



PLANNING COMMISSION REGULAR MEETING AGENDA

CITY COUNCIL CHAMBERS

December 9, 2024

3:00 PM

I. WELCOME AND CALL TO ORDER

II. ROLL CALL

III. NEW BUSINESS

1. Special Use Permit application PZ24-00522 filed by Danville Public Schools to allow waiver to maximum sign area in accordance with Article 3.I Section C Item 25 at 280 Christopher Lane (Parcel 26356), 220 Cleveland Street and 228 Cleveland Street (Parcel 26370), 1540 Halifax Road (Parcel 74769), 1400 West Main Street (Parcel 60160), 155 Mountain View Road (Parcel 26346), 825 Piney Forest Road (Parcel 59935), 300 Apollo Avenue and 500 Apollo Avenue (Parcel 59920), 1070 South Main Street (Parcel 59898), 811 Northmont Boulevard and 121 Gloucester Avenue (Parcel 59949), 1005 North Main Street (Parcel 04958), 614 Audubon Drive (Parcel 59914), 661 Park Avenue (Parcel 59856), 1215 Industrial Avenue (Parcel 26422).
2. Rezoning application PZ24-00595 filed by Yassine Moussaddik to rezone 1819 North Main Street (Parcel 04540) from OT-R Old Town Residential to "Conditional" N-C Neighborhood Commercial.
3. Special Use Permit application PZ24-00597 filed by Patterson's Residential Services LLC to allow a group home in accordance with Article 3.E Section C Item 9 at 145 Sherwood Drive (Parcel 01953).
4. Rezoning application PZ24-00603 filed by Richard & Jane Holbrook to rezone 924 Arnett Boulevard (Parcel 00319) from OT-R Old Town Residential to HR-C Highway Retail Commercial.
5. Special Use Permit application PZ24-00598 filed by Garrett Shifflett to allow a waiver of maximum density in accordance with Article 3.L Section C Item 13 at 553 Lynn Street

(Parcel 21670).

IV. APPROVAL OF MINUTES

1. Minutes from the November 12, 2024 meeting.

V. PLANNING DIRECTOR'S REPORT

VI. ADJOURNMENT

STAFF REPORT

DATE: December 9, 2024
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Special Use Permit application PZ24-00522 filed by Danville Public Schools to allow waiver to maximum sign area in accordance with Article 3.I Section C Item 25 at 280 Christopher Lane (Parcel 26356), 220 Cleveland Street and 228 Cleveland Street (Parcel 26370), 1540 Halifax Road (Parcel 74769), 1400 West Main Street (Parcel 60160), 155 Mountain View Road (Parcel 26346), 825 Piney Forest Road (Parcel 59935), 300 Apollo Avenue and 500 Apollo Avenue (Parcel 59920), 1070 South Main Street (Parcel 59898), 811 Northmont Boulevard and 121 Gloucester Avenue (Parcel 59949), 1005 North Main Street (Parcel 04958), 614 Audubon Drive (Parcel 59914), 661 Park Avenue (Parcel 59856), 1215 Industrial Avenue (Parcel 26422).

SUMMARY

Danville Public Schools has requested a Special Use Permit at thirteen locations to allow a waiver of maximum signage. All thirteen locations are zoned TO-C, Transitional Office Commercial. Ground signage in TO-C district has a restriction of 24sf of sign area, an additional 32sf of architectural elements and a maximum height of ten (10) feet. Danville Public Schools is requesting a waiver to allow ground signage of 95 square feet and 9' 6" in height at all thirteen (13) locations.

On November 2, 2021, the City of Danville adopted a 1% Sales Tax Referendum. Danville Public Schools will now be able to invest dollars from this sales tax, which is expected to generate \$141 million in revenue over the next 20 years, in learning environments that are designed to help every student achieve, with a focus on 21st century upgrades, increased technology access, and eliminating the need for trailer classrooms at the elementary level, among others. (danvillepublicschools.org). There are current projects at GW High School, Langston School, Arnett Hills Elementary School and Forest Hills Elementary School. With the renovation of these schools, with more to come, and the new branding campaign, Danville Public Schools is creating a refreshed and future focused learning environment for each student and family.

The proposed waiver of maximum signage will allow the signage at each school to be uniform with an integrated LED message center. The message center will be used to provide information to the students, parents/guardians and the community. This information can vary from school calendars, school events or celebrations of accomplishments of students and staff.

RECOMMENDATION

Planning Staff recommends that Planning Commission approve PZ24-00522 to allow waiver of maximum sign area at 280 Christopher Lane (Parcel 26356).

Planning Staff recommends that Planning Commission approve PZ24-00522 to allow waiver of maximum sign area at 220 Cleveland Street and 228 Cleveland Street (Parcel 26370).

Planning Staff recommends that Planning Commission approve PZ24-00522 to allow waiver of maximum sign area at 1540 Halifax Road (Parcel 74769).

Planning Staff recommends that Planning Commission approve PZ24-00522 to allow waiver of maximum sign area at 1400 West Main Street (Parcel 60160).

Planning Staff recommends that Planning Commission approve PZ24-00522 to allow waiver of maximum sign area at 155 Mountain View Road (Parcel 26346).

Planning Staff recommends that Planning Commission approve PZ24-00522 to allow waiver of maximum sign area at 825 Piney Forest Road (Parcel 59935).

Planning Staff recommends that Planning Commission approve PZ24-00522 to allow waiver of maximum sign area at 300 Apollo Avenue and 500 Apollo Avenue (Parcel 59920).

Planning Staff recommends that Planning Commission approve PZ24-00522 to allow waiver of maximum sign area at 1070 South Main Street (Parcel 59898).

Planning Staff recommends that Planning Commission approve PZ24-00522 to allow waiver of maximum sign area at 811 Northmont Boulevard and 121 Gloucester Avenue (Parcel 59949).

Planning Staff recommends that Planning Commission approve PZ24-00522 to allow waiver of maximum sign area at 1005 North Main Street (Parcel 04958).

Planning Staff recommends that Planning Commission approve PZ24-00522 to allow waiver of maximum sign area at 614 Audubon Drive (Parcel 59914).

Planning Staff recommends that Planning Commission approve PZ24-00522 to allow waiver of maximum sign area at 661 Park Avenue (Parcel 59856).

Planning Staff recommends that Planning Commission approve PZ24-00522 to allow waiver of maximum sign area at 1215 Industrial Avenue (Parcel 26422).

ATTACHMENTS

1. Special Use Permit Schools
2. DPS Monument Signage Prototype
3. 1215 Industrial Ave Aerials Map
4. 1215 Industrial Ave Owners Zoning Map
5. 1215 Industrial Ave Land Use Map
6. 661 Park Ave Aerials Map
7. 661 Park Ave Owners Zoning Map
8. 661 Park Ave Land Use Map
9. 614 Audubon Dr Aerials Map
10. 614 Audubon Dr Owners Zoning Map

11. 614 Audubon Dr Land Use Map
12. 1005 N Main St Aerials Map
13. 1005 N Main St Owners Zoning Map
14. 1005 N Main St Land Use Map
15. 811 Northmont & 121 Gloucester Aerials Map
16. 811 Northmont & 121 Gloucester Owners Zoning Map
17. 811 Northmont & 121 Gloucester Land Use Map
18. 1070 South Main St Aerials Map
19. 1070 S Main St Owners Zoning Map
20. 1070 S Main St Land Use Map
21. 300 & 500 Apollo Dr Aerials Map
22. 300 & 500 Apollo Dr Owners Zoning Map
23. 300 & 500 Apollo Dr Land Use Map
24. 155 Mountain View Ave Aerials Map
25. 155 Mountain View Ave Owners Zoning Map
26. 155 Mountain View Ave Land Use Map
27. 1400 W Main St Aerials Map
28. 1400 W Main St Owners Zoning Map
29. 1400 W Main St Land Use Map
30. 825 Piney Forest Rd Aerials Map
31. 825 Piney Forest Rd Owners Zoning Map
32. 825 Piney Forest Rd Land Use Map
33. 1540 Halifax Rd Aerials Map
34. 1540 Halifax Rd Owners Zoning Map
35. 1540 Halifax Rd Land Use Map
36. 220 & 228 Cleveland Aerials Map
37. 220 & 228 Cleveland St Owners Zoning Map
38. 220 & 228 Cleveland St Land Use Map
39. 280 Christopher Ln Aerials Map
40. 280 Christopher Ln Owners Zoning Map
41. 280 Christopher Ln Land Use Map



CITY OF DANVILLE

Community Development Division of Planning and Zoning

SPECIAL USE PERMIT APPLICATION

Article 6. Section D. Application Requirements for Special Use Permit.

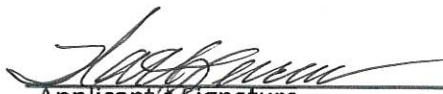
1. An application for a special use permit shall be made by the owner, contract purchaser with the owner's written consent, or the owner's agent, of the property on which the proposed use is to be located. The application shall be submitted to the Director of Planning/Zoning Administrator and shall be accompanied by the filing fee of \$400.00.
2. If the request for a special use permit has been denied by the City Council, a request in substantially the same form shall not be resubmitted within one (1) year of the date of denial.

PLANNING DIVISION PROVIDED INFORMATION

Application #: _____ PC Meeting Date: _____
Date Received: _____ Received By: _____
Parcel ID: _____ Address: _____
Existing Zoning _____ Future Land Use: _____

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#) 228 Cleveland St and all other DPS properties.
Applicant: Danville Public Schools (Walter Lucas)
Applicant's Address: 341 Main St., Suite 100, Danville, VA., 24541
Applicant's Phone Number: (434) 799-6434 X254
Applicant's E-mail: wlucas@mail.dps.k12.va.us


Applicant's Signature

9/20/2024
Date

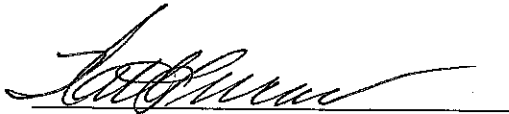
SPECIAL USE PERMIT APPLICATION
APPLICANT PROVIDED INFORMATION

Property Location: 228 Cleveland St., Danville, VA.24541 (And all other DPS propertied)

Danville Public Schools is currently in the construction phase to renovate the J.M. Langston Campus to facilitate the relocation of the Galileo Magnet High School and the Danville Public Schools Central Office. We have designed a new digital monument sign for not only both these facilities but would like to standardize the Monument Signage at all the Danville Public Schools facilities. The purpose of this design (4'x8' digital sign attached) is to allow each facility advertise site festivities to the public and to allow DPS the capability to display district wide announcements. These signs will be placed on DPS property as funding becomes available with the proper zoning and building permit for each location before the construction of each. Therefore, Danville Public Schools is requesting a Special Use Permit allowing for the district wide installation of "Digital Monument Signage".

Other locations could include but not limited to:

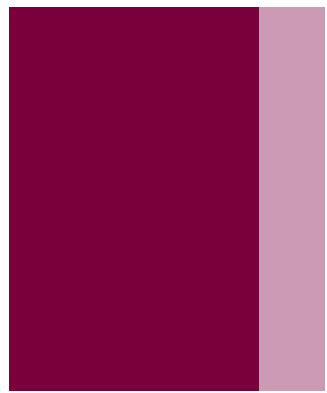
280 Christopher Lane (formaly701 Broad St)	811 Northmont Blvd.
220 Cleveland St. (New SBO)	1005 N Main St.
1540 Halifax Rd.	614 Audubon Dr.
1400 W Main St.	661 Park Ave.
155 Mountain View	1215 Industrial Ave.
825 Piney Forest Rd.	500 Apollo Dr.
300 Apollo Dr.	121 Gloucester Ave.
1070 South Main St.	141 Goode St.



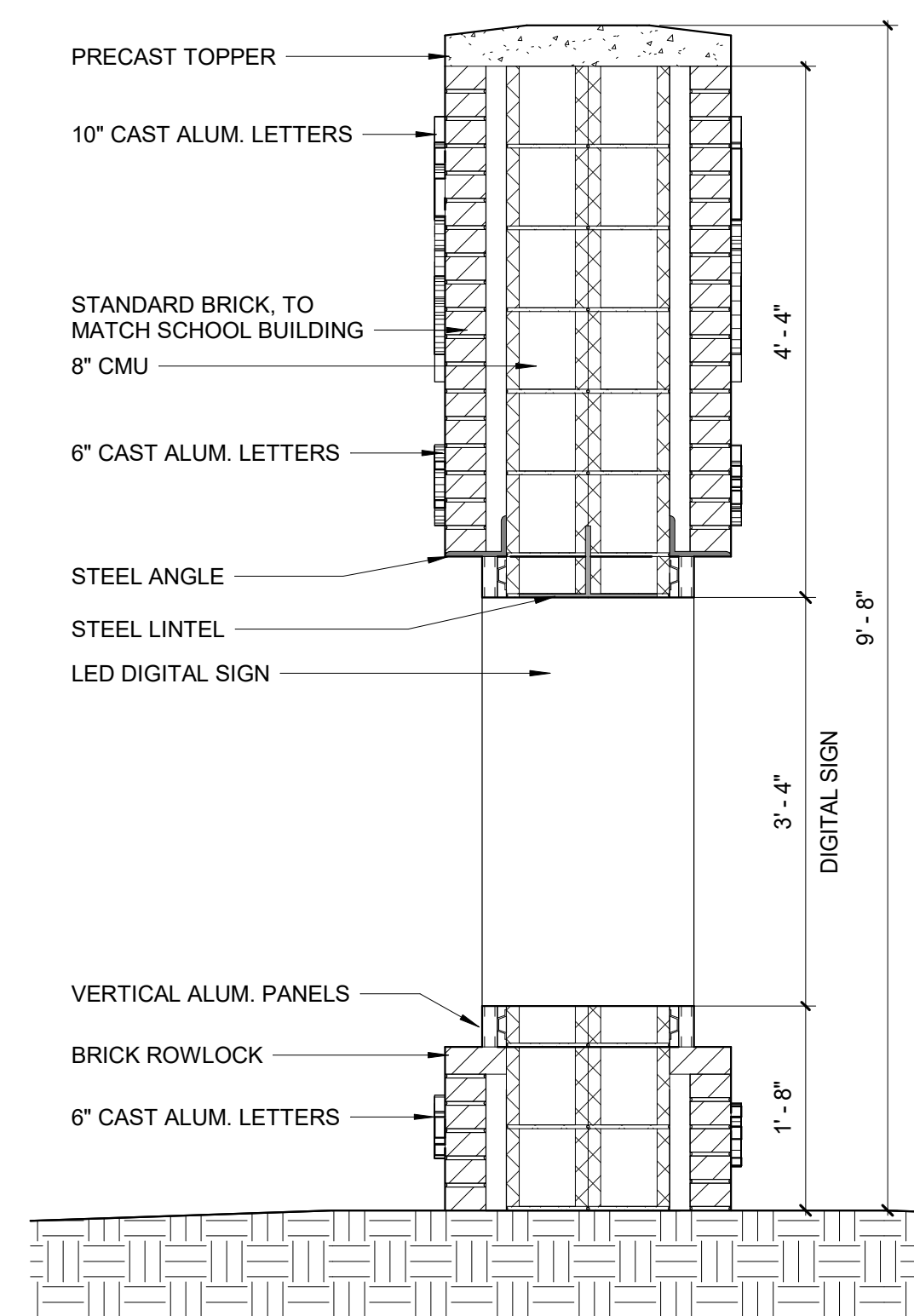
Walter Lucas

Director of Capitol Improvement

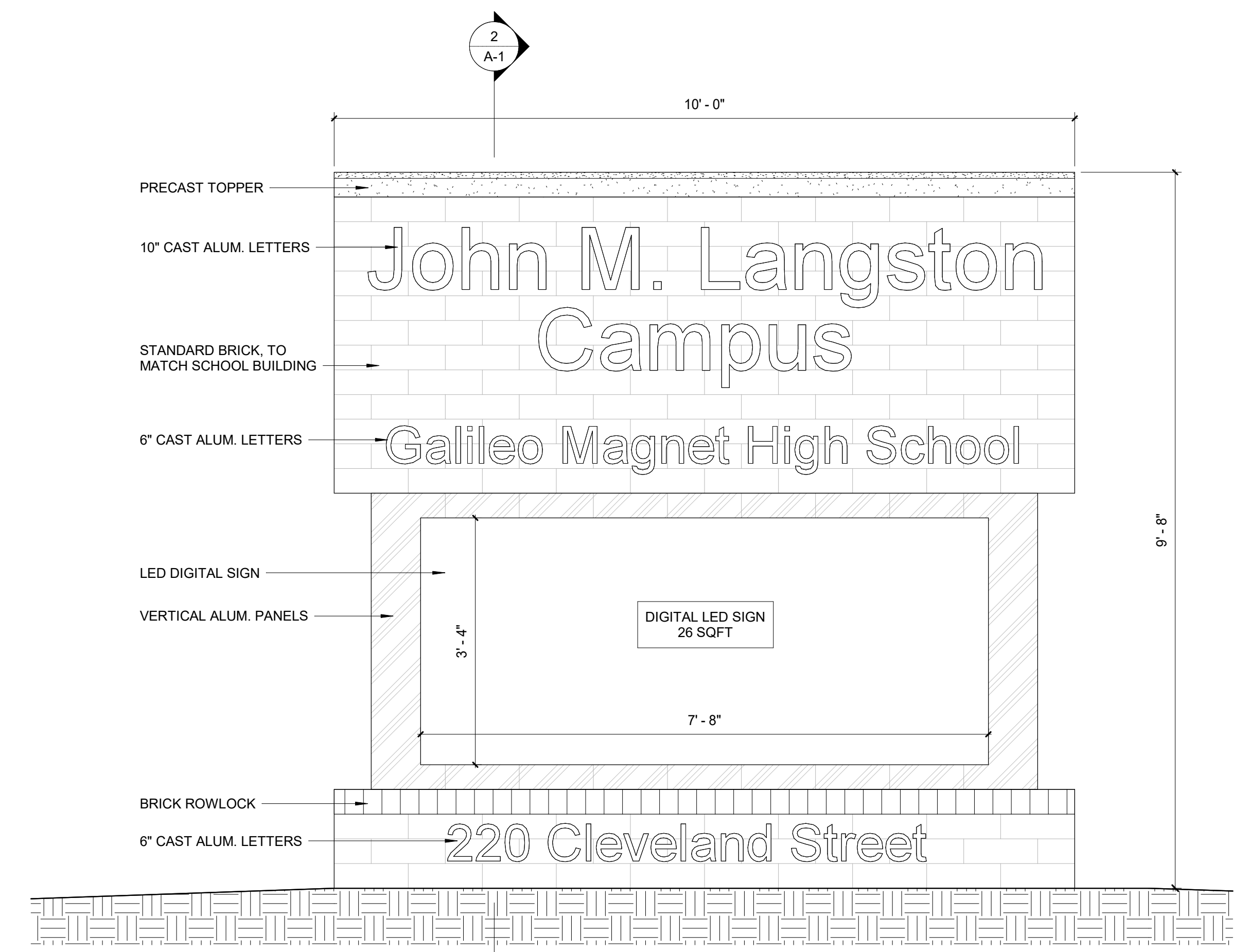
Danville Public Schools



1 3D RENDER
Scale:



2 SECTION
Scale: 3/4\"/>



3 ELEVATION
Scale: 3/4\"/>

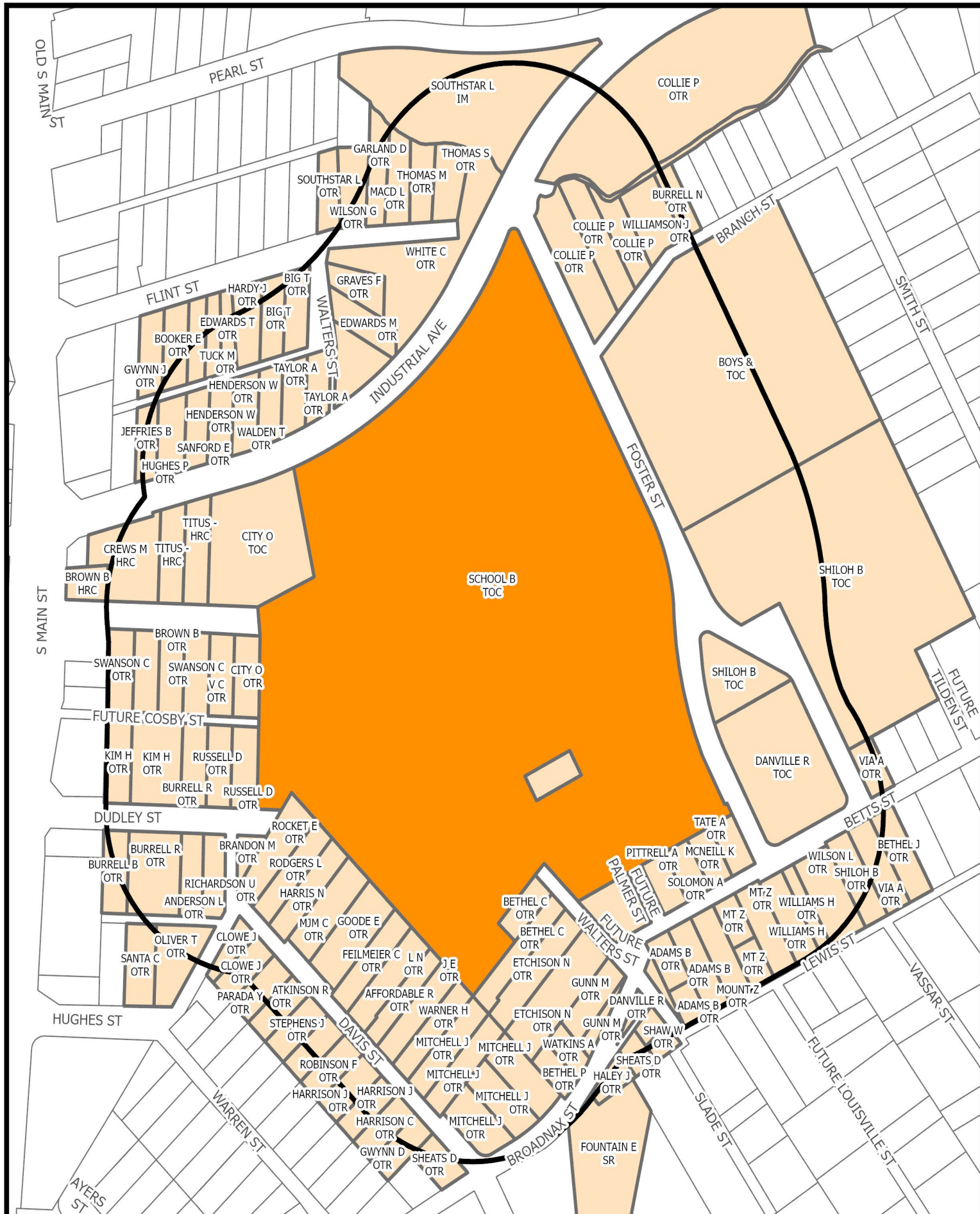


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10/17/2024



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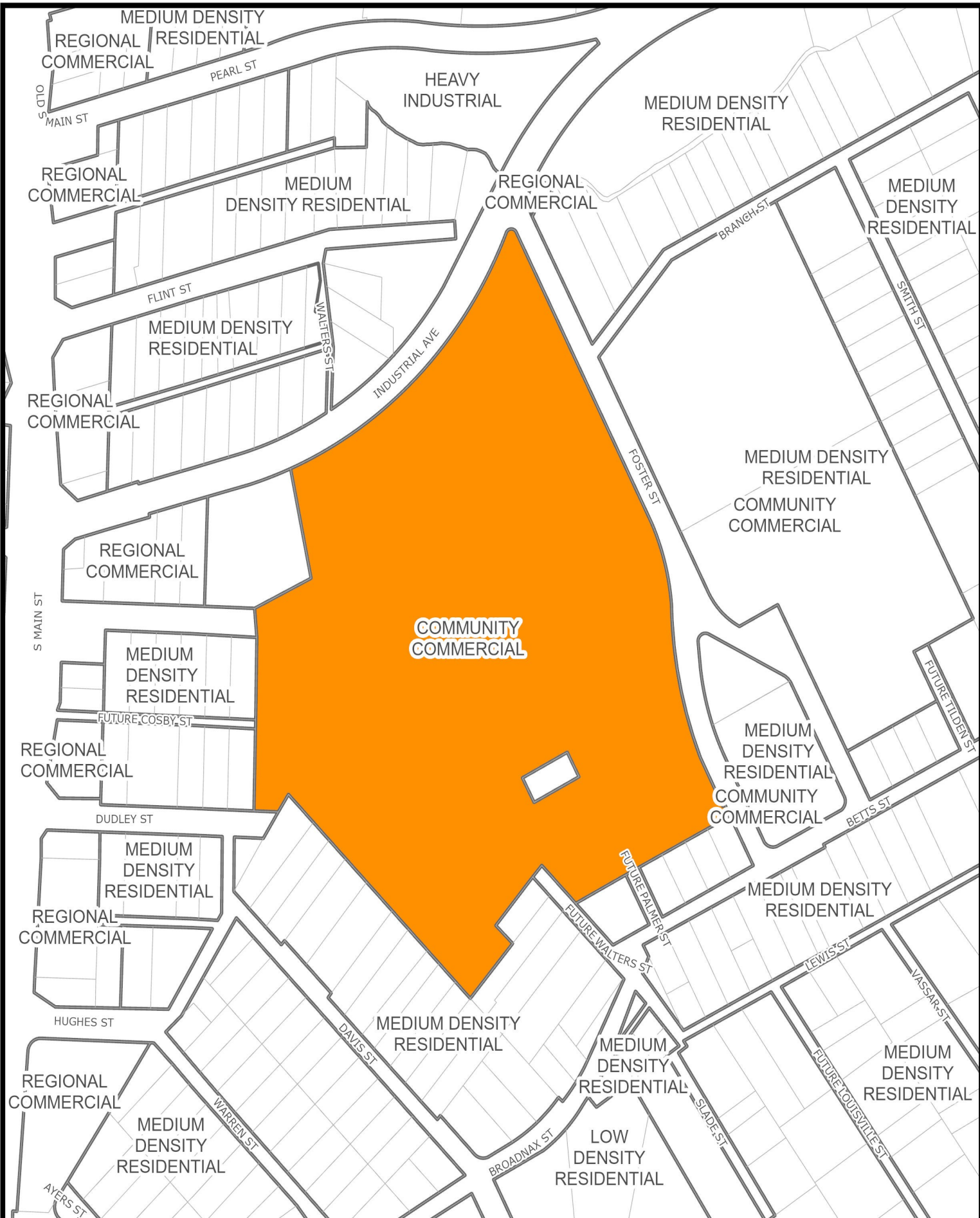


SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

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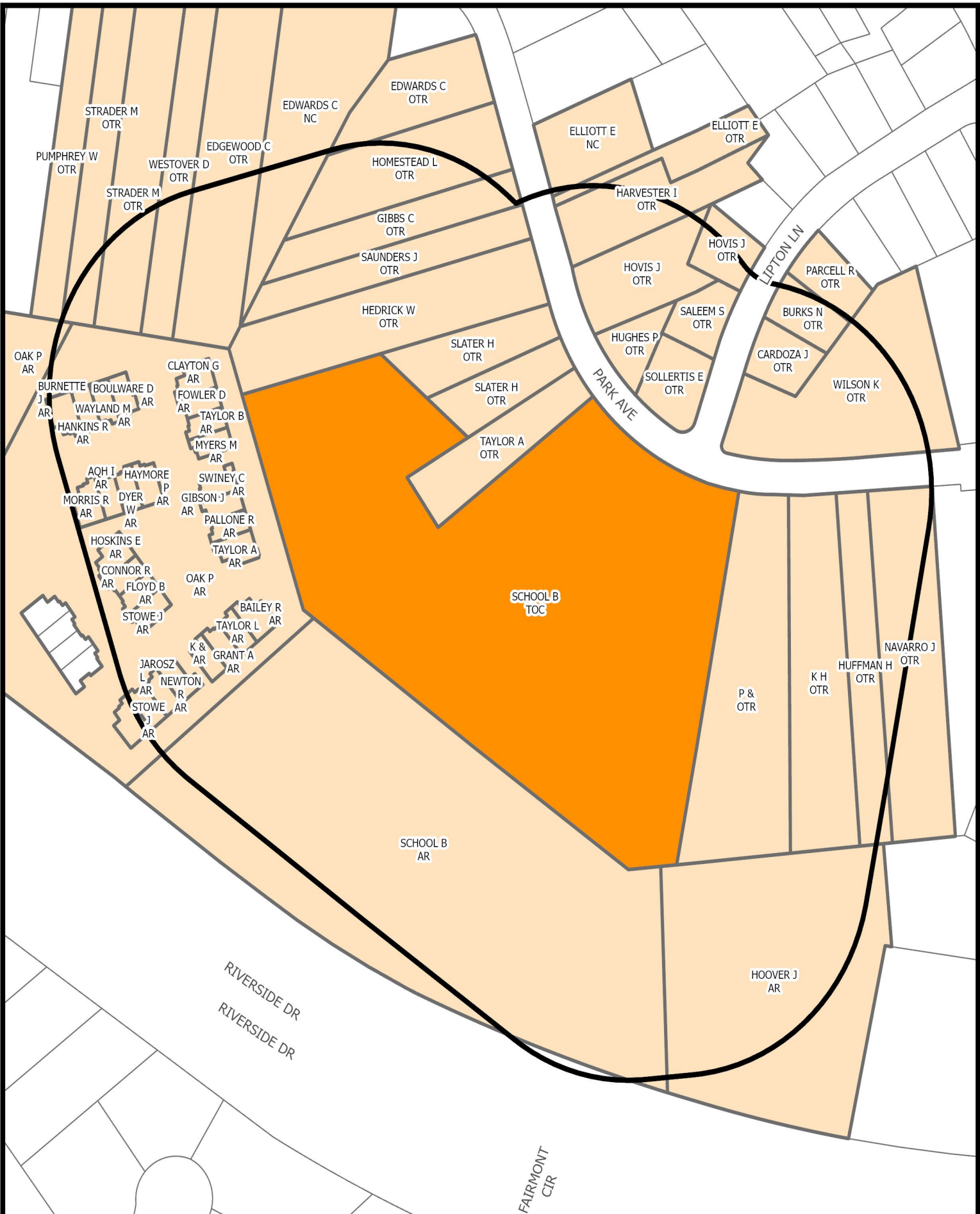


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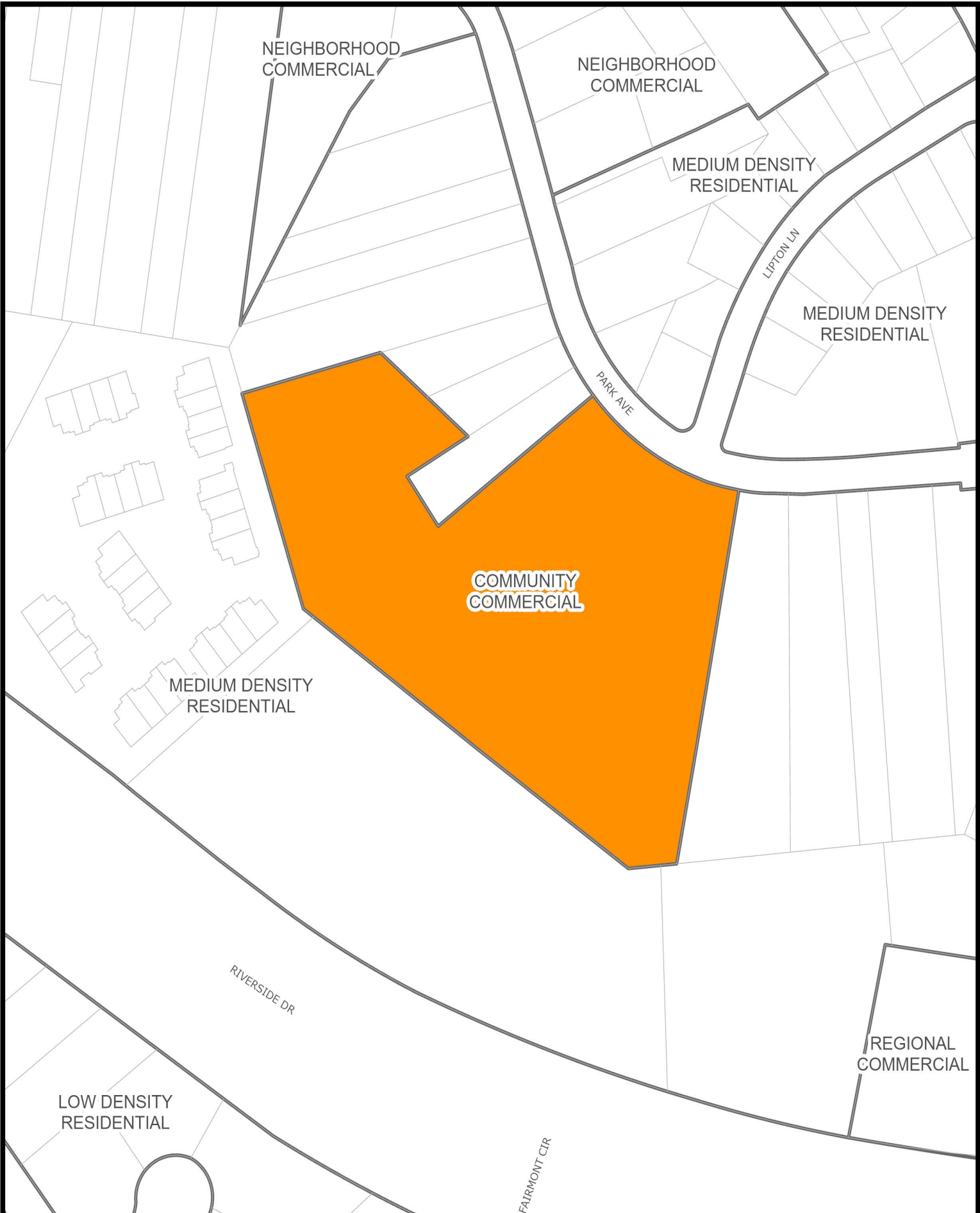


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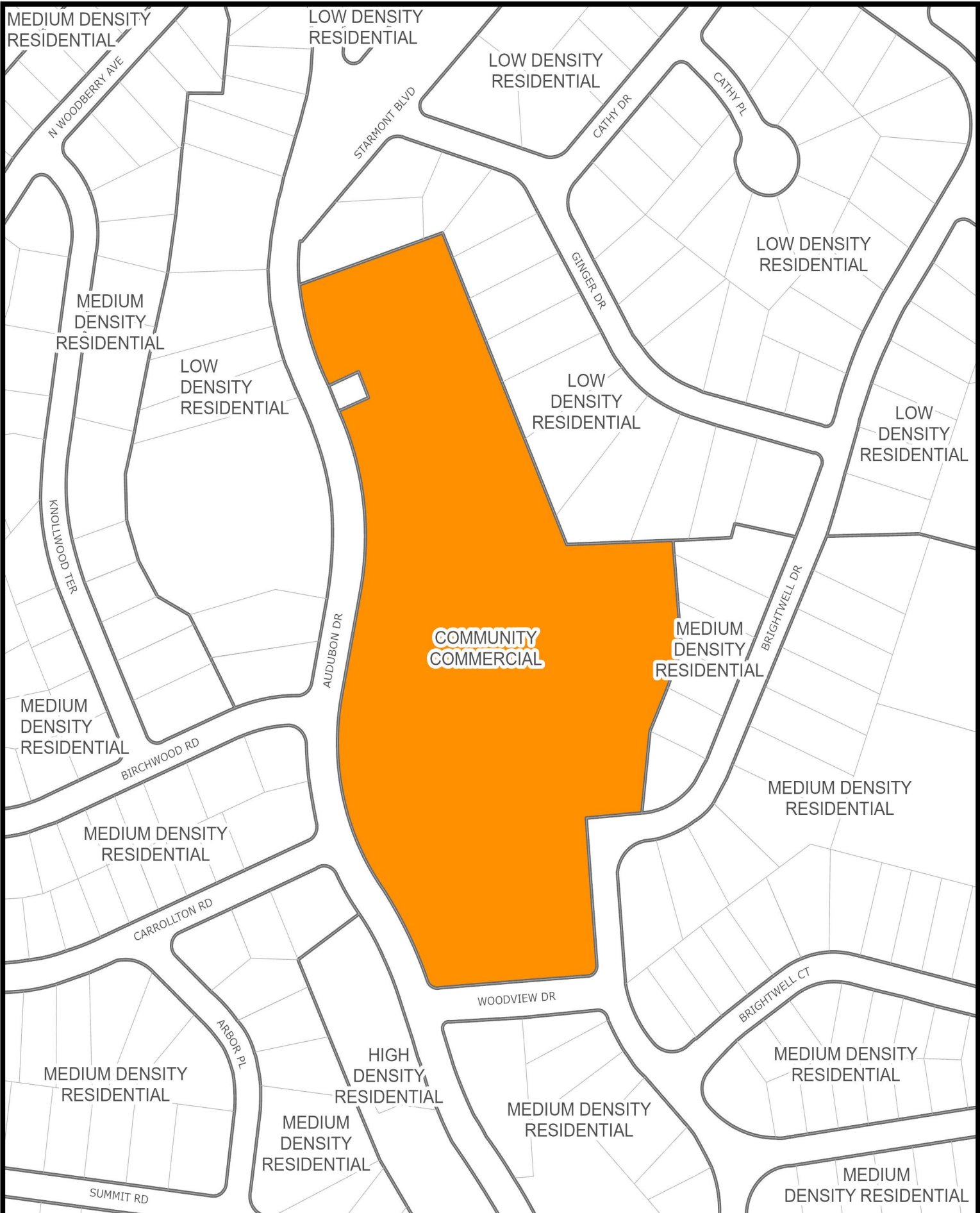
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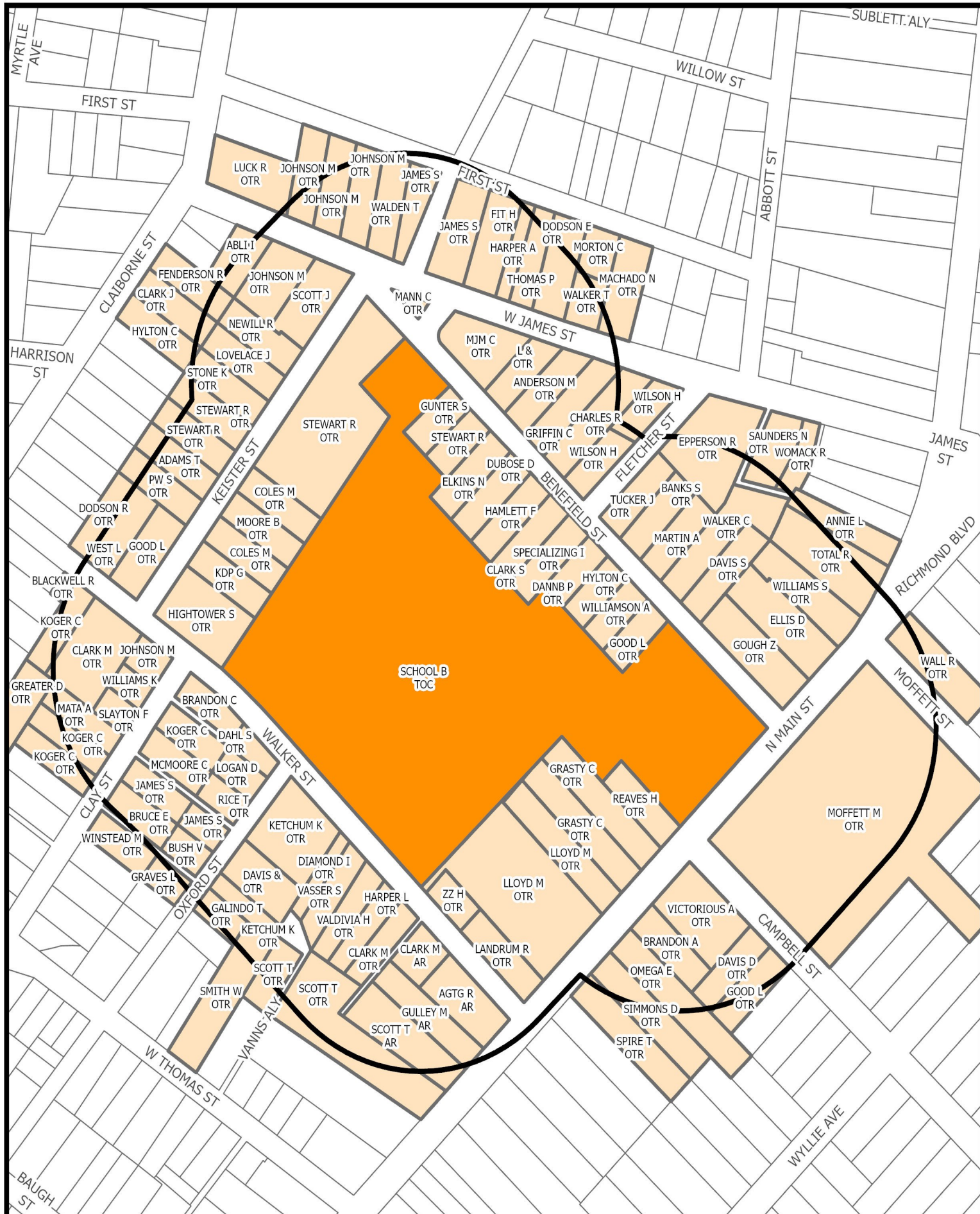


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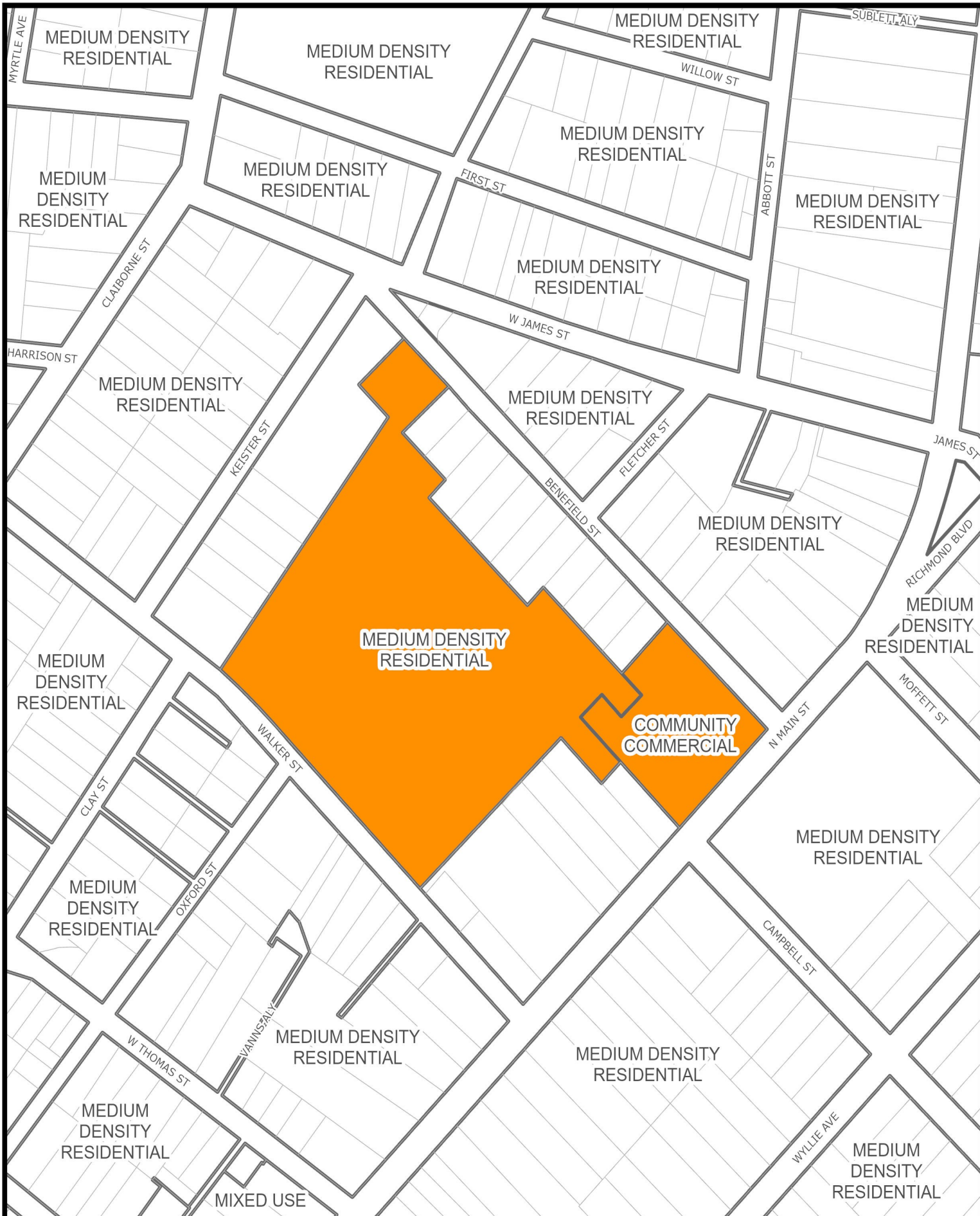


SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

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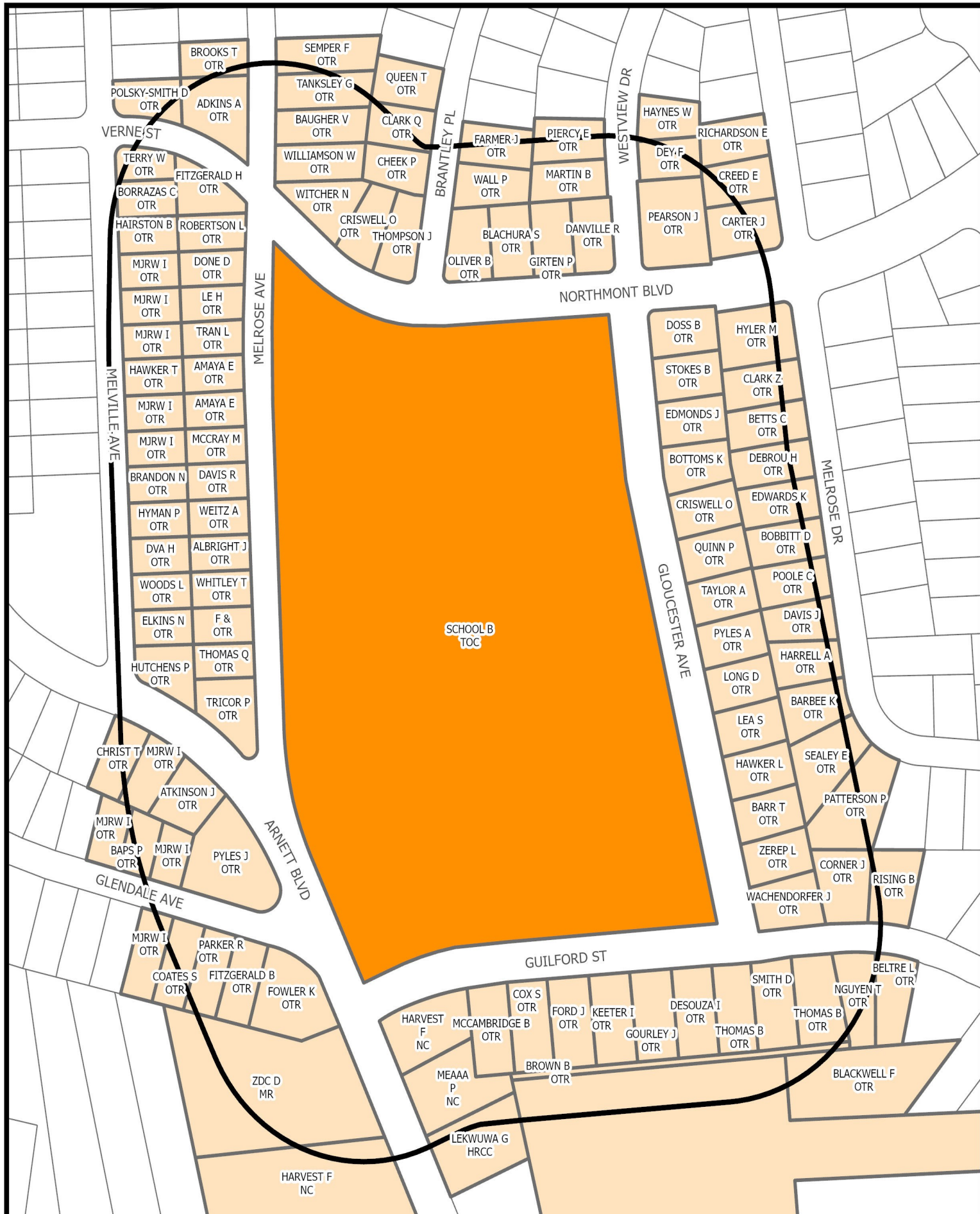


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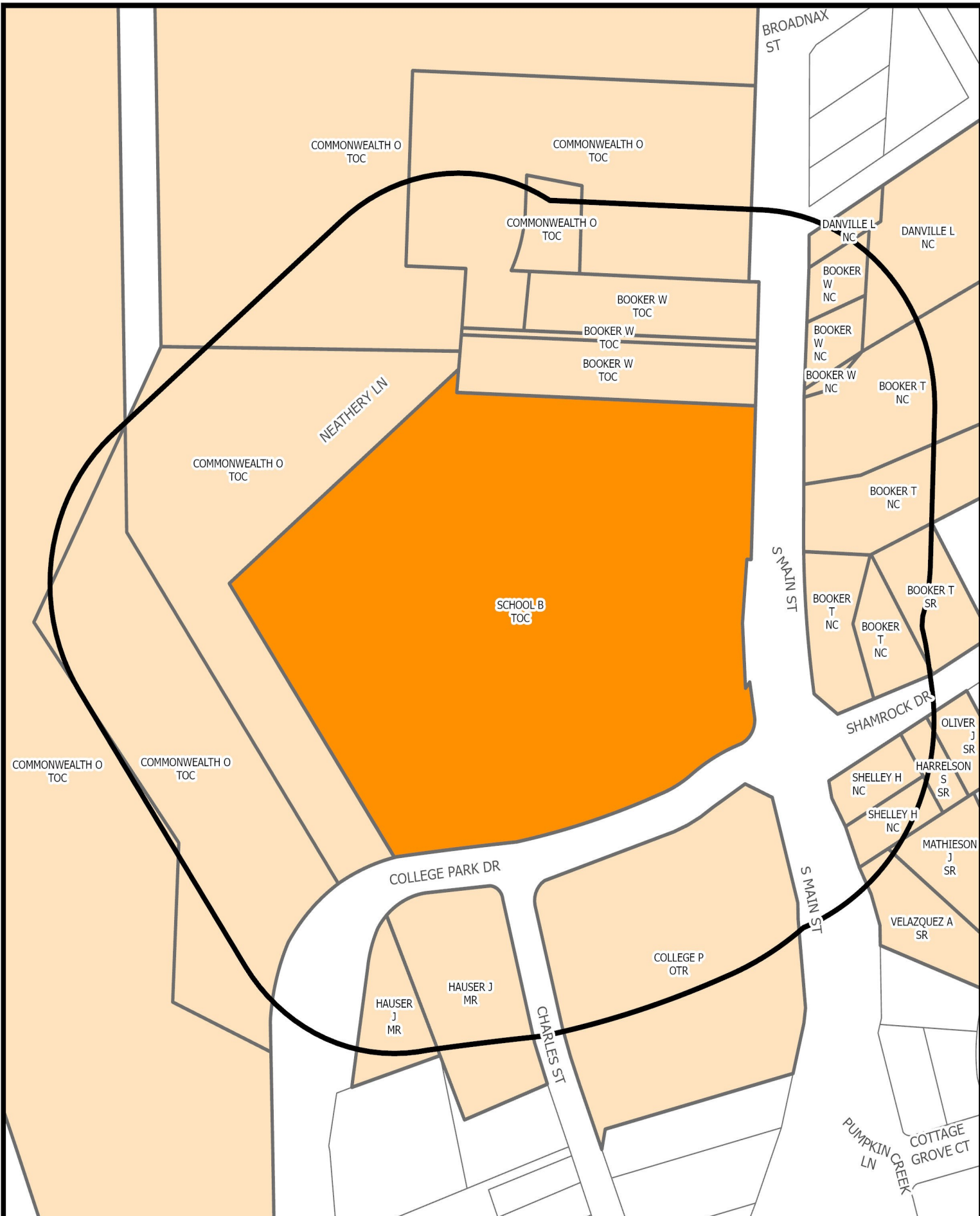


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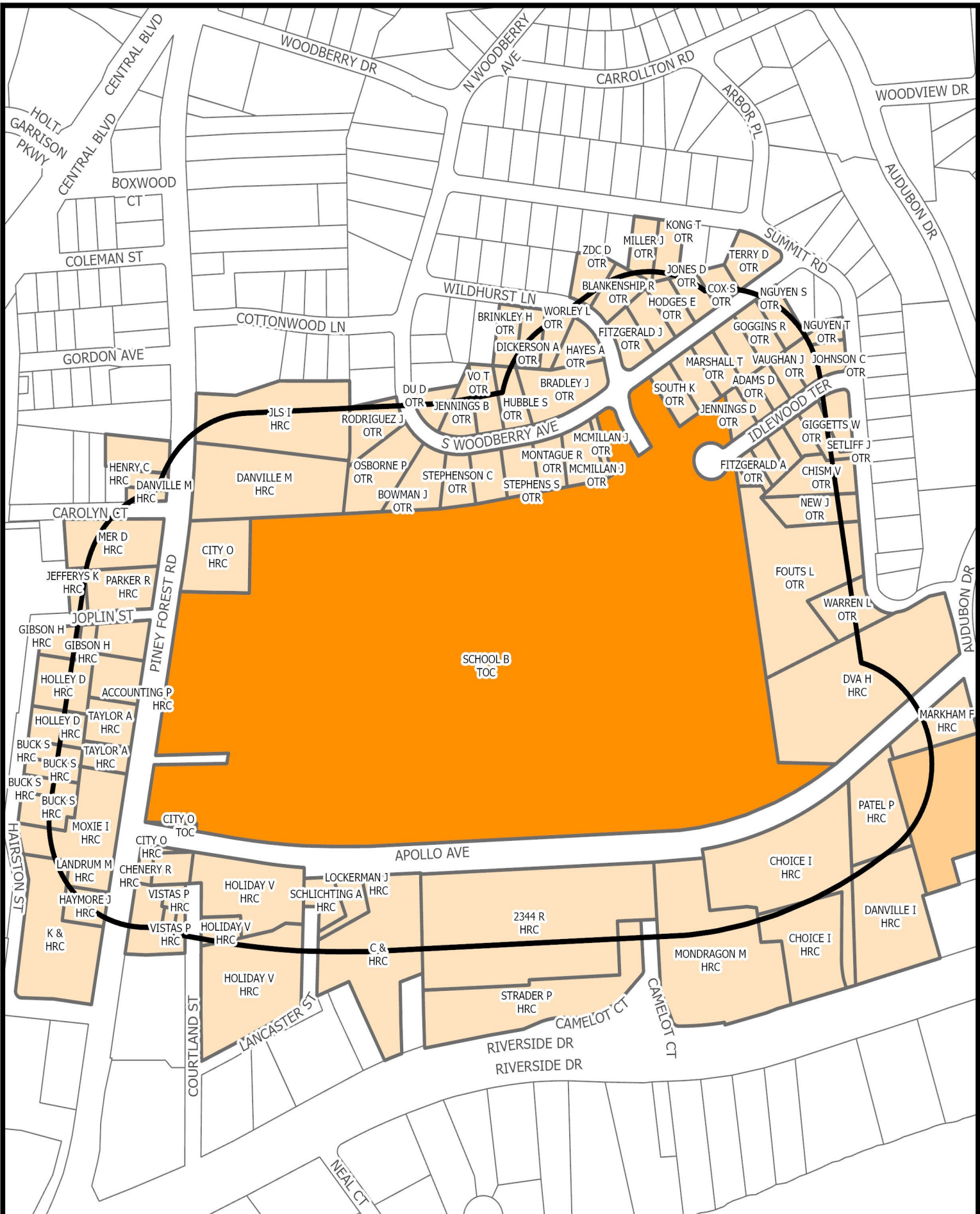


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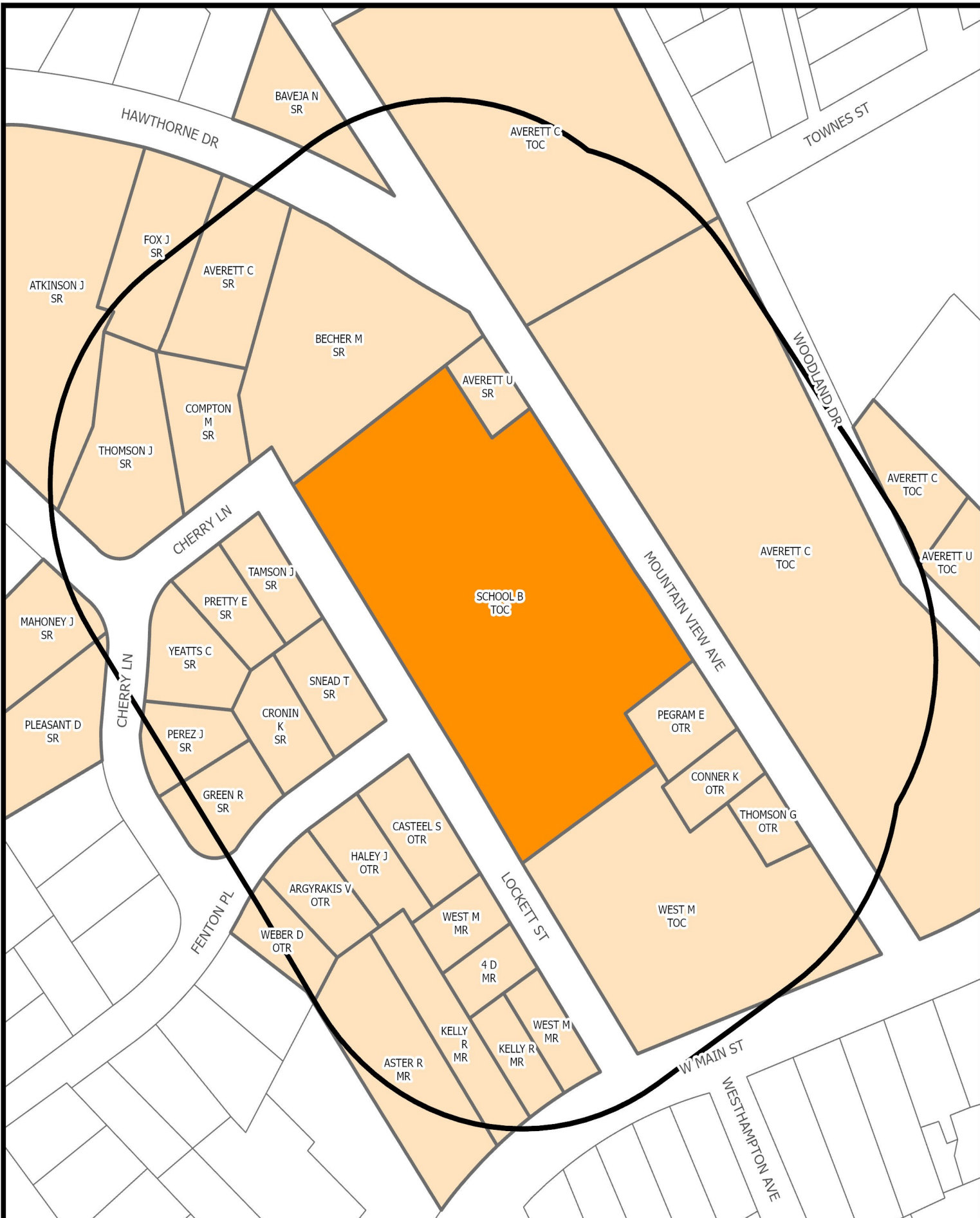


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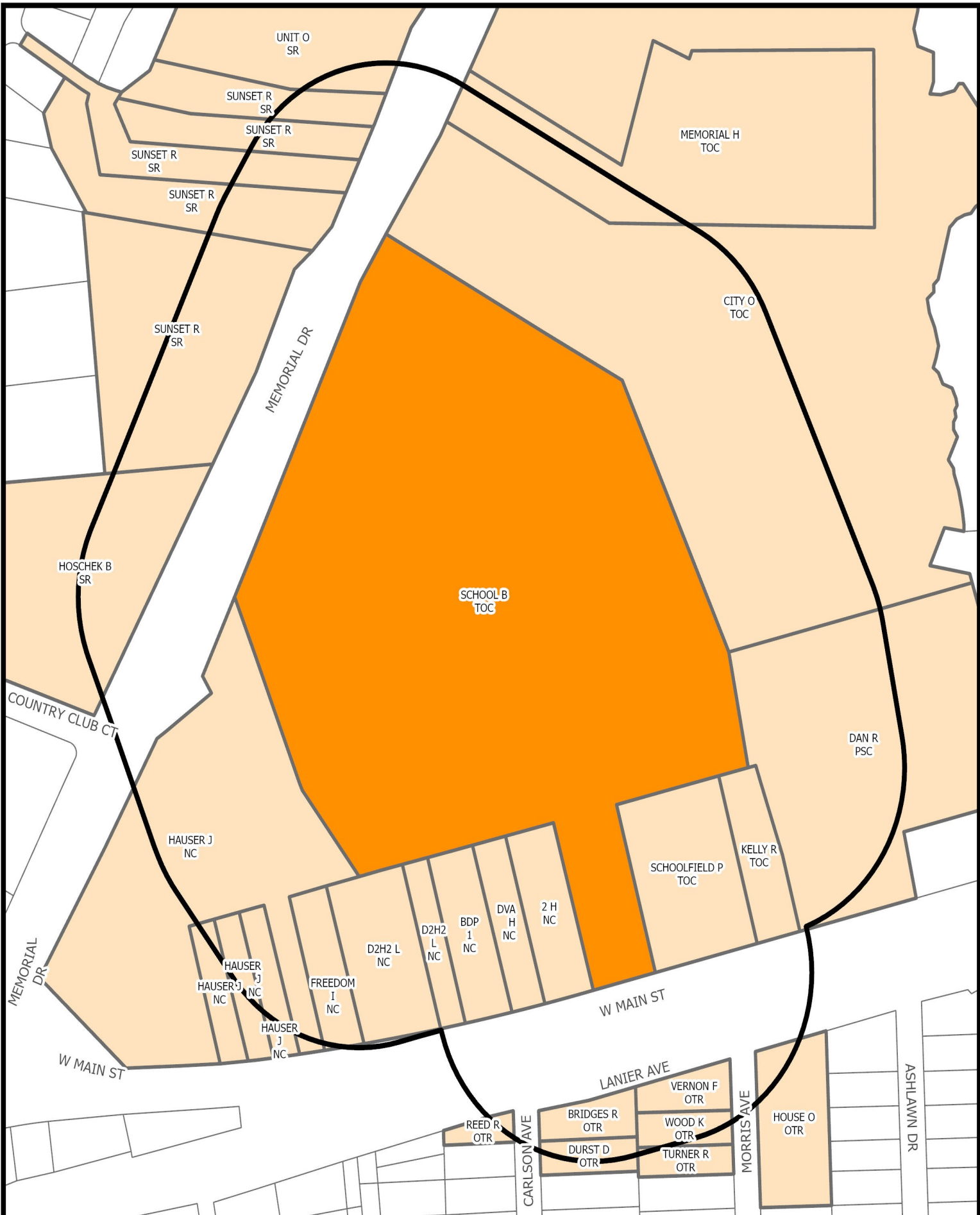


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LOW DENSITY
RESIDENTIAL

MEMORIAL DR

COMMUNITY
COMMERCIAL

COUNTRY CLUB CT

LOW
DENSITY
RESIDENTIAL

REGIONAL
COMMERCIAL

NEIGHBORHOOD
COMMERCIAL

W MAIN ST

REGIONAL
COMMERCIAL

MEDIUM
DENSITY RESIDENTIAL

CARLSON AVE

MEDIUM DENSITY
RESIDENTIAL

LANIER AVE

MORRIS AVE

MEDIUM
DENSITY
RESIDENTIAL

ASHLAWN DR

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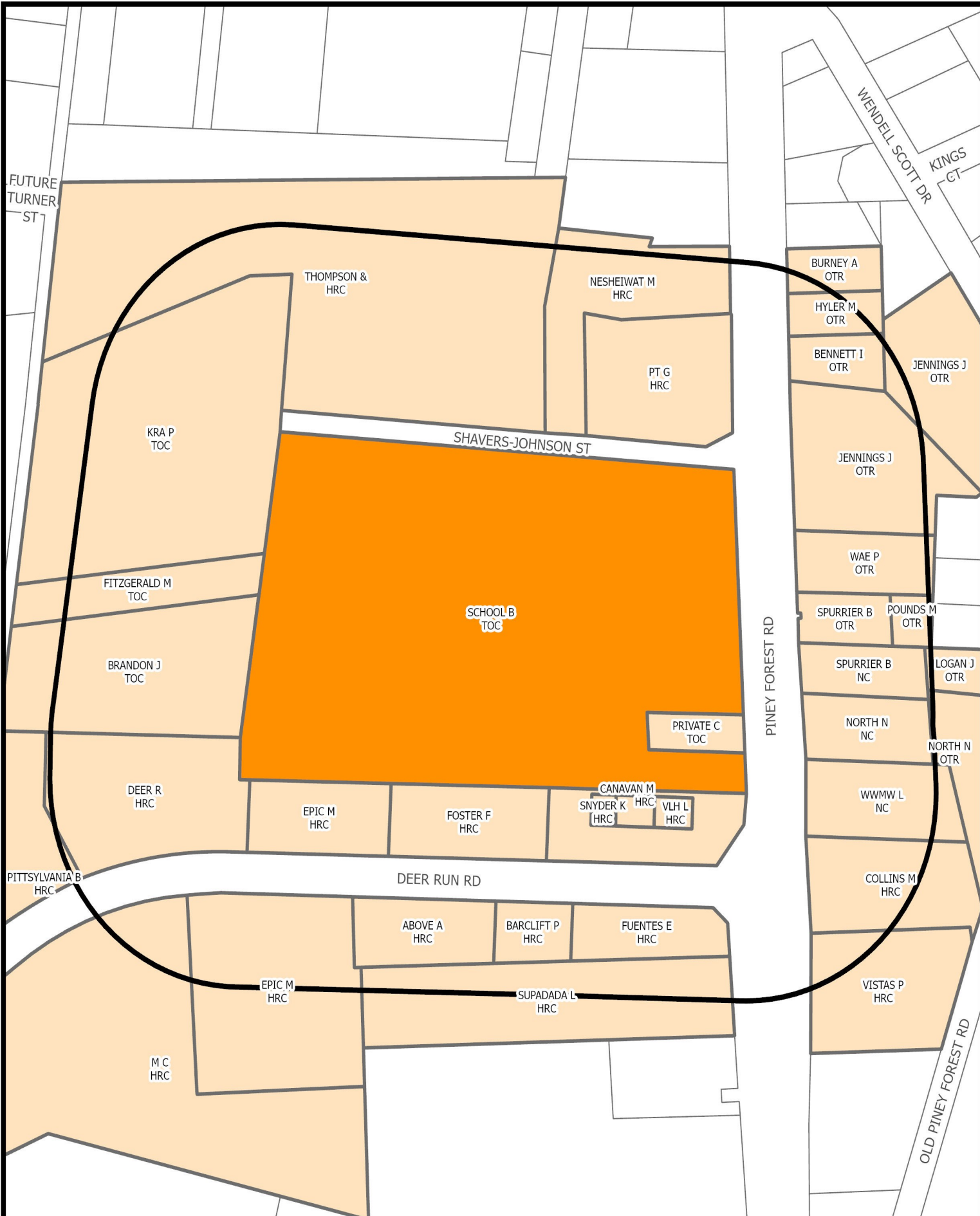


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SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
10/9/2024



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YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
10/9/2024



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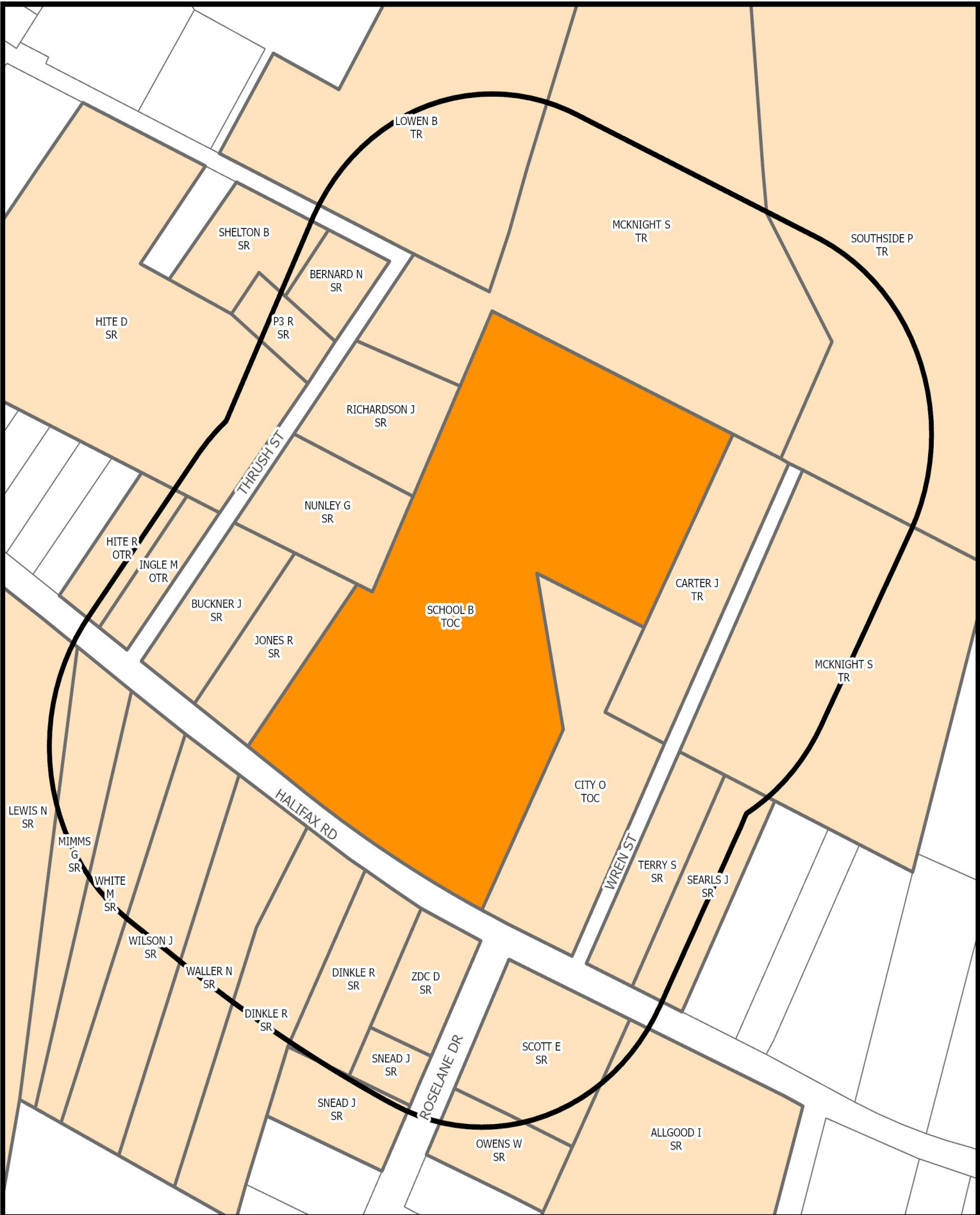


2023 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
10/9/2024



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LOW DENSITY
RESIDENTIAL

LOW DENSITY
RESIDENTIAL

LOW DENSITY
RESIDENTIAL

COMMUNITY
COMMERCIAL

RURAL
RESIDENTIAL

HALIFAX RD

LOW DENSITY
RESIDENTIAL

LOW DENSITY
RESIDENTIAL

LOW DENSITY
RESIDENTIAL

REGIONAL
COMMERCIAL

LOW
DENSITY
RESIDENTIAL

YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

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10/9/2024



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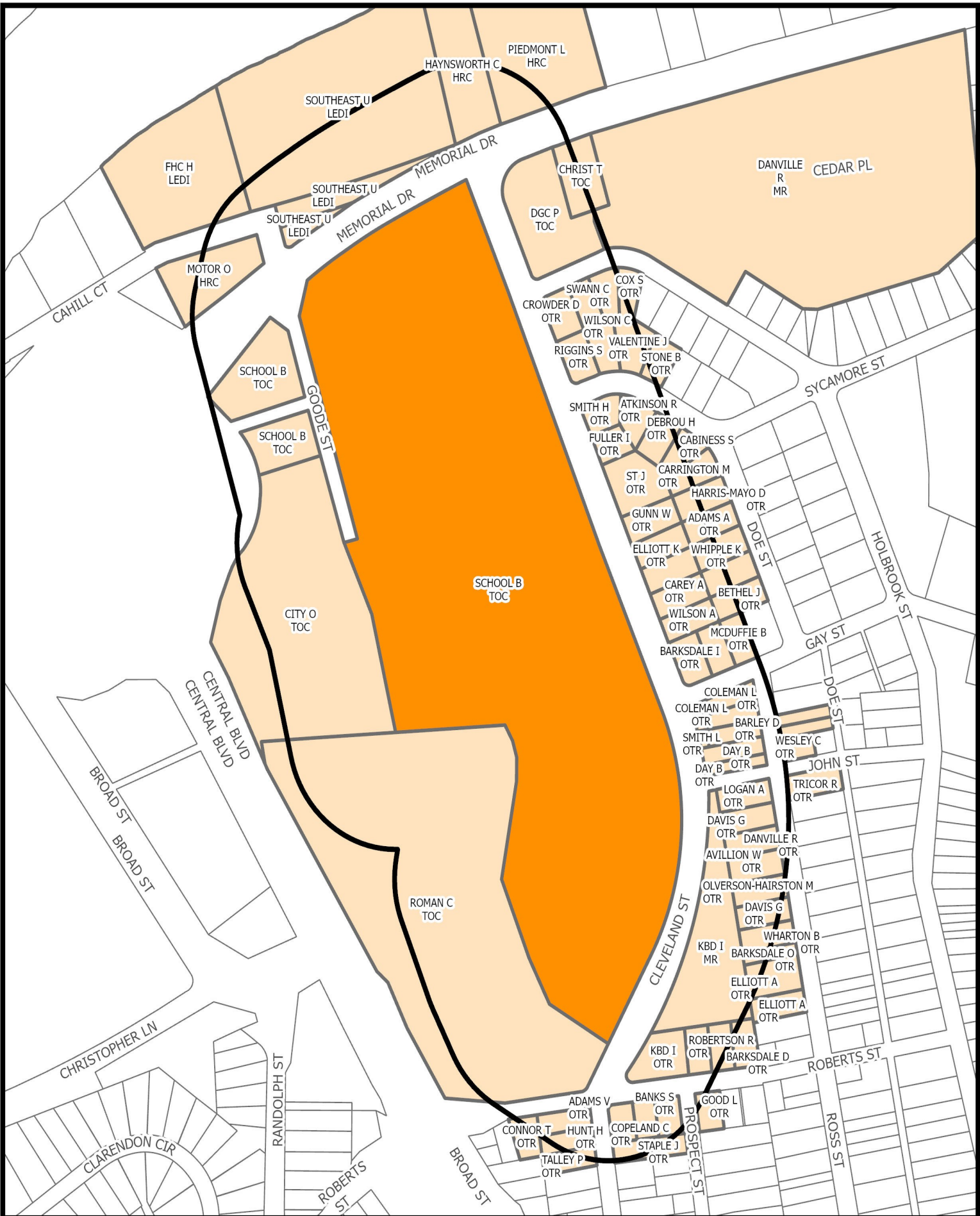


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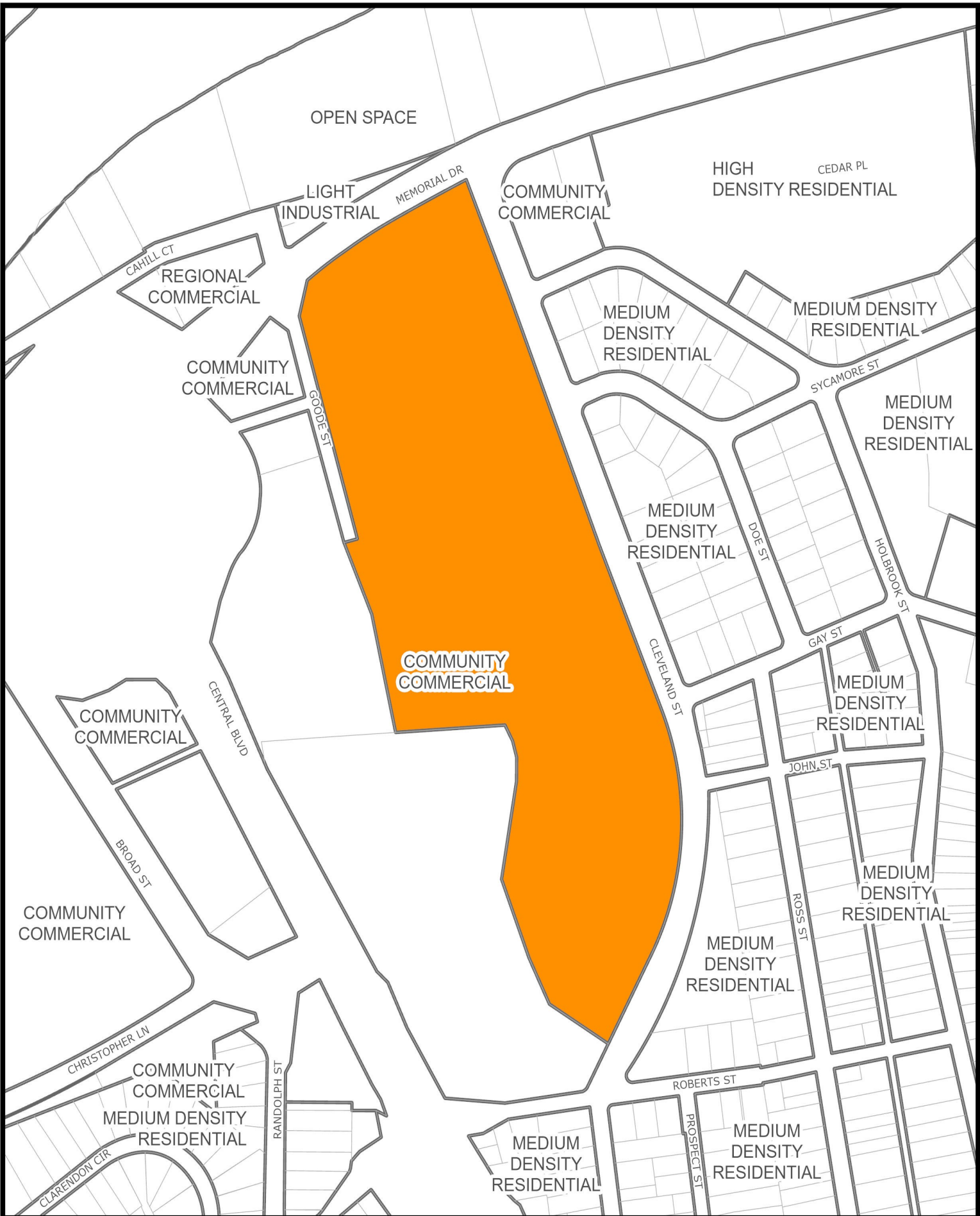


SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

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10/9/2024



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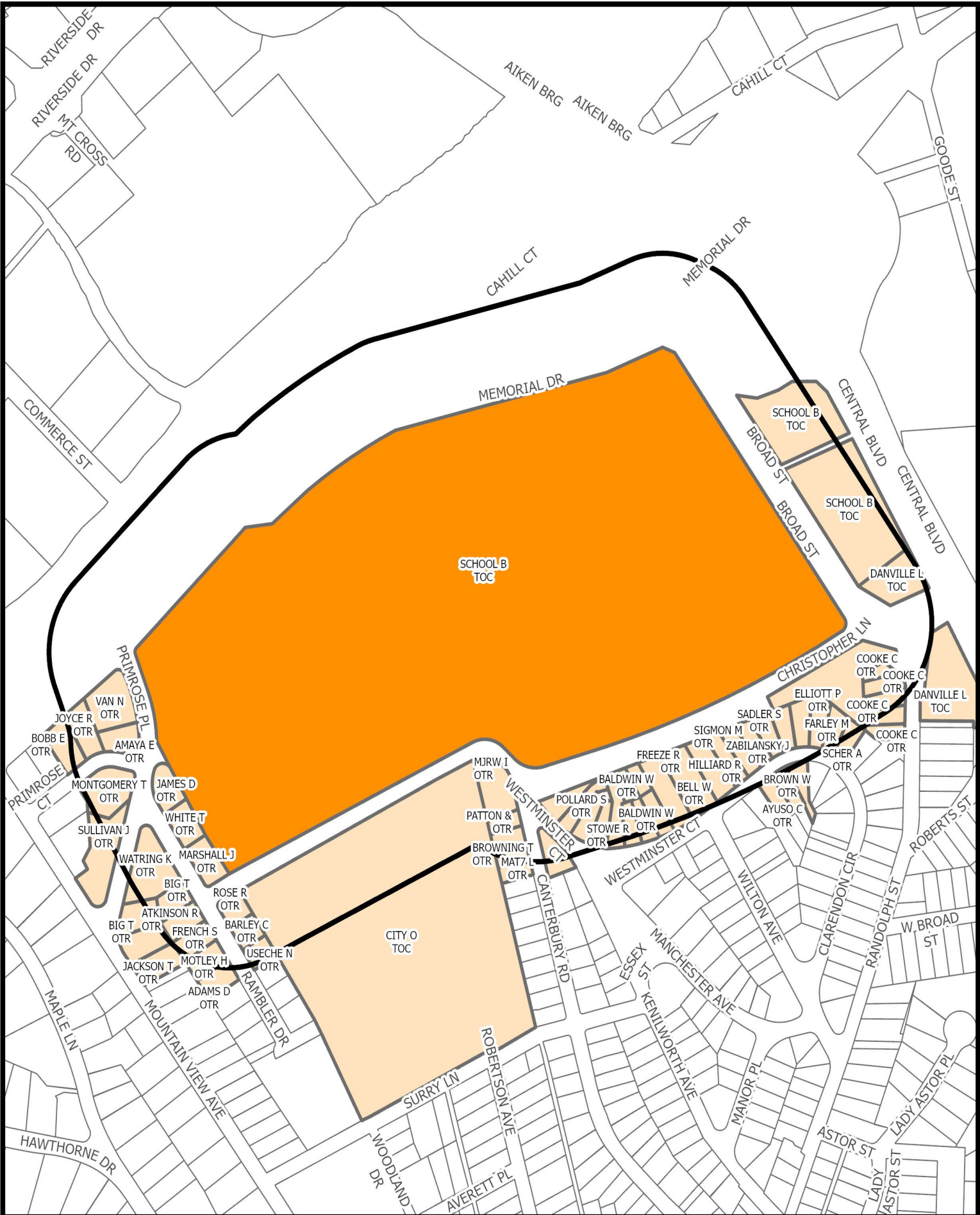


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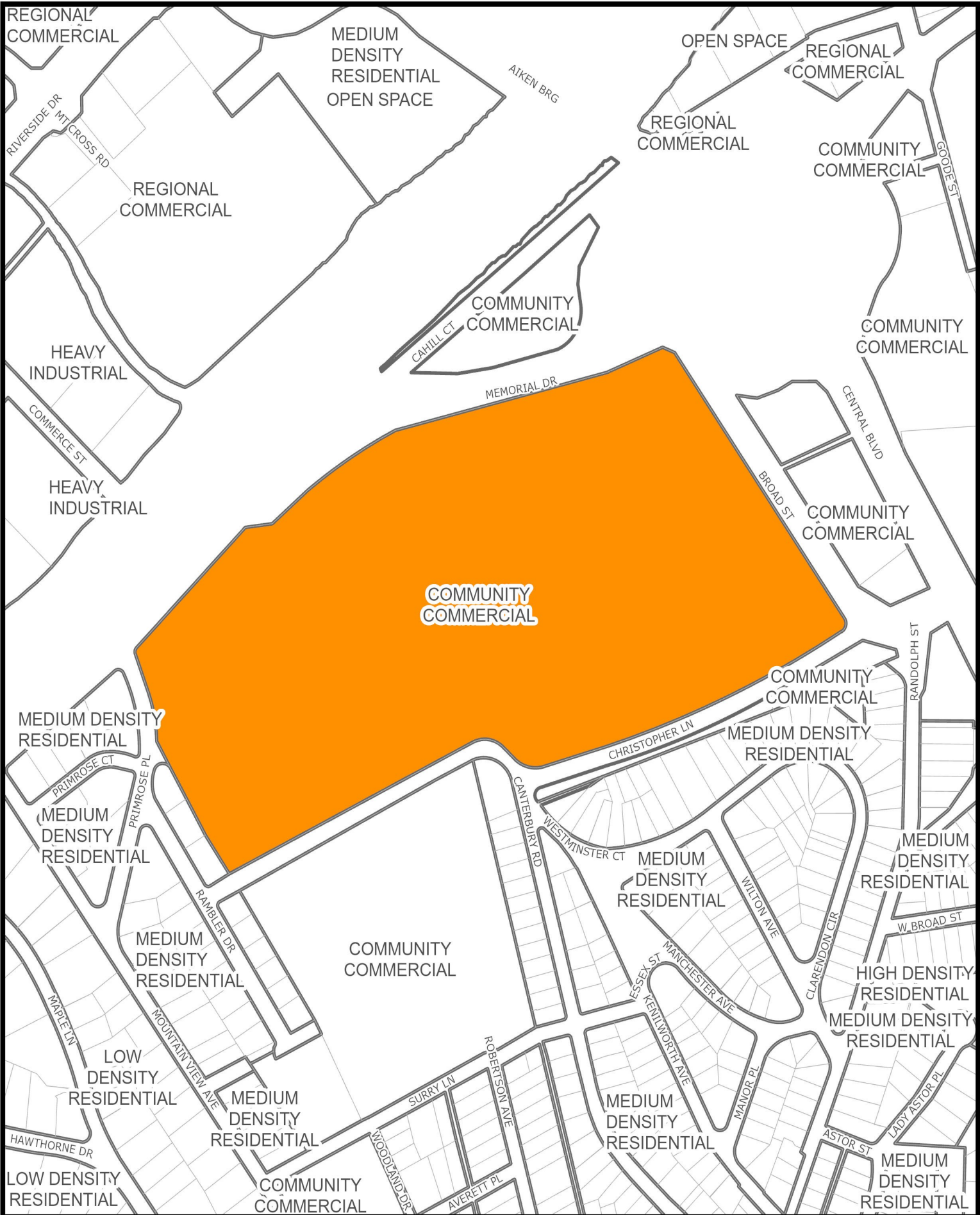


SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

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10/9/2024



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YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

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STAFF REPORT

DATE: December 9, 2024
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Rezoning application PZ24-00595 filed by Yassine Moussaddik to rezone 1819 North Main Street (Parcel 04540) from OT-R Old Town Residential to "Conditional" N-C Neighborhood Commercial.

SUMMARY

1819 North Main Street is zoned OT-R, Old Town Residential and was once a retail operation for produce. It is unclear when the property was vacated, but the property was zoned OT-R during the city-wide rezoning that took place in February 2003. The property is surrounded by residential and institutional uses except for a vacant used car dealership to the northeast.

The applicant, Yassine Moussaddik, purchased the property on May 09, 2022, with the intent of operating a retail shop for vapes. The applicant later learned that a retail operation could not be located at 1819 North Main Street without a commercial zoning classification. The applicant then applied to rezone from OT-R to "Conditional" Neighborhood Commercial. The rezoning request is a "Conditional" request because the applicant has offered a proffer list of uses that may not be allowed at this location.

1819 North Main Street is located in Planning Area 10. The Comprehensive Plan states that Planning Area 10 is largely residential in nature with some neighborhood commercial uses along North Main Street including North Danville Shopping Center. 1819 North Main Street is not located in a subarea identified for commercial development.

Rezoning 1819 North Main Street from OT-R to "conditional" N-C to operate a retail vape shop is incompatible with both the Comprehensive Plan and the character of the community.

Fifty-one (51) notices were sent out to property owners within three hundred (300) feet. One opposed response was received.

RECOMMENDATION

The Planning Staff recommends that the City of Danville Planning Commission recommend denial of Rezoning application PZ24-00595 to rezone 1819 North Main Street from OT-R, Old Town Residential to N-CC, "Conditional Neighborhood Commercial.

ATTACHMENTS

1. Application
2. Proffered Uses 1819 N Main St

3. 1819 N Main St Aerials Map
4. 1819 N Main St Owners Zoning Map
5. 1819 N Main St Land Use Map



Deadline: November 12th
Planning Commission: Dec 9th
CITY OF DANVILLE
Community Development
Division of Planning and Zoning
City Council: January 7th

REZONING APPLICATION

1. An application for rezoning shall be made by the owner, contract purchaser with the owner's written consent, or the owner's agent, of the property on which the proposed use is to be located. The application shall be submitted to the Director of Planning/Zoning Administrator and shall be accompanied by the filing fee as established by the City Council.
2. The application shall include the following information:
 - a. A description of the proposed use and, where applicable, the hours of operation and the proposed number of employees/patrons.
 - b. A written statement of proposed project compatibility with the following:
 1. The Comprehensive Plan.
 2. The applicable zoning district.
 3. The surrounding properties.
 4. Current and future neighborhood conditions.
 5. Pedestrian and vehicular traffic patterns, on-site and off-site.
 6. Adequate public facilities.
 - c. When requested by the Director of Planning/Zoning Administrator, the Planning Commission, or the City Council, the following information shall be provided by the applicant:
 1. The architectural elevations and floor plans of proposed building(s).
 2. Traffic impact analysis.
 3. Fiscal impact analysis.
 4. Parking and site circulation analysis.
 5. Photographs of property and surrounding area.
 6. Environmental impact statement.
 7. A preliminary site plan in accordance with the Site Plan Regulations.

PLANNING DIVISION PROVIDED INFORMATION

Application #: PZ24-00595 PC Meeting Date: Dec. 9

Date Received: 11-5 Received By: Burton

Parcel ID: 04540 Zoning District: _____

Existing Zoning: OT-R Proposed Zoning: N-C

DANVILLE, VA

APPLICANT PROVIDED INFORMATION

Exact legal description of property (Attach if insufficient space).

Property Address: 1819 N MAIN ST Gross Area/Net Area: _____

Property Location: N ☐ S ☐ E ☐ W ☐ Side of: _____

Between: _____ and _____

Proffered Conditions (if any, please attach): N-C

PRESENT OWNER (S) OF ALL PROPERTIES INCLUDED IN APPLICATION (PLEASE TYPE OR PRINT):

Name: YASSINE MOUSSADDIK Telephone: 336 514 5723

Mailing Address: 3775 HWY 86 S NC YANCEYVILLE 27379

Email Address: MOUSSADDIKYASSINE77@GMAIL.COM

APPLICANT (PLEASE TYPE OR PRINT):

If the applicant is not the property owner, written authorization from the property owner must accompany this application.

Name: _____ Telephone: _____

Mailing Address: _____

Email Address: _____

YASSINE MOUSSADDIK
Applicant Signature

11/5/2024
date

Property Owner Signature
(if not applicant) date

Proffered Uses at 1819 N. Main St

PZ24-00595

B. - Permitted Uses.

- ~~1. Accessory use, to include tool sheds, detached garages and carports, children's playhouses, doghouses and accessory off-street parking and loading spaces.~~
- ~~2. Banks and financial institutions (without drive-thru facilities).~~
- ~~3. Bed and breakfast, inn, or tourist home (as defined).~~
4. Business service and office supply establishments.
- ~~5. Churches and places of worship.~~
6. Convenience stores (without gasoline services).
7. Offices (general and professional).
8. Personal service establishments.
- ~~9. Public uses.~~
10. Retail sales (excluding automobiles, boats, recreational vehicles, mobile homes, farm equipment and the like).
11. Studios for artists, photographers or sculptors.
12. Bicycle shop.
- ~~13. Adult day support services.~~
- ~~14. Child therapeutic day support services.~~

C. - Special Permit Uses.

- ~~1. Any use which has drive-in facilities.~~
- ~~2. Commercial recreational establishments (limited to indoor uses).~~
- ~~3. Convenience stores (with gasoline sales).~~
- ~~4. Day care facilities (adult and children).~~
- ~~5. Fast food restaurants.~~
- ~~6. Funeral homes.~~
- ~~7. Gasoline sales establishments (with no repair services and no outdoor vehicle storage).~~
- ~~8. Private post office and delivery service establishments.~~
9. Public and private schools and colleges.
- ~~10. Public utilities.~~
11. Plant nurseries.
- ~~12. Repair service establishments (non-motor vehicle related and without outdoor service).~~
13. Restaurants.
- ~~14. Schools, colleges and universities, public or private.~~
- ~~15. Use which exceeds 3,000 sq. ft. in gross floor area or a floor area ratio of 0.30 (excluding retail sales).~~
16. Waiver of yard requirements.
- ~~17. Caretaker's residence.~~
- ~~18. Homeless shelter.~~
- ~~19. Microbrewery or micro-winery.~~
20. Urban agriculture.
- ~~21. Distillery.~~
22. Waiver to maximum sign area.

23. Automobile and light vehicle repair establishments (within completely enclosed structures with screened outdoor storage).

Applicant Signature:

A handwritten signature in black ink, appearing to be "R. S. [unclear]", written over a large, diagonal, hand-drawn oval.

Date:

12/3/24

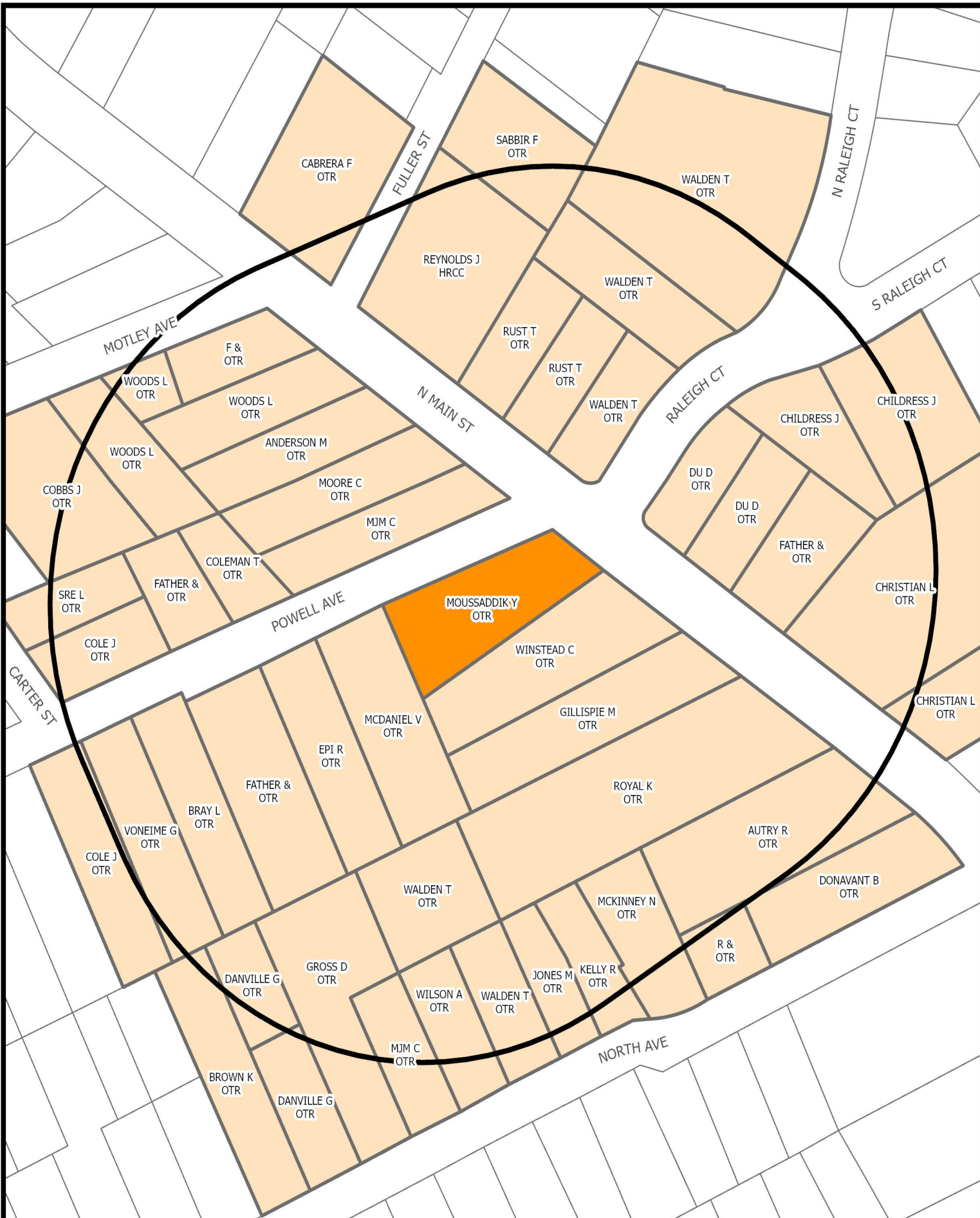


2023 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
11/7/2024



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SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

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Planning Division
11/7/2024



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YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

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Planning Division
11/7/2024



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STAFF REPORT

DATE: December 9, 2024
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Special Use Permit application PZ24-00597 filed by Patterson's Residential Services LLC to allow a group home in accordance with Article 3.E Section C Item 9 at 145 Sherwood Drive (Parcel 01953).

SUMMARY

The applicant, Patterson's Residential Services LLC, is requesting a Special Use Permit to operate a four (4) person group home at 145 Sherwood Drive in accordance with Article 3.E. Section C Item 9. 145 Sherwood Drive is a single family dwelling zoned OT-R, Old Town Residential.

The application states that the property has four (4) bedrooms, two (2) kitchens and 3.5 baths. According to City records, the second kitchen in the lower level was constructed illegally without permits. The applicant was made aware of this situation and removed the second kitchen within 24 hours of notification.

The Planning Staff have reviewed this request for a small group home. Operations of a group home within the parameters set forth by the applicant should not be a disruption or disturbance to the neighborhood.

Thirty-two (32) notices were sent out to property owners within three hundred (300) feet. Ten (10) notices were received. Eight (8) were opposed, two (2) were unopposed.

RECOMMENDATION

The Planning Staff recommends that the City Planning Commission recommend approval of PZ24-00597 to allow a group home in accordance with Article Section Item 9 with the following conditions:

1. There shall be no more than four (4) patients
2. Twenty-four (24) hour staff care must be provided.

ATTACHMENTS

1. Application
2. 145 Sherwood Dr Aerials Map
3. 145 Sherwood Dr Owners Zoning Map
4. 145 Sherwood Dr Land Use Map



CITY OF DANVILLE

Community Development

Division of Planning and Zoning

SPECIAL USE PERMIT APPLICATION

Article 6. Section D. Application Requirements for Special Use Permit.

1. An application for a special use permit shall be made by the owner, contract purchaser with the owner's written consent, or the owner's agent, of the property on which the proposed use is to be located. The application shall be submitted to the Director of Planning/Zoning Administrator and shall be accompanied by the filing fee of \$400.00.
2. If the request for a special use permit has been denied by the City Council, a request in substantially the same form shall not be resubmitted within one (1) year of the date of denial.

PLANNING DIVISION PROVIDED INFORMATION

Application #: PZ24-00597 PC Meeting Date: _____

Date Received: _____ Received By: _____

Parcel ID: _____ Address: _____

Existing Zoning _____ Future Land Use: _____

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#) 145 Sherwood Drive Danville, Virginia 24540

Applicant: Patterson's Residential Services LLC

Applicant's Address: 306 Gray Street Danville, Virginia 24541

Applicant's Phone Number: (434) 421-9900

Applicant's E-mail: pattersonresidential.va@gmail.com

Neha Malhotra
Applicant's Signature

Date

PATTERSON'S RESIDENTIAL SERVICES LLC

145 Sherwood Drive

Danville, Virginia 24540

Natisha Millner-Program Director

434-421-9900

Patterson's Residential Services LLC will operate as a 24-hour 4 bed group home licensed through the Department of Behavioral Health and Developmental Services. Patterson's Residential Services LLC is a home with plumbing, heating and air, 4 bedrooms, 3 ½ bathrooms, 2 kitchens, 2 den areas, and a nice deck and backyard area. Patterson's Residential Services LLC also has a large driveway with a three-car garage which is more than enough parking for staff and others in the event of increased traffic in the area. Patterson's Residential Services LLC will provide residential services and community engagement for individuals with intellectual disabilities, and 24-hour monitoring of each individual in the home to ensure that health (behavioral and physical) and safety will always be maintained. Patterson's Residential Services LLC's primary mission is to provide a loving environment and inclusivity/accessibility to housing and community activities for individuals who otherwise are often overlooked by their community because we believe in giving them the care/support that they deserve. Patterson's Residential Services LLC understands the comprehensive plan and will be following all city ordinances and zoning codes as it pertains to conducting business in the city of Danville. Patterson's Residential Services LLC's will have staff, which consists of a Program Director, QDDP, Office Manager, and eight Direct Support Professionals. Patterson's Residential Services LLC will operate on 12 hours shifts which will be staffed at a two- person minimum for each shift. Patterson's Residential Services LLC's staff will be trained/certified in MANDT (state approved behavioral management training module) which is person-centered, crisis stabilization (R.E.A.C.H. CEPP PLAN) which is person-centered, risk management plans which is updated as new risks are identified, and medication management all of which are a collaborative effort to maintain health and safety for the individuals we serve and the community we live in. Patterson's Residential Services LLC will **NOT** be a nuisance in the community by ensuring that we will be fully staffed for all shifts and maintain compliance with all city ordinances and zoning codes.

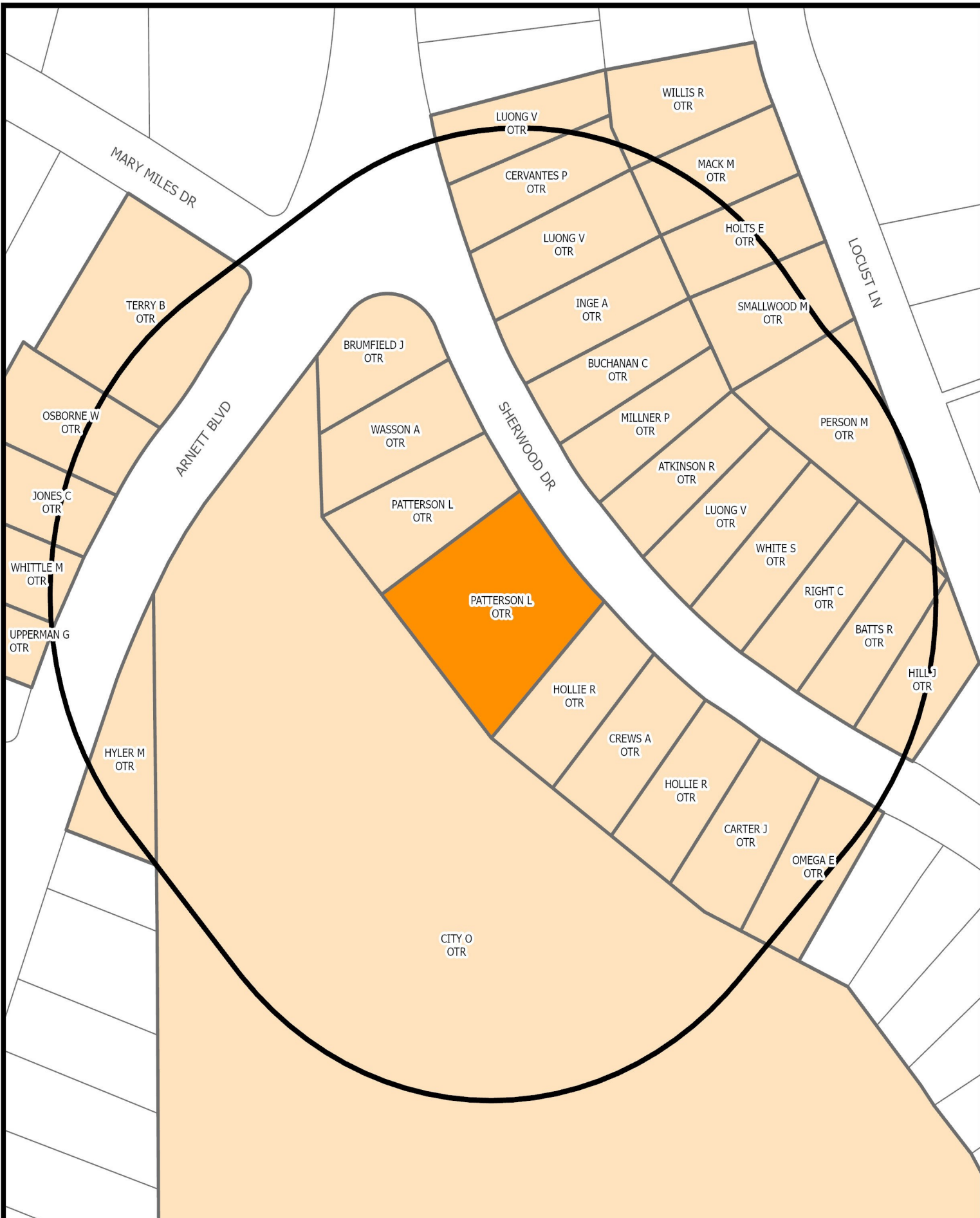


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Planning Division
11/7/2024



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11/7/2024



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MEDIUM DENSITY
RESIDENTIAL

MARY MILES DR

MEDIUM
DENSITY
RESIDENTIAL

LOCUST LN

MEDIUM DENSITY
RESIDENTIAL

ARNETT BLVD

MEDIUM DENSITY
RESIDENTIAL

SHERWOOD DR

MEDIUM DENSITY
RESIDENTIAL

YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
11/7/2024



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STAFF REPORT

DATE: December 9, 2024
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Rezoning application PZ24-00603 filed by Richard & Jane Holbrook to rezone 924 Arnett Boulevard (Parcel 00319) from OT-R Old Town Residential to "Conditional" HR-C Highway Retail Commercial.

SUMMARY

The applicants, Richard and Jane Holbrook, are requesting to rezone 924 Arnett Blvd from OT-R Old Town Residential to HR-C Highway Retail Commercial. The subject property is on the border of the Piney Forest Road commercial corridor, with commercial properties zoned HR-C to the west and northwest, and residential properties zoned OT-R to the north, south, and east.

924 Arnett was originally constructed as a laundromat, however a variety of businesses have operated at this location since, including a dog groomer and a home health care business. The subject property became legal non-conforming during the city-wide rezoning in February 2004. Operating as a legal non-conforming commercial structure is limiting to the business types that may operate in this location.

The applicants are requesting that 924 Arnett Boulevard be rezoned from OT-R, Old Town Residential to HR-C, Highway Retail Commercial to allow the property some of the same commercial business opportunities as the property adjacent to the west. Staff worked with the applicants to create the attached proffered list of appropriate uses for this location under the HR-C Highway Retail Commercial zoning district. Approval of the rezoning request with the attached proffer list will result in a "Conditional" HR-C zoning classification.

Thirty-nine (39) notices were sent out to property owners within three hundred (300) feet. Nine (9) notices were received. Two (2) were opposed, seven (7) were unopposed.

RECOMMENDATION

City Planning Staff recommends that the City Planning Commission recommends approval of PZ24-00603 filed by Richard and Jane Holbrook to rezone 924 Arnett Boulevard from OT-R, Old Town Residential to "Conditional" HR-C, Highway Retail Commercial per the attached proffered list.

ATTACHMENTS

1. Application
2. Proffered List_924 Arnett Blvd

3. 924 Arnett
4. 924 Arnett 2
5. 924 Arnett 3
6. 924 Arnett 4
7. 924 Arnett 5
8. 924 Arnett Blvd Aerials Map
9. 924 Arnett Blvd Owners Zoning Map
10. 924 Arnett Blvd Land Use Map



Planning Commission
Dec 9th @ 3pm

CITY OF DANVILLE

Community Development
Division of Planning and Zoning

City Council
January 7th @ 7pm

REZONING APPLICATION

1. An application for rezoning shall be made by the owner, contract purchaser with the owner's written consent, or the owner's agent, of the property on which the proposed use is to be located. The application shall be submitted to the Director of Planning/Zoning Administrator and shall be accompanied by the filing fee as established by the City Council.
2. The application shall include the following information:
 - a. A description of the proposed use and, where applicable, the hours of operation and the proposed number of employees/patrons.
 - b. A written statement of proposed project compatibility with the following:
 1. The Comprehensive Plan.
 2. The applicable zoning district.
 3. The surrounding properties.
 4. Current and future neighborhood conditions.
 5. Pedestrian and vehicular traffic patterns, on-site and off-site.
 6. Adequate public facilities.
 - c. When requested by the Director of Planning/Zoning Administrator, the Planning Commission, or the City Council, the following information shall be provided by the applicant:
 1. The architectural elevations and floor plans of proposed building(s).
 2. Traffic impact analysis.
 3. Fiscal impact analysis.
 4. Parking and site circulation analysis.
 5. Photographs of property and surrounding area.
 6. Environmental impact statement.
 7. A preliminary site plan in accordance with the Site Plan Regulations.

PLANNING DIVISION PROVIDED INFORMATION

Application #: P224-00603 PC Meeting Date: Dec 9

Date Received: 11/14 Received By: Burton

Parcel ID: 00319 Zoning District: _____

Existing Zoning: OT-R Proposed Zoning: HR-C

APPLICANT PROVIDED INFORMATION

Property Address: 924 Arroyo Blvd Gross Area/Net Area: _____

Between: _____ and _____

Name: Richard H. Walbrook Telephone: 434-251-5600
Jana H. Walbrook

Page 66 of 118

**Proffered List
PZ24-00603**

Article 3.M HR-C, Highway Retail Commercial

B. Permitted Uses

1. Automobile and light vehicle dealerships and retail sales establishments (with service and repair facilities as an ancillary use, with completely enclosed service facilities and screened outdoor storage of repair vehicles).
2. ~~Automobile and light vehicle repair establishments (within completely enclosed structures with screened outdoor storage).~~
3. Banks and financial institutions.
4. Business services and office supply establishments.
5. ~~Car washes.~~
6. Churches and places of worship.
7. ~~Convenience stores (with or without gasoline sales).~~
8. Fast-food restaurants.
9. ~~Funeral homes.~~
10. ~~Gasoline sales establishments.~~
11. Health club, spa or fitness center.
12. Hospitals and health care facilities with inpatient services.
13. ~~Hotels and motels.~~
14. Laundromats/dry cleaners.
15. Light intensity wholesale trade establishments (with no outdoor sales or display of products).
16. Medical offices and outpatient care facilities.
17. Mini-storage warehouses, with no exterior storage.
18. ~~Movie theaters.~~
19. Offices (general and professional).
20. Parking lots (private and public with off-street parking as the principal use).
21. Personal service establishments.
22. Private post office and delivery service.
23. Public uses.
24. Repair service establishments (exclusive of automobile and light vehicle service and repair, with no outdoor storage).
25. Restaurants.
26. Retail sales and leasing establishments, with screened outdoor sales or display of products limited to no greater than 15% of the net developable lot area. (See Additional Regulations.)
27. Schools, colleges and universities (public and private).
28. Seasonal retail uses.
29. Temporary retail sales.
30. Exterminator.
31. Bicycle shop.
32. Adult day support services.
33. Child therapeutic day support services.
34. Contractor's offices and shops.
35. ~~Cannabis dispensing facility.~~

C. Uses Permitted by Special Use Permit

An individual use otherwise permitted hereinabove by-right in the HR-C District, but having greater than 60,000 square feet gross floor area, or any of the following uses:

1. ~~Auction establishments.~~
2. ~~Bed and breakfast, inn or tourist home (as defined).~~
3. ~~Bus stations.~~
4. Commercial recreation facilities (indoor and outdoor).
5. ~~Conference centers.~~
6. Day care centers (adult and child).
7. ~~Kennels, commercial.~~
8. ~~Light warehousing uses related to an adjunct retail use permitted either by-right or special permit, provided that warehousing space does not exceed 50% of the gross floor area.~~
9. ~~Drive-in movie theaters.~~
10. ~~Parking garages and structures.~~
11. Pet clinics.
12. Plant nurseries.
13. Public utilities.
14. ~~Research and development activities which do not cause any more smoke, dust, odor, noise, vibration or danger of explosion than other uses permitted in this district and which involve no more than 15% of the gross floor area in the assembling or processing of products. All assembling or processing shall only involve products developed on the premises. All services and storage shall be conducted within the principal structure which is to be completely enclosed.~~
15. Schools, colleges and universities (public or private).
16. Taxidermists.
17. ~~Uses with lot frontage on the Dan River.~~
18. Vehicle sale, rental and ancillary service establishments, including mobile homes.
19. Veterinary clinics.
20. Waiver for increase in building heights to over 50 feet.
21. Waiver of yard requirements, subject to the prohibition of parking in front yards.
22. ~~Caretaker's residence.~~
23. ~~Homeless shelter.~~
24. ~~Microbrewery or micro-winery.~~
25. Wholesale sales.
26. ~~Indoor shooting facilities.~~
27. ~~Distillery.~~
28. Urban agriculture.
29. ~~Contractor's offices and shops with storage yards.~~
30. ~~Heavy equipment sales, rental, and servicing (with screened service and storage areas).~~
31. ~~Automobile salvage and other salvage yards.~~

Richard Holbrook

Date













2023 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
11/14/2024



Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.



SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
11/14/2024



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YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
11/14/2024



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STAFF REPORT

DATE: December 9, 2024
TO: Planning Commission
FROM: Renee Burton, Division Director of Planning
RE: Special Use Permit application PZ24-00598 filed by Garrett Shifflett to allow a waiver of maximum density in accordance with Article 3.L Section C Item 13 at 553 Lynn Street (Parcel 21670).

SUMMARY

The applicant is requesting a Special Use Permit for a waiver of density in accordance with Article 3.L Section C Item 13 at 553 Lynn Street. 553 Lynn Street is a 0.20-acre parcel that contains a three-story brick structure with zero setbacks from the property line.

Article 3.L. Section C Item 13 states that the maximum density for a development in the TW-C, Tobacco Warehouse Commercial zoning district is 24 units per net acre for multifamily residential. The applicant is requesting to create a multifamily complex with 21 one- and two-bedroom apartments. This request exceeds the maximum density allowed. Therefore, a waiver must be granted for the project.

Adaptive reuse of existing structures in the River District for multifamily dwelling units is common and compatible with the 2030 Comprehensive Plan.

Sixteen (16) notices were sent out to property owners within three hundred (300) feet. Eight (8) notices were received, all were unopposed.

RECOMMENDATION

The Planning Staff recommends that the City Planning Commission recommend approval of PZ24-00598 to allow a waiver of maximum density in accordance with Article 3.L Section C Item 13 with the condition that redevelopment of 553 Lynn Street contain no more than 25 units.

ATTACHMENTS

1. Special Use Permit for 553 Lynn Street
2. 553 Lynn St Aerials Map
3. 553 Lynn St Owners Zoning Map
4. 553 Lynn St Land Use Map



CITY OF DANVILLE

Community Development Division of Planning and Zoning

SPECIAL USE PERMIT APPLICATION

Article 6. Section D. Application Requirements for Special Use Permit.

1. *An application for a special use permit shall be made by the owner, contract purchaser with the owner's written consent, or the owner's agent, of the property on which the proposed use is to be located. The application shall be submitted to the Director of Planning/Zoning Administrator and shall be accompanied by the filing fee of \$400.00.*
2. *If the request for a special use permit has been denied by the City Council, a request in substantially the same form shall not be resubmitted within one (1) year of the date of denial.*

PLANNING DIVISION PROVIDED INFORMATION

Application #:	_____	PC Meeting Date:	_____
Date Received:	_____	Received By:	_____
Parcel ID:	_____	Address:	_____
Existing Zoning:	_____	Future Land Use:	_____

APPLICANT PROVIDED INFORMATION

Property Location:	553 Lynn Street, Parcel #21670
Applicant:	Garrett Shifflett
Applicant's Address:	1630 Pope Avenue, Richmond VA 23227
Applicant's Phone Number:	804 - 399 - 9921
Applicant's Email:	garrettshifflett@gmail.com

Describe Proposed Request: Convert existing warehouse into approximately 21 one and two

bedroom apartments. Applicant requests relief from any and all parking requirements.



Applicant's Signature

11/6/2024

Date

Property Owner's Signature
(if not applicant)

Date

PLEASE ATTACH THE FOLLOWING

- 1. A preliminary site plan in accordance with the Site Plan Regulations.
- 2. A description of the proposed use and, where applicable, the hours of operation and the proposed number of employees/patrons.
- 3. A written statement of proposed project compatibility with the following:
 - a. The Comprehensive Plan.
 - b. The applicable zoning district.
 - c. The surrounding properties.
 - d. Current and future neighborhood conditions.
 - e. Pedestrian and vehicular traffic patterns, on-site and off-site.
 - f. Adequate public facilities.
- 4. When requested by the Director of Planning/Zoning Administrator, the Planning Commission, or the City Council, the following information shall be provided by the applicant:
 - a. The architectural elevations and floor plans of proposed building(s).
 - b. Traffic impact analysis.
 - c. Fiscal impact analysis.
 - d. Parking and site circulation analysis.
 - e. Photographs of property and surrounding area.
 - f. Environmental impact statement.

Special Use Permit Application

553 Lynn Street, Parcel #21670

Project Description and Compatibility

This project will be an adaptive reuse of the existing 25,000 square foot warehouse into 21 one- and two-bedroom apartments. The existing structure will be utilized. The project will create additional housing units in the River District through the adaptive reuse of this warehouse, as recommended by the City of Danville's Comprehensive Plan and Economic Revitalization Plan. The revitalization of the property will complement the existing buildings in the surrounding area and the anticipated pocket park. This adaptive reuse will complete this particular area of the River District, as all of the immediately surrounding buildings have been renovated. Applicant requests relief from any and all parking requirements.

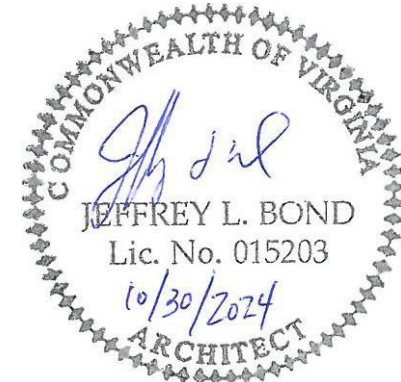
SHELTON STREET LLC

WAREHOUSE NO. 5

2024.10.30

SOLEX
ARCHITECTURE

SOLEX ARCHITECTURE, INC.
641 MAIN STREET
DANVILLE, VIRGINIA 24541
434.688.0767 PHONE
434.791.3281 FAX



ARCHITECTURAL

SHELTON STREET LLC

WAREHOUSE NO. 5

553 LYNN STREET, DANVILLE, VIRGINIA 24541

CONSTRUCTION DOCUMENTS

PROJECT NO. 20130011

REVISIONS		
NO.	DESCRIPTION	DATE
1	BASEMENT ROOMS	2024.11.04

REFERENCE CODES

VIRGINIA CONSTRUCTION CODE (VCC), 2021 ED.
VIRGINIA ENERGY CONSERVATION CODE, 2021 ED.
VIRGINIA EXISTING BUILDING CODE (VEBC), 2021 ED.
VIRGINIA STATEWIDE FIRE PREVENTION CODE (SFPC), 2021 ED.
ALL APPLICABLE NFPA FIRE CODES INCLUDING BUT NOT LIMITED TO : NFPA, 2012 ED.
AMERICAN DISABILITY ACT - ADA ACCESSIBILITY GUIDELINES, 2010 ED.

BUILDING OCCUPANCY AND CLASSIFICATIONS:

THE OCCUPANCY IS CLASSIFIED AS "R-2" - RESIDENTIAL

RISK CATEGORY

THIS BUILDING IS TYPE-II RISK CATEGORY PER VCC TABLE 1604.5

CONSTRUCTION TYPE

THIS BUILDING IS TYPE-IIIB CONSTRUCTION PER VCC (TABLE 601) AND TYPE-III (2,0.0) PER NFPA 220.

GENERAL BUILDING LIMITATIONS

ACTUAL BUILDING AREA
PER TABLE 506.2, THE AREA OF A SPRINKLED GROUP R-2 BUILDING IS LIMITED TO 64,000 SQUARE FEET PER STORY.

BUILDING GROSS AREA: 24,828 SF

BUILDING GROSS AREA STORY ONE: 8,276 SF

ALLOWABLE AREA / HEIGHT FOR B OCCUPANCY
PER TABLE 504.3, THE HEIGHT OF A SPRINKLED GROUP R-2 BUILDING IS LIMITED TO 75 FEET.

BUILDING HEIGHT: +/- 38'-0"

PER TABLE 504.4, THE ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE FOR A SPRINKLED GROUP R-2 BUILDING IS LIMITED TO 5 STORIES.

BUILDING STORIES: THREE STORY

BUILDING PERIMETER IS NOT ISOLATED BY GREATER THAN 30'-0" (TABLE 705.5)

BUILDING DOES CONTAIN AN AUTOMATIC SPRINKLER SYSTEM

DESIGN OCCUPANCY: TABLE 1004.5

BUILDING AREA (R-2): 24,828 SF / 200 SF PER OCCUPANT = 125 OCCUPANTS

TOTAL CALCULATED OCCUPANT LOAD: 128 (SUM OF ROOM-BY-ROOM BASIS)

SEE LIFE SAFETY PLAN FOR BREAKDOWN OF OCCUPANT LOADS PER SPACE. OCCUPANT LOADS SHOWN ON LIFE SAFETY PLANS AREA CALCULATED BY THE FOLLOWING CALCULATION(S):

AREA (SF) / 200 SF PER OCCUPANT = OCCUPANT LOAD

THIS BUILDING WILL BE PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM.

FIRE RESISTANCE RATING OF BUILDING ELEMENTS AND AREAS (VCC TABLE 601)

PRIMARY STRUCTURAL FRAME	0 HOURS
BEARING WALLS (EXTERIOR)	0 HOURS
BEARING WALLS (INTERIOR)	0 HOURS
NON-BEARING WALLS AND PARTITIONS (EXTERIOR)	1 HOURS
NON-BEARING WALLS AND PARTITIONS (INTERIOR)	0 HOURS
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0 HOURS
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	0 HOURS

*THIS RATING IS DETERMINED BY APPLICATION OF VCC TABLE 705.5, FIRE RESISTANT RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE.

WALL AND HORIZONTAL SEPARATION OF DWELLING UNITS (VCC SECTION 708.3, EXCEPTION 2)
DWELLING UNITS AND SLEEPING UNITS SEPARATED IN BUILDING TYPES IIB, IIIB, AND VB CONSTRUCTION SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1/2 HOUR IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.

WALLS BETWEEN DWELLING UNITS ARE TO BE 1/2 HOUR RATED FIRE PARTITIONS WITH AN AUTOMATIC SPRINKLER SYSTEM PER SECTION 708, EXCEPTION 2 AND VCC SECTION 711.3, EXCEPTION. PROVIDE SOUND ATTENUATION BLANKETS IN NEW DEMISING WALLS. (UL DESIGN #U327).

EXISTING WALLS IDENTIFIED AS DEMISING WALLS CONSIST OF SOLID BRICK EXCEEDING 6 INCHES IN THICKNESS WHICH EQUATES TO GREATER THAN 4 HOURS OF RATED FIRE-RESISTANCE PERIOD PER TABLE 721.1(2)

CEILING/FLOOR BETWEEN DWELLING UNITS ARE TO BE 1/2 HOUR FIRE RATED HORIZONTAL ASSEMBLY WITH AN AUTOMATIC SPRINKLER SYSTEM PER SECTION 711.2.4.3(EXISTING CONCRETE SLAB EXCEEDS 4 INCHES, WHICH EQUATES TO GREATER THAN 1 HOUR FIRE-RESISTANCE PERIOD PER SECTION 722)

STAIR SHAFT ENCLOSURE TO HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR. (UL DESIGN # U327)

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT	
FUNCTION OF SPACE	OCCUPANT LOAD FACTOR
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 GROSS
RESIDENTIAL	200 GROSS

REMOTENESS BETWEEN EXITS - (VCC SECTION 1007.1.1)

WHERE TWO EXITS, EXIT ACCESS DOORWAYS, EXIT ACCCESS STAIRWAYS OR RAMPS, OR ANY COMBINATION THEREOF, ARE REQUIRED FROM ANY PORTION OF THE EXIT ACCESS, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-FORTH OF THE LENGTH OF THE MAXIMOM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN THEM. INTERLOCKING OR SCISSOR STAIRWAYS SHALL BE COUNTED AS ONE EXIT STAIRWAY.

DIAGONAL DIMENSION OF AREA BEING SERVED = 155' - 8" FT.
MINIMUM EXIT SEPARATION REQUIRED = 155' - 8" FT. / 4 = 38' - 11" FT.
EXIT SEPARATION PROVIDED = 54' - 7 5/8"

CORRIDOR FIRE-RESISTANCE RATING (TABLE 1020.2)		
OCCUPANCY	OCCUPANT LOAD SERVED BY CORRIDOR	REQUIRED FIRE-RESISTANCE RATING (HOURS)
		WITH SPRINKLER SYSTEM*
R	GREATER THAN 10	0.5
A. FOR REQUIREMENTS FOR OCCUPANCIES IN GROUP I-2. SEE 407.2 AND 407.3. B. BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 WHERE ALLOWED.		

PLUMBING FIXTURES - R-2 OCCUPANCY APARTMENT HOUSE (TABLE 2902.1)

FIXTURE	RATIO REQUIRED	QTY. REQ.	QTY. PROVIDED
WATER CLOSET	1 PER DWELLING UNIT	21	39
LAVATORIES	1 PER DWELLING UNIT	21	39
BATHTUBS / SHOWERS	1 PER DWELLING UNIT	21	39
KITCHEN SINK	1 PER DWELLING UNIT	21	21
AUTOMATIC CLOTHES WASHER CONNECTION	1 PER 20 DWELLING UNITS	2	21

FIRE PROTECTION SYSTEMS

THE ENTIRE BUILDING IS PROTECTED BY AN APPROVED AUTOMATIC WET PIPE SPRINKLER SYSTEM.

FIRE ALARM AND DETECTION SYSTEMS

THE FIRE ALARM/MMS SYSTEM WILL CONSIST OF PERIPHERAL DEVICES CONNECTED TO THE NEW ADDRESSABLE FIRE ALARM AND MASS NOTIFICATION CONTROL PANEL. SMOKE DETECTORS AND MANUAL PULL STATIONS WILL BE PROVIDED WHERE REQUIRED. SPEAKERS AND STROBES WILL BE PROVIDED THROUGHOUT AS NOTIFICATION DEVICES. STROBES WILL BE LABELED "ALERT." CONTRACTOR MUST ALSO PROVIDE AND INSTALL AN ANNUNCIATOR PANEL. DESIGN BY OTHERS.

PORTABLE FIRE EXTINGUISHERS/CABINET LOCATIONS

PORTABLE FIRE EXTINGUISHERS SHALL BE ADDED THROUGHOUT THE BUILDING IN LOCATIONS AS REQUIRED BY NFPA 10, NFPA 101 AND AS SHOWN.

LOCATIONS DESIGNATED AS FE SHALL BE STORED ON A HOOK.
LOCATIONS DESIGNATED AS FEC SHALL BE SEMI-RECESSED CABINETS WITH BATTERY POWERED ALARMS. NOT TO PROTRUDE MORE THAN 4" FROM WALL.

MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER - 75 FEET
MAXIMUM AREA PER EXTINGUISHER - 11,250 SQUARE FEET

FIRE DEPARTMENT KEY BOX

THE GENERAL CONTRACTOR IS TO PROVIDE AND INSTALL A KNOX (KEY) BOX. COORDINATE LOCATION WITH THE LOCAL FIRE MARSHAL.

FOR NEW CONSTRUCTION, PROVIDE RECESSED KNOX BOX.
FOR RENOVATIONS, PROVIDE SURFACE MOUNTED KNOX BOX.

NUMBER OF MEANS OF EGRESS - VCC SECTION 1006.3.4(1)					
OCCUPANCY	STORY	MAX NO. OF DWELLING UNITS PER STORY	MAX COMMON PATH OF EGRESS TRAVEL	MIN. NO. OF EXITS REQUIRED	PROVIDED
R-2 ^{A,B}	BASEMENT, FIRST, SECOND, OR THIRD STORY ABOVE GRADE PLANE	4	125 FT	2	2

A. BUILDINGS CLASSIFIED AS GROUP R-2 EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 AND PROVIDED WITH EMERGENCY ESCAPE AND RESCUE OPENINGS IN ACCORDANCE WITH SECTION 1030.
B. THIS TABLE IS USED FOR R-2 OCCUPANCIES CONSISTING OF DWELLING UNITS. FOR R-2 OCCUPANCIES CONSING OF SLEEPING UNITS, USE TABLE 1006.3.2(2).

VIRGINIA ENERGY CODE

SECTION C407 - THE VERTICAL FENESTRATION AREA, SHALL BE CALCULATED USING THE TOTAL BUILDING PERFORMANCE METHOD. CALCULATIONS, ENERGY MODELING, REPORTS, ETC. TO BE PERFORMED BY OTHERS.

TABLE C402.1.3 AND C402.1.4 - (CLIMATE ZONE 4A PER TABLE C301.1)

OPAQUE THERMAL ENVELOPE REQUIREMENTS	REQUIRED GROUP R	ACTUAL*
INSULATION ENTIRELY ABOVE DECK	R-30ci	R-30ci
MASS WALLS ABOVE GRADE	R-11.4ci	UNCHANGED
BELOW-GRADE WALL	R-7.5ci	UNCHANGED
MASS FLOORS	R-10.4ci	UNCHANGED
UNHEATED SLAB-ON-GRADE FLOORS	R-10 (24" BELOW)	UNCHANGED
SWINGING OPAQUE DOORS	U-0.61	U-0.61
FIXED FENESTRATION	U-0.42	U-0.42
OPERABLE FENESTRATION	U-0.54	U-0.54
ENTRANCE DOORS	U-0.68	U-0.68

*VALUES TO BE VERIFIED DURING SUBMITTAL REVIEW

AIR BARRIER INSTALLATION TO BE CONTINUOUS IN COMPLIANCE WITH THE 2021 VIRGINIA ENERGY CONSERVATION CODE SECTION 402.5.1.1.

CHANGE OF OCCUPANCY (VEBC SECTION 704.2)

WHERE A BUILDING UNDERGOES A CHANGE OF OCCUPANCY THAT REQUIRES AN AUTOMATIC FIRE SPRINKLER SYSTEM TO BE PROVIDED BASED ON THE NEW OCCUPANCY IN ACCORDANCE WITH SECTION 903 OF VCC, SUCH AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT THE AREA WHERE THE CHANGE OF OCCUPANCY OCCURS.

USE OF EXISTING RAILINGS AND GUARDS (VEBC SECTION 906.11)
EXISTING STAIRWAYS, RAILINGS, AND GUARDS SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 705. THE CODE OFFICIAL SHALL APPROVE ALTERNATIVE STAIRWAYS, RAILINGS AND GUARDS IF FOUND TO BE ACCEPTABLE OR JUDGED TO MEET THE INTENT OF SECTION 705.

OPENING PROTECTIVES FOR EXTERIOR WALL FIRE-RESISTANCE RATINGS (VEBC SECTION 707.4, EXCEPTION 3)
WHERE EXTERIOR OPENING PROTECTIVES ARE REQUIRED, AN AUTOMATIC SPRINKLER SYSTEM THROUGHOUT MAY BE SUBSTITUTED FOR OPENING PROTECTION.

ACCESSIBILITY REQUIREMENTS (VEBC SECTION 404.2 EXCEPTION 3)
THE ALTERATION OF TYPE A INDIVIDUALLY OWNED DWELLING UNITS WITHIN A GROUP R-2 OCCUPANCY SHALL BE PERMITTED TO MEET THE PROVISION FOR A TYPE B DWELLING UNIT

TOTAL NUMBER OF RESIDENTIAL APARTMENTS: 21
TOTAL NUMBER OF TYPE A RESIDENTIAL APARTMENTS: 1

DRAWINGS LIST	
SHEET NO.	SHEET NAME

STRUCURAL

S-101	STRUCTURAL NOTES
G-001	TITLE SHEET
G-101	FIRST FLOOR LIFE SAFETY PLAN AND UL DETAILS
G-102	SECOND AND THIRD FLOOR LIFE SAFETY PLANS AND WALL LEGEND

ARCHITECTURAL

AD-101	FIRST FLOOR EXISTING/DEMO PLANS
AD-102	EXISTING/DEMO SECOND AND THIRD FLOOR PLANS
AD-201	EXISTING DEMO ELEVATIONS
AD-202	EXISTING DEMO ELEVATIONS
A-100	BASEMENT PLAN
A-101	FIRST FLOOR ANNOTATION PLAN
A-102	SECOND FLOOR ANNOTATION PLAN
A-103	THIRD FLOOR ANNOTATION PLAN
A-104	ROOF PLAN, AND NOTES
A-111	FIRST FLOOR REFLECTED CEILING PLAN
A-112	SECOND / THIRD FLOOR REFLECTED CEILING PLANS
A-201	NORTH-WEST ELEVATION
A-202	NORTH-WEST ELEVATION WITH DIMENSIONS
A-203	SOUTH-WEST ELEVATION
A-204	SOUTH-EAST ELEVATION
A-301	BUILDING AND ELEVATOR SECTIONS
A-401	UNIT TYPE 1, UNIT TYPE 2, AND UNIT TYPE 3
A-402	UNIT TYPE 4A, UNIT TYPE 5, AND UNIT TYPE 6
A-411	STAIR PLAN, ELEVATOR, AND SECTION
A-412	STOREFRONT, WINDOW ELEVATIONS & RAMP PLAN / SECTION
A-601	WINDOW SCHEDULE
A-602	DOOR SCHEDULES, ELEVATIONS, AND DETAILS

INTERIOR WALL AND CEILING FINISHES (WITH SPRINKLER SYSTEM) VCC TABLE 803.13	
ELEMENT	CLASS
INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS, AND EXIT PASSAGEWAYS	C
CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS	C
ROOMS AND ENCLOSED SPACES	C

CLASSIFICATION IN ACCORDANCE WITH ASTM E 84

CLASS A: FLAME SPREAD INDEX 0-25; SMOKE DEVELOPED INDEX 0-450.
CLASS B: FLAME SPREAD INDEX 26-75; SMOKE DEVELOPED INDEX 0-450.
CLASS C: FLAME SPREAD INDEX 76-200; SMOKE DEVELOPED INDEX 0-450.

INTERIOR FLOOR FINISHES - VCC SECTION 804		
ELEMENT	CLASS	ASTM 648 CRITICAL RADIANT FLUX
FLOOR FINISH	II	0.22 W/SQ CM-MINIMUM

EGRESS CAPACITY

EGRESS WIDTH CAPACITY - (VCC SECTION 1005)

LEVEL COMPONENTS AND RAMPS: 0.15 IN / PERSON
STAIRWAYS: 0.2 IN / PERSON

LEVEL COMPONENTS AND RAMPS

128 PEOPLE X 0.15 IN/PERSON = 19.2 IN. REQUIRED
(32 INCH MIN. REQUIRED)

(2 EXITS X 36 IN.) = 72IN. PROVIDED

STAIRWAYS

128 PEOPLE X 0.2 IN/PERSON = 25.6 IN. REQUIRED
(1 STAIRS x 44 IN.) + (1 STAIRS x 41 IN) = 85 IN. PROVIDED

DEAD END CORRIDORS (VCC SECTION 1020.5)

R-2 OCCUPANCY - MAXIMUM LENGTH = 50 FT.

TOTAL TRAVEL DISTANCE TO EXITS (VCC TABLE 1017.2)

R-2 OCCUPANCY - MAXIMUM LENGTH = 250 FT.

INSPECTION SIGN-OFF		
DATE	DESCRIPTION	INITIAL

A

B

C

D

E

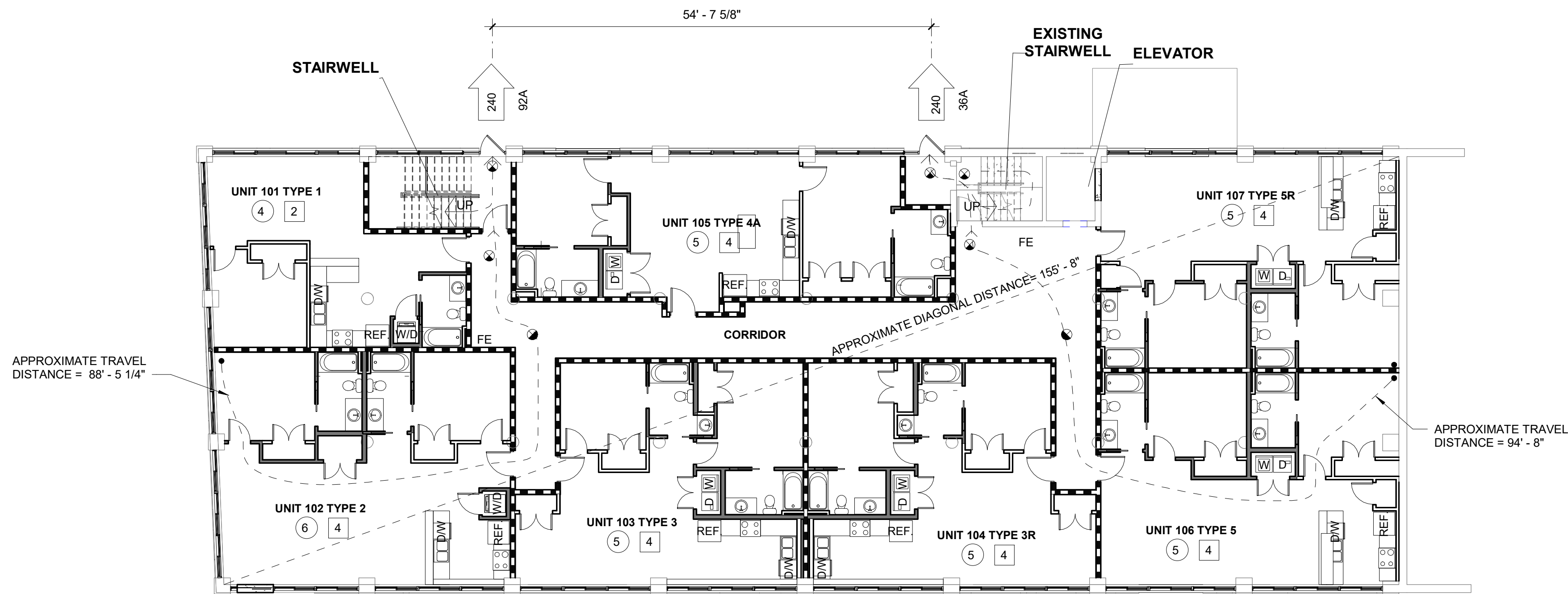
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2

3

4

5

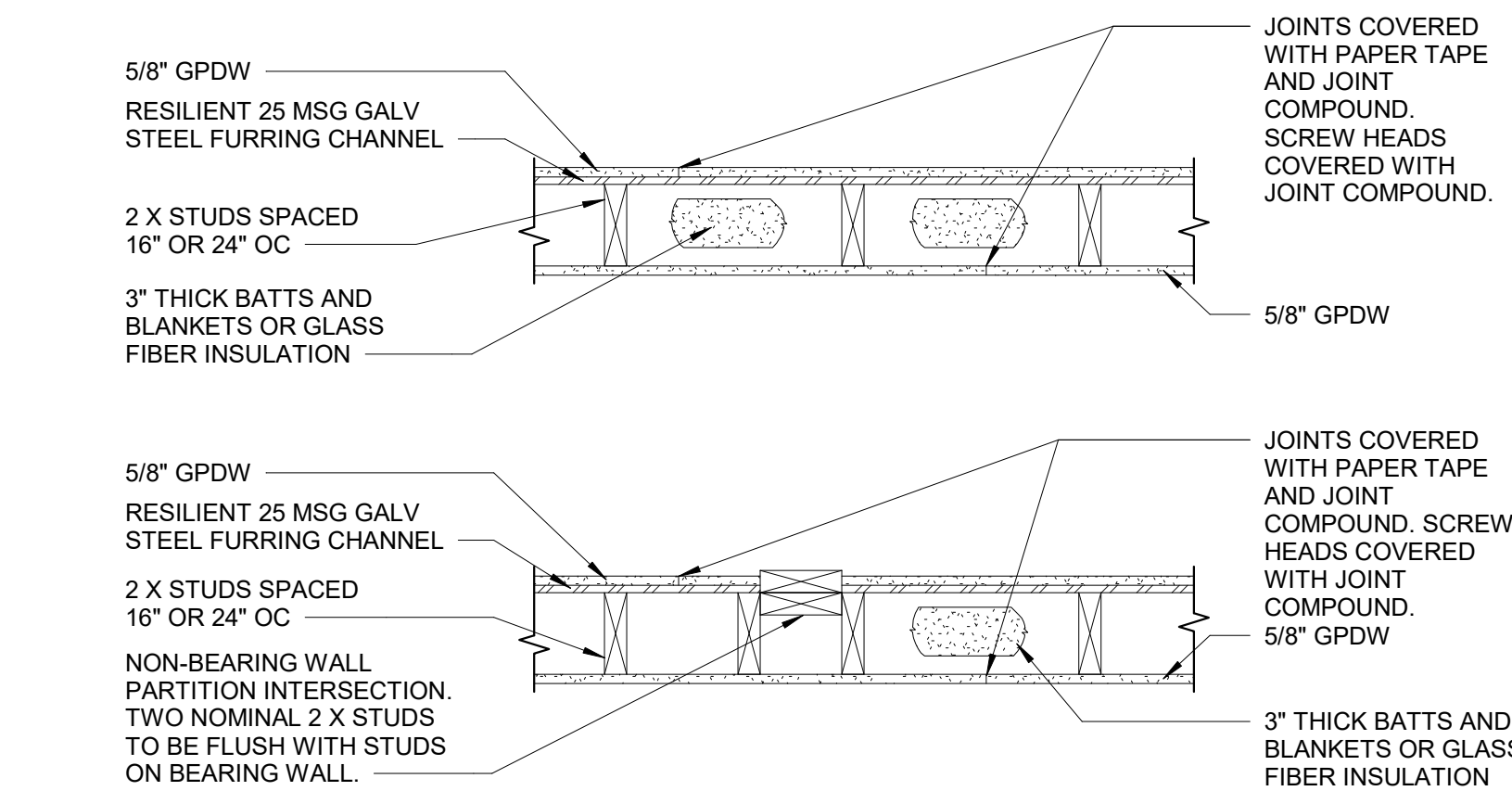


1 FIRST FLOOR LIFE SAFTEY PLAN
Scale: 3/32" = 1'-0"

FIRE SAFETY PLAN LEGEND	
	CALCULATED OCCUPANT LOAD
	ACTUAL OCCUPANT LOAD
	APPROXIMATE TRAVEL DISTANCE
	CAPACITY OF EGRESS COMPONENT
	ACTUAL EGRESS
	EXIT SIGN
	CONTRACTOR TO PROVIDE EMERGENCY LIGHTING PER CODE
	FIRE EXTINGUISHER
	FIRE EXTINGUISHER CABINET

WALL LEGEND	
EXTERIOR	INTERIOR

NOTE: SOUND ATTENUATION IN ALL INTERIOR WALLS OMITTED FOR CLARITY.



2 UL DESIGN #U327 (WALL ASSEMBLY) - 1HR
Scale: 1" = 1'-0"

SHELTON STREET LLC
WAREHOUSE NO. 5

553 LYNN STREET, DANVILLE, VIRGINIA 24541

CONSTRUCTION DOCUMENTS

SHEET INFORMATION		
REVISIONS		
NO.	DESCRIPTION	DATE
PROJECT NO. 20130011		
DRAWN BY	JMW	
CHECKED BY	KWW	
DATE	2024.10.30	
SCALE	As indicated	

SHEET NAME
**FIRST FLOOR
LIFE SAFETY
PLAN AND UL
DETAILS**

SHEET NUMBER
G-101

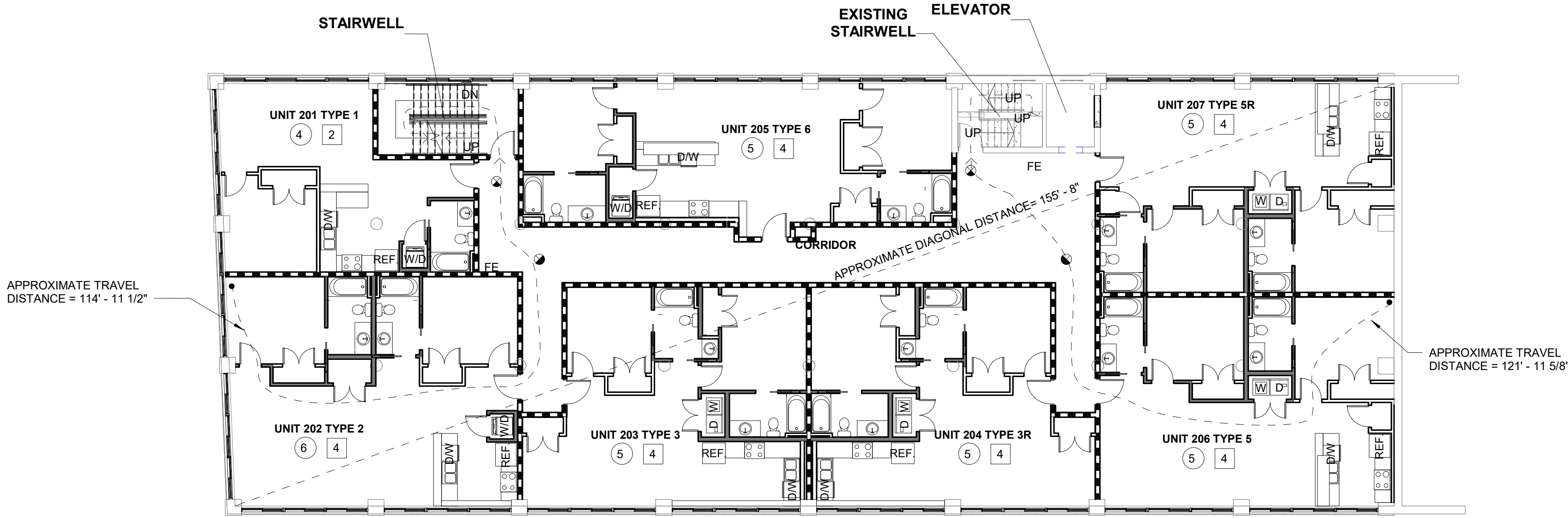
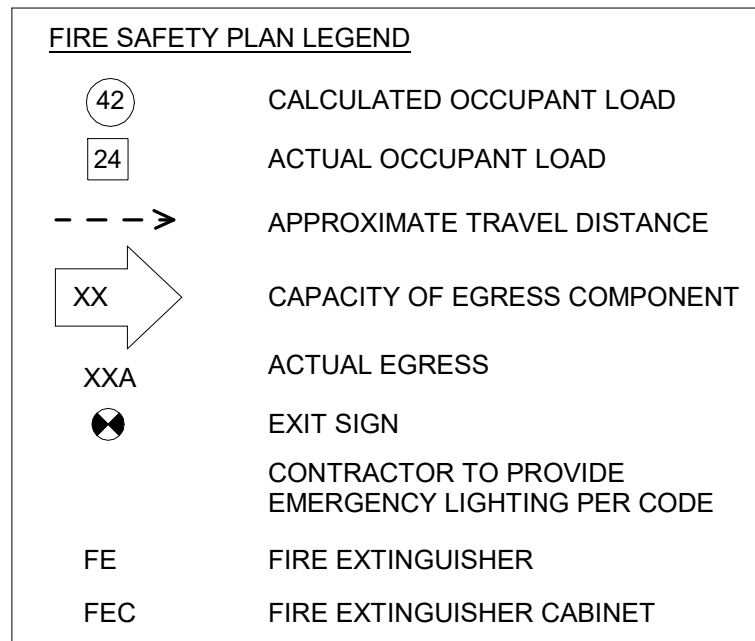
A

B

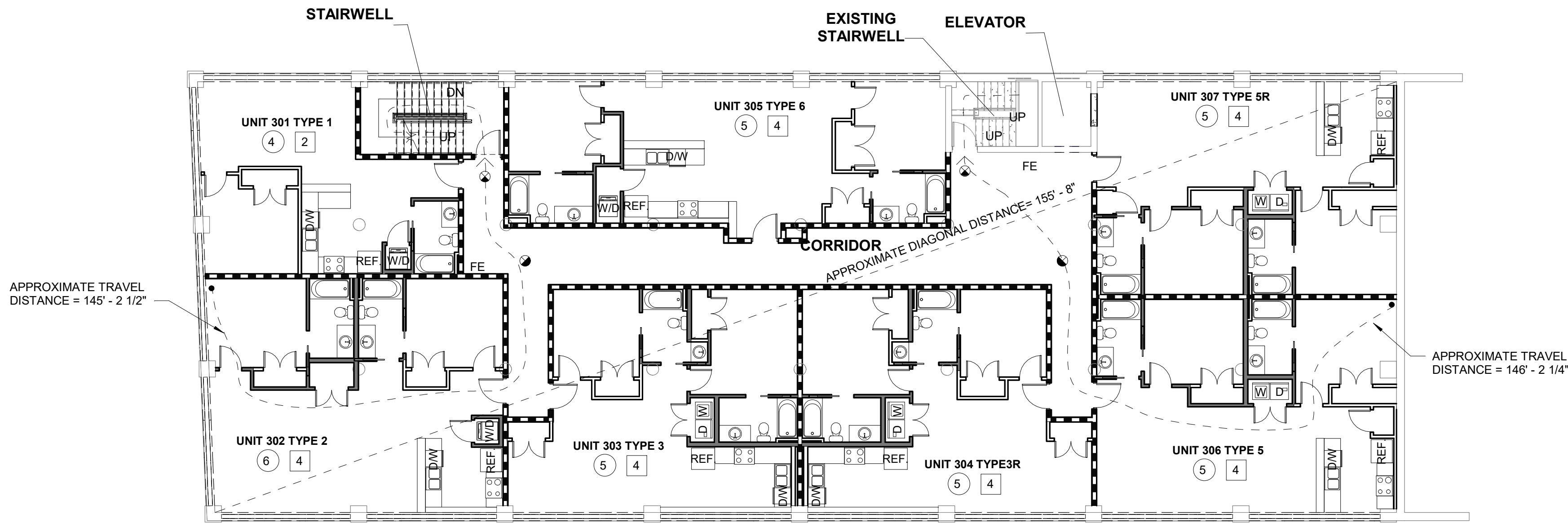
C

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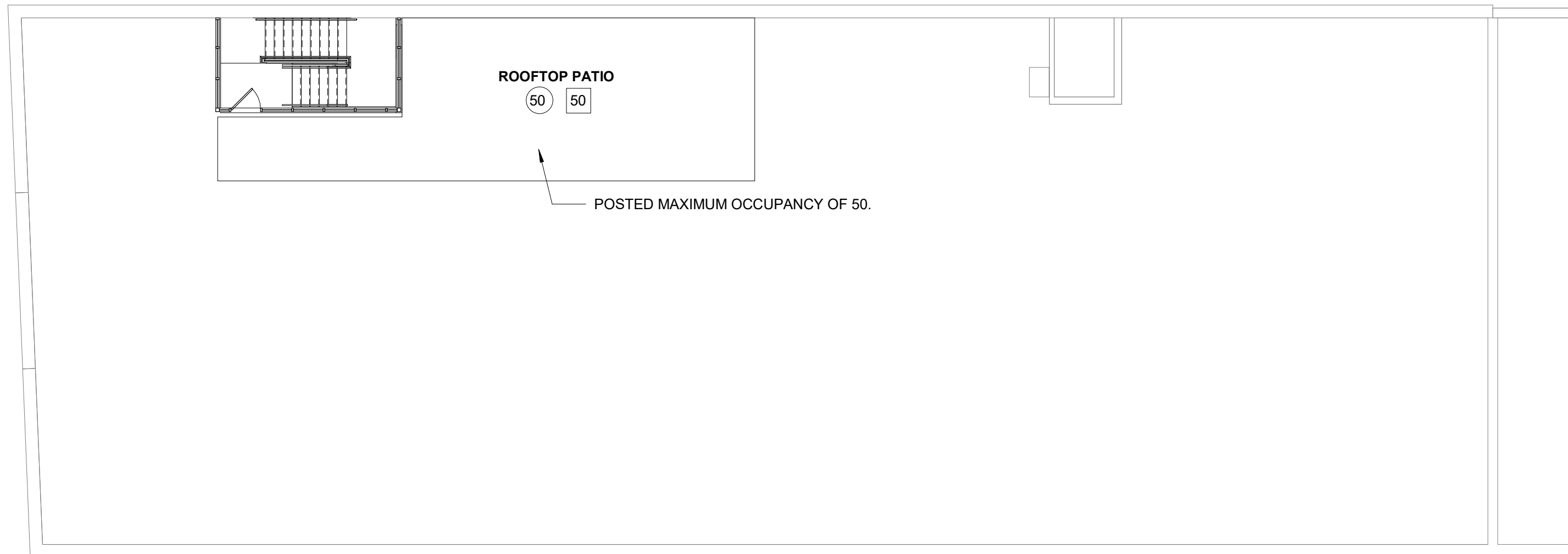
E



1 SECOND FLOOR LIFE SAFTEY PLAN
Scale: 3/32" = 1'-0"



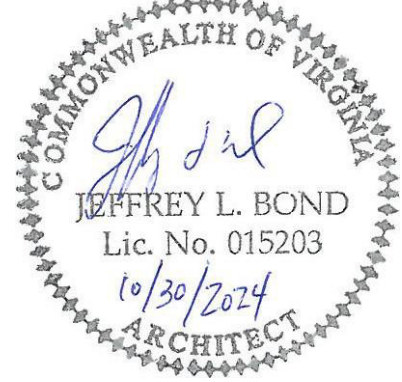
2 THIRD FLOOR LIFE SAFTEY PLAN
Scale: 3/32" = 1'-0"



4 ROOF LIFE SAFETY PLAN
Scale: 3/32" = 1'-0"



SOLEX ARCHITECTURE, INC.
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SHELTON STREET LLC

WAREHOUSE NO. 5

553 LYNN STREET, DANVILLE, VIRGINIA 24541

CONSTRUCTION DOCUMENTS

SHEET INFORMATION

REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT NO.	20130011
DRAWN BY	JMW
CHECKED BY	KWW
DATE	2024.10.30
SCALE	As indicated

SHEET NAME

SECOND AND
THIRD FLOOR
LIFE SAFETY
PLANS AND
WALL LEGEND

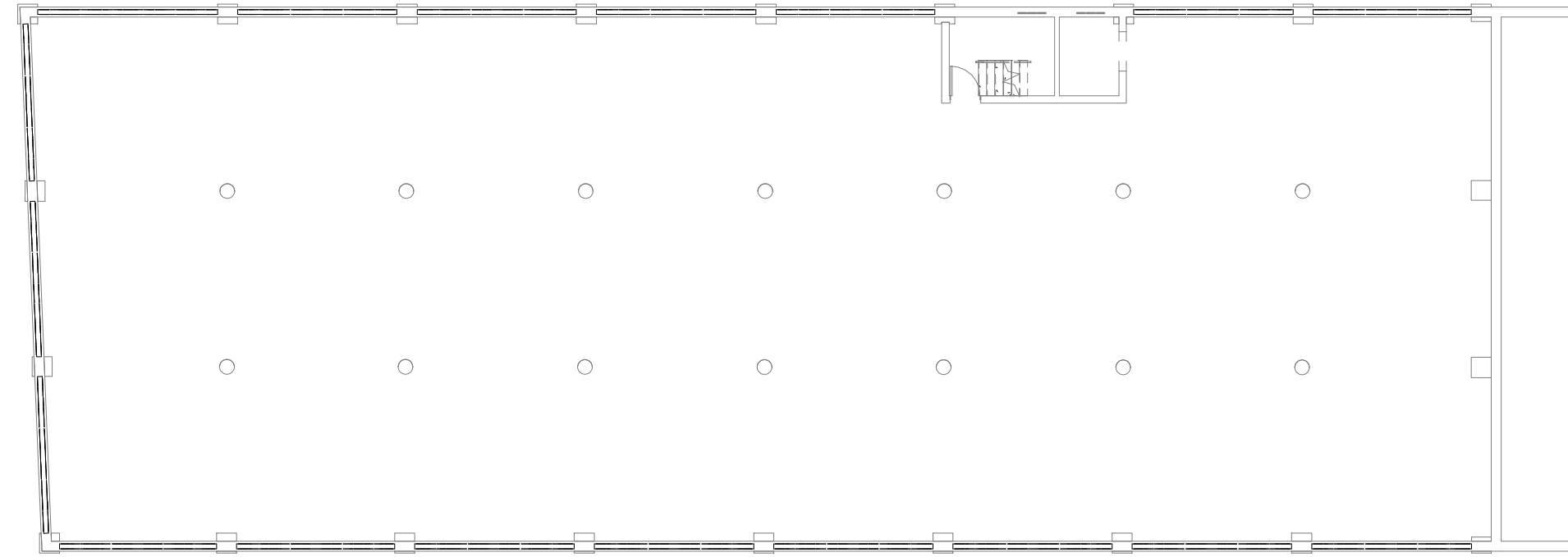
SHEET NUMBER

G-102

GENERAL DEMO NOTES FOR HISTORIC TAX CREDITS

- THIS IS TO BE CONSIDERED A HISTORIC TAX CREDIT PROJECT. THE "STANDARDS OF REHABILITATION" PUBLISHED BY THE SECRETARY OF INTERIORS APPLIES TO ALL CONSTRUCTION ACTIVITIES FOR THIS PROJECT. NO HISTORIC AND/OR ORIGINAL MATERIALS ARE TO BE REMOVED FROM THIS PROJECT UNLESS REVIEWED AND APPROVED BY THE OWNER. IF THERE IS ANY QUESTION AS TO WHETHER SOMETHING IS TO BE REMOVED, THE OWNER SHALL BE CONTACTED PRIOR TO PROCEEDING WITH ANY REMOVAL.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL HEALTH & OCCUPATIONAL REGULATIONS REGARDING PROTECTION OF WORKERS DURING CONSTRUCTION AND PROVIDE RECEIPT OF PROPER DISPOSAL WHERE LEAD-BASED PAINT, ASBESTOS, OR OTHER HAZARDOUS MATERIALS ARE DISTURBED OR REMOVED.
- GENERAL CONTRACTORS, SUBS, SUPPLIERS, ETC. WORKING ON OR ASSOCIATED IN ANY WAY WITH THIS PROJECT MUST ADHERE TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS, CODES, AND REGULATIONS.
- THE GENERAL CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OVERVIEW COORDINATION WITH ALL TRADES. FAILURE TO COORDINATE WORK OF EACH TRADE SHALL NOT BE JUSTIFICATION FOR ADDITIONAL COMPENSATION.
- THE GENERAL CONTRACTOR IS REQUIRED TO NOTIFY THE A/E OF ANY CONFLICT OF THE PLANS AND SPECIFICATIONS. FAILURE TO NOTIFY THE A/E RESULTING IN ADDITIONAL COST SHALL BE THE GENERAL CONTRACTOR'S EXPENSE.
- IN THE EVENT A CONFLICT IS FOUND OR AN INTERPRETATION IS REQUIRED, THE ARCHITECT SHALL RESPOND BASED ON THE OWNER'S APPROVAL.
- GENERAL CONTRACTOR TO MAINTAIN EXISTING EXITS DURING CONSTRUCTION ACTIVITIES UNLESS OTHERWISE INDICATED.
- MAINTAIN PORTIONS OF EXISTING BUILDING AFFECTED BY CONSTRUCTION OPERATIONS IN A WEATHERTIGHT CONDITION THROUGHOUT CONSTRUCTION PERIOD. REPAIR DAMAGE CAUSED BY CONSTRUCTION OPERATIONS.
- NO WORK SHALL BE DONE BY CONTRACTORS THAT WILL REDUCE THE STRUCTURAL INTEGRITY OF THE BUILDING OR ITS COMPONENTS, REDUCE THE CURRENT LEVEL OR DEGREE OF FIRE PROTECTION OR LIFE-SAFETY MEASURES OR CONFLICT WITH ANY APPLICABLE CODES, ORDINANCES, REGULATIONS, REQUIREMENTS, OR INSTRUCTIONS OF INSPECTING AUTHORITIES.
- THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS SHOWN OR NOTED ON DRAWINGS AND THOSE ITEMS REQUIRED TO BE REMOVED TO FULFILL THE INTENT OF THE CONSTRUCTION DOCUMENTS.
- DEBRIS SHALL BE REMOVED FROM THE SITE PER ALL APPLICABLE REGULATIONS. AREA TO BE SWEEP CLEAN AT THE END OF EACH DAY.
- DEMOLITION SHALL BE ACCOMPANIED BY ALL SAFETY MEASURES NECESSARY AND REQUIRED TO PROTECT WORKERS AND VISITORS AT THE SITE.
- PROVIDE FOR EXISTING FINISHES TO REMAIN, INCLUDING BUT NOT LIMITED TO: FLOORS, CEILINGS, WINDOWS, DOORS, TRIMS, FRAMES, AND ALL OTHER PROPERTY SCHEDULED TO REMAIN. PROTECT CONSTRUCTION INDICATED TO REMAIN AGAINST DAMAGE AND SOILING DURING SELECTIVE DEMOLITION. WHEN PERMITTED BY OWNER, ITEMS MAY BE REMOVED TO A SUITABLE, PROTECTED STORAGE LOCATION DURING SELECTIVE DEMOLITION AND CLEANED AND REINSTALLED IN THEIR ORIGINAL LOCATIONS AFTER SELECTIVE DEMOLITION OPERATIONS ARE COMPLETE. REMAINING EXISTING SURFACES THAT ARE DISTURBED, OR IN ANY WAY MARRED BY DEMOLITION OPERATIONS OUTSIDE OF THE SPECIFIED INSTRUCTIONS ON THE DRAWINGS SHALL BE PROMPTLY PATCHED, REPAIRED, REFINISHED, OR REPLACED AS REQUIRED TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
- ALL PLUMBING, MECHANICAL, AND ELECTRICAL INDICATED TO BE REMOVED SHALL BE DEMOLISHED BACK TO THE SOURCE. CONTRACTOR RESPONSIBLE FOR IDENTIFYING SOURCE LOCATION PRIOR TO BID. WHERE INDICATED OR PERMITTED BY ARCHITECT PRIOR TO BID, DEMOLITION THAT INVOLVES ITEMS, OR ASSEMBLIES WITH MECHANICAL, PLUMBING, OR ELECTRICAL CONNECTIONS SHALL HAVE SUCH CONNECTIONS DISCONNECTED, DEACTIVATED, CAPPED, OR SEALED BY THE APPROPRIATE CONTRACTOR IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES, REGULATIONS, REQUIREMENTS, OR INSTRUCTIONS OF INSPECTING AUTHORITIES.
- THE GENERAL CONTRACTOR SHALL PROTECT AND BE RESPONSIBLE FOR THE EXISTING STRUCTURE, FACILITIES, AND IMPROVEMENTS ADJOINING THE AREA UNDER THIS CONTRACT. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE SELECTIVE DEMOLITION OPERATIONS BEGAN. ANY DISTURBANCE OR DAMAGE TO ADJOINING PROPERTY RESULTING DIRECTLY OR INDIRECTLY FROM THE CONTRACTOR'S OPERATIONS SHALL BE PROMPTLY RESTORED, REPAIRED, OR REPLACED TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
- IN CASE OF DAMAGE TO EXISTING FACILITY, CONTRACTOR'S PHOTOGRAPHIC DOCUMENTATION WILL BE BASIS FOR OWNER'S DECISION. IF CONTRACTOR CANNOT PROVIDE DOCUMENTATION, OWNER'S DECISION WILL BE FINAL.
- THE GENERAL CONTRACTOR SHALL REMOVE EXISTING PARTITIONS, DOORS, FRAMES, HARDWARE, AND CASEWORK AS INDICATED BY THE DRAWINGS. NOTE ITEMS TO BE SALVAGED AND/OR RETURNED TO OWNER FOR FUTURE USE. CAREFULLY STORE ALL MATERIALS WHICH ARE INDICATED ON THE PLANS AS RELOCATED OR COULD OTHERWISE BE REUSED FOR CONSTRUCTION WORK. ALL DOORS, TRANSOMS, OR INTERIOR WINDOWS INDICATED TO BE REMOVED SHALL BE SALVAGED, LABELED, AND STORED ON SITE FOR POSSIBLE REUSE. VERIFY STORAGE LOCATION WITH OWNER.
- CONTRACTOR RESPONSIBLE FOR FIELD VERIFICATION OF ALL DEMOLITION QUANTITIES PRIOR TO BID.
- WHEN REPAINTING, RESETTling, OR REPAIRING EXISTING MASONRY IN ANY MANOR, MASON SHALL REUSE EXISTING BRICK WHERE POSSIBLE OR SOURCE SALVAGED BRICK. MASON SHALL REVIEW EXISTING MORTAR TO DETERMINE ITS LIME CONTENT, AS WELL AS SAND SIZE, COLOR, AND TYPE IN ORDER TO REPLICATE NEW MORTAR TO MATCHING SPECIFICATIONS. NEW MORTAR SHALL BE TOOLED IN THE SAME MANOR AS EXISTING JOINTS TO MAINTAIN CONSISTENT APPEARANCE. TEST AREA(S) SHALL BE REVIEWED BY THE GENERAL CONTRACTOR AND OWNER PRIOR TO PROCEEDING WITH WORK. AFTER MASONRY WORK IS COMPLETE, REMOVE EXCESS MORTAR. AFFECTED SURFACE SHALL BE RINSED THOROUGHLY WITH WATER TO REMOVE ALL TRACES.
- ENTIRE SITE SHALL BE CLEANED OF DEBRIS LEFT BEHIND BY FORMER OWNERS AND/OR TENANTS. IF A DETERMINATION OF WHETHER AN ITEM SHALL BE REMOVED DUE TO ITS ORIGINAL NATURE TO THE BUILDING OR HISTORICAL SIGNIFICANCE, THE OWNER SHALL BE CONTACTED. SEE ALSO GENERAL DEMOLITION NOTE #1.
- ALL EXISTING TRANSOMS SCHEDULED TO REMAIN SHALL BE HAVE THE PAINT STRIPPED FROM THE GLAZING AND CLEANED.
- SALVAGE AND STORE ALL TRIM ON SITE. REUSE AS APPLICABLE. VERIFY STORAGE LOCATION WITH OWNER.
- SALVAGE AND STORE ALL INTERIOR WINDOWS, DOORS, AND TRANSOMS SCHEDULED TO BE REMOVED. REUSE AS NOTED. VERIFY STORAGE LOCATION WITH OWNER.
- AT EXTERIOR WINDOWS, REMOVE ANY NON-ORIGINAL ALUMINUM TRIM. REPLACE ALL BROKEN GLAZING. REPAIR WOOD FRAMES. PAINT.
- FLOOR COVERINGS TO BE REMOVED THROUGHOUT ENTIRE BUILDING TO EXPOSE ORIGINAL WOOD FLOORING. REMOVAL/ABATEMENT TO MEET ALL GUIDELINES AND REGULATIONS. SEE GENERAL DEMOLITION NOTE #2. SAND AND SEAL WHERE THE FINISH SCHEDULE INDICATES CARPET. IT SHALL BE INSTALLED IN A MANNER SUCH THAT 8" MINIMUM OF THE WOOD FLOORING IS EXPOSED ALONG THE SPACE'S PERIMETER.
- ALL EXISTING LIGHTING FIXTURES SHALL BE SALVAGED, CATALOGED, AND STORED ON SITE FOR POSSIBLE REUSE. VERIFY STORAGE LOCATION WITH OWNER.

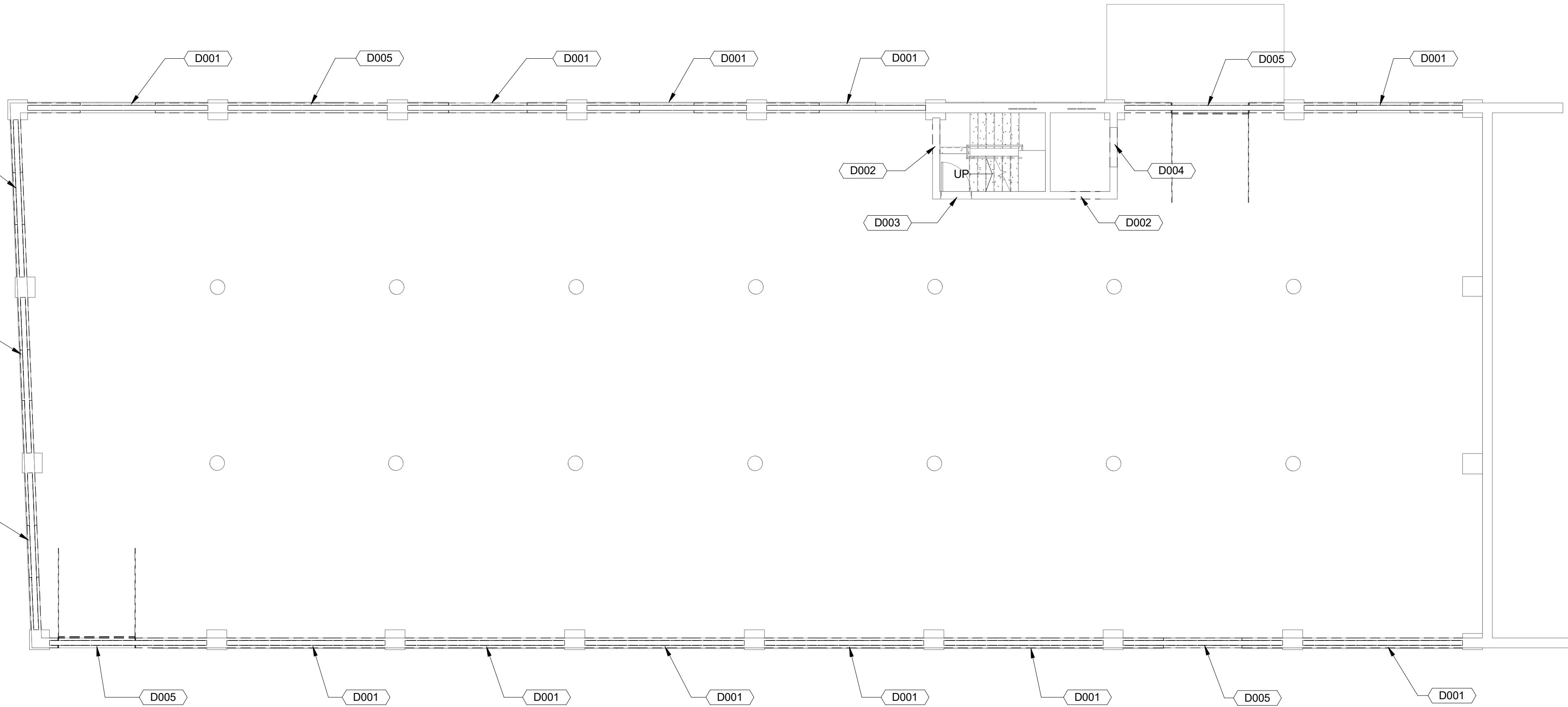
SPRINKLER RISER ROOM, FIRE ALARM, AND HOUSE UTILITIES TO BE LOCATED IN BASEMENT. NO ADDITIONAL WORK TO BE PERFORMED.



3
A-304-D-101

EXISTING/DEMO BASEMENT PLAN

Scale: 1/16" = 1'-0"



KEYNOTES PER SHEET	
NOTE	DESCRIPTION
D001	EXISTING WINDOW TO BE REMOVED. EXTERIOR WALL TO BE CUT TO LOWER SILL HEIGHT FOR NEW WINDOW AND/OR DOOR. INSTALL SEE PROPOSED.
D002	EXISTING WALL TO BE PARTIALLY REMOVED FOR NEW OPENING. SEE PROPOSED.
D003	EXISTING DOOR TO BE REPLACED WITH NEW FIRE RATED DOOR. SEE PROPOSED.
D004	EXISTING OPENING TO BE INFILLED TO MATCH SURROUNDING WALL.
D005	EXISTING DOOR TO BE REMOVED. NEW WINDOWS TO BE INSTALLED. INFILL WALL WHERE REQUIRED WITH MATERIAL TO MATCH SURROUNDING. SEE PROPOSED.

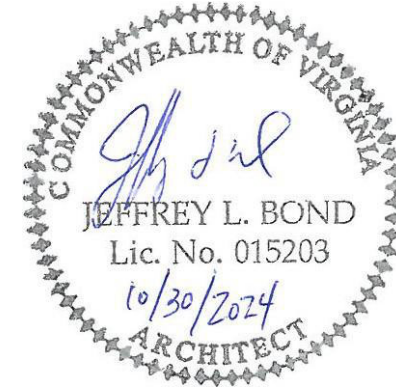
2
A-204-D-101

EXISTING/DEMO FIRST FLOOR PLAN

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

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SHELTON STREET LLC

WAREHOUSE NO. 5

553 LYNN STREET, DANVILLE, VIRGINIA 24541

CONSTRUCTION DOCUMENTS

SHEET INFORMATION

REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT NO.	20130011
DRAWN BY	JMW
CHECKED BY	KWW
DATE	2024.10.30
SCALE	As indicated

SHEET NAME

FIRST FLOOR
EXISTING/DEMO
PLANS

SHEET NUMBER

AD-101

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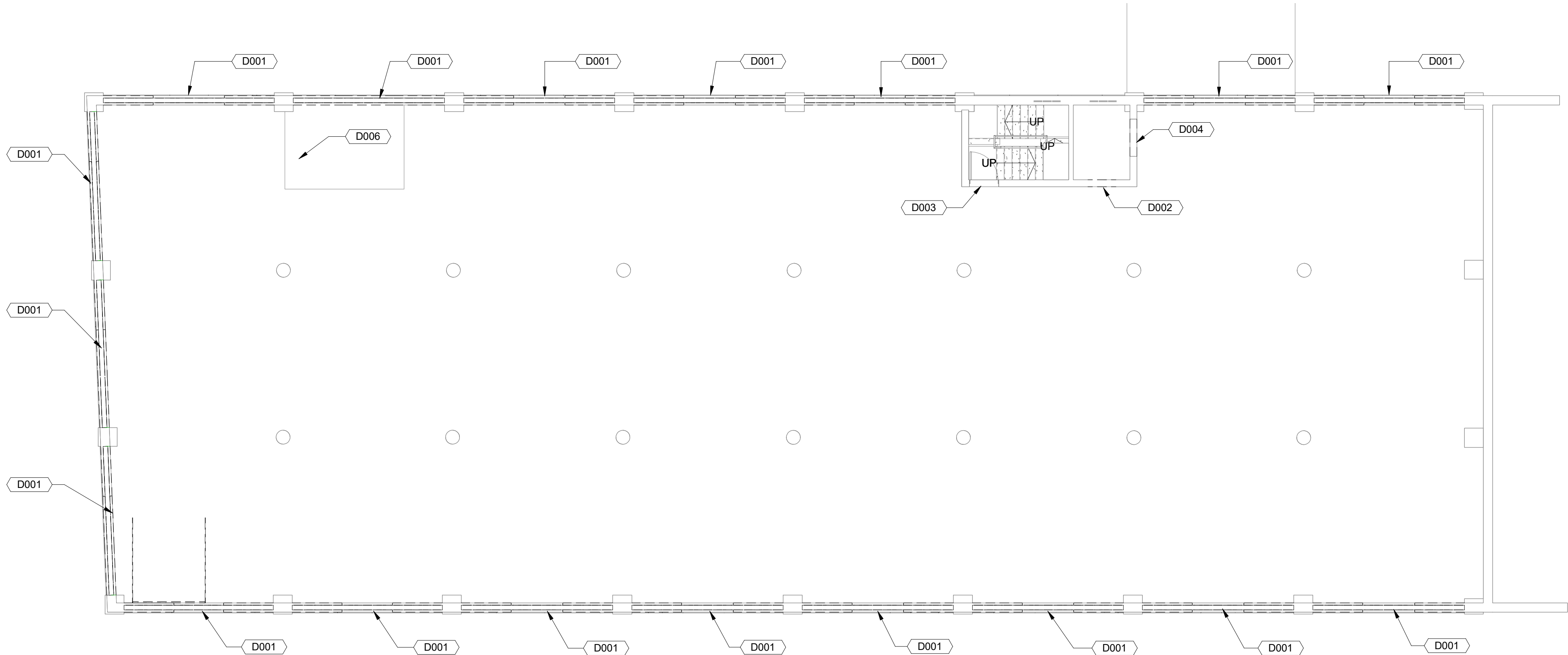
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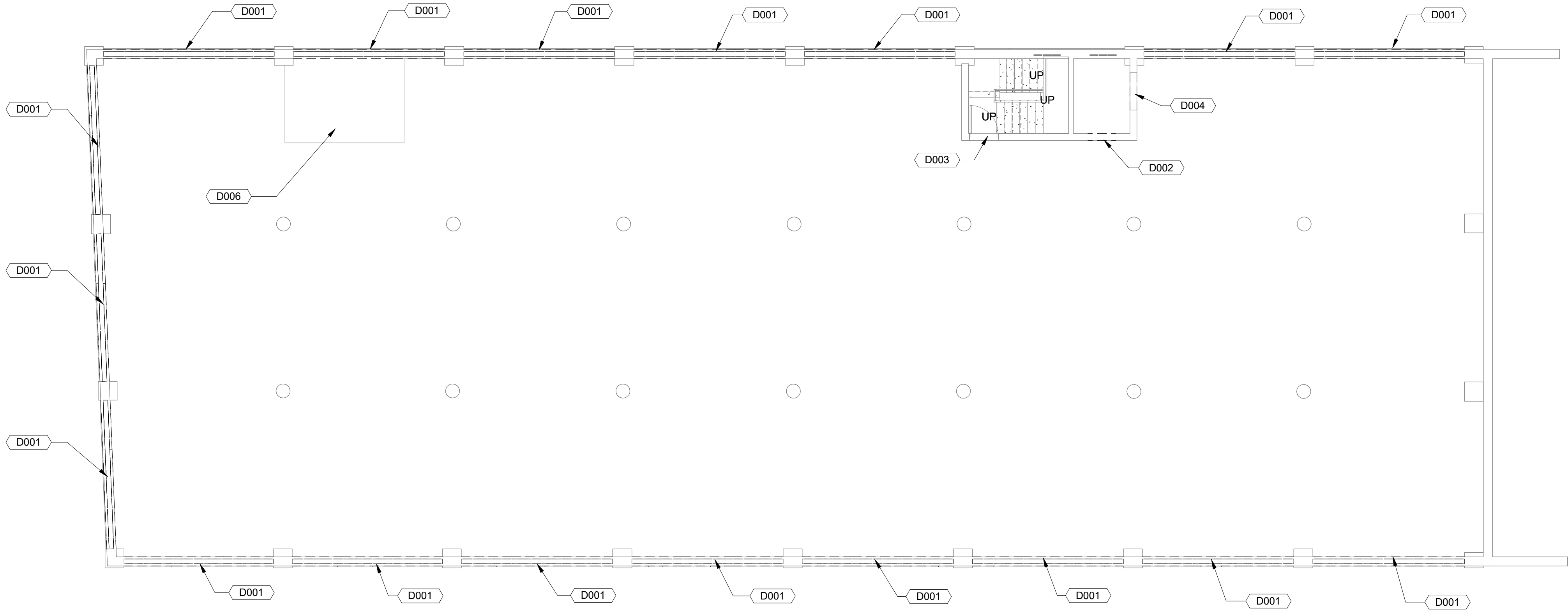
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1
A-20/AD-102

EXISTING/DEMO SECOND FLOOR PLAN

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



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A-20/AD-102

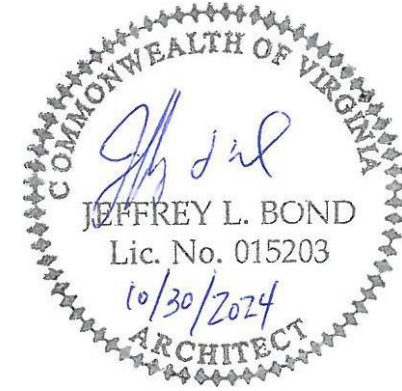
EXISTING/DEMO THIRD FLOOR PLAN

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

KEYNOTES PER SHEET	
NOTE	DESCRIPTION
D001	EXISTING WINDOW TO BE REMOVED. EXTERIOR WALL TO BE CUT TO LOWER SILL HEIGHT FOR NEW WINDOW AND/OR DOOR. INSTALL SEE PROPOSED.
D002	EXISTING WALL TO BE PARTIALLY REMOVED FOR NEW OPENING. SEE PROPOSED.
D003	EXISTING DOOR TO BE REPLACED WITH NEW FIRE RATED DOOR. SEE PROPOSED.
D004	EXISTING OPENING TO BE INFILLED TO MATCH SURROUNDING WALL.
D006	EXISTING FLOOR TO BE REMOVED FOR NEW STAIR. SEE PROPOSED.



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CONSTRUCTION DOCUMENTS

SHEET INFORMATION

REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT NO.	20130011
DRAWN BY	JMW
CHECKED BY	KWW
DATE	2024.10.30
SCALE	1/8" = 1'-0"

SHEET NAME

EXISTING/DEMO
SECOND AND
THIRD FLOOR
PLANS

SHEET NUMBER

AD-102

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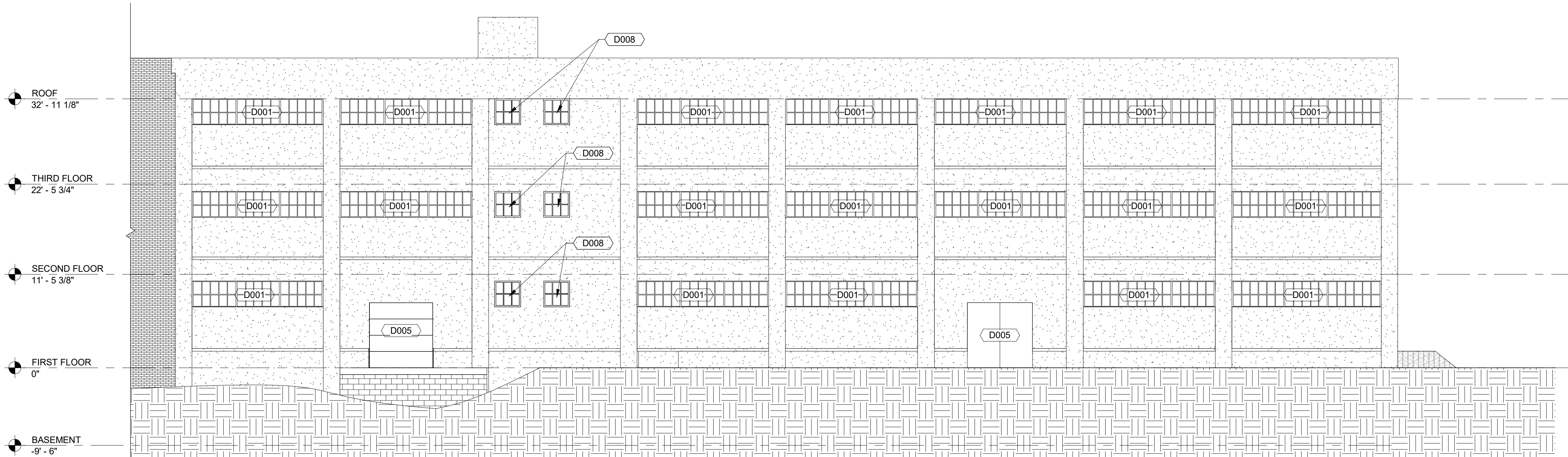
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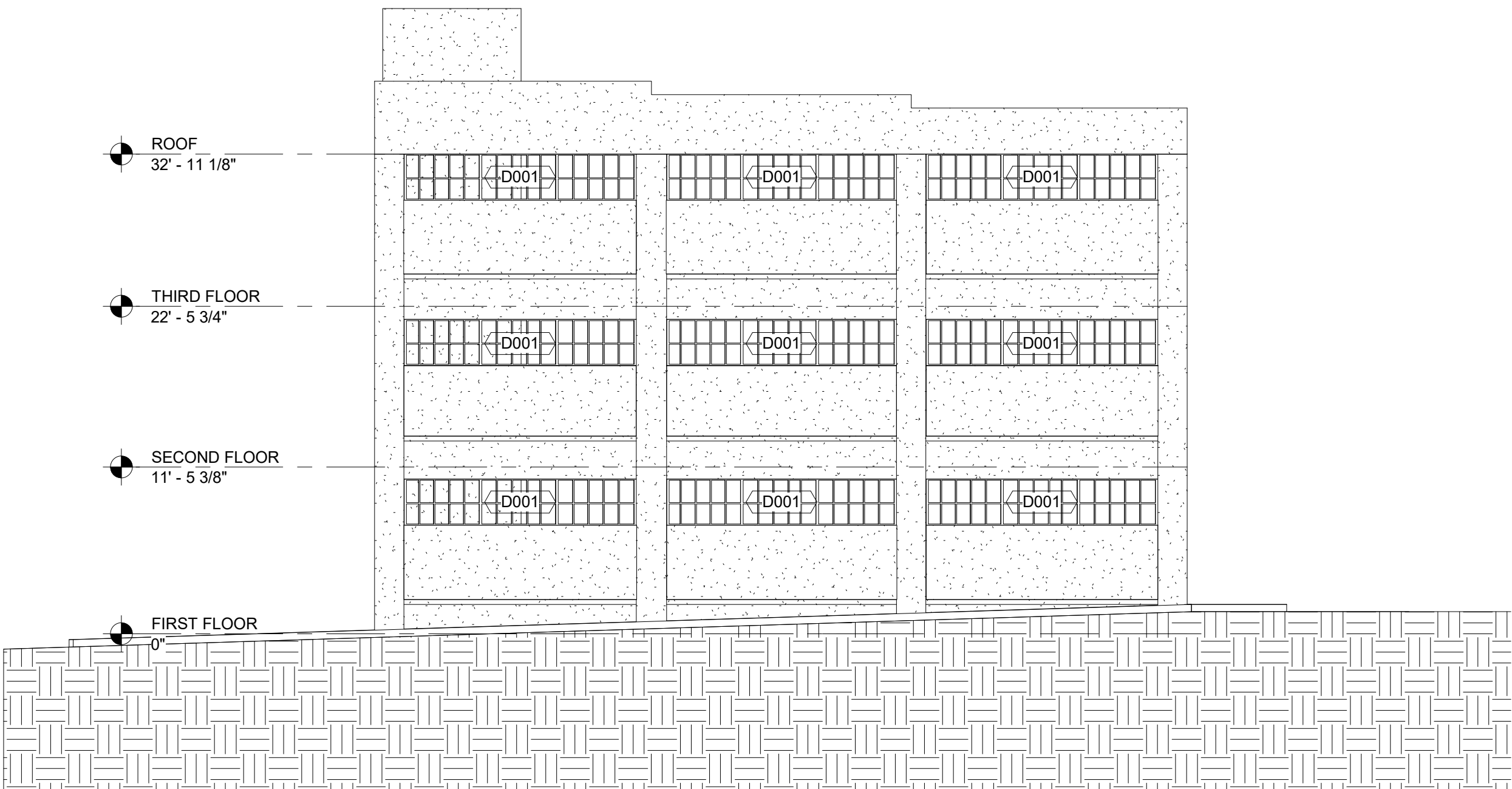
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KEYNOTES PER SHEET	
NOTE	DESCRIPTION
D001	EXISTING WINDOW TO BE REMOVED. EXTERIOR WALL TO BE CUT TO LOWER SILL HEIGHT FOR NEW WINDOW AND/OR DOOR. INSTALL SEE PROPOSED.
D005	EXISTING DOOR TO BE REMOVED. NEW WINDOWS TO BE INSTALLED. INFILL WALL WHERE REQUIRED WITH MATERIAL TO MATCH SURROUNDING. SEE PROPOSED.
D008	EXISTING WINDOW TO BE REPLACED/REPAIRED AS REQUIRED.



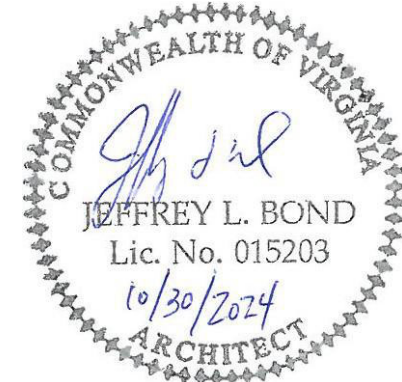
6
AD-201
EXISTING NORTH ELEVATION
Scale: 1/8" = 1'-0"



1
AD-201
EXISTING WEST ELEVATION
Scale: 1/8" = 1'-0"

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WAREHOUSE NO. 5

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CONSTRUCTION DOCUMENTS

SHEET INFORMATION

REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT NO.	20130011
DRAWN BY	JMW
CHECKED BY	KWW
DATE	2024.10.30
SCALE	1/8" = 1'-0"

SHEET NAME

EXISTING DEMO ELEVATIONS

SHEET NUMBER

AD-201

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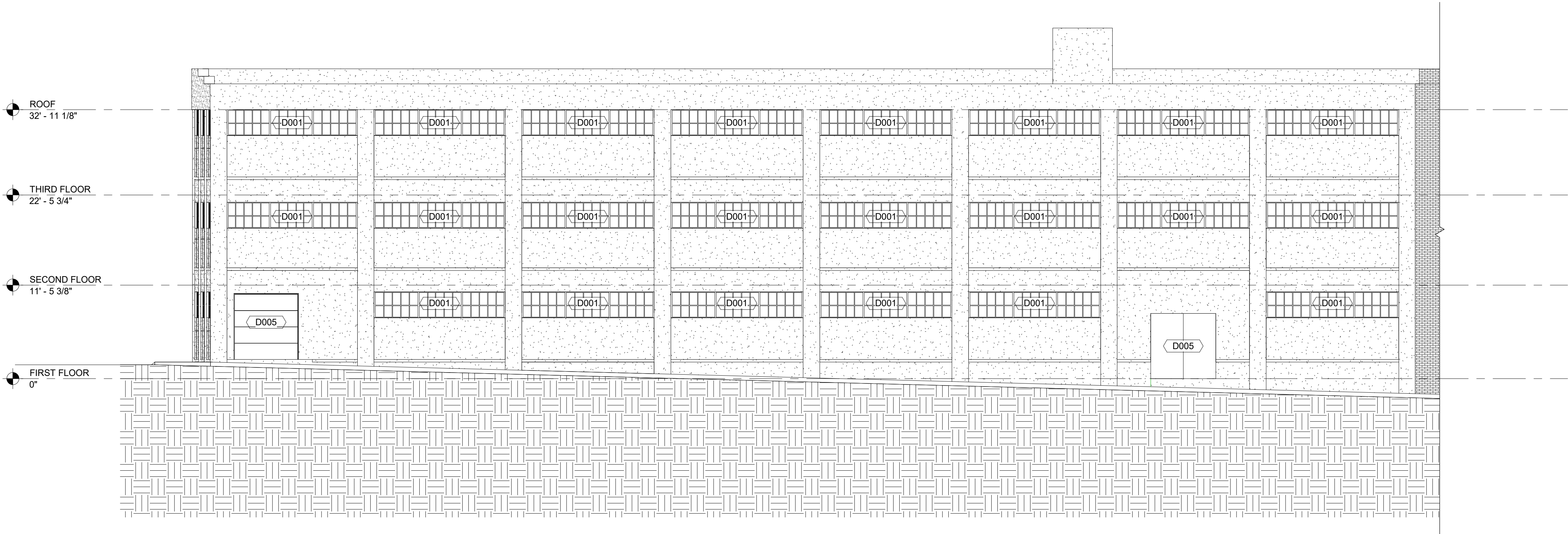
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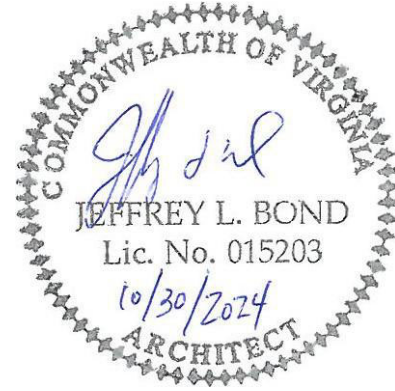


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AD-202
EXISTING SOUTH ELEVATION
Scale: 1/8" = 1'-0"

KEYNOTES PER SHEET	
NOTE	DESCRIPTION
D001	EXISTING WINDOW TO BE REMOVED. EXTERIOR WALL TO BE CUT TO LOWER SILL HEIGHT FOR NEW WINDOW AND/OR DOOR. INSTALL SEE PROPOSED.
D005	EXISTING DOOR TO BE REMOVED. NEW WINDOWS TO BE INSTALLED. INFILL WALL WHERE REQUIRED WITH MATERIAL TO MATCH SURROUNDING. SEE PROPOSED.



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CONSTRUCTION DOCUMENTS

SHEET INFORMATION

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NO.	20130011
DRAWN BY	JMW
CHECKED BY	KWW
DATE	2024.10.30
SCALE	1/8" = 1'-0"

SHEET NAME

EXISTING DEMO
ELEVATIONS

SHEET NUMBER

AD-202

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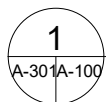
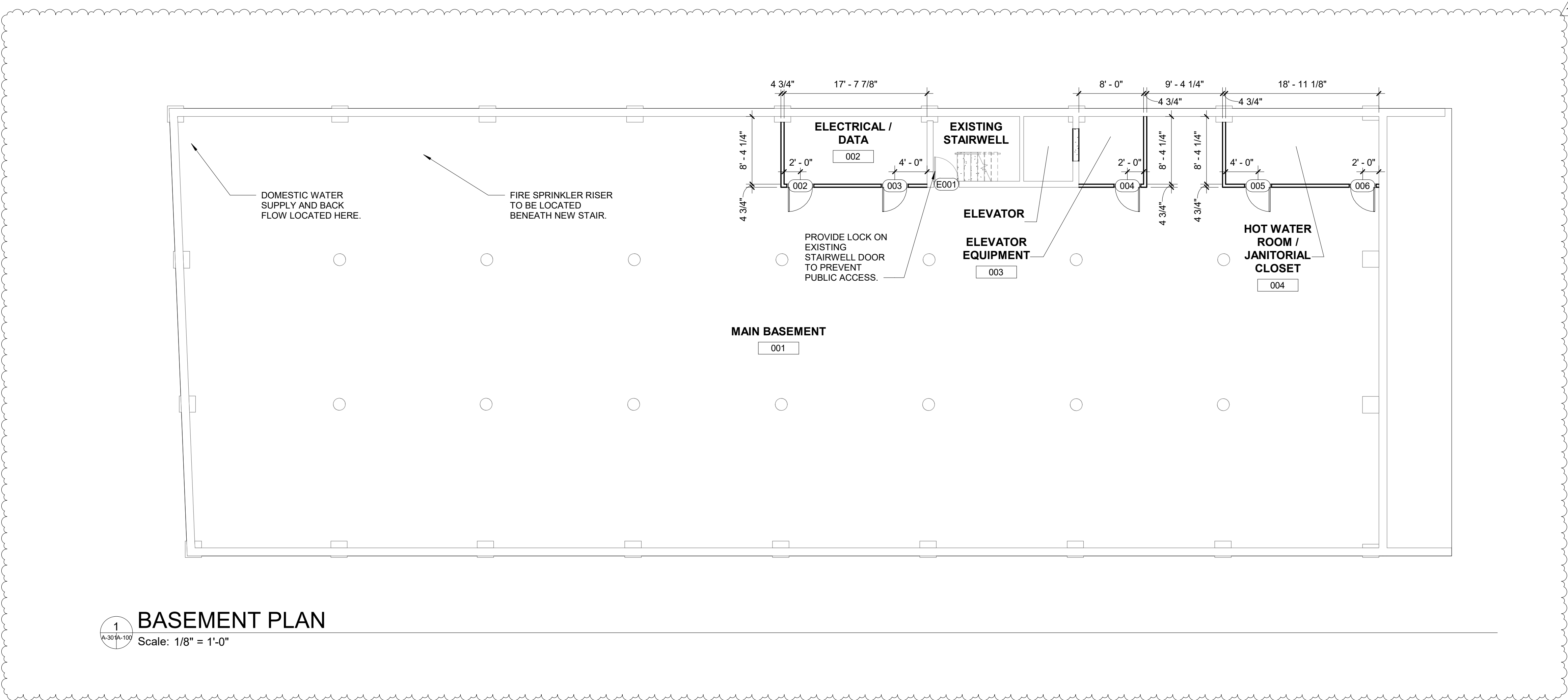
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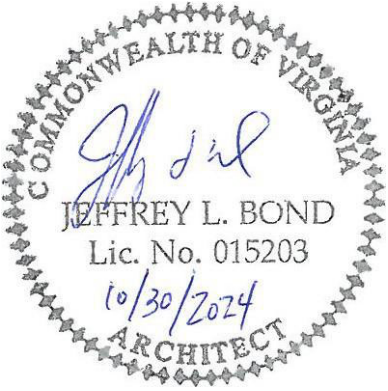


BASEMENT PLAN

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



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WAREHOUSE NO. 5

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CONSTRUCTION DOCUMENTS

SHEET INFORMATION

REVISIONS		
NO.	DESCRIPTION	DATE
1	BASEMENT ROOMS	2024.11.04

PROJECT NO.	20130011
DRAWN BY	KMW
CHECKED BY	JLB
DATE	2024.10.30
SCALE	1/8" = 1'-0"

SHEET NAME

BASEMENT
PLAN

SHEET NUMBER

A-100

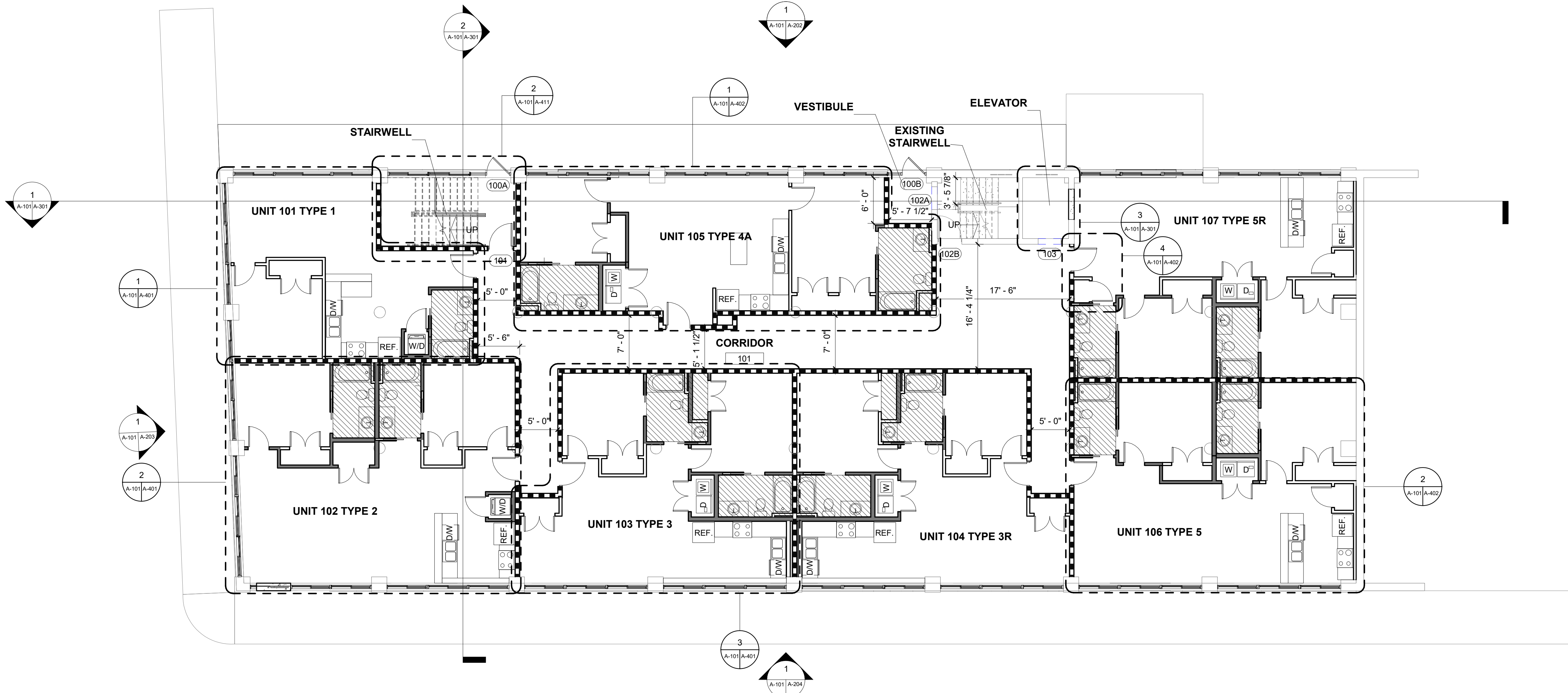
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- GENERAL NOTES FOR HISTORIC TAX CREDITS**
- THIS IS TO BE CONSIDERED A HISTORIC TAX CREDIT PROJECT. THE "STANDARDS OF REHABILITATION" PUBLISHED BY THE SECRETARY OF INTERIORS APPLIES TO ALL CONSTRUCTION ACTIVITIES FOR THIS PROJECT. NO HISTORIC AND/OR ORIGINAL MATERIALS ARE TO BE REMOVED FROM THIS PROJECT UNLESS REVIEWED AND APPROVED BY THE OWNER. IF THERE IS ANY QUESTION AS TO WHETHER SOMETHING IS TO BE REMOVED, THE OWNER SHALL BE CONTACTED PRIOR TO PROCEEDING WITH ANY REMOVAL.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL HEALTH & OCCUPATIONAL REGULATIONS REGARDING PROTECTION OF WORKERS DURING CONSTRUCTION AND PROVIDE RECEIPT OF PROPER DISPOSAL WHERE LEAD-BASED PAINT, ASBESTOS, OR OTHER HAZARDOUS MATERIALS ARE DISTURBED OR REMOVED.
 - DESIGN OF MECHANICAL, PLUMBING, ELECTRICAL, FIRE ALARM/PROTECTION BY OTHERS.
 - CONTRACTOR TO EVALUATE EXISTING PLASTER FOR SIGNS OF SPALLING OR POTENTIAL FOR FUTURE SPALLING. CUT STRAIGHT LINE FOR REMOVAL AND REPLACE WITH TYPE X DRYWALL OF SAME THICKNESS.
 - CONTRACTOR TO COORDINATE ROUTING OF PLUMBING WITHIN FLOOR/CEILING ASSEMBLY WITH REPLACEMENT OF CEILING.
 - ARCHITECTURAL PLANS AND ELEVATIONS HAVE BEEN DEVELOPED TO ILLUSTRATE THE GENERAL SCOPE AND INTENT OF THE PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE MEANS AND METHODS THAT MEET THE SECRETARY OF INTERIORS STANDARDS OF REHABILITATION.
 - PROVIDE PROTECTION FOR EXISTING FINISHES TO REMAIN, INCLUDING BUT NOT LIMITED TO: FLOORS, CEILINGS, WINDOWS, DOORS, TRIMS, FRAMES, CASEWORK, AND ALL OTHER PROPERTY SCHEDULED TO REMAIN.
 - EXISTING WALLS SHOWN IN GRAY. NEW WALLS SHOWN AS HEAVY/BOLD LINES.
 - CONTRACTOR TO ASSESS EXISTING WINDOWS AND/OR STOREFRONT. REPAIR/REPLACE AS NECESSARY TO ENSURE WEATHERTIGHT ENCLOSURE. OBTAIN APPROVAL FROM OWNER AND DMR/PPS FOR ANY REPLACEMENT.
 - FURNITURE NOT IN CONTRACT. SHOWN AS ANTICIPATED LAYOUT FOR REFERENCE ONLY.
 - DRAWINGS ARE NOT TO BE SCALED.

- GENERAL NOTES**
- GENERAL CONTRACTORS, SUBS, SUPPLIERS, ETC. WORKING ON OR ASSOCIATED IN ANY WAY WITH THIS PROJECT MUST ADHERE TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS, CODES, AND REGULATIONS.
 - THE GENERAL CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OVERVIEW COORDINATION WITH ALL TRADES. FAILURE TO COORDINATE WORK OF EACH TRADE SHALL NOT BE JUSTIFICATION FOR ADDITIONAL COMPENSATION.
 - THE GENERAL CONTRACTOR IS REQUIRED TO NOTIFY THE A/E OF ANY CONFLICT OF THE PLANS AND SPECIFICATIONS. FAILURE TO NOTIFY THE A/E RESULTING IN ADDITIONAL COST SHALL BE THE GENERAL CONTRACTOR'S EXPENSE.
 - IN THE EVENT A CONFLICT IS FOUND OR AN INTERPRETATION IS REQUIRED, THE ARCHITECT SHALL RESPOND BASED ON THE OWNER'S APPROVAL.
 - CONTRACTOR RESPONSIBLE FOR VISITING SITE AS NECESSARY AND BECOMING FAMILIAR WITH ALL REQUIREMENTS PRIOR TO BID.
 - CONTRACTOR RESPONSIBLE FOR CONNECTING TO EXISTING UTILITIES AND/OR REPLACING AS SHOWN ON ENGINEERING DRAWINGS.
 - THE GENERAL CONTRACTOR SHALL PROTECT AND BE RESPONSIBLE FOR THE EXISTING STRUCTURE, FACILITIES, AND IMPROVEMENTS ADJOINING THE AREA UNDER THIS CONTRACT. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE SELECTIVE DEMOLITION OPERATIONS BEGAN. ANY DISTURBANCE OR DAMAGE TO ADJOINING PROPERTY RESULTING DIRECTLY OR INDIRECTLY FROM THE CONTRACTOR'S OPERATIONS SHALL BE PROMPTLY RESTORED, REPAIRED, OR REPLACED TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
 - IN CASE OF DAMAGE TO EXISTING FACILITY, CONTRACTOR'S PHOTOGRAPHIC DOCUMENTATION WILL BE BASIS FOR OWNER'S DECISION. IF CONTRACTOR CANNOT PROVIDE DOCUMENTATION, OWNER'S DECISION WILL BE FINAL.
 - PATCH AND REPAIR CEILINGS AND WALLS ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
 - CONTROL JOINTS IN MASONRY ARE TO BE PLACED AT INTERVALS NO GREATER THAN 30' - 0". IF CONTROL JOINTS ARE NOT SHOWN ON PLANS OR ELEVATIONS, CONSULT ARCHITECT FOR LOCATIONS PRIOR TO PLACEMENT.
 - CONTRACTOR TO PROVIDE AND INSTALL SMOKE / CARBON MONOXIDE DETECTOR AS PER ALL APPLICABLE CODES.
 - ELEVATIONS SHOWN ON ARCHITECTURAL DRAWINGS ARE RELATIVE.
 - CONTRACTOR TO PROVIDE KNOX BOX. COORDINATE LOCATION WITH LOCAL FIRE DEPARTMENT.
 - CONTRACTOR RESPONSIBLE FOR COORDINATING ALL MECHANICAL AND ELECTRICAL FIXTURES, EQUIPMENT, SWITCHES, THERMOSTATS, ETC. WITH FURNISHINGS, SHELVING, ETC.
 - GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ANY TEMPORARY MEASURES NECESSARY TO TEMPER THE SPACE IF THE PERMANENT ENCLOSURE IS NOT COMPLETE AND THE SCHEDULE MAY BE IMPACTED. ALL FINISHES ARE TO BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS.
 - PROVIDE TERMITE TREATMENT FOR NEW OR RENOVATED PROJECTS.
 - CONTRACTOR TO PROVIDE A SOIL TREATMENT WITH TERMITICIDE BY A LICENSED SPECIALIST. RECORD TERMITICIDE BRAND NAME, MANUFACTURER, AND QUANTITIES USED. PROVIDE A THREE YEAR WARRANTY FROM THE DATE OF SUBSTANTIAL COMPLETION. PROVIDE TWELVE MONTHS CONTINUATION SERVICE INCLUDING MONITORING, INSPECTION, AND RETREATMENT FROM THE DATE OF SUBSTANTIAL COMPLETION.
 - ALL WALLS ABUTTING MASONRY ARE TO USE TREATED STUDS, HAVE COMPRESSIBLE ACOUSTIC SEAL AND RECEIVE ACOUSTIC SEALANT.
 - ARCHITECT TO REVIEW ALL SHOP DRAWINGS AND MOCKUPS PRIOR TO INSTALLATION. GENERAL CONTRACTOR ASSUMES ALL LIABILITY FOR MATERIALS AND INSTALLATION, INCLUDING BUT NOT LIMITED TO CODE COMPLIANCE, FLASHING, AND DETAILING.
 - THESE PLANS ARE THE PROPERTY OF SOLEX ARCHITECTURE INC. AND ARE NOT TO BE REPRODUCED WITHOUT WRITTEN AUTHORIZATION.

- GENERAL NOTES:**
- HATCHED AREAS INDICATE PLATFORMS IN UNITS (+/- 8" - 6" AFF).
 - PLATFORMS WITH FULL HEIGHT WALLS TO RECIEVE SLIDING ACCESS DOORS. THE INTENT IS TO USE 8" - 0" STUDS AND SET THE PLATFORM FRAMING ON TOP TO ACHIEVE 8" - 6" FLOOR-TO-FLOOR.
 - SHADED GRAY WALLS INDICATE WALLS THAT ARE INTENDED TO EXTEND FULL HEIGHT TO THE FLOOR / CEILING ABOVE. STUD WALLS THAT DO NOT HAVE A SHADED DESIGNATION ARE TO EXTEND TO HEIGHT OF +/- 8" - 0".
 - 90 DEGREE ANGLES ARE NOTED TO IDENTIFY STARTING LOCATION FOR FRAMING OF WALLS AND NOT NECESSARILY TO EXISTING WALLS.
 - ALL CORRIDOR AND STAIRWELL DOORS TO RECEIVE CLOSERS OR SPRING HINGES TO AUTOMATICALLY CLOSE.
 - DIMENSIONS SHOWN ARE FACE OF DRYWALL.
 - ALL WALLS ABUTTING MASONRY ARE TO USE TREATED STUDS, HAVE COMPRESSIBLE ACOUSTIC SEAL AND RECEIVE ACOUSTIC SEALANT.

SPRINKLER RISER ROOM, FIRE ALARM, AND HOUSE UTILITIES TO BE LOCATED IN BASEMENT. NO ADDITIONAL WORK TO BE PERFORMED.



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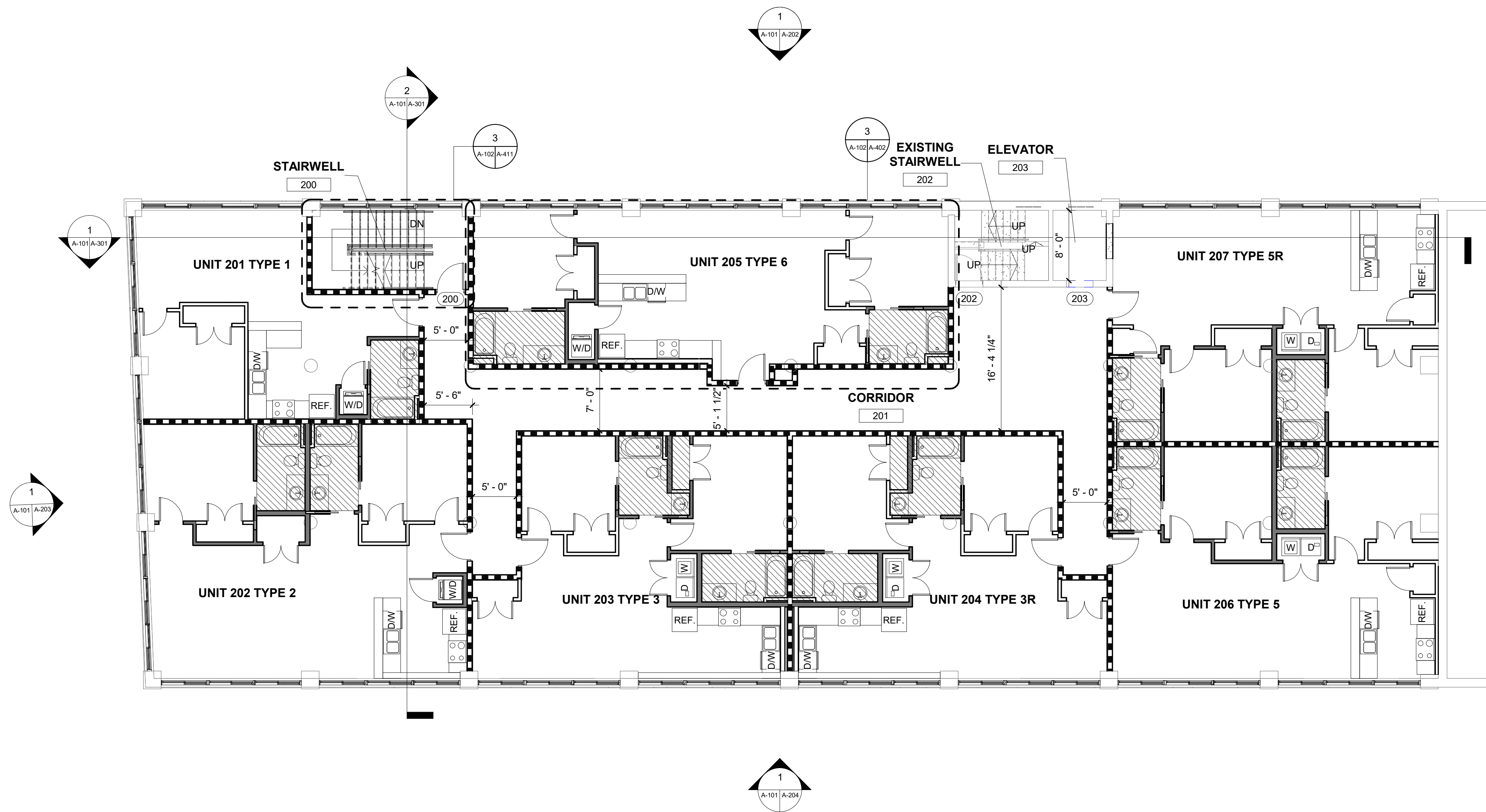
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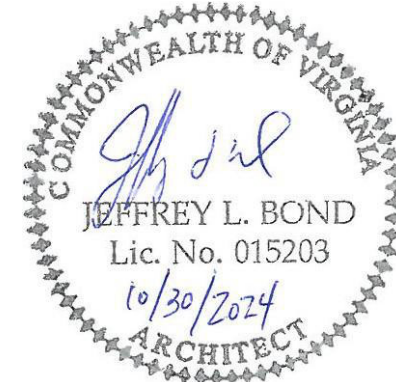
- GENERAL NOTES:
- HATCHED AREAS INDICATE PLATFORMS IN UNITS (+/- 8" - 6" AFF). PLATFORMS WITH FULL HEIGHT WALLS TO RECEIVE SLIDING ACCESS DOORS. THE INTENT IS TO USE 8" - 0" STUDS AND SET THE PLATFORM FRAMING ON TOP TO ACHIEVE 8" - 6" FLOOR-TO-FLOOR.
 - SHADED GRAY WALLS INDICATE WALLS THAT ARE INTENDED TO EXTEND FULL HEIGHT TO THE FLOOR / CEILING ABOVE. STUD WALLS THAT DO NOT HAVE A SHADED DESIGNATION ARE TO EXTEND TO HEIGHT OF +/- 8" - 0".
 - 90 DEGREE ANGLES ARE NOTED TO IDENTIFY STARTING LOCATION FOR FRAMING OF WALLS AND NOT NECESSARILY TO EXISTING WALLS.
 - ALL CORRIDOR AND STAIRWELL DOORS TO RECEIVE CLOSERS OR SPRING HINGES TO AUTOMATICALLY CLOSE.
 - DIMENSIONS SHOWN ARE FACE OF DRYWALL.
 - ALL WALLS ABUTTING MASONRY ARE TO USE TREATED STUDS, HAVE COMPRESSIBLE ACOUSTIC SEAL AND RECEIVE ACOUSTIC SEALANT.



1
A-201/A-102
SECOND FLOOR ANNOTATION PLAN
Scale: 1/8" = 1'-0"



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SHELTON STREET LLC

WAREHOUSE NO. 5

553 LYNN STREET, DANVILLE, VIRGINIA 24541

CONSTRUCTION DOCUMENTS

SHEET INFORMATION

REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT NO.	20130011
DRAWN BY	CAP, KWW
CHECKED BY	KWW
DATE	2024.10.30
SCALE	1/8" = 1'-0"

SHEET NAME

SECOND FLOOR
ANNOTATION
PLAN

SHEET NUMBER

A-102

1

2

3

4

5

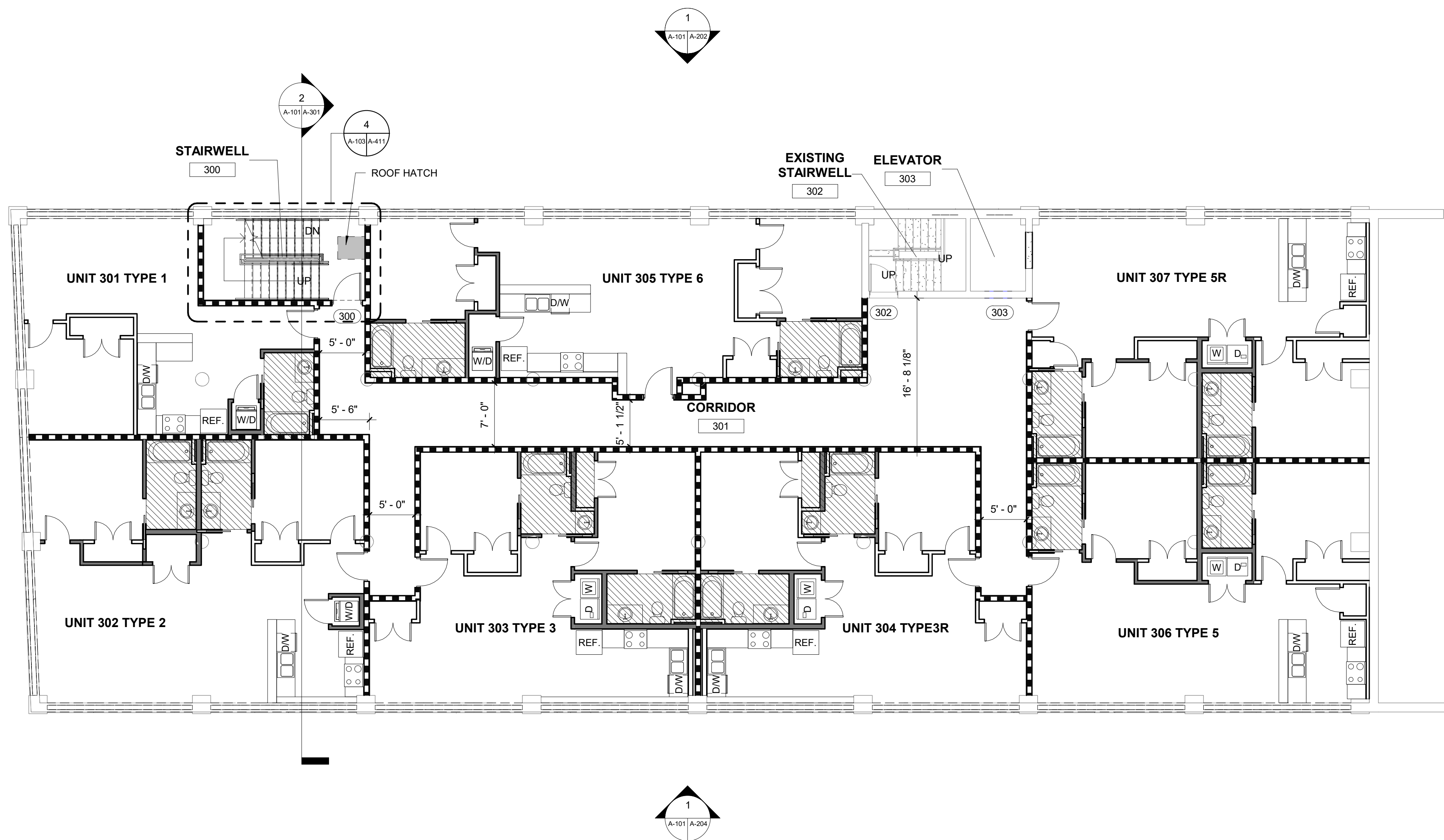
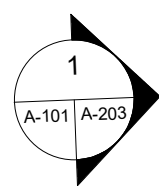
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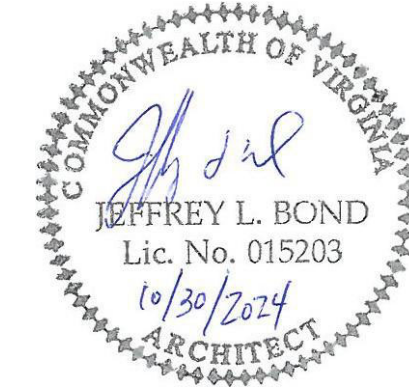
THIRD FLOOR ANNOTATION PLAN

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

- GENERAL NOTES:
- HATCHED AREAS INDICATE PLATFORMS IN UNITS (+/- 8" - 6" AFF).
 - PLATFORMS WITH FULL HEIGHT WALLS TO RECIEVE SLIDING ACCESS DOORS. THE INTENT IS TO USE 8" - 6" STUDS AND SET THE PLATFORM FRAMING ON TOP TO ACHIEVE 8" - 6" FLOOR-TO-FLOOR.
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 - DIMENSIONS SHOWN ARE FACE OF DRYWALL.
 - ALL WALLS ABUTTING MASONRY ARE TO USE TREATED STUDS, HAVE COMPRESSIBLE ACOUSTIC SEAL AND RECEIVE ACOUSTIC SEALANT.



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553 LYNN STREET, DANVILLE, VIRGINIA 24541

CONSTRUCTION DOCUMENTS

SHEET INFORMATION

REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT NO.	20130011
DRAWN BY	JMW
CHECKED BY	KWW
DATE	2024.10.30
SCALE	1/8" = 1'-0"

SHEET NAME

THIRD FLOOR
ANNOTATION
PLAN

SHEET NUMBER

A-103

SHELTON STREET LLC
WAREHOUSE NO. 5

553 LYNN STREET, DANVILLE, VIRGINIA 24541

CONSTRUCTION DOCUMENTS

SHEET INFORMATION

REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT NO.	20130011
DRAWN BY	CAP/JMW
CHECKED BY	KWW
DATE	2024.10.30
SCALE	As indicated

SHEET NAME

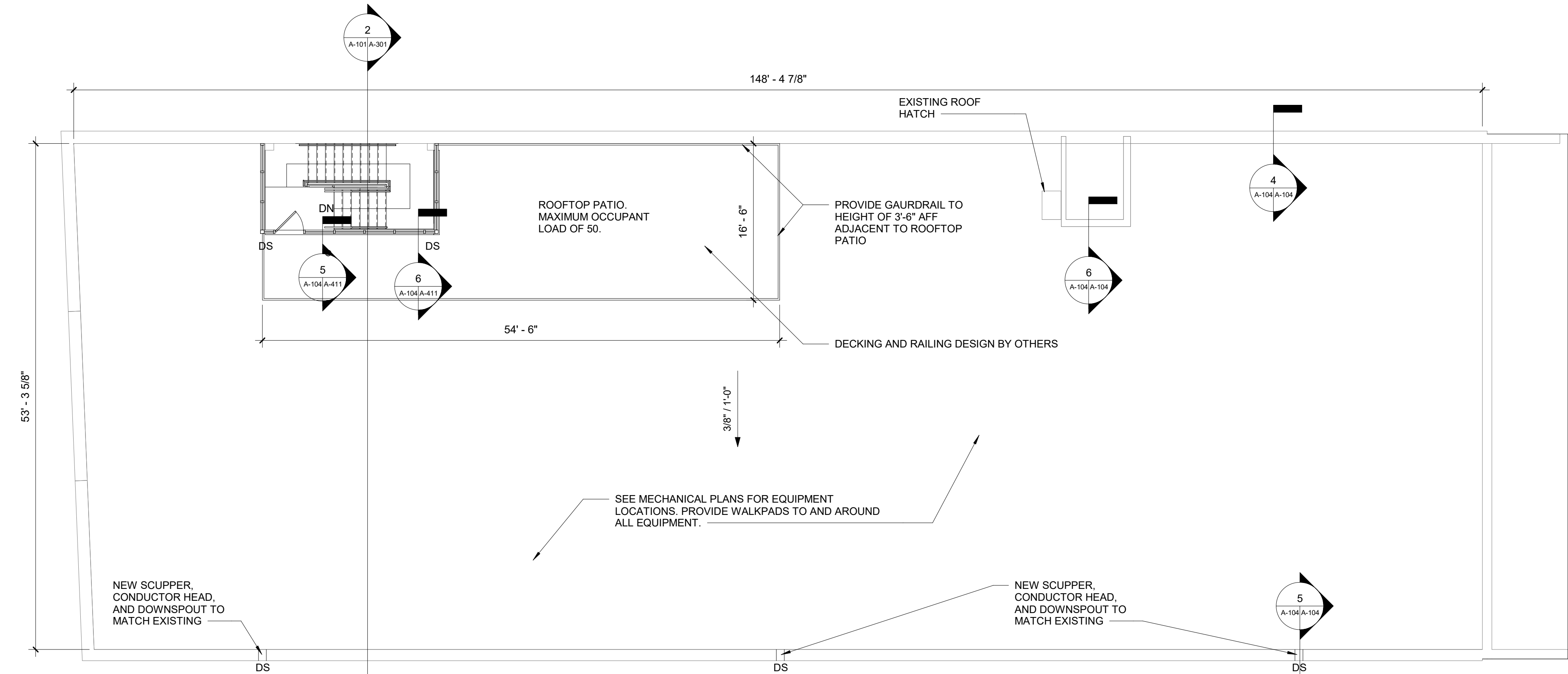
**ROOF PLAN,
AND NOTES**

SHEET NUMBER

A-104

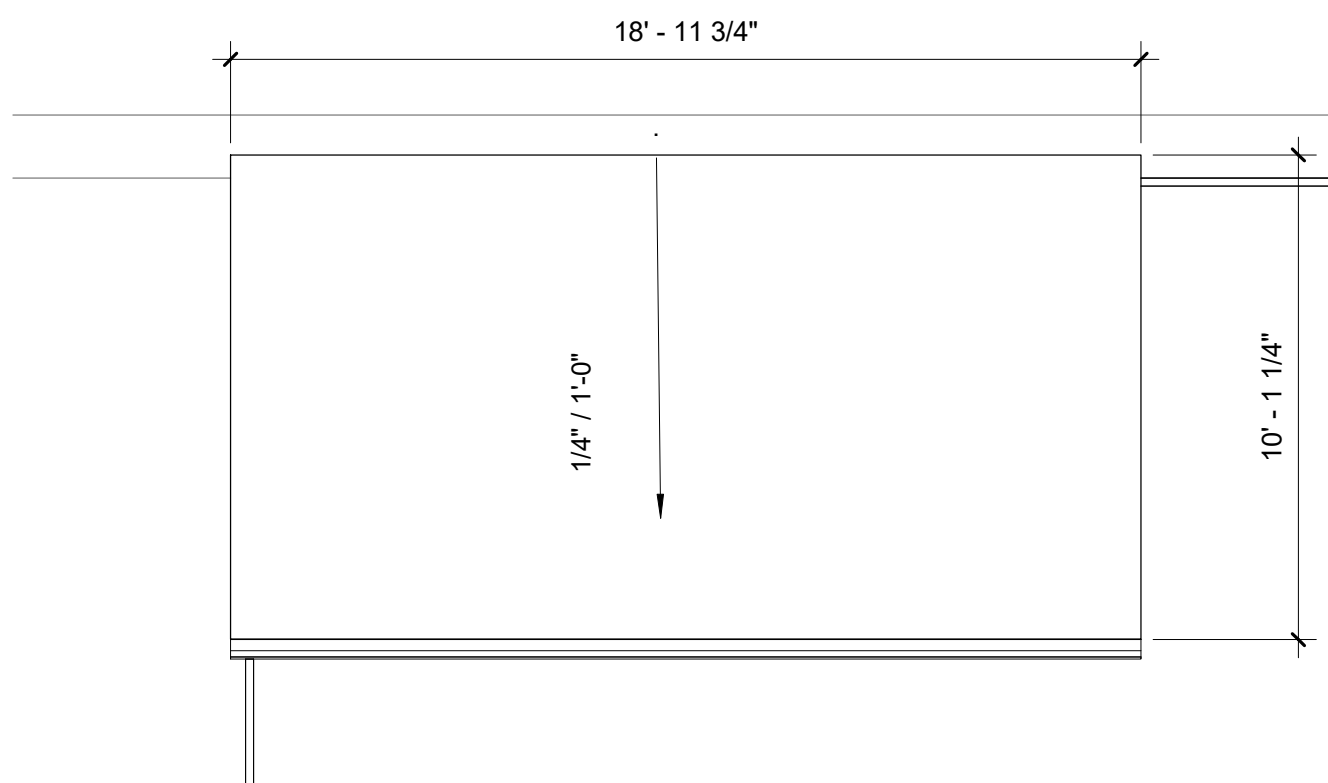
GENERAL ROOFING NOTES

1. ROOF MEMBRANE TO EXTEND UP AND OVER PARAPET, CURBS, ETC.
2. SEE STRUCTURAL FOR DESIGN OF ALL MASONRY OPENINGS.
3. SEE STRUCTURAL FOR DESIGN OF PARAPET REINFORCEMENT.
4. ALL ROOF PIPE PENETRATIONS TO BE PREFORMED CONE FLASHING APPROVED BY ROOFING MANUFACTURER.
5. ALL INSIDE AND OUTSIDE CORNER SHEET FLASHING TO BE PREFORMED.
6. ROOFING TO CONTAIN TWO LAYERS OF 2" ISO BOARD INSULATION INSTALLED WITH BUTT JOINTS STAGGERED IN BOTH DIRECTIONS.
7. ROOFING TO BE A 60 MIL MECHANICALLY-FASTENED TPO SYSTEM WITH ALL HORIZONTAL AND VERTICAL LAPS HAVING A DOUBLE LAP DETAIL WITH A MINIMUM OF 6" OVERLAP. ROOF WARRANTY OF AT LEAST 20 YEARS.
8. ALL COPINGS AND FLASHINGS ARE TO MEET THE SMACNA'S GUIDELINES IN THE "ARCHITECTURAL SHEET METAL MANUAL". UNLESS OTHERWISE NOTED, MATERIAL IS TO BE 0.050 INCH ALUMINUM WITH TWO-COAT FLUOROPOLYMER FINISH IN STANDARD AND CUSTOM COLORS AS SELECTED BY ARCHITECT. COPINGS ARE TO UTILIZE CONTINUOUS CLEATS WITH CONCEALED ANCHORAGE. ALL INSIDE AND OUTSIDE CORNER COPINGS ARE TO BE FACTORY MITERED AND CONTINUOUSLY WELDED. ALL SEAMS ARE TO UTILIZE THE DRIVE CLEAT METHOD.
9. CONTRACTOR TO PROVIDE NECESSARY WALK PADS AND ROOF PROTECTION AS REQUIRED BY THE MANUFACTURER FOR ALL APPLICABLE EXHAUSTS AND MECHANICAL EQUIPMENT.
10. IF ROOFTOP EQUIPMENT IS INSTALLED CLOSER THAN 10'-0" FROM ROOF EDGE, A GUARD RAIL IS TO BE INSTALLED PER THE BUILDING CODE.
11. CONTRACTOR IS RESPONSIBLE TO VERIFY ALL ROOF DIMENSIONS AND VERIFY THE SIZE AND LOCATION OF ALL EQUIPMENT, DUCTWORK, AND VENT PIPES.
12. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT THE ROOF STRUCTURE IS NOT OVERLOADED BY WEIGHT OF CONSTRUCTION EQUIPMENT, MATERIALS, AND PERSONNEL DURING CONSTRUCTION.
13. CONTRACTOR SHALL REMOVE DEBRIS FROM ROOF AND GROUND ON A DAILY BASIS.
14. CONTRACTOR SHALL CONFINE HIS OPERATIONS TO THE IMMEDIATE VICINITY OF THE WORK SITE AS DIRECTED BY THE OWNER, AND SHALL ACCESS THE ROOFS ONLY FROM THE OUTSIDE OF THE BUILDING IN AREAS DESIGNATED BY THE OWNER.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE BUILDING AND ITS CONTENTS FROM THE ELEMENTS DURING CONSTRUCTION AND SHALL PROVIDE TEMPORARY ROOF PROTECTION AND COVERING AS NECESSARY. CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGES RESULTING FROM LEAKS THAT OCCUR DUE TO ROOF OPERATIONS.
16. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF EXISTING AND COMPLETED ROOF SECTIONS DURING ROOF REPLACEMENT OPERATIONS. DO NOT STORE MATERIALS ON ADJACENT OR NEW ROOF SECTIONS. DO NOT USE COMPLETED ROOF SECTIONS TO ACCESS ADJACENT ROOF SECTIONS.
17. NEW CURBS TO BE INSTALLED BY ROOFING CONTRACTOR. COORDINATE ALL SIZES AND LOCATIONS WITH GENERAL CONTRACTOR. EXISTING OR NEW ROOFING TO BE INSTALLED OVER CURBS TO MAINTAIN ALL APPLICABLE WARRANTIES BY ROOFING MANUFACTURER.
18. WHERE STANDING SEAM METAL ROOFING IS INDICATED, ROOF PANELS ARE ONE CONTINUOUS LENGTH FROM RIDGE TO GUTTER OR RIDGE TO VALLEY ON ALL ROOF SECTIONS.
19. PROVIDE DOWNSPOUT ADAPTOR AT IDENTIFIED LOCATIONS OF UNDERGROUND STORM WATER PIPING.
20. CONTRACTOR TO FIELD VERIFY EXISTING ROOF COMPOSITION FOR ALL AREAS WHERE NEW ROOFING IS TO BE INSTALLED OR WHERE A NEW ROOF INTERSECTS THE EXISTING PRIOR TO BID.
21. ALL NEW VENT PIPES AND EXISTING VENT PIPES TO BE EXTENDED ARE TO BE EXTENDED THRU THE NEW METAL ROOF. VENT PIPES TO PENETRATE METAL ROOF PANELS BETWEEN RIBS ONLY (PANELS ARE 16" WIDE) CONTRACTOR TO COMBINE GROUPS OF MULTIPLE VENT PIPES INTO ONE LARGER VENT PIPE TO LIMIT PENETRATIONS THRU METAL ROOF. CONTRACTOR TO COORDINATE WITH OTHER DISCIPLINES.
22. CONTRACTOR TO VERIFY SPECIFIED CURBS FOR EXHAUST FANS MATCH THE ROOF PROFILE. CONTRACTOR TO LINE CURB WITH SHEET METAL.
23. CONTRACTOR TO PRIME AND PAINT ALL EXPOSED VENT PIPES TO MATCH ADJACENT ROOFING. PAINT TO MATCH THE ROOF WARRANTY PAINT SYSTEM WHERE APPLICABLE.



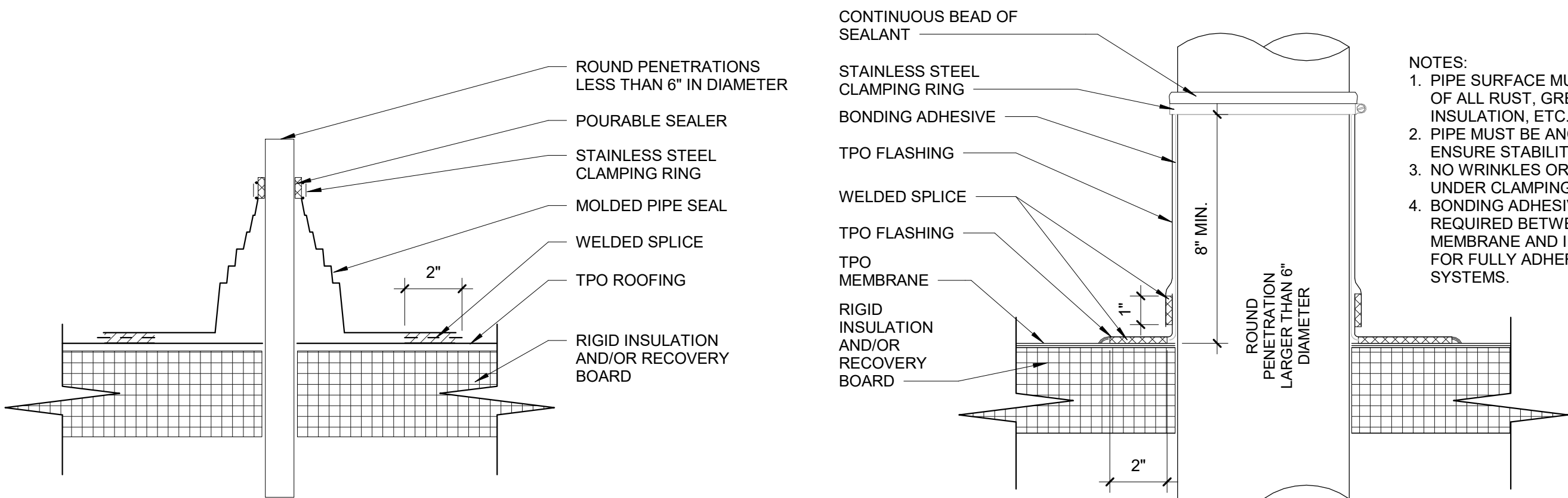
PROPOSED ROOF PLAN

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



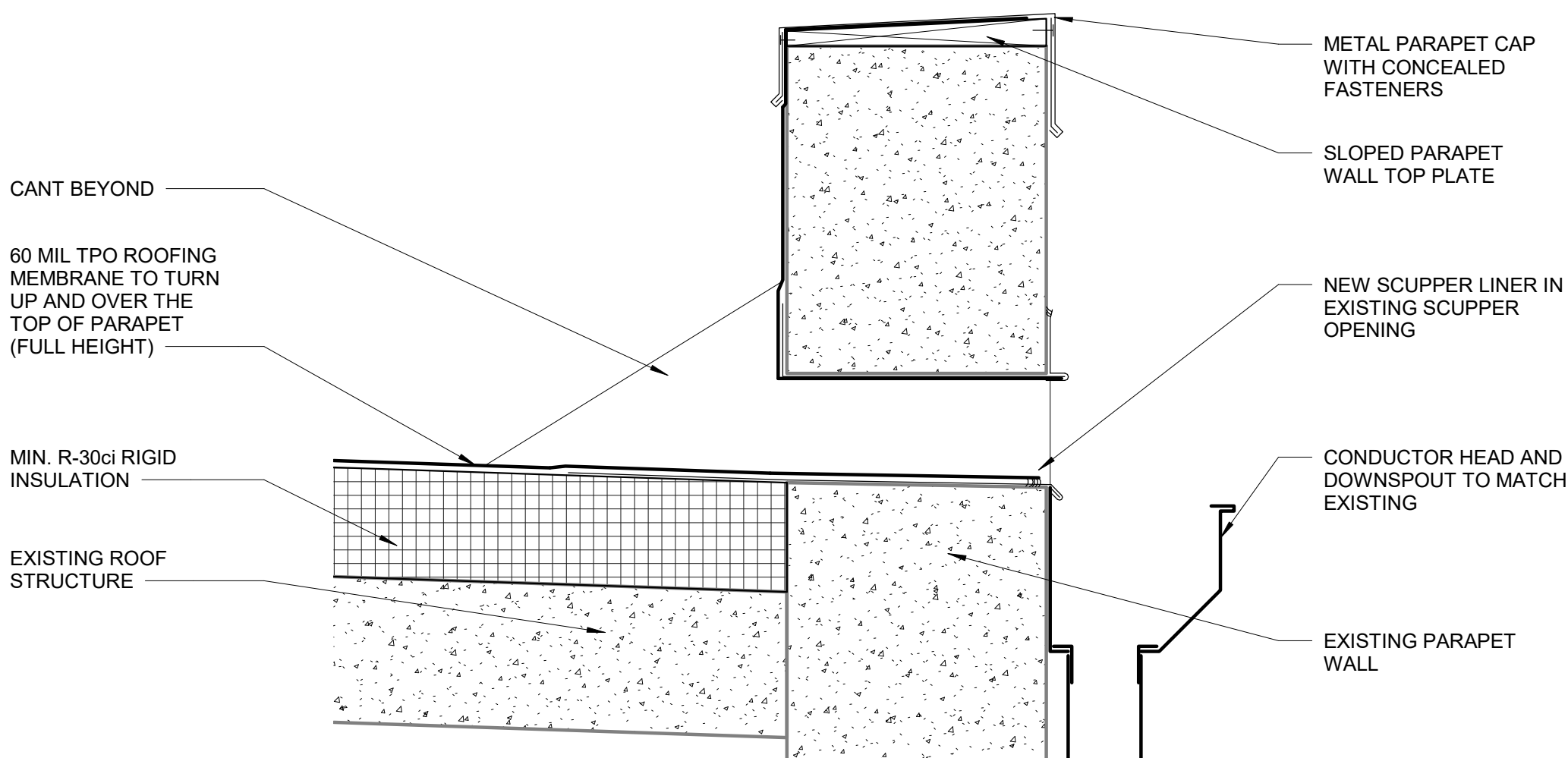
STAIRWELL ROOF PLAN

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



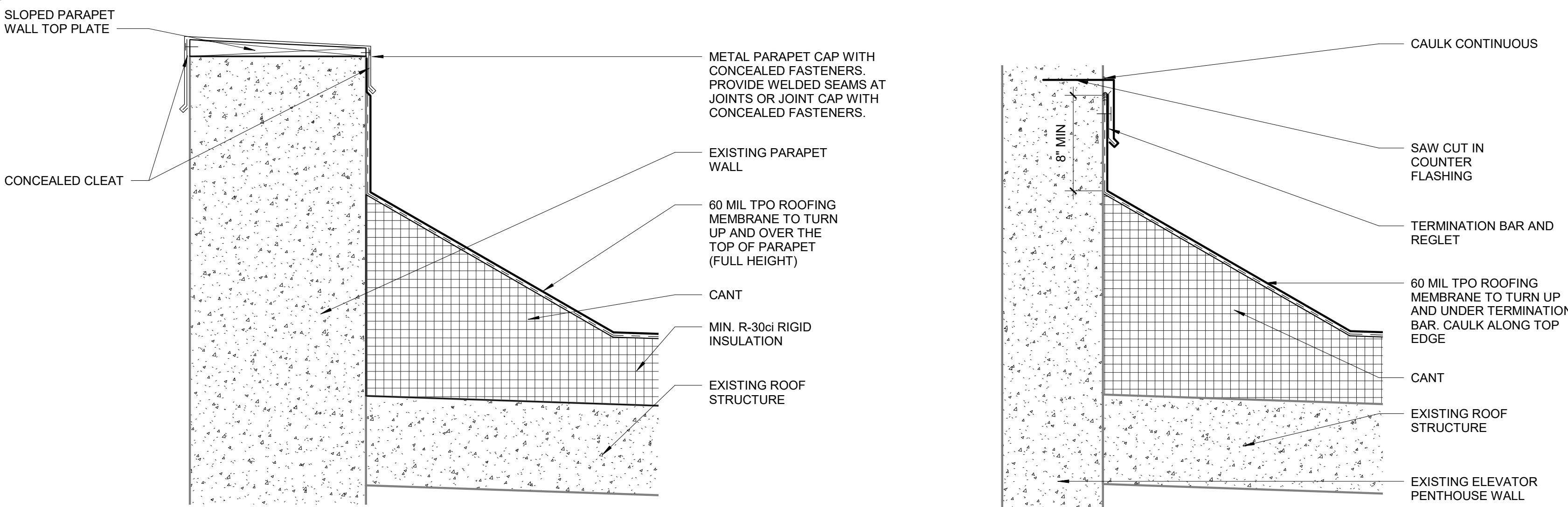
TYPICAL PIPE PENETRATION DETAILS

Scale: 3" = 1'-0"



SCUPPER DETAIL

Scale: 1 1/2" = 1'-0"



PARAPET DETAIL

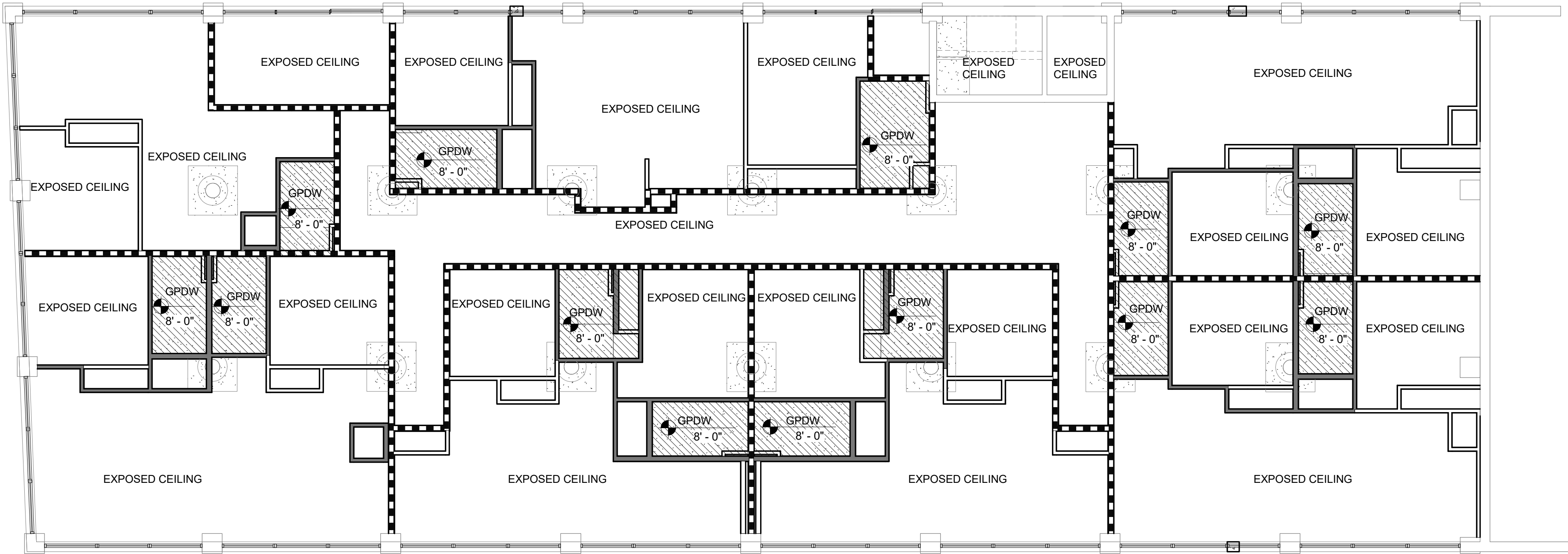
Scale: 1 1/2" = 1'-0"

ELEVATOR PENTHOUSE DETAIL

Scale: 1 1/2" = 1'-0"

- GENERAL CEILING NOTES**
- EXISTING CEILING PLAN SHOWN FOR REFERENCE ONLY. THE CONTRACTOR IS TO VERIFY THE EXISTING CONDITIONS AND COORDINATE ALL WORK WITH PROPOSED PLANS.
 - CONTRACTOR TO COORDINATE NEW WORK WITH HVAC AND ELECTRICAL. CONTRACTOR IS RESPONSIBLE FOR REQUIRED MODIFICATIONS TO HVAC DUCT AND DIFFUSERS/RETURNS TO ACCOMMODATE NEW LAYOUT.
 - CONTRACTOR RESPONSIBLE FOR REQUIRED MODIFICATIONS TO THE LIGHTING SYSTEM TO ACCOMMODATE THE NEW LAYOUT. EACH ROOM IS TO BE INDIVIDUALLY CONTROLLED. CONTRACTOR RESPONSIBLE FOR ENSURING THE LIGHTING FOOTCANDLE LEVELS ARE ADEQUATE AS REQUIRED BY CODE.
 - CONTRACTOR RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL CEILING MOUNTED AND LAY-IN FIXTURES, DIFFUSERS, ETC.
 - CONTRACTOR TO PERFORM FINAL SETTING OF ALL CEILING MOUNTED ITEMS. CONTRACTOR RESPONSIBLE FOR FINAL CLEANING OF ALL CEILING MOUNTED ITEMS.
 - ALL CEILINGS ARE TO REMAIN AT EXISTING HEIGHTS UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO COORDINATE ALL ABOVE CEILING TRADES TO AVOID CONFLICT.
 - CONTRACTOR RESPONSIBLE FOR PROVIDING AND INSTALLING NEW EXIT SIGNS AND EMERGENCY LIGHTING AS REQUIRED BY ALL APPLICABLE CODES AND REGULATIONS.
 - CEILING HEIGHTS INDICATED ON DRAWINGS ARE MINIMUM. CONTRACTOR TO RAISE CEILING AS HIGH AS POSSIBLE FOR PROJECT. COORDINATE WITH ARCHITECT PRIOR TO INSTALLATION.
 - ALL CEILINGS TO CONTAIN R-19 FIBERGLASS BATTS INSTALLED ABOVE THE ENTIRE CEILING.

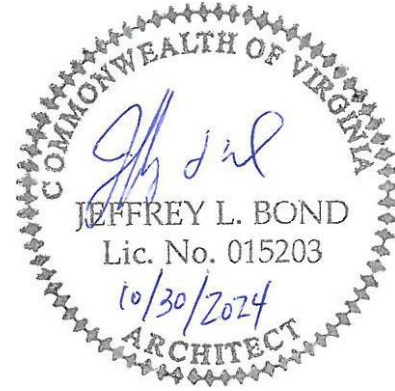
- GENERAL NOTES:**
- ALL CEILINGS IN HATCHED AREAS TO BE 8'-0" AFF, UNLESS NOTED OTHERWISE.
 - HATCHED AREAS INDICATE PLATFORMS IN UNITS (+/- 8' - 6" AFF).
 - PLATFORMS WITH FULL HEIGHT WALLS TO RECIEVE SLIDING ACCESS DOORS. THE INTENT IS TO USE 8' - 0" STUDS AND SET THE PLATFORM FRAMING ON TOP TO ACHIEVE 8' - 6" FLOOR-TO-FLOOR.
 - SHADED GRAY WALLS INDICATE WALLS THAT ARE INTENDED TO EXTEND FULL HEIGHT TO THE FLOOR / CEILING ABOVE. STUD WALLS THAT DO NOT HAVE A SHADED DESIGNATION ARE TO EXTEND TO HEIGHT OF +/- 8' - 6".



FIRST FLOOR REFLECTED CEILING PLAN
Scale: 1/8" = 1'-0"



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WAREHOUSE NO. 5

553 LYNN STREET, DANVILLE, VIRGINIA 24541

CONSTRUCTION DOCUMENTS

SHEET INFORMATION

REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT NO.	20130011
DRAWN BY	JMW
CHECKED BY	KWW
DATE	2024.10.30
SCALE	As indicated

SHEET NAME

**FIRST FLOOR
REFLECTED
CEILING PLAN**

SHEET NUMBER

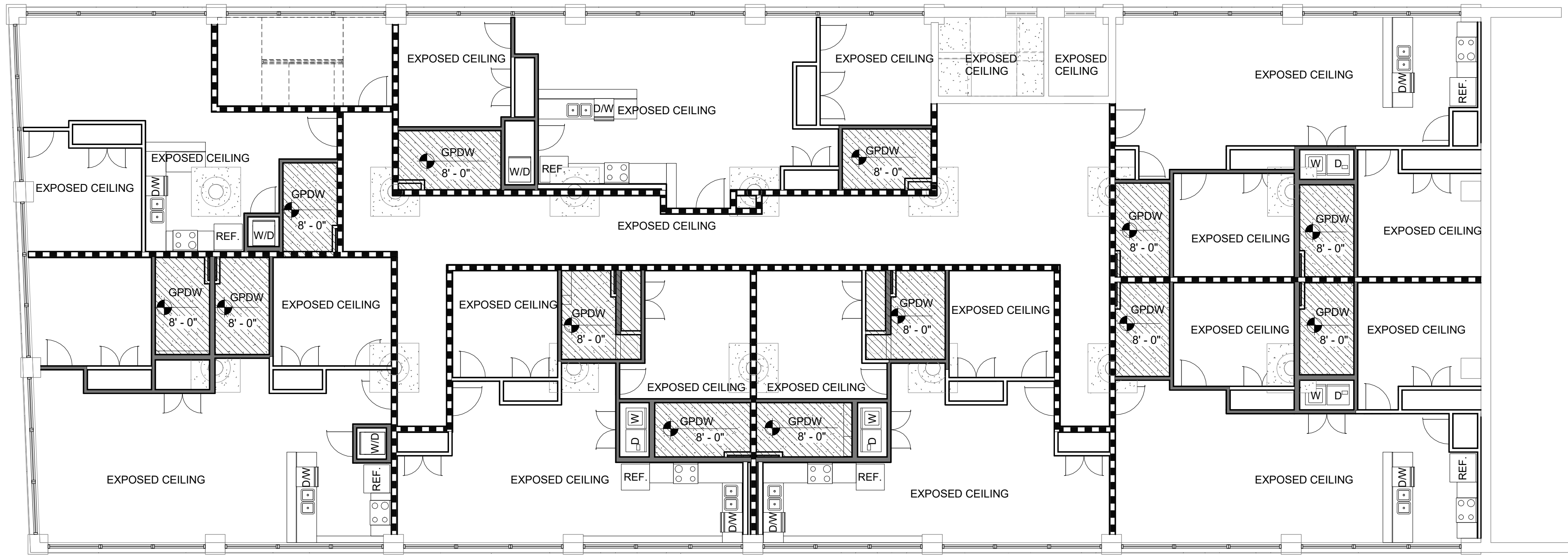
A-111

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- GENERAL NOTES:
- ALL CEILINGS IN HATCHED AREAS TO BE 8'-0" AFF, UNLESS NOTED OTHERWISE.
 - HATCHED AREAS INDICATE PLATFORMS IN UNITS (+/- 8' - 6" AFF). PLATFORMS WITH FULL HEIGHT WALLS TO RECEIVE SLIDING ACCESS DOORS. THE INTENT IS TO USE 8' - 0" STUDS AND SET THE PLATFORM FRAMING ON TOP TO ACHIEVE 8' - 6" FLOOR-TO-FLOOR.
 - SHADED GRAY WALLS INDICATE WALLS THAT ARE INTENDED TO EXTEND FULL HEIGHT TO THE FLOOR / CEILING ABOVE. STUD WALLS THAT DO NOT HAVE A SHADED DESIGNATION ARE TO EXTEND TO HEIGHT OF +/- 8' - 6".



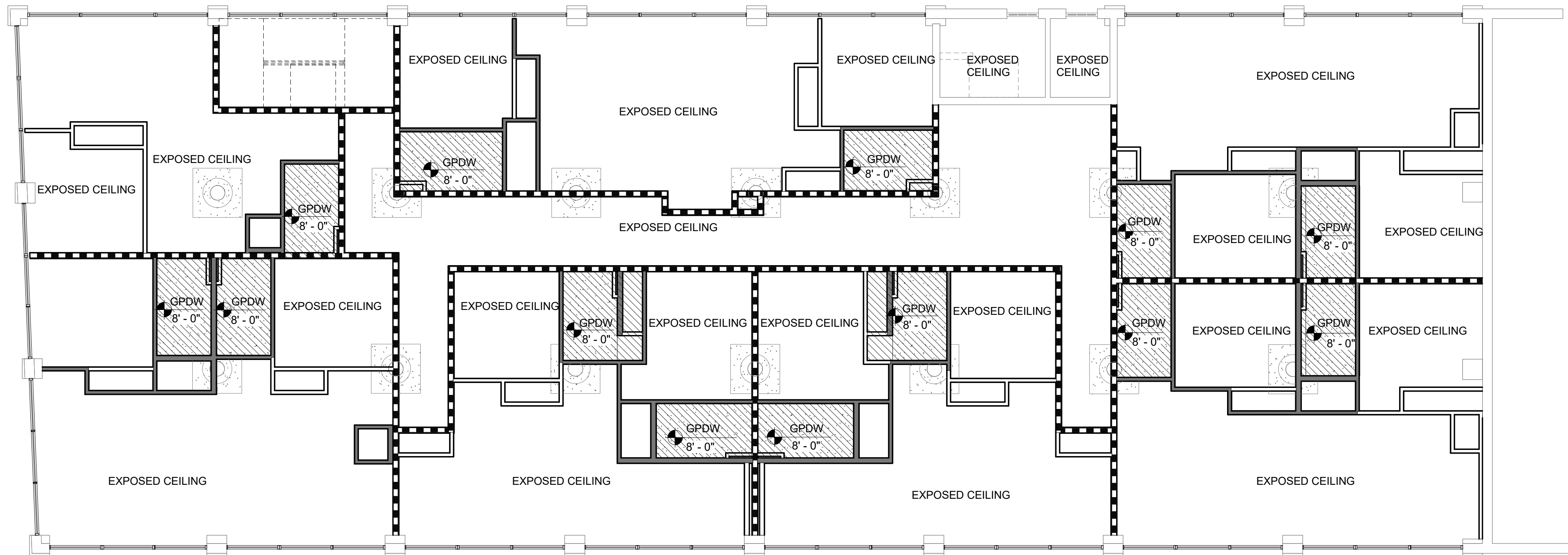
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A-201A-112

SECOND FLOOR REFLECTED CEILING PLAN

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

D

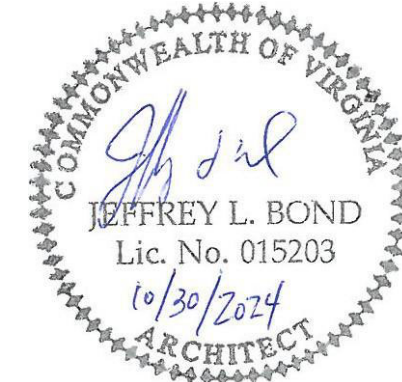
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2
A-201A-112

THIRD FLOOR REFLECTED CEILING PLAN

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



SHELTON STREET LLC

WAREHOUSE NO. 5

553 LYNN STREET, DANVILLE, VIRGINIA 24541

CONSTRUCTION DOCUMENTS

SHEET INFORMATION

REVISIONS		
NO.	DESCRIPTION	DATE

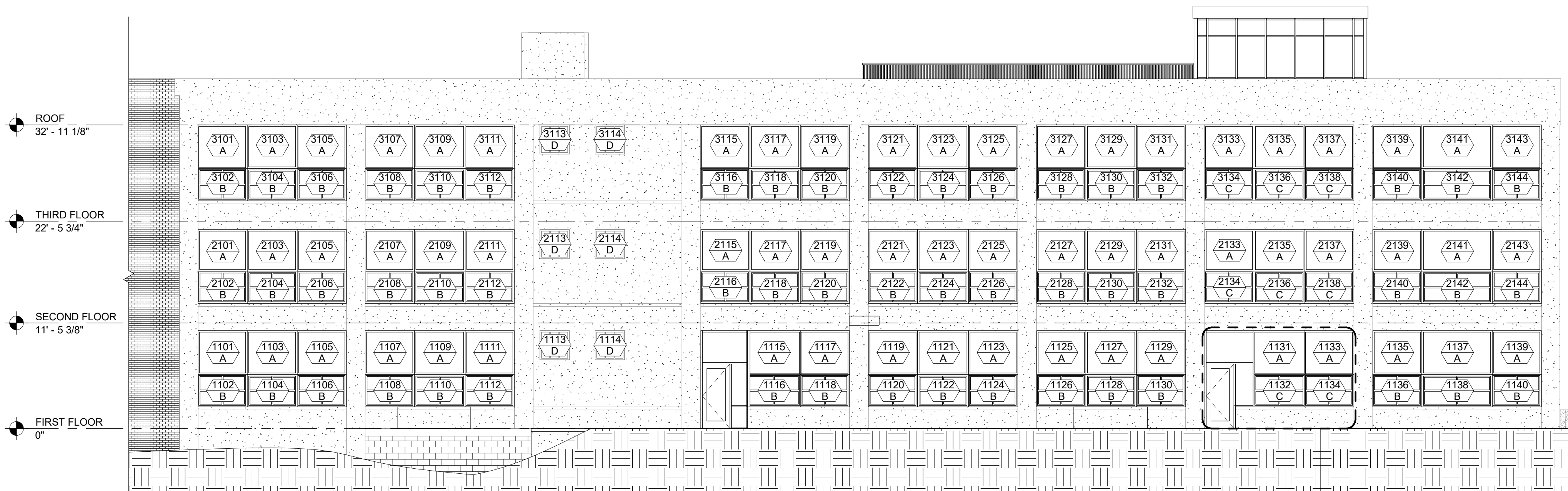
PROJECT NO.	20130011
DRAWN BY	JMW
CHECKED BY	KWW
DATE	2024.10.30
SCALE	1/8" = 1'-0"

SHEET NAME

SECOND / THIRD
FLOOR
REFLECTED
CEILING PLANS

SHEET NUMBER

A-112



1 NORTH-WEST PROPOSED ELEVATION
Scale: 1/8" = 1'-0"

SHELTON STREET LLC

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553 LYNN STREET, DANVILLE, VIRGINIA 24541

CONSTRUCTION DOCUMENTS

SHEET INFORMATION

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DATE	2024.10.30
SCALE	1/8" = 1'-0"

SHEET NAME

NORTH-WEST
ELEVATION

SHEET NUMBER

A-201

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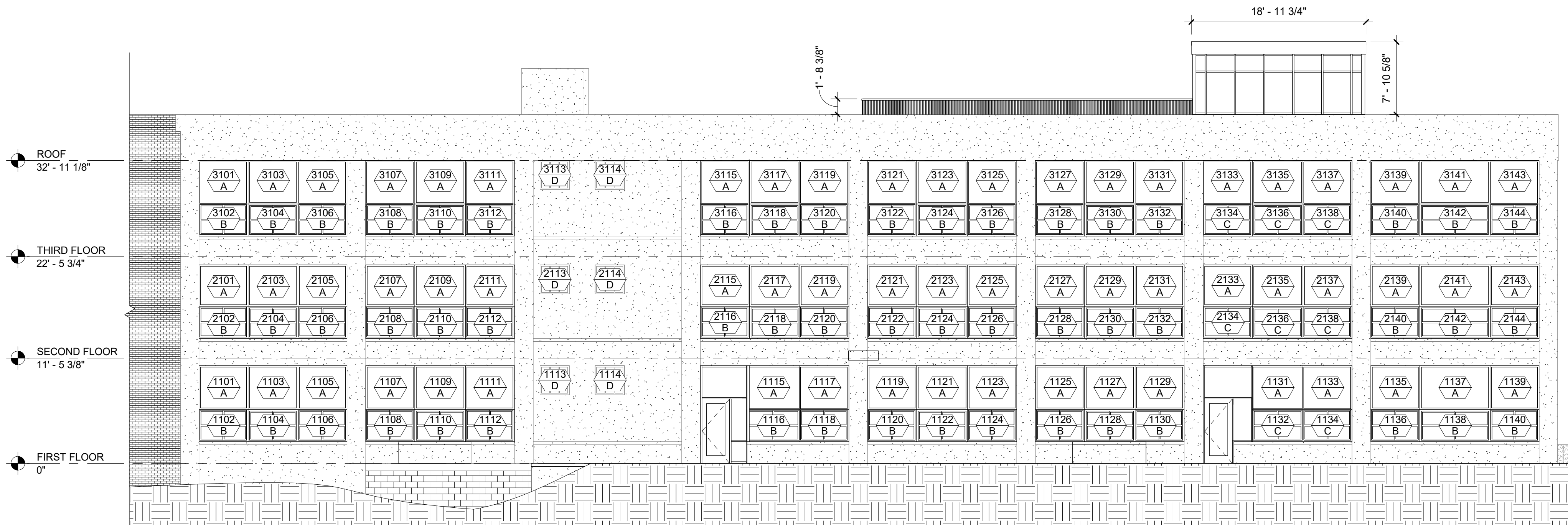
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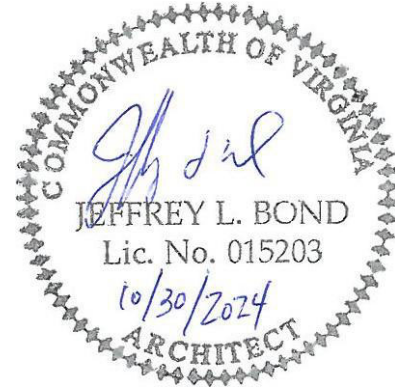
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1 NORTH-WEST PROPOSED ELEVATION WITH DIMENSIONS
Scale: 1/8" = 1'-0"



SOLEX ARCHITECTURE, INC.
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DATE	2024.10.30
SCALE	1/8" = 1'-0"

SHEET NAME

NORTH-WEST
ELEVATION
WITH
DIMENSIONS

SHEET NUMBER

A-202

A

B

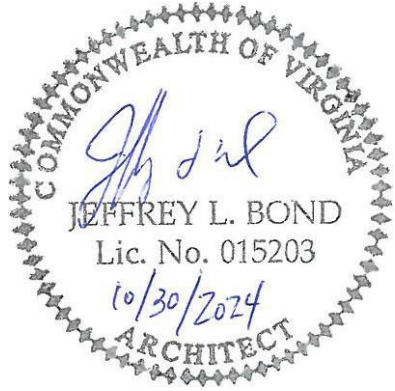
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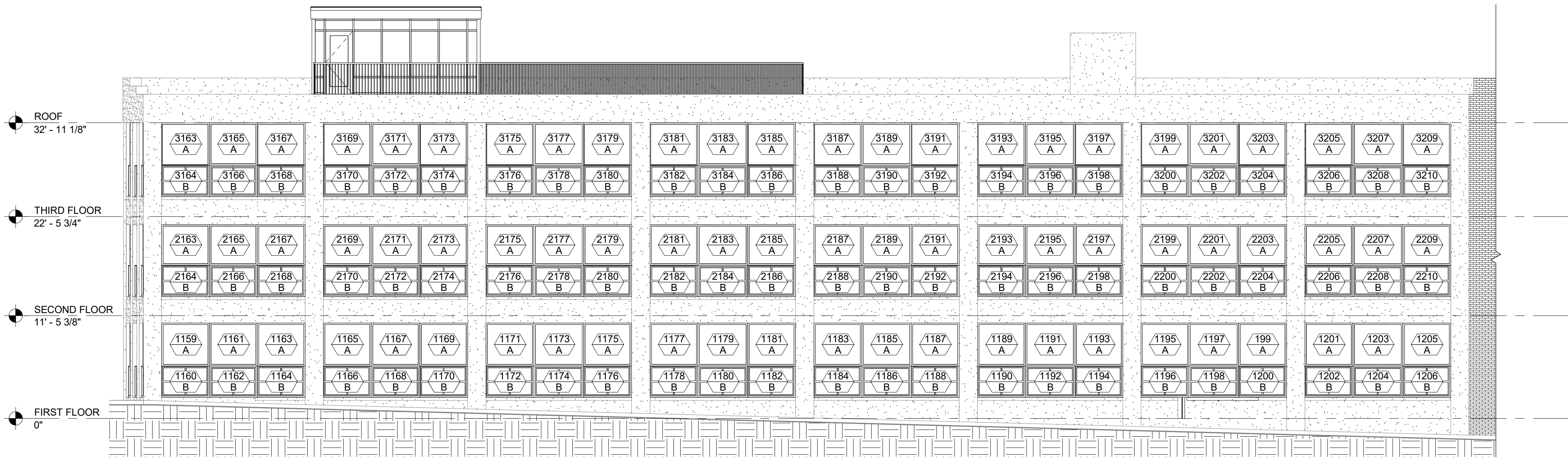
PROJECT NO.	20130011
DRAWN BY	KMW
CHECKED BY	JLB
DATE	2024.10.30
SCALE	1/8" = 1'-0"

SHEET NAME

SOUTH-WEST
ELEVATION

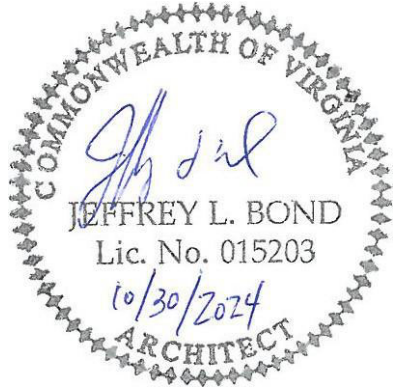
SHEET NUMBER

A-203



SOUTH-EAST PROPOSED ELEVATION
Scale: 1/8" = 1'-0"

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ARCHITECTURE
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SHELTON STREET LLC
WAREHOUSE NO. 5

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CONSTRUCTION DOCUMENTS

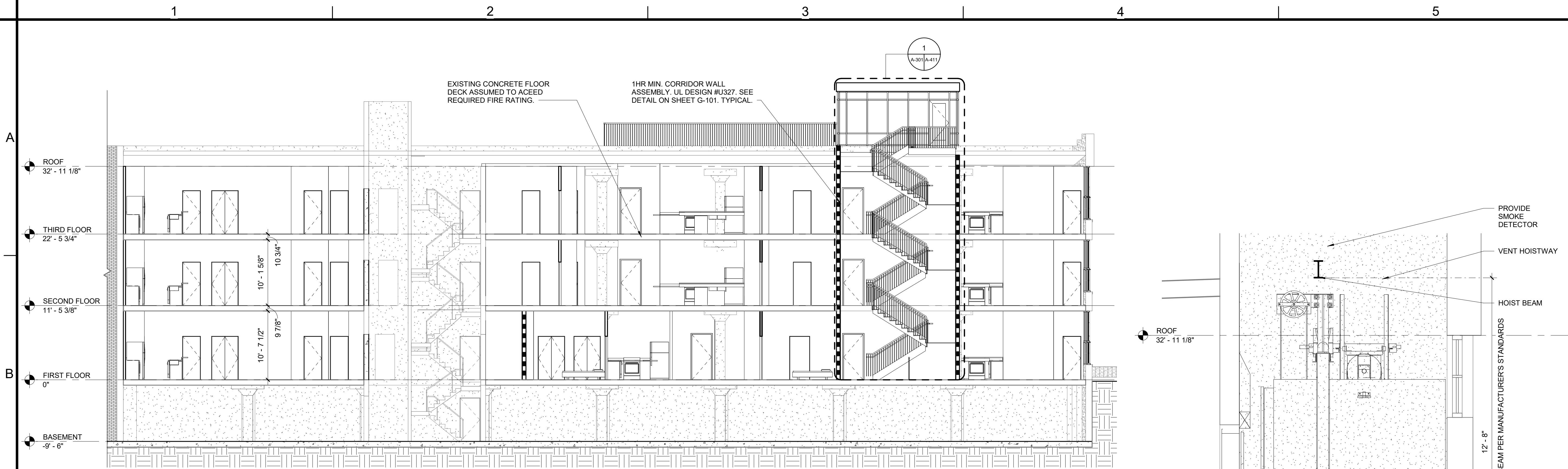
SHEET INFORMATION

REVISIONS		
NO.	DESCRIPTION	DATE

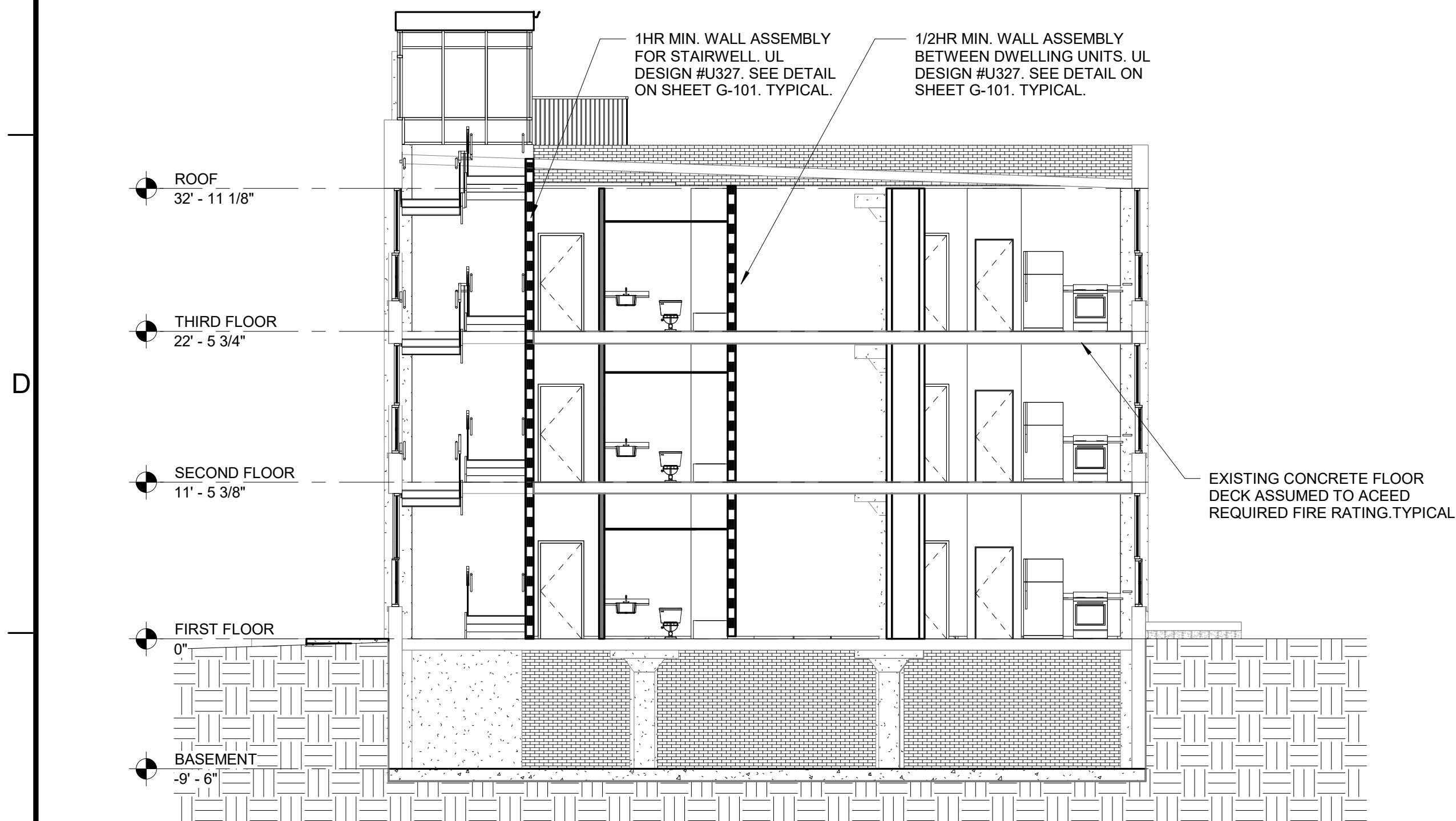
PROJECT NO.	20130011
DRAWN BY	KMW
CHECKED BY	JLB
DATE	2024.10.30
SCALE	1/8" = 1'-0"

SHEET NAME
SOUTH-EAST
ELEVATION

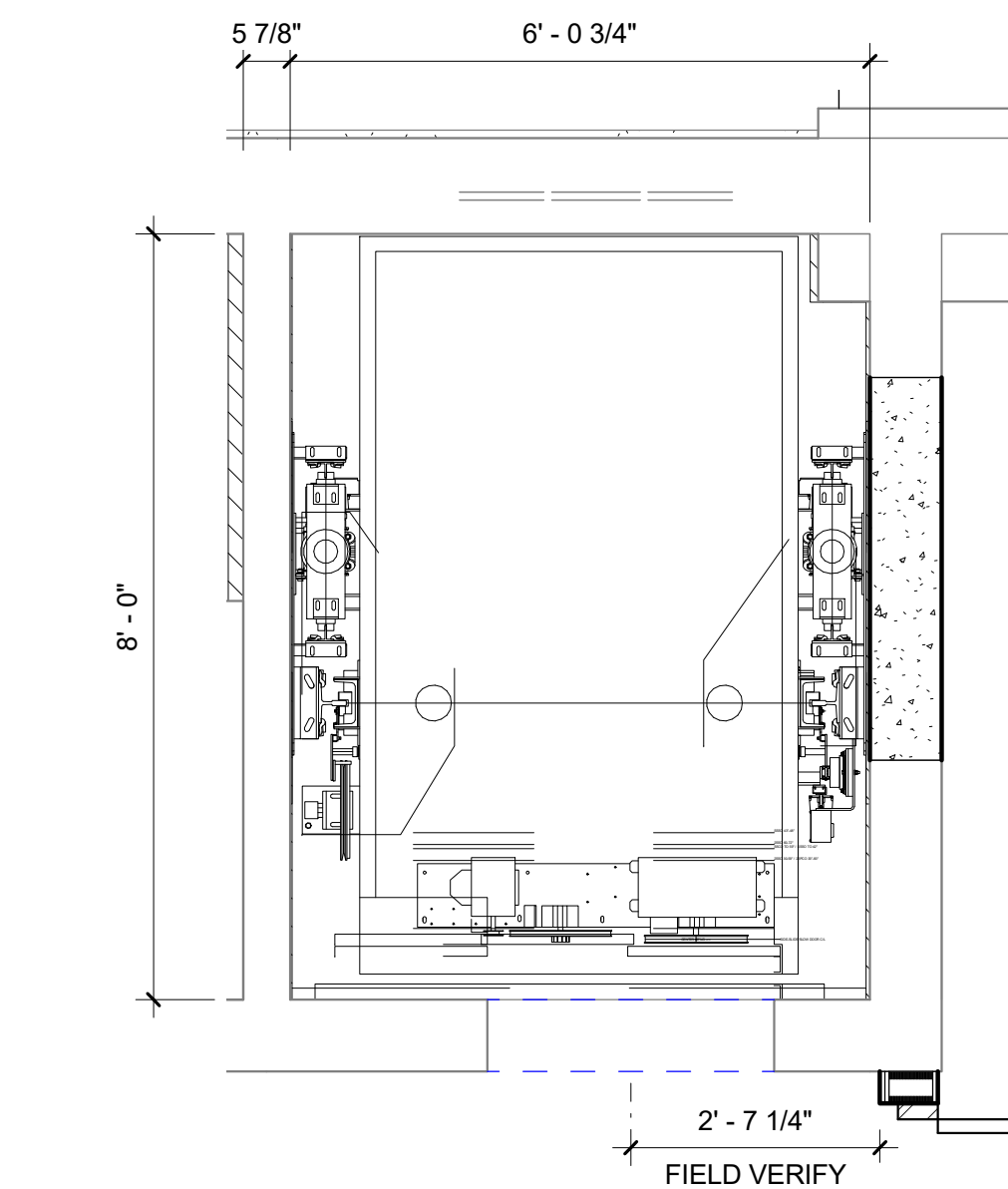
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A-204



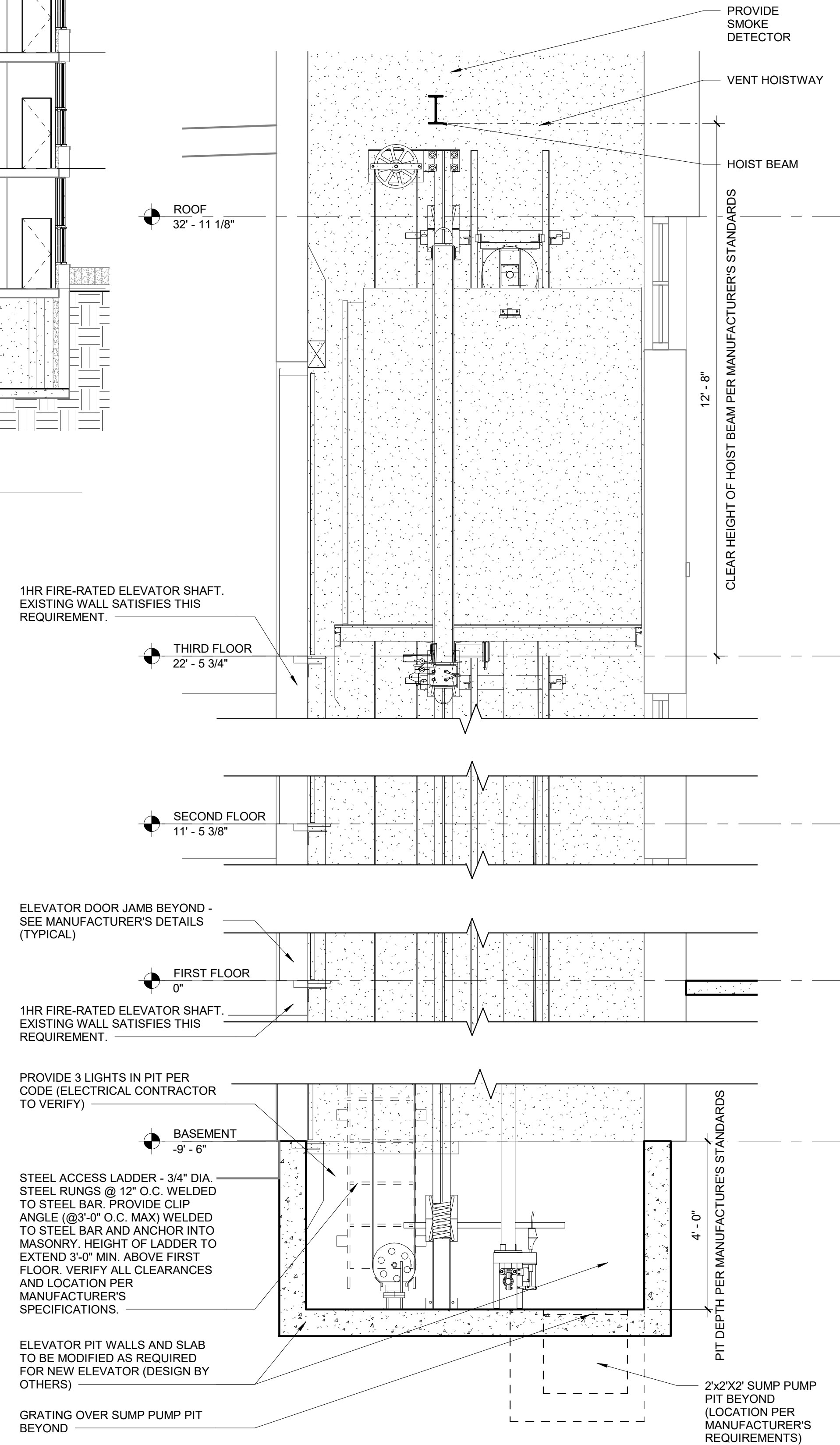
1
A-101A-301
LONGITUDINAL BUILDING SECTION
Scale: 1/8" = 1'-0"



2
A-101A-301
TRANSVERSE BUILDING SECTION
Scale: 1/8" = 1'-0"



3
A-101A-301
ELEVATOR PLAN
Scale: 1/2" = 1'-0"



4
A-301
ELEVATOR SECTION
Scale: 1/2" = 1'-0"

SHELTON STREET LLC
WAREHOUSE NO. 5

553 LYNN STREET, DANVILLE, VIRGINIA 24541

CONSTRUCTION DOCUMENTS

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DATE	2024.10.30
SCALE	As indicated

SHEET NAME
**BUILDING AND
ELEVATOR
SECTIONS**

SHEET NUMBER

A-301

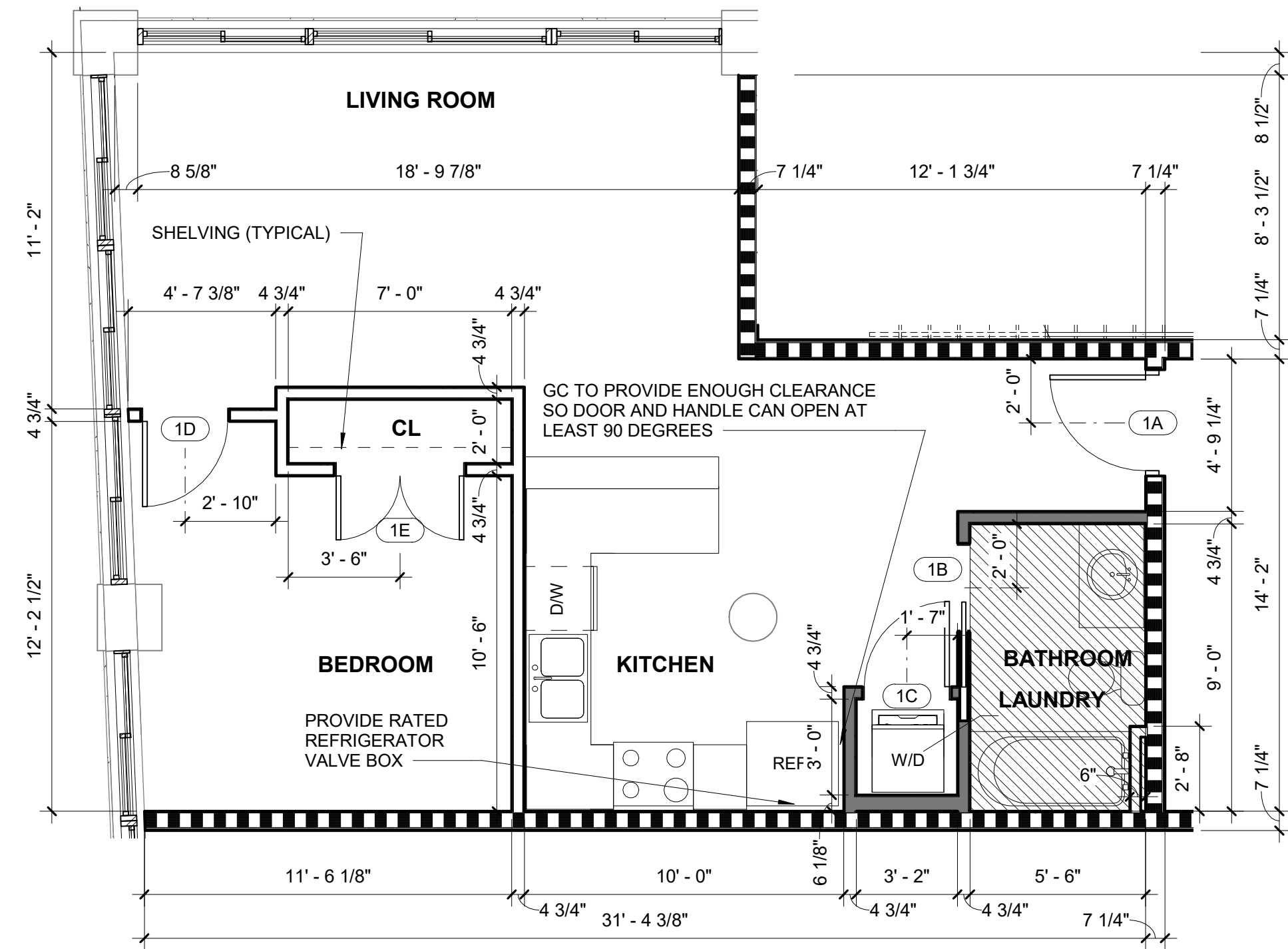
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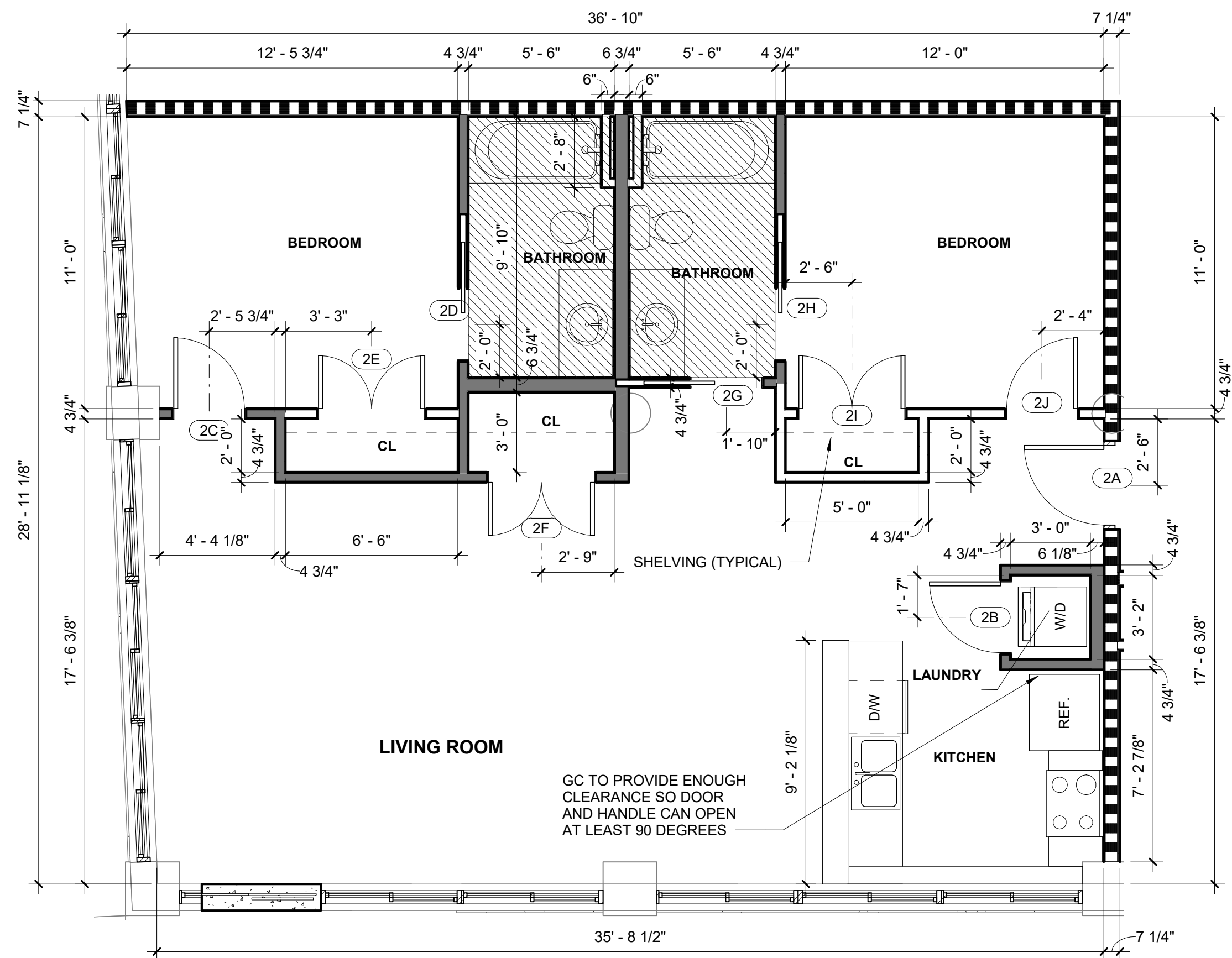


UNIT TYPE 1 (ONE BEDROOM)

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

DOOR SCHEDULE - UNIT 1												
DOOR NUMBER	LEAF QTY	DOOR SIZE		PANEL		FRAME		DETAILS		FIRE LABEL	HARDWARE	REMARKS
		WIDTH	HEIGHT	TYPE	MATERIAL	TYPE	MATERIAL	HEAD	JAMB			
1A	1	3' - 0"	7' - 0"	F	WD	01	HM	H1	J1	20MIN.	1 (SINGLE ENTRANCE)	1
1B	1	2' - 8"	6' - 8"	SR	WD	01	WD	H3	J3			
1C	1	2' - 8"	6' - 8"	SR	WD	01	WD	H2	J2			
1D	1	2' - 8"	6' - 8"	SR	WD	01	WD	H2	J2			
1E	2	2' - 0"	6' - 8"	SR	WD	01	WD	H2	J2			

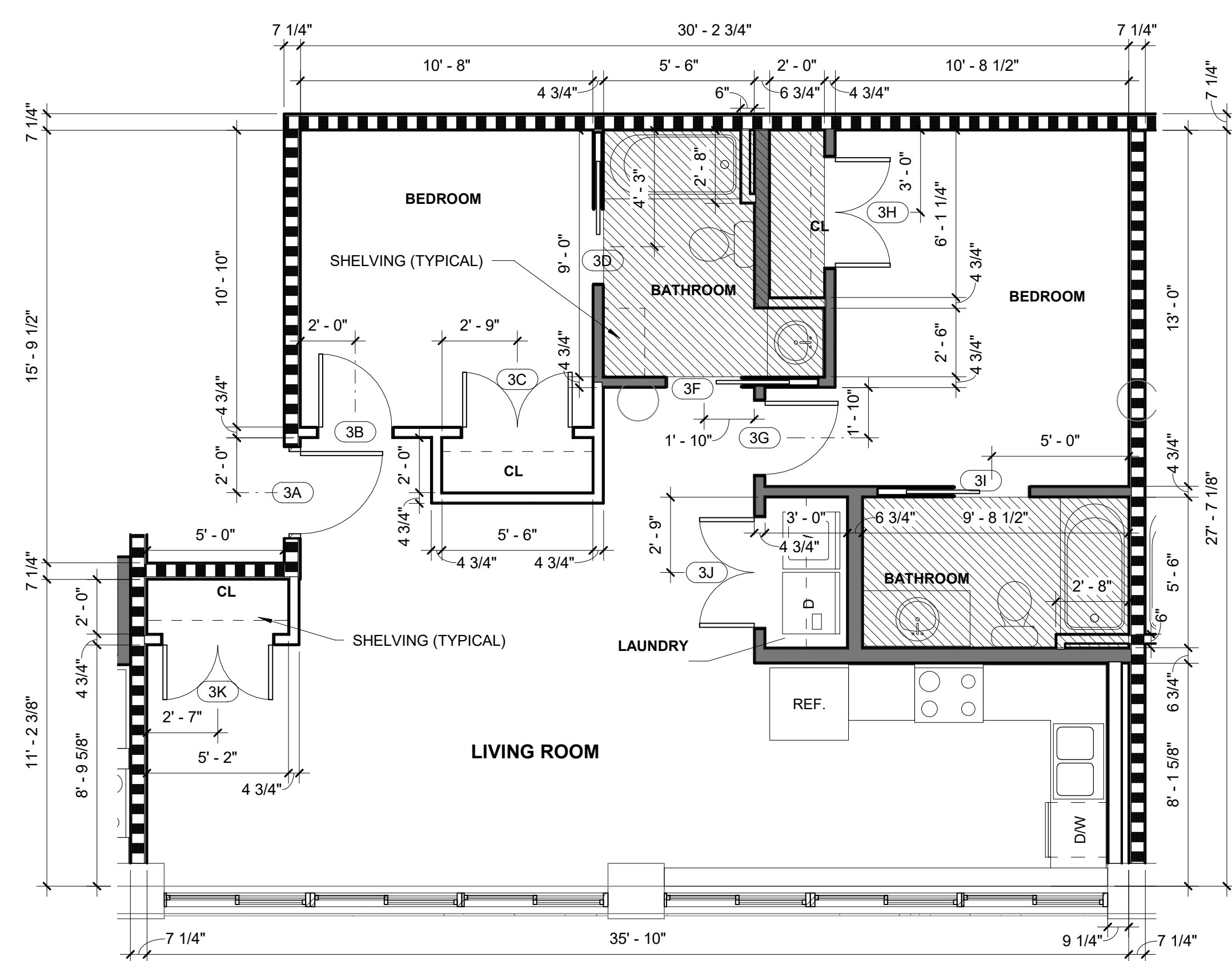
1. ENTRANCE DOORS TO BE PROVIDED WITH CLOSER OR SPRING HINGES. MIN. CLEAR HEIGHT BELOW CLOSER IS 80".



UNIT TYPE 2 (TWO BEDROOM)

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

3



UNIT TYPE 3 (TWO BEDROOM)

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

DOOR SCHEDULE - UNIT 3												
DOOR NUMBER	LEAF QTY	DOOR		PANEL		FRAME		DETAILS		FIRE LABEL	HARDWARE	REMARKS
		SIZE		TYPE	MATERIAL	TYPE	MATERIAL	HEAD	JAMB			
		WIDTH	HEIGHT									
3A	1	3' - 0"	7' - 0"	F	WD	01	HM	H1	J1	20MIN.	1 (SINGLE ENTRANCE)	1
3B	1	2' - 8"	6' - 8"	SR	WD	01	WD	H2	J2			
3C	2	2' - 0"	6' - 8"	SR	WD	01	WD	H2	J2			
3D	1	2' - 8"	6' - 8"	SR	WD	01	WD	H3	J3			
3E	1	2' - 8"	6' - 8"	SR	WD	01	WD	H3	J3			
3G	1	2' - 8"	6' - 8"	SR	WD	01	WD	H2	J2			
3H	2	2' - 0"	6' - 8"	SR	WD	01	WD	H2	J2			
3I	1	2' - 8"	6' - 8"	SR	WD	01	WD	H3	J3			
3J	2	2' - 0"	6' - 8"	SR	WD	01	WD	H2	J2			
3K	2	2' - 0"	6' - 8"	SR	WD	01	WD	H2	J2			

1. ENTRANCE DOORS TO BE PROVIDED WITH CLOSER OR SPRING HINGES. MIN. CLEAR HEIGHT BELOW CLOSER IS 80".

DOOR SCHEDULE - UNIT 2												
DOOR NUMBER	LEAF QTY	DOOR		PANEL		FRAME		DETAILS		FIRE LABEL	HARDWARE	REMARKS
		SIZE		TYPE	MATERIAL	TYPE	MATERIAL	HEAD	JAMB			
		WIDTH	HEIGHT									
2A	1	3' - 0"	7' - 0"	F	WD	01	HM	H1	J1	20MIN.	1 (SINGLE ENTRANCE)	1
2B	1	2' - 8"	6' - 8"	SR	WD	01	WD	H2	J2			
2C	1	2' - 8"	6' - 8"	SR	WD	01	WD	H2	J2			
2D	1	2' - 8"	6' - 8"	SR	WD	01	WD	H3	J3			
2E	2	2' - 0"	6' - 8"	SR	WD	01	WD	H2	J2			
2F	2	2' - 0"	6' - 8"	SR	WD	01	WD	H2	J2			
2G	1	2' - 8"	6' - 8"	SR	WD	01	WD	H3	J3			
2H	1	2' - 8"	6' - 8"	SR	WD	01	WD	H3	J3			
2I	2	2' - 0"	6' - 8"	SR	WD	01	WD	H2	J2			
2J	1	2' - 8"	6' - 8"	SR	WD	01	WD	H2	J2			

1. ENTRANCE DOORS TO BE PROVIDED WITH CLOSER OR SPRING HINGES. MIN. CLEAR HEIGHT BELOW CLOSER IS 80".

SHEET INFORMATION

REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT NO.	20130011
DRAWN BY	KMWW
CHECKED BY	JLB
DATE	2024.10.30
SCALE	1/4" = 1'-0"

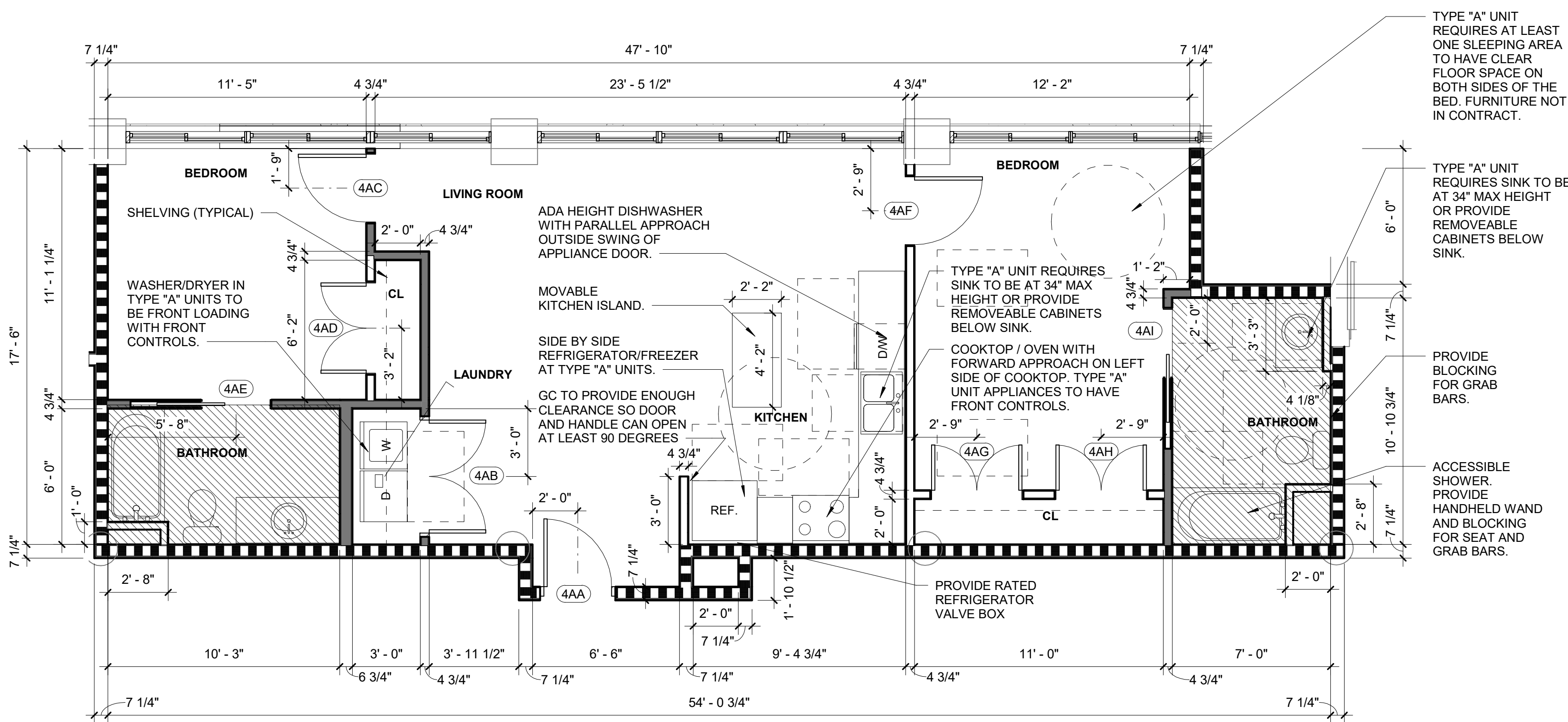
SHEET NAME

UNIT TYPE 1,
UNIT TYPE 2,
AND UNIT TYPE
3

SHEET NUMBER

A-401

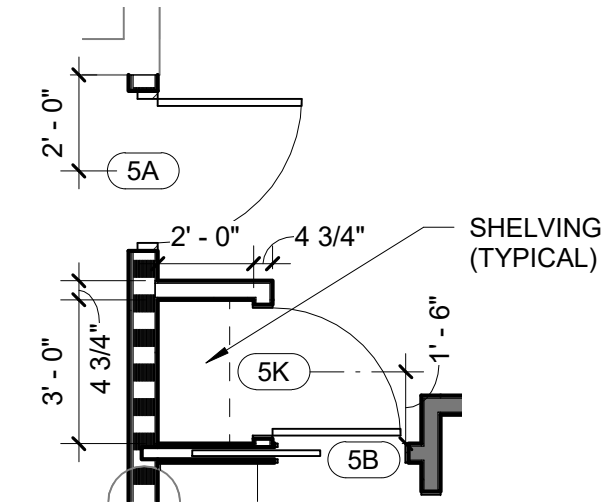
A
B
C
D
E



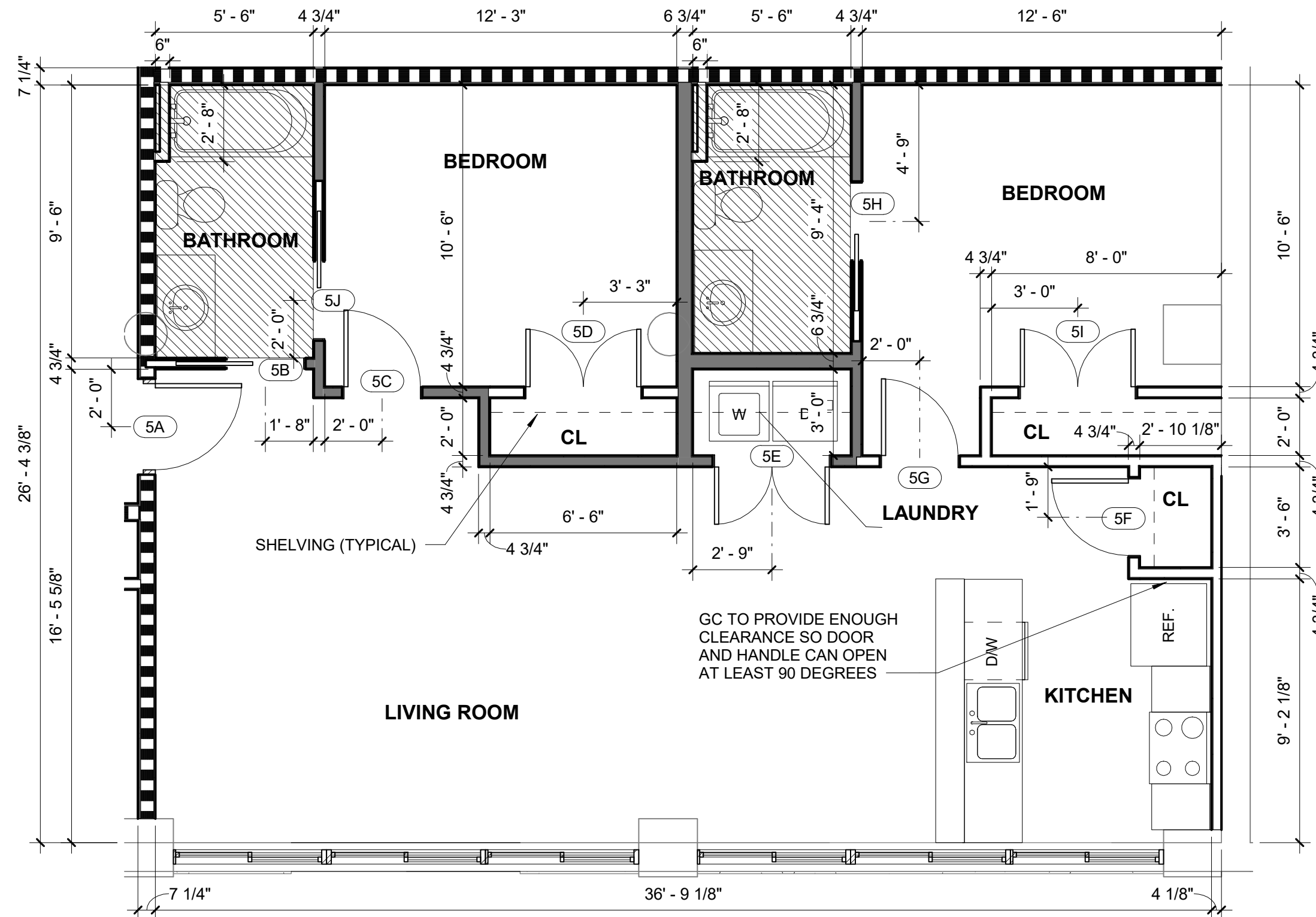
1
A-109A-402
UNIT TYPE 4A (TWO BEDROOM)
Scale: 1/4" = 1'-0"

DOOR SCHEDULE - UNIT 4												
DOOR NUMBER	LEAF QTY	DOOR SIZE		PANEL	FRAME		DETAILS		FIRE LABEL	HARDWARE	REMARKS	
		WIDTH	HEIGHT		TYPE	MATERIAL	HEAD	JAMB				
4AA	1	3'-0"	7'-0"	F	WD	01	HM	H1	J1	20MIN.	1 (SINGLE ENTRANCE)	1, 2
4AB	2	2'-6"	6'-8"	SR	WD	01	WD	H2	J2			2
4AC	1	3'-0"	6'-8"	SR	WD	01	WD	H2	J2			2
4AD	2	2'-0"	6'-8"	SR	WD	01	WD	H2	J2			2
4AE	1	3'-0"	6'-8"	SR	WD	01	WD	H3	J3			2
4AF	1	3'-0"	6'-8"	SR	WD	01	WD	H2	J2			2
4AG	2	2'-0"	6'-8"	SR	WD	01	WD	H2	J2			2
4AH	2	2'-0"	6'-8"	SR	WD	01	WD	H2	J2			2
4AI	1	3'-0"	6'-8"	SR	WD	01	WD	H3	J3			2

- ENTRANCE DOORS TO BE PROVIDED WITH CLOSER OR SPRING HINGES. MIN. CLEAR HEIGHT BELOW CLOSER IS 80".
- ALL PASSAGE DOORS WITHIN TYPE A UNITS TO BE 32 INCHES CLEAR WHEN DOOR IS FULLY OPEN POSITION AS MEASURED FROM DOOR IN 90-DEGREE POSITION TO OPPOSITE DOOR STOP.



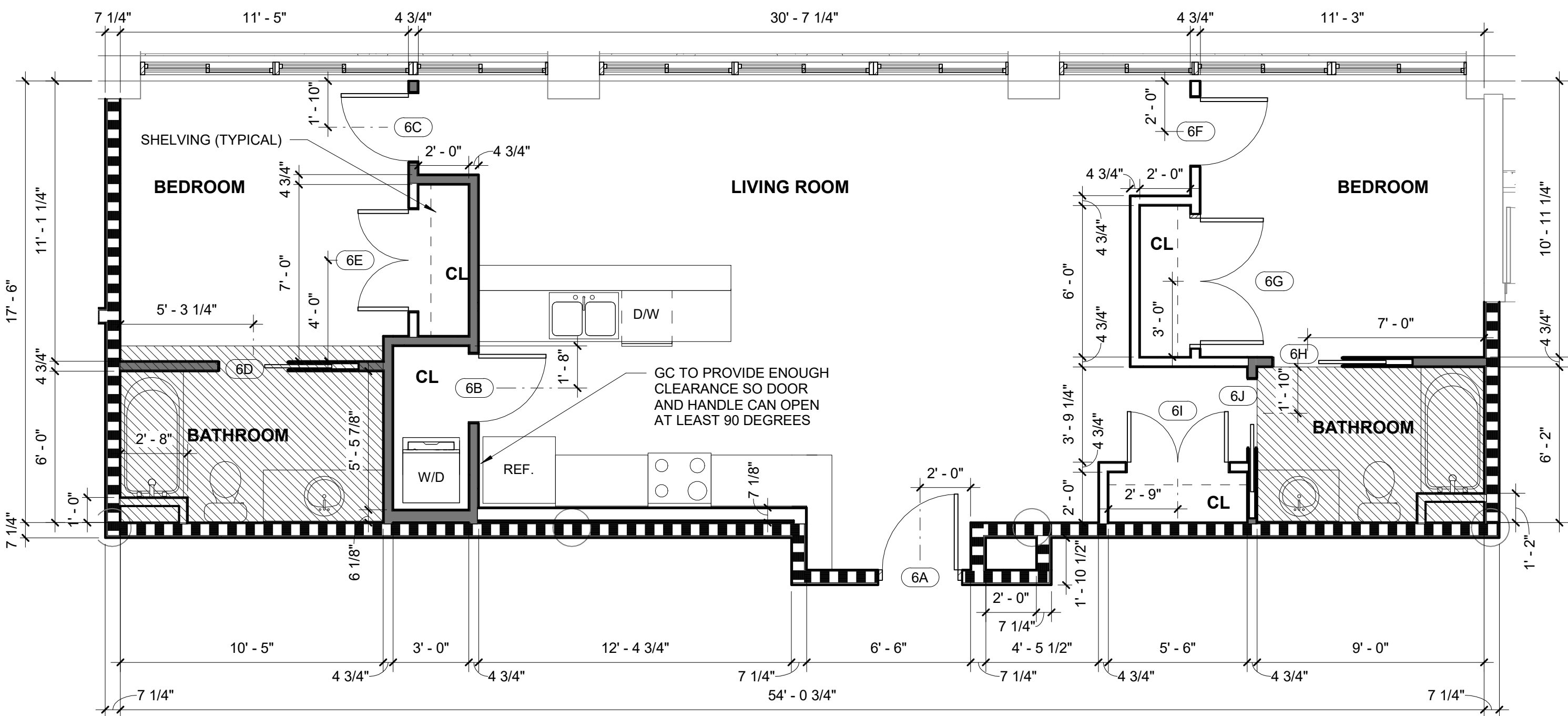
4
A-109A-402
UNIT TYPE 5R ALTERATION
Scale: 1/4" = 1'-0"



2
A-109A-402
UNIT TYPE 5 (TWO BEDROOM)
Scale: 1/4" = 1'-0"

DOOR SCHEDULE - UNIT 5												
	LEAF QTY	DOOR SIZE		PANEL	FRAME		DETAILS		FIRE LABEL	HARDWARE	REMARKS	
		WIDTH	HEIGHT		TYPE	MATERIAL	HEAD	JAMB				
5A	1	3'-0"	7'-0"	F	WD	01	HM	H1	J1	20MIN.	1 (SINGLE ENTRANCE)	1
5B	1	2'-8"	6'-8"	SR	WD	01	WD	H3	J3			
5C	1	2'-8"	6'-8"	SR	WD	01	WD	H2	J2			
5D	2	2'-0"	6'-8"	SR	WD	01	WD	H2	J2			
5E	2	2'-0"	6'-8"	SR	WD	01	WD	H2	J2			
5F	1	2'-8"	6'-8"	SR	WD	01	WD	H2	J2			
5G	1	2'-8"	6'-8"	SR	WD	01	WD	H2	J2			
5H	1	2'-8"	6'-8"	SR	WD	01	WD	H3	J3			
5I	2	2'-0"	6'-8"	SR	WD	01	WD	H2	J2			
5J	1	2'-8"	6'-8"	SR	WD	01	WD	H3	J3			
5K	1	2'-8"	6'-8"	SR	WD	01	WD	H2	J2			

- ENTRANCE DOORS TO BE PROVIDED WITH CLOSER OR SPRING HINGES. MIN. CLEAR HEIGHT BELOW CLOSER IS 80".



3
A-109A-402
UNIT TYPE 6 (TWO BEDROOM)
Scale: 1/4" = 1'-0"

DOOR SCHEDULE - UNIT 6												
DOOR NUMBER	LEAF QTY	DOOR SIZE		PANEL	FRAME		DETAILS		FIRE LABEL	HARDWARE	REMARKS	
		WIDTH	HEIGHT		TYPE	MATERIAL	HEAD	JAMB				
6A	1	3'-0"	7'-0"	F	WD	01	HM	H1	J1	20MIN.	1 (SINGLE ENTRANCE)	1
6B	1	2'-8"	6'-8"	SR	WD	01	WD	H2	J2			
6C	1	2'-8"	6'-8"	SR	WD	01	WD	H2	J2			
6D	1	2'-8"	6'-8"	SR	WD	01	WD	H3	J3			
6E	2	2'-0"	6'-8"	SR	WD	01	WD	H2	J2			
6F	1	2'-8"	6'-8"	SR	WD	01	WD	H2	J2			
6G	2	2'-6"	6'-8"	SR	WD	01	WD	H2	J2			
6H	1	2'-8"	6'-8"	SR	WD	01	WD	H3	J3			
6I	2	2'-0"	6'-8"	SR	WD	01	WD	H2	J2			
6J	1	2'-8"	6'-8"	SR	WD	01	WD	H3	J3			

- ENTRANCE DOORS TO BE PROVIDED WITH CLOSER OR SPRING HINGES. MIN. CLEAR HEIGHT BELOW CLOSER IS 80".

SHEET INFORMATION		
REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT NO.	20130011
DRAWN BY	JMW
CHECKED BY	KWW
DATE	2024.10.30
SCALE	1/4" = 1'-0"

SHEET NAME
UNIT TYPE 4A, UNIT TYPE 5, AND UNIT TYPE 6

SHEET NUMBER
A-402

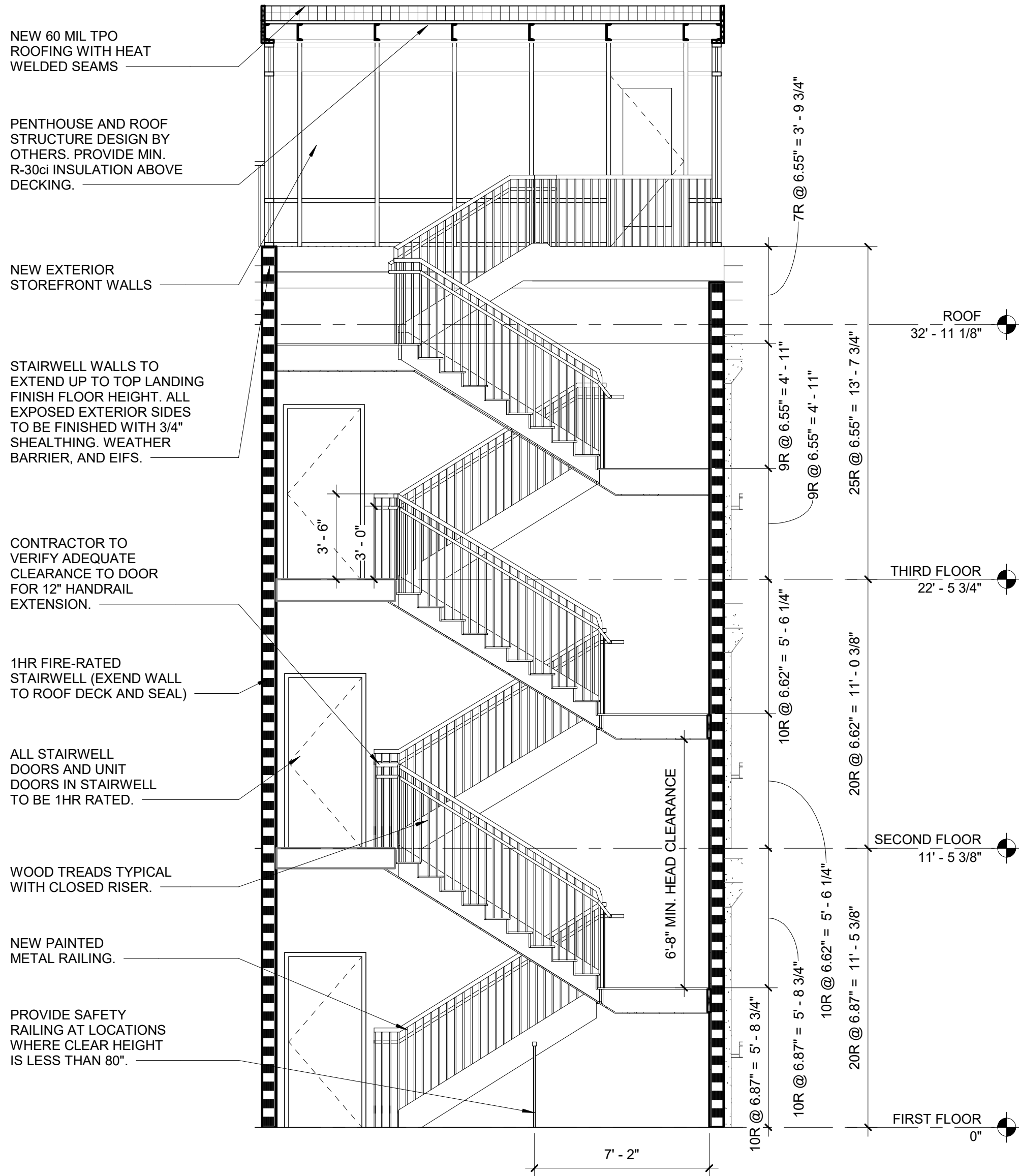
A

B

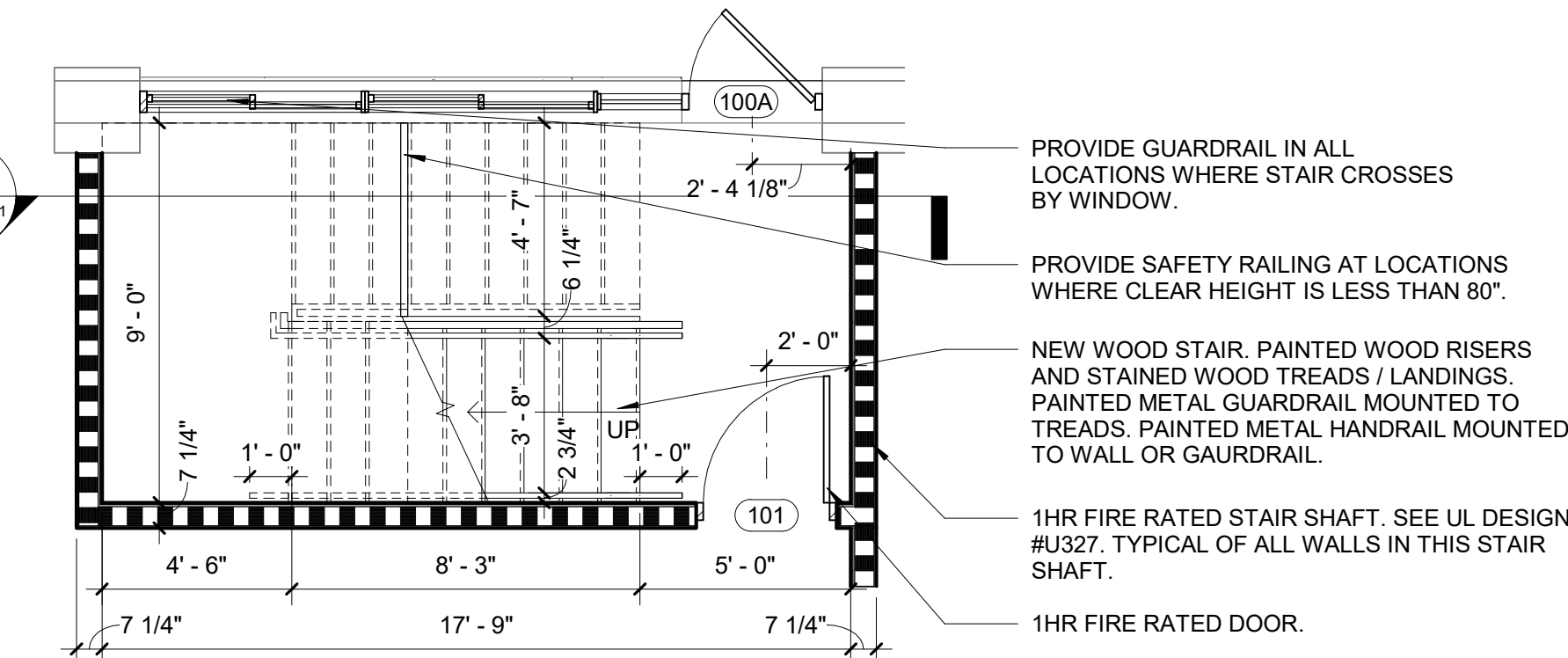
C

D

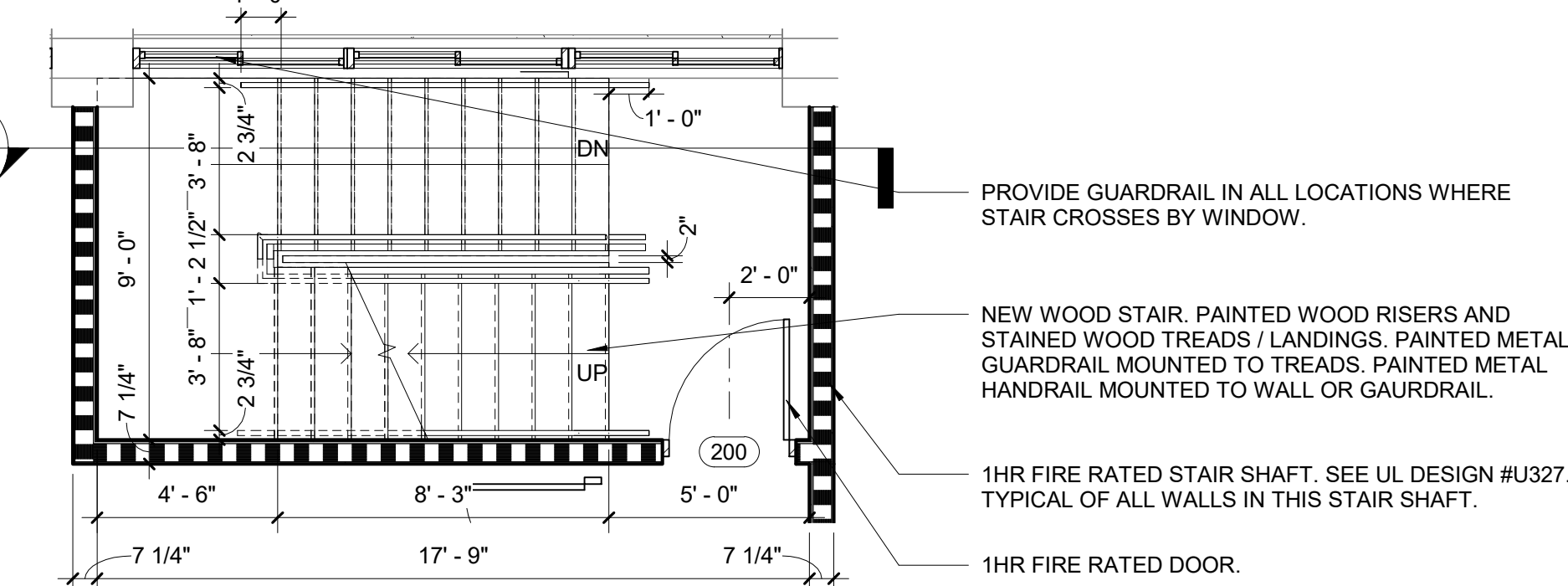
E



1 STAIR SECTION
Scale: 1/4" = 1'-0"



2 STAIR FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



1

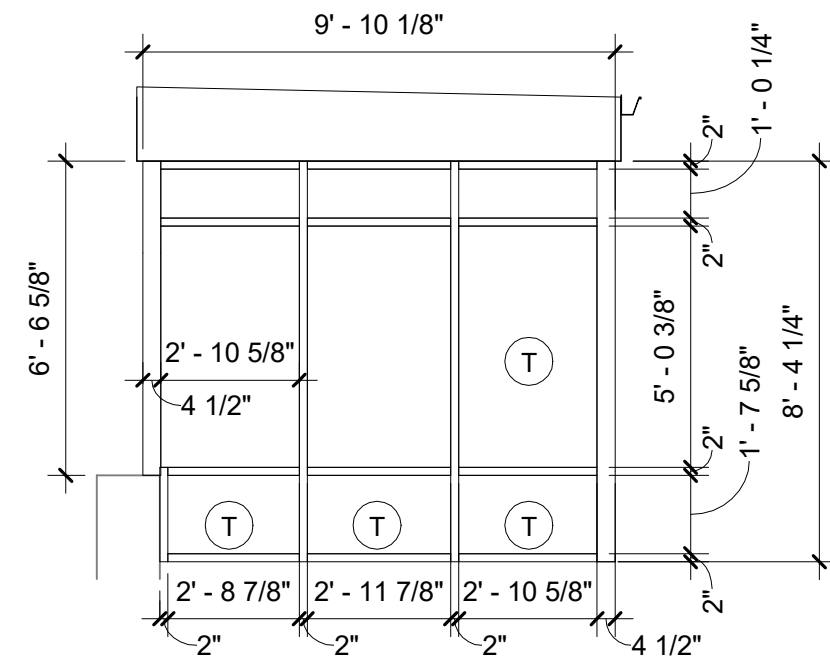
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3

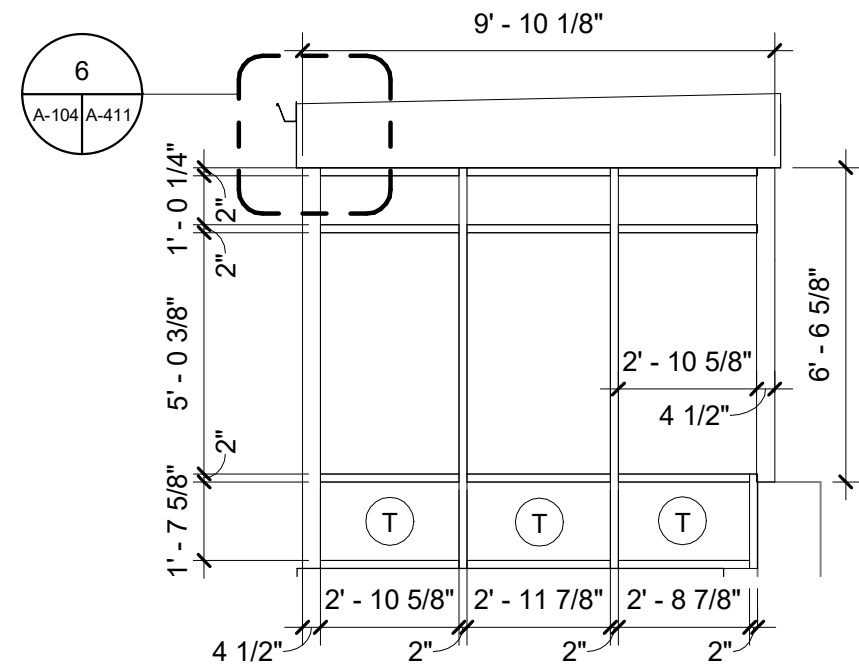
4

5

A



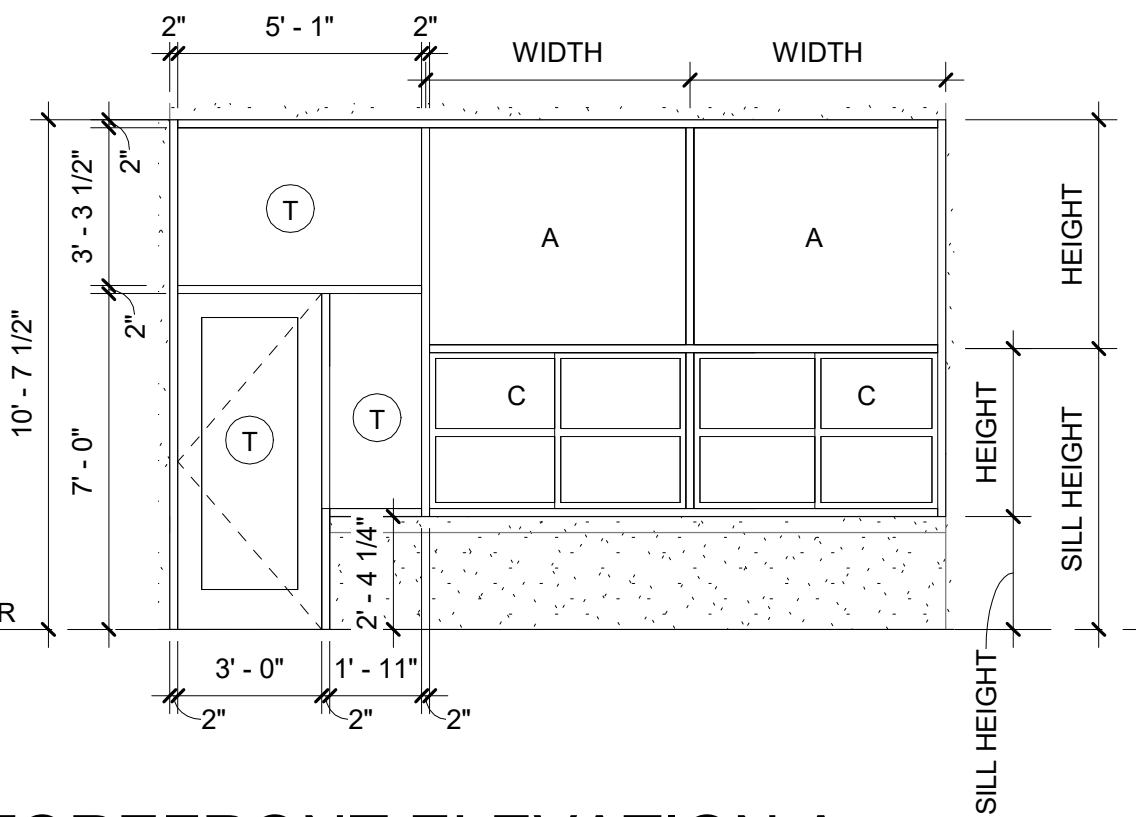
1 PENTHOUSE STOREFRONT ELEVATION A
Scale: 1/4" = 1'-0"



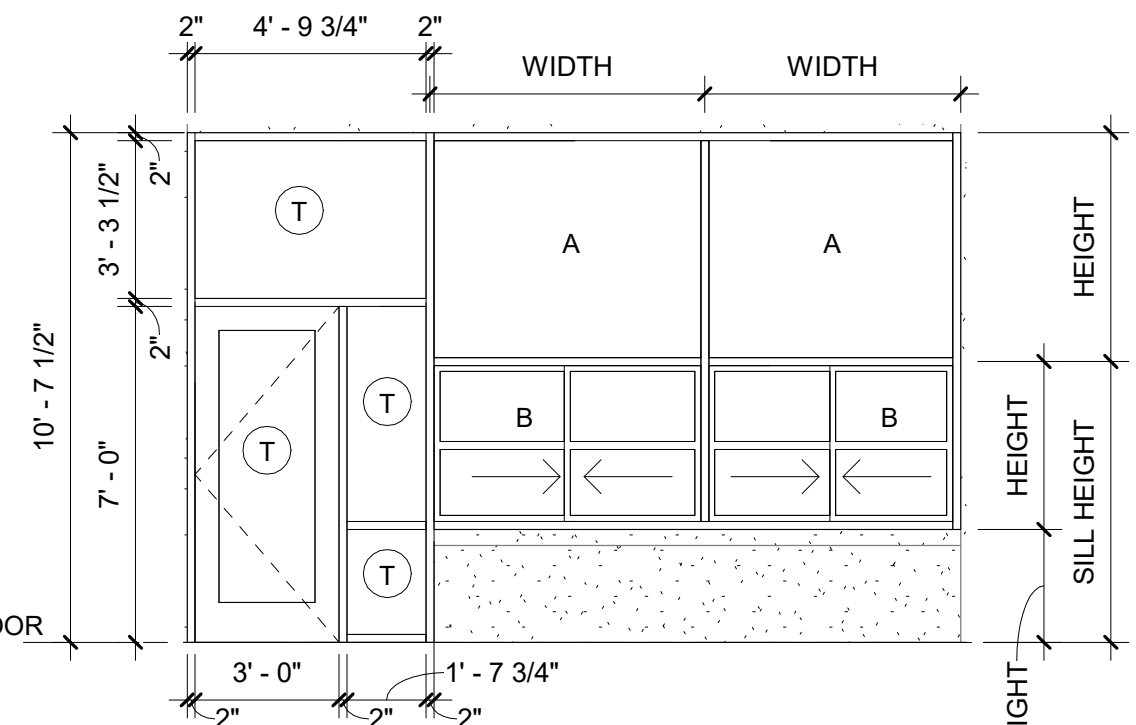
2 PENTHOUSE STOREFRONT ELEVATION B
Scale: 1/4" = 1'-0"

GENERAL STOREFRONT NOTES

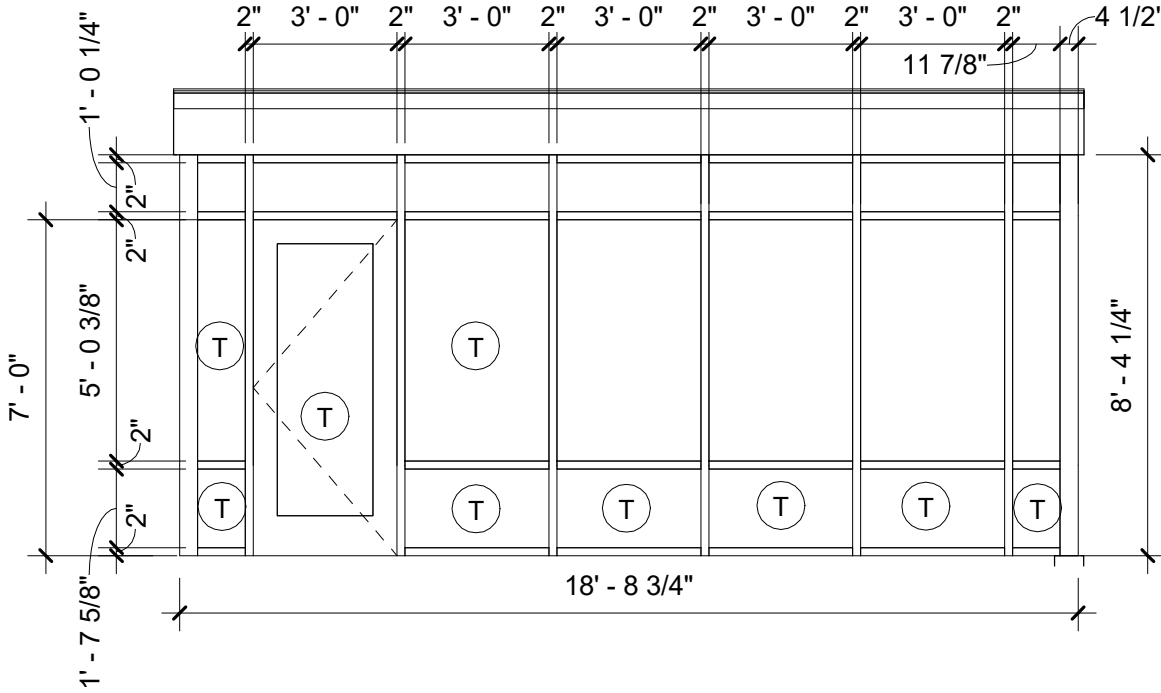
NOTE: (T) SYMBOL INDICATES PANELS OF TEMPERED / SAFETY GLAZING



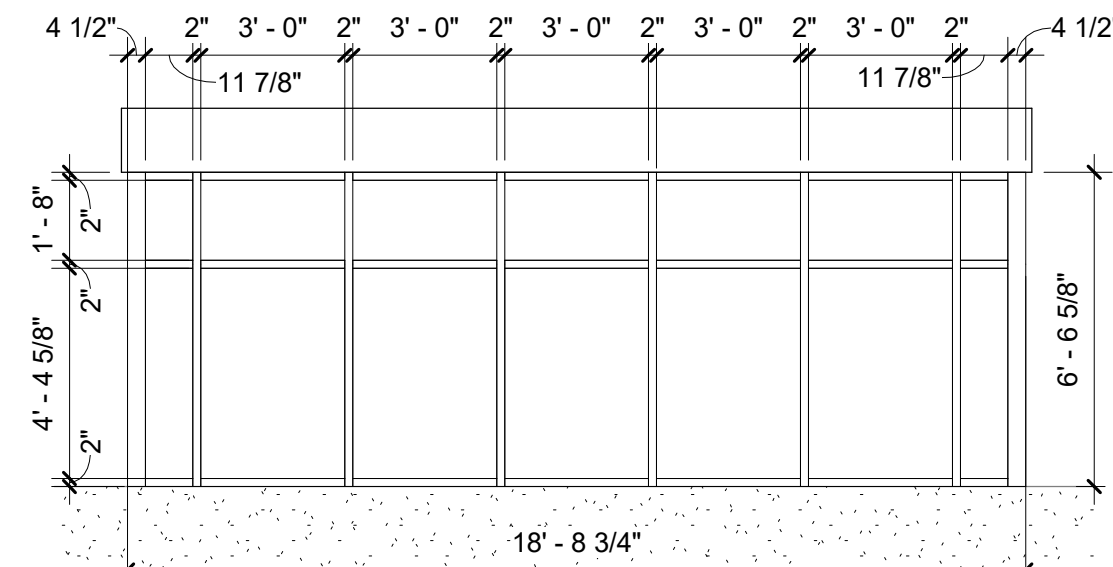
5 STOREFRONT ELEVATION A
Scale: 1/4" = 1'-0"



6 STOREFRONT ELEVATION B
Scale: 1/4" = 1'-0"

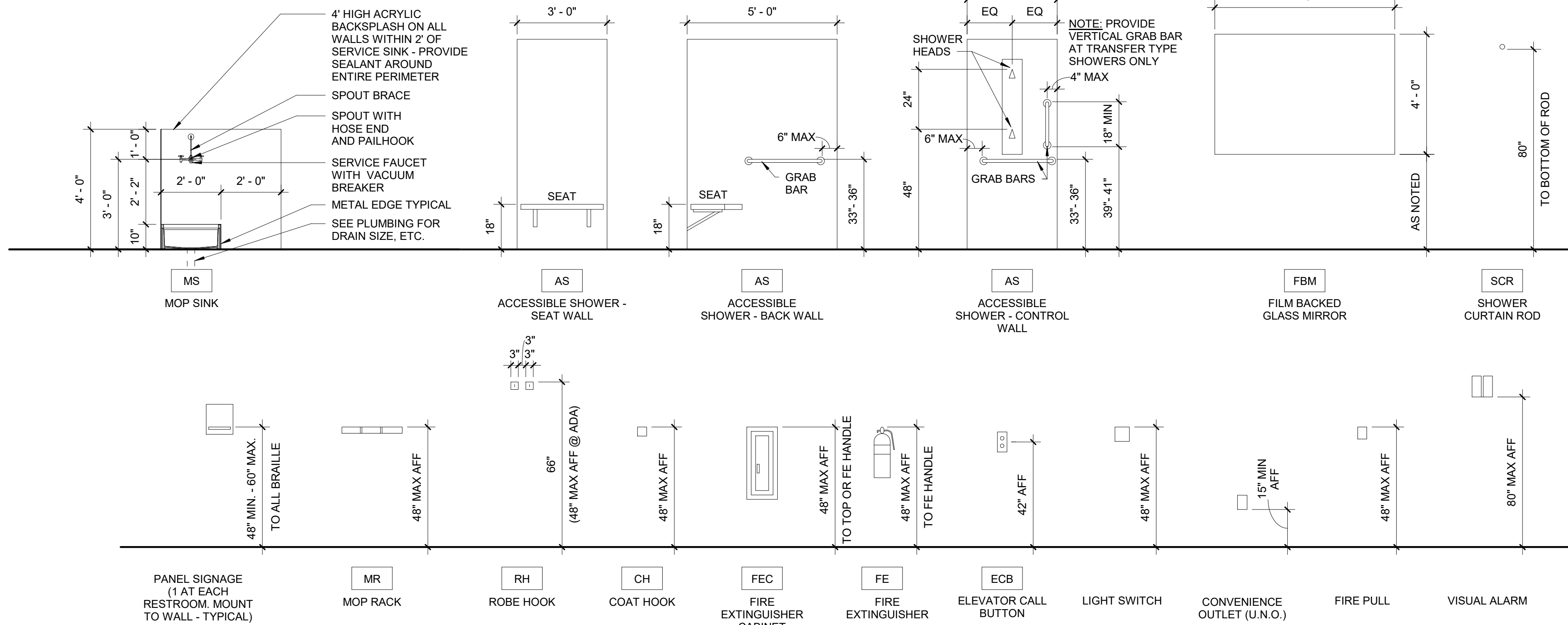
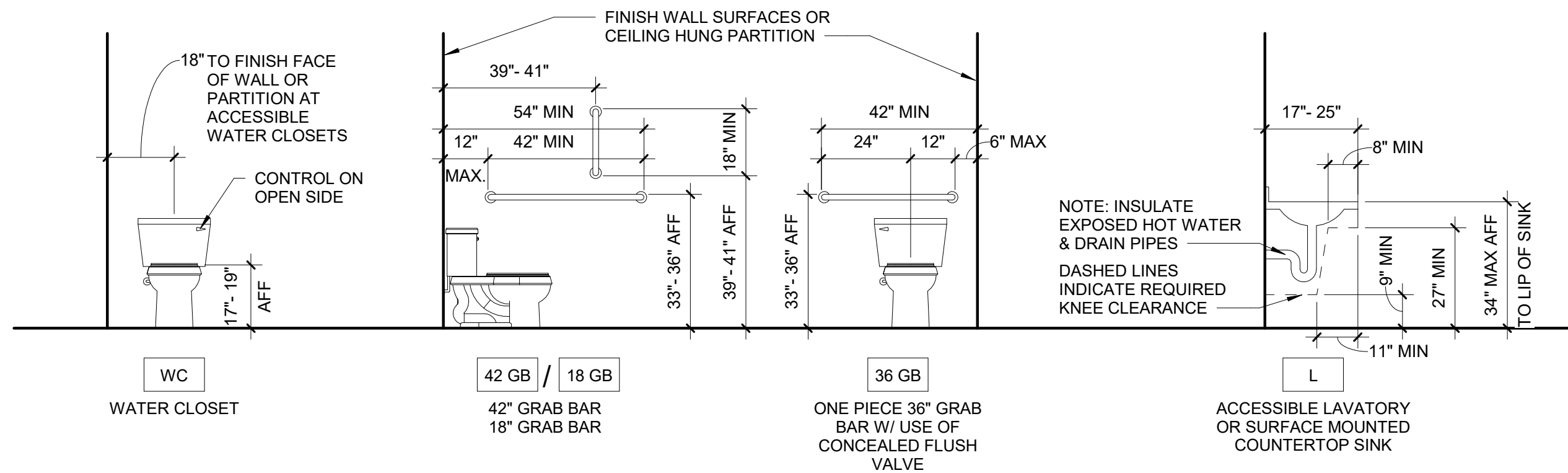


3 PENTHOUSE STOREFRONT ELEVATION C
Scale: 1/4" = 1'-0"



4 PENTHOUSE STOREFRONT ELEVATION D
Scale: 1/4" = 1'-0"

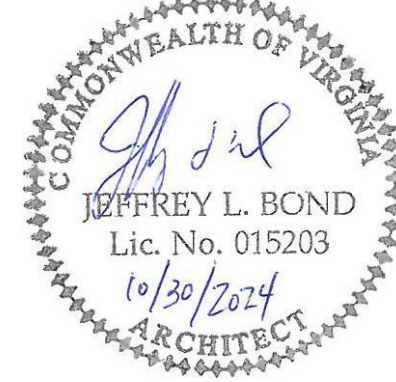
- NOTES:**
1. PROVIDE BLOCKING AS REQUIRED FOR MOUNTING ACCESSORIES
 2. EQUIPMENT SHOWN IN THE MOUNTING HEIGHT LEGEND MAY OR MAY NOT BE USED IN THE CONSTRUCTION OF THIS PROJECT. THE ABOVE LEGEND REPRESENTS A MASTER LIST OF TYPICAL EQUIPMENT COMPILED BY THE ARCHITECT.
 3. MOUNT EQUIPMENT AT HEIGHTS INDICATED UNLESS OTHERWISE NOTED
 4. REFER TO THE TOILET AND BATH ACCESSORIES SCHEDULE IN THE SPECIFICATIONS
 5. COMPLIANCE WITH ADA FOR INSTALLATION OF ALL THE ACCESSORIES AND EQUIPMENT IS RESPONSIBILITY OF THE GENERAL CONTRACTOR.



7 STANDARD FIXTURE MOUNTING HEIGHTS
Scale: 3/8" = 1'-0"



SOLEX ARCHITECTURE, INC.
6411 MAIN STREET
DANVILLE, VIRGINIA 24541
434.888.0787 PHONE
434.791.3281 FAX



SHELTON STREET LLC

WAREHOUSE NO. 5

553 LYNN STREET, DANVILLE, VIRGINIA 24541

CONSTRUCTION DOCUMENTS

SHEET INFORMATION

REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT NO.	20130011
DRAWN BY	JMW
CHECKED BY	KWW
DATE	2024.10.30
SCALE	As indicated

SHEET NAME

**STOREFRONT,
WINDOW
ELEVATIONS &
RAMP PLAN /
SECTION**

SHEET NUMBER

A-412

FIRST FLOOR WINDOW SCHEDULE

Window Schedule				
Mark	Type Mark	Width	Height	Sill Height

1101	A	5'-4"	4'-9 1/4"	5'-10 1/4"
1102	B	5'-4"	3'-6"	2'-4 1/4"
1103	A	5'-5"	4'-9 1/4"	5'-10 1/4"
1104	B	5'-5"	3'-6"	2'-4 1/4"
1105	A	5'-4"	4'-9 1/4"	5'-10 1/4"
1106	B	5'-4"	3'-6"	2'-4 1/4"
1107	A	5'-4"	4'-9 1/4"	5'-10 1/4"
1108	B	5'-4"	3'-6"	2'-4 1/4"
1109	A	5'-6 1/8"	4'-9 1/4"	5'-10 1/4"
1110	B	5'-6 1/8"	3'-6"	2'-4 1/4"
1111	A	5'-4"	4'-9 1/4"	5'-10 1/4"
1112	B	5'-4"	3'-6"	2'-4 1/4"
1113	D	3'-2 1/4"	3'-2"	7'-5 1/2"
1114	D	3'-2 1/4"	3'-2"	7'-5 1/2"
1115	A	5'-8 3/4"	4'-9 1/4"	5'-10 1/4"
1116	B	5'-8 3/4"	3'-6"	2'-4 1/4"
1117	A	5'-4"	4'-9 1/4"	5'-10 1/4"
1118	B	5'-4"	3'-6"	2'-4 1/4"
1119	A	5'-4"	4'-9 1/4"	5'-10 1/4"
1120	B	5'-4"	3'-6"	2'-4 1/4"
1121	A	5'-6 3/8"	4'-9 1/4"	5'-10 1/4"
1122	B	5'-6 3/8"	3'-6"	2'-4 1/4"
1123	A	5'-4"	4'-9 1/4"	5'-10 1/4"
1124	B	5'-4"	3'-6"	2'-4 1/4"
1125	A	5'-4"	4'-9 1/4"	5'-10 1/4"
1126	B	5'-4"	3'-6"	2'-4 1/4"
1127	A	5'-5 3/4"	4'-9 1/4"	5'-10 1/4"
1128	B	5'-5 3/4"	3'-6"	2'-4 1/4"
1129	A	5'-4"	4'-9 1/4"	5'-10 1/4"
1130	B	5'-4"	3'-6"	2'-4 1/4"
1131	A	5'-6 1/8"	4'-9 1/4"	5'-10 1/4"
1132	C	5'-6 1/8"	3'-6"	2'-4 1/4"
1133	A	5'-4"	4'-9 1/4"	5'-10 1/4"
1134	C	5'-4"	3'-6"	2'-4 1/4"
1135	A	5'-4"	4'-9 1/4"	5'-10 1/4"
1136	B	5'-4"	3'-6"	2'-4 1/4"
1137	A	7'-7 1/2"	4'-9 1/4"	5'-10 1/4"
1138	B	7'-7 1/2"	3'-6"	2'-4 1/4"
1139	A	5'-4"	4'-9 1/4"	5'-10 1/4"
1140	B	5'-4"	3'-6"	2'-4 1/4"
1141	A	5'-4"	4'-9 1/4"	5'-10 1/4"
1142	B	5'-4"	3'-6"	2'-4 1/4"
1143	A	5'-3 5/8"	4'-9 1/4"	5'-10 1/4"
1144	B	5'-3 5/8"	3'-6"	2'-4 1/4"
1145	A	5'-4"	4'-9 1/4"	5'-10 1/4"
1146	B	5'-4"	3'-6"	2'-4 1/4"
1147	A	5'-4"	4'-9 1/4"	5'-10 1/4"
1148	B	5'-4"	3'-6"	2'-4 1/4"
1149	A	5'-1 3/4"	4'-9 1/4"	5'-10 1/4"
1150	B	5'-1 3/4"	3'-6"	2'-4 1/4"
1151	A	5'-4"	4'-9 1/4"	5'-10 1/4"
1152	B	5'-4"	3'-6"	2'-4 1/4"
1153	A	5'-4"	4'-9 1/4"	5'-10 1/4"
1154	B	5'-4"	3'-6"	2'-4 1/4"
1155	A	5'-3 1/4"	4'-9 1/4"	5'-10 1/4"
1156	B	5'-3 1/4"	3'-6"	2'-4 1/4"

Window Schedule				
Mark	Type Mark	Width	Height	Sill Height

1186	B	5'-6"	3'-6"	2'-4 1/4"
1187	A	5'-4"	4'-9 1/4"	5'-10 1/4"
1188	B	5'-4"	3'-6"	2'-4 1/4"
1189	A	5'-4"	4'-9 1/4"	5'-10 1/4"
1190	B	5'-4"	3'-6"	2'-4 1/4"
1191	A	5'-4"	4'-9 1/4"	5'-10 1/4"
1192	B	5'-6"	3'-6"	2'-4 1/4"
1193	A	5'-4"	4'-9 1/4"	5'-10 1/4"
1194	B	5'-4"	3'-6"	2'-4 1/4"
1195	A	5'-4"	4'-9 1/4"	5'-10 1/4"
1196	B	5'-4"	3'-6"	2'-4 1/4"
1197	A	5'-6 3/8"	4'-9 1/4"	5'-10 1/4"
1198	B	5'-6 3/8"	3'-6"	2'-4 1/4"
1200	B	5'-4"	3'-6"	2'-4 1/4"
1201	A	5'-4"	4'-9 1/4"	5'-10 1/4"
1202	B	5'-4"	3'-6"	2'-4 1/4"
1203	A	5'-6 3/4"	4'-9 1/4"	5'-10 1/4"
1204	B	5'-6 3/4"	3'-6"	2'-4 1/4"
1205	A	5'-4"	4'-9 1/4"	5'-10 1/4"
1206	B	5'-4"	3'-6"	2'-4 1/4"

SECOND FLOOR WINDOW SCHEDULE

Window Schedule				
Mark	Type Mark	Width	Height	Sill Height

2101	A	5'-4"	4'-6 1/8"	5'-7 1/2"
2102	B	5'-4"	3'-6"	2'-1 1/2"
2103	A	5'-5"	4'-6 1/8"	5'-7 1/2"
2104	B	5'-5"	3'-6"	2'-1 1/2"
2105	A	5'-4"	4'-6 1/8"	5'-7 1/2"
2106	B	5'-4"	3'-6"	2'-1 1/2"
2107	A	5'-4"	4'-6 1/8"	5'-7 1/2"
2108	B	5'-4"	3'-6"	2'-1 1/2"
2109	A	5'-6 1/8"	4'-6 1/8"	5'-7 1/2"
2110	B	5'-6 1/8"	3'-6"	2'-1 1/2"
2111	A	5'-4"	4'-6 1/8"	5'-7 1/2"
2112	B	5'-4"	3'-6"	2'-1 1/2"
2113	D	3'-2 1/4"	3'-2"	6'-11 5/8"
2114	D	3'-2 1/4"	3'-2"	6'-11 5/8"
2115	A	5'-4"	4'-6 1/8"	5'-7 1/2"
2116	B	5'-4"	3'-6"	2'-1 1/2"
2117	A	5'-5 1/2"	4'-6 1/8"	5'-7 1/2"
2118	B	5'-5 1/2"	3'-6"	2'-1 1/2"
2119	A	5'-4"	4'-6 1/8"	5'-7 1/2"
2120	B	5'-4"	3'-6"	2'-1 1/2"
2121	A	5'-4"	4'-6 1/8"	5'-7 1/2"
2122	B	5'-4"	3'-6"	2'-1 1/2"
2123	A	5'-6 3/8"	4'-6 1/8"	5'-7 1/2"
2124	B	5'-6 3/8"	3'-6"	2'-1 1/2"
2125	A	5'-4"	4'-6 1/8"	5'-7 1/2"
2126	B	5'-4"	3'-6"	2'-1 1/2"
2127	A	5'-4"	4'-6 1/8"	5'-7 1/2"
2128	B	5'-4"	3'-6"	2'-1 1/2"
2129	A	5'-5 3/4"	4'-6 1/8"	5'-7 1/2"
2130	B	5'-5 3/4"	3'-6"	2'-1 1/2"
2131	A	5'-4"	4'-6 1/8"	5'-7 1/2"
2132	B	5'-4"	3'-6"	2'-1 1/2"
2133	A	5'-4"	4'-6 1/8"	5'-7 1/2"
2134	C	5'-4"	3'-6"	2'-1 1/2"
2135	A	5'-6 1/8"	4'-6 1/8"	5'-7 1/2"
2136	C	5'-6 1/8"	3'-6"	2'-1 1/2"
2137	A	5'-4"	4'-6 1/8"	5'-7 1/2"
2138	C	5'-4"	3'-6"	2'-1 1/2"
2139	A	5'-4"	4'-6 1/8"	5'-7 1/2"
2140	B	5'-4"	3'-6"	2'-1 1/2"
2141	A	7'-7 1/2"	4'-6 1/8"	5'-7 1/2"
2142	B	7'-7 1/2"	3'-6"	2'-1 1/2"
2143	A	5'-4"	4'-6 1/8"	5'-7 1/2"
2144	B	5'-4"	3'-6"	2'-1 1/2"
2145	A	5'-4"	4'-6 1/8"	5'-7 1/2"
2146	B	5'-4"	3'-6"	2'-1 1/2"
2147	49	5'-3 5/8"	4'-6 1/8"	5'-7 1/2"
2148	B	5'-3 5/8"	3'-6"	2'-1 1/2"
2149	A	5'-4"	4'-6 1/8"	5'-7 1/2"
2150	B	5'-4"	3'-6"	2'-1 1/2"
2151	A	5'-4"	4'-6 1/8"	5'-7 1/2"
2152	B	5'-4"	3'-6"	2'-1 1/2"
2153	A	5'-1 3/4"	4'-6 1/8"	5'-7 1/2"
2154	B	5'-1 3/4"	3'-6"	2'-1 1/2"
2155	A	5'-4"	4'-6 1/8"	5'-7 1/2"
2156	B	5'-4"	3'-6"	2'-1 1/2"

Window Schedule				
Mark	Type Mark	Width	Height	Sill Height

2157	A	5'-4"	4'-6 1/8"	5'-7 1/2"
2158	B	5'-4"	3'-6"	2'-1 1/2"
2159	A	5'-3 1/4"	4'-6 1/8"	5'-7 1/2"
2160	B	5'-3 1/4"	3'-6"	2'-1 1/2"
2161	A	5'-4"	4'-6 1/8"	5'-7 1/2"
2162	B	5'-4"	3'-6"	2'-1 1/2"
2163	A	5'-4"	4'-6 1/8"	5'-7 1/2"
2164	B	5'-4"	3'-6"	2'-1 1/2"
2165	A	5'-3 5/8"	4'-6 1/8"	5'-7 1/2"
2166	B	5'-3 5/8"	3'-6"	2'-1 1/2"
2167	A	5'-4"	4'-6 1/8"	5'-7 1/2"
2168	B	5'-4"	3'-6"	2'-1 1/2"
2169	A	5'-4"	4'-6 1/8"	5'-7 1/2"
2170	B	5'-4"	3'-6"	2'-1 1/2"
2171	A	5'-4 3/4"	4'-6 1/8"	5'-7 1/2"
2172	B	5'-4 3/4"	3'-6"	2'-1 1/2"
2173	A	5'-4"	4'-6 1/8"	5'-7 1/2"
2174	B	5'-4"	3'-6"	2'-1 1/2"
2175	A	5'-4"	4'-6 1/8"	5'-7 1/2"
2176	B	5'-4"	3'-6"	2'-1 1/2"
2177	A	5'-6 3/8"	4'-6 1/8"	5'-7 1/2"
2178	B	5'-6 3/8"	3'-6"	2'-1 1/2"
2179	A	5'-4"	4'-6 1/8"	5'-7 1/2"
2180	B	5'-4"	3'-6"	2'-1 1/2"
2181	A	5'-4"	4'-6 1/8"	5'-7 1/2"
2182	B	5'-4"	3'-6"	2'-1 1/2"
2183	A	5'-6 1/4"	4'-6 1/8"	5'-7 1/2"
2184	B	5'-6 1/4"	3'-6"	2'-1 1/2"
2185	A	5'-4"	4'-6 1/8"	5'-7 1/2"
2186	B	5'-4"	3'-6"	2'-1 1/2"
2187	A	5'-4"	4'-6 1/8"	5'-7 1/2"
2188	B	5'-4"	3'-6"	2'-1 1/2"
2189	A	5'-6"	4'-6 1/8"	5'-7 1/2"
2190	B	5'-6"	3'-6"	2'-1 1/2"
2191	A	5'-4"	4'-6 1/8"	5'-7 1/2"
2192	B	5'-4"	3'-6"	2'-1 1/2"
2193	A	5'-4"	4'-6 1/8"	5'-7 1/2"
2194	B	5'-4"	3'-6"	2'-1 1/2"
2195	A	5'-6"	4'-6 1/8"	5'-7 1/2"
2196	B	5'-6"	3'-6"	2'-1 1/2"
2197	A	5'-4"	4'-6 1/8"	5'-7 1/2"
2198	B	5'-4"	3'-6"	2'-1 1/2"
2199	A	5'-4"	4'-6 1/8"	5'-7 1/2"
2200	B	5'-4"	3'-6"	2'-1 1/2"
2201	A	5'-6 3/8"	4'-6 1/8"	5'-7 1/2"
2202	B	5'-6 3/8"	3'-6"	2'-1 1/2"
2203	A	5'-4"	4'-6 1/8"	5'-7 1/2"
2204	B	5'-4"	3'-6"	2'-1 1/2"
2205	A	5'-4"	4'-6 1/8"	5'-7 1/2"
2206	B	5'-4"	3'-6"	2'-1 1/2"
2207	A	5'-6 3/4"	4'-6 1/8"	5'-7 1/2"
2208	B	5'-6 3/4"	3'-6"	2'-1 1/2"
2209	A	5'-4"	4'-6 1/8"	5'-7 1/2"
2210	B	5'-4"	3'-6"	2'-1 1/2"
3101	A	5'-4"	4'-8 3/4"	5'-8 5/8"
3102	B	5'-4"	3'-6"	2'-2 5/8"

THIRD FLOOR WINDOW SCHEDULE

Window Schedule				
Mark	Type Mark	Width	Height	Sill Height

3103	A	5'- 5"	4'- 8 3/4"	5'- 8 5/8"
3104	B	5'- 5"	3'- 6"	2'- 2 5/8"
3105	A	5'- 4"	4'- 8 3/4"	5'- 8 5/8"
3106	B	5'- 4"	3'- 6"	2'- 2 5/8"
3107	A	5'- 4"	4'- 8 3/4"	5'- 8 5/8"
3108	B	5'- 4"	3'- 6"	2'- 2 5/8"
3109	A	5'- 6 1/8"	4'- 8 3/4"	5'- 8 5/8"
3110	B	5'- 6 1/8"	3'- 6"	2'- 2 5/8"
3111	A	5'- 4"	4'- 8 3/4"	5'- 8 5/8"
3112	B	5'- 4"	3'- 6"	2'- 2 5/8"
3113	D	3'- 2 1/4"	3'- 2"	7'- 3 3/8"
3114	D	3'- 2 1/4"	3'- 2"	7'- 3 3/8"
3115	A	5'- 4"	4'- 8 3/4"	5'- 8 5/8"
3116	B	5'- 4"	3'- 6"	2'- 2 5/8"
3117	A	5'- 5 1/2"	4'- 8 3/4"	5'- 8 5/8"
3118	B	5'- 5 1/2"	3'- 6"	2'- 2 5/8"
3119	A	5'- 4"	4'- 8 3/4"	5'- 8 5/8"
3120	B	5'- 4"	3'- 6"	2'- 2 5/8"
3121	A	5'- 4"	4'- 8 3/4"	5'- 8 5/8"
3122	B	5'- 4"	3'- 6"	2'- 2 5/8"
3123	A	5'- 6 3/8"	4'- 8 3/4"	5'- 8 5/8"
3124	B	5'- 6 3/8"	3'- 6"	2'- 2 5/8"
3125	A	5'- 4"	4'- 8 3/4"	5'- 8 5/8"
3126	B	5'- 4"	3'- 6"	2'- 2 5/8"
3127	A	5'- 4"	4'- 8 3/4"	5'- 8 5/8"
3128	B	5'- 4"	3'- 6"	2'- 2 5/8"
3129	A	5'- 5 3/4"	4'- 8 3/4"	5'- 8 5/8"
3130	B	5'- 5 3/4"	3'- 6"	2'- 2 5/8"
3131	A	5'- 4"	4'- 8 3/4"	5'- 8 5/8"
3132	B	5'- 4"	3'- 6"	2'- 2 5/8"
3133	A	5'- 4"	4'- 8 3/4"	5'- 8 5/8"
3134	C	5'- 4"	3'- 6"	2'- 2 5/8"
3135	A	5'- 6 1/8"	4'- 8 3/4"	5'- 8 5/8"
3136	C	5'- 6 1/8"	3'- 6"	2'- 2 5/8"
3137	A	5'- 4"	4'- 8 3/4"	5'- 8 5/8"
3138	C	5'- 4"	3'- 6"	2'- 2 5/8"
3139	A	5'- 4"	4'- 8 3/4"	5'- 8 5/8"
3140	B	5'- 4"	3'- 6"	2'- 2 5/8"
3141	A	7'- 7 1/2"	4'- 8 3/4"	5'- 8 5/8"
3142	B	7'- 7 1/2"	3'- 6"	2'- 2 5/8"
3143	A	5'- 4"	4'- 8 3/4"	5'- 8 5/8"
3144	B	5'- 4"	3'- 6"	2'- 2 5/8"
3145	A	5'- 4"	4'- 8 3/4"	5'- 8 5/8"
3146	B	5'- 4"	3'- 6"	2'- 2 5/8"
3147	A	5'- 3 5/8"	4'- 8 3/4"	5'- 8 5/8"
3148	B	5'- 3 5/8"	3'- 6"	2'- 2 5/8"
3149	A	5'- 4"	4'- 8 3/4"	5'- 8 5/8"
3150	B	5'- 4"	3'- 6"	2'- 2 5/8"
3151	A	5'- 4"	4'- 8 3/4"	5'- 8 5/8"
3152	B	5'- 4"	3'- 6"	2'- 2 5/8"
3153	A	5'- 1 3/4"	4'- 8 3/4"	5'- 8 5/8"
3154	B	5'- 1 3/4"	3'- 6"	2'- 2 5/8"
3155	A	5'- 4"	4'- 8 3/4"	5'- 8 5/8"
3156	B	5'- 4"	3'- 6"	2'- 2 5/8"
3157	E	5'- 4"	4'- 8 3/4"	5'- 8 5/8"

A

B

C

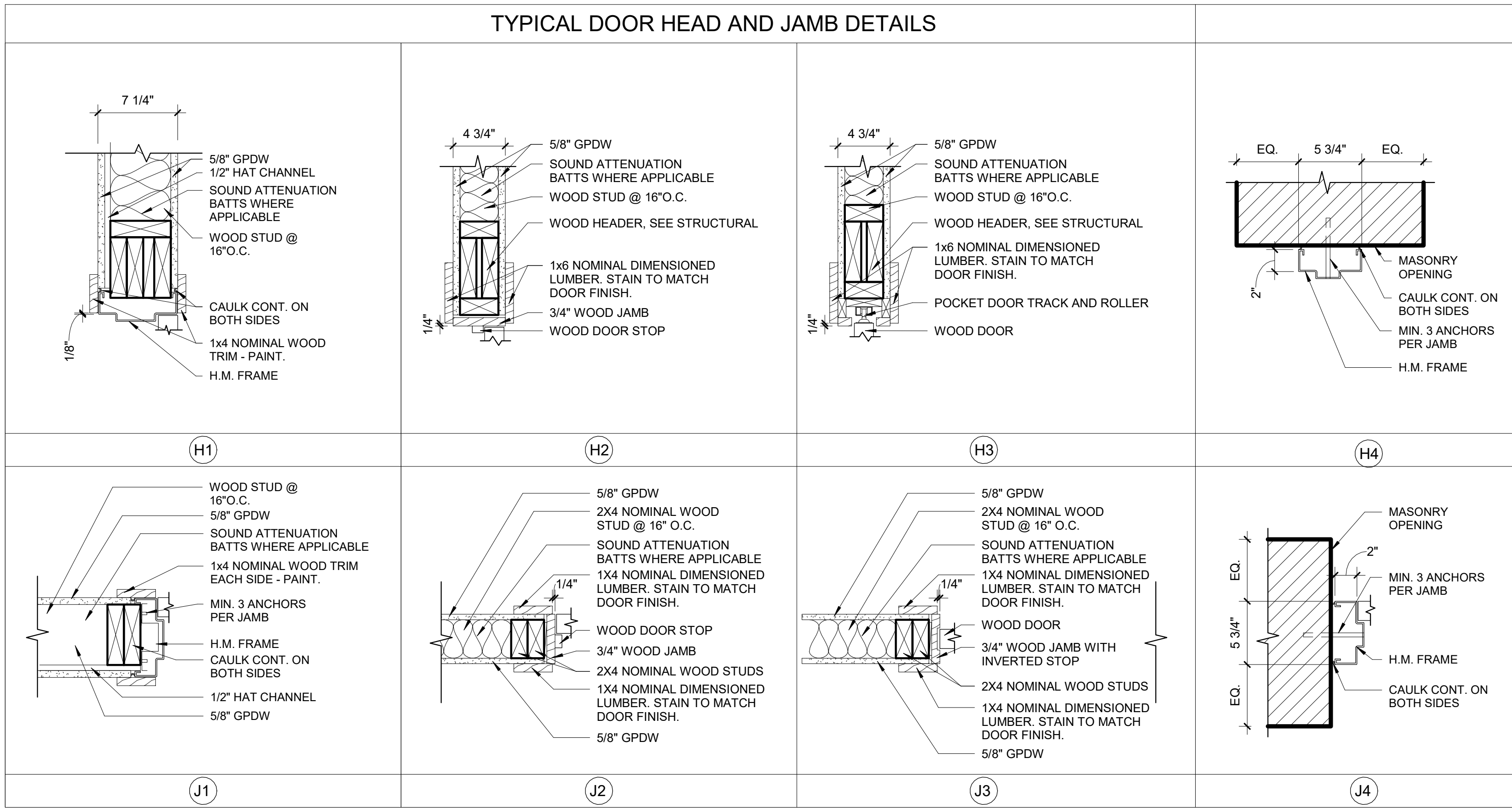
D

E

FINISH SCHEDULE- OUTSIDE OF DWELLING UNITS									
ROOM		MATERIALS AND FINISHES							
NUMBER	NAME	FLOOR MATERIAL	FLOOR FINISH	BASE MATERIAL	BASE FINISH	WALL MATERIAL	WALL FINISH	CEILING MATERIAL	CEILING FINISH
001	MAIN BASEMENT	EXISTING CONCRETE	POLISH AND SEAL	N/A	N/A	GPDW	PAINT	EXPOSED	CLEAN
002	ELECTRICAL / DATA	EXISTING CONCRETE	POLISH AND SEAL	N/A	N/A	GPDW	PAINT	EXPOSED	CLEAN
003	ELEVATOR EQUIPMENT	EXISTING CONCRETE	POLISH AND SEAL	N/A	N/A	GPDW	PAINT	EXPOSED	CLEAN
004	HOT WATER ROOM / JANITORIAL CLOSET	EXISTING CONCRETE	POLISH AND SEAL	N/A	N/A	GPDW	PAINT	EXPOSED	CLEAN
100	STAIRWELL	EXISTING CONCRETE	POLISH AND SEAL	DIMENSIONAL WOOD	PAINT	GPDW	PAINT	EXPOSED	CLEAN
101	CORRIDOR	EXISTING CONCRETE	POLISH AND SEAL	DIMENSIONAL WOOD	PAINT	GPDW	PAINT	EXPOSED	CLEAN
102	EXISTING STAIRWELL	EXISTING CONCRETE	POLISH AND SEAL	DIMENSIONAL WOOD	PAINT	GPDW	PAINT	EXPOSED	CLEAN
103	ELEVATOR	EXISTING CONCRETE	POLISH AND SEAL	DIMENSIONAL WOOD	PAINT	GPDW	PAINT	EXPOSED	CLEAN
104	VESTIBULE	EXISTING CONCRETE	POLISH AND SEAL	DIMENSIONAL WOOD	PAINT	GPDW	PAINT	EXPOSED	CLEAN
200	STAIRWELL	EXISTING CONCRETE	POLISH AND SEAL	DIMENSIONAL WOOD	PAINT	GPDW	PAINT	EXPOSED	CLEAN
201	CORRIDOR	EXISTING CONCRETE	POLISH AND SEAL	DIMENSIONAL WOOD	PAINT	GPDW	PAINT	EXPOSED	CLEAN
202	EXISTING STAIRWELL	EXISTING CONCRETE	POLISH AND SEAL	DIMENSIONAL WOOD	PAINT	GPDW	PAINT	EXPOSED	CLEAN
203	ELEVATOR	EXISTING CONCRETE	POLISH AND SEAL	DIMENSIONAL WOOD	PAINT	GPDW	PAINT	EXPOSED	CLEAN
300	STAIRWELL	EXISTING CONCRETE	POLISH AND SEAL	DIMENSIONAL WOOD	PAINT	GPDW	PAINT	EXPOSED	CLEAN
301	CORRIDOR	EXISTING CONCRETE	POLISH AND SEAL	DIMENSIONAL WOOD	PAINT	GPDW	PAINT	EXPOSED	CLEAN
302	EXISTING STAIRWELL	EXISTING CONCRETE	POLISH AND SEAL	DIMENSIONAL WOOD	PAINT	GPDW	PAINT	EXPOSED	CLEAN
303	ELEVATOR	EXISTING CONCRETE	POLISH AND SEAL	DIMENSIONAL WOOD	PAINT	GPDW	PAINT	EXPOSED	CLEAN

FINISH SCHEDULE- WITHIN DWELLING UNITS								
ROOM	MATERIALS AND FINISHES							
NAME	FLOOR MATERIAL	FLOOR FINISH	BASE MATERIAL	BASE FINISH	WALL MATERIAL	WALL FINISH	CEILING MATERIAL	CEILING FINISH
BEDROOM	SOUND MAT AND HARDWOOD ASSEMBLY	STAIN AND SEAL	DIMENSIONAL WOOD	PAINT	GPDW	PAINT	EXPOSED	CLEAN
BATHROOM	CERAMIC TILE	SEAL	DIMENSIONAL WOOD	PAINT	GPDW	PAINT	GPDW	PAINT
LAUNDRY	SOUND MAT AND HARDWOOD ASSEMBLY	STAIN AND SEAL	DIMENSIONAL WOOD	PAINT	GPDW	PAINT	EXPOSED	CLEAN
KITCHEN	SOUND MAT AND HARDWOOD ASSEMBLY	STAIN AND SEAL	DIMENSIONAL WOOD	PAINT	GPDW	PAINT	EXPOSED	CLEAN
LIVING ROOM	SOUND MAT AND HARDWOOD ASSEMBLY	STAIN AND SEAL	DIMENSIONAL WOOD	PAINT	GPDW	PAINT	EXPOSED	CLEAN

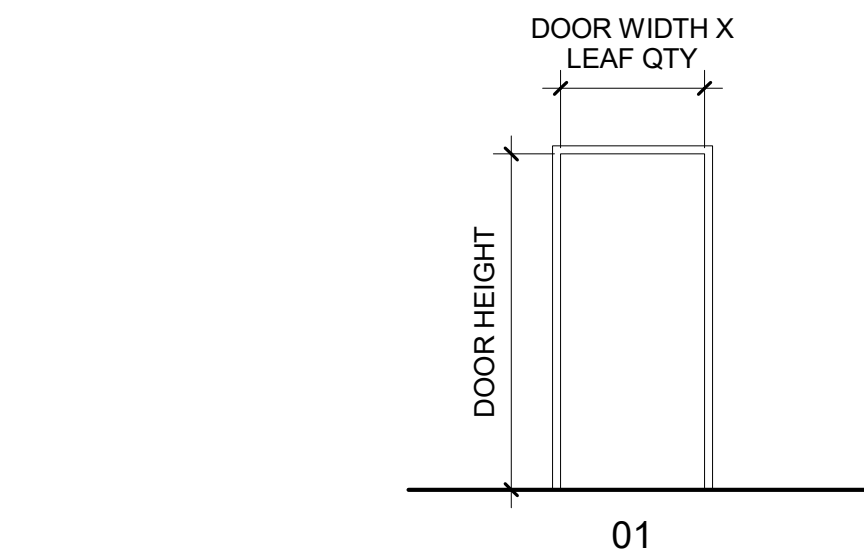
NOTE: VERIFY ALL FINISHES WITH OWNER.



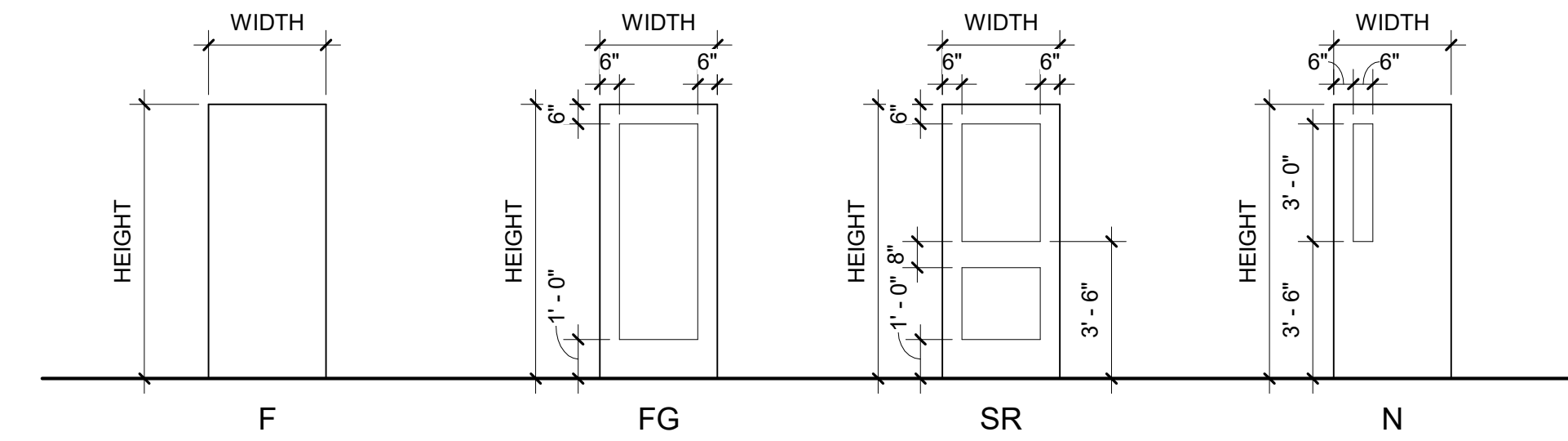
DOOR SCHEDULE - OUTSIDE OF DWELLING UNITS																
DOOR NUMBER	LEVEL	DOOR			PANEL			FRAME		DETAILS		FIRE LABEL	HARDWARE	REMARKS	DOOR NUMBER	
		LEAF QTY	SIZE		TYPE	MATERIAL	GLAZING	TYPE	MATERIAL	HEAD	JAMB					
			WIDTH	HEIGHT												
002	BASEMENT	1	3' - 0"	7' - 0"	F	WD		01	HM	H1	J1				002	
003	BASEMENT	1	3' - 0"	7' - 0"	F	WD		01	HM	H1	J1				003	
004	BASEMENT	1	3' - 0"	7' - 0"	F	WD		01	HM	H1	J1				004	
005	BASEMENT	1	3' - 0"	7' - 0"	F	WD		01	HM	H1	J1				005	
006	BASEMENT	1	3' - 0"	7' - 0"	F	WD		01	HM	H1	J1				006	
100A	FIRST FLOOR	1	3' - 0"	7' - 0"	FG	ALUM.	TEMP.	01	ALUM.	H4	J4		4		100A	
100B	FIRST FLOOR	1	3' - 0"	7' - 0"	FG	ALUM.	TEMP.	01	ALUM.	H4	J4		4		100B	
101	FIRST FLOOR	1	3' - 0"	7' - 0"	N	WD	D-H-60	01	HM	H1	J1	1 HR	3 (PR RATED)		101	
102A	FIRST FLOOR	1	3' - 0"	7' - 0"	C	N/A		01	HM	H1	J1				102A	
102B	FIRST FLOOR	1	3' - 0"	6' - 8"	N	WD	D-H-60	01	HM	H4	J4	1 HR	3 (PR RATED)		102B	
103	FIRST FLOOR	1	3' - 0"	7' - 0"	ELEV.	N/A		01	HM	H1	J1	1 HR		1	103	
200	SECOND FLOOR	1	3' - 0"	7' - 0"	N	WD	D-H-60	01	HM	H1	J1	1 HR	3 (PR RATED)		200	

1. ELEVATOR DOOR TO BE PROVIDED PER MANUFACTURER'S STANDARDS.

DOOR HARDWARE SCHEDULE	
Hardware Set	HARDWARE DEFINITION
1 (SINGLE ENTRANCE)	CLOSER, 1 1/2 PAIR OF 5-KNUCKLE HINGES, LOCKSET, LEVER TYPE HANDLES, WEATHERSTRIPPING, AND SWEEP
3 (PR RATED)	CLOSER, 1 1/2 PAIR OF 5-KNUCKLE HINGES
4	CLOSER, 1 1/2 PAIR OF 5-KNUCKLE HINGES, LOCKSET, LEVER TYPE HANDLES, WEATHERSTRIPPING, AND SWEEP



2 STANDARD DOOR FRAME TYPES
Scale: 1/4" = 1'-0"



3 STANDARD DOOR PANEL TYPES
Scale: 1/4" = 1'-0"

SHEET INFORMATION

REVISIONS		
NO.	DESCRIPTION	DATE
1	BASEMENT ROOMS	2024.11.04

PROJECT NO.	20130011
DRAWN BY	JMW
CHECKED BY	KWW
DATE	2024.10.30
SCALE	As indicated

SHEET NAME

DOOR
SCHEDULES,
ELEVATIONS,
AND DETAILS

SHEET NUMBER

A-602



2023 AERIAL IMAGERY OF SUBJECT PROPERTY

Prepared by:
Planning Division
11/14/2024



Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.



SURROUNDING PROPERTY OWNERS AND ZONING WITHIN 300 FEET OF SUBJECT PROPERTY

Prepared by:
Planning Division
11/14/2024



Disclaimer: Information contained on this map is to be used for reference purposes only. The City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.



YEAR 2030 LAND USE SURROUNDING SUBJECT PROPERTY

Prepared by:
Planning Division
11/14/2024



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**PLANNING COMMISSION MINUTES
NOVEMBER 12, 2024**

MEMBERS PRESENT

**Mr. Petrick
Mr. Dodson
Mr. Khan
Mr. Jones**

MEMBERS ABSENT

Mr. Ranson

STAFF

**Renee Burton
Lisa Jones
Clarke Whitfield
Shanika Williams**

ITEMS FOR PUBLIC HEARING:

1. *Rezoning application PZ24-00546 filed by SPM Empowerment and Skills Inc. to rezone Parcels 02809 and 02854 from OT-R Old Town Residential to A-R Attached Residential.*

Mr. Petrick opened the Public Hearing.

Mr. Brown stated. I am the owner or SPM Empowerment and Skills. I would like to express what our desire for the property is. It is to build affordable housing; three bedrooms has been specified, and to make nice units for North Main Street.

Mr. Bolton stated. You do realize you need 24 feet to get your building permit and you understand that?

Mr. Brown stated. Yes, I understand. We are working with Mr. Bond the architect to make sure that happens.

Mr. Petrick closed the Public Hearing.

Mr. Bolton made a motion to approve rezoning application PZ24-00546. Mr. Dodson seconded the motion. The motion was approved by a 5-0 vote.

2. *Rezoning application PZ24-00555 filed by Sandra Salas Tamayo to rezone 2608 Westover Drive (Parcel 71942) from S-R Suburban Residential to A-R Attached Residential.*

Mr. Petrick opened the Public Hearing.

Ms. Tamayo stated. When I purchased the property in 2021, the property was destroyed and we decided to remodel the house. We started with the first section that was in good condition and the other house have, the 2608 metered, and I tried to when I start work on the second section where the tree fell, I decided to extend two bedrooms, update the kitchen and add another bedroom, there was no meter over there at 2610. I find issues because the house was too big, and I would like to have two meters. I think it will be better because the house had well water and I prefer city water.

Mr. Petrick stated. Ms. Tamayo did you file necessary permits when you began construction on your additions?

Ms. Tamayo stated. Yes, when I purchased in 2021, I got the permit, and the pandemic happen, and the wood went up, so we stopped the construction. And when we started the construction back, I found out the permit had expired so I paid for another permit.

Ms. Evans stated. You were not aware you need to change the zoning?

Ms. Tamayo stated. No, not till Ricky told me I had to do that.

Ms. Evans stated. When was that?

Ms. Tamayo stated. 2 months ago.

Ms. Evans stated. Have you continued to work on it since then?

Ms. Tamayo stated. The addition was already up when I found out

Ms. Evans stated. Did you stop working on it 2 months ago after you found out you needed a code change?

Ms. Tamayo stated. We continued to work on the interior because everything was set up when I found out the foundation was there the house was already there. So, we continued working on the interior.

Ms. Evans stated. The interior of the new addition?

Ms. Tamayo stated. Yes, we continued installing the sheetrock.

Mr. Bolton stated. Is anyone living in the house now?

Ms. Tamayo stated. No, doesn't have electricity, plumbing.

Mr. Bolton stated. What will be your plan if this is denied, are you going to continue to remodel it and live in the house yourself?

Ms. Tamayo stated. I have another house where I live. Our temporary employees live there coming from other countries or cities. Sometime coming with families and they live there free.

Mr. Bolton stated. Is the plan when it is remodeled to rent it?

Mr. Petrick closed the Public Hearing.

Mr. Bolton stated. It says it's not in compliance with the comprehensive plan. Is that the old or the new one we are getting ready to adopt?

Ms. Burton stated. The old one.

Mr. Bolton stated. Do you know about what changes if anything on that Westover area?

Ms. Burton stated. No, it does not yield itself to attached dwellings or transforming single family into attached.

Mr. Bolton stated. Would that be something short-term rental be more appropriate, she letting the people stay free? She's not really renting. So would that be an avenue where if we were to deny this would that be an alternative for her on that property?

Ms. Burton state. Not on this particular property because there is already one portion of the structure that is being utilized as a single-family dwelling and then there's the addition she wants to utilize as a second single dwelling. So, if you have two separate units, in order to do that she would have to rent more than likely the entire unit as a profit for a short-term.

Mr. Bolton stated. She could rent the whole thing?

Ms. Burton stated. Yes, she could.

Mr. Bolton stated. She has options.

Ms. Burton stated. Yes.

Ms. Evans stated. When she got the building permit she was told, this was illegal. Would she not be told to cease all building? She was working on the interior and not the exterior shouldn't it all be ceased?

Ms. Burton stated. I can't speak to others whether she was told that. But yes, any additional work unless she was doing it as a bedroom or something like that. Now the kitchen is the important piece for us that makes it a second family dwelling. You can do an addition and have extra bedroom and it not being an issue but putting in that second kitchen that determines it as a second dwelling. There should not have been any construction on that second kitchen.

Mr. Bolton stated. She can take the kitchen out if it's already there and rent it as a whole.

Ms. Burton stated. If this is approved, she still would not be able to rent it without the kitchen. She doesn't have a certificate of occupancy, it would not be habitable.

Mr. Petrick stated. The only options if not approved is for her to continue using it as a single-family dwelling.

Ms. Burton stated. That right.

Mr. Bolton stated. Which is more appropriate according to the Comprehensive Plan.

Ms. Burton stated. Yes, that is correct.

Mr. Bolton made a motion to deny application PZ24-00555. Ms. Evans seconded the motion. The motion was approved by a 4-1 vote.

3. Special Use Permit application PZ24-00523 filed by William Elam to allow waiver of minimum lot size in accordance with Article 3.E Section C Item 21 at 124 Hurt Street (Parcel 50850).

Mr. Petrick opened the Public Hearing.

Mr. Elam stated. I own the property at 124 Hurt and the property runs from Hurt Street to Westview Street, and I'm interested in subdividing it so we could put on a house on it for our daughter.

Mr. Bolton stated. Who lives in the other house that is already on the other lot?

Mr. Elam stated. I have it rented out to my son and his family.

Mr. Petrick stated. Your plan is to construct a single-family dwelling on the property?

Mr. Elam stated. Yes, for my daughter.

Mr. Petrick stated. It will be for public renter or a family member. Is that correct?

Mr. Elam stated. Our daughter will be moving back from Florida.

Mr. Petrick closed the Public Hearing.

Mr. Bolton made a motion to approve special use permit application PZ24-00523. Ms. Evans seconded the motion. The motion was approved by a 5-0 vote.

4. Special Use Permit application PZ24-00534 filed by Evesting LLC to allow attached residential dwellings in accordance with Article 3.E Section C Item 1 at 434 Kemper Road (Parcel 24535).

Mr. Petrick opened the Public Hearing.

Mr. Wiley stated. We are here to represent Evesting LLC and answer any question you may have.

Mr. Petrick stated. Who is the head of Evesting LLC?

Mr. Wiley stated. Our son Eric Chambers. He out of town at this time.

Mr. Petrick stated. There are pretty good notes on the plans on this dwelling.

Mr. Bolton stated. The building on the back that garage and all that area, any plans for that?

Mr. Wiley stated. The building is going to be used for storage mainly right now.

Mr. Bolton stated. I know Eric, sold him a house a long time ago and he has gotten in investing and doing a super job, doing some nice things.

Mr. Petrick closed the Public Hearing

Ms. Evans stated. Why do some of these applications come to us for group homes and some do not.

Ms. Burton stated. This particular application in front of you is for an attached, dwelling not a group home

Mr. Bolton made a motion to approve application PZ24-00534. Ms. Evans seconded the motion. The motion was approved by a 6-0 vote.

5. Special Use Permit application PZ24-00554 filed by Phoenix House LLC to allow a group home in accordance with Article 3.E Section C Item 9 at 158 Montague Street (Parcel 24813

Mr. Petrick opened the Public Hearing.

Mr. Howard stated.



inspectionsfax@da
nvilleva.gov_202411

Mr. Dodson stated. With all the opposition from neighbors, have you looked at other possible properties around the city?

Mr. Howard stated. I have not,[that was a home my brother and I had purchased. And have not used it and as we review the behavioral health need in our community, felt that would be an appropriate place for the group home. I also live in the neighborhood. I live one street over on West Main.

Mr. Petrick stated. What would typically be the destination for these individuals without the assistance and without the availability of group homes?

Mr. Howard stated. Unfortunately, many of our adolescents are sleeping in DDS offices. Many of our adolescents are stuck in residential treatment facilities, or in Commonwealth treatment centers for children or other inpatient facilities. There are not enough group homes in order to support the need. I know this firsthand as a CEO. I have worked with these kids day in and day out and can list at least 10 kids that are ready for discharge from facilities to go to this level of care. However, they're not there and then what happens to those children they become demoralized, and they struggle because the system is failing them. I want to be a part of the solution for this system.

Mr. Jones stated. Upon the discharge from facilities, they'll come to your business. Is there a timeline of how long they are going to stay with you?

Mr. Howard stated. That depends on what their needs are. A lot of the kids that I work with now will move from adolescence into the adult system where they will have supportive living or independent living.

Mr. Jones stated. There is no deadline them staying with you?

Mr. Howard stated. The deadline is 18. I'm only working with adolescents. That's what my specialty is, children and adolescents. Hopefully I can prepare them for that next step of independent living.

Mr. Bolton stated. What would be a normal turnover rate?

Mr. Petrick stated. You said your staffing would be 2 to 1?

Mr. Howard stated. Yes. The is about the industry standard.

Ms. Evans stated. Montague being a narrow street with all the cars park there, do you see that as a safety risk for the children?

Mr. Howard stated. These are adolescents, most of their time will be out in the community. My role is to build partnership with the Boys and Girls Club, and YMCA. And there is a large back yard on that property.

Ms. Evans stated Are you the primary investor?

Mr. Howard stated. Yes, I own this.

Ms. Saunders stated. I just want to feel safe.

Mr. Petrick closed the Public Hearing

Mr. Bolton stated. Ms. Burton do you know right off how many group homes are in Danville?

Ms. Burton stated. No.

Mr. Bolton stated. You would know if there were major complaints about any?

Ms. Burton stated. Complaints about a couple throughout the community but not in this area.

Mr. Bolton stated. You mention with these 5 conditions you feel comfortable because recommended denial now you recommend approval; do you now feel that way after the presentation?

Ms. Burton stated. Yes, I think the 5 criteria we have there on conditions could assist with the operation of the particular group home and hopefully concerns with the neighbors.

Mr. Bolton stated. Just thinking ahead, I don't think this will happen, you say a group home opens and in a years' time there were major complaints, is there a yearly renewal?

Ms. Burton stated. It would be with their license from The Department of Behavior Health that could be voided.

Ms. Evans stated. You reach out to resident in 300 feet, do you make them aware then of conditions you might put on it?

Ms. Burton stated. No, we do not.

Ms. Evans stated. Unless someone is here today, they are not aware of the condition that have been put on and you feel comfortable with them?

Ms. Burton stated. In general, the letter that goes out states that an application has been filed to let them know a public hearing has been filed and with in a week prior we do post on our website a copy of the staff report. The staff report at this time did state denial, we spoke late Friday, and we talked and were able to work out some of the conditions that we were comfortable with and addressing the concerns of the neighborhood.

Mr. Bolton stated. And he will go to City Council with these conditions and readvertised so the neighbors could see the conditions?

Mr. Kahn stated. How do you feel about supervising to make sure the 5 conditions are met?

Ms. Burton stated. I believe we could reach out to Mr. Howard, to make sure the ratios are being met.

Mr. Kahn stated. What concerns me is the lady that came up and said she has lived there many years that concerns me.

Ms. Burton stated. We work partnership with Social Service.

Mr. Bolton made a motion to approve application PZ24-00554 with the following conditions. The operation is licensed by the Department of Behavioral Health and Developmental Services. There shall be no more than 4 clients under care at 158 Montague Street. All clients shall be under the age of 18. A staff and/or counselor must be present to provide supervision of clients 24 hours a day. There shall be no more than 2 vehicles on site for staff and the transportation of clients. Mr. Khan seconded the motion. The motion failed by a 3-3 vote.

6. Special Use Permit application PZ24-00518 filed by Jonathan Sharolli to allow attached residential dwellings in accordance with Article 3.E Section C Item 1 at 224 Winslow Street (Parcel 24572).

Mr. Petrick opened the Public Hearing.

Mr. Sharolli stated. I purchased the property in February, it was originally a duplex. The previous owner for some reason rezoned it as a single-family. It is still a duplex he didn't do anything to convert it, it still has 2 kitchens, 2 bathrooms and 2 front doors divided. I need it rezoned back to the original duplex.

Mr. Bolton stated. Are you doing the work yourself?

Mr. Sharolli stated. Yes.

Mr. Bolton stated. Have you done projects like this?

Mr. Sharolli stated. I have done 100 rental properties here in Danville.

Mr. Petrick closed the Public Hearing

Mr. Bolton made a motion to approve application PZ24-00518. Mr. Jones seconded the motion. The motion was approved by a 6-0 vote.

7. *Special Use Permit application PZ24-00553 filed by Katillia Johnson to allow a child daycare center in accordance with Article 3.E Section C Item 7 at 130 Clarkson Street (Parcel 56540)*

Mr. Petrick opened the Public Hearing.

Ms. Johnson stated. I did research and found there is a need for childcare. I have gotten all my license and past inspections. The lines for the parking lot will be done tomorrow.

Mr. Petrick stated. Ms. Johnson are you experienced in childcare?

Ms. Johnson stated. Yes, I was a supervisor at the Hughes Center, activity coordinator and I do a lot of things for and with the kids.

Mr. Petrick stated. You will be operating this yourself with some help?

Ms. Johnson stated. Yes.

Ms. Evans stated. You indicated you cleaned up the property. The neighbors are upset of the broken fence and all the tree limbs.

Ms. Johnson stated. We have since cleaned up all the things that needed correcting.

Mr. Jones stated. So, you did do all the work that needed to be corrected?

Ms. Johnson stated. Yes.

Mr. Bolton stated. If you receive approval how soon do you think you would be operating?

Ms. Johnson stated. As soon as I am approved by City Council.

Ms. Frazier stated. I have observed Ms. Johnson working hard in the community. I serve with DRHA as a youth coordinator for 8 years. I just want to support.

Mr. Petrick closed the Public Hearing

Mr. Petrick stated. Staff these extended hours for the facility is there anything in the ordinance that would prohibit that?

Ms. Burton stated. It would have to be less than 24-hour care. So, they would be able to do 2 shifts if they chose to.

Mr. Bolton stated. You mention the parking lot lines need to be complete, is that a condition or it going to be followed up by the building inspector?

Ms. Burton stated. That would be necessary before they receive their business license.

Mr. Bolton stated. So, it doesn't have to be a condition?

Ms. Burton stated. No.

Ms. Evans made a motion to approve application PZ24-00553. Mr. Jones seconded the motion. The motion was approved by a 6-0 vote.

8. Special Use Permit application PZ24-00566 filed by David Dujardin to allow attached residential dwellings in accordance with Article 3.E Section C Item 1 at 161 Holbrook Avenue (Parcel 21610)

Mr. Petrick opened the Public Hearing.

Mr. Dujardin stated. My wife and I moved to Danville in July of this year and purchased the property at 161 Holbrook Avenue, which was built in 1892. The listing had the third floor listed as an income earning potential. We are asking the council to approve conforming status for the house, so we don't have this question of non-conforming use or lapses of years. There is a turret on the side and yes, the driveway does belong to us, the turret goes from the second floor to the third floor, and it is original to the house.

Mr. Dodson stated. Is there anyone renting the third floor today?

Mr. Dujardin stated. No, the reason we are seeking this is because we would like to rent it in the future. As I included in the application the third floor does have its own entrance on the side of the house with its own bath, kitchen So, we don't think there is anything that would take away the historic status of the house.

Ms. Evans stated. You are not going to change any of the outside correct?

Mr. Dujardin stated. No, and one of the things we would look to rent is additional revenue to fund repairs and maintenance of these historic elements in the home.

Ms. Evans stated. When you consider renting is its long-term rental of short-term rental?

Mr. Dujardin stated. We would look to renting to the interns or nurses, not shorter than a month.

Mr. Bolton stated. You all live in the house now?

Mr. Dujardin stated. Yes.

Mr. Corp stated. My wife and I owned the home at 161 Holbrook Ave for 7 years. I would like to speak briefly about the enhanced safety of that 3rd floor apartment.

Mr. Petrick closed the Public Hearing

Mr. Dodson made a motion to approve application PZ24-00566. Mr. Khan seconded the motion. The motion was approved by a 6-0 vote.

9. Code Amendment request PZ24-00564 filed by BWDD, LLC to amend Chapter 41 entitled "Zoning Ordinance" of the City of Danville, 1986 as amended. Specifically, amend Article 3.N Section C to create Item 27 "Uses permitted by right and by special use permit in the HR-C District."

Mr. Petrick opened the Public Hearing.

Mr. Pilkington stated. I'm with Balzer and Associates the architect and I represent the potential owner BWDD.

Mr. Bolton stated. Are you familiar with the one at the old Kmart mini storage?

Mr. Pilkington stated. No.

Mr. Petrick closed the Public Hearing

Mr. Bolton made a motion to approve application PZ24-00564. Mr. Dodson seconded the motion. The motion was approved by a 6-0 vote.

10. Special Use Permit application PZ24-00565 filed by BWDD, LLC to allow a self-storage warehouse in accordance with Article 3.N Section C Item 27 at 143 Crown Drive (Parcel 72436)

Mr. Petrick opened the Public Hearing.

Mr. Pilkington stated. It will be similar to the Kmart except it was too short. Didn't have enough height to do a second deck and double the amount of square footage. The client is actually trying to get retail in there, there are 2 buildings there one half is 23,000 feet and the other is the old Ashley Building is 54,000 feet. They already have a potential tenant for the smaller half, and they are looking for that larger tenant. The client would like to flexibility to do self-storage there but it not their first choice.

Ms. Evans stated. How long will they keep their options open till they move to the warehouse component?

Mr. Blackburn stated. We don't currently own the property, but we would like to have those options available to us. And go into the property with tenants' line up.

Mr. Jones stated. You were saying the alternative was the self-storage is there anything else in mind that you could possibly do?

Mr. Blackburn stated. We are seeking that as our alternative option.

Mr. Petrick closed the Public Hearing

Mr. Bolton made a motion to approve application PZ24-00565. Ms. Evans seconded the motion. The motion was approved by a 6-0 vote.

11. Special Use Permit application PZ24-00567 filed by Good Living Group LLC to allow a hotel/motel in accordance with Article 3.I Section C Item 24 at 136 West Main Street (Parcel 23512).

Mr. Petrick opened the Public Hearing.

Ms. Barr stated. I am the owner of Good Living Group LLC.

Ms. Evans stated. You own some short-term rentals, correct?

Ms. Barr stated. I have 4, I own 64 properties in Danville, 39 long-term rentals and construction in progress on others.

Ms. Evans stated. I have been in this house, is it going to be staffed 24/7?

Ms. Barr stated. No, it will not. It will be a self-check-in similar to the Vantage Art Flats, they will have electronic keys that will be monitored, we will have cameras and security to ensure safety when people are coming and going. You will have to book online.

Ms. Evans stated. So, everyone has access to the entire house except for the other bedrooms?

Ms. Barr stated. Correct, the main foyer will be common.

Ms. Evans stated. Each bedroom has its own bathroom?

Ms. Barr stated. Yes, and a kitchenette. There are 5 studios and 2 one bedrooms. I don't own the property at this point, I have it under contract.

Ms. Evans stated. Are there kitchenettes in the rooms now because years ago there were not.

Ms. Barr stated. There is a commercial kitchen on the property and there is plumbing, and I have sketched out how I would work that out.

Mr. Bolton stated. Will this be marketed through the hospital and will they know this is available?

Ms. Barr stated. I actually see that as a key, there is definitely a need.

Ms. Evans stated. Will there be discounted rates like a McDonald House or the regular rate?

Ms. Barr stated. The plan is to talk to the hospital to see if there is a program for families with patients in the hospital. I haven't made that step yet.

Mr. Petrick closed the Public Hearing

Mr. Bolton made a motion to approve application PZ24-00567. Ms. Evans seconded the motion. The motion was approved by a 6-0 vote.

12. Special Use Permit application PZ24-00527 filed by Danville Public Schools to allow a waiver of minimum yard requirements for parking in accordance with Article 3.I Section C Item 19 at 155 Mountain View Avenue (Parcel 26346).

Mr. Petrick opened the Public Hearing.

Mr. Lucas stated. I am the Director of Capitol Improvement for Danville Public School. We are getting ready to renovate the school with 30,000 square feet to increase the population from 210 to 500. I have instructed the architects to increase parking for visitors and parent drop-offs, pickups, buses and staff.

Ms. Evans stated. Will the teachers and staff be required to park in the parking lot because right now they park on Lockett Drive?

Mr. Lucas stated. Yes, as many as can fit in the parking lot.

Ms. Evans stated. Have you reached out to West Main Baptist Church to see if they would be interested in renting their parking lot?

Mr. Lucas stated. I received a letter from them, and I forwarded it to Dr. Harriston, superintendent offering some of their parking lot but still it would not be large enough to house all the staff the school have. The school will be a K-5 elementary school.

Mr. Petrick stated. It is a hazard there.

Mr. Petrick closed the Public Hearing

Mr. Bolton made a motion to approve application PZ24-00527. Mr. Dodson seconded the motion. The motion was approved by a 6-0 vote.

13. Review and adoption of the City of Danville Comprehensive Plan. This plan establishes goals and plans for future land use decisions by the City.

Mr. Petrick opened the Public Hearing.

Mr. Petrick closed the Public Hearing

Mr. Bolton stated. The Comprehensive Plan, I was very comfortable with it.

Mr. Kahn stated. The Comprehensive Plan was well done.

Mr. Petrick stated. I thought it was excellent, I don't have anything to add to it, a lot of hard work has been contributed into the Comprehensive Plan creation. The 5-year review, a 20-year road map and the state requires we review it every 5 years.

Ms. Burton stated. Mandated for review every 5 years. It can be a simple conversation of is there anything you want to change? No, ok then we move forward, or it can be a more intensive review, and we go chapter by chapter identifying what's been done or what hasn't been done and then determine focus areas or areas of change. Definitely a public forum.

Mr. Bolton made a motion to approve Comprehensive Plan for a Unified Future as submitted with administrative approval, granted to complete any modification necessary to comply with state statute. And to correct any typographical or grammatical error. Ms. Evans seconded the motion. The motion was approved by a 6-0 vote.

V. PLANNING DIRECTOR'S REPORT

VI. MINUTES

The October 7, 2024, minutes were approved by unanimous vote.

With no further business, the meeting adjourned at 4:02 p.m.

s/Cynthia Lester

APPROVED