NOVOGRADAC™

A MARKET FEASIBILITY STUDY OF:

STUART GARDENS I

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STUART GARDENS I

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

Inspection Date: April 2, 2025
Effective Date: April 2, 2025
Report Date: May 28, 2025

Prepared for:
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Consulting™

May 28, 2025

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

Re: Market Study of Stuart Gardens I
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 I ("Subject"), one phase of a two phase development located at 1326C Garden Drive, Newport News, Virginia 23607. An analysis of Phase II is beyond the scope of this report. The Subject is an existing 252-unit Project-Based Section 8/market rate 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 existing 250 Section 8 units will continue to benefit from Section 8 subsidy where tenants pay 30 percent of their income towards rent, and the remaining two units currently operating as market rate units will, following renovation, operate as LIHTC units restricted at the 60 percent AMI level. 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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I. EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Stuart Gardens I ("Subject") is located at 1326C Garden Drive, Newport News, Virginia 23607. The Subject consists of 250 Section 8 units and two market rate units. Units include one, two, and three-bedroom garden-style and townhome units in 59 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# VA36H027163) that covers 250 of the 252 units. According to a rent roll provided by the client, dated March 19, 2025, the Subject is 87.2 percent occupied, with vacancies being held offline pending renovations. The Subject also maintains a shared 588 household waiting list with the adjacent Phase II, Stuart Gardens II, 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 the current 250 Section 8 units with tenants continuing to pay 30 percent of their income towards rent; the remaining two units will operate as unsubsidized LIHTC units restricted at the 60 percent AMI level. 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	LIHTC Asking Rent (3)	2025 LIHTC Maximum Allowable Gross Rent	2025 HUD Fair Market Rent
					@40% (Section 8)				
1BR/1BA	Garden	625	26	$1,375	$135	$1,510	$664	$799	$1,180
					@50% (Section 8)				
1BR/1BA	Garden	625	84	$1,375	$135	$1,510	$863	$998	$1,180
2BR/1BA	Garden	700	40	$1,530	$164	$1,694	$1,034	$1,198	$1,350
					@60% (Section 8)				
2BR/1BA	Townhouse	938	62	$1,625	$176	$1,801	$1,262	$1,438	$1,350
2BR/1BA	Townhouse	1,036	34	$1,625	$176	$1,801	$1,262	$1,438	$1,350
3BR/1BA	Townhouse	1,100	4	$1,900	$222	$2,122	$1,440	$1,662	$1,880
					@60%				
1BR/1BA	Garden	625	2	$750	$135	$885	$750	$1,198	$1,180
Total			**252**						

(1) Post-renovation Section 8 rents are based on third-party RCS, effective May 2025

(2) Source of Utility Allowance based on current Section 8 HAP rent schedule dated January 1, 2025.

(3) Per Virginia Housing guidelines, these rents reflect the lesser of the maximum allowable LIHTC rents or the proposed rents. This column reflects the maximum allowable LIHTC rents absent the proposed subsidy.

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 40, 50, and 60 percent of AMI, 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 **$1,375 (one-bedroom garden), $1,530 (two-bedroom garden), $1,625 (two-bedroom townhome, both floorplans), and $1,900 (three-bedroom townhome)** 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 but two units will continue to benefit from Section 8 subsidy post-renovation. As such, nearly 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 (60 percent) and townhome (40 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 two-bedroom garden-style units, all of the Subject's units are within the respective surveyed ranges. The two-bedroom garden-style units are 40 square feet smaller than the smallest surveyed two-bedroom unit. The three-bedroom units are also among the smallest three-bedroom units in the market. The larger two-bedroom townhome floorplan is larger than the surveyed average. 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 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.

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	3.4%
Project Wide Capture Rate - Market Units	N/A
Project Wide Capture Rate - All Units	3.4%
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	7.4%
Project Wide Capture Rate - Market Units	N/A
Project Wide Capture Rate - All Units	7.4
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	@60%	Garden	625	$1,063	$891	$1,680	$1,341	$1,375	23%
1 BR	@40% (Section 8)	Garden	625	$664	$891	$1,680	$1,341	$1,375	52%
1 BR	@50% (Section 8)	Garden	625	$863	$891	$1,680	$1,341	$1,375	37%
2 BR	@50% (Section 8)	Garden	700	$1,034	$1,016	$1,890	$1,642	$1,530	32%
2 BR	@60% (Section 8)	Townhouse	938	$1,262	$1,016	$1,890	$1,642	$1,625	22%
2 BR	@60% (Section 8)	Townhouse	1,036	$1,262	$1,016	$1,890	$1,642	$1,625	22%
3 BR	@60% (Section 8)	Townhouse	1,100	$1,440	$1,185	$2,689	$1,884	$1,900	24%

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

The Subject's achievable LIHTC rents offer sizable 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 I ("Subject"). The Subject is an existing 252-unit Project-Based Section 8/market rate multifamily development that is proposed for renovations with LIHTC equity. Of the total 252 units, 250 are encumbered under the Section 8 program where tenants pay 30 percent of their income towards rent. The remaining two units operate as market rate units. 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 250 existing Section 8 units will continue to benefit from the Section 8 subsidy where tenants continue to pay 30 percent of their income towards rent. The remaining two units will be converted to LIHTC units restricted at the 60 percent AMI level. We have been engaged to perform an appraisal along with this application market study as well as a HUD MAP appraisal. 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 II is beyond the scope of this report.

Site Description: The Subject site consists of one irregularly shaped parcel totaling 21.143 acres, or approximately 920,999 square 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 252 one, two, and three-bedroom garden-style and townhome units contained in 59 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 contract rents, 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	LIHTC Asking Rent (3)	2025 LIHTC Maximum Allowable Gross Rent	2025 HUD Fair Market Rent
					@40% (Section 8)				
1BR/1BA	Garden	625	26	$1,375	$135	$1,510	$664	$799	$1,180
					@50% (Section 8)				
1BR/1BA	Garden	625	84	$1,375	$135	$1,510	$863	$998	$1,180
2BR/1BA	Garden	700	40	$1,530	$164	$1,694	$1,034	$1,198	$1,350
					@60% (Section 8)				
2BR/1BA	Townhouse	938	62	$1,625	$176	$1,801	$1,262	$1,438	$1,350
2BR/1BA	Townhouse	1,036	34	$1,625	$176	$1,801	$1,262	$1,438	$1,350
3BR/1BA	Townhouse	1,100	4	$1,900	$222	$2,122	$1,440	$1,662	$1,880
					@60%				
1BR/1BA	Garden	625	2	$750	$135	$885	$750	$1,198	$1,180
Total			**252**						

(1) Post-renovation Section 8 rents are based on third-party RCS, effective May 2025

(2) Source of Utility Allowance based on current Section 8 HAP rent schedule dated January 1, 2025.

(3) Per Virginia Housing guidelines, these rents reflect the lesser of the maximum allowable LIHTC rents or the proposed rents. This column reflects the maximum allowable LIHTC rents absent the proposed subsidy.

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	Minimum Allowable Income	Maximum Allowable Income
	@40% (Section 8)		*@50% (Section 8)*		*@60%*		*@60% (Section 8)*	
1BR	$0	$34,080	$0	$42,600	$30,343	$51,120	-	-
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	$41,074	$42,600	$30,343	$51,120
2BR	-	-	$40,663	$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		**$135**	**$164 -$176**	**$222**
DIFFERENCE		**118%**	**119 - 128%**	**131%**

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 (HUD Net SF)	Unit Size (HUD Gross SF)	Net Leasable Area (HUD Net SF)
1BR / 1BA	Garden	112	625	667	70,000
2BR / 1BA	Garden	40	700	745	28,000
2BR / 1BA	Townhouse	62	938	1,000	58,156
2BR / 1BA	Townhouse	34	1,036	1,104	35,224
3BR / 1BA	Townhouse	4	1,100	1,180	4,400
Total		**252**			**195,780**

Net Rentable Area: Approximately 195,780 square feet as outlined in the table above.

Number of Stories: The Subject consists of 59 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. Both the community room and on-site management office are located on Phase II. Therefore, although these were not included herein per VHDA market study guidelines, by all intents and purposes tenants at the Subject do have access to these amenities. 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 182 off-street surface parking, or 0.7 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 $32,050,250, or $127,184 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

Assisted Housing Program:

The Subject currently benefits from a Project-Based Section 8 contract (HAP# VA36H027163) that covers 250 of the 252 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 252-unit multifamily Section 8/market rate 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 I

Location	1326 C Garden Drive Newport News, VA 23607
Units	252
Type	Garden & Townhouse
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	2	625	$750	$0	@60%	N/A	N/A	N/A	no
1	1	Garden	26	625	$1,375	$0	@40% (Section 8)	Yes	N/A	N/A	N/A
1	1	Garden	84	625	$1,375	$0	@50% (Section 8)	Yes	N/A	N/A	N/A
2	1	Garden	40	700	$1,530	$0	@50% (Section 8)	Yes	N/A	N/A	N/A
2	1	Townhouse (2 stories)	62	938	$1,625	$0	@60% (Section 8)	Yes	N/A	N/A	N/A
2	1	Townhouse (2 stories)	34	1,036	$1,625	$0	@60% (Section 8)	Yes	N/A	N/A	N/A
3	1	Townhouse (2 stories)	4	1,100	$1,900	$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	Off-Street Parking Playground	**Premium**	none
Services	none	**Other**	none

Comments

The Subject is Phase I of a two-phase development .The Subject's community amenities are shared with the other phase of the project and include a clubhouse/community room, and on-site management. Both the community room and on-site management office are located on Phase II and therefore although these were not included herein per VHDA market study guidelines, by all intents and purposes tenants at the Subject do have access to these amenities. According to a rent roll provided by the client, dated March 19, 2025, the Subject is 87.2 percent occupied, with vacancies being held offline pending renovations. The Subject also maintains a shared 588 household waiting list with the adjacent Phase II, Stuart Gardens II, of the Subject's larger development. In total, the Subject offers 252 one, two, and three-bedroom units of which 250 benefit from a Section 8 HAP contract and the two remaining units operate as market rate units. A substantial renovation is currently proposed. Following renovation, all units will be restricted to households with incomes of 40, 50, and 60 percent of the Area Median Income (AMI) or below, but the 250 existing Section 8 units will also continue to benefit from a Section 8 HAP contract, where tenants will continue to pay 30 percent of their income towards rent. The remaining two units will be converted from market rate units to unsubsidized 60 percent AMI units. Renovations are expected to begin in December 2025 and be completed in August 2027. The total renovation hard costs are estimated to be approximately $32,050,250, or $127,184 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 588 household waiting list with the adjacent sister property, Stuart Gardens II.

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 16, 2024, the Subject site consists of 21.143 acres, or 920,999 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 252 one, two, and three-bedroom garden-style and townhome units contained in 59 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), or controlled recognized environmental conditions (CRECs). The report did however identify a business environmental risk, namely significant evidence of microbial growth in select accessible, interior areas and recommend that a moisture management plan be implemented at the property. 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



Typical Subject building



Typical Subject buildings from Garden Drive



Typical Subject buildings and parking area



Typical Subject buildings from Garden Drive



Subject buildings from Garden Drive



Subject community building (located at Phase II)



Subject signage



Community room (shared with and located at Phase II)



Community room (shared with and located at Phase II)



Community room kitchen
(shared with and located at Phase II)



Management office
(shared with and located at Phase II)



Management office
(shared with and located at Phase II)



Office lobby area
(shared with and located at Phase II)



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 interior stairway – vacant unit



View along Garden Drive looking northeast



View along Garden Drive looking southwest



View of Stuart Gardens Phase I



View of Stuart Gardens Phase I



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



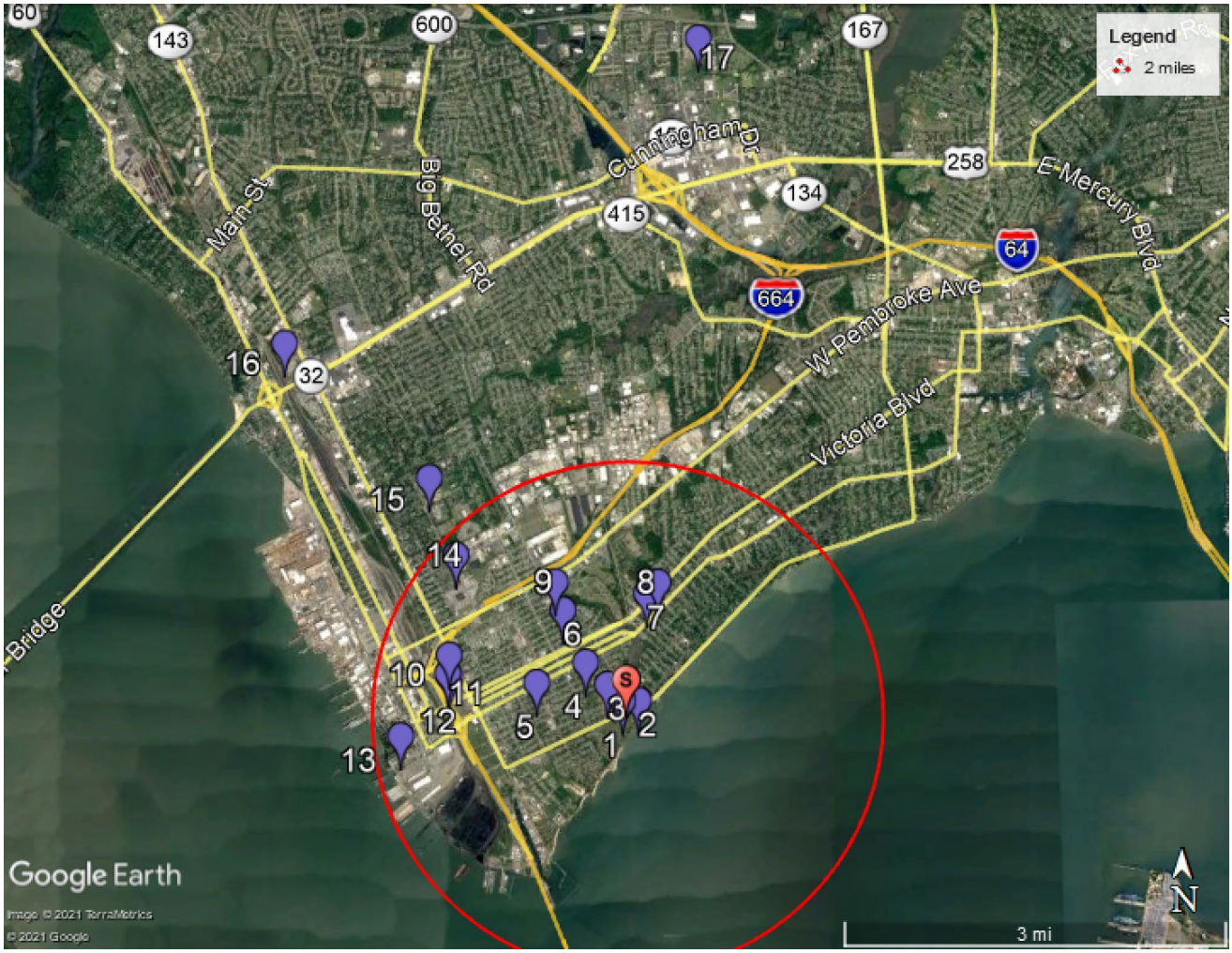
Achievable Dream Academy to the west of Subject along 16th Street



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

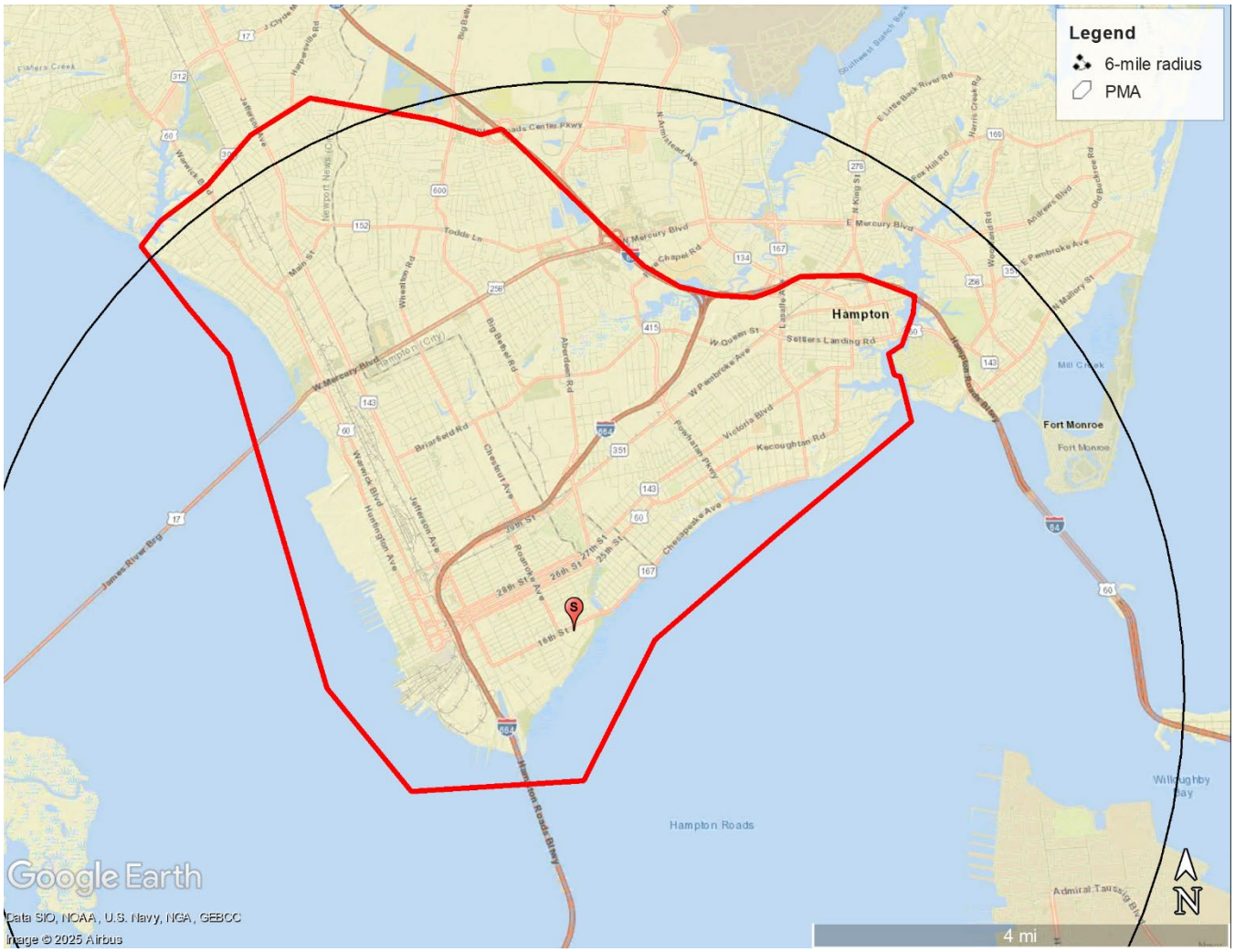
For the purpose of this study, it is necessary to define the competitive primary market area (PMA), or the area from which potential tenants for the project are likely to be drawn. In some areas, residents are very much "neighborhood oriented" and are generally very reluctant to move from the area where 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

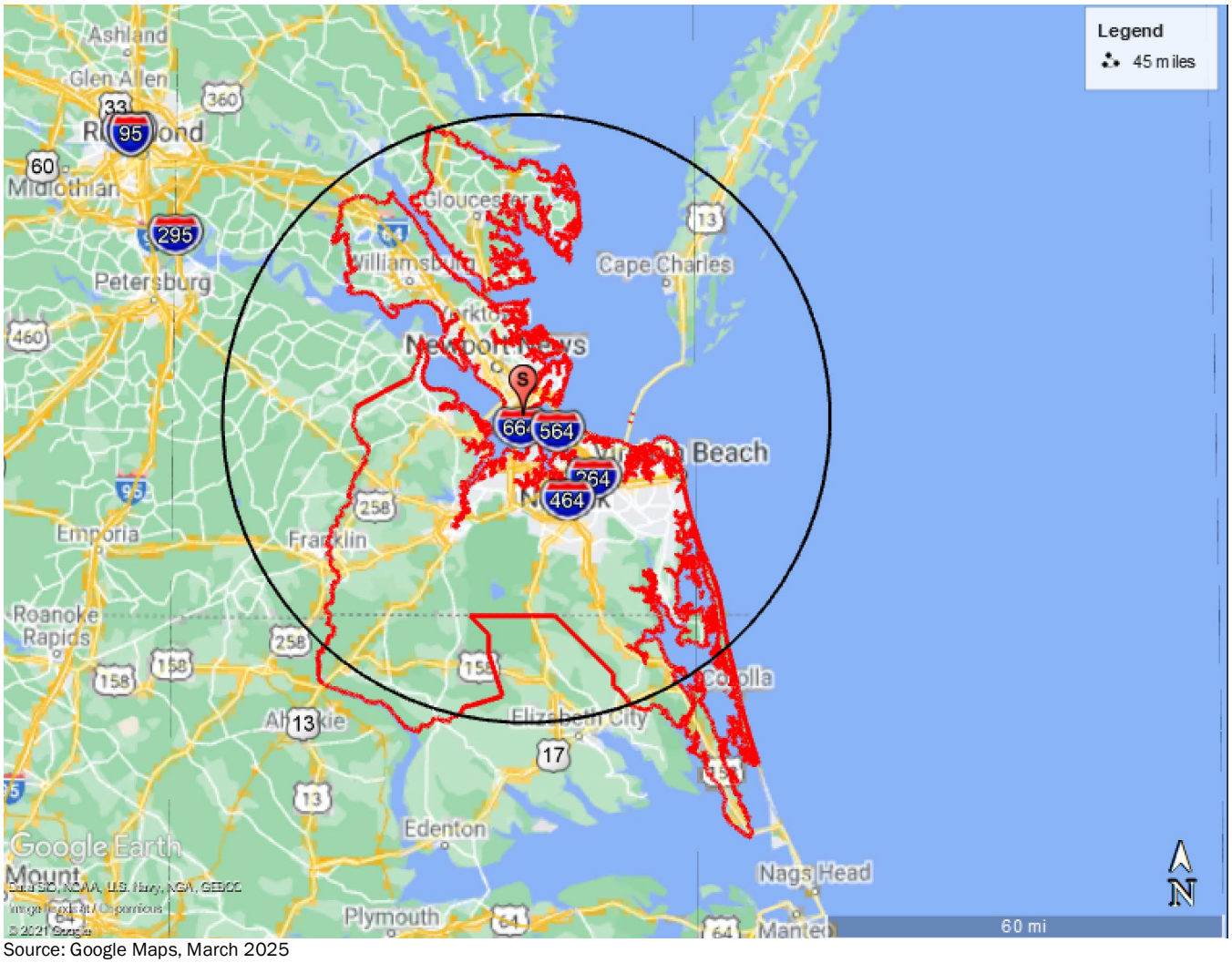
The PMA was determined based on input from area property managers, including the manager at the Subject property. The PMA encompasses approximately 34 square miles. The Secondary Market Area (SMA) consists of Virginia Beach-Norfolk-Newport News, VA-NC Metropolitan Statistical Area (MSA), also known as 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%

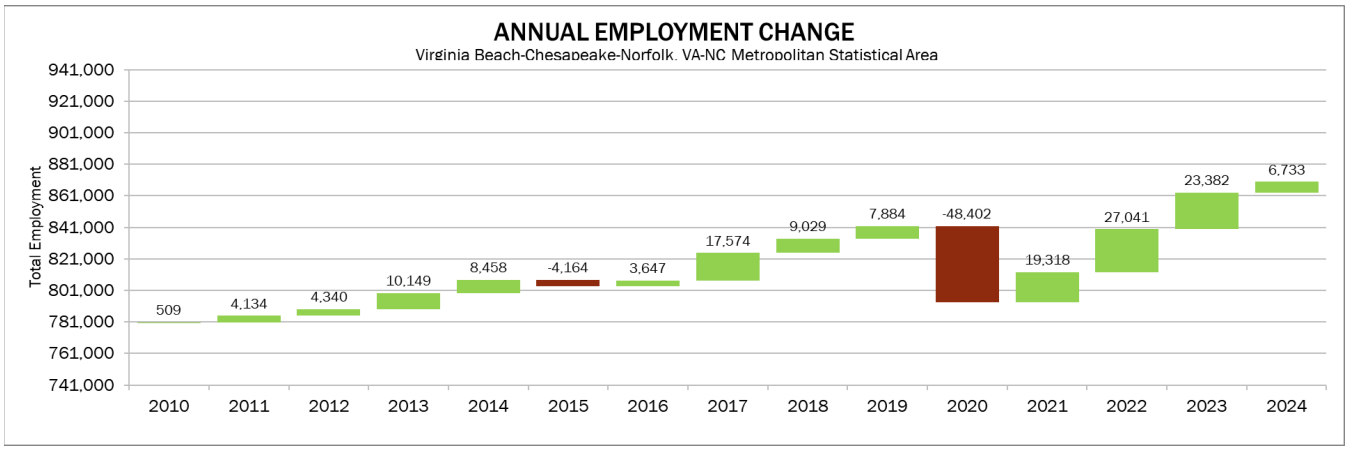
Source: U.S. Bureau of Labor Statistics, April 2025

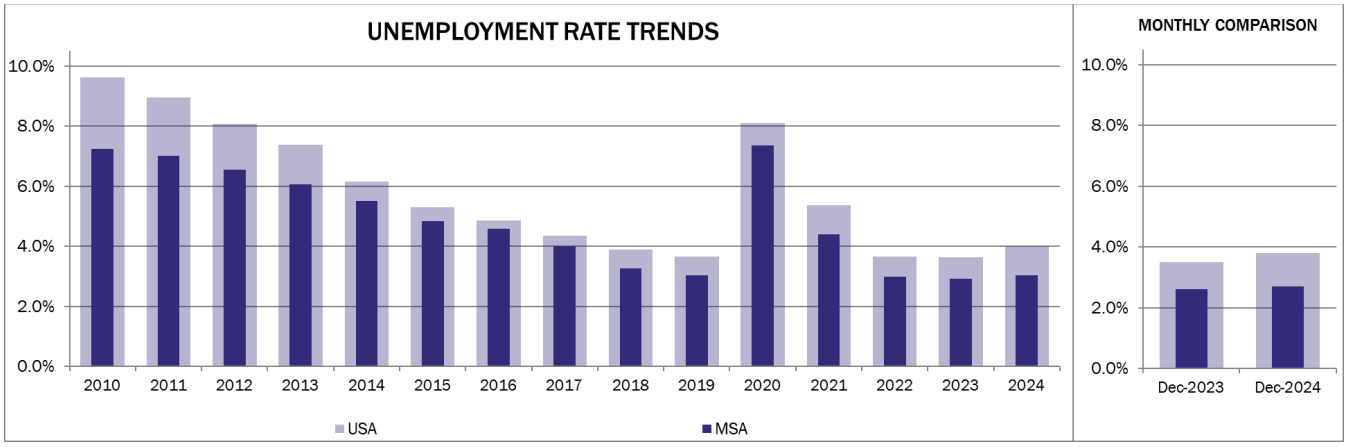
Employment in the MSA declined by 6.0 percent in 2020 amid the pandemic, compared to 6.2 percent across the overall nation. In 2023, total employment in the MSA surpassed the previous pre COVID-19 peak. As of December 2024, total employment in the MSA increased 0.7 percent year over year, above the 0.3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

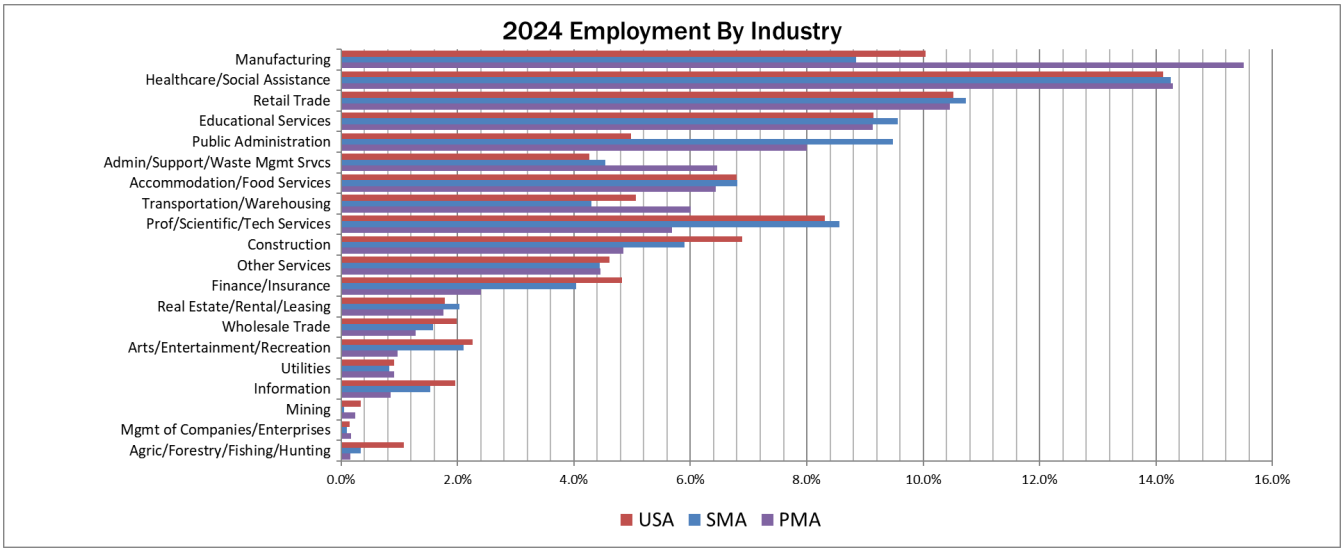
The following table illustrates employment by industry for the PMA and the nation as of 2024.

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

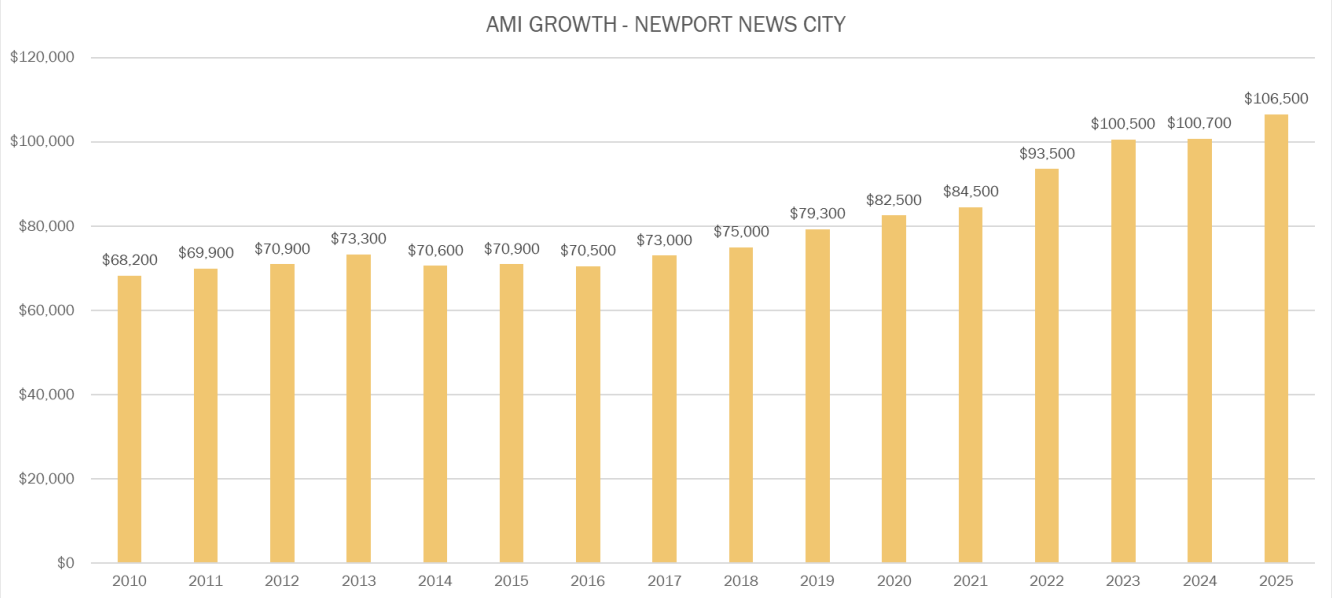
Year	PMA		MSA		USA	
	Amount	*Annual Change*	*Amount*	*Annual Change*	*Amount*	*Annual Change*
2010	$48,047	-	$58,638	-	$60,686	-
2024	$56,264	0.7%	$78,865	1.4%	$79,067	1.2%
2029	$62,153	2.1%	$89,903	2.8%	$91,442	3.1%

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 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 concentrated 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

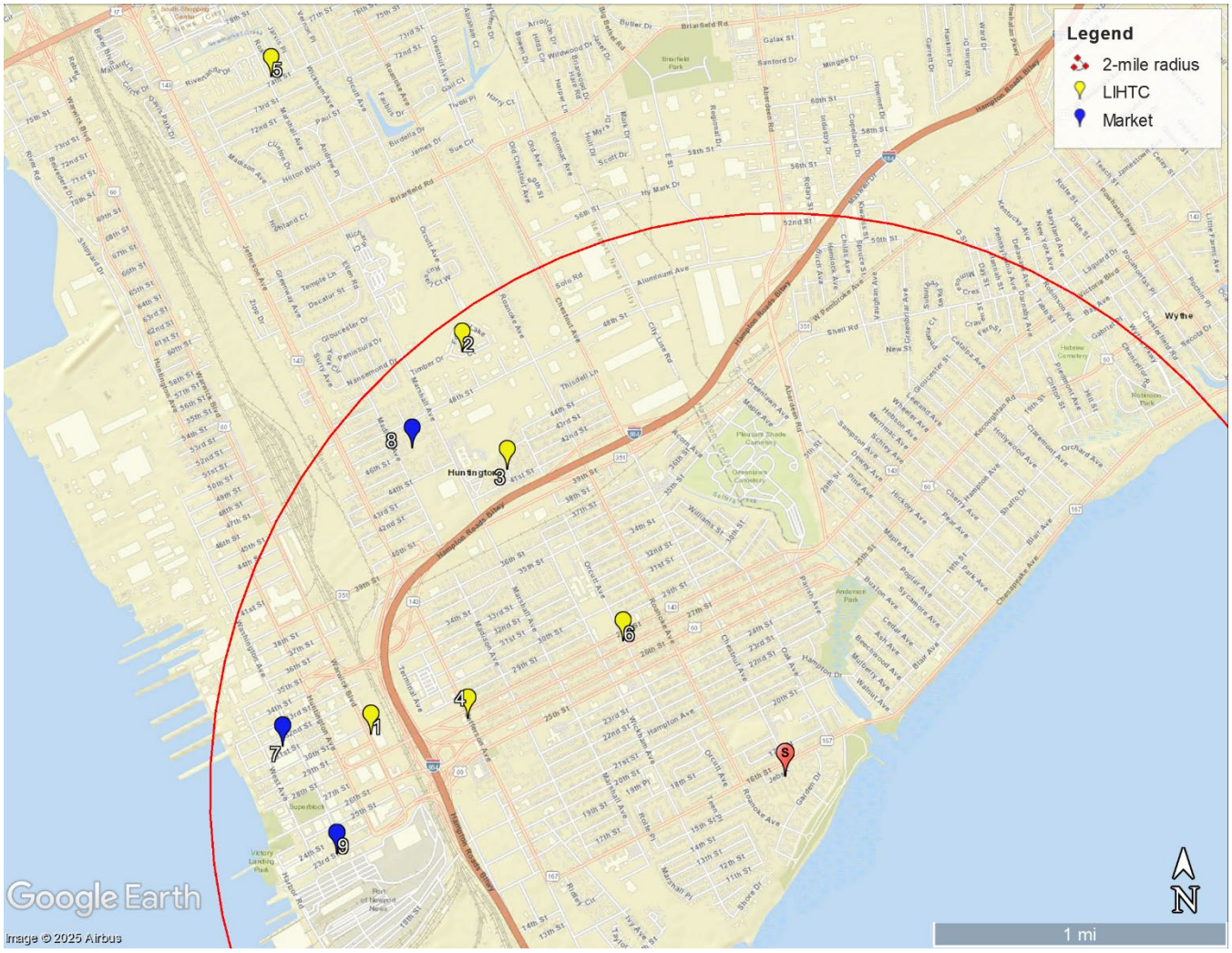
To evaluate the competitive position of the Subject, we surveyed a total of 1,707 units in nine rental properties. The LIHTC data is considered good. We included six affordable developments located between 0.8 and 3.1 miles from the Subject site, all of which are located within the PMA. The market rate 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 I**	**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 I	-	Various	@40% (Section	1BR / 1BA	26	10.3%	625	@40% (Section 8)	$1,375	N/A	Yes	N/A	N/A
	1326 C Garden Drive		1-stories	8), @50%	1BR / 1BA	84	33.3%	625	@50% (Section 8)	$1,375	N/A	Yes	N/A	N/A
	Newport News, VA 23607		1942 / 1985/2027	(Section 8),	1BR / 1BA	2	0.8%	625	@60%	$750	No	N/A	N/A	N/A
	Newport News County		Family	@60%, @60%	2BR / 1BA	40	15.9%	700	@50% (Section 8)	$1,530	N/A	Yes	N/A	N/A
				(Section 8)	2BR / 1BA	62	24.6%	938	@60% (Section 8)	$1,625	N/A	Yes	N/A	N/A
					2BR / 1BA	34	13.5%	1,036	@60% (Section 8)	$1,625	N/A	Yes	N/A	N/A
					3BR / 1BA	4	1.6%	1,100	@60% (Section 8)	$1,900	N/A	Yes	N/A	N/A
						252							N/A	N/A
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),	2BR / 1.5BA	2	2.3%	909	@40% (Section 8)	$903	Yes	Yes	0	0.0%
	Newport News, VA 23607		2016/2018 / n/a	@50%, @60%	2BR / 1.5BA	21	24.1%	909	@50%	$1,031	Yes	Yes	0	0.0%
	Newport News County		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
	County		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%
	Newport News County		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),	1BR / 1BA	N/A	N/A	680	@50% (Section 8)	-	N/A	Yes	N/A	N/A
	Newport News, VA 23607		2023 / n/a	@60%, Market	1BR / 1BA	N/A	N/A	680	@60%	$944	No	Yes	N/A	N/A
	Newport News County		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											
	Newport News City County		Family											
						108							2	1.9%
6	Whittaker Place	0.8 miles	Conversion	@40% (Section	0BR / 1BA	2	3.0%	411	@40% (Section 8)	$950	N/A	No	0	0.0%
	1003 28th Street		4-stories	8), @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%
	Newport News County		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
	Newport News City County		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
	County		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	yes	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	no	yes	yes	yes	yes	no	no	yes	no	yes
Central Laundry	no	yes	no	yes	no	yes	no	no	yes	no
On-Site Mgmt	no	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 I (@40%)	**$1,375**	River Park Tower (Market)(2BA)	$1,845	**Stuart Gardens I (@60%)**	**$1,900**
	Stuart Gardens I (@50%)	**$1,375**	River Park Tower (Market)(2BA)	$1,825	The Lift & Rise On Jefferson (Market)(2BA)	$1,588
	Heritage Forest Apartments (@60%)	$1,067	River Park Tower (Market)(2BA)	$1,810	Meadow View Townhomes (Market)(1.5BA)	$1,535
	Westover Station Apartments (@60%)	$1,060	River Park Tower (Market)(2BA)	$1,795	Heritage Forest Apartments (@60%)(2BA)	$1,491
	Whittaker Place (@40%)	$1,010	**Stuart Gardens I (@60%)**	**$1,625**	Brennan Pointe (@60%)(2BA)	$1,425
	Whittaker Place (@60%)	$1,010	**Stuart Gardens I (@60%)**	**$1,625**	Brennan Pointe (@60%)(2BA)	$1,425
	The Lift & Rise On Jefferson (Market)	$976	**Stuart Gardens I (@50%)**	**$1,530**	Brennan Pointe (@50%)(2BA)	$1,246
	The Lift & Rise On Jefferson (@60%)	$944	Meadow View Townhomes (Market)(1.5BA)	$1,311	Brennan Pointe (@50%)(2BA)	$1,246
	Meadow View Townhomes (Market)	$891	Heritage Forest Apartments (@60%)(2BA)	$1,284	The Lift & Rise On Jefferson (@60%)(2BA)	$1,223
	Soundview Townhomes (@60%)	$845	Westover Station Apartments (@60%)	$1,265	Meadow View Townhomes (Market)	$1,185
	Stuart Gardens I (@60%)	**$750**	Brennan Pointe (@60%)(1.5BA)	$1,233	Soundview Townhomes (@60%)(3BA)	$1,045
	Heritage Forest Apartments (@40%)	$679	Brennan Pointe (@60%)(1.5BA)	$1,233	Brennan Pointe (@40%)(2BA)	$1,033
	The Lift & Rise On Jefferson (@30%)	$298	The Lift & Rise On Jefferson (Market)(2BA)	$1,192	Brennan Pointe (@40%)(2BA)	$765
			Whittaker Place (@40%)(2BA)	$1,170	The Lift & Rise On Jefferson (@30%)(2BA)	$494
			Whittaker Place (@60%)(2BA)	$1,170		
			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	Heritage Forest Apartments (@60%)	720	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
	River Park Tower (Market)	700	River Park Tower (Market)(2BA)	1,138	Brennan Pointe (@50%)(2BA)	1,562
	The Lift & Rise On Jefferson (Market)	680	Brennan Pointe (@50%)(1.5BA)	1,130	Brennan Pointe (@40%)(2BA)	1,562
	The Lift & Rise On Jefferson (@30%)	680	Brennan Pointe (@40%)(1.5BA)	1,130	Brennan Pointe (@60%)(2BA)	1,562
	The Lift & Rise On Jefferson (@50%)	680	River Park Tower (Market)(2BA)	1,120	The Lift & Rise On Jefferson (Market)(2BA)	1,272
	The Lift & Rise On Jefferson (@60%)	680	River Park Tower (Market)(2BA)	1,098	The Lift & Rise On Jefferson (@50%)(2BA)	1,272
	Westover Station Apartments (@60%)	661	River Park Tower (Market)(2BA)	1,062	The Lift & Rise On Jefferson (@60%)(2BA)	1,272
	Stuart Gardens I (@40%)	**625**	**Stuart Gardens I (@60%)**	**1,036**	The Lift & Rise On Jefferson (@30%)(2BA)	1,272
	Stuart Gardens I (@50%)	**625**	Heritage Forest Apartments (@60%)(2BA)	1,035	Heritage Forest Apartments (@60%)(2BA)	1,222
	Stuart Gardens I (@60%)	**625**	Heritage Forest Apartments (@40%)(2BA)	1,035	Brennan Pointe (@50%)(2BA)	1,171
	Whittaker Place (@40%)	615	The Lift & Rise On Jefferson (Market)(2BA)	979	Brennan Pointe (@40%)(2BA)	1,171
	Whittaker Place (@60%)	615	The Lift & Rise On Jefferson (@30%)(2BA)	979	Brennan Pointe (@60%)(2BA)	1,171
	Liberty Apartments (Market)	566	The Lift & Rise On Jefferson (@60%)(2BA)	979	Liberty Apartments (Market)(3BA)	1,106
	Liberty Apartments (Market)	558	The Lift & Rise On Jefferson (@50%)(2BA)	979	**Stuart Gardens I (@60%)**	**1,100**
	Soundview Townhomes (@60%)	530	**Stuart Gardens I (@60%)**	**938**	Meadow View Townhomes (Market)	997
	Meadow View Townhomes (Market)	530	Brennan Pointe (@60%)(1.5BA)	909	Meadow View Townhomes (Market)(1.5BA)	997
			Brennan Pointe (@40%)(1.5BA)	909	Soundview Townhomes (@60%)(3BA)	977
			Brennan Pointe (@50%)(1.5BA)	909		
			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		
			Soundview Townhomes (@60%)	740		
			Meadow View Townhomes (Market)(1.5BA)	740		
			Meadow View Townhomes (Market)	740		
			Stuart Gardens I (@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	Liberty Apartments (Market)(2BA)	$2.19	**Stuart Gardens I (@60%)**	**$1.73**
	Stuart Gardens I (@40%)	**$2.20**	**Stuart Gardens I (@50%)**	**$2.19**	Meadow View Townhomes (Market)(1.5BA)	$1.54
	Stuart Gardens I (@50%)	**$2.20**	Meadow View Townhomes (Market)(1.5BA)	$1.77	River Park Tower (Market)(2BA)	$1.33
	River Park Tower (Market)	$2.19	River Park Tower (Market)(2BA)	$1.74	River Park Tower (Market)(2BA)	$1.26
	Meadow View Townhomes (Market)	$1.68	**Stuart Gardens I (@60%)**	**$1.73**	The Lift & Rise On Jefferson (Market)(2BA)	$1.25
	Whittaker Place (@40%)	$1.64	River Park Tower (Market)(2BA)	$1.65	Heritage Forest Apartments (@60%)(2BA)	$1.22
	Whittaker Place (@60%)	$1.64	River Park Tower (Market)(2BA)	$1.62	Brennan Pointe (@60%)(2BA)	$1.22
	Westover Station Apartments (@60%)	$1.60	River Park Tower (Market)(2BA)	$1.60	Meadow View Townhomes (Market)	$1.19
	Soundview Townhomes (@60%)	$1.59	River Park Tower (Market)(2BA)	$1.60	Soundview Townhomes (@60%)(3BA)	$1.07
	Heritage Forest Apartments (@60%)	$1.48	**Stuart Gardens I (@60%)**	**$1.57**	Brennan Pointe (@50%)(2BA)	$1.06
	The Lift & Rise On Jefferson (Market)	$1.44	Westover Station Apartments (@60%)	$1.47	The Lift & Rise On Jefferson (@60%)(2BA)	$0.96
	The Lift & Rise On Jefferson (@60%)	$1.39	Whittaker Place (@40%)(2BA)	$1.47	Brennan Pointe (@60%)(2BA)	$0.91
	Stuart Gardens I (@60%)	**$1.20**	Whittaker Place (@60%)(2BA)	$1.47	Brennan Pointe (@40%)(2BA)	$0.88
	Heritage Forest Apartments (@40%)	$0.94	Meadow View Townhomes (Market)	$1.37	Brennan Pointe (@50%)(2BA)	$0.80
	The Lift & Rise On Jefferson (@30%)	$0.44	Brennan Pointe (@60%)(1.5BA)	$1.36	Brennan Pointe (@40%)(2BA)	$0.49
			Soundview Townhomes (@60%)	$1.28	The Lift & Rise On Jefferson (@30%)(2BA)	$0.39
			Heritage Forest Apartments (@60%)(2BA)	$1.24		
			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 I**	**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**	**700 – 1,036**	**1,100**
Average	638	962	1,305
Min	530	740	977
Max	720	1,164	2,016
Advantage/Disadvantage	**-2%**	**-27 to 8%**	**-16%**

With the exception of the two-bedroom garden-style units, all of the Subject's units are within the respective surveyed ranges. The two-bedroom garden-style units are 40 square feet smaller than the smallest surveyed two-bedroom unit. The three-bedroom units are also among the smallest three-bedroom units in the market. The larger two-bedroom townhome floorplan is larger than the surveyed average. 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 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. Both the community room and on-site management office are located on Phase II. Therefore, although these were not included herein per VHDA market study guidelines, by all intents and purposes tenants at the Subject do have access to these amenities. Post-renovation, a new playground will be added. 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 182 off-street surface parking, or 0.7 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 6.6, 6.7, and 10.3 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 II. 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 250 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. Further, the proposed rent for the two unsubsidized units is in line with the rents being paid by current tenants in these two units. 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 II**	Section 8	Family	239	0	0	239	6.3%
Total			**3,647**	**3,232**	**1,401**	**1,588**	**2.3%**

*Included as comparable.
**Sister phase of Subject

Reasonability of Rents

The Subject is an existing Section 8 development. Of the Subject's 252 units, 250 are Section 8 units benefitted/encumbered by a Section 8 HAP contract; thus, tenants pay just 30 percent of their income towards rent. The remaining two units are one-bedroom market rate units with tenants paying $643 and $875.

CURRENT CONTRACT & RCS AS IS RENTS

Unit Type	Design	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
				Market (3)				
1BR / 1BA (3)	Garden	625	2	-	$692	-	-	$1,180
				Section 8				
1BR / 1BA	Garden	625	110	$1,200	$960	$135	$1,095	$1,180
2BR / 1BA	Garden	700	40	$1,365	$1,014	$164	$1,178	$1,350
2BR / 1BA	Townhouse	938	62	$1,450	$1,124	$176	$1,300	$1,350
2BR / 1BA	Townhouse	1,036	34	$1,450	$1,124	$176	$1,300	$1,350
3BR / 1BA	Townhouse	1,100	4	$1,700	$1,425	$222	$1,647	$1,880
			252					

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

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

(3) Rent reflected is based on rent included on current rent schedule. The tenant paid rents according to March 19, 2025 rent roll are $643 and $875.

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 with an effective date of 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 remaining two units will operate as unsubsidized LIHTC units restricted at the 60 percent AMI level. 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	LIHTC Asking Rent (3)	2025 LIHTC Maximum Allowable Gross Rent	2025 HUD Fair Market Rent
					@40% (Section 8)				
1BR/1BA	Garden	625	26	$1,375	$135	$1,510	$664	$799	$1,180
					@50% (Section 8)				
1BR/1BA	Garden	625	84	$1,375	$135	$1,510	$863	$998	$1,180
2BR/1BA	Garden	700	40	$1,530	$164	$1,694	$1,034	$1,198	$1,350
					@60% (Section 8)				
2BR/1BA	Townhouse	938	62	$1,625	$176	$1,801	$1,262	$1,438	$1,350
2BR/1BA	Townhouse	1,036	34	$1,625	$176	$1,801	$1,262	$1,438	$1,350
3BR/1BA	Townhouse	1,100	4	$1,900	$222	$2,122	$1,440	$1,662	$1,880
					@60%				
1BR/1BA	Garden	625	2	$750	$135	$885	$750	$1,198	$1,180
Total			**252**						

(1) Post-renovation Section 8 rents are based on third-party RCS, effective May 2025

(2) Source of Utility Allowance based on current Section 8 HAP rent schedule dated January 1, 2025.

(3) Per Virginia Housing guidelines, these rents reflect the lesser of the maximum allowable LIHTC rents or the proposed rents. This column reflects the maximum allowable LIHTC rents absent the proposed subsidy.

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 existing Section 8 units will continue to benefit from Section 8 subsidy where tenants pay 30 percent of their income towards rent. The remaining two market rate units will be converted to 60 percent AMI units. The following tables detail the Subject's rents at 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?
Subject Section 8 Contract Rent - As Proposed	**Newport News**	**Family**	**$1,375**	**-**	**-**	N/Ap
LIHTC Maximum Rent (Net)	**Newport News**		**$664**	**$795 (Garden) / $783 (TH)**	**$886**	
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 - Absent Subsidy			**$664**	**-**	**-**	**Yes**

LIHTC RENT COMPARISON @50%

Property Name	City	Tenancy	1BR	2BR	3BR	Rents at Max?
Subject Section 8 Contract Rent - As Proposed	**Newport News**	**Family**	**$1,375**	**$1,530**	**-**	N/Ap
LIHTC Maximum Rent (Net)	**Newport News**		**$863**	**$1,034 (Garden) / $1,022 (TH)**	**$1,163**	
Brennan Pointe	Newport News	Family	-	$1,031	$1,246	2024 Max
Average			**-**	**$1,031**	**$1,246**	
Achievable LIHTC Rent - Absent Subsidy			**$863**	**$1,034 (Garden) / $1,022 (TH)**	**-**	**Yes**

LIHTC RENT COMPARISON @60%

Property Name	City	Tenancy	1BR	2BR	3BR	Rents at Max?
Subject LIHTC Rent - As Proposed	**Newport News**	**Family**	**$750**	**-**	**-**	**No**
Subject Section 8 Contract Rent - As Proposed			**$1,375**	**$1,530 (Garden) / $1,625 (TH)**	**$1,900**	
LIHTC Maximum Rent (Net)	**Newport News**		**$1,063**	**$1,274 (Garden) / $1,262 (TH)**	**$1,440**	
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 - Absent Subsidy			**$1,063**	**$1,274 (Garden) / $1,262 (TH)**	**$1,440**	**Yes**

*In lease-up.

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 $32,050,250, or $127,184 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	@60%	Garden	625	$1,063	$891	$1,680	$1,341	$1,375	23%
1 BR	@40% (Section 8)	Garden	625	$664	$891	$1,680	$1,341	$1,375	52%
1 BR	@50% (Section 8)	Garden	625	$863	$891	$1,680	$1,341	$1,375	37%
2 BR	@50% (Section 8)	Garden	700	$1,034	$1,016	$1,890	$1,642	$1,530	32%
2 BR	@60% (Section 8)	Townhouse	938	$1,262	$1,016	$1,890	$1,642	$1,625	22%
2 BR	@60% (Section 8)	Townhouse	1,036	$1,262	$1,016	$1,890	$1,642	$1,625	22%
3 BR	@60% (Section 8)	Townhouse	1,100	$1,440	$1,185	$2,689	$1,884	$1,900	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 below to slightly above 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	Design	Subject As Proposed Contract Rent	Square Feet	Subject RPSF	Comparable Rent	Square Feet	Comparable RPSF	Subject Rent Advantage
1BR / 1BA	@60%	Garden	$750	625	$1.20	$1,630	558	$2.92	-54%
1BR / 1BA	@40 & 50% (Section 8)	Garden	$1,375	625	$2.20	$1,630	558	$2.92	-16%
2BR / 1BA	@50% (Section 8)	Garden	$1,530	700	$2.19	$1,890	825	$2.29	-19%
2BR / 1BA	@60% (Section 8)	Townhouse	$1,625	938	$1.73	$1,890	825	$2.29	-14%
2BR / 1BA	@60% (Section 8)	Townhouse	$1,625	1,036	$1.57	$1,890	825	$2.29	-14%
3BR / 1BA	@60% (Section 8)	Townhouse	$1,900	1,100	$1.73	$2,314	1,106	$2.09	-18%

Liberty Apartments was built in 2013, exhibiting slightly superior condition relative to the proposed Subject. As such, it is reasonable to assume that the Subject would achieve lower rents (and lower on a rent per square foot basis) than this comparable due to its 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	Design	Subject As Proposed Contract Rent	Square Feet	Subject RPSF	Comparable Rent	Square Feet	Comparable RPSF	Subject Rent Advantage
1BR / 1BA	@60%	Garden	$750	625	$1.20	$1,054	631	$2.92	-29%
1BR / 1BA	@40 & 50% (Section 8)	Garden	$1,375	625	$2.20	$1,600	631	$2.54	-14%
2BR / 1BA	@50% (Section 8)	Garden	$1,530	700	$2.19	$1,900	955	$1.99	-19%
2BR / 1BA	@60% (Section 8)	Townhouse	$1,625	938	$1.73	$1,900	962	$1.98	-14%
2BR / 1BA	@60% (Section 8)	Townhouse	$1,625	1,036	$1.57	$1,900	962	$1.98	-14%
2BR / 1BA	@60% (Section 8)	Townhouse	$1,900	1,100	$1.73	$2,250	1,311	$1.72	-16%

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 are 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 6.6, 6.7, and 10.3 percent. According to a rent roll dated March 19, 2025, the Subject is 87.2 percent occupied, with vacancies being held offline pending renovations. Post-renovation, 250 existing Section 8 units will continue to operate as Section 8 units with tenants continuing to pay 30 percent of their income towards rent. The remaining two units will be unsubsidized LIHTC only units. 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. 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 subsidy. In the 'As Proposed' scenario, minimum income can be as low as $0 for the units with project-based 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.

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	Minimum Allowable Income	Maximum Allowable Income
	@40% (Section 8)		*@50% (Section 8)*		*@60%*		*@60% (Section 8)*	
1BR	$0	$34,080	$0	$42,600	$30,343	$51,120	-	-
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	$41,074	$42,600	$30,343	$51,120
2BR	-	-	$40,663	$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

	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

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%			@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*	*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	9,656	96.6%	2,414	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	9,999	100.0%	2,029
$50,000-59,999	1,483							1,121	11.2%	166	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**		**22.4%**	**4,610**		**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				9,656	96.6%	2,414	9,999	100.0%	2,500
$40,000-49,999	2,029				7,287	72.9%	1,479	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**		**9.1%**	**1,877**		**7.2%**	**1,479**		**33.6%**	**6,918**		**38.2%**	**7,861**

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	26	0.58%
2BR	-	-
3BR	-	-
Total/Overall	**26**	**0.58%**

Adjusted for Leakage from Outside of the PMA		*10%*
1BR	26	0.52%
2BR	-	-
3BR	-	-
Total/Overall	**26**	**0.52%**

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	84	1.46%
2BR	40	0.80%
3BR	-	-
Total/Overall	**124**	**1.15%**
Adjusted for Leakage from Outside of the PMA		*10%*
1BR	84	1.31%
2BR	40	0.72%
3BR	-	-
Total/Overall	**124**	**1.04%**

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	96	1.59%
3BR	4	0.11%
Total/Overall	**100**	**1.04%**
Adjusted for Leakage from Outside of the PMA		*10%*
1BR	-	-
2BR	96	1.43%
3BR	4	0.10%
Total/Overall	**100**	**0.94%**

Capture Rate - 60% (Non-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	22.4%	1,869
2 persons	4,897	x	22.4%	1,097
3 persons	3,327	x	22.4%	746
4 persons	2,122	x	22.4%	475
5+ persons	1,884	x	22.4%	422
Total	**20,571**			**4,610**

Projected Renter Household Demand by Bedroom Size

	Number of Qualified Renter Households
1BR	1,902
2BR	-
3BR	-
Total	**1,902**

Capture Rate Analysis - @60% - As Proposed

	Developer's Unit Mix	Capture Rate
1BR	2	0.11%
2BR	-	-
3BR	-	-
Total/Overall	**2**	**0.11%**
Adjusted for Leakage from Outside of the PMA		*10%*
1BR	2	0.09%
2BR	-	-
3BR	-	-
Total/Overall	**2**	**0.09%**

Capture Rate – All Units - 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	112	1.61%	
2BR	136	2.25%	
3BR	4	0.11%	
Total/Overall	**252**	**1.52%**	
Adjusted for Leakage from Outside of the PMA			*10%*
1BR	112	1.45%	
2BR	136	2.02%	
3BR	4	0.10%	
Total/Overall	**252**	**1.37%**	

Capture Rate - 40% 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	26	3.36%	
2BR	-	-	
3BR	-	-	
Total/Overall	**26**	**3.36%**	
Adjusted for Leakage from Outside of the PMA			*10%*
1BR	26	3.02%	
2BR	-	-	
3BR	-	-	
Total/Overall	**26**	**3.02%**	

Capture Rate - 50% 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	7.2%	600
2 persons	4,897	x	7.2%	352
3 persons	3,327	x	7.2%	239
4 persons	2,122	x	7.2%	153
5+ persons	1,884	x	7.2%	135
Total	**20,571**			**1,479**

Projected Renter Household Demand by Bedroom Size

	Number of Qualified Renter Households
1BR	610
2BR	531
3BR	-
Total	**1,141**

Capture Rate Analysis - @50% Absent Subsidy

	Developer's Unit Mix	Capture Rate	
1BR	84	13.77%	
2BR	40	7.54%	
3BR	-	-	
Total/Overall	**124**	**10.87%**	
Adjusted for Leakage from Outside of the PMA			*10%*
1BR	84	12.39%	
2BR	40	6.78%	
3BR	-	-	
Total/Overall	**124**	**9.78%**	

Capture Rate - 60% 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	33.6%	2,805
2 persons	4,897	x	33.6%	1,647
3 persons	3,327	x	33.6%	1,119
4 persons	2,122	x	33.6%	714
5+ persons	1,884	x	33.6%	634
Total	**20,571**			**6,918**

Projected Renter Household Demand by Bedroom Size

	Number of Qualified Renter Households
1BR	2,854
2BR	2,483
3BR	1,454
Total	**6,791**

Capture Rate Analysis - @60% Absent Subsidy

	Developer's Unit Mix	Capture Rate	
1BR	2	0.07%	
2BR	96	3.87%	
3BR	4	0.28%	
Total/Overall	**102**	**1.50%**	
Adjusted for Leakage from Outside of the PMA			*10%*
1BR	2	0.06%	
2BR	96	3.48%	
3BR	4	0.25%	
Total/Overall	**102**	**1.35%**	

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	38.2%	3,187
2 persons	4,897	x	38.2%	1,871
3 persons	3,327	x	38.2%	1,271
4 persons	2,122	x	38.2%	811
5+ persons	1,884	x	38.2%	720
Total	**20,571**			**7,861**

Projected Renter Household Demand by Bedroom Size

	Number of Qualified Renter Households
1BR	3,243
2BR	2,822
3BR	1,652
Total	**7,717**

Capture Rate Analysis - All Units Absent Subsidy

	Developer's Unit Mix	Capture Rate
1BR	112	3.45%
2BR	136	4.82%
3BR	4	0.24%
Total/Overall	**252**	**3.27%**
Adjusted for Leakage from Outside of the PMA		*10%*
1BR	112	3.11%
2BR	136	4.34%
3BR	4	0.22%
Total/Overall	**252**	**2.94%**

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		252
Occupied Units at Subject With Vacancy of:	5%	239
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		**3.0%**

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		38.2%
Number of Income-Qualified Renter Households		7,861
Percentage of Rent-Overburdened		44.8%
Existing Income-Qualified Renter Household Turnover		**3,519**
New Income-Qualified Demand, Stated Annually		
Increase in Renter Households per Annum		(152)
Percentage of Income-Qualified Renter Households		38.2%
New Rental Income Qualified Households		**(58)**
Capture Rate Analysis		
Number of Units in Subject		252
Occupied Units at Subject With Vacancy of:	5%	239
Units Pre-Leased		0
Total Demand (Turnover and Growth) from within PMA		3,461
Portion Originating within PMA		90%
Total Demand (Turnover and Growth) from within PMA		3,846
Less: Existing LIHTC Projects in Absorption Process (Number of Units)	135	
Total Demand after Competition (Turnover and Growth)		**3,711**
Yielded Annual Capture Rate of Available Demand in 2025		**6.5%**

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 II**	Section 8	Family	239	0	0	239	0	17
Total			**3,647**	**3,232**	**1,401**	**1,588**	**40**	**45**

*Included as comparable.

**Sister phase of Subject

As illustrated, there are a total of 1,401 competitive unsubsidized LIHTC units and 1,588 competitive subsidized units in the PMA. Together this equates to an existing 2,989 competitive units as proposed (1,401 LIHTC units plus 1,588 subsidized units) and 1,401 competitive units absent subsidy.

Further, as illustrated above, there are 40 existing competitive comparable vacant LIHTC units and 45 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	199
=	=
TOTAL DEMAND	7,744
-	-
Supply (includes directly comparable vacant units completed or in pipeline in PMA)	318
=	=
NET DEMAND	7,426
Proposed Units	252
Capture Rate	3.4%
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 221 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 199 units (90 percent * 221 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 45 subsidized units) as well as the number of comparable subsidized and LIHTC units in the development pipeline (233 units) for a total of 318 supply units. 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 250 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. Further, the proposed rent for the two unsubsidized units is in line with the rents being paid by current tenants in these two units. 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	3.4%
Project Wide Capture Rate - Market Units	N/A
Project Wide Capture Rate - All Units	3.4%
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 ($30,343 - $69,060)
New Rental Households	-58
+	+
Existing Households - Overburdened	3,519
+	+
Existing Households - Substandard Housing	60
+	+
Senior Households - Likely to Convert to Rental	0
+	+
Existing Qualifying Tenants - to Remain After Renovation	55
=	=
TOTAL DEMAND	3,577
-	-
Supply (includes directly comparable vacant units completed or in pipeline in PMA)	175
=	=
NET DEMAND	3,402
Proposed Units	252
Capture Rate	7.4%
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 221 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 221 tenants, or 55 units (25 percent * 221 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 of 175 supply 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	7.4%
Project Wide Capture Rate - Market Units	N/A
Project Wide Capture Rate - All Units	7.4%
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 1,588 competitive subsidized units in the PMA. Together this equates to an existing 2,989 competitive units as proposed (1,401 LIHTC units plus 1,588 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	2,989
Number of Proposed Competitive Affordable Units in the PMA	233
Remaining Income Eligible Renter Households	13,621
Number of Proposed Affordable Units at the Subject	252
Overall Penetration Rate - Subject Focus	**1.9%**

After deductions for existing and proposed competitive units in the PMA, the resulting penetration rate is 1.9 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	2,989
	+
Number of Proposed Affordable Units at the Subject	252
	=
Total	3,474
	/
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 7,861 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	7,861
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	6,325
Number of Proposed *LIHTC* Units at the Subject	252
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	252
	=
Total	1,788
	/
Income Eligible Households - All AMI Levels	7,861
	=
Overall Penetration Rate - Market Focus (NCHMA)	**22.7%**

After deductions for existing and proposed competitive units in the PMA, the resulting penetration rate, absent subsidy, is 22.7 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%	3.0%
@50% (Section 8)	1.0%	9.8%
@60%	0.9%	1.4%
@60% (Section 8)	1.0%	-
All Units	1.4%	2.9%
Annual Demand	3.0%	6.5%
Virginia Housing Capture Rate	3.4%	7.4%
Penetration Rate Methodology One	1.9%	4.0%
Penetration Rate Methodology Two	20.6%	22.7%

When viewing total income-eligible renter households, the Novogradac capture rate calculations illustrates an overall capture rate of 1.4 percent, as proposed, and 2.9 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 6.5 percent, indicating that there are 3,711 units of demand in the PMA in the first year of the Subject's operation. These capture rates are low, 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	3.4%
Project Wide Capture Rate - Market Units	N/A
Project Wide Capture Rate - All Units	3.4%
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	7.4%
Project Wide Capture Rate - Market Units	N/A
Project Wide Capture Rate - All Units	7.4%
Project Wide Absorption Period (Months)	12 months

These capture rates are 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 250 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. Further, the proposed rent for the two unsubsidized units is in line with the rents being paid by current tenants in these two units. 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 250 units; thus, these tenants pay 30 percent of their income towards rent. As such, tenants do not need to utilize portable vouchers. The remaining two units are currently market rate units, which could be occupied by voucher tenants, though currently neither are, and the current market rents for these units are well below the payment standard. Thus, this analysis is essentially moot, as nearly all tenants residing at the Subject will continue to pay just 30 percent of their income towards rent. Following renovation, these two one-bedroom units will operate as unsubsidized LIHTC units restricted at the 60 percent AMI level with a proposed gross rent of $865, below the payment standard, and as such tenants will not have to pay additional rent out of pocket. 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 **$1,375 (one-bedroom garden), $1,530 (two-bedroom garden), $1,625 (two-bedroom townhomes, both floorplans), and $1,900 (three-bedroom townhome)** 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 but two units will continue to benefit from Section 8 subsidy post-renovation. As such, nearly 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 (60 percent) and townhome (40 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 two-bedroom garden-style units, all of the Subject's units are within the respective surveyed ranges. The two-bedroom garden-style units are 40 square feet smaller than the smallest surveyed two-bedroom unit. The three-bedroom units are also among the smallest three-bedroom units in the market. The larger two-bedroom townhome floorplan is larger than the surveyed average. 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 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.

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	3.4%
Project Wide Capture Rate - Market Units	N/A
Project Wide Capture Rate - All Units	3.4%
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	7.4%
Project Wide Capture Rate - Market Units	N/A
Project Wide Capture Rate - All Units	7.4%
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	@60%	Garden	625	$1,063	$891	$1,680	$1,341	$1,375	23%
1 BR	@40% (Section 8)	Garden	625	$664	$891	$1,680	$1,341	$1,375	52%
1 BR	@50% (Section 8)	Garden	625	$863	$891	$1,680	$1,341	$1,375	37%
2 BR	@50% (Section 8)	Garden	700	$1,034	$1,016	$1,890	$1,642	$1,530	32%
2 BR	@60% (Section 8)	Townhouse	938	$1,262	$1,016	$1,890	$1,642	$1,625	22%
2 BR	@60% (Section 8)	Townhouse	1,036	$1,262	$1,016	$1,890	$1,642	$1,625	22%
3 BR	@60% (Section 8)	Townhouse	1,100	$1,440	$1,185	$2,689	$1,884	$1,900	24%

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

The Subject's achievable LIHTC rents offer sizeable 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



Rachel B. Denton, MAI
Partner
Rachel.Denton@novoco.com
913-312-4612



Julia Smith
Senior Analyst

May 28, 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)

ADDENDUM E

Subject and Neighborhood Photographs

PHOTOGRAPHS OF SUBJECT AND NEIGHBORHOOD



Typical Subject building



Typical Subject building



Typical Subject building



Typical Subject building



Typical Subject buildings from Garden Drive



Typical Subject buildings and parking area



Typical Subject buildings from Garden Drive



Subject buildings from Garden Drive



Subject community building
(shared with and locatd at Phase II)



Subject signage



Community room
(shared with and locatd at Phase II)



Community room
(shared with and locatd at Phase II)



Community room kitchen
(shared with and locatd at Phase II)



Management office
(shared with and locatd at Phase II)



Management office
(shared with and locatd at Phase II)



Office lobby area
(shared with and locatd at Phase II)



Typical living area – vacant unit



Typical living area – vacant unit



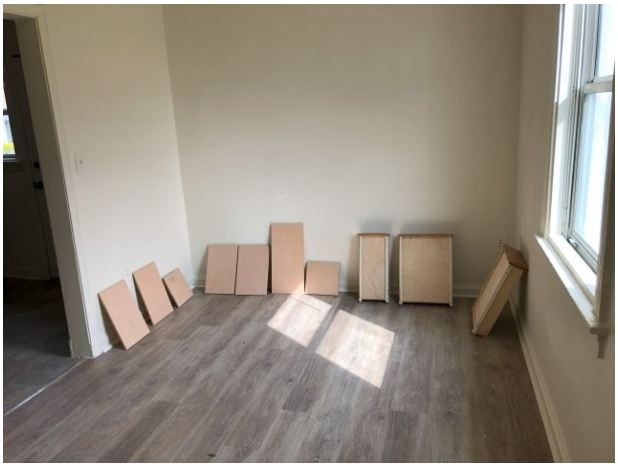
Typical kitchen – vacant unit



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 interior stairway – vacant unit



View along Garden Drive looking northeast



View along Garden Drive looking southwest



View of Stuart Gardens Phase I



View of Stuart Gardens Phase I



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 I

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

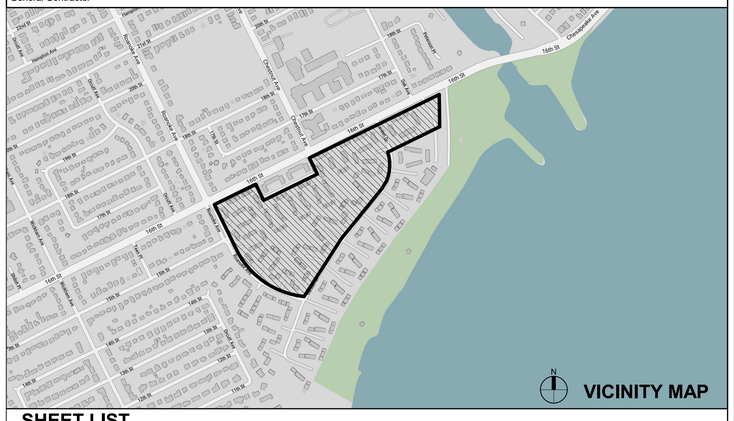
Print Name	*Signature*	*Company*	*Date*
Owner			

True Craft Architecture, LLC

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

FTK Construction Services

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


Hampton Blvd
Jefferson Ave
Chesapeake Ave
16th St
17th St
18th St
19th St
20th St
Warwick Blvd
Dunsmore Ave
Garden Dr
Courtland Dr
Bland Blvd
Bland Ct
Bland Pl
Bland Ter
Bland Cir
Bland Way
Bland Ln
Bland Rd
Bland Trl
Bland Path
Bland Loop
Bland Crossing
Bland Square
Bland Park
Bland Plaza
Bland Center
Bland Commons
Bland Gardens
Bland Estates
Bland Heights
Bland Hills
Bland Meadows
Bland Woods
Bland Creek
Bland River
Bland Lake
Bland Pond
Bland Bay
Bland Cove
Bland Point
Bland Island
Bland Peninsula
Bland Isthmus
Bland Strait
Bland Channel
Bland Harbor
Bland Port
Bland Dock
Bland Pier
Bland Wharf
Bland Quay
Bland Jetty
Bland Breakwater
Bland Seawall
Bland Levee
Bland Dike
Bland Dam
Bland Reservoir
Bland Aqueduct
Bland Canal
Bland Ditch
Bland Gully
Bland Ravine
Bland Canyon
Bland Gorge
Bland Valley
Bland Basin
Bland Plateau
Bland Mesa
Bland Butte
Bland Hill
Bland Mountain
Bland Peak
Bland Summit
Bland Ridge
Bland Crest
Bland Slope
Bland Face
Bland Base
Bland Foot
Bland Toe
Bland Heel
Bland Ankle
Bland Leg
Bland Knee
Bland Thigh
Bland Hip
Bland Waist
Bland Torso
Bland Chest
Bland Back
Bland Shoulder
Bland Arm
Bland Elbow
Bland Forearm
Bland Wrist
Bland Hand
Bland Finger
Bland Thumb
Bland Palm
Bland Knuckle
Bland Nail
Bland Head
Bland Neck
Bland Face
Bland Eye
Bland Ear
Bland Nose
Bland Mouth
Bland Lip
Bland Tongue
Bland Tooth
Bland Gum
Bland Throat
Bland Chin
Bland Cheek
Bland Forehead
Bland Hair
Bland Scalp
Bland Brain
Bland Skull
Bland Spine
Bland Rib
Bland Lung
Bland Heart
Bland Liver
Bland Kidney
Bland Stomach
Bland Intestine
Bland Colon
Bland Rectum
Bland Anus
Bland Bladder
Bland Urethra
Bland Penis
Bland Vagina
Bland Uterus
Bland Ovary
Bland Testicle
Bland Prostate
Bland Gland
Bland Muscle
Bland Tendon
Bland Ligament
Bland Bone
Bland Cartilage
Bland Joint
Bland Nerve
Bland Vein
Bland Artery
Bland Capillary
Bland Blood
Bland Lymph
Bland Tissue
Bland Cell
Bland Nucleus
Bland Chromosome
Bland DNA
Bland RNA
Bland Protein
Bland Enzyme
Bland Hormone
Bland Antibody
Bland Antigen
Bland Virus
Bland Bacteria
Bland Fungus
Bland Parasite
Bland Disease
Bland Infection
Bland Inflammation
Bland Cancer
Bland Tumor
Bland Lesion
Bland Wound
Bland Injury
Bland Trauma
Bland Fracture
Bland Dislocation
Bland Sprain
Bland Strain
Bland Bruise
Bland Cut
Bland Scrape
Bland Burn
Bland Frostbite
Bland Hypothermia
Bland Hyperthermia
Bland Dehydration
Bland Malnutrition
Bland Starvation
Bland Obesity
Bland Anorexia
Bland Bulimia
Bland Addiction
Bland Withdrawal
Bland Overdose
Bland Poisoning
Bland Allergy
Bland Asthma
Bland Bronchitis
Bland Pneumonia
Bland Tuberculosis
Bland Influenza
Bland Common Cold
Bland Sinusitis
Bland Tonsillitis
Bland Laryngitis
Bland Pharyngitis
Bland Otitis
Bland Conjunctivitis
Bland Dermatitis
Bland Eczema
Bland Psoriasis
Bland Acne
Bland Rosacea
Bland Vitiligo
Bland Albinism
Bland Melanoma
Bland Carcinoma
Bland Sarcoma
Bland Lymphoma
Bland Leukemia
Bland Myeloma
Bland Glioma
Bland Meningioma
Bland Neuroma
Bland Adenoma
Bland Polyp
Bland Cyst
Bland Abscess
Bland Ulcer
Bland Fistula
Bland Stenosis
Bland Aneurysm
Bland Embolism
Bland Thrombosis
Bland Hemorrhage
Bland Stroke
Bland Heart Attack
Bland Angina
Bland Arrhythmia
Bland Hypertension
Bland Hypotension
Bland Atherosclerosis
Bland Arteriosclerosis
Bland Cardiomyopathy
Bland Endocarditis
Bland Pericarditis
Bland Myocarditis
Bland Valvular Heart Disease
Bland Congenital Heart Disease
Bland Pulmonary Embolism
Bland Deep Vein Thrombosis
Bland Varicose Veins
Bland Hemorrhoids
Bland Peptic Ulcer
Bland Gastritis
Bland Esophagitis
Bland Gastroesophageal Reflux Disease
Bland Irritable Bowel Syndrome
Bland Crohn's Disease
Bland Ulcerative Colitis
Bland Diverticulitis
Bland Appendicitis
Bland Hernia
Bland Gallstones
Bland Cholecystitis
Bland Pancreatitis
Bland Hepatitis
Bland Cirrhosis
Bland Liver Failure
Bland Kidney Failure
Bland Nephritis
Bland Nephrosis
Bland Glomerulonephritis
Bland Pyelonephritis
Bland Urinary Tract Infection
Bland Kidney Stones
Bland Bladder Stones
Bland Urinary Incontinence
Bland Enuresis
Bland Prostatitis
Bland Benign Prostatic Hyperplasia
Bland Erectile Dysfunction
Bland Infertility
Bland Miscarriage
Bland Stillbirth
Bland Preterm Birth
Bland Postpartum Depression
Bland Postpartum Psychosis
Bland Baby Blues
Bland Menopause
Bland Hot Flashes
Bland Night Sweats
Bland Vaginal Dryness
Bland Osteoporosis
Bland Osteopenia
Bland Fibromyalgia
Bland Chronic Fatigue Syndrome
Bland Lupus
Bland Rheumatoid Arthritis
Bland Osteoarthritis
Bland Gout
Bland Pseudogout
Bland Ankylosing Spondylitis
Bland Psoriatic Arthritis
Bland Reactive Arthritis
Bland Septic Arthritis
Bland Bursitis
Bland Tendinitis
Bland Carpal Tunnel Syndrome
Bland Tarsal Tunnel Syndrome
Bland Plantar Fasciitis
Bland Achilles Tendinitis
Bland Rotator Cuff Injury
Bland Tennis Elbow
Bland Golfer's Elbow
Bland Runner's Knee
Bland Jumper's Knee
Bland Shin Splints
Bland Stress Fracture
Bland Concussion
Bland Traumatic Brain Injury
Bland Spinal Cord Injury
Bland Paralysis
Bland Quadriplegia
Bland Paraplegia
Bland Hemiplegia
Bland Monoplegia
Bland Tetraplegia
Bland Locked-In Syndrome
Bland Coma
Bland Vegetative State
Bland Brain Death
Bland Organ Donation
Bland Transplantation
Bland Immunosuppression
Bland Graft Rejection
Bland Graft-Versus-Host Disease
Bland Autoimmune Disease
Bland Immunodeficiency
Bland HIV/AIDS
Bland Hepatitis B
Bland Hepatitis C
Bland Herpes
Bland Chickenpox
Bland Shingles
Bland Measles
Bland Mumps
Bland Rubella
Bland Polio
Bland Tetanus
Bland Diphtheria
Bland Pertussis
Bland Meningitis
Bland Encephalitis
Bland Sepsis
Bland Septic Shock
Bland Anaphylaxis
Bland Allergic Reaction
Bland Hives
Bland Eczema
Bland Contact Dermatitis
Bland Poison Ivy
Bland Poison Oak
Bland Poison Sumac
Bland Sunburn
Bland Heat Rash
Bland Diaper Rash
Bland Athlete's Foot
Bland Ringworm
Bland Jock Itch
Bland Scabies
Bland Lice
Bland Bed Bugs
Bland Flea Bites
Bland Tick Bites
Bland Mosquito Bites
Bland Spider Bites
Bland Snake Bites
Bland Scorpion Stings
Bland Bee Stings
Bland Wasp Stings
Bland Hornet Stings
Bland Fire Ant Stings
Bland Jellyfish Stings
Bland Coral Cuts
Bland Shark Bites
Bland Alligator Bites
Bland Crocodile Bites
Bland Bear Attacks
Bland Lion Attacks
Bland Tiger Attacks
Bland Elephant Attacks
Bland Rhinoceros Attacks
Bland Hippopotamus Attacks
Bland Gorilla Attacks
Bland Chimpanzee Attacks
Bland Orangutan Attacks
Bland Monkey Attacks
Bland Baboon Attacks
Bland Lemur Attacks
Bland Sloth Attacks
Bland Armadillo Attacks
Bland Anteater Attacks
Bland Aardvark Attacks
Bland Pangolin Attacks
Bland Platypus Attacks
Bland Echidna Attacks
Bland Kangaroo Attacks
Bland Koala Attacks
Bland Wombat Attacks
Bland Tasmanian Devil Attacks
Bland Dingo Attacks
Bland Fox Attacks
Bland Wolf Attacks
Bland Coyote Attacks
Bland Jackal Attacks
Bland Hyena Attacks
Bland Aardwolf Attacks
Bland Meerkat Attacks
Bland Mongoose Attacks
Bland Weasel Attacks
Bland Ferret Attacks
Bland Mink Attacks
Bland Otter Attacks
Bland Badger Attacks
Bland Skunk Attacks
Bland Raccoon Attacks
Bland Coati Attacks
Bland Kinkajou Attacks
Bland Olingo Attacks
Bland Cacomistle Attacks
Bland Ringtail Attacks
Bland Civet Attacks
Bland Genet Attacks
Bland Fossa Attacks
Bland Binturong Attacks
Bland Linsang Attacks
Bland Palm Civet Attacks
Bland Mongoose Lemur Attacks
Bland Aye-Aye Attacks
Bland Indri Attacks
Bland Sifaka Attacks
Bland Gibbon Attacks
Bland Siamang Attacks
Bland Hylobatidae Attacks
Bland Pongidae Attacks
Bland Hominidae Attacks
Bland Homo Sapiens Attacks
Bland Homo Neanderthalensis Attacks
Bland Homo Erectus Attacks
Bland Homo Habilis Attacks
Bland Australopithecus Attacks
Bland Ardipithecus Attacks
Bland Sahelanthropus Attacks
Bland Orrorin Attacks
Bland Kenyanthropus Attacks
Bland Paranthropus Attacks
Bland Zinjanthropus Attacks
Bland Nutcracker Man Attacks
Bland Lucy Attacks
Bland Ardi Attacks
Bland Toumai Attacks
Bland Millennium Man Attacks
Bland Orrorin Tugenensis Attacks
Bland Kenyanthropus Platyops Attacks
Bland Paranthropus Aethiopicus Attacks
Bland Paranthropus Boisei Attacks
Bland Paranthropus Robustus Attacks
Bland Zinjanthropus Boisei

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 1-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.
HTC WR 11. STAIRS TO APARTMENT UNITS WHERE STAIR HALLS ARE NOT ENCLOSED SHALL BE PROTECTED FROM WEATHER BY DESIGN FEATURES. INSTALL AN AWNING, A ROOF OVERHANG AT THE SECOND 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.
HTC WR 14. WHEN REPLACING EXTERIOR RAILINGS, HANDRAILS, GUARD RAILS, POSTS AND PICKETS USE VINYL, ALUMINUM, OR STEEL.
EXISTING WR. IRON
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, 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.
?HTC WR?? 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.
HTC WR 25. 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 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. 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.
?HTC WR? 28. 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 LINOLEUM 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.
HTC WR 31. 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 CROWN MOLDING AT ALL UNIT WALL AND CEILING 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 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. REPAIR OR REPLACE DAMAGED OR DEPRESSED 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: METAL STRAPPING MAY BE USED WITH METAL STUDS. EXCEPTION 2: TOGGLE BOLTS MAY BE USED AT WALL MOUNTED ACCESSORIES.
HTC WR 37. THE TOP OF ALL NEW HANDRAILS SHALL BE INSTALLED AT 34 INCHES ABOVE FINISHED FLOOR AND STAIR TREAD NOSINGS. MODIFY
EXISTING WR. IRON 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.
?HTC WR? 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 FROM BATHROOM FLOOR 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.
HTC WR 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 FOR 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.
HTC 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 ADD

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, SEAL/COAT 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 2 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. (± 5 LOCATIONS).
   d. PROVIDE NEW CONCRETE PADS FOR NEW CONDENSING UNITS (252 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 AL EXISTING AND NEW DUMPSTER PADS. PROVIDE ACCESS WAY, PEDESTRIAN GATE, AND ADDITIONAL CLEARANCE 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 HISTORIC WROUGHT IRON RAILINGS AT ENTRY STOOPS.
      1. SCRAPE, CLEAN, APPLY RUST INHIBITOR, PREP, PRIME AND PAINT ALL EXISTING RAILING TO REMAIN WITH EXTERIOR GRADE PAINT THAT CAN ACHIEVE A 10 YR. MINIMUM MATERIAL WARRANTY.
      2. SECURE ANY LOOSE POSTS TO EXISTING OR NEW CONCRETE AND TO EXITING STOOPS AND WALLS.
      3. REPLACE ANY RAILINGS IN DISREPAIR IN LIKE KIND.(± 200 LF).
   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 HANDRAILS 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.
7. SIGNAGE:
   a. 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.
   b. 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. PENDING REPORT:
   a. EXISTING UNDERGROUND CAST IRON SEWER LINES TO REMAIN. INCLUDE AN ALLOWANCE FOR REPAIRS.
   b. EXISTING ABOVE GROUND GALVANIZED SEWER LINES TO BE REPLACED WITH NEW PVC.
9. DOMESTIC SUPPLY LINES :
   a. EXISTING UNDERGROUND GALVANIZED SUPPLY LINES TO BE REPLACED WITH NEW COPPER OR PEX FROM WATER METERS TO EXISTING COPPER SUPPLY LINES IN CRAWL SPACES AND UNITS.
   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. SECURITY/SAFETY:
   a. SITE LIGHTING: UPGRADE THE EXISTING SITE LIGHTING TO PROVIDE 1.5-FOOT CANDLES 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 A NEW 24/7 DVR OR NVR RECORDING SYSTEM.
13. COMMON SPACES AND SITE AMENITIES (SHARED W/ PHASE II)
   a. COMMUNITY BUILDING / LEASING OFFICE. (PHASE II)
   b. NEW PLAYGROUND (PHASE II)
   c. CONNECTION TO ADJACENT PARK AND WALKING PATH (PHASE II)
   d. SEE PHASE II SCOPE OF WORK AND DRAWINGS – PENDING VHDA APPROVAL OF PROVIDING SHARED AMENITIES.
   e. PROVIDE AN ACCESSIBLE ROUTE AS SHOWN ON PLANS THAT CONNECTS NEW HC PARKING TO NEWLY DESIGNATED ACCESSIBLE UNITS, MAIL BOXES, LEASING OFFICE / COMMUNITY ROOM, AND NEW SITE AMENITIES. RE: PROPOSED SITE PLAN.

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). REPLACE ALL 3/8-INCH SHEATHING WITH A MINIMUM OF 15/32 INCH PLYWOOD OR 15/32-INCH OSB. INSTALL SHEATHING WITH CLIPS.
   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. 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 (R-30 MIN.)
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 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 HOUSE WRAP AND PROVIDE NEW SEAMLESS 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 FOR 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 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.
   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. 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 MITIGATE AS 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 OR EVERY 4 UNITS) 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 VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE. (ACCOUNT FOR 1 NEW 4"X8" VENT PER UNIT.)

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 IS 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 AVOID SETTLING DRYWALL TO FRAMING. RE: UNIT X UNIT MATRIX (SHOWN PER UNIT) IN SPECIFICATIONS MANUAL.
      4. FOR REPLACEMENT: ALL SECTIONS THAT HAVE MOLD, MILDEW, SIGNS OF MOISTURE, OR OTHERWISE EXTENSIVE DETERIORATING CONDITIONS, MATCH ADJACENT TYPE AND THICKNESS. RE: UNIT X UNIT MATRIX (SF PER UNIT) IN SPECIFICATIONS MANUAL.
   b. HISTORIC HARDWOOD FLOORING (TYPICAL 50% OF UNITS): AT UNITS THAT HAVE EXISTING SALVAGEABLE ORIGINAL HARDWOOD FLOORING. LIGHTLY SAND AREAS AS REQUIRED, CLEAN, PREP AND RESEAL ALL ORIGINAL WOOD FLOORING.
   c. HISTORIC HARDWOOD FLOORING (TYPICAL 25% OF 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.
   d. NON-HISTORIC VINYL FLOORING (TYPICAL 25% OF UNITS): AT UNITS THAT HAVE EXISTING VINYL AND OR CARPET FLOORING. REMOVE ALL EXISTING LAYERS TO UNDERLAYMENT OR SUBSTRATE. REPLACE OR SEAL DAMAGED, STAINED, OR FOUL-SMELLING UNDERLAYMENT. INSTALL NEW LVP OVER MINIMUM NOMINAL ¼ INCH UNDERLAYMENT GRADE PLYWOOD, OR SIMILAR UNDERLAYMENT MATERIAL. REMOVE FLOORING TO ORIGINAL LAYER, PREP AND INSTALL NEW LVP VINYL FLOORING THROUGHOUT.
   e. CERAMIC TILE (KITCHENS AND BATHROOMS ONLY ALL UNITS): 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 ¼ INCH CEMENTITIOUS BOARD OR SIMILAR UNDERLAYMENT MATERIAL. WATERPROOFING AT ALL KITCHENS AND BATHROOM FLOORS AND AT WALLS TO RECEIVE NEW SHOWER SURROUNDS. CLEAN AND SEAL GROUT AFTER INSTALLATION. TILE PATTERN AND STYLE TBD. PROVIDE CERAMIC BASE, COVE BASE, AND OR BULLNOSE EDGING.
      1. AT KITCHENS AND BATHROOMS:
         a. ACCOUNT FOR 300 SF OF SUBFLOOR REPAIR / REPLACEMENT.
         b. ACCOUNT FOR 20 LF JOIST REPAIR / REPLACEMENT
   f. 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.
2. 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 2 SWING DOORS PER UNIT AND 1 LOUVERED DOOR PER UNIT).
   b. ALL NEW DOORS SHALL BE FACTORY ASSEMBLED SIDE-HUNG SWINGING.
   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. REPLACE AND REPLACE ALL INTERIOR DOORS IN UNIT REPAIR WITH NEW SWING DOORS.
   f. ALL MECHANICAL CLOSET DOORS TO BE LOUVERED FOR AC RETURN.
   g. 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.
3. WINDOW TREATMENTS: REPLACE APARTMENT UNIT BLINDS WITH NEW HORIZONTAL 1" PVC MINI-BLINDS.
4. 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
5. 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 GAS RANGES.
      2. NEW 5-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.
6. 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.
7. 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 FIBERGLASS TUB AND SURROUND. 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 1.8 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.
      3. INSTALL NEW ENERGY STAR RATED EXHAUST FAN VENT/LIGHT COMBO ON SAME SWITCH. (REUSE EXISTING WIRING AND PROVIDE NEW HARD DUCT VENT TO EXTERIOR WHERE NOT EXISTING).
   h. LIGHTING: REPLACE EXISTING VANITY LIGHT FIXTURES WITH NEW ENERGY EFFICIENT LED VANITY LIGHT.

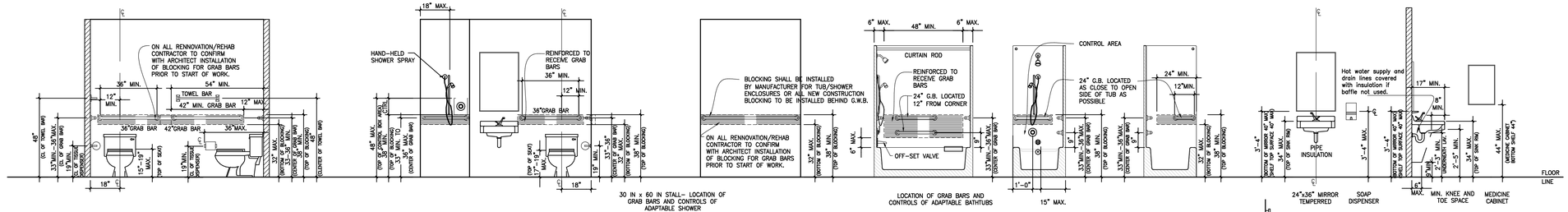
SCOPE OF WORK - DWELLING UNITS MEP

3. 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 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.
4. MECHANICAL:
   a. HVAC (ALL UNITS):
      1. REMOVE AND REPLACE EXISTING AIR HANDLERS, CONDENSING UNITS. (NEW UNITS TO BE ENERGY STAR RATED MIN. 15 SEERZ, 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 U

	BUILDING / UNIT INFO					DOORS						ENTRY FINISHES							LIVING ROOM FINISHES							KITCHEN FINISHES											BATHROOM FINISHES											BEDROOM FINISHES						GENERAL UNIT / BUILDING								
	BUILDING TYPE	BUILDING ID / STREET	UNIT # / ADDRESS	UNIT TYPE	UFAS/A UNIT CONVERSION	AUDIO / VISUAL IMPAIRED UNIT CONVERSION	REPLACE FRONT & REAR ENTRY DOOR W/ FRAME - SELF CLOSING/ADA DEADBOLT/ENTRY HDWR/DOOR AND INFILL	ADD OVERHANG (FRONT DOOR ONLY)	REPLACE INTERIOR DOORS (2 PER UNIT - 1 LOUVERED (MECH. DOOR)	REPAIR INTERIOR DOORS / UNDERCUT DOORS	REPLACE BI-FOLD/SLIDING DOORS w/ SWINGING DOORS	REPLACE ALL DOOR HARDWARE W/ NEW	NOTES:	NEW LVT (CLICK LOCK) FLOORING	REPAIR / PAINT WD BASE / TRIM	NEW PTD WD SHOE MOULD	REPAIR / PAINT WALLS & TRIM	REPLACE LIGHT FIXTURES	CLEAN / PAINT TOWNHOME STAIRS	NOTES:	INSTALL / REPLACE CLOSET SHELVES	NEW LVT (CLICK LOCK) FLOORING	REPAIR / PAINT WD BASE / TRIM	NEW PTD WD SHOE MOULD	REPAIR / PAINT WALLS & TRIM	REPLACE LIGHT FIXTURES	NOTES:	REPLACE KITCHEN CABINETS & COUNTERTOPS	REPLACE RANGE / NO ENERGY STAR LABEL	REPLACE RANGE HOOD	REPLACE RANGE W/ NEW UFAS/A RANGE	NEW RANGE FIRE SUPPRESSION	REPLACE KITCHEN SINK	REPLACE KITCHEN SINK UFAS/A	ADD NEW DISHWASHER	REPLACE REFRIGERATOR	REPLACE REFRIGERATOR UFAS/A	REPLACE LIGHT FIXTURES (4 FT LINEAR LED)	NOTES:	CREATE UFAS/A BATHROOM W/ ADA TUB	REPAIR / PAINT WD BASE / TRIM	NEW LVT (CLICK LOCK) FLOORING	NEW PTD WD SHOE MOULD	REPLACE WALL HUNG SINK W/ PEDESTAL SINK	REPLACE WALL HUNG SINK UFAS/A	REPLACE MIRRORED MEDICINE CABINET	REPLACE FAUCET / WATER SENSE	REPLACE BATHROOM ACCESSORIES	REPLACE SHOWERHEAD / FAUCET / VALVE	REPLACE TUBS AND SURROUNDS	INSTALL MR. CEMENTITIOUS GYP. BD.	REPLACE TOILET / WATER SENSE	REPLACE BATH FAN WIRED TO PRIMARY LIGHT w/ DELAYED TIMER	PAINT / REPAIR WALLS	REPLACE LIGHT FIXTURES ABOVE MED CAB	NOTES:	NEW LVT (CLICK LOCK) FLOORING	REPAIR / PAINT WD BASE / TRIM	NEW PTD WD SHOE MOULD	REPLACE LIGHT FIXTURES	REPAIR/PAINT WALLS	CLOSET ROD & SHELF (YES)	NOTES:	REPLACE CONDENSER & HVAC UNIT	REPLACE GRILLES & THERMOSTATS	REPLACE ROOFING (ASPHALT SHINGLES)	REPLACE VINYL SIDING, SOFFITS AND TRIM	CLEAN CRAWL SPACES / ENCAPSULATE	REPLACE WATER HEATER	SEAL AROUND PIME PENETRATIONS	REPLACE WASHER BOXES / LAUNDRY HOOKUPS	REPLACE HIGH-SPEED INTERNET JACKS	PROVIDE STRUCTURED CABLING	REPLACE UNIT WINDOWS	REPLACE UNIT WINDOW BLINDS	CLEAN EXISTING DUCTWORK	REPLACE SMOKE / CO DETECTORS	REPLACE COVER PLATES / OUTLETS / SWITCHES	REPLACE LIGHTING AT EXISTING LOCATIONS (LED)	NOTES:	
1	BUILDING TYPE I	BLDG 1 (GARDEN DR))	1245	1BR GDN HC	Y	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
2			1247	2BR TH	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
3			1249	2BR TH	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
4			1251	1BR GDN	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
5		BLDG 3 (16TH ST.)	1280	1BR GDN	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
6			1282	2BR TH	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
7			1284	2BR TH	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
8			1286	1BR GDN	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
9		BLDG 4 (16TH ST.)	1272	1BR GDN	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
10			1274	2BR TH	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
11			1276	2BR TH	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
12			1278	1BR GDN	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
13		BLDG 5 (16TH ST.)	1264	1BR GDN	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
14			1266	2BR TH	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
15			1268	2BR TH	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
16			1270	1BR GDN	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
17		BLDG 6 (16TH ST.)	1256	1BR GDN	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
18			1258	2BR TH	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
19			1260	2BR TH	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
20			1262	1BR GDN	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
21		BLDG 7 (16TH ST.)	1248	1BR GDN	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
22			1250	2BR TH	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
23			1252	2BR TH	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
24			1254	1BR GDN	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
25		BLDG 21 (16TH ST.)	1108	1BR GDN	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
26			1110	2BR TH	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
27			1112	2BR TH	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
28			1114	1BR GDN	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
29		BLDG 23 (ROANOKE)	1532	1BR GDN	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
30			1534	2BR TH	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
31			1536	2BR TH	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
32			1538	1BR GDN	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
33		BLDG 25 (ROANOKE)	1516	1BR GDN	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
34			1518	2BR TH	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
35			1520	2BR TH	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
36			1522	1BR GDN	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
37		BLDG 27 (ROANOKE)	1500	1BR GDN	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
38			1502	2BR TH	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
39			1504	2BR TH	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
40			1506	1BR GDN	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
41		BLDG 29 (ROANOKE)	1364	1BR GDN	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
42			1366	2BR TH	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
43			1368	2BR TH	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
44			1370	1BR GDN	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
45		BLDG 31 (ROANOKE)	1348	1BR GDN	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
46			1350	2BR TH	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
47			1352	2BR TH	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
48			1354	1BR GDN	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
49		BLDG 33 (ROANOKE)	1332	1BR GDN	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
50			1334	2BR TH	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
51			1336	2BR TH	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
52			1338	1BR GDN	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
53		BLDG 38 (GARDEN DR.)	1101	1BR GDN	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
54			1103	2BR TH	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
55			1105	2BR TH	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
56			1107	1BR GDN	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
57		BLDG 40 (GARDEN DR.)	1117	1BR GDN	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
58			1119	2BR TH	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
59			1121	2BR TH	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
60			1123	1BR GDN	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
61		BLDG 42 (GARDEN DR.)	1133	1BR GDN	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
62			1135	2BR TH	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
63			1137	2BR TH	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
64			1139	1BR GDN HC	Y	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
65		BLDG 44 (GARDEN DR.)	1149	1BR GDN	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
66			1151	2BR TH	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
67			1153	2BR TH	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
68			1155	1BR GDN	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
69		BLDG 47 (GARDEN DR.)	1173	1BR GDN	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
70			1175	2BR TH	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
71			1177	2BR TH	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	
72			1179	1BR GDN	N	N	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y

BUILDING / UNIT INFO						DOORS							ENTRY FINISHES							LIVING ROOM FINISHES							KITCHEN FINISHES										BATHROOM FINISHES										BEDROOM FINISHES						GENERAL UNIT / BUILDING									
BUILDING TYPE	BUILDING ID / STREET	UNIT # / ADDRESS	UNIT TYPE	UFAS/A UNIT CONVERSION	AUDIO / VISUAL IMPAIRED UNIT CONVERSION	REPLACE FRONT & REAR ENTRY DOOR w/ FRAME, REMAINING DOOR FOR REAR ENTRY REMOVAL AND INFILL	ADD OVERHANG (FRONT DOOR ONLY)	REPLACE INTERIOR DOORS (2 PER UNIT + 1 LOUVERED MECH. DOOR)	REPAIR INTERIOR DOORS / UNDERCUT DOORS	REPLACE BI-FOLD/SLIDING DOORS w/ SWINGING DOORS	REPLACE/ALL DOOR HARDWARE W/ NEW	NOTES:	NEW LVT (CLICK LOCK) FLOORING	REPAIR / PAINT WD BASE / TRIM	NEW PTD VID SHOE MOULD	REPAIR / PAINT WALLS & TRIM	REPLACE LIGHT FIXTURES	CLEAN / PAINT TOWNHOME STAIRS	NOTES:	INSTALL / REPLACE CLOSET SHELVES	NEW LVT (CLICK LOCK) FLOORING	REPAIR / PAINT WD BASE / TRIM	NEW PTD VID SHOE MOULD	REPAIR / PAINT WALLS & TRIM	REPLACE LIGHT FIXTURES	NOTES:	CREATE UFAS/A KITCHEN	REPAIR / PAINT WD BASE / TRIM	NEW LVT (CLICK LOCK) FLOORING	NEW PTD VID SHOE MOULD	REPLACE KITCHEN CABINETS & COUNTERTOPS	REPLACE RANGE / NO ENERGY STAR LABEL	REPLACE RANGE HOOD	REPLACE RANGE W/ NEW UFAS/A RANGE	NEW RANGE FIRE SUPPRESSION	REPLACE KITCHEN SINK	REPLACE KITCHEN SINK UFAS/A	ADD NEW DISHWASHER	REPLACE REFRIGERATOR	REPLACE REFRIGERATOR UFAS/A	REPLACE LIGHT FIXTURES (4 FT LINEAR LED)	NOTES:	CREATE UFAS/A BATHROOM W/ ADA TUB	REPLACE BATHROOM FLOORING (LVT VINYL)	REPLACE BASE / TRIM	REPLACE WALL HUNG SINK W/ PEDESTAL SINK	REPLACE WALL HUNG SINK UFAS/A	REPLACE MIRRORED MEDICINE CABINET	REPLACE FAUCET / WATER SENSE	REPLACE BATHROOM ACCESSORIES	REPLACE SHOWERHEAD / FAUCET / VALVE	REPLACE TUBS AND SURROUNDS	INSTALL MR. CEMENTITIOUS GYP. BD.	REPLACE TOILET / WATER SENSE	REPLACE BATH FAN WIRED TO PRIMARY LIGHT w/ DELAYED TIMER	PAINT / REPAIR WALLS	REPLACE LIGHT FIXTURES ABOVE MED CAB	NOTES:	NEW LVT (CLICK LOCK) FLOORING	REPAIR / PAINT WD BASE / TRIM	NEW PTD VID SHOE MOULD	REPLACE LIGHT FIXTURES	REPAIR/PAINT WALLS	CLOSET ROD & SHELF (YES)	NOTES:	REPLACE CONDENSER & HVAC UNIT	REPLACE GRILLES & THERMOSTATS	REPLACE ROOFING (ASPHALT SHINGLES)	REPLACE VINYL SIDING, SOFFITS AND TRIM	CLEAN CRAWL SPACES / ENCAPSULATE	REPLACE WATER HEATER	SEAL AROUND PME PENETRATIONS	REPLACE WASHER BOXES / LAUNDRY HOOKUPS	REPLACE HIGH-SPEED INTERNET JACKS	PROVIDE STRUCTURED CABLING	REPLACE UNIT WINDOWS	REPLACE UNIT WINDOW BLINDS	CLEAN EXISTING DUCTWORK	REPLACE SMOKE / CO DETECTORS	REPLACE COVER PLATES / OUTLETS / SWITCHES	REPLACE LIGHTING AT EXISTING LOCATIONS (LED)	NOTES:	
BLDG. TYPE III	BLDG. 38 (ROANOKE)	1308	2BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		97
		1310	2BR TH	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		98
		1312	2BR TH	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		99
		1314	2BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		100
	BLDG. 24 (ROANOKE)	1524	2BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		101
		1526	2BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		102
		1528	1BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		103
		1530	1BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		104
	BLDG. 26 (ROANOKE)	1508	1BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		105
		1510	1BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		106
		1512	2BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		107
		1514	2BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		108
	BLDG. 28 (ROANOKE)	1372	2BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		109
		1374	2BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		110
		1376	1BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		111
		1378	1BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		112
	BLDG. 30 (ROANOKE)	1356	1BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		113
		1358	1BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		114
		1360	2BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		115
		1362	2BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		116
	BLDG. 32 (ROANOKE)	1340	2BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		117
		1342	2BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		118
		1344	1BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		119
		1346	1BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		120
	BLDG. 34 (ROANOKE)	1324	1BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		121
		1326	1BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		122
		1328	2BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		123
		1330	2BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		124
BUILDING TYPE V	BLDG. 39 (GARDEN DR.)	1109	2BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y																																														125
		1111	2BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y																																												126
		1113	1BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y																																												127
		1115	1BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y																																												128
	BLDG. 41 (GARDEN DR.)	1125	1BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y																																												129
		1127	1BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y																																												130
		1129	2BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y																																												131
		1131	2BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y																																												132
	BLDG. 43 (GARDEN DR.)	1141	2BR GDN HC	Y	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y																																											133
		1143	2BR GDN HC	Y	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y																																											134
		1145	1BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y																																												135
		1147	1BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y																																												136
	BLDG. 45 (GARDEN DR.)	1157	1BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y																																												137
		1159	1BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y																																												138
		1161	2BR GDN HC	Y	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y																																											139
		1163	2BR GDN HC	Y	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y																																											140
	BLDG. 49 (GARDEN DR.)	1189	2BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y																																												141
		1191	2BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y																																												142
		1193	1BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y																																												143
		1195	1BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y																																												144
	BLDG. 51 (GARDEN DR.)	1205	1BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y																																												145
		1207	1BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y																																												146
		1209	2BR GDN HC	Y	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y																																											147
		1211	2BR GDN HC	Y	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y																																											148
	BLDG. 53 (GARDEN DR.)	1221	2BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		149
		1223	2BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		150
		1225	1BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		151
		1227	1BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		152
	BLDG. 55 (GARDEN DR.)	1337	1BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		153
		1239	1BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		154
		1241	2BR GDN HC	Y	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	N	Y		Y	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		155
		1243	2BR GDN HC	Y	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	N	Y		Y	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		156
	BLDG. 10 (JEBS PL.)	1218	1BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		157
		1220	2BR TH	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		158
		1222	2BR TH	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		159
		1224	1BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		160
	BLDG. 12 (JEBS PL.)	1198	1BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		161
		1200	2BR TH	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		162
		1202	2BR TH	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		163
		1204	1BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		164
	BLDG. 14 (JEBS PL.)	1178	1BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		165
		1180	2BR TH	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		166
		1182	2BR TH	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		167
		1184	1BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		168
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		1162	2BR TH	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		171
		1164	1BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		172
	BLDG. 18 (JEBS PL.)	1138	1BR GDN	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y	Y	Y	N	Y		Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		173
		1140	2BR TH	N	N	Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y	Y		Y	Y	Y	Y	Y	Y		N	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	N	Y		N	Y

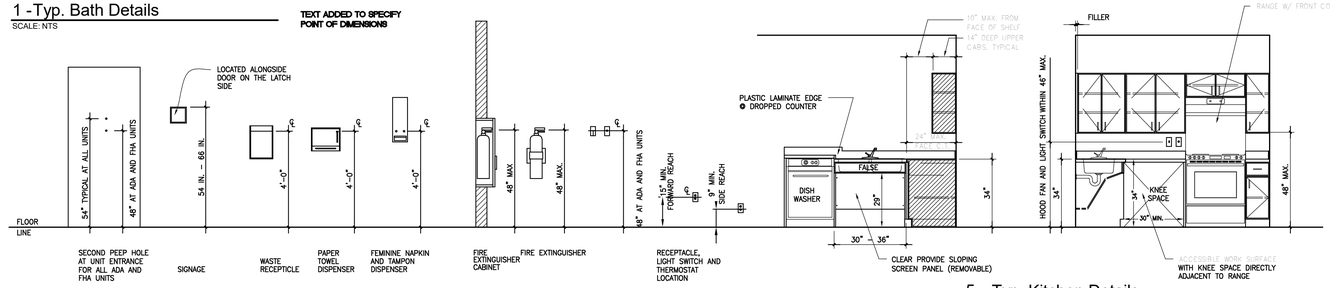
| BUILDING TYPE | BUILDING ID / STREET | UNIT # / ADDRESS | UNIT TYPE | BUILDING / UNIT INFO | DOORS | | | | | | | | ENTRY FINISHES | | | | | | | | LIVING ROOM FINISHES | | | | | | | | KITCHEN FINISHES | | | | | | | | | | | | BATHROOM FINISHES | | | | | | | | | | | BEDROOM FINISHES | | | | | | | GENERAL UNIT / BUILDING | | | | | | | | | | | | |
|---|---|---



1 -Typ. Bath Details

SCALE: NTS

TEXT ADDED TO SPECIFY POINT OF DIMENSIONS



2 - Misc. Mounting Heights

SCALE: NTS



DISPLAY CONDITIONS

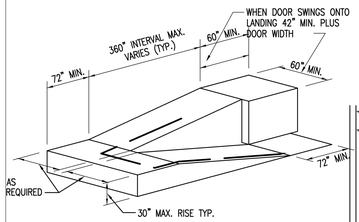


PROPORTIONS

INTERNATIONAL SIGN OF ACCESSIBILITY

3 - Typ. Signage Details

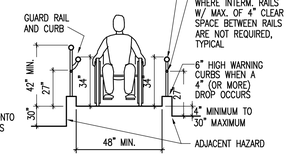
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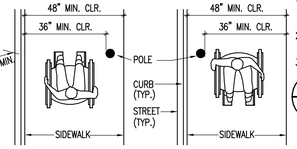
PAMP WITH INTERMEDIATE SWITCH-BACK PLATFORM

1 - Typ. Ramp Details

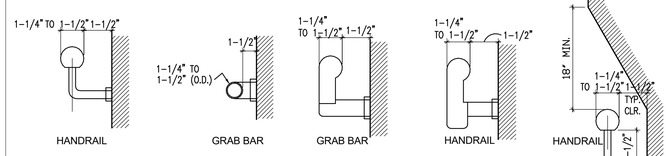
SCALE: NTS



RAMP SECTION



DETAIL



4 - Stair Handrail Details

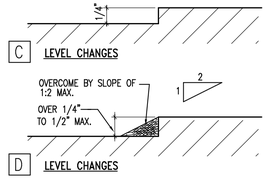
SCALE: NTS

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

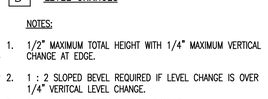
3. **COLOR CONTRAST** LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED OR INCISED 1/32 IN. (0.8MM) MINIMUM AND SHALL BE SANS SERIF CHARACTERS. RAISED CHARACTERS OR SYMBOLS SHALL BE AT LEAST 5/8 IN. (16 MM) HIGH, BUT NO HIGHER THAN 2 IN. (50 MM). INDENTED CHARACTERS OR SYMBOLS SHALL HAVE A STROKE WIDTH OF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



A TRANSITION BETWEEN FLOOR FINISHES

B THRESHOLD

C LEVEL CHANGES



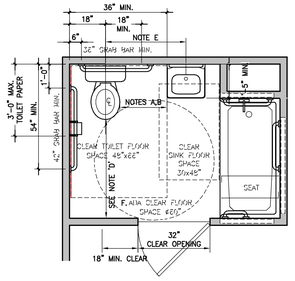
D LEVEL CHANGES

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.

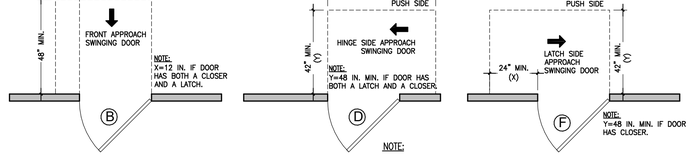
3 UFAS Typ. Threshold Details

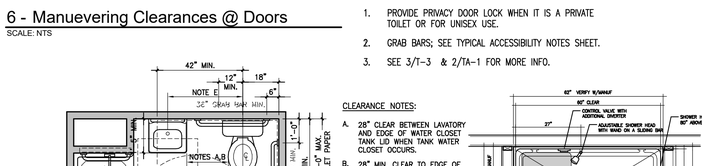
Scale: NTS



5 - Typ. Kitchen Details

SCALE: NTS



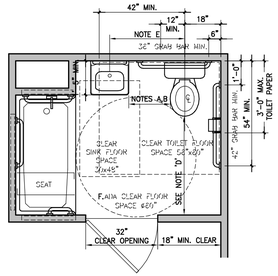


6 - Manuevering Clearances @ Doors

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

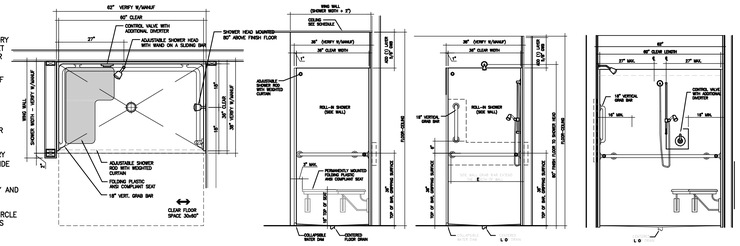
F. CLEAR FLOOR SPACE 60" CIRCLE SHOWN FOR ADAG PURPOSES ONLY.

NOTE:

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

7 - Typ. Bath Details/Clearances

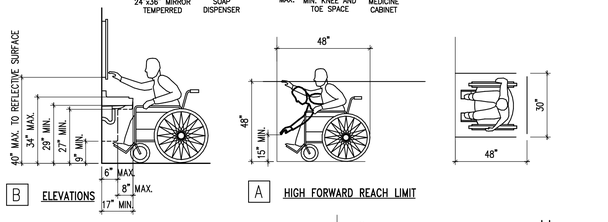
SCALE: NTS



8 - Typ. Reach Requirements

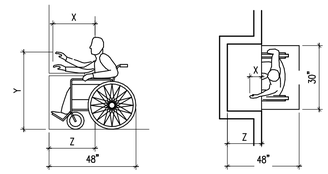
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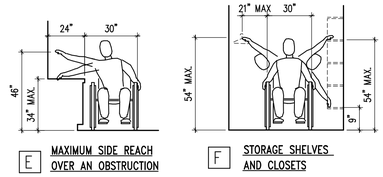
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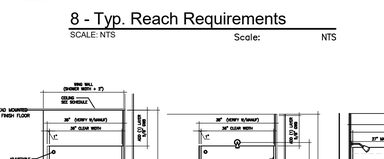


NOTES:

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.







REVISIONS

APPROVAL

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 | 512-588-2543

TRUE CRAFT ARCHITECTURE

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PRELIMINARY

NOT FOR CONSTRUCTION

JOB NUMBER: 19-009

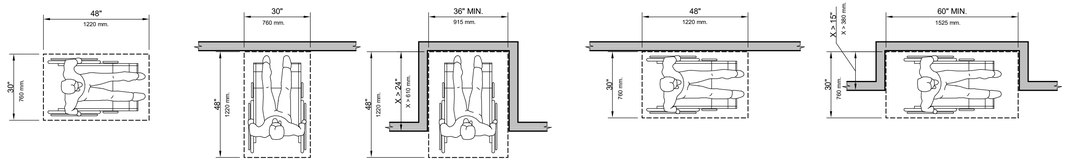
ISSUED: 02/04/2025

ACCESSIBLE UNIT REQUIREMENTS - UFAS

G3.0.1

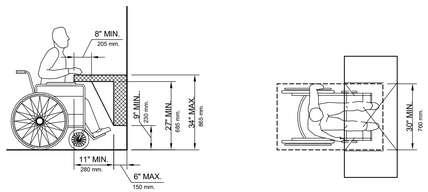
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2/4/2025 5:44:41 PM © COPYRIGHT 2019 TRUE CRAFT ARCHITECTURE, LLC



1 - Typical Clear Floor Spaces

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



2 - Toe and Knee Clearance

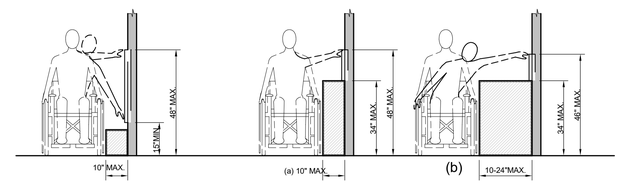
Scale: 3/8" = 1'-0"

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	

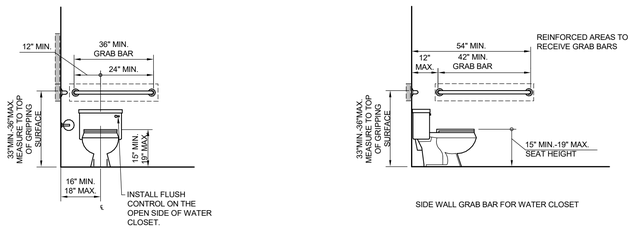
3 - Table of Maximum Reach Depth and Height

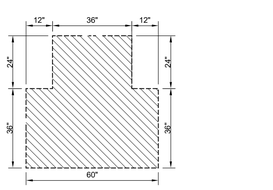
Scale: NTS



5 - Typical Reach Requirements

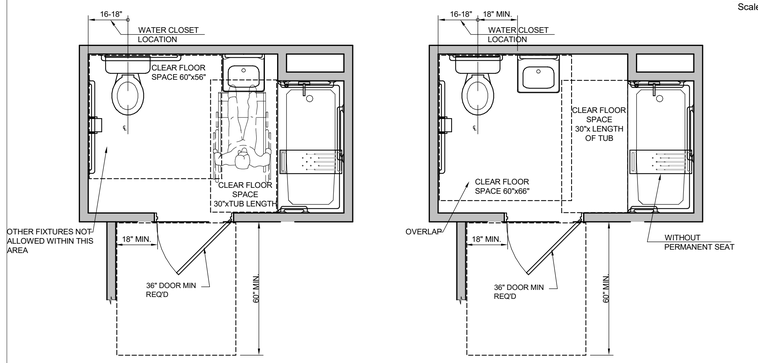
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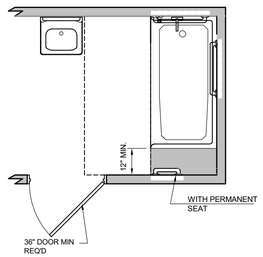




6 - T-Shaped Turning Space

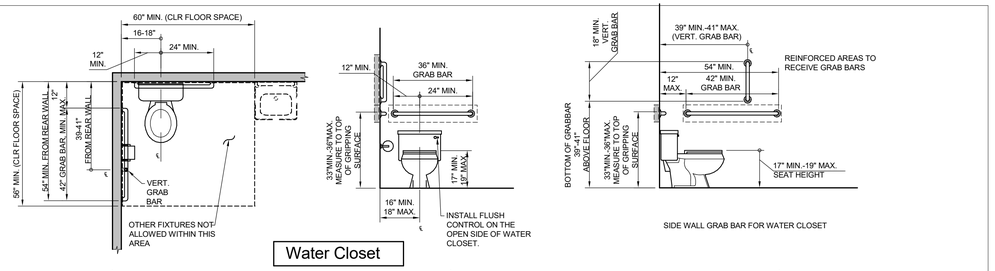
Scale: 3/8" = 1'-0"

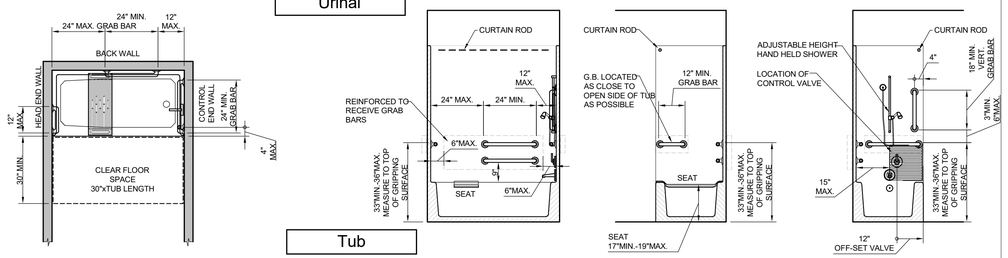




4 - Typical Accessible Bathroom Plan - Dwelling

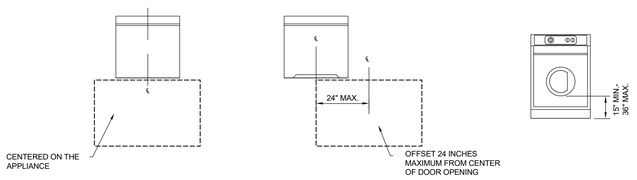
Scale: 3/8" = 1'-0"





7 - Typical Accessible Bathroom Details

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



8 - Laundry Equipment

Scale: NTS

REVISIONS

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PRELIMINARY

NOT FOR CONSTRUCTION

JOB NUMBER: 19-009

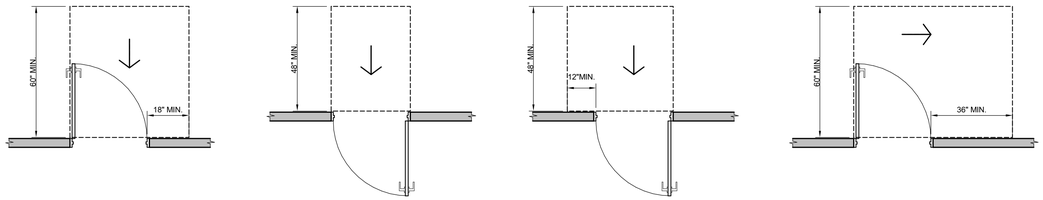
ISSUED: 02/04/2025

ACCESSIBLE UNIT REQUIREMENTS - ANSI

G3.0.2

PHASE: CD

2/4/2025 5:44:41 PM © COPYRIGHT 2019 TRUE CRAFT ARCHITECTURE LLC

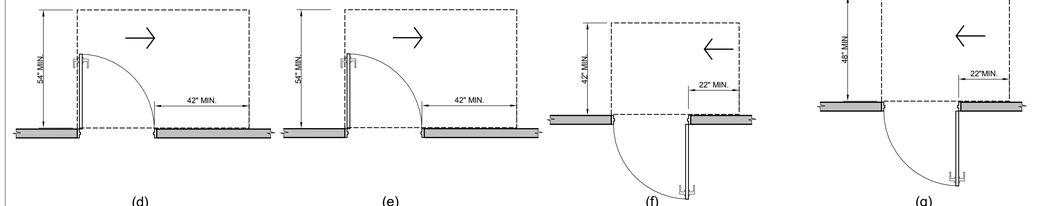


(a) front approach, pull side

(b) front approach, push side

(c) front approach, push side, door provided with both closer and latch

(d) hinge approach, pull side

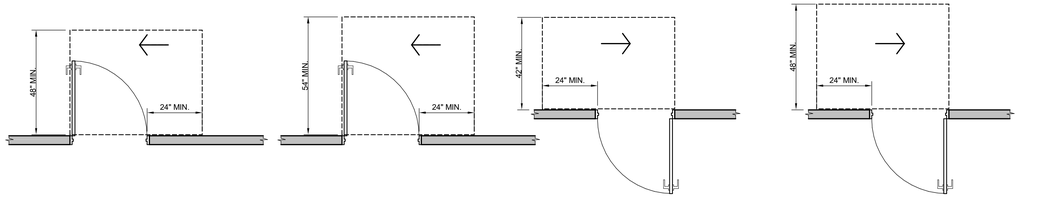


(d) hinge approach, pull side

(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

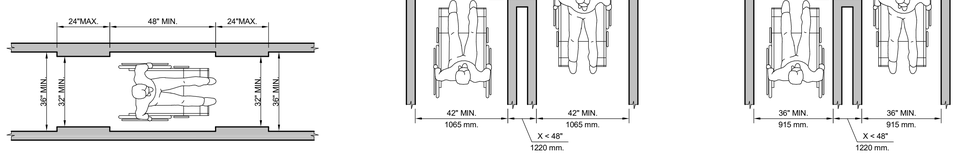
(i) latch approach, pull side, door provided with closer

(j) latch approach, push side

(k) latch approach, push side, door provided with closer

1 - Manuevering Clearance @ Doors

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

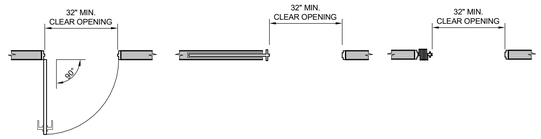


(a) 180 degree turn

(b) 180 degree turn (Exception)

2 - Clear Width of an Accessible Route

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



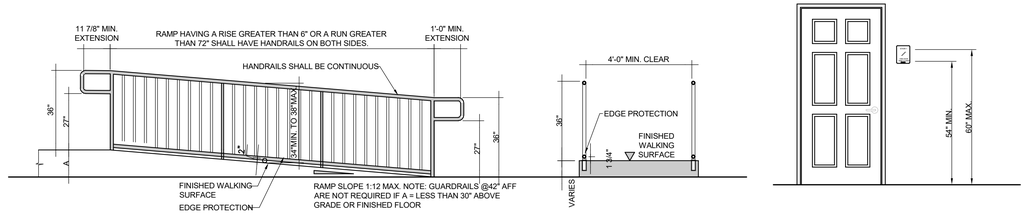
(a) hinged door

(b) sliding door

(c) folding door

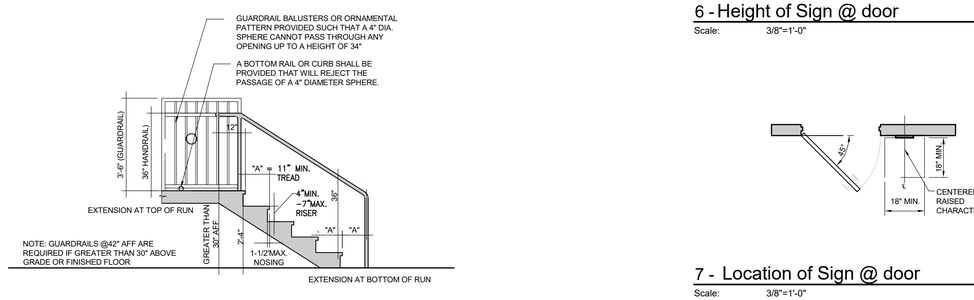
3 - Clear Passage Through Door/Doorway

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



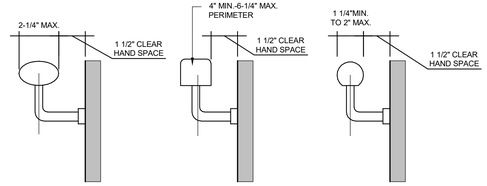
6 - Height of Sign @ door

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



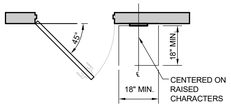
4 - Typ. Stair Handrail + Guardrail Conditions

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



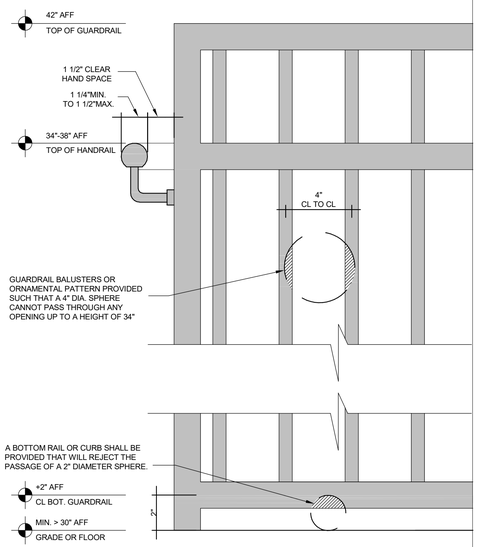
5 - Handrail Details

Scale: NTS



7 - Location of Sign @ door

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



8 - Typ. Guardrail Details

Scale: 3"=1'-0"

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REVISIONS

APPROVAL

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 | 512-588-2543

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PRELIMINARY

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JOB NUMBER: 19-009

ISSUED: 02/04/2025

ACCESSIBLE UNIT REQUIREMENTS - ANSI

G3.0.3

PHASE: CD

LEGAL DESCRIPTION - PHASE I

ALL THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND SITUATE IN THE CITY OF NEWPORT NEWS, VIRGINIA, DESIGNATED AND DESCRIBED AS "A 3.27 AC." AND "B 17.88 AC." AS SHOWN ON SHEETS 1 AND 2 OF A CERTAIN PLAT ENTITLED, "PHYSICAL SURVEY OF PART OF LOT 1 & LOT 3, SECTION "C", STUART GARDENS, NEWPORT NEWS, VIRGINIA, KNOWN AS PARCELS "A" & "B" - STUART GARDENS, PHASE I, FOR STUART GARDENS ASSOCIATES, A VIRGINIA LIMITED PARTNERSHIP," DATED MARCH 31, 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 10.

TAX I.D. NUMBER 314000201

TITLE REPORT EXCEPTIONS

SCHEDULE B - SECTION II
COMMITMENT NO. 20210041 2VA, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, REF. NO. 21524-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. (DOES NOT AFFECT PHASE I)
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 510103 0182D, REVISED DECEMBER 9, 2014
2. THE AREA ENCOMPASSED BY THIS ALTA SURVEY IS 1,871,665 SQ. FT. OR 42.968 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 I = 160
   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.

SURVEY CERTIFICATION

TO
CHICAGO TITLE INSURANCE COMPANY, STUART GARDEN HOUSING PARTNERS, CP

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

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 I
PARCELS A & B
STUART GARDEN ASSOCIATES
FOR
STUART GARDEN HOUSING PARTNERS, CP
NEWPORT NEWS, VIRGINIA

COMMISSION

SHEET 1 OF 4

CITY OF NEWPORT NEWS GEODETIC CONTROL
NETWORK VIRGINIA STATE PLANE COORDINATE
SYSTEM - SOUTH ZONE (NAD83(1992)

16TH STREET (80' R/W)
(PUBLIC)

ROANOKE AVENUE
(VARIABLE WIDTH R/W)
(PULIC)

JEBS PLACE (50' R/W)
(PUBLIC)

PHASE I
PARCEL B
17.880 AC

MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 4

5' C&P TELEPHONE EASEMENT
(D.B. 1030, PG. I)

ASPHALT

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 I
PARCELS A & B
STUART GARDEN ASSOCIATES
FOR
STUART GARDEN HOUSING PARTNERS, CP
NEWPORT NEWS, VIRGINIA

COMMISSION

SHEET 2 OF 4

CITY OF NEWPORT NEWS GEODETIC CONTROL
NETWORK VIRGINIA STATE PLANE COORDINATE
SYSTEM - SOUTH ZONE (NAD83)(1992)

MATCHLINE SEE SHEET 2

16TH STREET (80' R/W)
(PUBLIC)

GARDEN DRIVE (80' R/W)
(PUBLIC)

CITY OF NEWPORT NEWS
DRAINAGE EASEMENT
(D.B. 936, PG. 137)

PHASE I
PARCEL B
17.880 AC

PHASE I
PARCEL A
3.265 AC

PHASE II
PARCEL C
15.179 AC
(NOT INCLUDED)

ASPHALT

5' C&P TELEPHONE EASEMENT
(D.B. 1030, PG. I)

ANDERSON PARK

GRAPHIC SCALE: 1"=40'

NOTIFY
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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 I
PARCELS A & B
STUART GARDEN ASSOCIATES
FOR
STUART GARDEN HOUSING PARTNERS, CP
NEWPORT NEWS, VIRGINIA

COMMISSION

SHEET 3 OF 4

CITY OF NEWPORT NEWS GEODETIC CONTROL
NETWORK VIRGINIA STATE PLANE COORDINATE
SYSTEM - SOUTH ZONE (NAD83)(1992)

MATCHLINE SEE SHEET 2

PHASE I
PARCEL B
17.880 AC

PHASE II
PARCEL D
5.229 AC
(NOT INCLUDED)

PHASE II
PARCEL C
15.179 AC
(NOT INCLUDED)

ROANOKE AVENUE
(VARIABLE WIDTH R/W)
(PUBLIC)

GARDEN DRIVE
(80' R/W)
(PUBLIC)

5' C&P TELEPHONE EASEMENT
(D.B. 1030, PG. I)

CITY OF NEWPORT NEWS
20' CONSTRUCTION EASEMENT
(D.B. 936, PG. 141)

CITY OF NEWPORT NEWS
20' DRAINAGE EASEMENT
(D.B. 936, PG. 141)

LOT 31
LOT 30
LOT 29
LOT 28
LOT 27
LOT 26
LOT 25
LOT 24

N 62°22'00" E 138.29'
S 62°47'45" E 108.10'
S 68°47'00" E 232.80'
S 68°01'40" W 234.37'
S 29°34'30" W 77.50'
N 29°34'30" E 77.50'
S 37°46" W 972.76'

L=354.47'
R=250.00'

L=687.51'
R=482.90'

L=34.23'
R=70.00'

ASPHALT

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

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Utilities

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MARK	DATE	INITIAL

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PHASE I
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STUART GARDEN ASSOCIATES
FOR
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NEWPORT NEWS, VIRGINIA

COMMISSION

SHEET 4 OF 4

BUILDING / UNIT DATA SG I

BLDG #	UNIT ADDRESSES	STREET	BLDG TYPE	NO OF UNITS	PHASE
1	1245-1251	GARDEN	I	4	I
2	1288-1294	16TH ST	VIII	4	I
3	1280-1286	16TH ST	I	4	I
4	1272-1278	16TH ST	I	4	I
5	1264-1270	16TH ST	I	4	I
6	1256-1262	16TH ST	I	4	I
7	1248-1254	16TH ST	I	4	I
8	1238-1246	JEBS PL	VII	5	I
9	1226-1236	JEBS PL	VI	6	I
10	1218-1224	JEBS PL	V	4	I
11	1206-1216	JEBS PL	VI	6	I
12	1198-1204	JEBS PL	V	4	I
13	1186-1196	JEBS PL	VI	6	I
14	1178-1184	JEBS PL	V	4	I
15	1166-1176	JEBS PL	VI	6	I
16	1158-1164	JEBS PL	V	4	I
17	1146-1156	JEBS PL	VI	6	I
18	1138-1144	JEBS PL	V	4	I
19	1126-1136	JEBS PL	VI	6	I
20	1116-1124	JEBS PL	VIII	5	I
21	1108-1114	16TH ST	I	4	I
22	1100-1106	16TH ST	VIII	4	I
23	1532-1538	ROANOKE	I	4	I
24	1524-1530	ROANOKE	IV	4	I
25	1516-1522	ROANOKE	I	4	I
26	1508-1514	ROANOKE	IV	4	I
27	1500-1506	ROANOKE	I	4	I
28	1372-1378	ROANOKE	IV	4	I
29	1364-1370	ROANOKE	I	4	I
30	1356-1362	ROANOKE	IV	4	I
31	1348-1354	ROANOKE	I	4	I
32	1340-1346	ROANOKE	IV	4	I
33	1332-1338	ROANOKE	I	4	I
34	1324-1330	ROANOKE	IV	4	I
35	1316-1322	ROANOKE	X	4	I
36	1308-1314	ROANOKE	III	4	I
37	1300-1306	ROANOKE	X	4	I
38	1101-1107	GARDEN	IV	4	I
39	1109-1115	GARDEN	IV	4	I
40	1117-1123	GARDEN	I	4	I
41	1125-1131	GARDEN	IV	4	I
42	1133-1139	GARDEN	I	4	I
43	1141-1147	GARDEN	IV	4	I
44	1149-1155	GARDEN	I	4	I
45	1157-1163	GARDEN	IV	4	I
46	1165-1171	GARDEN	XI	4	I
47	1173-1179	GARDEN	I	4	I
48	1181-1187	GARDEN	XI	4	I
49	1189-1195	GARDEN	IV	4	I
50	1199-1201	GARDEN	XIV	2	I
51	1205-1211	GARDEN	IV	4	I
52	1213-1219	GARDEN	I	4	I
53	1221-1227	GARDEN	IV	4	I
54	1229-1235	GARDEN	I	4	I
55	1237-1243	GARDEN	IV	4	I
56	1296-1306	16TH ST	II	6	I
57	1340-1346	GARDEN	I	4	I
58	1348-1358	GARDEN	II	6	I
59	1308-1314	16 TH ST	VIII	4	I

REVISIONS

APPROVAL

STUART GARDENS PHASE I

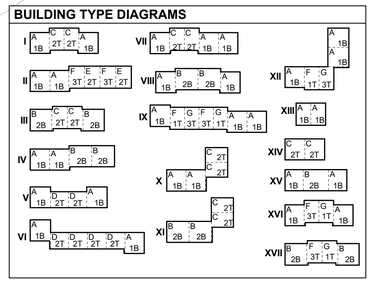
1326-C GARDEN DRIVE, NEWPORT NEWS, VA 23607

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

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	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 AND ENTRY RAMPS RE: NEW SITE PLAN FOR ADDITIONAL AREAS.

PROPERTY DATA - STUART GARDENS I

NAME	STUART GARDENS I
ADDRESS	1326 GARDEN DRIVE
CITY, STATE AND POSTAL CODE	NEWPORT NEWS, VA 23607
PROPERTY USE	MULTIFAMILY
PARCEL SIZE (ACRES)	3.27(Lot1) + 17.88(Lot 3) = 21.5 AC.
NUMBER OF BUILDINGS	59 APT. BLDGS
NUMBER OF STORIES	1 & 2
YEAR BUILT	1940
NUMBER OF RESIDENTIAL UNITS	252
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	
MINIMUM SIDE YARD SETBACK	20 FEET	
MINIMUM REAR YARD SETBACK	20 FEET	
LOT AREA	12,000 SF	
MAXIMUM BLDG COVERAGE	60% OF LOT AREA	
MAXIMUM HEIGHT	55 FEET	

PARKING REGULATIONS

REGULATION	REQUIREMENT	EQUATION
FOR EACH UNIT	1.5 SPACES PER UNIT X 252 UNITS =	378
	TOTAL REQUIRED PARKING =	378
	TOTAL PARKING EXISTING / PROVIDED =	182

STATUS LEGALLY NONCOFORMING

BUILDING TYPES STUART GARDENS I

BLDG TYPE	BLDG ID	# OF BLDGS	UNITS PER BLDG	UNIT TYPES 1BR GDN	1BR GDN HC	2BR GDN	2BR GDN HC	2BR TH	2BR TH - ALT	3BR TH	UNIT TOTAL	TOTAL HUD NSF	TOTAL HUD GSF
TYPE I	1, 3, 4, 5, 6, 7, 21, 23, 25, 27, 29, 31, 33, 38, 40, 42, 44, 47, 52, 54, 57	21	4	39	3	0	0	42	0	0	84	65,646	70,014
TYPE II	56, 58	2	6	4	0	0	0	4	0	4	12	10,124	10,836
TYPE III	36	1	4	0	0	2	0	2	0	0	4	3,276	3,490
TYPE IV	24, 26, 28, 30, 32, 34, 39, 41, 43, 45, 49, 51, 53, 55	14	4	28	0	20	8	0	0	0	56	37,100	39,536
TYPE V	10, 12, 14, 16, 18,	5	4	10	0	0	0	0	10	0	20	16,610	17,710
TYPE VI	9, 11, 13, 15, 17, 19	6	6	12	0	0	0	0	24	0	36	32,364	34,500
TYPE VII	8, 20	2	5	6	0	0	0	4	0	0	10	7,502	8,002
TYPE VIII	2, 22, 59	3	4	6	0	4	2	0	0	0	12	7,950	8,472
TYPE IX	IN PHASE II ONLY												
TYPE X	35, 37	2	4	4	0	0	0	4	0	0	8	6,252	6,668
TYPE XI	46, 48	2	4	0	0	4	0	4	0	0	8	6,552	6,980
TYPE XII	IN PHASE II ONLY												
TYPE XIII													
TYPE XIV	50	1	2	0	0	0	0	2	0	0	2	1,876	2,000
TYPE XV													
TYPE XVI	IN PHASE II ONLY												
TYPE XVII													
TOTAL LEASEABLE		59		109	3	30	10	62	34	4	252	195,252	208,208
LEASING OFFICE / COMMUNITY ROOM (SEE PHASE II)													
GRAND TOTAL HUD GSF													208,208

UNIT TYPES - STUART GARDENS I

UNIT TYPE	BEDS	BATH	HUD NSF	HUD GSF	# UNITS
1BR GDN (1BR GDN HC / AV)	1	1	625	667	112
2BR GDN (2BR GDN HC / AV)	2	1	700	745	40
2BR TH (2BR TH AV)	2	1	938	1000	62
2BR TH ALT (2BR TH ALT AV)	2	1	1036	1104	34
3BR TH (1BR TH AV)	3	1	968	1042	4
TOTALS					252

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PRELIMINARY

NOT FOR CONSTRUCTION

JOB NUMBER: 19-009

ISSUED: 02/04/2025

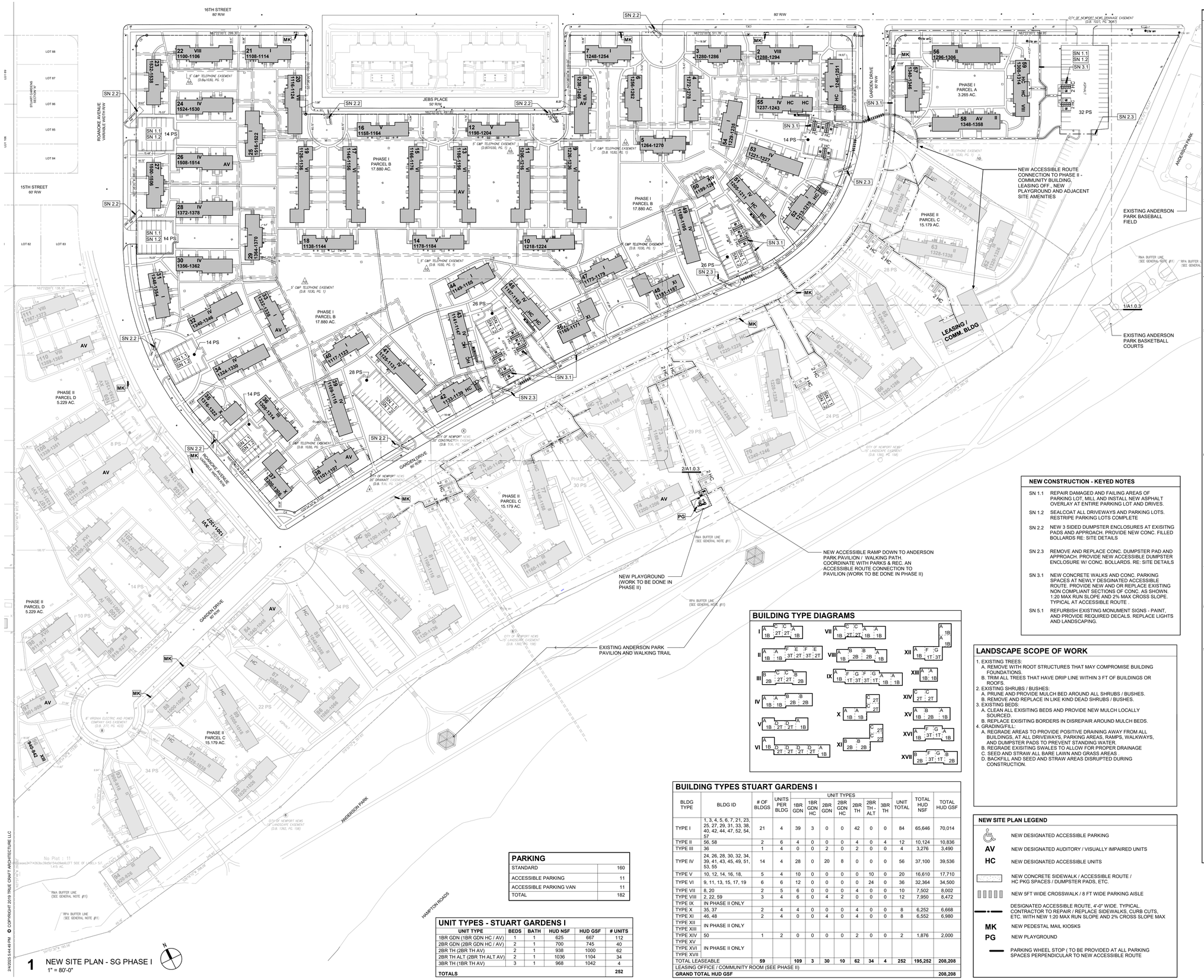
EXISTING SITE PLAN - PHASE I

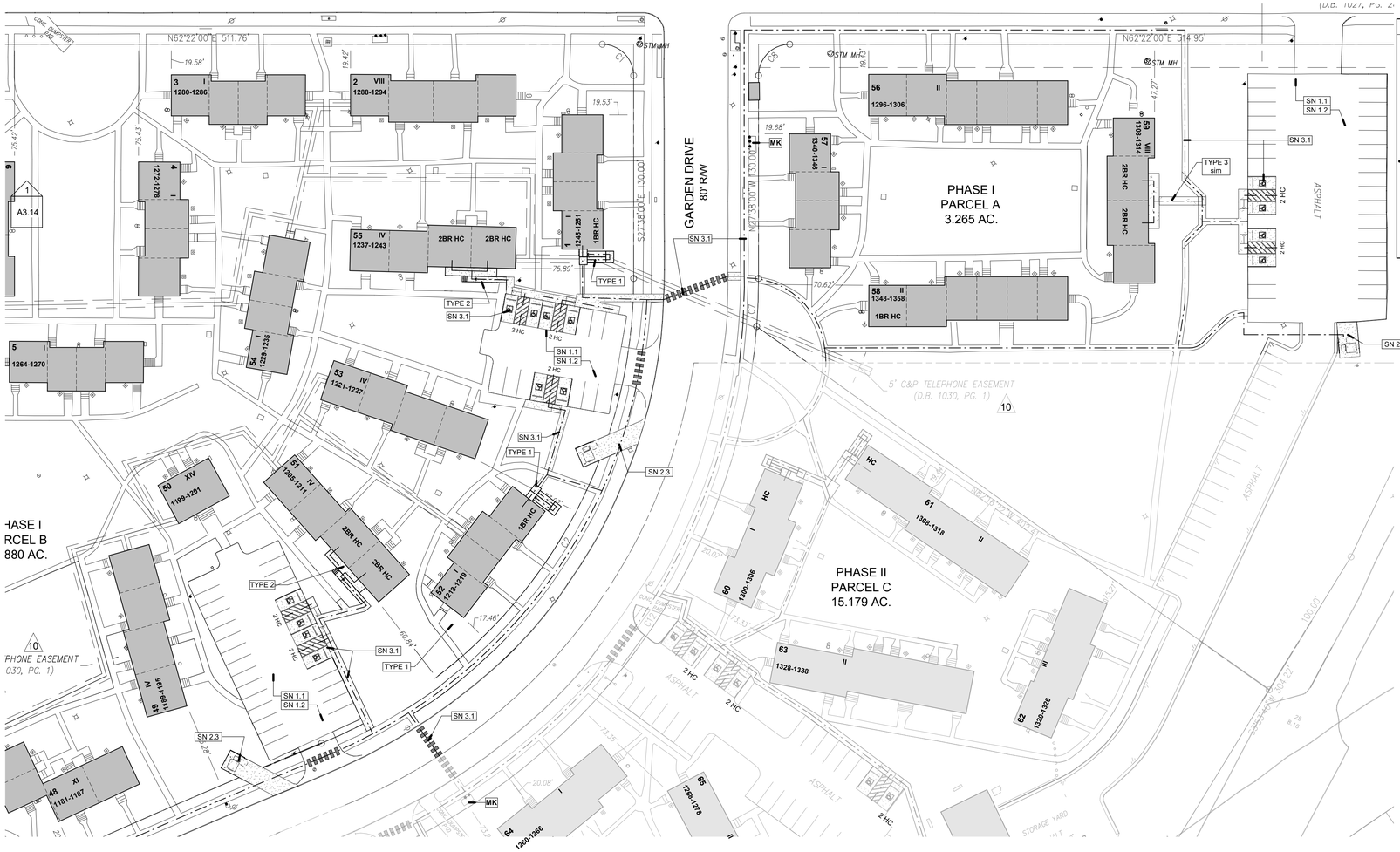
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1 EXISTING SITE PLAN
1" = 80'-0"

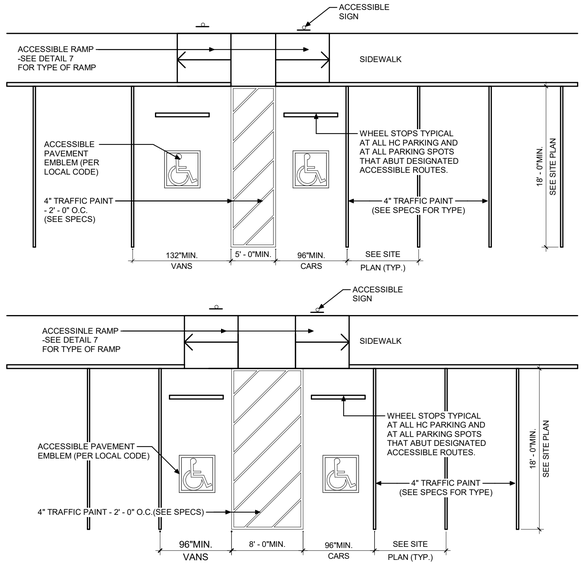

16TH STREET
80' R/W
15TH STREET
60' R/W
JEBS PLACE
50' R/W
ROANOKE AVENUE
VARIABLE WIDTH R/W
GARDEN DRIVE
60' R/W
ANDERSON PARK
HAMPTON ROADS
PHASE I
PARCEL B
17.880 AC.
PHASE I
PARCEL B
17.880 AC.
PHASE I
PARCEL B
17.880 AC.
PHASE I
PARCEL A
3.265 AC.
PHASE II
PARCEL C
15.179 AC.
PHASE II
PARCEL C
15.179 AC.
PHASE II
PARCEL C
15.179 AC.
PHASE II
PARCEL D
5.229 AC.
PHASE II
PARCEL D
5.229 AC.
LOT 88
LOT 87
LOT 86
LOT 85
LOT 84
LOT 83
LOT 82
STUART GARDENS SECTION "A"
LOT 89
LOT 106
5' C&P TELEPHONE EASEMENT (D.B.1030, PG. 1)
5' C&P TELEPHONE EASEMENT (D.B.1030, PG. 1)
5' C&P TELEPHONE EASEMENT (D.B.1030, PG. 1)
5' C&P TELEPHONE EASEMENT (D.B.1030, PG. 1)
5' C&P TELEPHONE EASEMENT (D.B.1030, PG. 1)
5' C&P TELEPHONE EASEMENT (D.B.1030, PG. 1)
5' C&P TELEPHONE EASEMENT (D.B.1030, PG. 1)
CITY OF NEWPORT NEWS DRAINAGE EASEMENT (D.B. 1023, PG. 2081)
CITY OF NEWPORT NEWS LANDSCAPE EASEMENT (D.B. 1392, PG. 158)
CITY OF NEWPORT NEWS LANDSCAPE EASEMENT (D.B. 1392, PG. 158)
CITY OF NEWPORT NEWS 20' CONSTRUCTION EASEMENT (D.B. 930, PG. 1)
6" VIRGINIA ELECTRIC AND POWER COMPANY GAS EASEMENT (D.B. 372, PG. 422)
RMA BUFFER LINE (SEE GENERAL NOTE #11)
RPA BUFFER LINE (SEE GENERAL NOTE #11)
RMA BUFFER LINE (SEE GENERAL NOTE #11)
RPA BUFFER LINE (SEE GENERAL NOTE #11)
N62°22'00"E 299.30'
N62°22'00"E 331.76'
N62°22'00"E 134.95'
N62°22'00"E 138.30'
N27°37'00"W 400.00'
S27°37'00"E 400.00'
S27°37'00"E 400.00'
N27°37'00"W 400.00'
S62°22'00"W 400.00'
S62°22'00"W 400.00'
N62°22'00"E 400.00'
N62°22'00"E 400.00'
S27°37'00"E 400.00'
N27°37'00"W 400.00'
S62°22'00"W


N62°22'00"E 511.76'
N62°22'00"E 514.95'
GARDEN DRIVE
80' R/W
PHASE I
PARCEL A
3.265 AC.
PHASE II
PARCEL C
15.179 AC.
5' C&P TELEPHONE EASEMENT
(D.B. 1030, PG. 1)
CITY OF NEWPORT NEWS
20' CONSTRUCTION EASEMENT
(D.B. 536, PG. 143)
ASPHALT
STORAGE YARD
CONC. SIDEWALK
STM MH
MK
PG
TYPE 1
TYPE 2
TYPE 3 sim
SN 1.1
SN 1.2
SN 2.3
SN 3.1
2 HC
1BR HC
2BR HC
1256-1262
1264-1270
1272-1278
1280-1286
1288-1294
1296-1306
1308-1318
1320-1326
1328-1338
1348-1358
1360-1366
1368-1374
1376-1382
1384-1390
1392-1398
1400-1406
1408-1414
1416-1422
1424-1430
1432-1438
1140-1146
1148-1155
1157-1163
1165-1171
1173-1179
1181-1187
1189-1195
1197-1201
1213-1219
1221-1227
1229-1235
1237-1243
1245-1251
1253-1259
1261-1267
1269-1275
1277-1283
1285-1291
1293-1299
1301-1307
1309-1314
1316-1322
1324-1330
1332-1338
1340-1346
1348-1354
1356-1362
1364-1370
1372-1378
1380-1386
1388-1394
1396-1402
1404-1410
1412-1418
1420-1426
1428-1434
1436-1442
1444-1450
1452-1458
1460-1466
1468-1474
1476-1482
1484-1490
1492-1498
1500-1506
1508-1514
1516-1522
1524-1530
1532-1538
1540-1546
1548-1554
1556-1562
1564-1570
1572-1578
1580-1586
1588-1594
1596-1602
1604-1610
1612-1618
1620-1626
1628-1634

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.



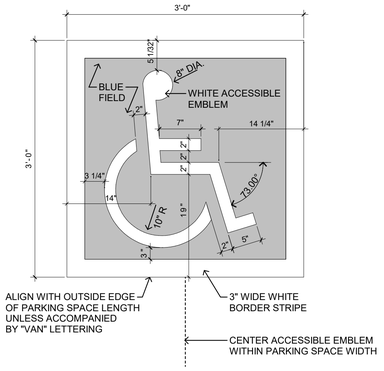
ALTERNATE "B"

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.

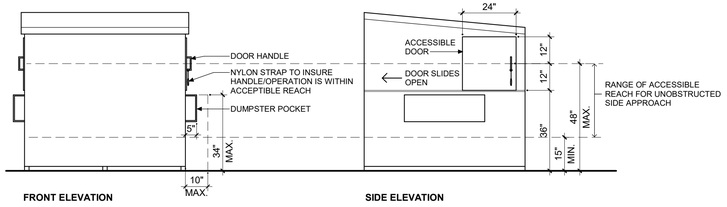
1 VAN ACCESSIBLE PARKING STRIPING
NTS



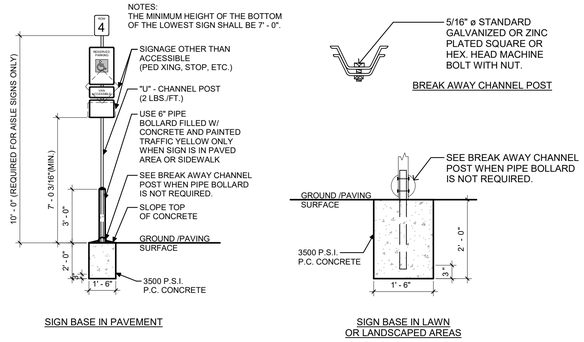
NOTE: LOCAL CODE MAY REQUIRE A WHITE FIELD WITH BLUE EMBLEM OR ANOTHER COLOR ARRANGEMENT. THE CONTRACTOR SHALL VERIFY THE REQUIRED PAINT COLOR WITH LOCAL OFFICIAL PRIOR TO PAINTING PAVEMENT MARKINGS.

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

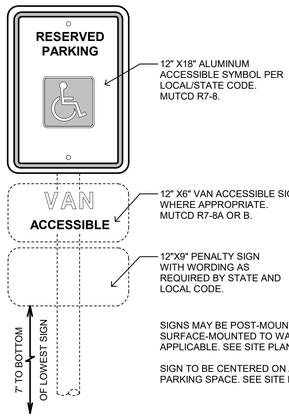
2 ACCESSIBLE PAVEMENT EMBLEM
NTS



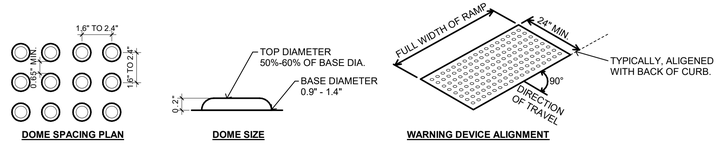
3 ACCESSIBLE DUMPSTER DETAILS
NTS



4 SIGN POST INSTALLATION
NTS



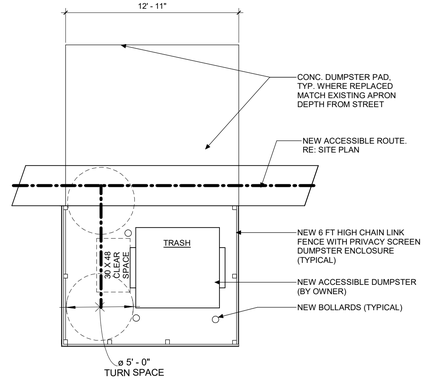
5 ACCESSIBLE SIGN / PLACEMENT LIMITS
NTS



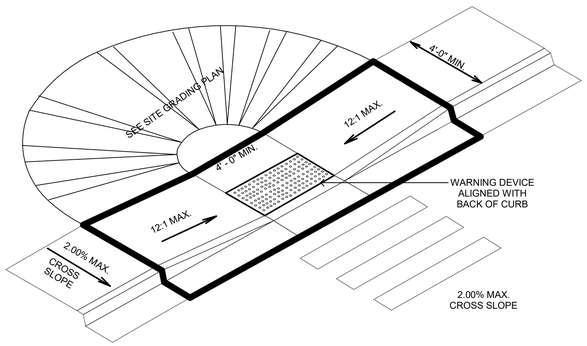
NOTES:
1. DETECTABLE WARNING SURFACES SHALL CONSIST OF TRUNCATED DOMES ALIGNED IN A SQUARE OR RADIAL GRID PATTERN AND SHALL COMPLY WITH ADA 705 GUIDELINES.

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.

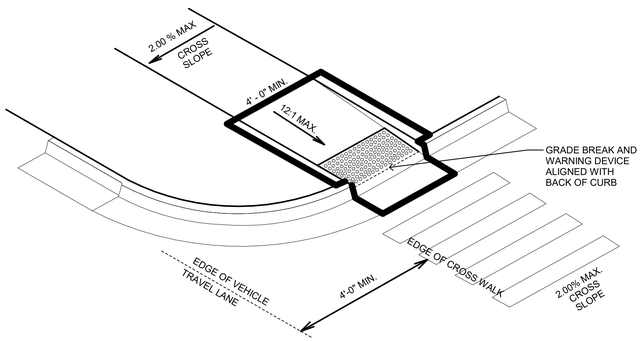
6 DETECTABLE WARNING SURFACE
NTS



7 ACCESSIBLE DUMPSTER ENCLOSURE
NTS



9 DEPRESSED SIDEWALK AND ACCESSIBLE RAMP
NTS



10 SINGLE ACCESSIBLE RAMP - SMALLER RADIUS WITH CURBED SIDES
NTS

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REVISIONS

APPROVAL

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 | 512-588-2543

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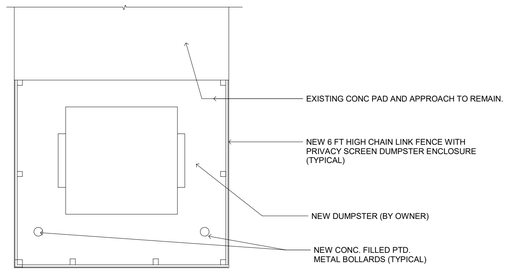
JOB NUMBER: 19-009

ISSUED: 02/04/2025

ENLARGED SITE DETAILS

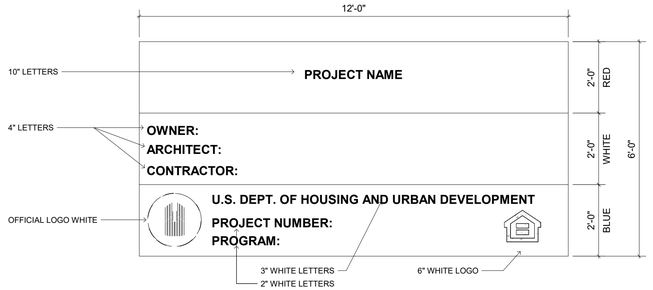
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PHASE: CD



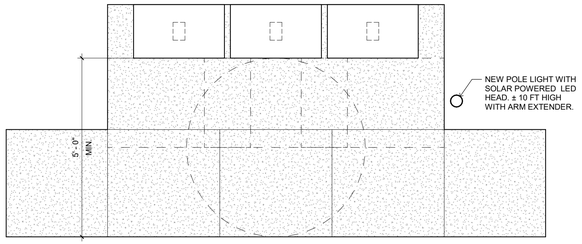
PLAN VIEW AT TYPICAL DUMPSTER ENCLOSURE

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



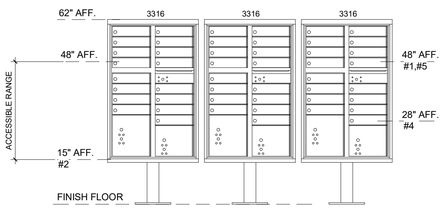
PROVIDE MINIMUM 8' WIDE X 4' HIGH PROJECT CONSTRUCTION SIGH PAINTED BY A PROFESSIONAL SIGN PAINTER OR MANUFACTURER. ERECT ON SITE AT LOCATION AGREED UPON WITH OWNER, ARCHITECT, AND HUD. MAINTAIN AT APPROVED LOCATION UNITIL FINAL INSPECTION

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



4
A1.2.2

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

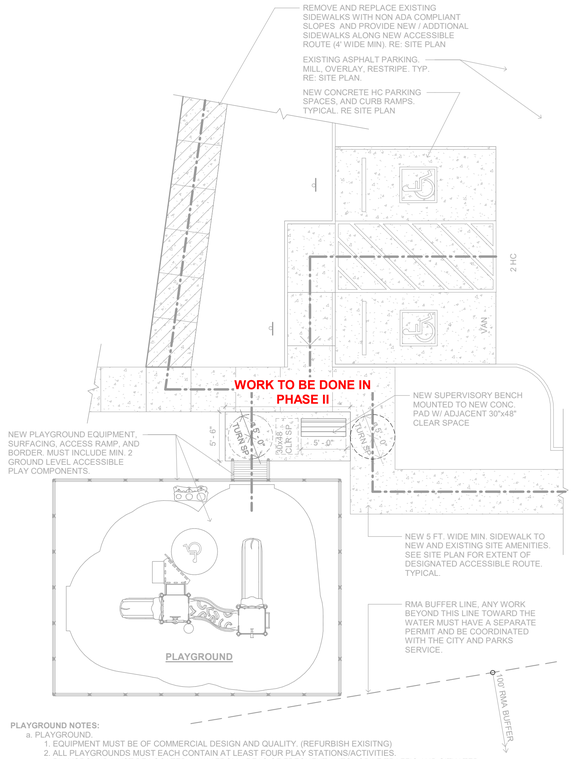


INSTALLATION REQUIREMENTS PER USPS STD-4C:
1. AT LEAST ONE CUSTOMER MAILBOX COMPARTMENT SHALL BE POSITIONED LESS THAN 48" ABOVE FINISHED FLOOR (AFF).
2. NO PARCEL LOCKER COMPARTMENT (INTERIOR BOTTOM SHELF) SHALL BE POSITIONED LESS THAN 15" AFF.
3. NO CUSTOMER MAILBOX LOCK SHALL BE LOCATED MORE THAN 67" 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

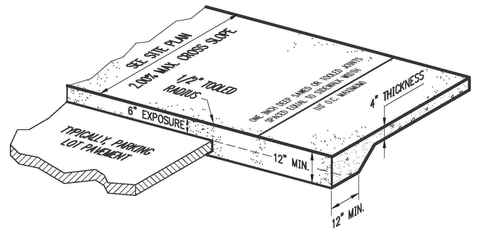


PLAYGROUND NOTES:
a. PLAYGROUND.
1. EQUIPMENT MUST BE OF COMMERCIAL DESIGN AND QUALITY. (REFURBISH EXISITNG)
2. ALL PLAYGROUNDS MUST EACH CONTAIN AT LEAST FOUR PLAY STATIONS/ACTIVITIES.
3. PLAYGROUND MUST BE LOCATED AWAY FROM AREAS OF FREQUENT AUTOMOBILE TRAFFIC AND SITUATED SUCH THAT THE PLAY AREA IS 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.

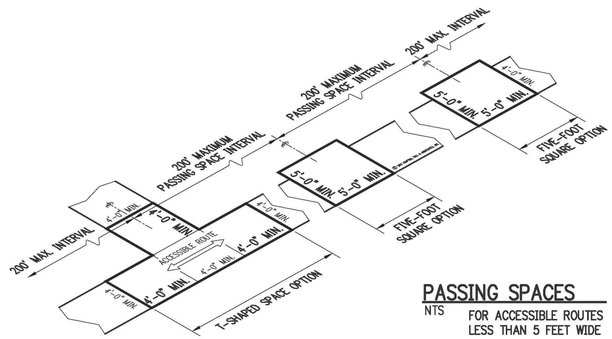
5 ENLARGED PLAYGROUND PLAN
1/8" = 1'-0"

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.

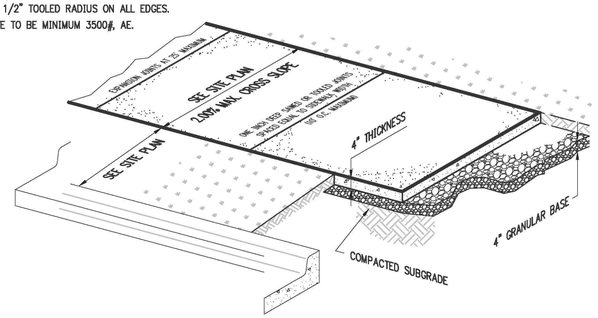


PRIVATE SIDEWALK WITH TURNED DOWN EDGE
NTS



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

STUART GARDENS PHASE I
1326-C GARDEN DRIVE, NEWPORT NEWS, VA 23607

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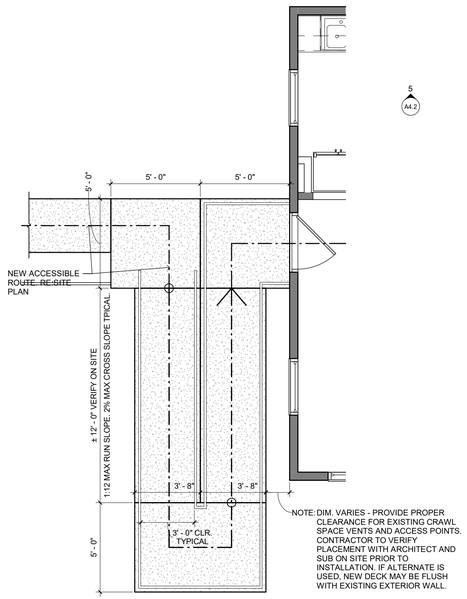
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ENLARGED SITE DETAILS

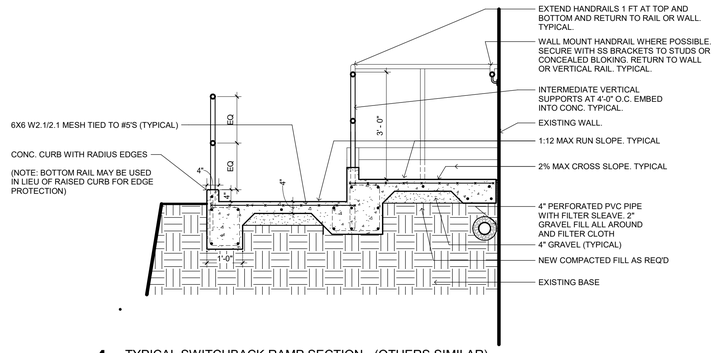
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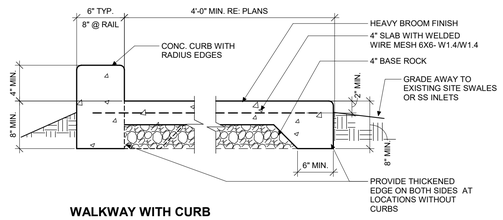
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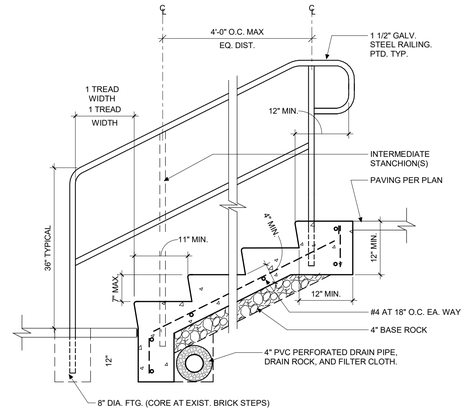
1 NEW ADA ENTRY RAMP - TYPE 1
1/4" = 1'-0"



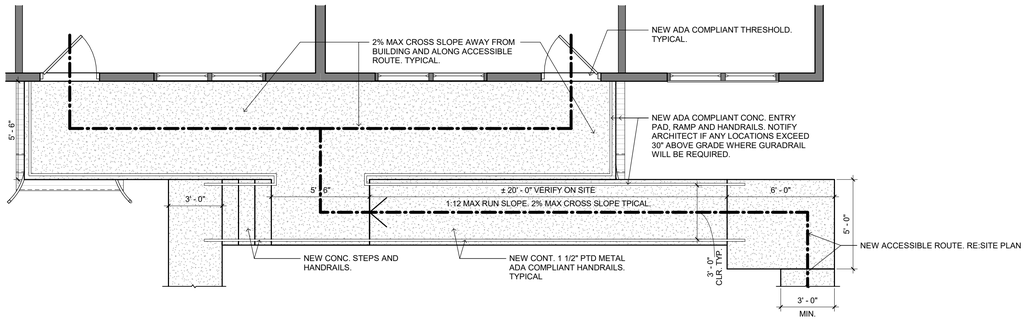
4 TYPICAL SWITCHBACK RAMP SECTION - (OTHERS SIMILAR)
1/2" = 1'-0"



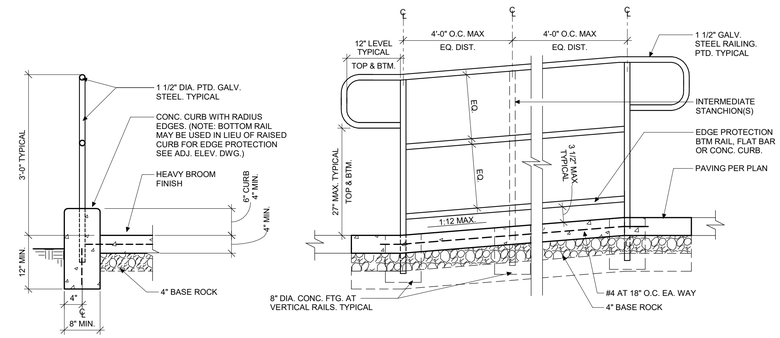
WALKWAY WITH CURB
SCALE: 1" = 1'-0"



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



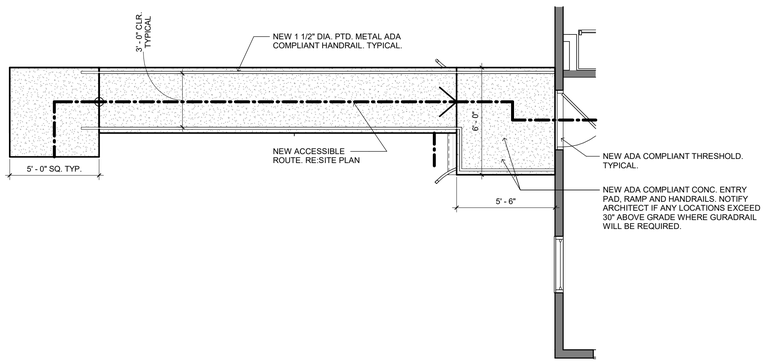
2 NEW ADA ENTRY RAMP - TYPE 2
1/4" = 1'-0"



SECTION @ RAIL **ELEVATION**

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

5 TYPICAL CONC. RAMP, STEPS, AND RAILING DETAILS



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.

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.

REVISIONS

APPROVAL

STUART GARDENS PHASE I

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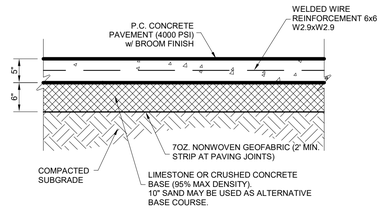
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NEW ADA RAMP DETAILS

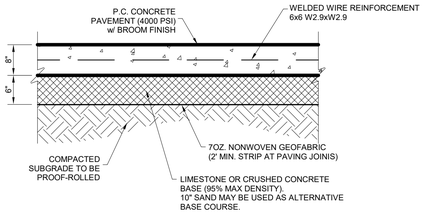
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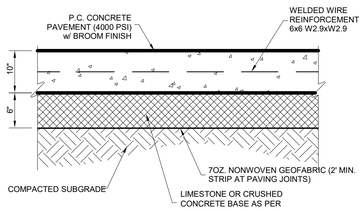
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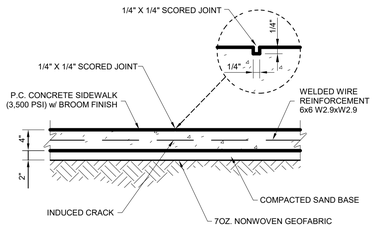
1 **5" P.C. CONCRETE PAVEMENT SECTION**
NTS



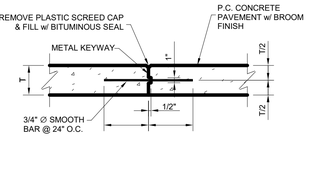
2 **8" P.C. CONCRETE PAVEMENT SECTION**
NTS



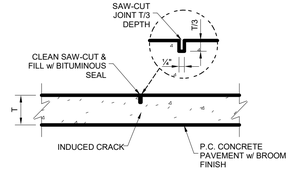
3 10" P.C. CONCRETE PAVEMENT SECTION
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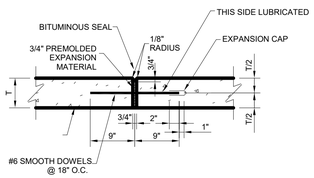
4 4" P.C. CONCRETE SIDEWALK SECTION
NTS



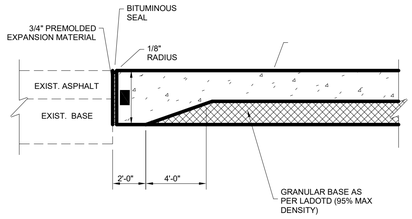
5 TYPICAL CONTRACTION JOINT - "CJ"-OPT A
NTS



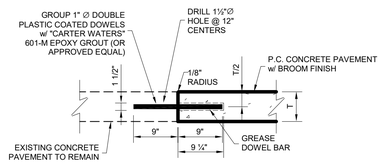
6 TYPICAL CONTRACTION JOINT - "CJ"-OPT B
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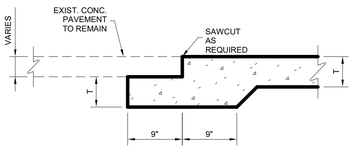
7 TYPICAL EXPANSION JOINT "EJ"
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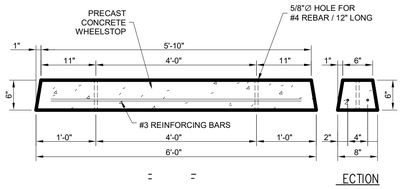
9 TYPICAL TIE TO EXISTING ASPHALT PAVEMENT
NTS



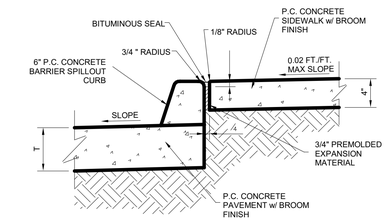
10 TYPICAL TIE TO EXISTING CONCRETE PAVEMENT - OPT A
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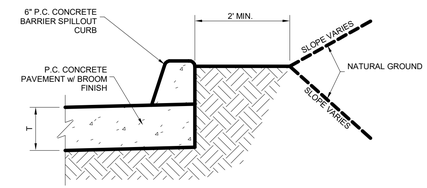
11 TYPICAL TIE TO EXISTING CONCRETE PAVEMENT - OPT B
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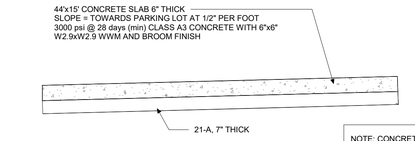
12 PRECAST CONCRETE WHEEL STOP
NTS



13 TYPICAL SECTION 4" SIDEWALK / SPILLOUT CURB
NTS

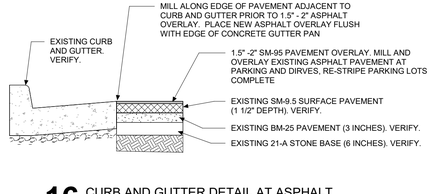


14 BACK OF CURB GRADING DETAIL
NTS

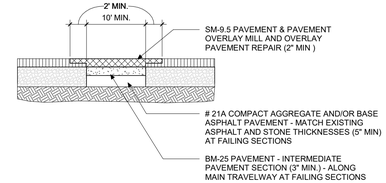


NOTE: CONCRETE SHALL BE 3000 psi AT 28 DAYS OR STRONGER.

15 CONCRETE DUMPSTER PAD DETAIL
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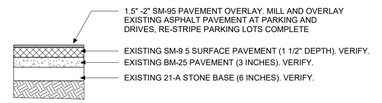


16 CURB AND GUTTER DETAIL AT ASPHALT
NTS



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

REVISIONS

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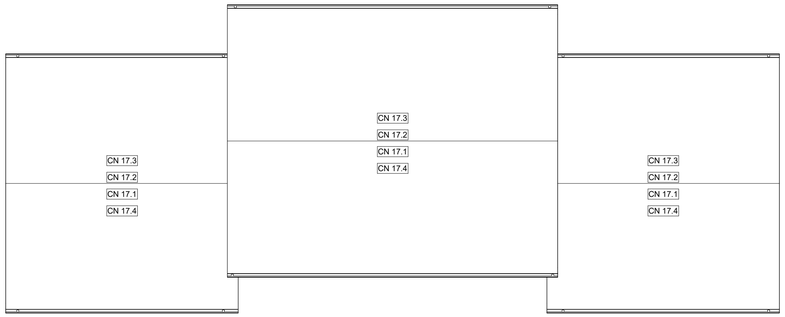
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SITE DETAILS - CONCRETE & ASPHALT

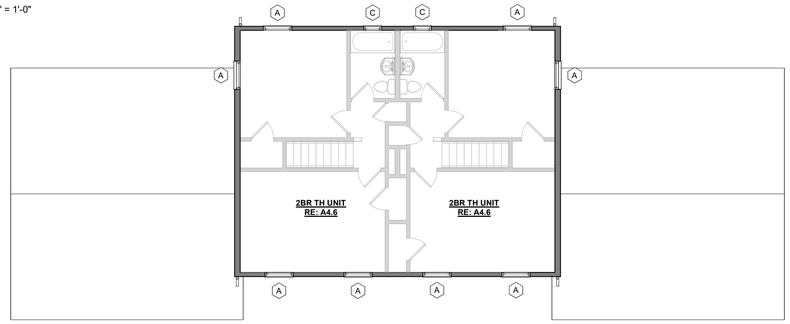
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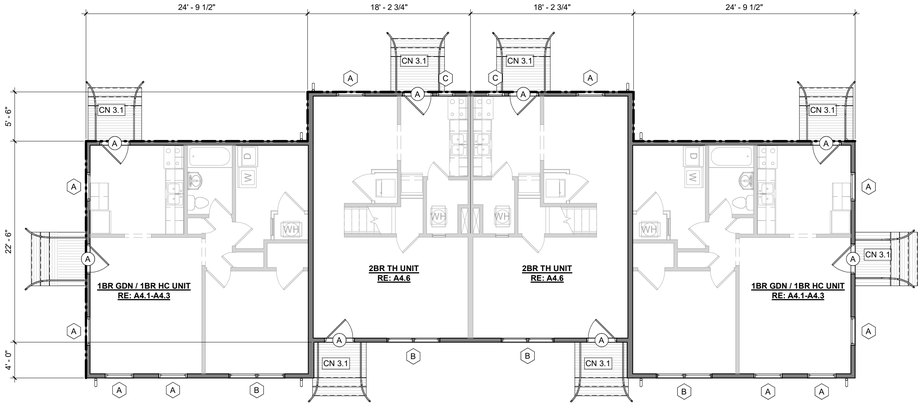
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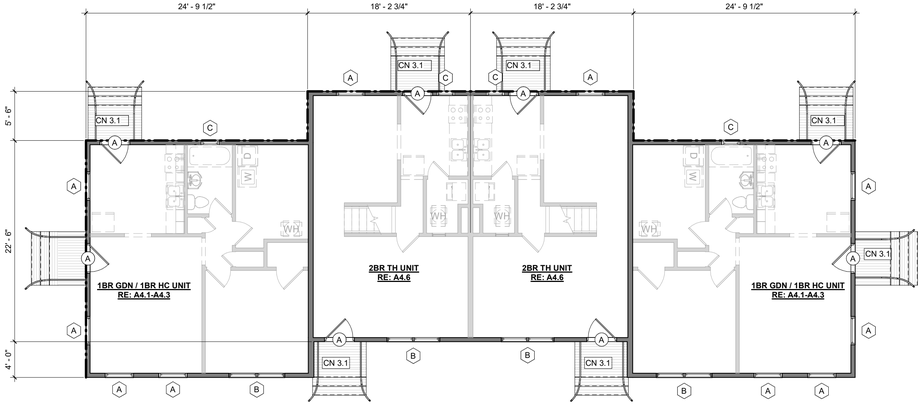
4 DEMO / NEW ROOF PLAN BLDG TYPE I
1/8" = 1'-0"



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



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



1 DEMO FIRST FLOOR PLAN BLDG TYPE I
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). REPLACE ALL 3/8-INCH SHEATHING WITH A MINIMUM OF 15/32 INCH PLYWOOD OR 15/32-INCH OSB. INSTALL SHEATHING WITH CLIPS.
   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 (R-30 MIN.)
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.
   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. 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 MITIGATE AS 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 OR EVERY 4 UNITS) 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 VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE. (ACCOUNT FOR 1 NEW 4"X8" VENT PER UNIT.)

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. 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.

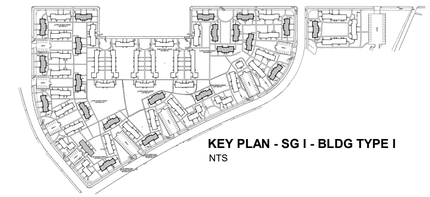
CN 3.1 HISTORIC EXTERIOR STEPS AND RAILINGS (ALL BUILDINGS):
   a. REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR.
   b. SCRAPE, CLEAN, APPLY RUST INHIBITOR, PREP, PRIME AND PAINT ALL EXISTING RAILING TO REMAIN WITH EXTERIOR GRADE PAINT. SECURE ANY LOOSE POSTS TO EXISTING OR NEW CONCRETE AND TO EXITING STOOPS AND WALLS.

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 PAINTED FIBER CEMENT VENTED SOFFITS.

CN 17.3 GUTTERS AND DOWNSPOUTS: (AT ALL BUILDINGS): REMOVE AND REPLACE ALL EXISTINGGUTTERS 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 (R-30 MIN.)



KEY PLAN - SG I - BLDG TYPE I
NTS

REVISIONS

APPROVAL

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 | 512-588-2543

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PRELIMINARY

NOT FOR CONSTRUCTION

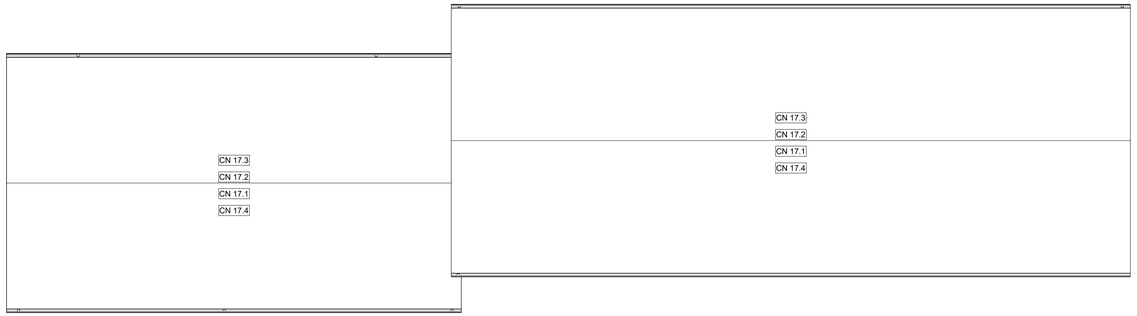
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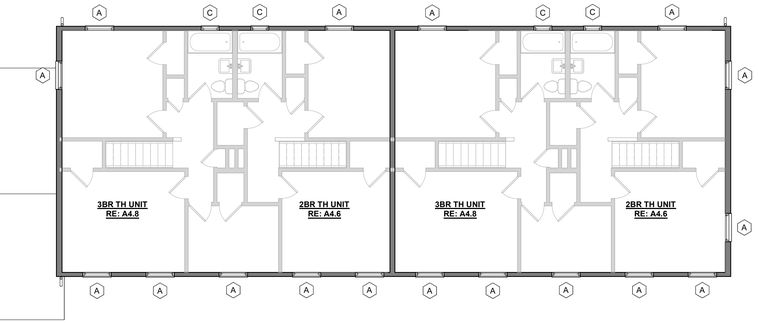
BLDG TYPE I - FLOOR & ROOF PLANS DEMO/NEW

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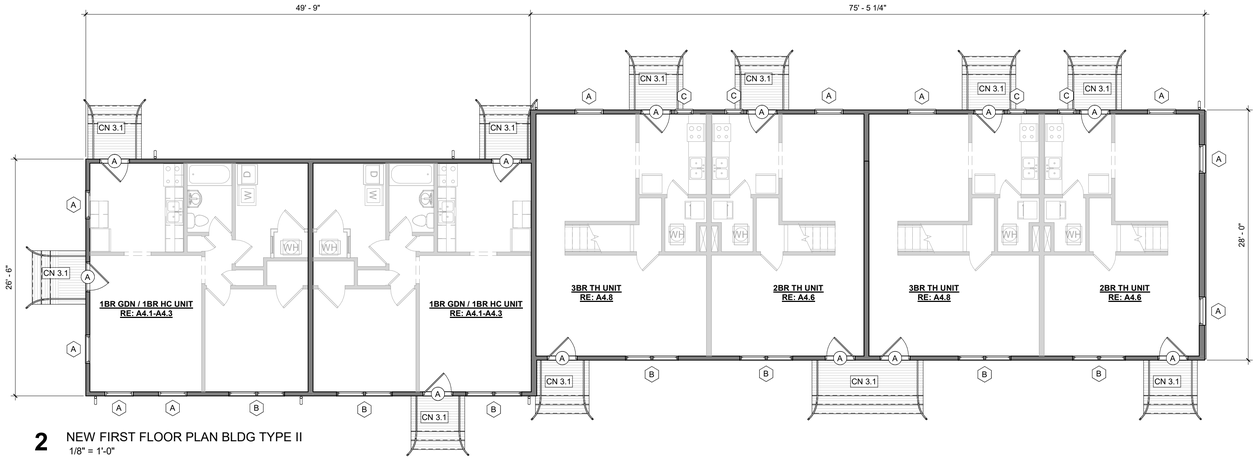
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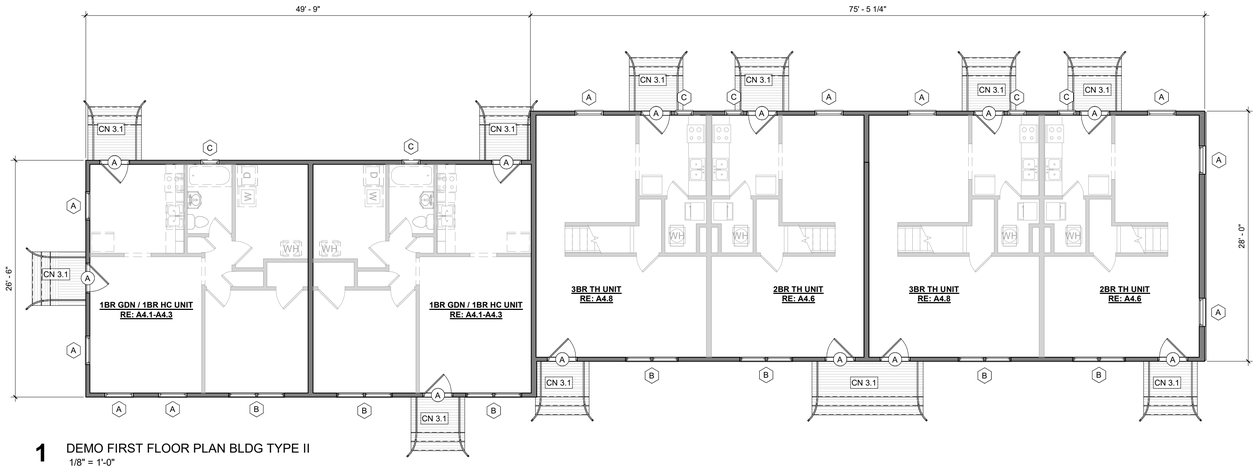
4 DEMO / NEW ROOF PLAN BLDG TYPE II
1/8" = 1'-0"



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



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



1 DEMO FIRST FLOOR PLAN 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). REPLACE ALL 3/8-INCH SHEATHING WITH A MINIMUM OF 15/32 INCH PLYWOOD OR 15/32-INCH OSB. INSTALL SHEATHING WITH CLIPS.
   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 (R-30 MIN.)
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.
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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.
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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

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   c. VIRGINIA HOUSING MAY APPROVE ABANDONED MATERIAL THAT IS SECURED, SEALED AND CONCEALED.
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   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. 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.
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   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 OR EVERY 4 UNITS) 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.
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   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 VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE. (ACCOUNT FOR 1 NEW 4"X8" VENT PER UNIT.)

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS NOTED OTHERWISE.
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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 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. 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 HISTORIC EXTERIOR STEPS AND RAILINGS (ALL BUILDINGS):
   a. REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR.
   b. SCRAPE, CLEAN, APPLY RUST INHIBITOR, PREP, PRIME AND PAINT ALL EXISTING RAILING TO REMAIN WITH EXTERIOR GRADE PAINT. SECURE ANY LOOSE POSTS TO EXISTING OR NEW CONCRETE AND TO EXITING STOOPS AND WALLS.

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 PAINTED FIBER CEMENT VENTED SOFFITS.

CN 17.3 GUTTERS AND DOWNSPOUTS: (AT ALL BUILDINGS): REMOVE AND REPLACE ALL EXISTINGGUTTERS 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 (R-30 MIN.)

REVISIONS

APPROVAL

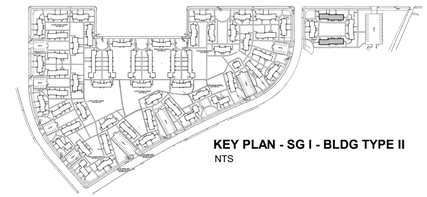
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KEY PLAN - SG I - BLDG TYPE II
NTS

PRELIMINARY

NOT FOR CONSTRUCTION

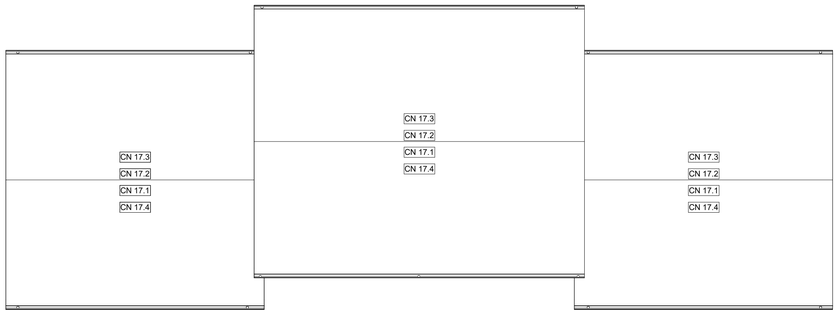
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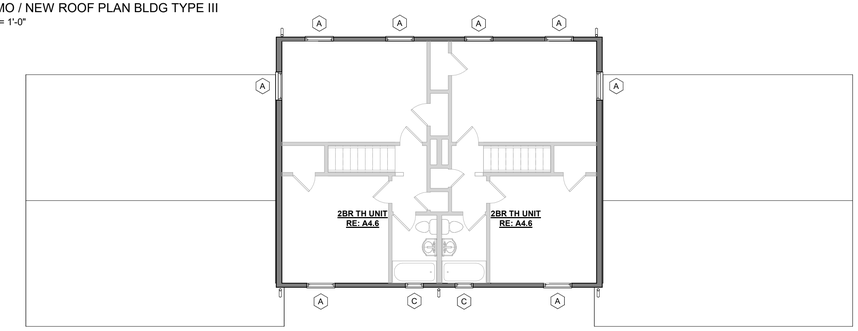
BLDG TYPE II - FLOOR & ROOF PLANS DEMO/NEW

A2.2

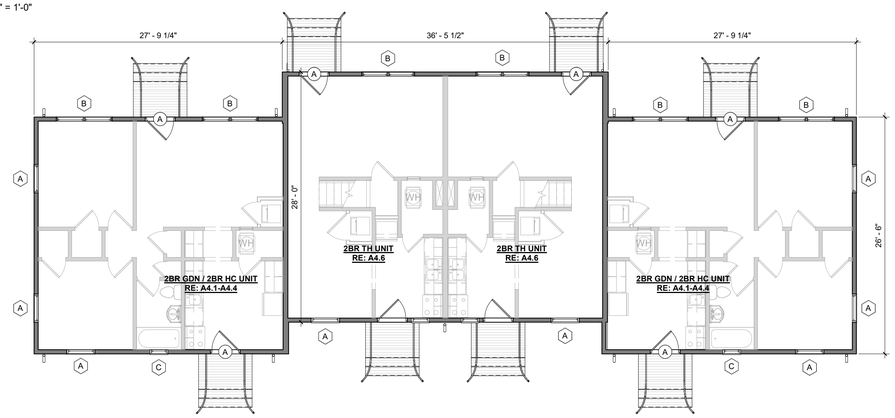
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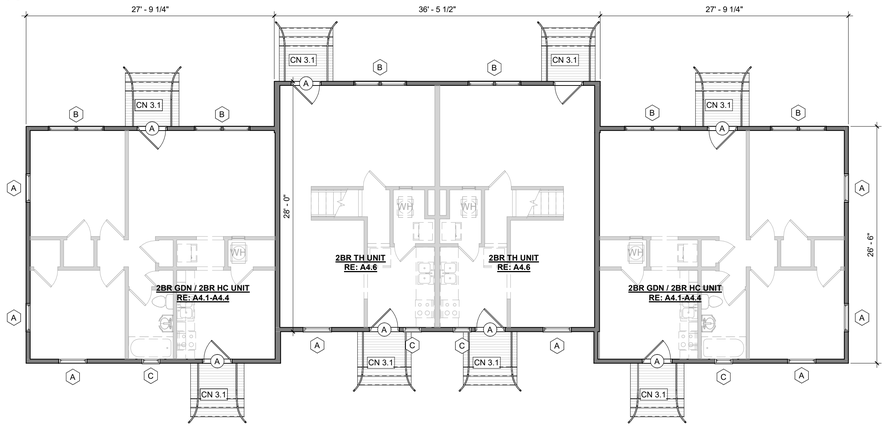
3 DEMO / NEW ROOF PLAN BLDG TYPE III
1/8" = 1'-0"



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). REPLACE ALL 3/8-INCH SHEATHING WITH A MINIMUM OF 15/32 INCH PLYWOOD OR 15/32-INCH OSB. INSTALL SHEATHING WITH CLIPS.
   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 (R-30 MIN.)
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.
   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. 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 MITIGATE AS 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 OR EVERY 4 UNITS) 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 VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE. (ACCOUNT FOR 1 NEW 4'X8" VENT PER UNIT.)

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. 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.

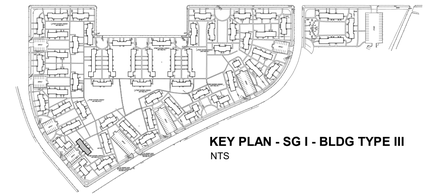
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   b. SCRAPE, CLEAN, APPLY RUST INHIBITOR, PREP, PRIME AND PAINT ALL EXISTING RAILING TO REMAIN WITH EXTERIOR GRADE PAINT. SECURE ANY LOOSE POSTS TO EXISTING OR NEW CONCRETE AND TO EXITING STOOPS AND WALLS.

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 PAINTED FIBER CEMENT VENTED SOFFITS.

CN 17.3 GUTTERS AND DOWNSPOUTS: (AT ALL BUILDINGS): REMOVE AND REPLACE ALL EXISTINGGUTTERS 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 (R-30 MIN.)



KEY PLAN - SG I - BLDG TYPE III
NTS

REVISIONS

APPROVAL

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1326-C GARDEN DRIVE, NEWPORT NEWS, VA 23607

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PRELIMINARY

NOT FOR CONSTRUCTION

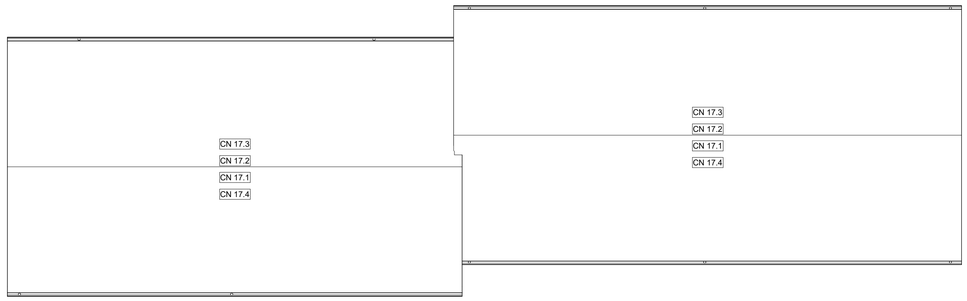
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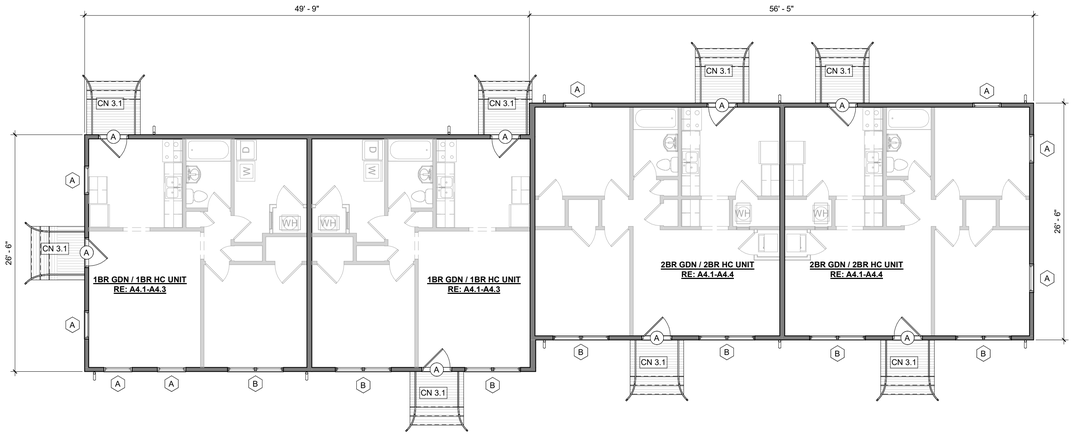
BLDG TYPE III - FLOOR & ROOF PLANS DEMO/NEW

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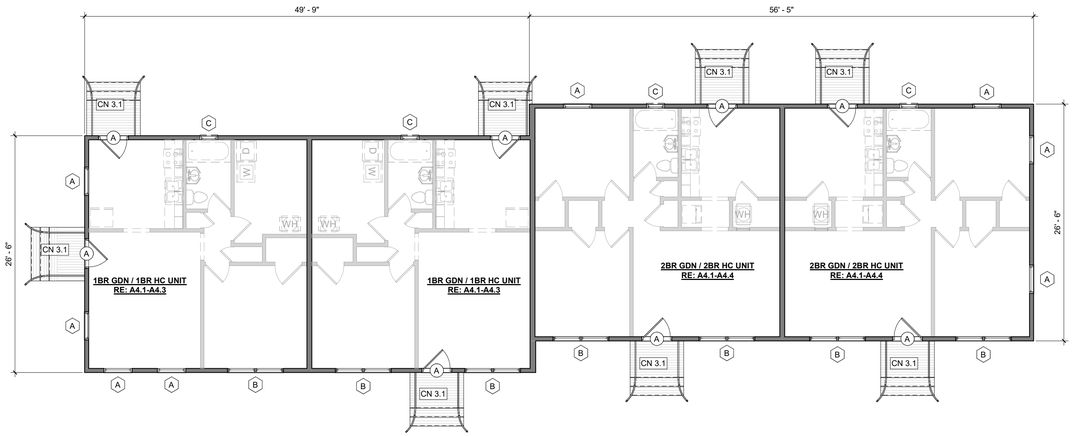
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3 DEMO / NEW ROOF PLAN BLDG TYPE IV
1/8" = 1'-0"



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). REPLACE ALL 3/8-INCH SHEATHING WITH A MINIMUM OF 15/32 INCH PLYWOOD OR 15/32-INCH OSB. INSTALL SHEATHING WITH CLIPS.
   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 (R-30 MIN.)
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.
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   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.
   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. 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 MITIGATE AS 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 OR EVERY 4 UNITS) 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 VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE. (ACCOUNT FOR 1 NEW 4"X8" VENT PER UNIT.)

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. 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.

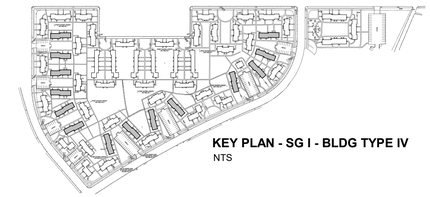
CN 3.1 HISTORIC EXTERIOR STEPS AND RAILINGS (ALL BUILDINGS):
   a. REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR.
   b. SCRAPE, CLEAN, APPLY RUST INHIBITOR, PREP, PRIME AND PAINT ALL EXISTING RAILING TO REMAIN WITH EXTERIOR GRADE PAINT. SECURE ANY LOOSE POSTS TO EXISTING OR NEW CONCRETE AND TO EXITING STOOPS AND WALLS.

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 PAINTED FIBER CEMENT VENTED SOFFITS.

CN 17.3 GUTTERS AND DOWNSPOUTS: (AT ALL BUILDINGS): REMOVE AND REPLACE ALL EXISTINGGUTTERS 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 (R-30 MIN.)



KEY PLAN - SG I - BLDG TYPE IV
NTS

REVISIONS

APPROVAL

STUART GARDENS PHASE I
1326-C GARDEN DRIVE, NEWPORT NEWS, VA 23607

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PRELIMINARY

NOT FOR CONSTRUCTION

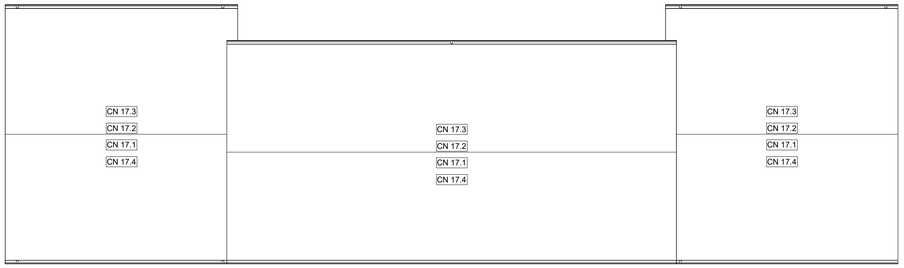
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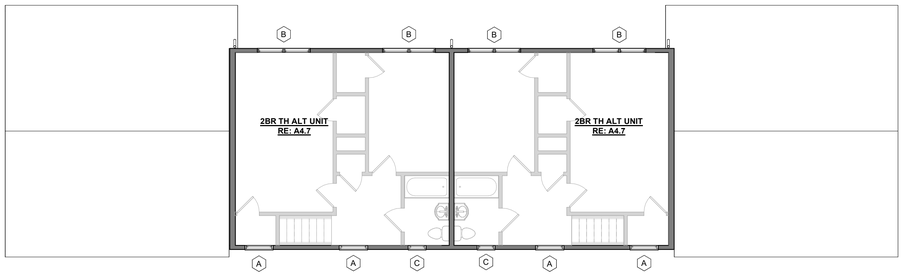
BLDG TYPE IV - FLOOR & ROOF PLANS DEMO/NEW

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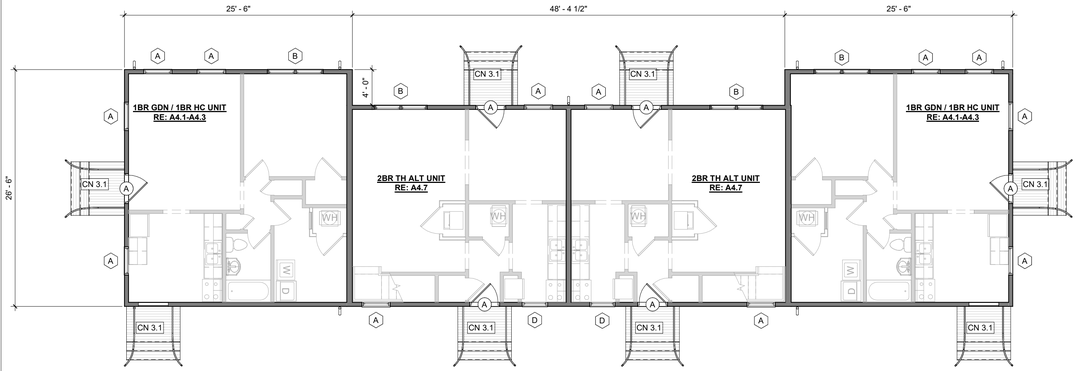
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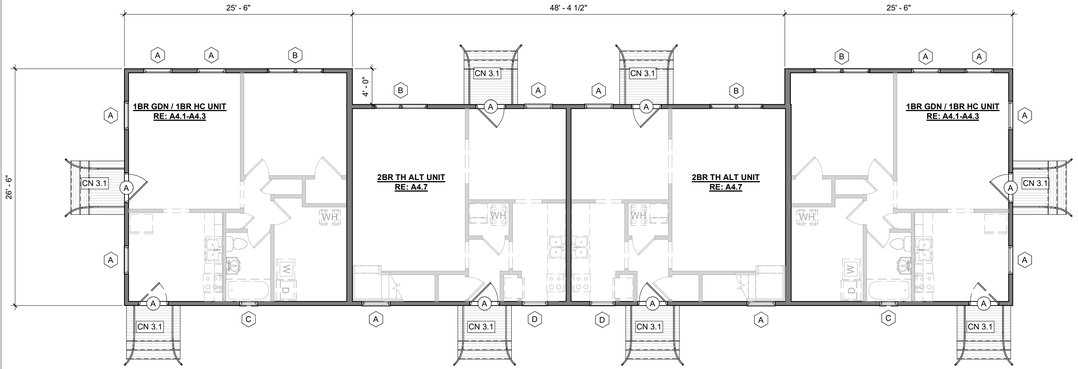
4 DEMO / NEW ROOF PLAN BLDG TYPE V
1/8" = 1'-0"



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



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



1 DEMO FIRST FLOOR PLAN BLDG TYPE V
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). REPLACE ALL 3/8-INCH SHEATHING WITH A MINIMUM OF 15/32 INCH PLYWOOD OR 15/32-INCH OSB. INSTALL SHEATHING WITH CLIPS.
   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 (R-30 MIN.)
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.
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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 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.

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   c. VIRGINIA HOUSING MAY APPROVE ABANDONED MATERIAL THAT IS SECURED, SEALED AND CONCEALED.
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   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.
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   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 OR EVERY 4 UNITS) DISCHARGING TO DAYLIGHT FOR ANY AREA ACCUMULATING WATER.
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   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 VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE. (ACCOUNT FOR 1 NEW 4'X8" VENT PER UNIT.)

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5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
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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. 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 HISTORIC EXTERIOR STEPS AND RAILINGS (ALL BUILDINGS):
   a. REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR.
   b. SCRAPE, CLEAN, APPLY RUST INHIBITOR, PREP, PRIME AND PAINT ALL EXISTING RAILING TO REMAIN WITH EXTERIOR GRADE PAINT. SECURE ANY LOOSE POSTS TO EXISTING OR NEW CONCRETE AND TO EXITING STOOPS AND WALLS.

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 PAINTED FIBER CEMENT VENTED SOFFITS.

CN 17.3 GUTTERS AND DOWNSPOUTS: (AT ALL BUILDINGS): REMOVE AND REPLACE ALL EXISTINGGUTTERS 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 (R-30 MIN.)



KEY PLAN - SG I - BLDG TYPE V
NTS

REVISIONS

APPROVAL

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PRELIMINARY

NOT FOR CONSTRUCTION

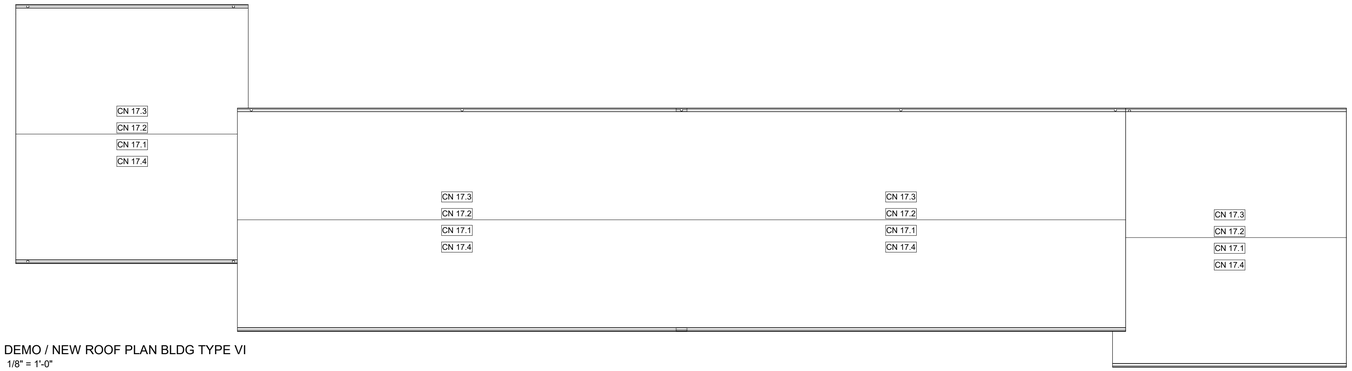
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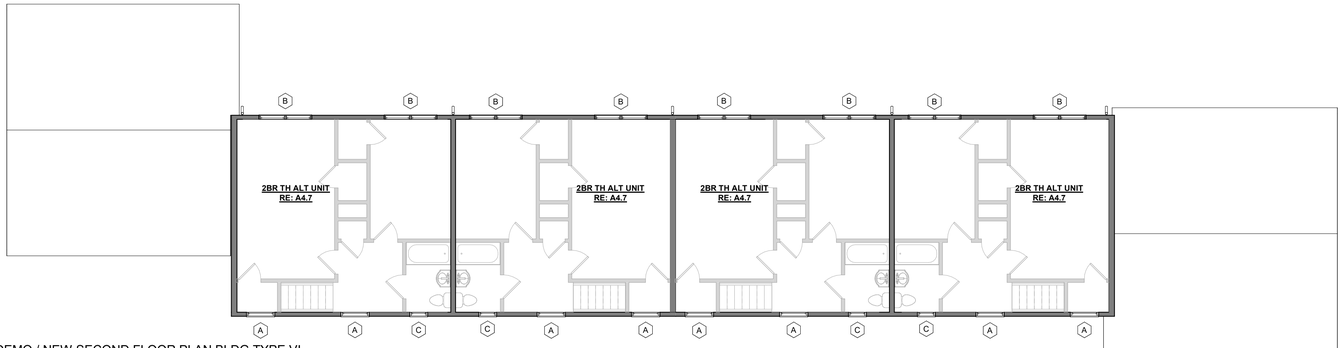
BLDG TYPE V - FLOOR & ROOF PLANS DEMO/NEW

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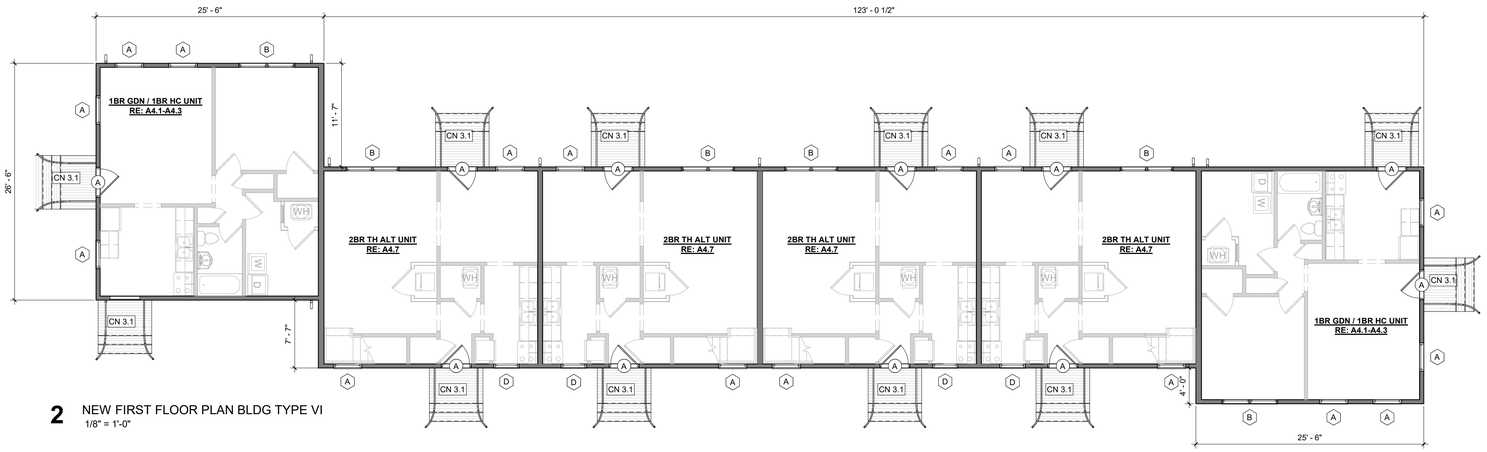
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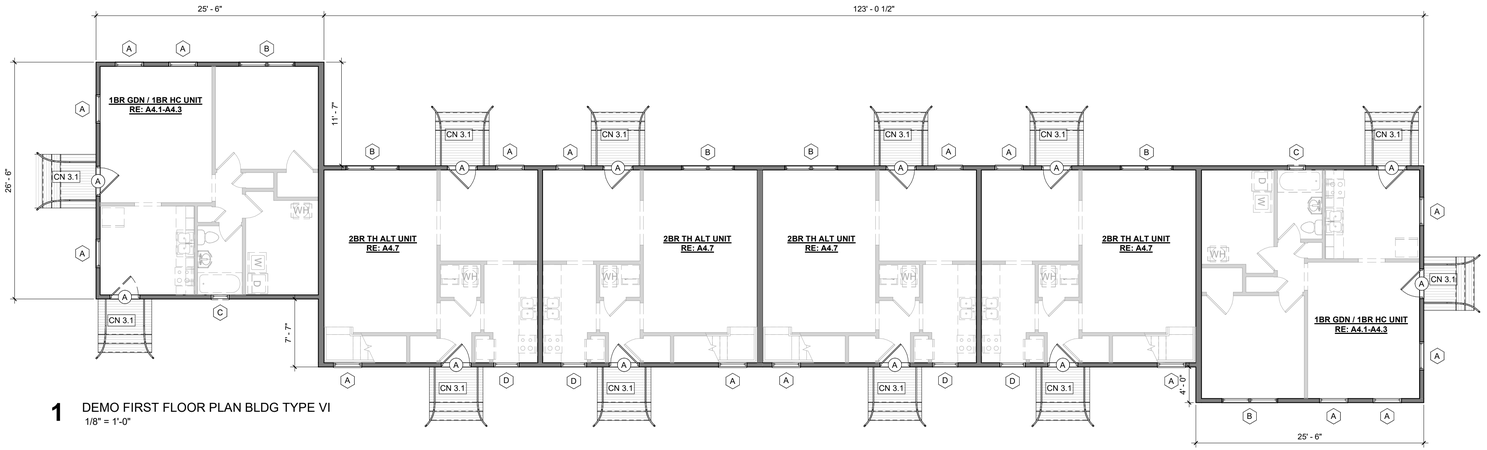
4 DEMO / NEW ROOF PLAN BLDG TYPE VI
1/8" = 1'-0"



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



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



1 DEMO FIRST FLOOR PLAN BLDG TYPE VI
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). REPLACE ALL 3/8-INCH SHEATHING WITH A MINIMUM OF 15/32 INCH PLYWOOD OR 15/32-INCH OSB. INSTALL SHEATHING WITH CLIPS.
   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 (R-30 MIN.)
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.
   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. 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 MITIGATE AS 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 OR EVERY 4 UNITS) 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 VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE. (ACCOUNT FOR 1 NEW 4'X8" VENT PER UNIT.)

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. 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 HISTORIC EXTERIOR STEPS AND RAILINGS (ALL BUILDINGS):
   a. REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR.
   b. SCRAPE, CLEAN, APPLY RUST INHIBITOR, PREP, PRIME AND PAINT ALL EXISTING RAILING TO REMAIN WITH EXTERIOR GRADE PAINT. SECURE ANY LOOSE POSTS TO EXISTING OR NEW CONCRETE AND TO EXITING STOOPS AND WALLS.

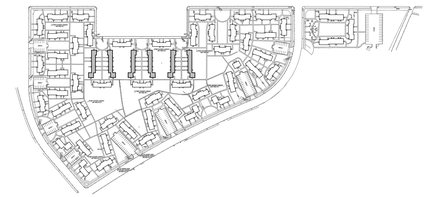
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CN 17.2 SOFFITS (ALL BUILDINGS): REMOVE AND REPLACE ALL EXISITNG VINYL SOFFITS WITH NEW PAINTED FIBER CEMENT VENTED SOFFITS.

CN 17.3 GUTTERS AND DOWNSPOUTS: (AT ALL BUILDINGS): REMOVE AND REPLACE ALL EXISTINGGUTTERS 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 (R-30 MIN.)

KEY PLAN - SG I - BLDG TYPE VI
NTS



REVISIONS

APPROVAL

STUART GARDENS PHASE I

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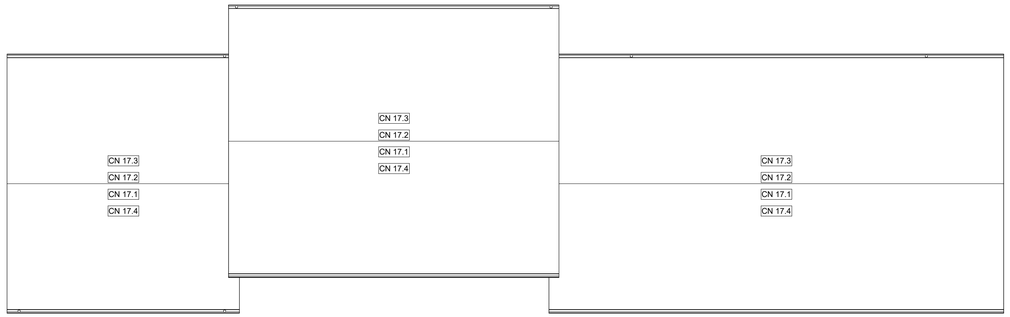
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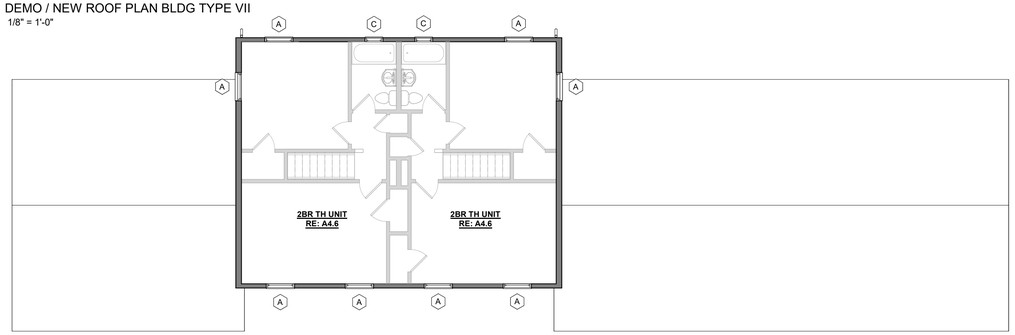
BLDG TYPE VI - FLOOR & ROOF PLANS DEMO/NEW

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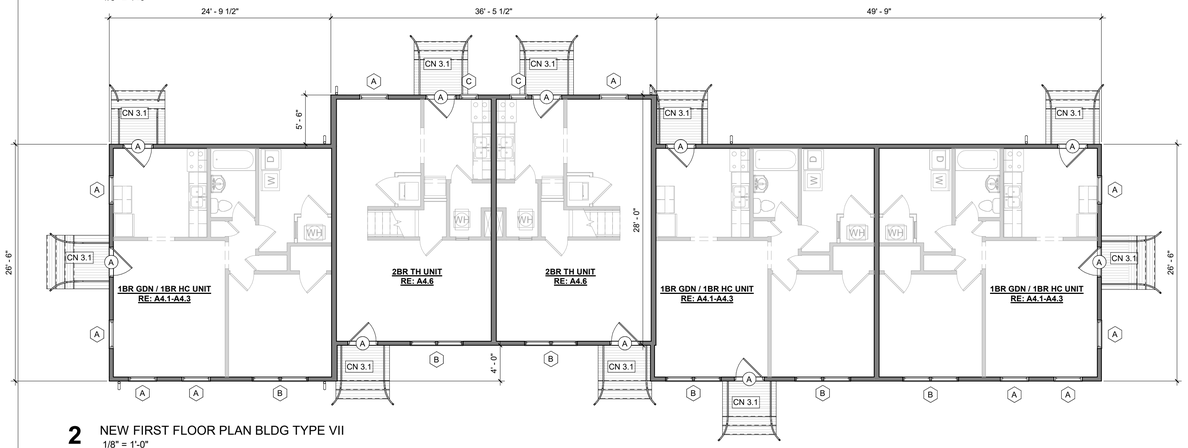
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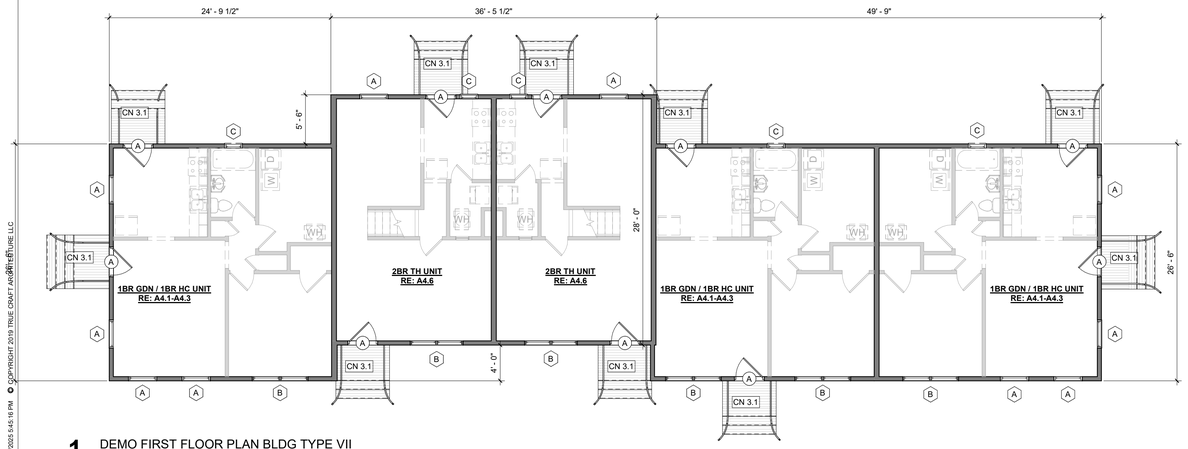
4 DEMO / NEW ROOF PLAN BLDG TYPE VII
1/8" = 1'-0"



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



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



1 DEMO FIRST FLOOR PLAN BLDG TYPE VII
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). REPLACE ALL 3/8-INCH SHEATHING WITH A MINIMUM OF 15/32 INCH PLYWOOD OR 15/32-INCH OSB. INSTALL SHEATHING WITH CLIPS.
   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 VALLEY 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 (R-30 MIN.)
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.
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   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.
   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. 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 MITIGATE AS 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 OR EVERY 4 UNITS) 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 VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE. (ACCOUNT FOR 1 NEW 4'X8" VENT PER UNIT.)

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. 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.

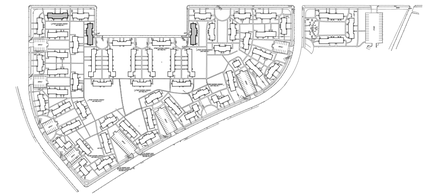
CN 3.1 HISTORIC EXTERIOR STEPS AND RAILINGS (ALL BUILDINGS):
   a. REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR.
   b. SCRAPE, CLEAN, APPLY RUST INHIBITOR, PREP, PRIME AND PAINT ALL EXISTING RAILING TO REMAIN WITH EXTERIOR GRADE PAINT. SECURE ANY LOOSE POSTS TO EXISTING OR NEW CONCRETE AND TO EXITING STOOPS AND WALLS.

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 PAINTED FIBER CEMENT VENTED SOFFITS.

CN 17.3 GUTTERS AND DOWNSPOUTS: (AT ALL BUILDINGS): REMOVE AND REPLACE ALL EXISTINGGUTTERS 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 (R-30 MIN.)



KEY PLAN - SG I - BLDG TYPE VII
NTS

REVISIONS

APPROVAL

STUART GARDENS PHASE I

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PRELIMINARY

NOT FOR CONSTRUCTION

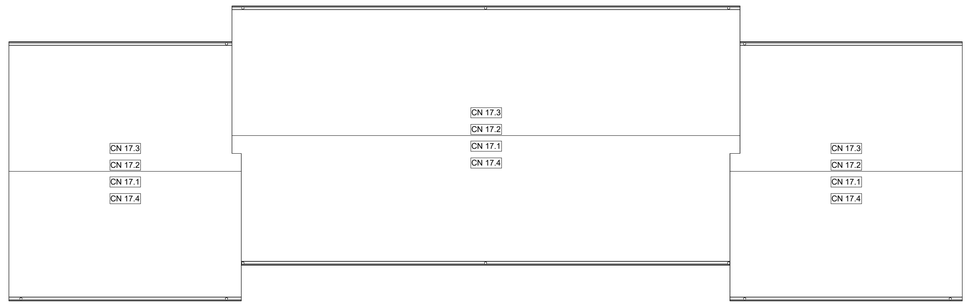
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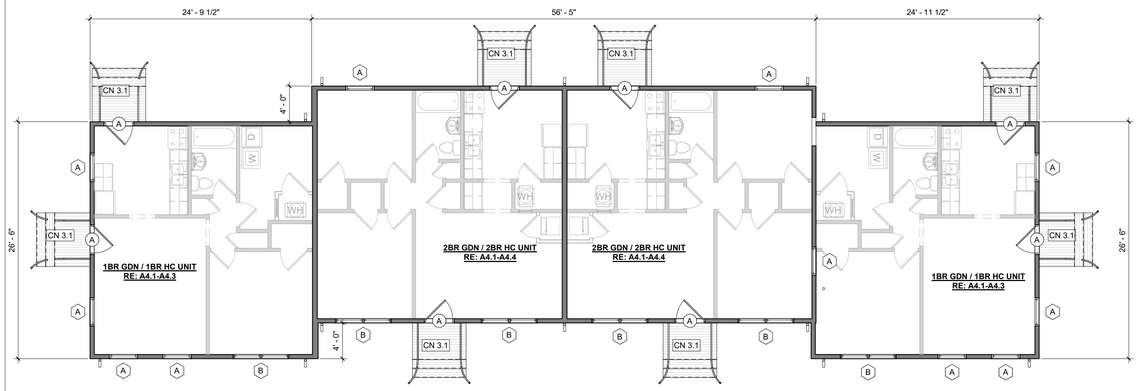
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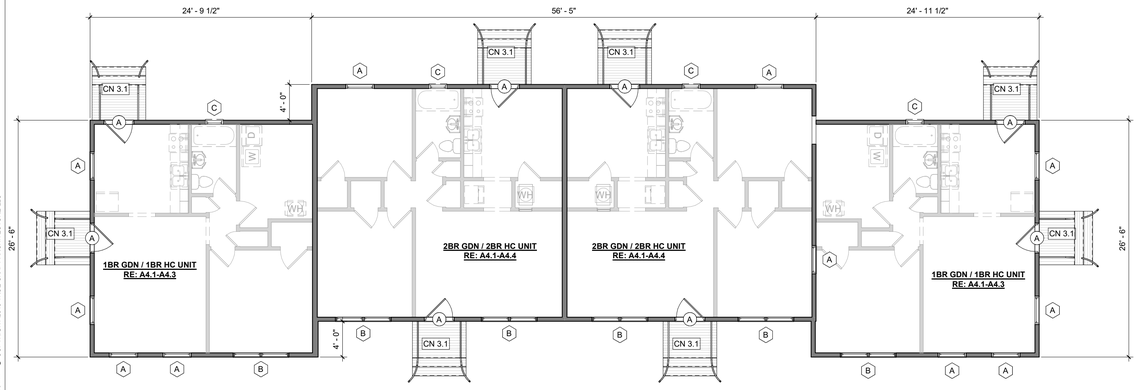
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3 DEMO / NEW ROOF PLAN BLDG TYPE VIII
1/8" = 1'-0"



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



1 DEMO FIRST FLOOR PLAN BLDG TYPE VIII
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). REPLACE ALL 3/8-INCH SHEATHING WITH A MINIMUM OF 15/32 INCH PLYWOOD OR 15/32-INCH OSB. INSTALL SHEATHING WITH CLIPS.
   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 (R-30 MIN.)
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.
   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. 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 MITIGATE AS 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 OR EVERY 4 UNITS) 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 VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE. (ACCOUNT FOR 1 NEW 4"X8" VENT PER UNIT.)

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. 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.

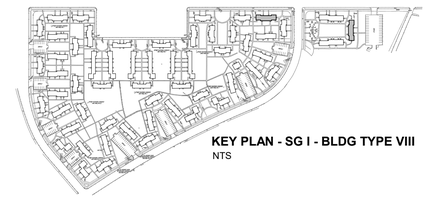
CN 3.1 HISTORIC EXTERIOR STEPS AND RAILINGS (ALL BUILDINGS):
   a. REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR.
   b. SCRAPE, CLEAN, APPLY RUST INHIBITOR, PREP, PRIME AND PAINT ALL EXISTING RAILING TO REMAIN WITH EXTERIOR GRADE PAINT. SECURE ANY LOOSE POSTS TO EXISTING OR NEW CONCRETE AND TO EXITING STOOPS AND WALLS.

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 PAINTED FIBER CEMENT VENTED SOFFITS.

CN 17.3 GUTTERS AND DOWNSPOUTS: (AT ALL BUILDINGS): REMOVE AND REPLACE ALL EXISTINGGUTTERS 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 (R-30 MIN.)



KEY PLAN - SG I - BLDG TYPE VIII
NTS

REVISIONS

APPROVAL

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 | 512-588-2543

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PRELIMINARY

NOT FOR CONSTRUCTION

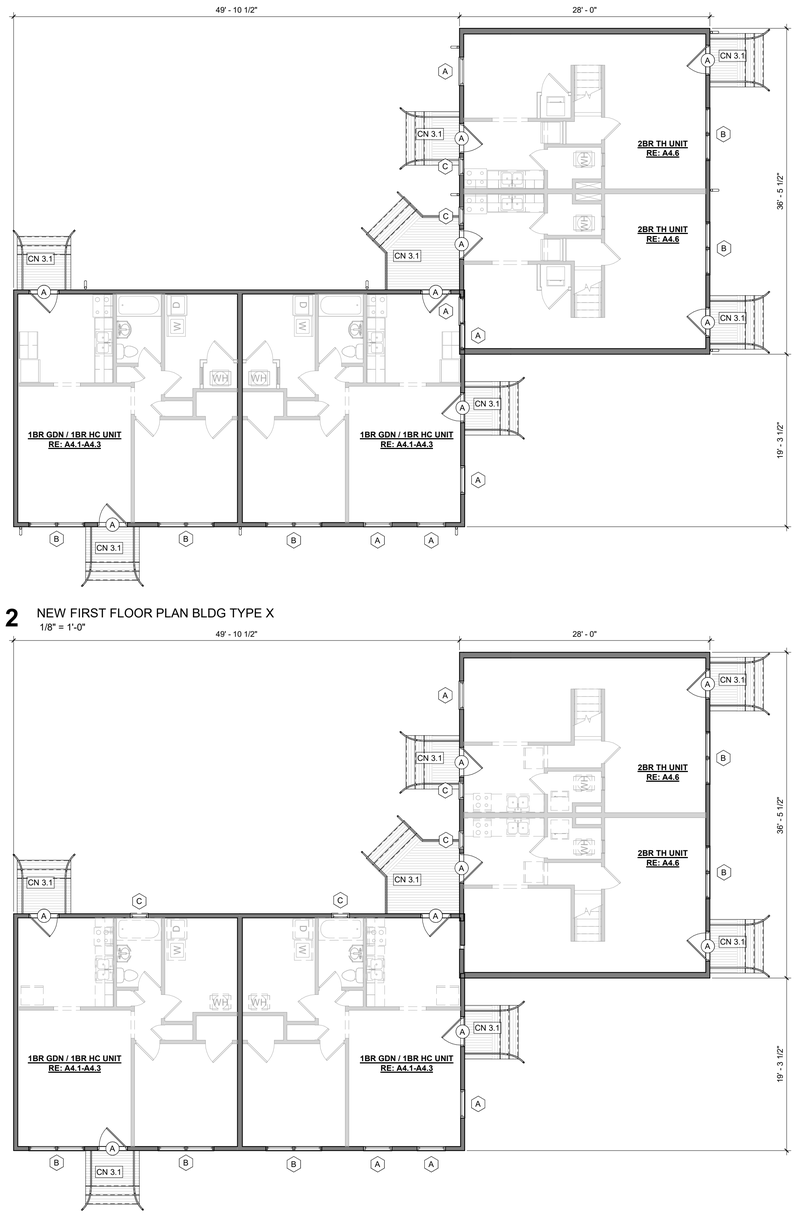
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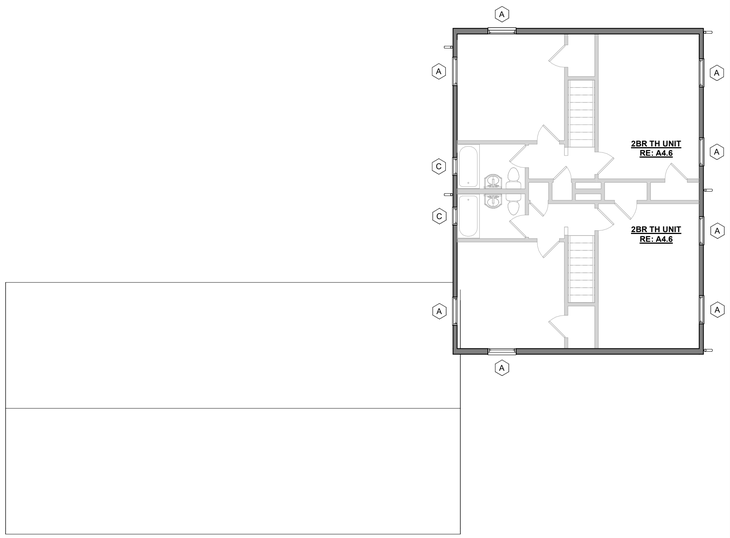
BLDG TYPE VIII - FLOOR & ROOF PLANS DEMO/NEW

A2.8

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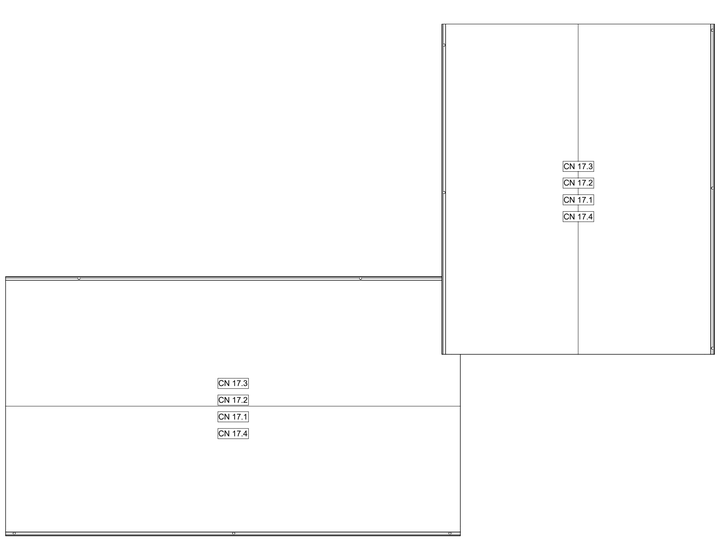


2 NEW FIRST FLOOR PLAN BLDG TYPE X
1/8" = 1'-0"



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

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



4 DEMO / NEW ROOF PLAN BLDG TYPE X
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). REPLACE ALL 3/8-INCH SHEATHING WITH A MINIMUM OF 15/32 INCH PLYWOOD OR 15/32-INCH OSB. INSTALL SHEATHING WITH CLIPS.
   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 (R-30 MIN.)
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.
   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. 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 MITIGATE AS 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 OR EVERY 4 UNITS) 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 VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE. (ACCOUNT FOR 1 NEW 4"X8" VENT PER UNIT.)

GENERAL NOTES

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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 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. 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 HISTORIC EXTERIOR STEPS AND RAILINGS (ALL BUILDINGS):
   a. REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR.
   b. SCRAPE, CLEAN, APPLY RUST INHIBITOR, PREP, PRIME AND PAINT ALL EXISTING RAILING TO REMAIN WITH EXTERIOR GRADE PAINT. SECURE ANY LOOSE POSTS TO EXISTING OR NEW CONCRETE AND TO EXITING STOOPS AND WALLS.

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 PAINTED FIBER CEMENT VENTED SOFFITS.

CN 17.3 GUTTERS AND DOWNSPOUTS: (AT ALL BUILDINGS): REMOVE AND REPLACE ALL EXISTINGGUTTERS 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 (R-30 MIN.)



KEY PLAN - SG I - BLDG TYPE X
NTS

REVISIONS

APPROVAL

STUART GARDENS PHASE I

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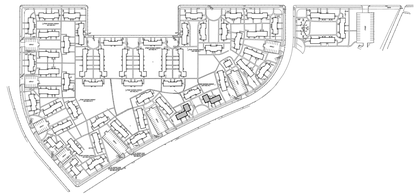
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BLDG TYPE X - FLOOR & ROOF PLANS DEMO/NEW

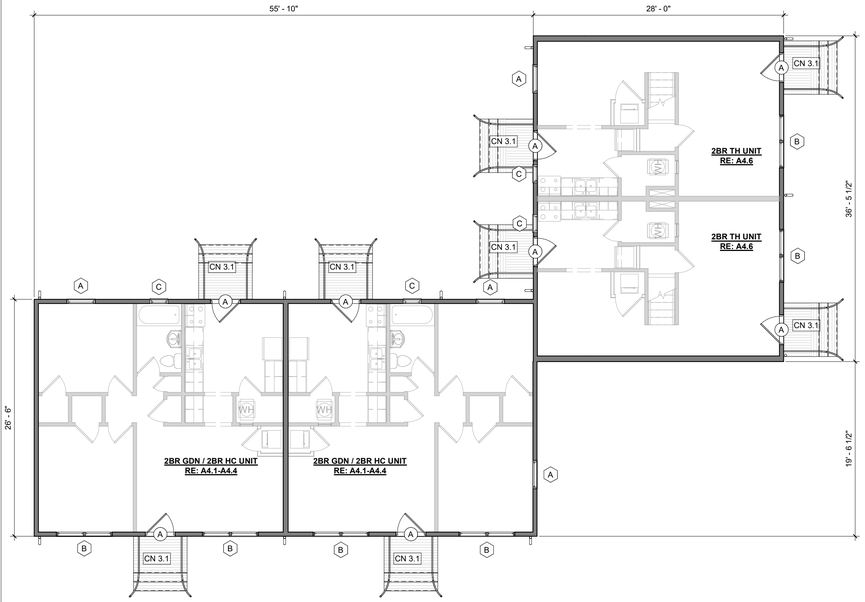
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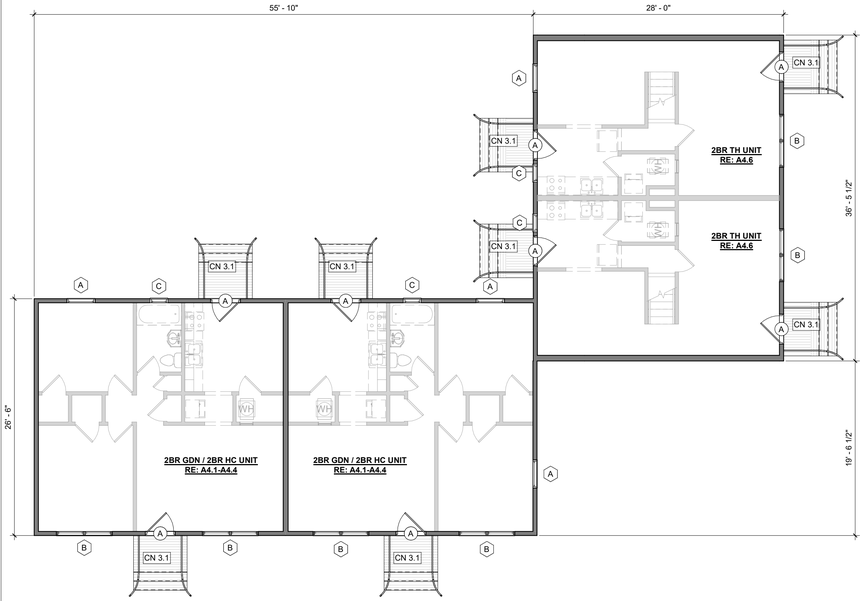
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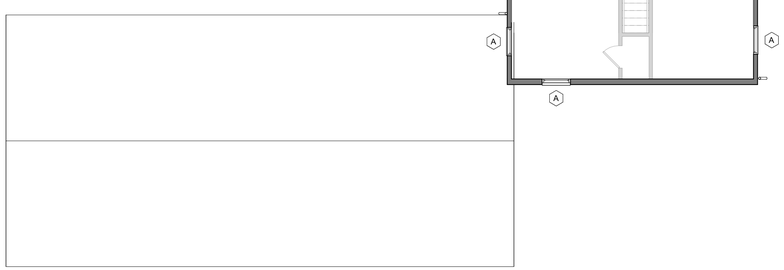
KEY PLAN - SG I - BLDG TYPE XI
NTS



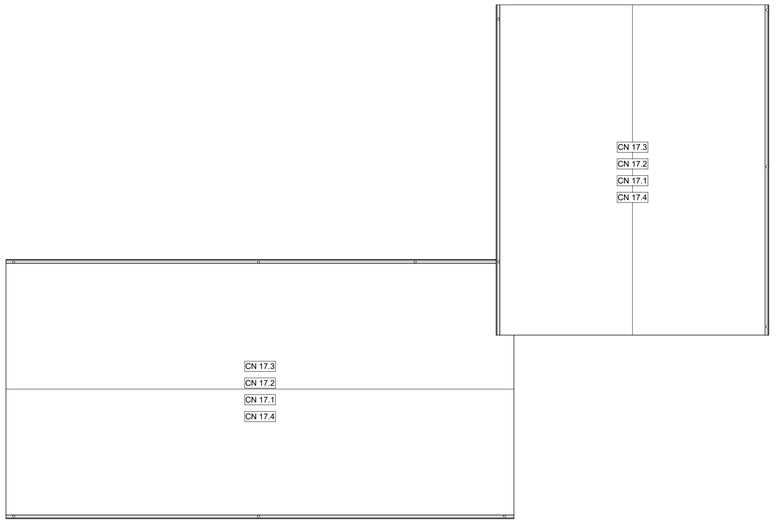
3 NEW FIRST FLOOR PLAN BLDG TYPE XI
1/8" = 1'-0"



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1/8" = 1'-0"



2 DEMO / NEW SECOND FLOOR PLAN BLDG TYPE XI
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4 DEMO / NEW ROOF PLAN BLDG TYPE XI
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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.

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CN 17.4 PROVIDE ADDITIONAL BLOWN IN ATTIC INSULATION TO ACHIEVE R-38 (R-30 MIN.)

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WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

SCOPE OF WORK BUILDING EXTERIORS

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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.
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   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 (R-30 MIN.)
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).
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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.
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.
   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. 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 MITIGATE AS 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 OR EVERY 4 UNITS) 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 VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE. (ACCOUNT FOR 1 NEW 4"X8" VENT PER UNIT.)

REVISIONS

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PRELIMINARY

NOT FOR CONSTRUCTION

JOB NUMBER: 19-009

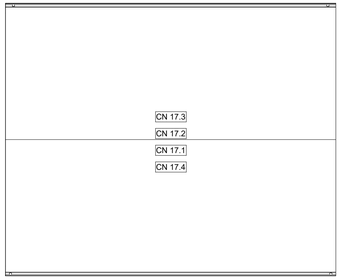
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BLDG TYPE XI - FLOOR & ROOF PLANS DEMO/NEW

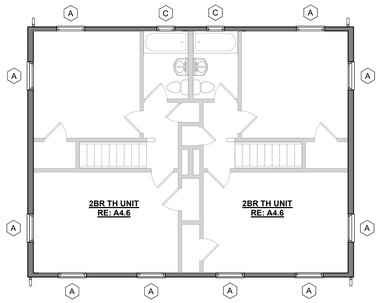
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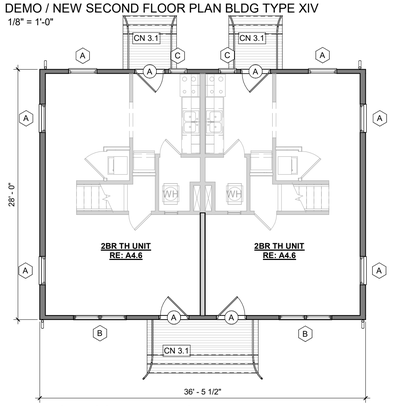
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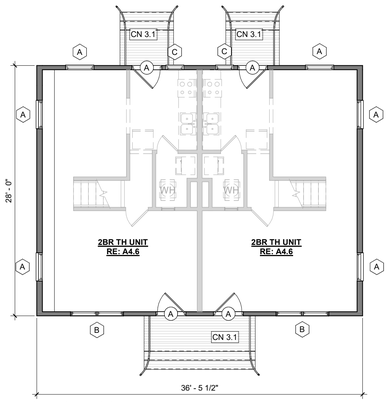
4 DEMO / NEW ROOF PLAN BLDG TYPE XIV
1/8" = 1'-0"



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



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



1 DEMO FIRST FLOOR PLAN BLDG TYPE XIV
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). REPLACE ALL 3/8-INCH SHEATHING WITH A MINIMUM OF 15/32 INCH PLYWOOD OR 15/32-INCH OSB. INSTALL SHEATHING WITH CLIPS.
   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 (R-30 MIN.)
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.
   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. 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 MITIGATE AS 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 OR EVERY 4 UNITS) 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 VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE. (ACCOUNT FOR 1 NEW 4'X8" VENT PER UNIT.)

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. 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.

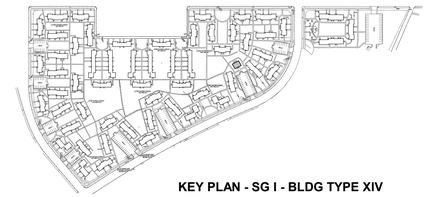
CN 3.1 HISTORIC EXTERIOR STEPS AND RAILINGS (ALL BUILDINGS):
   a. REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR.
   b. SCRAPE, CLEAN, APPLY RUST INHIBITOR, PREP, PRIME AND PAINT ALL EXISTING RAILING TO REMAIN WITH EXTERIOR GRADE PAINT. SECURE ANY LOOSE POSTS TO EXISTING OR NEW CONCRETE AND TO EXITING STOOPS AND WALLS.

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 PAINTED FIBER CEMENT VENTED SOFFITS.

CN 17.3 GUTTERS AND DOWNSPOUTS: (AT ALL BUILDINGS): REMOVE AND REPLACE ALL EXISTINGGUTTERS 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 (R-30 MIN.)



KEY PLAN - SG I - BLDG TYPE XIV
NTS

REVISIONS

APPROVAL

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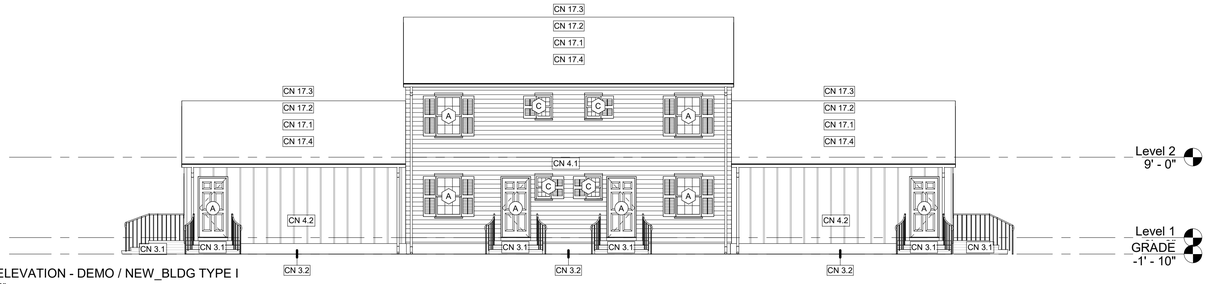
JOB NUMBER: 19-009

ISSUED: 02/04/2025

BLDG TYPE XIV - FLOOR & ROOF PLANS DEMO/NEW

A2.14

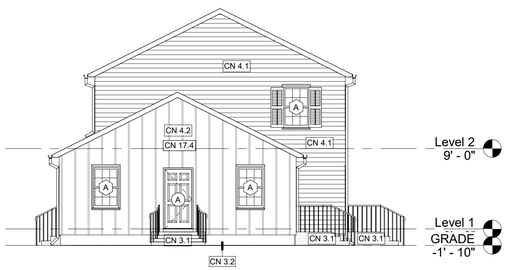
PHASE: CD



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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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). REPLACE ALL 3/8-INCH SHEATHING WITH A MINIMUM OF 15/32 INCH PLYWOOD OR 15/32-INCH OSB. INSTALL SHEATHING WITH CLIPS.
   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 (R-30 MIN.)
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.
   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. 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 MITIGATE AS 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 OR EVERY 4 UNITS) 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 VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE. (ACCOUNT FOR 1 NEW 4'X8" VENT PER UNIT.)

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. 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 HISTORIC EXTERIOR STEPS AND RAILINGS (ALL BUILDINGS):
   a. REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR.
   b. SCRAPE, CLEAN, APPLY RUST INHIBITOR, PREP, PRIME AND PAINT ALL EXISTING RAILING TO REMAIN WITH EXTERIOR GRADE PAINT. SECURE ANY LOOSE POSTS TO EXISTING OR NEW CONCRETE AND TO EXITING STOOPS AND WALLS.

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. 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 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 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 EXISTINGGUTTERS 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 (R-30 MIN.)

REVISIONS

APPROVAL

STUART GARDENS PHASE I

1326-C GARDEN DRIVE, NEWPORT NEWS, VA 23607

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PRELIMINARY

NOT FOR CONSTRUCTION

JOB NUMBER: 19-009

ISSUED: 02/04/2025

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"

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). REPLACE ALL 3/8-INCH SHEATHING WITH A MINIMUM OF 15/32 INCH PLYWOOD OR 15/32-INCH OSB. INSTALL SHEATHING WITH CLIPS.
   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 (R-30 MIN.)
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.
   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. 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 MITIGATE AS 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 OR EVERY 4 UNITS) 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 VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE. (ACCOUNT FOR 1 NEW 4"X8" VENT PER UNIT.)

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. 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 HISTORIC EXTERIOR STEPS AND RAILINGS (ALL BUILDINGS):
   a. REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR.
   b. SCRAPE, CLEAN, APPLY RUST INHIBITOR, PREP, PRIME AND PAINT ALL EXISTING RAILING TO REMAIN WITH EXTERIOR GRADE PAINT. SECURE ANY LOOSE POSTS TO EXISTING OR NEW CONCRETE AND TO EXITING STOOPS AND WALLS.

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. 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 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 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 EXISITNGGUTTERS 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 (R-30 MIN.)

REVISIONS

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PRELIMINARY

NOT FOR CONSTRUCTION

JOB NUMBER: 19-009

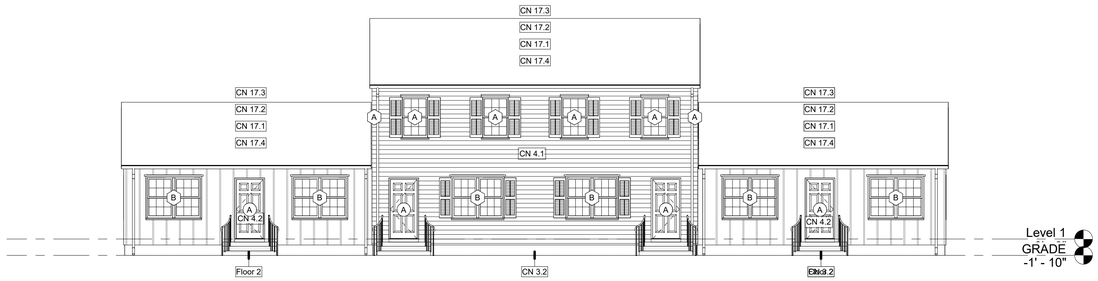
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BLDG TYPE II - EXTERIOR ELEVATIONS DEMO/NEW

A3.2

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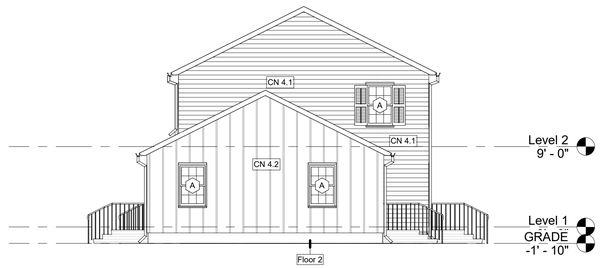
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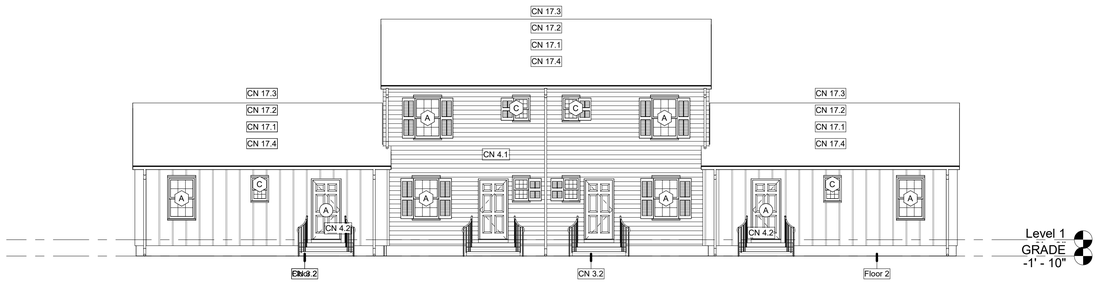
4 FRONT ELEVATION - DEMO / NEW_BLDG TYPE III
1/8" = 1'-0"



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). REPLACE ALL 3/8-INCH SHEATHING WITH A MINIMUM OF 15/32 INCH PLYWOOD OR 15/32-INCH OSB. INSTALL SHEATHING WITH CLIPS.
   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 (R-30 MIN.)
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.
   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. 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 MITIGATE AS 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 OR EVERY 4 UNITS) 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.
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   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 VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE. (ACCOUNT FOR 1 NEW 4"X8" VENT PER UNIT.)

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WALL LEGEND

- EXISTING WALL
- DEMOLISHED WALL
- NEW WALL

NEW CONSTRUCTION - KEYED NOTES

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- (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.

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   b. SCRAPE, CLEAN, APPLY RUST INHIBITOR, PREP, PRIME AND PAINT ALL EXISTING RAILING TO REMAIN WITH EXTERIOR GRADE PAINT. SECURE ANY LOOSE POSTS TO EXISTING OR NEW CONCRETE AND TO EXITING STOOPS AND WALLS.

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CN 4.1 EXTERIOR LAP SIDING (ALL BUILDINGS):
   a. REMOVE ALL EXISITNG VINYL SIDING TO EXISITNG SHEATHING. REPLACE ALL DAMAGED SHEATHING. (10% REPLACEMENT).
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CN 4.2 EXTERIOR BOARD & BATTEN SIDING (ALL BUILDINGS):
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REVISIONS

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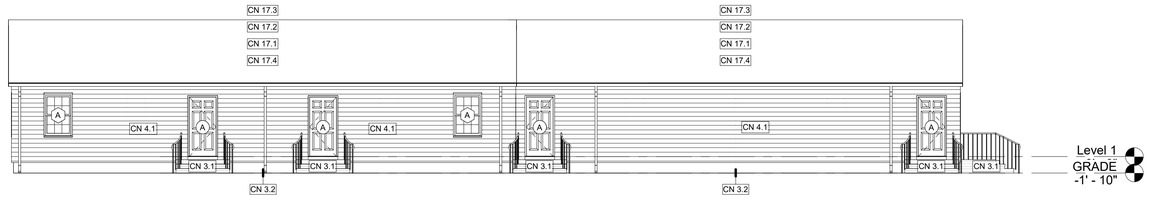
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BLDG TYPE III - EXTERIOR ELEVATIONS DEMO/NEW

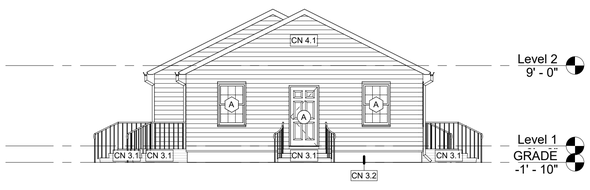
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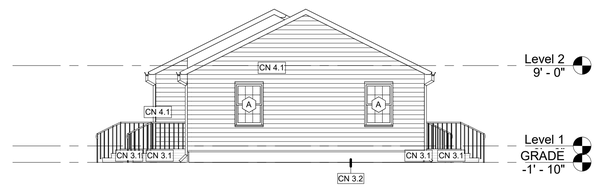
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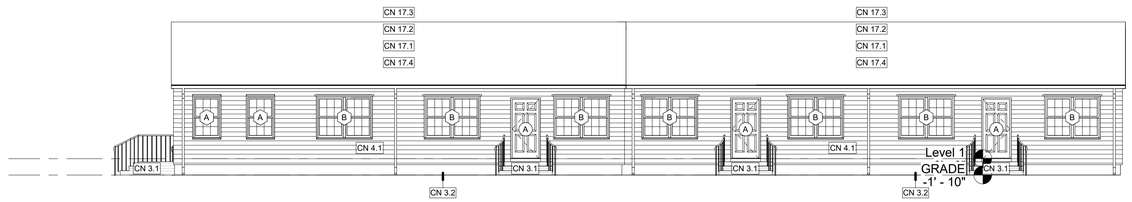
4 REAR ELEVATION - DEMO / NEW_BLDG TYPE IV
1/8" = 1'-0"



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3 RIGHT ELEVATION - DEMO / NEW_BLDG TYPE IV
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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). REPLACE ALL 3/8-INCH SHEATHING WITH A MINIMUM OF 15/32 INCH PLYWOOD OR 15/32-INCH OSB. INSTALL SHEATHING WITH CLIPS.
   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 (R-30 MIN.)
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.
   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. 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 MITIGATE AS 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 OR EVERY 4 UNITS) 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 VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE. (ACCOUNT FOR 1 NEW 4"X8" VENT PER UNIT.)

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. 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 HISTORIC EXTERIOR STEPS AND RAILINGS (ALL BUILDINGS):
   a. REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR.
   b. SCRAPE, CLEAN, APPLY RUST INHIBITOR, PREP, PRIME AND PAINT ALL EXISTING RAILING TO REMAIN WITH EXTERIOR GRADE PAINT. SECURE ANY LOOSE POSTS TO EXISTING OR NEW CONCRETE AND TO EXITING STOOPS AND WALLS.

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. 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 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 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 EXISTINGGUTTERS 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 (R-30 MIN.)

REVISIONS

APPROVAL

STUART GARDENS PHASE I

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TRUE CRAFT ARCHITECTURE

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PRELIMINARY

NOT FOR CONSTRUCTION

JOB NUMBER: 19-009

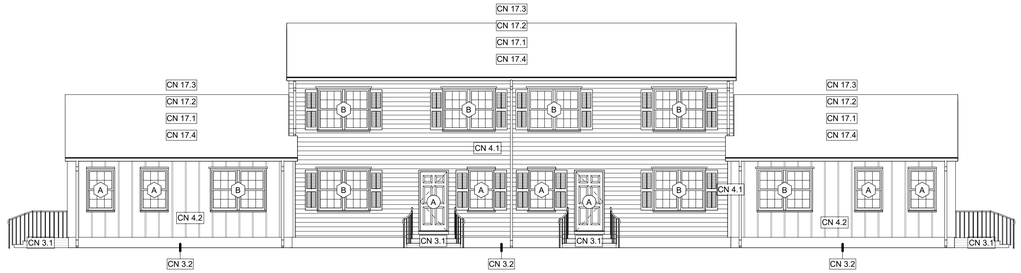
ISSUED: 02/04/2025

BLDG TYPE IV - EXTERIOR ELEVATIONS DEMO/NEW

A3.4

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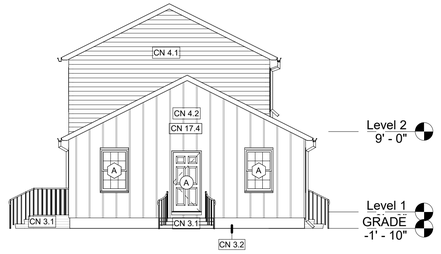
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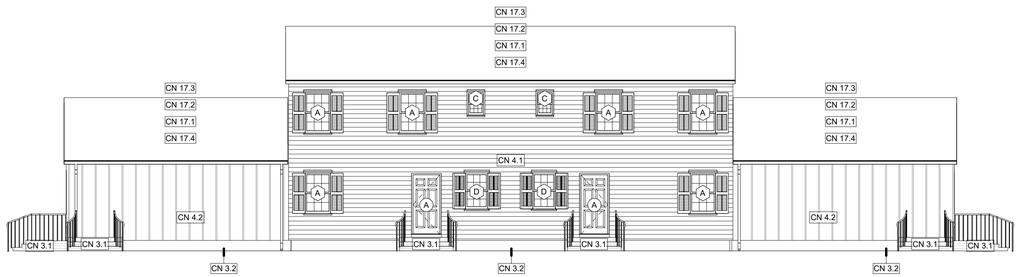
4 REAR ELEVATION - DEMO / NEW_BLDG TYPE V
1/8" = 1'-0"



2 LEFT ELEVATION - DEMO / NEW_BLDG TYPE V
1/8" = 1'-0"



3 RIGHT ELEVATION - DEMO / NEW_BLDG TYPE V
1/8" = 1'-0"



1 FRONT ELEVATION - DEMO / NEW_BLDG TYPE V
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). REPLACE ALL 3/8-INCH SHEATHING WITH A MINIMUM OF 15/32 INCH PLYWOOD OR 15/32-INCH OSB. INSTALL SHEATHING WITH CLIPS.
   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 (R-30 MIN.)
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.
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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.
   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. 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 MITIGATE AS 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 OR EVERY 4 UNITS) 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 VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE. (ACCOUNT FOR 1 NEW 4"X8" VENT PER UNIT.)

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. 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 HISTORIC EXTERIOR STEPS AND RAILINGS (ALL BUILDINGS):
   a. REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR.
   b. SCRAPE, CLEAN, APPLY RUST INHIBITOR, PREP, PRIME AND PAINT ALL EXISTING RAILING TO REMAIN WITH EXTERIOR GRADE PAINT. SECURE ANY LOOSE POSTS TO EXISTING OR NEW CONCRETE AND TO EXITING STOOPS AND WALLS.

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. 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 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 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 EXISITNGGUTTERS 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 (R-30 MIN.)

REVISIONS

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PRELIMINARY

NOT FOR CONSTRUCTION

JOB NUMBER: 19-009

ISSUED: 02/04/2025

BLDG TYPE V - EXTERIOR ELEVATIONS DEMO/NEW

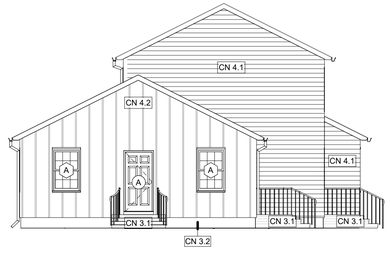
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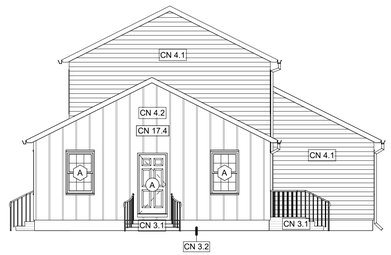
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4 REAR ELEVATION - DEMO / NEW_BLDG TYPE VI
1/8" = 1'-0"



2 LEFT ELEVATION - DEMO / NEW_BLDG TYPE VI
1/8" = 1'-0"



3 RIGHT ELEVATION - DEMO / NEW_BLDG TYPE VI
1/8" = 1'-0"



1 FRONT ELEVATION - DEMO / NEW_BLDG TYPE VI
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). REPLACE ALL 3/8-INCH SHEATHING WITH A MINIMUM OF 15/32 INCH PLYWOOD OR 15/32-INCH OSB. INSTALL SHEATHING WITH CLIPS.
   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 (R-30 MIN.)
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.
   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. 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 MITIGATE AS 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 OR EVERY 4 UNITS) 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 VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE. (ACCOUNT FOR 1 NEW 4"X8" VENT PER UNIT.)

GENERAL NOTES

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2. CONTRACTOR TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
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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. 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 HISTORIC EXTERIOR STEPS AND RAILINGS (ALL BUILDINGS):
   a. REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR.
   b. SCRAPE, CLEAN, APPLY RUST INHIBITOR, PREP. PRIME AND PAINT ALL EXISTING RAILING TO REMAIN WITH EXTERIOR GRADE PAINT. SECURE ANY LOOSE POSTS TO EXISTING OR NEW CONCRETE AND TO EXITING STOOPS AND WALLS.

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. 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 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 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 EXISITNGGUTTERS 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 (R-30 MIN.)

REVISIONS

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PRELIMINARY

NOT FOR CONSTRUCTION

JOB NUMBER: 19-009

ISSUED: 02/04/2025

BLDG TYPE VI - EXTERIOR ELEVATIONS DEMO/NEW

A3.6

PHASE: CD

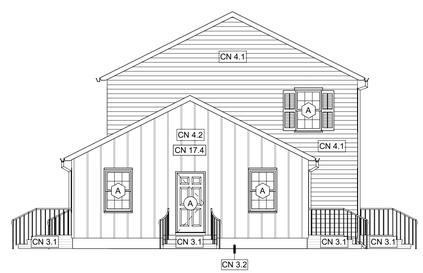
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4 REAR ELEVATION - DEMO / NEW_BLDG TYPE VII
1/8" = 1'-0"



2 LEFT ELEVATION - DEMO / NEW_BLDG TYPE VII
1/8" = 1'-0"



3 RIGHT ELEVATION - DEMO / NEW_BLDG TYPE VII
1/8" = 1'-0"



1 FRONT ELEVATION - DEMO / NEW_BLDG TYPE VII
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). REPLACE ALL 3/8-INCH SHEATHING WITH A MINIMUM OF 15/32 INCH PLYWOOD OR 15/32-INCH OSB. INSTALL SHEATHING WITH CLIPS.
   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 (R-30 MIN.)
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.
   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. 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 MITIGATE AS 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 OR EVERY 4 UNITS) 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 VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE. (ACCOUNT FOR 1 NEW 4'X8" VENT PER UNIT.)

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. 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 HISTORIC EXTERIOR STEPS AND RAILINGS (ALL BUILDINGS):
   a. REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR.
   b. SCRAPE, CLEAN, APPLY RUST INHIBITOR, PREP, PRIME AND PAINT ALL EXISTING RAILING TO REMAIN WITH EXTERIOR GRADE PAINT. SECURE ANY LOOSE POSTS TO EXISTING OR NEW CONCRETE AND TO EXITING STOOPS AND WALLS.

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. 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 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 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 EXISTINGGUTTERS 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 (R-30 MIN.)

REVISIONS

APPROVAL

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 | 512-588-2543

TRUE CRAFT ARCHITECTURE

truecraftarchitecture.com

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PRELIMINARY

NOT FOR CONSTRUCTION

JOB NUMBER: 19-009

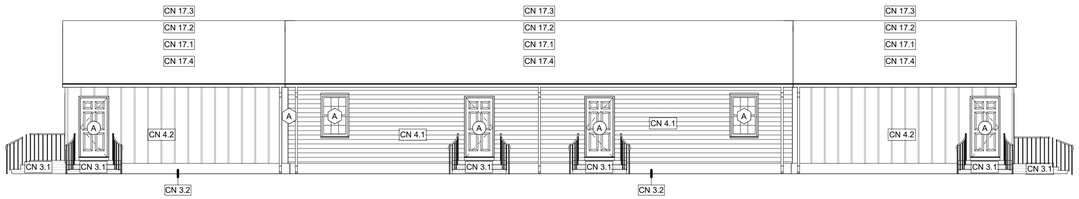
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BLDG TYPE VII - EXTERIOR ELEVATIONS DEMO/NEW

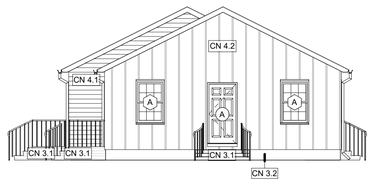
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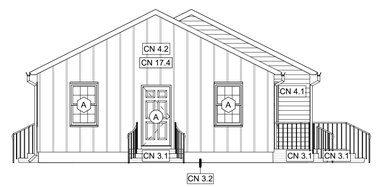
2/4/2025 5:46:48 PM © COPYRIGHT 2019 TRUE CRAFT ARCHITECTURE LLC



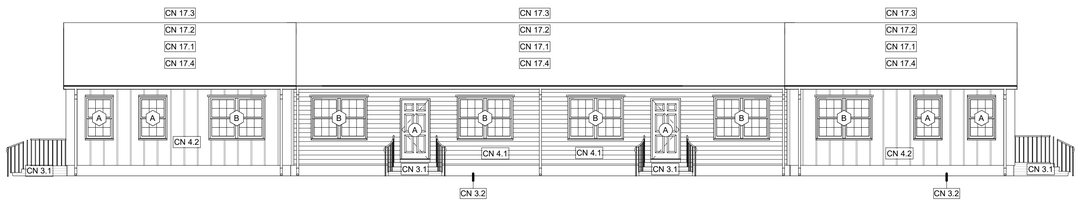
4 REAR ELEVATION - DEMO / NEW_BLDG TYPE VIII
1/8" = 1'-0"



2 LEFT ELEVATION - DEMO / NEW_BLDG TYPE VIII
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). REPLACE ALL 3/8-INCH SHEATHING WITH A MINIMUM OF 15/32 INCH PLYWOOD OR 15/32-INCH OSB. INSTALL SHEATHING WITH CLIPS.
   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 (R-30 MIN.)
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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   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.
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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. 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 HISTORIC EXTERIOR STEPS AND RAILINGS (ALL BUILDINGS):
   a. REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR.
   b. SCRAPE, CLEAN, APPLY RUST INHIBITOR, PREP, PRIME AND PAINT ALL EXISTING RAILING TO REMAIN WITH EXTERIOR GRADE PAINT. SECURE ANY LOOSE POSTS TO EXISTING OR NEW CONCRETE AND TO EXITING STOOPS AND WALLS.

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. 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 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 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 EXISTINGGUTTERS 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 (R-30 MIN.)

REVISIONS

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PRELIMINARY

NOT FOR CONSTRUCTION

JOB NUMBER: 19-009

ISSUED: 02/04/2025

BLDG TYPE VIII - EXTERIOR ELEVATIONS DEMO/NEW

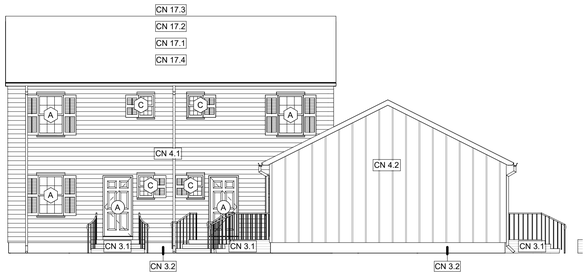
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4 REAR ELEVATION - DEMO / NEW_BLDG TYPE X
1/8" = 1'-0"



2 LEFT ELEVATION - DEMO / NEW_BLDG TYPE X
1/8" = 1'-0"



3 RIGHT ELEVATION - DEMO / NEW_BLDG TYPE X
1/8" = 1'-0"



1 FRONT ELEVATION - DEMO / NEW_BLDG TYPE X
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). REPLACE ALL 3/8-INCH SHEATHING WITH A MINIMUM OF 15/32 INCH PLYWOOD OR 15/32-INCH OSB. INSTALL SHEATHING WITH CLIPS.
   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 (R-30 MIN.)
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.
   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. 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 MITIGATE AS 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 OR EVERY 4 UNITS) 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 VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE. (ACCOUNT FOR 1 NEW 4"X8" VENT PER UNIT.)

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. 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 HISTORIC EXTERIOR STEPS AND RAILINGS (ALL BUILDINGS):
   a. REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR.
   b. SCRAPE, CLEAN, APPLY RUST INHIBITOR, PREP, PRIME AND PAINT ALL EXISTING RAILING TO REMAIN WITH EXTERIOR GRADE PAINT. SECURE ANY LOOSE POSTS TO EXISTING OR NEW CONCRETE AND TO EXITING STOOPS AND WALLS.

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. 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 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 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 EXISTINGGUTTERS 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 (R-30 MIN.)

REVISIONS

APPROVAL

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PRELIMINARY

NOT FOR CONSTRUCTION

JOB NUMBER: 19-009

ISSUED: 02/04/2025

BLDG TYPE X - EXTERIOR ELEVATIONS DEMO/NEW

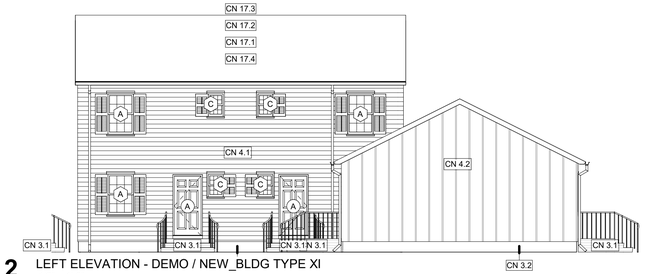
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4 REAR ELEVATION - DEMO / NEW_ BLDG TYPE XI
1/8" = 1'-0"



2 LEFT ELEVATION - DEMO / NEW_BLDG TYPE XI
1/8" = 1'-0"



3 RIGHT ELEVATION - DEMO / NEW_BLDG TYPE XI
1/8" = 1'-0"



1 FRONT ELEVATION - DEMO / NEW_BLDG TYPE XI
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). REPLACE ALL 3/8-INCH SHEATHING WITH A MINIMUM OF 15/32 INCH PLYWOOD OR 15/32-INCH OSB. INSTALL SHEATHING WITH CLIPS.
   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 (R-30 MIN.)
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.
   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. 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 MITIGATE AS 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 OR EVERY 4 UNITS) 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 VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE. (ACCOUNT FOR 1 NEW 4"X8" VENT PER UNIT.)

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. 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 HISTORIC EXTERIOR STEPS AND RAILINGS (ALL BUILDINGS):
   a. REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR.
   b. SCRAPE, CLEAN, APPLY RUST INHIBITOR, PREP, PRIME AND PAINT ALL EXISTING RAILING TO REMAIN WITH EXTERIOR GRADE PAINT. SECURE ANY LOOSE POSTS TO EXISTING OR NEW CONCRETE AND TO EXITING STOOPS AND WALLS.

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. 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 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 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 EXISTINGGUTTERS 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 (R-30 MIN.)

REVISIONS

APPROVAL

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TRUE CRAFT ARCHITECTURE

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PRELIMINARY

NOT FOR CONSTRUCTION

JOB NUMBER: 19-009

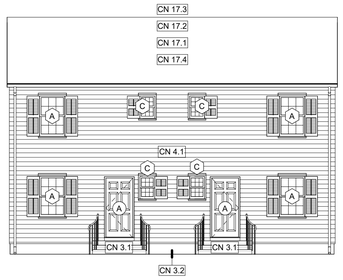
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BLDG TYPE XI - EXTERIOR ELEVATIONS DEMO/NEW

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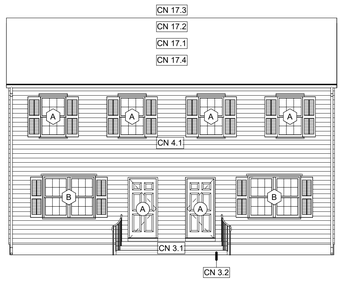
4 REAR ELEVATION - DEMO / NEW_BLDG TYPE XIV
1/8" = 1'-0"



2 LEFT ELEVATION - DEMO / NEW_BLDG TYPE XIV
1/8" = 1'-0"



3 RIGHT ELEVATION - DEMO / NEW_BLDG TYPE XIV
1/8" = 1'-0"



1 FRONT ELEVATION - DEMO / NEW_BLDG TYPE XIV
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). REPLACE ALL 3/8-INCH SHEATHING WITH A MINIMUM OF 15/32 INCH PLYWOOD OR 15/32-INCH OSB. INSTALL SHEATHING WITH CLIPS.
   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 (R-30 MIN.)
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.
   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

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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. 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 MITIGATE AS REQUIRED. SOME SOURCES ARE LISTED BELOW:
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   c. SUMP PUMP: INSTALL SUMP PUMP (1 PER CRAWL SPACE OR EVERY 4 UNITS) 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.
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   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 VENTS WHERE NEEDED FOR ADEQUATE CRAWL SPACE VENTILATION. 1SF OF VENTING FOR EVERY 150SF OF CRAWL SPACE. (ACCOUNT FOR 1 NEW 4'X8' VENT PER UNIT.)

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5. CONTRACTOR SHALL PATCH AND SEAL EXISTING CEILINGS, WALLS, AND FLOORS AS NOTED IN DRAWINGS.
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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. 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 HISTORIC EXTERIOR STEPS AND RAILINGS (ALL BUILDINGS):
   a. REPAIR / TUCKPOINT ALL MORTAR JOINTS IN DISREPAIR.
   b. SCRAPE, CLEAN, APPLY RUST INHIBITOR, PREP, PRIME AND PAINT ALL EXISTING RAILING TO REMAIN WITH EXTERIOR GRADE PAINT. SECURE ANY LOOSE POSTS TO EXISTING OR NEW CONCRETE AND TO EXITING STOOPS AND WALLS.

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. 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 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 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 EXISTINGGUTTERS 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 (R-30 MIN.)

REVISIONS

APPROVAL

STUART GARDENS PHASE I

1326-C GARDEN DRIVE, NEWPORT NEWS, VA 23607

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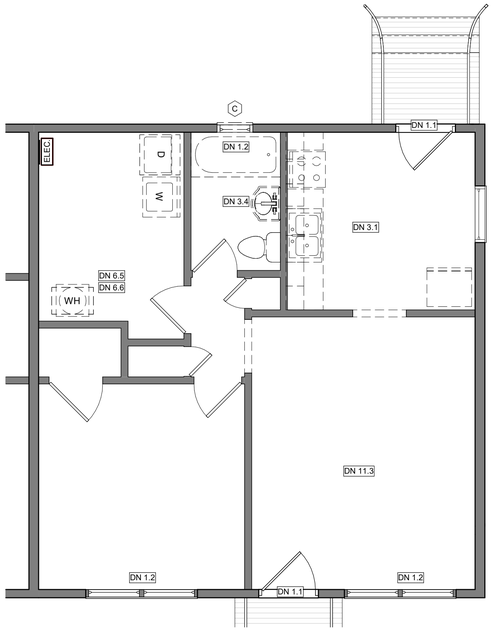
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BLDG TYPE XIV - EXTERIOR ELEVATIONS DEMO/NEW

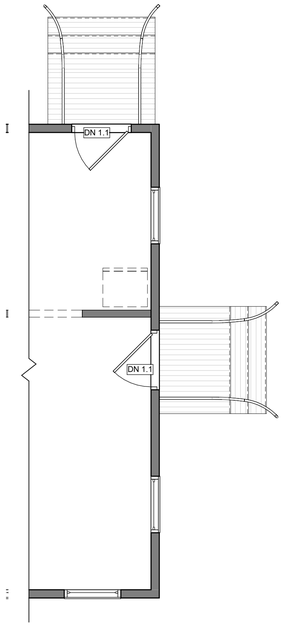
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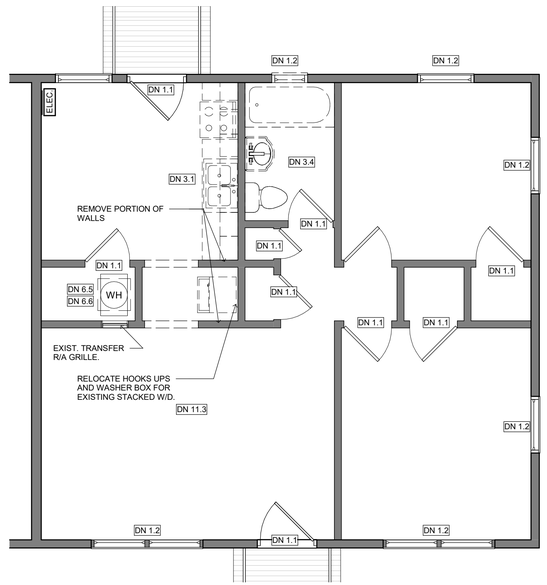
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1 1BR GDN - FIRST FLOOR DEMO PLAN
1/4" = 1'-0"



3 1BR GDN SIDE ENTRY - PARTIAL DEMO PLAN
1/4" = 1'-0"



5 2BR GDN - FIRST FLOOR DEMO PLAN
1/4" = 1'-0"

2 1BR GDN - NEW FIRST FLOOR PLAN
1/4" = 1'-0"

4 1BR GDN SIDE ENTRY - PARTIAL NEW PLAN
1/4" = 1'-0"

6 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 (HOURS PER UNIT) IN SPECIFICATIONS MANUAL.
      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 (SF PER UNIT) IN SPECIFICATIONS MANUAL.
   b. HISTORIC HARDWOOD FLOORING (TYPICAL 50% OF UNITS): AT UNITS THAT HAVE EXISTING SALVAGEABLE ORIGINAL HARDWOOD FLOORING. LIGHTLY SAND AREAS AS REQUIRED, CLEAN, PREP AND RESEAL ALL ORIGINAL WOOD FLOORING.
   c. HISTORIC HARDWOOD FLOORING (TYPICAL 25% OF 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.
   d. NON-HISTORIC VINYL FLOORING (TYPICAL 25% OF UNITS): AT UNITS THAT HAVE EXISTING VINYL AND OR CARPET FLOORING. 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. REMOVE FLOORING TO ORIGINAL LAYER, PREP AND INSTALL NEW LVP VINYL FLOORING THROUGHOUT.
   e. CERAMIC TILE (KITCHENS AND BATHROOMS ONLY ALL UNITS): 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 ALL KITCHENS AND BATHROOM FLOORS AND AT WALLS TO RECEIVE NEW SHOWER SURROUNDS. CLEAN AND SEAL GROUT AFTER INSTALLATION. TILE PATTERN AND STYLE TBD. PROVIDE CERAMIC BASE, COVE BASE, AND OR BULLNOSE EDGING.
      1. AT KITCHENS AND BATHROOMS:
         a. ACCOUNT FOR 50 SF OF SUBFLOOR REPAIR / REPLACEMENT.
         b. ACCOUNT FOR 20 LF JOIST REPAIR / REPLACEMENT
   f. 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.
2. 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 2 SWING DOORS PER UNIT AND 1 LOUVERED DOOR PER UNIT).
   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.
   g. 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.
3. WINDOW TREATMENTS: REPLACE APARTMENT UNIT BLINDS WITH NEW HORIZONTAL 1" PVC MINI-BLINDS.
4. 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
5. 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 GAS 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.
6. 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.
7. 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 FIBERGLASS TUB AND SURROUND. 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 1.8 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.
      3. INSTALL NEW ENERGY STAR RATED EXHAUST FAN VENT/LIGHT COMBO ON SAME SWITCH. (REUSE EXISTING WIRING AND PROVIDE NEW HARD DUCT VENT TO EXTERIOR WHERE NOT EXISTING).
   h. LIGHTING: REPLACE EXISTING VANITY LIGHT FIXTURES WITH NEW ENERGY EFFICIENT 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. 16 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	DEMO FLOORING; REMOVE ALL CARPET AND PAD TO ORIGINAL LAYER OF FLOORING. PREPARE EXISTING FLOOR TO RECEIVE NEW FLOORING LVT CLICK LOCK OVERLAY. TYPICAL ENTIRE UNIT.

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. ACCOUNT FOR 500 SF AVG OF GYP REPLACEMENT PER UNIT. RE UNITXUNIT MATRIX IN SPECS.
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. AT KITCHENS AND BATHROOMS: 1. ACCOUNT FOR 50 SF OF SUBFLOOR REPLACEMENT. 2. ACCOUNT FOR 20 LF JOIST REPLACEMENT
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.

7 1BR GDN - KIT. ELEV. A
3/8" = 1'-0"

8 1BR GDN - KIT. ELEV. C
3/8" = 1'-0"

9 2BR GDN - KIT. ELEV. A
3/8" = 1'-0"

10 2BR GDN - KIT. ELEV. B
3/8" = 1'-0"

11 TYPICAL 1BR GDN & 2BR GDN BATH - ELEV.
3/8" = 1'-0"

12 TYPICAL TUB ELEVATION ALL UNITS
3/8" = 1'-0"

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REVISIONS

APPROVAL

STUART GARDENS PHASE I

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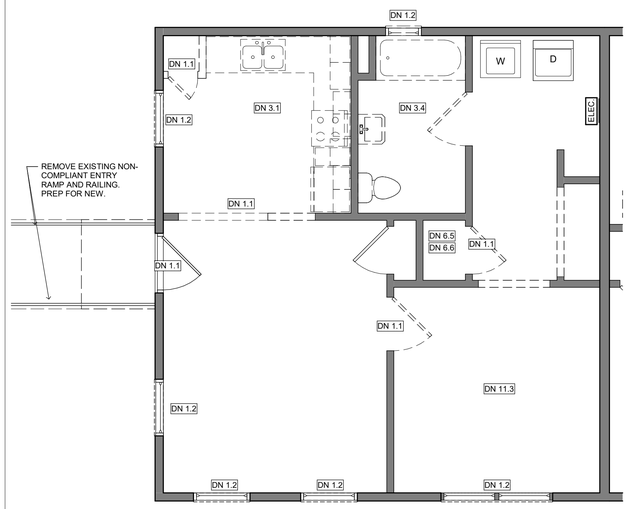
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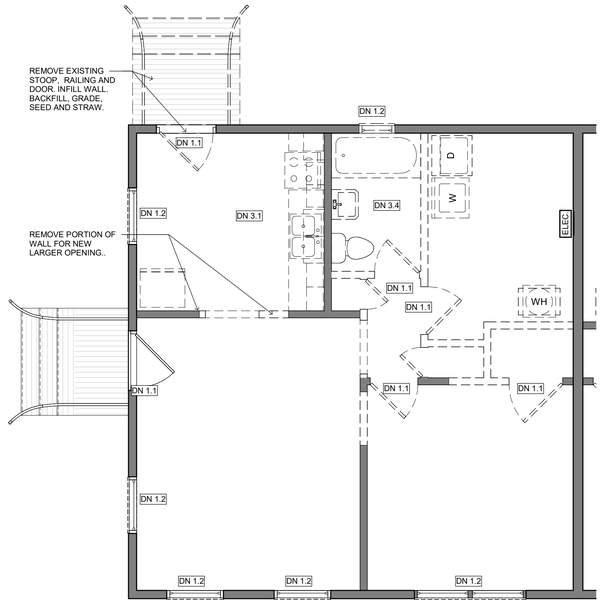
ENLARGED UNIT PLANS - 1BR GDN & 2BR GDN DEMO & NEW

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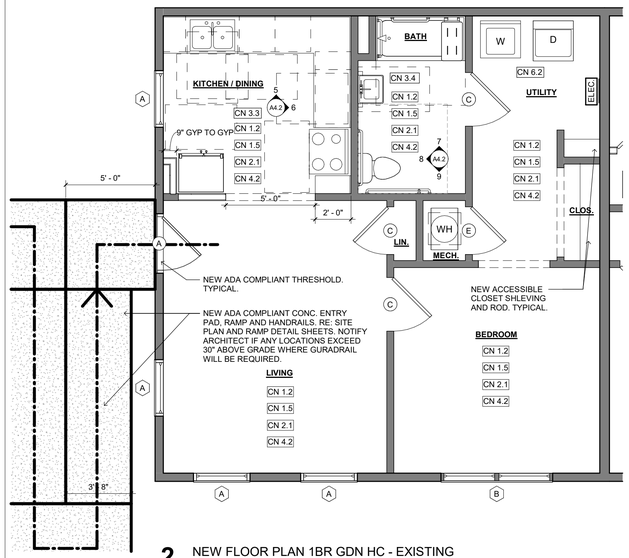
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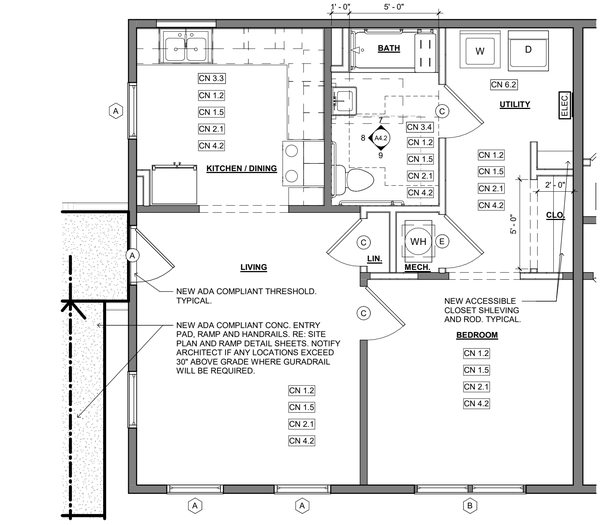
1 DEMO FLOOR PLAN 1BR GDN HC - EXISTING
1/4" = 1'-0"



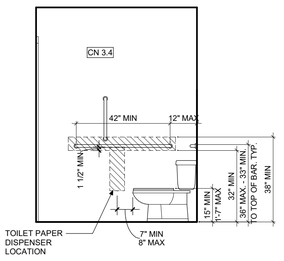
3 DEMO FLOOR PLAN 1 BR HC - CONVERSION
1/4" = 1'-0"



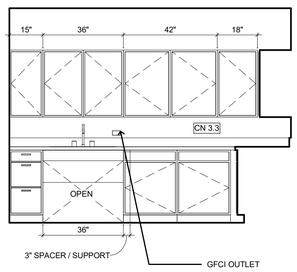
2 NEW FLOOR PLAN 1BR GDN HC - EXISTING
1/4" = 1'-0"



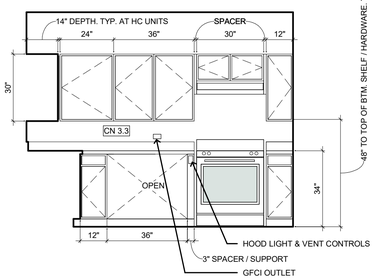
4 NEW FLOOR PLAN 1 BR HC - CONVERSION
1/4" = 1'-0"



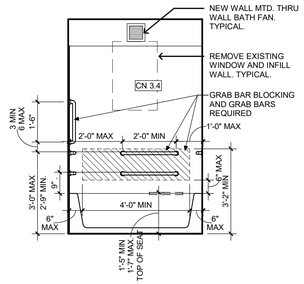
9 1BR GDN HC EXIST. / CONV. - BATH ELEV. C
3/8" = 1'-0"



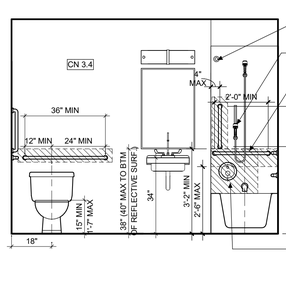
5 1BR GDN HC EXIST. / CONV. - KIT. ELEV. A
3/8" = 1'-0"



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 (HOURS PER UNIT) IN SPECIFICATIONS MANUAL.
      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 (SF PER UNIT) IN SPECIFICATIONS MANUAL.
   b. HISTORIC HARDWOOD FLOORING (TYPICAL 50% OF UNITS): AT UNITS THAT HAVE EXISTING SALVAGEABLE ORIGINAL HARDWOOD FLOORING. LIGHTLY SAND AREAS AS REQUIRED, CLEAN, PREP AND RESEAL ALL ORIGINAL WOOD FLOORING.
   c. HISTORIC HARDWOOD FLOORING (TYPICAL 25% OF 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.
   d. NON-HISTORIC VINYL FLOORING (TYPICAL 25% OF UNITS): AT UNITS THAT HAVE EXISTING VINYL AND OR CARPET FLOORING. 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. REMOVE FLOORING TO ORIGINAL LAYER, PREP AND INSTALL NEW LVP VINYL FLOORING THROUGHOUT.
   e. CERAMIC TILE (KITCHENS AND BATHROOMS ONLY ALL UNITS): 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 ALL KITCHENS AND BATHROOM FLOORS AND AT WALLS TO RECEIVE NEW SHOWER SURROUNDS. CLEAN AND SEAL GROUT AFTER INSTALLATION. TILE PATTERN AND STYLE TBD. PROVIDE CERAMIC BASE, COVE BASE, AND OR BULLNOSE EDGING.
      1. AT KITCHENS AND BATHROOMS:
         a. ACCOUNT FOR 50 SF OF SUBFLOOR REPAIR / REPLACEMENT.
         b. ACCOUNT FOR 20 LF JOIST REPAIR / REPLACEMENT
   f. 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.
2. 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 2 SWING DOORS PER UNIT AND 1 LOUVERED DOOR PER UNIT).
   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.
   g. 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.
3. WINDOW TREATMENTS: REPLACE APARTMENT UNIT BLINDS WITH NEW HORIZONTAL 1" PVC MINI-BLINDS.
4. 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
5. 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 GAS 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.
6. 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.
7. 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 FIBERGLASS TUB AND SURROUND. 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 1.6 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.
      3. INSTALL NEW ENERGY STAR RATED EXHAUST FAN VENT/LIGHT COMBO ON SAME SWITCH. (REUSE EXISTING WIRING AND PROVIDE NEW HARD DUCT VENT TO EXTERIOR WHERE NOT EXISTING).
   h. LIGHTING: REPLACE EXISTING VANITY LIGHT FIXTURES WITH NEW ENERGY EFFICIENT LED VANITY LIGHT.

SCOPE OF WORK - AV & ACCESSIBLE UNIT INTERIOR UPGRADES / CONVERSIONS

1. SIX (6) EXISTING UNITS TO RECEIVE HEARING AND SIGHT IMPAIRED UPGRADES.
   a. HORNS AND STROBES FOR SMOKE DETECTORS
   b. STROBES FOR DOORBELL.
2. THIRTEEN (13) EXISTING STANDARD UNITS ARE TO BE CONVERTED INTO FULLY ACCESSIBLE UNITS TO ACHIEVE 5% ACCESSIBLE UNITS TO COMPLY WITH UFAS STANDARDS.
3. IN 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. A COMPLIANT ROLL-IN SHOWER MAY BE USED UPON REQUEST.
   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 16" MIN. TO 18" MAX. INCHES FROM SIDEWALLS.
   k. ACCESSIBLE CABINETS WITH NO BASE AT VANITY OR WALL HUNG SINK.
   l. VANITY TOPS OR 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 BE 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 (SIDE BY SIDE) 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 VENTED 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 DEMO FLOORING: REMOVE ALL CARPET AND PAD TO ORIGINAL LAYER OF FLOORING. PREPARE EXISTING FLOOR TO RECEIVE NEW FLOORING LVT CLICK LOCK OVERLAY. 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

APPROVAL

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PRELIMINARY

NOT FOR CONSTRUCTION

JOB NUMBER: 19-009

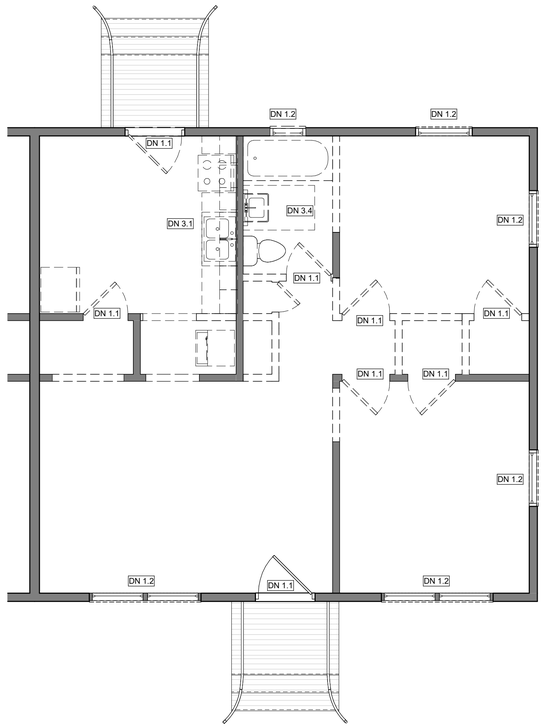
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ENLARGED UNIT PLANS - EXISTING & CONVERSION
1BR GDN HC DEMO & NEW

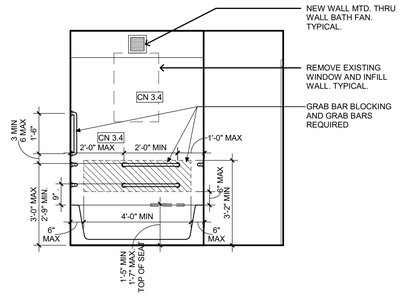
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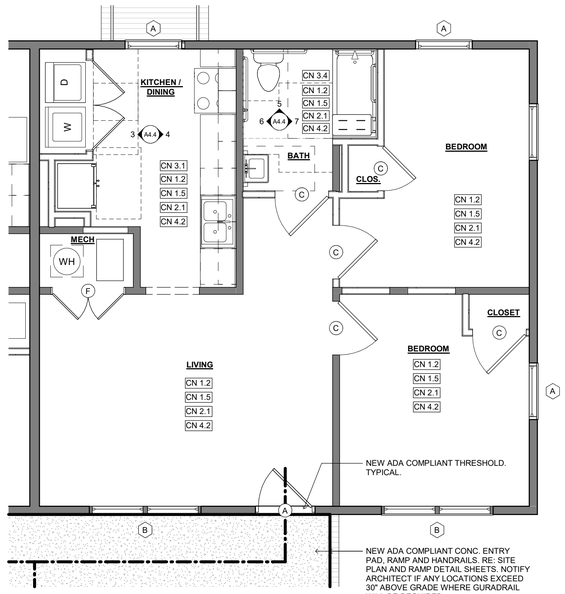
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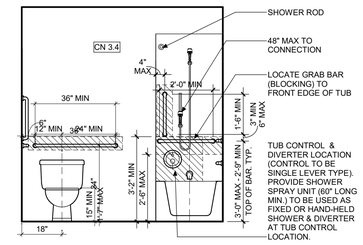
1 DEMO FLOOR PLAN 2BR HC - CONVERSION
1/4" = 1'-0"



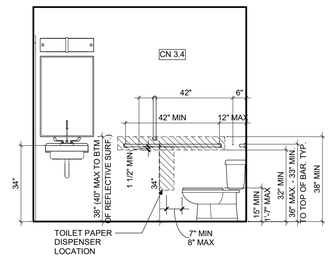
7 2BR GDN HC CONV - BATH ELEV. C
3/8" = 1'-0"



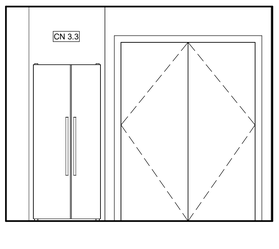
2 NEW FLOOR PLAN 2BR HC - CONVERSION
1/4" = 1'-0"



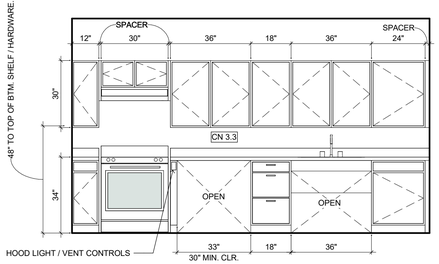
5 2BR GDN HC CONV - BATH ELEV. A
3/8" = 1'-0"



6 2BR GDN HC CONV - BATH ELEV. B
3/8" = 1'-0"



3 2BR GDN HC CONV - KIT. ELEV. A
3/8" = 1'-0"



4 2BR GDN HC CONV - KIT. 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 (HOURS PER UNIT) IN SPECIFICATIONS MANUAL.
      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 (SF PER UNIT) IN SPECIFICATIONS MANUAL.
   b. HISTORIC HARDWOOD FLOORING (TYPICAL 50% OF UNITS): AT UNITS THAT HAVE EXISTING SALVAGEABLE ORIGINAL HARDWOOD FLOORING. LIGHTLY SAND AREAS AS REQUIRED, CLEAN, PREP AND RESEAL ALL ORIGINAL WOOD FLOORING.
   c. HISTORIC HARDWOOD FLOORING (TYPICAL 25% OF 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.
   d. NON-HISTORIC VINYL FLOORING (TYPICAL 25% OF UNITS): AT UNITS THAT HAVE EXISTING VINYL AND OR CARPET FLOORING. 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. REMOVE FLOORING TO ORIGINAL LAYER, PREP AND INSTALL NEW LVP VINYL FLOORING THROUGHOUT.
   e. CERAMIC TILE (KITCHENS AND BATHROOMS ONLY ALL UNITS): 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 ALL KITCHENS AND BATHROOM FLOORS AND AT WALLS TO RECEIVE NEW SHOWER SURROUNDS. CLEAN AND SEAL GROUT AFTER INSTALLATION. TILE PATTERN AND STYLE TBD. PROVIDE CERAMIC BASE, COVE BASE, AND OR BULLNOSE EDGING.
      1. AT KITCHENS AND BATHROOMS:
         a. ACCOUNT FOR 50 SF OF SUBFLOOR REPAIR / REPLACEMENT.
         b. ACCOUNT FOR 20 LF JOIST REPAIR / REPLACEMENT
   f. 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.
2. 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 2 SWING DOORS PER UNIT AND 1 LOUVERED DOOR PER UNIT).
   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.
   g. 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.
3. WINDOW TREATMENTS: REPLACE APARTMENT UNIT BLINDS WITH NEW HORIZONTAL 1" PVC MINI-BLINDS.
4. 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
5. 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 GAS 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.
6. 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.
7. 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 FIBERGLASS TUB AND SURROUND. 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 1.8 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.
      3. INSTALL NEW ENERGY STAR RATED EXHAUST FAN VENT/LIGHT COMBO ON SAME SWITCH. (REUSE EXISTING WIRING AND PROVIDE NEW HARD DUCT VENT TO EXTERIOR WHERE NOT EXISTING)
   h. LIGHTING: REPLACE EXISTING VANITY LIGHT FIXTURES WITH NEW ENERGY EFFICIENT LED VANITY LIGHT.

SCOPE OF WORK - AV & ACCESSIBLE UNIT INTERIOR UPGRADES / CONVERSIONS

1. SIX (6) EXISTING UNITS TO RECEIVE HEARING AND SIGHT IMPAIRED UPGRADES.
   a. HORNS AND STROBES FOR SMOKE DETECTORS
   b. STROBES FOR DOORBELL.
2. THIRTEEN (13) EXISTING STANDARD UNITS ARE TO BE CONVERTED INTO FULLY ACCESSIBLE UNITS TO ACHIEVE 5% ACCESSIBLE UNITS TO COMPLY WITH UFAS STANDARDS.
3. IN 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. A COMPLIANT ROLL-IN SHOWER MAY BE USED UPON REQUEST.
   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 16" MIN. TO 18" MAX. 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 CONCEILED 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 BE 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 (SIDE BY SIDE) 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 VENTED 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 DEMO FLOORING- REMOVE ALL CARPET AND PAD TO ORIGINAL LAYER OF FLOORING. PREPARE EXISTING FLOOR TO RECEIVE NEW FLOORING LVT CLICK LOCK OVERLAY. 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 CONCEAL 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

APPROVAL

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PRELIMINARY
NOT FOR CONSTRUCTION

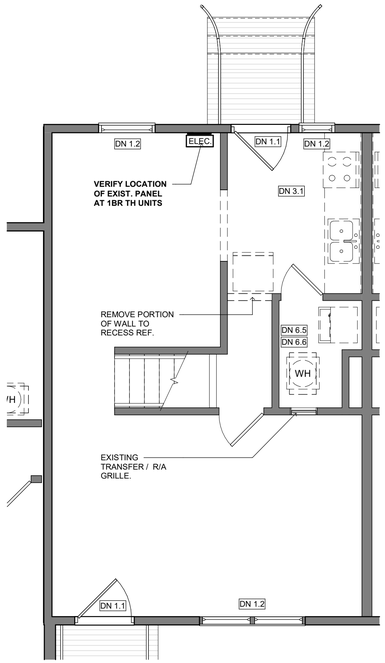
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ENLARGED UNIT PLANS - CONVERSION 2BR GDN HC DEMO & NEW

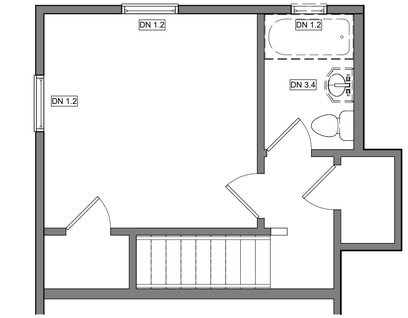
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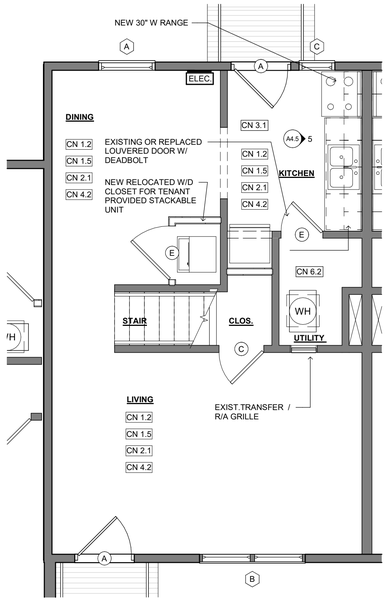
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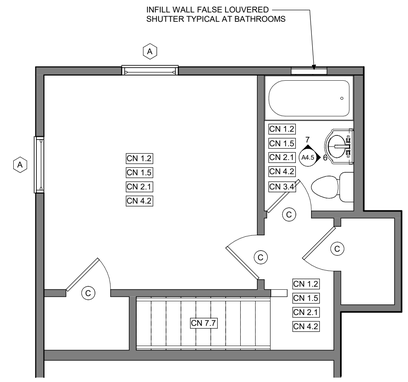
1 1BR TH - FIRST FLOOR DEMO PLAN
1/4" = 1'-0"



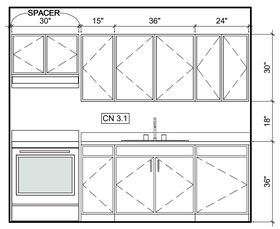
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1/4" = 1'-0"



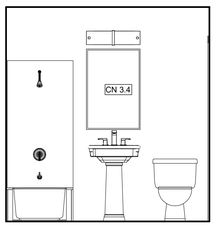
3 1BR TH - NEW FIRST FLOOR PLAN
1/4" = 1'-0"



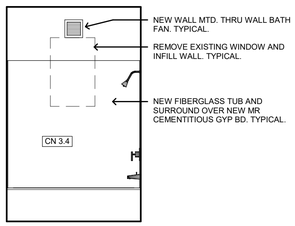
4 1BR TH - NEW SECOND FLOOR PLAN
1/4" = 1'-0"



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 (HOURS PER UNIT) IN SPECIFICATIONS MANUAL.
      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 (SF PER UNIT) IN SPECIFICATIONS MANUAL.
   b. HISTORIC HARDWOOD FLOORING (TYPICAL 50% OF UNITS): AT UNITS THAT HAVE EXISTING SALVAGEABLE ORIGINAL HARDWOOD FLOORING. LIGHTLY SAND AREAS AS REQUIRED, CLEAN, PREP AND RESEAL ALL ORIGINAL WOOD FLOORING.
   c. HISTORIC HARDWOOD FLOORING (TYPICAL 25% OF 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.
   d. NON-HISTORIC VINYL FLOORING (TYPICAL 25% OF UNITS): AT UNITS THAT HAVE EXISTING VINYL AND OR CARPET FLOORING. 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. REMOVE FLOORING TO ORIGINAL LAYER, PREP AND INSTALL NEW LVP VINYL FLOORING THROUGHOUT.
   e. CERAMIC TILE (KITCHENS AND BATHROOMS ONLY ALL UNITS): 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 ALL KITCHENS AND BATHROOM FLOORS AND AT WALLS TO RECEIVE NEW SHOWER SURROUNDS. CLEAN AND SEAL GROUT AFTER INSTALLATION. TILE PATTERN AND STYLE TBD. PROVIDE CERAMIC BASE, COVE BASE, AND OR BULLNOSE EDGING.
      1. AT KITCHENS AND BATHROOMS:
         a. ACCOUNT FOR 50 SF OF SUBFLOOR REPAIR / REPLACEMENT.
         b. ACCOUNT FOR 20 LF JOIST REPAIR / REPLACEMENT
   f. 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.
2. 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 2 SWING DOORS PER UNIT AND 1 LOUVERED DOOR PER UNIT).
   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.
   g. 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.
3. WINDOW TREATMENTS: REPLACE APARTMENT UNIT BLINDS WITH NEW HORIZONTAL 1" PVC MINI-BLINDS.
4. 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
5. 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 GAS 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.
6. 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.
7. 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 FIBERGLASS TUB AND SURROUND. 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 1.8 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.
      3. INSTALL NEW ENERGY STAR RATED EXHAUST FAN VENT/LIGHT COMBO ON SAME SWITCH. (REUSE EXISTING WIRING AND PROVIDE NEW HARD DUCT VENT TO EXTERIOR WHERE NOT EXISTING).
   h. LIGHTING: REPLACE EXISTING VANITY LIGHT FIXTURES WITH NEW ENERGY EFFICIENT LED VANITY LIGHT.

SCOPE OF WORK - AV & ACCESSIBLE UNIT INTERIOR UPGRADES / CONVERSIONS

1. SIX (6) EXISTING UNITS TO RECEIVE HEARING AND SIGHT IMPAIRED UPGRADES.
   a. HORNS AND STROBES FOR SMOKE DETECTORS
   b. STROBES FOR DOORBELL.
2. THIRTEEN (13) EXISTING STANDARD UNITS ARE TO BE CONVERTED INTO FULLY ACCESSIBLE UNITS TO ACHIEVE 5% ACCESSIBLE UNITS TO COMPLY WITH UFAS STANDARDS.
3. IN 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. A COMPLIANT ROLL-IN SHOWER MAY BE USED UPON REQUEST.
   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 16" MIN. TO 18" MAX. 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 BE 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 VIRGINIA 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	DEMO FLOORING; REMOVE ALL CARPET AND PAD TO ORIGINAL LAYER OF FLOORING. PREPARE EXISTING FLOOR TO RECEIVE NEW FLOORING LVT CLICK LOCK OVERLAY. TYPICAL ENTIRE UNIT.

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. ACCOUNT FOR 500 SF AVG OF GYP REPLACEMENT PER UNIT. RE UNITXUNIT MATRIX IN SPECS.
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. AT KITCHENS AND BATHROOMS: 1. ACCOUNT FOR 50 SF OF SUBFLOOR REPLACEMENT. 2. ACCOUNT FOR 20 LF JOIST REPLACEMENT
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

APPROVAL

STUART GARDENS PHASE I

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PRELIMINARY

NOT FOR CONSTRUCTION

JOB NUMBER: 19-009

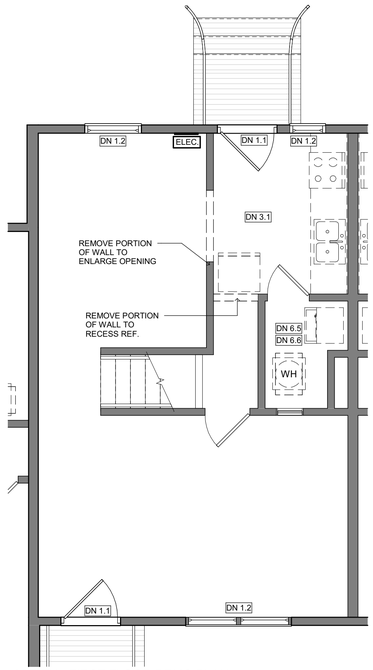
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ENLARGED UNIT PLANS -1BR TH - DEMO & NEW

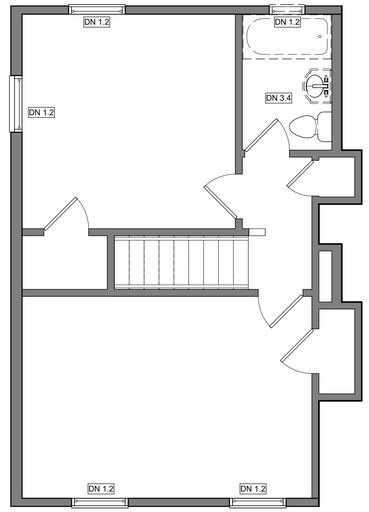
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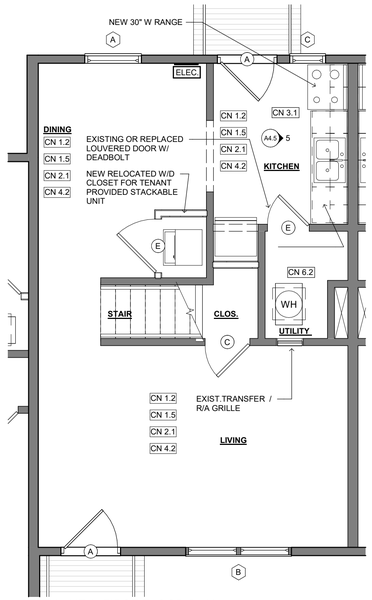
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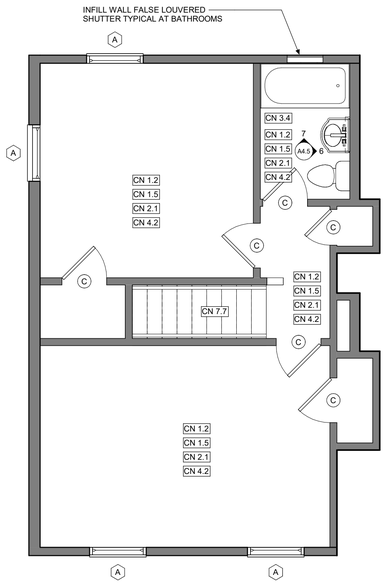
1 2BR TH - FIRST FLOOR DEMO PLAN
1/4" = 1'-0"



2 2BR TH - SECOND FLOOR DEMO PLAN
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"

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 (HOURS PER UNIT) IN SPECIFICATIONS MANUAL.
      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 (SF PER UNIT) IN SPECIFICATIONS MANUAL.
   b. HISTORIC HARDWOOD FLOORING (TYPICAL 50% OF UNITS): AT UNITS THAT HAVE EXISTING SALVAGEABLE ORIGINAL HARDWOOD FLOORING. LIGHTLY SAND AREAS AS REQUIRED, CLEAN, PREP AND RESEAL ALL ORIGINAL WOOD FLOORING.
   c. HISTORIC HARDWOOD FLOORING (TYPICAL 25% OF 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.
   d. NON-HISTORIC VINYL FLOORING (TYPICAL 25% OF UNITS): AT UNITS THAT HAVE EXISTING VINYL AND OR CARPET FLOORING. 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. REMOVE FLOORING TO ORIGINAL LAYER, PREP AND INSTALL NEW LVP VINYL FLOORING THROUGHOUT.
   e. CERAMIC TILE (KITCHENS AND BATHROOMS ONLY ALL UNITS): 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 ALL KITCHENS AND BATHROOM FLOORS AND AT WALLS TO RECEIVE NEW SHOWER SURROUNDS. CLEAN AND SEAL GROUT AFTER INSTALLATION. TILE PATTERN AND STYLE TBD. PROVIDE CERAMIC BASE, COVE BASE, AND OR BULLNOSE EDGING.
      1. AT KITCHENS AND BATHROOMS:
         a. ACCOUNT FOR 50 SF OF SUBFLOOR REPAIR / REPLACEMENT.
         b. ACCOUNT FOR 20 LF JOIST REPAIR / REPLACEMENT
   f. 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.
2. 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 2 SWING DOORS PER UNIT AND 1 LOUVERED DOOR PER UNIT).
   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.
   g. 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.
3. WINDOW TREATMENTS: REPLACE APARTMENT UNIT BLINDS WITH NEW HORIZONTAL 1" PVC MINI-BLINDS.
4. 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
5. 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 GAS 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.
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   h. LIGHTING: REPLACE LIGHT FIXTURES WITH NEW LED ENERGY STAR FIXTURES. 4 FT LINEAR LIGHT AT KITCHENS.
6. 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.
7. 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 FIBERGLASS TUB AND SURROUND. 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 1.8 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.
      3. INSTALL NEW ENERGY STAR RATED EXHAUST FAN VENT/LIGHT COMBO ON SAME SWITCH. (REUSE EXISTING WIRING AND PROVIDE NEW HARD DUCT VENT TO EXTERIOR WHERE NOT EXISTING).
   h. LIGHTING: REPLACE EXISTING VANITY LIGHT FIXTURES WITH NEW ENERGY EFFICIENT LED VANITY LIGHT.

SCOPE OF WORK - AV & ACCESSIBLE UNIT INTERIOR UPGRADES / CONVERSIONS

1. SIX (6) EXISTING UNITS TO RECEIVE HEARING AND SIGHT IMPAIRED UPGRADES.
   a. HORNS AND STROBES FOR SMOKE DETECTORS
   b. STROBES FOR DOORBELL.
2. THIRTEEN (13) EXISTING STANDARD UNITS ARE TO BE CONVERTED INTO FULLY ACCESSIBLE UNITS TO ACHIEVE 5% ACCESSIBLE UNITS TO COMPLY WITH UFAS STANDARDS.
3. IN 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. A COMPLIANT ROLL-IN SHOWER MAY BE USED UPON REQUEST.
   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 16" MIN. TO 18" MAX. 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 BE 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 *DEMO FLOORING; REMOVE* ALL CARPET AND PAD TO ORIGINAL LAYER OF FLOORING. PREPARE EXISTING FLOOR TO RECEIVE NEW FLOORING LVT CLICK LOCK OVERLAY. TYPICAL ENTIRE UNIT.

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. ACCOUNT FOR 500 SF AVG OF GYP REPLACEMENT PER UNIT. RE UNITXUNIT MATRIX IN SPECS.

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. AT KITCHENS AND BATHROOMS:
1. ACCOUNT FOR 50 SF OF SUBFLOOR REPLACEMENT.
2. ACCOUNT FOR 20 LF JOIST REPLACEMENT

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 EXISTING 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

APPROVAL

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PRELIMINARY

NOT FOR CONSTRUCTION

JOB NUMBER: 19-009

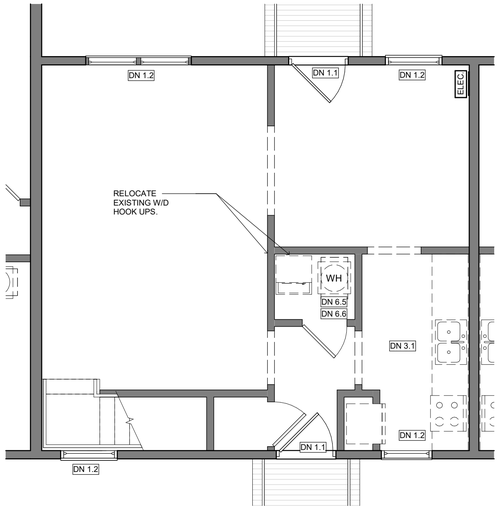
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ENLARGED UNIT PLANS - 2BR TH - DEMO & NEW

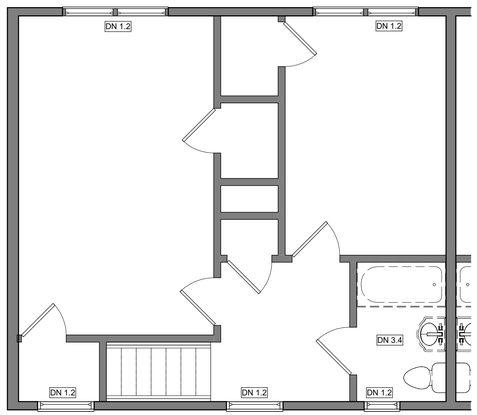
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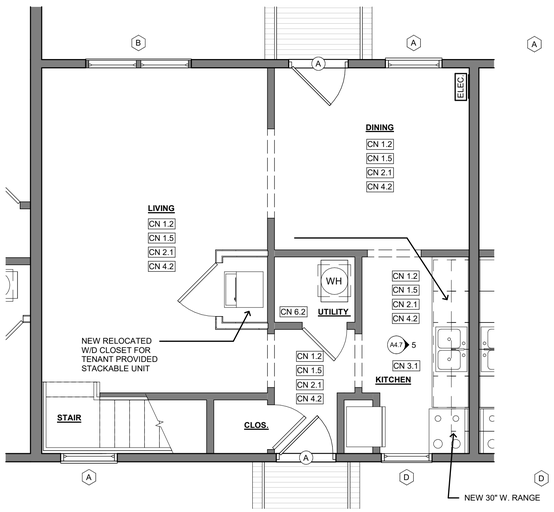
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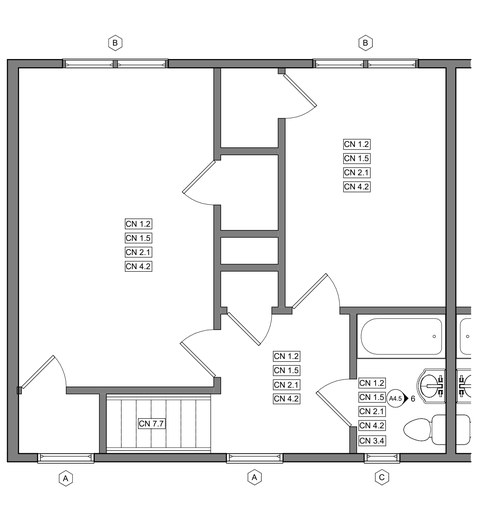
1 2BR TH ALT - FIRST FLOOR DEMO PLAN
1/4" = 1'-0"



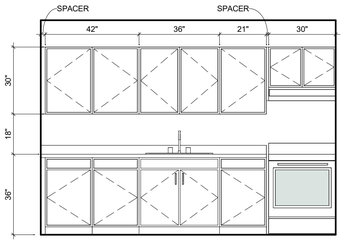
2 2BR TH ALT - SECOND FLOOR DEMO PLAN
1/4" = 1'-0"



3 2BR TH ALT - NEW FIRST FLOOR PLAN
1/4" = 1'-0"



4 2BR TH ALT - NEW SECOND FLOOR PLAN
1/4" = 1'-0"



5 2BR TH ALT - KIT. ELEV. A
3/8" = 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 (HOURS PER UNIT) IN SPECIFICATIONS MANUAL.
      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 (SF PER UNIT) IN SPECIFICATIONS MANUAL.
   b. HISTORIC HARDWOOD FLOORING (TYPICAL 50% OF UNITS): AT UNITS THAT HAVE EXISTING SALVAGEABLE ORIGINAL HARDWOOD FLOORING. LIGHTLY SAND AREAS AS REQUIRED, CLEAN, PREP AND RESEAL ALL ORIGINAL WOOD FLOORING.
   c. HISTORIC HARDWOOD FLOORING (TYPICAL 25% OF 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.
   d. NON-HISTORIC VINYL FLOORING (TYPICAL 25% OF UNITS): AT UNITS THAT HAVE EXISTING VINYL AND OR CARPET FLOORING. 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. REMOVE FLOORING TO ORIGINAL LAYER, PREP AND INSTALL NEW LVP VINYL FLOORING THROUGHOUT.
   e. CERAMIC TILE (KITCHENS AND BATHROOMS ONLY ALL UNITS): 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 ALL KITCHENS AND BATHROOM FLOORS AND AT WALLS TO RECEIVE NEW SHOWER SURROUNDS. CLEAN AND SEAL GROUT AFTER INSTALLATION. TILE PATTERN AND STYLE TBD. PROVIDE CERAMIC BASE, COVE BASE, AND OR BULLNOSE EDGING.
      1. AT KITCHENS AND BATHROOMS:
         a. ACCOUNT FOR 50 SF OF SUBFLOOR REPAIR / REPLACEMENT.
         b. ACCOUNT FOR 20 LF JOIST REPAIR / REPLACEMENT
   f. 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.
2. 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 2 SWING DOORS PER UNIT AND 1 LOUVERED DOOR PER UNIT).
   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.
   g. 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.
3. WINDOW TREATMENTS: REPLACE APARTMENT UNIT BLINDS WITH NEW HORIZONTAL 1" PVC MINI-BLINDS.
4. 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
5. 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 GAS 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.
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      2. REPLACE TUB VALVE, TRIM AND SHOWER HEAD. NEW SHOWER HEADS TO BE WATERSENSE AND ANTI-SCALD.
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   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.
      3. INSTALL NEW ENERGY STAR RATED EXHAUST FAN VENT/LIGHT COMBO ON SAME SWITCH. (REUSE EXISTING WIRING AND PROVIDE NEW HARD DUCT VENT TO EXTERIOR WHERE NOT EXISTING).
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   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 16" MIN. TO 18" MAX. 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 BE 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 VIRGINIA 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	DEMO FLOORING; REMOVE ALL CARPET AND PAD TO ORIGINAL LAYER OF FLOORING. PREPARE EXISTING FLOOR TO RECEIVE NEW FLOORING LVT CLICK LOCK OVERLAY. TYPICAL ENTIRE UNIT.

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. ACCOUNT FOR 500 SF AVG OF GYP REPLACEMENT PER UNIT. RE UNIT/UNIT MATRIX IN SPECS.
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. AT KITCHENS AND BATHROOMS: 1. ACCOUNT FOR 50 SF OF SUBFLOOR REPLACEMENT. 2. ACCOUNT FOR 20 LF JOIST REPLACEMENT
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

APPROVAL

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PRELIMINARY

NOT FOR CONSTRUCTION

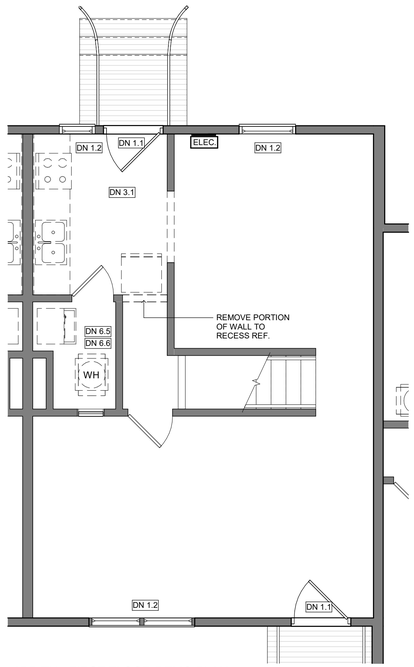
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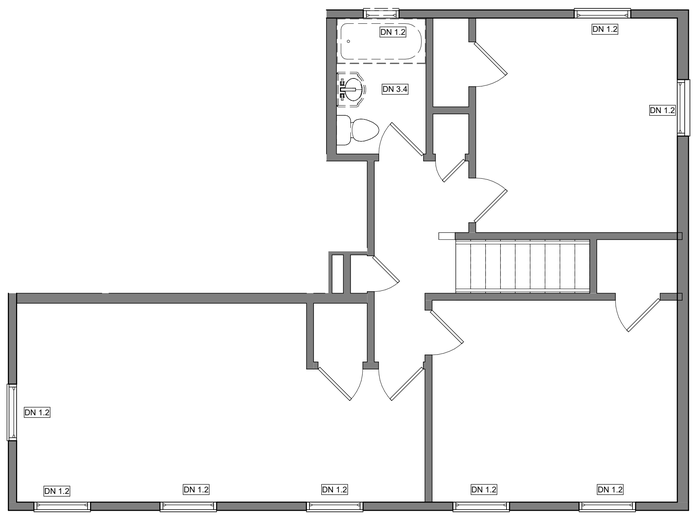
ENLARGED UNIT PLANS - 2BR TH ALT - DEMO & NEW

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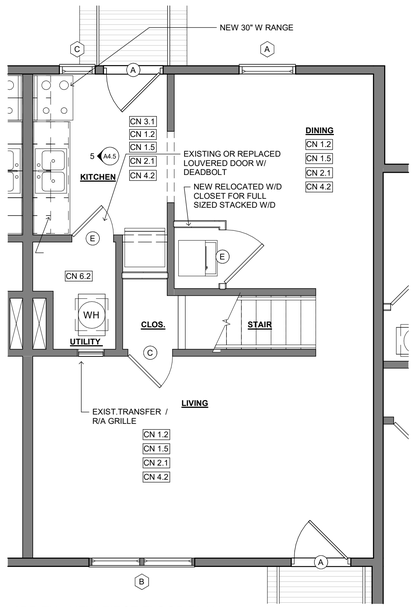
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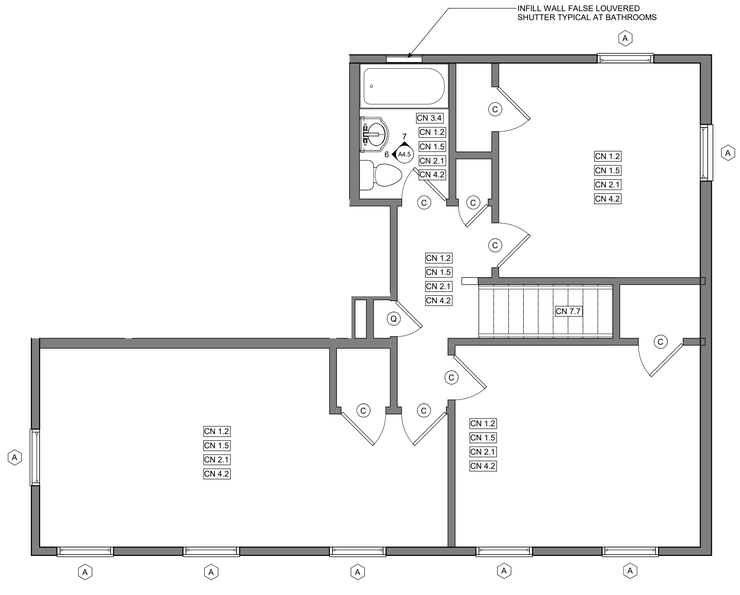
1 3BR TH - FIRST FLOOR DEMO PLAN
1/4" = 1'-0"



2 3BR TH - SECOND FLOOR DEMO PLAN
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 (HOURS PER UNIT) IN SPECIFICATIONS MANUAL.
      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 (SF PER UNIT) IN SPECIFICATIONS MANUAL.
   b. HISTORIC HARDWOOD FLOORING (TYPICAL 50% OF UNITS): AT UNITS THAT HAVE EXISTING SALVAGEABLE ORIGINAL HARDWOOD FLOORING. LIGHTLY SAND AREAS AS REQUIRED, CLEAN, PREP AND RESEAL ALL ORIGINAL WOOD FLOORING.
   c. HISTORIC HARDWOOD FLOORING (TYPICAL 25% OF 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.
   d. NON-HISTORIC VINYL FLOORING (TYPICAL 25% OF UNITS): AT UNITS THAT HAVE EXISTING VINYL AND OR CARPET FLOORING. 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. REMOVE FLOORING TO ORIGINAL LAYER, PREP AND INSTALL NEW LVP VINYL FLOORING THROUGHOUT.
   e. CERAMIC TILE (KITCHENS AND BATHROOMS ONLY ALL UNITS): 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 ALL KITCHENS AND BATHROOM FLOORS AND AT WALLS TO RECEIVE NEW SHOWER SURROUNDS. CLEAN AND SEAL GROUT AFTER INSTALLATION. TILE PATTERN AND STYLE TBD. PROVIDE CERAMIC BASE, COVE BASE, AND OR BULLNOSE EDGING.
      1. AT KITCHENS AND BATHROOMS:
         a. ACCOUNT FOR 50 SF OF SUBFLOOR REPAIR / REPLACEMENT.
         b. ACCOUNT FOR 20 LF JOIST REPAIR / REPLACEMENT
   f. 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.
2. 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 2 SWING DOORS PER UNIT AND 1 LOUVERED DOOR PER UNIT).
   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.
   g. 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.
3. WINDOW TREATMENTS: REPLACE APARTMENT UNIT BLINDS WITH NEW HORIZONTAL 1" PVC MINI-BLINDS.
4. 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
5. 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 GAS 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.
6. 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.
7. 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 FIBERGLASS TUB AND SURROUND. 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 1.8 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.
      3. INSTALL NEW ENERGY STAR RATED EXHAUST FAN VENT/LIGHT COMBO ON SAME SWITCH. (REUSE EXISTING WIRING AND PROVIDE NEW HARD DUCT VENT TO EXTERIOR WHERE NOT EXISTING).
   h. LIGHTING: REPLACE EXISTING VANITY LIGHT FIXTURES WITH NEW ENERGY EFFICIENT LED VANITY LIGHT.

SCOPE OF WORK - AV & ACCESSIBLE UNIT INTERIOR UPGRADES / CONVERSIONS

1. SIX (6) EXISTING UNITS TO RECEIVE HEARING AND SIGHT IMPAIRED UPGRADES.
   a. HORNS AND STROBES FOR SMOKE DETECTORS
   b. STROBES FOR DOORBELL.
2. THIRTEEN (13) EXISTING STANDARD UNITS ARE TO BE CONVERTED INTO FULLY ACCESSIBLE UNITS TO ACHIEVE 5% ACCESSIBLE UNITS TO COMPLY WITH UFAS STANDARDS.
3. IN 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. A COMPLIANT ROLL-IN SHOWER MAY BE USED UPON REQUEST.
   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, ADITIONAL 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 16" MIN. TO 18" MAX. INCHES FROM SIDEWALLS.
   k. ACCESSIBLE CABINETS WITH NO BASE AT VANITY OR WALL HUNG SINK.
   l. VANITY TOP OR 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 BE 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. 16 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	DEMO FLOORING; REMOVE ALL CARPET AND PAD TO ORIGINAL LAYER OF FLOORING. PREPARE EXISTING FLOOR TO RECEIVE NEW FLOORING LVT CLICK LOCK OVERLAY. TYPICAL ENTIRE UNIT.

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. ACCOUNT FOR 500 SF AVG OF GYP REPLACEMENT PER UNIT. RE UNITXUNIT MATRIX IN SPECS.
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. AT KITCHENS AND BATHROOMS: 1. ACCOUNT FOR 50 SF OF SUBFLOOR REPLACEMENT. 2. ACCOUNT FOR 20 LF JOIST REPLACEMENT
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 EXISTING 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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PRELIMINARY

NOT FOR CONSTRUCTION

JOB NUMBER: 19-009

ISSUED: 02/04/2025

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 RELIEVANT 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

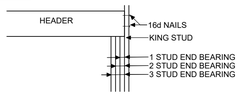
1. STRUCTURAL FRAMING LUMBER (FLOOR, BEAMS, LINTELS, HEADERS, ETC.): USE #2 PINE W/ STRESS RATINGS:
   Fbs = 1300 Psi
   Fbr = 1500 Psi
   Fv = 95 Psi
   E = 1,600,000 Psi
2. FRAMING SUB-CONTRACTOR SHALL COORDINA TIE ALL FLOOR AND WALL FRAMING W/ MECHANICAL SUB-CONTRACTOR FOR OPENINGS. ADJUST AND ADD 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.

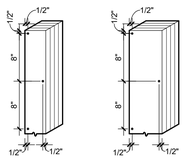
WOOD HEADER SCHEDULE

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



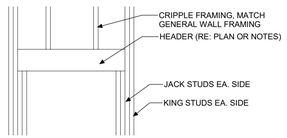


2X4 LAMINATIONS WITH ONE ROW OF STAGGERED 30D COMMON WIRE NAILS

2X6 LAMINATIONS WITH TWO ROW OF 30D COMMON WIRE NAILS

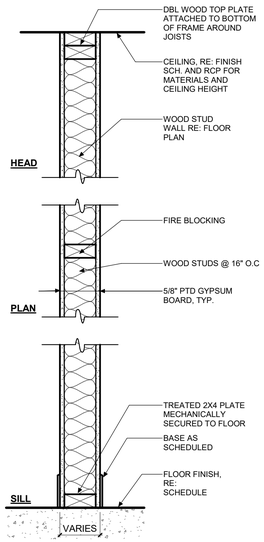
BUILT-UP COLUMN		
# OF PLYS	NAIL SIZE	REMARKS
2	10D	ONE SIDE
3	16D	EACH SIDE
4	30D	EACH SIDE

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.

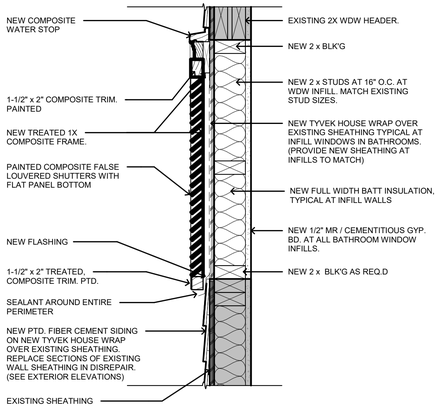
GYPSUM BOARD - ONE LAYER OF 1/2" THICK GYPSUM WALLBOARD WITH BEVELED, SQUARE OR TAPERED EDGES, APPLIED VERTICALLY OR HORIZONTALLY, VERTICAL JOINTS CENTERED OVER STUDS AND STAGGERED ONE STUD CAVITY ON OPPOSITE SIDES OF STUDS. PANELS ATTACHED TO WOOD STUDS, TOP PLATE AND BTM. PLATE WITH 1-1/4" LONG TYPE 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.

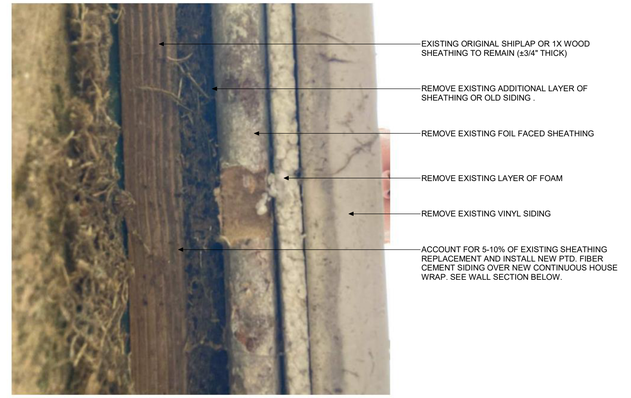
(101) AS ABOVE WITH 2X4 WOOD STUDS @ 16" O.C.

(104) AS ABOVE WITH 2X6 WOOD STUDS @ 16" O.C.

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

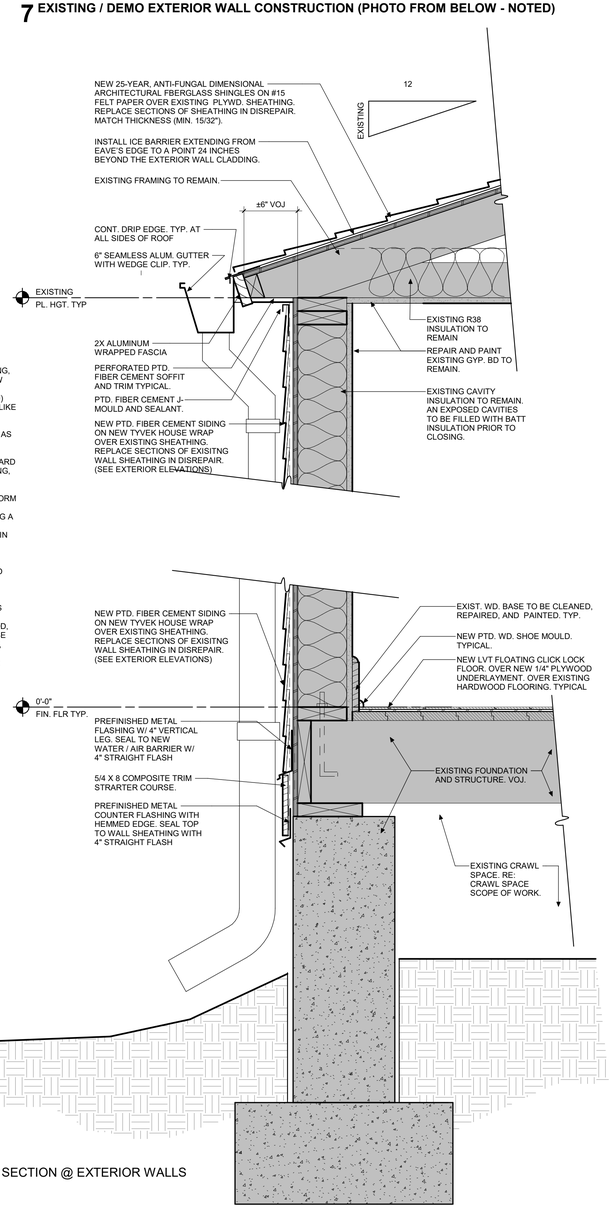


6 FALSE LOUVERED SHUTTER
1 1/2" = 1'-0"

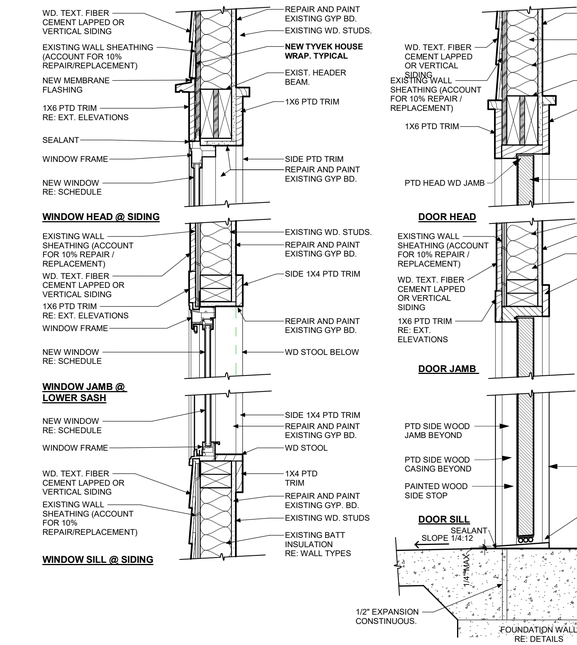


7 EXISTING / DEMO EXTERIOR WALL CONSTRUCTION (PHOTO FROM BELOW - NOTED)

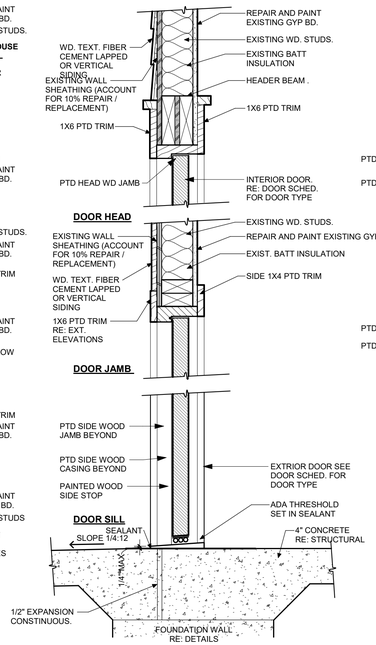
NEW SIDING AND TRI NOTES:
a. REMOVE ALL EXISTING VINYL SIDING TO EXISTING SHEATHING. REPLACE ANY DAMAGED WALL SHEATHING, INSTALL NEW TYVEK HOUSE WRAP AND PROVIDE NEW CEMENTITIOUS LAP SIDING (WOOD LOOK WITH 5" EXPOSURE MAX), AND VERTICAL (BOARD AND BATTEN) CEMENTITIOUS SIDING (REPLACE AREAS EXISTING IN 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.



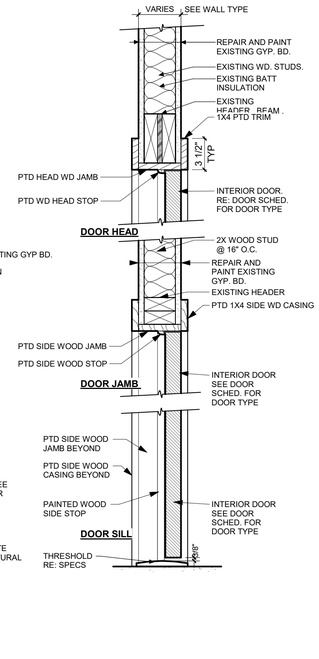
8 TYPICAL WALL SECTION @ EXTERIOR WALLS
1 1/2" = 1'-0"



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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PRELIMINARY

NOT FOR CONSTRUCTION

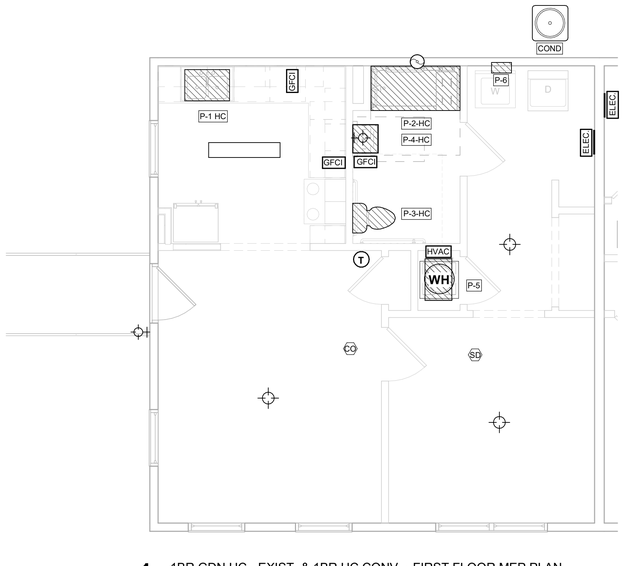
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ISSUED: 02/04/2025

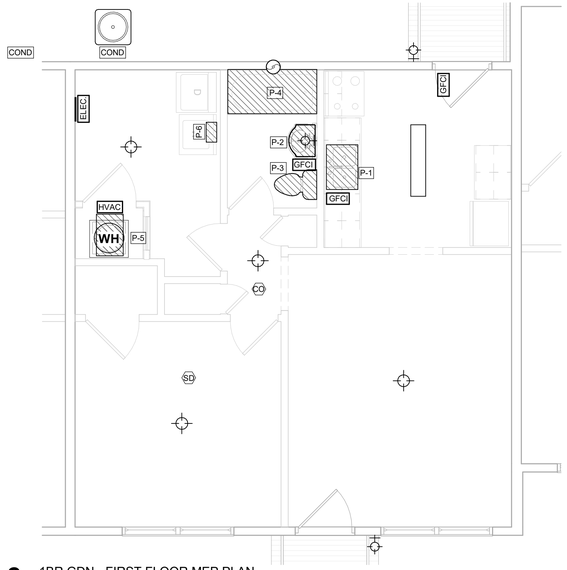
FRAMING DETAILS, OVERHANGS, AND WALL SECTIONS

A5.1

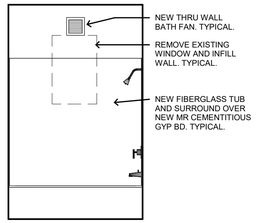
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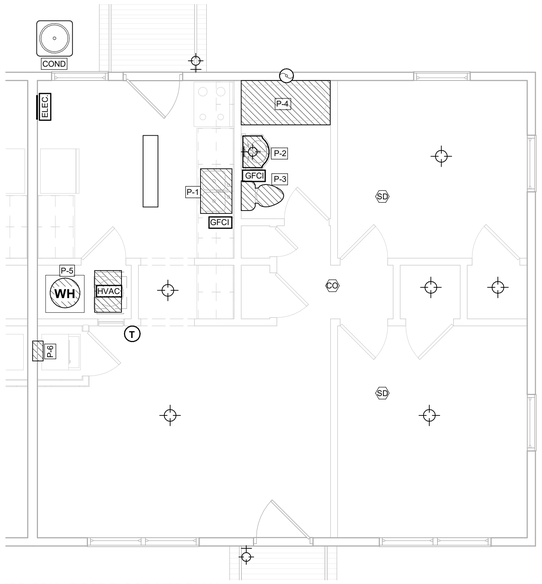
1 1BR GDN HC - EXIST. & 1BR HC CONV. - FIRST FLOOR MEP PLAN
1/4" = 1'-0"



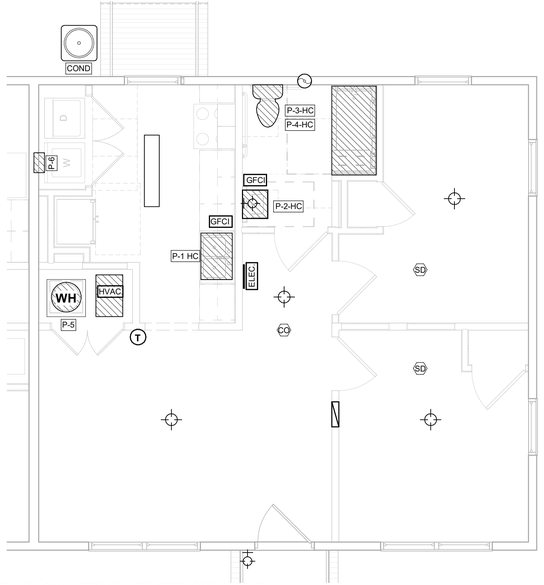
2 1BR GDN - FIRST FLOOR MEP PLAN
1/4" = 1'-0"



5 TYPICAL TUB ELEVATION ALL UNITS
3/8" = 1'-0"



3 2BR GDN - FIRST FLOOR MEP PLAN
1/4" = 1'-0"



4 2BR HC - CONVERSION - FIRST FLOOR MEP PLAN
1/4" = 1'-0"

SCOPE OF WORK - DWELLING UNITS MEP

3. 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 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.
4. 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.
5. 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.
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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.

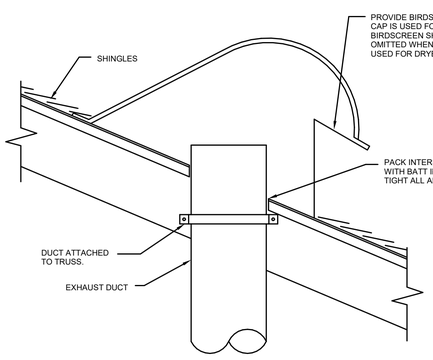
NEW APPLIANCE SCHEDULE (HC CONVERSION UNITS)

1. REFRIGERATORS: NEW ADA COMPLIANT (SIDE BY SIDE) 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 VENTED 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

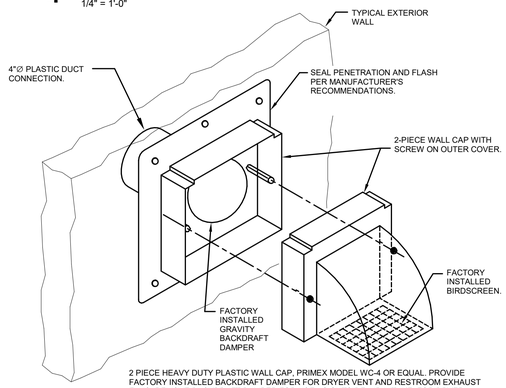
*ALL APPLIANCES TO BE ENERGY STAR RATED WHERE APPLICABLE.

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)
- 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-5 — NEW .60-.64EF GAS 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



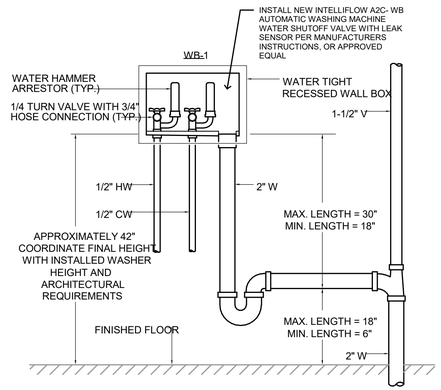
ROOF CAP DETAIL



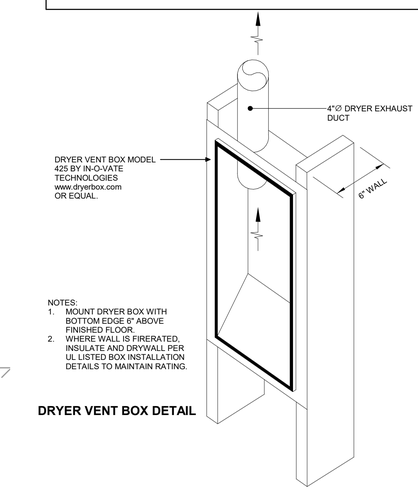
2 PIECE HEAVY DUTY PLASTIC WALL CAP. PRIMEX MODEL WC-4 OR EQUAL. PROVIDE FACTORY INSTALLED BACKDRAFT DAMPER FOR DRYER VENT AND RESTROOM EXHAUST FANS. REMOVE BACKDRAFT DAMPER FOR USE AS OUTSIDE AIR INTAKE. FOR DRYER APPLICATIONS USE THE NO BIRD SCREEN (NS) MODEL. PAINT TO OWNERS SPEC.

TYPICAL WALL JACK DETAIL

6 VENT CAP DETAILS
12" = 1'-0"



WASHER BOX 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

7 WASHER BOX AND DRYER VENT DETAILS
12" = 1'-0"

REVISIONS

APPROVAL

STUART GARDENS PHASE I

1326-C GARDEN DRIVE, NEWPORT NEWS, VA 23607

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PRELIMINARY

NOT FOR CONSTRUCTION

JOB NUMBER: 19-009

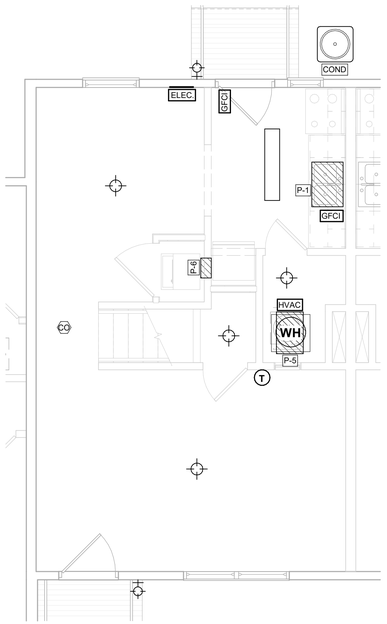
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MEP UNIT PLANS - 1BR GDN, 1BR HC EXIST, 1BR HC CONV., & 2BR GDN

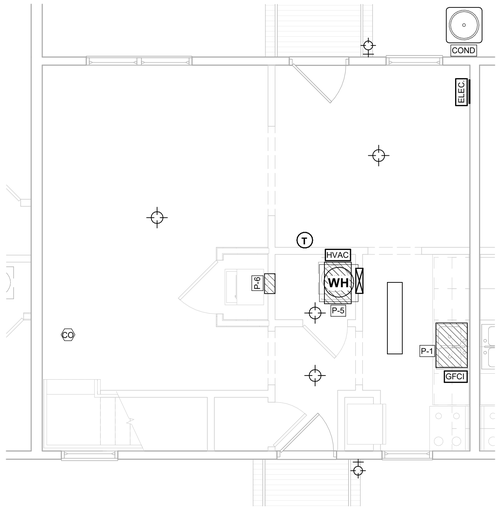
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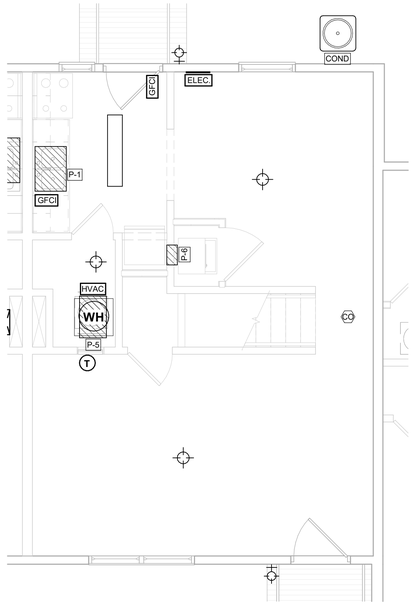
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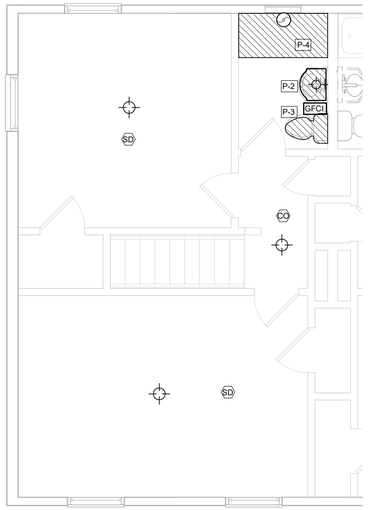
3 2BR TH - FIRST FLOOR MEP PLAN
1/4" = 1'-0"



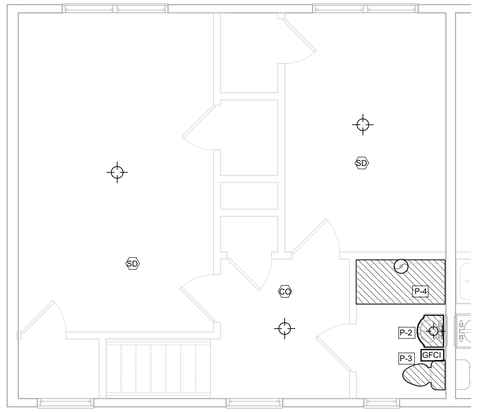
5 2BR TH ALT - FIRST FLOOR MEP PLAN
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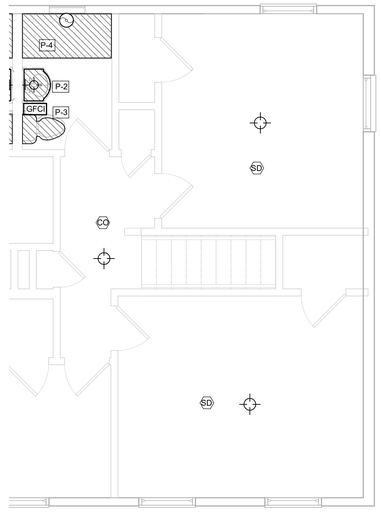
7 3BR TH - FIRST FLOOR MEP PLAN
1/4" = 1'-0"



4 2BR TH - SECOND FLOOR MEP PLAN
1/4" = 1'-0"



6 2BR TH ALT - 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

3. 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.
4. 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.
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- DEMOLISHED WALL
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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
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- 4' LINEAR SURFACE MTD. ENERGY STAR LED FIXTURES
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- 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-5 — 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.
- SINK — 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 .60-.64EF GAS 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
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- 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

APPROVAL

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 | 512-588-2543

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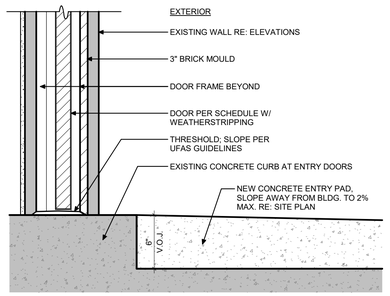
MEP UNIT PLANS - 2BR TH, 2BR TH ALT. & 3BR TH

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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 RAKE.
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.



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 7.5 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)

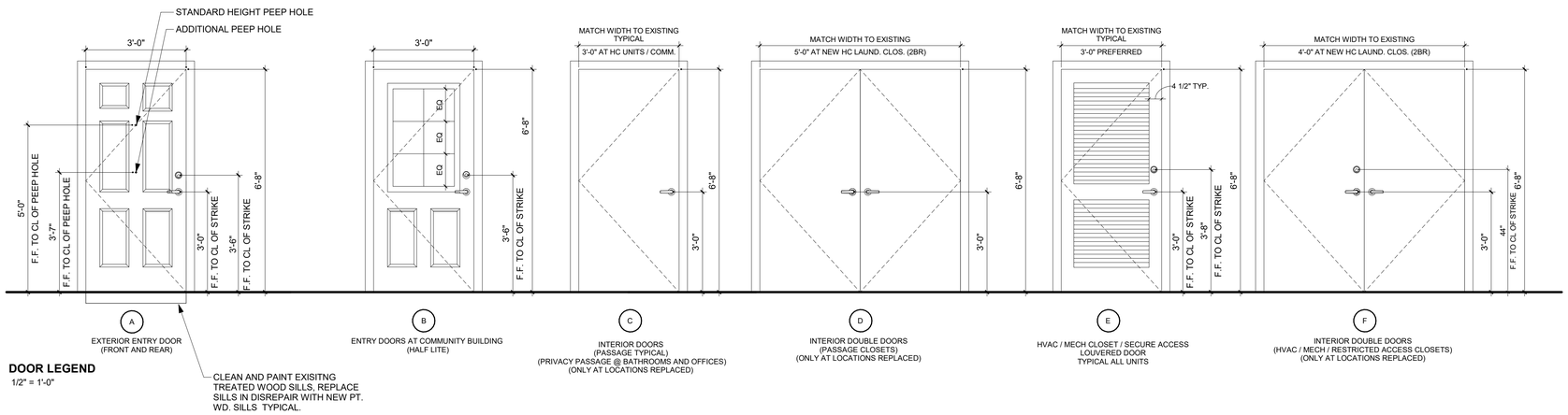
ITEM #	DESCRIPTION
EWCM1	BUILDING ENVELOPE - ENERGY STAR RATED UNIT ENTRY DOORS, (R 4.7 MIN.), FRONT AND REAR DOORS
EWCM2	BUILDING ENVELOPE - ENERGY STAR RATED REPLACEMENT WINDOWS (< U .20, SHGC .31)
EWCM3	BUILDING ENVELOPE - ATTIC INSULATION (R-38 EXISTING TO REMAIN / BE MAINTAINED)
EWCM4	HVAC - ENERGY 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

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	36"	80"	1 3/4"	PTD	MTL	WD	PER SPECS	HALF LITE ENTRY DOORS (COMMUNITY BLDG. 2 PNL BTM, FIBERGLASS OR COMPOSITE DOORS AND FRAMES WITH LEVER HANDLE, WEAHTER-STRIPPING, AND DEAD BOLT. COMMUNITY BLDG AND MAINT. BLDG TO RECIEVE ADA-COMPLIANT THRESHOLDS, AND CLOSERS.
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 WIDTH 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 WIDTH 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 WIDTH 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 OPENINGS AND DOORS (3'-0" DOORS AT USABLE DOORS), ALONG 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"

CLEAN AND PAINT EXISITNG TREATED WOOD SILLS, REPLACE SILLS IN DISREPAIR WITH NEW PT. WD. SILLS TYPICAL.

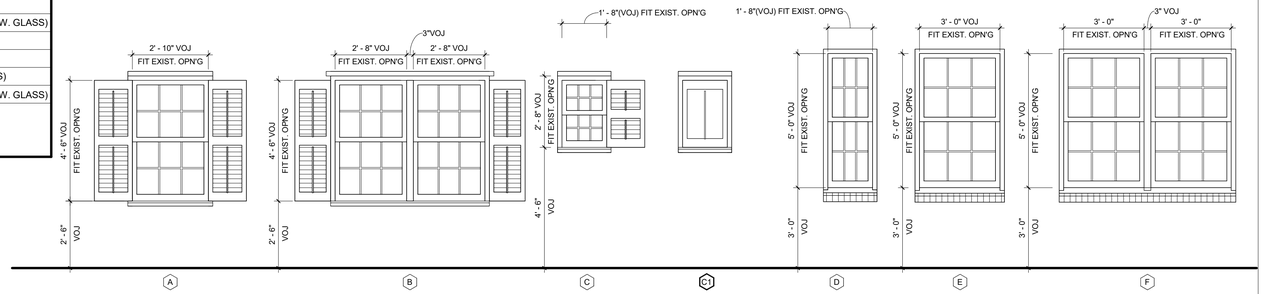
WINDOW SCHEDULE

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	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)
E	36IN	60IN	ALUM. CLAD WD.	PRE-FIN.	DBL.	INSUL.	E-STAR RATED - LOW E. INSUL. SINGLE HUNG WDW. UNIT. 6/6 LITES (5/8" WIDE SIMULATED DIVIDED LITES W/ SHADOW BAR BTW. GLASS)
F	75IN	60IN	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)

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"

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JOB NUMBER: 19-009

ISSUED: 02/04/2025

SCHEDULES

A8.0

PHASE: CD

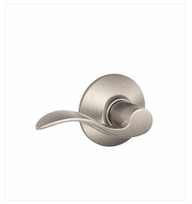
DOOR HARDWARE



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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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

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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



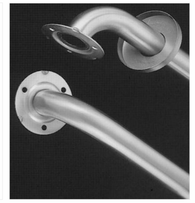
PROFLO PF0324TBBN
24 TWL BAR BN



DESIGNHOUS D564187
72 ADJ TENSION SHWR & UTIL ROD BN



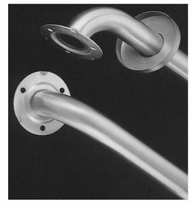
BRADLEY B740018300
18X30 FIXED TILT MIR SSST



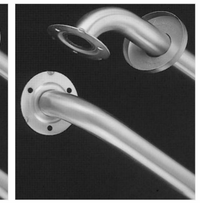
PROFLO PFGB36SF2
1-1/2X36 G/BAR CONC SCRW SC SATI

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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



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ISSUED: 02/04/2025

BASIS OF DESIGN SPECS

A8.1

PHASE: CD

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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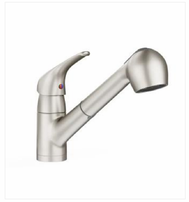
PLUMBING FIXTURES



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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NOT FOR CONSTRUCTION

JOB NUMBER: 19-009
ISSUED: 02/04/2025

BASIS OF DESIGN SPECS

A8.2

PHASE: CD

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

2023 Ferguson Enterprises

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

2023 Ferguson Enterprises

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

2023 Ferguson Enterprises

NOTES:
1. PRODUCTS SHOWN ARE BASIS OF DESIGN ONLY. CONTRACTOR TO PROVIDE SUBMITTALS FOR APPROVAL BY OWNER AND ARCHITECT.
2. ALL PRODUCTS TO COMPLY WITH VA HOUSING REQUIREMENTS.
3. PRODUCTS SHOWN ARE NOT ALL ENCOMPASING.
4. FINISH SELECTIONS TO BE PROVIDED BY OWNER.

REVISIONS

APPROVAL

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 | 512-588-2543

TRUE CRAFT ARCHITECTURE

truecraftarchitecture.com

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PRELIMINARY

NOT FOR CONSTRUCTION

JOB NUMBER: 19-009

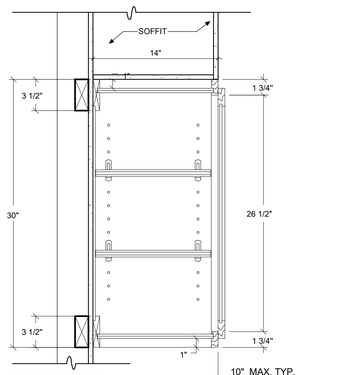
ISSUED: 02/04/2025

BASIS OF DESIGN SPECS

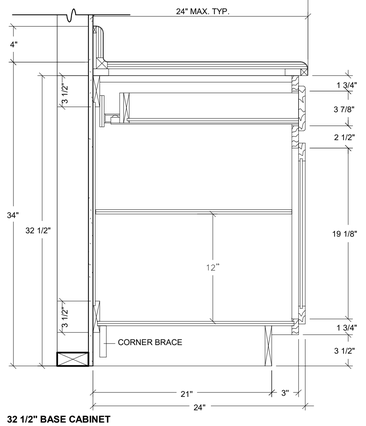
A8.3

PHASE: CD

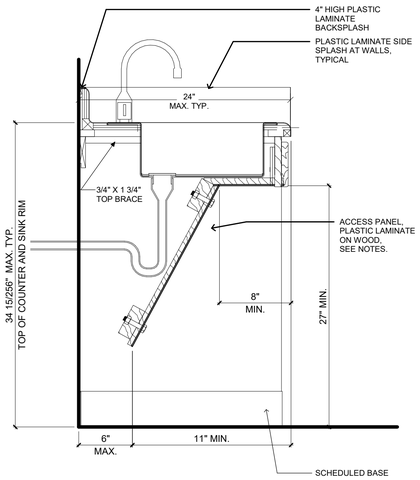
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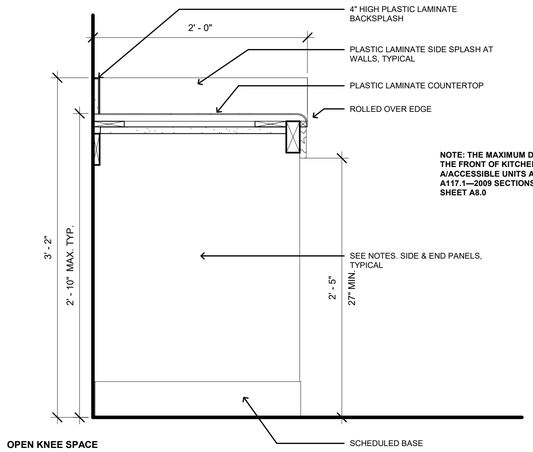
30" UPPER CABINET



32 1/2" BASE CABINET



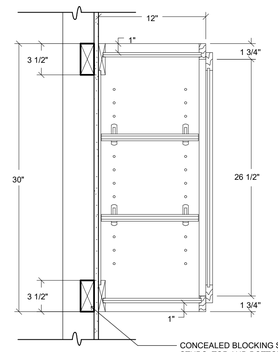
ACCESSIBLE SINK FRONT



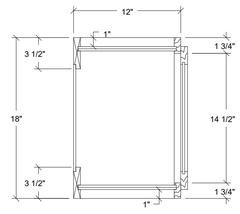
NOTE: THE MAXIMUM DEPTH FROM THE KITCHEN BACKSPLASH WALL TO THE FRONT OF KITCHEN COUNTERTOPS/CABINETRY IS 24 INCHES IN TYPE A/ACCESSIBLE UNITS AND THE COMMUNITY AREA KITCHENS (ICC A117.1—2009 SECTIONS 1003.9, 1004.9, AND 308). SEE MILLWORK DETAILS ON SHEET A8.0

OPEN KNEE SPACE

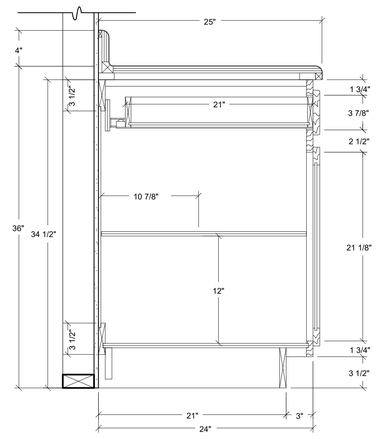
1 - ACCESSIBLE UNITS - TYPICAL MILLWORK DETAILS SCALE: 1-1/2" = 1'-0"



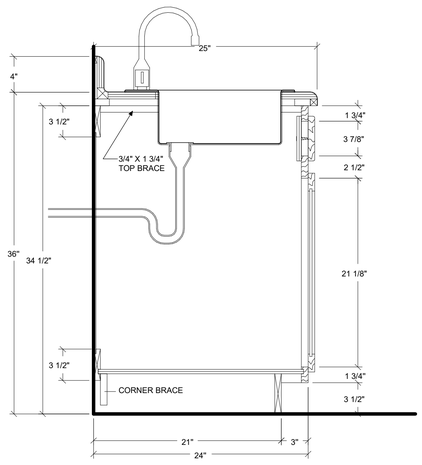
30" UPPER CABINET



18" UPPER CABINET

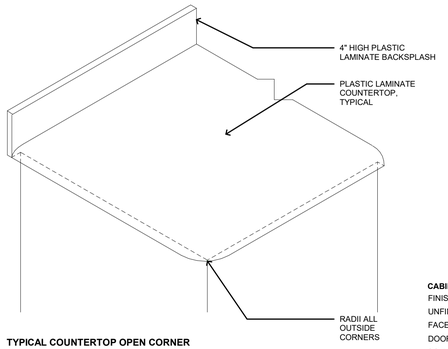


BASE CABINET

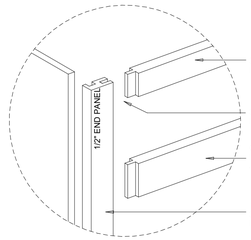


SINK BASE

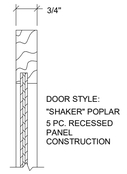
2 - STANDARD UNITS - TYPICAL MILLWORK DETAILS SCALE: 1-1/2" = 1'-0"



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.

REVISIONS

APPROVAL

STUART GARDENS PHASE I

1326-C GARDEN DRIVE, NEWPORT NEWS, VA 23607

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PRELIMINARY

NOT FOR CONSTRUCTION

JOB NUMBER: 19-009

ISSUED: 02/04/2025

TYPICAL MILLWORK DETAILS

A9.0

PHASE: CD

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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 I	-	Various	@40% (Section	1BR / 1BA	26	10.3%	625	@40% (Section 8)	$1,375	N/A	Yes	N/A	N/A
	1326 C Garden Drive		1-stories	8), @50%	1BR / 1BA	84	33.3%	625	@50% (Section 8)	$1,375	N/A	Yes	N/A	N/A
	Newport News, VA 23607		1942 / 1985/2027	(Section 8),	1BR / 1BA	2	0.8%	625	@60%	$750	No	N/A	N/A	N/A
	Newport News County		Family	@60%, @60%	2BR / 1BA	40	15.9%	700	@50% (Section 8)	$1,530	N/A	Yes	N/A	N/A
				(Section 8)	2BR / 1BA	62	24.6%	938	@60% (Section 8)	$1,625	N/A	Yes	N/A	N/A
					2BR / 1BA	34	13.5%	1,036	@60% (Section 8)	$1,625	N/A	Yes	N/A	N/A
					3BR / 1BA	4	1.6%	1,100	@60% (Section 8)	$1,900	N/A	Yes	N/A	N/A
						252							N/A	N/A
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),	2BR / 1.5BA	2	2.3%	909	@40% (Section 8)	$903	Yes	Yes	0	0.0%
	Newport News, VA 23607		2016/2018 / n/a	@50%, @60%	2BR / 1.5BA	21	24.1%	909	@50%	$1,031	Yes	Yes	0	0.0%
	Newport News County		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
	County		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%
	Newport News County		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),	1BR / 1BA	N/A	N/A	680	@50% (Section 8)	-	N/A	Yes	N/A	N/A
	Newport News, VA 23607		2023 / n/a	@60%, Market	1BR / 1BA	N/A	N/A	680	@60%	$944	No	Yes	N/A	N/A
	Newport News County		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											
	Newport News City County		Family											
						108							2	1.9%
6	Whittaker Place	0.8 miles	Conversion	@40% (Section	0BR / 1BA	2	3.0%	411	@40% (Section 8)	$950	N/A	No	0	0.0%
	1003 28th Street		4-stories	8), @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%
	Newport News County		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
	Newport News City County		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
	County		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%

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 I (@40%)	**$1,375**	River Park Tower (Market)(2BA)	$1,845	**Stuart Gardens I (@60%)**	**$1,900**
	Stuart Gardens I (@50%)	**$1,375**	River Park Tower (Market)(2BA)	$1,825	The Lift & Rise On Jefferson (Market)(2BA)	$1,588
	Heritage Forest Apartments (@60%)	$1,067	River Park Tower (Market)(2BA)	$1,810	Meadow View Townhomes (Market)(1.5BA)	$1,535
	Westover Station Apartments (@60%)	$1,060	River Park Tower (Market)(2BA)	$1,795	Heritage Forest Apartments (@60%)(2BA)	$1,491
	Whittaker Place (@40%)	$1,010	**Stuart Gardens I (@60%)**	**$1,625**	Brennan Pointe (@60%)(2BA)	$1,425
	Whittaker Place (@60%)	$1,010	**Stuart Gardens I (@60%)**	**$1,625**	Brennan Pointe (@60%)(2BA)	$1,425
	The Lift & Rise On Jefferson (Market)	$976	**Stuart Gardens I (@50%)**	**$1,530**	Brennan Pointe (@50%)(2BA)	$1,246
	The Lift & Rise On Jefferson (@60%)	$944	Meadow View Townhomes (Market)(1.5BA)	$1,311	Brennan Pointe (@50%)(2BA)	$1,246
	Meadow View Townhomes (Market)	$891	Heritage Forest Apartments (@60%)(2BA)	$1,284	The Lift & Rise On Jefferson (@60%)(2BA)	$1,223
	Soundview Townhomes (@60%)	$845	Westover Station Apartments (@60%)	$1,265	Meadow View Townhomes (Market)	$1,185
	Stuart Gardens I (@60%)	**$750**	Brennan Pointe (@60%)(1.5BA)	$1,233	Soundview Townhomes (@60%)(3BA)	$1,045
	Heritage Forest Apartments (@40%)	$679	Brennan Pointe (@60%)(1.5BA)	$1,233	Brennan Pointe (@40%)(2BA)	$1,033
	The Lift & Rise On Jefferson (@30%)	$298	The Lift & Rise On Jefferson (Market)(2BA)	$1,192	Brennan Pointe (@40%)(2BA)	$765
			Whittaker Place (@40%)(2BA)	$1,170	The Lift & Rise On Jefferson (@30%)(2BA)	$494
			Whittaker Place (@60%)(2BA)	$1,170		
			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	Heritage Forest Apartments (@60%)	720	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
	River Park Tower (Market)	700	River Park Tower (Market)(2BA)	1,138	Brennan Pointe (@50%)(2BA)	1,562
	The Lift & Rise On Jefferson (Market)	680	Brennan Pointe (@50%)(1.5BA)	1,130	Brennan Pointe (@40%)(2BA)	1,562
	The Lift & Rise On Jefferson (@30%)	680	Brennan Pointe (@40%)(1.5BA)	1,130	Brennan Pointe (@60%)(2BA)	1,562
	The Lift & Rise On Jefferson (@50%)	680	River Park Tower (Market)(2BA)	1,120	The Lift & Rise On Jefferson (Market)(2BA)	1,272
	The Lift & Rise On Jefferson (@60%)	680	River Park Tower (Market)(2BA)	1,098	The Lift & Rise On Jefferson (@50%)(2BA)	1,272
	Westover Station Apartments (@60%)	661	River Park Tower (Market)(2BA)	1,062	The Lift & Rise On Jefferson (@60%)(2BA)	1,272
	Stuart Gardens I (@40%)	**625**	**Stuart Gardens I (@60%)**	**1,036**	The Lift & Rise On Jefferson (@30%)(2BA)	1,272
	Stuart Gardens I (@50%)	**625**	Heritage Forest Apartments (@60%)(2BA)	1,035	Heritage Forest Apartments (@60%)(2BA)	1,222
	Stuart Gardens I (@60%)	**625**	Heritage Forest Apartments (@40%)(2BA)	1,035	Brennan Pointe (@50%)(2BA)	1,171
	Whittaker Place (@40%)	615	The Lift & Rise On Jefferson (Market)(2BA)	979	Brennan Pointe (@40%)(2BA)	1,171
	Whittaker Place (@60%)	615	The Lift & Rise On Jefferson (@30%)(2BA)	979	Brennan Pointe (@60%)(2BA)	1,171
	Liberty Apartments (Market)	566	The Lift & Rise On Jefferson (@60%)(2BA)	979	Liberty Apartments (Market)(3BA)	1,106
	Liberty Apartments (Market)	558	The Lift & Rise On Jefferson (@50%)(2BA)	979	**Stuart Gardens I (@60%)**	**1,100**
	Soundview Townhomes (@60%)	530	**Stuart Gardens I (@60%)**	**938**	Meadow View Townhomes (Market)	997
	Meadow View Townhomes (Market)	530	Brennan Pointe (@60%)(1.5BA)	909	Meadow View Townhomes (Market)(1.5BA)	997
			Brennan Pointe (@40%)(1.5BA)	909	Soundview Townhomes (@60%)(3BA)	977
			Brennan Pointe (@50%)(1.5BA)	909		
			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		
			Soundview Townhomes (@60%)	740		
			Meadow View Townhomes (Market)(1.5BA)	740		
			Meadow View Townhomes (Market)	740		
			Stuart Gardens I (@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	Liberty Apartments (Market)(2BA)	$2.19	**Stuart Gardens I (@60%)**	**$1.73**
	Stuart Gardens I (@40%)	**$2.20**	**Stuart Gardens I (@50%)**	**$2.19**	Meadow View Townhomes (Market)(1.5BA)	$1.54
	Stuart Gardens I (@50%)	**$2.20**	Meadow View Townhomes (Market)(1.5BA)	$1.77	River Park Tower (Market)(2BA)	$1.33
	River Park Tower (Market)	$2.19	River Park Tower (Market)(2BA)	$1.74	River Park Tower (Market)(2BA)	$1.26
	Meadow View Townhomes (Market)	$1.68	**Stuart Gardens I (@60%)**	**$1.73**	The Lift & Rise On Jefferson (Market)(2BA)	$1.25
	Whittaker Place (@40%)	$1.64	River Park Tower (Market)(2BA)	$1.65	Heritage Forest Apartments (@60%)(2BA)	$1.22
	Whittaker Place (@60%)	$1.64	River Park Tower (Market)(2BA)	$1.62	Brennan Pointe (@60%)(2BA)	$1.22
	Westover Station Apartments (@60%)	$1.60	River Park Tower (Market)(2BA)	$1.60	Meadow View Townhomes (Market)	$1.19
	Soundview Townhomes (@60%)	$1.59	River Park Tower (Market)(2BA)	$1.60	Soundview Townhomes (@60%)(3BA)	$1.07
	Heritage Forest Apartments (@60%)	$1.48	**Stuart Gardens I (@60%)**	**$1.57**	Brennan Pointe (@50%)(2BA)	$1.06
	The Lift & Rise On Jefferson (Market)	$1.44	Westover Station Apartments (@60%)	$1.47	The Lift & Rise On Jefferson (@60%)(2BA)	$0.96
	The Lift & Rise On Jefferson (@60%)	$1.39	Whittaker Place (@40%)(2BA)	$1.47	Brennan Pointe (@60%)(2BA)	$0.91
	Stuart Gardens I (@60%)	**$1.20**	Whittaker Place (@60%)(2BA)	$1.47	Brennan Pointe (@40%)(2BA)	$0.88
	Heritage Forest Apartments (@40%)	$0.94	Meadow View Townhomes (Market)	$1.37	Brennan Pointe (@50%)(2BA)	$0.80
	The Lift & Rise On Jefferson (@30%)	$0.44	Brennan Pointe (@60%)(1.5BA)	$1.36	Brennan Pointe (@40%)(2BA)	$0.49
			Soundview Townhomes (@60%)	$1.28	The Lift & Rise On Jefferson (@30%)(2BA)	$0.39
			Heritage Forest Apartments (@60%)(2BA)	$1.24		
			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	yes	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	no	yes	yes	yes	yes	no	no	yes	no	yes
Central Laundry	no	yes	no	yes	no	yes	no	no	yes	no
On-Site Mgmt	no	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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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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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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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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