

MONUMENT AVENUE TOWNHOUSES

GENERAL NOTES:

RICHMOND, VIRGINIA

GENERAL NOTES:

The General Contractor, hereafter referred to as the GC, shall guarantee all materials and workmanship for a period of one (1) year from the date of Substantial Completion. The GC will repair any deficient work during this period, at no cost to Owner.

- GC shall verify all site conditions prior to proceeding with any work, and shall notify Architect if any condition does not coincide with Construction Documents.
- GC is responsible to pay for all permits and coordinate all inspections, including final inspection, unless directed in writing by Owner.
- Dimensions shown are to face of studs in new construction, unless noted otherwise.
- Submit shop drawings for review on the following: KITCHEN, LAUNDRY RM, BATHS CASEWORK, DOORS & WINDOWS.

STRUCTURAL:

Where new elevator is being constructed, presumed allowable soil bearing load is 2000 psf. If the Owner chooses, the GC will employ, at the Owner's expense, a Geotechnical Engineer to perform hand augers of the footing excavations prior to pouring of footings. GC shall follow the recommendations of the engineer prior to proceeding with foundation work.

- Mixed, poured-in-place concrete shall be designed to produce compressive strengths as follows:
Slab-on-grade: 3500 psi at 28 days.
Footings: 3000 psi at 28 days.
- Provide proper protection when air temperature falls below 40 degrees F. Concrete exposed to freeze-thaws cycle shall be air entrained.
- Reinforcing Steel: Deformed bars - ASTM A615, Grade 60; Welded wire fabric (WWF) -ASTM A185.
- Place all masonry with continuous horizontal joint reinforcement at 8" o.c. below grade and at 1'-4" o.c. above grade.

EXTERIOR:

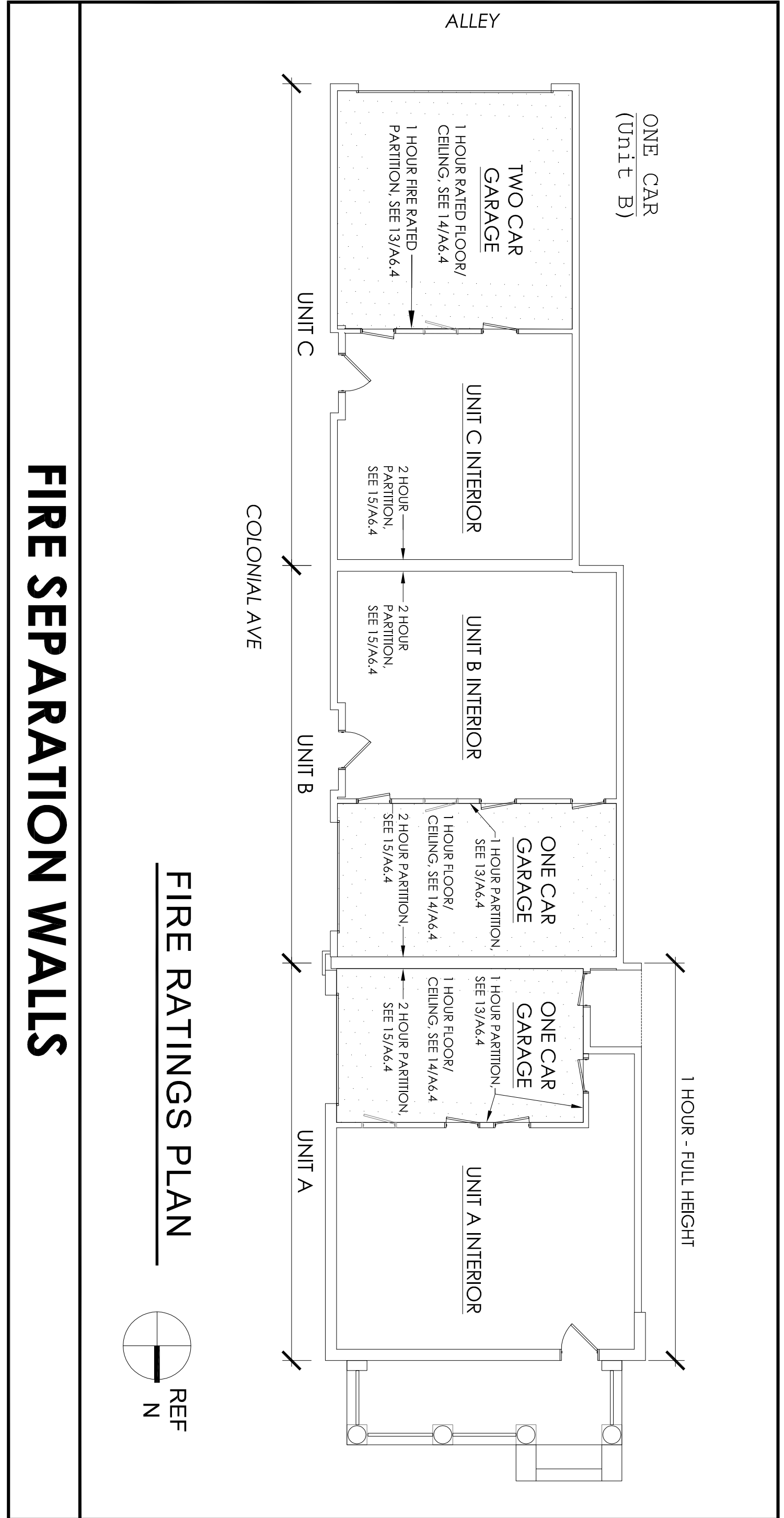
- Concrete Masonry (CMU): ASTM C90, 2000 psi compressive strength.
- Synthetic Stucco: Sto Guide E100G, StoTherm et Essence (Next)
 - Air/Moisture Barrier: StoGuard Air & Moisture Barrier membrane - Sto Gold Coat Base Coats
 - Cementitious Base Coat: Sto-Primer/Adhesive
 - Waterproof Base: Sto watertight coat
 - Reinforcing Mesh: At front door provide Sto Intermediate Mesh - nominal 4.5oz/yd (2), w/corner guards
 - Acceptable Installers: Installer must have 5-years experience installing Sto system.
- Architect to approve brick selection prior to purchase of face brick.
 - Face Brick: Shade and Wise Red Brick selected & approved by Owner. Size: Modular. Type: Machine Mortar color selected by Architect.
 - Mortar: Shall meet ASTM C270. Below grade use Type M mortar. Above grade use Type S mortar. Joints shall be concave, 3/8" wide.
- All unpainted wood exposed to exterior in contact with concrete or CMU or below grade must be pressure treated.
- Plywood: Use 3/4" CC exterior grade for roof deck, and 3/4" CC exterior grade tongue and groove for floor decks.
- Glue and nail all floor decking to floor joists.
- All trim to be solid PVC. Profiles as indicated in details. A minimum of two coats of an oil-based wood preservative shall be brushed on all exposed exterior wood surfaces, including edge cuts of wood trim, prior to installation. Back prime all wood trim.

FLASHING & INSULATION:

- Flash sills and heads at ALL windows and doors and provide any additional flashing required to seal building from water infiltration.
- Flush at base of airspace in brick cavity walls.
- Provide R-19 insulation in exterior stud wall cavities, R-38 at roof and mineral wool sound insulation in floors and demising walls.
- Rigid insulation, installed as shown, in the conditioned crawl space.

INTERIOR:

- All joists, rafters and beams shall have a minimum bearing of not less than 3-1/2" x 3-1/2", or as noted on drawings. All bearing masonry to footings.
- Framing lumber shall be Southern Yellow Pine, No. 2, kiln dried, min. Pb = 1200 psi. Studs shall be spaced at 1'-4" o.c.
- Plywood: Use 3/4" CC exterior grade tongue and groove for floor decks. Floor decking shall be glued and nailed to floor joists.
- Install fiberglass batt insulation in exterior walls & roof, to achieve a minimum rating of R-19 and R-38 at roof. Butt edges of insulation, do not leave voids in wall. Use mineral wool sound insulation in common, demising walls and between floors.
- WALLS/CEILING:
 - New Walls: Install 1/2" gypsum board at all new walls. New Ceilings: 1/2" gypsum board at ceilings.
 - Use only brand name gypsum board and finishing materials. Install ceilings first, so that edges are supported and concealed by gypsum board at walls.
- FLOORS:
 - Floor stain color must be approved by Architect and Owner.
 - Apply four coats of semi-gloss and one coat of matte finish polyurethane floor finish to all wood floors. Follow manufacturer's instructions for application and drying times.
 - Ceramic or stone tile floor coverings are to be selected by Owner purchased and installed by GC.
- INTERIOR PAINTING:
 - The following are acceptable paint manufacturers:
Benetite, Behr, Porter, Sampson, Benjamin Moore, Sherwin Williams
 - All gypsum board walls and ceilings are to be primed with one coat of latex primer and shall receive two coats of latex paint. Prime all wood trim with one coat of oil based primer two finish coats of oil or acrylic paint. Colors to be selected by Owner.
 - Color scheme to be three (3) colors as follows:
a. New gypsum board
b. New wood trim and baseboards
c. Doors



ELECTRICAL:

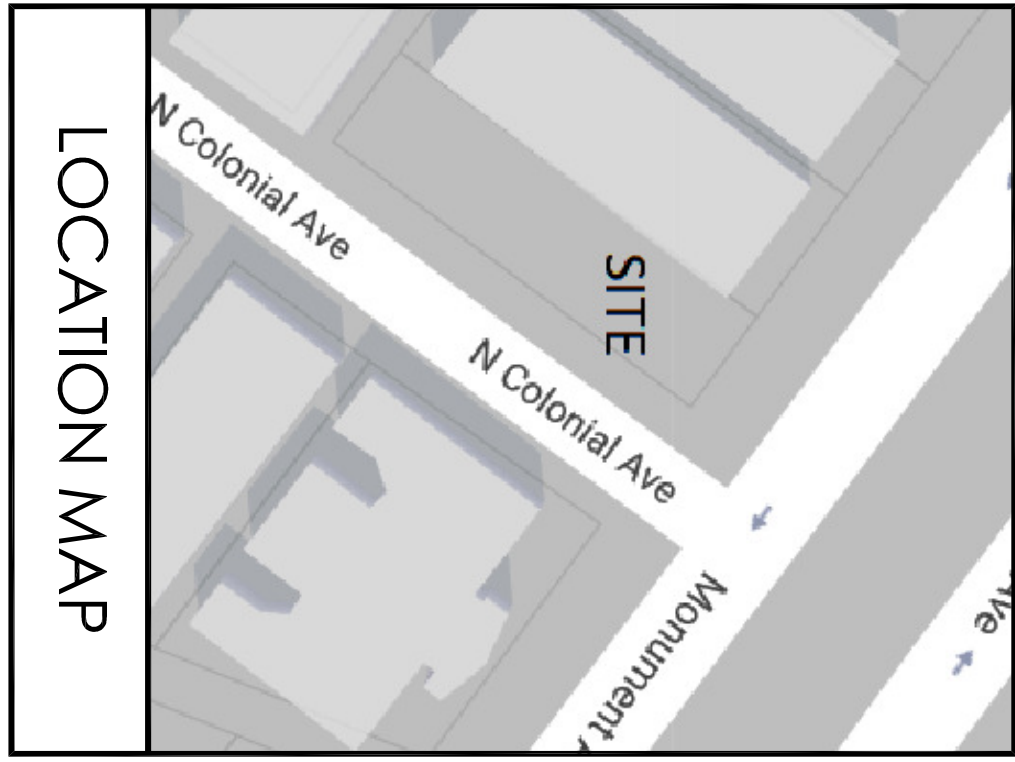
- At each unit install 200 amp service.
- GC pays for all permits and coordinate with Dominion Virginia Power for installation in service.
- GC provides and installs all wiring, outlets, junction boxes and panel boxes as required for a complete installation. Conceal All wiring; surface mounted conduit will not be permitted.
- Lighting Fixtures: Selected by Owner, purchased and installed by GC.
 - Recessed Ceiling Lights: equal to W/VAC
 - Under cabinet LED fixtures at upper cabinets
 - Under bathroom exhaust fan with light, equal to Broan, in All Bathrooms.
- Coordinate & locate all electrical outlets, TV receptacles, data outlets & security according to Owner's requirements. Kitchen & Wet Bar appliances & washer/dryer purchased and installed by GC. All selections by Owner. GC to purchase and install items below, with all necessary rough-ins and hook-ups for appliances, including washer, dryer:
 - Refrigerator with stainless steel finish with ice maker
 - Dishwasher in stainless steel finish
 - Gas Cooktop & Overhead Exhaust Hood and Accessories
 - Microwave oven
 - HP (mm) Sink Disposer at Sink
 - Full capacity Washer & Dryer for Laundry

PLUMBING:

- GC provides and installs materials for all plumbing work.
- Plumbing Fixtures and Accessories: Complete fixtures and accessories to be selected by Owner and purchased and installed by Contractor.
 - Kitchen & Wet Bar Sinks: Selected by Owner, equal to Kohler
 - Bathroom Sinks: Selected by Owner, equal to Kohler
- Faucets, etc. shall be equal to Kohler. GC provides and installs all necessary plumbing fittings, such as drains, faucets, hot & cold handles, complete flushing mechanism for toilet, etc.

MECHANICAL:

- GC is responsible for installing a complete heating and air conditioning system throughout, including all controls, piping, etc.



CODE DATA

- 1.CODE: Virginia Residential Code
- 2.ZONING: R-48
- 3.CURRENT USE: Vacant Lot
- 4.PROPOSED USE: Single Family
- 5.SQUARE FOOTAGE:
UNIT A 2,598 SQ FT
UNIT B 2,412 SQ FT
UNIT C 2,478 SQ FT
- 6.USE GROUP: R-5
- 7.TYPE OF CONSTRUCTION: III B
- 8.SPRINKLER: NONE
- 9.OCCUPANCY:
7,488 ÷ 200 SQ FT = 38 GROSS

DRAWING INDEX

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A7.1	Door Schedule
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S1	Foundation/First Floor Framing Plan & Second Floor Framing Plan
S2	Third Floor Framing Plan & Roof Framing Plan

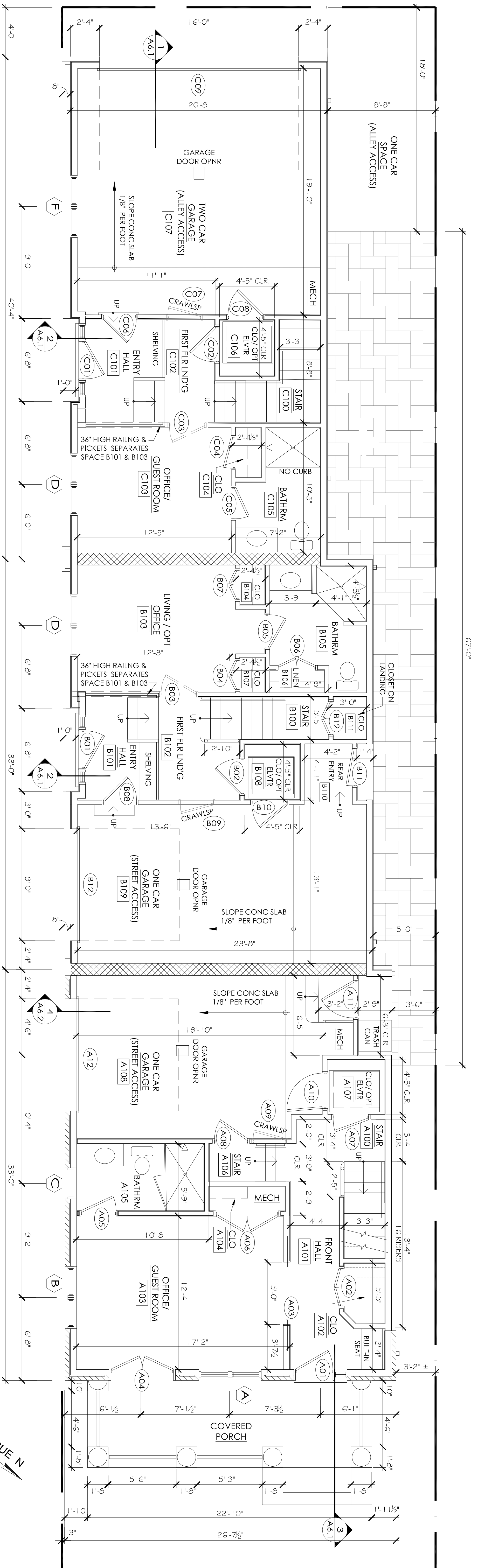


Monument Townhouses

2901 Monument & North Colonial Avenues
RICHMOND, VIRGINIA

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Set Date:
OCT 12, 2017
Revisions:
Project No.:
2017-11

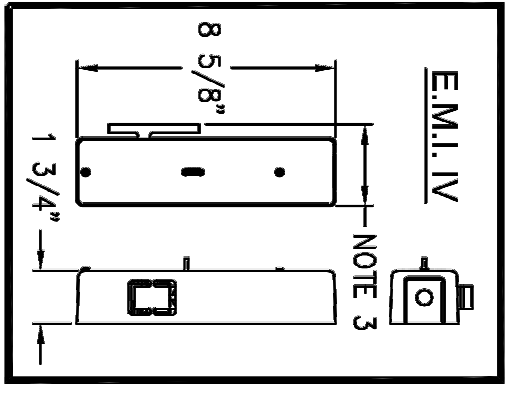


First Floor Plan
SCALE: 1/4" = 1'-0"

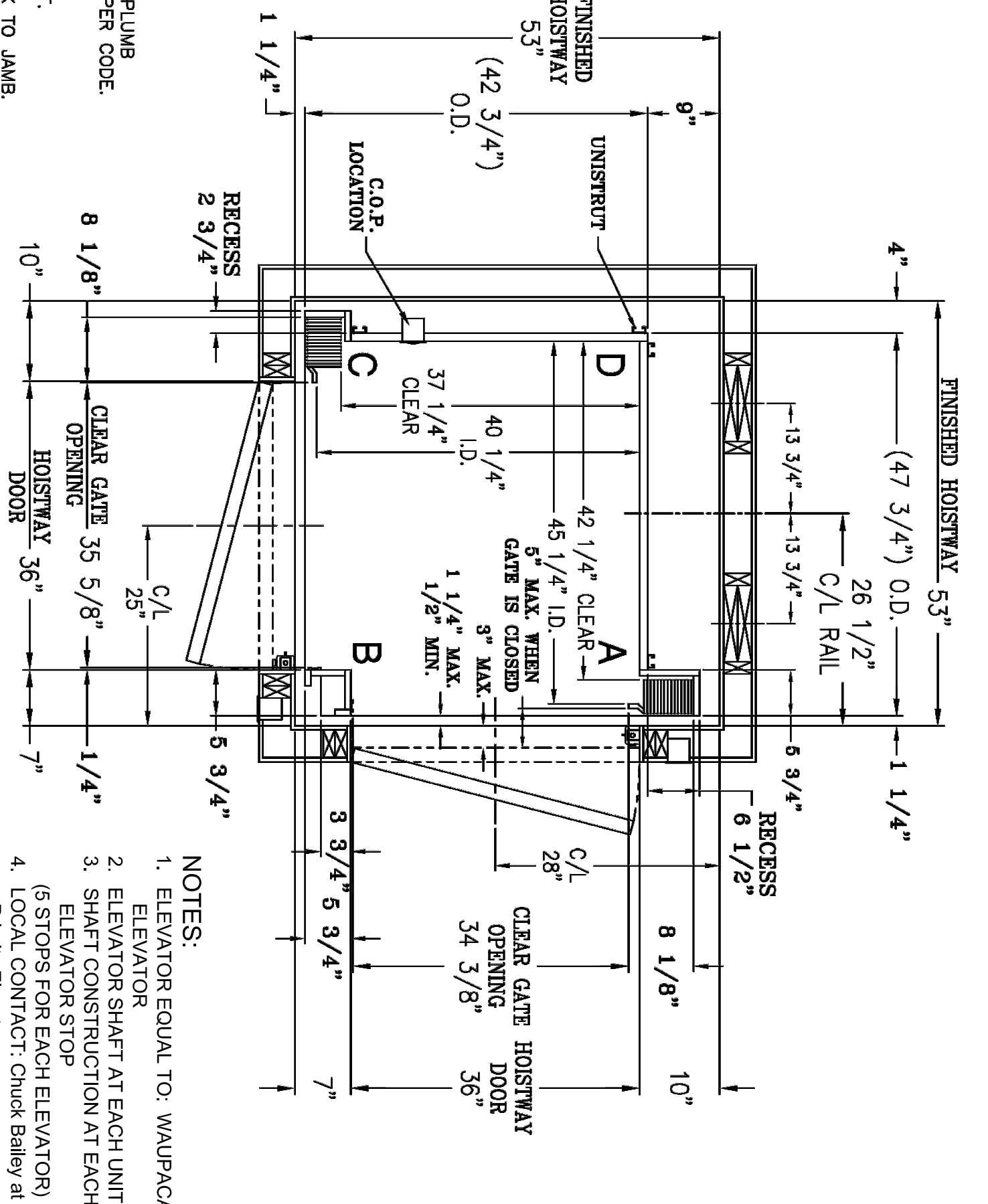
ROOM NO.	SPACE	FLOOR BASE	WALLS				CEILING	HEIGHT	NOTES
			NORTH	EAST	SOUTH	WEST			
A100	STAIR	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-10" ± *		
A101	FRONT HALL	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-10" ± *		
A102	CLOSET	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-10" ± *		
A103	OFFICE/GUEST RM	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-10" ± *		
A104	CLOSET	CARPET WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-10" ± *	TYP DASHED LINE INDICATES SHELF AND ROD	
A105	BATHRM	C. TILE	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-10" ± *		
A106	GARAGE STAIR	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-10" ± *		
A107	CLO/OPT ELEVATOR	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-10" ± *	FRAME ELVTR SHFT. ABLE TO REMOVE FLOOR	
A108	GARAGE	CONC	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	12'-0" ±		
B100	STAIR	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	SLOPED		
B101	FRONT HALL	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-10" ± *		
B102	FIRST FLOOR LANDING	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-10" ± *		
B103	LIVING/OPT OFFICE	CARPET WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-10" ± *	OPTION: REPLACE RAILING W/ WALL & DOOR	
B104	CLOSET	CARPET WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-10" ± *	TYP DASHED LINE INDICATES SHELF AND ROD	
B105	BATHRM	C. TILE	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-10" ± *		
B106	LINEN CLOSET	C. TILE	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-10" ± *	TYP 4 BUILT-IN SHELVES	
B107	CLOSET	CARPET WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-10" ± *	TYP DASHED LINE INDICATES SHELF AND ROD	
B108	CLO/OPT ELEVATOR	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-10" ± *	FRAME ELVTR SHFT. ABLE TO REMOVE FLOOR	
B109	GARAGE	CONC	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	12'-0" ±		
B110	REAR ENTRY	CONC	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	12'-0" ±		
B111	CLOSET (at landing)	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-0" ±	TYP DASHED LINE INDICATES SHELF AND ROD	
C100	STAIR	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	SLOPED		
C101	FRONT HALL	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-10" ± *		
C102	FIRST FLOOR LANDING	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-10" ± *		
C103	OFFICE/GUEST RM	CARPET WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-10" ± *		

ROOM NO.	SPACE	FLOOR BASE	WALLS				CEILING	HEIGHT	NOTES
			NORTH	EAST	SOUTH	WEST			
C104	CLOSET	CARPET WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-10" ± *	TYP DASHED LINE INDICATES SHELF AND ROD	
C105	BATHRM	C. TILE	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-10" ± *		
C106	CLO/OPT ELEVATOR	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-10" ± *	FRAME ELVTR SHFT. ABLE TO REMOVE FLOOR	
C107	GARAGE	CONC	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-10" ± *		

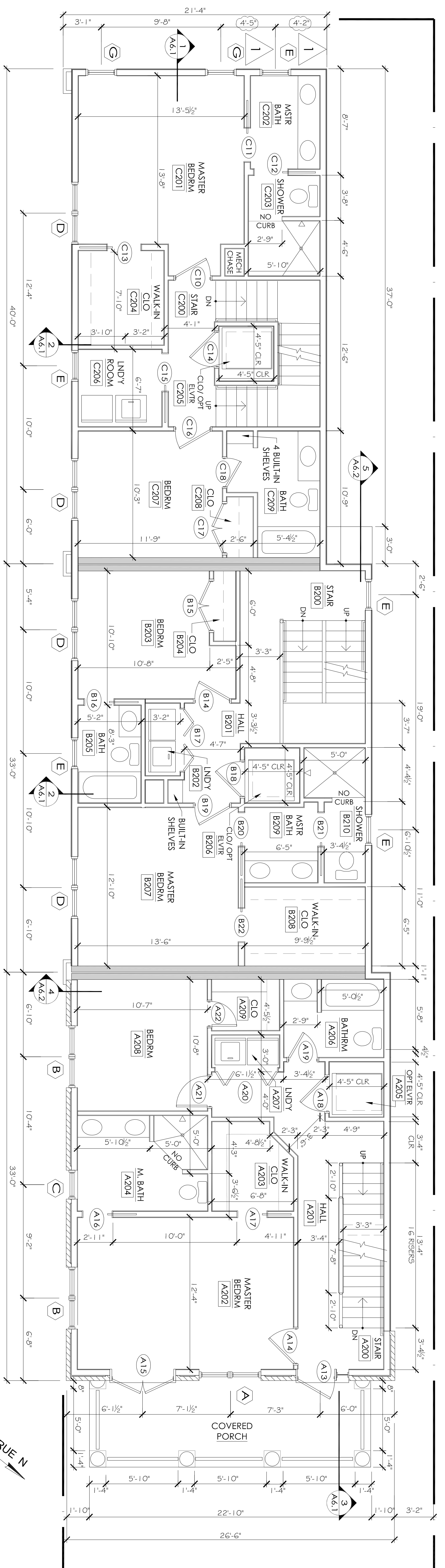
* CEILING NOTE : CEILING HEIGHTS MAY BE ADJUSTED TO ACCOMMODATE HVAC DUCTWORK. COORDINATE DUCT RUNS WITH THE OWNER PRIOR TO ANY INSTALLATION. IF A SPACE DOES NOT HAVE ANY DUCTWORK UNDER THE STRUCTURE, INSTALL THE CEILING AT THE BOTTOM OF THE STRUCTURE, MAINTAIN A MINIMUM OF 6" CLEAR ABOVE THE WINDOW HEADS TO THE UNDERSIDE OF THE CEILING.



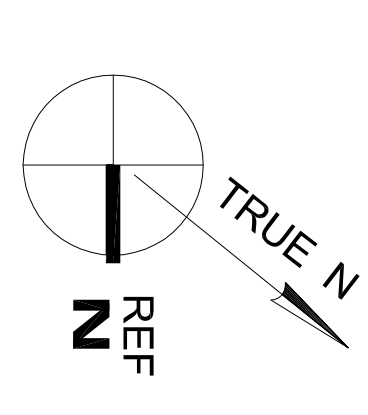
- 1) HOISTWAY BY OTHERS PER CODE. WALLS TO BE PLUMB AND SQUARE. ALL HOISTWAY DOORS BY OTHERS PER CODE.
- 2) FINISHED HOISTWAY = ROUGH FRAMING + DRYWALL + PLASTER + PAINT.
- 3) 2 3/4" MINIMUM WIDTH REQUIRED TO MOUNT LOCK TO JAMBS.



- NOTES:
1. ELEVATOR EQUAL TO WAUPACA
 2. ELEVATOR SHAFAT AT EACH UNIT
 3. SHAFAT CONSTRUCTION AT EACH ELEVATOR STOP (6 STOPS FOR EACH ELEVATOR)
 4. LOCAL CONTRACT: Chuck Bailey at Priority Elevator



Second Floor Plan
SCALE: 1/4" = 1'-0"



FINISH SCHEDULE

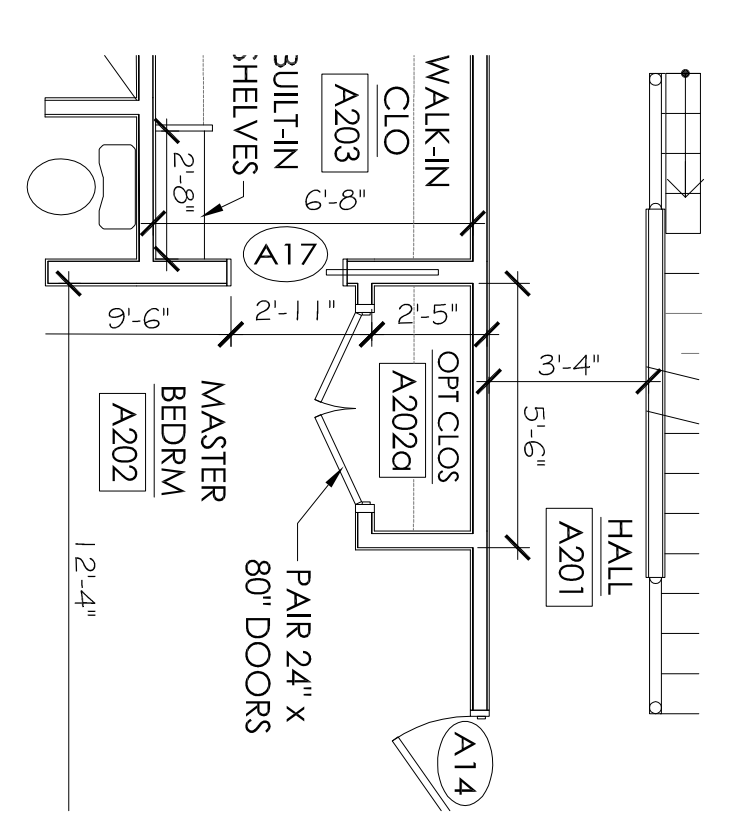
ROOM NO.	SPACE	FLOOR	BASE	WALLS				CEILING		NOTES
				NORTH	EAST	SOUTH	WEST	FINISH	HEIGHT	
A200	STAIR	WOOD	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	SLOPED
A201	HALL	WOOD	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-10" ± *
A202	MASTER BEDROOM	WOOD	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-10" ± *
A202a	OPTIONAL CLOSET	WOOD	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	REFER TO OPT CLOSET PLAN ON THIS DWG
A203	WALK-IN CLOSET	WOOD	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	TYP DASHED LINE INDICATES SHELF AND ROD
A204	MASTER BATHROOM	C. TILE	C. TILE	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-10" ± *
A205	CLO/OPT ELEVATOR	WOOD	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	FRAME ELYR SHAFT, ABLE TO REMOVE FLOOR
A206	BATHROOM	C. TILE	C. TILE	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-10" ± *
A207	LAUNDRY	WOOD	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-10" ± *
A208	BEDROOM	CARPET	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-10" ± *
A209	CLOSET	CARPET	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	TYP DASHED LINE INDICATES SHELF AND ROD
B200	STAIR	WOOD	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	SLOPED
B201	HALL	WOOD	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-10" ± *
B202	LAUNDRY	WOOD	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-10" ± *
B203	BEDROOM	CARPET	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-10" ± *
B204	CLOSET	CARPET	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-10" ± *
B205	BATHROOM	C. TILE	C. TILE	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-10" ± *
B206	CLO/OPT ELEVATOR	WOOD	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	FRAME ELYR SHAFT, ABLE TO REMOVE FLOOR
B207	MASTER BEDROOM	CARPET	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-10" ± *
B208	WALK-IN CLOSET	CARPET	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	TYP DASHED LINE INDICATES SHELF AND ROD
B209	MASTER BATHROOM	C. TILE	C. TILE	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-10" ± *
B210	SHOWER	C. TILE	C. TILE	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-10" ± *
C200	STAIR	WOOD	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	SLOPED
C201	MASTER BEDROOM	WOOD	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-10" ± *
C202	MASTER BATHROOM	C. TILE	C. TILE	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-10" ± *

FINISH SCHEDULE

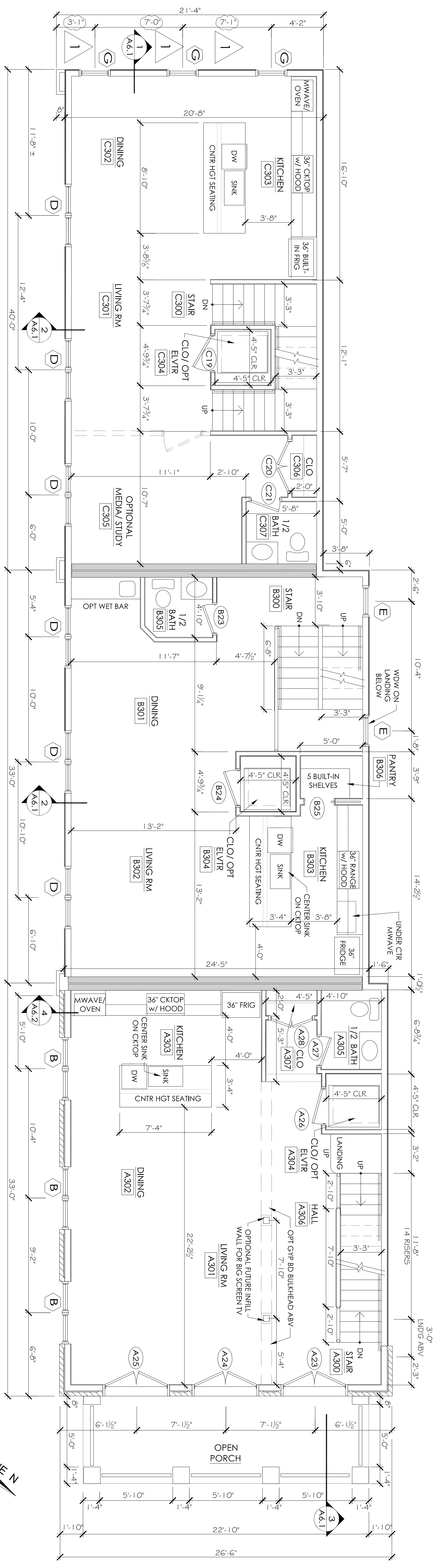
ROOM NO.	SPACE	FLOOR	BASE	WALLS				CEILING		NOTES
				NORTH	EAST	SOUTH	WEST	FINISH	HEIGHT	
C203	SHOWER	C. TILE	C. TILE	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-10" ± *
C204	WALK-IN CLOSET	WOOD	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	TYP DASHED LINE INDICATES SHELF AND ROD
C205	CLO/OPT ELEVATOR	WOOD	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-10" ± *
C206	LAUNDRY	WOOD	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	FRAME ELYR SHAFT, ABLE TO REMOVE FLOOR
C207	BEDROOM	CARPET	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-10" ± *
C208	CLOSET	CARPET	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	TYP DASHED LINE INDICATES SHELF AND ROD
C209	BATHROOM	C. TILE	C. TILE	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-10" ± *

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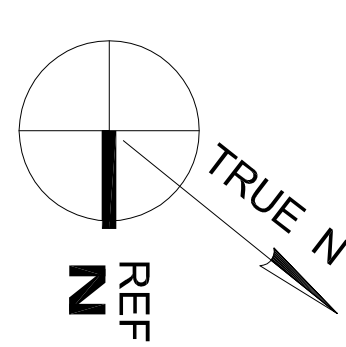
OPT CLOSET PLAN



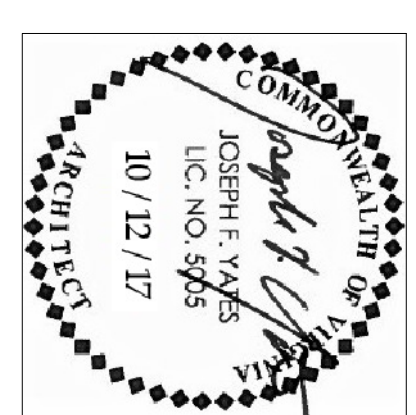
NOTE: DOOR A17 SWINGS OFF-CENTER OF WALK-IN CLOSET



Third Floor Plan
SCALE: 1/4" = 1'-0"



ROOM NO.	SPACE	FLOOR BASE	WALLS				CEILING		NOTES
			NORTH	EAST	SOUTH	WEST	FINISH	HEIGHT	
A300	STAIR	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	9'-5"		
A301	LIVING ROOM	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-2"		
A302	DINING	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	9'-5"		
A303	KITCHEN	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	9'-5"		
A304	CLO./OPT ELEVATOR	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-2"	FRAME ELVTR SHAFT, ABLE TO REMOVE FLOOR	
A305	HALF BATHROOM	C. TILE	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-2"		
A306	HALL	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-2"		
A307	CLOSET	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	8'-2"	TYP DASHED LINE INDICATES SHELF AND ROD	
B300	STAIR	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	9'-5"		
B301	OPT MEDIA/ STUDY	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	9'-5"		
B302	LIVING ROOM	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	9'-5"		
B303	KITCHEN	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	9'-5"		
B304	CLO./OPT ELEVATOR	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	9'-5"	FRAME ELVTR SHAFT, ABLE TO REMOVE FLOOR	
B305	HALF BATHROOM	C. TILE	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	9'-5"		
B306	PANTRY	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	9'-5"	5 BUILT-IN SHELVES	
C300	STAIR	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	9'-5"		
C301	LIVING ROOM	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	9'-5"		
C302	DINING	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	9'-5"		
C303	KITCHEN	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	9'-5"		
C304	CLO./OPT ELEVATOR	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	9'-5"	FRAME ELVTR SHAFT, ABLE TO REMOVE FLOOR	
C305	OPT MEDIA/ STUDY	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	9'-5"		
C306	CLOSET	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	9'-5"	TYP DASHED LINE INDICATES SHELF AND ROD	
C307	HALF BATHROOM	C. TILE	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	9'-5"		



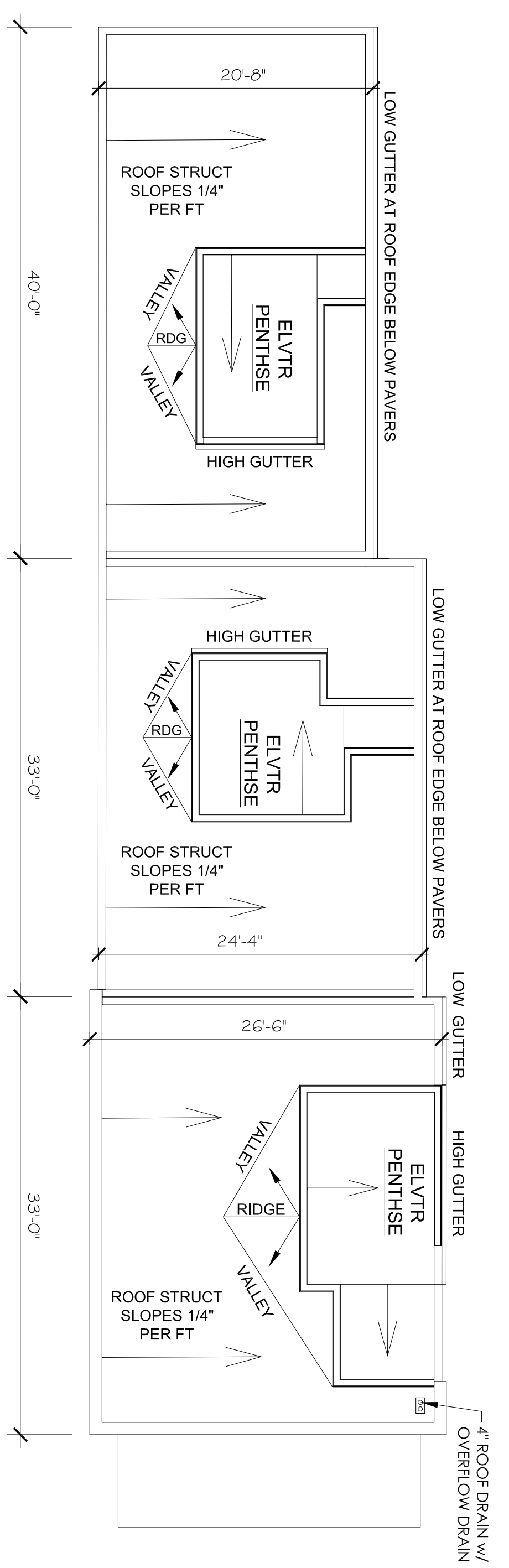
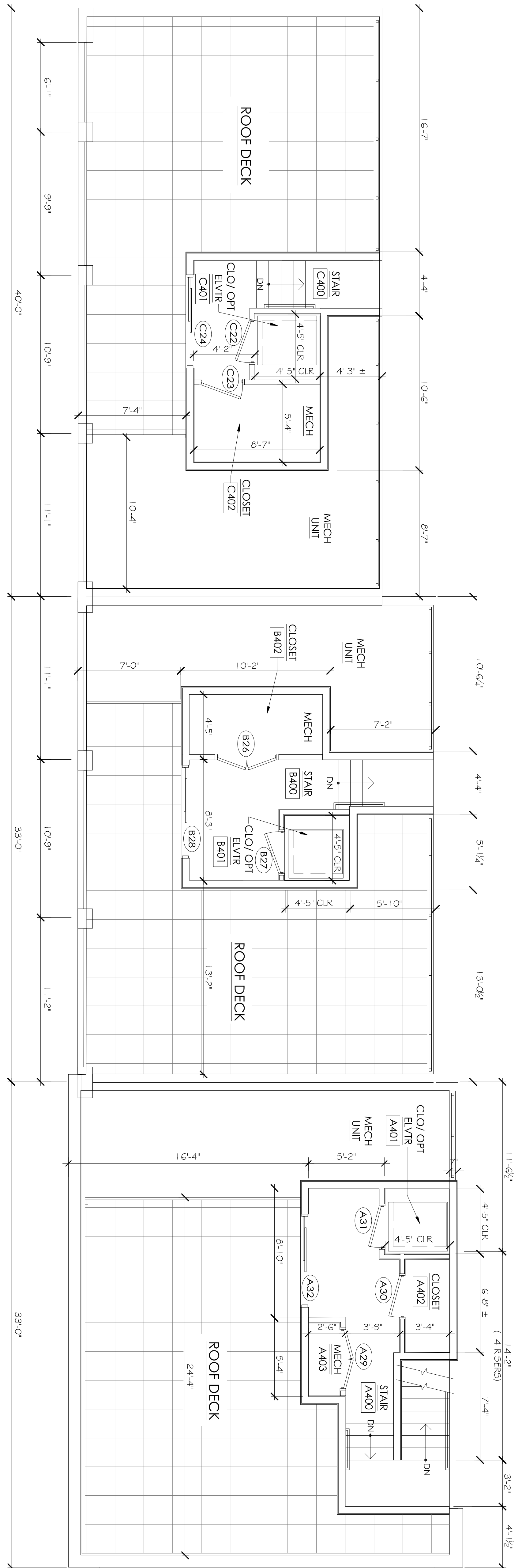
Monument Townhouses
2901 Monument & North Colonial Avenues
RICHMOND, VIRGINIA

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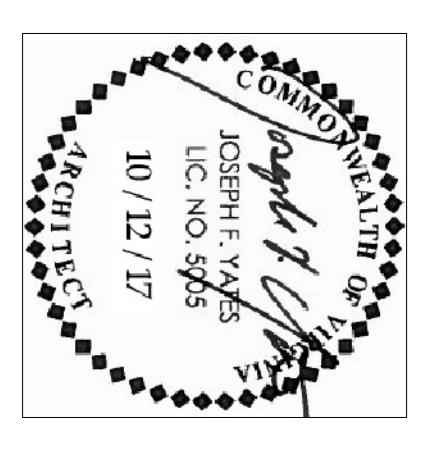
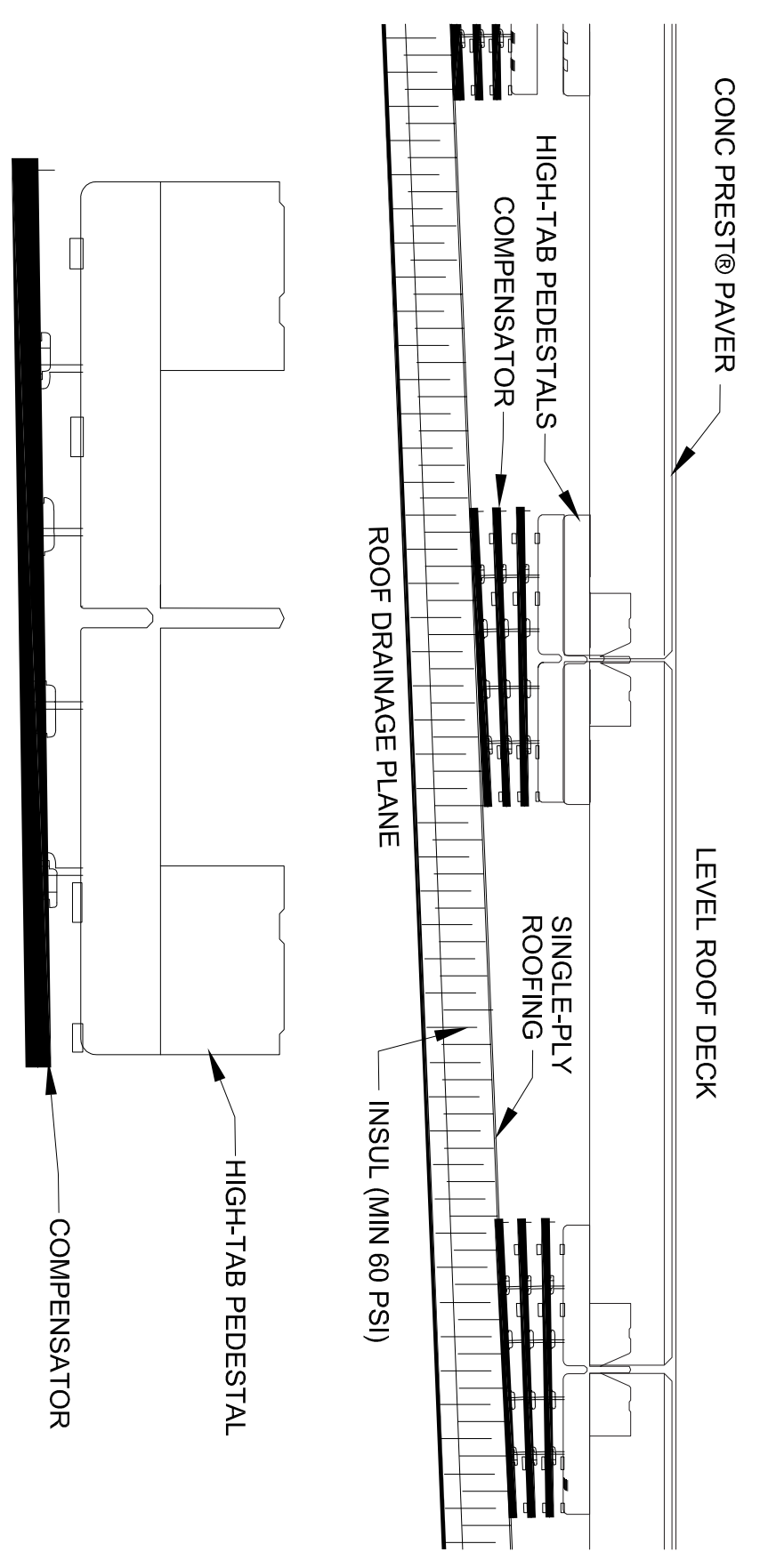
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OCT 12, 2017
Revisions:
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2017-11

A3



ROOM NO.	SPACE	FLOOR	BASE	WALLS				CEILING		NOTES
				NORTH	EAST	SOUTH	WEST	FINISH	HEIGHT	
A400	STAIR & TOP LNDG	C. TILE	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	VARIES	WOOD STAIR CHANGE TO C. TILE AT TOP LNDG
A401	CLO/OPT ELEVATOR	C. TILE	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	7-10'	FRAME ELVTR SHAFT, ABLE TO REMOVE FLOOR
A402	CLOSET	C. TILE	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	7-10'	
A403	MECH	C. TILE	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	7-10'	
B400	STAIR & TOP LNDG	C. TILE	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	VARIES	WOOD STAIR CHANGE TO C. TILE AT TOP LNDG
B401	CLO/OPT ELEVATOR	C. TILE	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	7-10'	FRAME ELVTR SHAFT, ABLE TO REMOVE FLOOR
B402	CLOSET	C. TILE	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	7-10'	
C400	STAIR & TOP LNDG	C. TILE	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	VARIES	WOOD STAIR CHANGE TO C. TILE AT TOP LNDG
C401	CLO/OPT ELEVATOR	C. TILE	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	7-10'	FRAME ELVTR SHAFT, ABLE TO REMOVE FLOOR
C402	CLOSET	C. TILE	WOOD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	PTD GYP BD	7-10'	



Monument Townhouses
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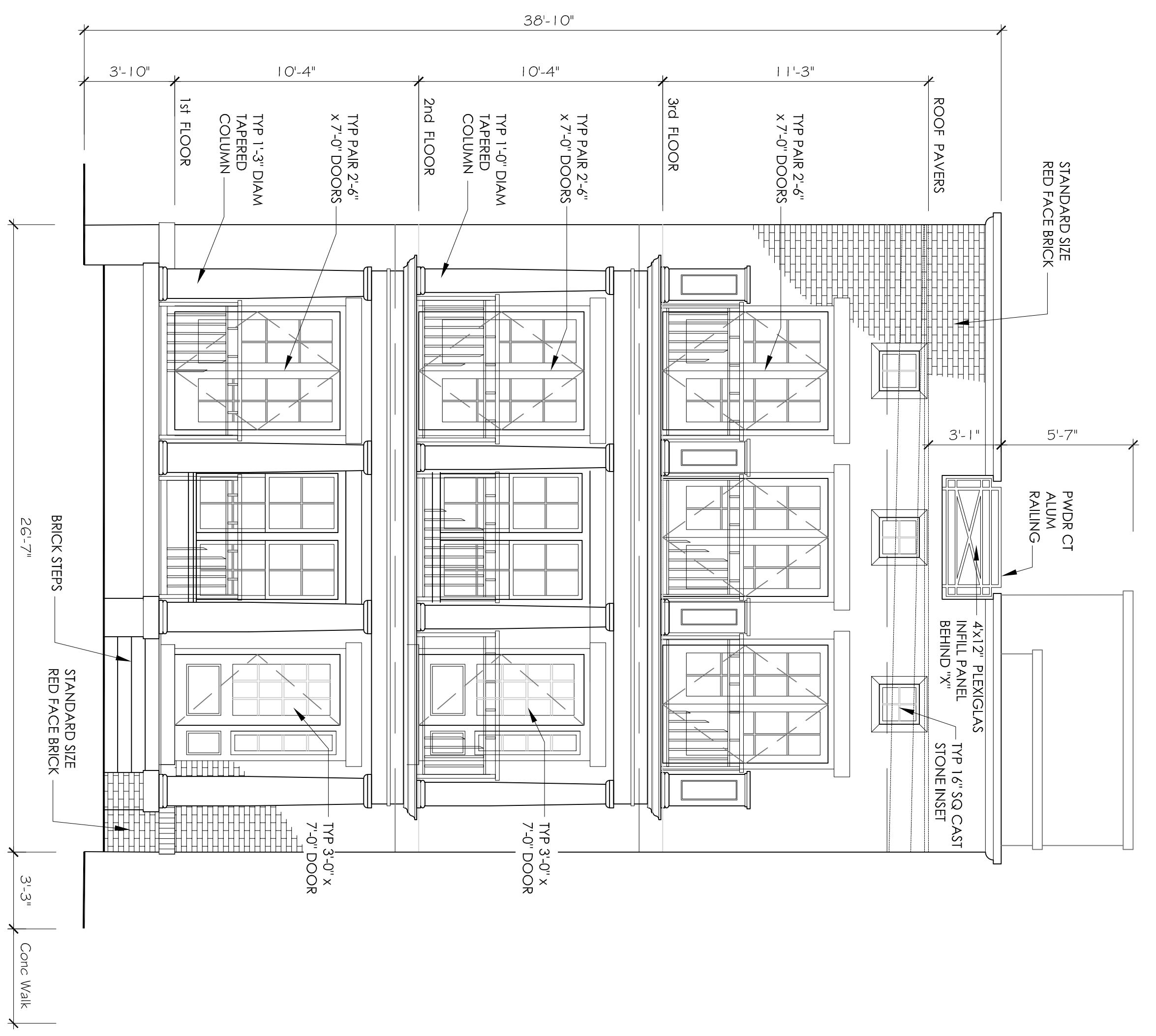
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Revisions:

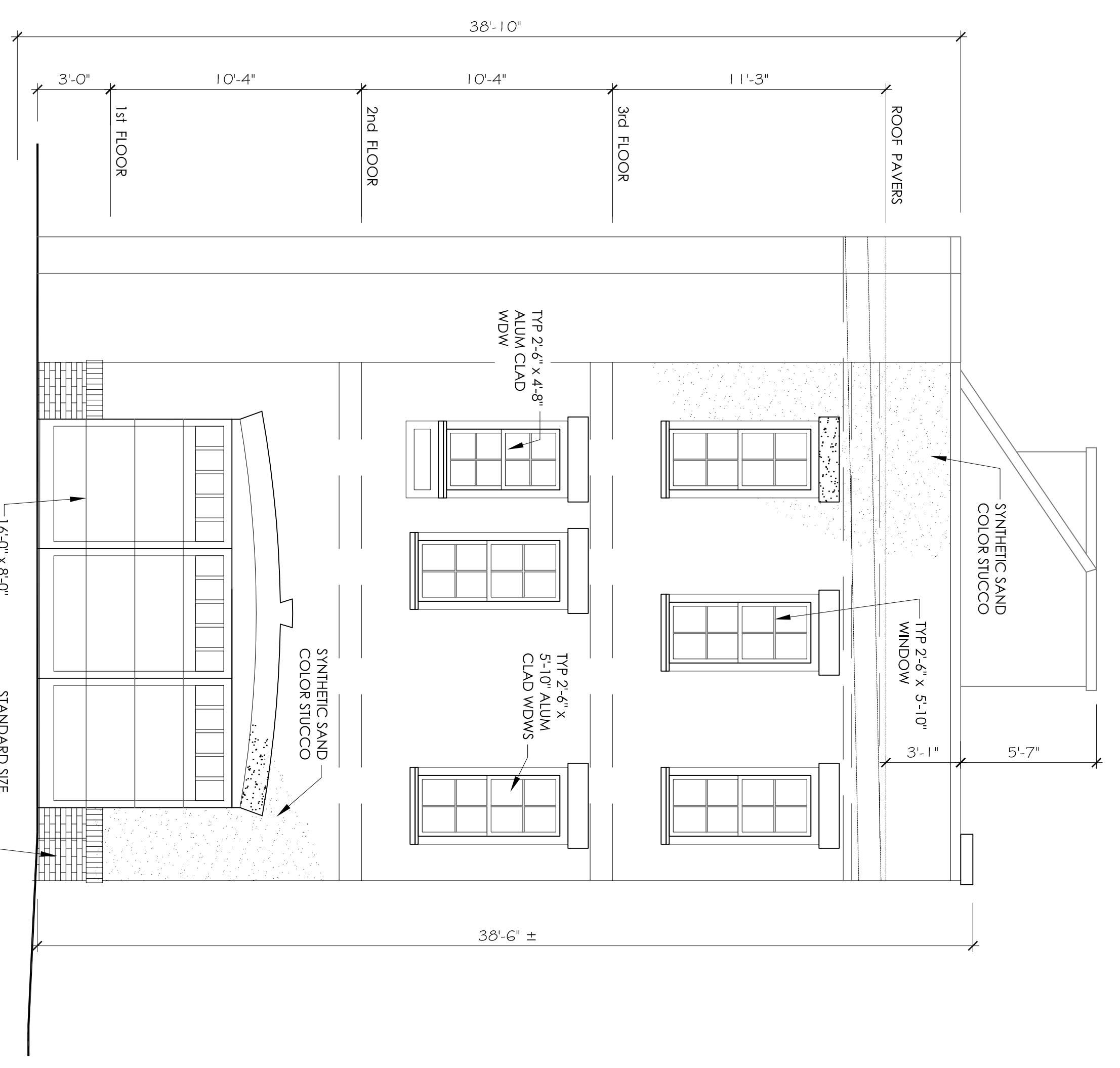
Project No.:
2017-11

A4

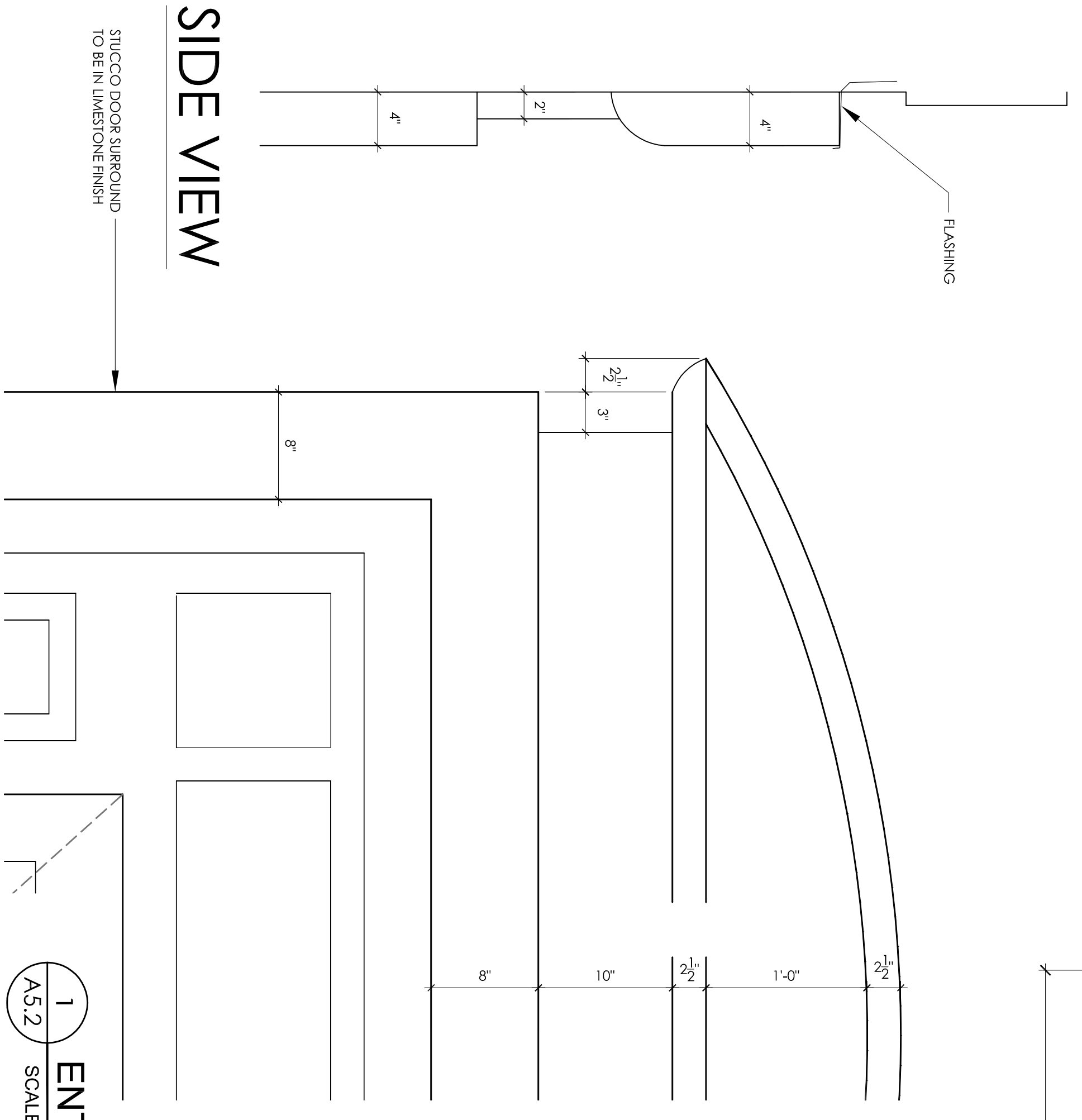
- TYPICAL MATERIAL NOTES:**
1. Windows are aluminum clad wood w/simulated divided lights (munins applied interior and exterior with internal spacer bars)
 2. Columns will be either cast stone or PVC
 3. All trim to be solid PVC or Hardie-plank
 4. Railings to be powder coated aluminum



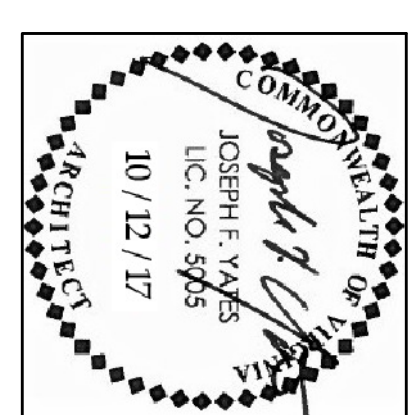
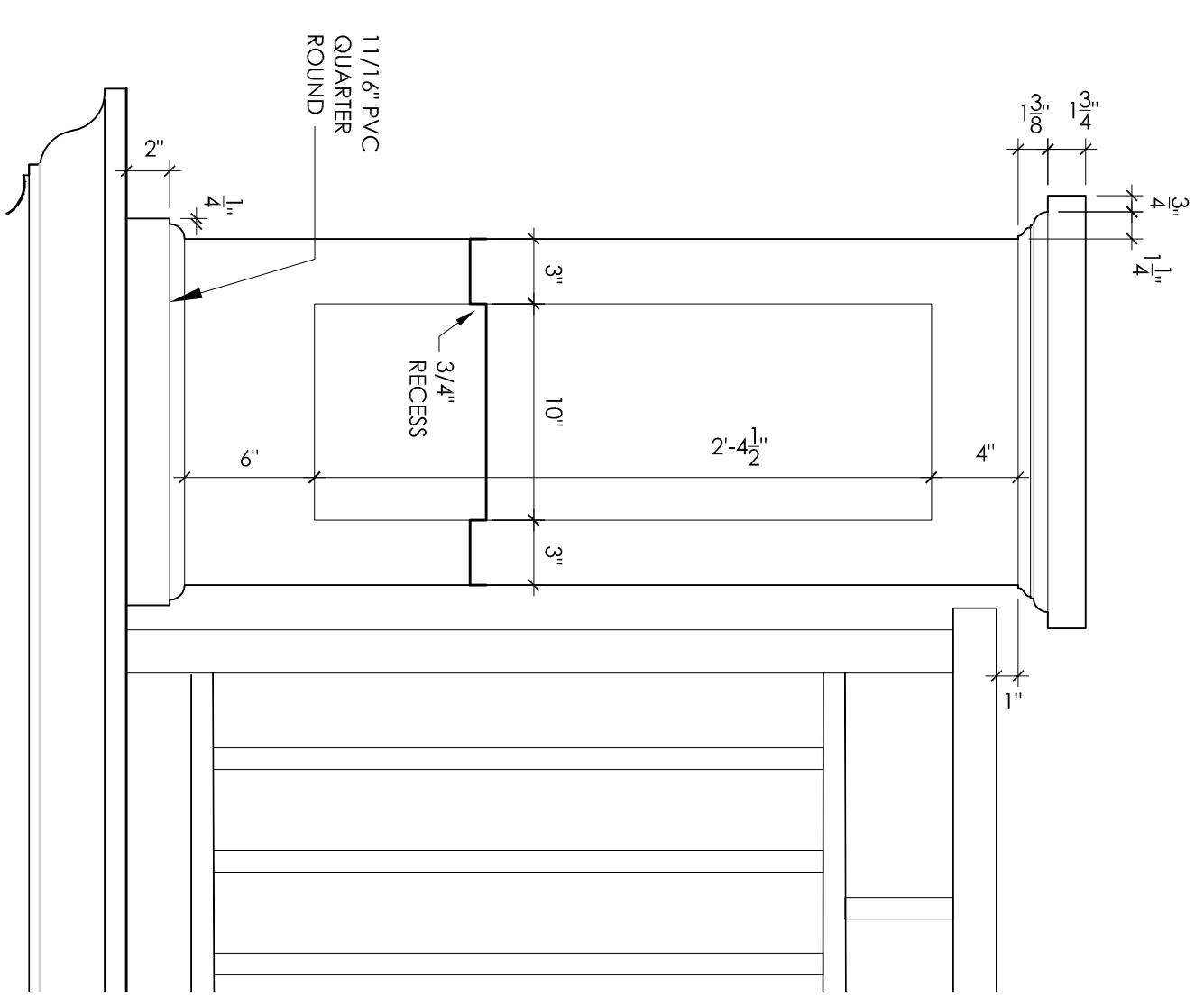
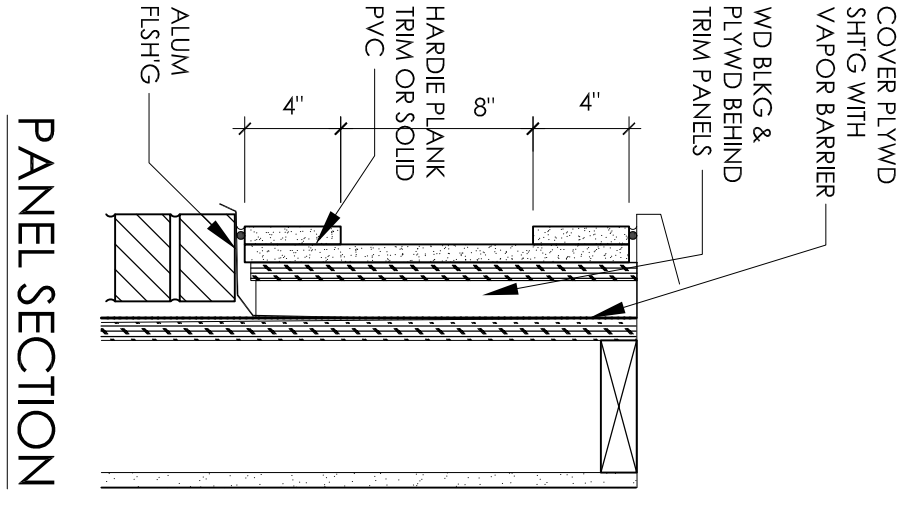
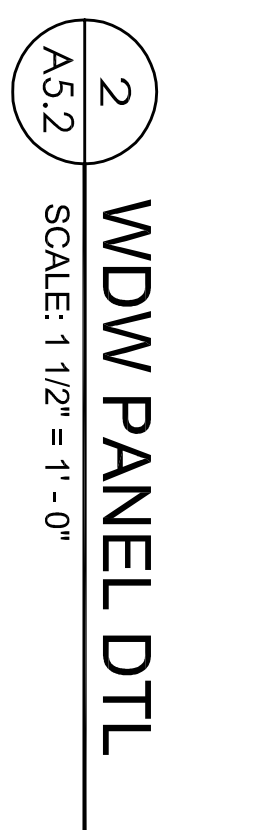
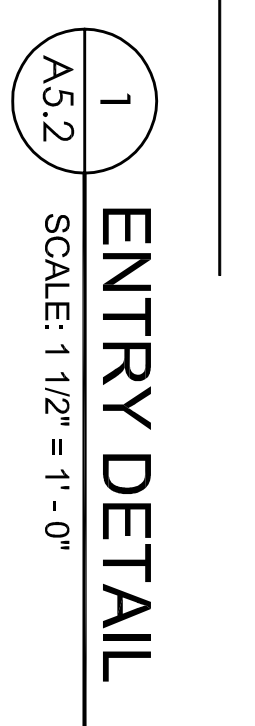
MONUMENT AVE ELEVATION
SCALE: 1/4" = 1'-0"



Alley Elevation
SCALE: 1/4" = 1'-0"



SIDE VIEW

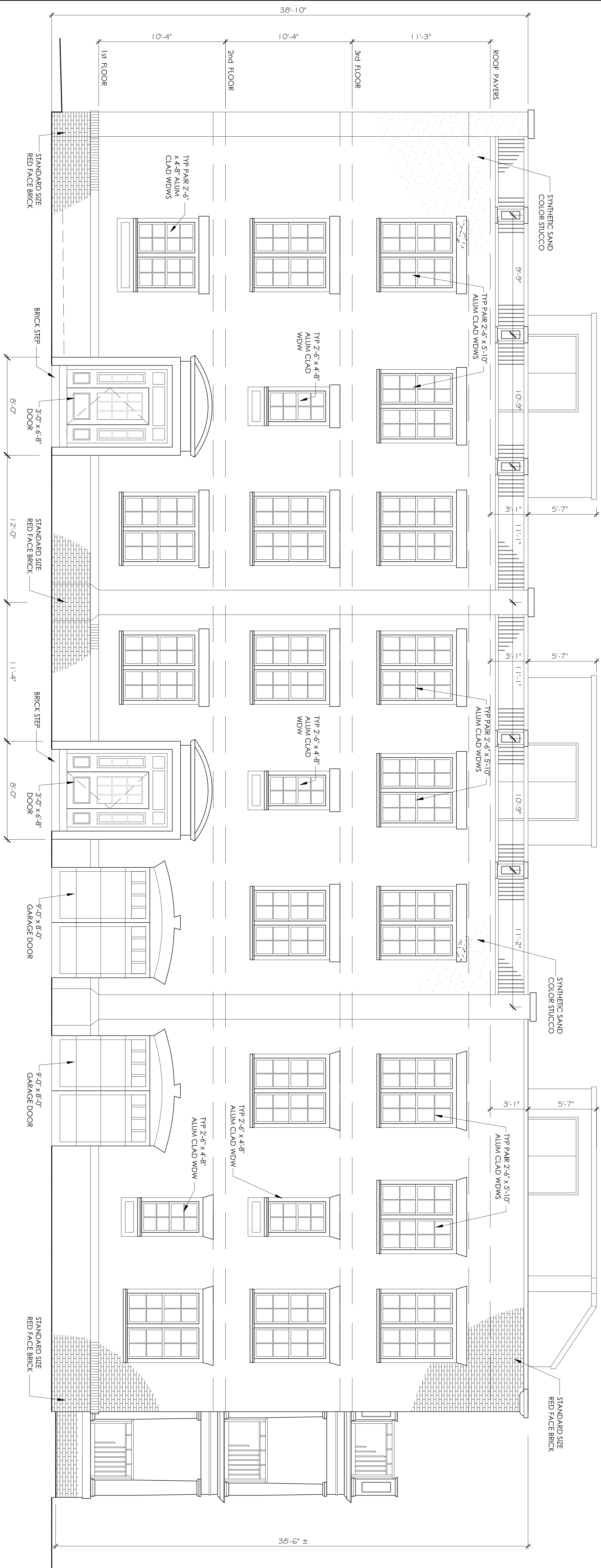


Monument Townhouses
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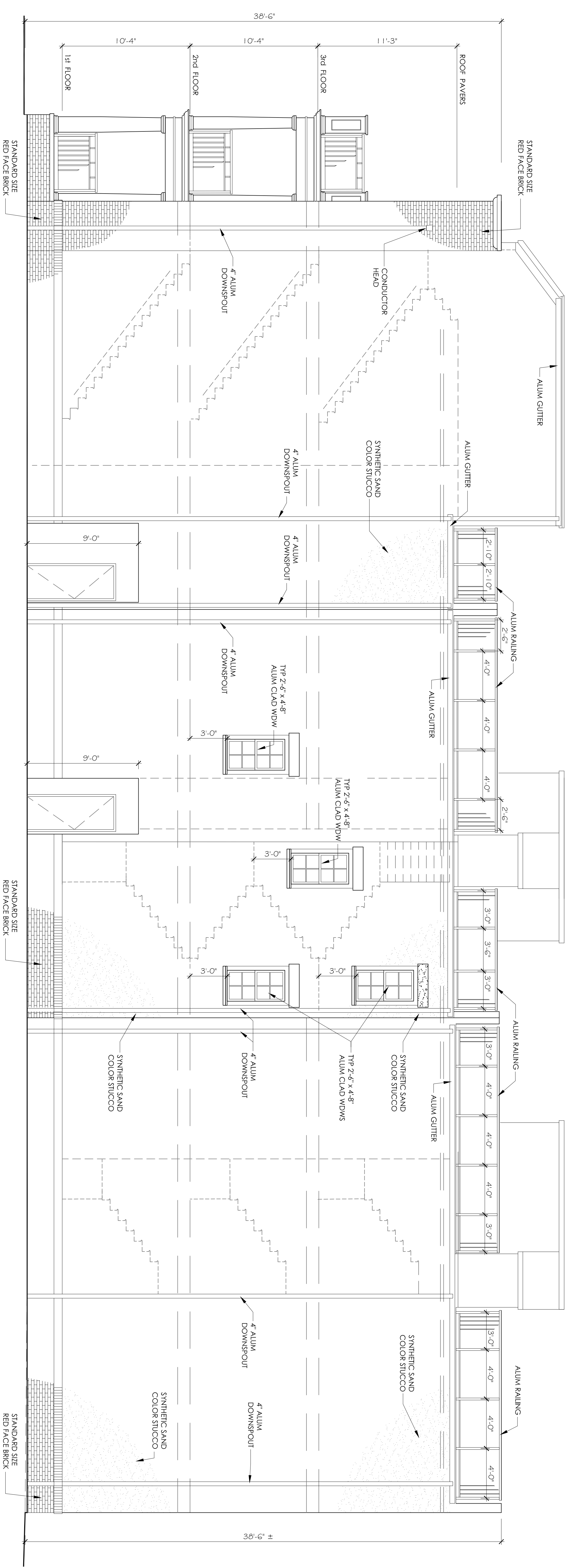
A5.1



- TYPICAL MATERIAL NOTES :**
1. Windows are aluminum clad wood, w/simulated divided lights (muntins applied interior and exterior with internal spacer bars)
 2. Columns will be either cast stone or PVC
 3. All trim to be solid PVC or Hardie-plank
 4. Railings to be powder coated aluminum

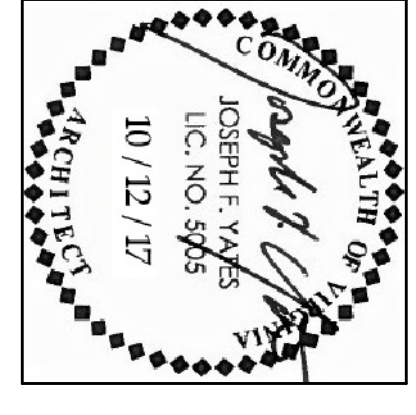
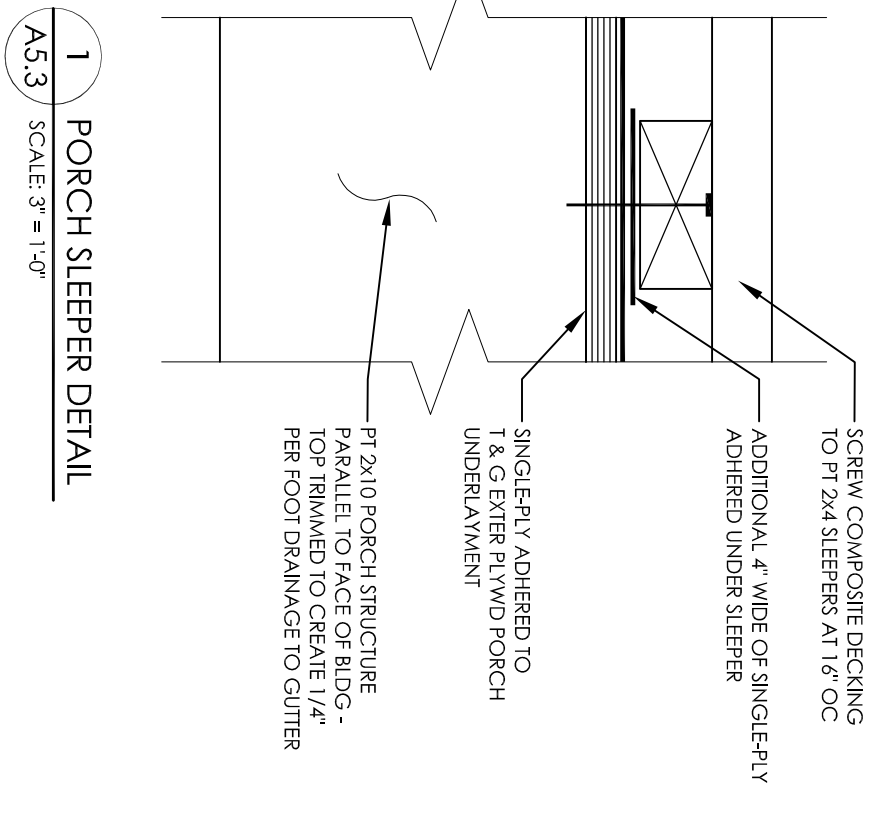
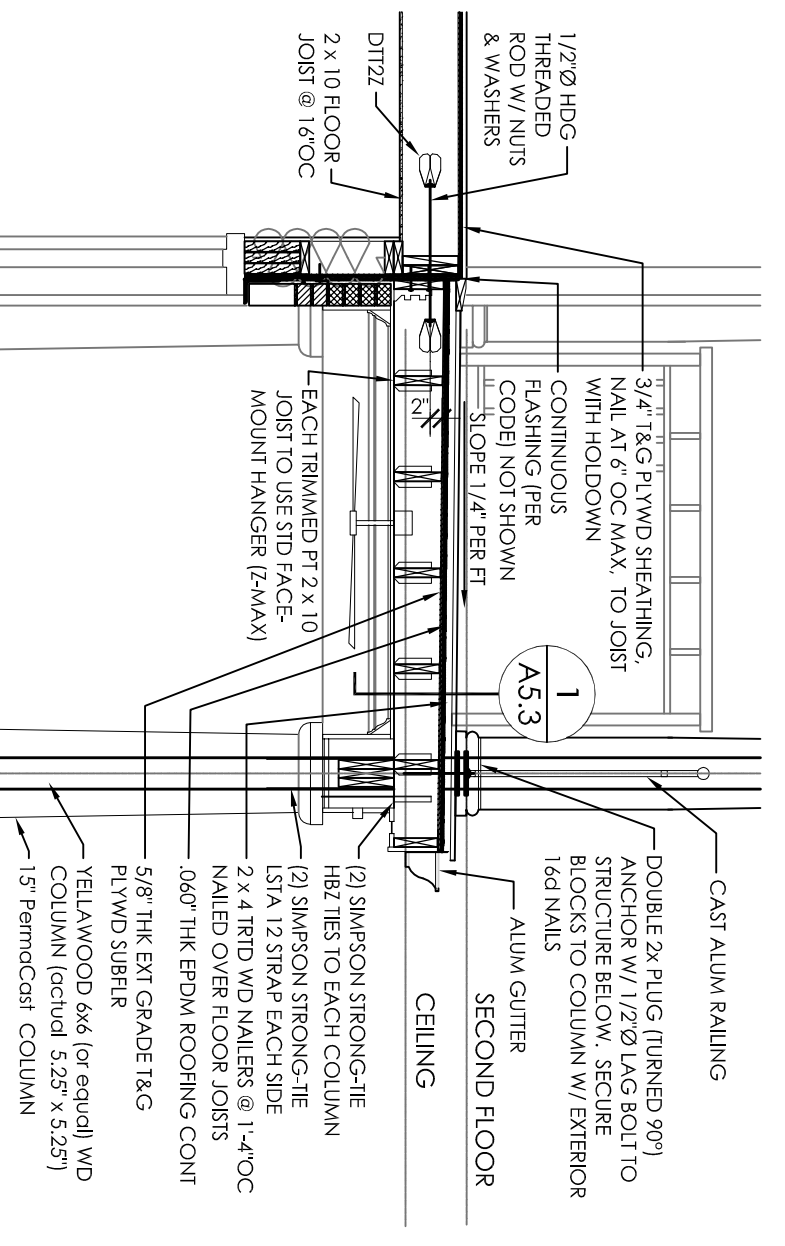
Colonial Avenue Elevation

SCALE: 1/4" = 1'-0"



- TYPICAL MATERIAL NOTES :**
1. Windows are aluminum clad wood w/simulated divided lights (muntins applied interior and exterior with internal spacer bars)
 2. Columns will be either cast stone or PVC
 3. All trim to be solid PVC or Hardie-plank
 4. Railings to be powder coated aluminum

West Elevation
SCALE: 1/4" = 1'-0"



Monument Townhouses
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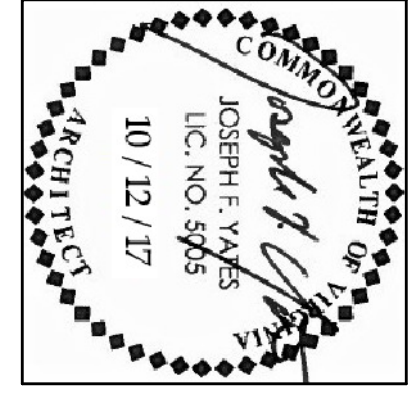
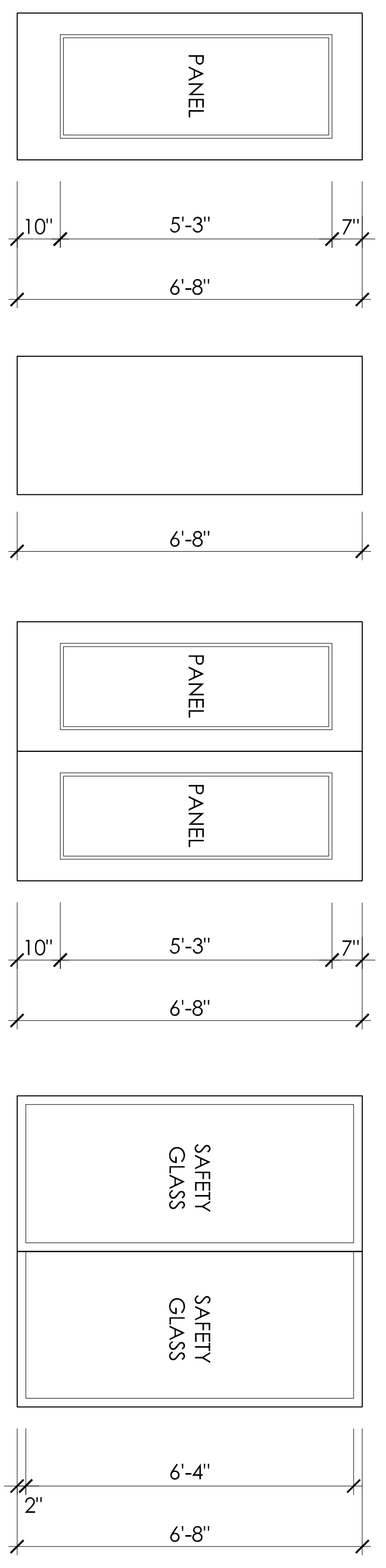
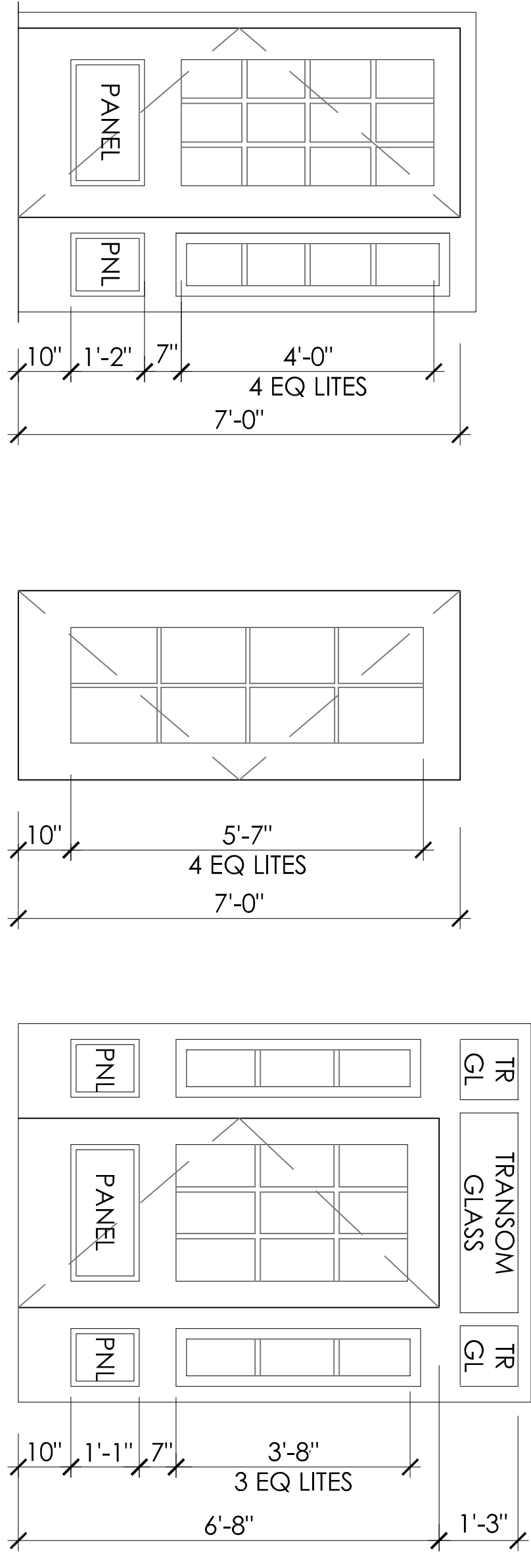
DOOR NO.	DOOR SIZE	MATERIAL	DOOR TYPE	FRAME TYPE	THRESHOLD	RATED	NOTES
A01	3'-0" x 6'-8" x 1 3/4"	CLAD WD/ GL	HALF LITE	CLAD WD	ALUM	---	WEATHERSTRIPPING REQD FOR THIS DOOR WITH SINGLE SIDLIGHT
A02	PAIR 1'-6" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	---	---	
A03	PAIR of POCKET 2'-6" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	CLAD WD	---	---	
A04	PAIR 2'-6" x 7'-0" x 1 3/4"	CLAD WD/ GL	FULL LITE	CLAD WD	ALUM	---	WEATHERSTRIPPING REQD FOR THIS DOOR
A05	2'-10" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	MARBLE	---	
A06	PAIR 2'-6" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	---	---	
A07	2'-10" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	---	---	ADD THRESHOLD IF ELEVATOR OPTION SELECTED
A08	2'-8" x 6'-8" x 1 3/8"	METAL FACED	FLUSH	WOOD	---	---	
A09	2'-8" x 2'-8" x 1 3/8"	METAL FACED	FLUSH	WOOD	---	20 MIN	SELF-CLOSING HINGERS & SEAL PERIMETER EDGES
A10	2'-10" x 6'-8" x 1 3/8"	METAL FACED	FLUSH	WOOD	---	---	PEEP HOLE & WEATHERSTRIPPING FOR THIS DOOR
A11	2'-10" x 6'-8" x 1 3/8"	METAL FACED	FLUSH	WOOD	---	20 MIN	SELF-CLOSING HINGERS & SEAL PERIMETER EDGES
A12	9'-0" x 8'-0" x 2"	INSUL METAL	GARAGE	WOOD	---	---	
A13	3'-0" x 7'-0" x 1 3/4"	CLAD WD/ GL	HALF LITE	CLAD WD	ALUM	---	WEATHERSTRIPPING REQD FOR THIS DOOR WITH SINGLE SIDLIGHT
A14	2'-10" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	---	---	
A15	PAIR 2'-6" x 7'-0" x 1 3/4"	CLAD WD/ GL	FULL LITE	CLAD WD	ALUM	---	WEATHERSTRIPPING REQD FOR THIS DOOR
A16	POCKET 2'-4" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	MARBLE	---	
A17	POCKET 2'-4" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	---	---	
A18	2'-10" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	ALUM	---	ADD THRESHOLD IF ELEVATOR OPTION SELECTED
A19	2'-4" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	MARBLE	---	
A20	PAIR 2'-8" x 6'-8" x 1 3/8"	WOOD	BI-FOLD	WOOD	---	---	
A21	2'-6" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	---	---	
A22	2'-0" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	---	---	
A23	PAIR 2'-6" x 7'-0" x 1 3/4"	CLAD WD/ GL	FULL LITE	CLAD WD	ALUM	---	WEATHERSTRIPPING REQD FOR THIS DOOR
A24	PAIR 2'-6" x 7'-0" x 1 3/4"	CLAD WD/ GL	FULL LITE	CLAD WD	ALUM	---	WEATHERSTRIPPING REQD FOR THIS DOOR
A25	PAIR 2'-6" x 7'-0" x 1 3/4"	CLAD WD/ GL	FULL LITE	CLAD WD	ALUM	---	WEATHERSTRIPPING REQD FOR THIS DOOR
A26	2'-10" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	---	---	ADD THRESHOLD IF ELEVATOR OPTION SELECTED
A27	2'-4" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	MARBLE	---	
A28	PAIR 1'-8" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	---	---	
A29	PAIR 2'-0" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	---	---	
A30	2'-10" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	ALUM	---	
A31	2'-10" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	ALUM	---	ADD THRESHOLD IF ELEVATOR OPTION SELECTED
A32	PAIR 3'-0" x 6'-8" x 1 3/4"	ALUM/ GL	SLIDER	ALUM	ALUM	---	WEATHERSTRIPPING REQD FOR THIS DOOR

DOOR SCHEDULE for UNIT B

DOOR NO.	DOOR SIZE	MATERIAL	DOOR TYPE	FRAME TYPE	THRESHOLD	RATED	NOTES
B01	3'-0" x 6'-8" x 1 3/4"	CLAD WD/ GL	HALF LITE	CLAD WD	ALUM	---	WEATHERSTRIPPING REQD FOR THIS DOOR WITH DOUBLE SIDLIGHT AND TRANSOM
B02	2'-10" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	---	---	ADD THRESHOLD IF ELEVATOR OPTION SELECTED
B03 (OPT)	2'-10" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	---	---	ADD THIS DOOR IF OPTION SELECTED
B04	PAIR 1'-2" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	---	---	
B05	2'-8" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	MARBLE	---	
B06	PAIR 1'-6" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	CLAD WD	---	---	
B07	PAIR 1'-2" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	---	---	
B08	2'-8" x 6'-8" x 1 3/8"	METAL FACED	FLUSH	WOOD	ALUM	20 MIN	SELF-CLOSING HINGERS & SEAL PERIMETER EDGES
B09	2'-8" x 2'-8" x 1 3/8"	METAL FACED	FLUSH	WOOD	ALUM	20 MIN	SELF-CLOSING HINGERS & SEAL PERIMETER EDGES
B10	2'-10" x 6'-8" x 1 3/8"	METAL FACED	FLUSH	WOOD	ALUM	20 MIN	SELF-CLOSING HINGERS & SEAL PERIMETER EDGES
B11	3'-0" x 6'-8" x 1 3/4"	METAL FACED	FLUSH	WOOD	ALUM	---	PEEP HOLE & WEATHERSTRIPPING FOR THIS DOOR
B12	9'-0" x 8'-0" x 2"	INSUL METAL	GARAGE	WOOD	---	---	
B13	PAIR 1'-2" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	---	---	
B14	2'-10" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	---	---	
B15	PAIR 2'-0" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	---	---	
B16	POCKET 2'-4" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	MARBLE	---	
B17	PAIR 2'-6" x 6'-8" x 1 3/8"	WOOD	BI-FOLD	WOOD	---	---	
B18	2'-10" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	ALUM	---	ADD THRESHOLD IF ELEVATOR OPTION SELECTED
B19	2'-10" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	---	---	
B20	POCKET 2'-8" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	MARBLE	---	
B21	POCKET 2'-8" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	---	---	
B22	POCKET 2'-8" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	---	---	
B23	2'-4" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	MARBLE	---	
B24	2'-10" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	ALUM	---	ADD THRESHOLD IF ELEVATOR OPTION SELECTED
B25	POCKET 2'-4" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	---	---	
B26	PAIR 2'-0" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	---	---	
B27	2'-10" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	ALUM	---	ADD THRESHOLD IF ELEVATOR OPTION SELECTED
B28	PAIR 3'-0" x 6'-8" x 1 3/4"	ALUM/ GL	SLIDER	ALUM	ALUM	---	WEATHERSTRIPPING REQD FOR THIS DOOR

DOOR NO.	DOOR SIZE	MATERIAL	DOOR TYPE	FRAME TYPE	THRESHOLD	RATED	NOTES
C01	3'-0" x 6'-8" x 1 3/4"	WOOD/ GL	HALF LITE	CLAD WD	ALUM	---	WEATHERSTRIPPING REQD FOR THIS DOOR WITH DOUBLE SIDLIGHT AND TRANSOM
C02	2'-10" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	---	---	ADD THRESHOLD IF ELEVATOR OPTION SELECTED
C03 (OPT)	2'-10" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	---	---	ADD THIS DOOR IF OPTION SELECTED
C04	2'-6" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	---	---	
C05	2'-6" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	MARBLE	---	
C06	2'-8" x 6'-8" x 1 3/8"	METAL FACED	SINGLE PANEL	WOOD	ALUM	20 MIN	SELF-CLOSING HINGERS & SEAL PERIMETER EDGES
C07	2'-8" x 2'-8" x 1 3/8"	METAL FACED	FLUSH	WOOD	ALUM	20 MIN	SELF-CLOSING HINGERS & SEAL PERIMETER EDGES
C08	2'-10" x 6'-8" x 1 3/8"	METAL FACED	FLUSH	WOOD	ALUM	20 MIN	SELF-CLOSING HINGERS & SEAL PERIMETER EDGES
C09	16'-0" x 8'-0" x 2"	INSUL METAL	GARAGE	WOOD	---	---	
C10	2'-10" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	---	---	
C11	POCKET 2'-8" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	MARBLE	---	
C12	POCKET 2'-8" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	---	---	
C13	POCKET 2'-8" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	---	---	
C14	2'-10" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	---	---	ADD THRESHOLD IF ELEVATOR OPTION SELECTED
C15	POCKET 3'-0" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	---	---	
C16	2'-10" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	---	---	
C17	PAIR 1'-2" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	MARBLE	---	
C18	2'-4" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	---	---	
C19	2'-10" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	ALUM	---	ADD THRESHOLD IF ELEVATOR OPTION SELECTED
C20	PAIR 2'-0" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	---	---	
C21	2'-4" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	MARBLE	---	
C22	2'-10" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	ALUM	---	ADD THRESHOLD IF ELEVATOR OPTION SELECTED
C23	2'-10" x 6'-8" x 1 3/8"	WOOD	SINGLE PANEL	WOOD	---	---	
C24	PAIR 3'-0" x 6'-8" x 1 3/4"	ALUM/ GL	SLIDER	ALUM	ALUM	---	WEATHERSTRIPPING REQD FOR THIS DOOR

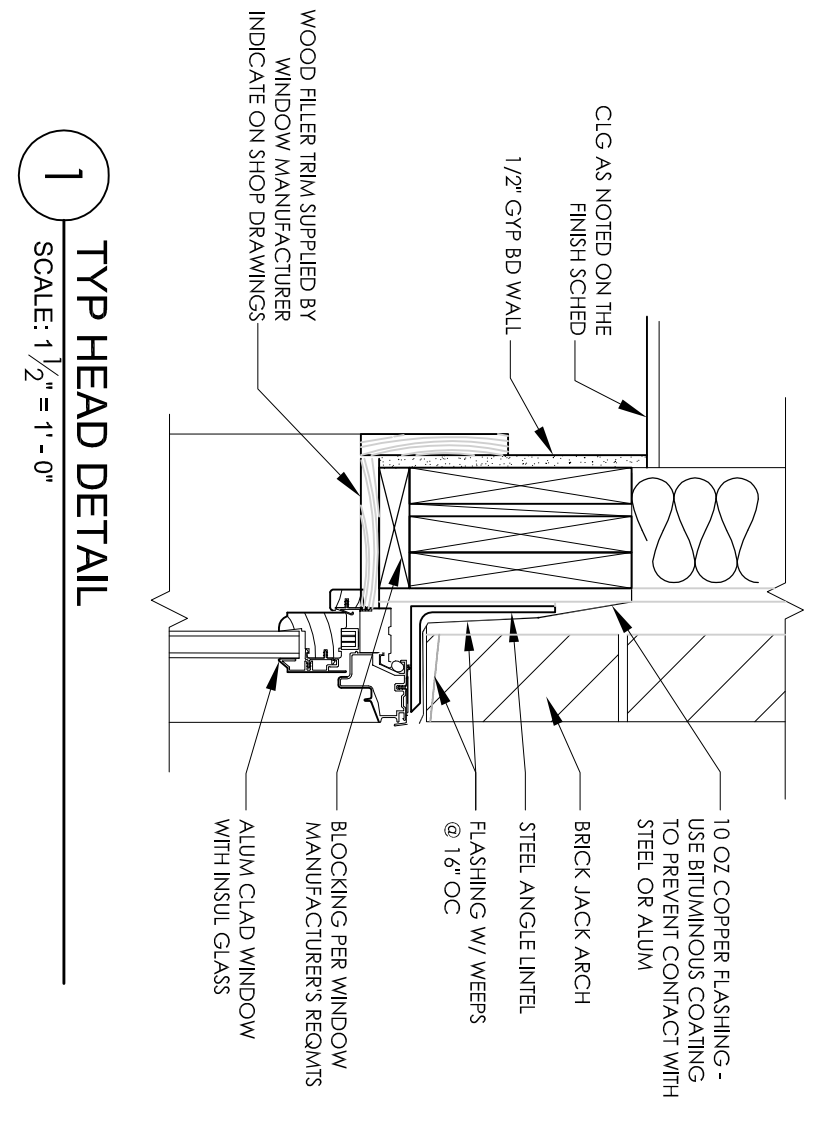
DOOR SCHEDULE for UNIT C



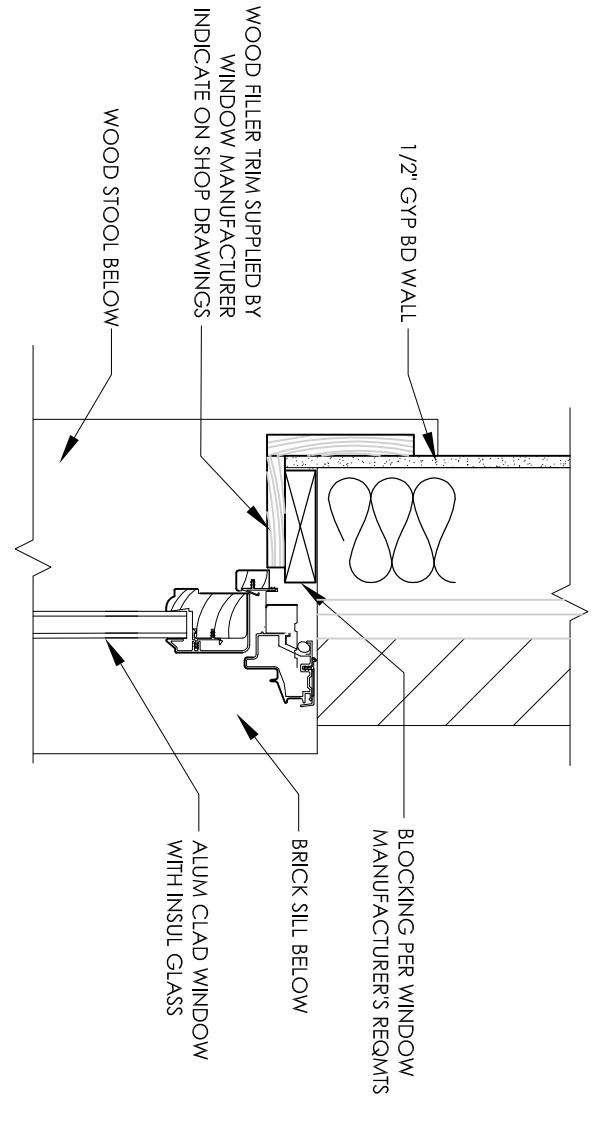
Monument Townhouses
 2901 Monument & North Colonial Avenues
 RICHMOND, VIRGINIA

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 joe@jfyarchitects.com

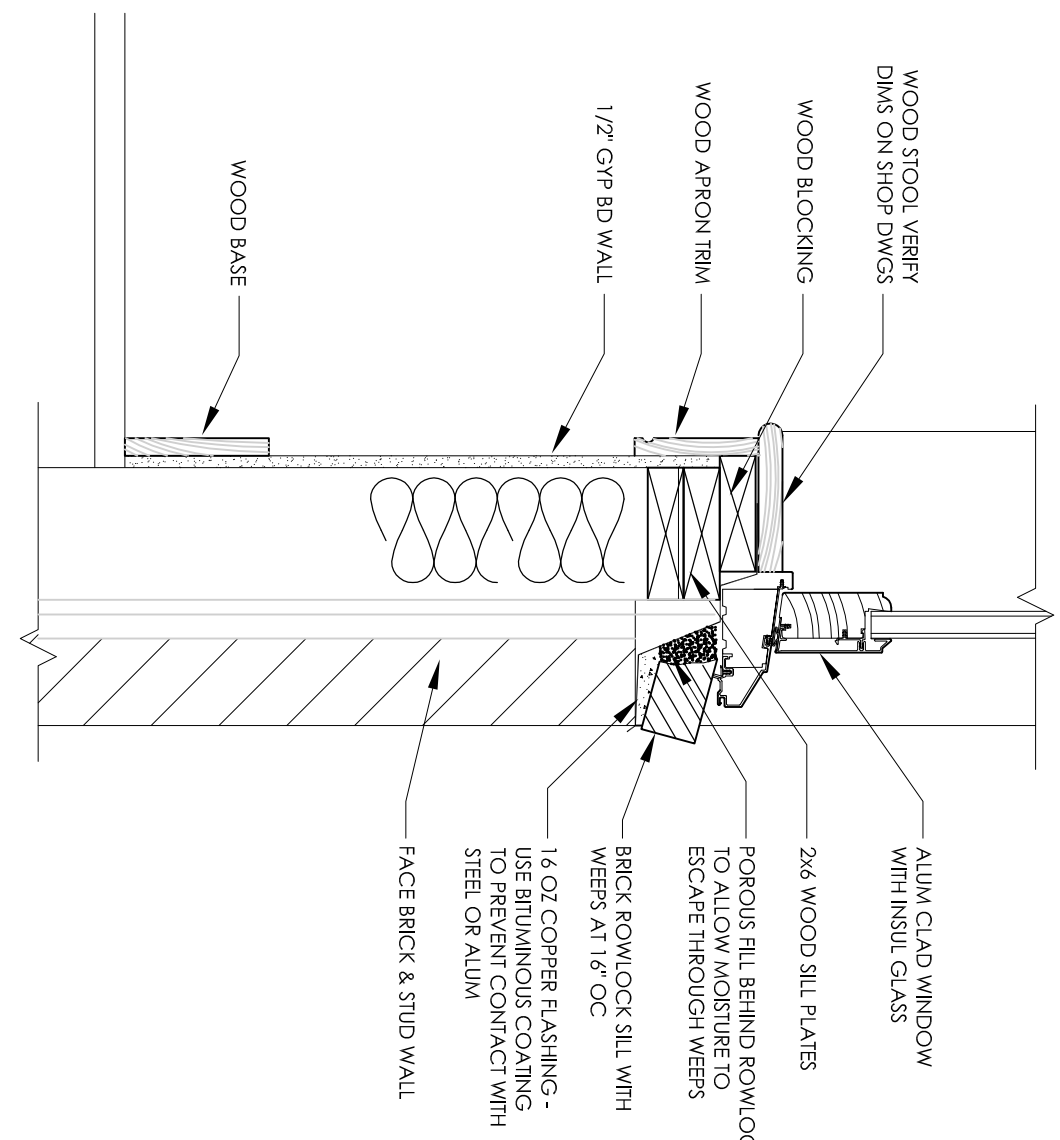
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 Project No.: 2017-11
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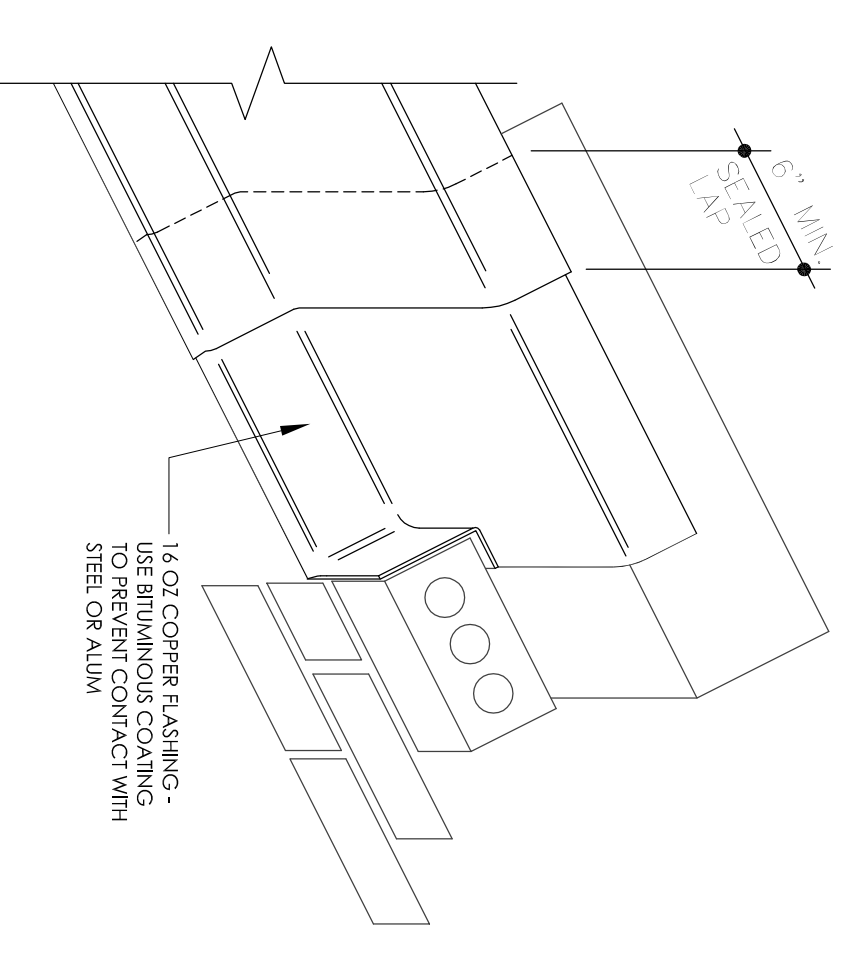
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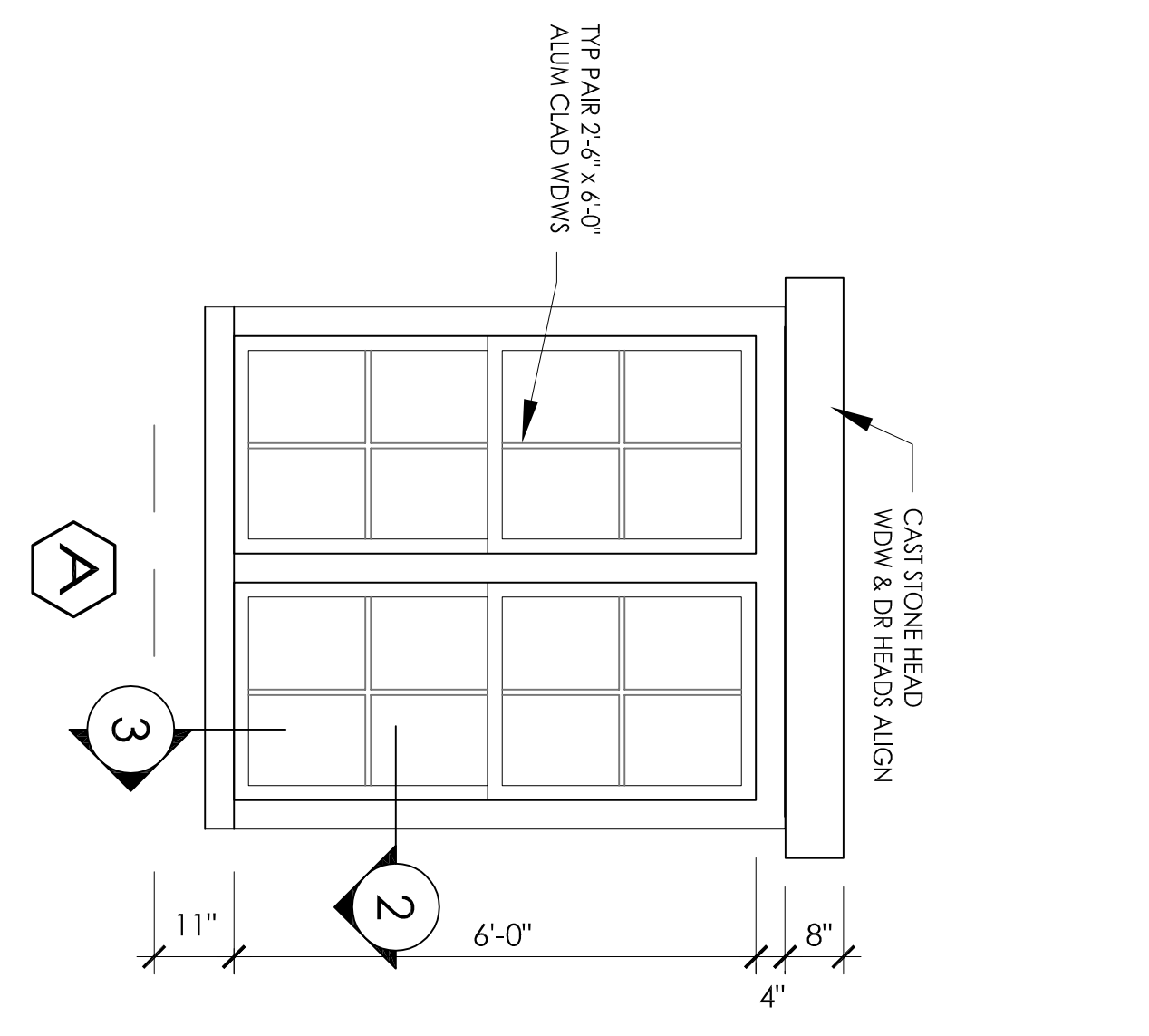
2 TYP JAMB DETAIL
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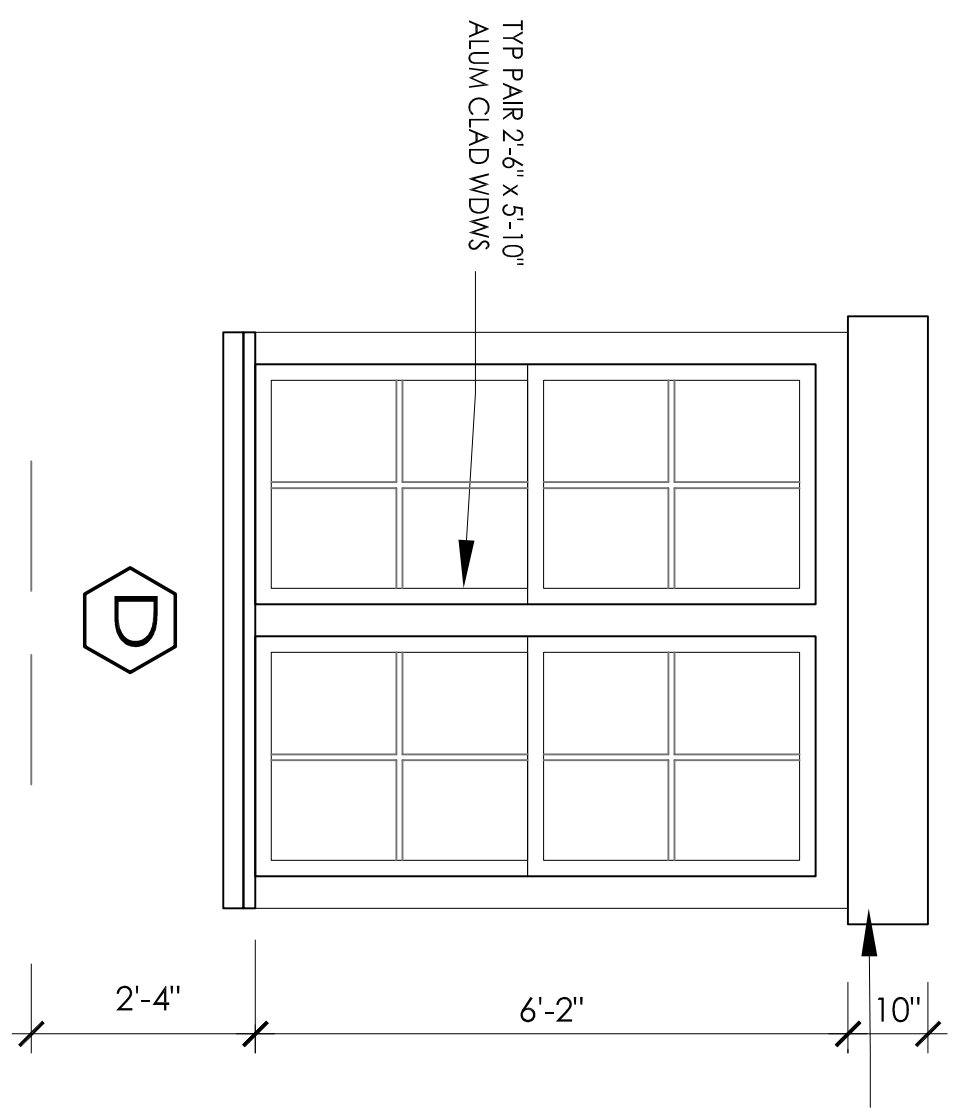
3 TYP SILL DETAIL
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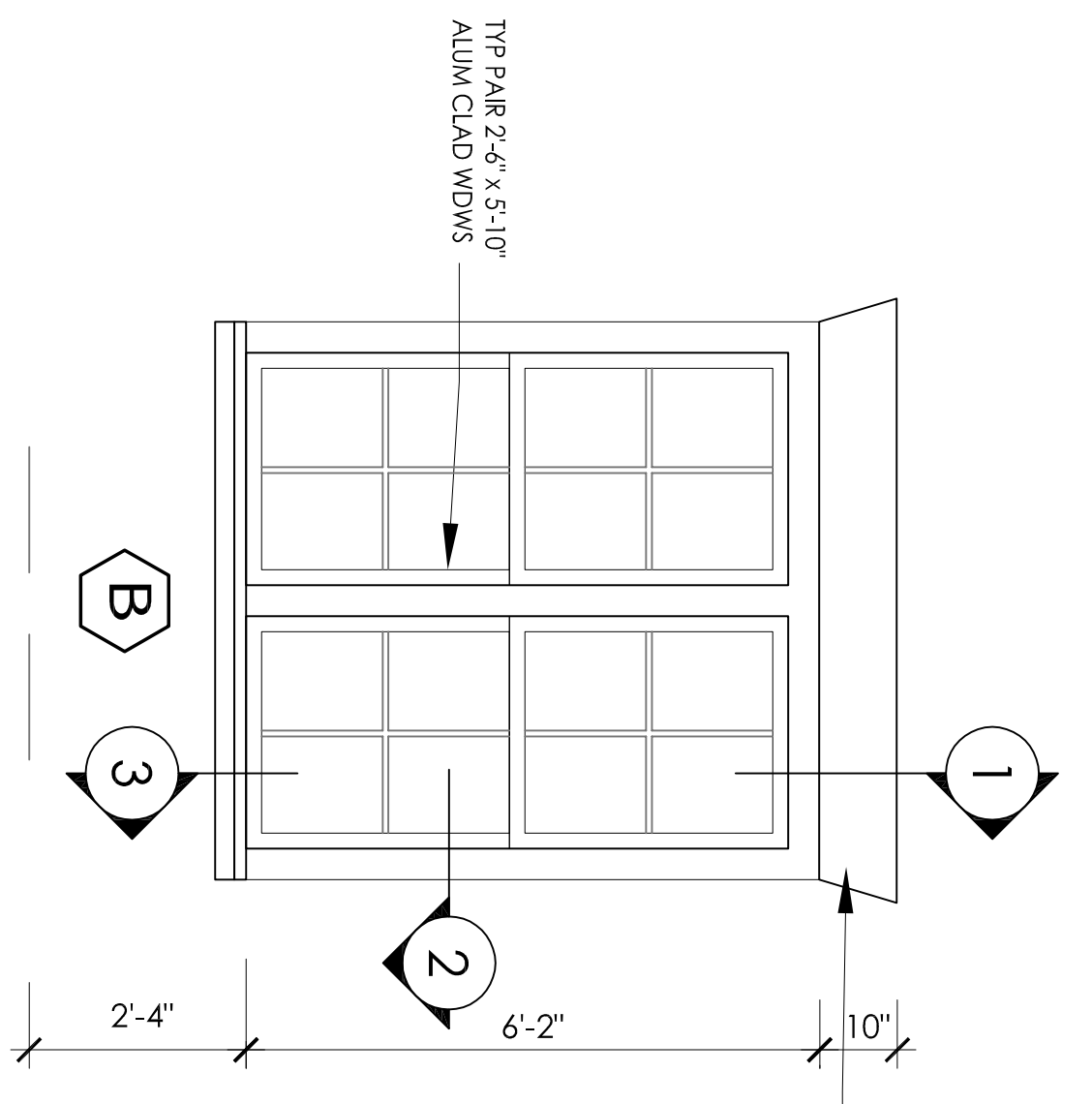
TYP END DAM / SILL DETAIL
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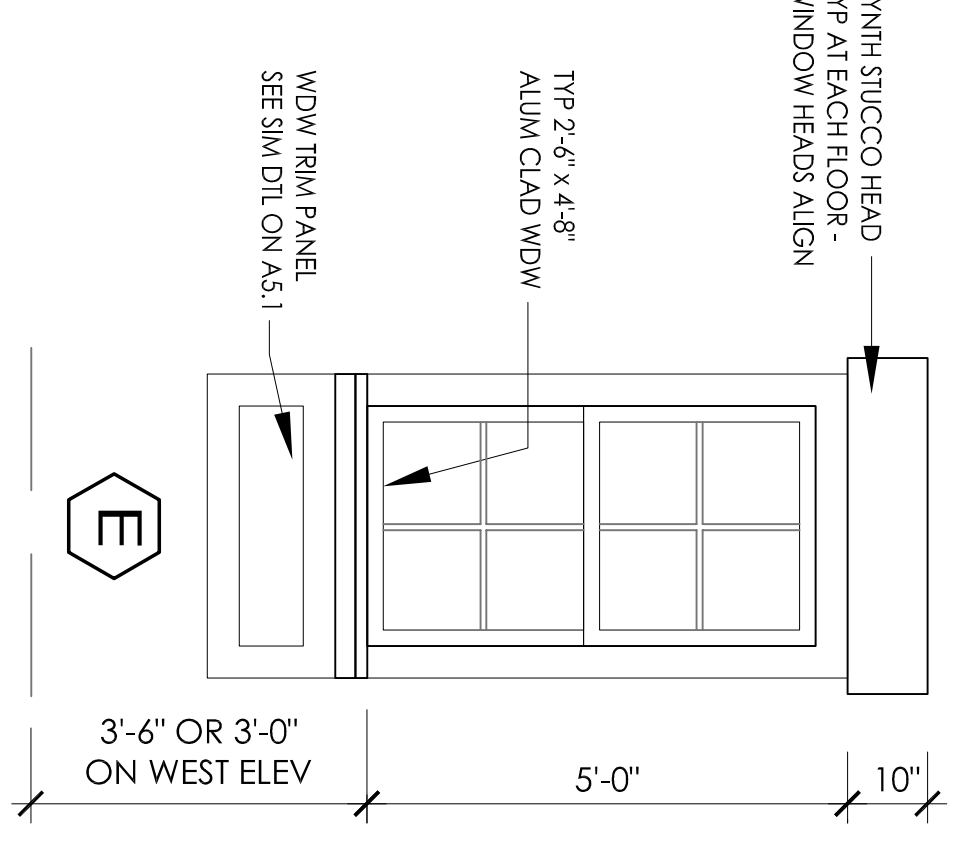
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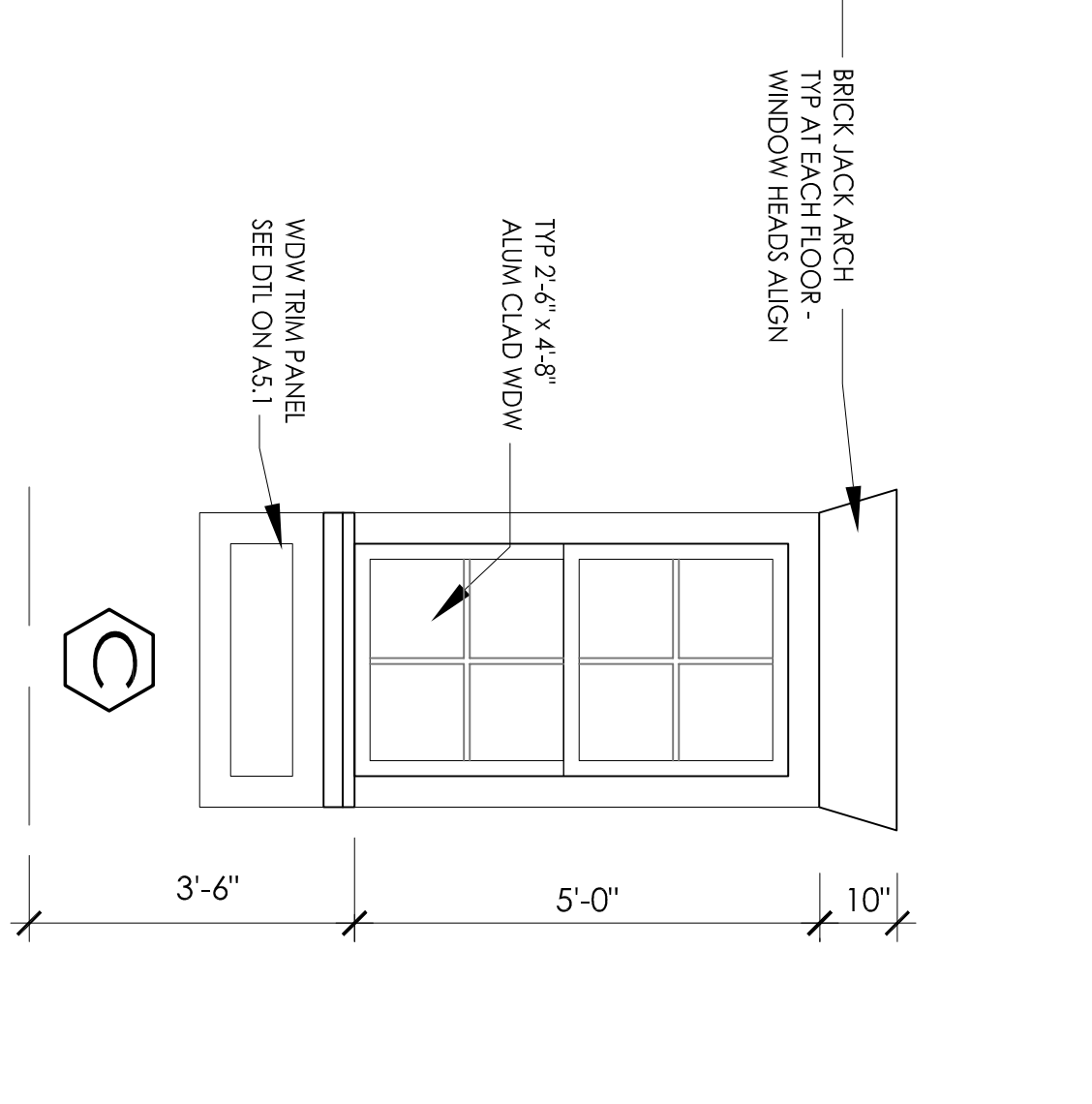
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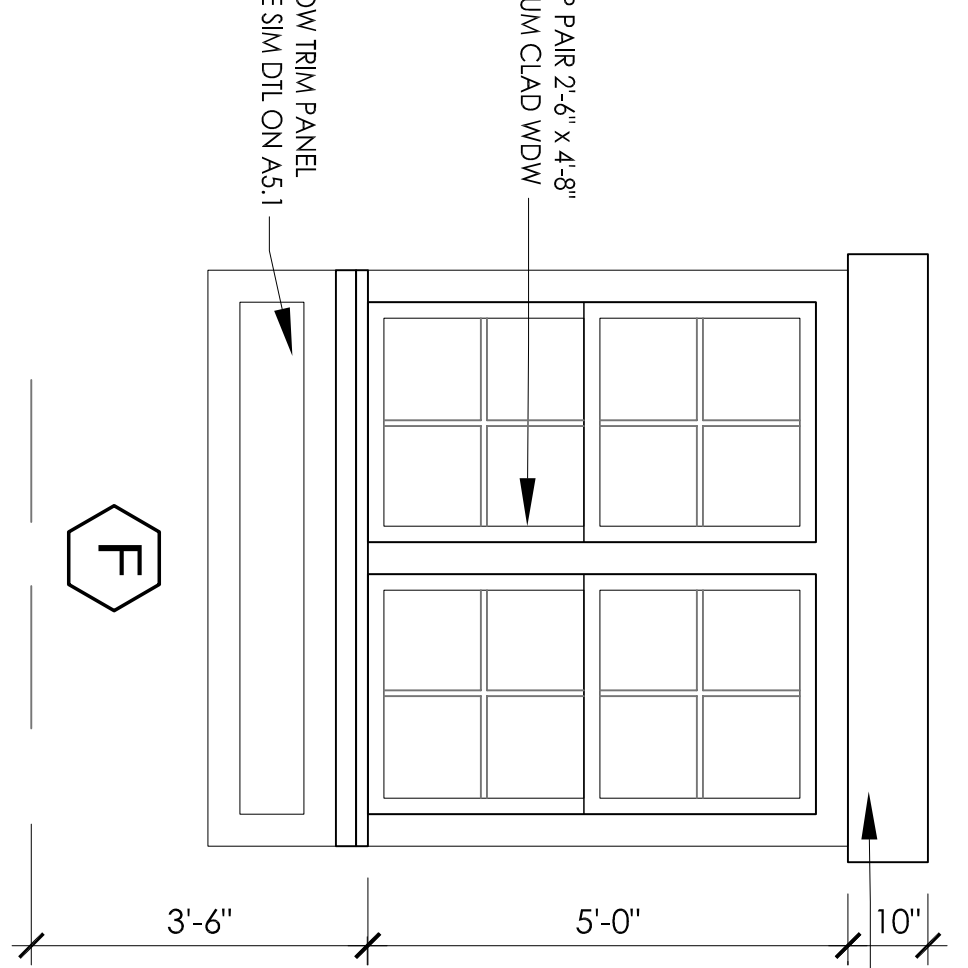
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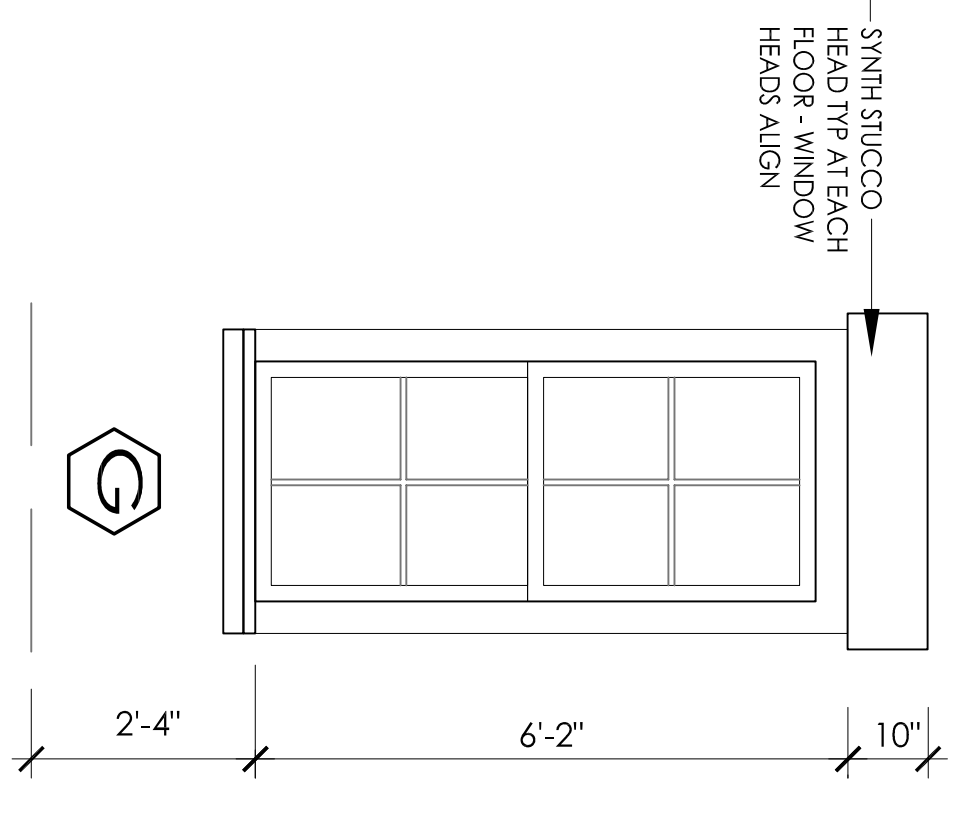
E



C



F



G

