NEW VAPOR BARRIERS
   c. INTALL NEW SUMP PUMPS
   d. REMOVE AND REPLACE INSULATION.
   e. RE: SCOPE OF WORK BUILDING EXTERIORS

CN 4.1 EXTERIOR LAP SIDING (ALL BUILDINGS):
   a. REMOVE ALL EXISITNG VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
   b. INSTALL NEW FIBER CEMENT LAP SIDING W/ SMOOTH FINISH OVER NEW HOUSE WRAP.

CN 4.2 EXTERIOR BOARD & BATTEN SIDING (ALL BUILDINGS):
   a. REMOVE ALL EXISITNG VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
   b. INSTALL NEW BOARD AND BATTEN FIBER CEMENT SIDING W/ SMOOTH FINISH OVER NEW HOUSE WRAP.

CN 17.1 ROOFING (AT ALL BUILDINGS): REMOVE AND REPLACE ALL FELT, FLASHING, DRIP EDGE, SHINGLES, BOOTS, FASICAS, AND RIDGE VENTS, AND REPLACE WITH NEW. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT). NEW SHINGLES TO BE ANTI-FUNGAL, COMPOSITION SHINGLES W/ 30-YR WARRANTY OVER NEW ROOF MEMBRANE / SELF ADHERING ICE AND WATER SHIELD.PROVIDE NEW RIDGE VENTS WHERE NOT PREVIOUSLY INSTALLED.

CN 17.2 SOFFITS (ALL BUILDINGS): REMOVE AND REPLACE ALL EXISITNG VINYL SOFFITS WITH NEW FIBER CEMENT VENTED SOFFITS.

CN 17.3 GUTTERS AND DOWNSPOUTS: (AT ALL BUILDINGS): REMOVE AND REPLACE ALL EXISTING GUTTERS AND DOWNSPOUTS. PROVIDE 5" SEAMLESS GUTTERS AND NEW ALUMINUM DRIP EDGE ON ALL GABLE RAKES AND FASCIA BOARDS.

CN 17.4 PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MINIMUM

REVISIONS

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ISSUED FOR:
PERMITTING

JOB NUMBER: 19-009
ISSUED: 04/18/2025

BLDG TYPE IV - EXTERIOR ELEVATIONS DEMO/NEW

A3.4

PHASE: CD

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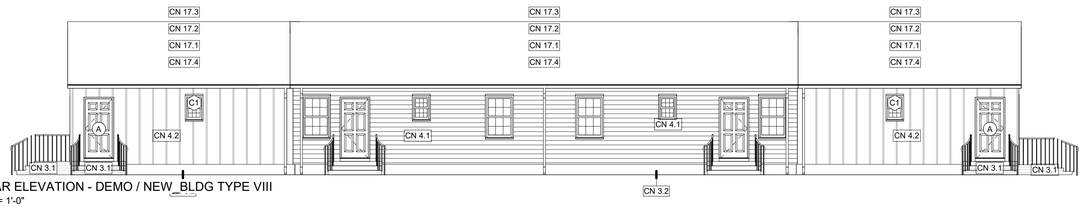
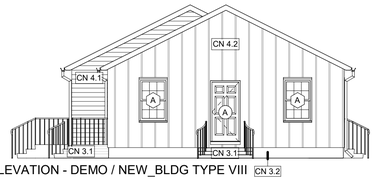


4 REAR ELEVATION - DEMO / NEW_BLDG TYPE VIII
1/8" = 1'-0"



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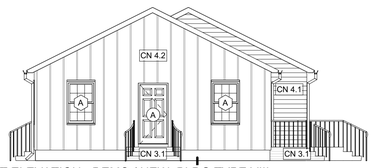
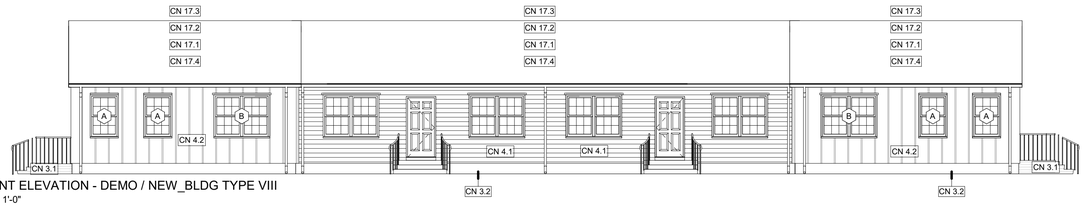
1/8" = 1'-0"



3 RIGHT ELEVATION - DEMO / NEW_BLDG TYPE VIII
1/8" = 1'-0"



1 FRONT ELEVATION - DEMO / NEW_BLDG TYPE VIII
1/8" = 1'-0"

SCOPE OF WORK BUILDING EXTERIORS

1. ROOFING (AT ALL BUILDINGS):
   a. DEMO ROOFS DOWN TO EXISTING DECKING. REPAIR OR REPLACE ALL DAMAGED SHEATHING, RAFTERS, AND/OR TRUSSES. (VERIFY EXISTING IS 15/32" MIN. THICKNESS PLYWOOD / OSB). ACCOUNT FOR 10% ROOF SHEATHING REPLACEMENT
   b. REPAIR DAMAGED OR COMPROMISED DRAFT STOPPING AND/OR FIRE STOPPING AT EXISTING LOCATIONS ONLY.
   c. INSTALL NEW LEAK BARRIER, (15# FELT), DRIP EDGE FLASHING, ROOF JACKS, RIDGE VENTS, AND INSTALL NEW 30-YEAR ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES. PROVIDE NEW BLIND METAL FLASHING AT VALLEYS. NEW SHINGLES TO BE NAILED (NOT STAPLED).
   d. REPLACE ALL EXISTING ATTIC VENTS, RIDGE VENTS, AND PIPE COLLARS. REPLACE RUSTED OR DAMAGED FLASHING. REPLACE ALL EXISTING SEALANTS.
   e. NEW DRIP EDGE TO BE INSTALLED ON ALL SIDES OF ROOFS INCLUDING ALL EAVES AND RAKES.
   f. INSTALL ICE BARRIER EXTENDING FROM EAVE'S EDGE TO A POINT 24 INCHES BEYOND THE EXTERIOR WALL CLADDING.
   g. PROVIDE ROOF VENTILATION PER THE LATEST USBC FOR NEW CONSTRUCTION
   h. PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MIN. INSTALL NEW BAFFLES AT VENTED SOFFITS TO ENSURE PROPER ATTIC VENTILATION.
2. GUTTERS/DOWNSPOUTS:
   a. REPLACE ALL GUTTERS, DOWNSPOUTS AND REPLACE MISSING SPLASH BLOCKS AT EXISTING LOCATIONS.
   b. PROVIDE NEW SEAMLESS ALUMINUM 5"-6" GUTTERS WITH 3"-4" DOWNSPOUTS.
   c. PROVIDE NEW DRIP EDGES ON ALL FASCIA BOARDS INCLUDING GABLE RAKES. DRIP EDGE MUST EXTEND MIN. OF 2" UNDER THE SHINGLES.
   d. GUTTER SPANS BETWEEN DOWNSPOUTS ARE NOT TO EXCEED 30 FEET.
   e. INSTALL GUTTER WEDGED GUTTER CLIPS AT SLOPED FASCIAS.
      1. INSTALL CONCRETE BLOCKS TO SLOPE AWAY FROM BUILDINGS OR DOWNSPOUT EXTENSIONS TO AT LEAST 6' FROM BUILDINGS AT LOCATIONS WITHOUT DRAINS. AVOID WATER DRAINAGE OVER SIDEWALKS.
3. SIDING AND TRIM:
   a. REMOVE ALL EXISTING VINYL SIDING TO EXISTING SHEATHING. REPLACE ANY DAMAGED WALL SHEATHING, INSTALL NEW TYVEK HOUSE WRAP AND PROVIDE NEW CEMENTITIOUS LAP SIDING (SMOOTH WITH 5" EXPOSURE MAX), AND VERTICAL (BOARD AND BATTEN) CEMENTITIOUS SIDING (REPLACE AREAS EXISTING IN LIKE STYLE – RE: EXTERIOR ELEVATIONS AND VERIFY ON SITE).
   b. DO NOT INSTALL NEW SIDING OVER MATERIALS SUCH AS VINYL SIDING, THERMO-PLY®, OR OTHER FLEXIBLE MATERIALS.
   c. MATERIAL SUCH AS T1-11, WOOD SIDING, OR HARDBOARD LAP-SIDING MAY BE USED AS BACKING FOR NEW SIDING, PROVIDED IT IS IN GOOD CONDITION.
   d. REPAIR, REPLACE, AND RE-NAIL ALL SECTIONS OF DAMAGED SIDING OR SHEATHING TO PROVIDE A UNIFORM AND FLAT SURFACE.
   e. FASTEN SIDING TO FRAMING WITH NAILS PENETRATING A MINIMUM 3/4 OF AN INCH INTO STUDS.
   f. INSTALL MOUNTING BLOCKS FOR ALL PENETRATIONS IN SIDING SUCH AS ELECTRICAL, PLUMBING, HVAC, AND DUCTWORK ETC.
   g. REPLACE ALL EXISTING FASCIA, TRIM, AND VENTED SOFFITS WITH NEW FIBER CEMENT COMPONENTS AND VENTED SOFFITS. RE: DRAWINGS.
   h. PROVIDE MANUFACTURERS OR COMPOSITE TRIM / MOULDING AND SEAL ALL THROUGH WALL PENETRATIONS. REPLACE ALL EXTERIOR WALL VENTS WITH NEW.
   i. NEW SIDING SHALL HAVE SOLID BACKING OF PLYWOOD, OSB, GYPSUM, OR SIMILAR MATERIAL. SIDING SHALL BE INSTALLED OVER AN INDEPENDENT DRAINAGE PLANE, SUCH AS TYVEK® OR EQUAL.
   j. ALL NEW PANEL TYPE SIDING TO BE INSTALLED OVER VERTICAL OR CORRUGATED FURRING TO ALLOW ADEQUATE DRAINAGE AND VENTILATION.
4. EXTERIOR BRICK STEPS AND STOOPS: REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR. REMOVE STOOPS AS SHOWN ON OVERALL BUILDING PLANS. BACKFILL, GRADE AND SEED AND STRAW AREAS WHERE REMOVED.
5. PAINTING: CLEAN, PREP AND PAINT ALL PREVIOUSLY PAINTED EXTERIOR SURFACES, DOORS WINDOW SHUTTERS, DISCONNECT BOXES, METAL STAIRS AND RAILINGS, ETC.
6. EXTERIOR DOORS:
   a. UNIT ENTRY DOORS: REMOVE AND REPLACE ALL EXTERIOR FRONT AND REAR ENTRY DOORS AND FRAMES WITH NEW SMOOTH 6 PANEL ENERGY STAR 1 ½" THICK FIBERGLASS OR METAL-CLAD INSULATED ENTRY DOORS WITH NO-ROT WOOD FRAMES, INCLUDING NEW DOOR HARDWARE (LEVER, EYE VIEWERS, DEADBOLT – GRADE 3), THRESHOLDS AND WEATHER-STRIPPING.
   b. WOODEN DOOR JAMBS AND MOLDING REQUIRE COMPOSITE MATERIAL, SUCH AS FRAMESAVER® OR EQUAL, AT THEIR LOWEST POINTS.
7. WINDOWS: REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. (VINYL E-STAR WINDOWS AT NON HISTORIC LEASING OFFICE).
   a. PROVIDE NEW TRIM AND FLASHING. INSTALL A CONTINUOUS BEAD OF SILICONE CAULK BEHIND ALL NAIL FINS BEFORE INSTALLING NEW ALUMINUM CLAD WOOD WINDOWS PER MANUFACTURER'S SPECIFICATIONS.
   b. PROVIDE MINIMUM ½ INCH THICK INSULATED GLASS.
   c. PROVIDE MINIMUM 10-YEAR WARRANTIES FOR MATERIAL AND BREAKAGE OF SEAL.
   d. PROVIDE THERMAL BREAK FOR ALUMINUM FRAMES.
   e. PROVIDE NEW CONSTRUCTION WINDOWS WHEN REPLACING SIDING.
   f. PROVIDE BACK DAM FLASHING AT SILL AND EXTEND SILL FLASHING AT LEAST 6 INCHES UP JAMBS.
   g. INSTALL AND FLASH PER MANUFACTURER'S SPECIFICATIONS. PERFORM INITIAL REPLACEMENT WITH CONSTRUCTION
8. LIGHTING: REPLACE ALL EXISTING EXTERIOR POLE LIGHT HEADS, TENANT CONTROLLED UNIT PORCH AND ENTRY DOOR LIGHTS, AND WALL PACKS WITH NEW LED LIGHT FIXTURES.
9. STRUCTURED CABLING: REMOVE ALL CABLING RUN ON EXTERIOR WALLS AND PROVIDE NEW CABLING TO FROM ALL LIVING ROOMS AND BEDROOMS TO A SINGLE EXTERIOR DEMARK BOX FOR CABLE COMPANIES TO GAIN ACCESS TO EACH UNIT.
10. SEALANTS AND CAULKING: SEAL AT ALL EXTERIOR DOORS, WINDOWS, PLUMBING, AND ELECTRICAL PENETRATIONS TO PREVENT MOISTURE AND AIR LEAKAGE.

CRAWL SPACES

1. CLEANING AND DEBRIS REMOVAL:
   a. CONTRACTOR SHALL REMOVE AND/OR REPAIR ANY EXPOSED OR DAMAGED WIRING AND PIPING WITHIN THE CRAWLSPACE.
   b. COMPLETELY REMOVE AND PROPERLY DISPOSE OF ANY HAZARDOUS MATERIALS, IF ANY, INCLUDED BUT NOT LIMITED TO PESTICIDES, CREOSOTE-TREATED LUMBER ETC. COMPLETELY REMOVE AND PROPERLY DISPOSE OF ANY BUILDING MATERIALS OR OTHER IN THE CRAWLSPACE. REMOVE ALL ABANDONED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES (INCLUDING BARRELS / STORAGE TANKS) WITHIN CRAWL SPACES.
   c. VIRGINIA HOUSING MAY APPROVE ABANDONED MATERIAL THAT IS SECURED, SEALED AND CONCEALED.
2. EXTERIOR MOISTURE SOURCES:
   a. WHILE NOT ANTICIPATED, FOUNDATION WATERPROOFING MAY BE REQUIRED IF A HIGH-WATER TABLE IS DETECTED. CONTRACTOR TO NOTIFY ARCHITECT IF A HIGH-WATER TABLE IS DETECTED. IF INSTALLED, WATERPROOFING TO INCLUDE A DAMP-PROOFING APPLIED TO THE EXTERIOR OF THE CRAWLSPACE WALL AS WELL AS INSTALLING A FRENCH DRAIN SYSTEM AROUND THE PERIMETER FOOTINGS.
   b. ACCESS DOOR: CONTRACTOR TO REMOVE AND REPLACE EXISTING ACCESS DOORS WITH NEW CODE COMPLIANT CRAWLSPACE DOORS. NEW ACCESS DOORS SHALL NOT BE LESS THAN 18 INCHES BY 24 INCHES AND SHALL BE POSITIONED TO ACCESS ALL AREAS OF THE CRAWLSPACE. DOORS MUST BE SEALED AND GASKETED AS WELL AS HAVE A LOCKING DEVICE.
3. INTERIOR MOISTURE SOURCES - CONTRACTOR SHALL IDENTIFY ANY SOURCES OF STANDING WATER WITHIN THE CRAWLSPACE AND NOTIFY OWNER IF EXCESSIVE MITIGATION IS REQUIRED. SOME SOURCES ARE LISTED BELOW:
   a. LEAKING DRAINS OR SUPPLY PLUMBING: CONTRACTOR TO VERIFY THROUGH INSPECTION ALL DRAINS AND SUPPLY PLUMBING LOCATED WITHIN THE CRAWLSPACE TO MAKE SURE NO LEAKS ARE ADDING MOISTURE TO THE SPACE.
   b. MECHANICAL SYSTEM CONDENSATE DRAIN: CONTRACTOR TO INSPECT THE CONDENSATE DRAIN FROM THE AIR HANDLER TO THE DISCHARGE POINT. LINE MUST BE PROPERLY SUPPORTED AND DISCHARGED TO A FLOOR DRAIN FITTING OR SANITARY SEWER.
   c. SUMP PUMP: INSTALL SUMP PUMP (1 PER CRAWL SPACE) DISCHARGING TO DAYLIGHT FOR ANY AREA ACCUMULATING WATER.
4. OTHER CONTAMINANTS:
   a. ANIMAL INFESTATION: CONTRACTOR SHALL CONDUCT THOROUGH CLEANUP OF ANIMAL DROPPINGS OR CARCASSES OF ANIMALS IF PRESENT IN CRAWLSPACES. LOCAL ANIMAL CONTROL AGENCY TO BE CONTACTED IF ANIMAL POPULATIONS ARE PRESENT AND NOTIFY THE OWNER AND ARCHITECT.
   b. PEST CONTROL: CONTRACTOR SHALL VERIFY NO SIGNS OF TERMITES OR CARPENTER ANTS ARE PRESENT. CONTRACTOR TO NOTIFY THE OWNER AND ARCHITECT IF PRESENT AND DISCUSS MITIGATION PLAN.
5. THERMAL:
   a. CONTRACTOR SHALL REMOVE AND REPLACE ALL EXISTING UNDER FLOOR INSULATION. INSTALL NEW INSULATION IN CRAWLSPACES TO MEET VIRGINIA ENERGY CODE'S MINIMUM REQUIREMENTS FOR NEW CONSTRUCTION. (R-19 BETWEEN FLOOR FRAMING).
   b. VAPOR BARRIER: INSTALL A MINIMUM 6 MIL VAPOR BARRIER AT FLOOR WITH SEAMS OVERLAPPED 12 INCHES. EDGES AND SEAMS TO BE TAPED.
   c. EXISTING FOUNDATION VENTS: ENSURE EXISTING VENTING IS ADEQUATE AND PROVIDE ADDITIONAL / RELOCATE VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
6. ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
7. CONTRACTOR TO REFERENCE G SHEETS FOR ADDITIONAL REQUIREMENTS
8. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND VIRGINA HOUSING REQUIREMENTS.

WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

NEW CONSTRUCTION - KEYED NOTES

- (X) REMOVE AND REPLACE EXISTING UNIT ENTRY DOORS AND FRAMES W/ NEW 6 PANEL FIBERGLASS OR INSULATED METAL DOORS. RE: DOOR SCHEDULE
- (X) REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. RE: WINDOW SCHEDULE.

CN 3.1 EXTERIOR STOOPS, STEPS AND RAILINGS (ALL BUILDINGS):
   a. REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR.
   b. REMOVE AND REPLACE EXISTING HANDRAILS AT ALL FRONT STOOPS AND AT REAR STOOPS THAT REMAIN WITH NEW CODE COMPLIANT PAINTED STEEL HANDRAILS. NEW EXTERIOR STEEL PRODUCTS: POWDER COAT, GALVANIZE OR PROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-YEAR MATERIAL WARRANTY. PREPARE SURFACES PER WARRANTY REQUIREMENTS. PRIME AND PAINT STEEL PRIOR TO PLACEMENT IN CONCRETE.

CN 3.2 CRAWL SPACES:
   a. REMOVE ALL DEBRIS, ABANDONED EQUIPMENT AND WOOD FROM EXISITNG CRAWL SPACES.
   b. INSTALL NEW VAPOR BARRIERS
   c. INTALL NEW SUMP PUMPS
   d. REMOVE AND REPLACE INSULATION.
   e. RE: SCOPE OF WORK BUILDING EXTERIORS

CN 4.1 EXTERIOR LAP SIDING (ALL BUILDINGS):
   a. REMOVE ALL EXISITNG VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
   b. INSTALL NEW FIBER CEMENT LAP SIDING W/ SMOOTH FINISH OVER NEW HOUSE WRAP.

CN 4.2 EXTERIOR BOARD & BATTEN SIDING (ALL BUILDINGS):
   a. REMOVE ALL EXISITNG VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
   b. INSTALL NEW BOARD AND BATTEN FIBER CEMENT SIDING W/ SMOOTH FINISH OVER NEW HOUSE WRAP.

CN 17.1 ROOFING (AT ALL BUILDINGS): REMOVE AND REPLACE ALL FELT, FLASHING, DRIP EDGE, SHINGLES, BOOTS, FASICAS, AND RIDGE VENTS, AND REPLACE WITH NEW. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT). NEW SHINGLES TO BE ANTI-FUNGAL, COMPOSITION SHINGLES W/ 30-YR WARRANTY OVER NEW ROOF MEMBRANE / SELF ADHERING ICE AND WATER SHIELD.PROVIDE NEW RIDGE VENTS WHERE NOT PREVIOUSLY INSTALLED.

CN 17.2 SOFFITS (ALL BUILDINGS): REMOVE AND REPLACE ALL EXISITNG VINYL SOFFITS WITH NEW FIBER CEMENT VENTED SOFFITS.

CN 17.3 GUTTERS AND DOWNSPOUTS: (AT ALL BUILDINGS): REMOVE AND REPLACE ALL EXISTING GUTTERS AND DOWNSPOUTS. PROVIDE 5" SEAMLESS GUTTERS AND NEW ALUMINUM DRIP EDGE ON ALL GABLE RAKES AND FASCIA BOARDS.

CN 17.4 PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MINIMUM

REVISIONS

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ISSUED FOR:
PERMITTING

JOB NUMBER: 19-009

ISSUED: 04/18/2025

BLDG TYPE VIII - EXTERIOR ELEVATIONS DEMO/NEW

A3.8

PHASE: CD

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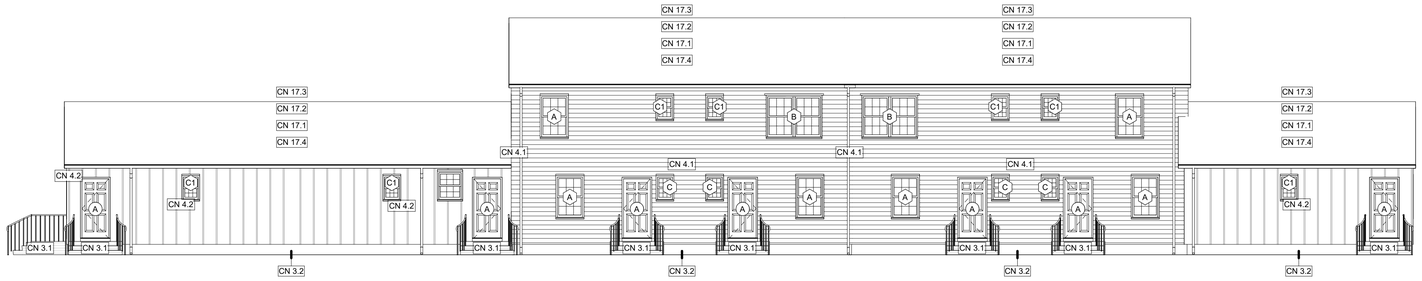
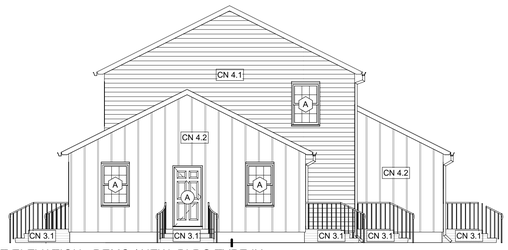


4 REAR ELEVATION - DEMO / NEW_BLDG TYPE IX
1/8" = 1'-0"

2 LEFT ELEVATION - DEMO / NEW_BLDG TYPE IX
1/8" = 1'-0"



3 RIGHT ELEVATION - DEMO / NEW_BLDG TYPE IX
1/8" = 1'-0"

1 FRONT ELEVATION - DEMO / NEW_BLDG TYPE IX
1/8" = 1'-0"

SCOPE OF WORK BUILDING EXTERIORS

1. ROOFING (AT ALL BUILDINGS):
   a. DEMO ROOFS DOWN TO EXISTING DECKING. REPAIR OR REPLACE ALL DAMAGED SHEATHING, RAFTERS, AND/OR TRUSSES. (VERIFY EXISTING IS 15/32" MIN. THICKNESS PLYWOOD / OSB). ACCOUNT FOR 10% ROOF SHEATHING REPLACEMENT
   b. REPAIR DAMAGED OR COMPROMISED DRAFT STOPPING AND/OR FIRE STOPPING AT EXISTING LOCATIONS ONLY.
   c. INSTALL NEW LEAK BARRIER, (15# FELT), DRIP EDGE FLASHING, ROOF JACKS, RIDGE VENTS, AND INSTALL NEW 30-YEAR ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES. PROVIDE NEW BLIND METAL FLASHING AT VALLEYS. NEW SHINGLES TO BE NAILED (NOT STAPLED).
   d. REPLACE ALL EXISTING ATTIC VENTS, RIDGE VENTS, AND PIPE COLLARS. REPLACE RUSTED OR DAMAGED FLASHING. REPLACE ALL EXISTING SEALANTS.
   e. NEW DRIP EDGE TO BE INSTALLED ON ALL SIDES OF ROOFS INCLUDING ALL EAVES AND RAKES.
   f. INSTALL ICE BARRIER EXTENDING FROM EAVE'S EDGE TO A POINT 24 INCHES BEYOND THE EXTERIOR WALL CLADDING.
   g. PROVIDE ROOF VENTILATION PER THE LATEST USBC FOR NEW CONSTRUCTION
   h. PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MIN. INSTALL NEW BAFFLES AT VENTED SOFFITS TO ENSURE PROPER ATTIC VENTILATION.
2. GUTTERS/DOWNSPOUTS:
   a. REPLACE ALL GUTTERS, DOWNSPOUTS AND REPLACE MISSING SPLASH BLOCKS AT EXISTING LOCATIONS.
   b. PROVIDE NEW SEAMLESS ALUMINUM 5"-6" GUTTERS WITH 3"-4" DOWNSPOUTS.
   c. PROVIDE NEW DRIP EDGES ON ALL FASCIA BOARDS INCLUDING GABLE RAKES. DRIP EDGE MUST EXTEND MIN. OF 2" UNDER THE SHINGLES.
   d. GUTTER SPANS BETWEEN DOWNSPOUTS ARE NOT TO EXCEED 30 FEET.
   e. INSTALL GUTTER WEDGED GUTTER CLIPS AT SLOPED FASCIAS.
      1. INSTALL CONCRETE BLOCKS TO SLOPE AWAY FROM BUILDINGS OR DOWNSPOUT EXTENSIONS TO AT LEAST 6' FROM BUILDINGS AT LOCATIONS WITHOUT DRAINS. AVOID WATER DRAINAGE OVER SIDEWALKS.
3. SIDING AND TRIM:
   a. REMOVE ALL EXISTING VINYL SIDING TO EXISTING SHEATHING. REPLACE ANY DAMAGED WALL SHEATHING, INSTALL NEW TYVEK HOUSE WRAP AND PROVIDE NEW CEMENTITIOUS LAP SIDING (SMOOTH WITH 5" EXPOSURE MAX), AND VERTICAL (BOARD AND BATTEN) CEMENTITIOUS SIDING (REPLACE AREAS EXISTING IN LIKE STYLE – RE: EXTERIOR ELEVATIONS AND VERIFY ON SITE).
   b. DO NOT INSTALL NEW SIDING OVER MATERIALS SUCH AS VINYL SIDING, THERMO-PLY®, OR OTHER FLEXIBLE MATERIALS.
   c. MATERIAL SUCH AS T1-11, WOOD SIDING, OR HARDBOARD LAP-SIDING MAY BE USED AS BACKING FOR NEW SIDING, PROVIDED IT IS IN GOOD CONDITION.
   d. REPAIR, REPLACE, AND RE-NAIL ALL SECTIONS OF DAMAGED SIDING OR SHEATHING TO PROVIDE A UNIFORM AND FLAT SURFACE.
   e. FASTEN SIDING TO FRAMING WITH NAILS PENETRATING A MINIMUM 3/4 OF AN INCH INTO STUDS.
   f. INSTALL MOUNTING BLOCKS FOR ALL PENETRATIONS IN SIDING SUCH AS ELECTRICAL, PLUMBING, HVAC, AND DUCTWORK ETC.
   g. REPLACE ALL EXISTING FASCIA, TRIM, AND VENTED SOFFITS WITH NEW FIBER CEMENT COMPONENTS AND VENTED SOFFITS. RE: DRAWINGS.
   h. PROVIDE MANUFACTURERS OR COMPOSITE TRIM / MOULDING AND SEAL ALL THROUGH WALL PENETRATIONS. REPLACE ALL EXTERIOR WALL VENTS WITH NEW.
   i. NEW SIDING SHALL HAVE SOLID BACKING OF PLYWOOD, OSB, GYPSUM, OR SIMILAR MATERIAL. SIDING SHALL BE INSTALLED OVER AN INDEPENDENT DRAINAGE PLANE, SUCH AS TYVEK® OR EQUAL.
   j. ALL NEW PANEL TYPE SIDING TO BE INSTALLED OVER VERTICAL OR CORRUGATED FURRING TO ALLOW ADEQUATE DRAINAGE AND VENTILATION.
4. EXTERIOR BRICK STEPS AND STOOPS: REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR. REMOVE STOOPS AS SHOWN ON OVERALL BUILDING PLANS. BACKFILL, GRADE AND SEED AND STRAW AREAS WHERE REMOVED.
5. PAINTING: CLEAN, PREP AND PAINT ALL PREVIOUSLY PAINTED EXTERIOR SURFACES, DOORS WINDOW SHUTTERS, DISCONNECT BOXES, METAL STAIRS AND RAILINGS, ETC.
6. EXTERIOR DOORS:
   a. UNIT ENTRY DOORS: REMOVE AND REPLACE ALL EXTERIOR FRONT AND REAR ENTRY DOORS AND FRAMES WITH NEW SMOOTH 6 PANEL ENERGY STAR 1 ½" THICK FIBERGLASS OR METAL-CLAD INSULATED ENTRY DOORS WITH NO-ROT WOOD FRAMES, INCLUDING NEW DOOR HARDWARE (LEVER, EYE VIEWERS, DEADBOLT – GRADE 3), THRESHOLDS AND WEATHER-STRIPPING.
   b. WOODEN DOOR JAMBS AND MOLDING REQUIRE COMPOSITE MATERIAL, SUCH AS FRAMESAVER® OR EQUAL, AT THEIR LOWEST POINTS.
7. WINDOWS: REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. (VINYL E-STAR WINDOWS AT NON HISTORIC LEASING OFFICE).
   a. PROVIDE NEW TRIM AND FLASHING. INSTALL A CONTINUOUS BEAD OF SILICONE CAULK BEHIND ALL NAIL FINS BEFORE INSTALLING NEW ALUMINUM CLAD WOOD WINDOWS PER MANUFACTURER'S SPECIFICATIONS.
   b. PROVIDE MINIMUM ½ INCH THICK INSULATED GLASS.
   c. PROVIDE MINIMUM 10-YEAR WARRANTIES FOR MATERIAL AND BREAKAGE OF SEAL.
   d. PROVIDE THERMAL BREAK FOR ALUMINUM FRAMES.
   e. PROVIDE NEW CONSTRUCTION WINDOWS WHEN REPLACING SIDING.
   f. PROVIDE BACK DAM FLASHING AT SILL AND EXTEND SILL FLASHING AT LEAST 6 INCHES UP JAMBS.
   g. INSTALL AND FLASH PER MANUFACTURER'S SPECIFICATIONS. PERFORM INITIAL REPLACEMENT WITH CONSTRUCTION
8. LIGHTING: REPLACE ALL EXISTING EXTERIOR POLE LIGHT HEADS, TENANT CONTROLLED UNIT PORCH AND ENTRY DOOR LIGHTS, AND WALL PACKS WITH NEW LED LIGHT FIXTURES.
9. STRUCTURED CABLING: REMOVE ALL CABLING RUN ON EXTERIOR WALLS AND PROVIDE NEW CABLING TO FROM ALL LIVING ROOMS AND BEDROOMS TO A SINGLE EXTERIOR DEMARK BOX FOR CABLE COMPANIES TO GAIN ACCESS TO EACH UNIT.
10. SEALANTS AND CAULKING: SEAL AT ALL EXTERIOR DOORS, WINDOWS, PLUMBING, AND ELECTRICAL PENETRATIONS TO PREVENT MOISTURE AND AIR LEAKAGE.

CRAWL SPACES

1. CLEANING AND DEBRIS REMOVAL:
   a. CONTRACTOR SHALL REMOVE AND/OR REPAIR ANY EXPOSED OR DAMAGED WIRING AND PIPING WITHIN THE CRAWLSPACE.
   b. COMPLETELY REMOVE AND PROPERLY DISPOSE OF ANY HAZARDOUS MATERIALS, IF ANY, INCLUDED BUT NOT LIMITED TO PESTICIDES, CREOSOTE-TREATED LUMBER ETC. COMPLETELY REMOVE AND PROPERLY DISPOSE OF ANY BUILDING MATERIALS OR OTHER IN THE CRAWLSPACE. REMOVE ALL ABANDONED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES (INCLUDING BARRELS / STORAGE TANKS) WITHIN CRAWL SPACES.
   c. VIRGINIA HOUSING MAY APPROVE ABANDONED MATERIAL THAT IS SECURED, SEALED AND CONCEALED.
2. EXTERIOR MOISTURE SOURCES:
   a. WHILE NOT ANTICIPATED, FOUNDATION WATERPROOFING MAY BE REQUIRED IF A HIGH-WATER TABLE IS DETECTED. CONTRACTOR TO NOTIFY ARCHITECT IF A HIGH-WATER TABLE IS DETECTED. IF INSTALLED, WATERPROOFING TO INCLUDE A DAMP-PROOFING APPLIED TO THE EXTERIOR OF THE CRAWLSPACE WALL AS WELL AS INSTALLING A FRENCH DRAIN SYSTEM AROUND THE PERIMETER FOOTINGS.
   b. ACCESS DOOR: CONTRACTOR TO REMOVE AND REPLACE EXISTING ACCESS DOORS WITH NEW CODE COMPLIANT CRAWLSPACE DOORS. NEW ACCESS DOORS SHALL NOT BE LESS THAN 18 INCHES BY 24 INCHES AND SHALL BE POSITIONED TO ACCESS ALL AREAS OF THE CRAWLSPACE. DOORS MUST BE SEALED AND GASKETED AS WELL AS HAVE A LOCKING DEVICE.
3. INTERIOR MOISTURE SOURCES - CONTRACTOR SHALL IDENTIFY ANY SOURCES OF STANDING WATER WITHIN THE CRAWLSPACE AND NOTIFY OWNER IF EXCESSIVE MITIGATION IS REQUIRED. SOME SOURCES ARE LISTED BELOW:
   a. LEAKING DRAINS OR SUPPLY PLUMBING: CONTRACTOR TO VERIFY THROUGH INSPECTION ALL DRAINS AND SUPPLY PLUMBING LOCATED WITHIN THE CRAWLSPACE TO MAKE SURE NO LEAKS ARE ADDING MOISTURE TO THE SPACE
   b. MECHANICAL SYSTEM CONDENSATE DRAIN: CONTRACTOR TO INSPECT THE CONDENSATE DRAIN FROM THE AIR HANDLER TO THE DISCHARGE POINT. LINE MUST BE PROPERLY SUPPORTED AND DISCHARGED TO A FLOOR DRAIN FITTING OR SANITARY SEWER.
   c. SUMP PUMP: INSTALL SUMP PUMP (1 PER CRAWL SPACE) DISCHARGING TO DAYLIGHT FOR ANY AREA ACCUMULATING WATER.
4. OTHER CONTAMINANTS:
   a. ANIMAL INFESTATION: CONTRACTOR SHALL CONDUCT THOROUGH CLEANUP OF ANIMAL DROPPINGS OR CARCASSES OF ANIMALS IF PRESENT IN CRAWLSPACES. LOCAL ANIMAL CONTROL AGENCY TO BE CONTACTED IF ANIMAL POPULATIONS ARE PRESENT AND NOTIFY THE OWNER AND ARCHITECT.
   b. PEST CONTROL: CONTRACTOR SHALL VERIFY NO SIGNS OF TERMITES OR CARPENTER ANTS ARE PRESENT. CONTRACTOR TO NOTIFY THE OWNER AND ARCHITECT IF PRESENT AND DISCUSS MITIGATION PLAN.
5. THERMAL:
   a. CONTRACTOR SHALL REMOVE AND REPLACE ALL EXISTING UNDER FLOOR INSULATION. INSTALL NEW INSULATION IN CRAWLSPACES TO MEET VIRGINIA ENERGY CODE'S MINIMUM REQUIREMENTS FOR NEW CONSTRUCTION. (R-19 BETWEEN FLOOR FRAMING).
   b. VAPOR BARRIER: INSTALL A MINIMUM 6 MIL VAPOR BARRIER AT FLOOR WITH SEAMS OVERLAPPED 12 INCHES. EDGES AND SEAMS TO BE TAPED.
   c. EXISTING FOUNDATION VENTS: ENSURE EXISTING VENTING IS ADEQUATE AND PROVIDE ADDITIONAL / RELOCATE VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW WORK, ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
6. ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
7. CONTRACTOR TO REFERENCE G SHEETS FOR ADDITIONAL REQUIREMENTS
8. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND VIRGINA HOUSING REQUIREMENTS.

WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

NEW CONSTRUCTION - KEYED NOTES

- (X) REMOVE AND REPLACE EXISTING UNIT ENTRY DOORS AND FRAMES W/ NEW 6 PANEL FIBERGLASS OR INSULATED METAL DOORS. RE: DOOR SCHEDULE
- (X) REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. RE: WINDOW SCHEDULE.

CN 3.1 EXTERIOR STOOPS, STEPS AND RAILINGS (ALL BUILDINGS):
   a. REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR.
   b. REMOVE AND REPLACE EXISTING HANDRAILS AT ALL FRONT STOOPS AND AT REAR STOOPS THAT REMAIN WITH NEW CODE COMPLIANT PAINTED STEEL HANDRAILS. NEW EXTERIOR STEEL PRODUCTS: POWDER COAT, GALVANIZE OR PROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-YEAR MATERIAL WARRANTY. PREPARE SURFACES PER WARRANTY REQUIREMENTS. PRIME AND PAINT STEEL PRIOR TO PLACEMENT IN CONCRETE.

CN 3.2 CRAWL SPACES:
   a. REMOVE ALL DEBRIS, ABANDONED EQUIPMENT AND WOOD FROM EXISITNG CRAWL SPACES.
   b. INSTALL NEW VAPOR BARRIERS
   c. INTALL NEW SUMP PUMPS
   d. REMOVE AND REPLACE INSULATION.
   e. RE: SCOPE OF WORK BUILDING EXTERIORS

CN 4.1 EXTERIOR LAP SIDING (ALL BUILDINGS):
   a. REMOVE ALL EXISITNG VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
   b. INSTALL NEW FIBER CEMENT LAP SIDING W/ SMOOTH FINISH OVER NEW HOUSE WRAP.

CN 4.2 EXTERIOR BOARD & BATTEN SIDING (ALL BUILDINGS):
   a. REMOVE ALL EXISITNG VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
   b. INSTALL NEW BOARD AND BATTEN FIBER CEMENT SIDING W/ SMOOTH FINISH OVER NEW HOUSE WRAP.

CN 17.1 ROOFING (AT ALL BUILDINGS): REMOVE AND REPLACE ALL FELT, FLASHING, DRIP EDGE, SHINGLES, BOOTS, FASICAS, AND RIDGE VENTS, AND REPLACE WITH NEW. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT). NEW SHINGLES TO BE ANTI-FUNGAL, COMPOSITION SHINGLES W/ 30-YR WARRANTY OVER NEW ROOF MEMBRANE / SELF ADHERING ICE AND WATER SHIELD.PROVIDE NEW RIDGE VENTS WHERE NOT PREVIOUSLY INSTALLED.

CN 17.2 SOFFITS (ALL BUILDINGS): REMOVE AND REPLACE ALL EXISITNG VINYL SOFFITS WITH NEW FIBER CEMENT VENTED SOFFITS.

CN 17.3 GUTTERS AND DOWNSPOUTS: (AT ALL BUILDINGS): REMOVE AND REPLACE ALL EXISTING GUTTERS AND DOWNSPOUTS. PROVIDE 5" SEAMLESS GUTTERS AND NEW ALUMINUM DRIP EDGE ON ALL GABLE RAKES AND FASCIA BOARDS.

CN 17.4 PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MINIMUM

REVISIONS

APPROVAL

COMMONWEALTH OF VIRGINIA
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ISSUED FOR:
PERMITTING

JOB NUMBER: 19-009

ISSUED: 04/18/2025

BLDG TYPE IX - EXTERIOR ELEVATIONS DEMO/NEW

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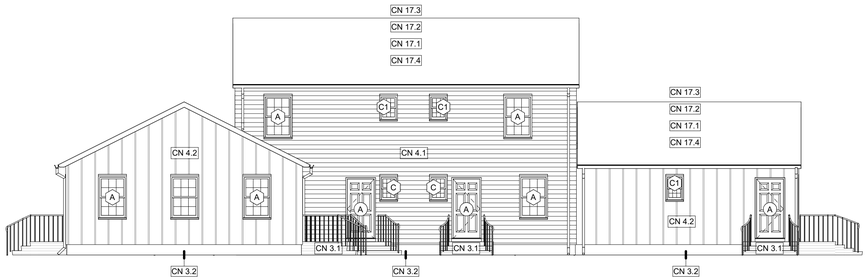

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SCOPE OF WORK BUILDING EXTERIORS

1. ROOFING (AT ALL BUILDINGS):
   a. DEMO ROOFS DOWN TO EXISTING DECKING. REPAIR OR REPLACE ALL DAMAGED SHEATHING, RAFTERS, AND/OR TRUSSES. (VERIFY EXISTING IS 15/32" MIN. THICKNESS PLYWOOD / OSB). ACCOUNT FOR 10% ROOF SHEATHING REPLACEMENT
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   c. INSTALL NEW LEAK BARRIER, (15# FELT), DRIP EDGE FLASHING, ROOF JACKS, RIDGE VENTS, AND INSTALL NEW 30-YEAR ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES. PROVIDE NEW BLIND METAL FLASHING AT VALLEYS. NEW SHINGLES TO BE NAILED (NOT STAPLED).
   d. REPLACE ALL EXISTING ATTIC VENTS, RIDGE VENTS, AND PIPE COLLARS. REPLACE RUSTED OR DAMAGED FLASHING. REPLACE ALL EXISTING SEALANTS.
   e. NEW DRIP EDGE TO BE INSTALLED ON ALL SIDES OF ROOFS INCLUDING ALL EAVES AND RAKES.
   f. INSTALL ICE BARRIER EXTENDING FROM EAVE'S EDGE TO A POINT 24 INCHES BEYOND THE EXTERIOR WALL CLADDING.
   g. PROVIDE ROOF VENTILATION PER THE LATEST USBC FOR NEW CONSTRUCTION
   h. PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MIN. INSTALL NEW BAFFLES AT VENTED SOFFITS TO ENSURE PROPER ATTIC VENTILATION.
2. GUTTERS/DOWNSPOUTS:
   a. REPLACE ALL GUTTERS, DOWNSPOUTS AND REPLACE MISSING SPLASH BLOCKS AT EXISTING LOCATIONS.
   b. PROVIDE NEW SEAMLESS ALUMINUM 5"-6" GUTTERS WITH 3"-4" DOWNSPOUTS.
   c. PROVIDE NEW DRIP EDGES ON ALL FASCIA BOARDS INCLUDING GABLE RAKES. DRIP EDGE MUST EXTEND MIN. OF 2" UNDER THE SHINGLES.
   d. GUTTER SPANS BETWEEN DOWNSPOUTS ARE NOT TO EXCEED 30 FEET.
   e. INSTALL GUTTER WEDGED GUTTER CLIPS AT SLOPED FASCIAS.
      1. INSTALL CONCRETE BLOCKS TO SLOPE AWAY FROM BUILDINGS OR DOWNSPOUT EXTENSIONS TO AT LEAST 6' FROM BUILDINGS AT LOCATIONS WITHOUT DRAINS. AVOID WATER DRAINAGE OVER SIDEWALKS.
3. SIDING AND TRIM:
   a. REMOVE ALL EXISTING VINYL SIDING TO EXISTING SHEATHING. REPLACE ANY DAMAGED WALL SHEATHING, INSTALL NEW TYVEK HOUSE WRAP AND PROVIDE NEW CEMENTITIOUS LAP SIDING (SMOOTH WITH 5" EXPOSURE MAX), AND VERTICAL (BOARD AND BATTEN) CEMENTITIOUS SIDING (REPLACE AREAS EXISTING IN LIKE STYLE – RE: EXTERIOR ELEVATIONS AND VERIFY ON SITE).
   b. DO NOT INSTALL NEW SIDING OVER MATERIALS SUCH AS VINYL SIDING, THERMO-PLY®, OR OTHER FLEXIBLE MATERIALS.
   c. MATERIAL SUCH AS T1-11, WOOD SIDING, OR HARDBOARD LAP-SIDING MAY BE USED AS BACKING FOR NEW SIDING, PROVIDED IT IS IN GOOD CONDITION.
   d. REPAIR, REPLACE, AND RE-NAIL ALL SECTIONS OF DAMAGED SIDING OR SHEATHING TO PROVIDE A UNIFORM AND FLAT SURFACE.
   e. FASTEN SIDING TO FRAMING WITH NAILS PENETRATING A MINIMUM 3/4 OF AN INCH INTO STUDS.
   f. INSTALL MOUNTING BLOCKS FOR ALL PENETRATIONS IN SIDING SUCH AS ELECTRICAL, PLUMBING, HVAC, AND DUCTWORK ETC.
   g. REPLACE ALL EXISTING FASCIA, TRIM, AND VENTED SOFFITS WITH NEW FIBER CEMENT COMPONENTS AND VENTED SOFFITS. RE: DRAWINGS.
   h. PROVIDE MANUFACTURERS OR COMPOSITE TRIM / MOULDING AND SEAL ALL THROUGH WALL PENETRATIONS. REPLACE ALL EXTERIOR WALL VENTS WITH NEW.
   i. NEW SIDING SHALL HAVE SOLID BACKING OF PLYWOOD, OSB, GYPSUM, OR SIMILAR MATERIAL. SIDING SHALL BE INSTALLED OVER AN INDEPENDENT DRAINAGE PLANE, SUCH AS TYVEK® OR EQUAL.
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5. PAINTING: CLEAN, PREP AND PAINT ALL PREVIOUSLY PAINTED EXTERIOR SURFACES, DOORS WINDOW SHUTTERS, DISCONNECT BOXES, METAL STAIRS AND RAILINGS, ETC.
6. EXTERIOR DOORS:
   a. UNIT ENTRY DOORS: REMOVE AND REPLACE ALL EXTERIOR FRONT AND REAR ENTRY DOORS AND FRAMES WITH NEW SMOOTH 6 PANEL ENERGY STAR 1 ½" THICK FIBERGLASS OR METAL-CLAD INSULATED ENTRY DOORS WITH NO-ROT WOOD FRAMES, INCLUDING NEW DOOR HARDWARE (LEVER, EYE VIEWERS, DEADBOLT – GRADE 3), THRESHOLDS AND WEATHER-STRIPPING.
   b. WOODEN DOOR JAMBS AND MOLDING REQUIRE COMPOSITE MATERIAL, SUCH AS FRAMESAVER® OR EQUAL, AT THEIR LOWEST POINTS.
7. WINDOWS: REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. (VINYL E-STAR WINDOWS AT NON HISTORIC LEASING OFFICE).
   a. PROVIDE NEW TRIM AND FLASHING. INSTALL A CONTINUOUS BEAD OF SILICONE CAULK BEHIND ALL NAIL FINS BEFORE INSTALLING NEW ALUMINUM CLAD WOOD WINDOWS PER MANUFACTURER'S SPECIFICATIONS.
   b. PROVIDE MINIMUM ⅛ INCH THICK INSULATED GLASS.
   c. PROVIDE MINIMUM 10-YEAR WARRANTIES FOR MATERIAL AND BREAKAGE OF SEAL.
   d. PROVIDE THERMAL BREAK FOR ALUMINUM FRAMES.
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   f. PROVIDE BACK DAM FLASHING AT SILL AND EXTEND SILL FLASHING AT LEAST 6 INCHES UP JAMBS.
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8. LIGHTING: REPLACE ALL EXISTING EXTERIOR POLE LIGHT HEADS, TENANT CONTROLLED UNIT PORCH AND ENTRY DOOR LIGHTS, AND WALL PACKS WITH NEW LED LIGHT FIXTURES.
9. STRUCTURED CABLING: REMOVE ALL CABLING RUN ON EXTERIOR WALLS AND PROVIDE NEW CABLING TO FROM ALL LIVING ROOMS AND BEDROOMS TO A SINGLE EXTERIOR DEMARK BOX FOR CABLE COMPANIES TO GAIN ACCESS TO EACH UNIT.
10. SEALANTS AND CAULKING: SEAL AT ALL EXTERIOR DOORS, WINDOWS, PLUMBING, AND ELECTRICAL PENETRATIONS TO PREVENT MOISTURE AND AIR LEAKAGE.

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   a. CONTRACTOR SHALL REMOVE AND/OR REPAIR ANY EXPOSED OR DAMAGED WIRING AND PIPING WITHIN THE CRAWLSPACE.
   b. COMPLETELY REMOVE AND PROPERLY DISPOSE OF ANY HAZARDOUS MATERIALS, IF ANY, INCLUDED BUT NOT LIMITED TO PESTICIDES, CREOSOTE-TREATED LUMBER ETC. COMPLETELY REMOVE AND PROPERLY DISPOSE OF ANY BUILDING MATERIALS OR OTHER IN THE CRAWLSPACE. REMOVE ALL ABANDONED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES (INCLUDING BARRELS / STORAGE TANKS) WITHIN CRAWL SPACES.
   c. VIRGINIA HOUSING MAY APPROVE ABANDONED MATERIAL THAT IS SECURED, SEALED AND CONCEALED.
2. EXTERIOR MOISTURE SOURCES:
   a. WHILE NOT ANTICIPATED, FOUNDATION WATERPROOFING MAY BE REQUIRED IF A HIGH-WATER TABLE IS DETECTED. CONTRACTOR TO NOTIFY ARCHITECT IF A HIGH-WATER TABLE IS DETECTED. IF INSTALLED, WATERPROOFING TO INCLUDE A DAMP-PROOFING APPLIED TO THE EXTERIOR OF THE CRAWLSPACE WALL AS WELL AS INSTALLING A FRENCH DRAIN SYSTEM AROUND THE PERIMETER FOOTINGS.
   b. ACCESS DOOR: CONTRACTOR TO REMOVE AND REPLACE EXISTING ACCESS DOORS WITH NEW CODE COMPLIANT CRAWLSPACE DOORS. NEW ACCESS DOORS SHALL NOT BE LESS THAN 18 INCHES BY 24 INCHES AND SHALL BE POSITIONED TO ACCESS ALL AREAS OF THE CRAWLSPACE. DOORS MUST BE SEALED AND GASKETED AS WELL AS HAVE A LOCKING DEVICE.
3. INTERIOR MOISTURE SOURCES - CONTRACTOR SHALL IDENTIFY ANY SOURCES OF STANDING WATER WITHIN THE CRAWLSPACE AND NOTIFY OWNER IF EXCESSIVE MITIGATION IS REQUIRED. SOME SOURCES ARE LISTED BELOW:
   a. LEAKING DRAINS OR SUPPLY PLUMBING: CONTRACTOR TO VERIFY THROUGH INSPECTION ALL DRAINS AND SUPPLY PLUMBING LOCATED WITHIN THE CRAWLSPACE TO MAKE SURE NO LEAKS ARE ADDING MOISTURE TO THE SPACE.
   b. MECHANICAL SYSTEM CONDENSATE DRAIN: CONTRACTOR TO INSPECT THE CONDENSATE DRAIN FROM THE AIR HANDLER TO THE DISCHARGE POINT. LINE MUST BE PROPERLY SUPPORTED AND DISCHARGED TO A FLOOR DRAIN FITTING OR SANITARY SEWER.
   c. SUMP PUMP: INSTALL SUMP PUMP (1 PER CRAWL SPACE) DISCHARGING TO DAYLIGHT FOR ANY AREA ACCUMULATING WATER.
4. OTHER CONTAMINANTS:
   a. ANIMAL INFESTATION: CONTRACTOR SHALL CONDUCT THOROUGH CLEANUP OF ANIMAL DROPPINGS OR CARCASSES OF ANIMALS IF PRESENT IN CRAWLSPACES. LOCAL ANIMAL CONTROL AGENCY TO BE CONTACTED IF ANIMAL POPULATIONS ARE PRESENT AND NOTIFY THE OWNER AND ARCHITECT.
   b. PEST CONTROL: CONTRACTOR SHALL VERIFY NO SIGNS OF TERMITES OR CARPENTER ANTS ARE PRESENT. CONTRACTOR TO NOTIFY THE OWNER AND ARCHITECT IF PRESENT AND DISCUSS MITIGATION PLAN.
5. THERMAL:
   a. CONTRACTOR SHALL REMOVE AND REPLACE ALL EXISTING UNDER FLOOR INSULATION. INSTALL NEW INSULATION IN CRAWLSPACES TO MEET VIRGINIA ENERGY CODE'S MINIMUM REQUIREMENTS FOR NEW CONSTRUCTION. (R-19 BETWEEN FLOOR FRAMING).
   b. VAPOR BARRIER: INSTALL A MINIMUM 6 MIL VAPOR BARRIER AT FLOOR WITH SEAMS OVERLAPPED 12 INCHES. EDGES AND SEAMS TO BE TAPED.
   c. EXISTING FOUNDATION VENTS: ENSURE EXISTING VENTING IS ADEQUATE AND PROVIDE ADDITIONAL / RELOCATE VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW WORK, ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
6. ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
7. CONTRACTOR TO REFERENCE G SHEETS FOR ADDITIONAL REQUIREMENTS
8. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND VIRGINIA HOUSING REQUIREMENTS.

WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

NEW CONSTRUCTION - KEYED NOTES

- (X) REMOVE AND REPLACE EXISTING UNIT ENTRY DOORS AND FRAMES W/ NEW 6 PANEL FIBERGLASS OR INSULATED METAL DOORS. RE: DOOR SCHEDULE
- (X) REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. RE: WINDOW SCHEDULE.

CN 3.1 EXTERIOR STOOPS, STEPS AND RAILINGS (ALL BUILDINGS):
   a. REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR.
   b. REMOVE AND REPLACE EXISTING HANDRAILS AT ALL FRONT STOOPS AND AT REAR STOOPS THAT REMAIN WITH NEW CODE COMPLIANT PAINTED STEEL HANDRAILS. NEW EXTERIOR STEEL PRODUCTS: POWDER COAT, GALVANIZE OR PROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-YEAR MATERIAL WARRANTY. PREPARE SURFACES PER WARRANTY REQUIREMENTS. PRIME AND PAINT STEEL PRIOR TO PLACEMENT IN CONCRETE.

CN 3.2 CRAWL SPACES:
   a. REMOVE ALL DEBRIS, ABANDONED EQUIPMENT AND WOOD FROM EXISITNG CRAWL SPACES.
   b. INSTALL NEW VAPOR BARRIERS
   c. INTALL NEW SUMP PUMPS
   d. REMOVE AND REPLACE INSULATION.
   e. RE: SCOPE OF WORK BUILDING EXTERIORS

CN 4.1 EXTERIOR LAP SIDING (ALL BUILDINGS):
   a. REMOVE ALL EXISITNG VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
   b. INSTALL NEW FIBER CEMENT LAP SIDING W/ SMOOTH FINISH OVER NEW HOUSE WRAP.

CN 4.2 EXTERIOR BOARD & BATTEN SIDING (ALL BUILDINGS):
   a. REMOVE ALL EXISITNG VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
   b. INSTALL NEW BOARD AND BATTEN FIBER CEMENT SIDING W/ SMOOTH FINISH OVER NEW HOUSE WRAP.

CN 17.1 ROOFING (AT ALL BUILDINGS): REMOVE AND REPLACE ALL FELT, FLASHING, DRIP EDGE, SHINGLES, BOOTS, FASICAS, AND RIDGE VENTS, AND REPLACE WITH NEW. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT). NEW SHINGLES TO BE ANTI-FUNGAL, COMPOSITION SHINGLES W/ 30-YR WARRANTY OVER NEW ROOF MEMBRANE / SELF ADHERING ICE AND WATER SHIELD.PROVIDE NEW RIDGE VENTS WHERE NOT PREVIOUSLY INSTALLED.

CN 17.2 SOFFITS (ALL BUILDINGS): REMOVE AND REPLACE ALL EXISITNG VINYL SOFFITS WITH NEW FIBER CEMENT VENTED SOFFITS.

CN 17.3 GUTTERS AND DOWNSPOUTS: (AT ALL BUILDINGS): REMOVE AND REPLACE ALL EXISTING GUTTERS AND DOWNSPOUTS. PROVIDE 5" SEAMLESS GUTTERS AND NEW ALUMINUM DRIP EDGE ON ALL GABLE RAKES AND FASCIA BOARDS.

CN 17.4 PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MINIMUM

REVISIONS

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ISSUED FOR:
PERMITTING

JOB NUMBER: 19-009

ISSUED: 04/18/2025

BLDG TYPE XII - EXTERIOR ELEVATIONS DEMO/NEW

A3.12

PHASE: CD

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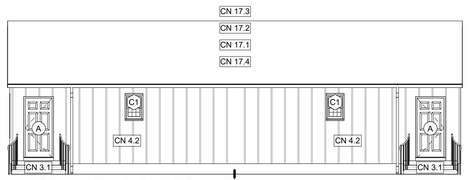
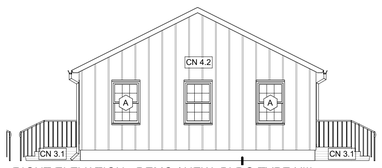


4 REAR ELEVATION - DEMO / NEW_BLDG TYPE XIII CN 3.2
1/8" = 1'-0"

2 LEFT ELEVATION - DEMO / NEW_BLDG TYPE XIII
1/8" = 1'-0"



3 RIGHT ELEVATION - DEMO / NEW_BLDG TYPE XIII
1/8" = 1'-0"

1 FRONT ELEVATION - DEMO / NEW_BLDG TYPE XIII CN 3.2
1/8" = 1'-0"

SCOPE OF WORK BUILDING EXTERIORS

1. ROOFING (AT ALL BUILDINGS):
   a. DEMO ROOFS DOWN TO EXISTING DECKING. REPAIR OR REPLACE ALL DAMAGED SHEATHING, RAFTERS, AND/OR TRUSSES. (VERIFY EXISTING IS 15/32" MIN. THICKNESS PLYWOOD / OSB). ACCOUNT FOR 10% ROOF SHEATHING REPLACEMENT
   b. REPAIR DAMAGED OR COMPROMISED DRAFT STOPPING AND/OR FIRE STOPPING AT EXISTING LOCATIONS ONLY.
   c. INSTALL NEW LEAK BARRIER, (15# FELT), DRIP EDGE FLASHING, ROOF JACKS, RIDGE VENTS, AND INSTALL NEW 30-YEAR ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES. PROVIDE NEW BLIND METAL FLASHING AT VALLEYS. NEW SHINGLES TO BE NAILED (NOT STAPLED).
   d. REPLACE ALL EXISTING ATTIC VENTS, RIDGE VENTS, AND PIPE COLLARS. REPLACE RUSTED OR DAMAGED FLASHING. REPLACE ALL EXISTING SEALANTS.
   e. NEW DRIP EDGE TO BE INSTALLED ON ALL SIDES OF ROOFS INCLUDING ALL EAVES AND RAKES.
   f. INSTALL ICE BARRIER EXTENDING FROM EAVE'S EDGE TO A POINT 24 INCHES BEYOND THE EXTERIOR WALL CLADDING.
   g. PROVIDE ROOF VENTILATION PER THE LATEST USBC FOR NEW CONSTRUCTION
   h. PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MIN. INSTALL NEW BAFFLES AT VENTED SOFFITS TO ENSURE PROPER ATTIC VENTILATION.
2. GUTTERS/DOWNSPOUTS:
   a. REPLACE ALL GUTTERS, DOWNSPOUTS AND REPLACE MISSING SPLASH BLOCKS AT EXISTING LOCATIONS.
   b. PROVIDE NEW SEAMLESS ALUMINUM 5"-6" GUTTERS WITH 3"-4" DOWNSPOUTS.
   c. PROVIDE NEW DRIP EDGES ON ALL FASCIA BOARDS INCLUDING GABLE RAKES. DRIP EDGE MUST EXTEND MIN. OF 2" UNDER THE SHINGLES.
   d. GUTTER SPANS BETWEEN DOWNSPOUTS ARE NOT TO EXCEED 30 FEET.
   e. INSTALL GUTTER WEDGED GUTTER CLIPS AT SLOPED FASCIAS.
      1. INSTALL CONCRETE BLOCKS TO SLOPE AWAY FROM BUILDINGS OR DOWNSPOUT EXTENSIONS TO AT LEAST 6' FROM BUILDINGS AT LOCATIONS WITHOUT DRAINS. AVOID WATER DRAINAGE OVER SIDEWALKS.
3. SIDING AND TRIM:
   a. REMOVE ALL EXISTING VINYL SIDING TO EXISTING SHEATHING. REPLACE ANY DAMAGED WALL SHEATHING, INSTALL NEW TYVEK HOUSE WRAP AND PROVIDE NEW CEMENTITIOUS LAP SIDING (SMOOTH WITH 5" EXPOSURE MAX), AND VERTICAL (BOARD AND BATTEN) CEMENTITIOUS SIDING (REPLACE AREAS EXISTING IN LIKE STYLE – RE: EXTERIOR ELEVATIONS AND VERIFY ON SITE).
   b. DO NOT INSTALL NEW SIDING OVER MATERIALS SUCH AS VINYL SIDING, THERMO-PLY®, OR OTHER FLEXIBLE MATERIALS.
   c. MATERIAL SUCH AS T1-11, WOOD SIDING, OR HARDBOARD LAP-SIDING MAY BE USED AS BACKING FOR NEW SIDING, PROVIDED IT IS IN GOOD CONDITION.
   d. REPAIR, REPLACE, AND RE-NAIL ALL SECTIONS OF DAMAGED SIDING OR SHEATHING TO PROVIDE A UNIFORM AND FLAT SURFACE.
   e. FASTEN SIDING TO FRAMING WITH NAILS PENETRATING A MINIMUM 3/4 OF AN INCH INTO STUDS.
   f. INSTALL MOUNTING BLOCKS FOR ALL PENETRATIONS IN SIDING SUCH AS ELECTRICAL, PLUMBING, HVAC, AND DUCTWORK ETC.
   g. REPLACE ALL EXISTING FASCIA, TRIM, AND VENTED SOFFITS WITH NEW FIBER CEMENT COMPONENTS AND VENTED SOFFITS. RE: DRAWINGS.
   h. PROVIDE MANUFACTURERS OR COMPOSITE TRIM / MOULDING AND SEAL ALL THROUGH WALL PENETRATIONS. REPLACE ALL EXTERIOR WALL VENTS WITH NEW.
   i. NEW SIDING SHALL HAVE SOLID BACKING OF PLYWOOD, OSB, GYPSUM, OR SIMILAR MATERIAL. SIDING SHALL BE INSTALLED OVER AN INDEPENDENT DRAINAGE PLANE, SUCH AS TYVEK® OR EQUAL.
   j. ALL NEW PANEL TYPE SIDING TO BE INSTALLED OVER VERTICAL OR CORRUGATED FURRING TO ALLOW ADEQUATE DRAINAGE AND VENTILATION.
4. EXTERIOR BRICK STEPS AND STOOPS: REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR. REMOVE STOOPS AS SHOWN ON OVERALL BUILDING PLANS. BACKFILL, GRADE AND SEED AND STRAW AREAS WHERE REMOVED.
5. PAINTING: CLEAN, PREP AND PAINT ALL PREVIOUSLY PAINTED EXTERIOR SURFACES, DOORS WINDOW SHUTTERS, DISCONNECT BOXES, METAL STAIRS AND RAILINGS, ETC.
6. EXTERIOR DOORS:
   a. UNIT ENTRY DOORS: REMOVE AND REPLACE ALL EXTERIOR FRONT AND REAR ENTRY DOORS AND FRAMES WITH NEW SMOOTH 6 PANEL ENERGY STAR 1 ½" THICK FIBERGLASS OR METAL-CLAD INSULATED ENTRY DOORS WITH NO-ROT WOOD FRAMES, INCLUDING NEW DOOR HARDWARE (LEVER, EYE VIEWERS, DEADBOLT – GRADE 3), THRESHOLDS AND WEATHER-STRIPPING.
   b. WOODEN DOOR JAMBS AND MOLDING REQUIRE COMPOSITE MATERIAL, SUCH AS FRAMESAVER® OR EQUAL, AT THEIR LOWEST POINTS.
7. WINDOWS: REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. (VINYL E-STAR WINDOWS AT NON HISTORIC LEASING OFFICE).
   a. PROVIDE NEW TRIM AND FLASHING. INSTALL A CONTINUOUS BEAD OF SILICONE CAULK BEHIND ALL NAIL FINS BEFORE INSTALLING NEW ALUMINUM CLAD WOOD WINDOWS PER MANUFACTURER'S SPECIFICATIONS.
   b. PROVIDE MINIMUM ½ INCH THICK INSULATED GLASS.
   c. PROVIDE MINIMUM 10-YEAR WARRANTIES FOR MATERIAL AND BREAKAGE OF SEAL.
   d. PROVIDE THERMAL BREAK FOR ALUMINUM FRAMES.
   e. PROVIDE NEW CONSTRUCTION WINDOWS WHEN REPLACING SIDING.
   f. PROVIDE BACK DAM FLASHING AT SILL AND EXTEND SILL FLASHING AT LEAST 6 INCHES UP JAMBS.
   g. INSTALL AND FLASH PER MANUFACTURER'S SPECIFICATIONS. PERFORM INITIAL REPLACEMENT WITH CONSTRUCTION
8. LIGHTING: REPLACE ALL EXISTING EXTERIOR POLE LIGHT HEADS, TENANT CONTROLLED UNIT PORCH AND ENTRY DOOR LIGHTS, AND WALL PACKS WITH NEW LED LIGHT FIXTURES.
9. STRUCTURED CABLING: REMOVE ALL CABLING RUN ON EXTERIOR WALLS AND PROVIDE NEW CABLING TO FROM ALL LIVING ROOMS AND BEDROOMS TO A SINGLE EXTERIOR DEMARK BOX FOR CABLE COMPANIES TO GAIN ACCESS TO EACH UNIT.
10. SEALANTS AND CAULKING: SEAL AT ALL EXTERIOR DOORS, WINDOWS, PLUMBING, AND ELECTRICAL PENETRATIONS TO PREVENT MOISTURE AND AIR LEAKAGE.

CRAWL SPACES

1. CLEANING AND DEBRIS REMOVAL:
   a. CONTRACTOR SHALL REMOVE AND/OR REPAIR ANY EXPOSED OR DAMAGED WIRING AND PIPING WITHIN THE CRAWLSPACE.
   b. COMPLETELY REMOVE AND PROPERLY DISPOSE OF ANY HAZARDOUS MATERIALS, IF ANY, INCLUDED BUT NOT LIMITED TO PESTICIDES, CREOSOTE-TREATED LUMBER ETC. COMPLETELY REMOVE AND PROPERLY DISPOSE OF ANY BUILDING MATERIALS OR OTHER IN THE CRAWLSPACE. REMOVE ALL ABANDONED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES (INCLUDING BARRELS / STORAGE TANKS) WITHIN CRAWL SPACES.
   c. VIRGINIA HOUSING MAY APPROVE ABANDONED MATERIAL THAT IS SECURED, SEALED AND CONCEALED.
2. EXTERIOR MOISTURE SOURCES:
   a. WHILE NOT ANTICIPATED, FOUNDATION WATERPROOFING MAY BE REQUIRED IF A HIGH-WATER TABLE IS DETECTED. CONTRACTOR TO NOTIFY ARCHITECT IF A HIGH-WATER TABLE IS DETECTED. IF INSTALLED, WATERPROOFING TO INCLUDE A DAMP-PROOFING APPLIED TO THE EXTERIOR OF THE CRAWLSPACE WALL AS WELL AS INSTALLING A FRENCH DRAIN SYSTEM AROUND THE PERIMETER FOOTINGS.
   b. ACCESS DOOR: CONTRACTOR TO REMOVE AND REPLACE EXISTING ACCESS DOORS WITH NEW CODE COMPLIANT CRAWLSPACE DOORS. NEW ACCESS DOORS SHALL NOT BE LESS THAN 18 INCHES BY 24 INCHES AND SHALL BE POSITIONED TO ACCESS ALL AREAS OF THE CRAWLSPACE. DOORS MUST BE SEALED AND GASKETED AS WELL AS HAVE A LOCKING DEVICE.
3. INTERIOR MOISTURE SOURCES - CONTRACTOR SHALL IDENTIFY ANY SOURCES OF STANDING WATER WITHIN THE CRAWLSPACE AND NOTIFY OWNER IF EXCESSIVE MITIGATION IS REQUIRED. SOME SOURCES ARE LISTED BELOW:
   a. LEAKING DRAINS OR SUPPLY PLUMBING: CONTRACTOR TO VERIFY THROUGH INSPECTION ALL DRAINS AND SUPPLY PLUMBING LOCATED WITHIN THE CRAWLSPACE TO MAKE SURE NO LEAKS ARE ADDING MOISTURE TO THE SPACE.
   b. MECHANICAL SYSTEM CONDENSATE DRAIN: CONTRACTOR TO INSPECT THE CONDENSATE DRAIN FROM THE AIR HANDLER TO THE DISCHARGE POINT. LINE MUST BE PROPERLY SUPPORTED AND DISCHARGED TO A FLOOR DRAIN FITTING OR SANITARY SEWER.
   c. SUMP PUMP: INSTALL SUMP PUMP (1 PER CRAWL SPACE) DISCHARGING TO DAYLIGHT FOR ANY AREA ACCUMULATING WATER.
4. OTHER CONTAMINANTS:
   a. ANIMAL INFESTATION: CONTRACTOR SHALL CONDUCT THOROUGH CLEANUP OF ANIMAL DROPPINGS OR CARCASSES OF ANIMALS IF PRESENT IN CRAWLSPACES. LOCAL ANIMAL CONTROL AGENCY TO BE CONTACTED IF ANIMAL POPULATIONS ARE PRESENT AND NOTIFY THE OWNER AND ARCHITECT.
   b. PEST CONTROL: CONTRACTOR SHALL VERIFY NO SIGNS OF TERMITES OR CARPENTER ANTS ARE PRESENT. CONTRACTOR TO NOTIFY THE OWNER AND ARCHITECT IF PRESENT AND DISCUSS MITIGATION PLAN.
5. THERMAL:
   a. CONTRACTOR SHALL REMOVE AND REPLACE ALL EXISTING UNDER FLOOR INSULATION. INSTALL NEW INSULATION IN CRAWLSPACES TO MEET VIRGINIA ENERGY CODE'S MINIMUM REQUIREMENTS FOR NEW CONSTRUCTION. (R-19 BETWEEN FLOOR FRAMING).
   b. VAPOR BARRIER: INSTALL A MINIMUM 6 MIL VAPOR BARRIER AT FLOOR WITH SEAMS OVERLAPPED 12 INCHES. EDGES AND SEAMS TO BE TAPED.
   c. EXISTING FOUNDATION VENTS: ENSURE EXISTING VENTING IS ADEQUATE AND PROVIDE ADDITIONAL / RELOCATE VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW WORK, ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
6. ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
7. CONTRACTOR TO REFERENCE G SHEETS FOR ADDITIONAL REQUIREMENTS
8. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND VIRGINA HOUSING REQUIREMENTS.

WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

NEW CONSTRUCTION - KEYED NOTES

- (X) REMOVE AND REPLACE EXISTING UNIT ENTRY DOORS AND FRAMES W/ NEW 6 PANEL FIBERGLASS OR INSULATED METAL DOORS. RE: DOOR SCHEDULE
- (X) REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. RE: WINDOW SCHEDULE.

CN 3.1 EXTERIOR STOOPS, STEPS AND RAILINGS (ALL BUILDINGS):
- a. REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR.
- b. REMOVE AND REPLACE EXISTING HANDRAILS AT ALL FRONT STOOPS AND AT REAR STOOPS THAT REMAIN WITH NEW CODE COMPLIANT PAINTED STEEL HANDRAILS. NEW EXTERIOR STEEL PRODUCTS: POWDER COAT, GALVANIZE OR PROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-YEAR MATERIAL WARRANTY. PREPARE SURFACES PER WARRANTY REQUIREMENTS. PRIME AND PAINT STEEL PRIOR TO PLACEMENT IN CONCRETE.

CN 3.2 CRAWL SPACES:
- a. REMOVE ALL DEBRIS, ABANDONED EQUIPMENT AND WOOD FROM EXISITNG CRAWL SPACES.
- b. INSTALL NEW VAPOR BARRIERS
- c. INTALL NEW SUMP PUMPS
- d. REMOVE AND REPLACE INSULATION.
- e. RE: SCOPE OF WORK BUILDING EXTERIORS

CN 4.1 EXTERIOR LAP SIDING (ALL BUILDINGS):
- a. REMOVE ALL EXISITNG VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
- b. INSTALL NEW FIBER CEMENT LAP SIDING W/ SMOOTH FINISH OVER NEW HOUSE WRAP.

CN 4.2 EXTERIOR BOARD & BATTEN SIDING (ALL BUILDINGS):
- a. REMOVE ALL EXISITNG VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
- b. INSTALL NEW BOARD AND BATTEN FIBER CEMENT SIDING W/ SMOOTH FINISH OVER NEW HOUSE WRAP.

CN 17.1 ROOFING (AT ALL BUILDINGS): REMOVE AND REPLACE ALL FELT, FLASHING, DRIP EDGE, SHINGLES, BOOTS, FASICAS, AND RIDGE VENTS, AND REPLACE WITH NEW. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT). NEW SHINGLES TO BE ANTI-FUNGAL, COMPOSITION SHINGLES W/ 30-YR WARRANTY OVER NEW ROOF MEMBRANE / SELF ADHERING ICE AND WATER SHIELD.PROVIDE NEW RIDGE VENTS WHERE NOT PREVIOUSLY INSTALLED.

CN 17.2 SOFFITS (ALL BUILDINGS): REMOVE AND REPLACE ALL EXISITNG VINYL SOFFITS WITH NEW FIBER CEMENT VENTED SOFFITS.

CN 17.3 GUTTERS AND DOWNSPOUTS: (AT ALL BUILDINGS): REMOVE AND REPLACE ALL EXISTING GUTTERS AND DOWNSPOUTS. PROVIDE 5" SEAMLESS GUTTERS AND NEW ALUMINUM DRIP EDGE ON ALL GABLE RAKES AND FASCIA BOARDS.

CN 17.4 PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MINIMUM

REVISIONS

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PERMITTING

JOB NUMBER: 19-009

ISSUED: 04/18/2025

BLDG TYPE XIII - EXTERIOR ELEVATIONS DEMO/NEW

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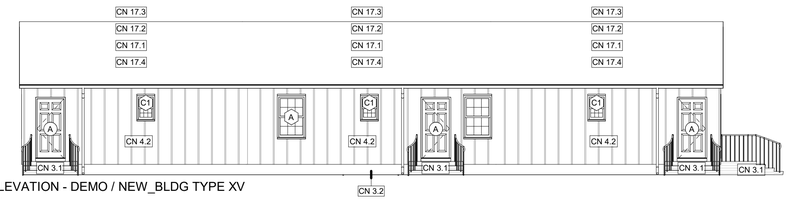
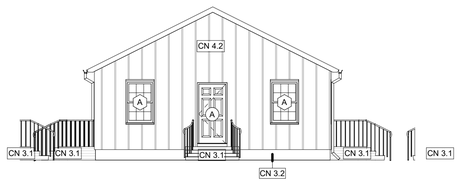


4 REAR ELEVATION - DEMO / NEW_BLDG TYPE XV
1/8" = 1'-0"



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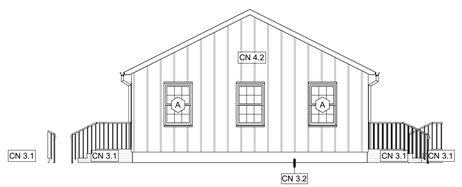
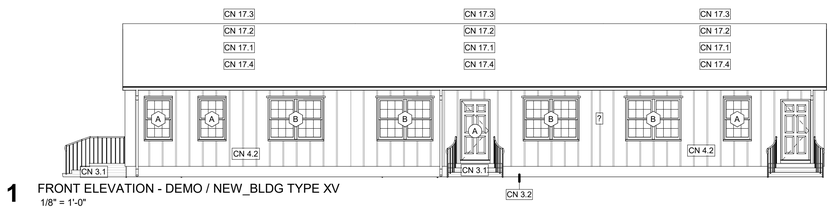


3 RIGHT ELEVATION - DEMO / NEW_BLDG TYPE XV
1/8" = 1'-0"



1 FRONT ELEVATION - DEMO / NEW_BLDG TYPE XV
1/8" = 1'-0"

SCOPE OF WORK BUILDING EXTERIORS

1. ROOFING (AT ALL BUILDINGS):
   a. DEMO ROOFS DOWN TO EXISTING DECKING. REPAIR OR REPLACE ALL DAMAGED SHEATHING, RAFTERS, AND/OR TRUSSES. (VERIFY EXISTING IS 15/32" MIN. THICKNESS PLYWOOD / OSB). ACCOUNT FOR 10% ROOF SHEATHING REPLACEMENT
   b. REPAIR DAMAGED OR COMPROMISED DRAFT STOPPING AND/OR FIRE STOPPING AT EXISTING LOCATIONS ONLY.
   c. INSTALL NEW LEAK BARRIER, (15# FELT), DRIP EDGE FLASHING, ROOF JACKS, RIDGE VENTS, AND INSTALL NEW 30-YEAR ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES. PROVIDE NEW BLIND METAL FLASHING AT VALLEYS. NEW SHINGLES TO BE NAILED (NOT STAPLED).
   d. REPLACE ALL EXISTING ATTIC VENTS, RIDGE VENTS, AND PIPE COLLARS. REPLACE RUSTED OR DAMAGED FLASHING. REPLACE ALL EXISTING SEALANTS.
   e. NEW DRIP EDGE TO BE INSTALLED ON ALL SIDES OF ROOFS INCLUDING ALL EAVES AND RAKES.
   f. INSTALL ICE BARRIER EXTENDING FROM EAVE'S EDGE TO A POINT 24 INCHES BEYOND THE EXTERIOR WALL CLADDING.
   g. PROVIDE ROOF VENTILATION PER THE LATEST USBC FOR NEW CONSTRUCTION
   h. PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MIN. INSTALL NEW BAFFLES AT VENTED SOFFITS TO ENSURE PROPER ATTIC VENTILATION.
2. GUTTERS/DOWNSPOUTS:
   a. REPLACE ALL GUTTERS, DOWNSPOUTS AND REPLACE MISSING SPLASH BLOCKS AT EXISTING LOCATIONS.
   b. PROVIDE NEW SEAMLESS ALUMINUM 5"-6" GUTTERS WITH 3"-4" DOWNSPOUTS.
   c. PROVIDE NEW DRIP EDGES ON ALL FASCIA BOARDS INCLUDING GABLE RAKES. DRIP EDGE MUST EXTEND MIN. OF 2" UNDER THE SHINGLES.
   d. GUTTER SPANS BETWEEN DOWNSPOUTS ARE NOT TO EXCEED 30 FEET.
   e. INSTALL GUTTER WEDGED GUTTER CLIPS AT SLOPED FASCIAS.
      1. INSTALL CONCRETE BLOCKS TO SLOPE AWAY FROM BUILDINGS OR DOWNSPOUT EXTENSIONS TO AT LEAST 6' FROM BUILDINGS AT LOCATIONS WITHOUT DRAINS. AVOID WATER DRAINAGE OVER SIDEWALKS.
3. SIDING AND TRIM:
   a. REMOVE ALL EXISTING VINYL SIDING TO EXISTING SHEATHING. REPLACE ANY DAMAGED WALL SHEATHING, INSTALL NEW TYVEK HOUSE WRAP AND PROVIDE NEW CEMENTITIOUS LAP SIDING (SMOOTH WITH 5" EXPOSURE MAX), AND VERTICAL (BOARD AND BATTEN) CEMENTITIOUS SIDING (REPLACE AREAS EXISTING IN LIKE STYLE – RE: EXTERIOR ELEVATIONS AND VERIFY ON SITE).
   b. DO NOT INSTALL NEW SIDING OVER MATERIALS SUCH AS VINYL SIDING, THERMO-PLY®, OR OTHER FLEXIBLE MATERIALS.
   c. MATERIAL SUCH AS T1-11, WOOD SIDING, OR HARDBOARD LAP-SIDING MAY BE USED AS BACKING FOR NEW SIDING, PROVIDED IT IS IN GOOD CONDITION.
   d. REPAIR, REPLACE, AND RE-NAIL ALL SECTIONS OF DAMAGED SIDING OR SHEATHING TO PROVIDE A UNIFORM AND FLAT SURFACE.
   e. FASTEN SIDING TO FRAMING WITH NAILS PENETRATING A MINIMUM 3/4 OF AN INCH INTO STUDS.
   f. INSTALL MOUNTING BLOCKS FOR ALL PENETRATIONS IN SIDING SUCH AS ELECTRICAL, PLUMBING, HVAC, AND DUCTWORK ETC.
   g. REPLACE ALL EXISTING FASCIA, TRIM, AND VENTED SOFFITS WITH NEW FIBER CEMENT COMPONENTS AND VENTED SOFFITS. RE: DRAWINGS.
   h. PROVIDE MANUFACTURERS OR COMPOSITE TRIM / MOULDING AND SEAL ALL THROUGH WALL PENETRATIONS. REPLACE ALL EXTERIOR WALL VENTS WITH NEW.
   i. NEW SIDING SHALL HAVE SOLID BACKING OF PLYWOOD, OSB, GYPSUM, OR SIMILAR MATERIAL. SIDING SHALL BE INSTALLED OVER AN INDEPENDENT DRAINAGE PLANE, SUCH AS TYVEK® OR EQUAL.
   j. ALL NEW PANEL TYPE SIDING TO BE INSTALLED OVER VERTICAL OR CORRUGATED FURRING TO ALLOW ADEQUATE DRAINAGE AND VENTILATION.
4. EXTERIOR BRICK STEPS AND STOOPS: REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR. REMOVE STOOPS AS SHOWN ON OVERALL BUILDING PLANS. BACKFILL, GRADE AND SEED AND STRAW AREAS WHERE REMOVED.
5. PAINTING: CLEAN, PREP AND PAINT ALL PREVIOUSLY PAINTED EXTERIOR SURFACES, DOORS WINDOW SHUTTERS, DISCONNECT BOXES, METAL STAIRS AND RAILINGS, ETC.
6. EXTERIOR DOORS:
   a. UNIT ENTRY DOORS: REMOVE AND REPLACE ALL EXTERIOR FRONT AND REAR ENTRY DOORS AND FRAMES WITH NEW SMOOTH 6 PANEL ENERGY STAR 1 ½" THICK FIBERGLASS OR METAL-CLAD INSULATED ENTRY DOORS WITH NO-ROT WOOD FRAMES, INCLUDING NEW DOOR HARDWARE (LEVER, EYE VIEWERS, DEADBOLT – GRADE 3), THRESHOLDS AND WEATHER-STRIPPING.
   b. WOODEN DOOR JAMBS AND MOLDING REQUIRE COMPOSITE MATERIAL, SUCH AS FRAMESAVER® OR EQUAL, AT THEIR LOWEST POINTS.
7. WINDOWS: REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. (VINYL E-STAR WINDOWS AT NON HISTORIC LEASING OFFICE).
   a. PROVIDE NEW TRIM AND FLASHING. INSTALL A CONTINUOUS BEAD OF SILICONE CAULK BEHIND ALL NAIL FINS BEFORE INSTALLING NEW ALUMINUM CLAD WOOD WINDOWS PER MANUFACTURER'S SPECIFICATIONS.
   b. PROVIDE MINIMUM ⅛ INCH THICK INSULATED GLASS.
   c. PROVIDE MINIMUM 10-YEAR WARRANTIES FOR MATERIAL AND BREAKAGE OF SEAL.
   d. PROVIDE THERMAL BREAK FOR ALUMINUM FRAMES.
   e. PROVIDE NEW CONSTRUCTION WINDOWS WHEN REPLACING SIDING.
   f. PROVIDE BACK DAM FLASHING AT SILL AND EXTEND SILL FLASHING AT LEAST 6 INCHES UP JAMBS.
   g. INSTALL AND FLASH PER MANUFACTURER'S SPECIFICATIONS. PERFORM INITIAL REPLACEMENT WITH CONSTRUCTION
8. LIGHTING: REPLACE ALL EXISTING EXTERIOR POLE LIGHT HEADS, TENANT CONTROLLED UNIT PORCH AND ENTRY DOOR LIGHTS, AND WALL PACKS WITH NEW LED LIGHT FIXTURES.
9. STRUCTURED CABLING: REMOVE ALL CABLING RUN ON EXTERIOR WALLS AND PROVIDE NEW CABLING TO FROM ALL LIVING ROOMS AND BEDROOMS TO A SINGLE EXTERIOR DEMARK BOX FOR CABLE COMPANIES TO GAIN ACCESS TO EACH UNIT.
10. SEALANTS AND CAULKING: SEAL AT ALL EXTERIOR DOORS, WINDOWS, PLUMBING, AND ELECTRICAL PENETRATIONS TO PREVENT MOISTURE AND AIR LEAKAGE.

CRAWL SPACES

1. CLEANING AND DEBRIS REMOVAL:
   a. CONTRACTOR SHALL REMOVE AND/OR REPAIR ANY EXPOSED OR DAMAGED WIRING AND PIPING WITHIN THE CRAWLSPACE.
   b. COMPLETELY REMOVE AND PROPERLY DISPOSE OF ANY HAZARDOUS MATERIALS, IF ANY, INCLUDED BUT NOT LIMITED TO PESTICIDES, CREOSOTE-TREATED LUMBER ETC. COMPLETELY REMOVE AND PROPERLY DISPOSE OF ANY BUILDING MATERIALS OR OTHER IN THE CRAWLSPACE. REMOVE ALL ABANDONED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES (INCLUDING BARRELS / STORAGE TANKS) WITHIN CRAWL SPACES.
   c. VIRGINIA HOUSING MAY APPROVE ABANDONED MATERIAL THAT IS SECURED, SEALED AND CONCEALED.
2. EXTERIOR MOISTURE SOURCES:
   a. WHILE NOT ANTICIPATED, FOUNDATION WATERPROOFING MAY BE REQUIRED IF A HIGH-WATER TABLE IS DETECTED. CONTRACTOR TO NOTIFY ARCHITECT IF A HIGH-WATER TABLE IS DETECTED. IF INSTALLED, WATERPROOFING TO INCLUDE A DAMP-PROOFING APPLIED TO THE EXTERIOR OF THE CRAWLSPACE WALL AS WELL AS INSTALLING A FRENCH DRAIN SYSTEM AROUND THE PERIMETER FOOTINGS.
   b. ACCESS DOOR: CONTRACTOR TO REMOVE AND REPLACE EXISTING ACCESS DOORS WITH NEW CODE COMPLIANT CRAWLSPACE DOORS. NEW ACCESS DOORS SHALL NOT BE LESS THAN 18 INCHES BY 24 INCHES AND SHALL BE POSITIONED TO ACCESS ALL AREAS OF THE CRAWLSPACE. DOORS MUST BE SEALED AND GASKETED AS WELL AS HAVE A LOCKING DEVICE.
3. INTERIOR MOISTURE SOURCES - CONTRACTOR SHALL IDENTIFY ANY SOURCES OF STANDING WATER WITHIN THE CRAWLSPACE AND NOTIFY OWNER IF EXCESSIVE MITIGATION IS REQUIRED. SOME SOURCES ARE LISTED BELOW:
   a. LEAKING DRAINS OR SUPPLY PLUMBING: CONTRACTOR TO VERIFY THROUGH INSPECTION ALL DRAINS AND SUPPLY PLUMBING LOCATED WITHIN THE CRAWLSPACE TO MAKE SURE NO LEAKS ARE ADDING MOISTURE TO THE SPACE.
   b. MECHANICAL SYSTEM CONDENSATE DRAIN: CONTRACTOR TO INSPECT THE CONDENSATE DRAIN FROM THE AIR HANDLER TO THE DISCHARGE POINT. LINE MUST BE PROPERLY SUPPORTED AND DISCHARGED TO A FLOOR DRAIN FITTING OR SANITARY SEWER.
   c. SUMP PUMP: INSTALL SUMP PUMP (1 PER CRAWL SPACE) DISCHARGING TO DAYLIGHT FOR ANY AREA ACCUMULATING WATER.
4. OTHER CONTAMINANTS:
   a. ANIMAL INFESTATION: CONTRACTOR SHALL CONDUCT THOROUGH CLEANUP OF ANIMAL DROPPINGS OR CARCASSES OF ANIMALS IF PRESENT IN CRAWLSPACES. LOCAL ANIMAL CONTROL AGENCY TO BE CONTACTED IF ANIMAL POPULATIONS ARE PRESENT AND NOTIFY THE OWNER AND ARCHITECT.
   b. PEST CONTROL: CONTRACTOR SHALL VERIFY NO SIGNS OF TERMITES OR CARPENTER ANTS ARE PRESENT. CONTRACTOR TO NOTIFY THE OWNER AND ARCHITECT IF PRESENT AND DISCUSS MITIGATION PLAN.
5. THERMAL:
   a. CONTRACTOR SHALL REMOVE AND REPLACE ALL EXISTING UNDER FLOOR INSULATION. INSTALL NEW INSULATION IN CRAWLSPACES TO MEET VIRGINIA ENERGY CODE'S MINIMUM REQUIREMENTS FOR NEW CONSTRUCTION. (R-19 BETWEEN FLOOR FRAMING).
   b. VAPOR BARRIER: INSTALL A MINIMUM 6 MIL VAPOR BARRIER AT FLOOR WITH SEAMS OVERLAPPED 12 INCHES. EDGES AND SEAMS TO BE TAPED.
   c. EXISTING FOUNDATION VENTS: ENSURE EXISTING VENTING IS ADEQUATE AND PROVIDE ADDITIONAL / RELOCATE VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW WORK, ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
6. ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
7. CONTRACTOR TO REFERENCE G SHEETS FOR ADDITIONAL REQUIREMENTS
8. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND VIRGINIA HOUSING REQUIREMENTS.

WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

NEW CONSTRUCTION - KEYED NOTES

- (X) REMOVE AND REPLACE EXISTING UNIT ENTRY DOORS AND FRAMES W/ NEW 6 PANEL FIBERGLASS OR INSULATED METAL DOORS. RE: DOOR SCHEDULE
- (X) REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. RE: WINDOW SCHEDULE.

CN 3.1 EXTERIOR STOOPS, STEPS AND RAILINGS (ALL BUILDINGS):
   a. REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR.
   b. REMOVE AND REPLACE EXISTING HANDRAILS AT ALL FRONT STOOPS AND AT REAR STOOPS THAT REMAIN WITH NEW CODE COMPLIANT PAINTED STEEL HANDRAILS. NEW EXTERIOR STEEL PRODUCTS: POWDER COAT, GALVANIZE OR PROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-YEAR MATERIAL WARRANTY. PREPARE SURFACES PER WARRANTY REQUIREMENTS. PRIME AND PAINT STEEL PRIOR TO PLACEMENT IN CONCRETE.

CN 3.2 CRAWL SPACES:
   a. REMOVE ALL DEBRIS, ABANDONED EQUIPMENT AND WOOD FROM EXISITNG CRAWL SPACES.
   b. INSTALL NEW VAPOR BARRIERS
   c. INTALL NEW SUMP PUMPS
   d. REMOVE AND REPLACE INSULATION.
   e. RE: SCOPE OF WORK BUILDING EXTERIORS

CN 4.1 EXTERIOR LAP SIDING (ALL BUILDINGS):
   a. REMOVE ALL EXISITNG VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
   b. INSTALL NEW FIBER CEMENT LAP SIDING W/ SMOOTH FINISH OVER NEW HOUSE WRAP.

CN 4.2 EXTERIOR BOARD & BATTEN SIDING (ALL BUILDINGS):
   a. REMOVE ALL EXISITNG VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
   b. INSTALL NEW BOARD AND BATTEN FIBER CEMENT SIDING W/ SMOOTH FINISH OVER NEW HOUSE WRAP.

CN 17.1 ROOFING (AT ALL BUILDINGS): REMOVE AND REPLACE ALL FELT, FLASHING, DRIP EDGE, SHINGLES, BOOTS, FASICAS, AND RIDGE VENTS, AND REPLACE WITH NEW. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT). NEW SHINGLES TO BE ANTI-FUNGAL, COMPOSITION SHINGLES W/ 30-YR WARRANTY OVER NEW ROOF MEMBRANE / SELF ADHERING ICE AND WATER SHIELD.PROVIDE NEW RIDGE VENTS WHERE NOT PREVIOUSLY INSTALLED.

CN 17.2 SOFFITS (ALL BUILDINGS): REMOVE AND REPLACE ALL EXISITNG VINYL SOFFITS WITH NEW FIBER CEMENT VENTED SOFFITS.

CN 17.3 GUTTERS AND DOWNSPOUTS: (AT ALL BUILDINGS): REMOVE AND REPLACE ALL EXISTING GUTTERS AND DOWNSPOUTS. PROVIDE 5" SEAMLESS GUTTERS AND NEW ALUMINUM DRIP EDGE ON ALL GABLE RAKES AND FASCIA BOARDS.

CN 17.4 PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MINIMUM

REVISIONS

APPROVAL

COMMONWEALTH OF VIRGINIA
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ISSUED FOR:
PERMITTING

JOB NUMBER: 19-009

ISSUED: 04/18/2025

BLDG TYPE XV - EXTERIOR ELEVATIONS DEMO/NEW

A3.15

PHASE: CD

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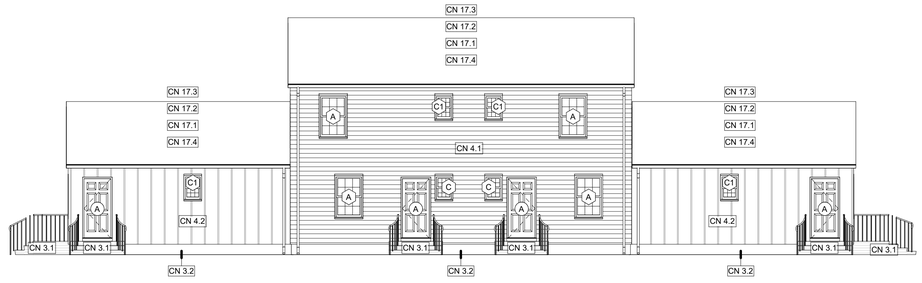

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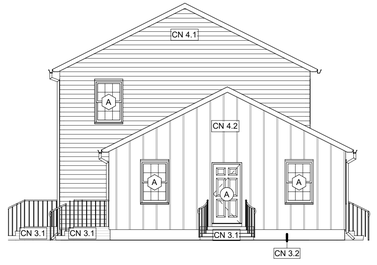

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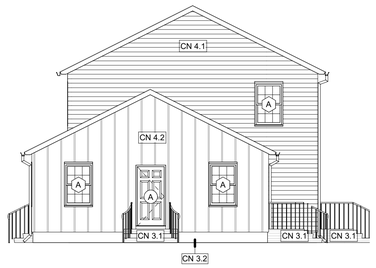

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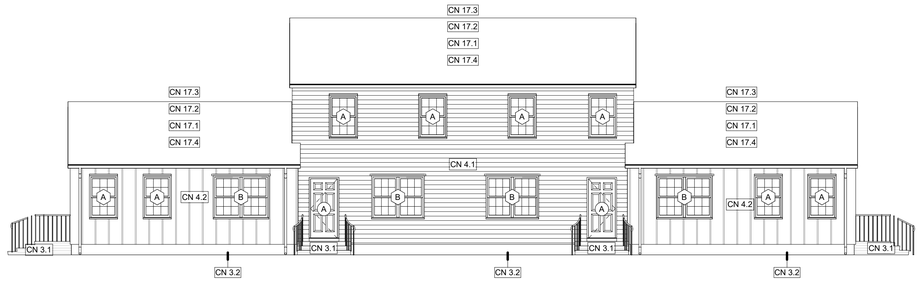

1 FRONT ELEVATION - DEMO / NEW_BLDG TYPE XVI
1/8" = 1'-0"

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1. ROOFING (AT ALL BUILDINGS):
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   c. INSTALL NEW LEAK BARRIER, (15# FELT), DRIP EDGE FLASHING, ROOF JACKS, RIDGE VENTS, AND INSTALL NEW 30-YEAR ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES. PROVIDE NEW BLIND METAL FLASHING AT VALLEYS. NEW SHINGLES TO BE NAILED (NOT STAPLED).
   d. REPLACE ALL EXISTING ATTIC VENTS, RIDGE VENTS, AND PIPE COLLARS. REPLACE RUSTED OR DAMAGED FLASHING. REPLACE ALL EXISTING SEALANTS.
   e. NEW DRIP EDGE TO BE INSTALLED ON ALL SIDES OF ROOFS INCLUDING ALL EAVES AND RAKES.
   f. INSTALL ICE BARRIER EXTENDING FROM EAVE'S EDGE TO A POINT 24 INCHES BEYOND THE EXTERIOR WALL CLADDING.
   g. PROVIDE ROOF VENTILATION PER THE LATEST USBC FOR NEW CONSTRUCTION
   h. PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MIN. INSTALL NEW BAFFLES AT VENTED SOFFITS TO ENSURE PROPER ATTIC VENTILATION.
2. GUTTERS/DOWNSPOUTS:
   a. REPLACE ALL GUTTERS, DOWNSPOUTS AND REPLACE MISSING SPLASH BLOCKS AT EXISTING LOCATIONS.
   b. PROVIDE NEW SEAMLESS ALUMINUM 5"-6" GUTTERS WITH 3"-4" DOWNSPOUTS.
   c. PROVIDE NEW DRIP EDGES ON ALL FASCIA BOARDS INCLUDING GABLE RAKES. DRIP EDGE MUST EXTEND MIN. OF 2" UNDER THE SHINGLES.
   d. GUTTER SPANS BETWEEN DOWNSPOUTS ARE NOT TO EXCEED 30 FEET.
   e. INSTALL GUTTER WEDGED GUTTER CLIPS AT SLOPED FASCIAS.
      1. INSTALL CONCRETE BLOCKS TO SLOPE AWAY FROM BUILDINGS OR DOWNSPOUT EXTENSIONS TO AT LEAST 6' FROM BUILDINGS AT LOCATIONS WITHOUT DRAINS. AVOID WATER DRAINAGE OVER SIDEWALKS.
3. SIDING AND TRIM:
   a. REMOVE ALL EXISTING VINYL SIDING TO EXISTING SHEATHING. REPLACE ANY DAMAGED WALL SHEATHING, INSTALL NEW TYVEK HOUSE WRAP AND PROVIDE NEW CEMENTITIOUS LAP SIDING (SMOOTH WITH 5" EXPOSURE MAX), AND VERTICAL (BOARD AND BATTEN) CEMENTITIOUS SIDING REPLACE AREAS EXISTING IN LIKE STYLE – RE: EXTERIOR ELEVATIONS AND VERIFY ON SITE).
   b. DO NOT INSTALL NEW SIDING OVER MATERIALS SUCH AS VINYL SIDING, THERMO-PLY®, OR OTHER FLEXIBLE MATERIALS.
   c. MATERIAL SUCH AS T1-11, WOOD SIDING, OR HARDBOARD LAP-SIDING MAY BE USED AS BACKING FOR NEW SIDING, PROVIDED IT IS IN GOOD CONDITION.
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   e. FASTEN SIDING TO FRAMING WITH NAILS PENETRATING A MINIMUM 3/4 OF AN INCH INTO STUDS.
   f. INSTALL MOUNTING BLOCKS FOR ALL PENETRATIONS IN SIDING SUCH AS ELECTRICAL, PLUMBING, HVAC, AND DUCTWORK ETC.
   g. REPLACE ALL EXISTING FASCIA, TRIM, AND VENTED SOFFITS WITH NEW FIBER CEMENT COMPONENTS AND VENTED SOFFITS. RE: DRAWINGS.
   h. PROVIDE MANUFACTURERS OR COMPOSITE TRIM / MOULDING AND SEAL ALL THROUGH WALL PENETRATIONS. REPLACE ALL EXTERIOR WALL VENTS WITH NEW.
   i. NEW SIDING SHALL HAVE SOLID BACKING OF PLYWOOD, OSB, GYPSUM, OR SIMILAR MATERIAL. SIDING SHALL BE INSTALLED OVER AN INDEPENDENT DRAINAGE PLANE, SUCH AS TYVEK® OR EQUAL.
   j. ALL NEW PANEL TYPE SIDING TO BE INSTALLED OVER VERTICAL OR CORRUGATED FURRING TO ALLOW ADEQUATE DRAINAGE AND VENTILATION.
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6. EXTERIOR DOORS:
   a. UNIT ENTRY DOORS: REMOVE AND REPLACE ALL EXTERIOR FRONT AND REAR ENTRY DOORS AND FRAMES WITH NEW SMOOTH 6 PANEL ENERGY STAR 1 ½" THICK FIBERGLASS OR METAL-CLAD INSULATED ENTRY DOORS WITH NO-ROT WOOD FRAMES, INCLUDING NEW DOOR HARDWARE (LEVER, EYE VIEWERS, DEADBOLT – GRADE 3), THRESHOLDS AND WEATHER-STRIPPING.
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   a. PROVIDE NEW TRIM AND FLASHING. INSTALL A CONTINUOUS BEAD OF SILICONE CAULK BEHIND ALL NAIL FINS BEFORE INSTALLING NEW ALUMINUM CLAD WOOD WINDOWS PER MANUFACTURER'S SPECIFICATIONS.
   b. PROVIDE MINIMUM ½ INCH THICK INSULATED GLASS.
   c. PROVIDE MINIMUM 10-YEAR WARRANTIES FOR MATERIAL AND BREAKAGE OF SEAL.
   d. PROVIDE THERMAL BREAK FOR ALUMINUM FRAMES.
   e. PROVIDE NEW CONSTRUCTION WINDOWS WHEN REPLACING SIDING.
   f. PROVIDE BACK DAM FLASHING AT SILL AND EXTEND SILL FLASHING AT LEAST 6 INCHES UP JAMBS.
   g. INSTALL AND FLASH PER MANUFACTURER'S SPECIFICATIONS. PERFORM INITIAL REPLACEMENT WITH CONSTRUCTION
8. LIGHTING: REPLACE ALL EXISTING EXTERIOR POLE LIGHT HEADS, TENANT CONTROLLED UNIT PORCH AND ENTRY DOOR LIGHTS, AND WALL PACKS WITH NEW LED LIGHT FIXTURES.
9. STRUCTURED CABLING: REMOVE ALL CABLING RUN ON EXTERIOR WALLS AND PROVIDE NEW CABLING TO FROM ALL LIVING ROOMS AND BEDROOMS TO A SINGLE EXTERIOR DEMARK BOX FOR CABLE COMPANIES TO GAIN ACCESS TO EACH UNIT.
10. SEALANTS AND CAULKING: SEAL AT ALL EXTERIOR DOORS, WINDOWS, PLUMBING, AND ELECTRICAL PENETRATIONS TO PREVENT MOISTURE AND AIR LEAKAGE.

CRAWL SPACES

1. CLEANING AND DEBRIS REMOVAL:
   a. CONTRACTOR SHALL REMOVE AND/OR REPAIR ANY EXPOSED OR DAMAGED WIRING AND PIPING WITHIN THE CRAWLSPACE.
   b. COMPLETELY REMOVE AND PROPERLY DISPOSE OF ANY HAZARDOUS MATERIALS, IF ANY, INCLUDED BUT NOT LIMITED TO PESTICIDES, CREOSOTE-TREATED LUMBER ETC. COMPLETELY REMOVE AND PROPERLY DISPOSE OF ANY BUILDING MATERIALS OR OTHER IN THE CRAWLSPACE. REMOVE ALL ABANDONED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES (INCLUDING BARRELS / STORAGE TANKS) WITHIN CRAWL SPACES.
   c. VIRGINIA HOUSING MAY APPROVE ABANDONED MATERIAL THAT IS SECURED, SEALED AND CONCEALED.
2. EXTERIOR MOISTURE SOURCES:
   a. WHILE NOT ANTICIPATED, FOUNDATION WATERPROOFING MAY BE REQUIRED IF A HIGH-WATER TABLE IS DETECTED. CONTRACTOR TO NOTIFY ARCHITECT IF A HIGH-WATER TABLE IS DETECTED. IF INSTALLED, WATERPROOFING TO INCLUDE A DAMP-PROOFING APPLIED TO THE EXTERIOR OF THE CRAWLSPACE WALL AS WELL AS INSTALLING A FRENCH DRAIN SYSTEM AROUND THE PERIMETER FOOTINGS.
   b. ACCESS DOOR: CONTRACTOR TO REMOVE AND REPLACE EXISTING ACCESS DOORS WITH NEW CODE COMPLIANT CRAWLSPACE DOORS. NEW ACCESS DOORS SHALL NOT BE LESS THAN 18 INCHES BY 24 INCHES AND SHALL BE POSITIONED TO ACCESS ALL AREAS OF THE CRAWLSPACE. DOORS MUST BE SEALED AND GASKETED AS WELL AS HAVE A LOCKING DEVICE.
3. INTERIOR MOISTURE SOURCES - CONTRACTOR SHALL IDENTIFY ANY SOURCES OF STANDING WATER WITHIN THE CRAWLSPACE AND NOTIFY OWNER IF EXCESSIVE MITIGATION IS REQUIRED. SOME SOURCES ARE LISTED BELOW:
   a. LEAKING DRAINS OR SUPPLY PLUMBING: CONTRACTOR TO VERIFY THROUGH INSPECTION ALL DRAINS AND SUPPLY PLUMBING LOCATED WITHIN THE CRAWLSPACE TO MAKE SURE NO LEAKS ARE ADDING MOISTURE TO THE SPACE.
   b. MECHANICAL SYSTEM CONDENSATE DRAIN: CONTRACTOR TO INSPECT THE CONDENSATE DRAIN FROM THE AIR HANDLER TO THE DISCHARGE POINT. LINE MUST BE PROPERLY SUPPORTED AND DISCHARGED TO A FLOOR DRAIN FITTING OR SANITARY SEWER.
   c. SUMP PUMP: INSTALL SUMP PUMP (1 PER CRAWL SPACE) DISCHARGING TO DAYLIGHT FOR ANY AREA ACCUMULATING WATER.
4. OTHER CONTAMINANTS:
   a. ANIMAL INFESTATION: CONTRACTOR SHALL CONDUCT THOROUGH CLEANUP OF ANIMAL DROPPINGS OR CARCASSES OF ANIMALS IF PRESENT IN CRAWLSPACES. LOCAL ANIMAL CONTROL AGENCY TO BE CONTACTED IF ANIMAL POPULATIONS ARE PRESENT AND NOTIFY THE OWNER AND ARCHITECT.
   b. PEST CONTROL: CONTRACTOR SHALL VERIFY NO SIGNS OF TERMITES OR CARPENTER ANTS ARE PRESENT. CONTRACTOR TO NOTIFY THE OWNER AND ARCHITECT IF PRESENT AND DISCUSS MITIGATION PLAN.
5. THERMAL:
   a. CONTRACTOR SHALL REMOVE AND REPLACE ALL EXISTING UNDER FLOOR INSULATION. INSTALL NEW INSULATION IN CRAWLSPACES TO MEET VIRGINIA ENERGY CODE'S MINIMUM REQUIREMENTS FOR NEW CONSTRUCTION. (R-19 BETWEEN FLOOR FRAMING).
   b. VAPOR BARRIER: INSTALL A MINIMUM 6 MIL VAPOR BARRIER AT FLOOR WITH SEAMS OVERLAPPED 12 INCHES. EDGES AND SEAMS TO BE TAPED.
   c. EXISTING FOUNDATION VENTS: ENSURE EXISTING VENTING IS ADEQUATE AND PROVIDE ADDITIONAL / RELOCATE VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW WORK, ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
6. ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
7. CONTRACTOR TO REFERENCE G SHEETS FOR ADDITIONAL REQUIREMENTS
8. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND VIRGINA HOUSING REQUIREMENTS.

WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

NEW CONSTRUCTION - KEYED NOTES

- (X) REMOVE AND REPLACE EXISTING UNIT ENTRY DOORS AND FRAMES W/ NEW 6 PANEL FIBERGLASS OR INSULATED METAL DOORS. RE: DOOR SCHEDULE
- (X) REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. RE: WINDOW SCHEDULE.

CN 3.1 EXTERIOR STOOPS, STEPS AND RAILINGS (ALL BUILDINGS):
   a. REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR.
   b. REMOVE AND REPLACE EXISTING HANDRAILS AT ALL FRONT STOOPS AND AT REAR STOOPS THAT REMAIN WITH NEW CODE COMPLIANT PAINTED STEEL HANDRAILS. NEW EXTERIOR STEEL PRODUCTS: POWDER COAT, GALVANIZE OR PROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-YEAR MATERIAL WARRANTY. PREPARE SURFACES PER WARRANTY REQUIMENTS. PRIME AND PAINT STEEL PRIOR TO PLACEMENT IN CONCRETE.

CN 3.2 CRAWL SPACES:
   a. REMOVE ALL DEBRIS, ABANDONED EQUIPMENT AND WOOD FROM EXISITNG CRAWL SPACES.
   b. INSTALL NEW VAPOR BARRIERS
   c. INTALL NEW SUMP PUMPS
   d. REMOVE AND REPLACE INSULATION.
   e. RE: SCOPE OF WORK BUILDING EXTERIORS

CN 4.1 EXTERIOR LAP SIDING (ALL BUILDINGS):
   a. REMOVE ALL EXISITNG VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
   b. INSTALL NEW FIBER CEMENT LAP SIDING W/ SMOOTH FINISH OVER NEW HOUSE WRAP.

CN 4.2 EXTERIOR BOARD & BATTEN SIDING (ALL BUILDINGS):
   a. REMOVE ALL EXISITNG VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
   b. INSTALL NEW BOARD AND BATTEN FIBER CEMENT SIDING W/ SMOOTH FINISH OVER NEW HOUSE WRAP.

CN 17.1 ROOFING (AT ALL BUILDINGS): REMOVE AND REPLACE ALL FELT, FLASHING, DRIP EDGE, SHINGLES, BOOTS, FASICAS, AND RIDGE VENTS, AND REPLACE WITH NEW. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT). NEW SHINGLES TO BE ANTI-FUNGAL, COMPOSITION SHINGLES W/ 30-YR WARRANTY OVER NEW ROOF MEMBRANE / SELF ADHERING ICE AND WATER SHIELD.PROVIDE NEW RIDGE VENTS WHERE NOT PREVIOUSLY INSTALLED.

CN 17.2 SOFFITS (ALL BUILDINGS): REMOVE AND REPLACE ALL EXISITNG VINYL SOFFITS WITH NEW FIBER CEMENT VENTED SOFFITS.

CN 17.3 GUTTERS AND DOWNSPOUTS: (AT ALL BUILDINGS): REMOVE AND REPLACE ALL EXISTING GUTTERS AND DOWNSPOUTS. PROVIDE 5" SEAMLESS GUTTERS AND NEW ALUMINUM DRIP EDGE ON ALL GABLE RAKES AND FASCIA BOARDS.

CN 17.4 PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MINIMUM

REVISIONS

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ISSUED FOR:
PERMITTING

JOB NUMBER: 19-009

ISSUED: 04/18/2025

BLDG TYPE XVI - EXTERIOR ELEVATIONS DEMO/NEW

A3.16

PHASE: CD

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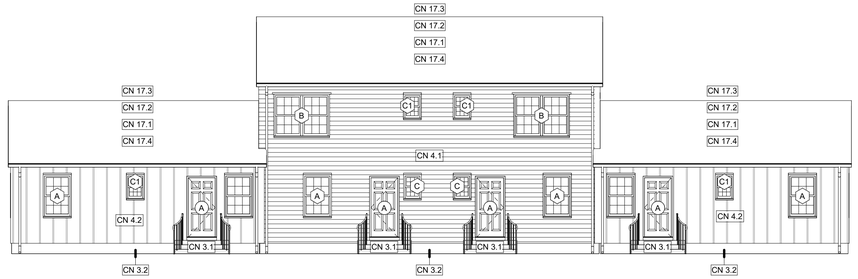
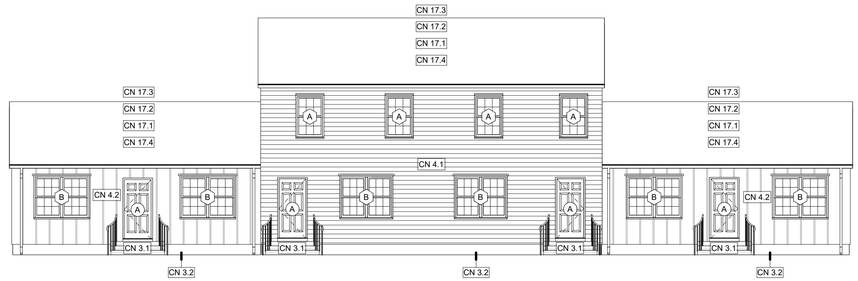


4 REAR ELEVATION - DEMO / NEW_BLDG TYPE XVII
1/8" = 1'-0"

2 LEFT ELEVATION - DEMO / NEW_BLDG TYPE XVII
1/8" = 1'-0"

3 RIGHT ELEVATION - DEMO / NEW_BLDG TYPE XVII
1/8" = 1'-0"



1 FRONT ELEVATION - DEMO / NEW_BLDG TYPE XVII
1/8" = 1'-0"

SCOPE OF WORK BUILDING EXTERIORS

1. ROOFING (AT ALL BUILDINGS):
   a. DEMO ROOFS DOWN TO EXISTING DECKING. REPAIR OR REPLACE ALL DAMAGED SHEATHING, RAFTERS, AND/OR TRUSSES. (VERIFY EXISTING IS 15/32" MIN. THICKNESS PLYWOOD / OSB). ACCOUNT FOR 10% ROOF SHEATHING REPLACEMENT
   b. REPAIR DAMAGED OR COMPROMISED DRAFT STOPPING AND/OR FIRE STOPPING AT EXISTING LOCATIONS ONLY.
   c. INSTALL NEW LEAK BARRIER, (15# FELT), DRIP EDGE FLASHING, ROOF JACKS, RIDGE VENTS, AND INSTALL NEW 30-YEAR ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES. PROVIDE NEW BLIND METAL FLASHING AT VALLEYS. NEW SHINGLES TO BE NAILED (NOT STAPLED).
   d. REPLACE ALL EXISTING ATTIC VENTS, RIDGE VENTS, AND PIPE COLLARS. REPLACE RUSTED OR DAMAGED FLASHING. REPLACE ALL EXISTING SEALANTS.
   e. NEW DRIP EDGE TO BE INSTALLED ON ALL SIDES OF ROOFS INCLUDING ALL EAVES AND RAKES.
   f. INSTALL ICE BARRIER EXTENDING FROM EAVE'S EDGE TO A POINT 24 INCHES BEYOND THE EXTERIOR WALL CLADDING.
   g. PROVIDE ROOF VENTILATION PER THE LATEST USBC FOR NEW CONSTRUCTION
   h. PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MIN. INSTALL NEW BAFFLES AT VENTED SOFFITS TO ENSURE PROPER ATTIC VENTILATION.
2. GUTTERS/DOWNSPOUTS:
   a. REPLACE ALL GUTTERS, DOWNSPOUTS AND REPLACE MISSING SPLASH BLOCKS AT EXISTING LOCATIONS.
   b. PROVIDE NEW SEAMLESS ALUMINUM 5"-6" GUTTERS WITH 3"-4" DOWNSPOUTS.
   c. PROVIDE NEW DRIP EDGES ON ALL FASCIA BOARDS INCLUDING GABLE RAKES. DRIP EDGE MUST EXTEND MIN. OF 2" UNDER THE SHINGLES.
   d. GUTTER SPANS BETWEEN DOWNSPOUTS ARE NOT TO EXCEED 30 FEET.
   e. INSTALL GUTTER WEDGED GUTTER CLIPS AT SLOPED FASCIAS.
      1. INSTALL CONCRETE BLOCKS TO SLOPE AWAY FROM BUILDINGS OR DOWNSPOUT EXTENSIONS TO AT LEAST 6' FROM BUILDINGS AT LOCATIONS WITHOUT DRAINS. AVOID WATER DRAINAGE OVER SIDEWALKS.
3. SIDING AND TRIM:
   a. REMOVE ALL EXISTING VINYL SIDING TO EXISTING SHEATHING. REPLACE ANY DAMAGED WALL SHEATHING, INSTALL NEW TYVEK HOUSE WRAP AND PROVIDE NEW CEMENTITIOUS LAP SIDING (SMOOTH WITH 5" EXPOSURE MAX), AND VERTICAL (BOARD AND BATTEN) CEMENTITIOUS SIDING (REPLACE AREAS EXISTING IN LIKE STYLE – RE: EXTERIOR ELEVATIONS AND VERIFY ON SITE).
   b. DO NOT INSTALL NEW SIDING OVER MATERIALS SUCH AS VINYL SIDING, THERMO-PLY®, OR OTHER FLEXIBLE MATERIALS.
   c. MATERIAL SUCH AS T1-11, WOOD SIDING, OR HARDBOARD LAP-SIDING MAY BE USED AS BACKING FOR NEW SIDING, PROVIDED IT IS IN GOOD CONDITION.
   d. REPAIR, REPLACE, AND RE-NAIL ALL SECTIONS OF DAMAGED SIDING OR SHEATHING TO PROVIDE A UNIFORM AND FLAT SURFACE.
   e. FASTEN SIDING TO FRAMING WITH NAILS PENETRATING A MINIMUM 3/4 OF AN INCH INTO STUDS.
   f. INSTALL MOUNTING BLOCKS FOR ALL PENETRATIONS IN SIDING SUCH AS ELECTRICAL, PLUMBING, HVAC, AND DUCTWORK ETC.
   g. REPLACE ALL EXISTING FASCIA, TRIM, AND VENTED SOFFITS WITH NEW FIBER CEMENT COMPONENTS AND VENTED SOFFITS. RE: DRAWINGS.
   h. PROVIDE MANUFACTURERS OR COMPOSITE TRIM / MOULDING AND SEAL ALL THROUGH WALL PENETRATIONS. REPLACE ALL EXTERIOR WALL VENTS WITH NEW.
   i. NEW SIDING SHALL HAVE SOLID BACKING OF PLYWOOD, OSB, GYPSUM, OR SIMILAR MATERIAL. SIDING SHALL BE INSTALLED OVER AN INDEPENDENT DRAINAGE PLANE, SUCH AS TYVEK® OR EQUAL.
   j. ALL NEW PANEL TYPE SIDING TO BE INSTALLED OVER VERTICAL OR CORRUGATED FURRING TO ALLOW ADEQUATE DRAINAGE AND VENTILATION.
4. EXTERIOR BRICK STEPS AND STOOPS: REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR. REMOVE STOOPS AS SHOWN ON OVERALL BUILDING PLANS. BACKFILL, GRADE AND SEED AND STRAW AREAS WHERE REMOVED.
5. PAINTING: CLEAN, PREP AND PAINT ALL PREVIOUSLY PAINTED EXTERIOR SURFACES, DOORS WINDOW SHUTTERS, DISCONNECT BOXES, METAL STAIRS AND RAILINGS, ETC.
6. EXTERIOR DOORS:
   a. UNIT ENTRY DOORS: REMOVE AND REPLACE ALL EXTERIOR FRONT AND REAR ENTRY DOORS AND FRAMES WITH NEW SMOOTH 6 PANEL ENERGY STAR 1 ½" THICK FIBERGLASS OR METAL-CLAD INSULATED ENTRY DOORS WITH NO-ROT WOOD FRAMES, INCLUDING NEW DOOR HARDWARE (LEVER, EYE VIEWERS, DEADBOLT – GRADE 3), THRESHOLDS AND WEATHER-STRIPPING.
   b. WOODEN DOOR JAMBS AND MOLDING REQUIRE COMPOSITE MATERIAL, SUCH AS FRAMESAVER® OR EQUAL, AT THEIR LOWEST POINTS.
7. WINDOWS: REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. (VINYL E-STAR WINDOWS AT NON HISTORIC LEASING OFFICE).
   a. PROVIDE NEW TRIM AND FLASHING. INSTALL A CONTINUOUS BEAD OF SILICONE CAULK BEHIND ALL NAIL FINS BEFORE INSTALLING NEW ALUMINUM CLAD WOOD WINDOWS PER MANUFACTURER'S SPECIFICATIONS.
   b. PROVIDE MINIMUM ½ INCH THICK INSULATED GLASS.
   c. PROVIDE MINIMUM 10-YEAR WARRANTIES FOR MATERIAL AND BREAKAGE OF SEAL.
   d. PROVIDE THERMAL BREAK FOR ALUMINUM FRAMES.
   e. PROVIDE NEW CONSTRUCTION WINDOWS WHEN REPLACING SIDING.
   f. PROVIDE BACK DAM FLASHING AT SILL AND EXTEND SILL FLASHING AT LEAST 6 INCHES UP JAMBS.
   g. INSTALL AND FLASH PER MANUFACTURER'S SPECIFICATIONS. PERFORM INITIAL REPLACEMENT WITH CONSTRUCTION
8. LIGHTING: REPLACE ALL EXISTING EXTERIOR POLE LIGHT HEADS, TENANT CONTROLLED UNIT PORCH AND ENTRY DOOR LIGHTS, AND WALL PACKS WITH NEW LED LIGHT FIXTURES.
9. STRUCTURED CABLING: REMOVE ALL CABLING RUN ON EXTERIOR WALLS AND PROVIDE NEW CABLING TO FROM ALL LIVING ROOMS AND BEDROOMS TO A SINGLE EXTERIOR DEMARK BOX FOR CABLE COMPANIES TO GAIN ACCESS TO EACH UNIT.
10. SEALANTS AND CAULKING: SEAL AT ALL EXTERIOR DOORS, WINDOWS, PLUMBING, AND ELECTRICAL PENETRATIONS TO PREVENT MOISTURE AND AIR LEAKAGE.

CRAWL SPACES

1. CLEANING AND DEBRIS REMOVAL:
   a. CONTRACTOR SHALL REMOVE AND/OR REPAIR ANY EXPOSED OR DAMAGED WIRING AND PIPING WITHIN THE CRAWLSPACE.
   b. COMPLETELY REMOVE AND PROPERLY DISPOSE OF ANY HAZARDOUS MATERIALS, IF ANY, INCLUDED BUT NOT LIMITED TO PESTICIDES, CREOSOTE-TREATED LUMBER ETC. COMPLETELY REMOVE AND PROPERLY DISPOSE OF ANY BUILDING MATERIALS OR OTHER IN THE CRAWLSPACE. REMOVE ALL ABANDONED AND NON-OPERABLE EQUIPMENT, DEVICES AND ACCESSORIES (INCLUDING BARRELS / STORAGE TANKS) WITHIN CRAWL SPACES.
   c. VIRGINIA HOUSING MAY APPROVE ABANDONED MATERIAL THAT IS SECURED, SEALED AND CONCEALED.
2. EXTERIOR MOISTURE SOURCES:
   a. WHILE NOT ANTICIPATED, FOUNDATION WATERPROOFING MAY BE REQUIRED IF A HIGH-WATER TABLE IS DETECTED. CONTRACTOR TO NOTIFY ARCHITECT IF A HIGH-WATER TABLE IS DETECTED. IF INSTALLED, WATERPROOFING TO INCLUDE A DAMP-PROOFING APPLIED TO THE EXTERIOR OF THE CRAWLSPACE WALL AS WELL AS INSTALLING A FRENCH DRAIN SYSTEM AROUND THE PERIMETER FOOTINGS.
   b. ACCESS DOOR: CONTRACTOR TO REMOVE AND REPLACE EXISTING ACCESS DOORS WITH NEW CODE COMPLIANT CRAWLSPACE DOORS. NEW ACCESS DOORS SHALL NOT BE LESS THAN 18 INCHES BY 24 INCHES AND SHALL BE POSITIONED TO ACCESS ALL AREAS OF THE CRAWLSPACE. DOORS MUST BE SEALED AND GASKETED AS WELL AS HAVE A LOCKING DEVICE.
3. INTERIOR MOISTURE SOURCES - CONTRACTOR SHALL IDENTIFY ANY SOURCES OF STANDING WATER WITHIN THE CRAWLSPACE AND NOTIFY OWNER IF EXCESSIVE MITIGATION IS REQUIRED. SOME SOURCES ARE LISTED BELOW:
   a. LEAKING DRAINS OR SUPPLY PLUMBING: CONTRACTOR TO VERIFY THROUGH INSPECTION ALL DRAINS AND SUPPLY PLUMBING LOCATED WITHIN THE CRAWLSPACE TO MAKE SURE NO LEAKS ARE ADDING MOISTURE TO THE SPACE.
   b. MECHANICAL SYSTEM CONDENSATE DRAIN: CONTRACTOR TO INSPECT THE CONDENSATE DRAIN FROM THE AIR HANDLER TO THE DISCHARGE POINT. LINE MUST BE PROPERLY SUPPORTED AND DISCHARGED TO A FLOOR DRAIN FITTING OR SANITARY SEWER.
   c. SUMP PUMP: INSTALL SUMP PUMP (1 PER CRAWL SPACE) DISCHARGING TO DAYLIGHT FOR ANY AREA ACCUMULATING WATER.
4. OTHER CONTAMINANTS:
   a. ANIMAL INFESTATION: CONTRACTOR SHALL CONDUCT THOROUGH CLEANUP OF ANIMAL DROPPINGS OR CARCASSES OF ANIMALS IF PRESENT IN CRAWLSPACES. LOCAL ANIMAL CONTROL AGENCY TO BE CONTACTED IF ANIMAL POPULATIONS ARE PRESENT AND NOTIFY THE OWNER AND ARCHITECT.
   b. PEST CONTROL: CONTRACTOR SHALL VERIFY NO SIGNS OF TERMITES OR CARPENTER ANTS ARE PRESENT. CONTRACTOR TO NOTIFY THE OWNER AND ARCHITECT IF PRESENT AND DISCUSS MITIGATION PLAN.
5. THERMAL:
   a. CONTRACTOR SHALL REMOVE AND REPLACE ALL EXISTING UNDER FLOOR INSULATION. INSTALL NEW INSULATION IN CRAWLSPACES TO MEET VIRGINIA ENERGY CODE'S MINIMUM REQUIREMENTS FOR NEW CONSTRUCTION. (R-19 BETWEEN FLOOR FRAMING).
   b. VAPOR BARRIER: INSTALL A MINIMUM 6 MIL VAPOR BARRIER AT FLOOR WITH SEAMS OVERLAPPED 12 INCHES. EDGES AND SEAMS TO BE TAPED.
   c. EXISTING FOUNDATION VENTS: ENSURE EXISTING VENTING IS ADEQUATE AND PROVIDE ADDITIONAL / RELOCATE VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW WORK, ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
6. ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
7. CONTRACTOR TO REFERENCE G SHEETS FOR ADDITIONAL REQUIREMENTS
8. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND VIRGINA HOUSING REQUIREMENTS.

WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

NEW CONSTRUCTION - KEYED NOTES

- (X) REMOVE AND REPLACE EXISTING UNIT ENTRY DOORS AND FRAMES W/ NEW 6 PANEL FIBERGLASS OR INSULATED METAL DOORS. RE: DOOR SCHEDULE
- (X) REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. RE: WINDOW SCHEDULE.

CN 3.1 EXTERIOR STOOPS, STEPS AND RAILINGS (ALL BUILDINGS):
   a. REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR.
   b. REMOVE AND REPLACE EXISTING HANDRAILS AT ALL FRONT STOOPS AND AT REAR STOOPS THAT REMAIN WITH NEW CODE COMPLIANT PAINTED STEEL HANDRAILS. NEW EXTERIOR STEEL PRODUCTS: POWDER COAT, GALVANIZE OR PROVIDE AN EXTERIOR STEEL PAINT THAT CAN ACHIEVE A MINIMUM 10-YEAR MATERIAL WARRANTY. PREPARE SURFACES PER WARRANTY REQUIREMENTS. PRIME AND PAINT STEEL PRIOR TO PLACEMENT IN CONCRETE.

CN 3.2 CRAWL SPACES:
   a. REMOVE ALL DEBRIS, ABANDONED EQUIPMENT AND WOOD FROM EXISITNG CRAWL SPACES.
   b. INSTALL NEW VAPOR BARRIERS
   c. INTALL NEW SUMP PUMPS
   d. REMOVE AND REPLACE INSULATION.
   e. RE: SCOPE OF WORK BUILDING EXTERIORS

CN 4.1 EXTERIOR LAP SIDING (ALL BUILDINGS):
   a. REMOVE ALL EXISITNG VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
   b. INSTALL NEW FIBER CEMENT LAP SIDING W/ SMOOTH FINISH OVER NEW HOUSE WRAP.

CN 4.2 EXTERIOR BOARD & BATTEN SIDING (ALL BUILDINGS):
   a. REMOVE ALL EXISITNG VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
   b. INSTALL NEW BOARD AND BATTEN FIBER CEMENT SIDING W/ SMOOTH FINISH OVER NEW HOUSE WRAP.

CN 17.1 ROOFING (AT ALL BUILDINGS): REMOVE AND REPLACE ALL FELT, FLASHING, DRIP EDGE, SHINGLES, BOOTS, FASICAS, AND RIDGE VENTS, AND REPLACE WITH NEW. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT). NEW SHINGLES TO BE ANTI-FUNGAL, COMPOSITION SHINGLES W/ 30-YR WARRANTY OVER NEW ROOF MEMBRANE / SELF ADHERING ICE AND WATER SHIELD.PROVIDE NEW RIDGE VENTS WHERE NOT PREVIOUSLY INSTALLED.

CN 17.2 SOFFITS (ALL BUILDINGS): REMOVE AND REPLACE ALL EXISITNG VINYL SOFFITS WITH NEW FIBER CEMENT VENTED SOFFITS.

CN 17.3 GUTTERS AND DOWNSPOUTS: (AT ALL BUILDINGS): REMOVE AND REPLACE ALL EXISTING GUTTERS AND DOWNSPOUTS. PROVIDE 5" SEAMLESS GUTTERS AND NEW ALUMINUM DRIP EDGE ON ALL GABLE RAKES AND FASCIA BOARDS.

CN 17.4 PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 MINIMUM

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ISSUED FOR:
PERMITTING

JOB NUMBER: 19-009

ISSUED: 04/18/2025

BLDG TYPE XVII - EXTERIOR ELEVATIONS DEMO/NEW

A3.17

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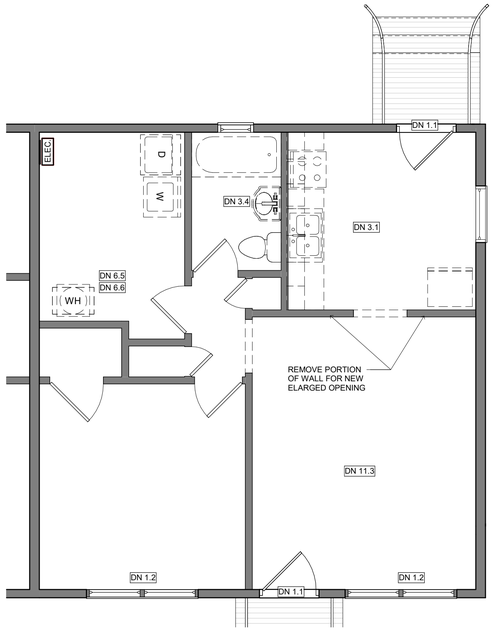
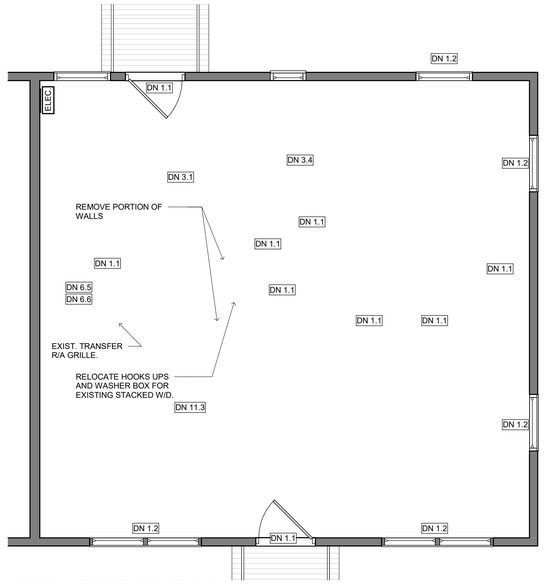
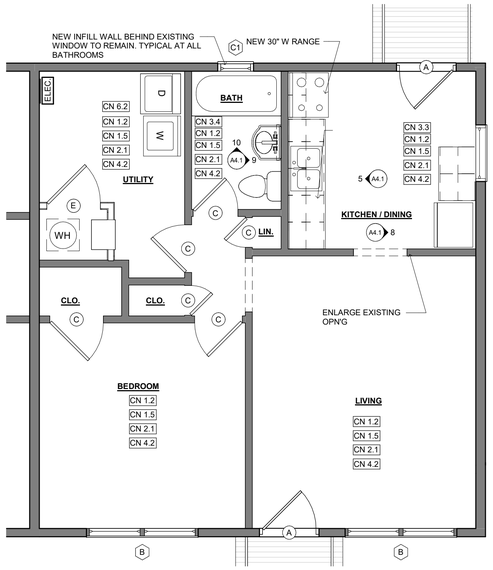


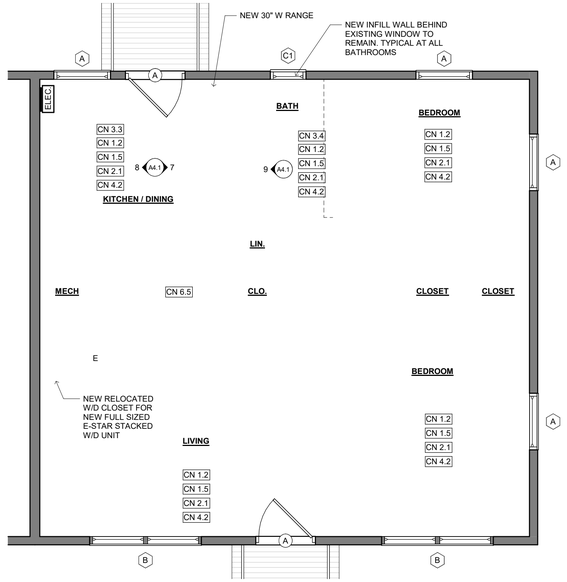
1 1BR GDN - FIRST FLOOR DEMO PLAN
1/4" = 1'-0"



3 2BR GDN - FIRST FLOOR DEMO PLAN
1/4" = 1'-0"



2 1BR GDN - NEW FIRST FLOOR PLAN
1/4" = 1'-0"



4 2BR GDN - NEW FIRST FLOOR PLAN
1/4" = 1'-0"

SCOPE OF WORK UNIT INTERIORS

1. FINISHES:
   a. DRYWALL (TYPICAL ALL ROOMS @ WALLS AND CEILINGS):
      1. REPAIR AND PREP ALL EXISTING GYP BD WALLS AND WOOD BASE BOARD. REPLACE GYP BD AREAS IN DISREPAIR WITH LIKE KIND. MOISTURE RESISTANT DRYWALL TO BE PROVIDED IN ALL BATHROOMS AND KITCHENS (ONLY WHERE REPLACED). TAPE AND FLOAT AS NEEDED AND PAINT ALL GYP WALLS AND BASE BOARDS (MATCH EXISTING COLOR). PROVIDE NEW PAINTED WOOD SHOE MOULD WHERE NEW FLOORING IS INSTALLED.
      2. PROVIDE CONSISTENT DRYWALL/PLASTER AND PAINT FINISH ACROSS EACH ENTIRE WALL OR CEILING SURFACE. ALL NEW AND PREVIOUS REPAIRS SHALL MATCH THE ADJACENT SURFACE AND THE UNIT'S INTENDED FINISH.
      3. **FOR REPAIRS:** FLAWS SUCH AS, BUT NOT LIMITED TO, HOLES (OTHER THAN NAILS), FAILING TAPE JOINTS AND CORNER BEAD, CRACKS, AND NAIL POPS. RE-SCREW NAIL POPS AND SETTLING DRYWALL TO FRAMING. RE: UNIT X UNIT MATRIX. **315 SF. AVERAGE PER UNIT**.
      4. **FOR REPLACEMENT:** ALL SECTIONS THAT HAVE MOLD, MILDEW, SIGNS OF MOISTURE, OR OTHERWISE EXTREME CONDITIONS. MATCH ADJACENT TYPE AND THICKNESS. RE: UNIT X UNIT MATRIX **760 SF. AVERAGE PER UNIT.**
2. FLOOR FINISHES:
   a. HISTORIC HARDWOOD FLOORING **(TYP. @ 128 UNITS):** AT UNITS THAT HAVE EXISTING SALVAGEABLE ORIGINAL HARDWOOD FLOORING, LIGHTLY SAND AREAS AS REQUIRED, CLEAN, PREP AND RESEAL ALL ORIGINAL WOOD FLOORING AT LIVING, DINING, HALLS, BEDROOMS & CLOSETS.
   b. HISTORIC HARDWOOD FLOORING **(TYP. @ 34 UNITS):** AT UNITS THAT HAVE NON-SALVAGEABLE ORIGINAL HARDWOOD FLOORING. REMOVE AND REPLACE EXISTING HARDWOOD FLOORING WITH NEW. MATCH EXISTING SPECIES, LENGTHS, AND SIZES AS CLOSELY AS POSSIBLE. CLEAN, PREP AND SEAL NEW HARDWOOD FLOORING AT LIVING, DINING, HALLS, BEDROOMS & CLOSETS.
   c. NON-HISTORIC VINYL FLOORING **(TYP. @ 77 UNITS):** REMOVE ALL EXISTING LAYERS TO UNDERLAYMENT OR SUBSTRATE. REPLACE OR SEAL DAMAGED, STAINED, OR FOUL-SMELLING UNDERLAYMENT. INSTALL NEW LVP OVER MINIMUM NOMINAL 1/4 INCH UNDERLAYMENT GRADE PLYWOOD, OR SIMILAR UNDERLAYMENT MATERIAL WHERE SUBFLOOR IS REPLACED. INSTALL NEW LVP VINYL FLOORING AND NEW PTD. WD. SHOE MOULD. THROUGHOUT ALL ROOMS.
   d. VINYL FLOORING **(TYP. ALL UNITS @ KITCHENS, BATHS, MECH, & UTILITY ROOMS ONLY):** REMOVE ALL EXISTING LAYERS TO UNDERLAYMENT OR SUBSTRATE. REPLACE OR SEAL DAMAGED, STAINED, OR FOUL-SMELLING UNDERLAYMENT. INSTALL NEW LVP OVER MINIMUM NOMINAL 1/4 INCH UNDERLAYMENT GRADE PLYWOOD, OR SIMILAR UNDERLAYMENT MATERIAL WHERE SUBFLOOR IS REPLACED. INSTALL NEW LVP VINYL FLOORING AND NEW PTD. WD. SHOE MOULD.
   e. CERAMIC TILE **(@ 3 UNITS BATHROOMS W/ ROLL IN SHOWER):** REMOVE ALL EXISTING LAYERS TO UNDERLAYMENT OR SUBSTRATE. REPLACE OR SEAL DAMAGED, STAINED, OR FOUL-SMELLING UNDERLAYMENT. INSTALL NEW CERAMIC TILE OVER NEW OVER MINIMUM NOMINAL 1/4 INCH CEMENTITIOUS BOARD OR SIMILAR UNDERLAYMENT MATERIAL / WATERPROOFING AT BATHROOM FLOORS THAT RECEIVE NEW ROLL-IN SHOWERS CLEAN AND SEAL GROUT AFTER INSTALLATION. PROVIDE CERAMIC BASE OR BULLNOSE EDGING.
   f. EXISTING SUBFLOOR AT ALL UNITS:
      a. REPAIR AND PREP ALL SALVAGABLE SUBFLOOR.
      b. RE: UNIT X UNIT MATRIX. 50 SF. AVERAGE PER UNIT OF SUBFLOOR REPLACEMENT
   g. PAINT FINISH (TYPICAL): PAINT UNITS COMPLETE. KITCHENS, BATHROOMS, DOORS, WOOD BASE BOARDS, FRAMES, AND TRIM TO RECEIVE SEMI-GLOSS PAINT FINISH. USE FLAT FINISH FOR ALL OTHER ROOMS.
3. INTERIOR DOORS:
   a. REPAIR OR REPLACE ALL DAMAGED DOORS AND TRIM. DOORS PREVIOUSLY CUT TO ALLOW FOR MODIFICATIONS, SUCH AS ADDING VENTS, SHALL BE REPLACED WITH FACTORY ASSEMBLED LOUVERED DOORS. (PROVIDE FOR AVERAGE REPLACEMENT OF 2 SWING DOORS PER UNIT PER UNIT X UNIT MATRIX).
   b. ALL NEW DOORS SHALL BE FACTORY ASSEMBLED SIDE-HINGED DOORS.
   c. ALL DOORS, DOOR TRIM, AND DOOR HARDWARE IN A UNIT SHALL MATCH IN DESIGN AND FINISH (FLUSH SLABS, HOLLOW CORE WOOD DOORS). PAINT BOTTOMS, TOPS, AND ALL OTHER SIDES OF NEW DOORS.
   d. DOOR BOTTOMS SHALL HAVE A MINIMUM OF 3/4 INCH CLEARANCE WHEN CLOSED TO PROVIDE IMPROVED VENTILATION AND SHALL NOT DRAG ON FINISH FLOORS THROUGH DOOR SWING.
   e. REMOVE AND REPLACE ALL INTERIOR DOORS IN DISREPAIR WITH NEW SWING DOORS.
   f. ALL MECHANICAL CLOSET DOORS TO BE LOUVERED FOR AC RETURN.
4. REPLACE ALL DOOR HARDWARE WITH NEW BRUSHED NICKEL INTERIOR DOOR HARDWARE INCLUDING HINGES AT ALL **NEW AND EXISTING DOORS**. PROVIDE ALL NEW LEVEL 3, PASSAGE LEVERS. PROVIDE DEADBOLTS AT MECH CLOSETS AND PRIVACY LEVERS AT ALL BATHROOMS.WINDOW TREATMENTS: REPLACE APARTMENT UNIT BLINDS WITH NEW HORIZONTAL 1" PVC MINI-BLINDS.
5. LIVING / DINING ROOMS:
   a. LIGHTING: REPLACE EXISTING LIGHTS WITH NEW ENERGY STAR LED LIGHTS.
   b. FLOORING: RE: 1. FINISHES.
   c. PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES
6. KITCHENS:
   a. REFRIGERATORS: NEW ENERGY STAR FROST FREE REFRIGERATORS - 16 CF MIN. WITH SEPARATE FREEZER COMPARTMENT.
   b. RANGES AND HOODS:
      1. NEW 30" WIDE ELECTRIC RANGES.
      2. NEW E-STAR RANGE HOODS.
      3. PROVIDE ALL PROVISIONS FOR INSTALLATION OF NEW RANGES AND HOODS, INCLUDING BUT NOT LIMITED TO DEDICATED OUTLETS, WIRING, CONCEALED BLOCKING, ETC.
      4. PROVIDE NEW RANGE QUEENS AT ALL HOODS.
      5. PROVIDE NEW SPLASH PANELS BEHIND ALL RANGES AND SIDE WALLS WHERE ADJACENT.
      6. PROVIDE NEW ANTI-TIP DEVICES.
   c. NOTE: ALL APPLIANCES TO BE ENERGY STAR RATED WHERE APPLICABLE.
   d. MILLWORK: REMOVE AND REPLACE ALL KITCHEN AND BATHROOM CABINETS INCLUDING LAMINATED COUNTER TOPS. NEW CABINETS TO COMPLY WITH *VIRGINIA HOUSING DEVELOPMENT AUTHORITY'S MINIMUM CABINET REQUIREMENTS*.
   e. PLUMBING: REPLACE DOUBLE BOWL STAINLESS STEEL KITCHEN SINK WITH STRAINER, FAUCET, NEW P TRAP, ANGLE STOPS, SUPPLY LINES AND WATERSENSE LEVER FAUCETS.
   f. FLOORING: RE: 1. FINISHES.
   g. PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.
   h. LIGHTING: REPLACE LIGHT FIXTURES WITH NEW LED ENERGY STAR FIXTURES. 4 FT LINEAR LIGHT AT KITCHENS.
7. BEDROOMS:
   a. LIGHTING: REPLACE EXISTING LIGHTS WITH NEW ENERGY STAR LED LIGHTS.
   b. FLOORING. RE: 1. FINISHES.
   c. PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.
8. BATHROOMS:
   a. SINKS: REMOVE AND REPLACE ALL EXISTING PEDESTAL SINKS, FAUCETS, AND ANGLE STOPS.
   b. TUBS / SHOWERS:
      1. REMOVE AND REPLACE EXISTING BATHTUBS AND SURROUNDS. INSTALL NEW STEEL TUB AND CULTURED MARBLE SURROUNDS. INSTALL MR CEMENTITIOUS GYP. BD. PRIOR TO INSTALLATION.
      2. REPLACE TUB VALVE, TRIM AND SHOWER HEAD. NEW SHOWER HEADS TO BE WATERSENSE AND ANTI-SCALD.
   c. TOILET: REPLACE ALL COMMODES WITH WATERSENSE EFFICIENT 1.28 GPF WITH SEATS.
   d. ACCESSORIES: REMOVE AND REPLACE ALL ACCESSORIES WITH NEW BATH ACCESSORIES.
   e. FLOORING. RE: 1. FINISHES.
   f. PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.
   g. EXHAUST FAN:
      1. REMOVE AND INFILL EXISTING BATHROOM WINDOW.
      2. INSTALL NEW ENERGY STAR RATED 70 CFM THRU WALL EXHAUST FAN AND VENT CAP WITH BIRD SCREEN. WIRE NEW FAN TO EXISTING PRIMARY LIGHT SWITCH WITH DELAY TIMER OR PROVIDE FAN W/ HUMIDISTAT.
   h. LIGHTING: REPLACE EXISTING VANITY LIGHT FIXTURES WITH NEW LED VANITY LIGHT. .

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
6. ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
7. CONTRACTOR TO REFERENCE G SHEETS FOR ADDITIONAL REQUIREMENTS
8. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND VIRGINA HOUSING REQUIREMENTS.

WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

NEW APPLIANCE SCHEDULE (TYPICAL)

1. REFRIGERATORS: NEW FROST-FREE ENERGY STAR REFRIGERATORS WITH FREEZER COMPARTMENT.
   a. 18 CUBIC FT MIN.
2. RANGES & HOODS:
   a. NEW 30" WIDE ELEC. RANGES.
   b. NEW E-STAR RECIRCULATING RANGE HOODS.
   c. PROVIDE NEW RANGE QUEENS AT ALL HOODS.
   d. INSTALL NEW ANTI-TIP DEVICES AT ALL RANGES.
   e. INSTALL SPLASH PANELS AT ALL RANGES
3. WASHERS AND DRYERS: NEW FULL SIZE STACKED ENERGY STAR RATED WASHERS AND DRYERS. RE: FLOOR PLANS

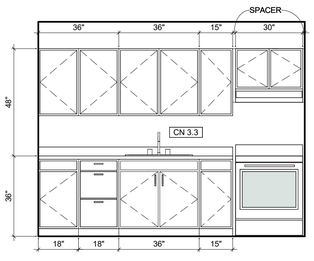
*ALL APPLIANCES TO BE ENERGY STAR RATED WHERE APPLICABLE.

KEYED NOTES - DEMOLITION

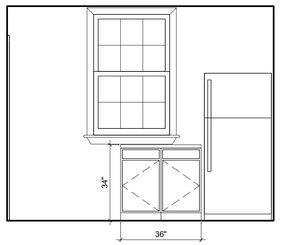
DN 1.1	REMOVE EXISTING UNIT ENTRY DOOR AND FRAME.
DN 1.2	REMOVE EXISTING WINDOW AND FRAME.
DN 3.3	DEMO KITCHEN; REMOVE ALL EXISTING CABINETRY, COUNTERTOPS, SINK, AND APPLIANCES. PREPARE SURFACES FOR NEW. TYPICAL.
DN 3.4	DEMO BATHROOM: REMOVE ALL EXISTING SINKS, TOILET, SHOWER HEADS, AND FAUCETS. PREPARE SURFACES FOR NEW. TYPICAL.
DN 6.5	REMOVE EXISTING WATER HEATER. TYPICAL ALL UNITS.
DN 6.6	REMOVE EXISTING HVAC EQUIPMENT. AIR HANDLERS AND CONDENSING UNITS. ALL UNITS
DN 11.3	FLOORING: REMOVE ALL CARPETS & PADS, LVP, VCT, AND SHEET VINYL TO ORIGINAL LAYER OF FLOORING. PROTECT EXISITNG HARDWOOD TO BE REFINISHED. PREPARE FOR NEW LVP. REFINISHED HARDWOOD OR REPLACED HARDWOOD. RE: SCOPE WORK & UNIT X UNIT MATRIX.

NEW CONSTRUCTION - KEYED NOTES

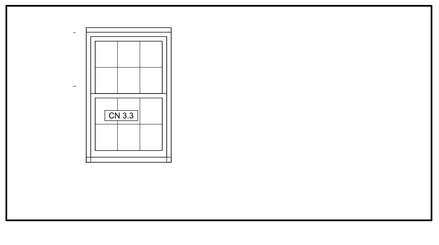
X	REMOVE AND REPLACE ALL EXISTING UNIT ENTRY DOORS AND FRAMES. REPLACE INTERIOR DOORS IN DISREPAIR (2 STD DOORS AND 1 LOUVERED DOOR PER UNIT) RE: DOOR SCHEDULE
X	REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. RE: WINDOW SCHEDULE
CN 1.2	REPAIR / REPLACE DAMAGED INTERIOR GYP. BOARD. WHERE GYP BD. IS REPLACED AT WET WALLS, USE MOISTURE RESISTANT GYP BD. PREP ALL EXISTING GYP. BD. WALLS AND PAINT ENTIRE UNIT. RE: FIN. SCHEDULE. TYPICAL ALL UNITS. 1. AVERAGE 1,060 SF OF GYP BD. REPLACEMENT PER UNIT. 2. AVERAGE 520 SF OF GYP BD. REPAIRS PER UNIT.
CN 1.5	NEW PAINT THROUGH OUT. CLEAN AND PREP INT. WALLS PRIOR TO PAINT. RE: FINISH SCHEDULE. TYPICALALL UNITS
CN 2.1	REFINISHED FLOORING OR NEW OVER 1/4" UNDERLAYMENT THROUGH OUT TO INCLUDE NEW PTD SHOE MOULD AT BASE. TYPICAL ENTIRE UNIT. RE: SCOPE OF WORK UNIT INTERIORS & UNIT X UNIT MATRIX. AT KITCHENS AND BATHROOMS: 1. AVERAGE OF 32 SF OF SUBFLOOR REPLACEMENT PER UNIT.
CN 3.3	NEW KITCHENS; 1. ALL NEW CABINETRY AND COUNTERTOPS, 2. ALL NEW PLUMBING FIXTURES (SINKS AND FAUCETS) 3. ALL NEW APPLIANCES: A. NEW REFRIGERATOR WITH FREEZER COMPARTMENT. B. NEW 30" WIDE ELECTRIC RANGE. INSTALL SPLASH PANELS BEHIND RANGES & AT SIDEWALL WHERE ADJACENT. C. NEW ESTAR RANGE HOOD WITH RANGE QUEENS.
CN 3.4	NEW BATHROOMS; 1. NEW PEDESTAL SINK WITH INTEGRATED BACKSPLASH & WATERSENSE 1.5 GPM (MAX) FAUCET 2. NEW WATERSENSE 1.6 GPF (MAX) LOW FLOW TOILET 3. REMOVE AND REPLACE EXISITNG BATHTUBS AND SURROUNDS. INSTALL NEW FIBERGLASS TUB AND SURROUND. INSTALL MR CEMENTITIOUS GYP. PRIOR TO INSTALLATION. 4. NEW WATERSENSE 2.0 GPM (MAX) SHOWER HEAD, NEW TUB VALVE, AND TRIM. 5. NEW BATHROOM ACCESSORIES; A. TOILET PAPER HOLDER AND TOWEL RACK MOUNTED IN EXISTING LOCATIONS SECURE TO STUDS OR PROVIDE BLOCKING. B. PROVIDE NEW SHOWER RODS AT ALL FULL BATHS. C. REPLACE EXISTING MIRRORED MED. CABS.
CN 4.2	PROVIDE NEW WINDOW TREATMENTS. TYPICAL ALL WINDOWS, AND HALF LITE DOORS.
CN 6.2	PROVIDE NEW E-STAR WASHERS AND DRYERS. PROVIDE NEW WASHER BOXES, HOOKUPS, DRIANS AND VENTS WITH LEAK SENSORS FOR FULL SIZED STACKED EQUIPMENT.
CN 7.7	NEW WALL MOUNTED HANDRAIL OVER CONT. BACKER BOARD AT EXISTING STAIRS.



5 1BR GDN - KIT. ELEV. A
3/8" = 1'-0"

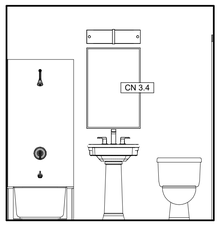


6 1BR GDN - KIT. ELEV. C
3/8" = 1'-0"

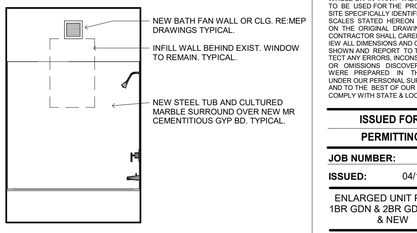


7 2BR GDN - KIT. ELEV. A
3/8" = 1'-0"

8 2BR GDN - KIT. ELEV. B
3/8" = 1'-0"



9 TYPICAL 1BR GDN & 2BR GDN BATH - ELEV.
3/8" = 1'-0"



10 TYPICAL TUB ELEVATION ALL UNITS
3/8" = 1'-0"

REVISIONS

APPROVAL

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ENLARGED UNIT PLANS - 1BR GDN & 2BR GDN DEMO & NEW

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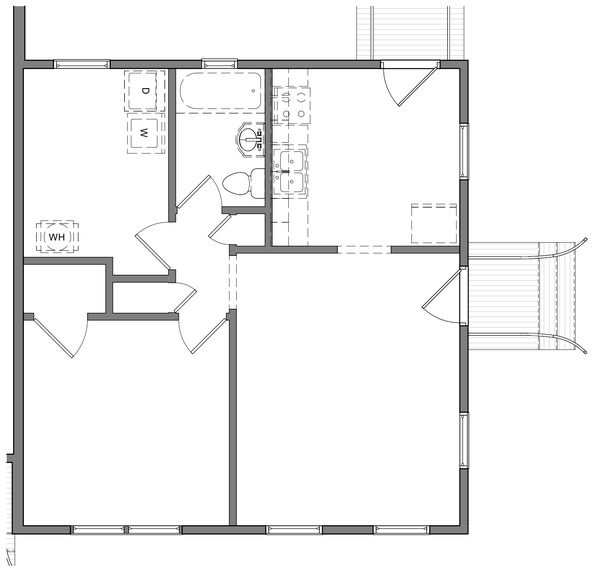
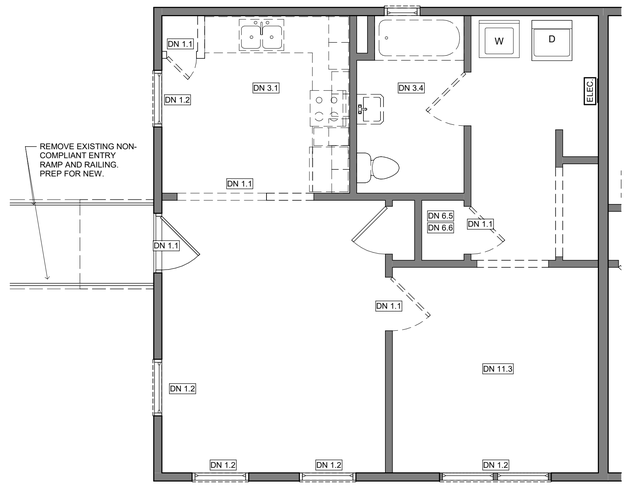
PHASE: CD

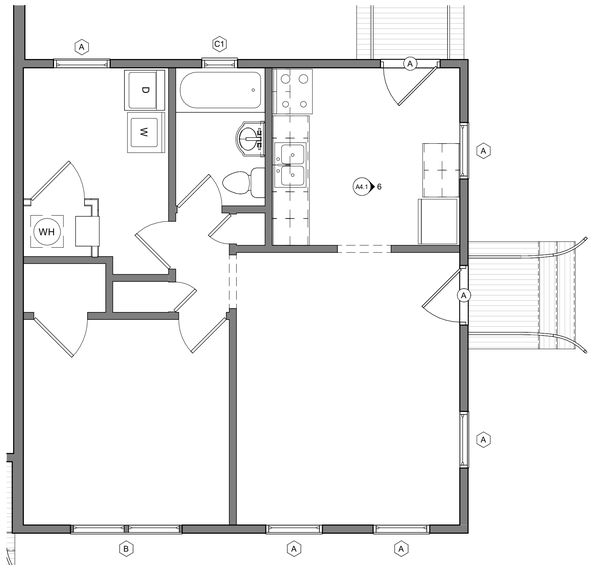
4/25/2025 10:29:18 AM © COPYRIGHT 2019 TRUE CRAFT ARCHITECTURE LLC



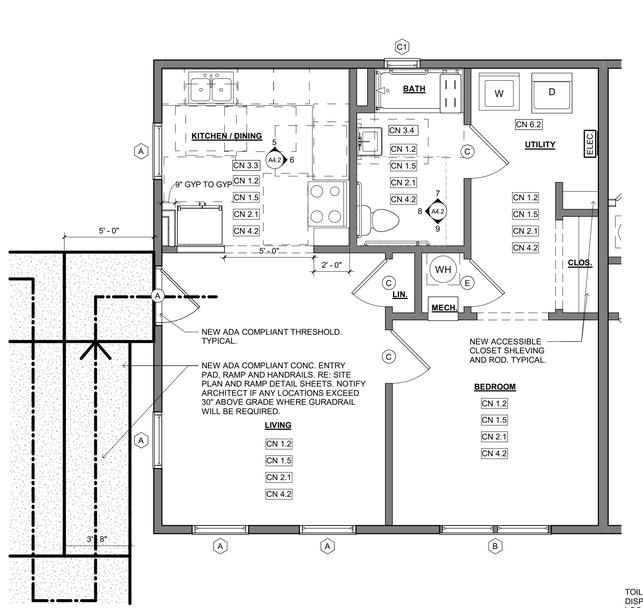
1 1BR GDN SIDE ENTRY - DEMO PLAN
1/4" = 1'-0"



3 DEMO FLOOR PLAN 1BR GDN HC - EXISTING
1/4" = 1'-0"



2 1BR GDN SIDE ENTRY - NEW PLAN
1/4" = 1'-0"



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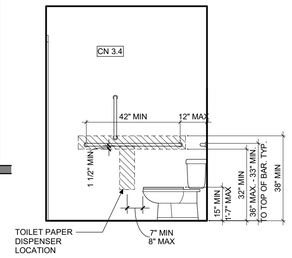
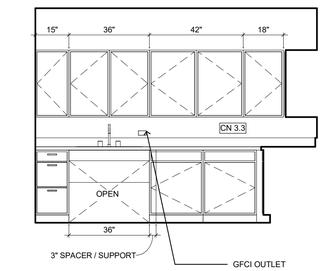
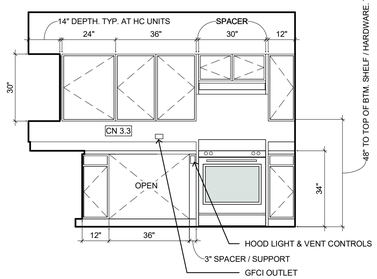
1/4" = 1'-0"



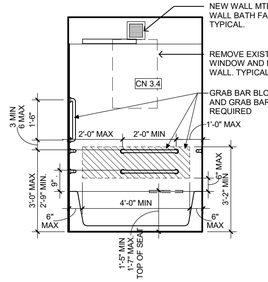
9 1BR GDN HC EXIST. / CONV. - BATH ELEV. C
3/8" = 1'-0"



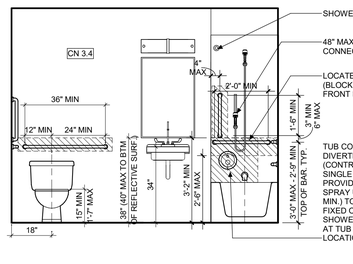
5 1BR GDN HC EXIST. / CONV. - KIT. ELEV. A
3/8" = 1'-0"



6 1BR GDN HC EXIST / CONV. - KIT. ELEV. B
3/8" = 1'-0"



7 1BR GDN HC EXIST / CONV. - BATH ELEV. A
3/8" = 1'-0"



8 1BR GDN HC EXIST. / CONV. - BATH ELEV. B
3/8" = 1'-0"

SCOPE OF WORK UNIT INTERIORS

1. FINISHES:
   a. DRYWALL (TYPICAL ALL ROOMS @ WALLS AND CEILINGS):
      1. REPAIR AND PREP ALL EXISTING GYP BD WALLS AND WOOD BASE BOARD. REPLACE GYP BD AREAS IN DISREPAIR WITH LIKE KIND. MOISTURE RESISTANT DRYWALL TO BE PROVIDED IN ALL BATHROOMS AND KITCHENS (ONLY WHERE REPLACED). TAPE AND FLOAT AS NEEDED AND PAINT ALL GYP WALLS AND BASE BOARDS (MATCH EXISTING COLOR). PROVIDE NEW PAINTED WOOD SHOE MOULD WHERE NEW FLOORING IS INSTALLED.
      2. PROVIDE CONSISTENT DRYWALL/PLASTER AND PAINT FINISH ACROSS EACH ENTIRE WALL OR CEILING SURFACE. ALL NEW AND PREVIOUS REPAIRS SHALL MATCH THE ADJACENT SURFACE AND THE UNIT'S INTENDED FINISH.
      3. **FOR REPAIRS:** FLAWS SUCH AS, BUT NOT LIMITED TO, HOLES (OTHER THAN NAILS), FAILING TAPE JOINTS AND CORNER BEAD, CRACKS, AND NAIL POPS. RE-SCREW NAIL POPS AND SETTLING DRYWALL TO FRAMING. RE: UNIT X UNIT MATRIX. **315 SF. AVERAGE PER UNIT.**
      4. **FOR REPLACEMENT:** ALL SECTIONS THAT HAVE MOLD, MILDEW, SIGNS OF MOISTURE, OR OTHERWISE EXTREME CONDITIONS. MATCH ADJACENT TYPE AND THICKNESS. RE: UNIT X UNIT MATRIX. **760 SF. AVERAGE PER UNIT.**
2. FLOOR FINISHES:
   a. HISTORIC HARDWOOD FLOORING **(TYP. @ 128 UNITS):** AT UNITS THAT HAVE EXISTING SALVAGEABLE ORIGINAL HARDWOOD FLOORING. LIGHTLY SAND AREAS AS REQUIRED, CLEAN, PREP AND RESEAL ALL ORIGINAL WOOD FLOORING AT LIVING, DINING, HALLS, BEDROOMS & CLOSETS.
   b. HISTORIC HARDWOOD FLOORING **(TYP. @ 34 UNITS)**: AT UNITS THAT HAVE NON-SALVAGEABLE ORIGINAL HARDWOOD FLOORING. REMOVE AND REPLACE EXISTING HARDWOOD FLOORING WITH NEW. MATCH EXISTING SPECIES, LENGTHS, AND SIZES AS CLOSELY AS POSSIBLE. CLEAN, PREP AND SEAL NEW HARDWOOD FLOORING AT LIVING, DINING, HALLS, BEDROOMS & CLOSETS.
   c. NON-HISTORIC VINYL FLOORING **(TYP. @ 77 UNITS):** REMOVE ALL EXISTING LAYERS TO UNDERLAYMENT OR SUBSTRATE. REPLACE OR SEAL DAMAGED, STAINED, OR FOUL-SMELLING UNDERLAYMENT. INSTALL NEW LVP OVER MINIMUM NOMINAL 1/4 INCH UNDERLAYMENT GRADE PLYWOOD, OR SIMILAR UNDERLAYMENT MATERIAL WHERE SUBFLOOR IS REPLACED. INSTALL NEW LVP VINYL FLOORING AND NEW PTD. WD. SHOE MOULD. THROUGHOUT ALL ROOOMS.
   d. VINYL FLOORING **(TYP. ALL UNITS @ KITCHENS, BATHS, MECH, & UTILITY ROOMS ONLY):** REMOVE ALL EXISTING LAYERS TO UNDERLAYMENT OR SUBSTRATE. REPLACE OR SEAL DAMAGED, STAINED, OR FOUL-SMELLING UNDERLAYMENT. INSTALL NEW LVP OVER MINIMUM NOMINAL 1/4 INCH UNDERLAYMENT GRADE PLYWOOD, OR SIMILAR UNDERLAYMENT MATERIAL WHERE SUBFLOOR IS REPLACED. INSTALL NEW LVP VINYL FLOORING AND NEW PTD. WD. SHOE MOULD.
   e. CERAMIC TILE **(@ 3 UNITS BATHROOMS W/ ROLL IN SHOWER):** REMOVE ALL EXISTING LAYERS TO UNDERLAYMENT OR SUBSTRATE. REPLACE OR SEAL DAMAGED, STAINED, OR FOUL-SMELLING UNDERLAYMENT. INSTALL NEW CERAMIC TILE OVER NEW OVER MINIMUM NOMINAL 1/4 INCH CEMENTITIOUS BOARD OR SIMILAR UNDERLAYMENT MATERIAL / WATERPROOFING AT BATHROOM FLOORS THAT RECEIVE NEW ROLL-IN SHOWERS CLEAN AND SEAL GROUT AFTER INSTALLATION. PROVIDE CERAMIC BASE OR BULLNOSE EDGING.
   f. EXISTING SUBFLOOR ALL UNITS:
      a. REPAIR AND PREP ALL SALVAGABLE SUBFLOOR.
      b. RE: UNIT X UNIT MATRIX, 50 SF. AVERAGE PER UNIT OF SUBFLOOR REPLACEMENT
   g. PAINT FINISH (TYPICAL): PAINT UNITS COMPLETE. KITCHENS, BATHROOMS, DOORS, WOOD BASE BOARDS, FRAMES, AND TRIM TO RECEIVE SEMI-GLOSS PAINT FINISH. USE FLAT FINISH FOR ALL OTHER ROOMS.
3. INTERIOR DOORS:
   a. REPAIR OR REPLACE ALL DAMAGED DOORS AND TRIM. DOORS PREVIOUSLY CUT TO ALLOW FOR MODIFICATIONS, SUCH AS ADDING VENTS, SHALL BE REPLACED WITH FACTORY ASSEMBLED LOUVERED DOORS. (PROVIDE FOR AVERAGE REPLACEMENT OF 2 SWING DOORS PER UNIT PER UNIT X UNIT MATRIX).
   b. ALL NEW DOORS SHALL BE FACTORY ASSEMBLED SIDE-HINGED DOORS.
   c. ALL DOORS, DOOR TRIM, AND DOOR HARDWARE IN A UNIT SHALL MATCH IN DESIGN AND FINISH (FLUSH SLABS, HOLLOW CORE WOOD DOORS). PAINT BOTTOMS, TOPS, AND ALL OTHER SIDES OF NEW DOORS.
   d. DOOR BOTTOMS SHALL HAVE A MINIMUM OF 3/4 INCH CLEARANCE WHEN CLOSED TO PROVIDE IMPROVED VENTILATION AND SHALL NOT DRAG ON FINISH FLOORS THROUGH DOOR SWING.
   e. REMOVE AND REPLACE ALL INTERIOR DOORS IN DISREPAIR WITH NEW SWING DOORS.
   f. ALL MECHANICAL CLOSET DOORS TO BE LOUVERED FOR AC RETURN.
4. REPLACE ALL DOOR HARDWARE WITH NEW BRUSHED NICKEL INTERIOR DOOR HARDWARE INCLUDING HINGES AT ALL **NEW AND EXISTING DOORS**. PROVIDE ALL NEW LEVEL 3, PASSAGE LEVERS. PROVIDE DEADBOLTS AT MECH CLOSETS AND PRIVACY LEVERS AT ALL BATHROOMS.WINDOW TREATMENTS: REPLACE APARTMENT UNIT BLINDS WITH NEW HORIZONTAL 1" PVC MINI-BLINDS.
5. LIVING / DINING ROOMS:
   a. LIGHTING: REPLACE EXISTING LIGHTS WITH NEW ENERGY STAR LED LIGHTS.
   b. FLOORING: RE: 1. FINISHES.
   c. PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES
6. KITCHENS:
   a. REFRIGERATORS: NEW ENERGY STAR FROST FREE REFRIGERATORS - 16 CF MIN. WITH SEPARATE FREEZER COMPARTMENT.
   b. RANGES AND HOODS:
      1. NEW 30" WIDE ELECTRIC RANGES.
      2. NEW E-STAR RANGE HOODS.
      3. PROVIDE ALL PROVISIONS FOR INSTALLATION OF NEW RANGES AND HOODS, INCLUDING BUT NOT LIMITED TO DEDICATED OUTLETS, WIRING, CONCEALED BLOCKING, ETC.
      4. PROVIDE NEW RANGE QUEENS AT ALL HOODS.
      5. PROVIDE NEW SPLASH PANELS BEHIND ALL RANGES AND SIDE WALLS WHERE ADJACENT.
      6. PROVIDE NEW ANTI-TIP DEVICES.
   c. NOTE: ALL APPLIANCES TO BE ENERGY STAR RATED WHERE APPLICABLE.
   d. MILLWORK: REMOVE AND REPLACE ALL KITCHEN AND BATHROOM CABINETS INCLUDING LAMINATED COUNTER TOPS. NEW CABINETS TO COMPLY WITH *VIRGINIA HOUSING DEVELOPMENT AUTHORITY'S MINIMUM CABINET REQUIREMENTS.*
   e. PLUMBING: REPLACE DOUBLE BOWL STAINLESS STEEL KITCHEN SINK WITH STRAINER, FAUCET, NEW P TRAP, ANGLE STOPS, SUPPLY LINES AND WATERSENSE LEVER FAUCETS.
   f. FLOORING: RE: 1. FINISHES.
   g. PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.
   h. LIGHTING: REPLACE LIGHT FIXTURES WITH NEW LED ENERGY STAR FIXTURES. 4 FT LINEAR LIGHT AT KITCHENS.
7. BEDROOMS:
   a. LIGHTING: REPLACE EXISTING LIGHTS WITH NEW ENERGY STAR LED LIGHTS.
   b. FLOORING: RE: 1. FINISHES.
   c. PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.
8. BATHROOMS:
   a. SINKS: REMOVE AND REPLACE ALL EXISTING PEDESTAL SINKS, FAUCETS, AND ANGLE STOPS.
   b. TUBS / SHOWERS:
      1. REMOVE AND REPLACE EXISTING BATHTUBS AND SURROUNDS. INSTALL NEW STEEL TUB AND CULTURED MARBLE SURROUNDS. INSTALL MR CEMENTITIOUS GYP. BD. PRIOR TO INSTALLATION.
      2. REPLACE TUB VALVE, TRIM AND SHOWER HEAD. NEW SHOWER HEADS TO BE WATERSENSE AND ANTI-SCALD.
   c. TOILET: REPLACE ALL COMMODES WITH WATERSENSE EFFICIENT 1.28 GPF WITH SEATS.
   d. ACCESSORIES: REMOVE AND REPLACE ALL ACCESSORIES WITH NEW BATH ACCESSORIES.
   e. FLOORING: RE: 1. FINISHES.
   f. PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.
   g. EXHAUST FAN:
      1. REMOVE AND INFILL EXISTING BATHROOM WINDOW.
      2. INSTALL NEW ENERGY STAR RATED 70 CFM THRU WALL EXHAUST FAN AND VENT CAP WITH BIRD SCREEN. WIRE NEW FAN TO EXISTING PRIMARY LIGHT SWITCH WITH DELAY TIMER OR PROVIDE FAN W/ HUMIDISTAT.
   h. LIGHTING: REPLACE EXISTING VANITY LIGHT FIXTURES WITH NEW LED VANITY LIGHT. .

SCOPE OF WORK - AV & ACCESSIBLE UNIT INTERIOR UPGRADES / CONVERSIONS

1. FIVE (5) EXISTING UNITS TO RECEIVE HEARING AND SIGHT IMPAIRED UPGRADES.
   a. HORNS AND STROBES FOR SMOKE DETECTORS.
   b. NEW AV DOORBELL WITH INTERIOR STROBES FOR DOORBELL.
2. TWELVE (12) EXISTING STANDARD UNITS ARE TO BE CONVERTED INTO FULLY ACCESSIBLE UNITS TO ACHIEVE THE REQUIRED 5% ACCESSIBLE UNITS TO COMPLY WITH UFAS STANDARDS.
3. N ADDITION TO THE APPLICABLE SCOPE FOUND IN SECTION C, BELOW ARE ADDITIONAL SPECIFIC REQUIREMENTS FOR THE ACCESSIBLE UNIT UPGRADES / CONVERSIONS AT EXISTING STYLE UNITS. RE: SITE PLANS FOR LOCATIONS.
   a. ALL CONVERTED UNITS MUST CONTAIN AN ADA COMPLIANT TUB WITH SEAT IN TUB @ 9 UNITS. PROVIDE NEW COMPLIANT ROLL-IN SHOWERS @ 3 UNITS. COORDINATE WITH MGMT/ OWNER.
   b. BE ADA/ANSI COMPLIANT FROM MANUFACTURER.
   c. HAVE FACTORY INSTALLED GRAB BARS. OR CONCEALED BLOCKING FOR NEW GRAB BARS IN WALLS AT NEW TUB SURROUNDS.
   d. HAVE A 36" X 60" MINIMUM USEABLE FLOOR SPACE.
   e. HAVE ADJUSTABLE SHOWER ROD AND WEIGHTED CURTAIN INSTALLED BEFORE OCCUPANCY.
   f. OFFSET TUB / SHOWER CONTROLS.
   g. THE SHOWER HEAD WITH WAND MUST BE INSTALLED ON A SLIDING BAR AND WITHIN CODE REQUIRED REACH RANGES BY THE SEAT. THE HOSE MUST BE AT LEAST 60 IN LONG THAT CAN BE USED BOTH AS A FIXED SHOWER HEAD AND AS A HAND-HELD SHOWER SHALL BE PROVIDED.
   h. AN ADDITIONAL DIVERTER MUST BE INSTALLED TO PROVIDE WATER TO A SHOWER HEAD ON THE SHORT SHOWER WALL IN FRONT OF THE SEAT, MOUNTED 80" ABOVE FINISHED FLOOR.
   i. IF COMPLIANT ROLL IN SHOWER IS USED, ADDITIONAL REQUIREMENTS ARE NOTED BELOW:
      1. HAVE A COLLAPSIBLE WATER DAM OR BEVELED THRESHOLD THAT MEETS CODE.
      2. APPROACHES TO ROLL-IN SHOWERS MUST BE LEVEL, NOT SLOPED.
      3. AN ADDITIONAL DIVERTER MUST BE INSTALLED TO PROVIDE WATER TO A SHOWER HEAD ON THE SHORT SHOWER WALL IN FRONT OF THE SEAT, MOUNTED 80" ABOVE FINISHED FLOOR.
      4. DEPRESS ENTIRE BATHROOM FLOOR AND BUILD UP AS NEEDED TO ACCOUNT FOR ACCESSIBILITY AND DRAINAGE REQUIREMENTS WHEN DESIGNING FOR ROLL-IN SHOWERS. BATHROOMS WHICH INCLUDE A ROLL-IN SHOWER, ARE TO HAVE CERAMIC OR SIMILAR TILE FLOORING, WITH A MINIMUM OF 3'-0" POSITIVELY SLOPED TOWARDS THE SHOWER DRAIN AT A MAXIMUM 2%. ROLL-IN SHOWERS ARE TO BE EITHER:
         A. CERAMIC OR SIMILAR TILE FLOOR WITH WATER PROOFING MEMBRANE EXTENDING A MINIMUM 8" UP WALLS, AND A ZERO HEIGHT TRANSITION BETWEEN THE BATHROOM FLOOR AND THE SHOWER FLOOR, OR
         B. PRE-MANUFACTURED WITH A TRENCH DRAIN LOCATED IMMEDIATELY ADJACENT TO, AND THE FULL LENGTH OF, THE SHOWER.
   j. WATER CLOSETS MUST BE CENTERED 18" INCHES FROM SIDEWALLS.
   k. ACCESSIBLE CABINETS WITH NO BASE AT VANITY OR WALL HUNG SINK.
   l. VANITY TOPS ON TOP OF SINK RIM CAN BE NO HIGHER THAN 34" ABOVE FLOOR.
   m. PROVIDE ADA COMPLIANT CABINET HANDLES/PULLS ON CABINET DOORS AND DRAWERS. KNOBS ARE PROHIBITED.
   n. ALL TUB/SHOWERS IN DESIGNATED HANDICAP ACCESSIBLE UNITS MUST COME COMPLETE WITH "FACTORY- INSTALLED GRAB BARS".
   o. PROVIDE SOLID BLOCKING AT ALL TOILETS AND TUB/SHOWER UNITS FOR GRAB BAR INSTALLATION.
   p. IF PROVIDING A WALL HUNG SINK IN AN ACCESSIBLE UNIT IT MUST HAVE SOLID BLOCKING BEHIND THE FIXTURE WITH A CONCELED CARRIER . PROVIDE NEW RECESSED MEDICINE CABINET, OR A STORAGE CABINET WHERE INDICATED.
   q. UNIT ENTRY DOOR TO HAVE UFAS (ADA) COMPLIANT HARDWARE AND THRESHOLD.
   r. ALL PASSAGE (TENANT USEABLE) DOORS TO BE 32" CLEAR MINIMUM WITH ACCESSIBLE HARDWARE. (NOMINAL 36" WIDE DOOR KIT)
   s. WALLS: RECONFIGURE WALLS AS NEEDED TO PROVIDE ACCESSIBILITY THROUGHOUT UNITS TO BRING UP TO CURRENT STANDARDS. NEED TO VERIFY - RE: DRAWINGS.
   t. APPLIANCES: PROVIDE NEW ADA COMPLIANT APPLIANCES.
   u. MILLWORK: REMOVE AND REPLACE ALL CABINETRY WITH NEW ACCESSIBLE UFAS COMPLIANT CABINETRY IN KITCHENS AND BATHROOMS. RE: PLANS
   v. ACCESSORIES: NEW ADA COMPLIANT BATH ACCESSORIES.
   w. PLUMBING: REPLACE ALL FIXTURES AND FAUCETS WITH NEW ADA COMPLIANT FIXTURES.
   x. PROVIDE ACCESSIBLE ROUTE AS SHOWN ON ARCHITECTURAL DRAWINGS.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
6. ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
7. CONTRACTOR TO REFERENCE G SHEETS FOR ADDITIONAL REQUIREMENTS
8. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND VIRGINA HOUSING REQUIREMENTS.

WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

NEW APPLIANCE SCHEDULE (HC CONVERSION UNITS)

1. REFRIGERATORS: NEW ADA COMPLIANT FROST-FREE ENERGY STAR REFRIGERATORS WITH FREZZER.
   a. 18 CUBIC FT MIN. @ 1 & 2 BEDROOM HC UNITS.
2. RANGES & HOODS:
   a. NEW ADA COMPLIANT 30" WIDE ELEC. RANGES WITH FRONT CONTROLS.
   b. NEW E-STAR RECIRCULATING RANGE HOODS W/ VENT HOOD AND LIGHT CONTROLS LOCATED WITHIN REACH RANGE.
   c. PROVIDE NEW RANGE QUEENS AT ALL HOODS.
   d. INSTALL NEW ANTI-TIP DEVICES AT ALL RANGES.
   e. INSTALL SPLASH PANELS AT ALL RANGES.
3. WASHERS AND DRYERS: NEW ADA COMPLIANT FULL SIZE SIDE BY SIDE ENERGY STAR RATED WASHERS AND DRYERS. RE: FLOOR PLANS

*ALL APPLIANCES TO BE ENERGY STAR RATED WHERE APPLICABLE.

KEYED NOTES - DEMOLITION

DN 1.1	REMOVE EXISTING UNIT ENTRY DOOR AND FRAME.
DN 1.2	REMOVE ALL EXISTING WINDOWS AND FRAMES.
DN 3.3	DEMO KITCHEN; REMOVE ALL EXISTING CABINETRY, COUNTERTOPS, SINK, AND APPLIANCES. PREPARE SURFACES FOR NEW. TYPICAL.
DN 3.4	DEMO BATHROOM; REMOVE ALL EXISTING SINKS, TOILET, TUBS AND SURROUNDS, SHOWER HEADS, AND FAUCETS. PREPARE SURFACES FOR NEW. TYPICAL.
DN 6.5	REMOVE EXISTING WATER HEATER. TYPICAL ALL UNITS.
DN 6.6	REMOVE EXISTING HVAC EQUIPMENT. AIR HANDLERS AND CONDENSING UNITS. ALL UNITS
DN 11.3	FLOORING: REMOVE ALL CARPETS & PADS, LVP, VCT, AND SHEET VINYL TO ORIGINAL LAYER OF FLOORING. PREPARE EXISTING FLOOR TO RECEIVE NEW LVP CLICK LOCK FLOORING OVER NEW MIN. 1/4" PLYWOOD UNDERLAYMENT. TYPICAL ENTIRE UNIT.

NEW CONSTRUCTION - KEYED NOTES

X	REMOVE AND REPLACE EXISTING UNIT ENTRY DOORS AND FRAMES. RE: DOOR SCHEDULE
X	REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. RE: WINDOW SCHEDULE.
CN 1.2	REPAIR / REPLACE DAMAGED INTERIOR GYP. BOARD. WHERE GYP BD. IS REPLACED AT WET WALLS, USE MOISTURE RESISTANT GYP BD. PREP ALL EXISTING GYP. BD. WALLS AND PAINT ENTIRE UNIT. RE: FIN. SCHEDULE. TYPICAL ALL UNITS.
CN 1.5	NEW PAINT THROUGH OUT. CLEAN AND PREP INT. WALLS PRIOR TO PAINT. RE: FINISH SCHEDULE. TYPICALALL UNITS
CN 2.1	REFINISHED FLOORING OR NEW OVER 1/4" UNDERLAYMENT THROUGH OUT TO INCLUDE NEW PTD SHOE MOULD AT BASE. TYPICAL ENTIRE UNIT. RE: SCOPE OF WORK UNIT INTERIORS.
CN 3.3	NEW KITCHENS: 1. ALL NEW ADA COMPLIANT CABINETRY, HARDWARE AND COUNTERTOPS. 2. ALL NEW PLUMBING FIXTURES (SINKS AND FAUCETS) 3. ALL NEW APPLIANCES: A. NEW ADA COMPLIANT SIDE BY SIDE REFRIGERATOR WITH FREEZER COMPARTMENT. B. NEW ADA COMPLIANT 30" ELECTRIC RANGE W/ FRONT CONTROLS C. NEW ESTAR RANGE HOOD WITH RANGE QUEENS. PROVIDE SWITCHES WITHIN REACH RANGE FOR HOOD VENT /LIGHT CONTROLS.
CN 3.4	NEW BATHROOMS; 1. NEW WALL MOUNTED ADA COMPLIANT SINK WITH CONCEALD CARRIER. AND ACCESSIBLE MIRRORED MED. CABINET. 2. NEW ADA COMPLIANT WATERSENSE 1.6 GPF (MAX) LOW FLOW TOILET W/ GRAB BARS INSTALLED OVER CONCEALED BLOCKING. 3. NEW ADA COMPLIANT TUB WITH SEAT AND SURROUND WITH NEW WATERSENSE 1.5 GPM (MAX)FAUCET & 2.2 GPM (MAX) SHOWER HEAD, NEW TUB VALVE, AND TRIM. WITH GRAB BARS INSTALLED OVER CONCEALED BLOCKING OR FACTORY INSTALLED. 4. NEW ADA COMPLIANT BATHROOM ACCESSORIES; A. TOILET PAPER HOLDER AND TOWEL RACK MOUNTED IN EXISTING LOCATIONS SECURE TO STUDS OR PROVIDE BLOCKING. B. PROVIDE NEW SHOWER RODS AT ALL FULL BATHS. C. NEW INSTALLED ADA COMPLIANT GRAB BARS INSTALLED OVER CONCEALED BLOCKING (FACTORY INSTALLED).
CN 4.2	PROVIDE NEW WINDOW TREATMENTS W/ ADA COMPLIANT HARDWARE. TYPICAL ALL WINDOWS, AND HALF LITE DOORS.
CN 6.2	PROVIDE NEW E-STAR ADA COMPLIANT WASHERS AND DRYERS. PROVIDE NEW WASHER BOXES, HOOKUPS, DRIANS AND VENTS WITH LEAK SENSORS FOR SIDE BY SIDE FRONT LOADING CONFIGURATION AT DESIGNATED UNITS.

REVISIONS

1	04/24/25	HUD R1

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ISSUED FOR:

PERMITTING

JOB NUMBER: 19-009

ISSUED: 04/18/2025

ENLARGED UNIT PLANS - 1BR SIDE ENTRY & EXISTING 1BR GDN HC DEMO & NEW

A4.2

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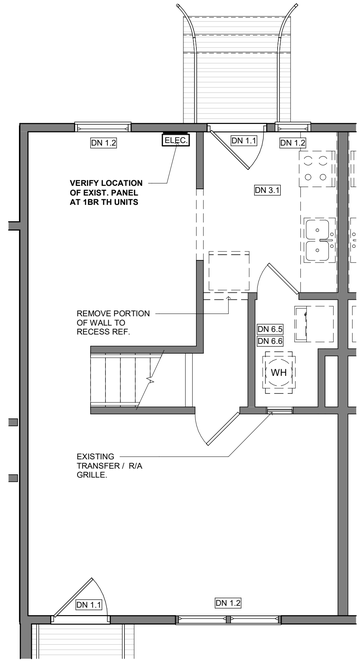
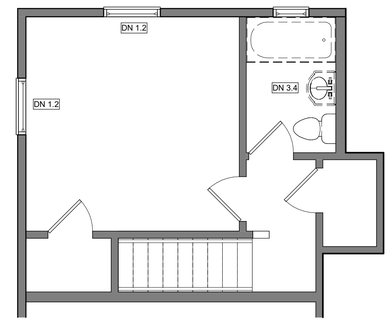


1 1BR TH - FIRST FLOOR DEMO PLAN
1/4" = 1'-0"



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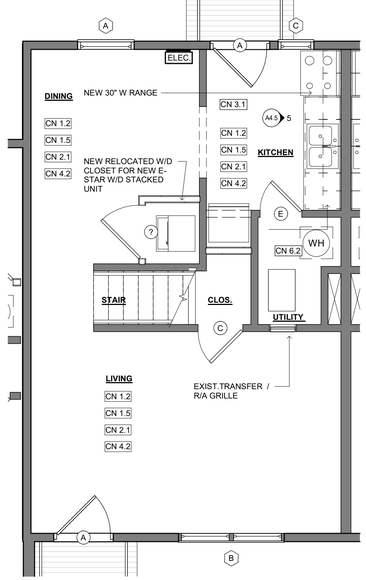
1/4" = 1'-0"



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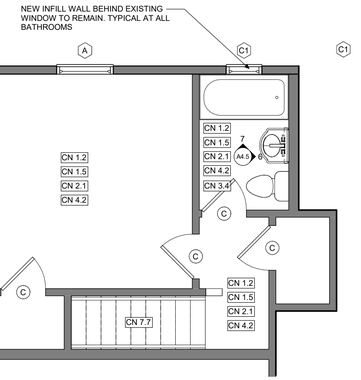
1/4" = 1'-0"



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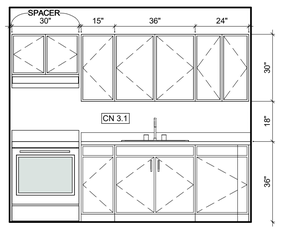
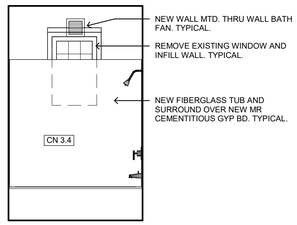
1/4" = 1'-0"



5 1, 2, & 3 BR TH - KIT. ELEV. A
3/8" = 1'-0"

6 TYPICAL (1BR TH, 2BR TH, 2BR TH ALT & 3BR TH - BATH ELEV.
3/8" = 1'-0"



7 TYPICAL TUB ELEVATION ALL UNITS
3/8" = 1'-0"

SCOPE OF WORK UNIT INTERIORS

1. FINISHES:
   a. DRYWALL (TYPICAL ALL ROOMS @ WALLS AND CEILINGS):
      1. REPAIR AND PREP ALL EXISTING GYP BD WALLS AND WOOD BASE BOARD. REPLACE GYP BD AREAS IN DISREPAIR WITH LIKE KIND. MOISTURE RESISTANT DRYWALL TO BE PROVIDED IN ALL BATHROOMS AND KITCHENS (ONLY WHERE REPLACED). TAPE AND FLOAT AS NEEDED AND PAINT ALL GYP WALLS AND BASE BOARDS (MATCH EXISTING COLOR). PROVIDE NEW PAINTED WOOD SHOE MOULD WHERE NEW FLOORING IS INSTALLED.
      2. PROVIDE CONSISTENT DRYWALL/PLASTER AND PAINT FINISH ACROSS EACH ENTIRE WALL OR CEILING SURFACE. ALL NEW AND PREVIOUS REPAIRS SHALL MATCH THE ADJACENT SURFACE AND THE UNIT'S INTENDED FINISH.
      3. **FOR REPAIRS:** FLAWS SUCH AS, BUT NOT LIMITED TO, HOLES (OTHER THAN NAILS), FAILING TAPE JOINTS AND CORNER BEAD, CRACKS, AND NAIL POPS. RE-SCREW NAIL POPS AND SETTLING DRYWALL TO FRAMING. RE: UNIT X UNIT MATRIX. **315 SF. AVERAGE PER UNIT**.
      4. **FOR REPLACEMENT:** ALL SECTIONS THAT HAVE MOLD, MILDEW, SIGNS OF MOISTURE, OR OTHERWISE EXTREME CONDITIONS. MATCH ADJACENT TYPE AND THICKNESS. RE: UNIT X UNIT MATRIX **760 SF. AVERAGE PER UNIT.**
2. FLOOR FINISHES:
   a. HISTORIC HARDWOOD FLOORING **(TYP. @ 128 UNITS):** AT UNITS THAT HAVE EXISTING SALVAGEABLE ORIGINAL HARDWOOD FLOORING, LIGHTLY SAND AREAS AS REQUIRED, CLEAN, PREP AND RESEAL ALL ORIGINAL WOOD FLOORING AT LIVING, DINING, HALLS, BEDROOMS & CLOSETS.
   b. HISTORIC HARDWOOD FLOORING **(TYP. @ 34 UNITS):** AT UNITS THAT HAVE NON-SALVAGEABLE ORIGINAL HARDWOOD FLOORING. REMOVE AND REPLACE EXISTING HARDWOOD FLOORING WITH NEW. MATCH EXISTING SPECIES, LENGTHS, AND SIZES AS CLOSELY AS POSSIBLE. CLEAN, PREP AND SEAL NEW HARDWOOD FLOORING AT LIVING, DINING, HALLS, BEDROOMS & CLOSETS.
   c. NON-HISTORIC VINYL FLOORING **(TYP. @ 77 UNITS):** REMOVE ALL EXISTING LAYERS TO UNDERLAYMENT OR SUBSTRATE. REPLACE OR SEAL DAMAGED, STAINED, OR FOUL-SMELLING UNDERLAYMENT. INSTALL NEW LVP OVER MINIMUM NOMINAL 1/4 INCH UNDERLAYMENT GRADE PLYWOOD, OR SIMILAR UNDERLAYMENT MATERIAL WHERE SUBFLOOR IS REPLACED. INSTALL NEW LVP VINYL FLOORING AND NEW PTD. WD. SHOE MOULD. THROUGHOUT ALL ROOMS.
   d. VINYL FLOORING **(TYP. ALL UNITS @ KITCHENS, BATHS, MECH. & UTILITY ROOMS ONLY):** REMOVE ALL EXISTING LAYERS TO UNDERLAYMENT OR SUBSTRATE. REPLACE OR SEAL DAMAGED, STAINED, OR FOUL-SMELLING UNDERLAYMENT. INSTALL NEW LVP OVER MINIMUM NOMINAL 1/4 INCH UNDERLAYMENT GRADE PLYWOOD, OR SIMILAR UNDERLAYMENT MATERIAL WHERE SUBFLOOR IS REPLACED. INSTALL NEW LVP VINYL FLOORING AND NEW PTD. WD. SHOE MOULD.
   e. CERAMIC TILE **(@ 3 UNITS BATHROOMS W/ ROLL IN SHOWER):** REMOVE ALL EXISTING LAYERS TO UNDERLAYMENT OR SUBSTRATE. REPLACE OR SEAL DAMAGED, STAINED, OR FOUL-SMELLING UNDERLAYMENT. INSTALL NEW CERAMIC TILE OVER NEW OVER MINIMUM NOMINAL 1/4 INCH CEMENTITIOUS BOARD OR SIMILAR UNDERLAYMENT MATERIAL / WATERPROOFING AT BATHROOM FLOORS THAT RECEIVE NEW ROLL-IN SHOWERS CLEAN AND SEAL GROUT AFTER INSTALLATION. PROVIDE CERAMIC BASE OR BULLNOSE EDGING.
   f. EXISTING SUBFLOOR ALL UNITS:
      a. REPAIR AND PREP ALL SALVAGABLE SUBFLOOR.
      b. RE: UNIT X UNIT MATRIX. 50 SF. AVERAGE PER UNIT OF SUBFLOOR REPLACEMENT
   g. PAINT FINISH (TYPICAL): PAINT UNITS COMPLETE. KITCHENS, BATHROOMS, DOORS, WOOD BASE BOARDS, FRAMES, AND TRIM TO RECEIVE SEMI-GLOSS PAINT FINISH. USE FLAT FINISH FOR ALL OTHER ROOMS.
3. INTERIOR DOORS:
   a. REPAIR OR REPLACE ALL DAMAGED DOORS AND TRIM. DOORS PREVIOUSLY CUT TO ALLOW FOR MODIFICATIONS, SUCH AS ADDING VENTS, SHALL BE REPLACED WITH FACTORY ASSEMBLED LOUVERED DOORS. (PROVIDE FOR AVERAGE REPLACEMENT OF 2 SWING DOORS PER UNIT PER UNIT X UNIT MATRIX).
   b. ALL NEW DOORS SHALL BE FACTORY ASSEMBLED SIDE-HINGED DOORS.
   c. ALL DOORS, DOOR TRIM, AND DOOR HARDWARE IN A UNIT SHALL MATCH IN DESIGN AND FINISH (FLUSH SLABS, HOLLOW CORE WOOD DOORS). PAINT BOTTOMS, TOPS, AND ALL OTHER SIDES OF NEW DOORS.
   d. DOOR BOTTOMS SHALL HAVE A MINIMUM OF 3/4 INCH CLEARANCE WHEN CLOSED TO PROVIDE IMPROVED VENTILATION AND SHALL NOT DRAG ON FINISH FLOORS THROUGH DOOR SWING.
   e. REMOVE AND REPLACE ALL INTERIOR DOORS IN DISREPAIR WITH NEW SWING DOORS.
   f. ALL MECHANICAL CLOSET DOORS TO BE LOUVERED FOR AC RETURN.
4. REPLACE ALL DOOR HARDWARE WITH NEW BRUSHED NICKEL INTERIOR DOOR HARDWARE INCLUDING HINGES AT ALL **NEW AND EXISTING DOORS**. PROVIDE ALL NEW LEVEL 3, PASSAGE LEVERS. PROVIDE DEADBOLTS AT MECH CLOSETS AND PRIVACY LEVERS AT ALL BATHROOMS.WINDOW TREATMENTS: REPLACE APARTMENT UNIT BLINDS WITH NEW HORIZONTAL 1" PVC MINI-BLINDS.
5. LIVING / DINING ROOMS:
   a. LIGHTING: REPLACE EXISTING LIGHTS WITH NEW ENERGY STAR LED LIGHTS.
   b. FLOORING: RE: 1. FINISHES.
   c. PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES
6. KITCHENS:
   a. REFRIGERATORS: NEW ENERGY STAR FROST FREE REFRIGERATORS - 16 CF MIN. WITH SEPARATE FREEZER COMPARTMENT.
   b. RANGES AND HOODS:
      1. NEW 30" WIDE ELECTRIC RANGES.
      2. NEW E-STAR RANGE HOODS.
      3. PROVIDE ALL PROVISIONS FOR INSTALLATION OF NEW RANGES AND HOODS, INCLUDING BUT NOT LIMITED TO DEDICATED OUTLETS, WIRING, CONCEALED BLOCKING, ETC.
      4. PROVIDE NEW RANGE QUEENS AT ALL HOODS.
      5. PROVIDE NEW SPLASH PANELS BEHIND ALL RANGES AND SIDE WALLS WHERE ADJACENT.
      6. PROVIDE NEW ANTI-TIP DEVICES.
   c. NOTE: ALL APPLIANCES TO BE ENERGY STAR RATED WHERE APPLICABLE.
   d. MILLWORK: REMOVE AND REPLACE ALL KITCHEN AND BATHROOM CABINETS INCLUDING LAMINATED COUNTER TOPS. NEW CABINETS TO COMPLY WITH *VIRGINIA HOUSING DEVELOPMENT AUTHORITY'S MINIMUM CABINET REQUIREMENTS*.
   e. PLUMBING: REPLACE DOUBLE BOWL STAINLESS STEEL KITCHEN SINK WITH STRAINER, FAUCET, NEW P TRAP, ANGLE STOPS, SUPPLY LINES AND WATERSENSE LEVER FAUCETS.
   f. FLOORING: RE: 1. FINISHES.
   g. PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.
   h. LIGHTING: REPLACE LIGHT FIXTURES WITH NEW LED ENERGY STAR FIXTURES. 4 FT LINEAR LIGHT AT KITCHENS.
7. BEDROOMS:
   a. LIGHTING: REPLACE EXISTING LIGHTS WITH NEW ENERGY STAR LED LIGHTS.
   b. FLOORING: RE: 1. FINISHES.
   c. PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.
8. BATHROOMS:
   a. SINKS: REMOVE AND REPLACE ALL EXISTING PEDESTAL SINKS, FAUCETS, AND ANGLE STOPS.
   b. TUBS / SHOWERS:
      1. REMOVE AND REPLACE EXISTING BATHTUBS AND SURROUNDS. INSTALL NEW STEEL TUB AND CULTURED MARBLE SURROUNDS. INSTALL MR CEMENTITIOUS GYP. BD. PRIOR TO INSTALLATION.
      2. REPLACE TUB VALVE, TRIM AND SHOWER HEAD. NEW SHOWER HEADS TO BE WATERSENSE AND ANTI-SCALD.
   c. TOILET: REPLACE ALL COMMODES WITH WATERSENSE EFFICIENT 1.28 GPF WITH SEATS.
   d. ACCESSORIES: REMOVE AND REPLACE ALL ACCESSORIES WITH NEW BATH ACCESSORIES.
   e. FLOORING: RE: 1. FINISHES.
   f. PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.
   g. EXHAUST FAN:
      1. REMOVE AND INFILL EXISTING BATHROOM WINDOW.
      2. INSTALL NEW ENERGY STAR RATED 70 CFM THRU WALL EXHAUST FAN AND VENT CAP WITH BIRD SCREEN. WIRE NEW FAN TO EXISTING PRIMARY LIGHT SWITCH WITH DELAY TIMER OR PROVIDE FAN W/ HUMIDISTAT.
   h. LIGHTING: REPLACE EXISTING VANITY LIGHT FIXTURES WITH NEW LED VANITY LIGHT. .

SCOPE OF WORK - AV & ACCESSIBLE UNIT INTERIOR UPGRADES / CONVERSIONS

1. FIVE (5) EXISTING UNITS TO RECEIVE HEARING AND SIGHT IMPAIRED UPGRADES.
   a. HORNS AND STROBES FOR SMOKE DETECTORS
   b. NEW AV DOORBELL WITH INTERIOR STROBES FOR DOORBELL.
2. TWELVE (12) EXISTING STANDARD UNITS ARE TO BE CONVERTED INTO FULLY ACCESSIBLE UNITS TO ACHIEVE THE REQUIRED 5% ACCESSIBLE UNITS TO COMPLY WITH UFAS STANDARDS.
3. N ADDITION TO THE APPLICABLE SCOPE FOUND IN SECTION C, BELOW ARE ADDITIONAL SPECIFIC REQUIREMENTS FOR THE ACCESSIBLE UNIT UPGRADES / CONVERSIONS AT EXISTING STYLE UNITS. RE: SITE PLANS FOR LOCATIONS.
   a. ALL CONVERTED UNITS MUST CONTAIN AN ADA COMPLIANT TUB WITH SEAT IN TUB @ 9 UNITS. PROVIDE NEW COMPLIANT ROLL-IN SHOWERS @ 3 UNITS. COORDINATE WITH MGMT/ OWNER.
   b. BE ADA/ANSI COMPLIANT FROM MANUFACTURER.
   c. HAVE FACTORY INSTALLED GRAB BARS. OR CONCEALED BLOCKING FOR NEW GRAB BARS IN WALLS AT NEW TUB SURROUNDS.
   d. HAVE A 36" X 60" MINIMUM USEABLE FLOOR SPACE.
   e. HAVE ADJUSTABLE SHOWER ROD AND WEIGHTED CURTAIN INSTALLED BEFORE OCCUPANCY.
   f. OFFSET TUB / SHOWER CONTROLS.
   g. THE SHOWER HEAD WITH WAND MUST BE INSTALLED ON A SLIDING BAR AND WITHIN CODE REQUIRED REACH RANGES BY THE SEAT. THE HOSE MUST BE AT LEAST 60 IN LONG THAT CAN BE USED BOTH AS A FIXED SHOWER HEAD AND AS A HAND-HELD SHOWER SHALL BE PROVIDED.
   h. AN ADDITIONAL DIVERTER MUST BE INSTALLED TO PROVIDE WATER TO A SHOWER HEAD ON THE SHORT SHOWER WALL IN FRONT OF THE SEAT, MOUNTED 80" ABOVE FINISHED FLOOR.
   i. IF COMPLIANT ROLL IN SHOWER IS USED, ADDITIONAL REQUIREMENTS ARE NOTED BELOW:
      1. HAVE A COLLAPSIBLE WATER DAM OR BEVELED THRESHOLD THAT MEETS CODE.
      2. APPROACHES TO ROLL-IN SHOWERS MUST BE LEVEL, NOT SLOPED.
      3. AN ADDITIONAL DIVERTER MUST BE INSTALLED TO PROVIDE WATER TO A SHOWER HEAD ON THE SHORT SHOWER WALL IN FRONT OF THE SEAT, MOUNTED 80" ABOVE FINISHED FLOOR.
      4. DEPRESS ENTIRE BATHROOM FLOOR AND BUILD UP AS NEEDED TO ACCOUNT FOR ACCESSIBILITY AND DRAINAGE REQUIREMENTS WHEN DESIGNING FOR ROLL-IN SHOWERS. BATHROOMS WHICH INCLUDE A ROLL-IN SHOWER, ARE TO HAVE CERAMIC OR SIMILAR TILE FLOORING, WITH A MINIMUM OF 3'-0" POSITIVELY SLOPED TOWARDS THE SHOWER DRAIN AT A MAXIMUM 2%. ROLL-IN SHOWERS ARE TO BE EITHER:
         A. CERAMIC OR SIMILAR TILE FLOOR WITH WATER PROOFING MEMBRANE EXTENDING A MINIMUM 8" UP WALLS, AND A ZERO HEIGHT TRANSITION BETWEEN THE BATHROOM FLOOR AND THE SHOWER FLOOR, OR
         B. PRE-MANUFACTURED WITH A TRENCH DRAIN LOCATED IMMEDIATELY ADJACENT TO, AND THE FULL LENGTH OF, THE SHOWER.
   j. WATER CLOSETS MUST BE CENTERED 18" INCHES FROM SIDEWALLS.
   k. ACCESSIBLE CABINETS WITH NO BASE AT VANITY OR WALL HUNG SINK.
   l. VANITY TOPS OR TOP OF SINK RIM CAN BE NO HIGHER THAN 34" ABOVE FLOOR.
   m. PROVIDE ADA COMPLIANT CABINET HANDLES/PULLS ON CABINET DOORS AND DRAWERS. KNOBS ARE PROHIBITED.
   n. ALL TUB/SHOWERS IN DESIGNATED HANDICAP ACCESSIBLE UNITS MUST COME COMPLETE WITH "FACTORY- INSTALLED GRAB BARS".
   o. PROVIDE SOLID BLOCKING AT ALL TOILETS AND TUB/SHOWER UNITS FOR GRAB BAR INSTALLATION.
   p. IF PROVIDING A WALL HUNG SINK IN AN ACCESSIBLE UNIT IT MUST HAVE SOLID BLOCKING BEHIND THE FIXTURE WITH A CONCEALED CARRIER. PROVIDE NEW RECESSED MEDICINE CABINET, OR A STORAGE CABINET WHERE INDICATED.
   q. UNIT ENTRY DOOR TO HAVE UFAS (ADA) COMPLIANT HARDWARE AND THRESHOLD.
   r. ALL PASSAGE (TENANT USEABLE) DOORS TO BE 32" CLEAR MINIMUM WITH ACCESSIBLE HARDWARE. (NOMINAL 36" WIDE DOOR KIT)
   s. WALLS: RECONFIGURE WALLS AS NEEDED TO PROVIDE ACCESSIBILITY THROUGHOUT UNITS TO BRING UP TO CURRENT STANDARDS. NEED TO VERIFY - RE: DRAWINGS.
   t. APPLIANCES: PROVIDE NEW ADA COMPLIANT APPLIANCES.
   u. MILLWORK: REMOVE AND REPLACE ALL CABINETRY WITH NEW ACCESSIBLE UFAS COMPLIANT CABINETRY IN KITCHENS AND BATHROOMS. RE: PLANS
   v. ACCESSORIES: NEW ADA COMPLIANT BATH ACCESSORIES.
   w. PLUMBING: REPLACE ALL FIXTURES AND FAUCETS WITH NEW ADA COMPLIANT FIXTURES.
   x. PROVIDE ACCESSIBLE ROUTE AS SHOWN ON ARCHITECTURAL DRAWINGS.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
6. ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
7. CONTRACTOR TO REFERENCE G SHEETS FOR ADDITIONAL REQUIREMENTS
8. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND VIRGINA HOUSING REQUIREMENTS.

WALL LEGEND

EXISTING WALL

DEMOLISHED WALL

NEW WALL

NEW APPLIANCE SCHEDULE (TYPICAL)

1. REFRIGERATORS: NEW FROST-FREE ENERGY STAR REFRIGERATORS WITH FREEZER COMPARTMENT.
   a. 18 CUBIC FT MIN.
2. RANGES & HOODS:
   a. NEW 30" WIDE ELEC. RANGES.
   b. NEW E-STAR RECIRCULATING RANGE HOODS.
   c. PROVIDE NEW RANGE QUEENS AT ALL HOODS.
   d. INSTALL NEW ANTI-TIP DEVICES AT ALL RANGES.
   e. INSTALL SPLASH PANELS AT ALL RANGES
3. WASHERS AND DRYERS: NEW FULL SIZE STACKED ENERGY STAR RATED WASHERS AND DRYERS. RE: FLOOR PLANS

*ALL APPLIANCES TO BE ENERGY STAR RATED WHERE APPLICABLE.

KEYED NOTES - DEMOLITION

DN 1.1	REMOVE EXISTING UNIT ENTRY DOOR AND FRAME.
DN 1.2	REMOVE EXISTING WINDOW AND FRAME.
DN 3.3	DEMO KITCHEN; REMOVE ALL EXISTING CABINETRY, COUNTERTOPS, SINK, AND APPLIANCES. PREPARE SURFACES FOR NEW. TYPICAL.
DN 3.4	DEMO BATHROOM; REMOVE ALL EXISTING SINKS, TOILET, SHOWER HEADS, AND FAUCETS. PREPARE SURFACES FOR NEW. TYPICAL.
DN 6.5	REMOVE EXISTING WATER HEATER. TYPICAL ALL UNITS.
DN 6.6	REMOVE EXISTING HVAC EQUIPMENT. AIR HANDLERS AND CONDENSING UNITS. ALL UNITS
DN 11.3	FLOORING: REMOVE ALL CARPETS & PADS, LVP, VCT, AND SHEET VINYL TO ORIGINAL LAYER OF FLOORING. PROTECT EXISITNG HARDWOOD TO BE REFINISHED. PREPARE FOR NEW LVP. REFINISHED HARDWOOD OR REPLACED HARDWOOD. RE: SCOPE WORK & UNIT X UNIT MATRIX.

NEW CONSTRUCTION - KEYED NOTES

(X)	REMOVE AND REPLACE ALL EXISTING UNIT ENTRY DOORS AND FRAMES. REPLACE INTERIOR DOORS IN DISREPAIR (2 STD DOORS AND 1 LOUVERED DOOR PER UNIT) RE: DOOR SCHEDULE
(X)	REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. RE: WINDOW SCHEDULE.
CN 1.2	REPAIR / REPLACE DAMAGED INTERIOR GYP. BOARD. WHERE GYP BD. IS REPLACED AT WET WALLS, USE MOISTURE RESISTANT GYP BD. PREP ALL EXISTING GYP. BD. WALLS AND PAINT ENTIRE UNIT. RE: FIN. SCHEDULE. TYPICAL ALL UNITS. 1. AVERAGE 1,080 SF OF GYP BD. REPLACEMENT PER UNIT. 2. AVERAGE 520 SF OF GYP BD. REPAIRS PER UNIT.
CN 1.5	NEW PAINT THROUGH OUT. CLEAN AND PREP INT. WALLS PRIOR TO PAINT. RE: FINISH SCHEDULE. TYPICALALL UNITS
CN 2.1	REFINISHED FLOORING OR NEW OVER 1/4" UNDERLAYMENT THROUGH OUT TO INCLUDE NEW PTD SHOE MOULD AT BASE. TYPICAL ENTIRE UNIT. RE: SCOPE OF WORK UNIT INTERIORS & UNIT X UNIT MATRIX. AT KITCHENS AND BATHROOMS: 1. AVERAGE OF 32 SF OF SUBFLOOR REPLACEMENT PER UNIT.
CN 3.3	NEW KITCHENS; 1. ALL NEW CABINETRY AND COUNTERTOPS. 2. ALL NEW PLUMBING FIXTURES (SINKS AND FAUCETS) 3. ALL NEW APPLIANCES: A. NEW REFRIGERATOR WITH FREEZER COMPARTMENT. B. NEW 30" WIDE ELECTRIC RANGE. INSTALL SPLASH PANELS BEHIND RANGES & AT SIDEWALL WHERE ADJACENT. C. NEW ESTAR RANGE HOOD WITH RANGE QUEENS.
CN 3.4	NEW BATHROOMS; 1. NEW PEDESTAL SINK WITH INTEGRATED BACKSPLASH & WATERSENSE 1.5 GPM (MAX) FAUCET 2. NEW WATERSENSE 1.6 GPF (MAX) LOW FLOW TOILET 3. REMOVE AND REPLACE EXISITNG BATHTUBS AND SURROUNDS. INSTALL NEW FIBERGLASS TUB AND SURROUND. INSTALL MR CEMENTITIOUS GYP. PRIOR TO INSTALLATION. 4. NEW WATERSENSE 2.0 GPM (MAX) SHOWER HEAD, NEW TUB VALVE, AND TRIM. 5. NEW BATHROOM ACCESSORIES; A. TOILET PAPER HOLDER AND TOWEL RACK MOUNTED IN EXISTING LOCATIONS SECURE TO STUDS OR PROVIDE BLOCKING. B. PROVIDE NEW SHOWER RODS AT ALL FULL BATHS. C. REPLACE EXISTING MIRRORED MED. CABS.
CN 4.2	PROVIDE NEW WINDOW TREATMENTS. TYPICAL ALL WINDOWS, AND HALF LITE DOORS.
CN 6.2	PROVIDE NEW E-STAR WASHERS AND DRYERS. PROVIDE NEW WASHER BOXES, HOOKUPS, DRIANS AND VENTS WITH LEAK SENSORS FOR FULL SIZED STACKED EQUIPMENT.
CN 7.7	NEW WALL MOUNTED HANDRAIL OVER CONT. BACKER BOARD AT EXISTING STAIRS.

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ISSUED FOR:
PERMITTING

JOB NUMBER: 19-009

ISSUED: 04/18/2025

ENLARGED UNIT PLANS
-1BR TH - DEMO & NEW

A4.5

PHASE: CD

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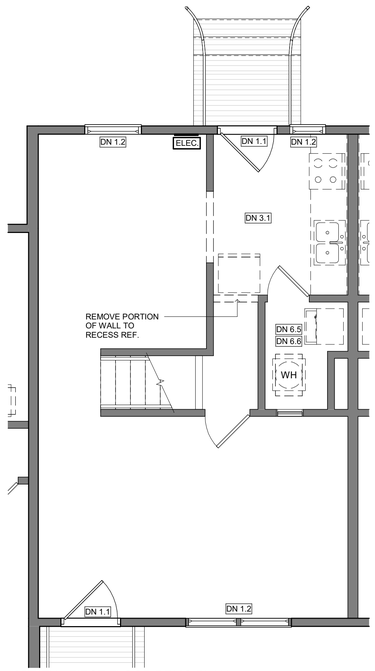
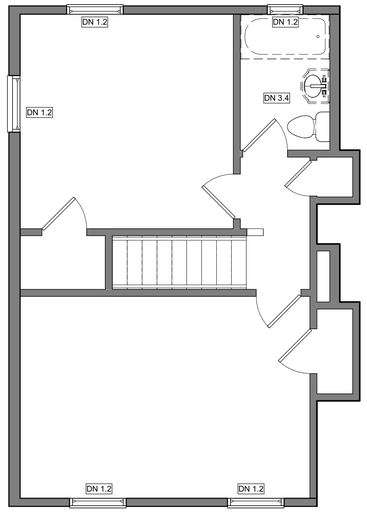


1 2BR TH - FIRST FLOOR DEMO PLAN
1/4" = 1'-0"



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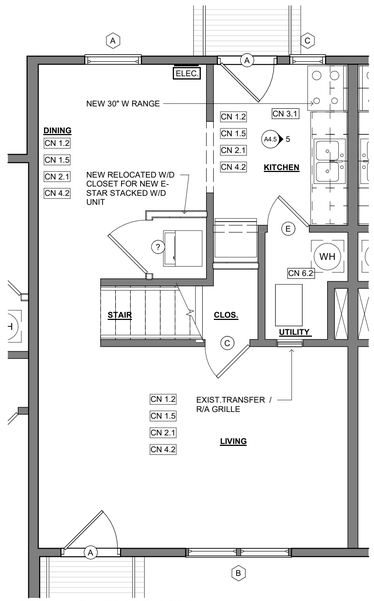
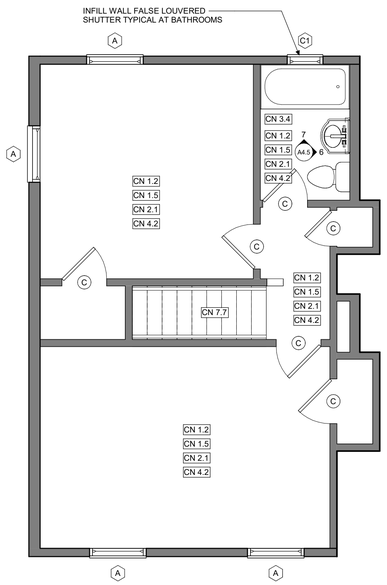
1/4" = 1'-0"



3 2BR TH - NEW FIRST FLOOR PLAN
1/4" = 1'-0"



4 2BR TH - NEW SECOND FLOOR PLAN
1/4" = 1'-0"

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SCOPE OF WORK UNIT INTERIORS

1. FINISHES:
   a. DRYWALL (TYPICAL ALL ROOMS @ WALLS AND CEILINGS):
      1. REPAIR AND PREP ALL EXISTING GYP BD WALLS AND WOOD BASE BOARD. REPLACE GYP BD AREAS IN DISREPAIR WITH LIKE KIND. MOISTURE RESISTANT DRYWALL TO BE PROVIDED IN ALL BATHROOMS AND KITCHENS (ONLY WHERE REPLACED). TAPE AND FLOAT AS NEEDED AND PAINT ALL GYP WALLS AND BASE BOARDS (MATCH EXISTING COLOR). PROVIDE NEW PAINTED WOOD SHOE MOULD WHERE NEW FLOORING IS INSTALLED.
      2. PROVIDE CONSISTENT DRYWALL/PLASTER AND PAINT FINISH ACROSS EACH ENTIRE WALL OR CEILING SURFACE. ALL NEW AND PREVIOUS REPAIRS SHALL MATCH THE ADJACENT SURFACE AND THE UNIT'S INTENDED FINISH.
      3. **FOR REPAIRS:** FLAWS SUCH AS, BUT NOT LIMITED TO, HOLES (OTHER THAN NAILS), FAILING TAPE JOINTS AND CORNER BEAD, CRACKS, AND NAIL POPS. RE-SCREW NAIL POPS AND SETTLING DRYWALL TO FRAMING. RE: UNIT X UNIT MATRIX. **315 SF. AVERAGE PER UNIT**.
      4. **FOR REPLACEMENT:** ALL SECTIONS THAT HAVE MOLD, MILDEW, SIGNS OF MOISTURE, OR OTHERWISE EXTREME CONDITIONS. MATCH ADJACENT TYPE AND THICKNESS. RE: UNIT X UNIT MATRIX **760 SF. AVERAGE PER UNIT.**
2. FLOOR FINISHES:
   a. HISTORIC HARDWOOD FLOORING **(TYP. @ 128 UNITS):** AT UNITS THAT HAVE EXISTING SALVAGEABLE ORIGINAL HARDWOOD FLOORING. LIGHTLY SAND AREAS AS REQUIRED, CLEAN, PREP AND RESEAL ALL ORIGINAL WOOD FLOORING AT LIVING, DINING, HALLS, BEDROOMS & CLOSETS.
   b. HISTORIC HARDWOOD FLOORING **(TYP. @ 34 UNITS):** AT UNITS THAT HAVE NON-SALVAGEABLE ORIGINAL HARDWOOD FLOORING. REMOVE AND REPLACE EXISTING HARDWOOD FLOORING WITH NEW. MATCH EXISTING SPECIES, LENGTHS, AND SIZES AS CLOSELY AS POSSIBLE. CLEAN, PREP AND SEAL NEW HARDWOOD FLOORING AT LIVING, DINING, HALLS, BEDROOMS & CLOSETS.
   c. NON-HISTORIC VINYL FLOORING **(TYP. @ 77 UNITS):** REMOVE ALL EXISTING LAYERS TO UNDERLAYMENT OR SUBSTRATE. REPLACE OR SEAL DAMAGED, STAINED, OR FOUL-SMELLING UNDERLAYMENT. INSTALL NEW LVP OVER MINIMUM NOMINAL 1/4 INCH UNDERLAYMENT GRADE PLYWOOD, OR SIMILAR UNDERLAYMENT MATERIAL WHERE SUBFLOOR IS REPLACED. INSTALL NEW LVP VINYL FLOORING AND NEW PTD. WD. SHOE MOULD. THROUGHOUT ALL ROOMS.
   d. VINYL FLOORING **(TYP. ALL UNITS @ KITCHENS, BATHS, MECH. & UTILITY ROOMS ONLY):** REMOVE ALL EXISTING LAYERS TO UNDERLAYMENT OR SUBSTRATE. REPLACE OR SEAL DAMAGED, STAINED, OR FOUL-SMELLING UNDERLAYMENT. INSTALL NEW LVP OVER MINIMUM NOMINAL 1/4 INCH UNDERLAYMENT GRADE PLYWOOD, OR SIMILAR UNDERLAYMENT MATERIAL WHERE SUBFLOOR IS REPLACED. INSTALL NEW LVP VINYL FLOORING AND NEW PTD. WD. SHOE MOULD.
   e. CERAMIC TILE **(@ 3 UNITS BATHROOMS W/ ROLL IN SHOWER):** REMOVE ALL EXISTING LAYERS TO UNDERLAYMENT OR SUBSTRATE. REPLACE OR SEAL DAMAGED, STAINED, OR FOUL-SMELLING UNDERLAYMENT. INSTALL NEW CERAMIC TILE OVER NEW OVER MINIMUM NOMINAL 1/4 INCH CEMENTITIOUS BOARD OR SIMILAR UNDERLAYMENT MATERIAL / WATERPROOFING AT BATHROOM FLOORS THAT RECEIVE NEW ROLL-IN SHOWERS CLEAN AND SEAL GROUT AFTER INSTALLATION. PROVIDE CERAMIC BASE OR BULLNOSE EDGING.
   f. EXISTING SUBFLOOR ALL UNITS:
      a. REPAIR AND PREP ALL SALVAGABLE SUBFLOOR.
      b. RE: UNIT X UNIT MATRIX. 50 SF. AVERAGE PER UNIT OF SUBFLOOR REPLACEMENT
   g. PAINT FINISH (TYPICAL): PAINT UNITS COMPLETE. KITCHENS, BATHROOMS, DOORS, WOOD BASE BOARDS, FRAMES, AND TRIM TO RECEIVE SEMI-GLOSS PAINT FINISH. USE FLAT FINISH FOR ALL OTHER ROOMS.
3. INTERIOR DOORS:
   a. REPAIR OR REPLACE ALL DAMAGED DOORS AND TRIM. DOORS PREVIOUSLY CUT TO ALLOW FOR MODIFICATIONS, SUCH AS ADDING VENTS, SHALL BE REPLACED WITH FACTORY ASSEMBLED LOUVERED DOORS. (PROVIDE FOR AVERAGE REPLACEMENT OF 2 SWING DOORS PER UNIT PER UNIT X UNIT MATRIX).
   b. ALL NEW DOORS SHALL BE FACTORY ASSEMBLED SIDE-HINGED DOORS.
   c. ALL DOORS, DOOR TRIM, AND DOOR HARDWARE IN A UNIT SHALL MATCH IN DESIGN AND FINISH (FLUSH SLABS, HOLLOW CORE WOOD DOORS). PAINT BOTTOMS, TOPS, AND ALL OTHER SIDES OF NEW DOORS.
   d. DOOR BOTTOMS SHALL HAVE A MINIMUM OF 3/4 INCH CLEARANCE WHEN CLOSED TO PROVIDE IMPROVED VENTILATION AND SHALL NOT DRAG ON FINISH FLOORS THROUGH DOOR SWING.
   e. REMOVE AND REPLACE ALL INTERIOR DOORS IN DISREPAIR WITH NEW SWING DOORS.
   f. ALL MECHANICAL CLOSET DOORS TO BE LOUVERED FOR AC RETURN.
4. REPLACE ALL DOOR HARDWARE WITH NEW BRUSHED NICKEL INTERIOR DOOR HARDWARE INCLUDING HINGES AT ALL **NEW AND EXISTING DOORS**. PROVIDE ALL NEW LEVEL 3, PASSAGE LEVERS. PROVIDE DEADBOLTS AT MECH CLOSETS AND PRIVACY LEVERS AT ALL BATHROOMS.WINDOW TREATMENTS: REPLACE APARTMENT UNIT BLINDS WITH NEW HORIZONTAL 1" PVC MINI-BLINDS.
5. LIVING / DINING ROOMS:
   a. LIGHTING: REPLACE EXISTING LIGHTS WITH NEW ENERGY STAR LED LIGHTS.
   b. FLOORING: RE: 1. FINISHES.
   c. PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES
6. KITCHENS:
   a. REFRIGERATORS: NEW ENERGY STAR FROST FREE REFRIGERATORS - 16 CF MIN. WITH SEPARATE FREEZER COMPARTMENT.
   b. RANGES AND HOODS:
      1. NEW 30" WIDE ELECTRIC RANGES.
      2. NEW E-STAR RANGE HOODS.
      3. PROVIDE ALL PROVISIONS FOR INSTALLATION OF NEW RANGES AND HOODS, INCLUDING BUT NOT LIMITED TO DEDICATED OUTLETS, WIRING, CONCEALED BLOCKING, ETC.
      4. PROVIDE NEW RANGE QUEENS AT ALL HOODS.
      5. PROVIDE NEW SPLASH PANELS BEHIND ALL RANGES AND SIDE WALLS WHERE ADJACENT.
      6. PROVIDE NEW ANTI-TIP DEVICES.
   c. NOTE: ALL APPLIANCES TO BE ENERGY STAR RATED WHERE APPLICABLE.
   d. MILLWORK: REMOVE AND REPLACE ALL KITCHEN AND BATHROOM CABINETS INCLUDING LAMINATED COUNTER TOPS. NEW CABINETS TO COMPLY WITH *VIRGINIA HOUSING DEVELOPMENT AUTHORITY'S MINIMUM CABINET REQUIREMENTS.*
   e. PLUMBING: REPLACE DOUBLE BOWL STAINLESS STEEL KITCHEN SINK WITH STRAINER, FAUCET, NEW P TRAP, ANGLE STOPS, SUPPLY LINES AND WATERSENSE LEVER FAUCETS.
   f. FLOORING: RE: 1. FINISHES.
   g. PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.
   h. LIGHTING: REPLACE LIGHT FIXTURES WITH NEW LED ENERGY STAR FIXTURES. 4 FT LINEAR LIGHT AT KITCHENS.
7. BEDROOMS:
   a. LIGHTING: REPLACE EXISTING LIGHTS WITH NEW ENERGY STAR LED LIGHTS.
   b. FLOORING: RE: 1. FINISHES.
   c. PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.
8. BATHROOMS:
   a. SINKS: REMOVE AND REPLACE ALL EXISTING PEDESTAL SINKS, FAUCETS, AND ANGLE STOPS.
   b. TUBS / SHOWERS:
      1. REMOVE AND REPLACE EXISTING BATHTUBS AND SURROUNDS. INSTALL NEW STEEL TUB AND CULTURED MARBLE SURROUNDS. INSTALL MR CEMENTITIOUS GYP. BD. PRIOR TO INSTALLATION.
      2. REPLACE TUB VALVE, TRIM AND SHOWER HEAD. NEW SHOWER HEADS TO BE WATERSENSE AND ANTI-SCALD.
   c. TOILET: REPLACE ALL COMMODES WITH WATERSENSE EFFICIENT 1.28 GPF WITH SEATS.
   d. ACCESSORIES: REMOVE AND REPLACE ALL ACCESSORIES WITH NEW BATH ACCESSORIES.
   e. FLOORING: RE: 1. FINISHES.
   f. PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.
   g. EXHAUST FAN:
      1. REMOVE AND INFILL EXISTING BATHROOM WINDOW.
      2. INSTALL NEW ENERGY STAR RATED 70 CFM THRU WALL EXHAUST FAN AND VENT CAP WITH BIRD SCREEN. WIRE NEW FAN TO EXISTING PRIMARY LIGHT SWITCH WITH DELAY TIMER OR PROVIDE FAN W/ HUMIDISTAT.
   h. LIGHTING: REPLACE EXISTING VANITY LIGHT FIXTURES WITH NEW LED VANITY LIGHT. .

SCOPE OF WORK - AV & ACCESSIBLE UNIT INTERIOR UPGRADES / CONVERSIONS

1. FIVE (5) EXISTING UNITS TO RECEIVE HEARING AND SIGHT IMPAIRED UPGRADES.
   a. HORNS AND STROBES FOR SMOKE DETECTORS
   b. NEW AV DOORBELL WITH INTERIOR STROBES FOR DOORBELL.
2. TWELVE (12) EXISTING STANDARD UNITS ARE TO BE CONVERTED INTO FULLY ACCESSIBLE UNITS TO ACHIEVE THE REQUIRED 5% ACCESSIBLE UNITS TO COMPLY WITH UFAS STANDARDS.
3. N ADDITION TO THE APPLICABLE SCOPE FOUND IN SECTION C, BELOW ARE ADDITIONAL SPECIFIC REQUIREMENTS FOR THE ACCESSIBLE UNIT UPGRADES / CONVERSIONS AT EXISTING STYLE UNITS. RE: SITE PLANS FOR LOCATIONS.
   a. ALL CONVERTED UNITS MUST CONTAIN AN ADA COMPLIANT TUB WITH SEAT IN TUB @ 9 UNITS. PROVIDE NEW COMPLIANT ROLL-IN SHOWERS @ 3 UNITS. COORDINATE WITH MGMT/ OWNER.
   b. BE ADA/ANSI COMPLIANT FROM MANUFACTURER.
   c. HAVE FACTORY INSTALLED GRAB BARS. OR CONCEALED BLOCKING FOR NEW GRAB BARS IN WALLS AT NEW TUB SURROUNDS.
   d. HAVE A 36" X 60" MINIMUM USEABLE FLOOR SPACE.
   e. HAVE ADJUSTABLE SHOWER ROD AND WEIGHTED CURTAIN INSTALLED BEFORE OCCUPANCY.
   f. OFFSET TUB / SHOWER CONTROLS.
   g. THE SHOWER HEAD WITH WAND MUST BE INSTALLED ON A SLIDING BAR AND WITHIN CODE REQUIRED REACH RANGES BY THE SEAT. THE HOSE MUST BE AT LEAST 60 IN LONG THAT CAN BE USED BOTH AS A FIXED SHOWER HEAD AND AS A HAND-HELD SHOWER SHALL BE PROVIDED.
   h. AN ADDITIONAL DIVERTER MUST BE INSTALLED TO PROVIDE WATER TO A SHOWER HEAD ON THE SHORT SHOWER WALL IN FRONT OF THE SEAT, MOUNTED 80" ABOVE FINISHED FLOOR.
   i. IF COMPLIANT ROLL IN SHOWER IS USED, ADDITIONAL REQUIREMENTS ARE NOTED BELOW:
      1. HAVE A COLLAPSIBLE WATER DAM OR BEVELED THRESHOLD THAT MEETS CODE.
      2. APPROACHES TO ROLL-IN SHOWERS MUST BE LEVEL, NOT SLOPED.
      3. AN ADDITIONAL DIVERTER MUST BE INSTALLED TO PROVIDE WATER TO A SHOWER HEAD ON THE SHORT SHOWER WALL IN FRONT OF THE SEAT, MOUNTED 60" ABOVE FINISHED FLOOR.
      4. DEPRESS ENTIRE BATHROOM FLOOR AND BUILD UP AS NEEDED TO ACCOUNT FOR ACCESSIBILITY AND DRAINAGE REQUIREMENTS WHEN DESIGNING FOR ROLL-IN SHOWERS. BATHROOMS WHICH INCLUDE A ROLL-IN SHOWER, ARE TO HAVE CERAMIC OR SIMILAR TILE FLOORING, WITH A MINIMUM OF 3'-0" POSITIVELY SLOPED TOWARDS THE SHOWER DRAIN AT A MAXIMUM 2% ROLL. SHOWERS ARE TO BE EITHER:
         A. CERAMIC OR SIMILAR TILE FLOOR WITH WATER PROOFING MEMBRANE EXTENDING A MINIMUM 8" UP WALLS, AND A ZERO HEIGHT TRANSITION BETWEEN THE BATHROOM FLOOR AND THE SHOWER FLOOR, OR
         B. PRE-MANUFACTURED WITH A TRENCH DRAIN LOCATED IMMEDIATELY ADJACENT TO, AND THE FULL LENGTH OF, THE SHOWER.
   j. WATER CLOSETS MUST BE CENTERED 18" INCHES FROM SIDEWALLS.
   k. ACCESSIBLE CABINETS WITH NO BASE AT VANITY OR WALL HUNG SINK.
   l. VANITY TOPS OR TOP OF SINK RIM CAN BE NO HIGHER THAN 34" ABOVE FLOOR.
   m. PROVIDE ADA COMPLIANT CABINET HANDLES/PULLS ON CABINET DOORS AND DRAWERS. KNOBS ARE PROHIBITED.
   n. ALL TUB/SHOWERS IN DESIGNATED HANDICAP ACCESSIBLE UNITS MUST COME COMPLETE WITH "FACTORY- INSTALLED GRAB BARS".
   o. PROVIDE SOLID BLOCKING AT ALL TOILETS AND TUB/SHOWER UNITS FOR GRAB BAR INSTALLATION.
   p. IF PROVIDING A WALL HUNG SINK IN AN ACCESSIBLE UNIT IT MUST HAVE SOLID BLOCKING BEHIND THE FIXTURE WITH A CONCELED CARRIER. PROVIDE NEW RECESSED MEDICINE CABINET, OR A STORAGE CABINET WHERE INDICATED.
   q. UNIT ENTRY DOOR TO HAVE UFAS (ADA) COMPLIANT HARDWARE AND THRESHOLD.
   r. ALL PASSAGE (TENANT USEABLE) DOORS TO BE 32" CLEAR MINIMUM WITH ACCESSIBLE HARDWARE. (NOMINAL 36" WIDE DOOR KIT)
   s. WALLS: RECONFIGURE WALLS AS NEEDED TO PROVIDE ACCESSIBILITY THROUGHOUT UNITS TO BRING UP TO CURRENT STANDARDS. NEED TO VERIFY - RE: DRAWINGS.
   t. APPLIANCES: PROVIDE NEW ADA COMPLIANT APPLIANCES.
   u. MILLWORK: REMOVE AND REPLACE ALL CABINETRY WITH NEW ACCESSIBLE UFAS COMPLIANT CABINETRY IN KITCHENS AND BATHROOMS. RE: PLANS
   v. ACCESSORIES: NEW ADA COMPLIANT BATH ACCESSORIES.
   w. PLUMBING: REPLACE ALL FIXTURES AND FAUCETS WITH NEW ADA COMPLIANT FIXTURES.
   x. PROVIDE ACCESSIBLE ROUTE AS SHOWN ON ARCHITECTURAL DRAWINGS.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
6. ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
7. CONTRACTOR TO REFERENCE G SHEETS FOR ADDITIONAL REQUIREMENTS
8. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND VIRGINA HOUSING REQUIREMENTS.

WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

NEW APPLIANCE SCHEDULE (TYPICAL)

1. REFRIGERATORS: NEW FROST-FREE ENERGY STAR REFRIGERATORS WITH FREEZER COMPARTMENT.
   a. 18 CUBIC FT MIN.
2. RANGES & HOODS:
   a. NEW 30" WIDE ELEC. RANGES.
   b. NEW E-STAR RECIRCULATING RANGE HOODS.
   c. PROVIDE NEW RANGE QUEENS AT ALL HOODS.
   d. INSTALL NEW ANTI-TIP DEVICES AT ALL RANGES.
   e. INSTALL SPLASH PANELS AT ALL RANGES
3. WASHERS AND DRYERS: NEW FULL SIZE STACKED ENERGY STAR RATED WASHERS AND DRYERS. RE: FLOOR PLANS

*ALL APPLIANCES TO BE ENERGY STAR RATED WHERE APPLICABLE.

KEYED NOTES - DEMOLITION

DN 1.1	REMOVE EXISTING UNIT ENTRY DOOR AND FRAME.
DN 1.2	REMOVE EXISTING WINDOW AND FRAME.
DN 3.3	DEMO KITCHEN; REMOVE ALL EXISTING CABINETRY, COUNTERTOPS, SINK, AND APPLIANCES. PREPARE SURFACES FOR NEW. TYPICAL.
DN 3.4	DEMO BATHROOM; REMOVE ALL EXISTING SINKS, TOILET, SHOWER HEADS, AND FAUCETS. PREPARE SURFACES FOR NEW. TYPICAL.
DN 6.5	REMOVE EXISTING WATER HEATER. TYPICAL ALL UNITS.
DN 6.6	REMOVE EXISTING HVAC EQUIPMENT. AIR HANDLERS AND CONDENSING UNITS. ALL UNITS
DN 11.3	FLOORING: REMOVE ALL CARPETS & PADS, LVP, VCT, AND SHEET VINYL TO ORIGINAL LAYER OF FLOORING. PROTECT EXISITNG HARDWOOD TO BE REFINISHED. PREPARE FOR NEW LVP. REFINISHED HARDWOOD OR REPLACED HARDWOOD. RE: SCOPE WORK & UNIT X UNIT MATRIX.

NEW CONSTRUCTION - KEYED NOTES

X	REMOVE AND REPLACE ALL EXISTING UNIT ENTRY DOORS AND FRAMES. REPLACE INTERIOR DOORS IN DISREPAIR (2 STD DOORS AND 1 LOUVERED DOOR PER UNIT) RE: DOOR SCHEDULE
X	REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. RE: WINDOW SCHEDULE.
CN 1.2	REPAIR / REPLACE DAMAGED INTERIOR GYP. BOARD. WHERE GYP BD. IS REPLACED AT WET WALLS, USE MOISTURE RESISTANT GYP BD. PREP ALL EXISTING GYP. BD. WALLS AND PAINT ENTIRE UNIT. RE: FIN. SCHEDULE. TYPICAL ALL UNITS. 1. AVERAGE 1.060 SF OF GYP BD. REPLACEMENT PER UNIT. 2. AVERAGE 520 SF OF GYP BD. REPAIRS PER UNIT.
CN 1.5	NEW PAINT THROUGH OUT. CLEAN AND PREP INT. WALLS PRIOR TO PAINT. RE: FINISH SCHEDULE. TYPICALALL UNITS
CN 2.1	REFINISHED FLOORING OR NEW OVER 1/4" UNDERLAYMENT THROUGH OUT TO INCLUDE NEW PTD SHOE MOULD AT BASE. TYPICAL ENTIRE UNIT. RE: SCOPE OF WORK UNIT INTERIORS & UNIT X UNIT MATRIX. AT KITCHENS AND BATHROOMS: 1. AVERAGE OF 32 SF OF SUBFLOOR REPLACEMENT PER UNIT.
CN 3.3	NEW KITCHENS; 1. ALL NEW CABINETRY AND COUNTERTOPS, 2. ALL NEW PLUMBING FIXTURES (SINKS AND FAUCETS) 3. ALL NEW APPLIANCES: A. NEW REFRIGERATOR WITH FREEZER COMPARTMENT. B. NEW 30" WIDE ELECTRIC RANGE. INSTALL SPLASH PANELS BEHIND RANGES & AT SIDEWALL WHERE ADJACENT. C. NEW ESTAR RANGE HOOD WITH RANGE QUEENS.
CN 3.4	NEW BATHROOMS; 1. NEW PEDESTAL SINK WITH INTEGRATED BACKSPLASH & WATERSENSE 1.5 GPM (MAX) FAUCET 2. NEW WATERSENSE 1.6 GPF (MAX) LOW FLOW TOILET 3. REMOVE AND REPLACE EXISITNG BATHTUBS AND SURROUNDS. INSTALL NEW FIBERGLASS TUB AND SURROUND. INSTALL MR CEMENTITIOUS GYP. PRIOR TO INSTALLATION. 4. NEW WATERSENSE 2.0 GPM (MAX) SHOWER HEAD, NEW TUB VALVE, AND TRIM. 5. NEW BATHROOM ACCESSORIES; A. TOILET PAPER HOLDER AND TOWEL RACK MOUNTED IN EXISTING LOCATIONS SECURE TO STUDS OR PROVIDE BLOCKING. B. PROVIDE NEW SHOWER RODS AT ALL FULL BATHS. C. REPLACE EXISTING MIRRORED MED. CABS.
CN 4.2	PROVIDE NEW WINDOW TREATMENTS. TYPICAL ALL WINDOWS, AND HALF LITE DOORS.
CN 6.2	PROVIDE NEW E-STAR WASHERS AND DRYERS. PROVIDE NEW WASHER BOXES, HOOKUPS, DRIANS AND VENTS WITH LEAK SENSORS FOR FULL SIZED STACKED EQUIPMENT.
CN 7.7	NEW WALL MOUNTED HANDRAIL OVER CONT. BACKER BOARD AT EXISTING STAIRS.

REVISIONS

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ISSUED FOR:
PERMITTING

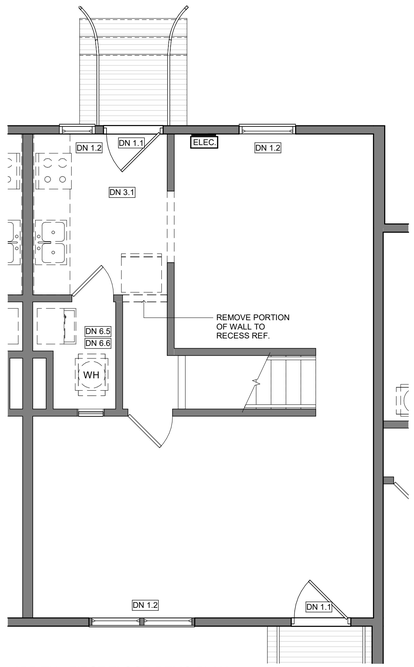
JOB NUMBER: 19-009

ISSUED: 04/18/2025

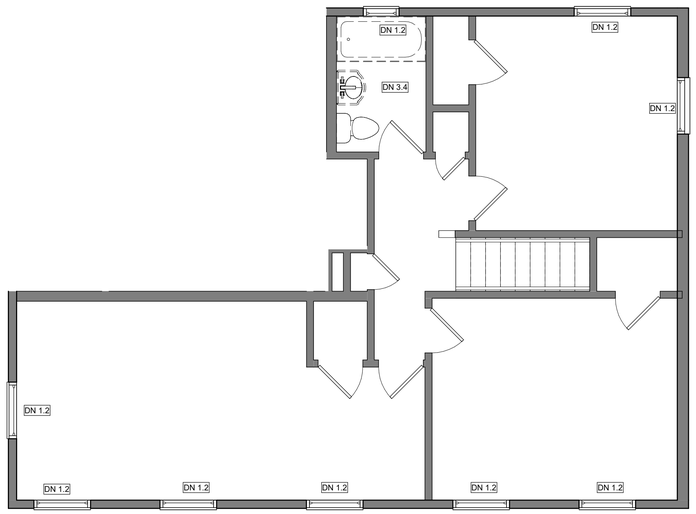
ENLARGED UNIT PLANS - 2BR TH - DEMO & NEW

A4.6

PHASE: CD



1 3BR TH - FIRST FLOOR DEMO PLAN
1/4" = 1'-0"



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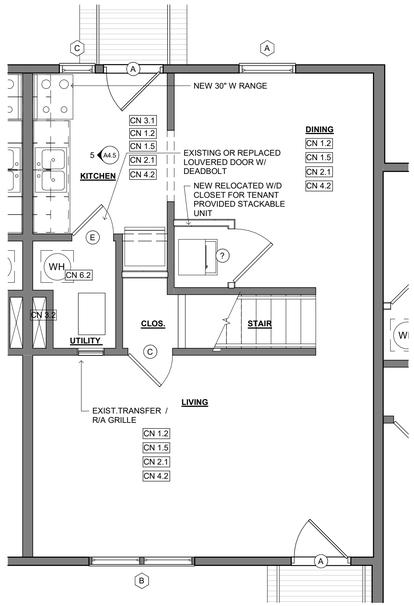
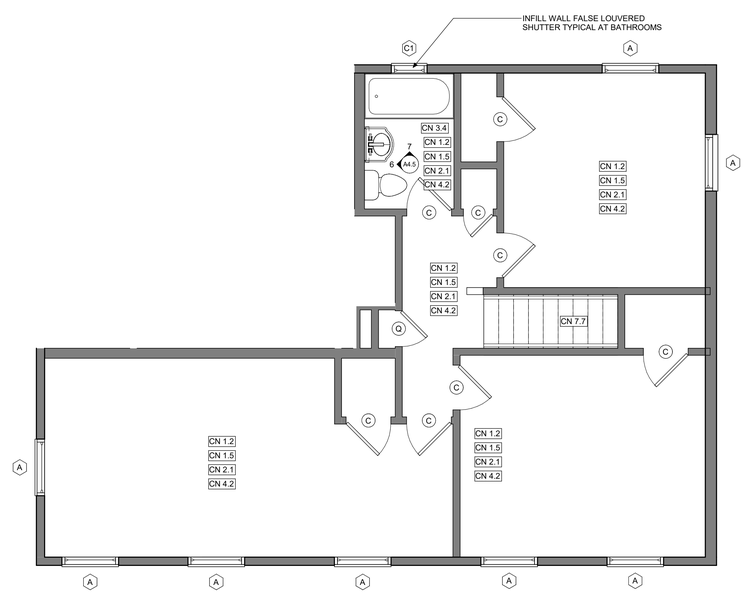
1/4" = 1'-0"



3 3BR TH - NEW FIRST FLOOR PLAN
1/4" = 1'-0"



4 3BR TH - NEW SECOND FLOOR PLAN
1/4" = 1'-0"

SCOPE OF WORK UNIT INTERIORS

1. FINISHES:
   a. DRYWALL (TYPICAL ALL ROOMS @ WALLS AND CEILINGS):
      1. REPAIR AND PREP ALL EXISTING GYP BD WALLS AND WOOD BASE BOARD. REPLACE GYP BD AREAS IN DISREPAIR WITH LIKE KIND. MOISTURE RESISTANT DRYWALL TO BE PROVIDED IN ALL BATHROOMS AND KITCHENS (ONLY WHERE REPLACED). TAPE AND FLOAT AS NEEDED AND PAINT ALL GYP WALLS AND BASE BOARDS (MATCH EXISTING COLOR). PROVIDE NEW PAINTED WOOD SHOE MOULD WHERE NEW FLOORING IS INSTALLED.
      2. PROVIDE CONSISTENT DRYWALL/PLASTER AND PAINT FINISH ACROSS EACH ENTIRE WALL OR CEILING SURFACE. ALL NEW AND PREVIOUS REPAIRS SHALL MATCH THE ADJACENT SURFACE AND THE UNIT'S INTENDED FINISH.
      3. **FOR REPAIRS:** FLAWS SUCH AS, BUT NOT LIMITED TO, HOLES (OTHER THAN NAILS), FAILING TAPE JOINTS AND CORNER BEAD, CRACKS, AND NAIL POPS. RE-SCREW NAIL POPS AND SETTLING DRYWALL TO FRAMING. RE: UNIT X UNIT MATRIX. **315 SF. AVERAGE PER UNIT**.
      4. **FOR REPLACEMENT:** ALL SECTIONS THAT HAVE MOLD, MILDEW, SIGNS OF MOISTURE, OR OTHERWISE EXTREME CONDITIONS. MATCH ADJACENT TYPE AND THICKNESS. RE: UNIT X UNIT MATRIX. **760 SF. AVERAGE PER UNIT.**
2. FLOOR FINISHES:
   a. HISTORIC HARDWOOD FLOORING **(TYP. @ 128 UNITS):** AT UNITS THAT HAVE EXISTING SALVAGEABLE ORIGINAL HARDWOOD FLOORING. LIGHTLY SAND AREAS AS REQUIRED, CLEAN, PREP AND RESEAL ALL ORIGINAL WOOD FLOORING AT LIVING, DINING, HALLS, BEDROOMS & CLOSETS.
   b. HISTORIC HARDWOOD FLOORING **(TYP. @ 34 UNITS):** AT UNITS THAT HAVE NON-SALVAGEABLE ORIGINAL HARDWOOD FLOORING. REMOVE AND REPLACE EXISTING HARDWOOD FLOORING WITH NEW. MATCH EXISTING SPECIES, LENGTHS, AND SIZES AS CLOSELY AS POSSIBLE. CLEAN, PREP AND SEAL NEW HARDWOOD FLOORING AT LIVING, DINING, HALLS, BEDROOMS & CLOSETS.
   c. NON-HISTORIC VINYL FLOORING **(TYP. @ 77 UNITS):** REMOVE ALL EXISTING LAYERS TO UNDERLAYMENT OR SUBSTRATE. REPLACE OR SEAL DAMAGED, STAINED, OR FOUL-SMELLING UNDERLAYMENT. INSTALL NEW LVP OVER MINIMUM NOMINAL 1/4 INCH UNDERLAYMENT GRADE PLYWOOD, OR SIMILAR UNDERLAYMENT MATERIAL WHERE SUBFLOOR IS REPLACED. INSTALL NEW LVP VINYL FLOORING AND NEW PTD. WD. SHOE MOULD. THROUGHOUT ALL ROOMS.
   d. VINYL FLOORING **(TYP. ALL UNITS @ KITCHENS, BATHS, MECH. & UTILITY ROOMS ONLY):** REMOVE ALL EXISTING LAYERS TO UNDERLAYMENT OR SUBSTRATE. REPLACE OR SEAL DAMAGED, STAINED, OR FOUL-SMELLING UNDERLAYMENT. INSTALL NEW LVP OVER MINIMUM NOMINAL 1/4 INCH UNDERLAYMENT GRADE PLYWOOD, OR SIMILAR UNDERLAYMENT MATERIAL WHERE SUBFLOOR IS REPLACED. INSTALL NEW LVP VINYL FLOORING AND NEW PTD. WD. SHOE MOULD.
   e. CERAMIC TILE **(@ 3 UNITS BATHROOMS W/ ROLL IN SHOWER):** REMOVE ALL EXISTING LAYERS TO UNDERLAYMENT OR SUBSTRATE. REPLACE OR SEAL DAMAGED, STAINED, OR FOUL-SMELLING UNDERLAYMENT. INSTALL NEW CERAMIC TILE OVER NEW OVER MINIMUM NOMINAL 1/4 INCH CEMENTITIOUS BOARD OR SIMILAR UNDERLAYMENT MATERIAL / WATERPROOFING AT BATHROOM FLOORS THAT RECEIVE NEW ROLL-IN SHOWERS CLEAN AND SEAL GROUT AFTER INSTALLATION. PROVIDE CERAMIC BASE OR BULLNOSE EDGING.
   f. EXISTING SUBFLOOR ALL UNITS:
      a. REPAIR AND PREP ALL SALVAGABLE SUBFLOOR.
      b. RE: UNIT X UNIT MATRIX. 50 SF. AVERAGE PER UNIT OF SUBFLOOR REPLACEMENT
   g. PAINT FINISH (TYPICAL): PAINT UNITS COMPLETE. KITCHENS, BATHROOMS, DOORS, WOOD BASE BOARDS, FRAMES, AND TRIM TO RECEIVE SEMI-GLOSS PAINT FINISH. USE FLAT FINISH FOR ALL OTHER ROOMS.
3. INTERIOR DOORS:
   a. REPAIR OR REPLACE ALL DAMAGED DOORS AND TRIM. DOORS PREVIOUSLY CUT TO ALLOW FOR MODIFICATIONS, SUCH AS ADDING VENTS, SHALL BE REPLACED WITH FACTORY ASSEMBLED LOUVERED DOORS. (PROVIDE FOR AVERAGE REPLACEMENT OF 2 SWING DOORS PER UNIT PER UNIT X UNIT MATRIX).
   b. ALL NEW DOORS SHALL BE FACTORY ASSEMBLED SIDE-HINGED DOORS.
   c. ALL DOORS, DOOR TRIM, AND DOOR HARDWARE IN A UNIT SHALL MATCH IN DESIGN AND FINISH (FLUSH SLABS, HOLLOW CORE WOOD DOORS). PAINT BOTTOMS, TOPS, AND ALL OTHER SIDES OF NEW DOORS.
   d. DOOR BOTTOMS SHALL HAVE A MINIMUM OF 3/4 INCH CLEARANCE WHEN CLOSED TO PROVIDE IMPROVED VENTILATION AND SHALL NOT DRAG ON FINISH FLOORS THROUGH DOOR SWING.
   e. REMOVE AND REPLACE ALL INTERIOR DOORS IN DISREPAIR WITH NEW SWING DOORS.
   f. ALL MECHANICAL CLOSET DOORS TO BE LOUVERED FOR AC RETURN.
4. REPLACE ALL DOOR HARDWARE WITH NEW BRUSHED NICKEL INTERIOR DOOR HARDWARE INCLUDING HINGES AT ALL **NEW AND EXISTING DOORS**. PROVIDE ALL NEW LEVEL 3, PASSAGE LEVERS. PROVIDE DEADBOLTS AT MECH CLOSETS AND PRIVACY LEVERS AT ALL BATHROOMS.WINDOW TREATMENTS: REPLACE APARTMENT UNIT BLINDS WITH NEW HORIZONTAL 1" PVC MINI-BLINDS.
5. LIVING / DINING ROOMS:
   a. LIGHTING: REPLACE EXISTING LIGHTS WITH NEW ENERGY STAR LED LIGHTS.
   b. FLOORING: RE: 1. FINISHES.
   c. PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES
6. KITCHENS:
   a. REFRIGERATORS: NEW ENERGY STAR FROST FREE REFRIGERATORS - 16 CF MIN. WITH SEPARATE FREEZER COMPARTMENT.
   b. RANGES AND HOODS:
      1. NEW 30' WIDE ELECTRIC RANGES.
      2. NEW E-STAR RANGE HOODS.
      3. PROVIDE ALL PROVISIONS FOR INSTALLATION OF NEW RANGES AND HOODS, INCLUDING BUT NOT LIMITED TO DEDICATED OUTLETS, WIRING, CONCEALED BLOCKING, ETC.
      4. PROVIDE NEW RANGE QUEENS AT ALL HOODS.
      5. PROVIDE NEW SPLASH PANELS BEHIND ALL RANGES AND SIDE WALLS WHERE ADJACENT.
      6. PROVIDE NEW ANTI-TIP DEVICES.
   c. NOTE: ALL APPLIANCES TO BE ENERGY STAR RATED WHERE APPLICABLE.
   d. MILLWORK: REMOVE AND REPLACE ALL KITCHEN AND BATHROOM CABINETS INCLUDING LAMINATED COUNTER TOPS. NEW CABINETS TO COMPLY WITH *VIRGINIA HOUSING DEVELOPMENT AUTHORITY'S MINIMUM CABINET REQUIREMENTS.*
   e. PLUMBING: REPLACE DOUBLE BOWL STAINLESS STEEL KITCHEN SINK WITH STRAINER, FAUCET, NEW P TRAP, ANGLE STOPS, SUPPLY LINES AND WATERSENSE LEVER FAUCETS.
   f. FLOORING: RE: 1. FINISHES.
   g. PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.
   h. LIGHTING: REPLACE LIGHT FIXTURES WITH NEW LED ENERGY STAR FIXTURES. 4 FT LINEAR LIGHT AT KITCHENS.
7. BEDROOMS:
   a. LIGHTING: REPLACE EXISTING LIGHTS WITH NEW ENERGY STAR LED LIGHTS.
   b. FLOORING: RE: 1. FINISHES.
   c. PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.
8. BATHROOMS:
   a. SINKS: REMOVE AND REPLACE ALL EXISTING PEDESTAL SINKS, FAUCETS, AND ANGLE STOPS.
   b. TUBS / SHOWERS:
      1. REMOVE AND REPLACE EXISTING BATHTUBS AND SURROUNDS. INSTALL NEW STEEL TUB AND CULTURED MARBLE SURROUNDS. INSTALL MR CEMENTITIOUS GYP. BD. PRIOR TO INSTALLATION.
      2. REPLACE TUB VALVE, TRIM AND SHOWER HEAD. NEW SHOWER HEADS TO BE WATERSENSE AND ANTI-SCALD.
   c. TOILET: REPLACE ALL COMMODES WITH WATERSENSE EFFICIENT 1.28 GPF WITH SEATS.
   d. ACCESSORIES: REMOVE AND REPLACE ALL ACCESSORIES WITH NEW BATH ACCESSORIES.
   e. FLOORING: RE: 1. FINISHES.
   f. PAINT FINISH: REPAIR AS REQUIRED, PREP, AND PAINT RE: 1. FINISHES.
   g. EXHAUST FAN:
      1. REMOVE AND INFILL EXISTING BATHROOM WINDOW.
      2. INSTALL NEW ENERGY STAR RATED 70 CFM THRU WALL EXHAUST FAN AND VENT CAP WITH BIRD SCREEN. WIRE NEW FAN TO EXISTING PRIMARY LIGHT SWITCH WITH DELAY TIMER OR PROVIDE FAN W/ HUMIDISTAT.
   h. LIGHTING: REPLACE EXISTING VANITY LIGHT FIXTURES WITH NEW LED VANITY LIGHT. .

SCOPE OF WORK - AV & ACCESSIBLE UNIT INTERIOR UPGRADES / CONVERSIONS

1. FIVE (5) EXISTING UNITS TO RECEIVE HEARING AND SIGHT IMPAIRED UPGRADES.
   a. HORNS AND STROBES FOR SMOKE DETECTORS
   b. NEW AV DOORBELL WITH INTERIOR STROBES FOR DOORBELL.
2. TWELVE (12) EXISTING STANDARD UNITS ARE TO BE CONVERTED INTO FULLY ACCESSIBLE UNITS TO ACHIEVE THE REQUIRED 5% ACCESSIBLE UNITS TO COMPLY WITH UFAS STANDARDS.
3. N ADDITION TO THE APPLICABLE SCOPE FOUND IN SECTION C, BELOW ARE ADDITIONAL SPECIFIC REQUIREMENTS FOR THE ACCESSIBLE UNIT UPGRADES / CONVERSIONS AT EXISTING STYLE UNITS. RE: SITE PLANS FOR LOCATIONS.
   a. ALL CONVERTED UNITS MUST CONTAIN AN ADA COMPLIANT TUB WITH SEAT IN TUB @ 9 UNITS. PROVIDE NEW COMPLIANT ROLL-IN SHOWERS @ 3 UNITS. COORDINATE WITH MGMT/ OWNER.
   b. BE ADA/ANSI COMPLIANT FROM MANUFACTURER.
   c. HAVE FACTORY INSTALLED GRAB BARS. OR CONCEALED BLOCKING FOR NEW GRAB BARS IN WALLS AT NEW TUB SURROUNDS.
   d. HAVE A 36" X 60" MINIMUM USEABLE FLOOR SPACE.
   e. HAVE ADJUSTABLE SHOWER ROD AND WEIGHTED CURTAIN INSTALLED BEFORE OCCUPANCY.
   f. OFFSET TUB / SHOWER CONTROLS.
   g. THE SHOWER HEAD WITH WAND MUST BE INSTALLED ON A SLIDING BAR AND WITHIN CODE REQUIRED REACH RANGES BY THE SEAT. THE HOSE MUST BE AT LEAST 60 IN LONG THAT CAN BE USED BOTH AS A FIXED SHOWER HEAD AND AS A HAND-HELD SHOWER SHALL BE PROVIDED.
   h. AN ADDITIONAL DIVERTER MUST BE INSTALLED TO PROVIDE WATER TO A SHOWER HEAD ON THE SHORT SHOWER WALL IN FRONT OF THE SEAT, MOUNTED 80" ABOVE FINISHED FLOOR.
   i. IF COMPLIANT ROLL IN SHOWER IS USED, ADDITIONAL REQUIREMENTS ARE NOTED BELOW:
      1. HAVE A COLLAPSIBLE WATER DAM OR BEVELED THRESHOLD THAT MEETS CODE.
      2. APPROACHES TO ROLL-IN SHOWERS MUST BE LEVEL, NOT SLOPED.
      3. AN ADDITIONAL DIVERTER MUST BE INSTALLED TO PROVIDE WATER TO A SHOWER HEAD ON THE SHORT SHOWER WALL IN FRONT OF THE SEAT, MOUNTED 60" ABOVE FINISHED FLOOR.
      4. DEPRESS ENTIRE BATHROOM FLOOR AND BUILD UP AS NEEDED TO ACCOUNT FOR ACCESSIBILITY AND DRAINAGE REQUIREMENTS WHEN DESIGNING FOR ROLL-IN SHOWERS. BATHROOMS WHICH INCLUDE A ROLL-IN SHOWER, ARE TO HAVE CERAMIC OR SIMILAR TILE FLOORING, WITH A MINIMUM OF 3'-0" POSITIVELY SLOPED TOWARDS THE SHOWER DRAIN AT A MAXIMUM 2%. ROLL-IN SHOWERS ARE TO BE EITHER:
         A. CERAMIC OR SIMILAR TILE FLOOR WITH WATER PROOFING MEMBRANE EXTENDING A MINIMUM 8" UP WALLS, AND A ZERO HEIGHT TRANSITION BETWEEN THE BATHROOM FLOOR AND THE SHOWER FLOOR, OR
         B. PRE-MANUFACTURED WITH A TRENCH DRAIN LOCATED IMMEDIATELY ADJACENT TO, AND THE FULL LENGTH OF, THE SHOWER.
   j. WATER CLOSETS MUST BE CENTERED 18" INCHES FROM SIDEWALLS.
   k. ACCESSIBLE CABINETS WITH NO BASE AT VANITY OR WALL HUNG SINK.
   l. VANITY TOPS OR TOP OF SINK RIM CAN BE NO HIGHER THAN 34" ABOVE FLOOR.
   m. PROVIDE ADA COMPLIANT CABINET HANDLES/PULLS ON CABINET DOORS AND DRAWERS. KNOBS ARE PROHIBITED.
   n. ALL TUB/SHOWERS IN DESIGNATED HANDICAP ACCESSIBLE UNITS MUST COME COMPLETE WITH "FACTORY- INSTALLED GRAB BARS".
   o. PROVIDE SOLID BLOCKING AT ALL TOILETS AND TUB/SHOWER UNITS FOR GRAB BAR INSTALLATION.
   p. IF PROVIDING A WALL HUNG SINK IN AN ACCESSIBLE UNIT IT MUST HAVE SOLID BLOCKING BEHIND THE FIXTURE WITH A CONCELED CARRIER. PROVIDE NEW RECESSED MEDICINE CABINET, OR A STORAGE CABINET WHERE INDICATED.
   q. UNIT ENTRY DOOR TO HAVE UFAS (ADA) COMPLIANT HARDWARE AND THRESHOLD.
   r. ALL PASSAGE (TENANT USEABLE) DOORS TO BE 32" CLEAR MINIMUM WITH ACCESSIBLE HARDWARE. (NOMINAL 36" WIDE DOOR KIT)
   s. WALLS: RECONFIGURE WALLS AS NEEDED TO PROVIDE ACCESSIBILITY THROUGHOUT UNITS TO BRING UP TO CURRENT STANDARDS. NEED TO VERIFY - RE: DRAWINGS.
   t. APPLIANCES: PROVIDE NEW ADA COMPLIANT APPLIANCES.
   u. MILLWORK: REMOVE AND REPLACE ALL CABINETRY WITH NEW ACCESSIBLE UFAS COMPLIANT CABINETRY IN KITCHENS AND BATHROOMS. RE: PLANS
   v. ACCESSORIES: NEW ADA COMPLIANT BATH ACCESSORIES.
   w. PLUMBING: REPLACE ALL FIXTURES AND FAUCETS WITH NEW ADA COMPLIANT FIXTURES.
   x. PROVIDE ACCESSIBLE ROUTE AS SHOWN ON ARCHITECTURAL DRAWINGS.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
6. ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
7. CONTRACTOR TO REFERENCE G SHEETS FOR ADDITIONAL REQUIREMENTS
8. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND VIRGINA HOUSING REQUIREMENTS.

WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

NEW APPLIANCE SCHEDULE (TYPICAL)

1. REFRIGERATORS: NEW FROST-FREE ENERGY STAR REFRIGERATORS WITH FREEZER COMPARTMENT.
   a. 18 CUBIC FT MIN.
2. RANGES & HOODS:
   a. NEW 30" WIDE ELEC. RANGES.
   b. NEW E-STAR RECIRCULATING RANGE HOODS.
   c. PROVIDE NEW RANGE QUEENS AT ALL HOODS.
   d. INSTALL NEW ANTI-TIP DEVICES AT ALL RANGES.
   e. INSTALL SPLASH PANELS AT ALL RANGES
3. WASHERS AND DRYERS: NEW FULL SIZE STACKED ENERGY STAR RATED WASHERS AND DRYERS. RE: FLOOR PLANS

*ALL APPLIANCES TO BE ENERGY STAR RATED WHERE APPLICABLE.

KEYED NOTES - DEMOLITION

DN 1.1	REMOVE EXISTING UNIT ENTRY DOOR AND FRAME.
DN 1.2	REMOVE EXISTING WINDOW AND FRAME.
DN 3.3	DEMO KITCHEN; REMOVE ALL EXISTING CABINETRY, COUNTERTOPS, SINK, AND APPLIANCES. PREPARE SURFACES FOR NEW. TYPICAL.
DN 3.4	DEMO BATHROOM: REMOVE ALL EXISTING SINKS, TOILET, SHOWER HEADS, AND FAUCETS. PREPARE SURFACES FOR NEW. TYPICAL.
DN 6.5	REMOVE EXISTING WATER HEATER. TYPICAL ALL UNITS.
DN 6.6	REMOVE EXISTING HVAC EQUIPMENT. AIR HANDLERS AND CONDENSING UNITS. ALL UNITS
DN 11.3	FLOORING: REMOVE ALL CARPETS & PADS, LVP, VCT, AND SHEET VINYL TO ORIGINAL LAYER OF FLOORING. PROTECT EXISITNG HARDWOOD TO BE REFINISHED. PREPARE FOR NEW LVP. REFINISHED HARDWOOD OR REPLACED HARDWOOD. RE: SCOPE WORK & UNIT X UNIT MATRIX.

NEW CONSTRUCTION - KEYED NOTES

(X)	REMOVE AND REPLACE ALL EXISTING UNIT ENTRY DOORS AND FRAMES. REPLACE INTERIOR DOORS IN DISREPAIR (2 STD DOORS AND 1 LOUVERED DOOR PER UNIT) RE: DOOR SCHEDULE
(X)	REMOVE AND REPLACE ALL EXISTING WINDOW UNITS WITH NEW ENERGY STAR SINGLE HUNG ALUMINUM CLAD HISTORIC RETROFIT WOOD WINDOWS. NEW WINDOWS TO BE LOW-E DOUBLE PANE INSULATED GLASS WITH SIMULATED DIVIDED LITES (6/6) INCLUDING SHADOW BAR BETWEEN GLASS. RE: WINDOW SCHEDULE.
CN 1.2	REPAIR / REPLACE DAMAGED INTERIOR GYP. BOARD. WHERE GYP BD. IS REPLACED AT WET WALLS, USE MOISTURE RESISTANT GYP BD. PREP ALL EXISTING GYP. BD. WALLS AND PAINT ENTIRE UNIT. RE: FIN. SCHEDULE. TYPICAL ALL UNITS. 1. AVERAGE 1,060 SF OF GYP BD. REPLACEMENT PER UNIT. 2. AVERAGE 520 SF OF GYP BD. REPAIRS PER UNIT.
CN 1.5	NEW PAINT THROUGH OUT. CLEAN AND PREP INT. WALLS PRIOR TO PAINT. RE: FINISH SCHEDULE. TYPICALALL UNITS
CN 2.1	REFINISHED FLOORING OR NEW OVER 1/4" UNDERLAYMENT THROUGH OUT TO INCLUDE NEW PTD SHOE MOULD AT BASE. TYPICAL ENTIRE UNIT. RE: SCOPE OF WORK UNIT INTERIORS & UNIT X UNIT MATRIX. AT KITCHENS AND BATHROOMS: 1. AVERAGE OF 32 SF OF SUBFLOOR REPLACEMENT PER UNIT.
CN 3.3	NEW KITCHENS; 1. ALL NEW CABINETRY AND COUNTERTOPS, 2. ALL NEW PLUMBING FIXTURES (SINKS AND FAUCETS) 3. ALL NEW APPLIANCES: A. NEW REFRIGERATOR WITH FREEZER COMPARTMENT. B. NEW 30" WIDE ELECTRIC RANGE. INSTALL SPLASH PANELS BEHIND RANGES & AT SIDEWALL WHERE ADJACENT. C. NEW ESTAR RANGE HOOD WITH RANGE QUEENS.
CN 3.4	NEW BATHROOMS; 1. NEW PEDESTAL SINK WITH INTEGRATED BACKSPLASH & WATERSENSE 1.5 GPM (MAX) FAUCET 2. NEW WATERSENSE 1.6 GPF (MAX) LOW FLOW TOILET 3. REMOVE AND REPLACE EXISITNG BATHTUBS AND SURROUNDS. INSTALL NEW FIBERGLASS TUB AND SURROUND. INSTALL MR CEMENTITIOUS GYP. PRIOR TO INSTALLATION. 4. NEW WATERSENSE 2.0 GPM (MAX) SHOWER HEAD, NEW TUB VALVE, AND TRIM. 5. NEW BATHROOM ACCESSORIES; A. TOILET PAPER HOLDER AND TOWEL RACK MOUNTED IN EXISTING LOCATIONS SECURE TO STUDS OR PROVIDE BLOCKING. B. PROVIDE NEW SHOWER RODS AT ALL FULL BATHS. C. REPLACE EXISTING MIRRORED MED. CABS.
CN 4.2	PROVIDE NEW WINDOW TREATMENTS. TYPICAL ALL WINDOWS, AND HALF LITE DOORS.
CN 6.2	PROVIDE NEW E-STAR WASHERS AND DRYERS. PROVIDE NEW WASHER BOXES, HOOKUPS, DRIANS AND VENTS WITH LEAK SENSORS FOR FULL SIZED STACKED EQUIPMENT.
CN 7.7	NEW WALL MOUNTED HANDRAIL OVER CONT. BACKER BOARD AT EXISTING STAIRS.

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ISSUED FOR:
PERMITTING

JOB NUMBER: 19-009

ISSUED: 04/18/2025

ENLARGED UNIT PLANS - 3BR TH - DEMO & NEW

A4.8

PHASE: CD

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GENERAL NOTES

1. IF ANY GENERAL NOTE CONFLICTS \11TH ANY DETAIL OR NOTE ON THE PLANS OR IN THE SPECIFICATIONS, THE STRICTEST PROVISION SHALL GOVERN.
2. THE STRUCTURAL DRAW1NGS ARE FOR THE PLACEMENT AND SIZE OF STRUCTURAL COMPONENTS ONLY. O.S.H.A., LOCAL GOVERNMENT CODES AND SAFETY CODE REQUIREMENTS SHALL BE ADHERED TO BY THE CONTRACTOR.
3. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER IT IS FULLY COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE, AND TO ENSURE THE SAFETY OF THE STRUCTURE AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES PROVIDING TEMPORARY BRACING, SHORING, GUYS OR TIE- DOWNS.THESE TEMPORARY SUPPORTS WILL REMAIN IN PLACE UNTIL ALL STRUCTURAL COMPONENTS ARE IN PLACE AND COMPLETED.
4. USE OF ENGINEERING DRAWINGS AS ERECTION DRAWINGS BY THE CONTRACTOR IS STRICTLY PROHIBITED. DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS ARE FOR REFERENCE ONLY AND SHOULD NOT BE USED FOR BUILDING LAYOUT AND LOCATION. SEE ARCHITECTURAL DRAWINGS AND SITE PLAN FOR THESE PURPOSES.
5. THE CONTRACTOR SHALL CHECK SHOP DRAWINGS PRIOR TO SUBMITTAL AND IS SOLELY RESPONSIBLE FOR ERRORS & OMISSION IN THE PREPARATION OF SHOP DRAWINGS TO CONFORM TO THE DESIGN DRAWINGS. SUBMIT NO MORE THAN ONE REPRODUCIBLE AND TWO PRINTS OF SHOP DRAWINGS FOR ENGINEER REVIEW. TWO COPIES WILL BE RETURNED TO THE ARCHITECT.
6. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL REUEVANT DIMENSIONS AND ELEVATIONS FOR EQUIPMENT INSTALLATIONS AGAINST PURCHASED MANUFACTURER'S CERTIFIED EQUIPMENT DRAW1NGS. DIMENSIONS THAT DEPEND UPON SPECIFIC EQUIPMENT SUCH AS MECHANICAL EQUIPMENT SUPPORTS, ETC. SHALL BE COORDINATED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE ARCHITECT/ENGINEER. SUCH DIMENSIONS SHALL BE PROVIDED ON THE SHOP DRAWINGS BY THE CONTRACTOR PRIOR TO SUBMITTAL TO THE ARCHITECT/ENGINEER.
7. PROVID SOLID BLOCKING AT BEARING WALL TYPICAL. TRUSS MANUFACTURER MUST SUBMIT PRE - ENGINEERED TRUSS SHOP DRAWINGS FOR REVIEW PRIOR TO SETTING FLOOR TRUSSES. SHOP DRAW1NGS MUST BE SEALED AND SIGNED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN TIHS JURISDICTION.
8. SEE UNIT PLANS FOR EXACT UNIT DIMENSIONS.
9. SEE ROOF FRAMING PLANS FOR BORING AND NOTCHING NOTES.

GENERAL FRAMING NOTES

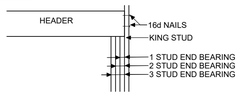
1. STRUCTURAL FRAMING LUMBER (FLOOR, BEAMS, LINTELS, HEADERS, ETC.): USE #2 PINE W/ STRESS RATINGS:
   Fbs = 1300 Psi
   Fbr = 1500 Psi
   Fv = 95 Psi
   E = 1,600,000 Psi
2. FRAMING SUB-CONTRACTOR SHALL COORDINA TIE ALL FLOOR AND WALL FRAMING W/ MECHANICAL SUB-CONTRACTOR FOR OPENINGS. ADJUST AND ADD TO REQUIRED FRAME WORK IF NECESSARY. ANY QUESTIONS, CONTACT ARCHITECT.
3. PROVIDE (2) 2" X 12" W/ 1/2" PLYWOOD SPACER HEADERS AT ALL EXTERIOR OPENINGS (DOORS AND WINDOWS) PROVIDE TWO STUD 3" BEARING AT EACH END OF HEADER UNLESS OTHERWISE NOTED.
4. ALL HEADERS OVER DOOR AND WINDOWS SHALL BE #2 S.Y.P. W/ M.C.=15% MAX. (ALL UNITS) EXCEPT WHERE NOTED.
5. OVERLAP ALL INTERIOR TOP PLATES AT EACH PERPENDICULAR INTERSECTING WALL PANEL.
6. TRUSS FABRICATOR TO PR0\4DE A DRAFT STOP TRUSS (VERT. NAILER AT 24" O.C.) AT EACH PARTY WALL.
7. ROOF TRUSSES TO BE 2' -0" ON CENTERLINE. (TYPICAL)
8. ALL WOOD CONNECTIONS SHALL BE AS PER CHAPTER 23, "WOOD", IBC, LATEST EDITION.

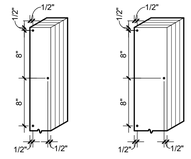
WOOD HEADER SCHEDULE

OPENING	LINTEL SIZE	MIN. BEARING
0" TO 3'-6"	(2) 2X6	(2) STUDS
3'-7" TO 5'-5"	(2) 2X8	(2) STUDS
5'-6" TO 6'-6"	(2) 2X10	(3) STUDS
6'-7" TO 8'-9"	(2) 2X12	(3) STUDS
8'-10" TO 12'-0"	(2) 1 1/2" X 14" LVL	(4) STUDS

NOTES
1. FOR ALL HEADERS, USE #2 PINE WITH A MOISTURE CONTENT OF 15% MAX.
2. FOR HEADERS ABOVE OPENINGS IN NON-BEARING WALLS, PROVIDE FRAMING ADEQUATE TO SUPPORT WEIGHT OF FRAMING AND DRYWALL ABOVE AND WEIGHT OF ANY DOOR HUNG FROM HEADER. LIMIT DEFLECTION TO L/480.

END BEARING



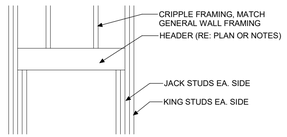


2X4 LAMINATIONS WITH ONE ROW OF STAGGERED 30D COMMON WIRE NAILS

2X6 LAMINATIONS WITH TWO ROW OF 30D COMMON WIRE NAILS

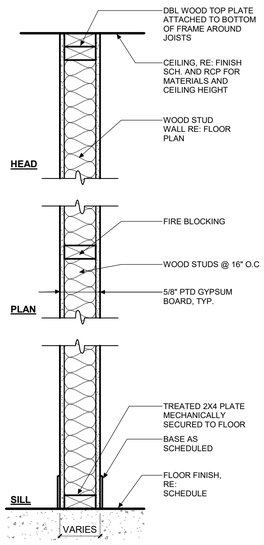
BUILT-UP COLUMN		
# OF PLYS	NAIL SIZE	REMARKS
2	10D	ONE SIDE
3	16D	EACH SIDE
4	30D	EACH SIDE

30D - STANDARD POLE BARN NAIL



TYPICAL HEADER FRAMING

1 TYPICAL FRAMING DETAILS
1" = 1'-0"



INTERIOR NON-RATED NON-BEARING WALL
@ HC UNIT CONVERSIONS AND NEW INT. WALLS.
WOOD STUDS - SPACED 16" O.C.

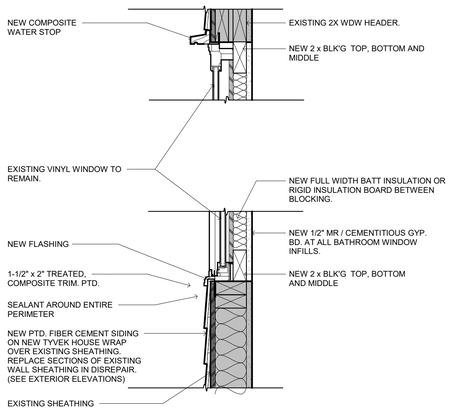
GYPSUM BOARD - ONE LAYER OF 1/2" THICK GYPSUM WALLBOARD WITH BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY, VERTICAL JOINTS CENTERED OVER STUDS AND STAGGERED ONE STUD CAVITY ON OPPOSITE SIDES OF STUDS. PANELS ATTACHED TO WOOD STUDS, TOP PLATE AND BTM. PLATE WITH 1-1/4" LONG TYPE W COURSE THREAD STEEL SCREWS SPACED 8" O.C.

JOINT TAPE AND COMPOUND - VINYL OR CASEIN, DRY OR PREMIXED JOINT COMPOUND APPLIED IN TWO COATS TO JOINTS AND SCREW HEADS OF OUTER LAYERS. PAPER TAPE, NOM 2" WIDE, EMBEDDED IN FIRST LAYER OF COMPOUND OVER ALL JOINTS OF OUTER LAYERS.

101 AS ABOVE WITH 2X4 WOOD STUDS @ 16" O.C.

104 AS ABOVE WITH 2X6 WOOD STUDS @ 16" O.C.

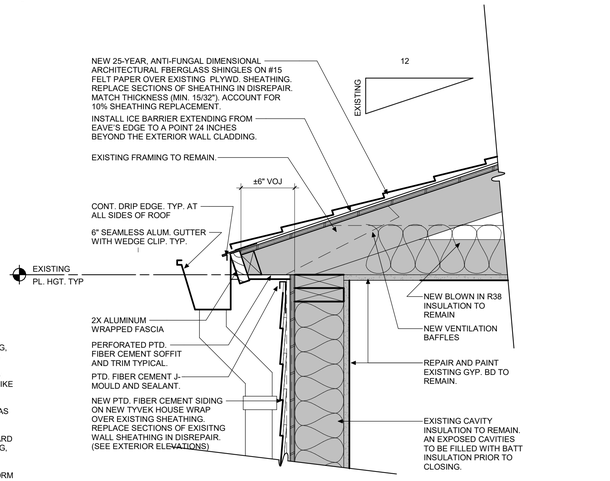
2 WALL TYPES
1/2" = 1' - 0"

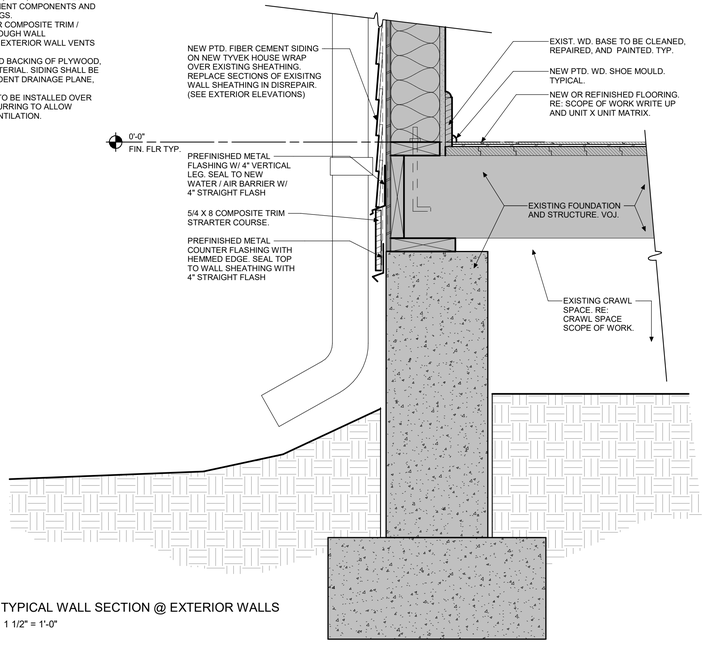


6 INFILL AT EXISTING BATH WDW C1
1 1/2" = 1'-0"

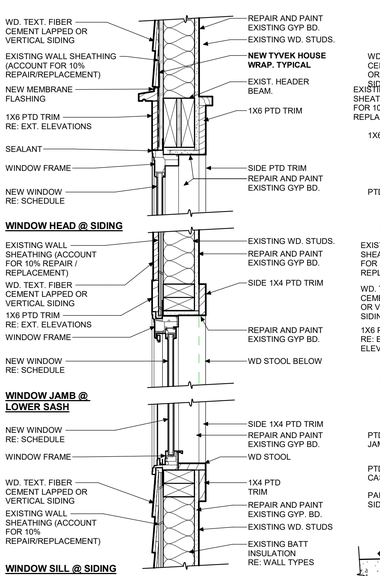
7 EXISTING / DEMO EXTERIOR WALL CONSTRUCTION (PHOTO FROM BELOW - NOTED)

NEW SIDING AND TRIM NOTES:
a. REMOVE ALL EXISTING VINYL SIDING TO EXISTING SHEATHING. REPLACE ANY DAMAGED WALL SHEATHING, INSTALL NEW TYVEK HOUSE WRAP AND PROVIDE NEW CEMENTITIOUS LAP SIDING (WOOD LOOK WITH 5" EXPOSURE MAX), AND VERTICAL (BOARD AND BATTEN) CEMENTITIOUS SIDING (REPLACE AREAS EXISTING IN LIKE STYLE – RE: EXTERIOR ELEVATIONS AND VERIFY ON SITE).
b. DO NOT INSTALL NEW SIDING OVER MATERIALS SUCH AS VINYL SIDING, THERMO-PLY®, OR OTHER FLEXIBLE MATERIALS.
c. MATERIAL SUCH AS T1-11, WOOD SIDING, OR HARDBOARD LAP-SIDING MAY BE USED AS BACKING FOR NEW SIDING, PROVIDED IT IS IN GOOD CONDITION.
d. REPAIR, REPLACE, AND RE-NAIL ALL SECTIONS OF DAMAGED SIDING OR SHEATHING TO PROVIDE A UNIFORM AND FLAT SURFACE.
e. FASTEN SIDING TO FRAMING WITH NAILS PENETRATING A MINIMUM 3/4 OF AN INCH INTO STUDS.
f. INSTALL MOUNTING BLOCKS FOR ALL PENETRATIONS IN SIDING SUCH AS ELECTRICAL, PLUMBING, HVAC, AND DUCTWORK ETC.
g. REPLACE ALL EXISTING FASCIA, TRIM, AND VENTED SOFFITS WITH NEW FIBER CEMENT COMPONENTS AND VENTED SOFFITS. RE: DRAWINGS.
h. PROVIDE MANUFACTURERS OR COMPOSITE TRIM / MOULDING AND SEAL ALL THROUGH WALL PENETRATIONS. REPLACE ALL EXTERIOR WALL VENTS WITH NEW.
i. NEW SIDING SHALL HAVE SOLID BACKING OF PLYWOOD, OSB, GYPSUM, OR SIMILAR MATERIAL. SIDING SHALL BE INSTALLED OVER AN INDEPENDENT DRAINAGE PLANE. SUCH AS TYVEK® OR EQUAL.
j. ALL NEW PANEL TYPE SIDING TO BE INSTALLED OVER VERTICAL OR CORRUGATED FURRING TO ALLOW ADEQUATE DRAINAGE AND VENTILATION.

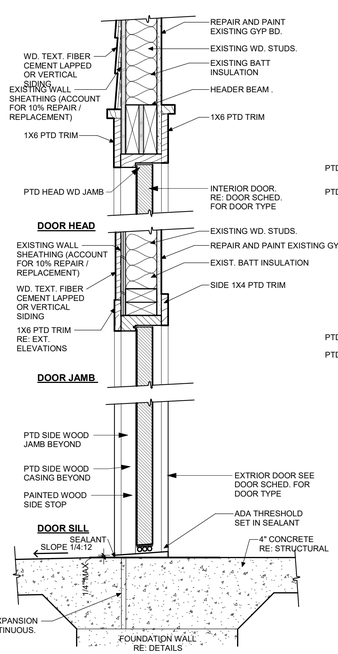




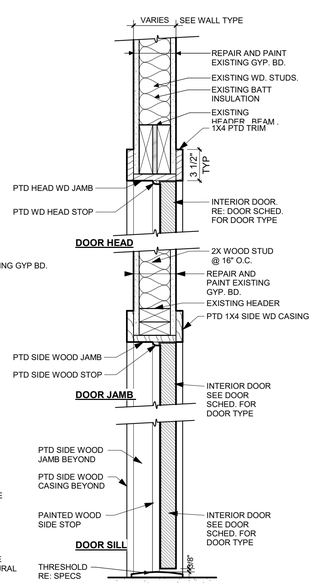
8 TYPICAL WALL SECTION @ EXTERIOR WALLS
1 1/2" = 1'-0"



3 EXTERIOR WINDOW HEAD, JAMB, AND SILL DETAILS



4 EXTERIOR DOOR HEAD, JAMB, AND SILL DETAILS



5 INTERIOR DOOR HEAD, JAMB, AND SILL DETAILS

WINDOW / DOOR HEAD JAMB AND SILL DETAILS
1 1/2" = 1'-0"

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REVISIONS

APPROVAL

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ISSUED FOR:
PERMITTING

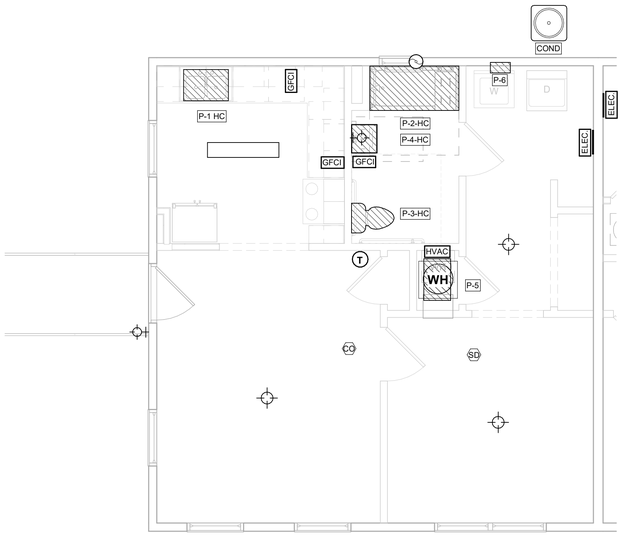
JOB NUMBER: 19-009

ISSUED: 04/18/2025

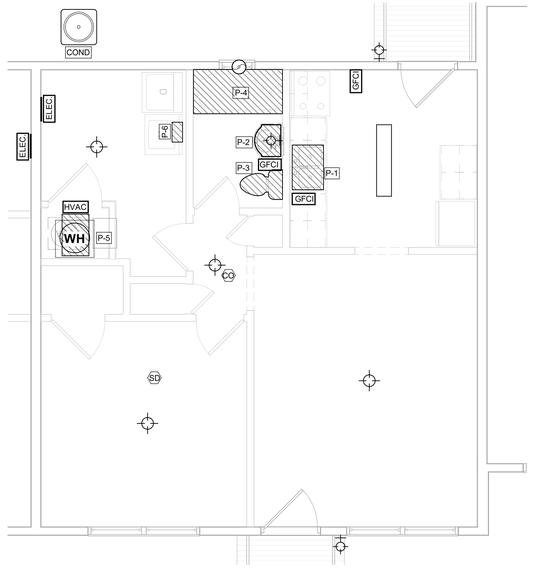
FRAMING DETAILS, OVERHANGS, AND WALL SECTIONS

A5.1

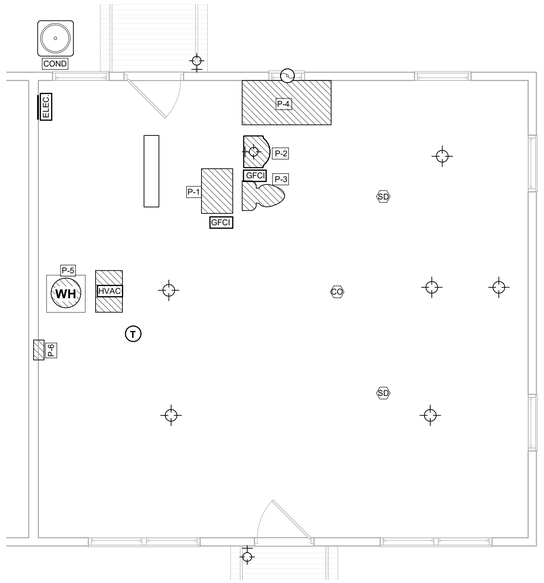
PHASE: CD



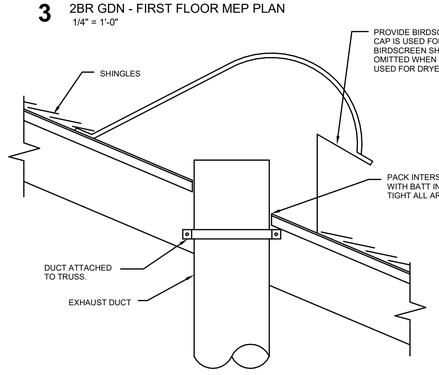
1 1BR GDN HC - EXISTING - FIRST FLOOR MEP PLAN
1/4" = 1'-0"



2 1BR GDN - FIRST FLOOR MEP PLAN
1/4" = 1'-0"

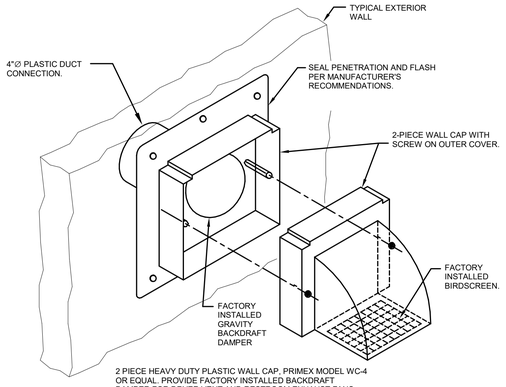


3 2BR GDN - FIRST FLOOR MEP PLAN
1/4" = 1'-0"



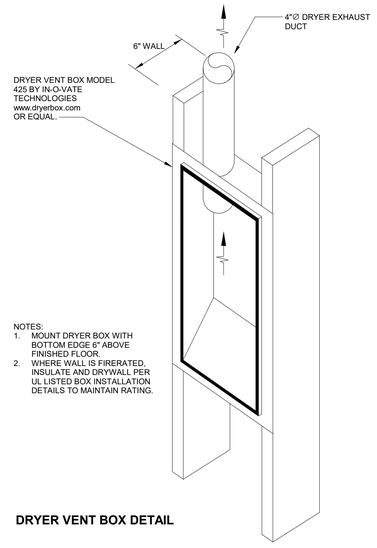
ROOF CAP DETAIL

4 VENT CAP DETAILS
12" = 1'-0"



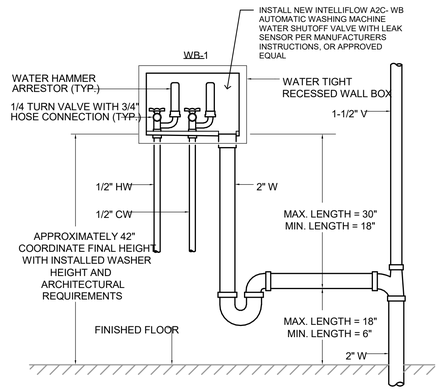
2 PIECE HEAVY DUTY PLASTIC WALL CAP, PRIMEX MODEL WC-4 OR EQUAL. PROVIDE FACTORY INSTALLED BACKDRAFT DAMPER FOR DRYER VENT AND RESTROOM EXHAUST FANS. REMOVE BACKDRAFT DAMPER FOR USE AS OUTSIDE AIR INTAKE. FOR DRYER APPLICATIONS USE THE NO BIRD SCREEN (NS) MODEL. PAINT TO OWNERS SPEC.

TYPICAL WALL JACK DETAIL



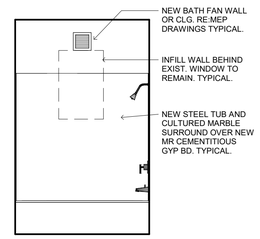
NOTES:
1. MOUNT DRYER BOX WITH BOTTOM EDGE 6" ABOVE FINISHED FLOOR.
2. WHERE WALL IS FIRERATED, INSULATE AND DRYWALL PER UL LISTED BOX INSTALLATION DETAILS TO MAINTAIN RATING.

DRYER VENT BOX DETAIL



WASHER BOX DETAIL

5 WASHER BOX AND DRYER VENT DETAILS
12" = 1'-0"



6 TYPICAL TUB ELEVATION ALL UNITS
3/8" = 1'-0"

SCOPE OF WORK - DWELLING UNITS MEP

1. ELECTRICAL:
   a. DEVICES: SWITCHES, RECEPTACLES AND GFCI'S:
      1. REPLACE ALL EXISTING SWITCHES AND RECEPTACLES AND PROVIDE NEW COVER PLATES AT EXISTING LOCATIONS.
      2. REPLACE GOFI PLUGS IN KITCHENS (2 EA) AND IN BATHROOMS (1 EA).
      3. REPLACE ALL PHONE & CABLE, HIGH SPEED INTERNET CONNECTIONS. WITH RUN TO SINGLE DEMARK BOX PER BUILDING.
   b. SMOKE DETECTORS:
      1. INSTALL HARDWIRED CO/SMOKE DETECTORS IN ALL DWELLING UNITS.
      2. PROVIDE ONE CO/SMOKE PER UNIT LOCATED NEAR SLEEPING ROOMS. AND ONE PER FLOOR AT TOWNHOMES.
      3. PROVIDE ONE HARDWIRED SMOKE DETECTOR PER BEDROOM.
      4. ALL TO BE WIRELESSLY INTERCONNECTED.
   c. LIGHTING:
      1. REPLACE ALL EXISTING LIGHT FIXTURES WITH NEW ENERGY STAR RATED LED LIGHT FIXTURES.
   d. ELECTRICAL PANELS: REPLACE ALL UNIT ELECTRICAL BREAKER PANELS IN UNITS (NEW 100-AMP PANELS WITH ARC FAULT BREAKERS).
   e. SEAL AROUND EXISTING ACCESSIBLE AND ALL NEW ELECTRICAL PENETRATIONS.
2. MECHANICAL:
   a. HVAC (ALL UNITS):
      1. REMOVE AND REPLACE EXISTING AIR HANDLERS, CONDENSING UNITS. (NEW UNITS TO BE ENERGY STAR RATED MIN. 15 SEER2, 7.8 HSPF HEAT PUMPS WITH BACK UP ELECTRIC HEAT STRIP).
      2. REUSE ALL EXISTING DUCTWORK AND LINE SETS.
      3. REPLACE ALL REGISTERS / GRILLES.
      4. INSTALL NEW PROGRAMABLE THERMOSTAT.
      5. **MECHANICAL SUBCONTRACTOR TO PROVIDE MANUAL J, S, D, AND T TO ENSURE PROPERLY SIZED AIR CONDITIONING SYSTEMS FOR DWELLING UNITS.**
   b. DUCTWORK (ALL UNITS):
      1. CLEAN ALL EXISTING HVAC DUCTS AND PLENUMS.
      2. ALL EXHAUST DUCTS ARE TO DISCHARGE TO THE EXTERIOR OF THE BUILDING AND TERMINATE INTO VENT CAPS. VENT CAPS TO BE OF A QUALITY THAT WILL MINIMIZE REPAIR AND REPLACEMENT.
      3. SEAL AROUND ALL EXISTING ACCESSIBLE AND NEW DUCTWORK INCLUDING PENETRATIONS IN FLOORS, WALLS AND CEILINGS.
   c. RANGE HOODS: REPLACE EXISTING ELECTRIC RANGES AND VENTLESS RANGE HOODS (RECIRCULATING) AND INSTALL NEW RANGE QUEENS AND ANTI-TIP DEVICES.
   d. BATH EXHAUST FAN: REMOVE AND INFILL EXISTING BATHROOM WINDOW. INSTALL NEW ENERGY STAR RATED 70 CFM THRU WALL EXHAUST FAN AND VENT CAP WITH BIRD SCREEN. WIRE NEW FAN TO EXISTING PRIMARY LIGHT SWITCH WITH DELAY TIMER OR PROVIDE FAN W/ HUMIDISTAT.
3. PLUMBING:
   a. HOT WATER:
      1. REPLACE EXISTING WATER HEATERS WITH NEW ENERGY STAR RATED ELECTRIC WATER HEATERS.
         a. ELECTRIC WATER HEATERS TO BE ENERGY STAR RATED
         b. 1BR UNITS - 30 GALLON MIN., 2BR UNITS 40 GALLON MIN., 3BR UNITS 50 GALLON MIN.
         c. USE LOWBOYS WHERE REQUIRED TO FIT INTO EXISTING SPACE.
         d. INCLUDE NEW OVERFLOW DRAIN PAN, AND FLEX PIPE. WATER VALVES (2EA), STAINLESS STEEL SUPPLY LINE (2EA).
         e. WATER HEATER TEMPERATURE AND PRESSURE RELIEF VALVE SHALL DISCHARGE THROUGH CPVC, PEX OR COPPER PIPES AND TERMINATE BETWEEN 2 INCHES AND 6 INCHES FROM THE PAN.
         f. REUSE EXISTING VENT PIPING.
         g. INSTALLATIONS ARE TO COMPLY WITH THE LATEST ADOPTED EDITION OF THE INTERNATIONAL PLUMBING CODE FOR NEW CONSTRUCTION. REFER TO CODE FOR PAN AND DRAIN SPECIFICATIONS.
   b. PLUMBING FIXTURES: REPLACE ALL PLUMBING FIXTURES WITH WATER SENSE / LOW FLOW FIXTURES INCLUDING ALL ANGLE STOPS, AND HOT AND COLD-WATER SUPPLY LINES FROM ANGLE STOP TO FIXTURE. NEW ANGLE STOPS TO HAVE METAL HANDLES. PLASTIC IS PROHIBITED.
   c. WASHER BOXES: REPLACE EXISTING BOXES AND CONNECTIONS FOR NEW E-STAR CLOTHES WASHING MACHINES. NEW BOXES ARE TO HAVE AN INTELLIFLOW A2C- WB AUTOMATIC WASHING MACHINE WATER SHUTOFF VALVE WITH LEAK SENSOR, OR EQUAL.
   d. SEAL AROUND EXISTING ACCESSIBLE AND ALL NEW PLUMBING PENETRATIONS IN FLOORS, WALLS AND CEILINGS AND ALL NEW PLUMBING PENETRATIONS IN FLOORS, WALLS AND CEILINGS.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
6. ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
7. CONTRACTOR TO REFERENCE G SHEETS FOR ADDITIONAL REQUIREMENTS
8. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND VIRGINA HOUSING REQUIREMENTS.

WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

NEW APPLIANCE SCHEDULE (TYPICAL)

1. REFRIGERATORS: NEW FROST-FREE ENERGY STAR REFRIGERATORS WITH FREEZER COMPARTMENT.
   a. 18 CUBIC FT MIN.
2. RANGES & HOODS:
   a. NEW 30" WIDE ELEC. RANGES.
   b. NEW E-STAR RECIRCULATING RANGE HOODS.
   c. PROVIDE NEW RANGE QUEENS AT ALL HOODS.
   d. INSTALL NEW ANTI-TIP DEVICES AT ALL RANGES.
   e. INSTALL SPLASH PANELS AT ALL RANGES
3. WASHERS AND DRYERS: NEW FULL SIZE STACKED ENERGY STAR RATED WASHERS AND DRYERS. RE: FLOOR PLANS

*ALL APPLIANCES TO BE ENERGY STAR RATED WHERE APPLICABLE.

NEW UNIT M.E.P. LEGEND

- REPLACE EXISTING INTERIOR LIGHTING WITH ENERGY STAR RATED LED FIXTURES
- REPLACE EXISTING WALL MOUNTED LIGHTING WITH ENERGY STAR RATED LED LIGHT FIXTURES
- NEW 70 CFM ENERGY STAR RATED VENTILATION FAN DUCTED TO EXTERIOR
- GFCI — NEW GROUND FAULT CIRCUIT INTERRUPTER TO BE INSTALLED IN EXISTING OUTLET LOCATION(S)
- 4' LINEAR SURFACE MTD. ENERGY STAR LED FIXTURES
- ELEC. — REMOVE AND REPLACE EXISTING ELECTRICAL PANELS. VERIFY EXACT PANEL LOCATIONS ONSITE.
- HVAC — NEW ENERGY STAR SPLIT SYSTEM W/ HEAT PUMP. \
- COND — PROVIDE NEW CONDENSING UNITS, CONC. PADS, AIR HANDLERS, & REGISTERS
- T — NEW PROGRAMMABLE THERMOSTAT
- SD — NEW HARDWIRED LOOPED SMOKE DETECTORS
- CO — NEW HARDWIRED LOOPED SMOKE/CO DETECTORS
- P-3 — NEW WATER SENSE TOILET, INCLUDING TOILET SEAT, AND NEW WATER SUPPLY LINE W/ESCUTCHEON.
- P-4 — REMOVE AND REPLACE EXISTING TUBS AND SURROUNDS. REPLACE ALL CAST IRON P TRAPS.NEW WATER SENSE LEVER FAUCET, NEW WATER SENSE SHOWER HEAD, NEW DIVERTER AND TRIM.
- P-5 — NEW PEDESTAL SINK AND WATER SENSE LEVER FAUCET WITH NEW P-TRAPS, ANGLE STOPS, AND SUPPLY LINES.
- NEW DOUBLE BOWL STAINLESS STEEL SINK WITH STRAINER, WATER SENSE LEVER FAUCET, NEW P-TRAP, ANGLE STOPS, HOT AND COLD WATER SUPPLY LINES.
- P-6 — NEW WASHER BOX W/ LEAK SENSOR AND NEW DRYER VENT. RE SHEET A6.3
- P-3-HC — NEW ADA COMPLIANT WATER SENSE TOILET, INCLUDING TOILET SEAT, AND NEW WATER SUPPLY LINE W/ESCUTCHEON.
- P-4-HC — NEW ADA COMPLIANT ROLL-IN SHOWER AND SURROUND, WITH NEW WATER SENSE LEVER FAUCET, NEW WATER SENSE SHOWER HEAD, NEW DIVERTER AND TRIM.
- P-2-HC — NEW ADA COMPLIANT LAVATORY SINK AND ADA WATER SENSE PADDLE-BLADE FAUCET WITH NEW P-TRAPS, ANGLE STOPS, AND SUPPLY LINES.
- P-1-HC — NEW ADA DOUBLE BOWL STAINLESS STEEL SINK WITH STRAINER, AND KNEE SPACE WITH MILLWORK PIPE GUARD
- P-5 — NEW E-STAR LECTRIC WATER HEATER; INCLUDES NEW OVERFLOW DRIP PAN, AND DRAIN TO EXTERIOR

REVISIONS

1	04/24/25	HUD R1

APPROVAL

COMMONWEALTH OF VIRGINIA
AKHEIL R. SHAH
Lic. No. 0401019357
ARCHITECT

STUART GARDENS PHASE II

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ISSUED FOR:	
PERMITTING	
JOB NUMBER:	19-009
ISSUED:	04/18/2025

MEP UNIT PLANS - 1BR GDN, 1BR GDN EXIST. HC, & 2BR GDN

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PHASE: CD

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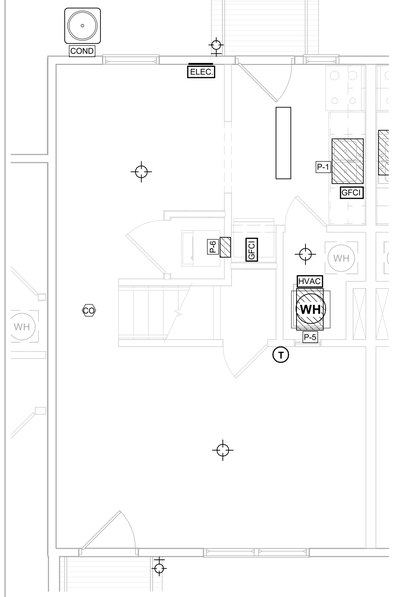
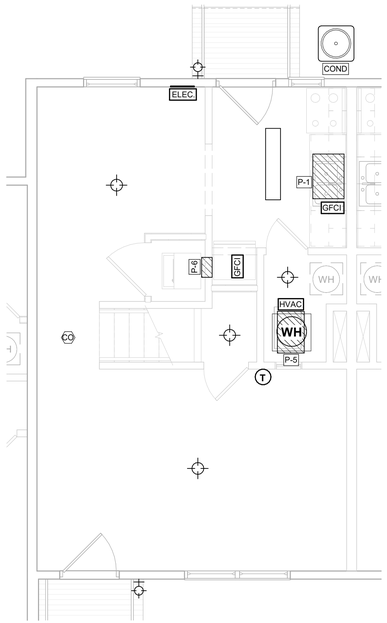
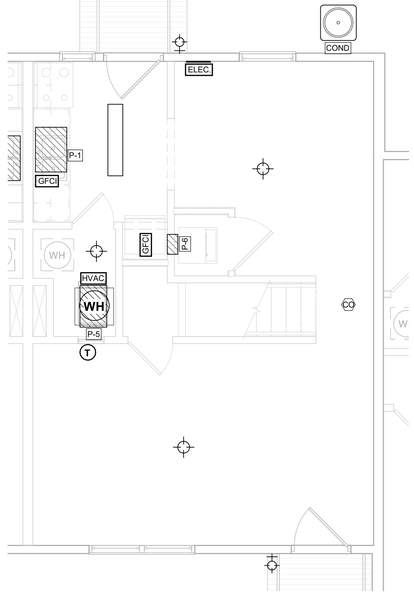


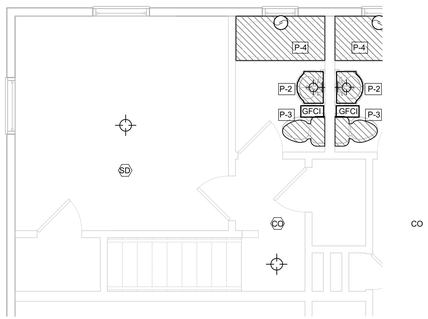
1 1BR TH - FIRST FLOOR MEP PLAN
1/4" = 1'-0"



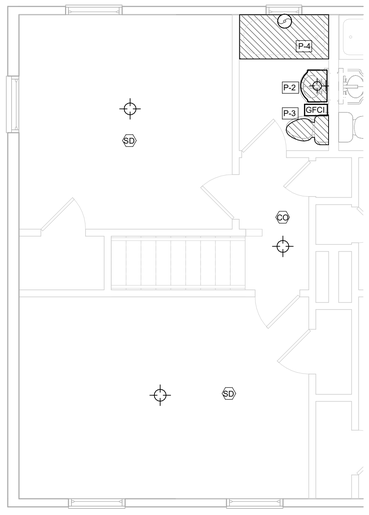
3 2BR TH - FIRST FLOOR MEP PLAN
1/4" = 1'-0"



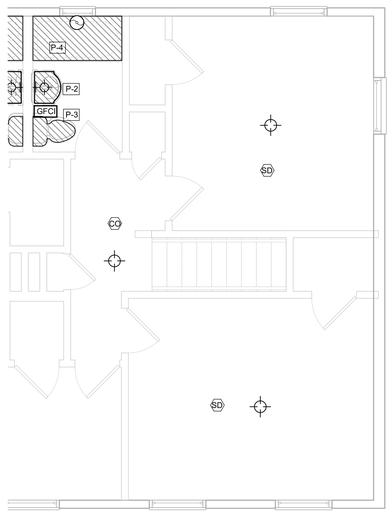
7 3BR TH - FIRST FLOOR MEP PLAN
1/4" = 1'-0"



2 1BR TH - SECOND FLOOR MEP PLAN
1/4" = 1'-0"



4 2BR TH - SECOND FLOOR MEP PLAN
1/4" = 1'-0"



8 3BR TH - SECOND FLOOR MEP PLAN
1/4" = 1'-0"

SCOPE OF WORK - DWELLING UNITS MEP

1. ELECTRICAL:
   a. DEVICES: SWITCHES, RECEPTACLES AND GFCI'S:
      1. REPLACE ALL EXISTING SWITCHES AND RECEPTACLES AND PROVIDE NEW COVER PLATES AT EXISTING LOCATIONS.
      2. REPLACE GOFI PLUGS IN KITCHENS (2 EA) AND IN BATHROOMS (1 EA).
      3. REPLACE ALL PHONE & CABLE, HIGH SPEED INTERNET CONNECTIONS. WITH RUN TO SINGLE DEMARK BOX PER BUILDING.
   b. SMOKE DETECTORS:
      1. INSTALL HARDWIRED CO/SMOKE DETECTORS IN ALL DWELLING UNITS.
      2. PROVIDE ONE CO/SMOKE PER UNIT LOCATED NEAR SLEEPING ROOMS. AND ONE PER FLOOR AT TOWNHOMES.
      3. PROVIDE ONE HARDWIRED SMOKE DETECTOR PER BEDROOM.
      4. ALL TO BE WIRELESSLY INTERCONNECTED.
   c. LIGHTING:
      1. REPLACE ALL EXISTING LIGHT FIXTURES WITH NEW ENERGY STAR RATED LED LIGHT FIXTURES.
   d. ELECTRICAL PANELS: REPLACE ALL UNIT ELECTRICAL BREAKER PANELS IN UNITS (NEW 100-AMP PANELS WITH ARC FAULT BREAKERS).
   e. SEAL AROUND EXISTING ACCESSIBLE AND ALL NEW ELECTRICAL PENETRATIONS.
2. MECHANICAL:
   a. HVAC (ALL UNITS):
      1. REMOVE AND REPLACE EXISTING AIR HANDLERS, CONDENSING UNITS. (NEW UNITS TO BE ENERGY STAR RATED MIN. 15 SEER2, 7.8 HSPF HEAT PUMPS WITH BACK UP ELECTRIC HEAT STRIP).
      2. REUSE ALL EXISTING DUCTWORK AND LINE SETS.
      3. REPLACE ALL REGISTERS / GRILLES.
      4. INSTALL NEW PROGRAMABLE THERMOSTAT.
      5. **MECHANICAL SUBCONTRACTOR TO PROVIDE MANUAL J, S, D, AND T TO ENSURE PROPERLY SIZED AIR CONDITIONING SYSTEMS FOR DWELLING UNITS.**
   b. DUCTWORK (ALL UNITS):
      1. CLEAN ALL EXISTING HVAC DUCTS AND PLENUMS.
      2. ALL EXHAUST DUCTS ARE TO DISCHARGE TO THE EXTERIOR OF THE BUILDING AND TERMINATE INTO VENT CAPS. VENT CAPS TO BE OF A QUALITY THAT WILL MINIMIZE REPAIR AND REPLACEMENT.
      3. SEAL AROUND ALL EXISTING ACCESSIBLE AND NEW DUCTWORK INCLUDING PENETRATIONS IN FLOORS, WALLS AND CEILINGS.
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   d. BATH EXHAUST FAN: REMOVE AND INFILL EXISTING BATHROOM WINDOW. INSTALL NEW ENERGY STAR RATED 70 CFM THRU WALL EXHAUST FAN AND VENT CAP WITH BIRD SCREEN. WIRE NEW FAN TO EXISTING PRIMARY LIGHT SWITCH WITH DELAY TIMER OR PROVIDE FAN W/ HUMIDISTAT.
3. PLUMBING:
   a. HOT WATER:
      1. REPLACE EXISTING WATER HEATERS WITH NEW ENERGY STAR RATED ELECTRIC WATER HEATERS.
         a. ELECTRIC WATER HEATERS TO BE ENERGY STAR RATED
         b. 1BR UNITS - 30 GALLON MIN., 2BR UNITS 40 GALLON MIN., 3BR UNITS 50 GALLON MIN.
         c. USE LOWBOYS WHERE REQUIRED TO FIT INTO EXISTING SPACE.
         d. INCLUDE NEW OVERFLOW DRAIN PAN, AND FLEX PIPE. WATER VALVES (2EA), STAINLESS STEEL SUPPLY LINE (2EA).
         e. WATER HEATER TEMPERATURE AND PRESSURE RELIEF VALVE SHALL DISCHARGE THROUGH CPVC, PEX OR COPPER PIPES AND TERMINATE BETWEEN 2 INCHES AND 6 INCHES FROM THE PAN.
         f. REUSE EXISTING VENT PIPING.
         g. INSTALLATIONS ARE TO COMPLY WITH THE LATEST ADOPTED EDITION OF THE INTERNATIONAL PLUMBING CODE FOR NEW CONSTRUCTION. REFER TO CODE FOR PAN AND DRAIN SPECIFICATIONS.
   b. PLUMBING FIXTURES: REPLACE ALL PLUMBING FIXTURES WITH WATER SENSE / LOW FLOW FIXTURES INCLUDING ALL ANGLE STOPS, AND HOT AND COLD-WATER SUPPLY LINES FROM ANGLE STOP TO FIXTURE. NEW ANGLE STOPS TO HAVE METAL HANDLES. PLASTIC IS PROHIBITED.
   c. WASHER BOXES: REPLACE EXISTING BOXES AND CONNECTIONS FOR NEW E-STAR CLOTHES WASHING MACHINES. NEW BOXES ARE TO HAVE AN INTELLIFLOW A2C- WB AUTOMATIC WASHING MACHINE WATER SHUTOFF VALVE WITH LEAK SENSOR, OR EQUAL.
   d. SEAL AROUND EXISTING ACCESSIBLE AND ALL NEW PLUMBING PENETRATIONS IN FLOORS, WALLS AND CEILINGS AND ALL NEW PLUMBING PENETRATIONS IN FLOORS, WALLS AND CEILINGS.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
6. ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
7. CONTRACTOR TO REFERENCE G SHEETS FOR ADDITIONAL REQUIREMENTS
8. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND VIRGINA HOUSING REQUIREMENTS.

WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

NEW APPLIANCE SCHEDULE (TYPICAL)

1. REFRIGERATORS: NEW FROST-FREE ENERGY STAR REFRIGERATORS WITH FREEZER COMPARTMENT.
   a. 18 CUBIC FT MIN.
2. RANGES & HOODS:
   a. NEW 30" WIDE ELEC. RANGES.
   b. NEW E-STAR RECIRCULATING RANGE HOODS.
   c. PROVIDE NEW RANGE QUEENS AT ALL HOODS.
   d. INSTALL NEW ANTI-TIP DEVICES AT ALL RANGES.
   e. INSTALL SPLASH PANELS AT ALL RANGES
3. WASHERS AND DRYERS: NEW FULL SIZE STACKED ENERGY STAR RATED WASHERS AND DRYERS. RE: FLOOR PLANS

*ALL APPLIANCES TO BE ENERGY STAR RATED WHERE APPLICABLE.

NEW UNIT M.E.P. LEGEND

- REPLACE EXISTING INTERIOR LIGHTING WITH ENERGY STAR RATED LED FIXTURES
- REPLACE EXISTING WALL MOUNTED LIGHTING WITH ENERGY STAR RATED LED LIGHT FIXTURES
- NEW 70 CFM ENERGY STAR RATED VENTILATION FAN DUCTED TO EXTERIOR
- GFCI — NEW GROUND FAULT CIRCUIT INTERRUPTER TO BE INSTALLED IN EXISTING OUTLET LOCATION(S)
- 4' LINEAR SURFACE MTD. ENERGY STAR LED FIXTURES
- ELEC — REMOVE AND REPLACE EXISTING ELECTRICAL PANELS. VERIFY EXACT PANEL LOCATIONS ONSITE.
- HVAC — NEW ENERGY STAR SPLIT SYSTEM W/ HEAT PUMP. \
- COND — PROVIDE NEW CONDENSING UNITS, CONC. PADS, AIR HANDLERS, & REGISTERS
- T — NEW PROGRAMMABLE THERMOSTAT
- SD — NEW HARDWIRED LOOPED SMOKE DETECTORS
- CO — NEW HARDWIRED LOOPED SMOKE/CO DETECTORS
- P-3 — NEW WATER SENSE TOILET, INCLUDING TOILET SEAT, AND NEW WATER SUPPLY LINE W/ESCUTCHEON.
- P-4 — REMOVE AND REPLACE EXISTING TUBS AND SURROUNDS. REPLACE ALL CAST IRON P TRAPS.NEW WATER SENSE LEVER FAUCET, NEW WATER SENSE SHOWER HEAD, NEW DIVERTER AND TRIM.
- P-2 — NEW PEDESTAL SINK AND WATER SENSE LEVER FAUCET WITH NEW P-TRAPS, ANGLE STOPS, AND SUPPLY LINES.
- NEW DOUBLE BOWL STAINLESS STEEL SINK WITH STRAINER, WATER SENSE LEVER FAUCET, NEW P-TRAP, ANGLE STOPS, HOT AND COLD WATER SUPPLY LINES.
- WH / P-5 — NEW E-STAR LECTRIC WATER HEATER. INCLUDES NEW OVERFLOW DRIP PAN, AND DRAIN TO EXTERIOR
- P-6 — NEW WASHER BOX W/ LEAK SENSOR AND NEW DRYER VENT. RE SHEET A6.3
- P-3-HC — NEW ADA COMPLIANT WATER SENSE TOILET, INCLUDING TOILET SEAT, AND NEW WATER SUPPLY LINE W/ESCUTCHEON.
- P-4-HC — NEW ADA COMPLIANT ROLL-IN SHOWER AND SURROUND, WITH NEW WATER SENSE LEVER FAUCET, NEW WATER SENSE SHOWER HEAD, NEW DIVERTER AND TRIM.
- P-2-HC — NEW ADA COMPLIANT LAVATORY SINK AND ADA WATER SENSE PADDLE-BLADE FAUCET WITH NEW P-TRAPS, ANGLE STOPS, AND SUPPLY LINES.
- P-1-HC — NEW ADA DOUBLE BOWL STAINLESS STEEL SINK WITH STRAINER, AND KNEE SPACE WITH MILLWORK PIPE GUARD

REVISIONS

1	04/24/25	HUD R1

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ISSUED FOR:

PERMITTING

JOB NUMBER: 19-009

ISSUED: 04/18/2025

MEP UNIT PLANS - 1BR TH, 2BR TH, & 3BR TH

A6.2

PHASE: CD

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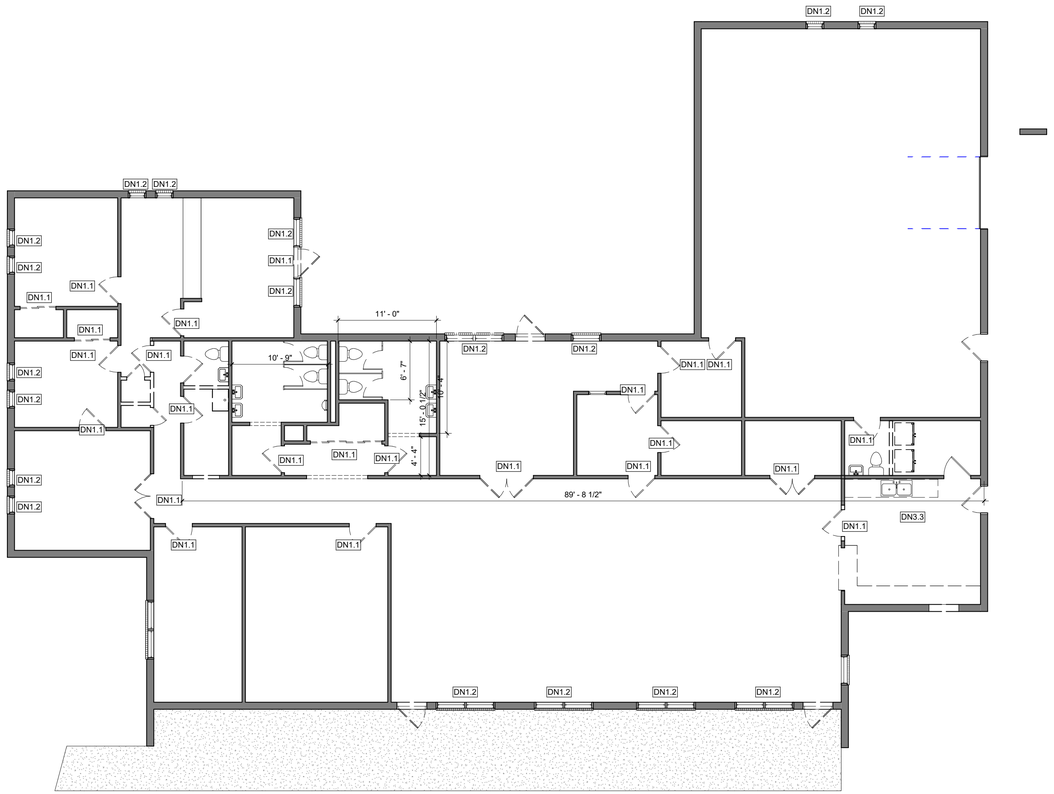
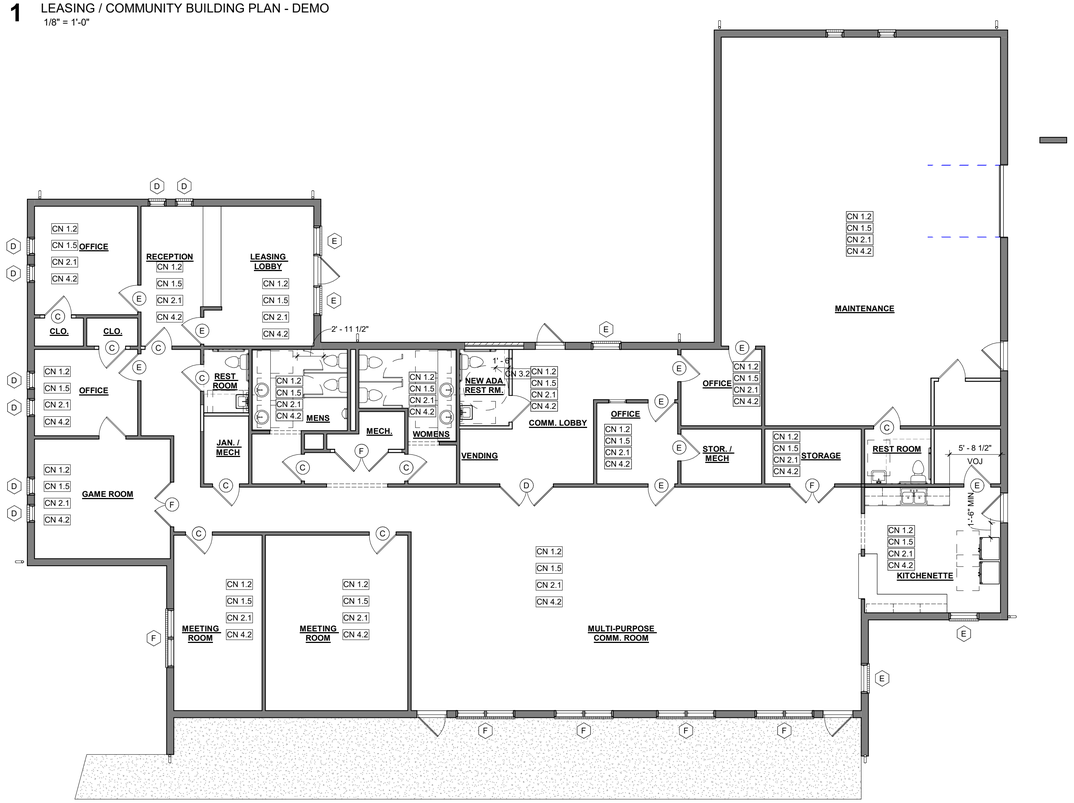


1 LEASING / COMMUNITY BUILDING PLAN - DEMO
1/8" = 1'-0"



2 LEASING / COMMUNITY BUILDING PLAN - NEW
1/8" = 1'-0"

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SCOPE OF WORK - LEASING OFFICE UPGRADES

1. FINISHES (TYPICAL ALL ROOMS):
   a. WALLS & CEILINGS: REPAIR MINOR FLAWS IN EXISTING GYPSUM BOARD WALLS AND CEILINGS TO REMAIN. REPLACE GYPSUM BOARD AREAS WITH LIKE KIND AS NEEDED TO COORDINATE WITH SCOPE OF WORK REQUIREMENTS. MOISTURE RESISTANT DRYWALL TO BE PROVIDED (ONLY WHERE REPLACED) IN ALL RESTROOMS AND KITCHENETTE, (WET AREAS). TAPE AND FLOAT AS NEEDED.
   b. FLOORING: OVERLAY INSTALL NEW LVT RESILIENT FLOORING THROUGHOUT. PROVIDE NEW SHOE MOLDING, EXISTING WOOD BASEBOARDS TO REMAIN. NEW SANITARY BASE IN SINGLE-OCCUPANCY RESTROOMS AND WET AREAS.
   c. PAINT: PREP AND PAINT UNIT INTERIOR THROUGHOUT (MATCH EXISTING COLOR). INCLUDES ALL GYPSUM BOARD WALLS, CEILINGS, DOORS, AND TRIM.
   d. PAINT FINISH: ALL KITCHENETTE, RESTROOMS, DOORS AND TRIM TO RECEIVE SEMI-GLOSS PAINT FINISH. ALL OTHER ROOMS GYPSUM BOARD WALLS AND CEILINGS TO RECEIVE FLAT FINISH.
2. DOORS:
   a. INTERIOR DOOR REPLACEMENT: REPLACE INTERIOR DOOR UNITS PER PLANS.
   b. INTERIOR DOOR HARDWARE: REPLACE ALL INTERIOR DOOR HARDWARE WITH NEW LEVERED DOOR HARDWARE. PRIVACY FUNCTION AT ALL
   c. OFFICES AND SINGLE-OCCUPANCY RESTROOMS. PUSH/PULL PLATE, CLOSER, AND KICKPLATE AT MENS AND WOMENS RESTROOMS.
   d. NEW CLOSER AT INTERIOR LEASING LOBBY, RECEPTION, SINGLE-OCCUPANCY RESTROOM, AND COMMUNITY LOBBY DOOR.
   e. PASSAGE FUNCTION AT ALL OTHER DOORS. NEW ONE-WAY DEADBOLT AT MECHANICAL/STORAGE CLOSET DOORS. NEW FLUSH WALL PROTECTORS.
3. INTERIOR WINDOW TRIM & BLINDS:
   a. WINDOW TRIM: NEW WINDOWSILLS, INTERIOR TRIM, AND SMOOTH PLYWOOD RETURNS.
   b. WINDOW BLINDS: REPLACE APARTMENT UNIT BLINDS WITH NEW HORIZONTAL 1" PVC MINI BLINDS.
4. KITCHENETTE:
   a. REFRIGERATOR: NEW STANDARD FROST-FREE ENERGY STAR REFRIGERATORS WITH FREEZER COMPARTMENT.
   b. MILLWORK: REMOVE AND REPLACE ALL KITCHENETTE CABINETS AND LAMINATE COUNTERTOPS. NEW CABINETS TO COMPLY WITH VIRGINIA HOUSING DEVELOPMENT AUTHORITY'S MINIMUM CABINET REQUIREMENTS AND BE ACCESSIBLE UFAS COMPLIANT. NEW CABINET PULLS. NEW CONCEALED WOOD BLOCKING AT CABINET UPPERS.
   c. SINK & FAUCET: NEW DOUBLE BOWL STAINLESS STEEL KITCHENETTE SINK WITH STRAINER. NEW P-TRAP, ANGLE STOPS, SUPPLY LINES, AND WATERSENSE LEVER FAUCET.
5. SINGLE OCCUPANCY RESTROOMS:
   a. SINK & FAUCET: REMOVE AND REPLACE WALL HUNG SINK, FAUCET, P-TRAP, SUPPLY LINES AND ANGLE STOPS.
   b. TOILET: REPLACE COMMODE WITH WATERSENSE EFFICIENT .8 GPF WITH SEAT. NEW SUPPLY LINE AND ANGLE STOP.
   c. ACCESSORIES: REMOVE AND REPLACE EXISTING BATH ACCESSORIES. INCLUDES NEW SOAP DISPENSER, PAPER TOWEL DISPENSER, AND TOILET PAPER HOLDER (1 OF EACH PER RESTROOM). NEW GRAB BARS.
   d. MIRROR: REPLACE EXISTING MIRROR WITH NEW FIXED TILTED MIRROR.
   e. EXHAUST FAN: REPLACE BATHROOM EXHAUST FAN IN LEASING OFFICE RESTROOM. ADD NEW BATHROOM EXHAUST FAN WITH LIGHT IN MAINTENANCE RESTROOM (INCLUDING NEW DUCTWORK).
6. MENS/WOMENS RESTROOM (REPLACE EXISTING IN LIKE KIND):
   a. SINK & FAUCET: REMOVE AND REPLACE (4) WALL HUNG SINKS, FAUCETS, P-TRAPS, SUPPLY LINES AND ANGLE STOPS.
   b. TOILET: REPLACE (4) COMMODES WITH WATERSENSE EFFICIENT .8 GPF WITH SEAT. NEW SUPPLY LINE AND ANGLE STOP.
   c. URINAL: REPLACE (1) URINAL WITH WATERSENSE EFFICIENT URINAL.
   d. ACCESSORIES: REMOVE AND REPLACE EXISTING BATH ACCESSORIES. INCLUDES (2 TOTAL) SOAP DISPENSERS, (2 TOTAL) PAPER TOWEL DISPENSERS, AND (4 TOTAL) TOILET PAPER HOLDERS. NEW GRAB BARS FOR (2 TOTAL) STALLS. NEW RESTROOM SIGN WITH BRAILLE (2 TOTAL).
   e. MIRROR: REPLACE EXISTING MIRROR WITH NEW FIXED TILTED MIRROR (4 TOTAL).
   f. EXHAUST FAN: REPLACE BATHROOM EXHAUST FAN (2 TOTAL).
7. PLUMBING: HOT WATER HEATERS: REPLACE EXISTING 50-GALLON ELECTRIC WATER HEATER SYSTEMS.
8. HVAC:
   a. REMOVE AND REPLACE EXISTING 2.5-TON SPLIT SYSTEMS (15 NOMINAL SEER).
   b. REUSE ALL EXISTING DUCTWORK AND LINSETS.
   c. REPLACE ALL REGISTERS AND RETURN GRILLES.
   d. NEW DIGITAL PROGRAMMABLE THERMOSTATS.
   e. NEW ELECTRICAL DISCONNECTS AND WHIP.
   f. CLEAN EXISTING DUCTWORK TO REMAIN.
   g. REPLACE CONCRETE CONDENSING UNIT EQUIPMENT PADS (3 TOTAL).
9. ELECTRICAL:
   a. DEVICES & COVER PLATES: REPLACE ALL EXISTING SWITCHES, RECEPTACLES, AND COVER PLATES AT EXISTING LOCATIONS. INCLUDES (10 TOTAL) GFCI RECEPTACLES, (75 TOTAL) DUPLEX RECEPTACLES, AND (25) SWITCHES. INCLUDES (10 TOTAL) PHONE JACK AND (10 TOTAL) TV CABLE PLATES.
   b. SMOKE DETECTORS: REPLACE EXISTING DETECTORS WITH NEW COMBINATION CO/SMOKE ALARM WITH BATTERY BACKUP (20 TOTAL PER LOCATIONS AND QUANTITIES PER PLANS).
   c. LIGHT FIXTURES: REPLACE ALL EXISTING LIGHT FIXTURES WITH NEW LED LIGHT FIXTURES AT EXISTING LOCATIONS. INCLUDES (95 TOTAL) 4' LINEAR SURFACE MOUNTED LIGHT FIXTURES THROUGHOUT AND (2 TOTAL) VANITY LIGHT FIXTURES AT SINGLE-OCCUPANCY RESTROOMS.
   d. ELECTRICAL PANELS: REPLACE INTERIOR ELECTRICAL UNIT PANEL WITH BREAKERS (2 TOTAL).

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
6. ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
7. CONTRACTOR TO REFERENCE G SHEETS FOR ADDITIONAL REQUIREMENTS
8. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND VIRGINA HOUSING REQUIREMENTS.

WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

KEYED NOTES - DEMOLITION

DN 1.1 REMOVE EXISTING DOOR AND FRAME.

DN 1.2 REMOVE ALL EXISTING WINDOWS AND FRAMES.

DN 3.3 DEMO KITCHENETTE: REMOVE ALL EXISTING CABINETRY, COUNTERTOPS, SINK, AND APPLIANCES. PREPARE SURFACES FOR NEW. TYPICAL.

DN 3.4 DEMO BATHROOM: REMOVE ALL EXISTING SINKS, TOILET, TUBS AND SURROUNDS, SHOWER HEADS, AND FAUCETS. PREPARE SURFACES FOR NEW. TYPICAL.

DN 6.5 REMOVE EXISTING WATER HEATERS. TYPICAL ALL UNITS.

DN 6.6 REMOVE EXISTING HVAC EQUIPMENT. AIR HANDLERS AND CONDENSING UNITS.

DN 11.3 PREPARE EXISTING FLOOR TO RECEIVE NEW FLOORING LVT CLICK LOCK OVERLAY. TYPICAL THROUGHOUT

NEW CONSTRUCTION - KEYED NOTES

(X) REMOVE AND REPLACE EXISTING ENTRY AND INTERIOR DOORS AND FRAMES. RE: DOOR SCHEDULE

(X) REMOVE AND REPLACE EXISTING WINDOWS. PROVIDE NEW LOW-E DOUBLE PANE E-STAR VINYL WINDOWS WITH NEW PAINTED TRIM AT NEW SIDING AND SEAL AROUND ALL EXISTING OPENINGS. TYPICAL ALL BUILDINGS AND ALL WINDOWS. RE: WINDOW SCHEDULE.(PROVIDE ADA COMPLIANT HARDWARE AT DESINATED UNITS)

CN 1.2 REPAIR / REPLACE DAMAGED INTERIOR GYP. BOARD. WHERE GYP BD. IS REPLACED AT WET WALLS, USE MOISTURE RESISTANT GYP BD. PREP ALL EXISTING GYP. BD. WALLS AND PAINT ENTIRE UNIT. RE: FIN. SCHEDULE. TYPICAL ALL UNITS.

CN 1.5 NEW PAINT THROUGH OUT. CLEAN AND PREP INT. WALLS PRIOR TO PAINT. RE: FINISH SCHEDULE. TYPICALALL UNITS

CN 2.1 NEW FLOORING THROUGH OUT TO INCLUDE NEW PTD SHOE MOULD AT BASE. TYPICAL ENTIRE UNIT. RE: FINISH SCHEDULE.

CN 3.3 NEW KITCHENETTE;
1. ALL NEW ADA COMPLIANT CABINETRY, HARDWARE AND COUNTERTOPS.
2. ALL NEW ADA COMPLIANT PLUMBING FIXTURES (SINKS AND FAUCETS)
3. ALL NEW APPLIANCES:
   A. REPLACE EXISTING WITH NEW ADA COMPLIANT SIDE BY SIDE REFRIGERATOR.
   B. REPLACE EXISTING WITH NEW ADA COMPLIANT SIDE BY SIDE FREEZER.
   C. REPLACE EXISTING WITH NEW ADA COMPLIANT E-STAR DISHWASHER

CN 3.4 NEW BATHROOMS;
1. NEW ADA COMPLIANT SINKS WITH LOW FLOW FAUCETS AT NEW LOCATIONS.
2. NEW ADA COMPLIANT WATERSENSE 1.28 GPF (MAX) LOW FLOW TOILETS W/ GRAB BARS INSTALLED OVER CONCEALED BLOCKING AT LOCATIONS SHOWN.
3. NEW ADA COMPLIANT BATHROOM ACCESSORIES;
   A. TOILET PAPER HOLDERS AND SOAP DISPENSERS. SECURE TO STUDS OR PROVIDE BLOCKING.
   B. NEW MIRRORS AND LIGHTS.
   C. NEW INSTALLED ADA COMPLIANT GRAB BARS INSTALLED OVER CONCEALED BLOCKING (FACTORY INSTALLED).

CN 4.2 PROVIDE NEW WINDOW TREATMENTS W/ ADA COMPLIANT HARDWARE. TYPICAL ALL WINDOWS, AND HALF LITE DOORS.

NEW APPLIANCE SCHEDULE (HC CONVERSION UNITS)

1. REFRIGERATORS: NEW ADA COMPLIANT FROST-FREE ENERGY STAR REFRIGERATORS WITH FREZZER.
   a. 18 CUBIC FT MIN. @ 1 & 2 BEDROOM HC UNITS.
2. RANGES & HOODS:
   a. NEW ADA COMPLIANT 30" WIDE ELEC. RANGES WITH FRONT CONTROLS.
   b. NEW E-STAR RECIRCULATING RANGE HOODS W/ VENT HOOD AND LIGHT CONTROLS LOCATED WITHIN REACH RANGE.
   c. PROVIDE NEW RANGE QUEENS AT ALL HOODS.
   d. INSTALL NEW ANTI-TIP DEVICES AT ALL RANGES.
   e. INSTALL SPLASH PANELS AT ALL RANGES.
3. WASHERS AND DRYERS: NEW ADA COMPLIANT FULL SIZE SIDE BY SIDE ENERGY STAR RATED WASHERS AND DRYERS. RE: FLOOR PLANS

*ALL APPLIANCES TO BE ENERGY STAR RATED WHERE APPLICABLE.

REVISIONS

APPROVAL

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ISSUED FOR:
PERMITTING

JOB NUMBER: 19-009

ISSUED: 04/18/2025

LEASING OFFICE / COUMMUNITY BUILDING PLANS DEMO / NEW

A7.1

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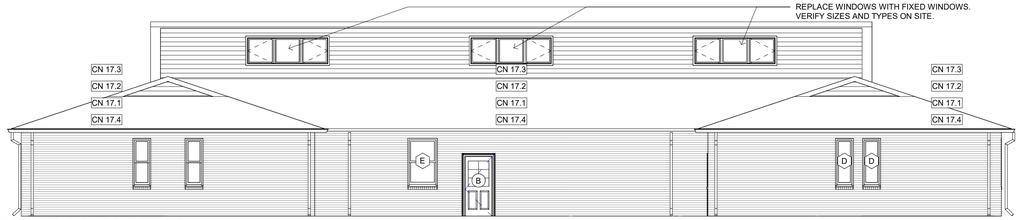
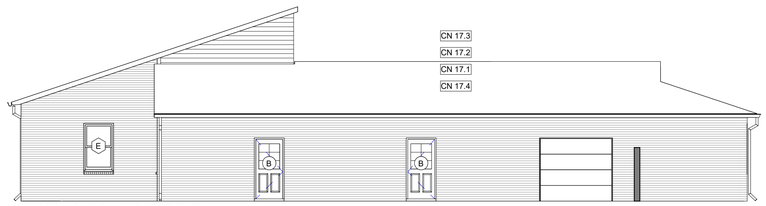
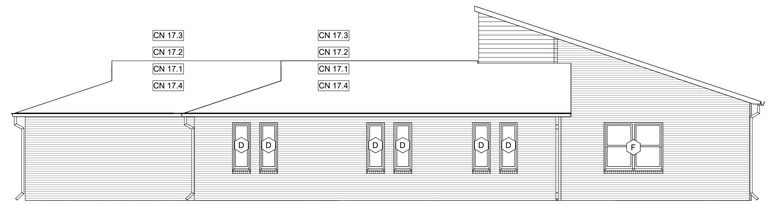


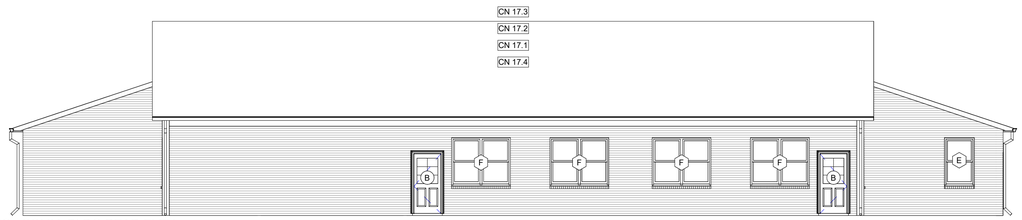
1 LEASING / COMM. BLDG FRONT ELEV.
1/8" = 1'-0"



2 LEASING / COMM. BLDG LEFT SIDE ELEV.
1/8" = 1'-0"



3 LEASING / COMM. BLDG RIGHT SIDE ELEV.
1/8" = 1'-0"



4 LEASING / COMM. BLDG REAR ELEV.
1/8" = 1'-0"

SCOPE OF WORK - LEASING OFFICE UPGRADES

1. FINISHES (TYPICAL ALL ROOMS):
   a. WALLS & CEILINGS: REPAIR MINOR FLAWS IN EXISTING GYPSUM BOARD WALLS AND CEILINGS TO REMAIN. REPLACE GYPSUM BOARD AREAS WITH LIKE KIND AS NEEDED TO COORDINATE WITH SCOPE OF WORK REQUIREMENTS. MOISTURE RESISTANT DRYWALL TO BE PROVIDED (ONLY WHERE REPLACED) IN ALL RESTROOMS AND KITCHENETTE, (WET AREAS). TAPE AND FLOAT AS NEEDED.
   b. FLOORING: OVERLAY INSTALL NEW LVT RESILIENT FLOORING THROUGHOUT. PROVIDE NEW SHOE MOLDING, EXISTING WOOD BASEBOARDS TO REMAIN. NEW SANITARY BASE IN SINGLE-OCCUPANCY RESTROOMS AND WET AREAS.
   c. PAINT: PREP AND PAINT UNIT INTERIOR THROUGHOUT (MATCH EXISTING COLOR). INCLUDES ALL GYPSUM BOARD WALLS, CEILINGS, DOORS, AND TRIM.
   d. PAINT FINISH: ALL KITCHENETTE, RESTROOMS, DOORS AND TRIM TO RECEIVE SEMI-GLOSS PAINT FINISH. ALL OTHER ROOMS GYPSUM BOARD WALLS AND CEILINGS TO RECEIVE FLAT FINISH.
2. DOORS:
   a. INTERIOR DOOR REPLACEMENT: REPLACE INTERIOR DOOR UNITS PER PLANS.
   b. INTERIOR DOOR HARDWARE: REPLACE ALL INTERIOR DOOR HARDWARE WITH NEW LEVERED DOOR HARDWARE. PRIVACY FUNCTION AT ALL
   c. OFFICES AND SINGLE-OCCUPANCY RESTROOMS. PUSH/PULL PLATE, CLOSER, AND KICKPLATE AT MENS AND WOMENS RESTROOMS.
   d. NEW CLOSER AT INTERIOR LEASING LOBBY, RECEPTION, SINGLE-OCCUPANCY RESTROOM, AND COMMUNITY LOBBY DOOR.
   e. PASSAGE FUNCTION AT ALL OTHER DOORS. NEW ONE-WAY DEADBOLT AT MECHANICAL/STORAGE CLOSET DOORS. NEW FLUSH WALL PROTECTORS.
3. INTERIOR WINDOW TRIM & BLINDS:
   a. WINDOW TRIM: NEW WINDOWSILLS, INTERIOR TRIM, AND SMOOTH PLYWOOD RETURNS.
   b. WINDOW BLINDS: REPLACE APARTMENT UNIT BLINDS WITH NEW HORIZONTAL 1" PVC MINI BLINDS.
4. KITCHENETTE:
   a. REFRIGERATOR: NEW STANDARD FROST-FREE ENERGY STAR REFRIGERATORS WITH FREEZER COMPARTMENT.
   b. MILLWORK: REMOVE AND REPLACE ALL KITCHENETTE CABINETS AND LAMINATE COUNTERTOPS. NEW CABINETS TO COMPLY WITH VIRGINIA HOUSING DEVELOPMENT AUTHORITY'S MINIMUM CABINET REQUIREMENTS AND BE ACCESSIBLE UFAS COMPLIANT. NEW CABINET PULLS. NEW CONCEALED WOOD BLOCKING AT CABINET UPPERS.
   c. SINK & FAUCET: NEW DOUBLE BOWL STAINLESS STEEL KITCHENETTE SINK WITH STRAINER. NEW P-TRAP, ANGLE STOPS, SUPPLY LINES, AND WATERSENSE LEVER FAUCET.
5. SINGLE OCCUPANCY RESTROOMS:
   a. SINK & FAUCET: REMOVE AND REPLACE WALL HUNG SINK, FAUCET, P-TRAP, SUPPLY LINES AND ANGLE STOPS.
   b. TOILET: REPLACE COMMODE WITH WATERSENSE EFFICIENT .8 GPF WITH SEAT. NEW SUPPLY LINE AND ANGLE STOP.
   c. ACCESSORIES: REMOVE AND REPLACE EXISTING BATH ACCESSORIES. INCLUDES NEW SOAP DISPENSER, PAPER TOWEL DISPENSER, AND TOILET PAPER HOLDER (1 OF EACH PER RESTROOM). NEW GRAB BARS.
   d. MIRROR: REPLACE EXISTING MIRROR WITH NEW FIXED TILTED MIRROR.
   e. EXHAUST FAN: REPLACE BATHROOM EXHAUST FAN IN LEASING OFFICE RESTROOM. ADD NEW BATHROOM EXHAUST FAN WITH LIGHT IN MAINTENANCE RESTROOM (INCLUDING NEW DUCTWORK).
6. MENSWOMENS RESTROOM (REPLACE EXISTING IN LIKE KIND):
   a. SINK & FAUCET: REMOVE AND REPLACE (4) WALL HUNG SINKS, FAUCETS, P-TRAPS, SUPPLY LINES AND ANGLE STOPS.
   b. TOILET: REPLACE (4) COMMODES WITH WATERSENSE EFFICIENT .8 GPF WITH SEAT. NEW SUPPLY LINE AND ANGLE STOP.
   c. URINAL: REPLACE (1) URINAL WITH WATERSENSE EFFICIENT URINAL.
   d. ACCESSORIES: REMOVE AND REPLACE EXISTING BATH ACCESSORIES. INCLUDES (2 TOTAL) SOAP DISPENSERS, (2 TOTAL) PAPER TOWEL DISPENSERS, AND (4 TOTAL) TOILET PAPER HOLDERS. NEW GRAB BARS FOR (2 TOTAL) STALLS. NEW RESTROOM SIGN WITH BRAILLE (2 TOTAL).
   e. MIRROR: REPLACE EXISTING MIRROR WITH NEW FIXED TILTED MIRROR (4 TOTAL).
   f. EXHAUST FAN: REPLACE BATHROOM EXHAUST FAN (2 TOTAL).
7. PLUMBING: HOT WATER HEATERS: REPLACE EXISTING 50-GALLON ELECTRIC WATER HEATER SYSTEMS.
8. HVAC:
   a. REMOVE AND REPLACE EXISTING 2.5-TON SPLIT SYSTEMS (15 NOMINAL SEER).
   b. REUSE ALL EXISTING DUCTWORK AND LINSETS.
   c. REPLACE ALL REGISTERS AND RETURN GRILLES.
   d. NEW DIGITAL PROGRAMMABLE THERMOSTATS.
   e. NEW ELECTRICAL DISCONNECTS AND WHIP.
   f. CLEAN EXISTING DUCTWORK TO REMAIN.
   g. REPLACE CONCRETE CONDENSING UNIT EQUIPMENT PADS (3 TOTAL).
9. ELECTRICAL:
   a. DEVICES & COVER PLATES: REPLACE ALL EXISTING SWITCHES, RECEPTACLES, AND COVER PLATES AT EXISTING LOCATIONS. INCLUDES (10 TOTAL) GFCI RECEPTACLES, (75 TOTAL) DUPLEX RECEPTACLES, AND (25) SWITCHES. INCLUDES (10 TOTAL) PHONE JACK AND (10 TOTAL) TV CABLE PLATES.
   b. SMOKE DETECTORS: REPLACE EXISTING DETECTORS WITH NEW COMBINATION CO/SMOKE ALARM WITH BATTERY BACKUP (20 TOTAL PER LOCATIONS AND QUANTITIES PER PLANS).
   c. LIGHT FIXTURES: REPLACE ALL EXISTING LIGHT FIXTURES WITH NEW LED LIGHT FIXTURES AT EXISTING LOCATIONS. INCLUDES (95 TOTAL) 4' LINEAR SURFACE MOUNTED LIGHT FIXTURES THROUGHOUT AND (2 TOTAL) VANITY LIGHT FIXTURES AT SINGLE-OCCUPANCY RESTROOMS.
   d. ELECTRICAL PANELS: REPLACE INTERIOR ELECTRICAL UNIT PANEL WITH BREAKERS (2 TOTAL).

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
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3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
6. ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
7. CONTRACTOR TO REFERENCE G SHEETS FOR ADDITIONAL REQUIREMENTS
8. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND VIRGINA HOUSING REQUIREMENTS.

WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

KEYED NOTES - DEMOLITION

DN 1.1	REMOVE EXISTING DOOR AND FRAME.
DN 1.2	REMOVE ALL EXISTING WINDOWS AND FRAMES.
DN 3.3	DEMO KITCHENETTE: REMOVE ALL EXISTING CABINETRY, COUNTERTOPS, SINK, AND APPLIANCES. PREPARE SURFACES FOR NEW. TYPICAL.
DN 3.4	DEMO BATHROOM: REMOVE ALL EXISTING SINKS, TOILET, TUBS AND SURROUNDS, SHOWER HEADS, AND FAUCETS. PREPARE SURFACES FOR NEW. TYPICAL.
DN 6.5	REMOVE EXISTING WATER HEATERS. TYPICAL ALL UNITS.
DN 6.6	REMOVE EXISTING HVAC EQUIPMENT. AIR HANDLERS AND CONDENSING UNITS.
DN 11.3	PREPARE EXISTING FLOOR TO RECEIVE NEW FLOORING LVT CLICK LOCK OVERLAY. TYPICAL THROUGHOUT

NEW CONSTRUCTION - KEYED NOTES

X	REMOVE AND REPLACE EXISTING ENTRY AND INTERIOR DOORS AND FRAMES. RE: DOOR SCHEDULE
X	REMOVE AND REPLACE EXISTING WINDOWS. PROVIDE NEW LOW-E DOUBLE PANE E-STAR VINYL WINDOWS WITH NEW PAINTED TRIM AT NEW SIDING AND SEAL AROUND ALL EXISTING OPENINGS. TYPICAL ALL BUILDINGS AND ALL WINDOWS. RE: WINDOW SCHEDULE.(PROVIDE ADA COMPLIANT HARDWARE AT DESINATED UNITS)
CN 1.2	REPAIR / REPLACE DAMAGED INTERIOR GYP. BOARD. WHERE GYP BD. IS REPLACED AT WET WALLS, USE MOISTURE RESISTANT GYP BD. PREP ALL EXISTING GYP. BD. WALLS AND PAINT ENTIRE UNIT. RE: FIN. SCHEDULE. TYPICAL ALL UNITS.
CN 1.5	NEW PAINT THROUGH OUT. CLEAN AND PREP INT. WALLS PRIOR TO PAINT. RE: FINISH SCHEDULE. TYPICALALL UNITS
CN 2.1	NEW FLOORING THROUGH OUT TO INCLUDE NEW PTD SHOE MOULD AT BASE. TYPICAL ENTIRE UNIT. RE: FINISH SCHEDULE.
CN 3.3	NEW KITCHENETTE; 1. ALL NEW ADA COMPLIANT CABINETRY, HARDWARE AND COUNTERTOPS. 2. ALL NEW ADA COMPLIANT PLUMBING FIXTURES (SINKS AND FAUCETS) 3. ALL NEW APPLIANCES: A. REPLACE EXISTING WITH NEW ADA COMPLIANT SIDE BY SIDE REFRIGERATOR. B. REPLACE EXISTING WITH NEW ADA COMPLIANT SIDE BY SIDE FREEZER. C. REPLACE EXISTING WITH NEW ADA COMPLIANT E-STAR DISHWASHER
CN 3.4	NEW BATHROOMS; 1. NEW ADA COMPLIANT SINKS WITH LOW FLOW FAUCETS AT NEW LOCATIONS. 2. NEW ADA COMPLIANT WATERSENSE 1.28 GPF (MAX) LOW FLOW TOILETS W/ GRAB BARS INSTALLED OVER CONCEALED BLOCKING AT LOCATIONS SHOWN. 3. NEW ADA COMPLIANT BATHROOM ACCESSORIES; A. TOILET PAPER HOLDERS AND SOAP DISPENSERS. SECURE TO STUDS OR PROVIDE BLOCKING. B. NEW MIRRORS AND LIGHTS. C. NEW INSTALLED ADA COMPLIANT GRAB BARS INSTALLED OVER CONCEALED BLOCKING (FACTORY INSTALLED).
CN 4.2	PROVIDE NEW WINDOW TREATMENTS W/ ADA COMPLIANT HARDWARE. TYPICAL ALL WINDOWS, AND HALF LITE DOORS.

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APPROVAL

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ISSUED FOR:
PERMITTING

JOB NUMBER: 19-009

ISSUED: 04/18/2025

LEASING OFFICE / COMMUNITY BUILDING PLANS AND ELEVATIONS
Copy 1

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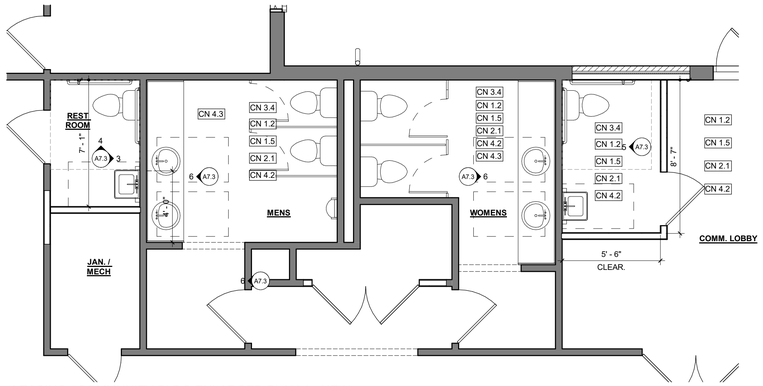
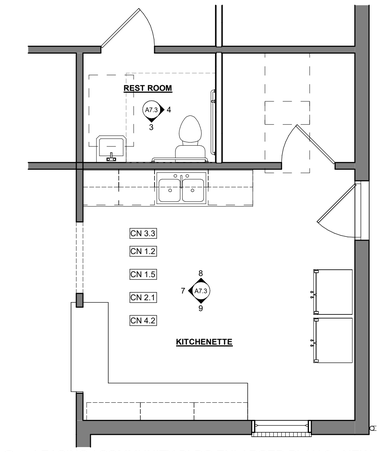


1 LEASING / COMMUNITY BLDG ENLARGED PLAN 1 - NEW
1/4" = 1'-0"



2 LEASING / COMMUNITY BLDG ENLARGED PLAN 2 - NEW
1/4" = 1'-0"

SCOPE OF WORK - LEASING OFFICE UPGRADES

1. FINISHES (TYPICAL ALL ROOMS):
   a. WALLS & CEILINGS: REPAIR MINOR FLAWS IN EXISTING GYPSUM BOARD WALLS AND CEILINGS TO REMAIN. REPLACE GYPSUM BOARD AREAS WITH LIKE KIND AS NEEDED TO COORDINATE WITH SCOPE OF WORK REQUIREMENTS. MOISTURE RESISTANT DRYWALL TO BE PROVIDED (ONLY WHERE REPLACED) IN ALL RESTROOMS AND KITCHENETTE, (WET AREAS). TAPE AND FLOAT AS NEEDED.
   b. FLOORING: OVERLAY INSTALL NEW LVT RESILIENT FLOORING THROUGHOUT. PROVIDE NEW SHOE MOLDING, EXISTING WOOD BASEBOARDS TO REMAIN. NEW SANITARY BASE IN SINGLE-OCCUPANCY RESTROOMS AND WET AREAS.
   c. PAINT: PREP AND PAINT UNIT INTERIOR THROUGHOUT (MATCH EXISTING COLOR). INCLUDES ALL GYPSUM BOARD WALLS, CEILINGS, DOORS, AND TRIM.
   d. PAINT FINISH: ALL KITCHENETTE, RESTROOMS, DOORS AND TRIM TO RECEIVE SEMI-GLOSS PAINT FINISH. ALL OTHER ROOMS GYPSUM BOARD WALLS AND CEILINGS TO RECEIVE FLAT FINISH.
2. DOORS:
   a. INTERIOR DOOR REPLACEMENT: REPLACE INTERIOR DOOR UNITS PER PLANS.
   b. INTERIOR DOOR HARDWARE: REPLACE ALL INTERIOR DOOR HARDWARE WITH NEW LEVERED DOOR HARDWARE. PRIVACY FUNCTION AT ALL
   c. OFFICES AND SINGLE-OCCUPANCY RESTROOMS. PUSH/PULL PLATE, CLOSER, AND KICKPLATE AT MENS AND WOMENS RESTROOMS.
   d. NEW CLOSER AT INTERIOR LEASING LOBBY, RECEPTION, SINGLE-OCCUPANCY RESTROOM, AND COMMUNITY LOBBY DOOR.
   e. PASSAGE FUNCTION AT ALL OTHER DOORS. NEW ONE-WAY DEADBOLT AT MECHANICAL/STORAGE CLOSET DOORS. NEW FLUSH WALL PROTECTORS.
3. INTERIOR WINDOW TRIM & BLINDS:
   a. WINDOW TRIM: NEW WINDOWSILLS, INTERIOR TRIM, AND SMOOTH PLYWOOD RETURNS.
   b. WINDOW BLINDS: REPLACE APARTMENT UNIT BLINDS WITH NEW HORIZONTAL 1" PVC MINI BLINDS.
4. KITCHENETTE:
   a. REFRIGERATOR: NEW STANDARD FROST-FREE ENERGY STAR REFRIGERATORS WITH FREEZER COMPARTMENT.
   b. MILLWORK: REMOVE AND REPLACE ALL KITCHENETTE CABINETS AND LAMINATE COUNTERTOPS. NEW CABINETS TO COMPLY WITH VIRGINIA HOUSING DEVELOPMENT AUTHORITY'S MINIMUM CABINET REQUIREMENTS AND BE ACCESSIBLE UFAS COMPLIANT. NEW CABINET PULLS. NEW CONCEALED WOOD BLOCKING AT CABINET UPPERS.
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5. SINGLE OCCUPANCY RESTROOMS:
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   c. ACCESSORIES: REMOVE AND REPLACE EXISTING BATH ACCESSORIES. INCLUDES NEW SOAP DISPENSER, PAPER TOWEL DISPENSER, AND TOILET PAPER HOLDER (1 OF EACH PER RESTROOM). NEW GRAB BARS.
   d. MIRROR: REPLACE EXISTING MIRROR WITH NEW FIXED TILTED MIRROR.
   e. EXHAUST FAN: REPLACE BATHROOM EXHAUST FAN IN LEASING OFFICE RESTROOM. ADD NEW BATHROOM EXHAUST FAN WITH LIGHT IN MAINTENANCE RESTROOM (INCLUDING NEW DUCTWORK).
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   b. TOILET: REPLACE (4) COMMODES WITH WATERSENSE EFFICIENT .8 GPF WITH SEAT. NEW SUPPLY LINE AND ANGLE STOP.
   c. URINAL: REPLACE (1) URINAL WITH WATERSENSE EFFICIENT URINAL.
   d. ACCESSORIES: REMOVE AND REPLACE EXISTING BATH ACCESSORIES. INCLUDES (2 TOTAL) SOAP DISPENSERS, (2 TOTAL) PAPER TOWEL DISPENSERS, AND (4 TOTAL) TOILET PAPER HOLDERS. NEW GRAB BARS FOR (2 TOTAL) STALLS. NEW RESTROOM SIGN WITH BRAILLE (2 TOTAL).
   e. MIRROR: REPLACE EXISTING MIRROR WITH NEW FIXED TILTED MIRROR (4 TOTAL).
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   d. NEW DIGITAL PROGRAMMABLE THERMOSTATS.
   e. NEW ELECTRICAL DISCONNECTS AND WHIP.
   f. CLEAN EXISTING DUCTWORK TO REMAIN.
   g. REPLACE CONCRETE CONDENSING UNIT EQUIPMENT PADS (3 TOTAL).
9. ELECTRICAL:
   a. DEVICES & COVER PLATES: REPLACE ALL EXISTING SWITCHES, RECEPTACLES, AND COVER PLATES AT EXISTING LOCATIONS. INCLUDES (10 TOTAL) GFCI RECEPTACLES, (75 TOTAL) DUPLEX RECEPTACLES, AND (25) SWITCHES. INCLUDES (10 TOTAL) PHONE JACK AND (10 TOTAL) TV CABLE PLATES.
   b. SMOKE DETECTORS: REPLACE EXISTING DETECTORS WITH NEW COMBINATION CO/SMOKE ALARM WITH BATTERY BACKUP (20 TOTAL PER LOCATIONS AND QUANTITIES PER PLANS).
   c. LIGHT FIXTURES: REPLACE ALL EXISTING LIGHT FIXTURES WITH NEW LED LIGHT FIXTURES AT EXISTING LOCATIONS. INCLUDES (95 TOTAL) 4' LINEAR SURFACE MOUNTED LIGHT FIXTURES THROUGHOUT AND (2 TOTAL) VANITY LIGHT FIXTURES AT SINGLE-OCCUPANCY RESTROOMS.
   d. ELECTRICAL PANELS: REPLACE INTERIOR ELECTRICAL UNIT PANEL WITH BREAKERS (2 TOTAL).

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WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

NEW APPLIANCE SCHEDULE (HC CONVERSION UNITS)

1. REFRIGERATORS: NEW ADA COMPLIANT FROST-FREE ENERGY STAR REFRIGERATORS WITH FREZZER.
   a. 18 CUBIC FT MIN. @ 1 & 2 BEDROOM HC UNITS.
2. RANGES & HOODS:
   a. NEW ADA COMPLIANT 30" WIDE ELEC. RANGES WITH FRONT CONTROLS.
   b. NEW E-STAR RECIRCULATING RANGE HOODS W/ VENT HOOD AND LIGHT CONTROLS LOCATED WITHIN REACH RANGE.
   c. PROVIDE NEW RANGE QUEENS AT ALL HOODS.
   d. INSTALL NEW ANTI-TIP DEVICES AT ALL RANGES.
   e. INSTALL SPLASH PANELS AT ALL RANGES.
3. WASHERS AND DRYERS: NEW ADA COMPLIANT FULL SIZE SIDE BY SIDE ENERGY STAR RATED WASHERS AND DRYERS. RE: FLOOR PLANS

*ALL APPLIANCES TO BE ENERGY STAR RATED WHERE APPLICABLE.

KEYED NOTES - DEMOLITION

DN 1.1	REMOVE EXISTING DOOR AND FRAME.
DN 1.2	REMOVE ALL EXISTING WINDOWS AND FRAMES.
DN 3.3	DEMO KITCHENETTE; REMOVE ALL EXISTING CABINETRY, COUNTERTOPS, SINK, AND APPLIANCES. PREPARE SURFACES FOR NEW. TYPICAL.
DN 3.4	DEMO BATHROOM; REMOVE ALL EXISTING SINKS, TOILET, TUBS AND SURROUNDS, SHOWER HEADS, AND FAUCETS. PREPARE SURFACES FOR NEW. TYPICAL.
DN 6.5	REMOVE EXISTING WATER HEATERS. TYPICAL ALL UNITS.
DN 6.6	REMOVE EXISTING HVAC EQUIPMENT. AIR HANDLERS AND CONDENSING UNITS.
DN 11.3	PREPARE EXISTING FLOOR TO RECEIVE NEW FLOORING LVT CLICK LOCK OVERLAY. TYPICAL THROUGHOUT

NEW CONSTRUCTION - KEYED NOTES

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CN 2.1	NEW FLOORING THROUGH OUT TO INCLUDE NEW PTD SHOE MOULD AT BASE. TYPICAL ENTIRE UNIT. RE: FINISH SCHEDULE.
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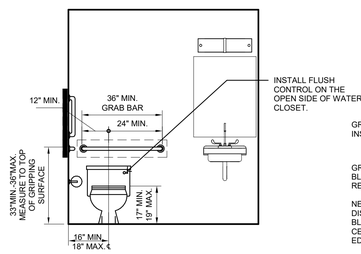
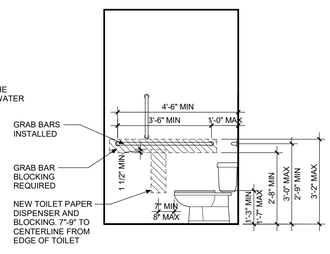
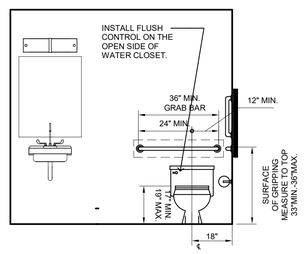
CN 3.4	NEW BATHROOMS; 1. NEW ADA COMPLIANT SINKS WITH LOW FLOW FAUCETS AT NEW LOCATIONS. 2. NEW ADA COMPLIANT WATERSENSE 1.28 GPF (MAX) LOW FLOW TOILETS W/ GRAB BARS INSTALLED OVER CONCEALED BLOCKING AT LOCATIONS SHOWN. 3. NEW ADA COMPLIANT BATHROOM ACCESSORIES; A. TOILET PAPER HOLDERS AND SOAP DISPENSERS. SECURE TO STUDS OR PROVIDE BLOCKING. B. NEW MIRRORS AND LIGHTS. C. NEW INSTALLED ADA COMPLIANT GRAB BARS INSTALLED OVER CONCEALED BLOCKING (FACTORY INSTALLED).
CN 4.2	PROVIDE NEW WINDOW TREATMENTS W/ ADA COMPLIANT HARDWARE. TYPICAL ALL WINDOWS, AND HALF LITE DOORS.



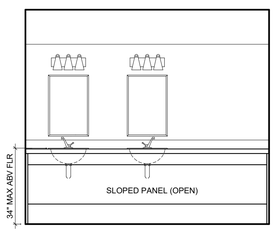
3 ELEVATION -RESTROOM 1
3/8" = 1'-0"



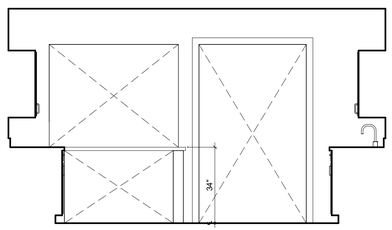
4 ELEVATION - ACCESSIBLE ADA TYPICAL TOILET.
3/8" = 1'-0"



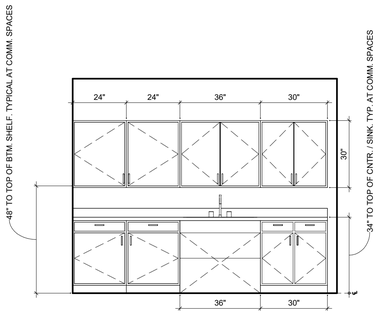
5 ELEVATION - ACCESSIBLE ADA REST RM. 2
3/8" = 1'-0"



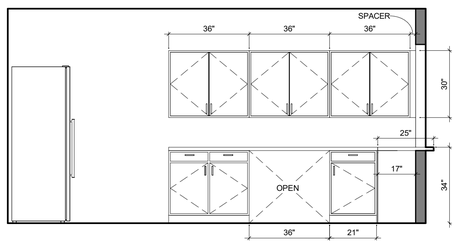
6 TYPICAL STANDARD MENS & WOMENS SINK ELEV.
3/8" = 1'-0"



7 KITCHENETTE ELEV. 1
3/8" = 1'-0"



8 KITCHENETTE ELEV. 2
3/8" = 1'-0"



9 KITCHENETTE ELEV. 3
3/8" = 1'-0"

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ISSUED FOR:
PERMITTING

JOB NUMBER: 19-009

ISSUED: 04/18/2025

LEASING OFFICE / COMMUNITY BUILDING ENLARGED PLANS AND INT. ELEVATIONS

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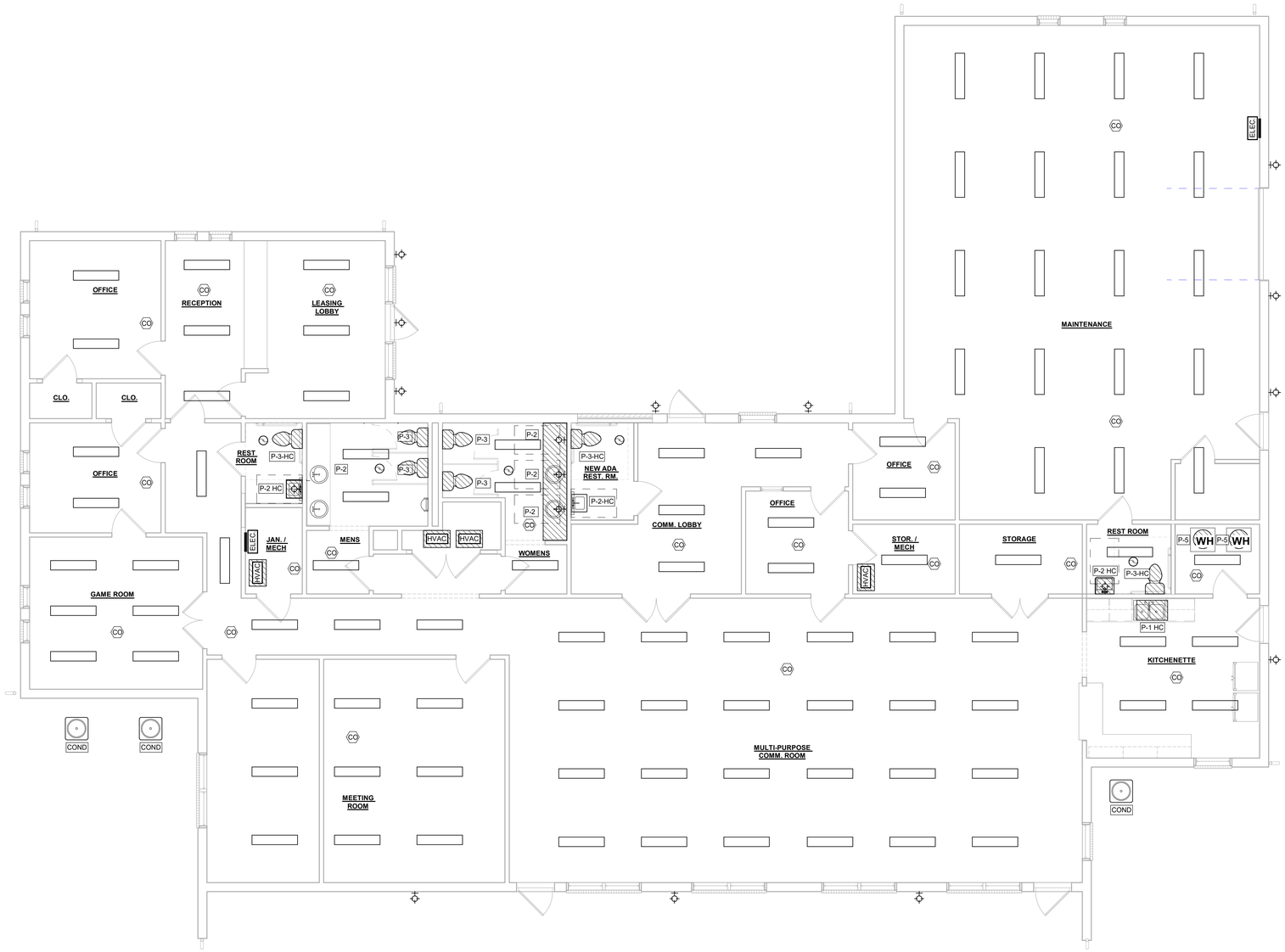

1 LEASING / COMMUNITY BUILDING PLAN - NEW Copy 1
3/16" = 1'-0"

SCOPE OF WORK - DWELLING UNITS MEP

1. ELECTRICAL:
   a. DEVICES: SWITCHES, RECEPTACLES AND GFCI'S:
      1. REPLACE ALL EXISTING SWITCHES AND RECEPTACLES AND PROVIDE NEW COVER PLATES AT EXISTING LOCATIONS. RELOCATE EXISITNG TO BE WITHIN REACH RANGE.
      2. REPLACE GCFI OUTLETS AT EXISTING LOCATIONS.
   b. SMOKE DETECTORS:
      1. REPLACE EXISITNG WITH NEW HARDWIRED CO/SMOKE DETECTORS IN ALL DWELLING UNITS.
      2. ALL TO BE WIRELESSLY INTERCONNECTED.
   c. LIGHTING:
      1. REPLACE ALL EXISTING LIGHT FIXTURES WITH NEW ENERGY STAR RATED LED LIGHT FIXTURES.
   d. ELECTRICAL PANELS: REPLACE ALL UNIT ELECTRICAL BREAKER PANELS IN UNITS (NEW 100-AMP PANELS WITH ARC FAULT BREAKERS).
   e. SEAL AROUND EXISTING ACCESSIBLE AND ALL NEW ELECTRICAL PENETRATIONS.
2. MECHANICAL:
   a. HVAC:
      1. REMOVE AND REPLACE EXISTING AIR HANDLERS, CONDENSING UNITS. (NEW UNITS TO BE ENERGY STAR RATED MIN. 15 SEER HEAT PUMPS WITH BACK UP ELECTRIC HEAT STRIP).
      2. REUSE ALL EXISTING DUCTWORK AND LINESETS.
      3. INSTALL NEW REGISTERS. REWORK EXISTING RETURN AIR TO BE 12" MINIMUM ABOVE FINISHED FLOOR.
      4. INSTALL NEW PROGRAMABLE THERMOSTATS.
   b. DUCTWORK:
      1. CLEAN ALL EXISTING HVAC DUCTS AND PLENUMS.
      2. ALL EXHAUST DUCTS ARE TO DISCHARGE TO THE EXTERIOR OF THE BUILDING AND TERMINATE INTO VENT CAPS. VENT CAPS TO BE OF A QUALITY THAT WILL MINIMIZE REPAIR AND REPLACEMENT.
      3. SEAL AROUND ALL EXISTING ACCESSIBLE AND NEW DUCTWORK INCLUDING
   c. BATH EXHAUST FAN: REMOVE AND REPLACE EXISTING BATHROOM EXHAUST FANS. INSTALL NEW ENERGY STAR RATED 70 CFM EXHAUST FANS (REUSE EXISTING WIRING AND DUCT VENTING VERIFY).
3. PLUMBING:
   a. HOT WATER:
      1. REPLACE EXISTING WATER HEATERS WITH NEW ENERGY STAR RATED ELECTRIC WATER HEATERS.
      2. ELECTRIC WATER HEATERS TO BE ENERGY STAR RATED AND MATCH EXISTING SIZES.
      3. INCLUDE NEW OVERFLOW DRAIN PAN, AND FLEX PIPE. WATER VALVES (2EA), STAINLESS STEEL SUPPLY LINE (2EA).
      4. CAP NEW IN PANS AND PIPE T&P VALVES TO EXTERIOR.
      5. PROVIDE NEW VENT PIPING WHERE EXISTING IS FOUND TO BE IN DISREPAIR.
      6. INSTALLATIONS ARE TO COMPLY WITH LATEST ADOPTED EDITION OF THE INTERNATIONAL PLUMBING CODE FOR NEW CONSTRUCTION. REFER TO CODE FOR PAN AND DRAIN SPECIFICATIONS.
   b. PLUMBING FIXTURES: REPLACE ALL PLUMBING FIXTURES WITH WATER SENSE / LOW FLOW FIXTURES INCLUDING ALL ANGLE STOPS, AND HOT AND COLD-WATER SUPPLY LINES FROM ANGLE STOP TO FIXTURE. NEW ANGLE STOPS TO HAVE METAL HANDLES. PLASTIC IS PROHIBITED.
   c. SEAL AROUND EXISTING ACCESSIBLE AND ALL NEW PLUMBING PENETRATIONS IN FLOORS, WALLS AND CEILINGS.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
3. IN THE CASE OF CONFLICT, CONTRACTOR TO NOTIFY OWNER AND ARCHITECT OF DISCREPANCIES.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND COORDINATE WITH NEW WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
6. ALL NEW AND EXISTING ROOFS SHALL BE MADE WATERTIGHT.
7. CONTRACTOR TO REFERENCE G SHEETS FOR ADDITIONAL REQUIREMENTS
8. ALL REPAIRS & COMPONENT REPLACEMENTS TO BE IN INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND VIRGINA HOUSING REQUIREMENTS.

WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

NEW APPLIANCE SCHEDULE (HC CONVERSION UNITS)

1. REFRIGERATORS: NEW ADA COMPLIANT FROST-FREE ENERGY STAR REFRIGERATORS WITH FREZZER.
   a. 18 CUBIC FT MIN. @ 1 & 2 BEDROOM HC UNITS.
2. RANGES & HOODS:
   a. NEW ADA COMPLIANT 30" WIDE ELEC. RANGES WITH FRONT CONTROLS.
   b. NEW E-STAR RECIRCULATING RANGE HOODS W/ VENT HOOD AND LIGHT CONTROLS LOCATED WITHIN REACH RANGE.
   c. PROVIDE NEW RANGE QUEENS AT ALL HOODS.
   d. INSTALL NEW ANTI-TIP DEVICES AT ALL RANGES.
   e. INSTALL SPLASH PANELS AT ALL RANGES.
3. WASHERS AND DRYERS: NEW ADA COMPLIANT FULL SIZE SIDE BY SIDE ENERGY STAR RATED WASHERS AND DRYERS.
   RE: FLOOR PLANS

*ALL APPLIANCES TO BE ENERGY STAR RATED WHERE APPLICABLE.

NEW UNIT M.E.P. LEGEND

- REPLACE EXISTING INTERIOR LIGHTING WITH ENERGY STAR RATED LED FIXTURES
- REPLACE EXISTING WALL MOUNTED LIGHTING WITH ENERGY STAR RATED LED LIGHT FIXTURES
- NEW 70 CFM ENERGY STAR RATED VENTILATION FAN DUCTED TO EXTERIOR
- GFCI — NEW GROUND FAULT CIRCUIT INTERRUPTER TO BE INSTALLED IN EXISTING OUTLET LOCATION(S)
- HVAC — NEW ENERGY STAR SPLIT SYSTEM W/ HEAT PUMP. REPLACE AIR HANDLER.
- COND — PROVIDE NEW CONDENSING UNITS, PADS, AIR HANDLERS, & REGISTERS
- P-3 — NEW WATER SENSE TOILET, INCLUDING TOILET SEAT, AND NEW WATER SUPPLY LINE W/ESCUTCHEON.
- WH P-5 — NEW E STAR ELECTRIC WATER HEATER. INCLUDES NEW OVERFLOW DRIP PAN, AND DRAIN TO EXTERIOR
- ELEC. — REMOVE AND REPLACE EXISTING ELECTRICAL PANELS. VERIFY EXACT UNIT LOCATIONS ONSITE.
- 4' LINEAR SURFACE MTD. ENERGY STAR LED FIXTURES
- CO — NEW HARDWIRED LOOPED SMOKE / CO DETECTORS
- T — NEW PROGRAMMABLE THERMOSTAT
- P-3-HC — NEW ADA COMPLIANT WATER SENSE TOILET, INCLUDING TOILET SEAT, AND NEW WATER SUPPLY LINE W/ESCUTCHEON.
- P-2-HC — NEW ADA COMPLIANT LAVATORY SINK AND ADA WATER SENSE PADDLE-BLADE FAUCET WITH NEW P-TRAPS, ANGLE STOPS, AND SUPPLY LINES.
- P-1-HC — NEW ADA DOUBLE BOWL STAINLESS STEEL SINK WITH STRAINER, AND KNEE SPACE WITH MILLWORK PIPE GUARD

SCOPE OF WORK - LEASING OFFICE UPGRADES

1. FINISHES (TYPICAL ALL ROOMS):
   a. WALLS & CEILINGS: REPAIR MINOR FLAWS IN EXISTING GYPSUM BOARD WALLS AND CEILINGS TO REMAIN. REPLACE GYPSUM BOARD AREAS WITH LIKE KIND AS NEEDED TO COORDINATE WITH SCOPE OF WORK REQUIREMENTS. MOISTURE RESISTANT DRYWALL TO BE PROVIDED (ONLY WHERE REPLACED) IN ALL RESTROOMS AND KITCHENETTE. (WET AREAS). TAPE AND FLOAT AS NEEDED.
   b. FLOORING: OVERLAY INSTALL NEW LVT RESILIENT FLOORING THROUGHOUT. PROVIDE NEW SHOE MOLDING, EXISTING WOOD BASEBOARDS TO REMAIN. NEW SANITARY BASE IN SINGLE-OCCUPANCY RESTROOMS AND WET AREAS.
   c. PAINT: PREP AND PAINT UNIT INTERIOR THROUGHOUT (MATCH EXISTING COLOR). INCLUDES ALL GYPSUM BOARD WALLS, CEILINGS, DOORS, AND TRIM.
   d. PAINT FINISH: ALL KITCHENETTE, RESTROOMS, DOORS AND TRIM TO RECEIVE SEMI-GLOSS PAINT FINISH. ALL OTHER ROOMS GYPSUM BOARD WALLS AND CEILINGS TO RECEIVE FLAT FINISH.
2. DOORS:
   a. INTERIOR DOOR REPLACEMENT: REPLACE INTERIOR DOOR UNITS PER PLANS.
   b. INTERIOR DOOR HARDWARE: REPLACE ALL INTERIOR DOOR HARDWARE WITH NEW LEVERED DOOR HARDWARE. PRIVACY FUNCTION AT ALL
   c. OFFICES AND SINGLE-OCCUPANCY RESTROOMS. PUSH/PULL PLATE, CLOSER, AND KICKPLATE AT MENS AND WOMENS RESTROOMS.
   d. NEW CLOSER AT INTERIOR LEASING LOBBY, RECEPTION, SINGLE-OCCUPANCY RESTROOM, AND COMMUNITY LOBBY DOOR.
   e. PASSAGE FUNCTION AT ALL OTHER DOORS. NEW ONE-WAY DEADBOLT AT MECHANICAL/STORAGE CLOSET DOORS. NEW FLUSH WALL PROTECTORS.
3. INTERIOR WINDOW TRIM & BLINDS:
   a. WINDOW TRIM: NEW WINDOWSILLS, INTERIOR TRIM, AND SMOOTH PLYWOOD RETURNS.
   b. WINDOW BLINDS: REPLACE APARTMENT UNIT BLINDS WITH NEW HORIZONTAL 1" PVC MINI BLINDS.
4. KITCHENETTE:
   a. REFRIGERATOR: NEW STANDARD FROST-FREE ENERGY STAR REFRIGERATORS WITH FREEZER COMPARTMENT.
   b. MILLWORK: REMOVE AND REPLACE ALL KITCHENETTE CABINETS AND LAMINATE COUNTERTOPS. NEW CABINETS TO COMPLY WITH VIRGINIA HOUSING DEVELOPMENT AUTHORITY'S MINIMUM CABINET REQUIREMENTS AND BE ACCESSIBLE UFAS COMPLIANT. NEW CABINET PULLS. NEW CONCEALED WOOD BLOCKING AT CABINET UPPERS.
   c. SINK & FAUCET: NEW DOUBLE BOWL STAINLESS STEEL KITCHENETTE SINK WITH STRAINER. NEW P-TRAP, ANGLE STOPS, SUPPLY LINES, AND WATERSENSE LEVER FAUCET.
5. SINGLE OCCUPANCY RESTROOMS:
   a. SINK & FAUCET: REMOVE AND REPLACE WALL HUNG SINK, FAUCET, P-TRAP, SUPPLY LINES AND ANGLE STOPS.
   b. TOILET: REPLACE COMMODE WITH WATERSENSE EFFICIENT .8 GPF WITH SEAT. NEW SUPPLY LINE AND ANGLE STOP.
   c. ACCESSORIES: REMOVE AND REPLACE EXISTING BATH ACCESSORIES. INCLUDES NEW SOAP DISPENSER, PAPER TOWEL DISPENSER, AND TOILET PAPER HOLDER (1 OF EACH PER RESTROOM). NEW GRAB BARS.
   d. MIRROR: REPLACE EXISTING MIRROR WITH NEW FIXED TILTED MIRROR.
   e. EXHAUST FAN: REPLACE BATHROOM EXHAUST FAN IN LEASING OFFICE RESTROOM. ADD NEW BATHROOM EXHAUST FAN WITH LIGHT IN MAINTENANCE RESTROOM (INCLUDING NEW DUCTWORK).
6. MENS/WOMENS RESTROOM (REPLACE EXISTING IN LIKE KIND):
   a. SINK & FAUCET: REMOVE AND REPLACE (4) WALL HUNG SINKS, FAUCETS, P-TRAPS, SUPPLY LINES AND ANGLE STOPS.
   b. TOILET: REPLACE (4) COMMODES WITH WATERSENSE EFFICIENT .8 GPF WITH SEAT. NEW SUPPLY LINE AND ANGLE STOP.
   c. URINAL: REPLACE (1) URINAL WITH WATERSENSE EFFICIENT URINAL.
   d. ACCESSORIES: REMOVE AND REPLACE EXISTING BATH ACCESSORIES. INCLUDES (2 TOTAL) SOAP DISPENSERS, (2 TOTAL) PAPER TOWEL DISPENSERS, AND (4 TOTAL) TOILET PAPER HOLDERS. NEW GRAB BARS FOR (2 TOTAL) STALLS. NEW RESTROOM SIGN WITH BRAILLE (2 TOTAL).
   e. MIRROR: REPLACE EXISTING MIRROR WITH NEW FIXED TILTED MIRROR (4 TOTAL).
   f. EXHAUST FAN: REPLACE BATHROOM EXHAUST FAN (2 TOTAL).
7. PLUMBING: HOT WATER HEATERS: REPLACE EXISTING 50-GALLON ELECTRIC WATER HEATER SYSTEMS.
8. HVAC:
   a. REMOVE AND REPLACE EXISTING 2.5-TON SPLIT SYSTEMS (15 NOMINAL SEER).
   b. REUSE ALL EXISTING DUCTWORK AND LINSETS.
   c. REPLACE ALL REGISTERS AND RETURN GRILLES.
   d. NEW DIGITAL PROGRAMMABLE THERMOSTATS.
   e. NEW ELECTRICAL DISCONNECTS AND WHIP.
   f. CLEAN EXISTING DUCTWORK TO REMAIN.
   g. REPLACE CONCRETE CONDENSING UNIT EQUIPMENT PADS (3 TOTAL).
9. ELECTRICAL:
   a. DEVICES & COVER PLATES: REPLACE ALL EXISTING SWITCHES, RECEPTACLES, AND COVER PLATES AT EXISTING LOCATIONS. INCLUDES (10 TOTAL) GFCI RECEPTACLES, (75 TOTAL) DUPLEX RECEPTACLES, AND (25) SWITCHES. INCLUDES (10 TOTAL) PHONE JACK AND (10 TOTAL) TV CABLE PLATES.
   b. SMOKE DETECTORS: REPLACE EXISTING DETECTORS WITH NEW COMBINATION CO/SMOKE ALARM WITH BATTERY BACKUP (20 TOTAL PER LOCATIONS AND QUANTITIES PER PLANS).
   c. LIGHT FIXTURES: REPLACE ALL EXISTING LIGHT FIXTURES WITH NEW LED LIGHT FIXTURES AT EXISTING LOCATIONS. INCLUDES (95 TOTAL) 4' LINEAR SURFACE MOUNTED LIGHT FIXTURES THROUGHOUT AND (2 TOTAL) VANITY LIGHT FIXTURES AT SINGLE-OCCUPANCY RESTROOMS.
   d. ELECTRICAL PANELS: REPLACE INTERIOR ELECTRICAL UNIT PANEL WITH BREAKERS (2 TOTAL).

REVISIONS

APPROVAL

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Lic. No. 0401019357
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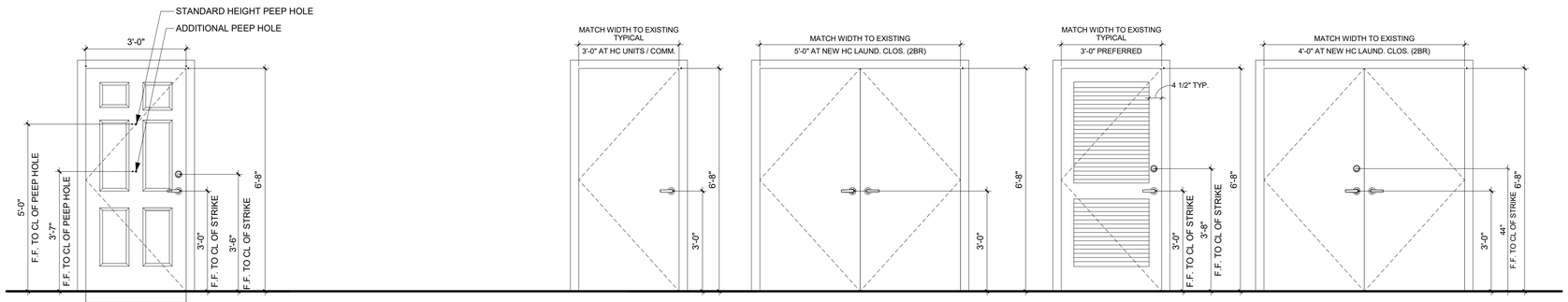
BASIS OF DESIGN LIGHTING		
DECRIPTION	**SPEC**	**LOCATION**
SITE LIGHTING - MONUMENT SIGN (NEW LED LIGHT):		
NEW LIGHTING AT MONUMENT PROPERTY SIGN (SOLAR POWERED LED)	SOLAR ILLUMINATIONS FL08	EXISTING MONUMENT SIGN LOCATION (NO LIGHTS CURRENTLY).
SITE LIGHTING - MAIL KIOSKS (NEW LED LIGHTS):		
NEW LED POLE LIGHT (3' DEPTH OF PIER) AT MAILBOX CLUSTER LOCATION (SOLAR POWERED LED)	LITHONIA LIGHTING RSX3LED	EXISTING MAIL KIOSK LOCATIONS, SEE PROVIDED PLAN (NO LIGHTS CURRENTLY).
SITE LIGHTING - GENERAL (REPLACE EXISTING WITH LED LIGHTS):		
REPLACE EXISTING POLE LIGHT WITHIN PROPERTY BOUNDARIES (LED CONVERSION)	LITHONIA LIGHTING ESXF3	EXISTING POLE LIGHTS WITHIN PROPERTY BOUNDRIES, SEE PROVIDED PLAN.
BLDG LIGHTING - UNIT FRONT & REAR DOORS (REPLACE EXISTING WITH LED LIGHTS):		
REPLACE EXISTING WITH NEW LED WALL MTD. LIGHT FIXTURE AT FRONT UNIT ENTRY DOOR	CORDELIA LIGHTING LED2861P-05	RESIDENTIAL UNIT FRONT DOOR, ALL UNITS.
REPLACE EXISTING WITH NEW LED WALL MTD. LIGHT FIXTURE AT REAR UNIT ENTRY DOOR	CORDELIA LIGHTING LED2861P-05	RESIDENTIAL UNIT REAR DOOR, ALL UNITS EXCEPT ADA UNITS (BOTH EXISTING AND UNITS TO BE CONVERTED).
BLDG LIGHTING - LEASING / COMM. BLDG (REPLACE EXISTING WITH LED LIGHTS):		
REPLACE EXISTING WITH NEW LED WALL MTD. LIGHT FIXTURE AT LEASING OFFICE / COMMUNITY ROOM BLDG	CORDELIA LIGHTING LED2861P-05	AT FRONT AND REAR OF BLDG LEFT WALL.
REPLACE EXISTING WITH NEW LED CEILING MTD. LIGHT FIXTURE AT LEASING OFF. / COMMUNITY ROOM BLDG SOFFIT	AFX TPFW70050LWH	AT SOFFIT: (1) ABOVE LEASING OFFICE ENTRY, (1) ABOVE COMMUNITY ROOM ENTRY, AND (3) ALONG BLDG REAR.
REPLACE EXISTING WITH NEW LED FLOOD LIGHT FIXTURE AT LEASING OFFICE / COMMUNITY ROOM BLDG FASCIA	HUBBELL OUTDOOR LIGHTING WGH2-LSCS	FASCIA AT RAISED ROOF FAKE.
BLDG LIGHTING - MAINTENANCE STORAGE OUT BLDG (REPLACE EXISTING WITH LED LIGHTS):		
REPLACE EXISTING WITH NEW LED CEILING MTD. LIGHT FIXTURE AT MAINTENANCE STORAGE OUT BLDG SOFFIT	AFX TPFW70050LWH	SOFFIT AT OPEN/COVERED AREA.
REPLACE EXISTING WITH NEW LED WALL MTD. LIGHT FIXTURE AT MAINTENANCE STORAGE OUT BLDG FASCIA	CYBER TECH LIGHTING LWP17BZ	AT FASCIA PARALLEL TO DRIVEWAY.

DOOR SCHEDULE

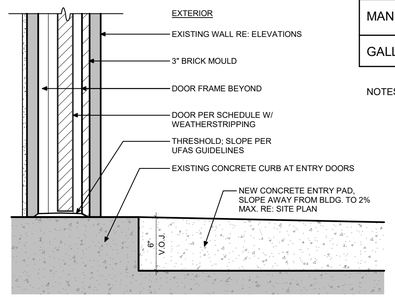
NO.	ELEV.	DOOR SIZE W	DOOR SIZE H	DOOR SIZE THK	DOOR APPEARANCE FINISH	DOOR APPEARANCE MATERIAL	DOOR APPEARANCE FRAME	HW SET	COMMENTS
A	A	36"	80"	1 3/4"	PTD	MTL	WD	PER SPECS	UNIT ENTRY DOORS - 6 PANEL DOORS, WOOD FRAMES W/ FRAME SAVER BOTTOMS. ADA-COMPLIANT THRESHOLDS AND CLOSERS AT ACCESSIBLE LOCATIONS
B	B	--	--	--	--	--	--	PER SPECS	NOT USED
C	C	36"	80"	1 3/4"	PTD	MTL	WD	PER SPECS	HOLLOW CORE, (FLUSH OR 6 PNL), HARDBOARD INTERIOR PASSAGE DOOR - LEVER HANDLE (AT LOCATIONS REPLACED ONLY)
D	D	MATCH W/DTH TO EXIST.	80"	1 3/4"	VINYL	HC	WD	PER SPECS	DOUBLE HOLLOW CORE, (FLUSH OR 6 PNL), HARDBOARD INTERIOR PASSAGE DOOR - LEVER HANDLE (AT LOCATIONS REPLACED ONLY)
E	E	MATCH W/DTH TO EXIST. 36 AT ADA LOC.	80"	1 3/4"	PTD	HC	WD	PER SPECS	SOLID WOOD SITLE AND RAIL, VENTED LOUVERED 2 PNL - LEVER HANDLE AND DEADBOLT- INTERIOR MECH CLOSET DOORS.
F	F	MATCH W/DTH TO EXIST. 36 AT ADA LOC.	80"	1 3/4"	PTD	HC	WD	PER SPECS	DOUBLE HOLLOW CORE, 6 PNL, (OR FLUSH?), HARDBOARD - LEVER HANDLE - INTERIOR PASSAGE DOORS.

NOTES:
1. CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS AND ROUGH OPENINGS ON SITE PRIOR TO INSTALLATION AND SUBMIT SHOP DRAWINGS FOR APPROVAL. DOORS TO BE 6 PANEL RE ELEVATIONS.
2. DOORS SHALL BE INSULATED FIBERGLASS OR INSULATED METAL. WOODEN DOOR JAMBS AND MOLDING REQUIRE INTEGRAL COMPOSITE MATERIAL, SUCH AS FRAMESAVER® OR EQUAL, FOR AT LEAST 3 INCHES AT THEIR LOWEST POINTS.
3. ALL NEW EXTERIOR UNIT ENTRY DOORS TO BE ENERGY STAR RATED.
4. DOOR FINISH HARDWARE - INTERIOR: TO RECIEVE NEW PASSAGE LEVER STYLE BRUSHED NICKEL HANDLES AND HARDWARE. PROVIDE PRIVACY LEVERS AT ALL BEDROOMS AND BATHROOMS.
5. ALL DOORS AT NEWLY DESIGNATED ACCESSIBLE UNITS TO BE PROVIDED WITH ADA COMPLIANT DOOR HARDWARE AND DOOR THRESHOLDS.

DOOR HARDWARE:
1. DOOR FINISH HARDWARE - FRONT & REAR ENTRY: LEVER, EYEVEIWER, DEADBOLT, WEATHER STRIPING, THRESHOLD.
2. DOOR FINISH HARDWARE - EXTERIOR STOR.: LEVER, DEADBOLT, WEATHER STRIPING, THRESHOLD.
3. DOOR FINISH HARDWARE - CLOSETS: LEVER, DEADBOLT, WEATHER STRIPING, THRESHOLD. (DEADBOLT AT MECH. CLOSETS)
4. DOOR FINISH HARDWARE - INTERIOR: REMOVE AND REPLACE AT ALL EXISTING AND NEW DOORS - NEW LEVER, WITH PRIVACY LOCK AT BEDROOMS AND BATHROOMS
5. ALL DOORS AT NEWLY DESIGNATED ACCESSIBLE UNITS TO BE PROVIDED WITH ADA COMPLIANT DOOR HARDWARE AND DOOR THRESHOLDS.



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



INSTANCE OF DETAIL APPLICABLE EXTERIOR ENTRY DOORS AT THE FOLLOWING LOCATIONS:

- ALL NEWLY DESIGNATED ACCESSIBLE UNITS
- LEASING OFFICE / COMMUNITY ROOM AND
- ALL OTHER COMMON AREAS

REFERENCE SITE PLAN

1 ACCESSIBLE THRESHOLD DETAIL
1 1/2" = 1'-0"

HVAC SCHEDULE

SYSTEM	1 & 2 BR GDN & TH	3 BR TH	COMM. BLDG PHASE II	COMMENTS
MANUFACTURER	GOODMAN ENERGY-EFFICIENT SPLIT SYSTEM HEAT PUMP	GOODMAN ENERGY-EFFICIENT SPLIT SYSTEM HEAT PUMP	GOODMAN ENERGY-EFFICIENT SPLIT SYSTEM HEAT PUMP	VERIFY EXISTING SYSTEM AND PROVIDE COMPATIBLE
OUTDOOR UNIT	GSZB401810A - 1.5 TONS	GSZB402410A - 2 TONS	GSZB403010A- 2.5 TONS EA.	VERIFY EXISTING SYSTEM AND PROVIDE COMPATIBLE
INDOOR UNIT	AMST24BU1400A	AMST24BU1400	AMST30BU1400A	VERIFY EXISTING SYSTEM AND PROVIDE COMPATIBLE
SEER2 RATING	15.2	15.2	15.2	NEW UNIT TO BE 15.2 SEER2 MINIMUM
HSPF2 RATING	7.8	7.8	7.8	NEW UNIT TO BE 7.8 HSPF2 MINIMUM W/ AUX HEAT

NOTES:
1. DUCT LAYOUT IS EXISTING AND TO REMAIN.
2. CLEAN ALL EXISTING DUCT WORK.
3. PROVIDE ALL NEW GIRLLES.
4. SEAL ALL EXPOSED AND ACCESSIBLE CONNECTIONS, PENETRATIONS, PLENUMS, CLOSETS, JOINTS. ETC.

WATER HEATER SIZES

SYSTEM	1 & 2 BR GDN & TH	3 BR TH	COMM. BLDG PHASE II	COMMENTS
MANUFACTURER	BRADFORD WHITE ELECTRIC WATER HEATER RE340T6	BRADFORD WHITE ELECTRIC WATER HEATER RE350T6	BRADFORD WHITE ELECTRIC WATER HEATER RE350T6	.92 UEF MIN. VERIFY EXISTING SYSTEM AND PROVIDE COMPATIBLE
GALLONS	40	50	50 EA.	VERIFY EXISTING SYSTEM AND PROVIDE COMPATIBLE

NOTES:
1. ABOVE LISTED PRODUCTS ARE A BASIS FOR DESIGN. CONTRACTOR TO VERIFY EXISTING SYSTEMS AND PROVIDE SUBMITTALS ON ALL EQUIPMENT TO BE REPLACED FOR APPROVAL.
2. CONTRACTOR TO PROVIDE MANUAL J'S FOR REPLACEMENT EQUIPMENT.

ENERGY & WATER CONSERVATION MEASURES (GRRP / VA HOUSING / NGBS)

ITEM #	DESCRIPTION
EWCM1	BUILDING ENVELOPE - ENERGY STAR RATED UNIT ENTRY DOORS, (R 4.7 MIN.), FRONT AND REAR DOORS
EWCM2	BUILDING ENVELOPE - ENERGY STAR RATED REPLACEMENT WINDOWS (< U .20, SHGC .31)
EWCM3	BUILDING ENVELOPE - ATTIC INSULATION (R-38 BLOWN IN W/ VENTILATION BAFFLES AT VENTED SOFFITS)
EWCM4	HVAC - ENERGY STAR CERTIFIED AIR SOURCE HEAT PUMPS, (15.2 SEER2 7.8 HSPF)
EWCM5	DOMESTIC HOT WATER - ENERGY STAR CERTIFIED (ELECTRIC TANK WATER HEATER UEF > .92)
EWCM6	WATERSENSE FIXTURES - SHOWER HEAD (1.5 GPM)
EWCM7	WATERSENSE FIXTURES - LAVATORY FAUCETS (1.2 GPM)
EWCM8	WATERSENSE FIXTURES - KITCHEN FAUCET (1.5 GPM)
EWCM9	WATERSENSE FIXTURES - TOILETS 1.28 GPF)
EWCM10	LIGHTING - ENERGY STAR CERTIFIED INTERIOR / EXTERIOR - HIGH EFFICACY (100% LED)
EWCM11	APPLIANCES - ENERGY STAR CERTIFIED APPLIANCES
EWCM12	COMPREHENSIVE UNIT AIR SEALING
EWCM13	COMPREHENSIVE DUCT SEALING
EWCM14	CARB 2 & KCMA CERTIFIED CABINETS
EWCM15	LOW VOC PAINTS, ADHESIVES, AND SEALANTS
EWCM16	ENERGY STAR BATH EXHAUST FANS
EWCM17	WEATHER RESISTANT BARRIER BEHIND NEW SIDING
EWCM18	WINDOW SILL, JAMB AND HEAD FLASHING INTEGRATED WITH WRB
EWCM19	TEMPORARY FENCING TO PROTECT TREES AND OTHER VEGETATION
EWCM20	CREATE "NO DISTURBANCE" ZONES ON THE LOT TO PROTECT FROM CONSTRUCTION ACTIVITY

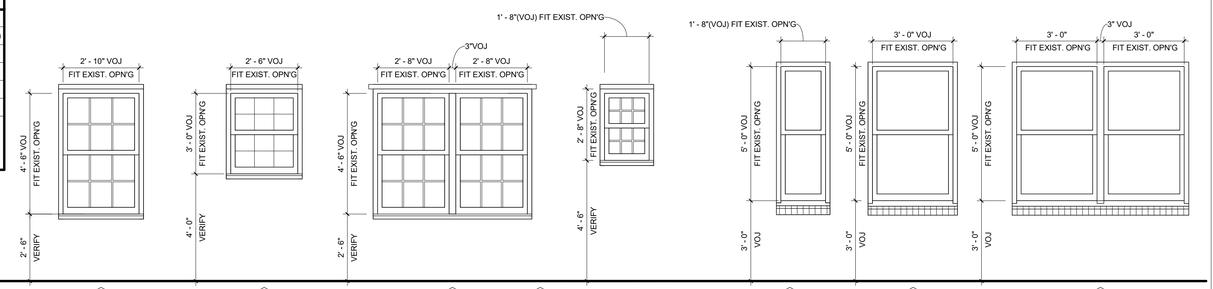
WINDOW SCHEDULE

MARK	R.O. W	R.O. H	MATERIAL	FINISH	GLAZING THK	GLAZING TYPE	DESCRIPTION
A	34IN	54IN	ALUM. CLAD WD.	PRE-FIN.	DBL.	INSUL.	E-STAR RATED - LOW E. INSUL. SINGLE HUNG WDW. 6/6 LITES (5/8" WIDE SIMULATED DIVIDED LITES W/ SHADOW BAR BTW. GLASS)
B	67IN	54IN	ALUM. CLAD WD.	PRE-FIN.	DBL.	INSUL.	E-STAR RATED - LOW E. INSUL. SINGLE HUNG DOUBLE WDW. UNIT. 6/6 LITES (5/8" WIDE SIMULATED DIVIDED LITES W/ SHADOW BAR BTW. GLASS)
C	20IN	32IN	ALUM. CLAD WD.	PRE-FIN.	DBL.	INSUL.	E-STAR RATED - LOW E. INSUL. SINGLE HUNG UNIT. 6/6 LITES (5/8" WIDE SIMULATED DIVIDED LITES W/ SHADOW BAR BTW. GLASS)
D	20IN	60IN	VINYL	PRE-FIN.	DBL.	INSUL.	E-STAR RATED - LOW E. INSUL. SINGLE HUNG UNIT.
E	36IN	60IN	VINYL	PRE-FIN.	DBL.	INSUL.	E-STAR RATED - LOW E. INSUL. SINGLE HUNG WDW. UNIT.
F	75IN	60IN	VINYL	PRE-FIN.	DBL.	INSUL.	E-STAR RATED - LOW E. INSUL. SINGLE HUNG DOUBLE WDW. UNIT.

NOTES:
NEW WINDOWS TO FIT IN EXISTING OPENINGS, MEASUREMENTS TO BE VERIFIED ON SITE.
PROVIDE ADA COMPLIANT HARDWARE AT NEWLY DESIGNATED UNITS.
PROVIDE NEW INTERIOR WINDOW TREATMENTS AT ALL NEW WINDOWS. PROVIDE ADA COMPLIANT HARDWARE AT NEWLY DESIGNATED UNITS.
NEW WINDOWS TO MEET VHDA MDCR REQUIREMENTS.

FINISH SCHEDULE - TYPICAL ALL UNITS

NAME	CEILING HT	WALL FINISH	FLOOR FINISH	CEILING FINISH	BASE FINISH	COMMENTS
LIVING/DINIG ROOMS	EXIST. (8'-0")	PTD. GYP.	VARIES	PTD. GYP.	NEW PTD. WOOD SHOE MOULD	RE: WORK WIRTE UP & MATRIX IN SPECIFICATIONS
KITCHENS	EXIST. (8'-0")	PTD. GYP.	VARIES	PTD. GYP.	NEW PTD. WOOD SHOE MOULD	RE: WORK WIRTE UP & MATRIX IN SPECIFICATIONS
BATHROOMS	EXIST. (8'-0")	PTD. GYP.	VARIES	PTD. GYP.	NEW PTD. WOOD SHOE MOULD	RE: WORK WIRTE UP & MATRIX IN SPECIFICATIONS
BEDROOMS (ALL)	EXIST. (8'-0")	PTD. GYP.	VARIES	PTD. GYP.	NEW PTD. WOOD SHOE MOULD	RE: WORK WIRTE UP & MATRIX IN SPECIFICATIONS
BEDRM CLOSETS	EXIST. (8'-0")	PTD. GYP.	VARIES	PTD. GYP.	NEW PTD. WOOD SHOE MOULD	RE: WORK WIRTE UP & MATRIX IN SPECIFICATIONS
MECH. CLOSETS	EXIST. (8'-0")	PTD. GYP.	VARIES	PTD. GYP.	NEW PTD. WOOD SHOE MOULD	RE: WORK WIRTE UP & MATRIX IN SPECIFICATIONS
HALL CLOSETS	EXIST. (8'-0")	PTD. GYP.	VARIES	PTD. GYP.	NEW PTD. WOOD SHOE MOULD	RE: WORK WIRTE UP & MATRIX IN SPECIFICATIONS



WINDOW LEGEND
3/8" = 1'-0"

REVISIONS

APPROVAL

COMMONWEALTH OF VIRGINIA
AKHEIL R. SHAH
Lic. No. 0401019357
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STUART GARDENS PHASE II
1326-C GARDEN DRIVE, NEWPORT NEWS, VA 23607

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SCHEDULES

A8.0

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DOOR HARDWARE

SCHLAGE SCH794690
F40 ACC 619

FLHARDWARE HLK1103U15
WAVE LVR PRIV SN US15 2-WR

SCHLAGE SCH793228
F10 ACC NON KD PASS LATCH 619

FLHARDWARE HLK1104U15
WAVE LVR PASS SN US15 2-WR

KWIKSET K66315CPRCLRCS4PCK
ONE SIDE DDB SN

PRIMELINE PMP9244
WALL PROT SELF-ADHE WHIT VINYL 5 PK

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LIGHTING

MISENO FLVL1000L24LED30BN
2FT LED LIN BATH LGHT 3K BN

MISENO FLWL100LED30BNORB
BN ORB LED WALL SCONCE 3K

MISENO FLSATLOLEDCCTBN
BN LED SATURN LARGE OVAL CCT

MISENO FLSAT12LEDCCTBN
BN LED SATURN 12 CCT

SYLVANIAOS SYL74687
LED A19 9W DIM 2700K

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ELECTRICAL

LEVITON LGFTR1W
15A DUP TAMPER RES GFCI RECEPT WHIT

LEVITON LT5320W
15A RES DUP RECEPT WHIT

LEVITON L88103
1G DUPLEX RECEPT WALL PLT OVERSIZE

LEVITON L14512W
SGL POLE GRND SWCH WHIT

LEVITON L88101
1G TOG DEV SWCH WALLPLT O/SIZE WHIT

LEVITON L88109
2G DEV WALL RECEPT PLT O/SIZE

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4. FINISH SELECTIONS TO BE PROVIDED BY OWNER.

ELECTRICAL

LEVITON L80781W
WHIT FLUSH MTG CABLE JACK W/ F CON

LEVITON L40249W
WHIT 4 CNDCTR SMOOTH WALL JACK

KIDDESAFET K21010408N
SMOKE / CO ALRM HRDWRD LI BATRY

EDSIGNALIN E7005G5
ANNUNCIATOR KIT HORN/STROBE

COMPUTTY CKPF200
PHONE STROBE FLASHER

GENTEX G7139CSC
PELEC SMOK ALRM W/ VISUAL SGNL *X

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ELECTRICAL

GENTEX GN503FF
GN-503FF SMOKE/CO COMB DETECTOR

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BATH ACCESSORIES

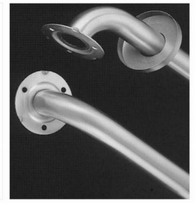
RANGAIRE R781037
16X22 REC 1DR FRML MED CAB

PROFLO PF03PHBN
TP HLDR BN

PROFLO PF0324TBBN
24 TWL BAR BN

DESIGNHOUS D564187
72 ADJ TENSION SHWR & UTIL ROD BN

BRADLEY B740018300
18X30 FIXED TILT MIR SSST



PROFLO PFGB36SF2
1-1/2X36 G/BAR CONC SCRW SC SATI

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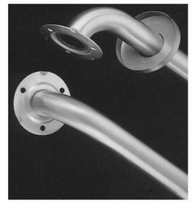
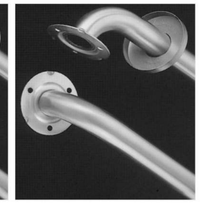
BATH ACCESSORIES



PROFLO PFGB18SF2
1-1/2X18 G/BAR CONC SCRW SC



PROFLO PFGB42SF2
1-1/2X42 SS G/BAR CONC SCRW SC SATI

IPSCORPORA I82202
LAV SHIELD TRUE BRO

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REVISIONS

APPROVAL

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FURNISHINGS

LOTUS LRLX2360WH
23X60 WHIT 1 VINYL MINI CRDL BLIND

Quantity: 34
Unit: 1

LOTUS LRLX3660WH
36X60 WHIT 1 VINYL PLUS CRDL BLIND

Quantity: 3019
Unit: 1

LOTUS LRLX2336WH
23X36 WHIT 1 VINYL PLUS CRDL BLIND

Quantity: 657
Unit: 1

AMEROCK ABP53702G10
96MM PULL KANE SN

Quantity: 57
Unit: 1

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APPLIANCES

GEAPPLIANC GGTE18DTNRBB
CCY FS TM REFRIG 18 BLAC 28

GEAPPLIANC GGTE17DTNRBB
CCY FS TM REFRIG 16.6 BLAC 28 REV

GEAPPLIANC GJB256DMBB
FS RNGE BLAC 30 ELEC 4 BRNR

GEAPPLIANC GJBS460DMBB
FS RNGE BLAC 30 ELEC 4 BRNR

PRIMEWIRE PRD628206
6FT 4 WIRE RANGE CORD 50 AMP

BROANNUTON B413023
30 BLAC UNCAB RNGE HOOD

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APPLIANCES

BROANNUTON BHCK44
POWER CORD KIT ON INDIVIDUAL

WILLIAMSPY W6753D
STOVETOP FIRESTOP RNGE HOOD 2PK

THERMPACIF T6160029
SPLASH GUARD 24X30 FAUX SS

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PLUMBING FIXTURES

PROFLO PFSR332273
33X22X7 3H 20 GA 2B SS SNK

DAYTON DGE233213
33X21 3H 2B SS SINK ADA

PROFLO PFXC5157ZBN
CCY LF 1.5 GPM 1HDL KITC PO SPT BN

PROFLO PF1431SS
STD SS BSKT STRN

PROFLO PFWSC4757ZBN
CCY LF 1.2 1HDL LEV LAV FCT W/PU BN

PROFLO PF4008WH
24X20 8CC 3H VC LAV ONLY *LISBN VLY

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PLUMBING FIXTURES

PROFLO PF1045WH
PED ONLY F/4000& 5000 LAV *LISBN WH

PROFLO PF5514WH
20X18 3H ADA WM 4 CC LAV WHIT

ZURN Z1231UNIV81
CONC ARM FM WALL LAV

STERLING S711411140
60X30 LH ADA BATH RH SEAT *ACCORD

STERLING S711411240
60X30 RH ADA BATH LH SEAT *ACCORD

STERLING S7124411130
ADA LH G/BAR COMP WALL SET *ACCORD

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PLUMBING FIXTURES

STERLING S712441230
ADA RH G/BAR COMP WALL SET *ACCORD

STERLING S620601030
WHIT 63X39 VKRL ADS SHWR

MOEN MDN7025
*HOMCAR SEAT TUB SHWR ADJ

PROFLO PF8830GZBN
CCY 1.75 GPM 1HDL LEV T&S FCT TRIM

PROFLO PF4001
CRMC T&S VLV MIP & SWT W/ STOPS

PROFLO PFHSK207GZBN
26 SLIDE BAR H/SHWR KIT BN

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REVISIONS

APPROVAL

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ARCHITECT

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PLUMBING FIXTURES

PROFLO PF7600SZBN
1HDL LEV VLV ONLY TRIM BN

PROFLO PF1092ZBN
CCY TUB SPT PVBN

PROFLO PFSAWE02ZBN
WALL SPLY ELL BN

PROFLO PFCT101HEWH
CCY 1.28 COMP EL SET W/SEAT + WR WH

PROFLO PFCT103HEWH
CCY 1.28 COMP ADA HET W/SEAT WR WH

PROFLO PFXQAT32C
LF 1/2 FIP X 3/8 COMP ANG ST QT CP

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PLUMBING FIXTURES

PROFLO PFX146472
LF 3/8 C X 7/8 12 SS CLST CONN

PROFLO PFX146324
LF 3/8 C X 1/2 FIP 20 SS SINK CONN

PROFLO PFSEJCP
1-1/2 IPS PLAS SPLT ESC CP

PROFLO PFSEFCP
3/4 IPS PLAS SPLT ESC CP

PROFLO PFEWP100
1-1/2X16 PLAS EO WST SJ W/BAF

PROFLO PF202WH
3PC P TRAP & SPLY CVR WHIT

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WATER HEATERS

BRADFORD BRE340T61NCWW
CCY 40G 240V 4500W ELEC TALL WHTR

BRADFORD BRE250T61NCWW
CCY 50G 4.5KW RES ELEC WHTR 6YR

OATEY 034152
22 ALUM WHTR PAN W/ 1 FTG

LEGEND L101684NL
LF 3/4 BRS MNPT X 3/4 SWT BV

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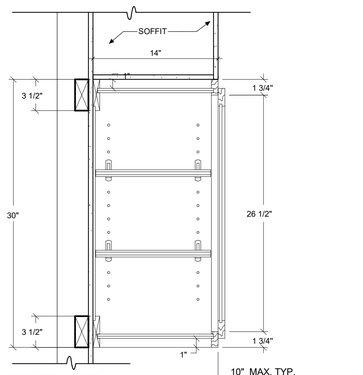
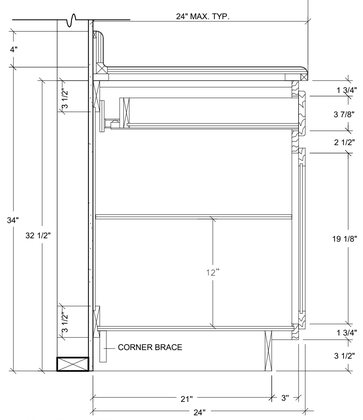
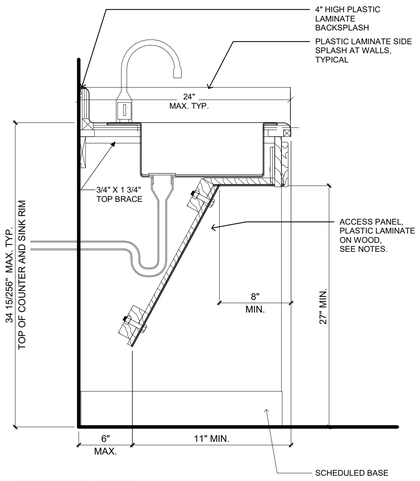


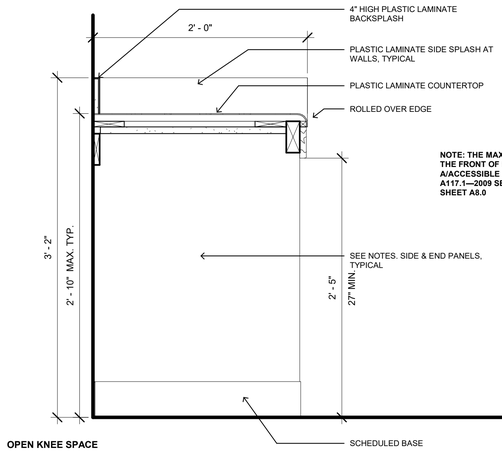
30" UPPER CABINET



32 1/2" BASE CABINET



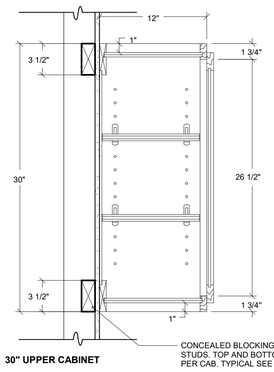
ACCESSIBLE SINK FRONT



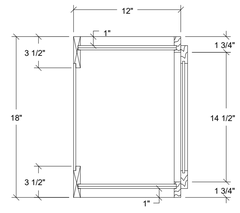
NOTE: THE MAXIMUM DEPTH FROM THE KITCHEN BACKSPLASH WALL TO THE FRONT OF KITCHEN COUNTERTOPS/CABINETRY IS 24 INCHES IN TYPE A/ACCESSIBLE UNITS AND THE COMMUNITY AREA KITCHENS (ICC A117.1—2009 SECTIONS 1003.9, 1004.9, AND 308). SEE MILLWORK DETAILS ON SHEET A8.0

OPEN KNEE SPACE

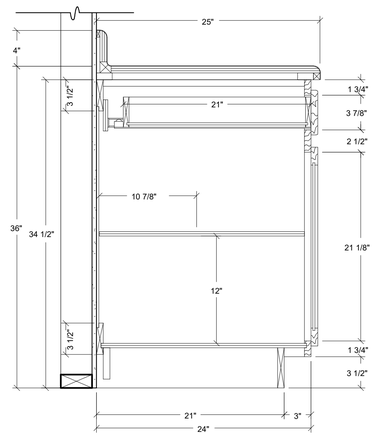
1 - ACCESSIBLE UNITS - TYPICAL MILLWORK DETAILS SCALE: 1-1/2" = 1'-0"



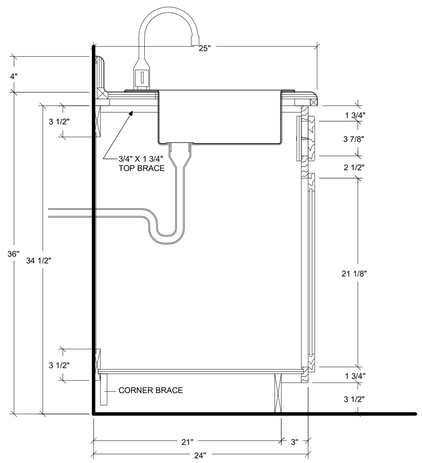
30" UPPER CABINET



18" UPPER CABINET

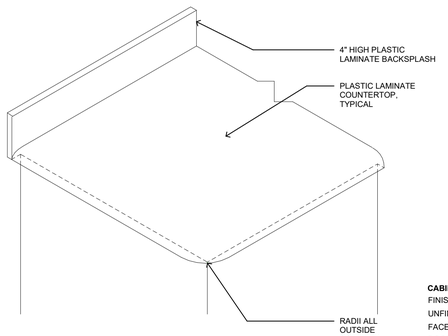


BASE CABINET

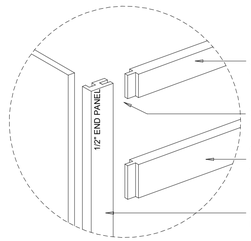


SINK BASE

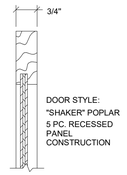
2 - STANDARD UNITS - TYPICAL MILLWORK DETAILS SCALE: 1-1/2" = 1'-0"



TYPICAL COUNTERTOP OPEN CORNER



TYPICAL FACE FRAME CONSTRUCTION



PARTIAL SECTION

CABINET SPECIFICATIONS (BASIS OF DESIGN):

FINISHED ENDS:	1/2" BIRCH PLY	WALL TOPS/BOTTOMS:	1/2" BIRCH PLY
UNFINISHED ENDS:	1/2" BIRCH PLY	BASE SHELVES:	1/2" BIRCH PLY FIXED - EB
FACE FRAMES:	3/4" POPLAR	UPPER SHELVES:	3/4" BIRCH PLY ADJUSTABLE - EB
DOORS:	"SHAKER" POPLAR WITH FINGERPULL	TOE KICKS:	3/4" PINE-STAINED
DRAWER FRONTS:	"SHAKER" POPLAR WITH FINGERPULL	DRAWER RUNNERS:	HR 41575 100 LB., EPOXY
DRAWER TYPE:	BOX	HINGING:	2 PC CONCEALED
DRAWER SIDES:	11/16" PINE	CABINET FINISH:	TBD
DRAWER BOTTOMS:	1/4" BIRCH PLY	COUNTER TOP:	"TRADITIONAL" FRONT ON PLYWOOD
BASE BOTTOMS:	1/2" BIRCH PLY	COUNTER TOP COLOR:	TBD
BACKS:	1/4" BIRCH PLY	WALL LAMINATE:	N/A

3 - TYPICAL MILLWORK DETAILS SCALE: NTS

MINIMUM CABINET REQUIREMENTS

1. THE CONSTRUCTION OF ALL NEW KITCHEN AND BATHROOM VANITY CABINETS SHALL MEET OR EXCEED THE MINIMUM CABINET REQUIREMENTS BELOW.
2. THESE MINIMUM REQUIREMENTS ARE TO BE INCORPORATED INTO ALL MILLWORK APPLICATIONS.
3. ALL NEW OR REPLACED CABINETS ARE TO COMPLY WITH THE REQUIREMENTS OF THE AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) AND THE KITCHEN CABINET MANUFACTURERS' ASSOCIATION (KCMA) ALONG WITH ANY ADDITIONAL HOUSING AGENCY REQUIREMENTS.
4. **MINIMUM CABINET MATERIAL REQUIREMENTS:**
   - A. FACE FRAMES:
     - a. SOLID WOOD.
     - b. MINIMUM DIMENSIONS ¾ INCH BY 1½ INCH.
   - B. END PANELS, TOPS, AND BOTTOMS:
     - a. PLYWOOD, MINIMUM THICKNESS ½ INCH.
     - b. TOPS AND BOTTOMS TO BE DADOED, GLUED, AND STAPLED INTO SIDES AND FACE FRAMES.
   - C. BACKS:
     - a. PLYWOOD MINIMUM THICKNESS 1/4 INCHES, DADOED OR RABBETED, GLUED AND STAPLED INTO END PANELS.
   - D. SHELVES:
     - a. SOLID WOOD OR PLYWOOD.
     - b. ADJUSTABLE SHELVES, MINIMUM THICKNESS 5/8 INCH.
     - c. FIXED SHELVES, MINIMUM THICKNESS ½ INCH. EDGE BANDING IS REQUIRED ON PLYWOOD.
   - E. DOORS AND DRAWER FRONTS:
     - a. SOLID WOOD OR PLYWOOD, MINIMUM THICKNESS 5/8 INCH.
     - b. PANELS IN "FRAME AND PANEL" DOORS, MINIMUM THICKNESS ¼ INCH.
   - F. DRAWER BOXES:
     - a. SOLID WOOD OR PLYWOOD, MINIMUM THICKNESS ½ INCH.
     - b. SIDES DADOED, RABBETED, OR DOVE TAILED TO RECEIVE THE FRONT AND BACK MEMBERS OF THE DRAWER BOX.
     - c. NO BUTT JOINTS WILL BE ACCEPTED.
   - G. DRAWER BOTTOMS:
     - a. PLYWOOD, MINIMUM THICKNESS ¼ INCH.
     - b. BOTTOMS DADOED AND GLUED INTO DRAWER BOX.
   - H. DRAWER GUIDES:
     - a. SIDE MOUNTED STEEL RAILS.
5. ALL CABINETS TO BE FACTORY/MANUFACTURER ASSEMBLED.
6. ALL EXPOSED PORTIONS OF CABINETRY MUST HAVE FACTORY APPLIED FINISH.
7. PLASTIC LAMINATE COUNTERTOPS ARE TO BE POST FORMED OR HAVE BACK SPLASHES THAT ARE FACTORY ATTACHED TO THE COUNTERTOPS AND SEALED.
8. SIDE SPLASHES ARE REQUIRED WHERE COUNTERTOPS ARE ADJACENT TO WALLS.
9. SUBMIT SIGNED CABINET / MILLWORK SHOP DRAWINGS AND PRODUCT DATA FROM MANUFACTURER AND OR SUBCONTRACTOR (MUST BE REVIEWED BY GENERAL CONTRACTOR).
10. WRITTEN ACCEPTANCE FROM ARCHITECT AND OWNER IS REQUIRED BEFORE PURCHASING CABINETS. ALLOW TWO WEEKS FOR THE REVIEW PROCESS.
11. IF REQUESTED, A CABINET SAMPLE IS TO BE PROVIDED AT THE JOB SITE FOR PHYSICAL INSPECTION AND ACCEPTANCE.
12. ALL CABINETS TO BE FULLY ENCLOSED WOOD CABINETS WITH HARDBOARD BACKING.
13. ARCHITECT AND OWNER RESERVES THE RIGHT TO MODIFY THESE REQUIREMENTS WHEN DEEMED APPROPRIATE.

PROVIDE CONCEALED BLOCKING FOR ALL UPPER CABINETS PER VHDA REQUIREMENTS.

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ISSUED FOR:

PERMITTING

JOB NUMBER: 19-009

ISSUED: 04/18/2025

TYPICAL MILLWORK DETAILS

A9.0

PHASE: CD

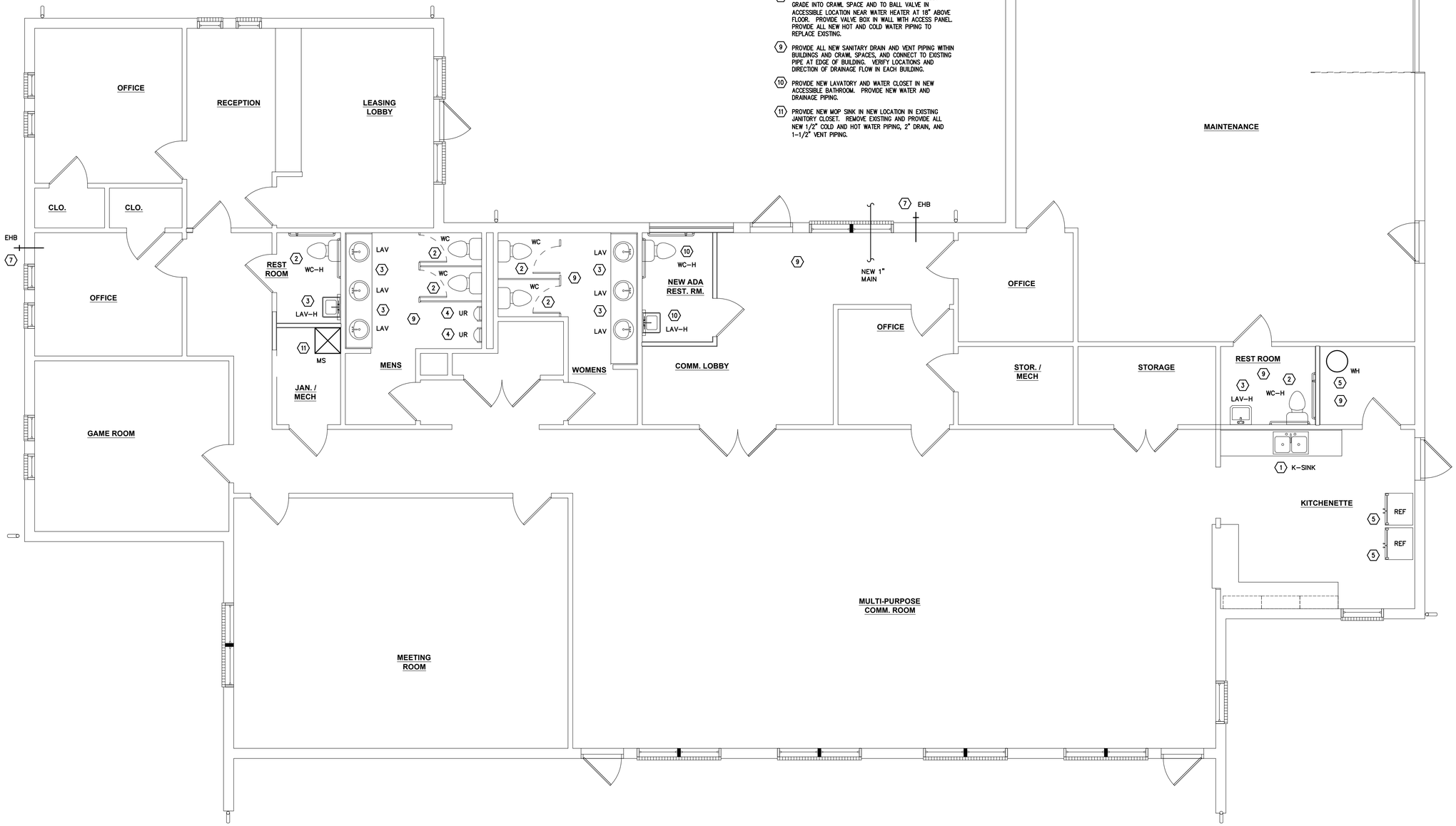
4/25/2025 10:31:00 AM © COPYRIGHT 2019 TRUE CRAFT ARCHITECTURE, LLC

COMMUNITY BUILDING PLUMBING FIXTURE SCHEDULE

SYMBOL	FIXTURE – PROVIDE THESE FIXTURES OR EQUAL APPROVED BY ENGINEER AND OWNER	WASTE	COLD WATER	HOT WATER	REMARKS
WC	MANSFIELD ALTO 4135-3121 ELONGATED TOILET, 1.28 GPF, WATERSENSE RATED, WHITE. PROVIDE PLASTIC SEAT WITH LID.	3"	1/2"	–	
WC-H	MANSFIELD ALTO 4137-3121 SMARTHEIGHT ADA 16 1/2" ELONGATED TOILET, 1.28 GPF, WATERSENSE RATED, WHITE. PROVIDE PLASTIC SEAT WITH LID.	3"	1/2"	–	
URINAL	AMERICAN STANDARD 6590.001, WASHBROOK FLOWISE URINAL. SLOAN 186-0.125 MANUAL FLUSH VALVE.	2"	3/4"	–	
LAV	AMERICAN STANDARD AQUALYN 0476.028 DROP IN CHINA SINK. MOEN ADLER WS84503, 1.2 GPM, WATERSENSE RATED, SINGLE HANDLE FAUCET WITH POP-UP DRAIN FITTING.	2"	1/2"	1/2"	MOUNT IN CABINET W/ COUNTERTOP FURNISHED BY OTHERS. INSTALL STOP VALVES AND P-TRAP.
LAV-H	AMERICAN STANDARD LUCERNE 0355.012, WALL MOUNTED CHINA SINK WITH WALL HANGER, WHITE. MOEN ADLER WS84503, 1.2 GPM, WATERSENSE RATED, SINGLE HANDLE FAUCET WITH POP-UP DRAIN FITTING.	2"	1/2"	1/2"	PROVIDE PRE-MOLDED INSULATION PIPE PROTECTION COVER FOR HW/CW/WASTE PIPING.
K-SINK	ELKAY GECR3321, 33"x21"x5-3/8 DEEP, 22 GAUGE STAINLESS STEEL, DOUBLE BOWL SINK WITH SOUND DEADENING PAD. SINK DRAINS SHALL BE OFFSET TOWARD THE BACK OF THE SINK. MOEN CHATEAU 7430 SINGLE HANDLE, 1.5 GPM FAUCET WITH SPRAYER, CHROME FINISH.	2"	1/2"	1/2"	PROVIDE PRE-MOLDED INSULATION PIPE PROTECTION COVER FOR HW/CW/WASTE PIPING.
WH	WATER HEATER, A.O. SMITH MODEL ENT-50, 0.92 UEF, 50 GALLON CAPACITY, 4500 WATT ELECTRIC, 240V, WITH TOP OUTLET HW/CW CONNECTIONS.	–	3/4"	3/4"	PROVIDE T&P RELIEF VALVE
HB	WOODFORD MODEL 17 FREEZEPROOF ANTI-SIPHON WALL HYDRANT, BRASS FINISH, PROVIDE "TEE" KEY HANDLE.	–	3/4"	–	MOUNT IN BRICK WALL 24" A.F.F.
MS	MOP SINK – FIAT MSB2424 WITH 830-AA WALL FAUCET WITH VACUUM BREAKER PAIL HOOK AND WALL BRACE.	2"	1/2"	1/2"	

KEY NOTES:

1. PROVIDE NEW KITCHEN SINK, FAUCET, TRAP, VALVES, AND SUPPLIES IN EXISTING LOCATION. PROVIDE CONNECTIONS FOR DISHWASHER. REMOVE EXISTING AND PROVIDE ALL NEW 1/2" COLD AND HOT WATER, 1-1/2" DRAIN, AND 1-1/4" VENT PIPING.
2. PROVIDE NEW WATER CLOSET, VALVE, AND SUPPLY IN EXISTING OR SLIGHTLY NEW LOCATION. REMOVE EXISTING AND PROVIDE ALL NEW 1/2" COLD WATER AND 3" DRAIN. CONNECT PIPING TO USE LAVATORY DRAIN AND VENT AS WET VENT FOR WATER CLOSET.
3. PROVIDE NEW LAVATORY SINK, FAUCET, TRAP, VALVES, AND SUPPLIES AT VANITY IN EXISTING OR SLIGHTLY NEW LOCATION. REMOVE EXISTING AND PROVIDE ALL NEW 1/2" COLD AND HOT WATER PIPING, 2" DRAIN, AND 2" VENT PIPING.
4. PROVIDE NEW URINAL, FLUSH VALVE, TRIM KIT IN EXISTING LOCATION. REMOVE EXISTING AND PROVIDE ALL NEW 3/4" COLD WATER PIPING AND 2" DRAIN, AND 2" VENT.
5. PROVIDE NEW WATER HEATER IN EXISTING LOCATION WITH NEW 3/4" CW AND HW PIPING, AND NEW SHUT-OFF VALVES. PROVIDE A HUB DRAIN FOR WATER HEATER T&P RELIEF DRAIN, WATER HEATER DRAIN PAN DRAIN, AND AHU CONDENSATE DRAIN AND ROUTE 1" DRAIN IN CRAWL SPACE TO BUILDING EXTERIOR.
6. PROVIDE NEW 1/2" CW TO NEW VALVE BOX BEHIND REFRIGERATOR FOR ICE MAKER CONNECTION.
7. PROVIDE 3/4" CW PIPING TO TWO EXTERIOR HOSE BIBBS IN EXISTING OR NEW LOCATIONS.
8. PROVIDE NEW 1" CW MAIN FROM EXISTING METER BELOW GRADE INTO CRAWL SPACE AND TO BALL VALVE IN ACCESSIBLE LOCATION NEAR WATER HEATER AT 18" ABOVE FLOOR. PROVIDE VALVE BOX IN WALL WITH ACCESS PANEL. PROVIDE ALL NEW HOT AND COLD WATER PIPING TO REPLACE EXISTING.
9. PROVIDE ALL NEW SANITARY DRAIN AND VENT PIPING WITHIN BUILDINGS AND CRAWL SPACES, AND CONNECT TO EXISTING PIPE AT EDGE OF BUILDING. VERIFY LOCATIONS AND DIRECTION OF DRAINAGE FLOW IN EACH BUILDING.
10. PROVIDE NEW LAVATORY AND WATER CLOSET IN NEW ACCESSIBLE BATHROOM. PROVIDE NEW WATER AND DRAINAGE PIPING.
11. PROVIDE NEW MOP SINK IN NEW LOCATION IN EXISTING JANITORY CLOSET. REMOVE EXISTING AND PROVIDE ALL NEW 1/2" COLD AND HOT WATER PIPING, 2" DRAIN, AND 1-1/2" VENT PIPING.



1 COMMUNITY BUILDING - PLUMBING PLAN
SCALE: 1/4" = 1'-0"

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ISSUED

FOR PERMIT

JOB NUMBER: 21-01

ISSUED: 02/26/2025

COMMUNITY BUILDING - PLUMBING PLAN

P1.1

APARTMENTS PLUMBING FIXTURE SCHEDULE

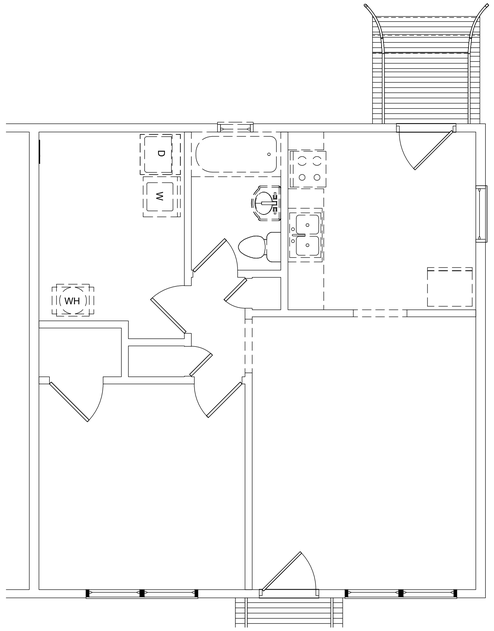
SYMBOL	FIXTURE – PROVIDE THESE FIXTURES OR EQUAL APPROVED BY ENGINEER AND OWNER	WASTE	COLD WATER	HOT WATER	REMARKS
WC	MANSFIELD ALTO 4135-3121 ELONGATED TOILET, 1.28 GPF, WATERSENSE RATED, WHITE. PROVIDE PLASTIC SEAT WITH LID.	3"	1/2"	–	
WC-H	MANSFIELD ALTO 4137-3121 SMARTHEIGHT ADA 16 1/2" ELONGATED TOILET, 1.28 GPF, WATERSENSE RATED, WHITE. PROVIDE PLASTIC SEAT WITH LID.	3"	1/2"	–	
LAV	AMERICAN STANDARD AQUALYN 0476.028 DROP IN CHINA SINK. MOEN ADLER WS84503, 1.2 GPM, WATERSENSE RATED, SINGLE HANDLE FAUCET WITH POP-UP DRAIN FITTING.	2"	1/2"	1/2"	MOUNT IN CABINET W/ COUNTERTOP FURNISHED BY OTHERS. INSTALL STOP VALVES AND P-TRAP.
LAV-H	AMERICAN STANDARD LUCERNE 0355.012, WALL MOUNTED CHINA SINK WITH WALL HANGER, WHITE. MOEN ADLER WS84503, 1.2 GPM, WATERSENSE RATED, SINGLE HANDLE FAUCET WITH POP-UP DRAIN FITTING.	2"	1/2"	1/2"	PROVIDE PRE-MOLDED INSULATION PIPE PROTECTION COVER FOR HW/CW/WASTE PIPING.
K-SINK	ELKAY CR3322, 33"x22"x7" DEEP, 20 GAUGE STAINLESS STEEL, DOUBLE BOWL SINK WITH SOUND DEADENING PAD. MOEN CHATEAU 7430 SINGLE HANDLE, 1.5 GPM FAUCET WITH SPRAYER, CHROME FINISH.	2"	1/2"	1/2"	
K-SINK-H	ELKAY GECR3321, 33"x21"x5-3/8 DEEP, 22 GAUGE STAINLESS STEEL, DOUBLE BOWL SINK WITH SOUND DEADENING PAD. SINK DRAINS SHALL BE OFFSET TOWARD THE BACK OF THE SINK. MOEN CHATEAU 7430 SINGLE HANDLE, 1.5 GPM FAUCET WITH SPRAYER, CHROME FINISH.	2"	1/2"	1/2"	PROVIDE PRE-MOLDED INSULATION PIPE PROTECTION COVER FOR HW/CW/WASTE PIPING.
BATHTUB	MUSTEE T6030L BATHTUB WITH 500WHT DURAWALL SURROUND. MOEN ADLER 82603, SINGLE HANDLE PRESSURE BALANCED MIXING VALVE WITH STOPS, TUB SPOUT WITH DIVERTER, AND WATERSENSE RATED, 1.75 GPM SHOWER HEAD.	2"	1/2"	1/2"	
TUB-H FOR ANSI UNITS	TUB/SHOWER UNIT, AQUATIC MODEL 2603SMTE WITH ACRYLX SMOOTH WALL SURFACES, 60"x33"x79"H, WITH GRAB BARS AND REMOVABLE SEAT. MOEN ADLER 82603 SINGLE HANDLE PRESSURE BALANCED MIXING VALVE WITH STOPS, TUB SPOUT WITH DIVERTER, AND WATER SENSE RATED 1.75 GPM HAND HELD SHOWER HEAD WITH 30" SLIDE BAR AND 69" FLEXIBLE HOSE.	2"	1/2"	1/2"	PROVIDE STANDARD DRAIN CONNECTION WITH P-TRAP & POP-UP DRAIN PLUG. ALL OF THESE BATHTUBS SHALL HAVE FACTORY INSTALLED BACKING FOR GRAB BARS.
WH FOR 1BR AND 2BR	WATER HEATER, A.O. SMITH MODEL ENT-40, 0.92 UEF, 40 GALLON CAPACITY, 4500 WATT ELECTRIC, 240V, WITH TOP OUTLET HW/CW CONNECTIONS.	–	3/4"	3/4"	PROVIDE T&P RELIEF VALVE
WH FOR 3BR	WATER HEATER, A.O. SMITH MODEL ENT-50, 0.92 UEF, 50 GALLON CAPACITY, 4500 WATT ELECTRIC, 240V, WITH TOP OUTLET HW/CW CONNECTIONS.	–	3/4"	3/4"	PROVIDE T&P RELIEF VALVE
WB	WATTS 1/2 A2C-SC INTELLIFLOW WASHING MACHINE SUPPLY AND DRAIN BOX WITH LEAK SENSOR AND AUTOMATIC WATER SHUT-OFF.	2"	1/2"	1/2"	MOUNT IN GYPBOARD WALL 36" A.F.F.
HB	WOODFORD MODEL 17 FREEZEPROOF ANTI-SIPHON WALL HYDRANT, BRASS FINISH, PROVIDE "TEE" KEY HANDLE.	–	3/4"	–	MOUNT IN BRICK WALL 24" A.F.F.

PLUMBING LEGEND

- WASTE PIPE
- VENT PIPE
- COLD WATER PIPE
- HOT WATER PIPE
- V.T.R. — VENT THROUGH ROOF
- FLOOR DRAIN
- GATE VALVE
- CHECK VALVE
- BACKFLOW PREVENTER

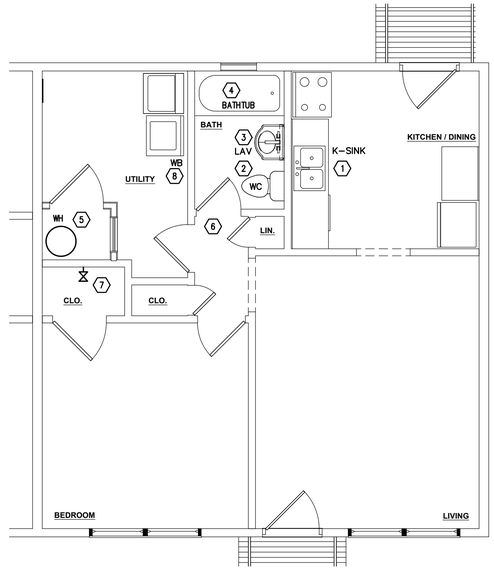
STD UNIT KEY NOTES:

1. PROVIDE NEW KITCHEN SINK, FAUCET, TRAP, VALVES, AND SUPPLIES IN EXISTING OR SLIGHTLY NEW LOCATION. PROVIDE CONNECTIONS FOR DISHWASHER. REMOVE EXISTING AND PROVIDE ALL NEW 1/2" COLD AND HOT WATER, 1-1/2" DRAIN, AND 1-1/4" VENT PIPING.
2. PROVIDE NEW WATER CLOSET, VALVE, AND SUPPLY IN EXISTING LOCATION. REMOVE EXISTING AND PROVIDE ALL NEW 1/2" COLD WATER AND 3" DRAIN. CONNECT PIPING TO USE LAVATORY DRAIN AND VENT AS WET VENT FOR WATER CLOSET.
3. PROVIDE NEW LAVATORY SINK, FAUCET, TRAP, VALVES, AND SUPPLIES AT VANITY IN EXISTING LOCATION. REMOVE EXISTING AND PROVIDE ALL NEW 1/2" COLD AND HOT WATER PIPING, 2" DRAIN, AND 2" VENT PIPING. CONNECT BATHROOM FIXTURES TOGETHER TO USE LAVATORY DRAIN AND VENT AS WET VENT.
4. PROVIDE NEW TUB/SHOWER MIXING VALVE, TRIM KIT, AND SHOWER HEAD IN EXISTING BATHTUB LOCATION. REMOVE EXISTING AND PROVIDE ALL NEW 1/2" COLD AND HOT WATER PIPING AND 2" DRAIN. CONNECT PIPING TO USE LAVATORY DRAIN AND VENT AS WET VENT FOR WATER CLOSET.
5. PROVIDE NEW WATER HEATER IN NEW LOCATION WITH NEW 3/4" CW AND HW PIPING AND NEW SHUT-OFF VALVES. PROVIDE DRAIN PAN BENEATH WATER HEATER.
6. PROVIDE ALL NEW SANITARY DRAIN AND VENT PIPING WITHIN BUILDINGS AND CRAWL SPACES, AND CONNECT TO EXISTING PIPE AT EDGE OF BUILDING. VERIFY LOCATIONS AND DIRECTION OF DRAINAGE FLOW IN EACH BUILDING.
7. PROVIDE NEW 1-1/4" COPPER WATER MAIN PIPING BELOW GRADE FROM EXISTING WATER METER TO EACH BUILDING THROUGHOUT THE PROPERTY. ROUTE NEW MAIN INTO CRAWL SPACE TO NEW HEADER IN THE CRAWL SPACE AND EXTEND INDIVIDUAL 3/4" PIPES FROM THE HEADER TO THE WATER HEATER CLOSET IN EACH APARTMENT. PROVIDE ISOLATION BALL VALVE IN ACCESSIBLE LOCATION IN EACH APARTMENT. PROVIDE ONE 3/4" MAIN TO TWO NEW FREEZEPROOF EXTERIOR HOSE BIBBS ON EACH BUILDING IN THE VICINITY OF NEW HEAT PUMPS. THE EXISTING METER LOCATIONS VARY FROM BUILDING TO BUILDING AND ARE GENERALLY WITHIN 50' OF EACH BUILDING.
8. PROVIDE NEW WASHING MACHINE CONNECTION BOX WITH LEAK DETECTOR IN EXISTING OR NEW LOCATION. REMOVE EXISTING AND PROVIDE ALL NEW 1/2" COLD AND HOT WATER PIPING, 2" TRAP, 3" HORIZONTAL DRAIN, AND 1-1/2" VENT PIPING. IF LEAK DETECTOR IS NOT PROVIDED THEN WATER HEATER DRAIN PAN IS REQUIRED.



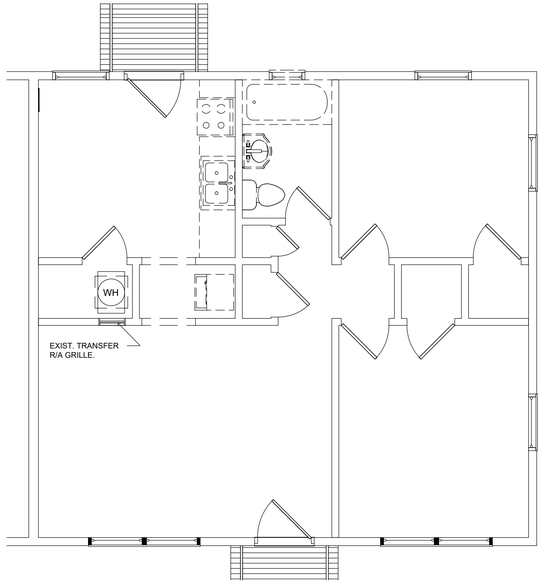
2 1BR GDN STD - DEMO

SCALE: 1/4" = 1'-0"



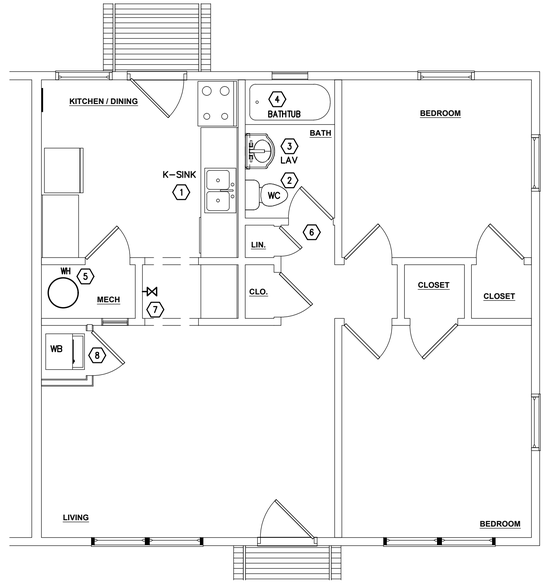
1 1BR GDN STD - PLUMBING PLAN

SCALE: 1/4" = 1'-0"



4 2BR GDN STD - DEMO

SCALE: 1/4" = 1'-0"



3 2BR GDN STD - PLUMBING PLAN

SCALE: 1/4" = 1'-0"

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ISSUED

FOR PERMIT

JOB NUMBER: 21-01

ISSUED: 02/26/2025

1 AND 2 BR GARDEN STYLE STD UNITS - PLUMBING PLAN

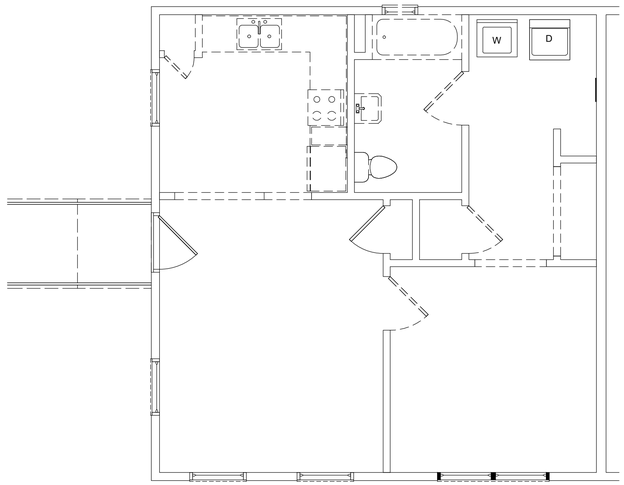
P2.1

ACCESSIBLE UNIT KEY NOTES:

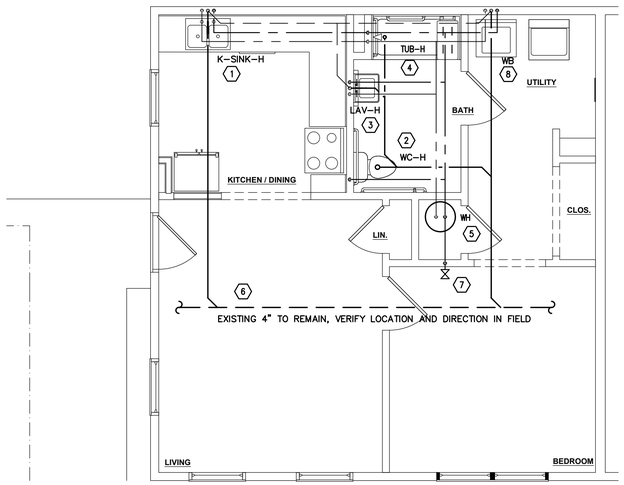
1. PROVIDE NEW KITCHEN SINK, FAUCET, TRAP, VALVES, AND SUPPLIES IN NEW LOCATION. PROVIDE NEW 2" DRAIN, 2" VENT, 1/2" CW, AND 1/2" HW PIPING. PROVIDE WATER AND DRAIN CONNECTIONS FOR DISHWASHER.
2. PROVIDE NEW WATER CLOSET, VALVE, AND SUPPLY IN NEW LOCATION. PROVIDE NEW 3" DRAIN AND 1/2" CW PIPING. CONNECT PIPING TO USE LAVATORY DRAIN AS WET VENT.
3. PROVIDE NEW LAVATORY SINK, FAUCET, TRAP, VALVES, AND SUPPLIES AT VANITY IN NEW LOCATION. PROVIDE NEW 2" DRAIN, 2" VENT, 1/2" CW, AND 1/2" HW PIPING. CONNECT PIPING TO USE LAVATORY DRAIN AS WET VENT.
4. PROVIDE NEW ACCESSIBLE BATHTUB WITH NEW MIXING VALVE, TRIM KIT, AND HAND HELD SHOWER HEAD IN NEW LOCATION. PROVIDE NEW 2" DRAIN, 1/2" CW, AND 1/2" HW PIPING. CONNECT PIPING TO USE LAVATORY DRAIN AS WET VENT.
5. PROVIDE NEW WATER HEATER IN NEW LOCATION WITH NEW 3/4" CW AND HW PIPING AND NEW SHUT-OFF VALVES. PROVIDE DRAIN PAN BENEATH WATER HEATER.
6. PROVIDE ALL NEW SANITARY DRAIN AND VENT PIPING WITHIN BUILDINGS AND CRAWL SPACES, AND CONNECT TO EXISTING PIPE AT EDGE OF BUILDING. VERIFY LOCATIONS AND DIRECTION OF DRAINAGE FLOW IN EACH BUILDING. REFER TO RISER DIAGRAMS FOR PIPING ARRANGEMENTS.
7. PROVIDE NEW 1-1/4" COPPER WATER MAIN PIPING BELOW GRADE FROM EXISTING WATER METER TO EACH BUILDING THROUGHOUT THE PROPERTY. ROUTE NEW MAIN INTO CRAWL SPACE TO NEW HEADER IN THE CRAWL SPACE AND EXTEND INDIVIDUAL 3/4" PIPES FROM THE HEADER TO THE WATER HEATER CLOSET IN EACH APARTMENT. PROVIDE ISOLATION BALL VALVE IN ACCESSIBLE LOCATION IN EACH APARTMENT. PROVIDE ONE 3/4" MAIN TO TWO NEW FREEZEPROOF EXTERIOR HOSE BIBBS ON EACH BUILDING IN THE VICINITY OF NEW HEAT PUMPS. THE EXISTING METER LOCATIONS VARY FROM BUILDING TO BUILDING AND ARE GENERALLY WITHIN 50' OF EACH BUILDING.
8. PROVIDE NEW WASHING MACHINE CONNECTION BOX WITH LEAK DETECTOR IN EXISTING OR NEW LOCATION. REMOVE EXISTING AND PROVIDE ALL NEW 1/2" COLD AND HOT WATER PIPING, 2" TRAP, 3" HORIZONTAL DRAIN, AND 1-1/2" VENT PIPING. IF LEAK DETECTOR IS NOT PROVIDED THEN WATER HEATER DRAIN PAN IS REQUIRED.

PLUMBING LEGEND

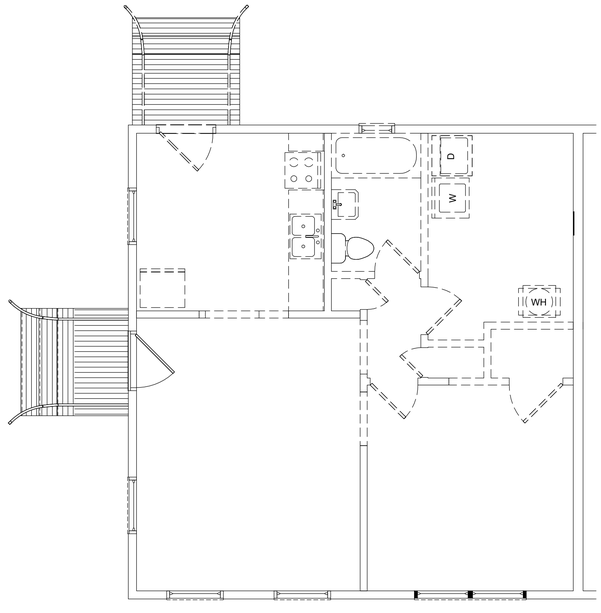
WASTE PIPE	FLOOR DRAIN
VENT PIPE	GATE VALVE
COLD WATER PIPE	CHECK VALVE
HOT WATER PIPE	BACKFLOW PREVENTER
V.T.R. VENT THROUGH ROOF	



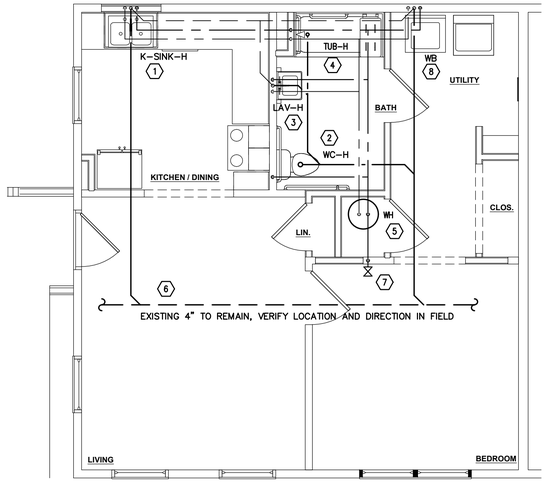
2 1BR GDN HC - DEMO
SCALE: 1/4" = 1'-0"



1 1BR GDN HC - PLUMBING PLAN
SCALE: 1/4" = 1'-0"



4 1BR GDN HC CONVERSION - DEMO
SCALE: 1/4" = 1'-0"



3 1BR GDN HC CONVERSION - PLUMBING PLAN
SCALE: 1/4" = 1'-0"

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1BR GARDEN HC AND HC CONVERSION
- PLUMBING PLAN

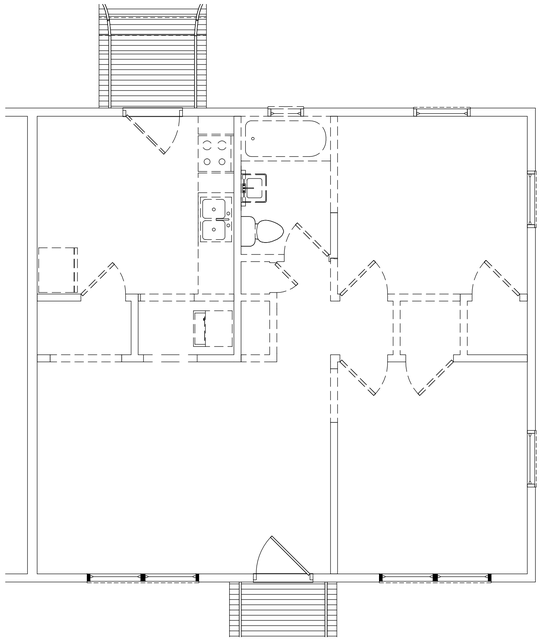
P2.2

STD UNIT KEY NOTES:

1. PROVIDE NEW KITCHEN SINK, FAUCET, TRAP, VALVES, AND SUPPLIES IN EXISTING OR SLIGHTLY NEW LOCATION. PROVIDE CONNECTIONS FOR DISHWASHER. REMOVE EXISTING AND PROVIDE ALL NEW 1/2" COLD AND HOT WATER, 1-1/2" DRAIN, AND 1-1/4" VENT PIPING.
2. PROVIDE NEW WATER CLOSET, VALVE, AND SUPPLY IN EXISTING LOCATION. REMOVE EXISTING AND PROVIDE ALL NEW 1/2" COLD WATER AND 3" DRAIN. CONNECT PIPING TO USE LAVATORY DRAIN AND VENT AS WET VENT FOR WATER CLOSET.
3. PROVIDE NEW LAVATORY SINK, FAUCET, TRAP, VALVES, AND SUPPLIES AT VANITY IN EXISTING LOCATION. REMOVE EXISTING AND PROVIDE ALL NEW 1/2" COLD AND HOT WATER PIPING, 2" DRAIN, AND 2" VENT PIPING. CONNECT BATHROOM FIXTURES TOGETHER TO USE LAVATORY DRAIN AND VENT AS WET VENT.
4. PROVIDE NEW TUB/SHOWER MIXING VALVE, TRIM KIT, AND SHOWER HEAD IN EXISTING BATHTUB LOCATION. REMOVE EXISTING AND PROVIDE ALL NEW 1/2" COLD AND HOT WATER PIPING AND 2" DRAIN. CONNECT PIPING TO USE LAVATORY DRAIN AND VENT AS WET VENT FOR WATER CLOSET.
5. PROVIDE NEW WATER HEATER IN NEW LOCATION WITH NEW 3/4" CW AND HW PIPING AND NEW SHUT-OFF VALVES. PROVIDE DRAIN PAN BENEATH WATER HEATER.
6. PROVIDE ALL NEW SANITARY DRAIN AND VENT PIPING WITHIN BUILDINGS AND CRAWL SPACES, AND CONNECT TO EXISTING PIPE AT EDGE OF BUILDING. VERIFY LOCATIONS AND DIRECTION OF DRAINAGE FLOW IN EACH BUILDING.
7. PROVIDE NEW 1-1/4" COPPER WATER MAIN PIPING BELOW GRADE FROM EXISTING WATER METER TO EACH BUILDING THROUGHOUT THE PROPERTY. ROUTE NEW MAIN INTO CRAWL SPACE TO NEW HEADER IN THE CRAWL SPACE AND EXTEND INDIVIDUAL 3/4" PIPES FROM THE HEADER TO THE WATER HEATER CLOSET IN EACH APARTMENT. PROVIDE ISOLATION BALL VALVE IN ACCESSIBLE LOCATION IN EACH APARTMENT. PROVIDE ONE 3/4" MAIN TO TWO NEW FREEZEPROOF EXTERIOR HOSE BIBBS ON EACH BUILDING IN THE VICINITY OF NEW HEAT PUMPS. THE EXISTING METER LOCATIONS VARY FROM BUILDING TO BUILDING AND ARE GENERALLY WITHIN 50' OF EACH BUILDING.
8. PROVIDE NEW WASHING MACHINE CONNECTION BOX WITH LEAK DETECTOR IN EXISTING OR NEW LOCATION. REMOVE EXISTING AND PROVIDE ALL NEW 1/2" COLD AND HOT WATER PIPING, 2" TRAP, 3" HORIZONTAL DRAIN, AND 1-1/2" VENT PIPING. IF LEAK DETECTOR IS NOT PROVIDED THEN WATER HEATER DRAIN PAN IS REQUIRED.

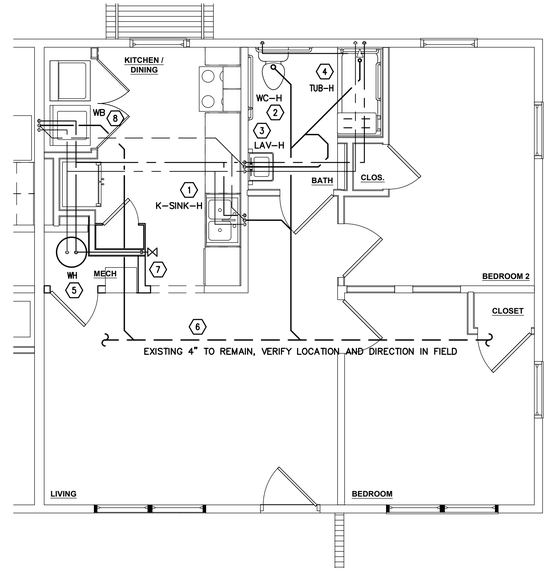
ACCESSIBLE UNIT KEY NOTES:

1. PROVIDE NEW KITCHEN SINK, FAUCET, TRAP, VALVES, AND SUPPLIES IN NEW LOCATION. PROVIDE NEW 2" DRAIN, 2" VENT, 1/2" CW, AND 1/2" HW PIPING. PROVIDE WATER AND DRAIN CONNECTIONS FOR DISHWASHER.
2. PROVIDE NEW WATER CLOSET, VALVE, AND SUPPLY IN NEW LOCATION. PROVIDE NEW 3" DRAIN AND 1/2" CW PIPING. CONNECT PIPING TO USE LAVATORY DRAIN AS WET VENT.
3. PROVIDE NEW LAVATORY SINK, FAUCET, TRAP, VALVES, AND SUPPLIES AT VANITY IN NEW LOCATION. PROVIDE NEW 2" DRAIN, 2" VENT, 1/2" CW, AND 1/2" HW PIPING. CONNECT PIPING TO USE LAVATORY DRAIN AS WET VENT.
4. PROVIDE NEW ACCESSIBLE BATHTUB WITH NEW MIXING VALVE, TRIM KIT, AND HAND HELD SHOWER HEAD IN NEW LOCATION. PROVIDE NEW 2" DRAIN, 1/2" CW, AND 1/2" HW PIPING. CONNECT PIPING TO USE LAVATORY DRAIN AS WET VENT.
5. PROVIDE NEW WATER HEATER IN NEW LOCATION WITH NEW 3/4" CW AND HW PIPING AND NEW SHUT-OFF VALVES. PROVIDE DRAIN PAN BENEATH WATER HEATER.
6. PROVIDE ALL NEW SANITARY DRAIN AND VENT PIPING WITHIN BUILDINGS AND CRAWL SPACES, AND CONNECT TO EXISTING PIPE AT EDGE OF BUILDING. VERIFY LOCATIONS AND DIRECTION OF DRAINAGE FLOW IN EACH BUILDING. REFER TO RISER DIAGRAMS FOR PIPING ARRANGEMENTS.
7. PROVIDE NEW 1-1/4" COPPER WATER MAIN PIPING BELOW GRADE FROM EXISTING WATER METER TO EACH BUILDING THROUGHOUT THE PROPERTY. ROUTE NEW MAIN INTO CRAWL SPACE TO NEW HEADER IN THE CRAWL SPACE AND EXTEND INDIVIDUAL 3/4" PIPES FROM THE HEADER TO THE WATER HEATER CLOSET IN EACH APARTMENT. PROVIDE ISOLATION BALL VALVE IN ACCESSIBLE LOCATION IN EACH APARTMENT. PROVIDE ONE 3/4" MAIN TO TWO NEW FREEZEPROOF EXTERIOR HOSE BIBBS ON EACH BUILDING IN THE VICINITY OF NEW HEAT PUMPS. THE EXISTING METER LOCATIONS VARY FROM BUILDING TO BUILDING AND ARE GENERALLY WITHIN 50' OF EACH BUILDING.
8. PROVIDE NEW WASHING MACHINE CONNECTION BOX WITH LEAK DETECTOR IN EXISTING OR NEW LOCATION. REMOVE EXISTING AND PROVIDE ALL NEW 1/2" COLD AND HOT WATER PIPING, 2" TRAP, 3" HORIZONTAL DRAIN, AND 1-1/2" VENT PIPING. IF LEAK DETECTOR IS NOT PROVIDED THEN WATER HEATER DRAIN PAN IS REQUIRED.



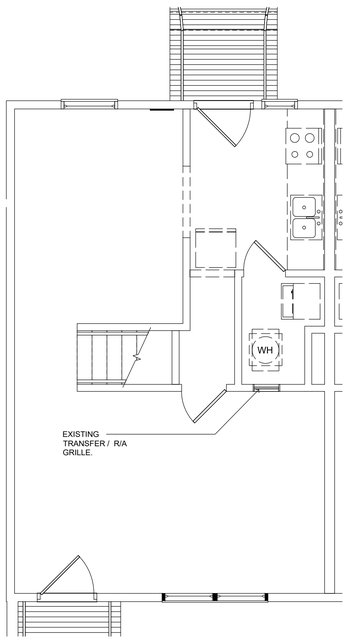
2 2BR GDN HC CONVERSION - DEMO

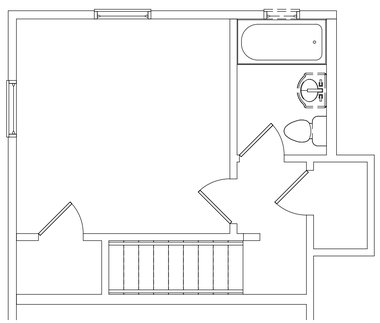
SCALE: 1/4" = 1'-0"



1 2BR GDN HC CONVERSION - PLUMBING PLAN

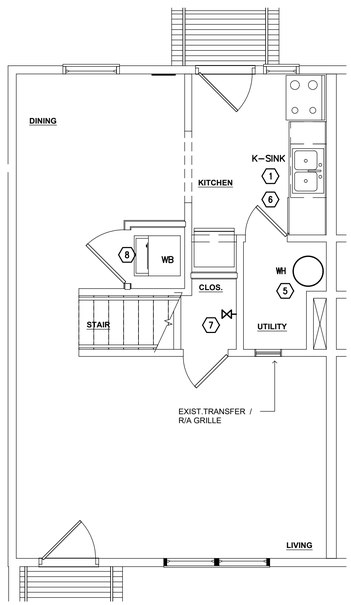
SCALE: 1/4" = 1'-0"





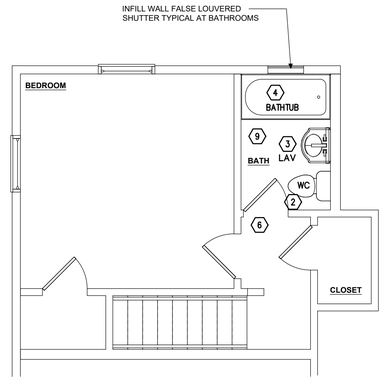
4 1BR TOWNHOUSE - DEMO

SCALE: 1/4" = 1'-0"



3 1BR TOWNHOUSE - PLUMBING PLAN

SCALE: 1/4" = 1'-0"



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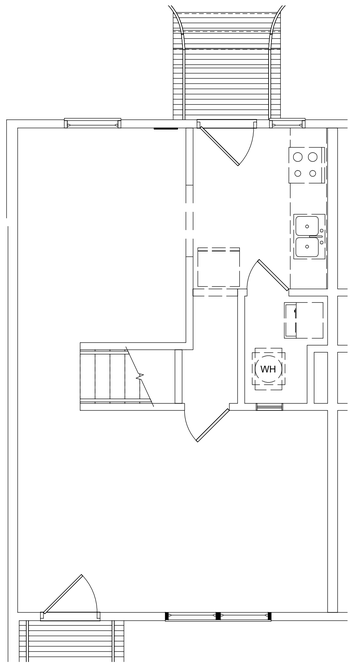
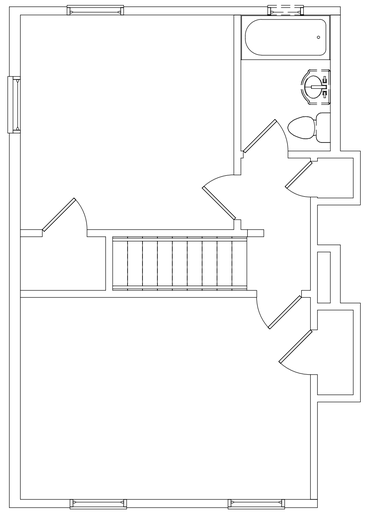
2BR GARDEN HC CONVERSION AND 1BR TOWNHOUSE - PLUMBING PLAN

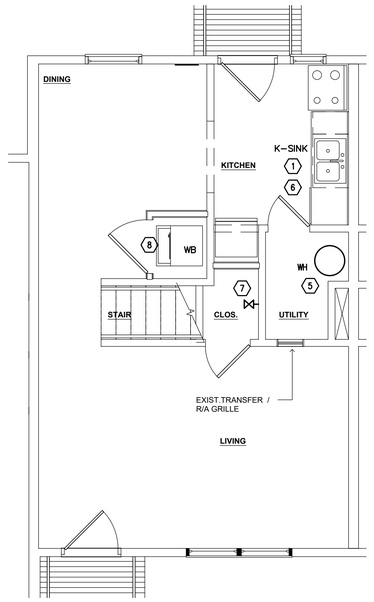
P2.3

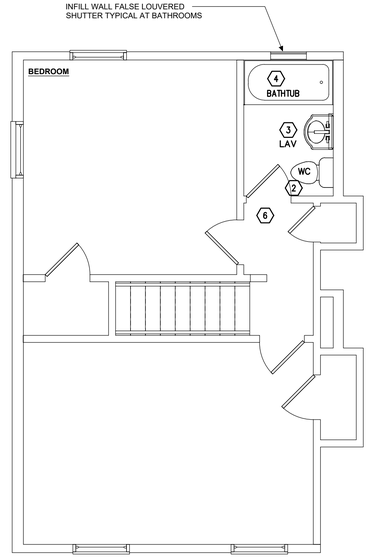




2 2BR TOWNHOUSE - DEMO

SCALE: 1/4" = 1'-0"





1 2BR TOWNHOUSE - PLUMBING PLAN

SCALE: 1/4" = 1'-0"

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3. PROVIDE NEW LAVATORY SINK, FAUCET, TRAP, VALVES, AND SUPPLIES AT VANITY IN EXISTING LOCATION. REMOVE EXISTING AND PROVIDE ALL NEW 1/2" COLD AND HOT WATER PIPING, 2" DRAIN, AND 2" VENT PIPING. CONNECT BATHROOM FIXTURES TOGETHER TO USE LAVATORY DRAIN AND VENT AS WET VENT.
4. PROVIDE NEW TUB/SHOWER MIXING VALVE, TRIM KIT, AND SHOWER HEAD IN EXISTING BATHTUB LOCATION. REMOVE EXISTING AND PROVIDE ALL NEW 1/2" COLD AND HOT WATER PIPING AND 2" DRAIN. CONNECT PIPING TO USE LAVATORY DRAIN AND VENT AS WET VENT FOR WATER CLOSET.
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7. PROVIDE NEW 1-1/4" COPPER WATER MAIN PIPING BELOW GRADE FROM EXISTING WATER METER TO EACH BUILDING THROUGHOUT THE PROPERTY. ROUTE NEW MAIN INTO CRAWL SPACE TO NEW HEADER IN THE CRAWL SPACE AND EXTEND INDIVIDUAL 3/4" PIPES FROM THE HEADER TO THE WATER HEATER CLOSET IN EACH APARTMENT. PROVIDE ISOLATION BALL VALVE IN ACCESSIBLE LOCATION IN EACH APARTMENT. PROVIDE ONE 3/4" MAIN TO TWO NEW FREEZEPROOF EXTERIOR HOSE BIBBS ON EACH BUILDING IN THE VICINITY OF NEW HEAT PUMPS. THE EXISTING METER LOCATIONS VARY FROM BUILDING TO BUILDING AND ARE GENERALLY WITHIN 50' OF EACH BUILDING.
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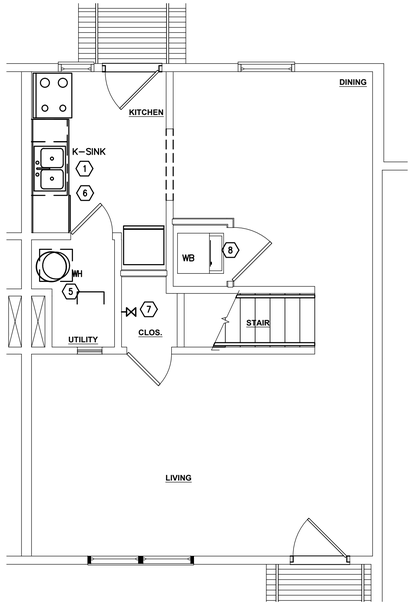
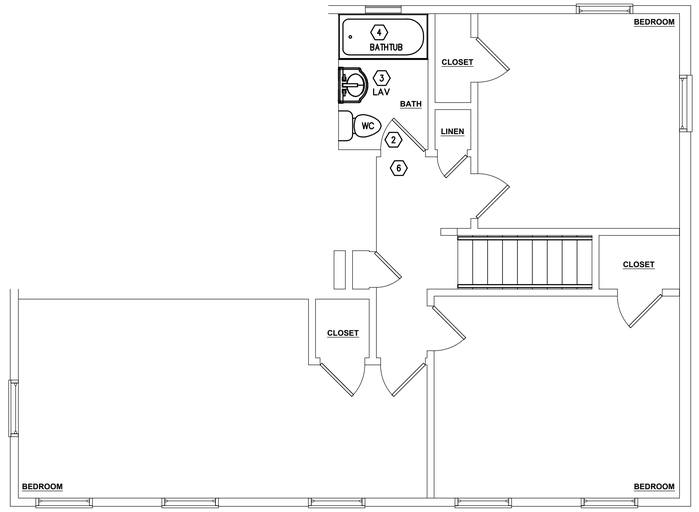
2BR TOWNHOUSE
- PLUMBING PLAN

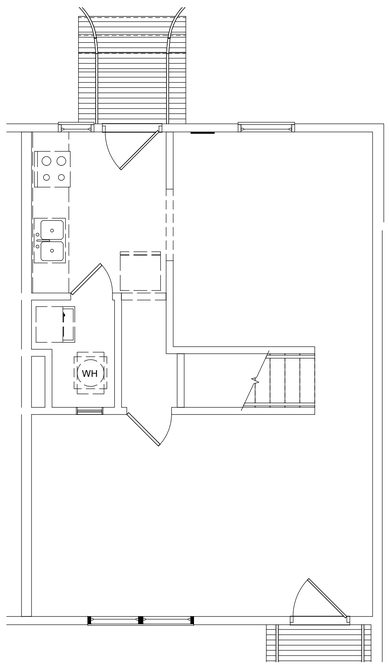
P2.4

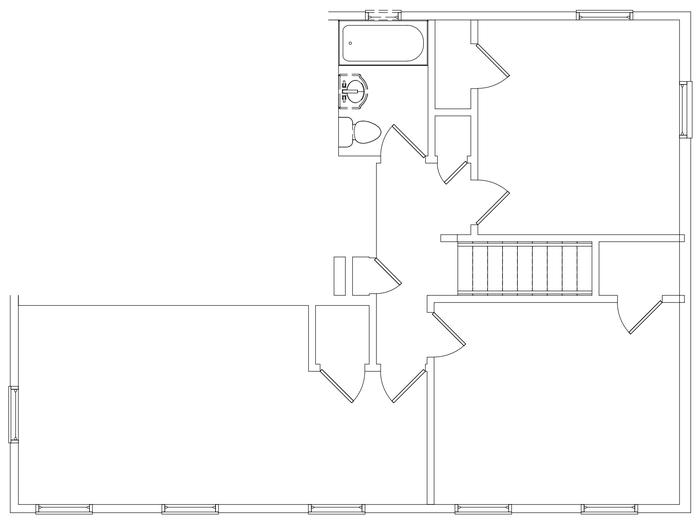




1 3BR TOWNHOUSE - PLUMBING PLAN

SCALE: 1/4" = 1'-0"





2 3BR TOWNHOUSE - DEMO

SCALE: 1/4" = 1'-0"

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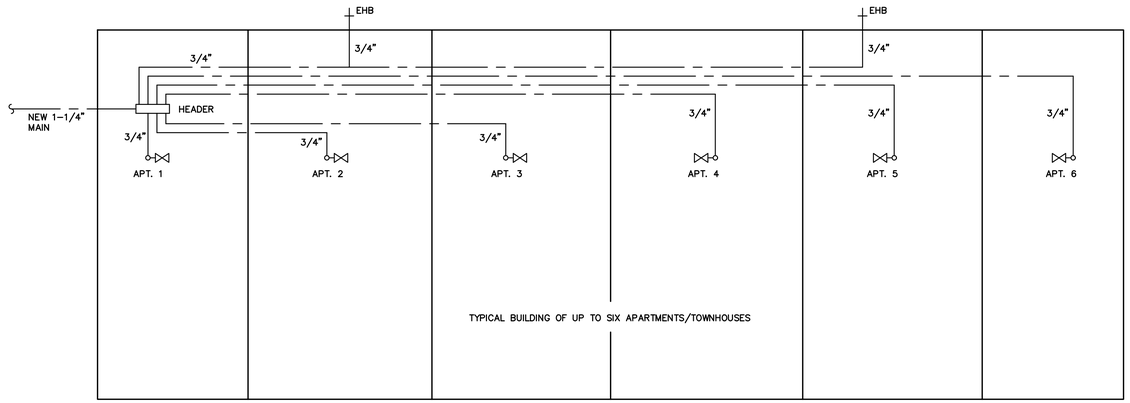
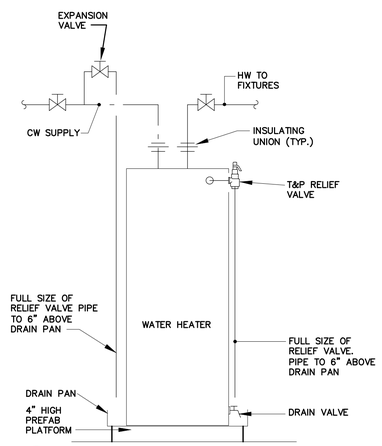
3BR TOWNHOUSE - PLUMBING PLAN

P2.5



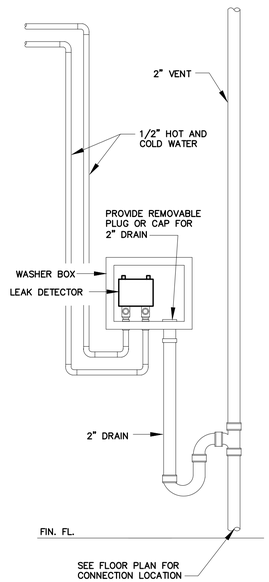
1 P2.6 **NEW WATER MAIN PIPING DETAIL**

Scale: N.T.S.



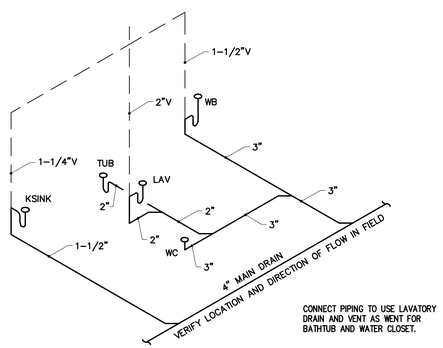
2 P2.6 **WATER HEATER DETAIL**

Scale: N.T.S.



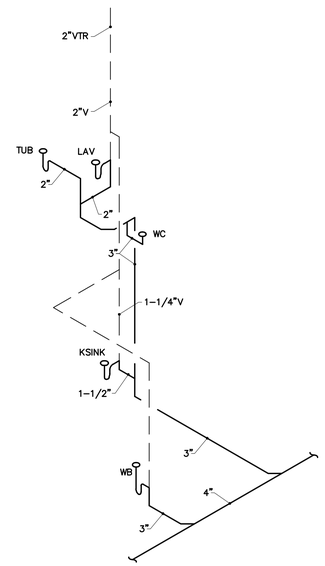
3 P2.6 **WASHING MACHINE DETAIL**

Scale: N.T.S.



4 P2.6 **TYP. HC BATHROOM WASTE RISER**

Scale: N.T.S.



5 P2.6 **TYP. TOWNHOUSE WASTE RISER**

Scale: N.T.S.

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PLUMBING DETAILS

P2.6

SPLIT SYSTEM HEAT PUMP SCHEDULE

HEAT PUMP										AIR HANDLING UNIT								
MARK	MANUF.	MODEL	VOLT/PH	MCA	MOCP	TOTAL COOLING CAPACITY	EER	HEATING CAPACITY	HSPF	MARK	DAIKIN MODEL	FAN			SUPP. HEAT @ 240V	VOLT/PH	MCA	MOCP
												S.A.	S.P.	H.P.				
HP-1	DAIKIN	DZ14XA0363	240V/1ø	17	30	35,200	11.3	35,200	7.2	AHU-1	DAX03643	1200	0.3	1/5	5 KW	240V/1ø	28	30
HP-2	DAIKIN	DZ14XA0903	240V/1ø	48	60	88,000	11.3	88,000	7.2	AHU-2	DAX09043	3000	0.75	2	15 KW	240V/1ø	78	80

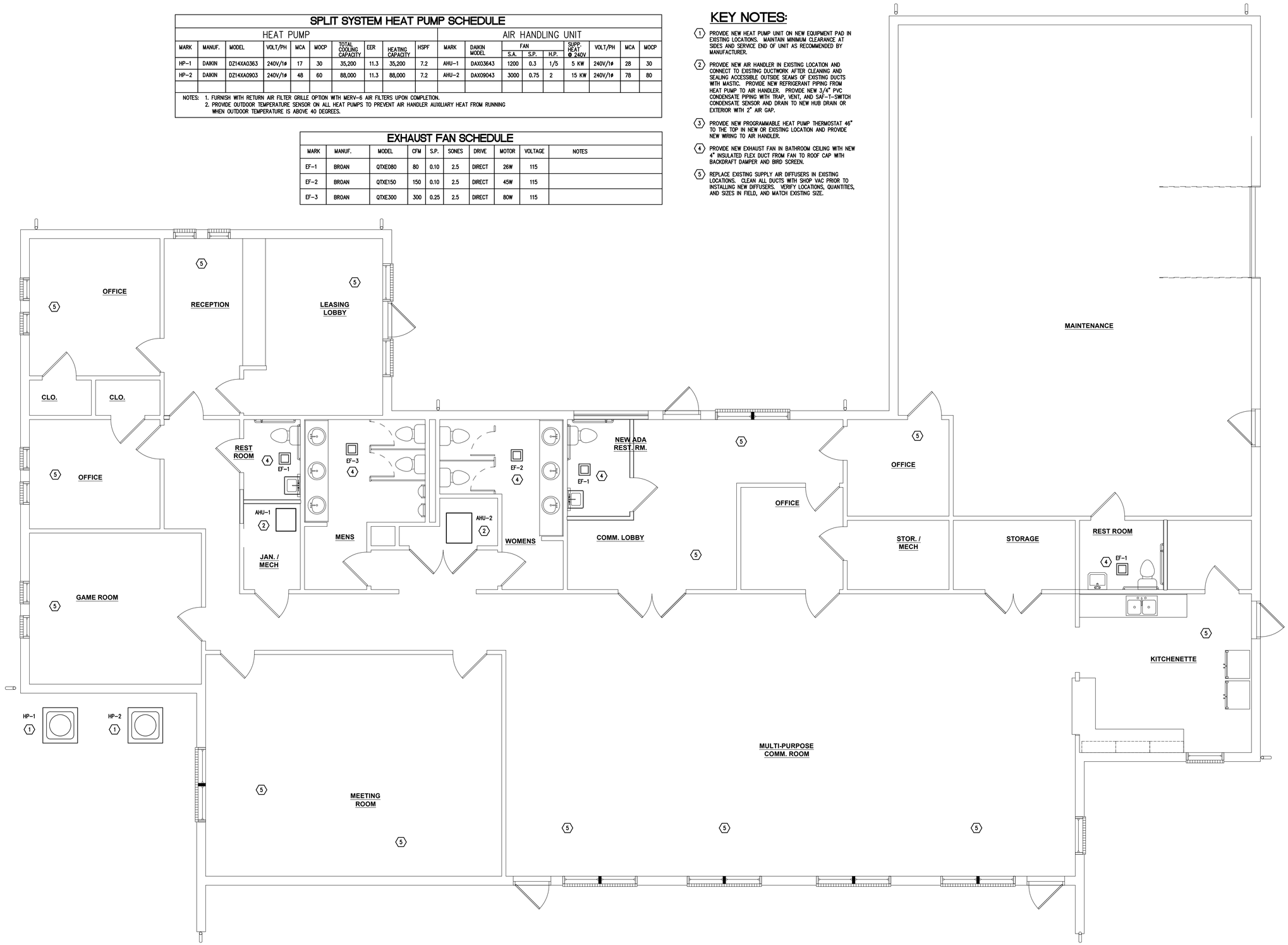
NOTES:
1. FURNISH WITH RETURN AIR FILTER GRILLE OPTION WITH MERV-6 AIR FILTERS UPON COMPLETION.
2. PROVIDE OUTDOOR TEMPERATURE SENSOR ON ALL HEAT PUMPS TO PREVENT AIR HANDLER AUXILIARY HEAT FROM RUNNING WHEN OUTDOOR TEMPERATURE IS ABOVE 40 DEGREES.

EXHAUST FAN SCHEDULE

MARK	MANUF.	MODEL	CFM	S.P.	SONES	DRIVE	MOTOR	VOLTAGE	NOTES
EF-1	BROAN	QTXE080	80	0.10	2.5	DIRECT	26W	115	
EF-2	BROAN	QTXE150	150	0.10	2.5	DIRECT	45W	115	
EF-3	BROAN	QTXE300	300	0.25	2.5	DIRECT	80W	115	

KEY NOTES:

1. PROVIDE NEW HEAT PUMP UNIT ON NEW EQUIPMENT PAD IN EXISTING LOCATIONS. MAINTAIN MINIMUM CLEARANCE AT SIDES AND SERVICE END OF UNIT AS RECOMMENDED BY MANUFACTURER.
2. PROVIDE NEW AIR HANDLER IN EXISTING LOCATION AND CONNECT TO EXISTING DUCTWORK AFTER CLEANING AND SEALING ACCESSIBLE OUTSIDE SEAMS OF EXISTING DUCTS WITH MASTIC. PROVIDE NEW REFRIGERANT PIPING FROM HEAT PUMP TO AIR HANDLER. PROVIDE NEW 3/4" PVC CONDENSATE PIPING WITH TRAP, VENT, AND SAF-T-SWITCH CONDENSATE SENSOR AND DRAIN TO NEW HUB DRAIN OR EXTERIOR WITH 2" AIR GAP.
3. PROVIDE NEW PROGRAMMABLE HEAT PUMP THERMOSTAT 46" TO THE TOP IN NEW OR EXISTING LOCATION AND PROVIDE NEW WIRING TO AIR HANDLER.
4. PROVIDE NEW EXHAUST FAN IN BATHROOM CEILING WITH NEW 4" INSULATED FLEX DUCT FROM FAN TO ROOF CAP WITH BACKDRAFT DAMPER AND BIRD SCREEN.
5. REPLACE EXISTING SUPPLY AIR DIFFUSERS IN EXISTING LOCATIONS. CLEAN ALL DUCTS WITH SHOP VAC PRIOR TO INSTALLING NEW DIFFUSERS. VERIFY LOCATIONS, QUANTITIES, AND SIZES IN FIELD, AND MATCH EXISTING SIZE.



1 COMMUNITY BUILDING - MECHANICAL PLAN
SCALE: 1/4" = 1'-0"

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JOB NUMBER: 21-01

ISSUED: 02/26/2025

COMMUNITY BUILDING - MECHANICAL PLAN

M1.1

GENERAL NOTES:

1. ALL SUPPLY AND RETURN AIR DUCTWORK SHALL BE RIGID GALVANIZED STEEL WITH INSULATION OR INTERNAL LINER. DUCTWORK DIMENSIONS ARE INSIDE "CLEAR" DIMENSIONS AND DO NOT INCLUDE ONE INCH INTERNAL INSULATION OR LINER.
2. INSTALL FLEX DUCT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS; AVOID SHARP BENDS AND FOLDS IN DUCT WHEN ROUTING THROUGH FRAMING.
3. ROUTE ALL SUPPLY DUCT WITHIN CEILING FRAMING, IN ATTICS, OR INSIDE FRAMED SOFFITS BELOW CEILINGS.

MECHANICAL SYMBOLS

A.F.F.	ABOVE FINISHED FLOOR
A.P.	ACCESS PANEL
VD	VOLUME DAMPER
T	THERMOSTAT, MOUNT 48" AFF MAX.
	SUPPLY DUCT SECTION
	RETURN OR EXHAUST DUCT SECTION
AIR DEVICE R- 800 CFM	AIR DEVICE DESIGNATION
	AIR FLOW DIRECTION

KEY NOTES:

1. PROVIDE NEW HEAT PUMP UNIT ON NEW EQUIPMENT PAD IN EXISTING LOCATIONS. MAINTAIN MINIMUM CLEARANCE AT SIDES AND SERVICE END OF UNIT AS RECOMMENDED BY MANUFACTURER. DO NOT INSTALL HEAT PUMP IN FRONT OF ANY WINDOWS.
2. IN GARDEN STYLE APARTMENTS PROVIDE NEW AIR HANDLER IN NEW WALL OPENING NEAR EXISTING LOCATION (EXISTING LOCATION IN TOWNHOUSES.) CONNECT TO EXISTING DUCTWORK AFTER CLEANING AND SEALING ACCESSIBLE OUTSIDE SEAMS OF EXISTING DUCTS WITH MASTIC. PROVIDE NEW REFRIGERANT PIPING FROM HEAT PUMP. PROVIDE NEW 3/4" PVC CONDENSATE PIPING WITH TRAP, VENT, AND SAF-T-SWITCH CONDENSATE SENSOR AND DRAIN TO NEW HUB DRAIN WITH 2" AIR GAP.
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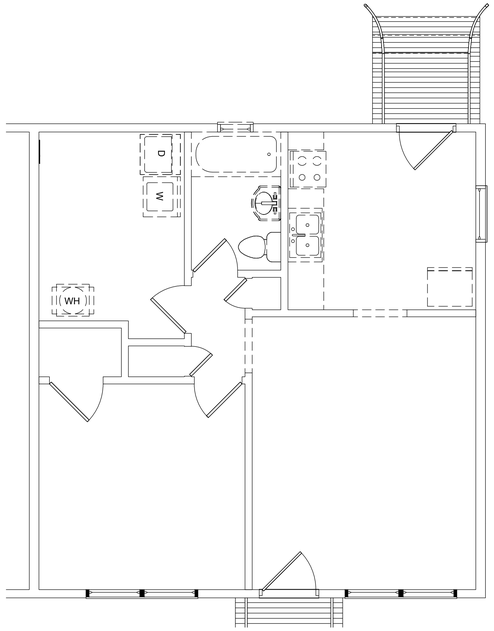
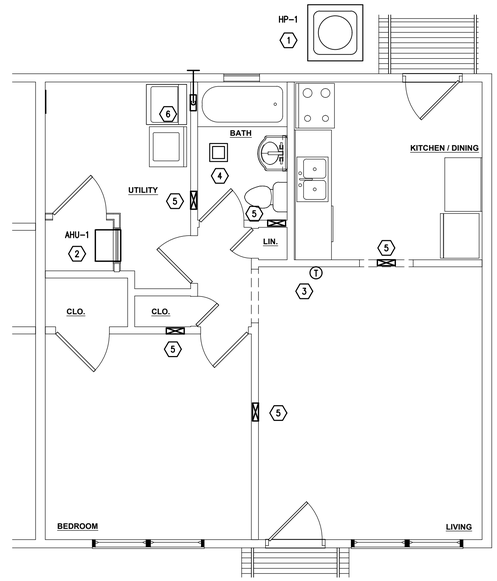
4. PROVIDE NEW EXHAUST FAN IN BATHROOM CEILING WITH NEW 4" INSULATED FLEX DUCT FROM FAN TO ROOF CAP WITH BACKDRAFT DAMPER AND BIRD SCREEN.
5. REPLACE EXISTING SUPPLY AIR DIFFUSERS IN EXISTING LOCATIONS. CLEAN ALL DUCTS WITH SHOP VAC PRIOR TO INSTALLING NEW DIFFUSERS. VERIFY LOCATIONS, QUANTITIES, AND SIZES IN FIELD, AND MATCH EXISTING SIZE.
6. PROVIDE NEW INOVATE DB-425 DRYER VENT BOX IN NEW LOCATION. PROVIDE NEW 4" GALVANIZED STEEL EXHAUST DUCT FROM THE BOTTOM OF THE DRYER BOX AND THROUGH FLOOR INTO CRAWL SPACE. ROUTE NEW DUCT TO EXISTING DRYER EXHAUST OPENING IN FOUNDATION WALL AND PROVIDE NEW EXHAUST WALL CAP WITH BACKDRAFT DAMPER AND BIRD SCREEN. SEAL NEW DUCT PENETRATION THROUGH FLOOR WITH FIRE RATED SEALANT.



2 1BR GDN STD - DEMO

SCALE: 1/4" = 1'-0"



1 1BR GDN STD - MECHANICAL PLAN

SCALE: 1/4" = 1'-0"

EXHAUST FAN SCHEDULE

MARK	MANUF.	MODEL	CFM	S.P.	SONES	DRIVE	MOTOR	VOLTAGE	NOTES
EF-1	BROAN	80RDF	80	0.10	2.5	DIRECT	26W	115	

AIR DEVICE SCHEDULE

MARK	DESCRIPTION	SIZE NECK	MOUNTING	MATERIAL	COLOR	THROW	ACCESSORIES	TYPICAL CAT. NO. (HART & COOLEY)	REMARKS
A	SIDEWALL/CEILING SUPPLY REGISTER	8x4	SURFACE MOUNTED	STEEL	WHITE	2-WAY	MULTI-SHUTTER VALVE	661	
B	SIDEWALL/CEILING SUPPLY REGISTER	12x4	SURFACE MOUNTED	STEEL	WHITE	2-WAY	MULTI-SHUTTER VALVE	661	
C	SIDEWALL/CEILING SUPPLY REGISTER	12x6	SURFACE MOUNTED	STEEL	WHITE	2-WAY	MULTI-SHUTTER VALVE	661	

SPLIT SYSTEM HEAT PUMP SCHEDULE

HEAT PUMP										AIR HANDLING UNIT								
MARK	SERVES	RHEEM MODEL NO.	VOLT/PH	MCA	MOCP	TOTAL COOLING CAPACITY	SEER2	HEATING CAPACITY	HSPF2	MARK	RHEEM MODEL NO.	FAN S.A.	FAN S.P.	FAN H.P.	SUPP. HEAT @ 240V	VOLT/PH	MCA	MOCP
HP-1	1BR	RP15AZ18	240V/1ø	11	15	17,200	15.2	17,200	7.8	AHU-1	RF2TZ2421STANSJB	525	0.3	1/5	5 KW	240V/1ø	28	30
HP-2	2BR	RP15AZ18	240V/1ø	11	15	17,200	15.2	17,200	7.8	AHU-2	RF2TZ2421STANSJB	600	0.3	1/5	5 KW	240V/1ø	28	30
HP-3	3BR	RP15AZ24	240V/1ø	15	25	23,200	15.2	23,200	7.8	AHU-3	RF2TZ2421STANSJB	700	0.5	1/5	5 KW	240V/1ø	28	30

NOTES: 1. FURNISH WITH RETURN AIR FILTER GRILLE OPTION WITH MERV-6 AIR FILTERS UPON COMPLETION.
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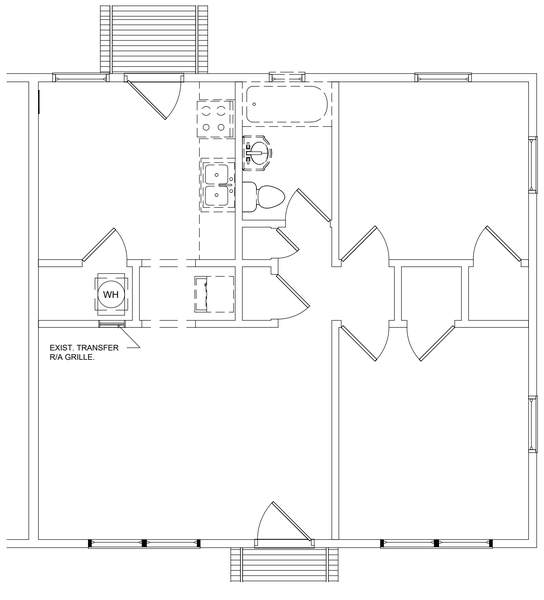
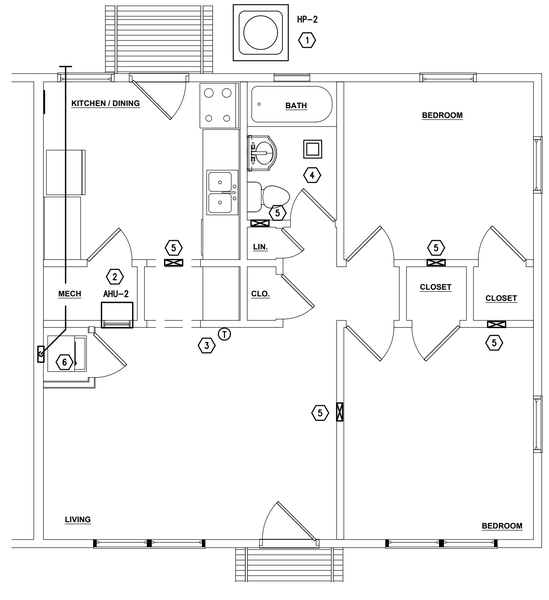


4 2BR GDN STD - DEMO

SCALE: 1/4" = 1'-0"



3 2BR GDN STD - MECHANICAL PLAN

SCALE: 1/4" = 1'-0"

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JOB NUMBER: 21-01

ISSUED: 02/26/2025

1 AND 2 BR GARDEN STYLE STD UNITS - MECHANICAL PLAN

M2.1

GENERAL NOTES:

1. ALL SUPPLY AND RETURN AIR DUCTWORK SHALL BE RIGID GALVANIZED STEEL WITH INSULATION OR INTERNAL LINER. DUCTWORK DIMENSIONS ARE INSIDE "CLEAR" DIMENSIONS AND DO NOT INCLUDE ONE INCH INTERNAL INSULATION OR LINER.
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MECHANICAL SYMBOLS

A.F.F.	ABOVE FINISHED FLOOR
A.P.	ACCESS PANEL
VD	VOLUME DAMPER
T	THERMOSTAT, MOUNT 48" AFF MAX.
	SUPPLY DUCT SECTION
	RETURN OR EXHAUST DUCT SECTION
AIR DEVICE / RA / 800 / CFM	AIR DEVICE DESIGNATION
	AIR FLOW DIRECTION

KEY NOTES:

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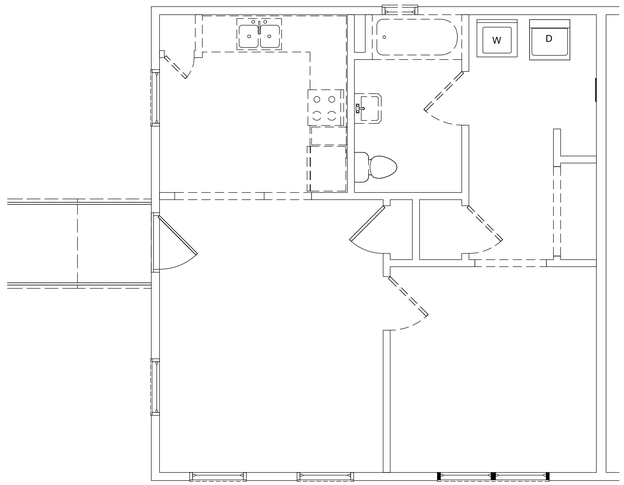
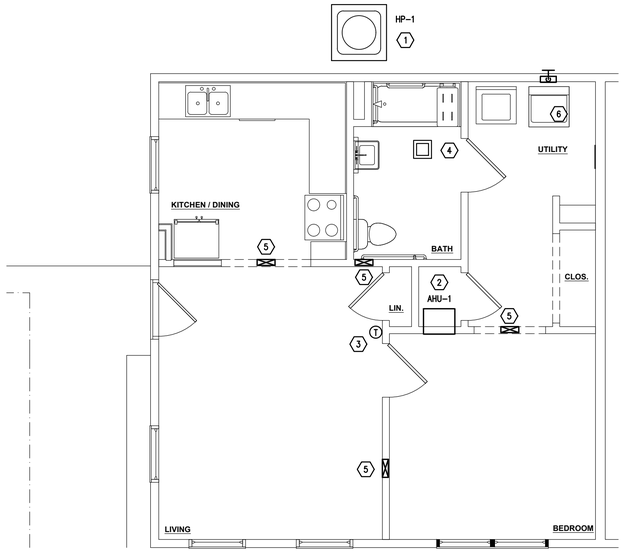
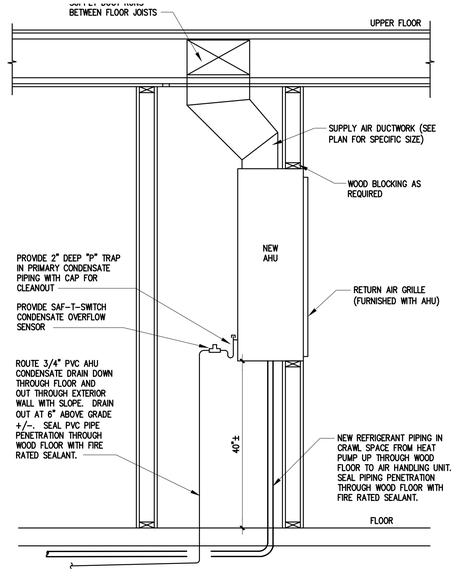


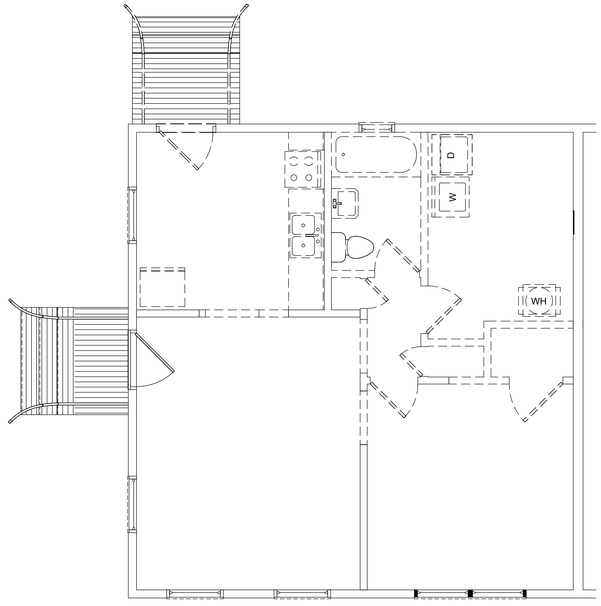
2 1BR GDN HC - DEMO
SCALE: 1/4" = 1'-0"



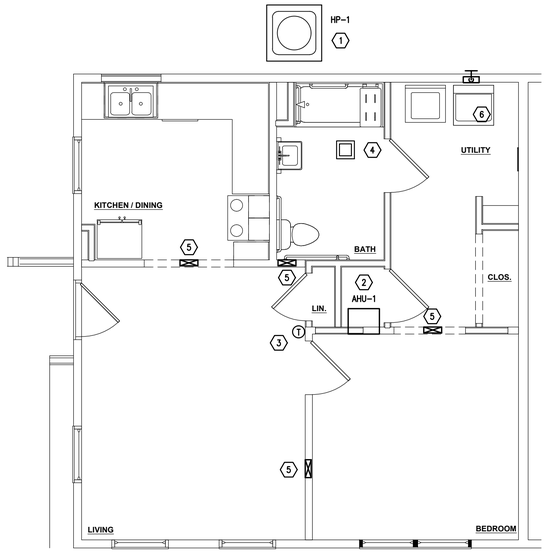
1 1BR GDN HC - MECHANICAL PLAN
SCALE: 1/4" = 1'-0"



5 / M2.2 SECTION THRU AIR HANDLER UNIT
Scale: NOT TO SCALE
APPLIES TO NEW AIR HANDLERS IN GARDEN STYLE UNITS ONLY.



4 1BR GDN HC CONVERSION - DEMO
SCALE: 1/4" = 1'-0"



3 1BR GDN HC CONVERSION - MECHANICAL PLAN
SCALE: 1/4" = 1'-0"

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1BR GARDEN HC AND HC CONVERSION
- MECHANICAL PLAN

M2.2

KEY NOTES:

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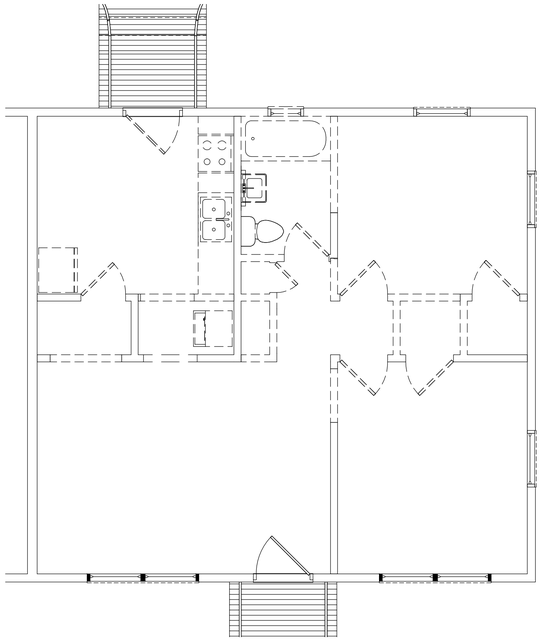
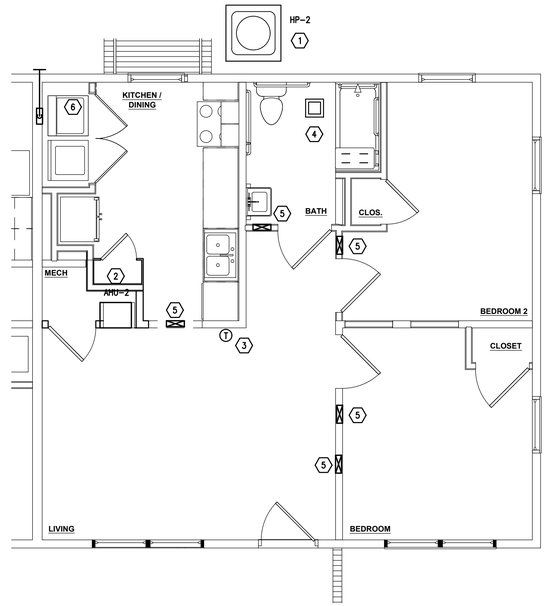


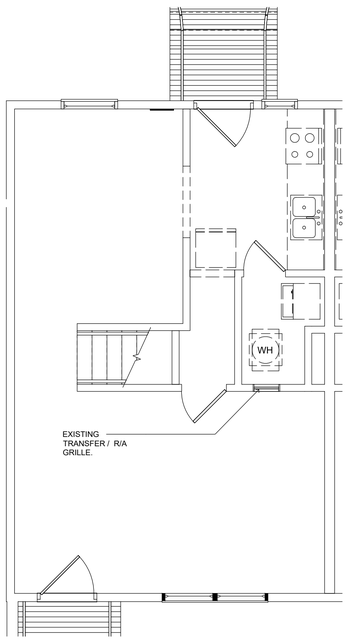
2 2BR GDN HC CONVERSION - DEMO

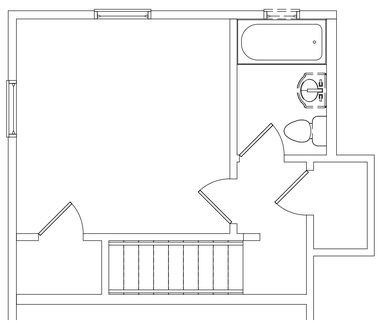
SCALE: 1/4" = 1'-0"



1 2BR GDN HC CONVERSION - MECHANICAL PLAN

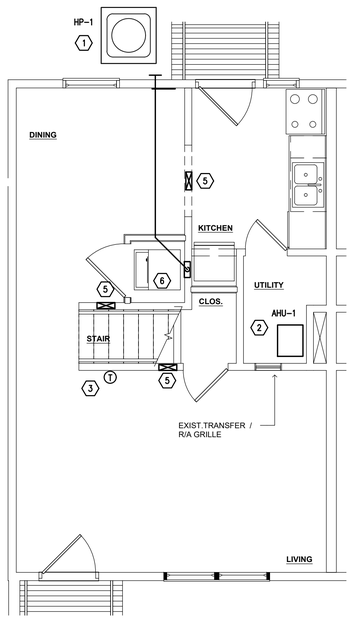
SCALE: 1/4" = 1'-0"





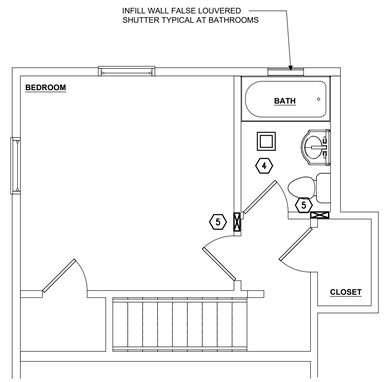
4 1BR TOWNHOUSE - DEMO

SCALE: 1/4" = 1'-0"



3 1BR TOWNHOUSE - MECHANICAL PLAN

SCALE: 1/4" = 1'-0"



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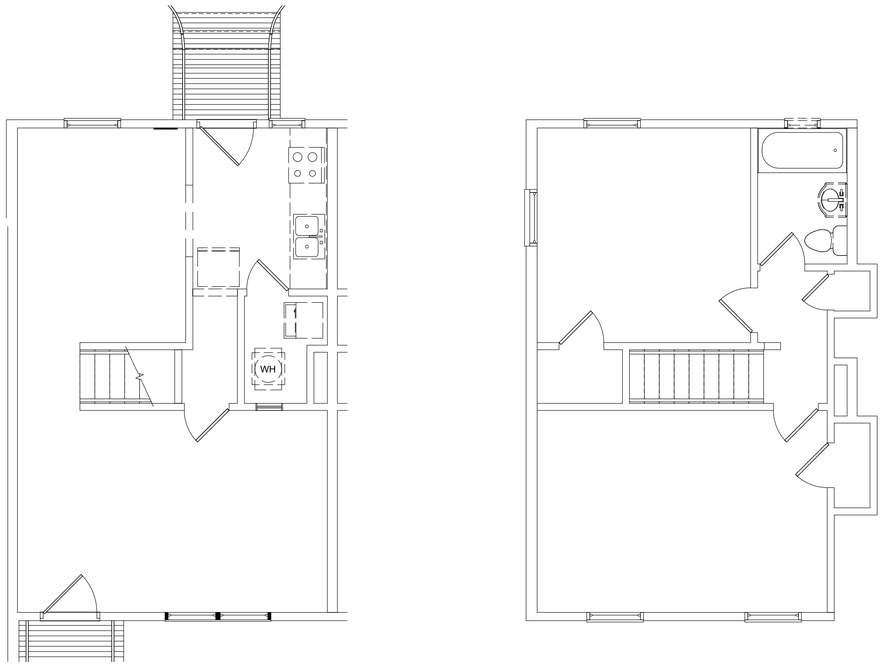
JOB NUMBER: 21-01

ISSUED: 02/26/2025

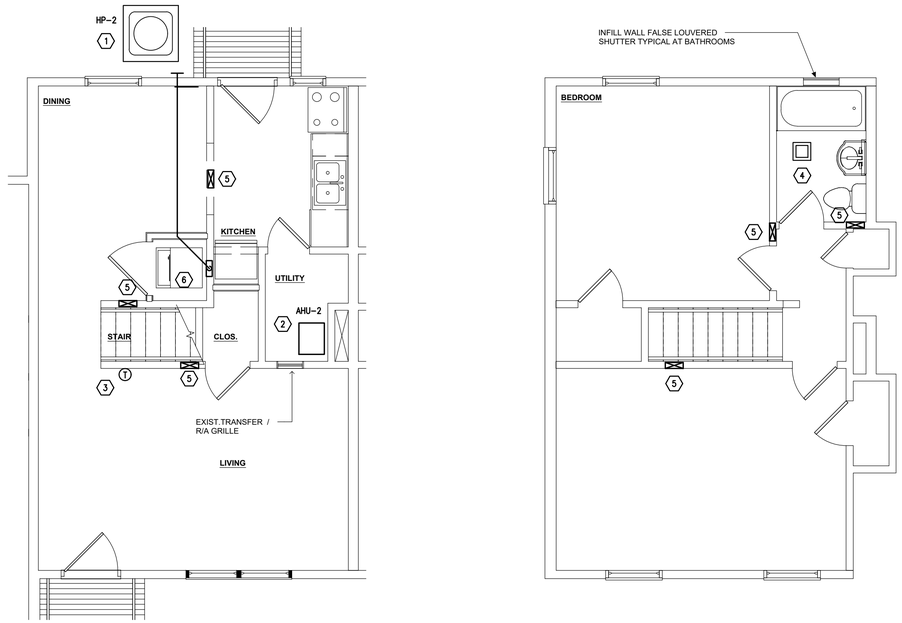
2BR GARDEN HC CONVERSION AND 1BR TOWNHOUSE - MECHANICAL PLAN

M2.3



2 2BR TOWNHOUSE - DEMO

SCALE: 1/4" = 1'-0"



1 2BR TOWNHOUSE - MECHANICAL PLAN

SCALE: 1/4" = 1'-0"

KEY NOTES:

1. PROVIDE NEW HEAT PUMP UNIT ON NEW EQUIPMENT PAD IN EXISTING LOCATIONS. MAINTAIN MINIMUM CLEARANCE AT SIDES AND SERVICE END OF UNIT AS RECOMMENDED BY MANUFACTURER. DO NOT INSTALL HEAT PUMP IN FRONT OF ANY WINDOWS.
2. IN GARDEN STYLE APARTMENTS PROVIDE NEW AIR HANDLER IN NEW WALL OPENING NEAR EXISTING LOCATION (EXISTING LOCATION IN TOWNHOUSES.) CONNECT TO EXISTING DUCTWORK AFTER CLEANING AND SEALING ACCESSIBLE OUTSIDE SEAMS OF EXISTING DUCTS WITH MASTIC. PROVIDE NEW REFRIGERANT PIPING FROM HEAT PUMP. PROVIDE NEW 3/4" PVC CONDENSATE PIPING WITH TRAP, VENT, AND SAF-T-SWITCH CONDENSATE SENSOR AND DRAIN TO NEW HUB DRAIN WITH 2" AIR GAP.
3. PROVIDE NEW PROGRAMMABLE HEAT PUMP THERMOSTAT 46" TO THE TOP IN NEW OR EXISTING LOCATION AND PROVIDE NEW WIRING.
4. PROVIDE NEW EXHAUST FAN IN BATHROOM CEILING WITH NEW 4" INSULATED FLEX DUCT FROM FAN TO ROOF CAP WITH BACKDRAFT DAMPER AND BIRD SCREEN.
5. REPLACE EXISTING SUPPLY AIR DIFFUSERS IN EXISTING LOCATIONS. CLEAN ALL DUCTS WITH SHOP VAC PRIOR TO INSTALLING NEW DIFFUSERS. VERIFY LOCATIONS, QUANTITIES, AND SIZES IN FIELD, AND MATCH EXISTING SIZE.
6. PROVIDE NEW INOVATE DB-425 DRYER VENT BOX IN NEW LOCATION. PROVIDE NEW 4" GALVANIZED STEEL EXHAUST DUCT FROM THE BOTTOM OF THE DRYER BOX AND THROUGH FLOOR INTO CRAWL SPACE. ROUTE NEW DUCT TO EXISTING DRYER EXHAUST OPENING IN FOUNDATION WALL AND PROVIDE NEW EXHAUST WALL CAP WITH BACKDRAFT DAMPER AND BIRD SCREEN. SEAL NEW DUCT PENETRATION THROUGH FLOOR WITH FIRE RATED SEALANT.

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JOB NUMBER: 21-01

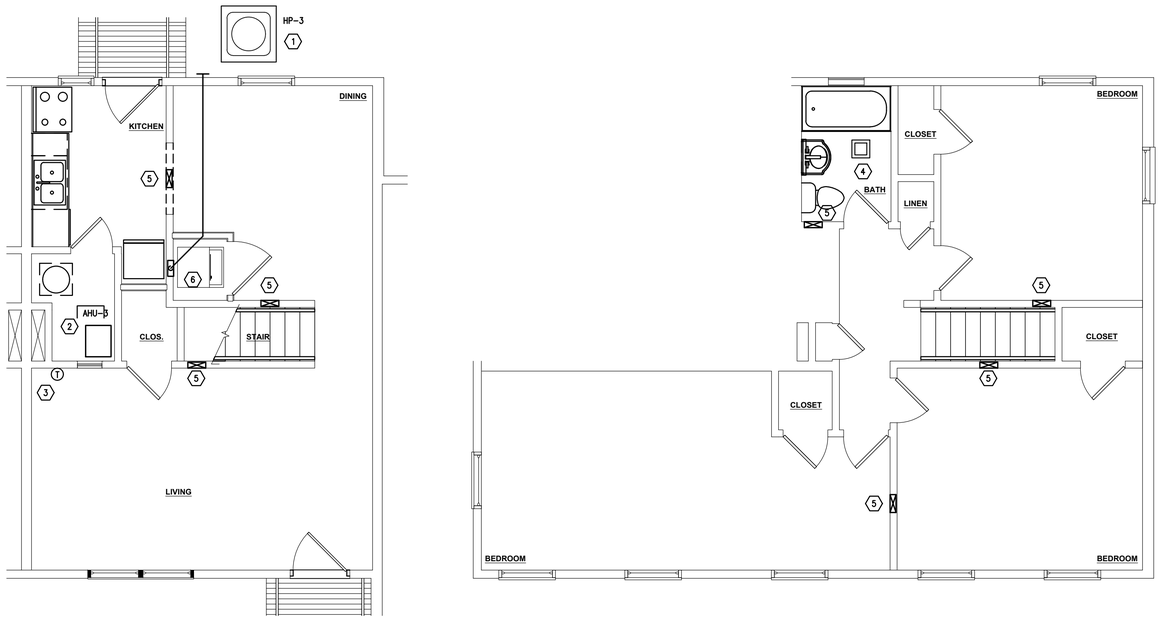
ISSUED: 02/26/2025

2BR TOWNHOUSE
- MECHANICAL PLAN

M2.4

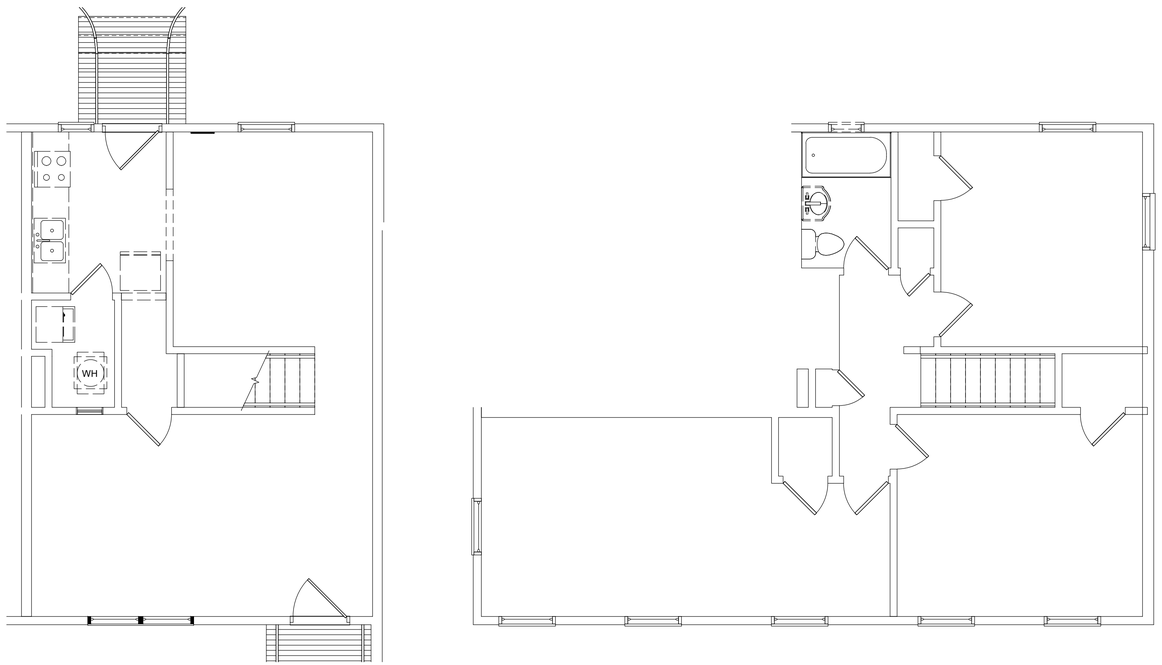
KEY NOTES:

1. PROVIDE NEW HEAT PUMP UNIT ON NEW EQUIPMENT PAD IN EXISTING LOCATIONS. MAINTAIN MINIMUM CLEARANCE AT SIDES AND SERVICE END OF UNIT AS RECOMMENDED BY MANUFACTURER. DO NOT INSTALL HEAT PUMP IN FRONT OF ANY WINDOWS.
2. IN GARDEN STYLE APARTMENTS PROVIDE NEW AIR HANDLER IN NEW WALL OPENING NEAR EXISTING LOCATION (EXISTING LOCATION IN TOWNHOUSES.) CONNECT TO EXISTING DUCTWORK AFTER CLEANING AND SEALING ACCESSIBLE OUTSIDE SEAMS OF EXISTING DUCTS WITH MASTIC. PROVIDE NEW REFRIGERANT PIPING FROM HEAT PUMP. PROVIDE NEW 3/4" PVC CONDENSATE PIPING WITH TRAP, VENT, AND SAF-T-SWITCH CONDENSATE SENSOR AND DRAIN TO NEW HUB DRAIN WITH 2" AIR GAP.
3. PROVIDE NEW PROGRAMMABLE HEAT PUMP THERMOSTAT 48" TO THE TOP IN NEW OR EXISTING LOCATION AND PROVIDE NEW WIRING.
4. PROVIDE NEW EXHAUST FAN IN BATHROOM CEILING WITH NEW 4" INSULATED FLEX DUCT FROM FAN TO ROOF CAP WITH BACKDRAFT DAMPER AND BIRD SCREEN.
5. REPLACE EXISTING SUPPLY AIR DIFFUSERS IN EXISTING LOCATIONS. CLEAN ALL DUCTS WITH SHOP VAC PRIOR TO INSTALLING NEW DIFFUSERS. VERIFY LOCATIONS, QUANTITIES, AND SIZES IN FIELD, AND MATCH EXISTING SIZE.
6. PROVIDE NEW INOVATE DB-425 DRYER VENT BOX IN NEW LOCATION. PROVIDE NEW 4" GALVANIZED STEEL EXHAUST DUCT FROM THE BOTTOM OF THE DRYER BOX AND THROUGH FLOOR INTO CRAWL SPACE. ROUTE NEW DUCT TO EXISTING DRYER EXHAUST OPENING IN FOUNDATION WALL AND PROVIDE NEW EXHAUST WALL CAP WITH BACKDRAFT DAMPER AND BIRD SCREEN. SEAL NEW DUCT PENETRATION THROUGH FLOOR WITH FIRE RATED SEALANT.



1 3BR TOWNHOUSE - MECHANICAL PLAN

SCALE: 1/4" = 1'-0"



2 3BR TOWNHOUSE - DEMO

SCALE: 1/4" = 1'-0"

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3BR TOWNHOUSE - MECHANICAL PLAN

M2.5

LIGHTING FIXTURE SCHEDULE

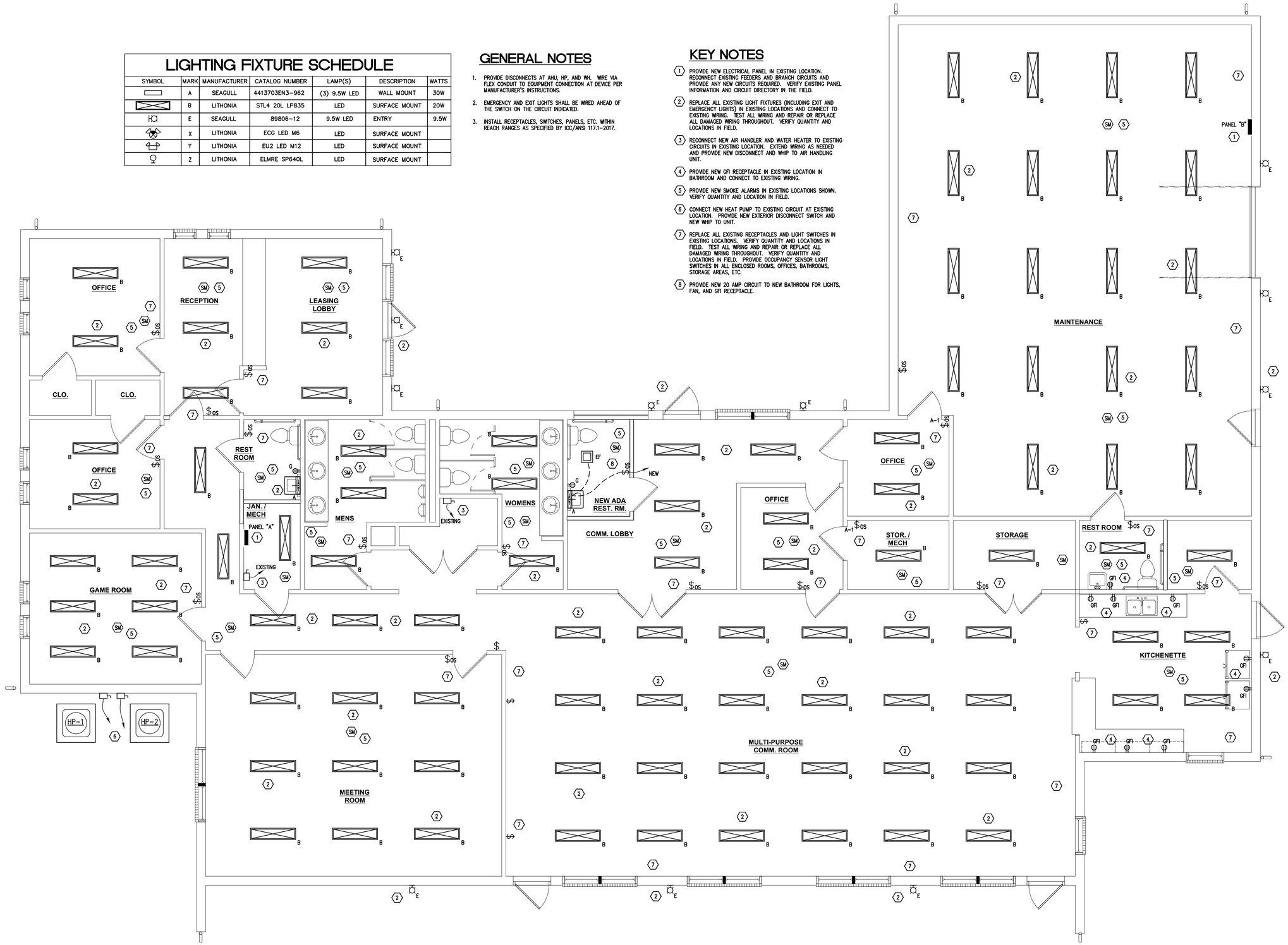
SYMBOL	MARK	MANUFACTURER	CATALOG NUMBER	LAMP(S)	DESCRIPTION	WATTS
▭	A	SEAGULL	4413703EN3-962	(3) 9.5W LED	WALL MOUNT	30W
▭	B	LITHONIA	STL4 20L LP835	LED	SURFACE MOUNT	20W
☼	E	SEAGULL	89806-12	9.5W LED	ENTRY	9.5W
◈	X	LITHONIA	ECG LED M6	LED	SURFACE MOUNT	
◈	Y	LITHONIA	EU2 LED M12	LED	SURFACE MOUNT	
⏚	Z	LITHONIA	ELMRE SP640L	LED	SURFACE MOUNT	

GENERAL NOTES

1. PROVIDE DISCONNECTS AT AHU, HP, AND WH. WIRE VIA FLEX CONDUIT TO EQUIPMENT CONNECTION AT DEVICE PER MANUFACTURER'S INSTRUCTIONS.
2. EMERGENCY AND EXIT LIGHTS SHALL BE WIRED AHEAD OF THE SWITCH ON THE CIRCUIT INDICATED.
3. INSTALL RECEPTACLES, SWITCHES, PANELS, ETC. WITHIN REACH RANGES AS SPECIFIED BY ICC/ANSI 117.1-2017.

KEY NOTES

1. PROVIDE NEW ELECTRICAL PANEL IN EXISTING LOCATION. RECONNECT EXISTING FEEDERS AND BRANCH CIRCUITS AND PROVIDE ANY NEW CIRCUITS REQUIRED. VERIFY EXISTING PANEL INFORMATION AND CIRCUIT DIRECTORY IN THE FIELD.
2. REPLACE ALL EXISTING LIGHT FIXTURES (INCLUDING EXIT AND EMERGENCY LIGHTS) IN EXISTING LOCATIONS AND CONNECT TO EXISTING WIRING. TEST ALL WIRING AND REPAIR OR REPLACE ALL DAMAGED WIRING THROUGHOUT. VERIFY QUANTITY AND LOCATIONS IN FIELD.
3. RECONNECT NEW AIR HANDLER AND WATER HEATER TO EXISTING CIRCUITS IN EXISTING LOCATION. EXTEND WIRING AS NEEDED AND PROVIDE NEW DISCONNECT AND WHIP TO AIR HANDLING UNIT.
4. PROVIDE NEW GFI RECEPTACLE IN EXISTING LOCATION IN BATHROOM AND CONNECT TO EXISTING WIRING.
5. PROVIDE NEW SMOKE ALARMS IN EXISTING LOCATIONS SHOWN. VERIFY QUANTITY AND LOCATION IN FIELD.
6. CONNECT NEW HEAT PUMP TO EXISTING CIRCUIT AT EXISTING LOCATION. PROVIDE NEW EXTERIOR DISCONNECT SWITCH AND NEW WHIP TO UNIT.
7. REPLACE ALL EXISTING RECEPTACLES AND LIGHT SWITCHES IN EXISTING LOCATIONS. VERIFY QUANTITY AND LOCATIONS IN FIELD. TEST ALL WIRING AND REPAIR OR REPLACE ALL DAMAGED WIRING THROUGHOUT. VERIFY QUANTITY AND LOCATIONS IN FIELD. PROVIDE OCCUPANCY SENSOR LIGHT SWITCHES IN ALL ENCLOSED ROOMS, OFFICES, BATHROOMS, STORAGE AREAS, ETC.
8. PROVIDE NEW 20 AMP CIRCUIT TO NEW BATHROOM FOR LIGHTS, FAN, AND GFI RECEPTACLE.



1 COMMUNITY BUILDING - ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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ISSUED: 02/26/2025

COMMUNITY BUILDING - ELECTRICAL PLAN

E1.1

LIGHTING FIXTURE SCHEDULE

SYMBOL	MARK	MANUFACTURER	CATALOG NUMBER	LAMP(S)	DESCRIPTION	WATTS
	A	SEAGULL	75436EN3-15	(3) 9.5W LED	SURFACE MOUNT	30W
	B	LITHONIA	STL4 20L LP835	LED	SURFACE MOUNT	20W
	C	SEAGULL	4413703EN3-962	(3) 9.5W LED	VANITY	29W
	D	LEVITON	9850-LED	10W LED	MECHANICAL ROOM	10W
	E	SEAGULL	89806-12	9.5W LED	ENTRY	9.5W

NOTE: ALL LED LIGHT BULBS ARE REQUIRED TO BE ENERGY STAR RATED.

ELECTRICAL SYMBOLS

- $ — SINGLE-POLE WALL SWITCH, TOP AT 48" AFF UNO
- $3 — THREE-WAY WALL SWITCH, TOP AT 48" AFF UNO
- $OS — OCC. SENSOR WALL SWITCH, TOP AT 48" AFF UNO
- $T — TIMER WALL SWITCH, TOP AT 48" AFF UNO
- ELECTRICAL EQUIPMENT OR SERVICE DISCONNECT SWITCH
- TYPICAL EXHAUST FAN (REFER TO MECHANICAL FOR TYPE)
- 120V DUPLEX RECEPTACLE, BOTTOM AT 16" AFF UNO
- 240V RECEPTACLE, BOTTOM AT 16" AFF UNO
- G — 120V DUPLEX RECEPTACLE WITH GFCI PROTECTION
- WP — 120V DUPLEX RECEPTACLE WITH WEATHERPROOF COVER
- U — 120V DUPLEX RECEPTACLE WITH USB CHARGING PORT
- TELEPHONE JACK, BOTTOM AT 16" AFF UNO
- TV — CABLE TELEVISION/INTERNET JACK, BOTTOM AT 16" AFF UNO
- JUNCTION BOX WITH BLANK COVER
- SM — CEILING MOUNTED SMOKE ALARM
- UNIT LOAD CENTER, FLUSH MOUNT IN WALL WITH TOP AT 66" AFF. IN ADA UNITS, FLUSH MOUNT IN WALL WITH TOP AT 48" AFF.
- UTILITY SERVICE METER
- P — PHOTOCELL
- AUDIBLE ALARM AND STROBE LIGHT
- DOORBELL
- E-CALL PULL STATION
- E — E-CALL HORN/STROBE

STD GDN KEY NOTES

1. PROVIDE NEW ELECTRICAL PANEL IN EXISTING LOCATION. RECONNECT EXISTING FEEDERS AND BRANCH CIRCUITS. PROVIDE ARC FAULT CIRCUIT BREAKERS ON ALL 120V LIGHTING AND RECEPTACLE CIRCUITS PER NEC ARTICLE 210.
2. REPLACE EXISTING LIGHT FIXTURES IN EXISTING LOCATIONS IN KITCHEN, DINING, HALLWAY, BATHROOM, AND EXTERIOR ENTRIES, AND CONNECT TO EXISTING WIRING. TEST ALL WIRING AND REPAIR OR REPLACE ALL DAMAGED WIRING THROUGHOUT. VERIFY QUANTITY AND LOCATIONS IN FIELD.
3. PROVIDE ALL NEW CIRCUIT WIRING TO NEW COUNTERTOP RECEPTACLES, RANGE RECEPTACLE, AND RANGE HOOD J-BOX IN NEW LOCATIONS IN MODIFIED KITCHEN. PROVIDE A MINIMUM OF TWO SMALL APPLIANCE BRANCH CIRCUITS AND A SEPARATE CIRCUIT FOR THE REFRIGERATOR. RANGE HOOD WIRING CAN BE EXTENDED FROM THE KITCHEN LIGHTING CIRCUIT. IN ACCESSIBLE UNITS PROVIDE JUNCTION BOX FOR RANGE HOOD WITH TWO WALL SWITCHES OVER THE ROLL-UNDER SPACE FOR HOOD FAN AND LIGHT.
4. RECONNECT NEW AIR HANDLER AND WATER HEATER TO EXISTING CIRCUITS IN EXISTING OR SLIGHTLY MODIFIED LOCATION. EXTEND WIRING AS NEEDED AND PROVIDE NEW DISCONNECT AND WHIP TO AIR HANDLING UNIT.
5. PROVIDE NEW GFI RECEPTACLE IN EXISTING LOCATION IN BATHROOM AND CONNECT TO EXISTING WIRING.
6. PROVIDE NEW WIRING FROM VANITY LIGHT TO NEW EXHAUST FAN IN CEILING. REPLACE EXISTING BATHROOM SWITCH WITH NEW AIR CYCLER SMART SE1-W EXHAUST WALL SWITCH WITH DELAY TIMER.
7. PROVIDE NEW HARDWIRED INTERCONNECTED SMOKE ALARM WITH BATTERY BACKUP IN LIVING AREA AND EACH BEDROOM.
8. CONNECT NEW HEAT PUMP TO EXISTING CIRCUIT AT EXISTING LOCATION. PROVIDE NEW EXTERIOR DISCONNECT SWITCH AND NEW WHIP TO UNIT.
9. PROVIDE NEW CIRCUIT AND WIRING TO NEW RECEPTACLES FOR WASHER AND DRYER IN NEW LOCATIONS.
10. PROVIDE CABLE TV OUTLETS IN EXISTING LOCATIONS IN EACH BEDROOM AND LIVING ROOM AT 16" TO THE BOTTOM. ALL LINES SHALL BE HOME RUNS TO THE EXTERIOR OF THE BUILDING AND TERMINATE IN A WATER TIGHT JUNCTION BOX THAT IS MINIMUM 12" CUBED LOCATED AS CLOSE TO THE UNDERGROUND CABLE UTILITY CONNECTIONS AS POSSIBLE.
11. REPLACE ALL EXISTING RECEPTACLES AND LIGHT SWITCHES IN EXISTING LOCATIONS. VERIFY QUANTITY AND LOCATIONS IN FIELD. PROVIDE ARC FAULT CIRCUIT BREAKERS IN EXISTING PANELS FOR AFFECTED CIRCUITS. TEST ALL WIRING AND REPAIR OR REPLACE ALL DAMAGED WIRING THROUGHOUT. VERIFY QUANTITY AND LOCATIONS IN FIELD.
12. PROVIDE NEW CIRCUIT TO GFI RECEPTACLE BENEATH KITCHEN SINK FOR NEW DISHWASHER.

PANELBOARD LOAD SUMMARY - PANEL LP-2

LOAD KVA A	LOAD KVA B	CIRCUIT DESIGNATION TYPED OR DIRECTORY	GND SIZE AWG	NEUT SIZE AWG	WIRE SIZE AWG	BRKR RAT. (AMP)	CKT NO.
4.00		RANGE	10	6	6	40	1
	4.00				6		3
H 3.61		AHU (INDOOR)	10	8	8	30	5
	3.61				8		7
2.25		WATER HEATER	10	10	10	30	9
	2.25				10		11
H 1.49		HEAT PUMP (OUTDOOR)	12	12	12	20	13
	1.49				12		15
2.50		DRYER	10	10	10	30	17
	2.50				10		19
–		SPACE	–	–	–	–	21
	–	SPACE	–	–	–	–	23

S/N

CKT NO.	BRKR RAT. (A)	WIRE SIZE AWG	NEUT SIZE AWG	GND SIZE AWG	CIRCUIT DESIGNATION TYPED OR DIRECTORY	LOAD KVA A	LOAD KVA B	
2	20	12	12	12	KITCHEN RECEPTACLES	1.50		D
4	20	12	12	12	KITCHEN RECEPTACLES		1.50	D
6	20	12	12	12	REFRIGERATOR	1.20		
8	15	14	14	14	LIVING AREA LIGHTS/RECEP		1.27	A
10	20	12	12	12	BATHROOM LTS/RECEP	1.50		
12	15	14	14	14	BEDROOMS RECEPS/LIGHTS		0.79	A
14	15	14	14	14	BEDROOM RECEPS/LIGHTS	0.79		A
16	20	12	12	12	DISHWASHER		1.00	D
18	20	12	12	12	WASHING MACHINE	1.20		D
20	–	–	–	–	SPACE		–	
22	–	–	–	–	SPACE	–		
24	–	–	–	–	SPACE		–	

A B

GRND

PANEL BOARD SPECIFICATIONS
MFR & MODEL: –
MOUNTING: FLUSH
SUPPLY: 120/240V 1 PH
BUSSES: 125A
NEUTRAL: 125A
MAINS: MAIN LUGS ONLY
AIC RATING: 10,000
NOTES: PROVIDE COPPER PHASE + GROUND BUSSES

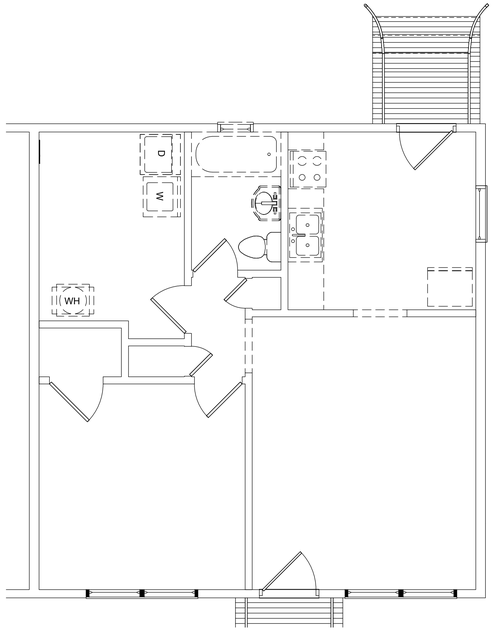
A – AFCI BREAKER
D – DUAL AFCI/GFCI BREAKER
H – HACR TYPE BREAKER

EXAMPLE D2(c) OPTIONAL CALCULATION FOR ONE-FAMILY DWELLING WITH HEAT PUMP (SINGLE-PHASE, 240/120-VOLT SERVICE)

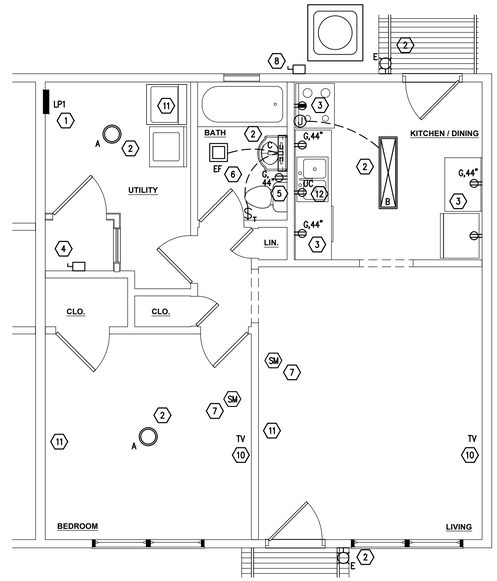
2 BR 938 sq. ft. @ 3 VA	2,814 VA	
(2) 1500 VA APPLIANCE CIRCUITS	3,000 VA	
LAUNDRY CIRCUIT	1,500 VA	
RANGE	8,800 VA	
WATER HEATER	4,500 VA	
DISHWASHER	1,200 VA	
CLOTHES DRYER	5,000 VA	
SUBTOTAL GENERAL LOAD	26,814 VA	
FIRST 10 kVA @ 100%	10,000 VA	*
REMAINDER OF GENERAL LOAD @ 40%	16,814 VA 6,726 VA	*
TOTAL NET GENERAL LOAD	16,726 VA	*
HEAT PUMP AND SUPP. HEAT	5,410 VA	
TOTAL	22,136 VA	
DIVIDED BY 240 VOLTS	92 A	

GENERAL NOTES

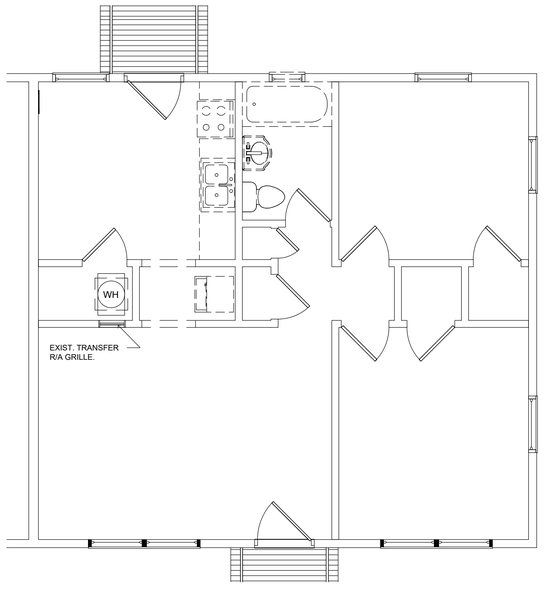
1. PROVIDE DISCONNECTS AT AHU, HP, AND WH. WIRE VIA FLEX CONDUIT TO EQUIPMENT CONNECTION AT DEVICE PER MANUFACTURER'S INSTRUCTIONS.
2. INSTALL RECEPTACLES, SWITCHES, PANELS, ETC. WITHIN REACH RANGES AS SPECIFIED BY ICC/ANSI 117.1-2017.
3. ALL WALL MOUNTED SMOKE ALARMS SHALL BE BETWEEN 4" AND 12" FROM THE CEILING. SMOKE ALARMS SHALL NOT BE INSTALLED WITHIN 10' OF THE RANGE, OR LESS THAN 36" FROM WINDOWS, EXTERIOR DOORS, CEILING FANS, OR DUCTS.



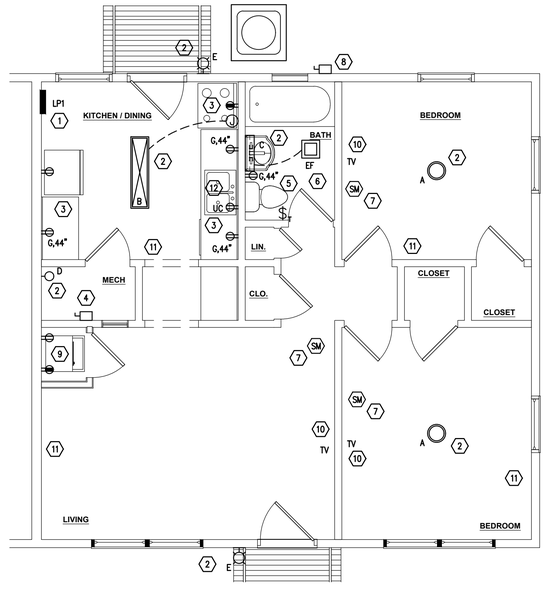
2 1BR GDN STD - DEMO
SCALE: 1/4" = 1'-0"



1 1BR GDN STD - ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



4 2BR GDN STD - DEMO
SCALE: 1/4" = 1'-0"



3 2BR GDN STD - ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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1 AND 2 BR GARDEN STYLE STD UNITS - ELECTRICAL PLAN

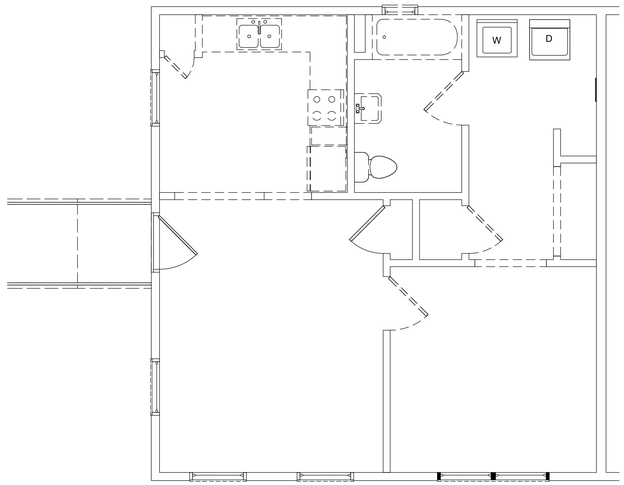
E2.1

ELECTRICAL SYMBOLS

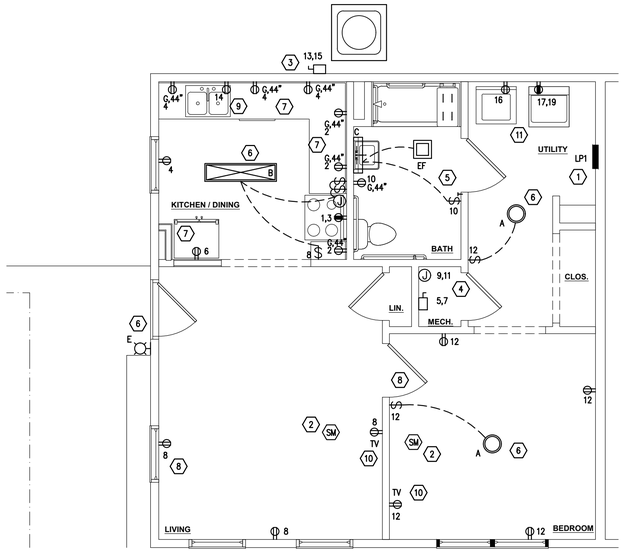
$	SINGLE-POLE WALL SWITCH, TOP AT 48" AFF UNO
$3	THREE-WAY WALL SWITCH, TOP AT 48" AFF UNO
$OS	OCC. SENSOR WALL SWITCH, TOP AT 48" AFF UNO
$T	TIMER WALL SWITCH, TOP AT 48" AFF UNO
	ELECTRICAL EQUIPMENT OR SERVICE DISCONNECT SWITCH
	TYPICAL EXHAUST FAN (REFER TO MECHANICAL FOR TYPE)
	120V DUPLEX RECEPTACLE, BOTTOM AT 16" AFF UNO
	240V RECEPTACLE, BOTTOM AT 16" AFF UNO
G	120V DUPLEX RECEPTACLE WITH GFCI PROTECTION
WP	120V DUPLEX RECEPTACLE WITH WEATHERPROOF COVER
U	120V DUPLEX RECEPTACLE WITH USB CHARGING PORT
	TELEPHONE JACK, BOTTOM AT 16" AFF UNO
TV	CABLE TELEVISION/INTERNET JACK, BOTTOM AT 16" AFF UNO
	JUNCTION BOX WITH BLANK COVER
SM	CEILING MOUNTED SMOKE ALARM
	UNIT LOAD CENTER, FLUSH MOUNT IN WALL WITH TOP AT 66" AFF. IN ADA UNITS, FLUSH MOUNT IN WALL WITH TOP AT 48" AFF.
	UTILITY SERVICE METER
P	PHOTOCELL
	AUDIBLE ALARM AND STROBE LIGHT
	DOORBELL
	E-CALL PULL STATION
E	E-CALL HORN/STROBE

HC ACCESSIBLE UNIT KEY NOTES:

1. IN ACCESSIBLE UNITS PROVIDE NEW ELECTRICAL PANEL IN EXISTING LOCATION (NEW LOCATION IN 2BR HC CONVERSION UNITS) BUT LOWERED SO TOP BREAKER IS NO HIGHER THAN 48" ABOVE FLOOR. EXTEND EXISTING FEEDERS AND BRANCH CIRCUIT WIRING TO NEW PANEL. PROVIDE ARC FAULT CIRCUIT BREAKERS ON ALL 120V LIGHTING AND RECEPTACLE CIRCUITS PER NEC ARTICLE 210.
2. PROVIDE NEW HARDWIRED INTERCONNECTED SMOKE ALARM WITH BATTERY BACKUP IN LIVING AREA AND EACH BEDROOM.
3. CONNECT NEW HEAT PUMP TO EXISTING CIRCUIT AT EXISTING LOCATION. PROVIDE NEW DISCONNECT SWITCH AND NEW WHIP TO UNIT.
4. RECONNECT NEW AIR HANDLER AND WATER HEATER TO EXISTING CIRCUITS IN EXISTING OR NEW LOCATION. PROVIDE NEW DISCONNECT AND WHIP TO AIR HANDLING UNIT.
5. PROVIDE NEW AIR CYCLER SMART SE1-W EXHAUST WALL SWITCH WITH DELAY TIMER AND WIRING TO NEW LIGHTS, EXHAUST FAN, AND GFI RECEPTACLE IN ACCESSIBLE UNIT BATHROOM. WIRE RECEPTACLE, FAN, AND LIGHTS TO ONE CIRCUIT.
6. REPLACE EXISTING LIGHT FIXTURES IN EXISTING LOCATIONS IN KITCHEN, HALLWAY, BATHROOM, AND EXTERIOR ENTRIES. CONNECT TO EXISTING CIRCUITS.
7. PROVIDE ALL NEW CIRCUIT WIRING TO NEW COUNTERTOP RECEPTACLES, RANGE RECEPTACLE, AND RANGE HOOD J-BOX IN NEW LOCATIONS IN MODIFIED KITCHEN. PROVIDE A MINIMUM OF TWO SMALL APPLIANCE BRANCH CIRCUITS AND A SEPARATE CIRCUIT FOR THE REFRIGERATOR. RANGE HOOD WIRING CAN BE EXTENDED FROM THE KITCHEN LIGHTING CIRCUIT. TWO WALL SWITCHES OVER THE ROLL-UNDER SPACE FOR RANGE HOOD FAN AND LIGHT.
8. REPLACE ALL LIGHT SWITCHES AND RECEPTACLES. LOWER ALL LIGHT SWITCHES TO 48" TO TOP AND RAISE ALL RECEPTACLES TO 16" TO BOTTOM. PROVIDE ARC FAULT CIRCUIT BREAKERS FOR ALL GENERAL LIGHTING AND RECEPTACLE CIRCUITS.
9. PROVIDE NEW CIRCUIT TO GFI RECEPTACLE BENEATH KITCHEN SINK FOR NEW DISHWASHER.
10. PROVIDE CABLE TV OUTLETS IN EACH BEDROOM AND LIVING ROOM AT 16" TO THE BOTTOM. ALL LINES SHALL BE HOME RUNS TO THE EXTERIOR OF THE BUILDING AND TERMINATE IN A WATER TIGHT JUNCTION BOX THAT IS MINIMUM 12" CUBED LOCATED AS CLOSE TO THE UNDERGROUND CABLE UTILITY CONNECTIONS AS POSSIBLE.
11. PROVIDE NEW CIRCUITS TO NEW RECEPTACLES FOR WASHER AND DRYER IN NEW LOCATIONS. WASHERS SHOULD ALWAYS BE ON THE LEFT AND DRYERS ALWAYS ON THE RIGHT.



2 1BR GDN HC - DEMO
SCALE: 1/4" = 1'-0"



1 1BR GDN HC - ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

PANELBOARD LOAD SUMMARY - PANEL LP-1

LOAD KVA OR KW A	LOAD KVA OR KW B	CIRCUIT DESIGNATION TYPED OR DIRECTORY	GND SIZE AWG	NEUT SIZE AWG	WIRE SIZE AWG	BRKR RAT. (AMP)	CKT NO.
4.00		RANGE	10	6	6	40	1
	4.00				6		3
3.61		AHU (INDOOR)	10	8	8	30	5
	3.61				8		7
2.25		WATER HEATER	10	10	10	30	9
	2.25				10		11
1.49		HEAT PUMP (OUTDOOR)	12	12	12	20	13
	1.49				12		15
2.50		DRYER	10	10	10	30	17
	2.50				10		19
–		SPACE	–	–	–	–	21
	–	SPACE	–	–	–	–	23

CKT NO.	BRKR RAT. (A)	WIRE SIZE AWG	NEUT SIZE AWG	GND SIZE AWG	CIRCUIT DESIGNATION TYPED OR DIRECTORY	LOAD KVA OR KW A	LOAD KVA OR KW B	
2	20	12	12	12	KITCHEN RECEPTACLES	1.50		D
4	20	12	12	12	KITCHEN RECEPTACLES		1.50	D
6	20	12	12	12	REFRIGERATOR	1.20		
8	15	14	14	14	LIVING AREA LIGHTS/RECEP		1.27	A
10	20	12	12	12	BATHROOM LTS./RECEP	1.50		
12	15	14	14	14	BEDROOMS RECEPS./LIGHTS		0.79	A
14	20	12	12	12	DISHWASHER	1.00		D
16	20	12	12	12	WASHING MACHINE		1.20	D
18	–	–	–	–	SPACE	–		
20	–	–	–	–	SPACE		–	
22	–	–	–	–	SPACE	–		
24	–	–	–	–	SPACE		–	

S/N

A B

GRND

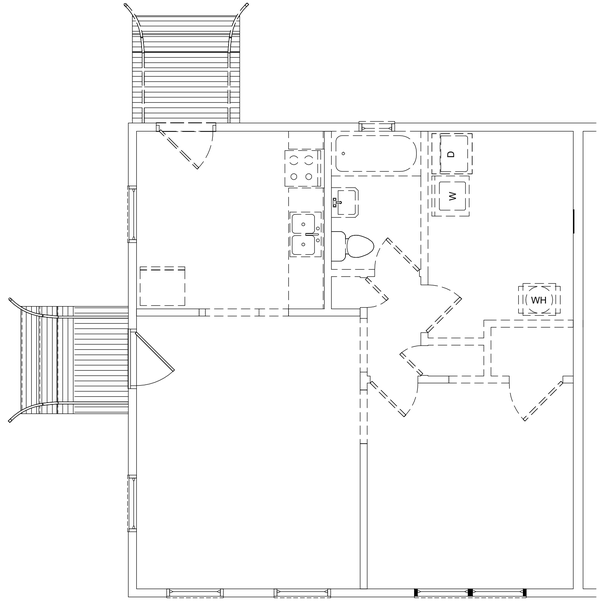
PANEL BOARD SPECIFICATIONS:

MFR & MODEL: –
MOUNTING: FLUSH
SUPPLY: 120/240V 1 PH
BUSSES: 125A
NEUTRAL: 125A
MAINS: MAIN LUGS ONLY
AIC RATING: 10,000
NOTES: PROVIDE COPPER PHASE + GROUND BUSSES

A – AFCI BREAKER
D – DUAL AFCI/GFCI BREAKER
H – HACR TYPE BREAKER

EXAMPLE D2(c) OPTIONAL CALCULATION FOR ONE-FAMILY DWELLING WITH HEAT PUMP (SINGLE-PHASE, 240/120-VOLT SERVICE)

1 BR 738 sq. ft. @ 3 VA	2,214 VA
(2) 1500 VA APPLIANCE CIRCUITS	3,000 VA
LAUNDRY CIRCUIT	1,500 VA
RANGE	8,800 VA
WATER HEATER	4,500 VA
DISHWASHER	1,200 VA
CLOTHES DRYER	5,000 VA
SUBTOTAL GENERAL LOAD	26,214 VA
FIRST 10 kVA @ 100%	10,000 VA *
REMAINDER OF GENERAL LOAD	16,214 VA
@ 40%	6,486 VA *
TOTAL NET GENERAL LOAD	16,486 VA *
HEAT PUMP AND SUPP. HEAT	5,410 VA *
TOTAL	21,896 VA
DIVIDED BY 240 VOLTS	91 A



4 1BR GDN HC CONVERSION - DEMO
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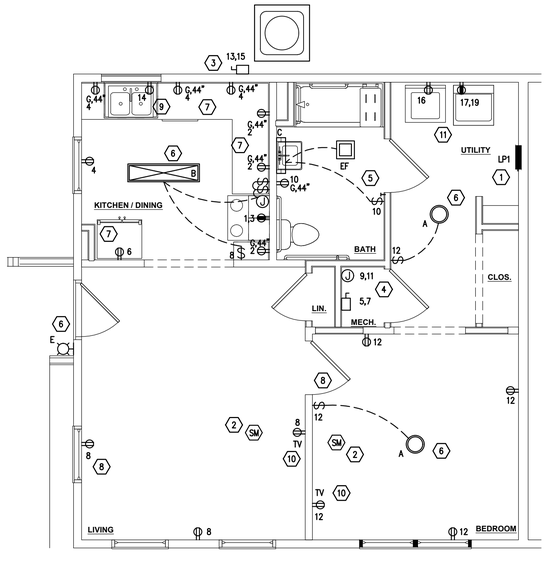

3 1BR GDN HC CONVERSION - ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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JOB NUMBER: 21-01

ISSUED: 02/26/2025

1BR GARDEN HC AND HC CONVERSION
- ELECTRICAL PLAN

E2.2

TOWNHOUSE KEY NOTES

1. PROVIDE NEW PANEL IN EXISTING LOCATION. RECONNECT EXISTING FEEDERS AND BRANCH CIRCUITS. PROVIDE ARC FAULT CIRCUIT BREAKERS ON ALL 120V LIGHTING AND RECEPTACLE CIRCUITS PER NEC ARTICLE 210.
2. REPLACE EXISTING LIGHT FIXTURES IN EXISTING LOCATIONS IN KITCHEN, DINING, HALLWAY, BATHROOM, AND EXTERIOR ENTRY. CONNECT TO EXISTING WIRING. TEST ALL WIRING AND REPAIR OR REPLACE ALL DAMAGED WIRING THROUGHOUT. VERIFY QUANTITY AND LOCATIONS IN FIELD.
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5. PROVIDE NEW GFI RECEPTACLE IN EXISTING LOCATION IN BATHROOM AND CONNECT TO EXISTING WIRING.
6. PROVIDE NEW WIRING FROM VANITY LIGHT TO NEW EXHAUST FAN IN CEILING. REPLACE EXISTING BATHROOM SWITCH WITH NEW AIR CYCLER SMART SE1-W EXHAUST WALL SWITCH WITH DELAY TIMER.
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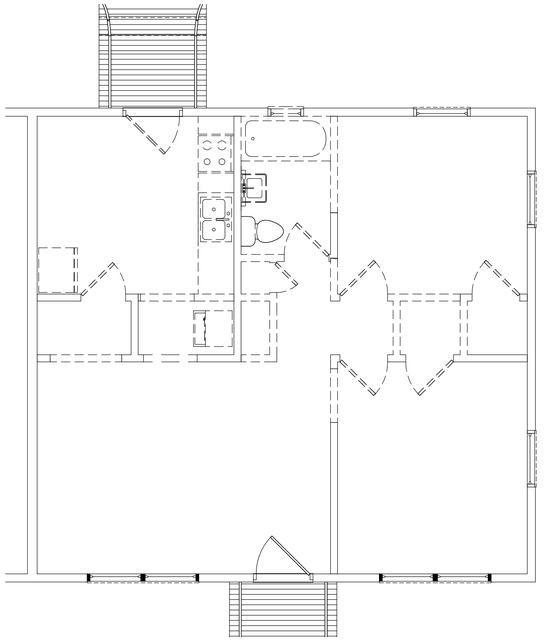
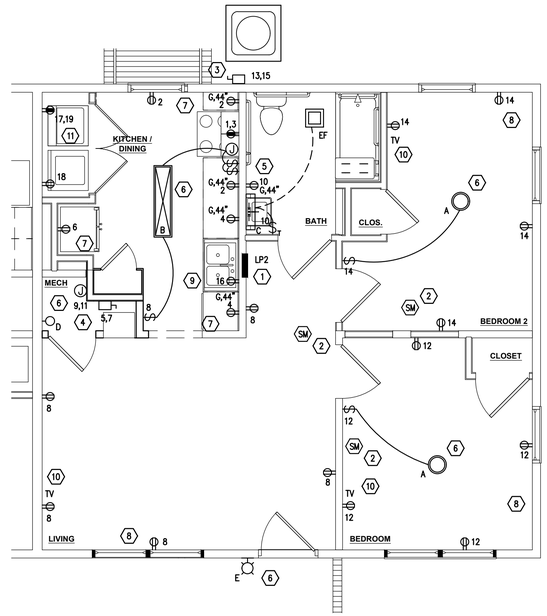


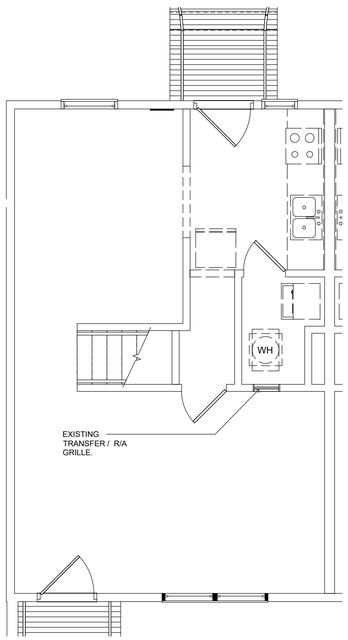
2 2BR GDN HC CONVERSION - DEMO

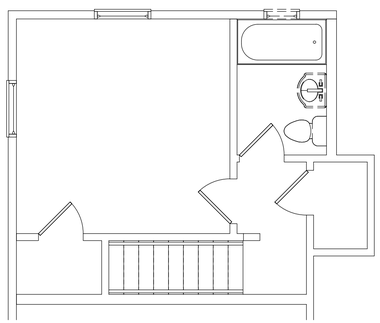
SCALE: 1/4" = 1'-0"



1 2BR GDN HC CONVERSION - ELECTRICAL PLAN

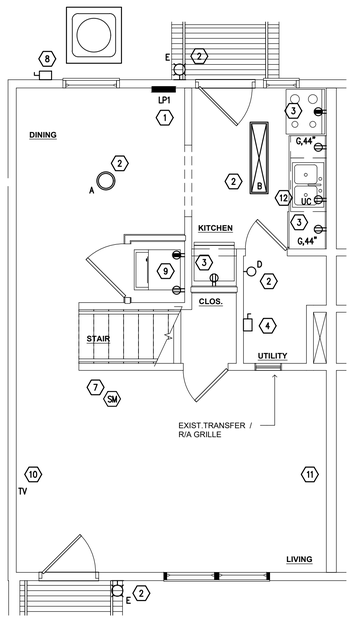
SCALE: 1/4" = 1'-0"





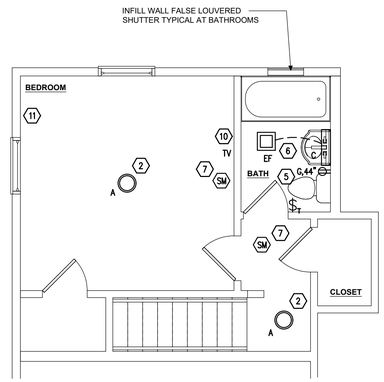
4 1BR TOWNHOUSE - DEMO

SCALE: 1/4" = 1'-0"



3 1BR TOWNHOUSE - ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"



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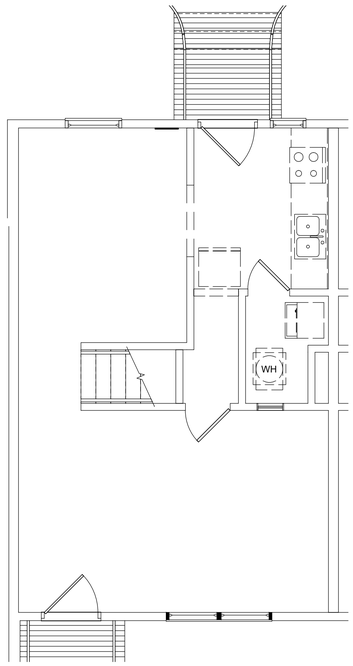
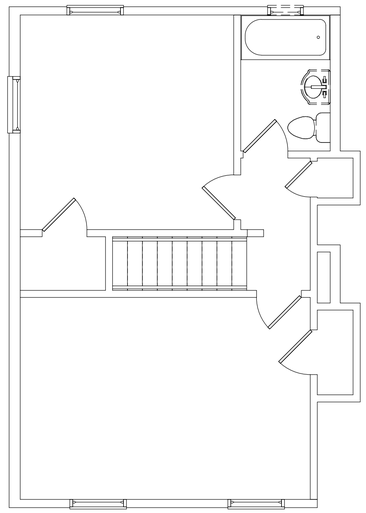
JOB NUMBER: 21-01

ISSUED: 02/26/2025

2BR GARDEN HC CONVERSION AND 1BR TOWNHOUSE - ELECTRICAL PLAN

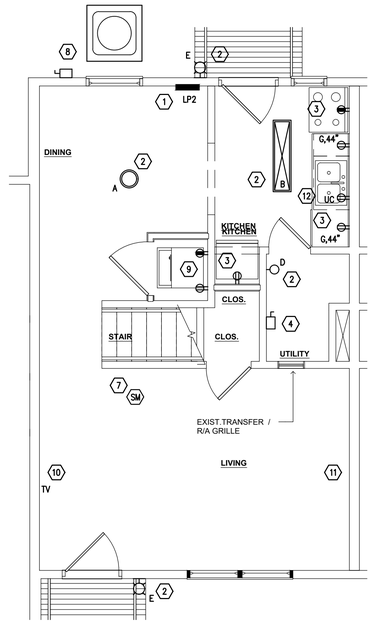
E2.3

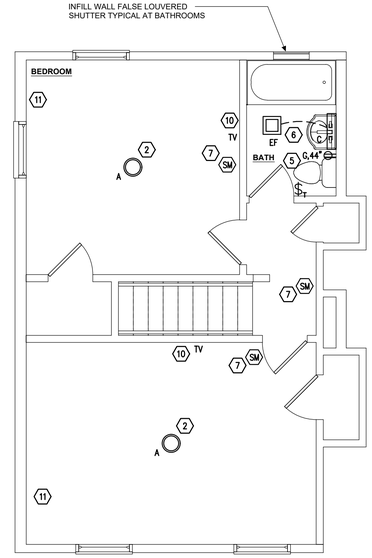




2 2BR TOWNHOUSE - DEMO

SCALE: 1/4" = 1'-0"





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ISSUED

FOR PERMIT

JOB NUMBER: 21-01

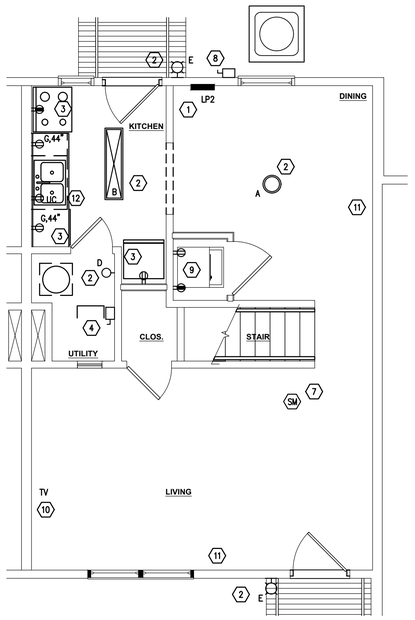
ISSUED: 02/26/2025

2BR TOWNHOUSE
- ELECTRICAL PLAN

E2.4

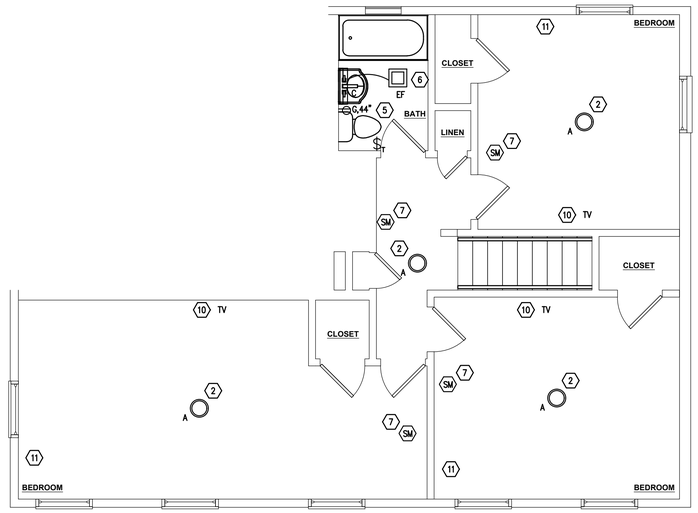
TOWNHOUSE KEY NOTES

1. PROVIDE NEW PANEL IN EXISTING LOCATION. RECONNECT EXISTING FEEDERS AND BRANCH CIRCUITS. PROVIDE ARC FAULT CIRCUIT BREAKERS ON ALL 120V LIGHTING AND RECEPTACLE CIRCUITS PER NEC ARTICLE 210.
2. REPLACE EXISTING LIGHT FIXTURES IN EXISTING LOCATIONS IN KITCHEN, DINING, HALLWAY, BATHROOM, AND EXTERIOR ENTRY. CONNECT TO EXISTING WIRING. TEST ALL WIRING AND REPAIR OR REPLACE ALL DAMAGED WIRING THROUGHOUT. VERIFY QUANTITY AND LOCATIONS IN FIELD.
3. PROVIDE ALL NEW CIRCUIT WIRING TO NEW COUNTERTOP RECEPTACLES, RANGE RECEPTACLE, AND RANGE HOOD J-BOX IN NEW LOCATIONS IN MODIFIED KITCHEN. PROVIDE A MINIMUM OF TWO SMALL APPLIANCE BRANCH CIRCUITS AND A SEPARATE CIRCUIT FOR THE REFRIGERATOR. RANGE HOOD WIRING CAN BE EXTENDED FROM THE KITCHEN LIGHTING CIRCUIT. IN ACCESSIBLE UNITS PROVIDE JUNCTION BOX FOR RANGE HOOD WITH TWO WALL SWITCHES OVER THE ROLL-UNDER SPACE FOR HOOD FAN AND LIGHT.
4. RECONNECT NEW AIR HANDLER AND WATER HEATER TO EXISTING CIRCUITS IN EXISTING OR SLIGHTLY MODIFIED LOCATION. EXTEND WIRING AS NEEDED AND PROVIDE NEW DISCONNECT AND WHIP TO AIR HANDLING UNIT.
5. PROVIDE NEW GFI RECEPTACLE IN EXISTING LOCATION IN BATHROOM AND CONNECT TO EXISTING WIRING.
6. PROVIDE NEW WIRING FROM VANITY LIGHT TO NEW EXHAUST FAN IN CEILING. REPLACE EXISTING BATHROOM SWITCH WITH NEW AIR CYCLER SMART SE1-W EXHAUST WALL SWITCH WITH DELAY TIMER.
7. PROVIDE NEW HARDWIRED INTERCONNECTED SMOKE ALARM WITH BATTERY BACKUP IN LIVING AREA, UPSTAIRS HALLWAY, AND EACH BEDROOM.
8. CONNECT NEW HEAT PUMP TO EXISTING CIRCUIT AT EXISTING LOCATION. PROVIDE NEW DISCONNECT SWITCH AND NEW WHIP TO UNIT.
9. PROVIDE NEW CIRCUITS TO NEW RECEPTACLES FOR WASHER AND DRYER IN NEW LOCATIONS.
10. PROVIDE CABLE TV OUTLETS IN EXISTING LOCATIONS IN EACH BEDROOM AND LIVING ROOM AT 16" TO THE BOTTOM. ALL LINES SHALL BE HOME RUNS TO THE EXTERIOR OF THE BUILDING AND TERMINATE IN A WATER TIGHT JUNCTION BOX THAT IS MINIMUM 12" CUBED LOCATED AS CLOSE TO THE UNDERGROUND CABLE UTILITY CONNECTIONS AS POSSIBLE.
11. REPLACE EXISTING RECEPTACLES AND LIGHT SWITCHES IN EXISTING LOCATIONS. VERIFY QUANTITY AND LOCATIONS IN FIELD. PROVIDE ARC FAULT CIRCUIT BREAKERS IN EXISTING PANELS FOR AFFECTED CIRCUITS. TEST ALL WIRING AND REPAIR OR REPLACE ALL DAMAGED WIRING THROUGHOUT. VERIFY QUANTITY AND LOCATIONS IN FIELD.
12. PROVIDE NEW CIRCUIT TO GFI RECEPTACLE BENEATH KITCHEN SINK FOR NEW DISHWASHER.



1 3BR TOWNHOUSE - ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"



PANELBOARD LOAD SUMMARY - PANEL LP-3

LOAD KVA OR KW A	LOAD KVA OR KW B	DESIGNATION TYPED OR DIRECTORY	GND SIZE AWG	NEUT SIZE AWG	WIRE SIZE AWG	BRKR RAT. (AMP)	CKT NO.		CKT NO.	BRKR RAT. (A)	WIRE SIZE AWG	NEUT SIZE AWG	GND SIZE AWG	DESIGNATION TYPED OR DIRECTORY	LOAD KVA OR KW A	LOAD KVA OR KW B	
4.00		RANGE	10	6	6	40	1		2	20	12	12	12	KITCHEN RECEPTACLES	1.50		D
	4.00				6		3		4	20	12	12	12	KITCHEN RECEPTACLES		1.50	D
H 3.61		AHU (INDOOR)	10	8	8	30	5		6	20	12	12	12	REFRIGERATOR	1.20		
	3.61				8		7		8	15	14	14	14	LIVING AREA LIGHTS/RECEP		1.27	A
2.25		WATER HEATER	10	10	10	30	9		10	20	12	12	12	BATHROOM LTS/RECEP	1.50		
	2.25				10		11		12	15	14	14	14	BEDROOMS RECEPS/LIGHTS		0.79	A
H 1.75		HEAT PUMP (OUTDOOR)	10	10	10	25	13		14	15	14	14	14	BEDROOM RECEPS/LIGHTS	0.79		A
	1.75				10		15		16	20	12	12	12	DISHWASHER		1.00	D
2.50		DRYER	10	10	10	30	17		18	20	12	12	12	WASHING MACHINE	1.20		D
	2.50				10		19		20	–	–	–	–	SPACE		–	
–		SPACE	–	–	–	–	21		22	–	–	–	–	SPACE	–		
	–	SPACE	–	–	–	–	23		24	–	–	–	–	SPACE		–	

S/N

A B

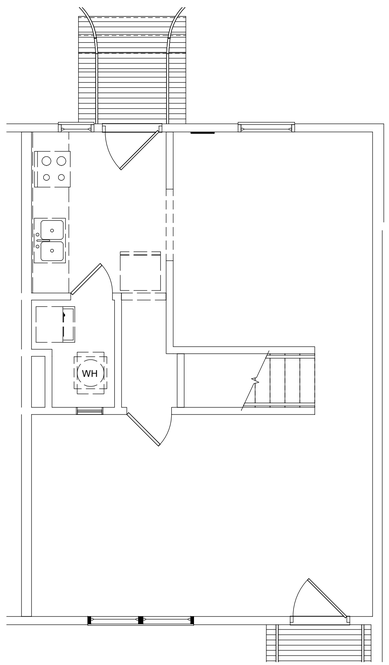
GRND

PANEL BOARD SPECIFICATIONS:
MFR & MODEL: –
MOUNTING: FLUSH
SUPPLY: 120/240V 1 PH
BUSSES: 125A
NEUTRAL: 125A
MAINS: MAIN LUGS ONLY
AIC RATING: 10,000
NOTES: PROVIDE COPPER PHASE + GROUND BUSSES

A – AFCI BREAKER
D – DUAL AFCI/GFCI BREAKER
H – HACR TYPE BREAKER

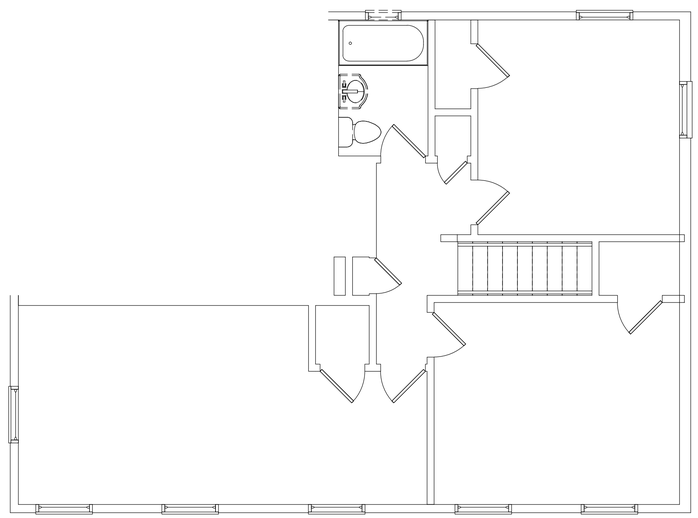
EXAMPLE D2(c) OPTIONAL CALCULATION FOR ONE-FAMILY DWELLING WITH HEAT PUMP (SINGLE-PHASE, 240/120-VOLT SERVICE)

3 BR 1105 sq. ft. @ 3 VA	3,315 VA
(2) 1500 VA APPLIANCE CIRCUITS	3,000 VA
LAUNDRY CIRCUIT	1,500 VA
RANGE	8,800 VA
WATER HEATER	4,500 VA
DISHWASHER	1,200 VA
CLOTHES DRYER	5,000 VA
SUBTOTAL GENERAL LOAD	27,315 VA
FIRST 10 kVA @ 100%	10,000 VA *
REMAINDER OF GENERAL LOAD	17,315 VA
@ 40%	6,926 VA *
TOTAL NET GENERAL LOAD	16,926 VA *
HEAT PUMP AND SUPP. HEAT	5,866 VA
TOTAL	22,792 VA
DIVIDED BY 240 VOLTS	95 A



2 3BR TOWNHOUSE - DEMO

SCALE: 1/4" = 1'-0"



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REVISIONS

APPROVAL

COMMONWEALTH OF VIRGINIA
RICHARD A. MELLING
No. 0402 034862
PROFESSIONAL ENGINEER

2/26/25

Plumbing/Mechanical/Electrical:
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MEP DESIGN CONSULTANTS
8824 Gotherstone Ct.
Raleigh, NC 27615
919-870-3451
rmelling@mellingengineering.com

STUART GARDENS PHASE I

1326-C GARDEN DRIVE, NEWPORT NEWS, VA 23607

TRUE CRAFT ARCHITECTURE LLC | 14241 COURSEY BLVD., STE A12-318 | BATON ROUGE, LA 70817 | 512-568-2643

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ISSUED

FOR PERMIT

JOB NUMBER: 21-01

ISSUED: 02/26/2025

3BR TOWNHOUSE - ELECTRICAL PLAN

E2.5

ADDENDUM G

Subject Matrices and Property Profiles

SUMMARY MATRIX

Comp #	Property Name	Distance to Subject	Type / Built / Renovated	Rent Structure	Unit Description	#	%	Size (SF)	Restriction	Rent (Adj)	Max Rent?	Waiting List?	Vacant Units	Vacancy Rate
Subject	Stuart Gardens II 1326 C Garden Drive Newport News, VA 23607	-	Various 1-stories 1942 / 1985/2025 Family	@40% (Section 8), @50% (Section 8), @60% (Section 8)	1BR / 1BA 1BR / 1BA 1BR / 1BA 1BR / 1BA 2BR / 1BA 2BR / 1BA 3BR / 1BA	24 40 20 10 33 68 44 239	10.0% 16.7% 8.4% 4.2% 13.8% 28.5% 18.4%	625 625 625 747 700 938 1,100	@40% (Section 8) @50% (Section 8) @50% (Section 8) @50% (Section 8) @50% (Section 8) @60% (Section 8) @60% (Section 8)	$1,400 $1,400 $1,425 $1,495 $1,590 $1,650 $1,925	N/A N/A N/A N/A N/A N/A N/A	Yes Yes Yes Yes Yes Yes Yes	N/A N/A N/A N/A N/A N/A N/A 19	N/A N/A N/A N/A N/A N/A N/A 7.9%
1	Brennan Pointe 3000 & 3100 Warwick Boulevard Newport News, VA 23607	1.6 miles	Midrise 4-stories 2016/2018 / n/a Family	@40%, @40% (Section 8), @50%, @60%	2BR / 1.5BA 2BR / 1.5BA 2BR / 1.5BA 2BR / 1.5BA 2BR / 1.5BA 2BR / 1.5BA 3BR / 2BA 3BR / 2BA 3BR / 2BA 3BR / 2BA 3BR / 2BA 3BR / 2BA 3BR / 2BA	3 2 21 10 5 14 2 3 10 7 3 7 87	3.5% 2.3% 24.1% 11.5% 5.8% 16.1% 2.3% 3.5% 11.5% 8.1% 3.5% 8.1%	1,130 909 909 1,130 909 1,152 1,562 1,171 1,171 1,562 1,171 1,562	@40% @40% (Section 8) @50% @50% @60% @60% @40% @40% (Section 8) @50% @50% @60% @60%	$661 $903 $1,031 $1,031 $1,233 $1,233 $765 $1,033 $1,246 $1,246 $1,425 $1,425	Yes Yes Yes Yes Yes Yes Yes Yes Yes Yes Yes Yes	Yes Yes Yes Yes Yes Yes Yes Yes Yes Yes Yes Yes	0 0 0 0 1 0 0 0 0 0 0 0 1	0.0% 0.0% 0.0% 0.0% 20.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 1.1%
2	Heritage Forest Apartments 901 Forest Lake Ct. Newport News, VA 23605	1.9 miles	Garden 2-stories 2012/2013 / n/a Family	@40%, @60%	1BR / 1BA 1BR / 1BA 2BR / 2BA 2BR / 2BA 3BR / 2BA	N/A N/A N/A N/A N/A 248	N/A N/A N/A N/A N/A	720 720 1,035 1,035 1,222	@40% @60% @40% @60% @60%	$679 $1,067 $831 $1,284 $1,491	Yes Yes Yes Yes Yes	Yes No Yes No No	0 6 0 5 4 15	N/A N/A N/A N/A N/A 6.0%
3	Soundview Townhomes 827 41st Street Newport News, VA 23607	1.5 miles	Townhouse 2-stories 1969 / 2019 Family	@60%	1BR / 1BA 2BR / 1BA 3BR / 3BA 4BR / 4BA	55 73 68 54 250	22.0% 29.2% 27.2% 21.6%	530 740 977 1,140	@60% @60% @60% @60%	$845 $945 $1,045 $1,145	No No No No	No No No No	0 0 0 0 0	0.0% 0.0% 0.0% 0.0% 0.0%
4	The Lift & Rise On Jefferson 2800 Jefferson Avenue Newport News, VA 23607	1.2 miles	Midrise 5-stories 2023 / n/a Family	@30%, @50% (Section 8), @60%, Market	1BR / 1BA 1BR / 1BA 1BR / 1BA 1BR / 1BA 2BR / 2BA 2BR / 2BA 2BR / 2BA 2BR / 2BA 2BR / 2BA 3BR / 2BA 3BR / 2BA 3BR / 2BA 3BR / 2BA	N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A 81	N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A	680 680 680 680 979 979 979 979 979 1,272 1,272 1,272 1,272	@30% @50% (Section 8) @60% Market @30% @50% (Section 8) @60% Market @30% @50% (Section 8) @60% Market	$298 - $944 $976 $477 - $1,109 $1,192 $494 - $1,223 $1,588	No N/A No N/A No N/A No N/A No N/A No N/A	Yes Yes Yes Yes Yes Yes Yes Yes Yes Yes Yes Yes	N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A 2	N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A N/A 2.5%
5	Westover Station Apartments 805 Roam Court Newport News, VA 23605	3.1 miles	Garden 3-stories 1991 / n/a Family	@60%	1BR / 1BA 2BR / 1BA	36 72 108	33.3% 66.7%	661 858	@60% @60%	$1,060 $1,265	Yes Yes	No No	1 1 2	2.8% 1.4% 1.9%
6	Whittaker Place 1003 28th Street Newport News, VA 23607	0.8 miles	Conversion 4-stories 1943 / 2019 Family	@40% (Section 8), @60%	0BR / 1BA 0BR / 1BA 1BR / 1BA 1BR / 1BA 2BR / 2BA 2BR / 2BA	2 12 4 38 2 9 67	3.0% 17.9% 6.0% 56.7% 3.0% 13.4%	411 411 615 615 795 795	@40% (Section 8) @60% @40% (Section 8) @60% @40% (Section 8) @60%	$950 $950 $1,010 $1,010 $1,170 $1,170	N/A No N/A No N/A No	No No No No No No	0 0 0 2 0 0 2	0.0% 0.0% 0.0% 5.3% 0.0% 0.0% 3.0%
7	Liberty Apartments 3201 Washington Avenue Newport News, VA 23607	1.9 miles	Midrise 4-stories 2013 / n/a Family	Market	1BR / 1BA 1BR / 1BA 2BR / 2BA 2BR / 2BA 3BR / 3BA	85 N/A 104 N/A 8 282	30.1% N/A 36.9% N/A 2.8%	566 558 825 848 1,106	Market Market Market Market Market	$1,680 $1,630 $1,890 $1,858 $2,314	N/A N/A N/A N/A N/A	Yes Yes Yes Yes Yes	N/A N/A N/A N/A N/A 8	N/A N/A N/A N/A N/A 2.8%
8	Meadow View Townhomes 4801 Marshall Avenue Newport News, VA 23607 Warwick County	1.8 miles	Various 2-stories 1967 / 2017 Family	Market	1BR / 1BA 2BR / 1BA 2BR / 1.5BA 3BR / 1BA 3BR / 1.5BA 4BR / 1.5BA	2 177 20 130 59 12 400	0.5% 44.3% 5.0% 32.5% 14.8% 3.0%	530 740 740 997 997 1,140	Market Market Market Market Market Market	$891 $1,016 $1,311 $1,185 $1,535 $1,752	N/A N/A N/A N/A N/A N/A	No No No No No No	0 4 1 5 1 0 11	0.0% 2.3% 5.0% 3.9% 1.7% 0.0% 2.8%
9	River Park Tower 2601 West Avenue Newport News, VA 23607	1.7 miles	Highrise 20-stories 1987 / n/a Family	Market	1BR / 1BA 2BR / 2BA 2BR / 2BA 2BR / 2BA 2BR / 2BA 2BR / 2BA 3BR / 2BA 3BR / 2BA	N/A N/A N/A N/A N/A N/A N/A N/A 184	N/A N/A N/A N/A N/A N/A N/A N/A	700 1,062 1,120 1,138 1,098 1,164 1,582 2,016	Market Market Market Market Market Market Market Market	$1,530 $1,845 $1,795 $1,825 $1,810 $1,880 $1,994 $2,689	N/A N/A N/A N/A N/A N/A N/A N/A	No No No No No No No No	1 1 0 1 2 2 0 0 7	N/A N/A N/A N/A N/A N/A N/A N/A 3.8%

RENT AND SQUARE FOOTAGE RANKING – All rents adjusted for utilities and concessions extracted from the market.

	Units Surveyed:	1,707	Weighted Occupancy:	97.2%	
	Market Rate	866	Market Rate	97.0%	
	Tax Credit	841	Tax Credit	97.4%	

	One Bedroom One Bath		Two Bedroom One Bath		Three Bedroom One Bath	
	Property	Average	Property	Average	Property	Average
RENT	Liberty Apartments (Market)	$1,680	Liberty Apartments (Market)(2BA)	$1,890	River Park Tower (Market)(2BA)	$2,689
	Liberty Apartments (Market)	$1,630	River Park Tower (Market)(2BA)	$1,880	Liberty Apartments (Market)(3BA)	$2,314
	River Park Tower (Market)	$1,530	Liberty Apartments (Market)(2BA)	$1,858	River Park Tower (Market)(2BA)	$1,994
	Stuart Gardens II (@50%)	**$1,495**	River Park Tower (Market)(2BA)	$1,845	**Stuart Gardens II (@60%)**	**$1,925**
	Stuart Gardens II (@50%)	**$1,425**	River Park Tower (Market)(2BA)	$1,825	The Lift & Rise On Jefferson (Market)(2BA)	$1,588
	Stuart Gardens II (@50%)	**$1,400**	River Park Tower (Market)(2BA)	$1,810	Meadow View Townhomes (Market)(1.5BA)	$1,535
	Stuart Gardens II (@40%)	**$1,400**	River Park Tower (Market)(2BA)	$1,795	Heritage Forest Apartments (@60%)(2BA)	$1,491
	Heritage Forest Apartments (@60%)	$1,067	**Stuart Gardens II (@60%)**	**$1,650**	Brennan Pointe (@60%)(2BA)	$1,425
	Westover Station Apartments (@60%)	$1,060	**Stuart Gardens II (@50%)**	**$1,590**	Brennan Pointe (@60%)(2BA)	$1,425
	Whittaker Place (@40%)	$1,010	Meadow View Townhomes (Market)(1.5BA)	$1,311	Brennan Pointe (@50%)(2BA)	$1,246
	Whittaker Place (@60%)	$1,010	Heritage Forest Apartments (@60%)(2BA)	$1,284	Brennan Pointe (@50%)(2BA)	$1,246
	The Lift & Rise On Jefferson (Market)	$976	Westover Station Apartments (@60%)	$1,265	The Lift & Rise On Jefferson (@60%)(2BA)	$1,223
	The Lift & Rise On Jefferson (@60%)	$944	Brennan Pointe (@60%)(1.5BA)	$1,233	Meadow View Townhomes (Market)	$1,185
	Meadow View Townhomes (Market)	$891	Brennan Pointe (@60%)(1.5BA)	$1,233	Soundview Townhomes (@60%)(3BA)	$1,045
	Soundview Townhomes (@60%)	$845	The Lift & Rise On Jefferson (Market)(2BA)	$1,192	Brennan Pointe (@40%)(2BA)	$1,033
	Heritage Forest Apartments (@40%)	$679	Whittaker Place (@40%)(2BA)	$1,170	Brennan Pointe (@40%)(2BA)	$765
	The Lift & Rise On Jefferson (@30%)	$298	Whittaker Place (@60%)(2BA)	$1,170	The Lift & Rise On Jefferson (@30%)(2BA)	$494
			The Lift & Rise On Jefferson (@60%)(2BA)	$1,109		
			Brennan Pointe (@50%)(1.5BA)	$1,031		
			Brennan Pointe (@50%)(1.5BA)	$1,031		
			Meadow View Townhomes (Market)	$1,016		
			Soundview Townhomes (@60%)	$945		
			Brennan Pointe (@40%)(1.5BA)	$903		
			Heritage Forest Apartments (@40%)(2BA)	$831		
			Brennan Pointe (@40%)(1.5BA)	$661		
			The Lift & Rise On Jefferson (@30%)(2BA)	$477		
SQUARE FOOTAGE	**Stuart Gardens II (@50%)**	**747**	River Park Tower (Market)(2BA)	1,164	River Park Tower (Market)(2BA)	2,016
	Heritage Forest Apartments (@40%)	720	Brennan Pointe (@60%)(1.5BA)	1,152	River Park Tower (Market)(2BA)	1,582
	Heritage Forest Apartments (@60%)	720	River Park Tower (Market)(2BA)	1,138	Brennan Pointe (@50%)(2BA)	1,562
	River Park Tower (Market)	700	Brennan Pointe (@50%)(1.5BA)	1,130	Brennan Pointe (@40%)(2BA)	1,562
	The Lift & Rise On Jefferson (@50%)	680	Brennan Pointe (@40%)(1.5BA)	1,130	Brennan Pointe (@60%)(2BA)	1,562
	The Lift & Rise On Jefferson (@30%)	680	River Park Tower (Market)(2BA)	1,120	The Lift & Rise On Jefferson (Market)(2BA)	1,272
	The Lift & Rise On Jefferson (Market)	680	River Park Tower (Market)(2BA)	1,098	The Lift & Rise On Jefferson (@50%)(2BA)	1,272
	The Lift & Rise On Jefferson (@60%)	680	River Park Tower (Market)(2BA)	1,062	The Lift & Rise On Jefferson (@60%)(2BA)	1,272
	Westover Station Apartments (@60%)	661	Heritage Forest Apartments (@40%)(2BA)	1,035	The Lift & Rise On Jefferson (@30%)(2BA)	1,272
	Stuart Gardens II (@50%)	**625**	Heritage Forest Apartments (@60%)(2BA)	1,035	Heritage Forest Apartments (@60%)(2BA)	1,222
	Stuart Gardens II (@40%)	**625**	The Lift & Rise On Jefferson (@50%)(2BA)	979	Brennan Pointe (@50%)(2BA)	1,171
	Stuart Gardens II (@50%)	**625**	The Lift & Rise On Jefferson (Market)(2BA)	979	Brennan Pointe (@40%)(2BA)	1,171
	Whittaker Place (@40%)	615	The Lift & Rise On Jefferson (@60%)(2BA)	979	Brennan Pointe (@60%)(2BA)	1,171
	Whittaker Place (@60%)	615	The Lift & Rise On Jefferson (@30%)(2BA)	979	Liberty Apartments (Market)(3BA)	1,106
	Liberty Apartments (Market)	566	**Stuart Gardens II (@60%)**	**938**	**Stuart Gardens II (@60%)**	**1,100**
	Liberty Apartments (Market)	558	Brennan Pointe (@40%)(1.5BA)	909	Meadow View Townhomes (Market)	997
	Soundview Townhomes (@60%)	530	Brennan Pointe (@60%)(1.5BA)	909	Meadow View Townhomes (Market)(1.5BA)	997
	Meadow View Townhomes (Market)	530	Brennan Pointe (@50%)(1.5BA)	909	Soundview Townhomes (@60%)(3BA)	977
			Westover Station Apartments (@60%)	858		
			Liberty Apartments (Market)(2BA)	848		
			Liberty Apartments (Market)(2BA)	825		
			Whittaker Place (@40%)(2BA)	795		
			Whittaker Place (@60%)(2BA)	795		
			Meadow View Townhomes (Market)(1.5BA)	740		
			Soundview Townhomes (@60%)	740		
			Meadow View Townhomes (Market)	740		
			Stuart Gardens II (@50%)	**700**		
RENT PER SQUARE FOOT	Liberty Apartments (Market)	$2.97	Liberty Apartments (Market)(2BA)	$2.29	Liberty Apartments (Market)(3BA)	$2.09
	Liberty Apartments (Market)	$2.92	**Stuart Gardens II (@50%)**	**$2.27**	**Stuart Gardens II (@60%)**	**$1.75**
	Stuart Gardens II (@50%)	**$2.28**	Liberty Apartments (Market)(2BA)	$2.19	Meadow View Townhomes (Market)(1.5BA)	$1.54
	Stuart Gardens II (@40%)	**$2.24**	Meadow View Townhomes (Market)(1.5BA)	$1.77	River Park Tower (Market)(2BA)	$1.33
	Stuart Gardens II (@50%)	**$2.24**	**Stuart Gardens II (@60%)**	**$1.76**	River Park Tower (Market)(2BA)	$1.26
	River Park Tower (Market)	$2.19	River Park Tower (Market)(2BA)	$1.74	The Lift & Rise On Jefferson (Market)(2BA)	$1.25
	Stuart Gardens II (@50%)	**$2.00**	River Park Tower (Market)(2BA)	$1.65	Heritage Forest Apartments (@60%)(2BA)	$1.22
	Meadow View Townhomes (Market)	$1.68	River Park Tower (Market)(2BA)	$1.62	Brennan Pointe (@60%)(2BA)	$1.22
	Whittaker Place (@40%)	$1.64	River Park Tower (Market)(2BA)	$1.60	Meadow View Townhomes (Market)	$1.19
	Whittaker Place (@60%)	$1.64	River Park Tower (Market)(2BA)	$1.60	Soundview Townhomes (@60%)(3BA)	$1.07
	Westover Station Apartments (@60%)	$1.60	Westover Station Apartments (@60%)	$1.47	Brennan Pointe (@50%)(2BA)	$1.06
	Soundview Townhomes (@60%)	$1.59	Whittaker Place (@40%)(2BA)	$1.47	The Lift & Rise On Jefferson (@60%)(2BA)	$0.96
	Heritage Forest Apartments (@60%)	$1.48	Whittaker Place (@60%)(2BA)	$1.47	Brennan Pointe (@60%)(2BA)	$0.91
	The Lift & Rise On Jefferson (Market)	$1.44	Meadow View Townhomes (Market)	$1.37	Brennan Pointe (@40%)(2BA)	$0.88
	The Lift & Rise On Jefferson (@60%)	$1.39	Brennan Pointe (@60%)(1.5BA)	$1.36	Brennan Pointe (@50%)(2BA)	$0.80
	Heritage Forest Apartments (@40%)	$0.94	Soundview Townhomes (@60%)	$1.28	Brennan Pointe (@40%)(2BA)	$0.49
	The Lift & Rise On Jefferson (@30%)	$0.44	Heritage Forest Apartments (@60%)(2BA)	$1.24	The Lift & Rise On Jefferson (@30%)(2BA)	$0.39
			The Lift & Rise On Jefferson (Market)(2BA)	$1.22		
			Brennan Pointe (@50%)(1.5BA)	$1.13		
			The Lift & Rise On Jefferson (@60%)(2BA)	$1.13		
			Brennan Pointe (@60%)(1.5BA)	$1.07		
			Brennan Pointe (@40%)(1.5BA)	$0.99		
			Brennan Pointe (@50%)(1.5BA)	$0.91		
			Heritage Forest Apartments (@40%)(2BA)	$0.80		
			Brennan Pointe (@40%)(1.5BA)	$0.58		
			The Lift & Rise On Jefferson (@30%)(2BA)	$0.49		

AMENITY MATRIX

	Subject	Brennan Pointe	Heritage Forest Apartments	Soundview Townhomes	The Lift & Rise On Jefferson	Westover Station Apartments	Whittaker Place	Liberty Apartments	Meadow View Townhomes	River Park Tower
Rent Structure	LIHTC/ Section 8	LIHTC/ Section 8	LIHTC	LIHTC	LIHTC/Section 8/ Market	LIHTC	LIHTC/ Section 8	Market	Market	Market
Building										
Property Type	Various	Midrise	Garden	Townhouse	Midrise	Garden	Conversion	Midrise	Various	Highrise
# of Stories	1-stories	4-stories	2-stories	2-stories	5-stories	3-stories	4-stories	4-stories	2-stories	20-stories
Year Built	1942	2016/2018	2012/2013	1969	2023	1991	1943	2013	1967	1987
Year Renovated	1985/2027	n/a	n/a	2019	n/a	n/a	2019	n/a	2017	n/a
Commercial	no	no	no	no	yes	no	no	no	no	no
Elevators	no	yes	no	no	yes	no	no	yes	no	yes
Courtyard	no	no	no	no	yes	no	no	yes	no	no
Utility Structure										
Cooking	no	no	no	no	yes	no	no	no	no	no
Water Heat	no	no	no	no	yes	no	no	no	no	no
Heat	no	no	no	no	no	no	no	no	no	no
Other Electric	no	no	no	no	no	no	no	no	no	no
Water	yes	no	no	yes	yes	yes	yes	no	no	no
Sewer	yes	no	no	yes	yes	yes	yes	no	no	no
Trash	yes	yes	yes	yes	yes	yes	yes	no	yes	no
Unit Amenities										
Balcony/Patio	no	yes	yes	yes	yes	no	no	no	no	yes
Blinds	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Cable/Satellite	no	no	no	no	no	no	no	no	no	yes
Central A/C	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Ceiling Fan	yes	no	no	no	no	yes	no	no	yes	no
Coat Closet	yes	yes	yes	yes	no	no	yes	yes	yes	yes
Walk-In Closet	no	yes	yes	no	no	yes	no	no	no	no
Washer/Dryer	yes	no	yes	no	yes	no	yes	yes	yes	yes
W/D Hookup	yes	yes	yes	yes	yes	yes	no	yes	yes	yes
Kitchen										
Dishwasher	yes	no	yes	yes	yes	yes	yes	yes	yes	yes
Disposal	no	no	yes	yes	no	yes	yes	yes	yes	yes
Microwave	no	no	yes	no	no	no	yes	no	no	no
Oven	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Refrigerator	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Community										
Business Center	no	no	no	yes	no	no	no	no	no	yes
Community Room	yes	yes	yes	yes	yes	no	no	yes	no	yes
Central Laundry	no	yes	no	yes	no	yes	no	no	yes	no
On-Site Mgmt	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Recreation										
Exercise Facility	no	no	yes	no	yes	yes	no	yes	no	yes
Playground	yes	no	yes	yes	yes	yes	no	no	yes	no
Swimming Pool	no	no	yes	no	no	no	no	yes	no	yes
Picnic Area	no	no	no	yes	no	yes	yes	yes	no	yes
Theatre	no	no	no	no	no	no	no	no	no	yes
Recreational Area	no	no	no	no	yes	no	no	yes	no	no
WiFi	no	no	no	no	no	no	no	no	no	yes
Service Coordination	no	no	no	no	yes	no	no	no	no	no
Security										
In-Unit Alarm	no	no	no	yes	no	no	no	no	no	no
Intercom (Buzzer)	no	yes	no	no	yes	no	no	yes	no	yes
Limited Access	no	yes	yes	no	yes	no	yes	yes	no	yes
Patrol	yes	yes	yes	yes	no	yes	no	no	yes	no
Video Surveillance	yes	no	yes	yes	no	yes	yes	yes	yes	yes
Parking										
Garage	no	no	no	no	no	no	no	yes	no	yes
Garage Fee	n/a	$0	$0	$0	n/a	$0	n/a	$70	$0	$15
Off-Street Parking	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Off-Street Fee	n/a	$0	$0	$0	n/a	$0	n/a	$0	$0	$0

PROPERTY PROFILE REPORT

Brennan Pointe

Effective Rent Date	4/01/2025
Location	3000 & 3100 Warwick Boulevard Newport News, VA 23607 Newport News County
Distance	1.6 miles
Units	87
Vacant Units	1
Vacancy Rate	1.1%
Type	Midrise (4 stories)
Year Built/Renovated	2016/2018 / N/A
Marketing Began	12/01/2016
Leasing Began	12/01/2016
Last Unit Leased	3/01/2017
Major Competitors	None identified
Tenant Characteristics	Most from Newport News and Hampton
Contact Name	Leasing office
Phone	757-621-6406

Market Information

Program	@40%, @40% (Section 8), @50%, @60%
Annual Turnover Rate	6%
Units/Month Absorbed	N/A
HCV Tenants	16%
Leasing Pace	Pre-leased to one week
Annual Chg. in Rent	Kept at max
Concession	None
Waiting List	Yes; 250 households

Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	included

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
2	1.5	Midrise (4 stories)	3	1,130	$600	$0	@40%	Yes	0	0.0%	yes	None
2	1.5	Midrise (4 stories)	2	909	$842	$0	@40% (Section 8)	Yes	0	0.0%	yes	None
2	1.5	Midrise (4 stories)	21	909	$970	$0	@50%	Yes	0	0.0%	yes	None
2	1.5	Midrise (4 stories)	10	1,130	$970	$0	@50%	Yes	0	0.0%	yes	None
2	1.5	Midrise (4 stories)	5	909	$1,172	$0	@60%	Yes	1	20.0%	yes	None
2	1.5	Midrise (4 stories)	14	1,152	$1,172	$0	@60%	Yes	0	0.0%	yes	None
3	2	Midrise (4 stories)	2	1,562	$680	$0	@40%	Yes	0	0.0%	yes	None
3	2	Midrise (4 stories)	3	1,171	$948	$0	@40% (Section 8)	Yes	0	0.0%	yes	None
3	2	Midrise (4 stories)	10	1,171	$1,161	$0	@50%	Yes	0	0.0%	yes	None
3	2	Midrise (4 stories)	7	1,562	$1,161	$0	@50%	Yes	0	0.0%	yes	None
3	2	Midrise (4 stories)	3	1,171	$1,340	$0	@60%	Yes	0	0.0%	yes	None
3	2	Midrise (4 stories)	7	1,562	$1,340	$0	@60%	Yes	0	0.0%	yes	None

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Brennan Pointe, continued

Unit Mix

@40%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
2BR / 1.5BA	$600 - $842	$0	$600 - $842	$61	$661 - $903
3BR / 2BA	$680 - $948	$0	$680 - $948	$85	$765 - $1,033

@50%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
2BR / 1.5BA	$970	$0	$970	$61	$1,031
3BR / 2BA	$1,161	$0	$1,161	$85	$1,246

@60%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
2BR / 1.5BA	$1,172	$0	$1,172	$61	$1,233
3BR / 2BA	$1,340	$0	$1,340	$85	$1,425

Amenities

In-Unit

Balcony/Patio
Blinds
Carpeting
Central A/C
Coat Closet
Oven
Refrigerator
Walk-In Closet
Washer/Dryer hookup

Security

Intercom (Buzzer)
Limited Access
Patrol

Services

None

Property

Clubhouse/Meeting Room/Community
Elevators
Central Laundry
Off-Street Parking
On-Site Management

Premium

None

Other

None

Comments

The property could not be reached to provide updated information. Rents and vacancy were updated based on public information found online including from Virginia Housing, rental websites, the property website, and the on-site property voicemail. Historically, the property has maintained rents at the maximum allowable levels for all unit types at all AMI levels. Information on market conditions is from the previous June 2024 survey.

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Trend Report

Vacancy Rates

4Q21	1Q23	2Q24	2Q25
0.0%	0.0%	0.0%	1.1%

Trend: @40%

2BR / 1.5BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	4	0.0%	$600 - $842	$0	$600 - $842	$661 - $903
2023	1	0.0%	$658 - $842	$0	$658 - $842	$719 - $903
2024	2	0.0%	$707 - $842	$0	$707 - $842	$768 - $903
2025	2	0.0%	$600 - $842	$0	$600 - $842	$661 - $903

3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	4	0.0%	$680 - $948	$0	$680 - $948	$765 - $1,033
2023	1	0.0%	$746 - $948	$0	$746 - $948	$831 - $1,033
2024	2	0.0%	$804 - $948	$0	$804 - $948	$889 - $1,033
2025	2	0.0%	$680 - $948	$0	$680 - $948	$765 - $1,033

Trend: @50%

2BR / 1.5BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	4	0.0%	$772 - $790	$0	$772 - $790	$833 - $851
2023	1	0.0%	$790 - $868	$0	$790 - $868	$851 - $929
2024	2	0.0%	$929	$0	$929	$990
2025	2	0.0%	$970	$0	$970	$1,031

3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	4	0.0%	$870 - $880	$0	$870 - $880	$955 - $965
2023	1	0.0%	$880 - $989	$0	$880 - $989	$965 - $1,074
2024	2	0.0%	$1,161	$0	$1,161	$1,246
2025	2	0.0%	$1,161	$0	$1,161	$1,246

Trend: @60%

2BR / 1.5BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	4	0.0%	$855 - $970	$0	$855 - $970	$916 - $1,031
2023	1	0.0%	$970 - $1,079	$0	$970 - $1,079	$1,031 - $1,140
2024	2	0.0%	$1,152	$0	$1,152	$1,213
2025	2	5.3%	$1,172	$0	$1,172	$1,233

3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	4	0.0%	$978 - $1,100	$0	$978 - $1,100	$1,063 - $1,185
2023	1	0.0%	$1,100 - $1,232	$0	$1,100 - $1,232	$1,185 - $1,317
2024	2	0.0%	$1,319	$0	$1,319	$1,404
2025	2	0.0%	$1,340	$0	$1,340	$1,425

Trend: Comments

4Q21 Contact claimed there was no more impact due to COVID-19. The utility allowances for each unit type are as follows:
2 Bed, 1.5 Bath @40%, @50%, @60%: $148
2 Bed, 1.5 Bath @40% (PBV): $217
3 Bed, 2 Bath @40%, @50%, @60%: $180
3 Bed, 2 Bath @ 40% (PBV): $265

1Q23 The contact stated that rents are at maximum levels for all unit types at all AMI levels.

2Q24 The contact stated that rents are at the 2024 maximum allowable levels for all unit types at all AMI levels.

2Q25 The property could not be reached to provide updated information. Rents and vacancy were updated based on public information found online including from Virginia Housing, rental websites, the property website, and the on-site property voicemail. Historically, the property has maintained rents at the maximum allowable levels for all unit types at all AMI levels. Information on market conditions is from the previous June 2024 survey.

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Photos

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PROPERTY PROFILE REPORT

Heritage Forest Apartments

Effective Rent Date	4/01/2025
Location	901 Forest Lake Ct. Newport News, VA 23605 County
Distance	1.9 miles
Units	248
Vacant Units	15
Vacancy Rate	6.0%
Type	Garden (2 stories)
Year Built/Renovated	2012/2013 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	Meadowview, Hampton, Admiral Point, Riverland
Tenant Characteristics	Mostly families
Contact Name	Leasing agent
Phone	855-257-1277

Market Information

Program	@40%, @60%
Annual Turnover Rate	30%
Units/Month Absorbed	N/A
HCV Tenants	50%
Leasing Pace	Pre-leased to one week
Annual Chg. in Rent	Kept at max
Concession	None
Waiting List	Yes, five households for 40% AMI units

Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	included

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (2 stories)	N/A	720	$638	$0	@40%	Yes	0	N/A	yes	None
1	1	Garden (2 stories)	N/A	720	$1,026	$0	@60%	No	6	N/A	yes	None
2	2	Garden (2 stories)	N/A	1,035	$770	$0	@40%	Yes	0	N/A	yes	None
2	2	Garden (2 stories)	N/A	1,035	$1,223	$0	@60%	No	5	N/A	yes	None
3	2	Garden (2 stories)	N/A	1,222	$1,406	$0	@60%	No	4	N/A	yes	None

Unit Mix

@40%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	$638	$0	$638	$41	$679
2BR / 2BA	$770	$0	$770	$61	$831

@60%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	$1,026	$0	$1,026	$41	$1,067
2BR / 2BA	$1,223	$0	$1,223	$61	$1,284
3BR / 2BA	$1,406	$0	$1,406	$85	$1,491

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Amenities

In-Unit

Balcony/Patio
Carpeting
Coat Closet
Garbage Disposal
Oven
Walk-In Closet
Washer/Dryer hookup
Blinds
Central A/C
Dishwasher
Microwave
Refrigerator
Washer/Dryer

Security

Limited Access
Patrol
Video Surveillance

Services

None

Property

Clubhouse/Meeting Room/Community
Off-Street Parking
Playground
Exercise Facility
On-Site Management
Swimming Pool

Premium

None

Other

Splash park

Comments

The property has 34 one-bedroom units, 102 two-bedroom units, and 112 three-bedroom units. Of those, 26 units (one and two-bedroom units only) are restricted at the 40 percent AMI level and the remaining 222 units are restricted at the 60 percent AMI level. The rents are currently at the 2024 maximum allowable levels and will likely increase in the near future once the 2025 rents are released. Of the 15 vacancies, applications are currently pending on seven. The contact indicated that the current vacancy is slightly higher than typical due to several back to back months of elevated eviction rates.

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Trend Report

Vacancy Rates

4Q21	1Q23	2Q24	2Q25
0.0%	5.6%	2.8%	6.0%

Trend: @40%

1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2025	2	N/A	$638	$0	$638	$679

2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2025	2	N/A	$770	$0	$770	$831

Trend: @60%

1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	4	0.0%	$849	$0	$849	$890
2023	1	2.9%	$949	$0	$949	$990
2024	2	8.8%	$1,026	$0	$1,026	$1,067
2025	2	N/A	$1,026	$0	$1,026	$1,067

2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	4	0.0%	$1,010	$0	$1,010	$1,071
2023	1	10.8%	$1,131	$0	$1,131	$1,192
2024	2	2.9%	$1,223	$0	$1,223	$1,284
2025	2	N/A	$1,223	$0	$1,223	$1,284

3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	4	0.0%	$1,164	$0	$1,164	$1,249
2023	1	1.8%	$1,303	$0	$1,303	$1,388
2024	2	0.9%	$1,406	$0	$1,406	$1,491
2025	2	N/A	$1,406	$0	$1,406	$1,491

Trend: Comments

4Q21 Contact stated that the leasing pace had decreased at the beginning of COVID-19 but has started to pick back up again. No concessions are being offered. The utility allowances for each unit type are as follows:
1 Bed, 1 Bath @60%: $102
2 Bed, 2 Bath @60%: $129
3 Bed, 2 Bath @60%: $154

1Q23 The contact reported 11 vacancies for the two bedroom units, two for the three-bedroom units, and one one-bedroom unit. The contact stated that the vacancies are higher than normal due to recent multiple evictions, due to tenants being unable to pay the current rents. The contact stated there is very little turnover in the remaining units.

2Q24 Five of the property's seven vacant units are pre-leased.

2Q25 The property has 34 one-bedroom units, 102 two-bedroom units, and 112 three-bedroom units. Of those, 26 units (one and two-bedroom units only) are restricted at the 40 percent AMI level and the remaining 222 units are restricted at the 60 percent AMI level. The rents are currently at the 2024 maximum allowable levels and will likely increase in the near future once the 2025 rents are released. Of the 15 vacancies, applications are currently pending on seven. The contact indicated that the current vacancy is slightly higher than typical due to several back to back months of elevated eviction rates.

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PROPERTY PROFILE REPORT

Soundview Townhomes

Effective Rent Date	4/07/2025
Location	827 41st Street Newport News, VA 23607 Newport News County
Distance	1.5 miles
Units	250
Vacant Units	0
Vacancy Rate	0.0%
Type	Townhouse (2 stories)
Year Built/Renovated	1969 / 2019
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	None identified
Tenant Characteristics	Mixed tenancy
Contact Name	Property manager
Phone	757-247-1276

Market Information

Program	@60%
Annual Turnover Rate	17%
Units/Month Absorbed	N/A
HCV Tenants	10%
Leasing Pace	Pre-leased
Annual Chg. in Rent	Increased of up to six percent
Concession	None
Waiting List	None

Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	included
Sewer	included
Trash Collection	included

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Townhouse (2 stories)	55	530	$845	$0	@60%	No	0	0.0%	no	None
2	1	Townhouse (2 stories)	73	740	$945	$0	@60%	No	0	0.0%	no	None
3	3	Townhouse (2 stories)	68	977	$1,045	$0	@60%	No	0	0.0%	no	None
4	4	Townhouse (2 stories)	54	1,140	$1,145	$0	@60%	No	0	0.0%	no	None

Unit Mix

@60%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	$845	$0	$845	$0	$845
2BR / 1BA	$945	$0	$945	$0	$945
3BR / 3BA	$1,045	$0	$1,045	$0	$1,045
4BR / 4BA	$1,145	$0	$1,145	$0	$1,145

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Amenities

In-Unit

Balcony/Patio
Central A/C
Dishwasher
Oven
Washer/Dryer hookup
Blinds
Coat Closet
Garbage Disposal
Refrigerator

Security

In-Unit Alarm
Patrol
Video Surveillance

Services

None

Property

Business Center/Computer Lab
Central Laundry
On-Site Management
Playground
Clubhouse/Meeting Room/Community
Off-Street Parking
Picnic Area

Premium

None

Other

Gazeebo

Comments

The property has units that are available for May move-ins and there is no waiting list. The rents have not changed since June 2024, but typically are increased in the spring/early summer and the most recent increase was five to six percent. The contact was unable to comment on potential future rent increases following the recent release of the 2025 maximum allowable rents.

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Trend Report

Vacancy Rates

1Q23	2Q23	2Q24	2Q25
14.8%	2.0%	0.4%	0.0%

Trend: @60%

1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2023	1	N/A	$795	$0	$795	$795
2023	2	0.0%	$795	$0	$795	$795
2024	2	0.0%	$845	$0	$845	$845
2025	2	0.0%	$845	$0	$845	$845

2BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2023	1	N/A	$895	$0	$895	$895
2023	2	4.1%	$895	$0	$895	$895
2024	2	1.4%	$945	$0	$945	$945
2025	2	0.0%	$945	$0	$945	$945

3BR / 1.5BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent

3BR / 3BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2023	1	N/A	$995	$0	$995	$995
2023	2	2.9%	$995	$0	$995	$995
2024	2	0.0%	$1,045	$0	$1,045	$1,045
2025	2	0.0%	$1,045	$0	$1,045	$1,045

4BR / 1.5BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent

4BR / 4BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2023	1	N/A	$1,095	$0	$1,095	$1,095
2023	2	0.0%	$1,095	$0	$1,095	$1,095
2024	2	0.0%	$1,145	$0	$1,145	$1,145
2025	2	0.0%	$1,145	$0	$1,145	$1,145

Trend: Comments

1Q23 The contact stated the reason for the increased vacancies is due to tenants no longer receiving rent relief. According to the contact, the rents at the property are typically held below maximum allowable levels, although a reason for this was not provided. The property does not maintain a waiting list. The utility allowance calculations are as follows one-bedroom: $117; two-bedroom: $145; three-bedroom: $172; and four-bedroom: $212.

2Q23 The property currently maintains rents below the maximum allowable level, but was unable to provide a reason as to why. The contact reported the property is currently working on increasing rents, but noted they will remain below maximum allowable levels. The contact was unable to comment on Housing Choice Voucher utilization at the property.

2Q24 The property currently maintains rents below the maximum allowable level, but was unable to provide a reason as to why. The contact reported the property is currently working on increasing rents, but noted they will remain below maximum allowable levels. The vacant unit is not pre-leased, and the property is not operating a waiting list.

2Q25 The property has units that are available for May move-ins and there is no waiting list. The rents have not changed since June 2024, but typically are increased in the spring/early summer and the most recent increase was five to six percent. The contact was unable to comment on potential future rent increases following the recent release of the 2025 maximum allowable rents.

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PROPERTY PROFILE REPORT

The Lift & Rise On Jefferson

Effective Rent Date	4/24/2025
Location	2800 Jefferson Avenue Newport News, VA 23607 Newport News County
Distance	1.2 miles
Units	81
Vacant Units	2
Vacancy Rate	2.5%
Type	Midrise (5 stories)
Year Built/Renovated	2023 / N/A
Marketing Began	12/01/2022
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	None mentioned
Tenant Characteristics	Mixed tenancy
Contact Name	Leasing office
Phone	757-260-4798

Market Information

Program	@30%, @50% (Section 8), @60%, Market
Annual Turnover Rate	N/A
Units/Month Absorbed	N/A
HCV Tenants	N/A
Leasing Pace	Within one month
Annual Chg. in Rent	N/A
Concession	None
Waiting List	Yes, length unknown

Utilities

A/C	not included -- central
Cooking	included -- electric
Water Heat	included -- electric
Heat	not included -- electric
Other Electric	not included
Water	included
Sewer	included
Trash Collection	included

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Midrise (5 stories)	N/A	680	$332	$0	@30%	Yes	N/A	N/A	no	None
1	1	Midrise (5 stories)	N/A	680	N/A	$0	@50% (Section 8)	Yes	N/A	N/A	N/A	None
1	1	Midrise (5 stories)	N/A	680	$978	$0	@60%	Yes	N/A	N/A	no	None
1	1	Midrise (5 stories)	N/A	680	$1,010	$0	Market	Yes	N/A	N/A	N/A	None
2	2	Midrise (5 stories)	N/A	979	$517	$0	@30%	Yes	N/A	N/A	no	None
2	2	Midrise (5 stories)	N/A	979	N/A	$0	@50% (Section 8)	Yes	N/A	N/A	N/A	None
2	2	Midrise (5 stories)	N/A	979	$1,149	$0	@60%	Yes	N/A	N/A	no	None
2	2	Midrise (5 stories)	N/A	979	$1,232	$0	Market	Yes	N/A	N/A	N/A	None
3	2	Midrise (5 stories)	N/A	1,272	$547	$0	@30%	Yes	N/A	N/A	no	None
3	2	Midrise (5 stories)	N/A	1,272	N/A	$0	@50% (Section 8)	Yes	N/A	N/A	N/A	None
3	2	Midrise (5 stories)	N/A	1,272	$1,276	$0	@60%	Yes	N/A	N/A	no	None
3	2	Midrise (5 stories)	N/A	1,272	$1,641	$0	Market	Yes	N/A	N/A	N/A	None

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Unit Mix

@30%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	$332	$0	$332	-$34	$298
2BR / 2BA	$517	$0	$517	-$40	$477
3BR / 2BA	$547	$0	$547	-$53	$494

@50%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	N/A	$0	N/A	-$34	N/A
2BR / 2BA	N/A	$0	N/A	-$40	N/A
3BR / 2BA	N/A	$0	N/A	-$53	N/A

@60%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	$978	$0	$978	-$34	$944
2BR / 2BA	$1,149	$0	$1,149	-$40	$1,109
3BR / 2BA	$1,276	$0	$1,276	-$53	$1,223

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	$1,010	$0	$1,010	-$34	$976
2BR / 2BA	$1,232	$0	$1,232	-$40	$1,192
3BR / 2BA	$1,641	$0	$1,641	-$53	$1,588

Amenities

In-Unit

Balcony/Patio
Blinds
Central A/C
Dishwasher
Oven
Refrigerator
Vinyl Plank Flooring
Washer/Dryer
Washer/Dryer hookup

Security

Intercom (Buzzer)
Limited Access

Services

None

Property

Clubhouse/Meeting Room/Community
Commercial/Retail
Courtyard
Elevators
Exercise Facility
Off-Street Parking
On-Site Management
Playground
Recreation Areas
Rooftop Deck
Service Coordination

Premium

None

Other

None

Comments

The property is a two-phase (on adjacent parcels) development with two newly constructed, four-story, elevatored buildings. This is the first residential phase of the Choice Neighborhood Initiative in Newport News. According to media coverage, there were 2,500 people on the interest list when the property opened. A contact at the leasing office was not available to participate in the survey. As such, information on turnover, Housing Choice Voucher utilization, leasing pace, change in rents, and absorption data was not available. Information is based on the property's website including the initial lease-up flyer, which includes the unit mix and AMI levels, information provided on Virginia Housing Search, and information presented to the Newport News Redevelopment and Housing Authority Board of Commissioners April 15, 2025 meeting notes. There is one vacant market rate unit and one vacant affordable unit, but both have applications that have been approved and move-in dates are scheduled for April 25, 2025. The rent for one vacancy (one-bedroom at 60 percent AMI level) is $10 higher than the rent posted on the website, which suggests this is the updated rent following the release of the 2025 rent and income limits. The remaining rents are based on the 2024 rent and income limits. All 50 percent AMI units operate with Project Based Vouchers (PBV); contract rents were not available. The property offers seven one-bedroom floorplans (642 to 775 square feet), eight two-bedroom floorplans (925 to 1,008 square feet), and two three-bedroom floorplans (1,269 to 1,275 square feet); the average unit sizes are reflected in the unit matrix.

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Trend Report

Vacancy Rates

1Q23	2Q24	2Q25
N/A	N/A	2.5%

Trend: @30%

1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2025	2	N/A	$332	$0	$332	$298

2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2025	2	N/A	$517	$0	$517	$477

3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2025	2	N/A	$547	$0	$547	$494

Trend: @50%

1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2025	2	N/A	N/A	$0	N/A	N/A

2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2025	2	N/A	N/A	$0	N/A	N/A

3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2025	2	N/A	N/A	$0	N/A	N/A

Trend: @60%

1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2023	1	N/A	$1,527	$0	$1,527	$1,493
2024	2	N/A	$1,527	$0	$1,527	$1,493
2025	2	N/A	$978	$0	$978	$944

2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2023	1	N/A	$1,829	$0	$1,829	$1,789
2024	2	N/A	$1,829	$0	$1,829	$1,789
2025	2	N/A	$1,149	$0	$1,149	$1,109

3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2023	1	N/A	$2,115	$0	$2,115	$2,062
2024	2	N/A	$2,115	$0	$2,115	$2,062
2025	2	N/A	$1,276	$0	$1,276	$1,223

Trend: Market

1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2025	2	N/A	$1,010	$0	$1,010	$976

2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2025	2	N/A	$1,232	$0	$1,232	$1,192

3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2025	2	N/A	$1,641	$0	$1,641	$1,588

Trend: Comments

1Q23 The contact stated the property is currently at an impasse and holding 300 applications in que to fill the vacancies at both phases due to construction delays and inspections. The contact stated the property anticipates opening the second week of February 2023 for the first building and by the first week of March for the second building. Lease-up efforts began in December.

2Q24 N/A

2Q25 The property is a two-phase (on adjacent parcels) development with two newly constructed, four-story, elevatored buildings. This is the first residential phase of the Choice Neighborhood Initiative in Newport News. According to media coverage, there were 2,500 people on the interest list when the property opened. A contact at the leasing office was not available to participate in the survey. As such, information on turnover, Housing Choice Voucher utilization, leasing pace, change in rents, and absorption data was not available. Information is based on the property's website including the initial lease-up flyer, which includes the unit mix and AMI levels, information provided on Virginia Housing Search, and information presented to the Newport News Redevelopment and Housing Authority Board of Commissioners April 15, 2025 meeting notes. There is one vacant market rate unit and one vacant affordable unit, but both have applications that have been approved and move-in dates are scheduled for April 25, 2025. The rent for one vacancy (one-bedroom at 60 percent AMI level) is $10 higher than the rent posted on the website, which suggests this is the updated rent following the release of the 2025 rent and income limits. The remaining rents are based on the 2024 rent and income limits. All 50 percent AMI units operate with Project Based Vouchers (PBV); contract rents were not available. The property offers seven one-bedroom floorplans (642 to 775 square feet), eight two-bedroom floorplans (925 to 1,008 square feet), and two three-bedroom floorplans (1,269 to 1,275 square feet); the average unit sizes are reflected in the unit matrix.

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Photos

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PROPERTY PROFILE REPORT

Westover Station Apartments

Effective Rent Date	4/06/2025
Location	805 Roam Court Newport News, VA 23605 Newport News City County
Distance	3.1 miles
Units	108
Vacant Units	2
Vacancy Rate	1.9%
Type	Garden (3 stories)
Year Built/Renovated	1991 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	Heritage Forest, Cambridge
Tenant Characteristics	Majority from the Newport News-Hampton area
Contact Name	Leasing office
Phone	877-247-7956

Market Information

Program	@60%
Annual Turnover Rate	11%
Units/Month Absorbed	N/A
HCV Tenants	50%
Leasing Pace	Within one weeks
Annual Chg. in Rent	At 2024 max
Concession	None
Waiting List	None

Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	included
Sewer	included
Trash Collection	included

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (3 stories)	36	661	$1,060	$0	@60%	No	1	2.8%	yes	None
2	1	Garden (3 stories)	72	858	$1,265	$0	@60%	No	1	1.4%	yes	None

Unit Mix

@60%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	$1,060	$0	$1,060	$0	$1,060
2BR / 1BA	$1,265	$0	$1,265	$0	$1,265

Amenities

In-Unit

Blinds
Central A/C
Ceiling Fan
Oven
Walk-In Closet
Carpeting
Dishwasher
Garbage Disposal
Refrigerator
Washer/Dryer hookup

Security

Patrol
Video Surveillance

Services

None

Property

Exercise Facility
Off-Street Parking
Picnic Area
Central Laundry
On-Site Management
Playground

Premium

None

Other

None

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Comments

The leasing office indicated that rental information can be found on the property website and the information contained in this profile reflects that information as well as market conditions as of the prior survey completed in June 2024.

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Trend Report

Vacancy Rates

4Q21	1Q23	2Q24	2Q25
0.9%	3.7%	0.0%	1.9%

Trend: @60%

1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	4	0.0%	$850	$0	$850	$850
2023	1	2.8%	$989	$0	$989	$989
2024	2	0.0%	$1,060	$0	$1,060	$1,060
2025	2	2.8%	$1,060	$0	$1,060	$1,060

2BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	4	1.4%	$1,025	$0	$1,025	$1,025
2023	1	4.2%	$1,170	$0	$1,170	$1,170
2024	2	0.0%	$1,265	$0	$1,265	$1,265
2025	2	1.4%	$1,265	$0	$1,265	$1,265

Trend: Comments

4Q21 The contact reported 20 inquiries per day and said the property shares an exercise facility with their sister property, Riverland Apartments, that is located across the street. Contact also stated there was no impact due to COVID-19. The utility allowances for each unit type are as follows:
1 Bed, 1 Bath @60%: $60
2 Bed, 1 Bath @60%: $90

1Q23 The property does not maintain a waiting list. The utility allowances are as follows: one-bedroom: $62; two-bedroom: $88. The contact reported strong demand for affordable housing in the area.

2Q24 The property does not maintain a waiting list. There are currently no vacant units.

2Q25 The leasing office indicated that rental information can be found on the property website and the information contained in this profile reflects that information as well as market conditions as of the prior survey completed in June 2024.

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PROPERTY PROFILE REPORT

Whittaker Place

Effective Rent Date	3/31/2025
Location	1003 28th Street Newport News, VA 23607 Newport News County
Distance	0.8 miles
Units	67
Vacant Units	2
Vacancy Rate	3.0%
Type	Conversion (4 stories)
Year Built/Renovated	1943 / 2019
Marketing Began	11/01/2019
Leasing Began	12/01/2019
Last Unit Leased	5/01/2020
Major Competitors	None reported
Tenant Characteristics	Mixed tenancy
Contact Name	Leasing agent
Phone	757-780-1576

Market Information

Program	@40% (Section 8), @60%
Annual Turnover Rate	27%
Units/Month Absorbed	13
HCV Tenants	25%
Leasing Pace	Pre-leased
Annual Chg. in Rent	None
Concession	None
Waiting List	None

Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	included
Sewer	included
Trash Collection	included

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
0	1	Conversion (4 stories)	2	411	$950	$0	@40% (Section 8)	No	0	0.0%	N/A	None
0	1	Conversion (4 stories)	12	411	$950	$0	@60%	No	0	0.0%	no	None
1	1	Conversion (4 stories)	4	615	$1,010	$0	@40% (Section 8)	No	0	0.0%	N/A	None
1	1	Conversion (4 stories)	38	615	$1,010	$0	@60%	No	2	5.3%	no	None
2	2	Conversion (4 stories)	2	795	$1,170	$0	@40% (Section 8)	No	0	0.0%	N/A	None
2	2	Conversion (4 stories)	9	795	$1,170	$0	@60%	No	0	0.0%	no	None

Unit Mix

@40%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
Studio / 1BA	$950	$0	$950	$0	$950
1BR / 1BA	$1,010	$0	$1,010	$0	$1,010
2BR / 2BA	$1,170	$0	$1,170	$0	$1,170

@60%	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
Studio / 1BA	$950	$0	$950	$0	$950
1BR / 1BA	$1,010	$0	$1,010	$0	$1,010
2BR / 2BA	$1,170	$0	$1,170	$0	$1,170

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Amenities

In-Unit

Blinds
Coat Closet
Garbage Disposal
Oven
Washer/Dryer
Central A/C
Dishwasher
Microwave
Refrigerator

Security

Limited Access
Video Surveillance

Services

None

Property

Off-Street Parking
Picnic Area
On-Site Management

Premium

None

Other

None

Comments

The property currently maintains rents below the maximum allowable level with the most recent increase of 13 to 17 percent being implemented in February 2024. The contact was unable to comment on any plans to increase rents in the near future. The property typically maintains a waiting list, but for the past few months there have been no households on said list.

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Trend Report

Vacancy Rates

4Q20	2Q21	2Q23	2Q25
3.0%	3.0%	3.0%	3.0%

Trend: @40%

1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2020	4	0.0%	N/A	$0	N/A	N/A
2021	2	0.0%	$443	$0	$443	$443
2023	2	0.0%	$443	$0	$443	$443
2025	2	0.0%	$1,010	$0	$1,010	$1,010

2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2020	4	0.0%	N/A	$0	N/A	N/A
2021	2	0.0%	$525	$0	$525	$525
2023	2	0.0%	$525	$0	$525	$525
2025	2	0.0%	$1,170	$0	$1,170	$1,170

Studio / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2020	4	0.0%	N/A	$0	N/A	N/A
2021	2	0.0%	$425	$0	$425	$425
2023	2	0.0%	$425	$0	$425	$425
2025	2	0.0%	$950	$0	$950	$950

Trend: @60%

1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2020	4	0.0%	$787	$0	$787	$787
2021	2	0.0%	$700	$0	$700	$700
2023	2	0.0%	$870	$0	$870	$870
2025	2	5.3%	$1,010	$0	$1,010	$1,010

2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2020	4	11.1%	$947	$0	$947	$947
2021	2	11.1%	$815	$0	$815	$815
2023	2	11.1%	$1,032	$0	$1,032	$1,032
2025	2	0.0%	$1,170	$0	$1,170	$1,170

Studio / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2020	4	8.3%	$699	$0	$699	$699
2021	2	8.3%	$610	$0	$610	$610
2023	2	8.3%	$810	$0	$810	$810
2025	2	0.0%	$950	$0	$950	$950

Trend: Comments

4Q20	The contact reported the property reached stabilized occupancy within six months of opening. The contact was unable to provide the rents for the subsidized units.
2Q21	The contact was unsure why the rents for the 60% units decreased. The contact was unable to provide the annual turnover rate.
2Q23	The property currently maintains rents below the maximum allowable level, but was unable to provide a reason as to why.
2Q25	The property currently maintains rents below the maximum allowable level with the most recent increase of 13 to 17 percent being implemented in February 2024. The contact was unable to comment on any plans to increase rents in the near future. The property typically maintains a waiting list, but for the past few months there have been no households on said list.

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Photos

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PROPERTY PROFILE REPORT

Liberty Apartments

Effective Rent Date	4/01/2025
Location	3201 Washington Avenue Newport News, VA 23607 Newport News City County
Distance	1.8 miles
Units	282
Vacant Units	8
Vacancy Rate	2.8%
Type	Midrise (4 stories)
Year Built/Renovated	2013 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	Brennan Pointe, St. James Terrace, Huntington
Tenant Characteristics	Mixed tenancy
Contact Name	James
Phone	757-551-9613

Market Information

Program	Market
Annual Turnover Rate	36%
Units/Month Absorbed	N/A
HCV Tenants	N/A
Leasing Pace	Within one month
Annual Chg. in Rent	Changes daily, annual up to +12%
Concession	None
Waiting List	Yes, length unknown

Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	not included

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Midrise (4 stories)	85	566	$1,610	$0	Market	Yes	N/A	N/A	N/A	HIGH*
1	1	Midrise (4 stories)	N/A	558	$1,560	$0	Market	Yes	N/A	N/A	N/A	LOW*
2	2	Midrise (4 stories)	104	825	$1,800	$0	Market	Yes	N/A	N/A	N/A	None
2	2	Midrise (4 stories)	N/A	848	$1,768	$0	Market	Yes	N/A	N/A	N/A	None
3	3	Midrise (4 stories)	8	1,106	$2,200	$0	Market	Yes	N/A	N/A	N/A	None

Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	$1,560 - $1,610	$0	$1,560 - $1,610	$70	$1,630 - $1,680
2BR / 2BA	$1,768 - $1,800	$0	$1,768 - $1,800	$90	$1,858 - $1,890
3BR / 3BA	$2,200	$0	$2,200	$114	$2,314

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Amenities

In-Unit

Blinds
Central A/C
Dishwasher
Oven
Washer/Dryer
Carpeting
Coat Closet
Garbage Disposal
Refrigerator
Washer/Dryer hookup

Security

Intercom (Buzzer)
Limited Access
Video Surveillance

Services

None

Property

Clubhouse/Meeting Room/Community
Elevators
Garage
On-Site Management
Recreation Areas
Courtyard
Exercise Facility
Off-Street Parking
Picnic Area
Swimming Pool

Premium

None

Other

None

Comments

Each unit includes one garage parking space included in rent, and additional parking is $70 per month. The property utilizes a pricing software, causing rents to change daily. The current rents range from one to 12 percent higher than those reported in June 2024. The property accepts Housing Choice Vouchers, but the contact could not disclose how many are in use. The property maintains an interest list, but the contact was unable to estimate the number of households on said list. The property offers a five percent preferred employer discount. All vacancies are pre-leased.

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Trend Report

Vacancy Rates

1Q23	2Q23	2Q24	2Q25
5.6%	1.5%	0.7%	2.8%

Trend: Market

1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2023	1	N/A	$1,390 - $1,465	$0	$1,390 - $1,465	$1,460 - $1,535
2023	2	N/A	$1,490 - $1,525	$0	$1,490 - $1,525	$1,560 - $1,595
2024	2	N/A	$1,440 - $1,550	$0	$1,440 - $1,550	$1,510 - $1,620
2025	2	N/A	$1,560 - $1,610	$0	$1,560 - $1,610	$1,630 - $1,680

2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2023	1	N/A	$1,620	$0	$1,620	$1,710
2023	2	0.0%	$1,780	$0	$1,780	$1,870
2024	2	N/A	$1,625 - $1,760	$0	$1,625 - $1,760	$1,715 - $1,850
2025	2	N/A	$1,768 - $1,800	$0	$1,768 - $1,800	$1,858 - $1,890

3BR / 3BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2023	1	N/A	$2,265	$0	$2,265	$2,379
2023	2	0.0%	$2,173	$0	$2,173	$2,287
2024	2	0.0%	$1,960	$0	$1,960	$2,074
2025	2	N/A	$2,200	$0	$2,200	$2,314

Trend: Comments

1Q23 The contact reported 11 vacancies and a small waiting list for the three bedroom units only. A five percent discount per month is available for preferred employers (e.g. Newport News Shipyard, NASA, Military, UPS, Cannon, FedEx). Every resident receives one garage parking space included in rent, and may pay $70 per month for an additional parking spot. Rents at the property change daily. According to the contact, the demand for rental housing in the area is high.

2Q23 The contact reported a small waiting list for the three-bedroom units only. Each unit includes one garage parking space included in rent, and additional parking is $70 per month. The property utilizes a pricing software, causing rents to change daily.

2Q24 Each unit includes one garage parking space included in rent, and additional parking is $70 per month. The property utilizes a pricing software, causing rents to change daily. The property accepts Housing Choice Vouchers, but the contact could not disclose how many are in use.

2Q25 Each unit includes one garage parking space included in rent, and additional parking is $70 per month. The property utilizes a pricing software, causing rents to change daily. The current rents range from one to 12 percent higher than those reported in June 2024. The property accepts Housing Choice Vouchers, but the contact could not disclose how many are in use. The property maintains an interest list, but the contact was unable to estimate the number of households on said list. The property offers a five percent preferred employer discount. All vacancies are pre-leased.

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Photos

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PROPERTY PROFILE REPORT

Meadow View Townhomes

Effective Rent Date	3/31/2025
Location	4801 Marshall Avenue Newport News, VA 23607 Warwick County
Distance	1.8 miles
Units	400
Vacant Units	11
Vacancy Rate	2.7%
Type	Various (2 stories)
Year Built/Renovated	1967 / 2017
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	Cottage Grove
Tenant Characteristics	Mixed tenancy
Contact Name	Leasing agent
Phone	757-273-6949

Market Information

Program	Market
Annual Turnover Rate	60%
Units/Month Absorbed	N/A
HCV Tenants	30%
Leasing Pace	Within two weeks
Annual Chg. in Rent	Decrease of up to nine percent
Concession	None
Waiting List	None

Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- gas
Heat	not included -- gas
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	included

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Garden (2 stories)	2	530	$850	$0	Market	No	0	0.0%	N/A	None
2	1	Garden (2 stories)	177	740	$955	$0	Market	No	4	2.3%	N/A	None
2	1.5	Garden (2 stories)	20	740	$1,250	$0	Market	No	1	5.0%	N/A	None
3	1	Garden (2 stories)	130	997	$1,100	$0	Market	No	5	3.8%	N/A	None
3	1.5	Garden (2 stories)	59	997	$1,450	$0	Market	No	1	1.7%	N/A	None
4	1.5	Townhouse (2 stories)	12	1,140	$1,649	$0	Market	No	0	0.0%	N/A	None

Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	$850	$0	$850	$41	$891
2BR / 1BA	$955	$0	$955	$61	$1,016
2BR / 1.5BA	$1,250	$0	$1,250	$61	$1,311
3BR / 1BA	$1,100	$0	$1,100	$85	$1,185
3BR / 1.5BA	$1,450	$0	$1,450	$85	$1,535
4BR / 1.5BA	$1,649	$0	$1,649	$103	$1,752

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Amenities

In-Unit

Blinds
Central A/C
Dishwasher
Garbage Disposal
Refrigerator
Washer/Dryer hookup
Carpeting
Coat Closet
Ceiling Fan
Oven
Washer/Dryer

Security

Patrol
Video Surveillance

Services

None

Property

Central Laundry
On-Site Management
Off-Street Parking
Playground

Premium

None

Other

None

Comments

With the exception of select two and three-bedroom units, all units include washer/dryer connections. The rents change regularly based on availability; the current rents range from two to nine percent below those reported in June 2024.

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Trend Report

Vacancy Rates

1Q23	2Q23	2Q24	2Q25
34.0%	2.7%	11.0%	2.7%

Trend: Market

1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2023	1	N/A	$800	$0	$800	$841
2023	2	0.0%	$800	$0	$800	$841
2024	2	N/A	$865	$0	$865	$906
2025	2	0.0%	$850	$0	$850	$891

2BR / 1.5BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2023	1	N/A	$1,250	$0	$1,250	$1,311
2023	2	5.0%	$1,250	$0	$1,250	$1,311
2024	2	N/A	$1,335	$0	$1,335	$1,396
2025	2	5.0%	$1,250	$0	$1,250	$1,311

2BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2023	1	N/A	$955	$0	$955	$1,016
2023	2	2.8%	$955	$0	$955	$1,016
2024	2	N/A	$1,040	$0	$1,040	$1,101
2025	2	2.3%	$955	$0	$955	$1,016

3BR / 1.5BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2023	1	N/A	$1,450	$0	$1,450	$1,535
2023	2	0.0%	$1,450	$0	$1,450	$1,535
2024	2	N/A	$1,555	$0	$1,555	$1,640
2025	2	1.7%	$1,450	$0	$1,450	$1,535

3BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2023	1	N/A	$1,100	$0	$1,100	$1,185
2023	2	3.8%	$1,100	$0	$1,100	$1,185
2024	2	N/A	$1,205	$0	$1,205	$1,290
2025	2	3.8%	$1,100	$0	$1,100	$1,185

4BR / 1.5BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2023	1	N/A	$1,599	$0	$1,599	$1,702
2023	2	0.0%	$1,599	$0	$1,599	$1,702
2024	2	N/A	$1,714	$0	$1,714	$1,817
2025	2	0.0%	$1,649	$0	$1,649	$1,752

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Trend: Comments

1Q23	The contact stated that the property recently changed management companies as there were issues with the previous management, which is stated as the reason for the current elevated vacancy rate. The contact reported the property receives approximately 100 inquiries per week. All units feature washer/dryer connections and appliances, with the exception of select two and three-bedroom units. According to the contact, the demand for rental housing in the area is high.
2Q23	All units offer washer/dryer hookups, with the exception of select two and three-bedroom units. However, the contact could not provide specifically which units.
2Q24	All units offer washer/dryer hookups, with the exception of select two and three-bedroom units. However, the contact could not provide specifically which units. The contact noted that turnover is fairly high, but could not estimate a turnover rate. The contact noted that the large number of vacancies, of which very few are pre-leased, is due to the property being in the process of evicting several tenants.
2Q25	With the exception of select two and three-bedroom units, all units include washer/dryer connections. The rents change regularly based on availability; the current rents range from two to nine percent below those reported in June 2024.

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PROPERTY PROFILE REPORT

River Park Tower

Effective Rent Date	4/01/2025
Location	2601 West Avenue Newport News, VA 23607 County
Distance	1.7 miles
Units	184
Vacant Units	7
Vacancy Rate	3.8%
Type	Highrise (20 stories)
Year Built/Renovated	1987 / N/A
Marketing Began	N/A
Leasing Began	N/A
Last Unit Leased	N/A
Major Competitors	Liberty
Tenant Characteristics	Shipyard, military, city, state, and hospital employees
Contact Name	Alexa
Phone	833-313-5712

Market Information

Program	Market
Annual Turnover Rate	15%
Units/Month Absorbed	N/A
HCV Tenants	10%
Leasing Pace	Within three weeks
Annual Chg. in Rent	Changes daily, annual increase of up to 29
Concession	None
Waiting List	None

Utilities

A/C	not included -- central
Cooking	not included -- electric
Water Heat	not included -- electric
Heat	not included -- electric
Other Electric	not included
Water	not included
Sewer	not included
Trash Collection	not included

Unit Mix (face rent)

Beds	Baths	Type	Units	Size (SF)	Rent	Concession (monthly)	Restriction	Waiting List	Vacant	Vacancy Rate	Max Rent?	Range
1	1	Highrise (20 stories)	N/A	700	$1,460	$0	Market	No	1	N/A	N/A	None
2	2	Highrise (20 stories)	N/A	1,062	$1,755	$0	Market	No	1	N/A	N/A	None
2	2	Highrise (20 stories)	N/A	1,120	$1,705	$0	Market	No	0	N/A	N/A	None
2	2	Highrise (20 stories)	N/A	1,138	$1,735	$0	Market	No	1	N/A	N/A	None
2	2	Highrise (20 stories)	N/A	1,098	$1,720	$0	Market	No	2	N/A	N/A	AVG*
2	2	Highrise (20 stories)	N/A	1,164	$1,790	$0	Market	No	2	N/A	N/A	AVG*
3	2	Highrise (20 stories)	N/A	1,582	$1,880	$0	Market	No	0	N/A	N/A	None
3	2	Highrise (20 stories)	N/A	2,016	$2,575	$0	Market	No	0	N/A	N/A	None

Unit Mix

Market	Face Rent	Conc.	Concd. Rent	Util. Adj.	Adj. Rent
1BR / 1BA	$1,460	$0	$1,460	$70	$1,530
2BR / 2BA	$1,705 - $1,790	$0	$1,705 - $1,790	$90	$1,795 - $1,880
3BR / 2BA	$1,880 - $2,575	$0	$1,880 - $2,575	$114	$1,994 - $2,689

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Amenities

In-Unit

Balcony/Patio
Cable/Satellite/Internet
Central A/C
Dishwasher
Oven
Washer/Dryer
Blinds
Carpeting
Coat Closet
Garbage Disposal
Refrigerator
Washer/Dryer hookup

Security

Intercom (Buzzer)
Limited Access
Video Surveillance

Services

None

Property

Business Center/Computer Lab
Elevators
Garage($15.00)
On-Site Management
Swimming Pool
Wi-Fi
Clubhouse/Meeting Room/Community
Exercise Facility
Off-Street Parking
Picnic Area
Theatre

Premium

None

Other

None

Comments

Rents may vary based on floor level and amenities and change daily based on market conditions and supply and demand and the contact was unable to comment on year over year changes. The current rents are eight percent (one-bedroom), 14 percent (two-bedroom), and 29 percent (three-bedroom), higher than the rents reported in June 2024. The property charges an additional mandatory $60 per month amenity fee, which covers property amenity maintenance such as the swimming pool, and property wide WiFi. Garage parking is $15 for an unreserved space or $30 for a reserved space. Storage units can be leased for an additional $30 per month. Utilization data for the parking and storage units was not available. Management noted that the current availability is slightly lower than usual.

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Trend Report

Vacancy Rates

4Q21	1Q23	2Q24	2Q25
1.6%	1.6%	7.1%	3.8%

Trend: Market

1BR / 1BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	4	N/A	$1,220	$0	$1,220	$1,290
2023	1	N/A	$1,335	$0	$1,335	$1,405
2024	2	N/A	$1,335	$0	$1,335	$1,405
2025	2	N/A	$1,460	$0	$1,460	$1,530

2BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	4	N/A	$1,750	$0	$1,750	$1,840
2023	1	N/A	$1,390	$0	$1,390	$1,480
2024	2	N/A	$1,475	$0	$1,475	$1,565
2025	2	N/A	$1,705 - $1,790	$0	$1,705 - $1,790	$1,795 - $1,880

3BR / 2BA

Year	QT	Vac.	Face Rent	Conc.	Concd. Rent	Adj. Rent
2021	4	N/A	$1,772 - $2,016	$0	$1,772 - $2,016	$1,886 - $2,130
2023	1	N/A	$1,410 - $1,600	$0	$1,410 - $1,600	$1,524 - $1,714
2024	2	N/A	$1,410 - $1,600	$0	$1,410 - $1,600	$1,524 - $1,714
2025	2	N/A	$1,880 - $2,575	$0	$1,880 - $2,575	$1,994 - $2,689

Trend: Comments

4Q21 The property uses LRO and rates fluctuate daily. The contact declined to comment on the current rent for the three bedroom unit, but the rent was estimated based on recent rent increases provided for the one and two-bedroom units. Contact claimed there was no impact due to COVID-19.

1Q23 Rents can fluctuate daily at this property. One of the three vacant units is pre-leased.

2Q24 Rents can fluctuate daily at this property. Rents may vary based on floor level and amenities. None of the vacant units are pre-leased. The contact could not report rents for the three-bedroom units as none are available; therefore, the rents listed for this bedroom type are from our prior 2023 interview.

2Q25 Rents may vary based on floor level and amenities and change daily based on market conditions and supply and demand and the contact was unable to comment on year over year changes. The current rents are eight percent (one-bedroom), 14 percent (two-bedroom), and 29 percent (three-bedroom), higher than the rents reported in June 2024. The property charges an additional mandatory $60 per month amenity fee, which covers property amenity maintenance such as the swimming pool, and property wide WiFi. Garage parking is $15 for an unreserved space or $30 for a reserved space. Storage units can be leased for an additional $30 per month. Utilization data for the parking and storage units was not available. Management noted that the current availability is slightly lower than usual.

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