COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 2301 Venable Street, Richmond VA 23223

Historic district Church Hill North

Date/time rec'd: _____
Rec'd by: _____
Application #: _____
Hearing date: _____

APPLICANT INFORMATION

Name Erica Sims

Phone 804-915-4940

Company Maggie Walker Community Land Trust

Email erica@hdadvisors.net

Mailing Address 203 N. Robinson Street
Richmond, VA 23220

Applicant Type: ☒ Owner ☐ Agent
☐ Lessee ☐ Architect ☐ Contractor
☐ Other (please specify):

OWNER INFORMATION (if different from above)

Name same as above

Company

Mailing Address

Phone

Email

PROJECT INFORMATION

Review Type: ☐ Conceptual Review ☒ Final Review

Project Type: ☐ Alteration ☐ Demolition ☒ New Construction (Conceptual Review Required)

Project Description: (attach additional sheets if needed)

Construction of a new, detached single family home on a vacant corner lot. Additional Narrative is contained in the applicant's submission.

ACKNOWLEDGEMENT OF RESPONSIBILITY

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with the COA may result in project delays or legal action. The COA is valid for one (1) year and may be extended for an additional year, upon written request.

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Applicants proposing major new construction, including additions, should meet with Staff to review the application and requirements prior to submitting an application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to Commission review, it is the responsibility of the applicant to determine if zoning approval is required and application materials should be prepared in compliance with zoning.

Signature of Owner Erica Sims Date 6.10.19

Architectural Review Application Narrative

Updated June 10, 2019 for Final Review

Originally submitted April 26, 2019

SUMMARY

ADDRESS:	2301 Venable St, Richmond, VA 23223
PARCEL ID:	E0000427001
NEIGHBORHOOD:	Union Hill
CURRENT USE:	R Single-Family Vacant (R-63)
SOURCE:	City of Richmond direct sale (tax delinquent)

PROPERTY LOCATION

Written Description

The following updates have been made to the project plans per the Conceptual Review feedback:

Included in Submission:

- A fully dimensioned context site plan and context elevation
- A window schedule with material specifications that meet the Guidelines
- The location of the HVAC equipment and information about any screening

Incorporated comments from Board:

- Remove the "options" for the side facade windows & the front porch treatment so only the chosen design is shown on the plans
- Lowering the pitch to lower the ridge down to give a secondary reading.
- Use Model A front porch treatment
- Change to 1 light on front porch/façade
- Use the height of the front elevation windows on the side as well. Full size windows on the side elevation
- Center the window line on the gable
- Front porch columns - too bulky (they are better/more slender in the section drawing)
- Reinstate the chimney back

This concludes the 6.10.19 updated portion of this memo.

The proposed new construction for this lot is an as-of-right, two-story, single family home. The home has been designed to maximize the use of the lot and to fit into the context of the surrounding the neighborhood. The foundation consists of a standard 24” conditioned /insulated foundation wall crawl space to meet new energy standards. Fiber cement siding is specified for the exterior with brick elements as noted on the elevations and specifications to provide contextual texture. Wood trim and vinyl, solid composite PVC trim for exterior including porch elements. Wood-clad aluminum windows, insulated metal exterior doors with insulated glass accents as noted on drawings, The roof is a mix of modified bitumen roof sloped roof) and asphalt architectural dimensional shingles (flat roof). A treated 6 foot high, rear yard wood privacy fence enclosing a PVC deck and integral hard surface landscaping areas extends from the back of the house along the sidewalk west lot line and along the alley property line.

References to the Richmond Old and Historic Districts Handbook and Design Review Guidelines

The front façade treatment and front yard treatment for this corner lot have been designed with the contextual simplicity referenced on Page 77 of the Handbook.

The front and side elevations have been designed in reference to Page 48 wherein the fiber cement siding used has been carried onto the corner/ side elevation. Foundation material references the historic and the height is in keeping with the surrounding character. Windows for the corner-side and front elevations are proportional and aligned. Architectural elements typical of corner lots in historic districts have been incorporated.

Fencing has been designed and specified to conform specifically with references on Page 51 and 78 of the Handbook which emphasize the need for contextual elements with related building materials and paint or stain colors that are opaque and compliment the main structure.

DRAWING SYMBOLS

SECTION NUMBER / SHEET NUMBER — BUILDING SECTION

SECTION NUMBER / SHEET NUMBER — WALL SECTION

DETAIL

COLUMN GRID

INTERIOR ELEVATIONS

DOOR TYPE

WINDOW TYPE

209 — ROOM # FINISHES

SPECIAL EQUIPMENT

ALIGN

SURFACE ABOVE

3-1/2" WOOD PARTITION

1 OR 2 HOUR PARTITION TYPE

3-1/2" INSUL EXTERIOR WALL

REMOVE WALL

SEE NOTE REVISION

REVISION ADDENDUM

GENERAL NOTES 09/14/18

2012 VIRGINIA RESIDENTIAL CODE

THIS RESIDENTIAL PLAN SHALL BE GOVERNED BY ALL REQUIREMENTS OF THE ABOVE AND OTHER APPLICABLE CODES. THE CONTRACTORS SHALL REVIEW STANDARDS AND PRACTICES AS REQUIRED BY THE 2012 VIRGINIA RESIDENTIAL CODE

PER SECTION R302-TABLE R302.1(1) OF THE VIRGINIA RESIDENTIAL CODE(VRC) 2012 WALLS LESS THAN 5 FEET REQUIRE A FIRE RATING AS DETERMINED BY SAID REFERENCE TABLE.
FOR VERTICAL WALLS 5 FEET OR GREATER CONTRACTOR SHALL PROVIDE 0 HR. RATED WALL ASSEMBLY

FOR VERTICAL WALLS LESS THAN 5 FEET CONTRACTOR SHALL PROVIDE 1 HR. RATED WALL ASSEMBLY PER UL RATING U305 WITH ASTM E 119 OR UL 263 WITH EXPOSURE ON BOTH SIDES OR APPROVED EQUAL.

FOR HORIZONTAL ROOF EAVES PROJECTIONS EQUAL TO OR GREATER THAN 2 FEET TO LESS THAN 5 FEET 1 HR. RATED EAVE UNDERSIDE ASSEMBLY PER UL RATING U305 OR APPROVED EQUAL.

PER SECTION R314.1 OF THE VIRGINIA RESIDENTIAL CODE(VRC) 2012 SMOKE ALARMS SHALL BE LOCATED AND HARDWIRED TO SOUND SIMULTANIOUSLY. THE LOCATION SHALL BE COORDINATED WITH AND APPROVED BY INSPECTOR ON SITE.
PER SECTION R314.1 OF THE VIRGINIA RESIDENTIAL CODE(VRC) 2012 CARBON MONOXSIDE DETECTORS SHALL BE LOCATED TO SOUND SIMULTANIOUSLY AND LOCATION SHALL BE COORDINATED WITH AND APPROVED BY INSPECTOR ON SITE.

PER SECTION R318 OF THE VIRGINIA RESIDENTIAL CODE(VRC) 2012 ADEQUATE TERMITE PROTECTION SHALL BE PROVIDED INCLUDING CRAWL SPACE SOIL TREATMENT.

PER SECTION R507 OF THE VIRGINIA RESIDENTIAL CODE(VRC) 2012 DECK GUARD RAILS AND STAIR RAILS SHALL BE PROVIDED MEETING LOCAL STRUCTURAL AND SAFTY STANDARDS. SEE SHEET A-4 ARCHITECTURAL GUIDELINES.
PER TABLE R507.8 DECK FOOTING SIZES; R507.12 DECK GUARD RAIL STANDARDS; FIG 507.12.1(1) GAUARD POST TO END JOIST. FIG. R507.12.1(2) GUARD POST TO RIM JOIST.

PER SECTION R311.7.8 OF THE VIRGINIA RESIDENTIAL CODE(VRC) 2012 STAIR RAILINGS SHALL BE MOUNTED PER CODE CONTRACTOR SHALL VERIFY LOCATION AND HEIGHT AND PROJECTION OF ALL STAIR RAILS AND INSTALL PER CODE STAIRS MIN. 36 INCH WIDE CLEAR OPENING 37"R.O. RAILS MAY PROJECT 4.5" EITHER SIDE. ONE SIDE RAIL REQUIRED RAIL DIAMETER 1-1/4" TO 2" DIA. MOUNTED 34" TO 38" ABOVE STAIR NOSING. MAXIMUM RISER 8-1/4". MINIMUM TREAD 9".

PER SECTION R302.7 OF THE VIRGINIA RESIDENTIAL CODE(VRC) 2012 UNDER STAIR PROTECTION SHALL BE PROVIDED WITH 5/8" FIRE RATED GYPSUM BOARD ONE UNDERSIDE OF STAIR TREADS PER CODE AND LOCAL INSPECTOR.

PER SECTION R308 OF THE VIRGINIA RESIDENTIAL CODE(VRC) 2012 PATIO DOORS, ADJACENT WINDOWS, SIDE LITES, SHOWER DOORS ETC. SHALL BE TEMPERED GLAZING MEETING MANUFACTURER AND LOCAL SAFTY STANDARDS.

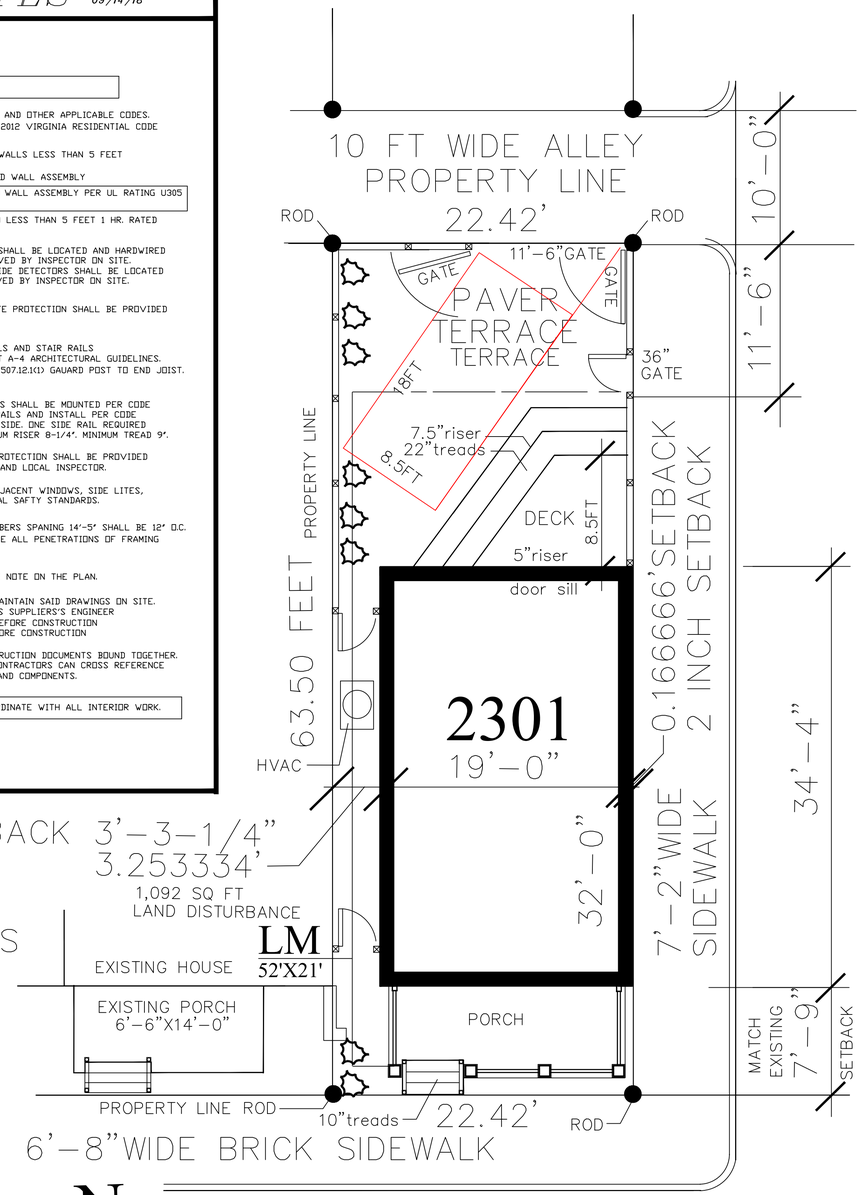
PER TABLE R502.3.1(2) FRAMING MEMBER MAX SPANS SHALL BE MAINTAINED. 2X10 MEMBERS SPANING 14'-5" SHALL BE 12" O.C.
CONTRACTOR SHALL COORDINATE ALL FRAMING BEFORE CONSTRUCTION AND COORDINATE ALL PENETRATIONS OF FRAMING PER MANUFACTER STANDARDS AND LOCAL INSPECTOR GUIDELINES.

ARCHITECTS FRAMING NOTES REFERENCES STRUCTURAL MEMBERS LOCATED ABOVE THE NOTE ON THE PLAN.

CONTRACTOR SHALL REVIEW ALL ENGINEERED FRAMING BEFORE CONSTRUCTION AND MAINTAIN SAID DRAWINGS ON SITE.
ENGINEERED FRAMING DRAWINGS SHALL BE STAMPED AND CERTIFIED BY MANUFACTER,S SUPPLIERS'S ENGINEER
ENGINEERED STAMPED SECOND FLOOR FRAMING SHALL BE ATTACHED AND PROVIDED BEFORE CONSTRUCTION
ENGINEERED STAMPED ROOF TRUSS FRAMING SHALL BE ATTACHED AND PROVIDED BEFORE CONSTRUCTION

CONTRACTOR SHALL MAINTAIN ON SITE DURING CONSTRUCTION A FULL SET OF CONSTRUCTION DOCUMENTS BOUND TOGETHER. SAID BOUND SET PAGES OR SHEETS SHALL NOT BE SEPARATED REQUIRING ALL SUBCONTRACTORS CAN CROSS REFERENCE AND COORDINATE THEIR SCOPE OF WORK WITH OTHER TRADES AND BUILDING PLANS AND COMPONENTS.

FIELD VERIFY ALL PROJECT TRADE SCOPES OF WORK ON EXTERIOR AND COORDINATE WITH ALL INTERIOR WORK.



SCALE 3/8 INCH = 1 FOOT
SEE SURVEY FOR
PROPERTY LINE
LOCATION AND ORIENTATION

SITE PLAN
MODEL 2H1191

GENERAL NOTES

FIELD VERIFY ALL DIMENSIONS ON EXTERIOR AND COORDINATE WITH ALL INTERIOR DIMENSIONS.
PROVIDE ALL WINDOW HEAD FLASHING AS REQUIRED AND AT CORNICE, ROOFING CONDITION, ROOF PENETRATIONS,WINDOW SURROUNDS AND DOORS TO INSURE WATERTIGHT BUILDING ENEVELOPE.
LAY AND POINT MASONRY WORK TO INSURE WATERTIGHT CONDITION AND VISUAL CORRECTNESS.
INSTALL FOUNDATION VENTS PER CODE.

SMOOTH FIBER GLASS INSULATED GLASS DOOR PER MANUFACTURER SPECS
MANUF:REEB

7-1/4" BEVEL LAP COMOSITE SIDING 5" EXPOSURE
MANUF: HARIPLANK SIDING
4" COMPOSITE EXTERIOR TRIM OR APPROVED EQUAL
MANUF:

DOUBLE HUNG WINDOW PER SPEC.
MANUF:
SIERRA PACIFIC WHITE VINYL 8000

PAINT PER MANUFACTURERS RECOMMENDATIONS ALL EXTERIOR WOOD TRIM WOOD SIDING AND MILLWORK AS DIRECTED WITH COLORS AS SELECTED BY OWNER AND ARCHITECT.
MANUFACTURER: SHERMAN WILLIAMS TWO COATS EMERALD EXTERIOR ONE COAT LATEX PRIMER TINT P-5 GRAY

CONTRACTOR SHALL VERIFY EXISTING CONDITIONS OF FOUNDATION AND FRAMING MEMBERS AND REPORT ANY STRUCTURAL AREAS NOT IN ACCORDANCE WITH THESE PLANS. ARCHITECT SHALL BE NOTIFIED IN A TIMELY MANNER.

ALLOWANCE FOR FOUNDATION AND FRAMING MODIFICATIONS TO MEET ALL RELEVANT CODES SHALL BE INCLUDED IN CONTRACT BID. VERIFICATION IS RECOMMENDED BEFORE SUBMITTING BID.

CONTRACTOR SHALL FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR STRUCTURAL MEMBER PENETRATIONS, BLOCKING AND STIFFENERS.

GENERAL STRUCTURAL NOTES

LOAD BEARING HEADERS ARE (2) 2 X 8 IF NOT SHOWN ON PLAN
NON LOAD BEARING HEADERS ARE (2) 2 X 4 IF NOT SHOWN ON PLAN
PROVIDE PRESSURE TREATED LUMBER IN AREAS THAT MEET CONCRETE OR MASONRY

LOAD BEARING HEADERS ARE (2) 2 X 8 IF NOT SHOWN ON PLAN
NON LOAD BEARING HEADERS ARE (2) 2 X 4 IF NOT SHOWN ON PLAN
ALL FOOTING BOTTOMS SHALL BE A MINIMUM OF 24" BELOW GRADE.
MAINTAIN 24" CLEAR CRAWL SPACE ADEQUATE TO SERVICE CRAWL SPACE DUCTS
PROVIDE BLACK POLY VAPOR BARRIER IN CRAWL SPACE

ALL 2 OR MORE MEMBER HEADERS OR BEAMS SHALL BE NAILED TOGETHER @ 12" O.C. TOP AND BOTTOM. DOUBLE ALL FLOOR JOIST UNDER ANY PARTITION WHICH RUN PARALLEL TO FLOOR JOIST FOR MORE THAN 50% OF THE SPAN.

PROVIDE SOLID 2X10 BLOCKING PER CODE BETWEEN FLOOR JOIST MID SPAN
PROVIDE ANCHOR BOLTS ON NEW TREATED SILL PLATE FRAMING ABOVE FOUNDATIONS

WHEN USED DIMENSIONAL LUMBER IS SIZED BASED ON #2 SOUTHERN YELLOW PINE. KILM DRIED WITH 19% MOISTURE CONTENT. CONTRACTOR SHALL FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR STRUCTURAL MEMBER PENETRATIONS, BLOCKING AND STIFFENERS.
ALL STUDS, BLOCKING AND PLATES SHALL BE #2 SOUTHERN PINE OR #2 SPRUCE WITH 19% MOISTURE CONTENT. ALL WOOD FRAMING BEARING ON MASONRY SHALL BEAR ON TREATED WD. PLATE.
ALL 2 OR MORE MEMBER HEADERS OR BEAMS SHALL BE NAILED TOGETHER @ 12" O.C. TOP AND BOTTOM. DOUBLE ALL FLOOR JOIST UNDER ANY PARTITION WHICH RUN PARALLEL TO FLOOR JOIST FOR MORE THAN 50% OF THE SPAN.

GENERAL ELECTRICAL NOTES:

CONCEAL ALL NEW WIRING, JUNCTION BOXES AND CONDUIT. CONTRACTOR SHALL VERIFY INSTALLATION REQUIREMENTS FOR TELEPHONE, T.V. CABLE AND ALARM SYSTEM AND INCLUDE IN THIS CONTRACT.
ALL SPECIALITY WIRING SHALL BE PER MANUFACTURERS RECOMMENDATION. VERIFY LOCATION OF OUTLETS WITH OWNER PRIOR TO INSTALLATION. VERIFY FIXTURE ALLOWANCE AND TYPE OF FIXTURE PROPOSED PRIOR TO INSTALLATION. WIRING SHALL BE COPPER PER NEC REQUIREMENTS. ALL SMOKE DETECTORS SHALL BE WIRED IN SUCH A MANNER THAT ALL SHALL ALARM WHEN ONE IS ACTIVATED.

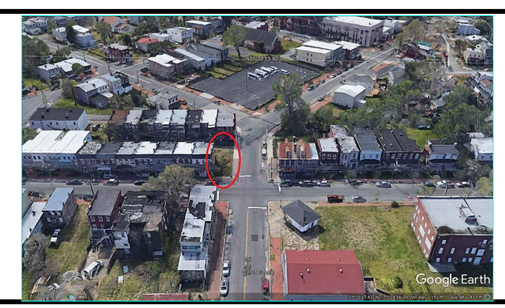
CODE & ZONING DATA

PROJECT TYPE: SINGLE FAMILY RESIDENTIAL
USE GROUP: R
SITE AREA: See CIVIL

CONSTRUCTION CLASS: 5B
ZONING : R-63
FOOTPRINT 595.27 SQ.FT.
TOTAL BUILDING 1,190.54 SQ.FT.

CODE/DATE: VRC 2012
INTERNATIONAL ELECTRICAL CODE
INTERNATIONAL MECHANICAL CODE
INTERNATIONAL PLUMBING CODE

VICINITY MAP



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No. 6230
11/19/18
ARCHITECT

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2518 FORD AVENUE RICHMOND, VIRGINIA. 23223 TEL.(804) 437-5360

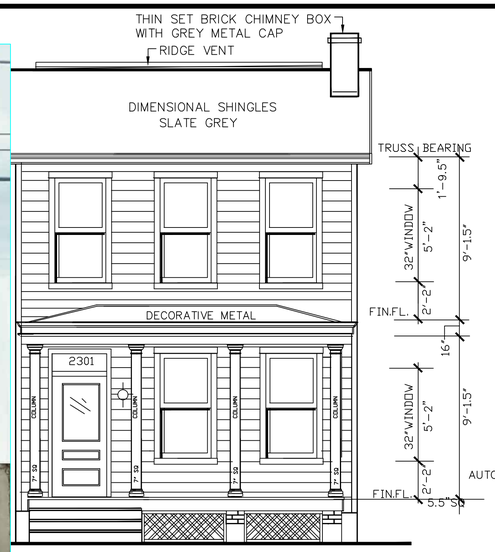
MODEL 2H1191

CLIENT: MWCLT
ADDRESS: 2301 VENABLE STREET
BUILDER:

A1
Drawn By LW
Issue Date
09/06/18
Revision Date
09/12/18 09/24/18
11/19/18 02/18/19
03/01/19 03/08/19
04/26/19 06/07/19
06/10/19

GENERAL EXTERIOR NOTES

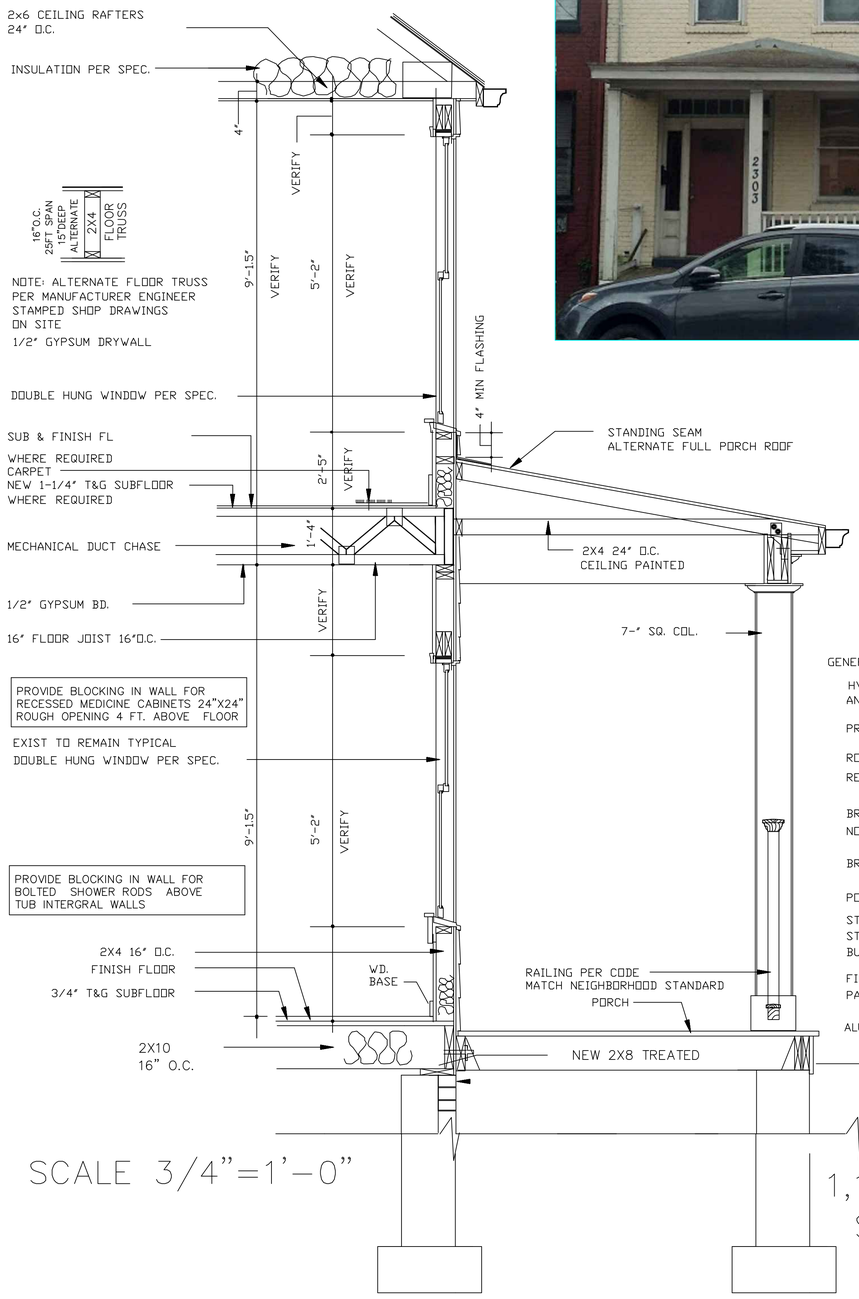
FRONT PORCH SHALL MEET EXISTING NEIGHBORHOOD DETAIL STANDARDS.
ON REAR AND FRONT PORCH. FRONT FACADE HARDI-PLANK
EXTERIOR DETAILS PER NEIGHBORHOOD STANDARD.



WINDOW SCHEDULE TYPES

A	36"W69"H	QUANTITY 13
B	32"W 48"H	QUANTITY 4

PAINT PER MANUFACTURERS RECOMMENDATIONS ALL EXTERIOR WOOD TRIM WOOD SIDING AND MILLWORK AS DIRECTED WITH COLORS AS SELECTED BY OWNER AND ARCHITECT.



SCALE 3/4"=1'-0"

GENERAL NOTES

HVAC COMPRESSOR SCREENED BETWEEN TWO HOUSES AND BY 6 FOOT PRIVACY FENCE AT SIDE REAR

PRIVACY FENCE TREATED WOOD STAINED PER CAR GUIDELINES

ROOFING SHINGLES DIMENSIONAL SHINGLES SLATE GRAY
REAR ROOF MINIMUM SLOPE 5 IN 12 TO ALLOW FOR HVAC UNIT IN ATTIC

BRICK MASONRY FOUNDATION WALLS THE CRARL SPACE IS HUMIDIFIED
NO VENTS IN FOUNDATION WALL REQUIRED IMPROVING ENERGY CONSERVATION

BRICK PORCH PIERS WITH TREATED WOOD FRAMING AND PVC DECKING

PORCH COLUMNS THIN PROFILE 7 INCH SQUARE

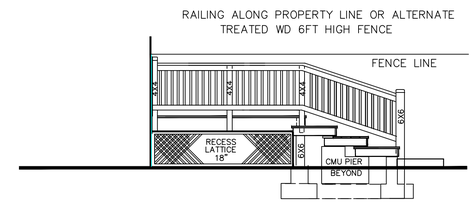
STANDARD K STYLE GUTTERS PROVIDED TO INSURE WRAPPING PROFILE.
STANDARD K STYLE GUTTERS PROVIDED TO OFFER EASE OF MAINTENANCE
BUILT IN GUTTERS TEND TO DECAY AND FAIL AND NOT RECOMMENDED

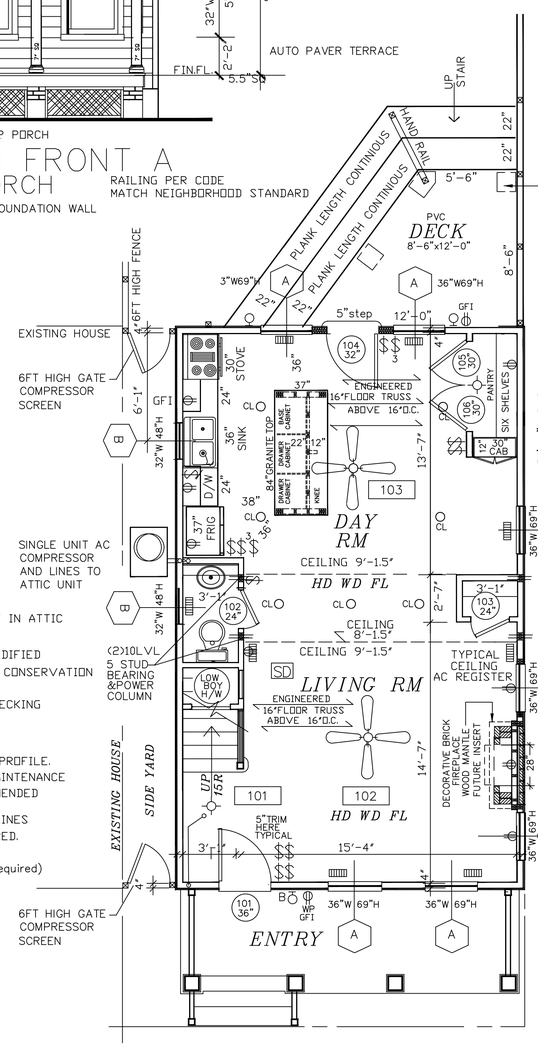
FIBER CEMENT SIDING REQUIRED BY HISTORIC DISTRICT GUIDELINES
PAINTED WOOD AND COMPOSITE PVC TRIM ON EXTERIOR REQUIRED.

ALUMINUM CLAD WOOD FRAME with Insulated Glass (Tempered as required)

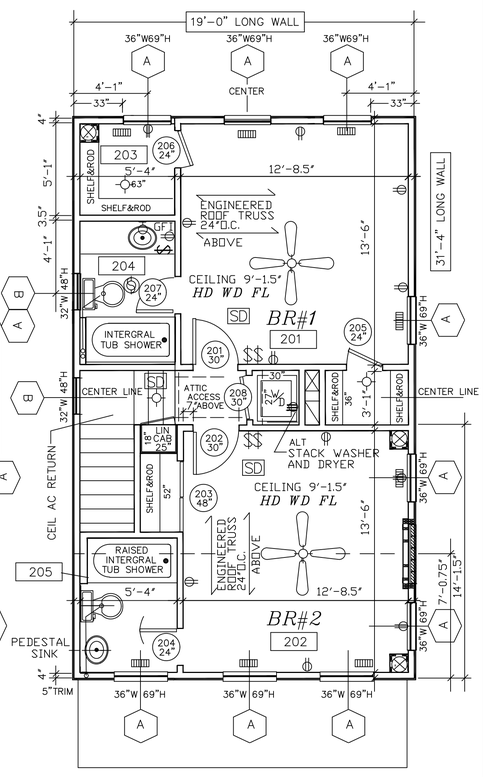
1,190.54 total sq. ft.
SCALE 1/4"=1'-0"

PROPOSED FRONT A
FULL PORCH
19'-0" WIDTH FRONT FOUNDATION WALL





FIRST FLOOR
19'-0" WIDTH FRONT FOUNDATION WALL



SECOND FLOOR
19'-0" WIDTH FRONT WALL

0 10 20

FLOOR PLAN

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MODEL 2H1191

CLIENT: MWCLT
ADDRESS: 2301 VENABLE STREET
BUILDER:

A2

Drawn By LW 9/6/18

Issue/Revisions Date	
9/12/18	
9/23/18	
10/29/18	11/19/18
02/18/19	03/28/19
04/26/19	06/04/19
06/07/19	06/10/19

PROJECT SCOPE: THE SCOPE OF THIS WORK TO BE PERFORMED IS TO INCLUDE ALL LABOR MATERIALS AND EQUIPMENT NECESSARY AND REQUIRED TO FULLY COMPLETE THE PROJECT. AS DESCRIBED IN THE WORK DESCRIPTION DOCUMENTS. CHANGES IN WORK SHALL NOT BE PERMITTED WITHOUT THE WRITTEN AUTHORIZATION OF THE OWNER. EACH BIDDER MUST INFORM HIMSELF FULLY OF THE CONDITION UNDER WHICH THE WORK IS TO BE PERFORMED. FAILURE TO DO SO WILL NOT RELIEVE THE SUCCESSFUL BIDDER OF HIS OBLIGATION TO FURNISH ALL THINGS NECESSARY FOR THE PROPER AND COMPLETE PERFORMANCE OF THE CONTRACT. ALL WORK SHALL BE DONE IN COMPLIANCE WITH EXCEPTED CODES AND HIGHEST APPLICABLE TRADE STANDARDS.

THIS WORK SHALL BE GOVERNED BY APPLICABLE MANUFACTURER'S RECOMMENDATIONS,INDUSTRY STANDARDS AND THE LATEST EDITION OF THE FOLLOWING CODES AND HANDBOOKS: THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE, BOCA NATIONAL BUILDING CODE, NATIONAL ELECTRICAL CODE AND BOCA MECHANICAL AND PLUMBING CODE. NOTHING CONTAINED IN DRAWINGS, SPECS, AND CONTRACTS RELATED TO THIS PROJECT SHALL BE CONSTRUED AS PERMITTED WORK CONTRARY TO SUCH STANDARDS, CODES AND REGULATIONS.

WORK NOT SPECIFICALLY DESCRIBED OR SHOWN WILL NOT BE CONSIDERED UNLESS REQUIRED BY CODE, THEN THE MINIMUM ACCEPTED WILL BE ASSUMED AND INSTALLED BY CONTRACTOR. THIS WORK SHALL BE INSTALLED WITHIN ORGINAL BID AND CONTRACT COST.

CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS, DIMENSIONS AND REPORT IN WRITING ANY DISCREPENCIES TO THE ARCHITECT TO OBTAIN APPROVAL TO PROCEED WITH WORK. CONSULT ALL TRADES IN ADVANCE AND MAKE PROVISIONS FOR INSTALLATION OF THEIR WORK.

BEFORE PROJECT CONSTRUCTION STARTS CONTRACTOR SHALL NOTIFY ARCHITECT TO ESTABLISH TIME FOR SITE VISITS TO REVIEW AND APPROVE THE PROPOSED LAYOUT, LOCATION OF MAJOR ELEMENTS, TIME SCHEDULE, AND LIMITS OF CONSTRUCTION.

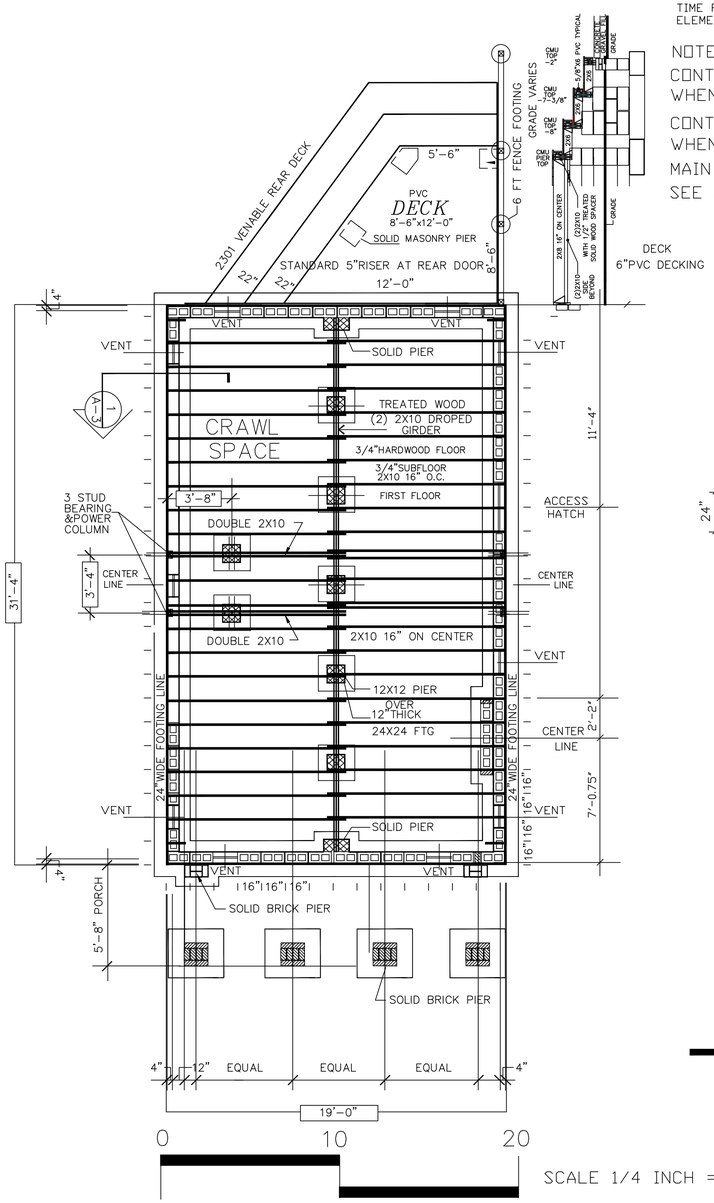
NOTE:

CONTRACTOR SHALL DIG AND POUR DECK FOOTING WHEN HOUSE FOOTING IS DUG AND POURED

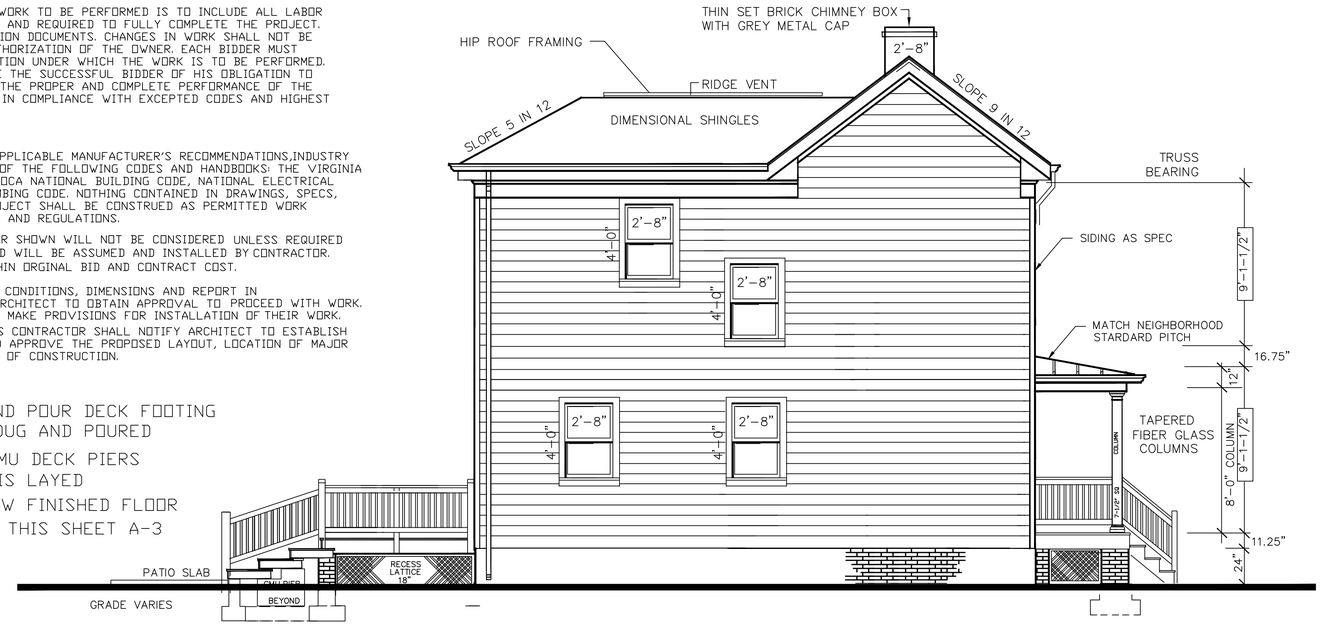
CONTRACTOR SHALL LAY CMU DECK PIERS WHEN HOUSE FOUNDATION IS LAYED

MAIN DECK 5" + 7.5" BELOW FINISHED FLOOR

SEE ADJACENT DECK PLAN THIS SHEET A-3



FOUNDATION PLAN

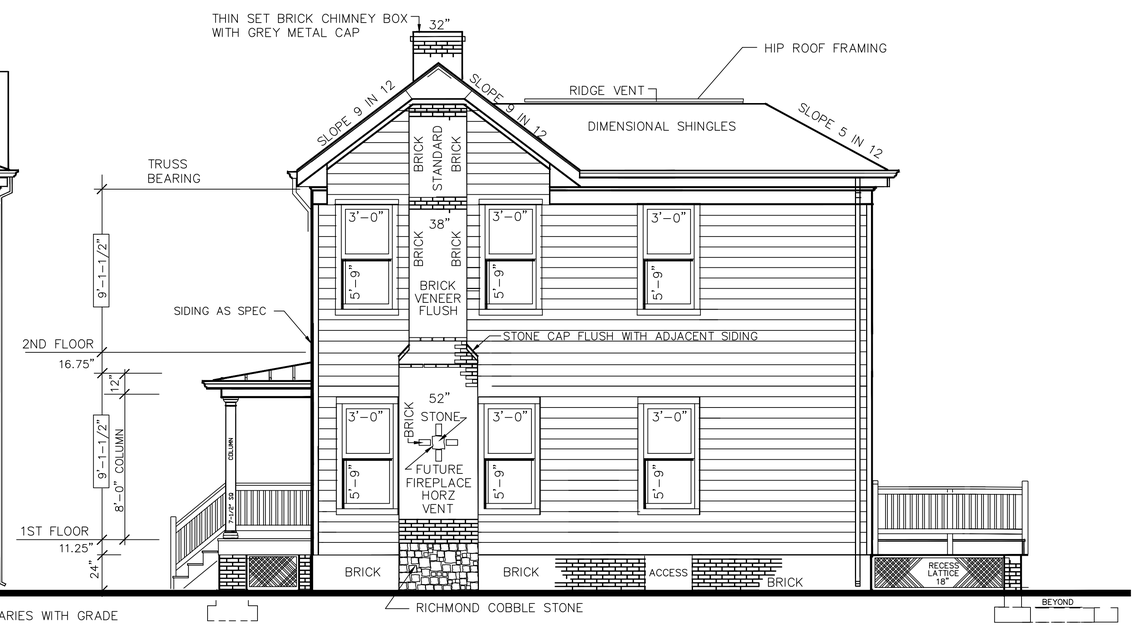


LEFT ELEVATION

SCALE 1/4 INCH = 1 FOOT

0 10 20

REAR ELEVATION



RIGHT ELEVATION

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ENVIRONMENTAL PLANNERS
FACILITY MANAGERS

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A3

Drawn By LW
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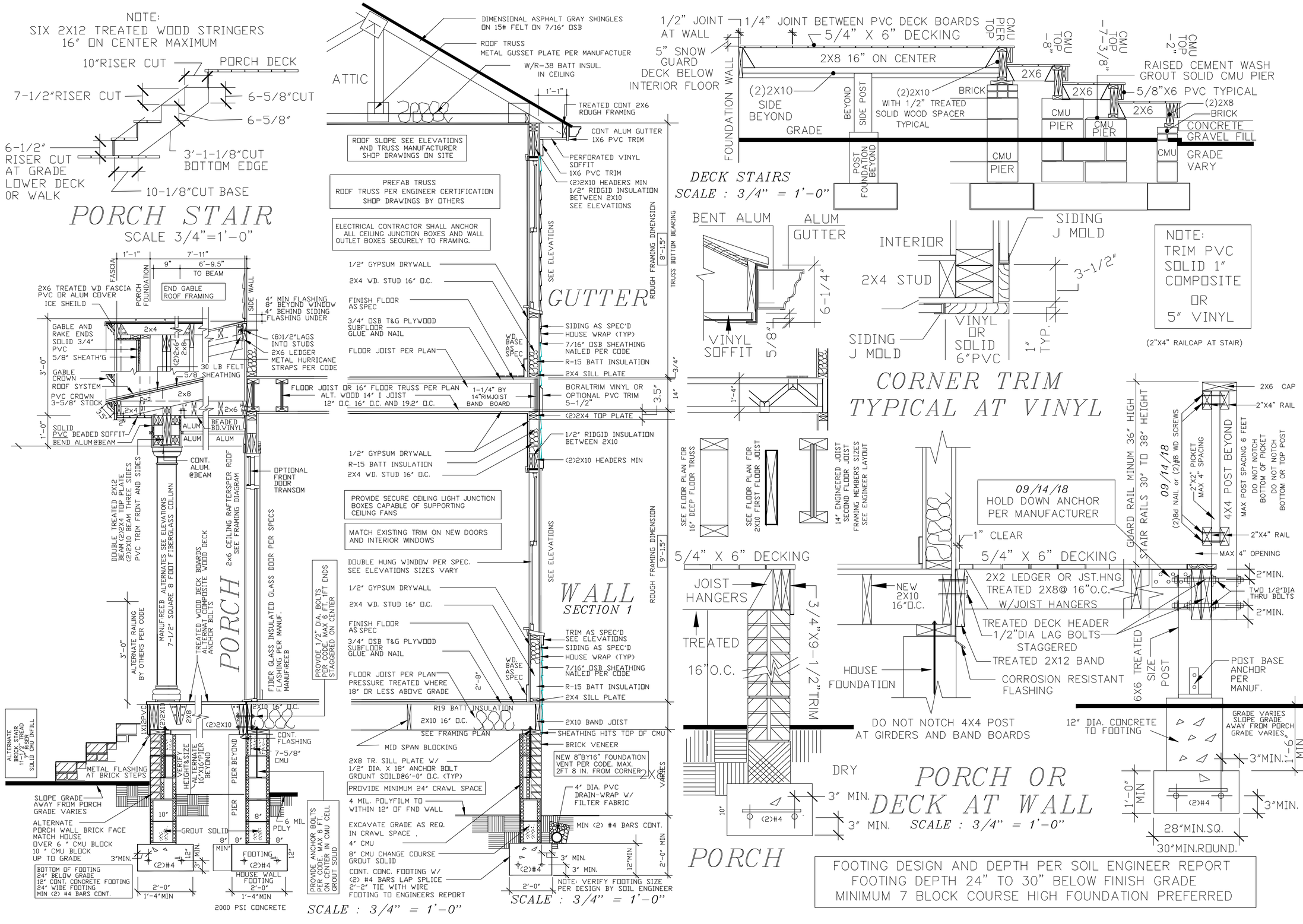

FOOTING DESIGN AND DEPTH PER SOIL ENGINEER REPORT
FOOTING DEPTH 24" TO 30" BELOW FINISH GRADE
MINIMUM 7 BLOCK COURSE HIGH FOUNDATION PREFERRED

COMMONWEALTH OF VIRGINIA
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11/19/18
ARCHITECT

LAWRENCE ELLIS WILLIAMS CONSULTING LLC

ARCHITECTS ENGINEERS
CONSTRUCTION MANAGERS
2518 FORD AVENUE RICHMOND, VIRGINIA. 23223 TEL.(804) 437-5360

ENVIRONMENTAL PLANNERS
FACILITY MANAGERS

MODEL 2H1191

CLIENT: MWCLT
ADDRESS: 2301 VENABLE STREET
BUILDER:

A4

Drawn By LW
Issue Date
10/29/18 11/19/18
02/18/19 06/07/19
06/10/19

02000 SITEWORK AND SHALLOW FOUNDATIONS

I. General:
A. Allowable Design Soil Bearing pressure is 2,000 PSF.
B. The Site shall be prepared uniform in accordance with Civil drawings, specifications and the assumed design soil bearing pressure.
A qualified Geotechnical Engineer shall verify all assunptions and report to the Architect/Engineer any variations. Provide Soil Report.

II. Products :
A. Where Fill is required, it shall be placed in accordance with instructions of a qualified geotechnical engineer to maintain design bearing pressure.
B. Provide erosion control per local land disturbace permit standards.
C. Termite Control below building per EPA approved with 5 year warranty.

III. Execution:
A. All Excavations and Building Ground Pads shall be inspected by a qualified geotechnical engineer to verify the design assumption and report adverse conditions.
B. Footing Elevations given are for the purpose of design. Soil below footings not meeting design bearing pressure shall be excavated to a depth of verifiable design pressure and backfilled with # 57 stone to a level of foundation bearing. This shall be approved by a qualified geotechnical engineer.
C. Footing Bottoms shall be a minimum of 24 inches below grade and 18 inches min. plan dimension wide. Piers minimum 24 by 24 in. sq.

03000 CONCRETE

I. General:
A. SEE STRUCTURAL GENERAL NOTES

04220 MASONRY

I. General:
A. SEE STRUCTURAL GENERAL NOTES

06100 ROUGH CARPENTRY

I. General:
A. Provide all rough carpentry materials and labor required for proper completion of the Work.
B. Identify all lumber and plywood by grade stamps.

II. Products
A. Lumber:
1. Horizontal framing: Douglas Fir–Hemlock, Table 1 Construction grade. Floor System– Truss Joist and Dimensional Lumber
2. Vertical framing: Douglas Fir–Hemlok, Table 1, Standard grade. Studs – 2x4, or 2x6 SPF, NO.2, SD S4S, Unless noted otherwise.
3. Wood blocking and bridge: As specified for vertical Standard grade. 2x4, or 2x6 SPF, NO.2, SD S4S, Unless noted otherwise.
4. Roof System– Pre–Engineered Wood Trusses and Dimensional Lumber.
5. Dimensional Lumber – NO. 2, SYP, KD, S4S, Unless otherwise noted.
6. Structural Post: Power Columns 3.5" by 3.5" per manufactuer.

B. Plywood:
1. Floor – 23/32" T&G, APA 48/24 Plywood 3/4x4x8 Advantech. T&G
2. Sheathing: Structural II, C–C, exterior; or standard sheathing with exterior glue. 7/16" OSB, APA 24/0.
3. Roof – 19/32" T & G OSB, APA 40/20.
2. Interior backboards : 3/4" thick, A–D, group 1
3. Exterior plywood: 5/8" A–C, group 1, resawn with Redwood veneer exposed surface. Exterior Siding Manuf: TBD

C. Nails: Common, except as may be noted otherwise, complying with Fed Spec FF–N–1, using stainless steel or galvanized at exterior locations. 16 penny at 6"o.c.
D. Joist hangers: Simpson, Teco, or equal.
E. Air Infiltration Barrier Over Exterior Wall Sheathing – Tyvek

III. Execution:
A. Produce joints which are tight, true, and well nailed, with members assembled in accordance with the Drawings and with pertinent codes and regulations.
B. On framing members to receive a finished surface, align the finish subsurface to vary not more than 1/8" from the plane of surfaces of adjacent furring and framing members.
C. Nail in accordance with pertinent codes and regulations.
D. Prefab roof truss shall be installed per manufacturer. Verify dimensions.

06200 FINISH CARPENTRY

I. General:
A. Provide finish carpentry materials and labor required for proper completion of the Work meeting local industry standards.

II. Products
A. Fabricate door frames from the materials shown on the Drawings, to the dimensions and profiles shown on the Drawings Verify req. rough openings.
B. Provide other finish carpentry products, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Architect and Owner.

III. Execution:
A. Provide proposed trim for Architect review before completion of work.

06400 ARCHITECTURAL WOODWORK

I. General:
A. Provide speciality wood trim as required to match existing exterior neighborhood standards for moulding where not clearly indicated on drawings. PROVIDE COMPOSITE WOOD SOLID VINYL EXTERIOR TRIM.
B. Provide speciality wood trim as required by drawings around such areas as fireplaces, framed openings, stairstringers and rails.
C. Submit shop drawings for all work specified under this section required to be milled to shape, for Architect's approval prior to starting fabrication.

07210 BUILDING INSULATION

I. General:
A. Provide the following fiberglass batt insulation where shown on the Drawings.
1. Exterior walls: 3–1/2"thick, foil–faced, R–15 or MIN. R17 SPRAY FOAM
2. Interior sound isolating partitions: 3–1/2" thick unfaced, "Noise Barrier" or equal toilet room and master bedroom walls adjacent to bedrooms. or MIN. R11 SPRAY FOAM
3. Crawl Space: 6" thick R19 Full floor area and foundation walls or MIN. R19 SPRAY FOAM CLOSE CELL, DELETE VENTS
4. Attic area: 12" thick R38 full roof area or MIN. R38 SPRAY FOAM

III. Execution:
A. Upon completion of the work of this Section secure, fill out, and properly post such certificate of compliance as required by government agencies having jurisdiction.

07210 SIDING

I. General:
A. Acceptable Manufacturers or Suppliers:
Lap Siding (Hardiplank Siding and Exterior Trim)
Wolverine Technologies (Vinyl Siding ,Trim and Porch Ceiling)
Massey Lumber, or Ruffin & Paine Lumber (Wood Trim and Moulding)
B. Submit samples for approval before installation.

II. Products
A. Siding: Fiber Cement, Smooth, 7" Exposure Hardi Board OR EQUAL
B. Vinyl Siding:
Manuf: Wolverine Technologies Inc.
Type: Horizontal siding Restoration Series Three
Size: 12 ft. lenght 3" to 7" lap ridgid insulated (no vertical seams)
Color: Color as selected by Architect

C. Exterior Trim:
PROVIDE COMPOSITE SOLID WHITE PVC EXTERIOR TRIM PER DETAILS.
Manuf: Wolverine Technologies Inc. Manuf: Vycom trimtec 5 or equal
Type: Coil Stock, Alum. Size: 5/4 x6, 5/4x4
Size: As required wrap soffit facia and rake boards
Color: Color as selected by Architect

D. Other Wood Exterior Trim:
Supplier: Massey Lumber, Ruffin & Paine , 84 Lumber or Equal
Other trim Type: Trim Boards grade B or better– Cedar or Fir
Type: 3/4" x 3–1/2", 3/4 x 5–1/2", Per Drawings
Size: 12ft plus lenghts max. (no vertical seams)
Color Solid Color Stain as Selected by Architect

E. Viny Porch Ceiling:
Manuf: Wolverine Technologies Inc. or equal
Type: Horizontal siding Restoration Series Three
8 ft. lenghts 3" beaded appearance
Color: Color as selected by Architect

III. Execution:
A. Install in strict accordance with accepted manufacturer's printed instructions. Cut to insure no vertical overlap joints in vinyl or wood siding occurs. Install over TYVEC Vapor Insul. Barrier or approved equal.

07510 ROOFING

I. General:
A. Where indicated on the Drawings, provide the roofing system described under the General Notes , using standard products of IKO Modified Bitumen Roofs for flat roofs and Elk for sloping asphalt dimensional shingle roofs, or equal approved in advance by the Architect
Ice Shields –45 MIL.Membrane Felt NO. 40
Metal roofs shall be Advanlok .ABC Roofing Supply
B. Upon completion of this portion of the Work, deliver to the Owner an unconditional warranty on the work of this section, agreeing to promptly repair the roofing as necessary to prevent penetration of water thru it for a period of three years.
C. Provide manufacturer's certified certificate that work was done in accordance with literature. Provide minimum 20 year Shingles.

07600 FLASHING AND SHEET METAL

I. General:
A. Provide flashing and sheet metal not specifically described in other Sections of this Specification but required to prevent penatration of water thru the exterior shell of the building, complying with pertinent recommendations contained in current edition of SMAACNA's "Architectural Sheet Metal Manual".
16 OZ. Copper Flashing or Roll Stock 0.024 VINYL CLAD ALUMINUM
SELF–ADHERING MEMBRANE FLASHING– 40 MIL., POLYMER–MODIFIED,BITUMINOUS
B. Submit Shop Drawings for all exterior work to the Owner for review by the Architect.

II. Products
A. Where sheet metal is required, and no material or gage is indicated on the drawings, provide the highest gage and quality commensurate with the referenced standard.
B. Where galvanized iron is called for or otherwise required, provide zinc coating of not less than 1–1/4 oz. per sq. ft. applied by hot–dip process.

III. Execution:
A. Form, fabricate, and install sheet metal so as to adequately provide for expansion and contraction in the finished work.
1. Finish watertight and weathertight where so required.
2. Embed metals in connection with roofs in a solid bed of sealant approved by the Owner.
3. Upon request of the Owner, demonstrate by hose or standing water that the flashing and sheet metal are completely watertight.
B. Nailing:
1. Wherever possible, secure metal by means of clips or cleats without nailing thru the metal.
2. In general, space nails, rivets, and screws not more than 8" apart and where exposed to the weather, use lead washers.
3. For nailing into wood, use barbed roofing nails 1–1/4" long by 11gage.
4. For nailing into concrete, use drilled plugholes and plugs.

07920 SEALANTS AND CAULKING

I. General:
A. Throughout the Work, seal and caulk joints where shown on the drawings, and elsewhere as required, to provide a positive barrier against passage of moisture and passage of air.

II. Products
A. Sealants – One Part Non–Sag Polyurethane, Type S Grade NS, Class 25, User T, NT, M, G, A
A. Provide primers, backup materials, bond–preventative materials, and other materials required for a complete and proper installation.
B. Provide two–component, rubber–based compound, stating on its label compliance with Fed Spec TT–S–00227c, in color or colors approved in advance by Owner.

III. Execution:
A. Thoroughly and completely mask joints where the appearance of sealant on adjacent surfaces would be objectionable.
B. Install materials in strict accordance with the recommendations of their manufacturers, tooling the joints to neat and smooth profile.

08210 WOOD DOORS

I. General:
A. Interior doors shall have a guarantee for life of the installation, Against any defects, which shall make them unsuitable for the use intended.
B. Exterior doors shall have a 5 year minimum warranty.
C. Warp in excess of 1/4" in eight feet shall be considered a defect under the terms of this guarantee and shall be replaced at no cost to owner by general contractor. Exterior Doors: Manf: REEB Smooth Fiber Glass
D. Furnish guarantee at completion of work.
E. Submit shop drawings of proposed doors for approval. Verify dimensions in field before ordering and installation. Supplier shall provide door schedule
F. Acceptable Manufacturers:
Exterior Doors Preferred: Manf: REEB Smooth Fiber Glass Massey Lumber
Champion Georgia Pacific U.S.Plywood Republic Builders Product Weyehauser
Eggers Industries Mohark Fenestra Virginia Sash & Door Algoma Hardwoods

II. Products
A. Hollow Core Doors shall be 6 Raised Panel Lauan per door schedule.
1. All interior doors shall be paint grade. Painted White to match trim.
2. All door frames shall be wood existing or new prehung.frames installed
B. Exterior Doors shall be insulated metal with insul. glass per door schedule. straight and plumb attached securely to adjacent rough framing.
C. Provide metal crawl space access door. 24"x36" in stock metal frame.
D. Provide attic pull down stair access hatch. Coordinate with roof truss.
E. Provide Metal Storm door with screen at two exterior doors. Color: white
F. Provide Solid Core Wood Doors Stain Grade In Institutional and Commercial Projects per door schedule.
G. Provide Institutional and Commercial grade meta; doors as required when required by owner or per door schedule.

III. Execution:
A. Install in strict accordance with accepted manufacturer's printed literature.
B. Fitting tolerance in door buck shall be a maximum 1/8 inch and minimum 1/16 inch at top and sides.
C. Bottom of all doors shall clear all floor finishes and thresholds 1/4 inch plus or minus 1/32 inch coordinate with type of floor finish required, that is carpet, resilient, exposed concrete, ceramic tile etc.
D. Between meeting Stiles on pairs of doors maximum of 1/8 inch.
E. All doors shall be accurately and securely set in place in such manner that moving parts will operate fully and easily.
F. Prehung doors shall be installed per manufacturers recommendations.

08710 FINISH HARDWARE

I. General:
A. Provide within the proposed contract sum a Cash allowance in the sum of_____for purchase and delivery to the job site of finish hardware later selected by Owner. During bidding Hardware Schedule shall be prepared by Pleasants Hardware initiated by contractor.Submit samples for review by Owner.
B. Provide common key for enty lock and deadbolt locks two sets for front and rear doors.

II. Products
A. LOCKSETS – SCHLAGE " F" SERIES, 605 FINISH
B. DEADBOLTS – SCHLAGE B 160N, 605 FINISH
C. HINGES – 1–1/2" PAIR, BRIGHT BRASS FINISH

08800 WINDOWS AND GLAZING

I. General:
A. Acceptable Manufacturers or Suppliers:
Preferred: Sierra Pacific Vinyl Insulated Glass. Supplier Massey Lumber
Anderson 84 Lumber Richmond Glass (Fixed Glass)
MW Tilt Hurd Advanced Insulation Inc. (Double Hung Windows)
Virginia Sash and Door, Builders Grade by Siewers Building Supply
Weather Shield Mfg. Inc
B. Provide shop drawings for approval before installation

II. Products
A. Provide glazed window system in the arrangements and finishes shown on drawings, or equal approved in advance by the Owner.
B. Window Type: Double Hung with screen. Manuf: Sierra Pacific, MW Tilt or approved equal. Provide Insulated Glass with thermal break.
ALUMINUM CLAD WOOD FRAME with Insulated Glass (Screens as Required)
DOUBLE HUNG (Tilt Type Sash)
C. Provide vinyl exterior frame surface color selected by Owner
Provide wood interior frame and sash selected approved by owner.
D. Interior window wood sills shall be paint or stain grade
Provide window locks as approved by Owner.

III. Execution:
A. Furnish and install all windows as schedule on the drawings with screens and accessories as required. Per Elevations provide stock size windows and verify rough opening required before rough framing openings.
Provide flex flashing per inspector code around all windows and doors.

09260 GYPSUM WALLBOARD SYSTEMS

I. General:
A. Provide gypsum wallboard complying with Fed Spec SS–L–300 , in 48" widths and in such lengths as will result in a minimum of joints, and in the types shown on the Drawings.
B. Whether or not shown on the Drawings, provide a complete system of of metal trim formed from zinc–coated steel not lighter than 26 gage. Provide metal corner beads per industry standard as required
C. Provide a jointing system, including reinforcing tape and compound, designed as a system to be used together and as recommended for this use by the manufacturer of the gypsum wallboard being used.
D. Acceptable Manufacturers:
U.S. Gypsum
E. Coordinate all finishes with Finish Schedule and Architect
Architect shall obtain owner approval not contractor.
F. Coordinate all bullnose corner locations & bulkheads per plans and owner.

II. Products
A. Provide 1/2" thick wallboards for walls and ceilings
B. Provide !/2" water resistant wallboard in bath, laundry closet and sink wall
C. Provide 5/8" 1 Hour Type X firerated wallboards on both sides of party walls within 3 feet of property lines per code.

III. Execution:
A. Except as the Owner otherwise specifically approves, install the work of this Section in accordance with recommendations contained in the USG " Gypsum Construction Handbook".
B. Set sound isolating partitions in a bead of sealant as shown on the Drawings.
C. Finish: Provide smooth–true–plumb–sanded finish throughout ready for painting or other wall surface treatment.

09680 CARPETING

I. General:
A. Provide within the proposed Contract Sum an Allowance of $_____ for purchase and delivery and installation of carpet and vinyl floors. Allowance shall include Carpet and pad later selected by the Owner.
B. Acceptable Manufacturers:
Ardex, Incorporated
Armstrong
Berman
Cedar Carpets
Chicago Adhesive Products Company
Essex Chemical Company
Gibraltar
Harbinger Carpets
Mercer Plastics Company, Incorporated
Roberts Consolidated Industries, Inc.
Stratton Industries, Inc.
C. Submit samples for approval before installation.

II. Products
A. Carpet No. !,2,3,4,
Manufacturer: Armstrong
Design: Revenue 766
Construction: Level Loop
Color: 1) Smoke Gray #007
2) Topeka Tan #025
3) Tyler Taupe #031
4) Blue Ridge #036
Face Yarn: Zeftron 500 ZW nylon Static Control
Gauge: 1/8"
Pile Height: 11/64"
Face Yarn Wt.: 26 oz. per sq. yard

III. Execution:
A. Install Carpet per Manufacturer's recommendations.
B. Carpet and vinyl leveling compound and base board prep shall be included in the allowance and considered work under this section. Provide 1/8,1/4" thick sub floor leveling as req under this section.

09660 RESILIENT TILE FLOORING

I. General:
A. Where resilient tile flooring is called for on the Drawings provide Armstrong Excelon "Palatial" tiles with Armstrong 4" high topset cove base, or equals approved in advance by Owner, all in colors and patterns of the approved manufacturer.
B. Acceptable Manufacturers:
Armstrong (Local Rep J.J. Haines & Co., Inc.)
Jason Industrial, Inc.
C. Prior to ordering material submit pertinent samples, product data for processing by Architect and approval by Owner.

II. Products
A. Tile TYpe No. 1:
Maunf: Armstrong
Materials: Vinyl Composition
Pattern: Mauve II Premium Excelon Tile #56817
Alternatives:
1. Stone White Premium Excelon Tile
2. Shelter White #51836
3. Natural Civic Center II (White)
4. Desert Dust #52128

III. Execution:
A. Follow manufacturer's printed instructions.
B. Run tile grain in one approved direction only
C. Lay out Tile symmetrically about the centerline of each room.
D. Maintain base joints a minimum of 18" for external corners.
E. Use preformed corners when cove vinyl base has been indicated.
F. Where wood base is indicated match existing or provide close to similar wood profile around entire room.
G. Coordinate all finishes with Finish Schedule and Architect
Architect shall obtain owner approval not contractor.

09900 PAINTING

I. General:
A. Approved Paint Manufacturers: Submit Color Samples for approval
Sherwin–Williams Company
Duron
Pittsburg Paints
Sears
Benjamin Moore Company
B. Approved Stain Manufacturers: Submit Color Samples for approval
Benjamin Moore Company
Cabot's Stains
Olympic Stains
Pratt and Lambert

II. Products
A. Walls and Ceilings:
Manufacturer:
Type: Based, Matt Finish
Color: Navajo
Color(2) Shell White –5770W Duron or Equal Alternate
B. Doos and Trim:
Manufacturer:
Type: Oil based Gloss Finish
Color(3) White
C. Alternate Door Colors:
Manufacturer: Duron
Type: Oil Based Matt Finish
Color(4) Ancestral (light brown) #5371W
Color(5) Putty (gray)
Color(6) Toffee Crunch (brown) #5223M

09900 PAINTING Continued

III. Execution:
A. All spaces shall be broom cleaned before painting is begun.
B. Cracks, Pits, joint openings etc. on plaster and drywall surfaces, at adjoining trim and outlet boxes shall be cut out and filled with spackle flush and sanded smooth and flush with adjacent surfaces.
C. Paint all pipes metal duct exposed to match adjacent wall surface.
D. Paint exposed panel box cover and exposed conduit to match adjacent wall surfaces.
E. On wood surfaces remove all dirt, oil, grease by washing with detergent and clean water. If steel nails have been used, counter sink and fill with caulking.
F. Prime Coat Materials shall be applied to all unprimed work with one coat of an approved primer plus two coats approved final coat paint
G. NUMBER OF COATS:
Except where specified otherwise, shall be limited to a prime coat plus two coats. The second coat shall vary in tone from the first coat and uniform in coverage.

09270 HARDWOOD FLOORS

I. General:
A. Hardwood flooring contact: GARY FLOORS 804.869.4847 or equal.

11450 RESIDENTIAL EQUIPMENT

I. General:
A. Acceptable Manufacturers:
Amana(Refrigerators)
Frigidaire (Oven, Microwave)
General Electric (Exhaust hood, Oven)
Tappan (Garage Disposal)
Whirlpool (Washer, Dryer, Refrigerator)
B. Local Representatives:

Cline Appliance Co.	Lipscomb Service Inc.
Mr. Hue Cline	Mr. Jim Clark
4100 W. Hundred Rd.	5816 Mechanicsville Pike
Richmond, VA 23821	Mechanicsville, VA 23111
Tel. (804) 748–5821	Tel. (804) 746–4470

C. Submit proposed appliance literature and warrantee for approval by owner
D. Provide within the proposed Contract Sum a Cash allowance of $_____ for purchase, storage, delivery to job site and installation of appliances.
E. Contractor shall be responsible for security , condition and operation of all appliances until final acceptance and or occupancy of Owner.

II. Products
A. Refrigerator
Manuf:
Type: 22 Cubic Feet with ice maker
Size: 36"w x 32–3/8"d x 67–7/8"h
Color: white
Note: Budget Cost $_____
B. Range with ovens and exhaust hood $_____
Manuf:
Type: Electric Range
Color: White
Note: Budget Cost $_____
C. Dishwasher in contract by home owner$_____
D. Garage Disposal in contract
E. Micro wave in contract $ _____

III. Execution:
A. Contractor shall provide appliances as noted
B. Contractor shall install appliance per manufacturers recommendations
C. Contractor shall provide one year warranted on appliances installed

12390 KITCHEN AND BATH CABINETS

I. General:
A. Acceptable Manufacturers:
American Woodmark by Builders Square
Kraft Maid by Lowes & Home Depot
Merillat by 84 Lumber
Rilco by Richmond Lumber Co. or Ashland Lumber Company
Custom Kitchen of Richmond
Kitchen Art of Richmond
B. Submit (5) sets of shop drawings to Architect for approval and a sample of wall and base cabinets. Submit hardware, color and stain samples for approval by Architect.
C. Where indicated on the Drawings provide counters and wall cabinets frabicated to " custom grade" standards of the Woodwork Institute of California, in dimensions and arrangements shown on Drawings, and covered with general purpose laminated plastic, 0.050" thick. complying with NEMA LD3, in colors and patterns of the approved manufacturer.

II. Products
A. Kitchen and Bath Base and Wall Cabinets:
Manuf: Kraft Maid by Home Depot, Lowes
Type: Raised Panel Cathedral Style
Fronts and ends c–3 birch veneer or better
Size: See Plans Stock Sizes
Color: Oak Alt(2) White gloss, Alt(3) Cherry Fruitwood
1 coat of heavy wood primer and one coat lacquer.
B. Kitchen and Bathroom Counter Tops:
Type: Plastic Laminate, Quartz or Granite per Owner Selection
Manuf: Wilsonart
Size: See Plans
Color: White Alt(2) Warmshadow D312–6 Gray/Lavander
Alt(3) Rosetone Nova 4323–6 Light Mauve
Alt(4) Mauve Mist D11–13 Light Mauve
Alt(5) Featherstone D72–13 Gray/Tan
Type: Quartz
Manuf: Cabinetrs to GO or UBC Builders Choice

III. Execution:
A. Install cabinets per Manufacturers recommendations.

SPECIFICATIONS

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COMMONWEALTH OF VIRGINIA
LAWRENCE E. WILLIAMS
No. 6230
11/19/18
ARCHITECT

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ENVIRONMENTAL PLANNERS
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A5
Drawn By LW
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02/01/18
Revision Date
02/28/18 11/19/18
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