City of Petersburg
Virginia

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City Council Work Session

November 4, 2026
Petersburg Library
201 W. Washington Street
Petersburg, VA 23803
5:00 PM

City Council
Samuel Parham, Mayor – Ward 3
Darrin Hill, Vice Mayor – Ward 2
Marlow Jones, Councilor – Ward 1
Charles Cuthbert, Jr., Councilor – Ward 4
W. Howard Myers, Councilor– Ward 5
Annette Smith-Lee, Councilor - Ward 6
Arnold Westbrook, Jr., Councilor – Ward 7

City Administration
John "March" Altman, Jr. - City Manager
Anthony Williams - City Attorney
Tangi R. Hill - City Clerk

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1. **Roll Call**
2. **Prayer**
3. **Pledge of Allegiance**
4. **Determination of the Presence of a Quorum**
5. **Proclamations/Recognitions/Presentation of Ceremonial Proclamations**
   a. Veterans Day Proclamation – Page 3
6. **Public Comments**
7. **Approval of Consent Agenda (to include minutes of previous meetings):**
   a. Minutes of Previous Meeting:
   October 20, 2026, Regular Meeting Minutes – Pages 4-23
   b. First Read and Schedule a Public Hearing for Consideration of an Amendment to the FY27 Grants Fund – Pages 24-25
   c. First Read and Schedule a Public Hearing for Consideration of an Ordinance Approving a Request by Joe Tyler, Tyler Realty Group, on behalf of TAP LLC, for a Special Use Permit for Multiple-Family Dwellings as Authorized and Controlled by the R-5 Multiple Dwelling District Standards at 2719 South Crater Road, Parcel ID 065120007 in the B-2, General Commercial District – Pages 26-76
   d. First Read and Schedule a Public Hearing for Consideration of an Ordinance Amending the Zoning Ordinance of the City of Petersburg for the Purpose of Introducing Additional Zoning Regulations Pertaining to Data Center Uses, including a Special Use Permit Requirement – Pages 77-111
8. **Special Reports**
   a. South-Central Transportation Authority Presentation – Pages 112-125
9. **Monthly Reports**
10. **Finance and Budget Report**
11. **Capital Projects Update**
    a. JMT Project Updates — Ben Anderson, PE, Associate Vice President and Section Head of JMT

b. Brickhouse Run Culvert Replacement Update — Adam Dixon, Project Manager of Clark Nexsen, a JMT Company

12. Utilities

a. Public Works & Utilities Update – Pages 126-133

13. Streets

14. Facilities

15. Economic Development

16. City Manager's Agenda

17. Business or Reports from the Clerk

18. Business or Reports from the City Attorney

19. Adjournment

Office of the Mayor

Petersburg Virginia

Proclamation

WHEREAS, Veterans Day, observed annually on November 11, is a time to honor the courageous men and women who have served in the United States Armed Forces, defending our freedoms, protecting our democracy, and safeguarding the principles upon which our nation was founded; and

WHEREAS, throughout our nation's history, generations of Americans have answered the call to serve with courage, honor, and selfless dedication, often placing duty to country above personal safety and sacrifice; and

WHEREAS, the City of Petersburg, Virginia, with its rich military heritage, proudly recognizes the invaluable contributions of veterans whose service and sacrifice have helped shape our community, Commonwealth, and nation; and

WHEREAS, we also acknowledge the sacrifices of military families whose unwavering love, resilience, and support sustain our service members, and recognize the continued contributions of veterans through leadership, civic engagement, and community service; and

WHEREAS, as we commemorate Veterans Day 2026, we reaffirm our gratitude and commitment to ensuring that all veterans receive the dignity, respect, recognition, and support they have earned through their faithful service.

NOW, THEREFORE, BE IT PROCLAIMED, that I, Samuel Parham, Mayor of the City of Petersburg, Virginia, on behalf of the Petersburg City Council, do hereby proclaim November 11, 2026, as

VETERANS DAY

in the City of Petersburg, Virginia, and encourage all citizens to honor our veterans, remember their sacrifices, and express appreciation for their unwavering commitment to our nation and the freedoms we cherish.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Petersburg to be affixed this 4th day of November 2026.

Mayor, Samuel Parham

ATTEST:

Clerk of Council, Tangi R. Hill

City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: November 4, 2026

TO: The Honorable Mayor and Members of City Council

THROUGH: Tangi Hill, City Clerk

FROM: March Altman, Jr.

RE: **Minutes of Previous Meeting:**
October 20, 2026, Regular Meeting Minutes

PURPOSE: The purpose of this Agenda Action Form is to support the adoption of the minutes for the October 20, 2026, Regular Meeting as part of the City Council's Consent Agenda, documenting official actions taken in accordance with applicable law and Council procedures.

REASON: The minutes are presented on the Consent Agenda as routine, non-controversial items that require formal approval by City Council to become part of the official record. Placement on the Consent Agenda allows for efficient approval through a single motion, unless a Council member requests removal for separate discussion.

RECOMMENDATION: It is recommended that City Council approve the minutes of the October 20, 2026, Regular Meeting, as presented as part of the Consent Agenda, confirming that all proceedings and actions were conducted in compliance with the Virginia Freedom of Information Act, the City Charter, and applicable Council rules.

BACKGROUND: City Council meetings are conducted in accordance with the City Charter, adopted Council rules, and state law. The Regular City Council Meeting serves as the official forum for public business and legislative action. A single Agenda Action Form is provided to support the adoption of minutes for all meetings through the Consent Agenda process.

COST TO CITY:

BUDGETED ITEM:

REVENUE TO CITY:

CITY COUNCIL HEARING DATE: 11/4/2026

CONSIDERATION BY OTHER GOVERNMENT ENTITIES:

AFFECTED AGENCIES:

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:

REQUIRED CHANGES TO WORK PROGRAMS:

ATTACHMENTS:

1. 10202026 Regular Meeting Minutes

The regular meeting of the Petersburg City Council was held on October 20, 2026 at Petersburg Public Library. Mayor Parham called the meeting to order at 5:04

p.m. The meeting video link is *https://petersburgva.new.swagit.com/videos/404512*

1. ROLL CALL:

Present:

Samuel Parham, Mayor -- Ward 3
Darrin Hill, Vice Mayor -- Ward 2
Marlow Jones, Councilor –Ward 1
Charles Cuthbert, Jr., Councilor -- Ward 4
W. Howard Myers, Councilor -- Ward 5
Annette Smith-Lee, Councilor -- Ward 6
Arnold Westbrook, Jr., Councilor -- Ward 7

Absent:

Present from City Administration:

John "March" Altman, Jr.
City Attorney Anthony C. Williams
City Clerk Tangi R. Hill

2. PRAYER

Vice Mayor Hill led the Council meeting in prayer.

3. PLEDGE OF ALLEGIANCE

Mayor Parham led the Council and the citizens in the pledge of allegiance.

4. DETERMINATION OF THE PRESENCE OF A QUORUM:

A quorum was present.

5. PROCLAMATIONS/RECOGNITIONS/PRESENTATION OF CEREMONIAL PROCLAMATIONS

a. Chesterfield Food Bank

Mayor Parham recognized the Chesterfield Food Bank.

Kelly Kaze and Nick Jenkins of the Chesterfield Food Bank thanked the City and their community partners.

Ms. Kaze shared an update on the expansion of food distribution services in the City of Petersburg, to include mobile distribution sites, six senior housing facilities, and nine school pantries.

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Mr. Jenkins reported on the impacts of the food bank outreach. He stated that 63,317 pounds of food were distributed; 850 households were served monthly; 450 hours of volunteer service were recorded, 3,160 senior bags were delivered, and nine public school pantries were established and maintained.

b. Introduction of the City of Petersburg's New Fire Marshall and Battalion Chief of Emergency Medical Services

Wayne Hoover, Chief of Fire and Emergency Services, introduced Battalion Chief Melvin Smith, who had served the City of Petersburg since January 2012, bringing nearly 15 years of dedicated service to the community and to his current position as battalion chief and now would be leading the Fire Marshal Division as the Chief Fire Marshal for the City. He also recognized Fire Marshal Lamar Johnson, who would be retiring on November 1. He next introduced the Battalion Chief of Emergency Medical Services (EMS), Jason Namola. He said that Chief Namola brought over 35 years of fire and EMS experience, including 26 years of leadership service with the Chesterfield Fire and EMS division. He noted that under Chief Namola's leadership, new programs were expected at the start of the year, including a Whole Blood program and Rapid Sequence Intubation (RSI) program for EMS captains.

Council Member Jones welcomed Chief Smith and Chief Namola. He thanked them for accepting the positions and thanked the Fire Department, EMS, and Fire Marshal for all their hard work.

Vice Mayor Hill congratulated Chief Smith and Chief Namola and said that he looked forward to seeing the great things they would achieve and getting to know them better.

c. VDOT "Crash Responder Safety Week" Proclamation

Mayor Parham presented the VDOT "Crash Responder Safety Week" Proclamation.

Chief Hoover accepted the proclamation.

d. Breast Cancer Awareness Proclamation

Mayor Parham presented the Breast Cancer Awareness Proclamation.

Jacqueline Zemmitt accepted the proclamation.

6. RESPONSES TO PREVIOUS PUBLIC INFORMATION POSTED

There were no items under this portion of the agenda.

7. APPROVAL OF CONSENT AGENDA (TO INCLUDE MINUTES OF PREVIOUS MEETINGS)

a. October 6, 2026 Work Session Minutes

b. First Read and Schedule a Public Hearing for the Consideration of an Ordinance to Amend the Title of Division 3 of Section 106 and Add Sections 106-114 of the Petersburg City Code to Allow for Tax Exemption for Surviving Spouses of Certain Persons Killed in the Line of Duty

Vice Mayor Hill made a motion to approve the consent agenda. Council Member Smith-Lee seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

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On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, Parham; no: N/A; abstain: N/A.

8. OFFICIAL PUBLIC HEARINGS

a. Public Hearing for Consideration of Ordinances Authorizing the City Manager to Execute Real Estate Purchase Agreements, Real Property Deeds and Any Other Legally Required Documents Toward the Sale of City-Owned Properties at 341 Rolfe Street, 343 Rolfe Street and 517 Washington Street W.

Cynthia Boone, Economic Development Project Coordinator, gave a brief summary of the item. She explained that for 341 Rolfe Street and 343 Rolfe Street, Amanda Green, on behalf of OCR Development Group, submitted a proposal to purchase those two parcels to develop two new two-story single-family homes of approximately 1,400 to 1,600 square feet, three to four bedrooms, and a front porch with a design that complements the scale and residential character of Pocahontas Island. The proposed purchase price was $23,700, equivalent to 100% of the assessed value. She stated that regarding 517 Washington Street, Edmund and Cynthia Pruitt proposed to purchase that vacant parcel to adjoin to their adjacent property to maintain as a backyard, with a proposed purchase price of $2,100, equivalent to 100% of the assessed value. She summarized that staff recommended that the City Council approve these purchase requests on behalf of both developers, who were present to answer any questions.

Mayor Parham opened the public hearing. Seeing no speakers, he closed the public hearing.

Vice Mayor Hill made a motion to approve the Ordinance Authorizing the City Manager to Execute Real Estate Purchase Agreements, Real Property Deeds and Any Other Legally Required Documents Toward the Sale of City-Owned Properties at 341 Rolfe Street, 343 Rolfe Street and 517 Washington Street W. Council Member Myers seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, Parham; no: N/A; abstain: N/A.

b. Public Hearing for Consideration of an Ordinance Approving a Request by Fielding Quarles, on Behalf of Roslyn Farms Corporation, to Amend the Future Land Use Map of the PetersburgNEXT Comprehensive Plan for the Purpose of Redesignating 1801 Squirrel Level Road and 2101 Defense Road, Parcel IDs 051060800 and 070050801, from Community Mixed-Use to General Industrial

c. Public Hearing for Consideration of an Ordinance Approving a Request by Fielding Quarles, on Behalf of Roslyn Farm Corporation to Rezone Property at 1801 Squirrel Level Road and 2101 Defense Road, Parcel IDs 05106800 and 070050801 from the R-1 Single-Family Residence District to the M-1 Light Industrial Zoning District with Proffers

March Altman, City Manager, stated that the public hearing for Item 8b was requesting an amendment of the Comprehensive Plan, while the public hearing for Item 8c was to approve the rezoning of the property. He explained that the applicant had requested that both items be deferred to the December 2026 City Council meeting to allow more time to review all the information.

Council Member Westbrook made a motion to defer Items 8b and 8c to the December City Council meeting. Council Member Myers seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

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On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, Parham; no: N/A; abstain: N/A.

d. Public Hearing for Consideration of an Ordinance Approving a Request by April Browne-Oronsaye, on Behalf of IAO Real Estate Ventures LLC, for a Special Use Permit to Conduct Short-Term Rental of Non-Owner-Occupied Property at 634 South Sycamore Street, Parcel ID 031280005, in the RB Office-Apartment Zoning District

Jared Crews, Director of Planning, stated that the applicant, who was unable to attend this evening, requested that the public hearing be tabled until a future meeting when she or a representative could be in attendance.

Vice Mayor Hill made a motion to defer Item 8d until the December City Council meeting. Council Member Myers seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, Parham; no: N/A; abstain: N/A.

e. Public Hearing for Consideration of an Ordinance Approving a Request by Timothy Banks, on Behalf of B and J Development, LLC, to Rezone Property at 2655 North Stedman Drive, Parcel ID 039020800, from the MXD-3 Mixed-Use Zoning District to the RTH, Residential Town House Zoning District

Jared Crews, Director of Planning, gave a brief summary of the item. He explained that this was a rezoning request for property north of North Stedman Drive, which was currently in the MXD-3 District. The property had limited frontage along Stedman Drive, with the bulk of the 20.3 acres located to the rear. This property had been rezoned to the MXD-3 district in 2022 to market toward commercial or industrial development. The applicant was requesting a rezoning to the RTH Residential Townhouse District for the purpose of constructing up to 175 market-rate townhome units for individual sale. The site had a single access point from North Stedman Drive and contained wetlands throughout the site; the applicant had worked to have those wetlands delineated and that the concept plan was designed around those areas. He reviewed the concept plan and renderings, anticipated impacts, and several development challenges as identified by staff.

Mr. Crews summarized that the proposal was in compliance with the Comprehensive Plan and that the Planning Commission public hearing had been held on September 3, 2026. After the public hearing, the Planning Commission recommended approval of the rezoning as requested in a 6-1 vote. While several concerns and potential challenges had been identified, the applicants had acknowledged those concerns and indicated that planning and site design would follow the approval of the rezoning, which would include a traffic impact analysis.

Mayor Parham opened the public hearing.

Vernal Gannaway, 652 Old Wagner Road, expressed concern regarding the traffic in the area. He stated that this development increased what he perceived to be a dangerous area. He requested that an analysis should be conducted on all the traffic that passed through this area, including new development.

Mayor Parham closed the public hearing.

Council Member Cuthbert asked what staff's recommendation was for this item.

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Mr. Crews replied that staff's recommendation was for deferral until a traffic impact analysis (TIA) could be conducted to determine if the scale of development could be supported off of North Stedman Drive.

Council Member Cuthbert stated that made sense. He asked if, in the future, staff would state its recommendation in addition to the Planning Commission's recommendation.

City Manager Altman replied that they could certainly do that. He noted that, traditionally, the Planning Commission's recommendation was recognized at this point.

Council Member Cuthbert stated that both recommendations would be helpful. He said that while the recommendation from the Planning Commission was something the Council needed to consider and was legally required to be in place, in terms of weighing the merits of a particular proposal, it would be useful to know the professional staff's opinion. He stated that this proposal was coming before the Council with many unanswered questions, and a planned unit development (PUD) might be a way to present such a proposal as a complete package addressing the important variables the Council needed to take into account.

Council Member Jones thanked staff for their rigorous review of this proposal and documenting the substandard road conditions and potential traffic impacts. He recommended that all developments should be reviewed in this manner, and that Pocahontas Island should receive the same consideration for documented heavy industrial traffic. Regarding this application, he asked how they estimated there would be 1,200 trips if no traffic study had been conducted, and if it was an ITE textbook estimate.

Council Member Jones further noted the fire marshal was conditioning this project on a sprinkler system due to single-point access to the site; however, the Virginia Residential Code explicitly stated that residential sprinklers were optional for townhomes. If a single-point egress was a hazard there, the City had to justify allowing 18-wheelers to block the only access point for the residents of Pocahontas Island. He requested the City Manager to commit to directing the Planning Department to apply the same level of rigorous traffic and safety analysis to Pocahontas Island and the rest of wards 1 through 7.

Council Member Jones made a motion to approve the Ordinance to Rezone Property at 2655 North Stedman Drive, Parcel ID 039020800 from the MXD-3 Mixed-Use Zoning District to the RTH, Residential Town House District. Vice Mayor Hill seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill; no: N/A; abstain: Parham.

f. Public Hearing for Consideration of an Ordinance Approving a Request by Dimitrial Merchant to Rezone Property at 15 and 19 Graham Road, Parcel IDs 03118011 and 031180012 from the R-3 Two-Family Residence Zoning District to the RB, Office-Apartment Zoning District with Proffers

Jared Crews, Planning Manager, gave a brief summary of the item. He explained that the property consisted of 0.19 acres and was currently located in the R-3 Two-Family Residential District. The applicant was requesting a rezoning to the RB Office-Apartment District to construct an apartment building with five to six units. According to the application, the RB zoning was requested based on market conditions and a lack of demand for single or two-family dwellings, which would be the maximum density currently allowed in an R-3 district.

Mr. Crews explained that the application proposed a three-story, 4,500-square-foot apartment with either five or six units, with site access provided from Graham Road, and that the applicant had proffered to

improve the adjoining alley to provide additional site access. Two proffers were submitted along with a conceptual layout plan and elevation. He reviewed staff's considerations and concerns with the proposal, which included the constrained area, increased impervious area, unmet parking requirements, visual impacts to the neighboring Poplar Lawn Historic District, and visual impacts to the streetscape.

Mr. Crews reviewed the two submitted proffers: clearing, improving, and paving the adjacent alleyway to the west to provide additional site access; and providing plantings along the Graham Road frontage, including the adjoining City-owned parcel on the corner of Sycamore. Further, the site design was subject to change to meet minimum zoning requirements. He noted the applicant's interest in purchasing the City-owned lot to the west, which would more than double the project area and allow for an expanded footprint with more parking, amenities, and compliance with minimum standards. The area was designated as a historic core neighborhood on the Future Land Use Map (FLUM).

Mr. Crews stated that while multifamily residences and infill development were primary uses, the Comprehensive Plan emphasized fitting the scale, proportion, and character of the existing neighborhood. He stated that the Planning Commission recommended approval of the application with a vote of 6-1. He further noted that the RB zoning was in line with the guidance of the Comprehensive Plan and matched the surrounding zoning, but any development had to comply with City Code requirements, including zoning. Due to the small size of the lot, a smaller footprint and fewer units might be required to meet minimum requirements for parking and green space; however, the option to acquire the adjoining City-owned lot would expand the site area.

Mayor Parham opened the public hearing.

Gary Talley, 2323 Fort Rice Street, said that he was familiar with Graham Road and he believed an apartment building would not fit in that neighborhood. He suggested postponing this item unless a concrete plan was developed, noting that the information provided by staff was very vague regarding whether there would be six apartments, three apartments, or smaller units. He reiterated that a real plan should be presented for review before a vote was taken.

Vernal Gannaway, 652 Old Wagner Road, said that he agreed with the previous speaker. He stated that it was unclear what else could be placed there or what could be done with this site. He said that as a resident of the area, he did not see what could be done with Graham Road, especially considering nothing was done with the old hospital. He said that he did not support the application.

Demetrial Merchant, applicant, stated that what was proposed was just a concept. He explained that over the last six months, the property had been taken off the market after being zoned for a single-family residence. He noted that the market dictated demand and the request to the Council was for a simple rezoning to match the adjacent properties and that any concerns would be addressed during the planning and permitting process. He added that the City had established processes to provide checks and balances on development and that the project would be completed in accordance with City specifications.

Mayor Parham closed the public hearing.

Council Member Cuthbert noted that the application said, "Upon approval, this development will provide a newly constructed dwelling for families at or below 80% AMI." He asked if this was a Low-Income Housing Tax Credit (LIHTC) proposal.

Mr. Merchant replied that it was an option being considered, but no application for credit or funding had been submitted yet. The concept was developed with funding as a significant component, noting that tax incentives and grants from the housing agency were available. He reiterated that this was a future consideration and that the current purpose was to present the concept to the zoning board.

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Council Member Cuthbert noted that the neighboring residences were newly constructed single-family homes. He asked if there was any reason why single-family homes could not be placed on the two subject lots if they were combined.

Mr. Merchant clarified that was his initial plan, but after six months on the market, it was evident no one wanted to buy it to build a single-family home on it.

Council Member Cuthbert asked if the developer who built the neighboring two homes had been approached to see if there would be any interest in the lots.

Mr. Merchant replied no.

Council Member Jones stated that no schedule or reference had been provided for the public to understand the zoning information; he requested that references be included for future staff presentations. He asked if it was correct that the renderings showed the buildings were not facing the street.

Mr. Crews said that it was difficult to determine based on the rendering, as it did not appear to be accurate to the shape of the lot itself. He said that on the concept plan, that side of the building faced Graham Road.

Council Member Jones said that for the sake of transparency and consistency, a similar concept had been previously presented regarding a property off Commerce Street. The applicant had wanted houses to face each other and be densely spaced, resulting in the side of the house facing the street. Whether developers intended to improve the City or simply increase profit, the public did not want to see the side of a building. He maintained that houses should face the street, as having the side of a building facing the road presented a safety issue. Regarding the density of the lot, the application for the Commerce Street property had been denied on that basis. He stated that the City could not continue to allow such high density. He asked if developers were provided with options by staff or informed when a concept was unlikely to work when they approached the City.

Mr. Crews said that there was generally a significant amount of communication during the process. He explained that applications were routed through the development review team to obtain feedback from various City staff. In some cases, the applicant chose to make changes based on that feedback, while in other instances, they chose to move forward without changes. In this case, the applicant provided a letter with the application stating that they were not tied to specific plans and were only seeking the rezoning at this time.

Council Member Jones acknowledged that the application was very vague and lacked a clear plan, which aligned with concerns raised by constituents. He stated that the goal was to ensure the right developer acquired the property, but the City should avoid situations where developers provided substandard developments. The City required concrete plans, especially for small lots that were proposed to have denser development.

Council Member Cuthbert made a motion to deny the Ordinance to Rezone Property at 15 and 19 Graham Road, Parcel IDs 031180011 and 03110012 from the R-3, Two-Family Residence Zoning District to the RB, Office-Apartment Zoning District with Proffers. Council Member Jones seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, Parham; no: N/A; abstain: N/A.

g. Public Hearing for Consideration of an Amendment to the FY27 Grants Fund

Garry Cozier, Budget Manager, provided a brief summary of the item. He explained that the Virginia Department of Motor Vehicles (DMV) had awarded two grants to the Police Department for traffic services and alcohol enforcement in the amounts of $60,000 and $114,000. The Federal Department of Justice (DOJ) had awarded a justice assistance grant for $29,935, also for the Police Department. Additionally, the Virginia Department of Criminal Justice Services (DCJS) had awarded a Staffing for Adequate Fire and Emergency Response (SAFER) Communities Grant to the City for $500,000. Lastly, the Federal Emergency Management Agency (FEMA) had awarded a SAFER grant for $2.7 million. The total amount of the grants presented this evening was $3,480,197.

Mayor Parham opened the public hearing. Seeing no speakers, he closed the public hearing.

Mr. Cozier clarified that none of the grants required a match except for the SAFER grant. He explained that for the SAFER grant, in the first two years, the federal government provided 75% funding and the City provided 25%.In the third year, federal funding dropped to 35% and the City provided 65%, and thereafter, the City would provide 100% of the funding.

Council Member Jones asked if it would be possible to conduct research with the City Manager and provide information at the next meeting, or via email, regarding what was required to implement a fourth shift given those new numbers and the SAFER grant. He said that he noted that while the SAFER grant was helpful, actual numbers were needed to assist the City Manager in making that a reality.

City Manager Altman stated that the SAFER grant would address some of the initial funding issues regarding the four shifts and that a proposal was being developed to be presented in November per the request of the Council. While the grant helped offset costs in the initial stages, the City would ultimately bear the full cost of the fourth shift.

Vice Mayor Hill made a motion to approve the Amendment to the FY27 Grants Fund. Council Member Jones seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, Parham; no: N/A; abstain: N/A.

h. Public Hearing for Consideration of the FY27 Capital Budget

Garry Cozier, Budget Manager, provided a brief summary of the item. He explained that the budget was broken down by functional area and showed all projects started or intended to be started this year, the amount attributed to each project for that fiscal year, and the funding source. He reviewed the functional areas of the budget, funding source, and the total budgeted funds for each section.

Mayor Parham opened the public hearing.

Wendy Austin, 544 High Street, Petersburg, stated that this budget information was presented without sufficient background or plans. It was a significant amount of information to process at once, making it difficult to know how to proceed during a public meeting or if the intent was simply to approve it. She suggested that perhaps it was time to return to the regular budget process, where the operating budget and the capital budget were reviewed in depth.

Gary Talley, 2323 Fort Rice Street, stated that the public was supposed to be able to review the budget, but they could not.

Mayor Parham closed the public hearing.

Vice Mayor Hill said that sometimes, money arrived from the state or federal government at different times, and if it was not accepted, it was lost. He said that staff members, along with the Council, did a good job of identifying where the needs were. He acknowledged that while the process could be overwhelming, staff members were responsible for pursuing those funds for the City. He thanked the citizens for their comments and assured them that Council would take them into consideration. He agreed that the files could be clearer in that regard.

Vice Mayor Hill made a motion to approve the FY27 Capital Budget. Council Member Westbrook seconded the motion.

Council Member Cuthbert stated that significant funds were being discussed, and while that was positive, there were many moving parts. He asked who would oversee this to ensure it was completed correctly. He cited the Southside Depot project, a single project for approximately $2,000,000, which was repeatedly revised, and noted that each revision added a large amount of money to the bottom line. He asked how the Council could be confident that those projects would be constructed within budget and on time.

City Manager Altman stated that the Southside Depot project had begun in 2017, and since then, additional staff members acting as project managers had been added to Public Works, while third-party project managers and on-call consultants were also utilized to keep projects on track. Mr. Cozier and his staff tracked the funds to ensure dollars were received, and reimbursements would be requested as appropriate. The process had been overhauled, and every effort would be made to ensure projects remained within budget.

City Manager Altman acknowledged that while there might be occasional challenges that required returning to Council, work was ongoing to gain the confidence of the Council and the community regarding project delivery. He further noted that many of these projects were tied to funding sources other than local funds, such as ARPA, and that biweekly wastewater and water update meetings were held for all projects to ensure they were completed diligently, meeting all requirements and deadlines.

Council Member Cuthbert noted that the total capital budget for 2027 was a little over $90 million, which was a significant milestone. He suggested using third-party administrators; while there was a short-term cost, they could save a tremendous amount of money in the long term, especially when dealing with capital improvements of this scale.

City Manager Altman confirmed they utilized third parties quite a bit.

Mayor Parham clarified that many of these projects were being closed out. These represented a compilation of various projects that had been in the queue for a long time, and it was good to have the funding to finally complete them.

Vice Mayor Hill noted that previously, the City had to secure a $6 million Revenue Anticipation Note (RAN) annually to make ends meet, but that was no longer necessary. He said that he stated that now that funding was available, the focus had to be on managing those resources effectively. He stated that the City of Petersburg was in a great place, having achieved significant progress in a short period of time, and that the City had moved past the era of needing to borrow $6 million every year to tide the budget over.

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The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, Parham; no: N/A; abstain: N/A.

i. Public Hearing to Adopt an Ordinance to Return Funding to the EPA

Garry Cozier, Budget Manager, provided a brief overview of the item. He explained that this item had been presented previously, and an official Ordinance was being brought forward at this time. He explained that due to a clerical error regarding a grant reimbursement, $258,200.17 must be returned to the Environmental Protection Agency (EPA) so that the funds could be reissued to the City under a different pretense. He summarized that staff recommended approval.

Mayor Parham opened the public hearing. Seeing no speakers, he closed the public hearing.

Council Member Jones asked what these funds would be used for.

Mr. Cozier explained that the funds were a reimbursement for a grant and represented money that had already been spent by the City.

Vice Mayor Hill made a motion to adopt the Ordinance to Return Funding to EPA. Council Member Westbrook seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, Parham; no: N/A; abstain: N/A.

9. PUBLIC INFORMATION PERIOD

Mayor Parham read the rules of procedure for the Public Information Period.

Stacy Phelps, 2477 Crater Road, asked if Council would take into consideration the $1,500 he had paid before. He said that he did not expect things to be free, but $200 or $300 would be nice.

Marlo Green, 301 Rolfe Street, stated that the Freedom Riders event at Griffin Lounge was phenomenal and inspirational, and she thanked the event organizers. She reported on the momentum on Pocahontas Island, which included Rebuilding Together RVA fixing residences last week, and MEB, the construction company working at the treatment plant, completed some park improvements. She clarified that these improvements on Pocahontas Island were being funded by outside sources rather than City dollars. She stated that the OCR Community Empowerment Group had received $100,000 from the Department of Historic Resources (DHR) for the Jarrett House to stabilize the first floor for limited access.

Ms. Green stated there was potential for additional funding and expressed hope that the MOU for the OCR Community Empowerment Group would be presented to the City Council for a vote by the next meeting so work could begin. She added that a launch party would be scheduled to celebrate this achievement and support the community, with the goal of this funding being to officially open the Jarrett House to the public. She finally offered best wishes for the upcoming elections and encouraged everyone to participate in voting. She thanked the City for the letters of support provided for the funding.

Kerra Stephens, 226 Rolfe Street, stated that two new trash cans were now at the trail and she requested that more be provided. She extended an invitation to view recent improvements in the area and expressed appreciation to everyone involved in the developments on Pocahontas Island. She said that regarding the

dredging discussed at the last meeting, she requested that more information be provided, including environmental test results and details on public access. She specifically requested information regarding the types of materials involved and what improvements could be expected, such as green space or a bypass road.

Alicia Cureton, President of the Petersburg Commanders Flag Football Team, addressed the Council regarding Albert Jones Field. She noted that following a recent incident, there was a concern that the field was being viewed negatively, despite the significant care, sacrifice, and dedication provided by coaches and staff to maintain a safe and positive environment. She noted that Albert Jones Field was a historic community landmark that had helped develop many high school athletes by teaching discipline, teamwork, accountability, and perseverance. She additionally noted there was a request for the City to consider funding trips, equipment, transportation, and other needs.

Ms. Cureton stated that the Petersburg Commanders Flag Football Team welcomed the opportunity to work with the City to identify funding, sponsorships, and community partnerships to ensure all children can participate regardless of financial circumstances. As a coach, she had a commitment to maintaining field safety, managing crowds, setting conduct expectations, and addressing concerns. She emphasized that the goal was for Albert Jones Field to remain a safe and welcoming place where talent could grow, and that with City support, opportunities could be created for the next generation.

Joyce Vinson, 1608 Kings Rd, said that regarding case 2026-ZTA-03, the data center amendment, the Planning Commission held a public hearing on October 1 and voted to recommend the amendment to City Council. During the meeting, a Commissioner raised concerns regarding the increase of the buffer to 500 yards to protect homes and neighborhoods. She requested that City Council determine the current status of this amendment and when it would be presented for a public hearing.

Ms. Vinson stated that residents requested sufficient notice to review the amendment and provide testimony. She requested that when the amendment was presented, Council consider the 500-yard buffer increase and implement more stringent minimum zoning requirements for studies regarding noise, traffic, water, electricity, and environmental effects. She also requested that the City prioritize the completion of this zoning amendment to ensure strong protections before opening additional land for data center development or considering other proposals to change land use from residential to industrial.

Rhonda Sonnenberg, 557 High Street, thanked Council for recognizing Breast Cancer Awareness Month. She then addressed the economic risks associated with data centers. She noted that recent headlines indicate a potential "data center debt bubble," noting that nearly 50% of 2026 data center bonds were considered junk bonds as yields rose and debt tied to risky AI firms fluctuated. This instability posed a risk to large-scale investments, including pensions held by teachers' unions and other entities.

Ms. Sonnenberg stated that economic instability of data centers could impact regional stability. If a data center bubble occurred, Petersburg could be left with abandoned, half-developed land or completed buildings without tenants. She requested that a moratorium be placed on data centers until the exact impact on the City was ascertained. She also requested transparency regarding rezoning proposals to prevent developers from engaging in secretive by-right practices. She requested that no rezoning of large land parcels proceed until these zoning practices are changed.

Khalil Williams, 200 Addison Way, stated that Virginia heavily subsidized the data center industry, with state sales and use tax exemptions on computer equipment and software updates increasing from $1.6 million in 2008 to $1.9 billion currently. This represented the largest single industry tax subsidy in the Commonwealth and cost billions in lost tax revenue that would otherwise support K-12 schools and infrastructure. Consequently, local taxpayers subsidized the infrastructure while bearing long-term environmental and

municipal costs. He noted that data centers were the single largest source of new energy and water demand in the Commonwealth.

Mr. Williams stated that local governments often faced high upfront infrastructure costs, investing heavily in the promise of long-term tax revenues that take years to recoup, which diverted public funds from community needs. Additionally, long-term job creation was extremely limited. He raised other concerns including the suppression of neighborhood property values due to noise, low-frequency humming, and the testing of backup generators. There were significant opportunity costs regarding land use, as rezoning from agricultural to heavy industrial prevented the development of other revenue-generating uses, such as single-family homes, duplexes, or retail.

Nichole Ventura, 420 Mistletoe Street requested that the Council end the requirement for residents to publicly announce their home addresses during public comment, effective immediately. She noted that residents already provided their addresses when registering to speak, and requiring a public announcement on a permanent recording created privacy and public safety concerns that discouraged participation. She also noted that this requirement was not in the Council's adopted rules, and she questioned the authority under which Mayor Parham enforced it.

Ms. Ventura encouraged that the Council and the City Attorney review *Marshall v. Clark*, *Metzger v. City of Monroe*, and *Price v. City of Nashua* before continuing this practice. Regarding transparency, while the Virginia Freedom of Information Act (FOIA) established open meetings as the rule, Petersburg routinely scheduled closed sessions alongside regular meetings and work sessions. Under Section 2.2-371.2, motions must identify the actual subject, purpose, and statutory exemption; however, the City's use of broad references, such as "including but not limited to" and "acquisition and disposition of real property," did not satisfy FOIA's specificity requirements.

Ms. Ventura additionally raised concerns regarding the timing of agenda packets. She noted that under Virginia FOIA 2.2-3707(G), agenda packets furnished to the Council must be available for public inspection at the same time. Currently, packets exceeding 200 pages were often posted on Sundays for Tuesday meetings, leaving residents with only one business day to prepare. She questioned whether the Council received these materials earlier than the public or if the Council was also expected to review hundreds of pages with insufficient time to make informed decisions.

Christy Dudley, 2119 Ferndale Avenue, stated for the record that she did not approve of data centers in the City. She stated that if Petersburg had to accept them, the Council had an absolute duty to demand the highest level of protection for the community, the environment, and local wildlife. With multiple data center sites being planned, beginning with the 175-acre Collier Yard site, the City held leverage because developers were securing land at low entry prices.

Ms. Dudley requested that the Council use this leverage to insert strict, non-negotiable upgrades into proffer agreements, specifically: noise control to restrict facility noise to 3 decibels (dB) above the nighttime ambient noise floor to prevent industrial humming; watershed protection to legally ban developers from discharging chemically treated cooling water into storm systems and require 100% private, on-site drainage to prevent toxic runoff; ratepayer protections to require developers to pay 100% of the cost for substation and transmission line upgrades; decommissioning bonds to require developers to post irrevocable bonds covering 100%, 120%, or up to 125% of independent demolition costs prior to construction; and environmental testing to require independent soil and groundwater testing before construction, and mandate audits upon closure to check for diesel leaks and toxic residues. She requested that the City hold back 20% of the bond for two years to protect the ecosystem from delayed toxic plumes.

Wendy Austin, 544 High Street, requested that City Manager Altman provide public information regarding the intent to use the Roper site for dredging and the depositing of silt. She reiterated the concern regarding

the requirement for speakers to publicly state their personal addresses, noting that those addresses were live-streamed, printed, distributed, and permanently archived. She noted that this practice was not required of Council, and that residents already provided their addresses when registering to speak.

Ms. Austin stated that this requirement may expose residents, particularly vulnerable individuals such as women, domestic abuse survivors, and targets of human trafficking, to unwanted contact or retaliation. Such a practice discouraged civic engagement and may constitute government censorship or a violation of freedom of speech. While speakers must be residents or business owners of the City of Petersburg, she suggested that residency be affirmed verbally and generally. She requested that the Council end the practice of requiring citizens to publicly state their full name and address before speaking at Council meetings to better protect the community.

Council Member Cuthbert made a motion to extend the time period for the Public Information Period. Vice Mayor Hill seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, Parham; no: N/A; abstain: N/A.

Otis Hill, 1023 6th Street, signed that near Washington Street and across from the East Petersburg Apartments, there was an abandoned building with an open gate and no occupants. He requested that the City of Petersburg address the accumulation of broken pallets at that location, noting that they were scattered everywhere and posed a fire hazard. He had seen an individual previously attempting to collect the wood for sale. He inquired whether the City was responsible for the removal of those old pallets.

Vernal Gannaway, 652 Old Wagner Road thanked Police and Fire staff for responding to two issues he recently experienced. He said that a repair attempt on a large hole on Frontage Road had been unsuccessful and that the application of crushed stone had made the road more dangerous, particularly at night, as drivers had to move into the left lane to avoid the crater, creating a hazard for pedestrians. He requested that the road be repaired immediately. Additionally, he requested the installation of a street light near the residence on Old Wagner Road to improve visibility for safety and crime prevention, noting that the current lighting was insufficient when nearby office lights were turned off.

10. BUSINESS OR REPORTS FROM THE MAYOR OR OTHER MEMBERS OF CITY COUNCIL

Council Member Cuthbert acknowledged the recent passing of former Council Member Dama Rice, thanking her for her many years of faithful service to the community. He next announced that Petersburg High School would host a home game against the Hopewell Blue Devils this Friday at 7:00 p.m. He additionally reported on the success of the Property Maintenance Code meetings held via Zoom every second Monday at 10:15 a.m. He invited the public to attend those meetings to assist in addressing dilapidated structures, noting that while follow-up was currently occurring in wards 3, 4, and 5, the City could expand those efforts to all wards if residents reported additional properties.

Council Member Jones said that regarding the rule for the public stating addresses, he suggested that residents could provide their addresses on sign-in sheets and avoid stating them on camera. He then led a moment of silence in honor of former Councilmember Dama Rice, noting her sixteen years of service to Ward 1 and her long-standing involvement in the community, including the Blandford Eastover Neighborhood Watch and the Weed and Seed Program. He also led a moment of silence for Marquieth Bonner, a former Petersburg police officer and Sussex County sergeant, and a close friend.

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Council Member Jones stated that regarding the football program, the City had invested over $10 million in the football field and its lighting. If additional funding was requested, the league's commissioner should be present to meet with the Council. He emphasized the need to protect youth from issues and requested that the City of Petersburg require all youth coaches, whether with Parks and Recreation or independent leagues using City facilities, to undergo an extensive criminal background check completed by the Petersburg Police Department.

Council Member Jones said that this check must include fingerprinting and a review of the National Criminal History, the Virginia Sex Offender Registry, and the Central Registry for Child Abuse and Neglect. He said that records of all completed checks shall be maintained by the Police Department and the Department of Parks and Recreation, and no individual may coach or have direct supervisory contact with youth until a clear result is returned. The City Manager and City Attorney were directed to establish a list of disqualifying barriers, and that the cost of each background check shall be paid for by the league the coach represents.

Council Member Jones made a motion to direct the City Manager to bring the matter back to Council for further consideration.

Vice Mayor Hill seconded the motion.

There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, Parham; no: N/A; abstain: N/A.

Council Member Jones added that with regard to the public addresses, City Council members must make their addresses public during their tenure.

Council Member Westbrook reported that he had been walking through various neighborhoods in the 7th Ward to listen to the concerns of homeowners, young families, and senior citizens. Key priorities for the City included: infrastructure and streets required significant attention through capital projects required timely funding to ensure long-term solutions; public safety in the form of maintaining the spaces between homes through better lighting, property maintenance, the removal of illegal dumping and abandoned vehicles, and stronger neighborhood partnerships; the City must protect residents from the rising cost of living through reexamination of their tax relief programs and promotion of available assistance programs; the City must plan for growth responsibly; and the economic vision must extend beyond single projects; and investment was needed in youth and community spaces. He also highlighted progress in blight removal, noting that 1508 Dupuy Road, which had been previously a blighted home, had been demolished through the efforts of the City Manager and Deputy City Manager Kenneth Miller. He encouraged the public to vote in upcoming elections.

Council Member Myers noted that the City had removed 200 blighted homes and replaced them with 150 new homes in Ward 5; they were actively addressing blight. He expressed strong disapproval regarding online comments that he characterized as defamatory toward other City Council members. The character of a person was not defined by their profession and he criticized the lack of humanity in such attacks. He further noted that much of the information being circulated online was inaccurate because the media did not cover the full extent of the Council's work. He stated that he was not seeking votes, but was speaking out against the treatment of fellow Council Members and City staff, and such criticism was unwarranted and a reflection of the critics' character.

Council Member Smith-Lee thanked the Freedom Riders for visiting the Griffin Lounge to share their important, deep history with Petersburg. She also gave her appreciation to Sheriff Crawford, the Petersburg Police Department, and the Petersburg Commonwealth's Attorney's Office for the success of the "Faith and

Blue" community event. She additionally congratulated the Petersburg High School football team on their 7-0 record, noting it was the team's first such record since 1977, and encouraged community support for the players and Coach Mathis. She extended thanks to all public service members, including the Police Department, the Fire Department, and Code Compliance, for their work in keeping the City safe. She encouraged residents to get out and vote in the upcoming elections.

Vice Mayor Hill said that regarding the disclosure of residential addresses, while the practice had been standard for many years, they could look into modifications. He explained that this practice helped ensure that only residents participated in public comment, citing past instances where non-residents from other localities attempted to influence local politics. He congratulated the Petersburg High School football team and noted the recent beam-laying ceremony at Virginia Live! with the Cordish Group and Bruce Smith. He noted that employment and business opportunities remained available, and he encouraged anyone interested to apply.

Vice Mayor Hill also acknowledged the new police cars, EMS vehicles, fire equipment, and infrastructure improvements, expressing appreciation to the Public Works Department and Director Richard Harris for the visible improvements to the City's appearance. Regarding traffic and neighborhood concerns, the increasing number of requests for speed bumps were becoming potentially excessive. He also addressed the issue of street closures, noting that frequent closures for various events could create a domino effect that disrupts traffic and emergency services. He suggested that the City needed to evaluate street closures in their totality and consider utilizing existing parks for community activities instead. He finally addressed the placement of campaign signs, noting that many signs were currently being placed illegally on public property and rights-of-way rather than private property. He requested that his signs not be tampered with and noted that the City had not been removing signs.

Council Member Smith-Lee noted that a permit had been obtained for the closure of Bank Street, Sycamore Street, Bollingbrook, Old Street, and the parking lot. Despite completing all necessary paperwork for the event, compliance was not maintained. She explained that the event was a food tasting hosted by the Women's Committee, which served as the fundraising arm for the Symphony, with proceeds intended for scholarships for students majoring in music. She added that downtown Petersburg businesses were aware of the food tasting scheduled for October 17, 2026.

Mayor Parham thanked the Freedom Riders for their visit and expressed appreciation to Sheriff Crawford for hosting the successful "Faith and Blue" event at the high school. He expressed gratitude for the partnership with Good Shepherd Baptist Church for the "Jazz Under the Stars" 90th anniversary celebration. He also mentioned the recent opening of the community center at Pecan Acres by the Petersburg Redevelopment and Housing Authority. He extended thanks to Jamie Fagan for his work on beautification and to Richard Harris for his oversight of various infrastructure projects throughout the City.

Mayor Parham also thanked the Petersburg Fire and Police Departments for maintaining safety during large gatherings, such as the Virginia State University (VSU) and Petersburg High School homecoming events, noting that there had been zero incidents despite thousands of people being in attendance. He acknowledged Transit Director Darius Mason and the Petersburg Area Transit (PAT) Department for providing transportation to the games. He advised that for upcoming games, parking would be available at the sports complex with trolley shuttles provided, and he said that he requested that residents avoid blocking driveways or roads, specifically mentioning Johnson Road and Camelot.

Mayor Parham said that he finally addressed the conduct of residents on social media during the election season. He noted that the Police Chief and himself had received concerns regarding inappropriate language, lack of decorum, safety concerns, and the spread of false narratives on Facebook. He urged citizens to engage in civilized disagreement rather than fabricating information, noting that such behavior could jeopardize the safety of public officials and discourage qualified individuals from running for City Council.

11. ITEMS REMOVED FROM CONSENT AGENDA

There were no items under this portion of the agenda.

12. FINANCE AND BUDGET REPORT

a. Department of Finance Monthly Update

Garry Cozier, Budget Manager, presented the monthly Department of Finance report. He stated that as of September 30, 25% of Fiscal Year (FY) 27 had been completed. He reported that all departments were tracking well and that the General Fund spend was at 24% for the 25% of the year completed. Other funds were also performing well, with percentages at 25%, 20%, 12%, 25%, and 15%. He concluded that, overall, there were no problems or concerns to report.

13. UNFINISHED BUSINESS

a. Update on the SAFER Grant

Wayne Hoover, Chief of Petersburg Fire and Emergency Services, provided an overview regarding the federal SAFER grant, which was intended to increase staffing for personnel on the street. He explained that after the department's initial application was unsuccessful, notification had been received several weeks ago that the grant was awarded for 15 firefighters, with a total grant award of $2,775,678.75. He explained that due to changes in federal guidelines, the funding structure consisted of 75% for the first year, 75% for the second year, and 35% for the third year. He noted this was the largest grant received in his career and credited the success to the hard work of the staff and a hired grant writer. He requested Council's approval of the SAFER grant award.

14. NEW BUSINESS

a. A Resolution Authorizing the City Manager to Execute an Interjurisdictional Cooperation Agreement Between the City of Petersburg and Prince George County, Virginia for the Rives Road Industrial Center located at 550 Rives Road

Jeff Stoke, Deputy City Manager, gave a brief overview of the item. He explained that Roslyn Farm Corporation project had completed its fifth staff review with the Planning Department. The subject property was zoned M-1 in both municipalities, which allowed for development by right. He explained that the development project included a 1.1 million square foot warehouse and distribution site. This agreement would streamline the development process for the subject property, which was split by the City and County municipal line, and would assist staff in determining jurisdictional responsibilities throughout the process. He added that in developing this agreement, it could assist with the other areas within the City-County boundary overlapped where development may occur and requiring significant work along the City-County boundary line.

Vice Mayor Hill asked if half of the property was located in Prince George and half was located in Petersburg.

Mr. Stoke replied that the majority of the property was in Prince George County.

Vice Mayor Hill made a motion to approve the Resolution Authorizing the City Manager to Execute an Interjurisdictional Cooperation Agreement Between the City of Petersburg and Prince George County, Virginia for the Rives Road Industrial Center located at 550 Rives Road. Council Member Jones seconded the motion.

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There was no discussion on the motion. The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, Parham; no: N/A; abstain: N/A.

b. A Resolution Establishing and Supporting the Development of a City of Petersburg Domestic Violence and Human Trafficking Resource Signage Initiative

Tangi Hill, City Clerk, provided a brief overview of the item. She stated that this item was a Resolution supporting the establishment and development of a City of Petersburg domestic violence and human trafficking resource signage initiative. She explained that, recognizing October as Domestic Violence Awareness Month, this presented an opportunity for the City of Petersburg to increase awareness, strengthen public safety, and connect individuals and families with resources. She noted that domestic violence involved not only physical abuse but also emotional, psychological, financial, and sexual coercion and control.

Ms. Hill stated that human trafficking included labor trafficking, and that individuals experiencing exploitation might not always recognize their circumstances or know where to seek assistance. She explained that the purpose of this initiative was to make information and assistance more accessible to individuals in places where they could obtain information discreetly and safely. She acknowledged the work of the Petersburg Police Department, the Sheriff's Office, the Commonwealth Attorney's Office, and victim service providers, noting that this initiative was intended to complement, rather than duplicate or replace, existing efforts.

Ms. Hill stated that this initiative would involve exploring the placement of resource signage in appropriate City-owned or City-controlled facilities, such as public restrooms, where individuals could access information privately. She said that the signage would provide information regarding domestic violence and human trafficking and direct individuals to local, state, and national resources. She added that voluntary participation would also be encouraged from local businesses, faith-based organizations, schools, nonprofit organizations, and other community partners.

Ms. Hill clarified that the Resolution did not approve a final policy, specific signage design, or immediate installation; rather, it expressed Council support for the development of the initiative. She stated that following adoption, City staff would work with appropriate departments and stakeholders to develop the proposed policy, signage content, placement recommendations, and implementation procedures. She explained that all proposed materials would undergo legal and administrative review and require the City Manager's approval before implementation.

Ms. Hill further stated that the initiative would complement, rather than replace, human trafficking signage required under Virginia law. She concluded that the ultimate goal was to ensure that individuals experiencing abuse, coercion, or exploitation knew that help was available and how to access it, providing a private way to obtain information for those who might not yet feel safe seeking help. She requested Council support and adoption of the Resolution.

Council Member Jones made a motion to approve the Resolution Establishing and Supporting the Development of a City of Petersburg Domestic Violence and Human Trafficking Resource Signage Initiative. Vice Mayor Hill seconded the motion.

Council Member Jones acknowledged the importance of this initiative. He stated that the City must support their local women, men, and children who were at risk or had been victims of domestic violence or human trafficking, and they must prevent any future abuse from occurring.

The motion was approved on a roll call vote.

On a roll call vote, voting yes: Cuthbert, Jones, Myers, Westbrook, Smith-Lee, Hill, Parham; no: N/A; abstain: N/A.

15. CITY MANAGER'S REPORT AND SPECIAL REPORTS

March Altman, City Manager, stated that he had no report this evening.

16. BUSINESS OR REPORTS FROM THE CLERK

Tangi Hill, City Clerk invited the public to the honorary naming of the Moses E. Malone, Sr. Boulevard on Friday, October 23, 2026 at 1:00 p.m., which would take place at the intersection of Virginia Avenue and High Pearl Street. She also announced that Trunk or Treat would be held at the City Sports Complex on October 31, 2026.

17. BUSINESS OR REPORTS FROM THE CITY ATTORNEY

Anthony Williams, City Attorney, stated that he had no report this evening.

18. ADJOURNMENT

Vice Mayor Hill made a motion to adjourn. All members of the Council present voted in the affirmative. Meeting adjourned.

The City Council adjourned at 8:06 p.m.

DRAFT

City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: November 4, 2026

TO: The Honorable Mayor and Members of City Council

THROUGH: Garry Cozier, Finance Director

FROM: Petersburg Department of Social Services, Recreation, Department of Public Works & Utilities

RE: **First Read and Schedule a Public Hearing for Consideration of an Amendment to the FY27 Grants Fund**

PURPOSE: First Read and to Schedule a Public Hearing for Consideration of an Amendment to the FY27 Grants Fund

REASON: First Read and to Schedule a Public Hearing for Consideration of an Amendment to the FY27 Grants Fund

RECOMMENDATION:

BACKGROUND: The VA Department of Health has awarded a grant for $5,015,500
The VA Department of Social Services has awarded a grant for $95,000
The National Fitness Campaign has awarded a contingent grant for $35,000 (requires $210,000 funding commitment)

COST TO CITY: 5,350,500

BUDGETED ITEM: Grants

REVENUE TO CITY: 5,140,500

CITY COUNCIL HEARING DATE: 11/17/2026

CONSIDERATION BY OTHER GOVERNMENT ENTITIES:

AFFECTED AGENCIES:

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:

REQUIRED CHANGES TO WORK PROGRAMS:

ATTACHMENTS:
1. Grant Ordinance - LSL.RISE.NFC

26-ORD-TBD
Adopted: 00/00/0000

AN ORDINANCE MAKING APPROPRIATIONS FOR THE FISCAL YEAR COMMENCING JULY 1, 2026, AND ENDING JUNE 30, 2027, FOR THE GRANTS FUND

BE IT ORDAINED by the City Council of the City of Petersburg, Virginia:

I. That appropriations for the fiscal year commencing July 1, 2026, in the Grants Fund, are made for the following resources and revenues of the City, for the fiscal year ending June 30, 2027.

Previously adopted Revenues	**$0.00**
ADD:	
VDH Lead Service Line Phase 2 Grant	**$5,010,500**
VDSS RISE Grant	**$95,000**
NFC Healthy Cities Grant	**$35,000**
Total Revenue	**$5,140,500**

II. That there shall be appropriated from the resources and revenues of the City of Petersburg for the fiscal year commencing July 1, 2026, and ending June 30, 2027, the following sums for the purposes mentioned:

Previously adopted Expenditures	**$0.00**
ADD:	
VDH Lead Service Line Phase 2 Grant	**$5,010,500**
VDSS RISE Grant	**$95,000**
NFC Healthy Cities Grant	**$35,000**
Total Expense	**$5,140,500**

City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: November 4, 2026

TO: The Honorable Mayor and Members of City Council

THROUGH: Jared Crews, Manager of Planning and Community Development

FROM: March Altman, Jr.

RE: **First Read and Schedule a Public Hearing for Consideration of an Ordinance Approving a Request by Joe Tyler, Tyler Realty Group, on behalf of TAP LLC, for a Special Use Permit for Multiple-Family Dwellings as Authorized and Controlled by the R-5 Multiple Dwelling District Standards at 2719 South Crater Road, Parcel ID 065120007 in the B-2, General Commercial District**

PURPOSE: To schedule a public hearing for a special use permit request for multi-family development at 2719 South Crater Road

REASON: The owner is seeking to convert the existing commercial building on the property into 10 apartment units; a special use permit is required for multi-family development in the B-2, General Commercial Zoning District

RECOMMENDATION: Planning Commission recommended denial of the special use permit in an 8 (aye) to 0 (nay) vote.

BACKGROUND: Below is a general timeline of events:

1. May 8, 2026 – Application for special use permit received
2. June 1, 2026 – The applicant provided an updated site plan for the application
3. June 4, 2026 – Planning Commission public hearing held; the Commission deferred action to give the applicant the opportunity to consider revisions to the application
4. June 22, 2026 – Applicant requested additional deferral until future meeting to consider revisions
5. September 3, 2026 – Applicant clarified no revisions are planned and requested the request be considered at the October 1 Planning Commission meeting
6. October 1, 2026 – Planning Commission recommended denial of the request in an 8 (aye) to 0 (nay) vote

COST TO CITY:

BUDGETED ITEM:

REVENUE TO CITY:

CITY COUNCIL HEARING DATE: 11/17/2026

CONSIDERATION BY OTHER GOVERNMENT ENTITIES:

AFFECTED AGENCIES:

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:

REQUIRED CHANGES TO WORK PROGRAMS:

ATTACHMENTS:

1. 26-SUP-03 Memo
2. Presentation
3. Draft Ordinance 26-SUP-03
4. Application
5. Letter from Applicant to Planning Commission
6. Plot Plan
7. Location Map
8. Site and Building Plans
9. Zoning Map
10. Future Land Use Map
11. Comp Plan Excerpt - Corridor Commercial
12. Adjoining Property Owners
13. Public Comment Received

City of Petersburg
Department of Planning and Community Development
135 N Union St, Room 304
Petersburg, VA 23803
(804) 733-2308

MEMORANDUM

DATE: November, 2026

TO: Mayor and City Council

FROM: Planning and Community Development on behalf of Planning Commission

RE: 2026-SUP-03: Consideration of a request by Joe Tyler, Tyler Realty Group, on behalf of TAP LLC, for a special use permit for multiple-family dwellings as authorized and controlled by the R-5 Multiple Dwelling District Standards at 2719 South Crater Road, Parcel ID 065120007 in the B-2, General Commercial District.

EXECUTIVE SUMMARY

The applicant is seeking to convert the existing commercial building at 2719 South Crater Road into 10 apartment units. The property is in the B-2, General Commercial Zoning District and a special use permit is required for multi-family housing. The proposed use, if permitted, will be subject to the regulations of the R-5, Multiple Dwelling District as well as any conditions recommended by Planning Commission and accepted by City Council. The property is designated Corridor Commercial on the Future Land Use Map of the PetersburgNEXT Comprehensive Plan. Planning Commission recommended denial of the request in an 8-0 vote.

CHRONOLOGY OF EVENTS

1. May 8, 2026 – Application for special use permit received
2. June 1, 2026 – The applicant provided an updated site plan for the application
3. June 4, 2026 – Planning Commission public hearing held; the Commission deferred action to give the applicant the opportunity to consider revisions to the application
4. June 22, 2026 – Applicant requested additional deferral until future meeting to consider revisions
5. September 3, 2026 – Applicant clarified no revisions are planned and requested the request be considered at the October 1 Planning Commission meeting
6. October 1, 2026 – Planning Commission recommended denial of the request in an 8 (aye) to 0 (nay) vote.

BACKGROUND

The subject property is approximately one acre and located on the eastern side of South Crater Road in the B-2, General Commercial Zoning District. The property includes a one-story, 6,815 square-foot multi-tenant commercial building fronting South Crater Road as well as an approximately 1,000 square-foot detached single-family dwelling to the rear of the site. The applicant is seeking to convert the existing commercial space into 10 multi-family units, including eight one-bedroom units and two two-bedroom units. According to the application, the property owner has had difficultly finding long-term tenants for the commercial space and the provision of workforce housing would benefit the surrounding area with minimal impact.

The application was accompanied by a concept plan showing the proposed layout of the site, including the converted building, 22 off-street parking spaces, an amenity area with tables grills, and planters, and three trees planted. The plan also shows softscape improvements along the street frontage, including trees, shrubs, and mulch beds as well as new fencing along the northern boundary of the property. The existing single-family dwelling is shown as remaining on the site.

Building plans were also included with the application. Layouts are shown for the proposed studio and two-bedroom units and exterior elevations note a new brick veneer will be provided on the building to match the existing. The plans also note the existing sign on the property will be rehabilitated.

A special use permit is required for multiple-family dwellings in the B-2 District and, if approved, those dwellings are subject to the district standards of the R-5, Multiple Dwelling District including maximum height and minimum area requirements. Per Article 23 of the Zoning Ordinance, Council may grant approval of special use permits when the public health, safety, moral and general welfare will not be adversely affected, and provided that necessary safeguards will be provided to protect surrounding property, persons, and neighborhood values.

Staff Considerations:

On review of the application, staff identified several considerations to note:

- Interior greenspace: The Zoning Ordinance states parking lot greenspace standards would apply to the project. The plans provided do not show any plantings provided within the parking area for the site and only limited plantings within the amenity area. Since the project would be considered redevelopment, overall canopy coverage requirements would not apply, but the lack of greenspace on the site would be a concern for residents.
- Site plan and application details: It's not clear from the site plan how the property would accommodate provisions of the Zoning Ordinance including site lighting and waste management. Additionally, the plans do not speak to staffing for the property and how management, security, and maintenance would be handled.

- Existing single-family dwelling: The application does not acknowledge the existing single-family dwelling on the property. The plans seem to indicate the home will remain, but additional details would be helpful to understand the full scope of the proposal.
- Lack of resident amenities: The area shown for residential amenities is limited based on the size constraints of the site. The amenity area shown is approximately 1,200 square-feet or about 3 percent of the total site area.
- Site location: The site is located along one of the city's major commercial corridors. A majority of the uses along South Crater Road are commercial in nature and the street is heavily traveled. With the proximity to the ERC District, this portion of South Crater Road will likely see increasing demand for commercial development and typically residential uses should located in mixed-use structures or provided to the rear of commercial development rather than directly adjacent to the corridor.

PLANNING COMMISSION PUBLIC HEARING AND FOLLOW UP

The Planning Commission held a public hearing on the request on June 4, 2026. Prior to the meeting, the applicant provided an updated site plan showing some additional landscaping and the existing trees on the property. Hard copies of these plans were provided at the meeting.

Planning Commission voted to defer action on the request to give the applicant a chance to consider revisions that may address the concerns outlined by staff. The applicant subsequently reached out to request the case be considered again at the October regular meeting and to clarify that no revisions to the application were planned.

ADJACENT ZONING/USES

Properties along South Crater Road to the north, south, and west of the subject property are also zoned B-2, General Commercial. Property to the east is located within a Planned Unit Development. Surrounding development, particularly along South Crater Road, is largely commercial in character and uses include restaurants, a motel, convenience stores, and offices, and clubs. Neighboring residential uses include the Quail Oak Apartments to the northeast and Jesse Lee Apartments to the east, but it should be noted these multi-family uses do not directly adjoin South Crater Road.

COMPREHENSIVE PLAN CONSIDERATIONS

The subject property is identified as Corridor Commercial on the Future Land Use Map of the PetersburgNEXT Comprehensive Plan. According to the plan, "Corridor commercial areas provide goods and services for the community, allowing residents to access amenities without leaving and keeping tax dollars within Petersburg. Typical uses include restaurants, indoor entertainment and recreation, and general retail and services."

While multi-family units can be appropriate in Corridor Commercial areas, the plan states they should be located in vertical mixed-use structures with ground-floor commercial or behind commercial uses. Uses encouraged directly along the corridor include hospitality,

restaurants, large commercial, personal service, office, and small-scale manufacturing.

The property is also located along a designated corridor. Corridors are defined as “longer stretches of the street and road network that serve as important local and regional travel routes, providing direct access to businesses, employment, amenities, and recreational opportunities.” Primary uses along corridors will vary depending on location, but the plan states the City should maximize the potential of corridors with a primary focus on “Improving the conditions, character, and quality.”

In this case, ground floor residential directly adjacent to the South Crater Road Corridor does not appear to be supported by the Comprehensive Plan.

PUBLIC INPUT

As of the writing of this report, staff have received one written comment from the adjoining property owner of Quail Oaks Apartments citing concerns about drainage, parking, landscaping, and lighting.

POSSIBLE CONDITIONS OF APPROVAL

Should the special use permit be approved, Planning staff would recommend the following conditions of approval::

1) The property shall be developed in substantial accordance with concept and building plan titled “Crater Rd Apartments 2719 Crater Rd” dated February 26, 2026.
2) The site shall meet minimum landscaping requirements as provided in the Zoning Ordinance, including parking lot plantings. Street trees shall be provided the street frontage except where the site entrance and sight distance visibility requirements may preclude plantings. A plan identifying the landscaping features shall be provided to the City Arborist for approval at the time of site plan review and the features shall be installed prior to the issuance of any Certificate of Occupancy for the property.
3) The developer shall provide at least one (1), multi-loop bicycle parking rack on the site.
4) The common area shall include outdoor seating areas, including benches and tables, as well as at least one (1) of the following outdoor resident amenities: gardening area(s), gazebo(s), or playground. A plan identifying such amenities shall be provided to the Planning Department for review and approval prior to approval of a site plan for the development.
5) The development shall include on-call management and maintenance staff as well as on-site security surveillance.
6) Off-street parking spaces shall be allocated to residents with two (2) parking spaces assigned to each two-bedroom unit and one (1) parking space to each one-bedroom unit
7) A dumpster shall be provided on-site screened from the view of the private right-of-way. The property shall be kept and maintained in a clean, orderly manner; the property owner shall be responsible for regular trash collection to the extent necessary to avoid accumulation of household waste on the property.

8) This permit may be revoked by the City of Petersburg City Council or its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of Federal, State, or local regulations.

RECOMMENDATION:

Following a recommendation for denial by Planning staff, the Planning Commission recommended denial of the special use permit as requested in an 8 (aye) to 0 (nay) vote.

In its decision, the Planning Commission cited staff's concerns that the proposed use is located directly adjacent to the South Crater Road and within a Corridor Commercial area. The Comprehensive Plan is clear that commercial uses are most appropriate directly along the corridor, while multi-family development may be appropriate above a commercial use in a vertical mixed-use structure or located to the rear of a commercial use. Growing demand for commercial development along the South Crater corridor is anticipated and the Commission found the proposed single-story apartment building would not be the best and highest use of the property.

Additionally, the site is limited in its ability to provide amenities for potential residents. The property is largely impervious and there is little room to provide greenspace and common recreational areas. Most of the neighboring uses are commercial and where apartments exist, they are located to the rear of commercial uses in accordance with the Comprehensive Plan guidance.

CITY COUNCIL MEETING

NOVEMBER, 2026

2026-SUP-03:

Consideration of a request by Joe Tyler, Tyler Realty Group, on behalf of TAP LLC, for a special use permit for multiple-family dwellings as authorized and controlled by the R-5 Multiple Dwelling District Standards at 2719 South Crater Road, Parcel ID 065120007 in the B-2, General Commercial District

Petersburg VIRGINIA

Subject Property



Petersburg VIRGINIA

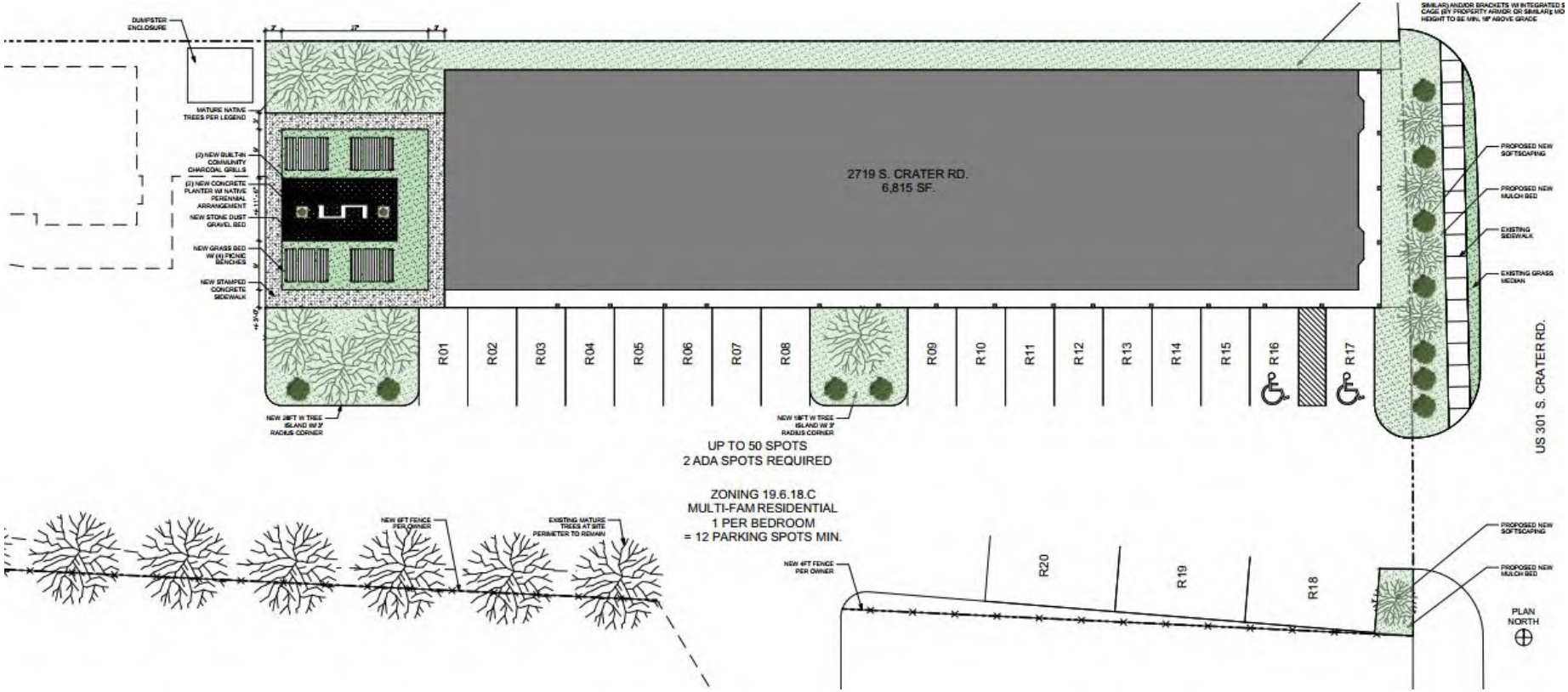
Property Overview

- 1 acre property located in B-2, General Commercial District along South Crater Road
- Existing 6,815 square-foot multi-tenant commercial building fronting South Crater Road and 1,000 square-foot single family dwelling to rear of property
- Multi-family dwellings require special use permit in B-2 District; subject to R-5 Multiple Dwelling regulations

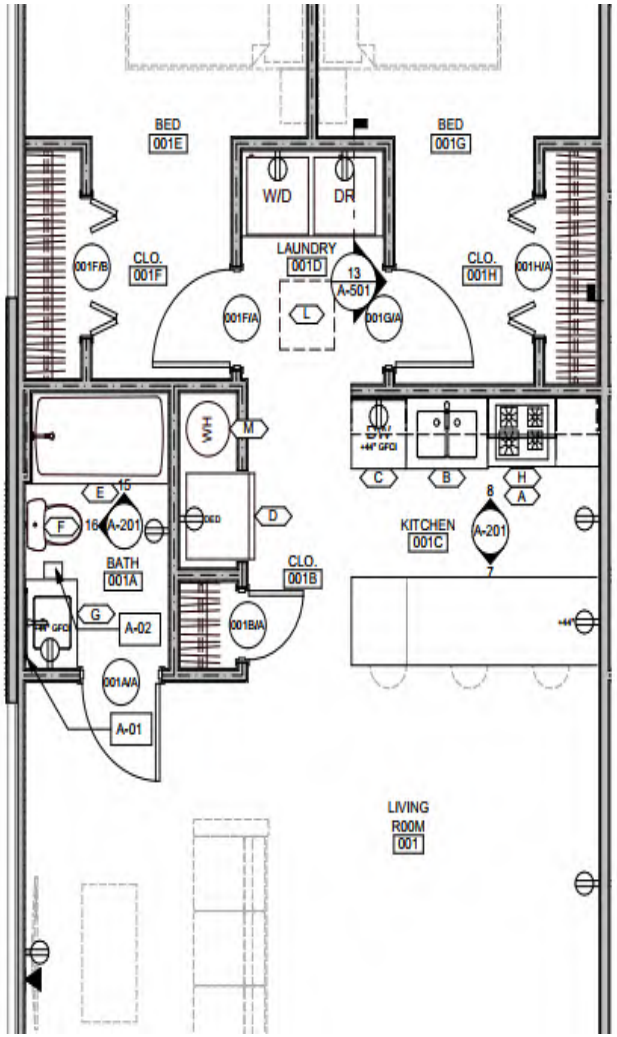


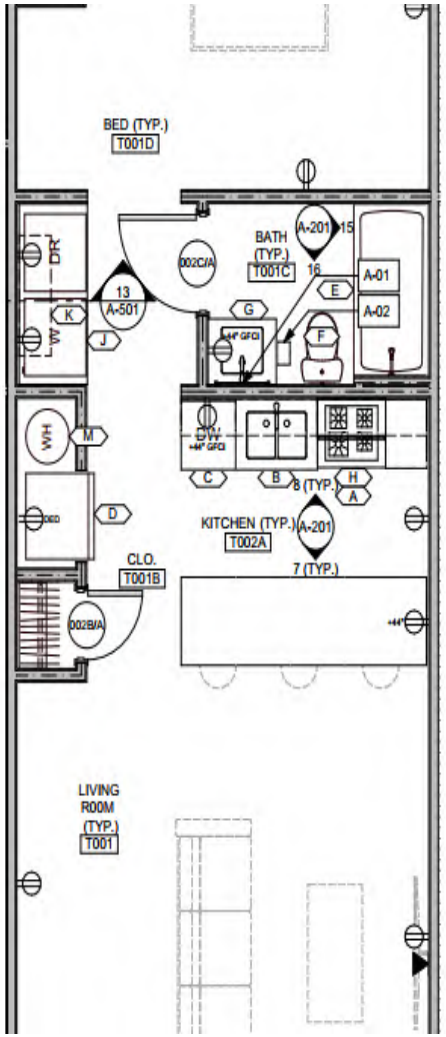
Special Use Permit Request

- Applicant seeking to convert existing commercial space into 10 apartment units; 2 two-bedroom and 8 one-bedroom units
- Concept plan shows proposed layout of site with 22 parking spaces, amenity area, and soft scaping improvements along street frontage
- Building Plans include exterior elevations showing new brick veneer and layout of units
- Existing single-family dwelling to remain on site
- Special use permit may be approved “when the public health, safety, moral and general welfare will not be adversely affected, and provided that necessary safeguards will be provided to protect surrounding property, persons, and neighborhood values”

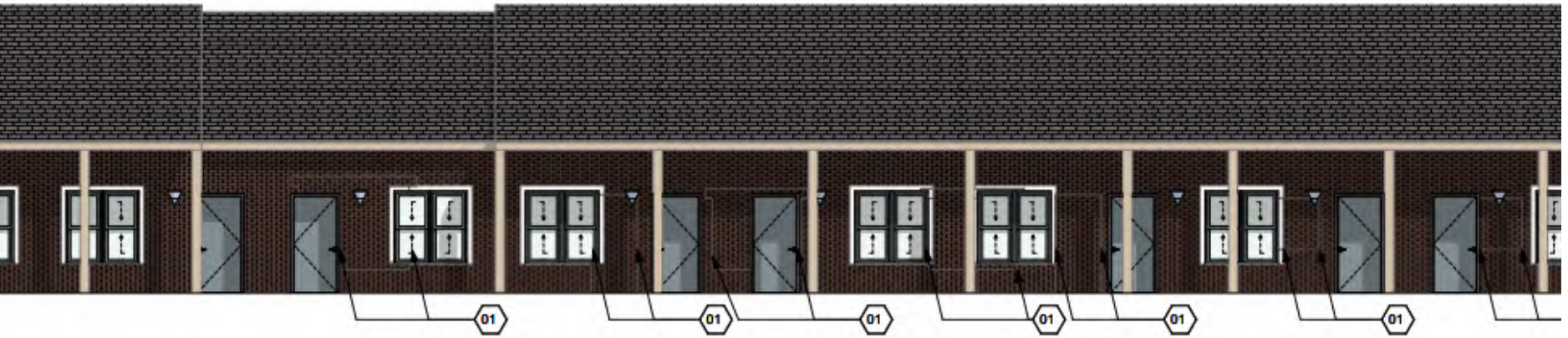


Proposed Layout





Interior Layout



Exterior Elevations

Adjoining Zoning/Uses



Comprehensive Plan Considerations

- Commercial Corridor on Future Land Use Map:
  - "Provide goods and services for the community, allowing residents to access amenities without leaving and keeping tax dollars within Petersburg. Typical uses include restaurants, indoor entertainment and recreation, and general retail and services"
  - Multi-family units can be appropriate, but should be located in vertical mixed-use structures with ground floor commercial or to the rear of commercial uses; ground floor
- Located on designated corridor; city should maximize potential of corridors with primary focus on "improving the conditions, character, and quality"
  - Ground floor commercial use is not appropriate directly adjacent to South Crater corridor

Staff Concerns

- Site greenspace: site is largely impervious and minimum parking lot planting requirements are not met on plans; overall canopy coverage requirement doesn't apply to redevelopment, but lack of greenspace is of concern
- Site plan details: It is unclear from the plans how waste would be managed and site lighting would be provided
- Lack of amenities: Amenity area accounts for approximately 3% of overall site area
- Existing single-family dwelling: it is unclear how the existing single-family dwelling would interact with the overall site
- Site location: Location along major commercial corridor and proximity to street are not conducive for ground-floor residential per Comprehensive Plan and anticipated development in the area

Potential Conditions

1. The property shall be developed in substantial accordance with concept and building plan titled “Crater Rd Apartments 2719 Crater Rd” dated February 26, 2026.

2. The site shall meet minimum landscaping requirements as provided in the Zoning Ordinance, including parking lot plantings. Street trees shall be provided the street frontage except where the site entrance and sight distance visibility requirements may preclude plantings. A plan identifying the landscaping features shall be provided to the City Arborist for approval at the time of site plan review and the features shall be installed prior to the issuance of any Certificate of Occupancy for the property.

3. The developer shall provide at least one (1), multi-loop bicycle parking rack on the site.

4. The common area shall include outdoor seating areas, including benches and tables, as well as at least one (1) of the following outdoor resident amenities: gardening area(s), gazebo(s), or playground. A plan identifying such amenities shall be provided to the Planning Department for review and approval prior to approval of a site plan for the development

Potential Conditions cont.

5. The development shall include on-call management and maintenance staff as well as on-site security surveillance.
6. Off-street parking spaces shall be allocated to residents with two (2) parking spaces assigned to each two-bedroom unit and one (1) parking space to each one-bedroom unit
7. A dumpster shall be provided on-site screened from the view of the private right-of-way. The property shall be kept and maintained in a clean, orderly manner; the property owner shall be responsible for regular trash collection to the extent necessary to avoid accumulation of household waste on the property.
8. This permit may be revoked by the City of Petersburg City Council or its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of Federal, State, or local regulations

Planning Commission Public Hearing and Follow-Up

- Planning Commission public hearing held June 4, 2026; application was deferred to give applicant opportunity to consider revisions to address staff concerns
- Applicant requested the case be brought back for consideration at October 1, 2026 meeting
- Applicant indicated that there are no proposed revisions to application; provided written request for approval citing practical experience with owning and leasing property and challenges with securing stable, high-quality commercial tenant(s)

Recommendation

- Planning Commission recommended denial of the special use permit as requested in an 8 (aye) to 0 (nay) vote.

Planning Commission decision based on Corridor Commercial designation in Comprehensive Plan and concerns over site constraints

AN ORDINANCE APPROVING A PETITION FOR A SPECIAL USE PERMIT FOR MULTIPLE-FAMILY DWELLINGS AS AUTHORIZED AND CONTROLLED BY THE R-5 MULTIPLE DWELLING DISTRICT STANDARDS AT 2719 SOUTH CRATER ROAD, PARCEL IDENTIFICATION NUMBER 065120007 IN THE B-2, GENERAL COMMERCIAL DISTRCT.

WHEREAS, the City of Petersburg Zoning Ordinance establishes zoning districts and permitted uses within each district; and

WHEREAS, the City received a petition from Joe Tyler, Tyler Realty Group, on behalf of TAP, LLC, owner of property at 2719 South Crater for a special use permit pursuant to Article 23 of the Zoning Ordinance to construct a 57-unit multiple-family dwelling subject to the regulations of the R-5 Multiple Dwelling District; and

WHEREAS, the applicant intends to convert the existing multi-tenant commercial building on the site into ten apartment units; and

WHEREAS, the application states it has been difficult to find long-term commercial tenants for the space and the multi-family use is the most appropriate for the site; and

WHEREAS, Planning Staff have made recommendations for several conditions should the request be approved to ensure that the proposed development of the property conforms with the Comprehensive Plan;

WHEREAS, the Planning Commission recommends approval with conditions as listed below to mitigate potential adverse impacts to surrounding properties and to promote general welfare; and

WHEREAS, pursuant to the requirements of Titles 15.2-2204 and 15.2-2285 of the Code of Virginia, as amended, a public hearing was advertised and held, in accordance with applicable laws.

NOW THEREFORE BE IT RESOLVED that Planning Commission does hereby recommend approval of a petition for a Special Use Permit for multiple-family dwellings as authorized and controlled by the R-5 Multiple Dwelling District standards at 2719 South Crater Road subject to the following conditions:

1. The property shall be developed in substantial accordance with concept and building plan titled “Crater Rd Apartments 2719 Crater Rd” dated February 26, 2026.
2. The site shall meet minimum landscaping requirements as provided in the Zoning Ordinance, including parking lot plantings. Street trees shall be provided the street frontage except where the site entrance and sight distance visibility requirements may preclude plantings. A plan identifying the landscaping features shall be provided to the City Arborist for approval at the time of site plan review and the features shall be installed prior to the issuance of any Certificate of Occupancy for the property.
3. The developer shall provide at least one (1), multi-loop bicycle parking rack on the site.
4. The common area shall include outdoor seating areas, including benches and tables, as well as at least one (1) of the following outdoor resident amenities: gardening area(s), gazebo(s), or playground. A plan identifying such amenities shall be provided to the Planning Department for review and approval prior to approval of a site plan for the development.
5. The development shall include on-call management and maintenance staff as well as on-site security surveillance.

DRAFT

6. Off-street parking spaces shall be allocated to residents with two (2) parking spaces assigned to each two-bedroom unit and one (1) parking space to each one-bedroom unit
7. A dumpster shall be provided on-site screened from the view of the private right-of-way. The property shall be kept and maintained in a clean, orderly manner; the property owner shall be responsible for regular trash collection to the extent necessary to avoid accumulation of household waste on the property.
8. This permit may be revoked by the City of Petersburg City Council or its designated agent for failure by the applicant to comply with any of the listed conditions or any provision of Federal, State, or local regulations.

DRAFT

City of Petersburg

Department of Planning and Community Development

PROCEDURES FOR PETITION FOR SPECIAL USE PERMITS

1. Applicant files petition with the Petersburg Department of Planning and Community Development, City Hall, 135 N Union Street, Petersburg, Virginia 23803.

2. **The Filing fee for Petitions for** Special Use Permits **is $1,500**. A Check or Money Order *made payable to the City of Petersburg* is to accompany the application.

3. A Plat of the property must also accompany the petition.

4. The Department of Planning and Community Development Staff will refer the petition to the Planning Commission to hold a public hearing and consideration the petition. Department of Planning and Community Development staff shall advertise the public hearing twice during a fourteen-day period, and the Planning Commission will hold a public hearing, and make a recommendation to the City Council regarding the petition.

5. The City Council schedules then advertises a public hearing regarding the petition.

6. The City Council holds a public hearing then considers the petition with the Planning Commission recommendation and renders a final decision to approve or disapprove the petition.

PLEASE NOTE: The special use permit process may take up to three months.

PETITION FOR SPECIAL USE PERMIT

RETURN TO: DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
(CITY HALL, THIRD FLOOR, ROOM 304)
FILING FEE: $1,500 (CHECK OR MONEY ORDER) AT THE TIME OF SUBMITTAL

CASE NUMBER: _____

APPLICANT: TYLER REALTY GROUP, JOE TYLER

ADDRESS: 2410 BOULEVARD
COLONIAL HEIGHTS, VA 23843

I, JOE TYLER **hereby petition for a special use permit for** MULTI-FAMILY

at the following described properties:

A. DESCRIPTION OF PROPOSED USE: (INCLUDE ANY PROPOSED CONDITIONS)

(10) UNIT MULTI-FAMILY (R2) RESIDENTIAL IN B2 ZONED DISTRICT

B. PROPERTY INFORMATION

1. **Tax Parcel Identification Number(s):**

   065-120007

2. **Current Street Address(es) if assigned):**

   2719 CRATER RD PETERSBURG, VA 23805

3. **Approximate Area:**

   41,297.648 **sq. ft.** 0.9848 **acres**

4. **Public Street Frontage:**

   109.24 **ft.**

5. **A boundary plat of this property outlining the area to be use must be attached to this petition.**

6. **The following deed restrictions may affect the use of this property:**

7. **Brief:**

   Said deed restrictions will expire on: _____

C. JUSTIFICATION FOR SPECIAL USE PERMIT

1. The proposed use is in the interest of the public health, safety, morals and general welfare of the community because: (Provide a detailed statement of reasons why the proposed use should be granted).

The proposed conversion of the existing commercial building at 2719 S Crater Road into 10 professional/workforce housing units (8 one-bedroom and 2 two-bedroom) is in the interest of the public health, safety, morals, and general welfare of the community because it will replace a property that has experienced long-term difficulty in securing and retaining quality commercial tenants with modern, safe, and sanitary professional/workforce housing. The 10 units will be fully renovated to current Virginia Uniform Statewide Building Code standards, including energy-efficient systems, proper ventilation, and ADA-compliant features where required. This will provide healthy living conditions for local professionals and workers while stabilizing the property through residential use.

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2. The material impact of the proposed use will not be detrimental to the public welfare of the City nor to adjacent property owner(s) or properties located within the nearby vicinity because: (Specify reasons to substantiate this statement and/or present ways the impact may be mitigated).

The material impact of the proposed use will not be detrimental to the public welfare of the City nor to adjacent property owners or properties located within the nearby vicinity because the development is fully compatible with the established mixed-use character of S Crater Road. Immediate neighbors on the same side include a motel, a bank, and existing apartments. Across the street are a vape shop, a small commercial center/gas station, and an empty building, with a bus stop located directly in front of the property. The low-density design (only 10 units) will generate minimal additional traffic and provide adequate parking. The renovation will include rehabilitation of the property sign and the addition of new fencing on the left side and along the long rear property line, creating a secure property area. The southern side adjacent to the motel already has a 6' chain-link fence. These improvements, combined with professional exterior elevations and landscaping buffers, will enhance the overall appearance and security of the site without negatively impacting neighboring properties.

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3. The proposed use will be advantageous to the City and benefit the welfare of the general public because: (Specify reasons to substantiate this statement).

The proposed use will be advantageous to the City and benefit the welfare of the general public because it directly implements the goals of the City of Petersburg Comprehensive Plan (PetersburgNEXT) by providing diverse and affordable housing options that support local new business development and help retain and attract essential employees for nearby employers in the Crater Planning District. The project will increase the City's tax base, stimulate economic activity, and revitalize a commercial corridor without overburdening public services.

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4. Describe your experience with developing and maintaining the use in question (Provide references and/or examples).

The applicant, Joe Tyler, CEO of Tyler Realty Group, Inc. DBA Tyler Construction & Tyler Electric, brings over 30 years of integrated experience in appraisal, general contracting, special-use redevelopment, and professional property management. Tyler Realty Group also operates as a full-service property management company and will provide long-term, professional management and maintenance of the property. All renovation work will be performed by the applicant's in-house Class A licensed crews, ensuring high-quality construction, strict cost and schedule control, and full compliance with City regulations.

D. CERTIFICATION:

The undersigned applicant certifies that they:

☐ **(a) are the owner, lessee or agent for (specified in writing)**

☐ **(b) possess a proprietary interest in (contract or option agreement)**

the property(ies) identified within this PETITION FOR SPECIAL USE PERMIT, and that the foregoing information and statements herein provided, and all other information herewith submitted, are in all respects true and correct to the best of their knowledge and belief.

Signed: JOE TYLER

Mailing Address: 2410 BOULEVARD

COLONIAL HEIGHTS, VA 23843

Phone Number: [redacted]

Email Address: [redacted]

APPROVED

City Attorney

TO BE FILED IN THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

ACTION RECORD

Date Filed (with Planning Department):

Date of Planning Commission Public Hearing:

Planning Commission Action(s):

Date of City Council Hearing:

City Council Action(s):

Outlook

Re: 2026-SUP-03 – Application Review and Approval Fee / 2719 South Crater Road

From [redacted]
Date Thu 10/1/2026 2:39 PM
To Jared Crews <jcrews@petersburg-va.org>; [redacted]

CAUTION: External! - Do not open attachments or click links unless you know the content is safe.

Hi Jared,

I am unable to attend tonight's Planning Commission meeting. Please share the following comments with the Commission and request that they be included in the record for the Crater Commons special use permit application at 2719 South Crater Road.

I respectfully request a favorable recommendation for the proposed 10 apartments.

I understand the property's PetersburgNEXT designation is Corridor Commercial and that staff's concern has been the placement of ground-floor apartments directly along South Crater Road. I also understand that the plan supports residential uses in this designation when located above or behind commercial uses. I recognize that my proposal differs from that preferred arrangement.

My request is based on the practical experience of owning and leasing this particular property. I have had considerable difficulty securing a stable, high-quality commercial tenant for the end cap unit. Continued commercial availability alone has not produced the dependable occupancy and investment I want for the property.

The proposed conversion offers an opportunity to renovate an existing building, establish a sustainable use, and provide 10 quality apartments to help address the housing shortage I see in our market. Residents would also be potential customers for nearby businesses.

I ask the Commission to consider those benefits alongside the concern about residential frontage. While the proposed arrangement differs from the plan's

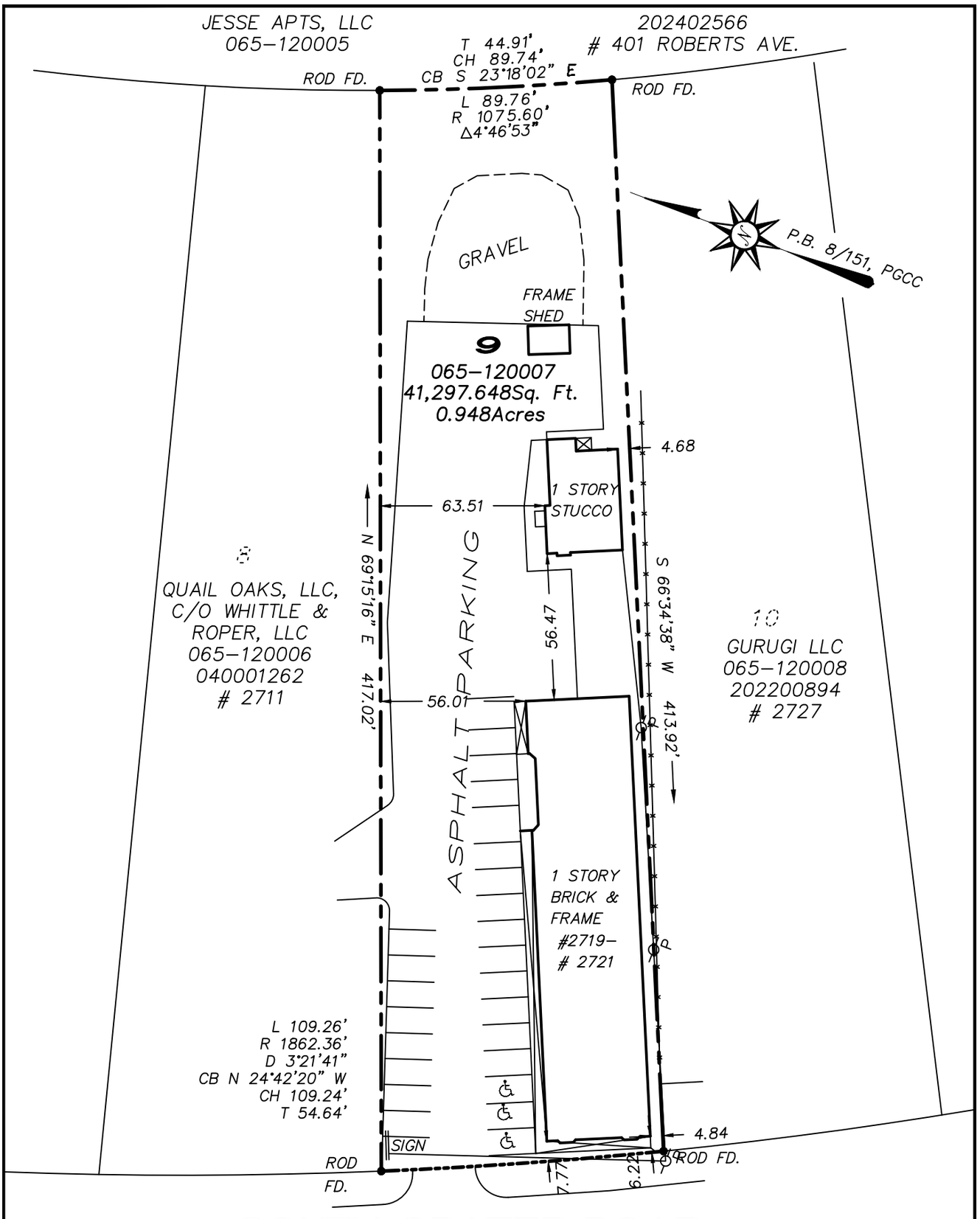
preferred placement, I believe reinvestment, improved appearance, and professional property management would contribute positively to the corridor.

With more than 30 years of experience in construction, real estate, and property management, my intention is to deliver a well-maintained property with long-term accountability. I am willing to work with City staff on reasonable conditions addressing landscaping, screening, lighting, parking, and management to help address compatibility concerns.

For these reasons, I respectfully request that the Commission recommend approval to the City Council.

Thank you, Jared, for sharing my comments. Please let me know if any additional information is needed before tonight's meeting.

Joe Tyler
Tyler Realty Group / Tyler Construction



SOUTH CRATER ROAD

U.S. # 301 VARIABLE WIDTH R/W

PLAT SHOWING

LOT 9 ~ H.E. ROBERTS PROPERTY

PETERSBURG, VIRGINIA

0′ 50′ 100′

COMMONWEALTH OF VIRGINIA
11/19/25
STEPHEN L. BARCENA
Lic. No. 1826
LAND SURVEYOR

NOT VALID UNLESS SIGNED IN RED

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE BINDER AND IS SUBJECT TO ANY ENCUMBRANCES THAT ONE MAY REVEAL.

THIS IS TO CERTIFY THAT ON 11/19/25 TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT ALL IMPROVEMENTS KNOWN OR VISIBLE ARE SHOWN HEREON; THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES OTHER THAN AS SHOWN HEREON.

THIS PROPERTY IS IN ZONE "X" OF THE HUD DEFINED FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL # 5101120009D, DATED 12/15/2022.

BASELINE LAND SURVEYING
526 GROVE AVENUE
PETERSBURG, VIRGINIA 23803
BLS23803@MSN.COM
PH.: 804.520.9180 / FX.: 804.722.9517

DATE: NOVEMBER 19, 2025 SCALE: 1" = 50'

DRAWN BY: SLB

CHECKED BY: CALC. CHK.: SLB

PREVIOUS JOB NO. 14322 REV.: JOB NO.: 24685 F.B. 145/35, 217/24,26

Location Map



CRATER RD APARTMENTS
2719 CRATER RD
PETERSBURG, VA 23805

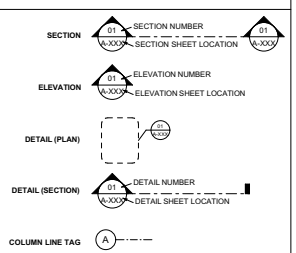
ABBREVIATIONS

ABV.	above	FAB.	fabricate	O.C.	on center
A.F.F.	above finish floor	FAS.	fasten	OPNG.	opening
A.D.	access door	F.GL.	fiber glass	OPP.	opposite
AC.BD.	acoustical board	FIN.	finish	O.D.	outside diameter
ACT	acoustical tile	F.F.	finish floor		
ADJ	adjustable	F.E.	fire extinguisher	PTD.	painted
AGG	aggregate	F.E.C.	f.e. cabinet	PR.	pair
ALT	alternate	F.H.C.	fire hose cabinet	PNL.	panel
ALUM.	aluminum	F.H.R.	fire hose rack	P.B.	particle board
ANCH.	anchor	FPRF	fire proofing	PART.	partition
A.B.	anchor bolt	FLG.	flashing	PLAS.	plaster
ANOD.	anodized	F.H.S.	flat head screw	P.LAM.	plastic laminate
@	at		floor	PT.	point point
ASPH.	asphalt	F.D.	floor drain	POL.	polished
ASSY.	assembly	FL.MTD.	floor mounted	PVC.	poly-vinyl chloride
		FT.	foot	PRCST	precast
BSMT	basement	FDN.	foundation	PROP	property
BM	beam	FUT.	future	PC.	privacy curtain
B.M.	benchmark				
BET.	between	GALV.	galvanized	QTY.	quantity
BIT.	bituminous	GA.	gauge	Q.T.	quarry tile
BLK.	block	GL.	glass		
BLKG.	blocking	GR.	grade	RAB.	rabbet
BD.	board	GRAN.	granite	RAD.	radius
BRKT.	bracket	GYP.	gypsum drywall	REF.	reference
BRK.	brick	GYP.PL.	gypsum plaster	REINF.	reinforce
BLDG.	building	GWB	gypsum wall board	REQD.	required
B.U.R.	built-up roofing			RET.	return air
		HDW.	hardware	RM.	room
CAB.	cabinet	HD.	head	R.U.P.	re-use if possible
CPT.	carpet	HGT.	height	R.O.W.	right-of-way
C.I.P.	cast-in-place	H.PT.	high point	R.	riser
C.I.	cast iron	H.C.	hollow core	R.D.	roof drain
CLG.	ceiling	H.M.	hollow metal	RFG.	roofing
CEM.	cement	H.B.	hose bib	RM.	room
CTR.	center			R.O.	rough opening
C.L.	center line	IN.	inch	RUB.	rubber
CER.	ceramic	INCL.	include		
C.T.	ceramic tile	INSUL.	insulation	SAF.GL.	safety glass
C.M.T.	ceramic mosaic tile	INT.	interior	SCHED.	schedule
CLO.	closet			SNT.	sealant
COL.	column	J.C.	janitor's closet	SECT.	section
CONC.	concrete	JT.	joint	SEP.	separate
C.M.U.	conc. masonry unit	JST.	joist	SHT.	sheet
CONST.	construction				solid core
C.J.	control joint	K.PL.	kick plate	SPCL.	special
CONT.	continuous	K.O.	knock out	SPEC.	specifications
CSK.	countersunk			SQ.	square
		LBL.	label	S.S.	stainless steel
DP.	damp proofing	L.B.	lag bolt	STD.	standard
DET.	detail	LAM.	laminate	STL.	steel
DIA.	diameter	LAV.	lavatory	S.D.	storm drain
DIM.	dimension	LT.	light	STR.	structural
DR.	door	LT.WT.	light weight	SURF.	surface
D.T.A.	dovetail anchor	L.W.C.	light weight conc.	SUSP.	suspended
D.T.S.	dovetail slot	LMS.	limestone	S.CLG.	suspended ceiling
DN.	down	L.F.	linear feet		
DWG.	drawing	LNTL.	lintel	TEL.	telephone
D.F.	drinking fountain	LG.	long	TERR.	terrazzo
DW.	drywall	LVR.	louver	THK.	thick
		L.P.T.	low point	T.O.C.	top of curb
EA.	each			T.O.S.	top of slab
ELAS.	elastic	MFR.	manufacture	T.	tread
E.W.C.	el. water cooler	MRB.	marble	TYP.	typical
EL.	elevation	MAS.	masonry		
ELEV.	elevator	M.O.	masonry opening	U.C.	undercut
ENCL.	enclosure	MAX.	maximum	UR.	urinal
EQ.	equal	MEMB.	membrane	UNO	unless noted otherwise
EQUIP.	equipment	MTL.	metal		
E.T.R.	existing to remain	MTL.DK.	metal deck	V.B.	vapor barrier
EX.	example	MTL.L.	metal lath	VAR.	varies
EXH.	exhaust	M.	meter	VERT.	vertical
EXIST.	existing	MEZZ.	mezzanine	V.W.C.	vinyl wall covering
EXP.	expansion	MM.	millimeter	V.A.T.	vinyl asbestos tile
EXP. ANC.	expansion anchor	MLWK.	millwork	V.I.F.	verify in field
EXP. BLT.	expansion bolt	MIN.	minimum		
E.J.	expansion joint	MISC.	miscellaneous	W.T.W.	wall to wall
EXT.	exterior	MOD.	modular	W.H.	wall hung
		M.R.	mop rack	W.C.	water closet
		MLDG.	moulding	W.P.	water proofing
		MTG.	mounting	WIN.	window
		MULL.	mullion	W.W.F.	welded wire fabric
				WD.	wood
		NAT.	natural	W.P.	work point
		NOM.	nominal	W/O	without
		N.I.C.	not in contract	W/	with
		N.T.S.	not to scale		
		NO.	number	YD.	yard

MATERIAL SYMBOLS

- DIM.-LUMBER
- SAND
- ALUMINUM
- WOOD BLOCKING
- BRICK
- STEEL
- BRICK FACE
- WOOD-FINISH
- CONCRETE
- GRAVEL
- CMU
- GWB
- EARTH
- PLYWOOD
- BATT INSULATION
- RIGID INSUL.

GENERAL SYMBOL LEGEND



MAP & KEY PLAN



CORRELATION AND INTENT

CORRELATION AND INTENT OF THE CONTRACT DOCUMENTS: THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL; PERFORMANCE BY THE CONTRACTOR SHALL BE REQUIRED ONLY TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND REASONABLY INFERABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INDICATED RESULTS. THE ARCHITECT SHALL HAVE THE SOLE RESPONSIBILITY TO INTERPRET THE CONTRACT DOCUMENTS AND TO DETERMINE THE INTENT OF THE CONTRACT DOCUMENTS, INCLUDING IN THE EVENT OF A DISCREPANCY. BY SUBMITTING A BID, THE CONTRACTOR ACKNOWLEDGES THE RESPONSIBILITY FOR MANAGING, DIRECTING, AND COORDINATING THE WORK OF ALL TRADES AND WILL PROVIDE COORDINATION AND OR SHOP DRAWINGS TO CONFIRM AND MAINTAIN CONSISTENCY WITH THE DESIGN INTENT. THE CONTRACTOR SHALL NOT TAKE ADVANTAGE OF ANY APPARENT ERROR OR OMISSION IN THE PLANS OR SPECIFICATIONS OR OF ANY DISCREPANCY BETWEEN THE PLANS OR SPECIFICATIONS.

SITE CONDITIONS

SITE CONDITIONS: TO PREPARE THE PLANS, SPECIFICATIONS, AND CONTRACT DOCUMENTS, THE ARCHITECT & ENGINEER MAY HAVE PERFORMED EXPLORATORY WORK TO GAIN INFORMATION RELATIVE TO SURFACE AND SUBSURFACE CONDITIONS. THIS INFORMATION, WHEN SHOWN IN THE CONTRACT DOCUMENTS, REPRESENTS A SUMMARY OF CONDITIONS AS OF THE DATE THE SURVEY WAS MADE; IT IS ONLY AN APPROXIMATE ESTIMATION OF THE SITE CONDITIONS. THE CONTRACTOR'S BID SHALL BE PREPARED BASED UPON IT'S OWN EXAMINATION OF THE SITE AND EXPLORATORY WORK.

CODES & STANDARDS

STATE

OVERALL:
2021 VIRGINIA UNIFORM STATEWIDE BUILDING CODE

BUILDING:
2021 VIRGINIA CONSTRUCTION CODE
2021 VIRGINIA EXISTING BUILDING CODE
2021 VIRGINIA ENERGY CONSERVATION CODE

MECHANICAL:
2021 VIRGINIA MECHANICAL CODE

PLUMBING:
2021 VIRGINIA PLUMBING CODE

ELECTRICAL CODE:
2020 NFPA 70 - NATIONAL ELECTRICAL CODE

ACCESSIBILITY:
ICC/ANSI A117.1-2017 AMERICAN NATIONAL STANDARD ON ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

CONTACTS

ARCHITECTURAL

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211 WEST 7TH STREET
RICHMOND, VIRGINIA 23224
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CONTACT: KYLE WEBBER
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OWNER/ DEVELOPER

TYLER REALTY GROUP, INC
2410 BOULEVARD
COLONIAL HEIGHTS, VA23843

P: 804.526.3030

CONTACT: JOE TYLER
EMAIL:
JOETYLER4REAL@GMAIL.COM

GENERAL CONTRACTOR

DBA TYLER CONSTRUCTION
2410 BOULEVARD
COLONIAL HEIGHTS, VA23843

P: 804.526.3030

CONTACT: JOE TYLER
EMAIL:
JOETYLER4REAL@GMAIL.COM

PROJECT DATA

SECTION 1 - PROJECT DESCRIPTION

RENOVATION (LEVEL 3) AND CHANGE OF USE FOR EXISTING MULTI-TENANT COMMERCIAL BUILDING INTO 10-UNIT MULTI-FAMILY (R2) RESIDENTIAL.

SECTION 2A - COMPLIANCE METHOD & CLASSIFICATION

LEVEL OF ALTERATION		LEVEL 3	
MODIFYING SECTIONS	CHANGE OF OCC.	ADDITIONS	HISTORIC BUILDING
	YES	NO	NO

SECTION 2B - BUILDING CONSTRUCTION

EXISTING CONSTRUCTION TYPE(S)	VB	BUILDING HEIGHT	20'-0"	FT	1	STORIES

SECTION 3A - BUILDING AREA CALCULATIONS

ASSUMED EXISTING FLOOR AREAS PER OCCUPANCY	ASSUMED OCCUPANCY CLASSIFICATIONS
FIRST FLOOR	R 6,815 SF

PROPOSED BUILDING AREAS	OCCUPANCY CLASSIFICATIONS
FIRST FLOOR	R-2 6,815 SF

SECTION 4 - OCCUPANT LOAD

AREA	USE	FLOOR AREA	LOAD FACTOR	OCC. LOAD
APT - GROUND FLOOR	RESIDENTIAL (R-2)	6,815 SF	1 PER 200 GROSS	35 OCC
TOTAL DESIGN OCCUPANT LOAD PER FLOOR				
TOTAL BUILDING OCCUPANT LOAD				35 OCC

SECTION 5 - BUILDING EXITING

FLOOR LEVEL	NUMBER OF EXITS		TYPE OF EXIT PROPOSED / REQUIRED			CORRIDORS
	EXISTING	NEW	EXTERIOR DOOR	VERTICAL EXIT (INCLUDE	EXIT PASSAGE-WAY	HORIZ. EXIT-EXIT	FIRE RATING
FIRST FLOOR	4	10	10	0	0	0	0

SECTION 6 - BUILDING FIRE DETECTION AND SUPPRESSION

	EXISTING	INCLUDED IN RENO.	REQUIRED	TYPE
SPRINKLER SYSTEM	NO	YES (13R)	YES	13R
FIRE ALARM SYSTEM	NO	NO	NO	
SMOKE DETECTION SYSTEM	NO	YES (13R)	YES	
STANDPIPE SYSTEM	NO	NO	NO	

DESIGN BUILD MECHANICAL, ELECTRICAL, AND PLUMBING

THIS REMODEL PROJECT REQUIRES THE GENERAL CONTRACTOR TO PROVIDE/ MAKE MODIFICATIONS TO THE MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS ON A DESIGN/BUILD BASIS. THESE SYSTEMS MAY INCLUDE THE MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER, FIRE ALARM, SMOKE DETECTION, AND OTHER RELATED SYSTEMS AS REFERENCED THROUGHOUT THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF TRADE PERMIT DOCUMENTS, DIAGRAMMING AND DESCRIBING A COMPLETE WORKING SET OF ENGINEERING SYSTEMS DESIGNED TO COMPLY WITH CURRENT RESIDENTIAL CODES AND STANDARDS.

THE GENERAL CONTRACTOR SHALL PROVIDE A WRITTEN BREAKDOWN, BY TRADE, OF ALL WORK INCLUDED IN THE BID. INCLUDE A LIST OF ANY EXCLUSIONS FOR EVALUATION. SELECTED GENERAL CONTRACTOR SHALL MEET WITH OWNER TO REVIEW THE PACKAGE AND CONFIRM REQUIREMENTS BEFORE SUBMITTING FOR MECHANICAL, ELECTRICAL AND PLUMBING PERMITS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL EXISTING CONDITIONS AFFECTING THE SCOPE OF THEIR MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS DESIGNS. CONTRACTOR SHALL ALERT THE OWNER TO ANY CONCEALED OR NON-ACCESSIBLE AREAS CONTAINING INFORMATION REQUIRED FOR THE SCOPE OF DESIGN.

DRAWING INDEX

GENERAL

SHEET NO.	NAME	ISSUE DATE	REV NO.
A-001	CONTACTS, PROJECT DATA& INDEX	02/26/2026	
A-002	LIFE SAFETY PLAN	02/26/2026	
A-003	PROJECT SPECIFICATIONS (1 OF 3)	02/26/2026	
A-004	PROJECT SPECIFICATIONS (2 OF 3)	02/26/2026	
A-005	PROJECT SPECIFICATIONS (3 OF 3)	02/26/2026	

ARCHITECTURAL DRAWINGS

SHEET NO.	NAME	ISSUE DATE	REV. NO.
A-101	ARCHITECTURAL SITE PLAN	02/26/2026	
A-102	DEMOLITION & NEW WORK PLAN	02/26/2026	
A-103	ENLARGED & REFLECTED CEILING PLANS	02/26/2026	
A-201	ELEVATIONS	02/26/2026	
A-501	PARTITION TYPES & INTERIOR DETAILS	02/26/2026	
A-601	DOOR SCHEDULE	02/26/2026	
A-602	WINDOW & ROOM FINISH SCHEDULE	02/26/2026	
A-603	ROOM FINISHES & ACCESSORIES LEGEND	02/26/2026	
A-701	FINISH PLAN	02/26/2026	

CORNERSTONE
211 W 7TH ST, RICHMOND, VIRGINIA 23224
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CONSULTANTS

SEAL



CRATER RD APARTMENTS
2719 CRATER RD
PETERSBURG, VA 23805

MARK	DATE	DESCRIPTION
	02/26/2026	PERMIT SET

PROJECT NO: 25072.00
MODEL FILE: 25072.00 2719 Crater Rd. Multifam
PRINT DATE: 6/1/2026
PROJECT MANAGER: KHW
PRINCIPAL IN CHARGE: ERQ

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CONTRACTOR SHALL NOT SCALE OFF OF ANY DRAWINGS. ALL DIMENSIONS ARE SHOWN AS FINISH TO FINISH. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. WE WILL BE HELD LIABLE FOR ANY INACCURACIES RESULTING FROM SCALING DRAWINGS. CORNERSTONE MAY SUPPLY ADDITIONAL DIMENSIONS UPON REQUEST.

SHEET TITLE

CONTACTS, PROJECT DATA& INDEX

A-001

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LIFE SAFETY GENERAL NOTES

1. SEE SHEET A-001 FOR FULL CODE DATA, INCLUDING BUILDING CONSTRUCTION, AREA, OCCUPANT LOADS, BUILDING EXITING, AND FIRE DETECTION/ SUPPRESSION.
2. REFER TO FLOOR PLAN FOR FIRE EXTINGUISHER CABINET LOCATIONS.
3. FIRE ALARM SYSTEM IS NOT REQUIRED IN THE SCOPE ON THIS PROJECT HOWEVER SMOKE DETECTORS ARE REQUIRED TO BE INSTALLED IN EACH APARTMENT UNIT. REQUIRED LOCATIONS INCLUDE ON CEILING OR WALL OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY AND IN EACH BEDROOM.
4. THIS PROJECT IS DESIGN-BUILD - RESPONSIBILITY FOR DESIGNING A CODE-COMPLIANT EGRESS SIGNAGE LAYOUT FALLS TO THE GENERAL CONTRACTOR AND THEIR SUB-CONTRACTORS..
5. THIS PROJECT IS DESIGN-BUILD - RESPONSIBILITY FOR DESIGNING CODE-COMPLIANT EMERGENCY LIGHTING LOCATIONS FALLS TO THE GENERAL CONTRACTOR AND THEIR SUB-CONTRACTORS.

LIFE SAFETY INFO

BUILDING IS NOT FULLY SPRINKLERED

TRAVEL DISTANCE:
(MAXIMUM = 100'-00")

LONGEST DISTANCE = 43'-7" FT

DEAD END CORRIDORS:
(MAXIMUM = 20'-0")

LONGEST DISTANCE: N/A

LIFE SAFETY LEGEND

XXX SF
XXX USE
XX OCC.
TOTAL SQUARE FOOTAGE OF SPACE/
OCCUPANT LOAD FACTOR OF SPACE/
NUMBER OF OCCUPANTS OF SPACE

MAX TRAVEL DISTANCE

WALL SCHEDULE

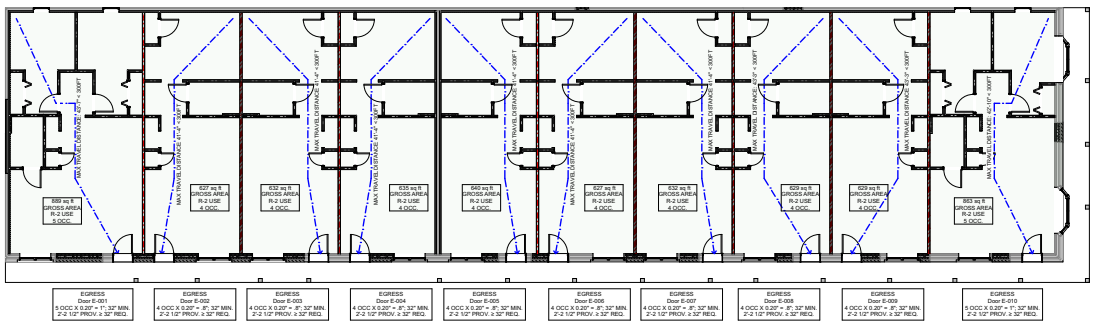
EXISTING PARTITIONS:

NEW PARTITION TO CEILING:
TYPE 'A1' UNO. REFER TO SHEET A-501

NEW FURRING PARTITION TO 6" ABOVE CEILING:
TYPE 'M2' UNO. REFER TO SHEET A-501

RATED ASSEMBLIES:
SEE KEYNOTE (0) AND REFER TO A-501
1 HOUR FIRE PARTITION (G1, G2)

NOTE: ALL RATED PARTITION ASSEMBLIES SHALL BE LABELED ABOVE CEILING WITH LETTERS AT LEAST 3 INCH TALL AND LABELS SPACED 8'-0" OC MAX. AS WELL AS AT NEARBY CEILING ACCESS DOORS. THE LABEL MUST INDICATE RATING LEVEL (1-HR) AND TYPE OF ASSEMBLY (SMOKE BARRIER).



13 A-002 LIFE SAFETY PLAN - 1ST FLOOR
SCALE: 1/8" = 1'-0"

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CONSULTANTS

SEAL

COMMONWEALTH OF VIRGINIA
16 FEB 2026
ERIC ROBERT QUACKENBUSH
LICENSE NO. 0136
ARCHITECT

CRATER RD APARTMENTS

2719 CRATER RD
PETERSBURG, VA 23805

MARK	DATE	DESCRIPTION
	02/26/2026	PERMIT SET

PROJECT NO: 25072.00
MODEL FILE: 25072.00 2719 Crater Rd. Multifam
PRINT DATE: 6/1/2026
PROJECT MANAGER: KHW
PRINCIPAL IN CHARGE: ERQ

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SHEET TITLE

LIFE SAFETY PLAN

A-002

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SECTION 00 70 00 – GENERAL CONDITIONS

A. PERFORM CONTRACT IN ACCORDANCE WITH REQUIREMENTS AND PROCEDURES STIPULATED IN THE CURRENT EDITION OF AIA DOCUMENT A201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION."
B. PERFORM WORK IN ACCORDANCE WITH APPLICABLE LOCAL CODES, ORDINANCES, AND REGULATIONS.
C. ALL REFERENCE STANDARDS AND PUBLICATIONS NOTED HEREIN SHALL BE PRESUMED TO BE THE CURRENT EDITION UNLESS NOTED OTHERWISE.
D. HEALTHCARE FACILITIES REQUIREMENTS:
   1. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE OWNER'S REQUIREMENTS FOR INFECTION CONTROL AND RISK ASSESSMENT POLICIES (ICRA), CONSTRUCTION AND SAFETY POLICIES
   2. COPIES OF THE ABOVE ARE AVAILABLE FROM THE OWNER

SECTION 01 00 00 – GENERAL REQUIREMENTS

1.1 GENERAL INTENTION:
A. CONTRACTOR SHALL INVESTIGATE JOB SITE TO COMPARE CONTRACT DOCUMENTS AND EXISTING CONDITIONS. INCLUDE COST FOR ALL WORK DESCRIBED AND OTHERWISE REQUIRED TO FULFILL THE INTENT OF THE CONTRACT DOCUMENTS AND REQUIRED OR IMPLIED BY EXISTING CONDITIONS. NOTIFY OWNER OF ANY CONFLICTS BETWEEN EXISTING 'CONDITIONS AND NEW WORK, OMISSIONS OR CONFLICTS IN THE DRAWINGS AND ANY RESTRICTIONS RELATED TO THE EXECUTION OF THE WORK. IN THE CASE OF CONFLICTS BETWEEN DRAWINGS, OR NOTES AND DRAWINGS, IT SHALL BE ASSUMED THE STRICTEST CONDITION OR REQUIREMENT HAS BEEN INCLUDED IN THE COST AND SCOPE OF THE WORK.

1.2 STATEMENT OF BID ITEM(S):
A. BASE BID: BASE BID SHALL INCLUDE ALL WORK INDICATED IN THE CONTRACT DOCUMENTS UNLESS SPECIFIED AS N.I.C. (NOT IN CONTRACT), OR AS SHOWN AS AN ALTERNATE. WORK INCLUDES OBTAINING ALL PERMITS, GENERAL CONSTRUCTION, MECHANICAL, ELECTRICAL AND PLUMBING WORK, AND NECESSARY REMOVAL OF EXISTING MATERIALS AND CONSTRUCTION AND CERTAIN OTHER ITEMS.

1.3 TEMPORARY FACILITIES AND CONTROLS
A. PRIOR TO SUBMITTING PROPOSAL FOR THE WORK, CONFIRM AVAILABILITY OF OWNER PROVIDED UTILITY SERVICES DESCRIBED IN SECTION 01 50 00 AND COMPLY WITH APPLICABLE REQUIREMENTS DESCRIBED THEREIN, INCLUDING PROVIDING OF TEMPORARY FACILITIES AS NECESSARY TO COMPLETE THE WORK

1.4 FIRE SAFETY PRECAUTIONS:
A. SEPARATE NEW CONSTRUCTION FROM EXISTING OCCUPIED AREAS WITH ONE HOUR RATED DUST TIGHT PARTITIONS.
B. EXITS FOR OCCUPIED AREAS OF A BUILDING INCLUDING ROOMS, SUITES, CORRIDORS AND FLOORS SHALL NOT BE BLOCKED BY THE CONSTRUCTION OR BY CONSTRUCTION MATERIALS. SUBJECT TO APPROVAL OF THE BUILDING OFFICIAL, EXITS MAY BE BLOCKED TEMPORARILY IF IT IS UNAVOIDABLE AND ADEQUATE ALTERNATE MEASURES ARE PROVIDED SUCH AS SIGNAGE.
C. EXISTING FIRE PROTECTION SYSTEMS INCLUDING FIRE ALARM SYSTEMS, SMOKE DETECTION SYSTEMS, AND SPRINKLER SYSTEMS SHALL NOT BE IMPAIRED DURING CONSTRUCTION EXCEPT FOR DEVICES IN THE IMMEDIATE CONSTRUCTION AREA.
D. AT THE END OF EACH WORK DAY, COMBUSTIBLE PACKAGING AND CRATING MATERIALS FOR BUILDING PRODUCTS AND EQUIPMENT TO BE INSTALLED SHALL BE REMOVED.
E. THE NECESSARY NUMBER AND APPROPRIATE TYPE OF PORTABLE FIRE EXTINGUISHERS PER NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARD NOS. 10 AND 241 SHALL BE PROVIDED FOR ALL CONSTRUCTION AREAS.
F. INSTALLATION OF SPRINKLER SYSTEMS, STANDPIPE SYSTEMS, FIRE HYDRANTS, AND FIRE ALARM SYSTEMS, SHALL BE GIVEN PRIORITY AND PLACED INTO SERVICE AS SOON AS PRACTICAL.
G. MAINTAIN CONSTRUCTION SITE TO PERMIT ACCESS OF FIRE DEPARTMENT PERSONNEL. CLEAR BUILDING CONSTRUCTION AREAS OF UNNECESSARY OBSTRUCTIONS SO THAT ALL PORTIONS ARE ACCESSIBLE FOR FIRE DEPARTMENT APPARATUS AND PERMIT EMERGENCY EGRESS OF CONSTRUCTION AND OTHER PERSONNEL.
H. ALL NECESSARY PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PREVENT ACCIDENTAL OPERATION OF ANY EXISTING SMOKE DETECTORS BY MINIMIZING THE AMOUNT OF DUST GENERATED IN THE VICINITY OF ANY SMOKE DETECTORS.
I. ALL CONSTRUCTION ACTIVITIES NOT ALREADY COVERED ABOVE SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF NFPA NO. 241 STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS, IN EFFECT AT TIME OF CONTRACT AWARD.

1.5 OPERATIONS AND STORAGE AREAS
A. PHASING: WORK SHALL BE PHASED SO AS TO MINIMIZE INTERFERENCE OF ADJOINING OPERATIONS, WHICH ARE TO REMAIN IN SERVICE DURING CONSTRUCTION.
B. OTHER BUILDING AREAS WILL BE OCCUPIED DURING THE PERFORMANCE OF WORK.
C. CONTRACTOR SHALL TAKE ALL MEASURES AND PROVIDE ALL MATERIAL NECESSARY FOR PROTECTING EXISTING EQUIPMENT AND PROPERTY IN AFFECTED AREAS OF CONSTRUCTION AGAINST DUST AND DEBRIS, SO THAT EQUIPMENT AND AFFECTED AREAS TO BE USED IN THE OPERATIONS WILL NOT BE HINDERED. COORDINATE ALTERATION WORK IN AREAS OCCUPIED SO THAT ALL OPERATIONS WILL CONTINUE DURING THE CONSTRUCTION PERIOD.
D. UTILITIES SERVICES: MAINTAIN EXISTING UTILITY SERVICES AT ALL TIMES. PROVIDE TEMPORARY FACILITIES, LABOR, MATERIALS, EQUIPMENT, CONNECTIONS, AND UTILITIES TO ASSURE UNINTERRUPTED SERVICES. WHERE NECESSARY TO CUT EXISTING WATER, STEAM, GASES, SEWER OR AIR PIPES, OR CONDUITS, WIRES, CABLES, ETC., OF UTILITY SERVICES OR OF FIRE PROTECTION SYSTEMS AND COMMUNICATIONS SYSTEMS (INCLUDING TELEPHONE), THEY SHALL BE CUT AND CAPPED AT SUITABLE PLACES WHERE SHOWN; OR, IN ABSENCE OF SUCH INDICATION, WHERE DIRECTED BY OWNER.
   1. NO UTILITY SERVICE SUCH AS WATER, GAS, STEAM, SEWERS OR ELECTRICITY, OR FIRE PROTECTION SYSTEMS AND COMMUNICATIONS SYSTEMS MAY BE INTERRUPTED WITHOUT PRIOR APPROVAL OF THE BUILDING MANAGER.

1.6 ALTERATIONS
A. EXISTING FACILITIES SHALL REMAIN IN FULL OPERATION DURING CONSTRUCTION WORK. MAINTAIN ACCESS TO BUILDING AT ALL TIMES. PREVENT INTERRUPTION IN UTILITIES OR SERVICES.
B. PROTECT PERSONS, EQUIPMENT AND PROPERTY FROM HARM RESULTING FROM ALTERATION WORK... ENSURE LEAST INCONVENIENCE TO EMPLOYEES AND GENERAL PUBLIC.
C. DO NOT DISCONNECT EXISTING UTILITIES UNTIL NEW ONES HAVE BEEN INSTALLED. GIVE WRITTEN NOTICE TO OWNER PRIOR TO INTERRUPTION OF EXISTING FUNCTIONING UTILITY.
D. MAINTAIN EXISTING FIRE PROTECTION PROVISIONS
E. PROVIDE TEMPORARY BARRICADES, BARRIERS, AND DIRECTIONAL SIGNAGE TO EXCLUDE THE PUBLIC FROM ALTERATION WORK.
F DO NOT BLOCK REQUIRED FIRE EXITS. KEEP ENTRANCES OPEN, CLEAN AND NEAT. ERECT TEMPORARY BARRIERS TO FORM AND MAINTAIN FIRE-EGRESS ROUTES.
G. ERECT TEMPORARY PROTECTIVE COVERS OVER WALKWAYS AND AT POINTS OF ENTRANCE AND EXIT THAT MUST REMAIN IN SERVICE DURING ALTERATION WORK.
H. INSTALL TEMPORARY NON-COMBUSTIBLE PARTITIONS. WHERE NECESSARY TO PROTECT EXISTING FACILITIES FROM WEATHER AND DUST. PROVIDE ACCESS DOORS AS REQUIRED.
I. CONTAIN DUST AND DEBRIS GENERATED BY ALTERATION WORK AND PREVENT IT FROM REACHING THE PUBLIC OR ADJACENT SURFACES.
J. PROVIDE SHORING, BRACING, AND SUPPORTS AS NECESSARY. DO NOT OVERLOAD STRUCTURAL ELEMENTS.
K. PROTECT FLOORS AND OTHER SURFACES ALONG HAULING ROUTES FROM DAMAGE AND STAINING.
L. PROVIDE SUPPLEMENTAL SOUND-CONTROL TREATMENT TO ISOLATE DEMOLITION WORK FROM OTHER AREAS OF THE BUILDING.
M. TEMPORARILY CLOSE OFF ALL AIR RETURNS FROM THE CONSTRUCTION AREA.
N. PROTECT FINISHES IN OCCUPIED AREAS, ELEVATORS, LOBBY, ETC.
O... MAINTAIN PRESENT ROOFS AND WALLS IN WATERPROOF CONDITION. SEAL OPENINGS AND EXPOSED PORTIONS OF CONSTRUCTION, WATERTIGHT UNTIL NEW WORK IS IN PLACE.

1.7 PROECTION OF EXISTING STRUCTURES, EQUIPMENT, UTILITIES AND IMPROVEMENTS
A. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL STRUCTURES AND EQUIPMENT ON OR ADJACENT TO THE WORK SITE, WHICH ARE NOT TO BE REMOVED AND WHICH DO NOT UNREASONABLY INTERFERE WITH THE WORK REQUIRED UNDER THIS CONTRACT.
B. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS AND UTILITIES AT OR NEAR THE WORK SITE AND ON ADJACENT PROPERTY OF A THIRD PARTY., THE LOCATIONS OF WHICH ARE MADE KNOWN TO OR SHOULD BE MADE KNOWN BY THE CONTRACTOR. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO THOSE FACILITIES, INCLUDING THOSE THAT ARE THE PROPERTY OF A THIRD PARTY, RESULTING FROM FAILURE TO COMPLY WITH THE REQUIREMENTS OF THIS CONTRACT OR FAILURE TO EXERCISE REASONABLE CARE IN PERFORMING THE WORK. IF THE CONTRACTOR FAILS OR REFUSES TO REPAIR THE DAMAGE PROMPTLY, THE OWNER MAY HAVE THE NECESSARY WORK PERFORMED AND CHARGE THE COST TO THE CONTRACTOR.

1.8 KEYS
A. THE PROJECT SUPERINTENDENT MAY BE ISSUED A MAXIMUM OF ONE (1) KEY FOR ACCESS TO THE ANY MECHANICAL/ ELECTRICAL SERVICE BAY(S), ROOMS, AND ANY INTERSTITIAL SPACES. THE CONTRACTOR IS RESPONSIBLE FOR THE SECURITY OF THE KEY DURING THE CONTRACT PERIOD AND MUST RETURN THE KEY PRIOR TO FINAL SETTLEMENT. A CHARGE OF ONE HUNDRED DOLLARS ($100.00) WILL BE ASSESSED FOR THE LOST OR UNRETURNED KEY. FINAL SETTLEMENT WILL BE ADJUSTED ACCORDINGLY.

1.9 WARRANTY OF CONSTRUCTION
A. IN ADDITION TO ANY OTHER WARRANTIES IN THIS CONTRACT, THE CONTRACTOR WARRANTS, EXCEPT AS NOTED, THAT WORK PERFORMED UNDER THIS CONTRACT CONFORMS TO THE CONTRACT REQUIREMENTS AND IS FREE OF ANY DEFECT IN EQUIPMENT, MATERIAL, OR DESIGN FURNISHED, OR WORKMANSHIP PERFORMED BY THE CONTRACTOR OR ANY SUBCONTRACTOR OR SUPPLIER AT ANY TIER.
B. THIS WARRANTY SHALL CONTINUE FOR A PERIOD ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK. IF THE OWNER TAKES POSSESSION OF ANY PART OF THE WORK BEFORE THE FINAL ACCEPTANCE, THIS WARRANTY SHALL CONTINUE FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
C. THE CONTRACTOR SHALL REMEDY AT THE CONTRACTOR'S EXPENSE ANY FAILURE TO CONFORM, OR ANY DEFECT. IN ADDITION, THE CONTRACTOR SHALL REMEDY AT THE CONTRACTOR'S EXPENSE ANY DAMAGE TO OWNER OWNED OR CONTROLLED REAL OR PERSONAL PROPERTY, WHEN THAT DAMAGE IS THE RESULT OF:
   1. THE CONTRACTOR'S FAILURE TO CONFORM TO CONTRACT REQUIREMENTS; OR
   2. ANY DEFECT OF EQUIPMENT, MATERIAL, WORKMANSHIP, OR DESIGN FURNISHED.

SECTION 01 14 00 – WORK RESTRICTIONS

1.1 WORK RESTRICTIONS
A. NO SMOKING ALLOWED WITHIN THE BUILDING. SMOKING OUTSIDE OF BUILDING ONLY AS PERMITTED BY OWNER OR BUILDING MANAGER...
B. CONTRACTOR'S USE OF PREMISES: DURING CONSTRUCTION, CONTRACTOR WILL HAVE FULL USE OF AREA INDICATED. CONTRACTOR'S USE OF PREMISES IS LIMITED ONLY BY OWNER'S RIGHT TO PERFORM WORK OR EMPLOY OTHER CONTRACTORS ON PORTIONS OF PROJECT AND AS FOLLOWS:
   1. IF OWNER MAY OCCUPIES PREMISES DURING CONSTRUCTION, PERFORM CONSTRUCTION AT TIMES INDICATED IN THE BIDDING DOCUMENTS COOPERATE WITH OWNER TO MINIMIZE CONFLICTS AND FACILITATE OWNER USAGE. DO NOT INTERFERE WITH OWNER'S OPERATIONS. CLEAN UP WORK AREAS AND RETURN TO USABLE CONDITION AT THE END OF EACH WORK PERIOD.
C. PARTIAL OWNER OCCUPANCY: OWNER RESERVES RIGHT TO OCCUPY AND TO PLACE AND INSTALL EQUIPMENT IN COMPLETED AREAS OF BUILDING PRIOR TO SUBSTANTIAL COMPLETION. PLACING EQUIPMENT AND PARTIAL OCCUPANCY DO NOT CONSTITUTE ACCEPTANCE OF WORK.
   1. OBTAIN A CERTIFICATE OF SUBSTANTIAL COMPLETION FOR EACH PORTION OF WORK PRIOR TO OWNER OCCUPANCY.
   2. OBTAIN A CERTIFICATE OF OCCUPANCY FROM BUILDING OFFICIALS PRIOR TO OWNER OCCUPANCY.
   3. MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE OPERATIONAL AND REQUIRED INSPECTIONS AND TESTS COMPLETED PRIOR TO PARTIAL OWNER OCCUPANCY. UPON OCCUPANCY, OWNER WILL OPERATE AND MAINTAIN SYSTEMS SERVING OCCUPIED PORTIONS OF BUILDING.
   4. OWNER WILL BE RESPONSIBLE FOR MAINTENANCE AND CUSTODIAL SERVICE FOR OCCUPIED PORTIONS OF BUILDING.
D. NONSMOKING BUILDING: SMOKING IS NOT PERMITTED WITHIN THE BUILDING OR WITHIN 25 FEET (8 M) OF ENTRANCES, OPERABLE WINDOWS, OR OUTDOOR-AIR INTAKES.

SECTION 01 29 00 - PRICE AND PAYMENT PROCEDURES

1.1 CONTRACT MODIFICATION PROCEDURES
A. OWNER-INITIATED PROPOSAL REQUESTS: ARCHITECT WILL ISSUE A DETAILED DESCRIPTION OF PROPOSED CHANGES IN THE WORK.
   1. WITHIN 7 DAYS AFTER RECEIPT OF PROPOSAL REQUEST, SUBMIT A QUOTATION ESTIMATING THE COST ADJUSTMENTS TO THE CONTRACT SUM AND THE CONTRACT TIME.
B. CONTRACTOR-INITIATED PROPOSALS: IF LATENT OR CHANGED CONDITIONS REQUIRE MODIFICATIONS TO THE CONTRACT, CONTRACTOR MAY INITIATE A CLAIM BY SUBMITTING A REQUEST FOR A CHANGE TO ARCHITECT.
C. ON OWNER'S APPROVAL OF A PROPOSAL REQUEST, ARCHITECT WILL ISSUE A CHANGE ORDER FOR SIGNATURES OF OWNER AND CONTRACTOR ON AIA DOCUMENT G701, FOR ALL CHANGES TO THE CONTRACT SUM OR THE CONTRACT TIME.
D. ARCHITECT MAY ISSUE A CONSTRUCTION CHANGE DIRECTIVE ON AIA DOCUMENT G714. CONSTRUCTION CHANGE DIRECTIVE INSTRUCTS CONTRACTOR TO PROCEED WITH A CHANGE IN THE WORK, FOR SUBSEQUENT INCLUSION IN A CHANGE ORDER.
   1. CONSTRUCTION CHANGE DIRECTIVE CONTAINS A COMPLETE DESCRIPTION OF CHANGE IN THE WORK. IT ALSO DESIGNATES METHOD TO BE FOLLOWED TO DETERMINE CHANGE IN THE CONTRACT SUM OR THE CONTRACT TIME.
E. DOCUMENTATION: MAINTAIN DETAILED RECORDS ON A TIME AND MATERIAL BASIS OF WORK REQUIRED BY THE CONSTRUCTION CHANGE DIRECTIVE. AFTER COMPLETION OF CHANGE, SUBMIT AN ITEMIZED ACCOUNT AND SUPPORTING DATA NECESSARY TO SUBSTANTIATE COST AND TIME ADJUSTMENTS TO THE CONTRACT.

1.2 PAYMENT PROCEDURES
A. SUBMIT A SCHEDULE OF VALUES AT LEAST SEVEN DAYS BEFORE THE INITIAL APPLICATION FOR PAYMENT. BREAK DOWN THE CONTRACT SUM INTO AT LEAST ONE LINE ITEM FOR EACH SPECIFICATION SECTION IN THE PROJECT MANUAL TABLE OF CONTENTS. COORDINATE THE SCHEDULE OF VALUES WITH CONTRACTOR'S CONSTRUCTION SCHEDULE.
   1. ARRANGE SCHEDULE OF VALUES CONSISTENT WITH FORMAT OF AIA DOCUMENT G703.
   2. ROUND AMOUNTS TO NEAREST WHOLE DOLLAR; TOTAL SHALL EQUAL THE CONTRACT SUM.
   3. PROVIDE SEPARATE LINE ITEMS IN THE SCHEDULE OF VALUES FOR INITIAL COST OF MATERIALS AND FOR TOTAL INSTALLED VALUE OF THAT PART OF THE WORK.
B. APPLICATION FOR PAYMENT FORMS: USE AIA DOCUMENT G702 AND AIA DOCUMENT G703 AS FORM FOR APPLICATIONS FOR PAYMENT.
C. SUBMIT EACH APPLICATION FOR PAYMENT ACCORDING TO THE SCHEDULE ESTABLISHED IN OWNER/CONTRACTOR AGREEMENT.
   1. WITH EACH APPLICATION FOR PAYMENT, SUBMIT WAIVERS OF MECHANIC'S LIENS FROM SUBCONTRACTORS, SUB-SUBCONTRACTORS, AND SUPPLIERS FOR CONSTRUCTION PERIOD COVERED BY THE PREVIOUS APPLICATION.
   2. SUBMIT FINAL APPLICATION FOR PAYMENT WITH OR PRECEDED BY CONDITIONAL FINAL WAIVERS FROM EVERY ENTITY INVOLVED WITH PERFORMANCE OF THE WORK COVERED BY THE APPLICATION WHO IS LAWFULLY ENTITLED TO A LIEN.
D. INCLUDE INSURANCE CERTIFICATES, PROOF THAT TAXES, FEES, AND SIMILAR OBLIGATIONS WERE PAID, AND EVIDENCE THAT CLAIMS HAVE BEEN SETTLED.
E. INCLUDE CONSENT OF SURETY TO FINAL PAYMENT ON AIA DOCUMENT G707.
F. SUBMIT FINAL METER READINGS FOR UTILITIES, A RECORD OF STORED FUEL, AND SIMILAR DATA AS OF THE DATE OF SUBSTANTIAL COMPLETION OR WHEN OWNER TOOK POSSESSION OF AND ASSUMED RESPONSIBILITY FOR CORRESPONDING ELEMENTS OF THE WORK.

SECTION 01 30 00 - ADMINISTRATIVE REQUIREMENTS

1.1 ALTERATIONS PROJECT PROCEDURES
A. BEFORE ANY WORK IS STARTED, THE CONTRACTOR SHALL MAKE A THOROUGH SURVEY OF AREAS OF BUILDINGS IN WHICH ALTERATIONS OCCUR AND AREAS WHICH ARE ANTICIPATED ROUTES OF ACCESS. THE CONTRACTOR SHALL:
   1. NOTE ANY DISCREPANCIES BETWEEN DRAWINGS AND EXISTING CONDITIONS AT SITE
   2. DESIGNATE AREAS FOR WORK SPACE, MATERIALS STORAGE AND ROUTES OF ACCESS TO AREAS WITHIN BUILDINGS WHERE ALTERATIONS OCCUR, AND WHICH HAVE BEEN AGREED UPON BY CONTRACTOR AND OWNER.
B. MEET WITH OWNER AND ARCHITECT AND SUBMIT A PLAN FOR ALTERATION WORK FOR WHOLE PROJECT, INCLUDING FIRE PREVENTION PROCEDURES. DOCUMENT THE PLAN IN WRITING

1.2 PROJECT MANAGEMENT AND COORDINATION
A. COORDINATE CONSTRUCTION OPERATIONS INCLUDED IN DIFFERENT SECTIONS OF THE SPECIFICATIONS TO ENSURE EFFICIENT AND ORDERLY INSTALLATION OF EACH PART OF THE WORK.
B. REQUESTS FOR INFORMATION (RFIS): ON DISCOVERY OF THE NEED FOR ADDITIONAL INFORMATION OR INTERPRETATION OF THE CONTRACT DOCUMENTS, CONTRACTOR SHALL PREPARE AND SUBMIT AN RFI. USE CSI FORM 13.2A.
C. SCHEDULE AND CONDUCT PROGRESS MEETINGS AT PROJECT SITE AT REGULAR INTERVALS. NOTIFY OWNER AND ARCHITECT OF MEETING DATES AND TIMES. REQUIRE ATTENDANCE OF EACH SUBCONTRACTOR OR OTHER ENTITY CONCERNED WITH CURRENT PROGRESS OR INVOLVED IN PLANNING, COORDINATION, OR PERFORMANCE OF FUTURE ACTIVITIES.
   1. RECORD MINUTES AND DISTRIBUTE TO EVERYONE CONCERNED, INCLUDING OWNER AND ARCHITECT.

1.3 CONTRACTOR'S CONSTRUCTION SCHEDULE
A. GANTT-CHART SCHEDULE: SUBMIT A COMPREHENSIVE, FULLY DEVELOPED, HORIZONTAL GANTT-CHART-TYPE SCHEDULE WITHIN 30 DAYS OF DATE ESTABLISHED FOR COMMENCEMENT OF THE WORK.
B. PREPARATION: INDICATE EACH SIGNIFICANT CONSTRUCTION ACTIVITY SEPARATELY. IDENTIFY FIRST WORKDAY OF EACH WEEK WITH A CONTINUOUS VERTICAL LINE.
C. UPDATING: AT MONTHLY INTERVALS, UPDATE SCHEDULE TO REFLECT ACTUAL CONSTRUCTION PROGRESS AND ACTIVITIES. ISSUE SCHEDULE ONE WEEK BEFORE EACH REGULARLY SCHEDULED PROGRESS MEETING.
   1. AS THE WORK PROGRESSES, INDICATE ACTUAL COMPLETION PERCENTAGE FOR EACH ACTIVITY.
D. DISTRIBUTE COPIES OF APPROVED SCHEDULE TO OWNER, ARCHITECT, SUBCONTRACTORS, TESTING AND INSPECTING AGENCIES, AND PARTIES IDENTIFIED BY CONTRACTOR WITH A NEED-TO-KNOW SCHEDULE RESPONSIBILITY. WHEN REVISIONS ARE MADE, DISTRIBUTE UPDATED SCHEDULES TO THE SAME PARTIES.

1.4 SUBMITTAL ADMINISTRATIVE REQUIREMENTS
A. COORDINATE EACH SUBMITTAL WITH FABRICATION, PURCHASING, TESTING, DELIVERY, OTHER SUBMITTALS, AND RELATED ACTIVITIES THAT REQUIRE SEQUENTIAL ACTIVITY.
   1. NO EXTENSION OF THE CONTRACT TIME WILL BE AUTHORIZED BECAUSE OF FAILURE TO TRANSMIT SUBMITTALS ENOUGH IN ADVANCE OF THE WORK TO PERMIT PROCESSING, INCLUDING RESUBMITTALS.
   2. SUBMIT THREE COPIES OF EACH ACTION SUBMITTAL. ARCHITECT WILL RETURN TWO COPIES.
   3. SUBMIT TWO COPIES OF EACH INFORMATIONAL SUBMITTAL. ARCHITECT WILL NOT RETURN COPIES.
   4. ARCHITECT WILL DISCARD WITHOUT REVIEW SUBMITTALS RECEIVED FROM SOURCES OTHER THAN CONTRACTOR.
B. PROCESSING TIME: ALLOW TIME FOR SUBMITTAL REVIEW, INCLUDING TIME FOR RESUBMITTALS, AS FOLLOWS. TIME FOR REVIEW SHALL COMMENCE ON ARCHITECT'S RECEIPT OF SUBMITTAL. NO EXTENSION OF THE CONTRACT TIME WILL BE AUTHORIZED BECAUSE OF FAILURE TO TRANSMIT SUBMITTALS ENOUGH IN ADVANCE OF THE WORK TO PERMIT PROCESSING, INCLUDING RESUBMITTALS.
   1. INITIAL REVIEW: ALLOW 15 BUSINESS DAYS FOR INITIAL REVIEW OF EACH SUBMITTAL. ALLOW ADDITIONAL TIME IF COORDINATION WITH SUBSEQUENT SUBMITTALS IS REQUIRED. ARCHITECT WILL ADVISE CONTRACTOR WHEN A SUBMITTAL BEING PROCESSED MUST BE DELAYED FOR COORDINATION.
   2. INTERMEDIATE REVIEW: IF INTERMEDIATE SUBMITTAL IS NECESSARY, PROCESS IT IN SAME MANNER AS INITIAL SUBMITTAL.
   3. RESUBMITTAL REVIEW: ALLOW 15 BUSINESS DAYS FOR REVIEW OF EACH RESUBMITTAL.
C. SUBMITTAL FORMAT: CONTRACTOR MAY CHOOSE PAPER OR ELECTRONIC SUBMITTALSBUT MUST USE ONLY ONE FORMAT FOR THE DURATION OF THE PROJECT
D. PAPER SUBMITTALS: PLACE A PERMANENT LABEL OR TITLE BLOCK ON EACH SUBMITTAL FOR IDENTIFICATION. PROVIDE A SPACE APPROXIMATELY 6 BY 8 INCHES (150 BY 200 MM) ON LABEL OR BESIDE TITLE BLOCK TO RECORD CONTRACTOR'S REVIEW AND APPROVAL MARKINGS AND ACTION TAKEN BY ARCHITECT. INCLUDE THE FOLLOWING INFORMATION ON THE LABEL:
E. TRANSMITTAL FORM: USE ELECTRONIC FORM ACCEPTABLE TO ARCHITECT, CONTAINING THE FOLLOWING INFORMATION:
   . PROJECT NAME.
   DATE.
   NAME AND ADDRESS OF CONTRACTOR.
   . NAME AND ADDRESS OF SUBCONTRACTOR OR SUPPLIER.
   . NUMBER AND TITLE OF APPROPRIATE SPECIFICATION SECTION.
   . IDENTIFY DEVIATIONS FROM THE CONTRACT DOCUMENTS ON SUBMITTALS.
F. ELECTRONIC SUBMITTALS: IDENTIFY AND INCORPORATE INFORMATION IN EACH ELECTRONIC SUBMITTAL FILE AS FOLLOWS:
   1 ASSEMBLE COMPLETE SUBMITTAL PACKAGE INTO A SINGLE BOOKMARKED FILE INCORPORATING SUBMITTAL REQUIREMENTS OF A SINGLE SPECIFICATION SECTION AND TRANSMITTAL FORM WITH LINKS ENABLING NAVIGATION TO EACH ITEM.
   2. NAME FILE WITH SUBMITTAL NUMBER OR OTHER UNIQUE IDENTIFIER, INCLUDING REVISION IDENTIFIER.
   3... FILE NAME SHALL USE PROJECT IDENTIFIER AND SPECIFICATION SECTION NUMBER FOLLOWED BY A DECIMAL POINT AND THEN A SEQUENTIAL NUMBER (E.G., LNHS-061000.01). RESUBMITTALS SHALL INCLUDE AN ALPHABETIC SUFFIX AFTER ANOTHER DECIMAL POINT (E.G., LNHS-061000.01.A.
   4. PROVIDE MEANS FOR INSERTION TO PERMANENTLY RECORD CONTRACTOR'S REVIEW AND APPROVAL MARKINGS AND ACTION TAKEN BY ARCHITECT.
   5 CONTRACTOR'S COMMENTS OR QUESTIONS SHALL BE INSERTED INTO FILE IN A MANNER THAT ALLOWS PRINTING OF SAME WITHIN THE PAGE BOUNDARIES OF THE DOCUMENT. POP-UP COMMENT BUBBLES ARE UNACCEPTAABLE.
   6. METADATA: INCLUDE THE FOLLOWING INFORMATION AS KEYWORDS IN THE ELECTRONIC SUBMITTAL FILE METADATA:
      . PROJECT NAME.
      . NUMBER AND TITLE OF APPROPRIATE SPECIFICATION SECTION.
      . MANUFACTURER NAME.
      . PRODUCT NAME.
      . OPTIONS: IDENTIFY OPTIONS REQUIRING SELECTION BY ARCHITECT.
G. RESUBMITTALS: MAKE RESUBMITTALS IN SAME FORM AND NUMBER OF COPIES AS INITIAL SUBMITTAL.
   1. NOTE DATE AND CONTENT OF PREVIOUS SUBMITTAL.
   2. NOTE DATE AND CONTENT OF REVISION IN LABEL OR TITLE BLOCK AND CLEARLY INDICATE EXTENT OF REVISION.
   3. RESUBMIT SUBMITTALS UNTIL THEY ARE MARKED WITH APPROVAL NOTATION FROM ARCHITECT'S ACTION STAMP.
H. CONTRACTOR'S CONSTRUCTION SCHEDULE SUBMITTAL PROCEDURE: SUBMIT TWO COPIES OF SCHEDULE WITHIN 10 DAYS AFTER DATE ESTABLISHED FOR COMMENCEMENT OF THE WORK.
I SUBMIT ELECTRONIC SUBMITTALS VIA EMAIL AS PDF ELECTRONIC FILES.

1.5 ACTION SUBMITTALS
A. PRODUCT DATA: MARK EACH COPY TO SHOW APPLICABLE PRODUCTS AND OPTIONS. INCLUDE THE FOLLOWING:
   1. MANUFACTURER'S WRITTEN RECOMMENDATIONS, PRODUCT SPECIFICATIONS, AND INSTALLATION INSTRUCTIONS.
   2. WIRING DIAGRAMS SHOWING FACTORY-INSTALLED WIRING.
   3. PRINTED PERFORMANCE CURVES AND OPERATIONAL RANGE DIAGRAMS.
   4. TESTING BY RECOGNIZED TESTING AGENCY.
   5. COMPLIANCE WITH SPECIFIED STANDARDS AND REQUIREMENTS.
B. SHOP DRAWINGS: PREPARE PROJECT-SPECIFIC INFORMATION, DRAWN ACCURATELY TO SCALE. DO NOT BASE SHOP DRAWINGS ON REPRODUCTIONS OF THE CONTRACT DOCUMENTS OR STANDARD PRINTED DATA, UNLESS SUBMITTAL BASED ON ARCHITECT'S DIGITAL DATA DRAWING FILES IS OTHERWISE PERMITTED. SUBMIT ON SHEETS AT LEAST 8-1/2 BY 11 INCHES (215 BY 280 MM) BUT NO LARGER THAN 30 BY 42 INCHES (762 BY 1067 MM). INCLUDE THE FOLLOWING:
   1. DIMENSIONS AND IDENTIFICATION OF PRODUCTS.
   2. FABRICATION AND INSTALLATION DRAWINGS AND ROUGHING-IN AND SETTING DIAGRAMS.
   3. WIRING DIAGRAMS SHOWING FIELD-INSTALLED WIRING.
   4. NOTATION OF COORDINATION REQUIREMENTS.
   5. NOTATION OF DIMENSIONS ESTABLISHED BY FIELD MEASUREMENT.
C. SAMPLES: SUBMIT SAMPLES FOR REVIEW OF KIND, COLOR, PATTERN, AND TEXTURE AND FOR A COMPARISON OF THESE CHARACTERISTICS BETWEEN SUBMITTAL AND ACTUAL COMPONENT AS DELIVERED AND INSTALLED. INCLUDE NAME OF MANUFACTURER AND PRODUCT NAME ON LABEL.
   1. IF VARIATION IS INHERENT IN MATERIAL OR PRODUCT, SUBMIT AT LEAST THREE SETS OF PAIRED UNITS THAT SHOW VARIATIONS.

1.6 INFORMATIONAL SUBMITTALS
A. QUALIFICATION DATA: INCLUDE LISTS OF COMPLETED PROJECTS WITH PROJECT NAMES AND ADDRESSES, NAMES AND ADDRESSES OF ARCHITECTS AND OWNERS, AND OTHER INFORMATION SPECIFIED.
B. PRODUCT CERTIFICATES: PREPARE WRITTEN STATEMENTS ON MANUFACTURER'S LETTERHEAD CERTIFYING THAT PRODUCT COMPLIES WITH REQUIREMENTS IN THE CONTRACT DOCUMENTS.

1.7 SUBMITTAL REVIEW
A. REVIEW EACH SUBMITTAL AND CHECK FOR COORDINATION WITH OTHER WORK OF THE CONTRACT AND FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. NOTE CORRECTIONS AND FIELD DIMENSIONS. MARK WITH APPROVAL STAMP BEFORE SUBMITTING TO ARCHITECT.
B. ARCHITECT WILL NOT REVIEW SUBMITTALS THAT DO NOT BEAR CONTRACTOR'S APPROVAL STAMP AND WILL RETURN THEM WITHOUT ACTION.
C. ARCHITECT WILL REVIEW EACH ACTION SUBMITTAL, MAKE MARKS TO INDICATE CORRECTIONS OR MODIFICATIONS REQUIRED, WILL STAMP EACH SUBMITTAL WITH AN ACTION STAMP AND WILL MARK STAMP APPROPRIATELY TO INDICATE ACTION.
D. SUBMITTALS NOT REQUIRED BY THE CONTRACT DOCUMENTS MAY NOT BE REVIEWED AND MAY BE DISCARDED.
E. PROJECT CLOSEOUT AND MAINTENANCE MATERIAL SUBMITTALS: SEE REQUIREMENTS IN SECTION 017700 "EXECUTION AND CLOSEOUT REQUIREMENTS"
F. APPROVAL STAMP: STAMP EACH SUBMITTAL WITH A UNIFORM, APPROVAL STAMP. INCLUDE PROJECT NAME AND LOCATION, SUBMITTAL NUMBER, SPECIFICATION SECTION TITLE AND NUMBER, NAME OF REVIEWER, DATE OF CONTRACTOR'S APPROVAL, AND STATEMENT CERTIFYING THAT SUBMITTAL HAS BEEN REVIEWED, CHECKED, AND APPROVED FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS.
G. INCOMPLETE SUBMITTALS ARE UNACCEPTABLE, WILL BE CONSIDERED NONRESPONSIVE, AND WILL BE RETURNED FOR RESUBMITTAL WITHOUT REVIEW.

SECTION 01 42 00 - REFERENCES

1.0 INDUSTRY STANDARDS
A. UNLESS THE CONTRACT DOCUMENTS INCLUDE MORE STRINGENT REQUIREMENTS, APPLICABLE CONSTRUCTION INDUSTRY STANDARDS HAVE THE SAME FORCE AND EFFECT AS IF BOUND OR COPIED DIRECTLY INTO THE CONTRACT DOCUMENTS. SUCH STANDARDS ARE MADE A PART OF THE CONTRACT DOCUMENTS BY REFERENCE.
B. COMPLY WITH STANDARDS IN EFFECT AS OF DATE OF THE INVITATION TO BID.
C, WHERE ABBREVIATIONS AND ACRONYMS ARE USED IN SPECIFICATIONS OR OTHER CONTRACT DOCUMENTS, THEY SHALL MEAN THE RECOGNIZED NAME OF THE ENTITIES INDICATED IN GALE'S "ENCYCLOPEDIA OF ASSOCIATIONS: NATIONAL ORGANIZATIONS OF THE U.S." OR IN COLUMBIA BOOKS' "NATIONAL TRADE & PROFESSIONAL ASSOCIATIONS OF THE UNITED STATES."

SECTION 01 50 00 - TEMPORARY FACILITIES AND CONTROLS

1.1 GENERAL
A. USE CHARGES: INSTALLATION AND REMOVAL OF AND USE CHARGES FOR TEMPORARY FACILITIES SHALL BE INCLUDED IN THE CONTRACT SUM UNLESS OTHERWISE INDICATED.
B. WATER AND ELECTRIC POWER: AVAILABLE FROM OWNER'S EXISTING SYSTEM WITHOUT METERING AND WITHOUT PAYMENT OF USE CHARGES. PROVIDE CONNECTIONS AND EXTENSIONS OF SERVICES AS REQUIRED FOR CONSTRUCTION OPERATIONS.
C. ELECTRIC SERVICE: COMPLY WITH NECA, NEMA, AND UL STANDARDS AND REGULATIONS FOR TEMPORARY ELECTRIC SERVICE. INSTALL SERVICE TO COMPLY WITH NFPA 70.
D. ACCESSIBLE TEMPORARY EGRESS: COMPLY WITH APPLICABLE PROVISIONS IN ICC/ANSI A117.1.

1.2 TEMPORARY FACILITIES
A. PROVIDE FIELD OFFICES, STORAGE AND FABRICATION SHEDS, AND OTHER SUPPORT FACILITIES AS NECESSARY FOR CONSTRUCTION OPERATIONS. STORE COMBUSTIBLE MATERIALS APART FROM BUILDING.

1.3 EQUIPMENT
A. FIRE EXTINGUISHERS: PORTABLE, UL RATED; WITH CLASS AND EXTINGUISHING AGENT AS REQUIRED BY LOCATIONS AND CLASSES OF FIRE EXPOSURES.
B. HVAC EQUIPMENT: UNLESS OWNER AUTHORIZES USE OF PERMANENT HVAC SYSTEM, PROVIDE VENTED, SELF-CONTAINED, LIQUID-PROPANE-GAS OR FUEL-OIL HEATERS WITH INDIVIDUAL SPACE THERMOSTATIC CONTROL.
   1. USE OF GASOLINE-BURNING SPACE HEATERS, OPEN-FLAME HEATERS, OR SALAMANDER-TYPE HEATING UNITS IS PROHIBITED.
   2. HEATING UNITS: LISTED AND LABELED FOR TYPE OF FUEL BEING CONSUMED, BY A TESTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND MARKED FOR INTENDED USE.
   3. PERMANENT HVAC SYSTEM: IF OWNER AUTHORIZES USE OF PERMANENT HVAC SYSTEM FOR TEMPORARY USE DURING CONSTRUCTION, PROVIDE FILTER WITH MERV OF 8 AT EACH RETURN-AIR GRILLE IN SYSTEM AND REMOVE AT END OF CONSTRUCTION.

1.4 TEMPORARY UTILITY INSTALLATION
A. GENERAL: INSTALL TEMPORARY SERVICE OR CONNECT TO EXISTING SERVICE.
   1. ARRANGE WITH UTILITY COMPANY, OWNER, AND EXISTING USERS FOR TIME WHEN SERVICE CAN BE INTERRUPTED, IF NECESSARY, TO MAKE CONNECTIONS FOR TEMPORARY SERVICES.
B. SANITARY FACILITIES: PROVIDE TEMPORARY TOILETS, WASH FACILITIES, AND DRINKING-WATER FIXTURES. COMPLY WITH REGULATIONS AND HEALTH CODES FOR TYPE, NUMBER, LOCATION, OPERATION, AND MAINTENANCE OF FIXTURES AND FACILITIES.
C. EXISTING SANITARY FACILITIES: WHEN USE OF OWNER'S EXISTING TOILET FACILITIES ARE PERMITTED, KEEP FACILITIES ARE CLEAN AND MAINTAINED IN A CONDITION ACCEPTABLE TO OWNER. AT SUBSTANTIAL COMPLETION, RESTORE THESE FACILITIES TO CONDITION EXISTING BEFORE INITIAL USE.
D. HEATING AND COOLING: PROVIDE TEMPORARY HEATING AND COOLING REQUIRED FOR CURING OR DRYING OF COMPLETED INSTALLATIONS OR FOR PROTECTING INSTALLED CONSTRUCTION FROM ADVERSE EFFECTS OF LOW TEMPERATURES OR HIGH HUMIDITY. SELECT EQUIPMENT THAT WILL NOT HAVE A HARMFUL EFFECT ON COMPLETED INSTALLATIONS OR ELEMENTS BEING INSTALLED.
E. PROVIDE TEMPORARY LIGHTING WITH LOCAL SWITCHING THAT PROVIDES ADEQUATE ILLUMINATION FOR CONSTRUCTION OPERATIONS, OBSERVATIONS, INSPECTIONS, AND TRAFFIC CONDITIONS.

1.5 SUPPORT FACILITIES INSTALLATION
A. WASTE DISPOSAL FACILITIES: PROVIDE WASTE-COLLECTION CONTAINERS IN SIZES ADEQUATE TO HANDLE WASTE FROM CONSTRUCTION OPERATIONS. COMPLY WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
B. USE OF OWNER'S EXISTING ELEVATORS WILL BE PERMITTED, PROVIDED ELEVATORS ARE CLEANED AND MAINTAINED IN A CONDITION ACCEPTABLE TO OWNER. PROVIDE PROTECTIVE COVERINGS, BARRIERS, DEVICES, SIGNS, OR OTHER PROCEDURES TO PROTECT ELEVATOR CAR AND ENTRANCE DOORS AND FRAME. AT SUBSTANTIAL COMPLETION, RESTORE ELEVATORS TO CONDITION EXISTING BEFORE INITIAL USE, INCLUDING REPLACING WORN CABLES, GUIDE SHOES, AND SIMILAR ITEMS OF LIMITED LIFE.

1.6 SECURITY AND PROTECTION FACILITIES INSTALLATION
A. PROVIDE PROTECTION, OPERATE TEMPORARY FACILITIES, AND CONDUCT CONSTRUCTION AS REQUIRED TO COMPLY WITH ENVIRONMENTAL REGULATIONS AND THAT MINIMIZE POSSIBLE AIR, WATERWAY, AND SUBSOIL CONTAMINATION OR POLLUTION OR OTHER UNDESIRABLE EFFECTS.
B. PROVIDE FLOOR-TO-CEILING DUSTPROOF PARTITIONS TO LIMIT DUST AND DIRT MIGRATION AND TO SEPARATE AREAS OCCUPIED BY OWNER AND TENANTS FROM FUMES AND NOISE.
C. INSTALL AND MAINTAIN TEMPORARY FIRE-PROTECTION FACILITIES. COMPLY WITH NFPA 241.

1.7 MOISTURE AND MOLD CONTROL
A. DO NOT LOAD OR INSTALL DRYWALL OR POROUS MATERIALS INTO PARTIALLY ENCLOSED BUILDING.
B. DISCARD WATER-DAMAGED AND WET MATERIAL AND MATERIAL THAT BEGINS TO GROW MOLD.

1.8 OPERATION, TERMINATION, AND REMOVAL
A. SUPERVISION: ENFORCE STRICT DISCIPLINE IN USE OF TEMPORARY FACILITIES. TO MINIMIZE WASTE AND ABUSE, LIMIT AVAILABILITY OF TEMPORARY FACILITIES TO ESSENTIAL AND INTENDED USES.
B. REMOVE EACH TEMPORARY FACILITY WHEN NEED FOR ITS SERVICE HAS ENDED, WHEN IT HAS BEEN REPLACED BY AUTHORIZED USE OF A PERMANENT FACILITY, OR NO LATER THAN SUBSTANTIAL COMPLETION.

SECTION 01 60 00 - PRODUCT REQUIREMENTS

1.1 GENERAL
A. COMPARABLE PRODUCT REQUESTS:
   1. SUBMIT REQUEST FOR CONSIDERATION OF EACH COMPARABLE PRODUCT. DO NOT SUBMIT UNAPPROVED PRODUCTS ON SHOP DRAWINGS OR OTHER SUBMITTALS. USE CSI FORM 13.1A
   2. IDENTIFY PRODUCT TO BE REPLACED AND SHOW COMPLIANCE WITH REQUIREMENTS FOR COMPARABLE PRODUCT REQUESTS. INCLUDE A DETAILED COMPARISON OF SIGNIFICANT QUALITIES OF PROPOSED SUBSTITUTION WITH THOSE OF THE WORK SPECIFIED.
   3. ARCHITECT WILL REVIEW THE PROPOSED PRODUCT AND NOTIFY CONTRACTOR OF ITS ACCEPTANCE OR REJECTION.
B. BASIS-OF-DESIGN PRODUCT SPECIFICATION SUBMITTAL: SHOW COMPLIANCE WITH REQUIREMENTS.
C. COMPATIBILITY OF OPTIONS: IF CONTRACTOR IS GIVEN OPTION OF SELECTING BETWEEN TWO OR MORE PRODUCTS, SELECT PRODUCT COMPATIBLE WITH PRODUCTS PREVIOUSLY SELECTED.

1.2 PRODUCT SELECTION PROCEDURES
A. PROVIDE PRODUCTS THAT COMPLY WITH THE CONTRACT DOCUMENTS, ARE UNDAMAGED, AND ARE NEW AT THE TIME OF INSTALLATION.
   1. PROVIDE PRODUCTS COMPLETE WITH ACCESSORIES, TRIM, FINISH, AND OTHER DEVICES AND COMPONENTS NEEDED FOR A COMPLETE INSTALLATION AND THE INTENDED USE AND EFFECT.
   2. DESCRIPTIVE, PERFORMANCE, AND REFERENCE STANDARD REQUIREMENTS IN THE SPECIFICATIONS ESTABLISH SALIENT CHARACTERISTICS OF PRODUCTS.
B. PRODUCT SELECTION PROCEDURES:
   1. WHERE SPECIFICATIONS NAME A SINGLE MANUFACTURER AND PRODUCT, PROVIDE THE NAMED PRODUCT THAT COMPLIES WITH REQUIREMENTS.
   2. WHERE SPECIFICATIONS NAME A SINGLE MANUFACTURER AS SOURCE, PROVIDE A PRODUCT BY THE NAMED MANUFACTURER THAT COMPLIES WITH REQUIREMENTS.
   3. WHERE SPECIFICATIONS NAME A SINGLE PRODUCT, OR REFER TO A PRODUCT INDICATED ON DRAWINGS, AS THE "BASIS-OF-DESIGN," PROVIDE THE NAMED PRODUCT. COMPLY WITH PROVISIONS FOR "COMPARABLE PRODUCT REQUESTS" FOR CONSIDERATION OF AN UNNAMED PRODUCT BY ANOTHER MANUFACTURER.
C. WHERE SPECIFICATIONS REQUIRE "MATCH ARCHITECT'S SAMPLE," PROVIDE A PRODUCT THAT COMPLIES WITH REQUIREMENTS AND MATCHES ARCHITECT'S SAMPLE. ARCHITECT'S DECISION WILL BE FINAL ON WHETHER A PROPOSED PRODUCT MATCHES.

SECTION 01 70 00 - EXECUTION REQUIREMENTS

1.1 EXAMINATION AND PREPARATION
A. BEFORE PROCEEDING WITH EACH COMPONENT OF THE WORK, EXAMINE SUBSTRATES, AREAS, AND CONDITIONS, WITH INSTALLER OR APPLICATOR PRESENT WHERE INDICATED, FOR COMPLIANCE WITH REQUIREMENTS FOR INSTALLATION TOLERANCES AND OTHER CONDITIONS AFFECTING PERFORMANCE.
   1. VERIFY COMPATIBILITY WITH AND SUITABILITY OF SUBSTRATES.
   2. EXAMINE ROUGHING-IN FOR MECHANICAL AND ELECTRICAL SYSTEMS.
   3. EXAMINE WALLS, FLOORS, AND ROOFS FOR SUITABLE CONDITIONS.
B. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
C. TAKE FIELD MEASUREMENTS AS REQUIRED TO FIT THE WORK PROPERLY. WHERE PORTIONS OF THE WORK ARE INDICATED TO FIT TO OTHER CONSTRUCTION, VERIFY DIMENSIONS OF OTHER CONSTRUCTION BY FIELD MEASUREMENTS BEFORE FABRICATION.
D. VERIFY SPACE REQUIREMENTS AND DIMENSIONS OF ITEMS SHOWN DIAGRAMMATICALLY ON DRAWINGS.

1.2 CONSTRUCTION LAYOUT AND FIELD ENGINEERING
A. BEFORE PROCEEDING TO LAY OUT THE WORK, VERIFY LAYOUT INFORMATION SHOWN ON DRAWINGS, IN RELATION TO THE PROPERTY SURVEY AND EXISTING BENCHMARKS.

1.3 INSTALLATION
A. LOCATE THE WORK AND COMPONENTS OF THE WORK ACCURATELY, IN CORRECT ALIGNMENT AND ELEVATION, AS INDICATED. MAKE VERTICAL WORK PLUMB AND MAKE HORIZONTAL WORK LEVEL.
   1. MAKE JOINTS OF UNIFORM WIDTH. WHERE JOINT LOCATIONS IN EXPOSED WORK ARE NOT INDICATED, ARRANGE JOINTS FOR THE BEST VISUAL EFFECT. FIT EXPOSED CONNECTIONS TO FORM HAIRLINE JOINTS.
   2. CONCEAL PIPES, DUCTS, AND WIRING IN FINISHED AREAS UNLESS OTHERWISE INDICATED.
   3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 100 INCHES (2540 MM) IN OCCUPIED SPACES AND 90 INCHES (2300 MM) IN UNOCCUPIED SPACES.
B. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS.
C. CONDUCT CONSTRUCTION OPERATIONS SO NO PART OF THE WORK IS SUBJECTED TO DAMAGING OPERATIONS OR LOADING IN EXCESS OF THAT EXPECTED DURING NORMAL CONDITIONS OF OCCUPANCY.
D. USE PRODUCTS, CLEANERS, AND INSTALLATION MATERIALS THAT ARE NOT CONSIDERED HAZARDOUS.
E. PROVIDE BLOCKING AND ATTACHMENT PLATES AND ANCHORS AND FASTENERS OF ADEQUATE SIZE AND NUMBER TO SECURELY ANCHOR EACH COMPONENT IN PLACE. OBTAIN AND DISTRIBUTE TO THE PARTIES INVOLVED TEMPLATES FOR WORK SPECIFIED TO BE FACTORY PREPARED AND FIELD INSTALLED.
F. MOUNTING HEIGHTS: WHERE MOUNTING HEIGHTS ARE NOT INDICATED; MOUNT AT HEIGHTS DIRECTED BY THE ARCHITECT.
G. SEPARATE INCOMPATIBLE MATERIALS WITH SUITABLE MATERIALS OR SPACING.
   1. PREVENT CATHODIC EROSION.
H. AFTER INSTALLATION, ADJUST OPERATING COMPONENTS TO PROPER OPERATION.

1.4 CUTTING AND PATCHING
A. PROVIDE TEMPORARY SUPPORT OF WORK TO BE CUT. DO NOT CUT STRUCTURAL MEMBERS OR OPERATIONAL ELEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF ARCHITECT.
B. PRIOR TO CUTTING SLABS, LOCATE REINFORCING AND BURIED UTILITIES BY SCANNING WITH APPROPRIATE INSTRUMENTATION SUCH AS X RAY, GROUND PIERCING RADAR, M SCOPE OR OTHER SUITABLE METHOD. ENGAGE A QUALIFIED UTILITYLOCATING AGENCY HAVING A MINIMUM OF 5 YEARS EXPERIENCE IN CONCRETE SCANNING SERVICESTO PERFORM THIS WORK PERIOD
C. CUTTING OF SLAB ON GRADE: SAW CUT AREA TO BE REMOVED TO A DEPTH OF 2 INCHES. COMPLETE REMOVAL OF SLAB USING AIR TOOLS.
   1. REMOVE DEBRIS AND CAREFULLY CUT AND PEEL BACK MINIMMU 12 INCHES STRIP OF EXISTING VAPOR RETARDERS FOR SPLICIN IN NEW VAPOR RETARDING MEMBRANE...
   2. BACKFILL AND COMPACT AFTER INSTALLATION OF NEW UNDERSLAB WORK.
   3. REPLACE REMOVED SLAB REINFORCING WITH SAME TYPE AND SIZE OF THAT REMOVED. DRILL SLAB EDGE TO EMBED REINFORCING STEEL OR LAP EXISTING.
   4. PLACE NEW CONCRETE WORK IN ACCORDANCE WITH DIVISION 3
D. WHERE EXISTING SERVICES/SYSTEMS ARE REQUIRED TO BE REMOVED, RELOCATED, OR ABANDONED, BYPASS SUCH SERVICES/SYSTEMS BEFORE CUTTING TO PREVENT INTERRUPTION TO OCCUPIED AREAS.
E. PATCH WITH DURABLE SEAMS THAT ARE AS INVISIBLE AS POSSIBLE. PROVIDE MATERIALS AND COMPLY WITH INSTALLATION REQUIREMENTS SPECIFIED IN OTHER SECTIONS
   1, RESTORE EXPOSED FINISHES OF PATCHED AREAS AND EXTEND FINISH RESTORATION INTO ADJOINING CONSTRUCTION IN A MANNER THAT WILL MINIMIZE EVIDENCE OF PATCHING AND REFINISHING
   2. WHERE PATCHING OCCURS IN A PAINTED SURFACE, PREPARE SUBSTRATE AND APPLY PRIMER AND INTERMEDIATE PAINT COATS APPROPRIATE FOR SUBSTRATE OVER THE PATCH, AND APPLY FINAL PAINT COAT OVER ENTIRE UNBROKEN SURFACE CONTAINING THE PATCH. PROVIDE ADDITIONAL COATS UNTIL PATCH BLENDS WITH ADJACENT SURFACES.
   3. RESTORE WORK WHICH HAS BEEN CUT OR REMOVED AND INSTALL NEW PRODUCTS TO PROVIDE COMPETED WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. HE SHALL REFINISH ENTIRE SURFACES AS NECESSARY TO PROVIDE AN EVEN FINISH TO MATCH ADJACENT FINISHES. FOR CONTINUOUS SURFACES, HE SHALL REFINISH TO THE NEAREST INTERSECTION AND FOR AN ASSEMBLY, HE SHALL REFINISH THE ENTIRE UNIT.

1.5 PROCEDURES FOR CORRECTION OF WORK
A. THE FOLLOWING MUST BE REPLACED (REPAIR IS NOT ACCEPTABLE):
   1. DAMAGED SURFACES EXPOSED TO VIEW, WHICH CANNOT BE REPAIRED WITHOUT VISIBLE EVIDENCE OF REPAIR.
   2. COMPONENTS WHICH CANNOT BE REPAIRED TO PROPER OPERATING CONDITION.
   3. CHIPPED AND BROKEN GLASS.
   4. SCRATCHED TRANSPARENT MATERIALS.
   5. SCRATCHED REFLECTIVE SURFACES.
B. REPAIR OR REPLACE:
   1. COMPONENTS WHICH DO NOT OPERATE PROPERLY.
   2. SURFACES EXPOSED TO VIEW WHICH CANNOT BE CLEANED TO ORIGINAL CONDITION.
   3. PERMANENT FACILITIES USED DURING CONSTRUCTION.
   4. OTHER DEFECTIVE WORK.
C. ACCEPTABLE REPAIR METHODS:
   1. REPLACING PARTS.
   2. REFINISHING.
   3. TOUCHING UP WITH MATCHING MATERIALS.
   4. PROPER ADJUSTMENT OF EQUIPMENT.
D. WHEN IT IS NECESSARY TO DEVIATE FROM THE CONTRACT DOCUMENTS IN ORDER TO ACCOMPLISH CORRECTIVE ACTION, SUBMIT A FIELD CORRECTION REQUEST.

1.6 RESTORATION
A. REMOVE, CUT, ALTER, REPLACE, PATCH, AND REPAIR EXISTING WORK AS NECESSARY TO INSTALL NEW WORK. EXCEPT AS OTHERWISE SHOWN OR SPECIFIED, DO NOT CUT, ALTER OR REMOVE ANY STRUCTURAL WORK AND DO NOT DISTURB ANY DUCTS, PLUMBING, STEAM, GAS, OR ELECTRIC WORK WITHOUT APPROVAL. EXISTING WORK TO BE ALTERED OR EXTENDED AND THAT IS FOUND TO BE DEFECTIVE IN ANY WAY, SHALL BE REPORTED TO RDC BEFORE IT IS DISTURBED. MATERIALS AND WORKMANSHIP USED IN RESTORING WORK SHALL CONFORM IN TYPE AND QUALITY TO THAT OF ORIGINAL CONSTRUCTION, EXCEPT AS OTHERWISE SHOWN OR SPECIFIED.
B. UPON COMPLETION OF CONTRACT, DELIVER WORK COMPLETE AND UNDAMAGED. EXISTING WORK (WALLS, CEILINGS, PARTITIONS, FLOORS, MECHANICAL AND ELECTRICAL WORK, LAWNS PAVING, ROADS, WALKS, ETC.) DISTURBED OR REMOVED AS A RESULT OF PERFORMING REQUIRED NEW WORK, SHALL BE PATCHED, REPAIRED, REINSTALLED, OR REPLACED WITH NEW WORK, AND REFINISHED AND LEFT IN AS GOOD CONDITION AS EXISTED BEFORE COMMENCING WORK.
C. AT CONTRACTOR'S OWN EXPENSE, CONTRACTOR SHALL IMMEDIATELY RESTORE TO SERVICE AND REPAID ANY DAMAGE CAUSED BY CONTRACTOR'S WORKMEN TO EXISTING PIPES AND CONDUITS, WIRES, CABLES, ETC., OF UTILITY SERVICES OR OF FIRE PROTECTION SYSTEMS AND COMMUNICATIONS SYSTEMS (INCLUDING TELEPHONE) WHICH ARE INDICATED ON DRAWINGS AND WHICH ARE NOT SCHEDULED FOR DISCONTINUANCE OR ABANDONMENT.

SECTION 01 74 00 - CLEANING REQUIREMENTS

1.1 CLEANING
A. CLEAN PROJECT SITE AND WORK AREAS DAILY, INCLUDING COMMON AREAS. DISPOSE OF MATERIALS LAWFULLY.
   1. REMOVE LIQUID SPILLS PROMPTLY.
   2. WHERE DUST WOULD IMPAIR PROPER EXECUTION OF THE WORK, BROOM-CLEAN OR VACUUM THE ENTIRE WORK AREA, AS APPROPRIATE.
   3. REMOVE DEBRIS FROM CONCEALED SPACES BEFORE ENCLOSING THE SPACE.
B. CONDUCT CLEANING AND WASTE-REMOVAL OPERATIONS TO COMPLY WITH LOCAL LAWS AND ORDINANCES AND FEDERAL AND LOCAL ENVIRONMENTAL AND ANTIPOLLUTION REGULATIONS.
C. COMPLY WITH SAFETY STANDARDS FOR CLEANING. DO NOT BURN WASTE MATERIALS. DO NOT BURY DEBRIS OR EXCESS MATERIALS ON OWNER'S PROPERTY. DO NOT DISCHARGE VOLATILE, HARMFUL, OR DANGEROUS MATERIALS INTO DRAINAGE SYSTEMS. REMOVE WASTE MATERIALS FROM PROJECT SITE AND DISPOSE OF LAWFULLY.

1.2 FINAL CLEANING
A. COMPLETE FINAL CLEANING OPERATIONS BEFORE REQUESTING INSPECTION FOR CERTIFICATION OF SUBSTANTIAL COMPLETION:
B. CLEANING: EMPLOY EXPERIENCED WORKERS OR PROFESSIONAL CLEANERS FOR FINAL CLEANING. CLEAN EACH SURFACE OR UNIT TO CONDITION EXPECTED IN AN AVERAGE COMMERCIAL BUILDING CLEANING AND MAINTENANCE PROGRAM. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
   1. COMPLETE THE FOLLOWING CLEANING OPERATIONS BEFORE REQUESTING INSPECTION FOR CERTIFICATION OF SUBSTANTIAL COMPLETION FOR ENTIRE PROJECT OR FOR A PORTION OF PROJECT:
C. CLEAN PROJECT SITE IN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES OF RUBBISH, WASTE MATERIAL, LITTER, AND OTHER FOREIGN SUBSTANCES.
D. REMOVE TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, AND SURPLUS MATERIAL FROM PROJECT SITE.
E. REMOVE DEBRIS AND SURFACE DUST FROM LIMITED ACCESS SPACES, INCLUDING ROOFS, PLENUMS, SHAFTS, TRENCHES, EQUIPMENT VAULTS, MANHOLES, ATTICS, AND SIMILAR SPACES.
F. SWEEP CONCRETE FLOORS BROOM CLEAN IN UNOCCUPIED SPACES.
G. VACUUM CARPET AND SIMILAR SOFT SURFACES, REMOVING DEBRIS AND EXCESS NAP; SHAMPOO IF VISIBLE SOIL OR STAINS REMAIN.
H. CLEAN TRANSPARENT MATERIALS, INCLUDING MIRRORS AND GLASS IN DOORS AND WINDOWS. REMOVE GLAZING COMPOUNDS AND OTHER NOTICEABLE, VISION-OBSCURING MATERIALS. REPLACE CHIPPED OR BROKEN GLASS AND OTHER DAMAGED TRANSPARENT MATERIALS. POLISH MIRRORS AND GLASS, TAKING CARE NOT TO SCRATCH SURFACES.
I. REMOVE LABELS THAT ARE NOT PERMANENT.
J. TOUCH UP AND OTHERWISE REPAIR AND RESTORE MARRED, EXPOSED FINISHES AND SURFACES. REPLACE FINISHES AND SURFACES THAT CANNOT BE SATISFACTORILY REPAIRED OR RESTORED OR THAT ALREADY SHOW EVIDENCE OF REPAIR OR RESTORATION.
K, DO NOT PAINT OVER "UL" AND SIMILAR LABELS, INCLUDING MECHANICAL AND ELECTRICAL NAMEPLATES.
L. REMOVE PROTECTIVE COVERINGS.
M. REMOVE ALL SURPLUS MATERIALS WHICH ARE TO REMAIN PROPERTY OF THE CONTRACTOR; OBTAIN THE OWNER'S INSTRUCTIONS AS TO DISPOSITION OF SURPLUS MATERIALS REMAINING ON SITE AND DELIVER, STORE, OR DISPOSE OF AS DIRECTED.
N. IN SPACES TO BE OCCUPIED, REMOVE DIRT, STAINS, AND OTHER FOREIGN SUBSTANCES FROM ALL ACCESSIBLE SURFACES AND REMOVE NONPERMANENT LABELS.
O. REMOVE PAINT AND OTHER COATINGS FROM PERMANENT LABELS AND FROM MECHANICAL AND ELECTRICAL EQUIPMENT NAMEPLATES.
P. WIPE SURFACES OF MECHANICAL AND ELECTRICAL EQUIPMENT, ELEVATOR EQUIPMENT, AND SIMILAR EQUIPMENT. REMOVE EXCESS LUBRICATION, PAINT AND MORTAR DROPPINGS, AND OTHER FOREIGN SUBSTANCES.
Q. REPLACE PARTS SUBJECT TO UNUSUAL OPERATING CONDITIONS.
R. CLEAN PLUMBING FIXTURES TO A SANITARY CONDITION, FREE OF STAINS, INCLUDING STAINS RESULTING FROM WATER EXPOSURE.
S. REPLACE DISPOSABLE AIR FILTERS AND CLEAN PERMANENT AIR FILTERS. CLEAN EXPOSED SURFACES OF DIFFUSERS, REGISTERS, AND GRILLS.
T. CLEAN LIGHT FIXTURES, LAMPS, GLOBES, AND REFLECTORS TO FUNCTION WITH FULL EFFICIENCY. REPLACE BURNED-OUT BULBS, AND THOSE NOTICEABLY DIMMED BY HOURS OF USE, AND DEFECTIVE AND NOISY STARTERS IN FLUORESCENT AND MERCURY VAPOR FIXTURES TO COMPLY WITH REQUIREMENTS FOR NEW FIXTURES.
U. DISPOSE OF DEBRIS IN A LAWFUL MANNER.
V. DO NOT DISPOSE OF VOLATILE WASTES IN STORM OR SANITARY DRAINS.
W. LEAVE THE PROJECT CLEAN AND READY FOR OCCUPANCY.

SECTION 01 77 00 - CLOSEOUT REQUIREMENTS

1.1 CLOSEOUT SUBMITTALS
A. RECORD DRAWINGS: MAINTAIN A SET OF PRINTS OF THE CONTRACT DRAWINGS AS RECORD DRAWINGS. MARK TO SHOW ACTUAL INSTALLATION WHERE INSTALLATION VARIES FROM THAT SHOWN ORIGINALLY.
   1. IDENTIFY AND DATE EACH RECORD DRAWING; INCLUDE THE DESIGNATION "PROJECT RECORD DRAWING" IN A PROMINENT LOCATION.
B. OPERATION AND MAINTENANCE DATA: SUBMIT ONE COPY OF MANUAL. ORGANIZE DATA INTO THREE-RING BINDERS WITH IDENTIFICATION ON FRONT AND SPINE OF EACH BINDER, AND ENVELOPES FOR FOLDED DRAWINGS. INCLUDE THE FOLLOWING:
   1. MANUFACTURER'S OPERATION AND MAINTENANCE DOCUMENTATION.
   2. MAINTENANCE AND SERVICE SCHEDULES.
   3. MAINTENANCE SERVICE CONTRACTS.
   4. EMERGENCY INSTRUCTIONS.
   5. SPARE PARTS LIST.
   6. WIRING DIAGRAMS.
   7. COPIES OF WARRANTIES.

1.2 CLOSEOUT PROCEDURES
A. SUBSTANTIAL COMPLETION: BEFORE REQUESTING SUBSTANTIAL COMPLETION INSPECTION, COMPLETE THE FOLLOWING:
   1. PREPARE A LIST OF ITEMS TO BE COMPLETED AND CORRECTED (PUNCH LIST), THE VALUE OF ITEMS ON THE LIST, AND REASONS WHY THE WORK IS NOT COMPLETE.
   2. ADVISE OWNER OF PENDING INSURANCE CHANGEOVER REQUIREMENTS.
   3. SUBMIT SPECIFIC WARRANTIES, MAINTENANCE SERVICE AGREEMENTS, AND SIMILAR DOCUMENTS.
   4. OBTAIN AND SUBMIT RELEASES PERMITTING OWNER UNRESTRICTED USE OF THE WORK AND ACCESS TO SERVICES AND UTILITIES. INCLUDE OCCUPANCY PERMITS, OPERATING CERTIFICATES, AND SIMILAR RELEASES.
   5. SUBMIT RECORD DRAWINGS, OPERATION AND MAINTENANCE MANUALS, AND SIMILAR FINAL RECORD INFORMATION.
   6. DELIVER TOOLS, SPARE PARTS, EXTRA MATERIALS, AND SIMILAR ITEMS.
   7. MAKE FINAL CHANGEOVER OF PERMANENT LOCKS AND DELIVER KEYS TO OWNER.
   8. COMPLETE STARTUP TESTING OF SYSTEMS.
   9. REMOVE TEMPORARY FACILITIES AND CONTROLS.
   10. SUBMIT CHANGEOVER INFORMATION RELATED TO OWNER'S OCCUPANCY, USE, OPERATION, AND MAINTENANCE.
   11. COMPLETE FINAL CLEANING REQUIREMENTS, INCLUDING TOUCHUP PAINTING.
   12. TOUCH UP AND OTHERWISE REPAIR AND RESTORE MARRED EXPOSED FINISHES TO ELIMINATE VISUAL DEFECTS.
B. SUBMIT A WRITTEN REQUEST FOR INSPECTION FOR SUBSTANTIAL COMPLETION. ON RECEIPT OF REQUEST, ARCHITECT WILL PROCEED WITH INSPECTION OR ADVISE CONTRACTOR OF UNFULFILLED REQUIREMENTS. ARCHITECT WILL PREPARE THE CERTIFICATE OF SUBSTANTIAL COMPLETION AFTER INSPECTION OR WILL ADVISE CONTRACTOR OF ITEMS THAT MUST BE COMPLETED OR CORRECTED BEFORE CERTIFICATE WILL BE ISSUED.
C. REQUEST INSPECTION FOR FINAL COMPLETION, ONCE THE FOLLOWING ARE COMPLETE:
   1. SUBMIT A COPY OF SUBSTANTIAL COMPLETION INSPECTION LIST STATING THAT EACH ITEM HAS BEEN COMPLETED OR OTHERWISE RESOLVED FOR ACCEPTANCE.
   2. INSTRUCT OWNER'S PERSONNEL IN OPERATION, ADJUSTMENT, AND MAINTENANCE OF PRODUCTS, EQUIPMENT, AND SYSTEMS.
D. REQUEST REINSPECTION WHEN THE WORK IDENTIFIED IN PREVIOUS INSPECTIONS AS INCOMPLETE IS COMPLETED OR CORRECTED.
E. SUBMIT A WRITTEN REQUEST FOR FINAL INSPECTION FOR ACCEPTANCE. ON RECEIPT OF REQUEST, ARCHITECT WILL PROCEED WITH INSPECTION OR ADVISE CONTRACTOR OF UNFULFILLED REQUIREMENTS. ARCHITECT WILL PREPARE FINAL CERTIFICATE FOR PAYMENT AFTER INSPECTION OR WILL ADVISE CONTRACTOR OF ITEMS THAT MUST BE COMPLETED OR CORRECTED BEFORE CERTIFICATE WILL BE ISSUED.

1.3 DEMONSTRATION AND TRAININGA.
A. ENGAGE QUALIFIED INSTRUCTORS TO INSTRUCT OWNER'S PERSONNEL TO ADJUST, OPERATE, AND MAINTAIN SYSTEMS, SUBSYSTEMS, AND EQUIPMENT NOT PART OF A SYSTEM. INCLUDE A DETAILED REVIEW OF THE FOLLOWING:
   1. INCLUDE INSTRUCTION FOR BASIS OF SYSTEM DESIGN AND OPERATIONAL REQUIREMENTS, REVIEW OF DOCUMENTATION, EMERGENCY PROCEDURES, OPERATIONS, ADJUSTMENTS, TROUBLESHOOTING, MAINTENANCE, AND REPAIRS.

SECTION 02 41 19- SELECTIVE DEMOLITION

1.1 GENERAL
A. COMPLY WITH EPA REGULATIONS AND HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION. COMPLY WITH ANSI A10.6 AND NFPA 241.
B. OWNER WILL OCCUPY PORTIONS OF BUILDING IMMEDIATELY ADJACENT TO SELECTIVE DEMOLITION AREA. CONDUCT SELECTIVE DEMOLITION SO OWNER'S OPERATIONS WILL NOT BE DISRUPTED.
C. IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE WORK. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB; IMMEDIATELY NOTIFY ARCHITECT AND OWNER. HAZARDOUS MATERIALS WILL BE REMOVED BY OWNER UNDER A SEPARATE CONTRACT.

1.2 DEMOLITION
A. REQUIREMENTS FOR BUILDING REUSE:
   1. MAINTAIN EXISTING BUILDING STRUCTURE (INCLUDING STRUCTURAL FLOOR AND ROOF DECKING) AND ENVELOPE (EXTERIOR SKIN AND FRAMING, EXCLUDING WINDOW ASSEMBLIES AND NONSTRUCTURAL ROOFING MATERIAL) NOT INDICATED TO BE DEMOLISHED; DO NOT DEMOLISH SUCH EXISTING CONSTRUCTION BEYOND INDICATED LIMITS.
   2. MAINTAIN EXISTING INTERIOR NONSTRUCTURAL ELEMENTS (INTERIOR WALLS, DOORS, FLOOR COVERINGS, AND CEILING SYSTEMS) NOT INDICATED TO BE DEMOLISHED; DO NOT DEMOLISH SUCH EXISTING CONSTRUCTION BEYOND INDICATED LIMITS.
B. MAINTAIN SERVICES/SYSTEMS INDICATED TO REMAIN AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. BEFORE PROCEEDING WITH DEMOLITION, PROVIDE TEMPORARY SERVICES/SYSTEMS THAT BYPASS AREA OF SELECTIVE DEMOLITION AND THAT MAINTAIN CONTINUITY OF SERVICES/SYSTEMS TO OTHER PARTS OF THE BUILDING.
C. LOCATE, IDENTIFY, SHUT OFF, DISCONNECT, AND SEAL OR CAP OFF INDICATED UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS SERVING AREAS TO BE SELECTIVELY DEMOLISHED.
D. PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN.
E. PROTECT WALLS, CEILINGS, FLOORS, AND OTHER EXISTING FINISH WORK THAT ARE TO REMAIN. ERECT AND MAINTAIN DUSTPROOF PARTITIONS. COVER AND PROTECT FURNITURE, FURNISHINGS, AND EQUIPMENT THAT HAVE NOT BEEN REMOVED.
F. NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED. USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION.
G. PROMPTLY REMOVE DEMOLITION WASTE MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM. DO NOT BURN DEMOLISHED MATERIALS.
H. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE DEMOLITION OPERATIONS BEGAN.

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26 FEB 2026
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CRATER RD APARTMENTS

2719 CRATER RD
PETERSBURG, VA 23805

MARK	DATE	DESCRIPTION
	02/26/2026	PERMIT SET

PROJECT NO: 25072.00
MODEL FILE: 25072.00 2719 Crater Rd. Multifam
PRINT DATE: 6/1/2026
PROJECT MANAGER: KHW
PRINCIPAL IN CHARGE: ERQ

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SHEET TITLE

PROJECT SPECIFICATIONS (1 OF 3)

A-003

SECTION 033053 – MISCELLANEOUS CONCRETE WORK

1.1 SECTION INCLUDES
A. CONCRETE WORK ASSOCIATED WITH CUTTING AND PATCHING AND GRADE SLAB REMEDIATION DUE TO TRENCHING OPERATIONS. NOT FOR USE WITH NEW WORK DESIGNED BY STRUCTURAL ENGINEER.

1.2 SECTION REQUIREMENTS
A. SUBMITTALS: PRODUCT DATA CONCRETE MIX DESIGNS AND SUBMITTALS REQUIRED BY ACI 301.
B. READY-MIXED CONCRETE PRODUCER QUALIFICATIONS: ASTM C 94/C 94M.
C. COMPLY WITH ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE"; ACI 117, "SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS"; AND CRSI'S "MANUAL OF STANDARD PRACTICE."

1.3 MATERIALS
A. REINFORCING BARS: ASTM A 615/A 615M, GRADE 60 (GRADE 420), DEFORMED.
B. PLAIN-STEEL WELDED WIRE REINFORCEMENT: ASTM A 185, AS DRAWN, FLAT SHEET.
C. PORTLAND CEMENT: ASTM C 150, TYPE I OR II.
D. AGGREGATES: ASTM C 33, UNIFORMLY GRADED.
E. AIR-ENTRAINING ADMIXTURE: ASTM C 260.
F. CHEMICAL ADMIXTURES: ASTM C 494, WATER REDUCING AND ACCELERATING . DO NOT USE CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE.
G. EPOXY BONDING AGENT: ASTM C 881, TYPE II.
H. LATEX BONDING AGENT: ASTM C 1059, TYPE II AT EXTERIOR LOCATIONS AND WHERE INDICATED, TYPE I AT OTHER LOCATIONS.
I. PATCHING MORTAR: PACKAGED, DRY MIX POLYMER-MODIFIED, CEMENTITIOUS PATCHING MORTAR COMPLYING WITH ASTM C 928, THAT CONTAINS A NON-REDISPERSIBLE LATEX ADDITIVE AS EITHER A DRY POWDER OR A SEPARATE LIQUID THAT IS ADDED DURING MIXING.
J. FILL MATERIAL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940/D 2940M; EXCEPT WITH 100 PERCENT PASSING A 1-INCH (25-MM) SIEVE AND NOT MORE THAN 8 PERCENT PASSING A NO. 200 (0.075-MM) SIEVE.
K. VAPOR RETARDER: REINFORCED SHEET, ASTM E 1745, CLASS A. EXCEPT WITH MAXIMUM WATER-VAPOR PERMEANCE OF 0.03 PERMS; NOT LESS THAN 15 MILS (0.38 MM) THICK,
L. JOINT-FILLER STRIPS: ASTM D 1751, ASPHALT-SATURATED CELLULOSIC FIBER, OR ASTM D 1752, CORK OR SELF-EXPANDING CORK.
M. MOISTURE-RETAINING COVER: ASTM C 171, POLYETHYLENE FILM OR WHITE BURLAP-POLYETHYLENE SHEET.
N. MOISTURE REDUCTION BARRIER: SINGLE- OR MULTI-LAYER COATING OR COATING/OVERLAY COMBINATION INTENDED BY ITS MANUFACTURER TO RESIST WATER VAPOR TRANSMISSION TO DEGREE SUFFICIENT TO MEET FLOORING MANUFACTURER'S EMISSION LIMITS, RESISTANT TO THE LEVEL OF ALKALINITY (PH) FOUND, AND SUITABLE FOR ADHESION OF FLOORING WITHOUT FURTHER TREATMENT.
1.SUITABLE FOR APPLICATION TO FRESH CONCRETE (SAME DAY AS POUR).

1.4 MIXES
A. PREPARE DESIGN MIXES, PROPORTIONED ACCORDING TO ACI 211.1 AND ACI 301, FOR EACH TYPE AND STRENGTH OF NORMAL-WEIGHT CONCRETE DETERMINED BY EITHER LABORATORY TRIAL MIXES OR FIELD EXPERIENCE.
B. USE A QUALIFIED INDEPENDENT TESTING AGENCY FOR PREPARING AND REPORTING PROPOSED MIX DESIGNS FOR THE TRIAL BATCH METHOD.
C. PROPORTION MIXES TO PROVIDE CONCRETE WITH THE FOLLOWING PROPERTIES:
1. COMPRESSIVE STRENGTH (28 DAYS): 3500 PSI.
2. MAXIMUM WATER-CEMENTITIOUS MATERIALS RATIO: 0.50.
3. SLUMP LIMIT: 4 INCHES.
D. READY-MIXED CONCRETE: COMPLY WITH ASTM C 94.

1.5 PREPARATION
A. CLEAN AND REMOVE EXISTING SURFACE TREATMENTS AND UNSOUND CONCRETE.
B. MECHANICALLY REMOVE CONTAMINANTS FROM EXISTING CONCRETE THAT MIGHT IMPAIR BOND OF TOPPING.
C. SURFACE PREPARATION FOR PATCHING MORTAR: CLEAN CONCRETE BY SCARIFYING OR SAND BLASTING TO REMOVE DIRT, OILS, FILMS, AND OTHER MATERIALS DETRIMENTAL TO PATCHING APPLICATION. ALLOW SURFACE TO DRY BEFORE APPLYING MORTAR.
D. INSTALL VAPOR RETARDER ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS, OVERLAPPING EXISTING VAPOR RETARDER BY 6 INCHES..
E. PLACE FILL MATERIAL IN LAYERS NOT EXCEEDING 6 INCHES (150 MM) IN COMPACTED THICKNESS AND WITH MULTIPLE LAYERS OF EQUAL THICKNESS.
F. COMPACT EACH LAYER OF FILL MATERIAL TO REQUIRED CROSS SECTIONS AND THICKNESSES TO NOT LESS THAN 95 PERCENT OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698.

1.6 CONCRETING
A. PLACE VAPOR RETARDER ON PREPARED SUBGRADE, WITH JOINTS LAPPED 6 INCHES (150 MM) AND SEALED.
B. COMPLY WITH CRSI'S "MANUAL OF STANDARD PRACTICE" FOR FABRICATING, PLACING, AND SUPPORTING REINFORCEMENT.
C. INSTALL CONSTRUCTION, ISOLATION, AND CONTRACTION JOINTS WHERE INDICATED. INSTALL FULL-DEPTH JOINT-FILLER STRIPS AT ISOLATION JOINTS.
D. EPOXY BONDING AGENT: APPLY TO EXISTING REINFORCING BARS AND CONCRETE BY BRUSH, ROLLER, OR SPRAY ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS, LEAVING NO PINHOLES OR OTHER UNCOATED AREAS. APPLY TO REINFORCING BARS IN AT LEAST TWO COATS, ALLOWING FIRST COAT TO DRY BEFORE APPLYING SECOND COAT. APPLY PATCHING MORTAR OR CONCRETE WHILE EPOXY IS STILL TACKY. IF BONDING AGENT DRIES, RECOAT BEFORE PLACING PATCHING MORTAR OR CONCRETE.
E. PLACE CONCRETE IN A CONTINUOUS OPERATION AND CONSOLIDATE USING MECHANICAL VIBRATING EQUIPMENT.
F. PROTECT CONCRETE FROM PHYSICAL DAMAGE, PREMATURE DRYING, AND REDUCED STRENGTH DUE TO HOT OR COLD WEATHER DURING MIXING, PLACING, AND CURING.
G. FORMED SURFACE FINISH: SMOOTH-FORMED FINISH FOR CONCRETE EXPOSED TO VIEW, COATED, OR COVERED BY WATERPROOFING OR OTHER DIRECT-APPLIED MATERIAL; ROUGH-FORMED FINISH ELSEWHERE.
H. SLAB FINISHES : COMPLY WITH ACI 302.1R FOR SCREEDING, RESTRAIGHTENING, AND FINISHING OPERATIONS FOR CONCRETE SURFACES. DO NOT WET CONCRETE SURFACES. PROVIDE THE FOLLOWING FINISHES:
1. TROWELED FINISH FOR FLOOR SURFACES AND FLOORS TO RECEIVE FLOOR COVERINGS, PAINT, OR OTHER THIN FILM-FINISH COATINGS.
2. TROWEL AND FINE-BROOM FINISH FOR SURFACES TO RECEIVE THIN-SET TILE.
I. BEGIN CURING CONCRETE SLABS AFTER FINISHING. KEEP CONCRETE CONTINUOUSLY MOIST FOR AT LEAST SEVEN DAYS .
J. OWNER WILL ENGAGE A TESTING AGENCY TO PERFORM FIELD TESTS AND TO SUBMIT TEST REPORTS.
K. PROTECT CONCRETE FROM DAMAGE. REPAIR SURFACE DEFECTS IN FORMED CONCRETE AND SLABS.

SECTION 038114 - CONCRETE SLAB CUTTING AND REMEDIATION

1.1 SUMMARY
A. WORK OF THIS SECTION INCLUDES CUTTING OF CONCRETE GRADE SLABS, AND PREPARATION FOR NEW CONCRETE PLACEMENT.

1.2 MATERIALS
A. CONCRETE FILL AND VAPOR RETARDER MATERIALS SHALL BE IN ACCORDANCE WITH SECTION 033053 - MISCELLANEOUS CONCRETE WORK

1.3 EXAMINATION
A. PRIOR TO CUTTING SLABS, LOCATE REINFORCING AND BURIED UTILITIES BY SCANNING WITH APPROPRIATE INSTRUMENTATION SUCH AS X RAY, GROUND PIERCING RADAR, M-SCOPE OR OTHER SUITABLE METHOD.
B. ENGAGE A QUALIFIED UTILITY LOCATING AGENCY HAVING A MINIMUM OF 5 YEARS EXPERIENCE IN CONCRETE SCANNING SERVICES TO PERFORM THIS WORK PERIOD

1.4 PREPARATION
A. CUTTING OF SLAB ON GRADE: SAW CUT AREA TO BE REMOVED TO A DEPTH OF 1-1/2 INCHES. COMPLETE REMOVAL OF SLAB USING AIR TOOLS.
1. REMOVE DEBRIS AND CAREFULLY CUT AND PEEL BACK A MINIMUM 12 INCH STRIP OF EXISTING VAPOR RETARDERS FOR SPLICING IN NEW VAPOR RETARDING MEMBRANE...
2. FILL AND COMPACT AFTER INSTALLATION OF NEW UNDERSLAB WORK.
3. PLACE FILL MATERIAL 6 INCHES (150 MM) OR LESS IN COMPACTED THICKNESS IN A SINGLE LAYER.
4. PLACE FILL MATERIAL THAT EXCEEDS 6 INCHES (150 MM) IN COMPACTED THICKNESS IN LAYERS OF EQUAL THICKNESS.
5. COMPACT EACH LAYER OF FILL MATERIAL TO REQUIRED CROSS SECTIONS AND THICKNESSES TO NOT LESS THAN 95 PERCENT OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698.
6. REPLACE REMOVED SLAB REINFORCING WITH SAME TYPE AND SIZE OF THAT REMOVED. DRILL SLAB EDGE TO EMBED REINFORCING STEEL OR LAP EXISTING.
7. INSTALL VAPOR RETARDER ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS, OVERLAPPING EXISTING VAPOR RETARDER BY 6 INCHES..

1.5 REPAIR
A. COAT EDGES OF CUT CONCRETE WITH CONCRETE BONDING AGENT.
B. PLACE NEW REINFORCING AND CONCRETE IN ACCORDANCE WITH SECTION 03 0130 – MINOR CONCRETE WORK.

1.6 INSTALLATION
A. IN ACCORDANCE WITH SECTION 033053 - MISCELLANEOUS CONCRETE WORK

SECTION 06 10 53061053 - MISCELLANEOUS ROUGH CARPENTRY

1.1 WOOD PRODUCTS
A. LUMBER: PROVIDE DRESSED LUMBER, S4S, MARKED WITH GRADE STAMP OF INSPECTION AGENCY.
B. FIRE-RETARDANT-TREATED MATERIALS: COMPLY WITH PERFORMANCE REQUIREMENTS IN AWPA C20.
1. USE INTERIOR TYPE A UNLESS OTHERWISE INDICATED.
2. IDENTIFY WITH APPROPRIATE CLASSIFICATION MARKING OF A TESTING AND INSPECTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
3. PROVIDE FIRE-RETARDANT TREATED MATERIALS FOR ITEMS INDICATED ON DRAWINGS.
C. MAXIMUM MOISTURE CONTENT: 15 PERCENT.
D. NTERIOR PARTITION FRAMING: CONSTRUCTION, STUD, OR NO. 3: EASTERN SOFTWOODS: NELMA; NORTHERN SPECIES: NLGA; MIXED SOUTHERN PINE: SPIB; OR WESTERN WOODS: WCLIB OR WWPA.
E. EXPOSED BOARDS: EASTERN WHITE, IDAHO WHITE, LODGEPOLE, PONDEROSA, OR SUGAR PINE, PREMIUM OR 2 COMMON (STERLING): NELMA, NLGA, WCLIB, OR WWPA; WITH 15 PERCENT MAXIMUM MOISTURE CONTENT.
F. CONCEALED BOARDS: EASTERN SOFTWOODS, NO. 3 COMMON: NELMA; NORTHERN SPECIES, NO. 3 COMMON: NLGA; MIXED SOUTHERN PINE, NO. 2: SPIB; OR WESTERN WOODS, STANDARD: WCLIB; OR NO. 3 COMMON: WWPA; WITH 15 PERCENT MAXIMUM MOISTURE CONTENT.
G. MISCELLANEOUS LUMBER: CONSTRUCTION, OR NO. 2 GRADE WITH 15 PERCENT MAXIMUM MOISTURE CONTENT OF ANY SPECIES. PROVIDE FOR NAILERS, BLOCKING, AND SIMILAR MEMBERS.
H. TELEPHONE AND ELECTRICAL EQUIPMENT BACKING PANELS: PLYWOOD, EXTERIOR, C-C PLUGGED, FIRE-RETARDANT TREATED, NOT LESS THAN 3/4-INCH (19-MM) NOMINAL THICKNESS.
I. WHERE ROUGH CARPENTRY IS EXPOSED TO WEATHER, IN GROUND CONTACT, OR IN AREA OF HIGH RELATIVE HUMIDITY, PROVIDE FASTENERS WITH HOT-DIP ZINC COATING COMPLYING WITH ASTM A 153/A 153M.
J. POWER-DRIVEN FASTENERS: CABO NER-272.

1.6 INSTALLATION
A. SET MISCELLANEOUS ROUGH CARPENTRY TO REQUIRED LEVELS AND LINES, WITH MEMBERS PLUMB, TRUE TO LINE, CUT, AND FITTED. LOCATE NAILERS, BLOCKING, AND SIMILAR SUPPORTS TO COMPLY WITH REQUIREMENTS FOR ATTACHING OTHER CONSTRUCTION.
B. SECURELY ATTACH MISCELLANEOUS ROUGH CARPENTRY TO SUBSTRATES, COMPLYING WITH THE FOLLOWING:
1. CABO NER-272 FOR POWER-DRIVEN FASTENERS.
2. TABLE 2304.9.1, "FASTENING SCHEDULE," IN THE IBC.
B. ENVIRONMENTAL LIMITATIONS: DO NOT DELIVER OR INSTALL WOODWORK UNTIL BUILDING IS ENCLOSED

SECTION 06 40 23 - INTERIOR ARCHITECTURAL WOODWORK

1.0 ACTION SUBMITTALS
A SAMPLES SHOWING COLORS, TEXTURES, AND PATTERNS AVAILABLE FOR EACH TYPE OF FINISH...
B PRODUCT DATA FOR ALL PRODUCTS NOT NAMED IN THE CONTRACT DOCUMENTS.
C. SHOP DRAWINGS

1.1 GENERAL
A. QUALITY STANDARD: ARCHITECTURAL WOODWORK INSTITUTE'S "ARCHITECTURAL WOODWORK STANDARDS .

1.2 MATERIALS
A. HARDBOARD: AHA A135.4.
B. MEDIUM-DENSITY FIBERBOARD: ANSI A208.2, GRADE 130, MADE WITH BINDER CONTAINING NO UREA FORMALDEHYDE.
C. PARTICLEBOARD: ANSI A208.1, GRADE M-2 CONTAINING NO UREA-FORMALDEHYDE.
D. SOFTWOOD PLYWOOD: DOC PS 1.
E. HARDWOOD PLYWOOD AND FACE VENEERS: HPVA HP-1, MADE WITH ADHESIVE CONTAINING NO UREA FORMALDEHYDE.
F. THERMOSET DECORATIVE PANELS: COMPLY WITH LMA SAT - 1.
G. HIGH-PRESSURE DECORATIVE LAMINATE: NEMA LD 3.
H. SOLID-SURFACING MATERIAL: HOMOGENEOUS SOLID SHEETS OF FILLED PLASTIC RESIN COMPLYING WITH ISSFA-2.

1.3 FIRE-RETARDANT-TREATED MATERIALS
A. FIRE-RETARDANT-TREATED MATERIALS, GENERAL: WHERE FIRE-RETARDANT-TREATED MATERIALS ARE INDICATED, USE MATERIALS COMPLYING WITH REQUIREMENTS IN THIS ARTICLE THAT ARE ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION AND WITH FIRE-TEST-RESPONSE CHARACTERISTICS SPECIFIED AS DETERMINED BY TESTING IDENTICAL PRODUCTS PER TEST METHOD INDICATED BY A QUALIFIED TESTING AGENCY.
1. IDENTIFY FIRE-RETARDANT-TREATED MATERIALS WITH APPROPRIATE CLASSIFICATION MARKING OF QUALIFIED TESTING AGENCY IN THE FORM OF REMOVABLE PAPER LABEL OR IMPRINT ON SURFACES THAT WILL BE CONCEALED FROM VIEW AFTER INSTALLATION.
B. FIRE-RETARDANT-TREATED LUMBER AND PLYWOOD: PRODUCTS WITH A FLAME-SPREAD INDEX OF 25 OR LESS WHEN TESTED ACCORDING TO ASTM E 84, WITH NO EVIDENCE OF SIGNIFICANT PROGRESSIVE COMBUSTION WHEN THE TEST IS EXTENDED AN ADDITIONAL 20 MINUTES, AND WITH THE FLAME FRONT NOT EXTENDING MORE THAN 10.5 FEET (3.2 M) BEYOND THE CENTERLINE OF THE BURNERS AT ANY TIME DURING THE TEST.
1. KILN DRY LUMBER AND PLYWOOD AFTER TREATMENT TO A MAXIMUM MOISTURE CONTENT OF 19 AND 15 PERCENT, RESPECTIVELY.

1.4 CABINET HARDWARE AND ACCESSORY MATERIALS
A. FRAMELESS CONCEALED HINGES (EUROPEAN TYPE): BHMA A156.9, B01602, 135 DEGREES OF OPENING, SELF-CLOSING.
1. HINGE CUP SHALL BE EXPANSION TYPE OR SECURED TO DOOR WITH INSERTION DOWELS
2. USE "CLIP" TYPE HINGE MOUNTING SECURED TO CABINET BODY WITH 5MM DIAMETER EURO SCREWS
B. PULLS: UNLESS NOTED OTHERWISE, PROVIDE THE FOLLOWING
1. WIRE PULLS, BACK MOUNTED, SOLID METAL, 3 INCHES (76 MM) LONG, 5/16 INCH (8 MM) IN.
C. ADJUSTABLE SHELF SUPPORTS: NICKEL PLATED STEEL PINS, 5MM WITH HOLD DOWN CLIPS.
D. DRAWER SLIDES FOR SOLID WOOD DRAWER ASSEMBLIES: BHMA A156.9, B05091.
1. BOX DRAWER SLIDES: GRADE 1. SIDE MOUNTED; FULL-EXTENSION TYPE; ZINC-PLATED-STEEL BALL-BEARING SLIDES
2. BOX FILE DRAWER SLIDES: GRADE 1HD-100 SIDE MOUNTED; FULL-OVERTRAVEL-EXTENSION TYPE; ZINC-PLATED-STEEL BALL-BEARING SLIDES.
3. PENCIL DRAWER SLIDES: GRADE 2.
E. DRAWER LOCKS: BHMA A156.11, E07041.
F. GROMMETS FOR CABLE PASSAGE THROUGH COUNTERTOPS: 3-INCH (76-MM) OD, MOLDED-PLASTIC GROMMETS AND MATCHING PLASTIC CAPS WITH SLOT FOR WIRE PASSAGE.
G. EXPOSED HARDWARE FINISHES: COMPLY WITH BHMA A156.18 FOR BHMA CODE NUMBER INDICATED.
1. FINISH: SATIN CHROME: BHMA 626 OR BHMA 652 UNLESS NOTED OTHERWISE ON DRAWINGS.
H. FURRING, BLOCKING, SHIMS, AND HANGING STRIPS: SOFTWOOD OR HARDWOOD LUMBER, KILN DRIED TO 15 PERCENT MOISTURE CONTENT.

1.5 INTERIOR WOODWORK-GENERAL
A. COMPLETE FABRICATION TO MAXIMUM EXTENT POSSIBLE BEFORE SHIPMENT TO PROJECT SITE. DISASSEMBLE COMPONENTS ONLY AS NECESSARY FOR SHIPMENT AND INSTALLATION. WHERE NECESSARY FOR FITTING AT SITE, PROVIDE AMPLE ALLOWANCE FOR SCRIBING, TRIMMING, AND FITTING.
B. BACKOUT OR GROOVE BACKS OF FLAT TRIM MEMBERS AND KERF BACKS OF OTHER WIDE, FLAT MEMBERS, EXCEPT FOR MEMBERS WITH ENDS EXPOSED IN FINISHED WORK.
C. INTERIOR STANDING AND RUNNING TRIM FOR TRANSPARENT FINISH: CUSTOM GRADE, MADE FROM SPECIES INDICATED ON THE DRAWINGS.
D. INTERIOR STANDING AND RUNNING TRIM FOR OPAQUE FINISH: CUSTOM GRADE, MADE FROM ANY CLOSED-GRAIN HARDWOOD.

1.6 PANELING
A. FLUSH WOOD PANELING FOR TRANSPARENT FINISH: PREMIUM GRADE.
1. WOOD SPECIES: AS INDICATED ON DRAWINGS.
2. MATCHING OF ADJACENT VENEER LEAVES: BOOK UNLESS INDICATED OTHERWISE MATCH.
3. VENEER MATCHING WITHIN PANEL FACE: CENTER-BALANCE MATCH.
4. PANEL MATCHING: MATCH PANELS WITHIN EACH AREA BY USING SEQUENCE-MATCHED, UNIFORM SIZE-SETS.

1.7 CABINET CONSTRUCTION
A. WOOD CABINETS FOR TRANSPARENT FINISH: PREMIUM GRADE.
1. AWI TYPE OF CABINET CONSTRUCTION: FLUSH OVERLAY .
2. WOOD SPECIES AND CUT FOR EXPOSED SURFACES: AS INDICATED.
3. GRAIN DIRECTION: VERTICALLY FOR DRAWER FRONTS, DOORS, AND FIXED PANELS OR AS INDICATED.
4. MATCHING OF VENEER LEAVES: BOOK MATCH.
5. VENEER MATCHING WITHIN PANEL FACE: CENTER-BALANCE MATCH.
6. SEMIEXPOSED SURFACES OTHER THAN DRAWER BODIES: COMPATIBLE SPECIES TO THAT INDICATED FOR EXPOSED SURFACES, STAINED TO MATCH.
7. DRAWER SIDES AND BACKS: SOLID-HARDWOOD LUMBER.
8. DRAWER BOTTOMS: HARDWOOD PLYWOOD.
B. PLASTIC-LAMINATE CABINETS: CUSTOM GRADE.
1. AWI TYPE OF CABINET CONSTRUCTION: FLUSH OVERLAY UNLESS OTHERWISE INDICATED.
2. LAMINATE CLADDING: HORIZONTAL SURFACES OTHER THAN TOPS, HGS; POSTFORMED SURFACES, HGP; VERTICAL SURFACES, HGS; EDGES, HGS OR PVC TAPE, 0.018 INCH (0.460 MM) THICK MATCHING LAMINATE CLADDING; SEMIEXPOSED SURFACES, THERMOSET DECORATIVE PANELS.
3. GRAIN /PATTERN DIRECTION: VERTICALLY FOR DRAWER FRONTS, DOORS, AND FIXED PANELS OR AS INDICATED.
C. DRAWER ASSEMBLY: ONE OF THE FOLLOWING:
1. SOLID HARDWOOD.
2. EPOXY OR POWDER COATED STEEL SIDES WITH INTEGRAL SELF-CLOSING DRAWER SLIDES, BUILT-IN FRONT BUMPERS, AND THERMOSET DECORATIVE PANEL BACK. 100 LB. DUTY RATING. BASIS OF DESIGN: GRASS AMERICA" ZARGEN".
3. USE SOLID WOOD ASSEMBLY FOR LATERAL FILES.
4. DRAWER BOTTOMS: THERMOSET DECORATIVE PANELS.

1.8 COUNTERTOPS
A. PLASTIC-LAMINATE COUNTERTOPS: CUSTOM GRADE
1. LAMINATE GRADE: HGS FOR FLAT COUNTERTOPS, HGP FOR POST-FORMED COUNTERTOPS.
2. GRAIN DIRECTION: PARALLEL TO CABINET FRONTS.
3. EDGE TREATMENT: HGS OR PVC TAPE, 2 MM THICK MATCHING LAMINATE CLADDING.
4. CORE MATERIAL AT SINKS: EXTERIOR-GRADE PLYWOOD ORMEDIUM-DENSITY FIBERBOARD MADE WITH EXTERIOR GLUE. CONFORMING TO ANSI A208.2, MR50 DESIGNATION. GEORGIA PACIFIC ULTRASTOCK MR OR EQUAL
B. SOLID-SURFACING MATERIAL COUNTERTOPS: PREMIUM GRADE.
1. SOLID-SURFACING MATERIAL THICKNESS: AS INDICATED.
2. FABRICATE TOPS IN ONE PIECE WITH SHOP-APPLIED BACKSPLASHES AND EDGES.
3. INSTALL INTEGRAL SINK BOWLS IN COUNTERTOPS IN SHOP.

1.9 SHOP FINISHING OF INTERIOR ARCHITECTURAL WOODWORK
A. FINISHES: SAME GRADES AS ITEMS TO BE FINISHED.
B. FINISH ARCHITECTURAL WOODWORK AT THE FABRICATION SHOP; DEFER ONLY FINAL TOUCH UP UNTIL AFTER INSTALLATION.
1. APPLY ONE COAT OF SEALER OR PRIMER TO CONCEALED SURFACES OF WOODWORK. APPLY TWO COATS TO BACK OF PANELING AND TO END-GRAIN SURFACES.
2. APPLY A VINYL WASH COAT TO WOODWORK MADE FROM CLOSED-GRAIN WOOD BEFORE STAINING AND FINISHING.
3. AFTER STAINING, IF ANY, APPLY PASTE WOOD FILLER TO OPEN-GRAIN WOODS AND WIPE OFF EXCESS. TINT FILLER TO MATCH STAINED WOOD.
C. TRANSPARENT FINISH: AWI FINISH SYSTEM CATALYZED POLYURETHANE.

1.10 SHELVING AND CLOTHES RODS
A. SHELVING: MELAMINE-FACED PARTICLEBOARD WITH APPLIED-PVC FRONT EDGE UNLESS NOTED OTHERWISE.
B. CLOTHES RODS: 1-5/16-INCH- (33-MM-) DIAMETER, CHROME-PLATED-STEEL TUBES.
C. SHELF BRACKETS WITH ROD SUPPORT: BHMA A156.16, B04051; PRIME-PAINTED FORMED STEEL.
D. STANDARDS FOR ADJUSTABLE SHELF BRACKETS: BHMA A156.9, B04102; POWDER-COAT-FINISHED STEEL.
E. ADJUSTABLE SHELF BRACKETS: BHMA A156.9, B04112; POWDER-COAT-FINISHED STEEL UNLESS NOTED OTHERWISE.

1.11 INSTALLATION
A. BEFORE INSTALLATION, CONDITION WOODWORK TO AVERAGE PREVAILING HUMIDITY CONDITIONS IN INSTALLATION AREAS.
B. INSTALL WOODWORK TO COMPLY WITH REFERENCED QUALITY STANDARD FOR GRADE SPECIFIED.
C. INSTALL WOODWORK LEVEL, PLUMB, TRUE, AND STRAIGHT. SHIM AS REQUIRED WITH CONCEALED SHIMS. INSTALL LEVEL AND PLUMB (INCLUDING TOPS) TO A TOLERANCE OF 1/8 INCH IN 96 INCHES (3 MM IN 2400 MM).
D. SCRIBE AND CUT WOODWORK TO FIT ADJOINING WORK, REFINISH CUT SURFACES, AND REPAIR DAMAGED FINISH AT CUTS.
E. ANCHOR WOODWORK TO ANCHORS OR BLOCKING BUILT IN OR DIRECTLY ATTACHED TO SUBSTRATES. FASTEN WITH COUNTERSUNK CONCEALED FASTENERS AND BLIND NAILING. USE FINE FINISHING NAILS FOR EXPOSED NAILING, COUNTERSUNK AND FILLED FLUSH WITH WOODWORK.
F. STANDING AND RUNNING TRIM: INSTALL WITH MINIMUM NUMBER OF JOINTS POSSIBLE, USING FULL-LENGTH PIECES (FROM MAXIMUM LENGTH OF LUMBER AVAILABLE) TO GREATEST EXTENT POSSIBLE. DO NOT USE PIECES LESS THAN 36 INCHES (900 MM) LONG, EXCEPT WHERE SHORTER SINGLE-LENGTH PIECES ARE NECESSARY. SCARF RUNNING JOINTS AND STAGGER IN ADJACENT AND RELATED MEMBERS.
G. ANCHOR PANELING TO SUPPORTS WITH CONCEALED PANEL-HANGER CLIPS AND BY BLIND NAILING ON BACK-UP STRIPS, SPLINED-CONNECTION STRIPS, AND SIMILAR ASSOCIATED TRIM AND FRAMING.
H. CABINETS: INSTALL SO DOORS AND DRAWERS ARE ACCURATELY ALIGNED. ADJUST HARDWARE TO CENTER DOORS AND DRAWERS IN OPENINGS AND TO PROVIDE UNENCUMBERED OPERATION.
1. FASTEN WALL CABINETS THROUGH BACK, NEAR TOP AND BOTTOM, AT ENDS AND NOT MORE THAN 16 INCHES (400 MM) O.C. WITH NO. 10 WAFER-HEAD SCREWS SIZED FOR 1-INCH (25-MM) PENETRATION INTO WOOD FRAMING, BLOCKING, OR HANGING STRIPS OR NO. 10 WAFER-HEAD SHEET METAL SCREWS THROUGH METAL BACKING OR METAL FRAMING BEHIND WALL FINISH.
I. ANCHOR COUNTERTOPS SECURELY TO BASE UNITS. SEAL SPACE BETWEEN BACKSPLASH AND WALL.

SECTION 07 21 00 - INSULATION

1.1 ACTION SUBMITTALS:
A. PRODUCT DATA

1.2 INSULATION PRODUCTS
A. SURFACE-BURNING CHARACTERISTICS: ASTM E 84, AND AS FOLLOWS:
1. FLAME-SPREAD INDEX: 25 OR LESS WHERE EXPOSED OR WITHIN PLENUMS.
2. SMOKED-DEVELOPED INDEX: 450 OR LESS.
B. MINERAL-FIBER-BLANKET INSULATION: ASTM C 665, TYPE I, UNFACED WITH FIBERS MANUFACTURED FROM GLASS, SLAG WOOL, OR ROCK WOOL, WITH FLAME-SPREAD INDEX OF 25 OR LESS.

1.3 ACCESSORIES
A. VAPOR RETARDER: FIRE-RETARDANT, REINFORCED POLYETHYLENE, 6 MILS (0.15 MM) THICK.
1. VAPOR PERMEANCE: 0.0403 PERMS ACCORDING TO ASTM E 96, PROCEDURE B.
2. SURFACE BURNING CHARACTERISTICS: FOLLOWING ACCORDING TO ASTM E 84:
3. FLAME SPREAD: CLASS A, NO GREATER THAN 25.

1.3 INSTALLATION
A. INSTALL INSULATION IN AREAS AND IN THICKNESSES INDICATED OR REQUIRED TO PRODUCE R-VALUES INDICATED. CUT AND FIT TIGHTLY AROUND OBSTRUCTIONS AND FILL VOIDS WITH INSULATION.
B. EXCEPT FOR LOOSE-FILL INSULATION AND INSULATION THAT IS FRICTION FITTED IN STUD CAVITIES, BOND UNITS TO SUBSTRATE WITH ADHESIVE OR USE MECHANICAL ANCHORAGE TO PROVIDE PERMANENT PLACEMENT AND SUPPORT OF UNITS.
C. PLACE LOOSE-FILL INSULATION TO COMPLY WITH ASTM C 1015.
D. COMPLY WITH THE CIMA'S SPECIAL REPORT #3, "STANDARD PRACTICE FOR INSTALLING CELLULOSE INSULATION."
E. EXTEND VAPOR RETARDER TO EXTREMITIES OF AREAS TO BE PROTECTED FROM VAPOR TRANSMISSION. SECURE IN PLACE WITH ADHESIVES OR OTHER ANCHORAGE. LOCATE SEAMS AT FRAMING MEMBERS, OVERLAP, AND SEAL WITH TAPE.

SECTION 07 84 13 - PENETRATION FIRESTOPPING

REFER TO MEP DOCUMENTS FOR PENETRATION FIRESTOPPING REQUIREMENTS

SECTION 07 84 46- FIRE-RESISTIVE JOINT SYSTEMS

1.0. ACTION SUBMITTALS:
A. PRODUCT DATA, TEST REPORTS.

1.1 GENERAL
A. SECTION INCLUDES: JOINTS IN OR BETWEEN FIRE-RESISTANCE-RATED CONSTRUCTIONS AND JOINTS IN SMOKE BARRIERS.
B. FIRE-RESISTIVE JOINT SYSTEM TESTS SHALL BE PERFORMED BY A QUALIFIED TESTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.

1.3 FIRE-RESISTIVE JOINT SYSTEMS
A. WHERE REQUIRED, PROVIDE FIRE-RESISTIVE JOINT SYSTEMS THAT ARE PRODUCED AND INSTALLED TO RESIST SPREAD OF FIRE ACCORDING TO REQUIREMENTS INDICATED, RESIST PASSAGE OF SMOKE AND OTHER GASES, AND MAINTAIN ORIGINAL FIRE-RESISTANCE RATING OF ASSEMBLIES IN OR BETWEEN WHICH FIRE-RESISTIVE JOINT SYSTEMS ARE INSTALLED. FIRE-RESISTIVE JOINT SYSTEMS SHALL ACCOMMODATE BUILDING MOVEMENTS WITHOUT IMPAIRING THEIR ABILITY TO RESIST THE PASSAGE OF FIRE AND HOT GASES.
B. JOINTS IN OR BETWEEN FIRE-RESISTANCE-RATED CONSTRUCTION: RATINGS DETERMINED PER ASTM E 1966 OR UL 2079:
1. FIRE-RESISTANCE RATING: EQUAL TO OR EXCEEDING THE FIRE-RESISTANCE RATING OF CONSTRUCTION THEY WILL JOIN.
C. JOINTS IN SMOKE BARRIERS: RATINGS DETERMINED PER UL 2079.
1. L-RATING: NOT EXCEEDING 5.0 CFM/FT (0.00775 CU. M/S X M) OF JOINT AT 0.30 INCH WG (74.7 PA) AT BOTH AMBIENT AND ELEVATED TEMPERATURES.
D. EXPOSED FIRE-RESISTIVE JOINT SYSTEMS: PROVIDE PRODUCTS WITH FLAME-SPREAD AND SMOKE-DEVELOPED INDEXES OF LESS THAN 25 AND 450, RESPECTIVELY, AS DETERMINED PER ASTM E 84.
E. ACCESSORIES: PROVIDE COMPONENTS OF FIRE-RESISTIVE JOINT SYSTEMS, INCLUDING PRIMERS AND FORMING MATERIALS, THAT ARE NEEDED TO INSTALL FILL MATERIALS AND TO MAINTAIN RATINGS REQUIRED. USE ONLY COMPONENTS SPECIFIED BY FIRE-RESISTIVE JOINT SYSTEM MANUFACTURER AND APPROVED BY THE QUALIFIED TESTING AGENCY FOR SYSTEMS INDICATED.

1.4 INSTALLATION
A. EXAMINE SUBSTRATES AND CONDITIONS, WITH INSTALLER PRESENT, FOR COMPLIANCE WITH REQUIREMENTS FOR JOINT CONFIGURATIONS, SUBSTRATES, AND OTHER CONDITIONS AFFECTING PERFORMANCE OF THE WORK.
B. INSTALL FIRE-RESISTIVE JOINT SYSTEMS TO COMPLY WITH MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS AND PUBLISHED DRAWINGS FOR PRODUCTS AND APPLICATIONS INDICATED.
C. INSTALL FORMING MATERIALS AND OTHER ACCESSORIES OF TYPES REQUIRED TO SUPPORT FILL MATERIALS DURING THEIR APPLICATION AND IN POSITION NEEDED TO PRODUCE CROSS-SECTIONAL SHAPES AND DEPTHS REQUIRED TO ACHIEVE FIRE RATINGS INDICATED.
D. INSTALL FILL MATERIALS FOR FIRE-RESISTIVE JOINT SYSTEMS BY PROVEN TECHNIQUES TO PRODUCE THE FOLLOWING RESULTS:
1. FILL VOIDS AND CAVITIES FORMED BY JOINTS AND FORMING MATERIALS AS REQUIRED TO ACHIEVE FIRE-RESISTANCE RATINGS INDICATED.
2. APPLY FILL MATERIALS SO THEY CONTACT AND ADHERE TO SUBSTRATES FORMED BY JOINTS.
3. FOR FILL MATERIALS THAT WILL REMAIN EXPOSED AFTER COMPLETING THE WORK, FINISH TO PRODUCE SMOOTH, UNIFORM SURFACES THAT ARE FLUSH WITH ADJOINING FINISHES.
E. IDENTIFY FIRE-RESISTIVE JOINT SYSTEMS WITH PREPRINTED METAL OR PLASTIC LABELS. ATTACH LABELS PERMANENTLY TO SURFACES ADJACENT TO AND WITHIN 6 INCHES (150 MM) OF JOINT EDGE SO LABELS WILL BE VISIBLE TO ANYONE SEEKING TO REMOVE OR PENETRATE JOINT SYSTEM. USE MECHANICAL FASTENERS OR SELF-ADHERING-TYPE LABELS WITH ADHESIVES CAPABLE OF PERMANENTLY BONDING LABELS TO SURFACES ON WHICH LABELS ARE PLACED. INCLUDE THE FOLLOWING INFORMATION ON LABELS:
1. THE WORDS "WARNING - FIRE-RESISTIVE JOINT SYSTEM - DO NOT DISTURB. NOTIFY BUILDING MANAGEMENT OF ANY DAMAGE."
2. CONTRACTOR'S NAME, ADDRESS, AND PHONE NUMBER.
3. DESIGNATION OF APPLICABLE TESTING AGENCY.
4. DATE OF INSTALLATION.
5. MANUFACTURER'S NAME.
6. INSTALLER'S NAME.

SECTION 07 92 00 - JOINT SEALANTS

1.1 PRODUCTS
A. SEALANT FOR USE IN INTERIOR JOINTS IN CERAMIC TILE AND OTHER HARD SURFACES IN TOILET ROOMS AND AROUND PLUMBING FIXTURES:
1. SINGLE-COMPONENT, MILDEW-RESISTANT SILICONE SEALANT, ASTM C 920, TYPE S; GRADE NS; CLASS 25; FOR USE NT; FORMULATED WITH FUNGICIDE.
B. SEALANT FOR INTERIOR USE AT PERIMETERS OF DOOR AND WINDOW FRAMES:
1. ACRYLIC LATEX OR SILICONIZED ACRYLIC LATEX, ASTM C 834, TYPE OP, GRADE NF.
C. ACOUSTICAL SEALANT:
1. NONSAG, PAINTABLE, NONSTAINING LATEX SEALANT COMPLYING WITH ASTM C 834 THAT EFFECTIVELY REDUCES AIRBORNE SOUND TRANSMISSION AS DEMONSTRATED BY TESTING ACCORDING TO ASTM E 90.

1.2 INSTALLATION
A. COMPLY WITH ASTM C 1193.
B. APPLYAT SOUND-RATED ASSEMBLIES AND ELSEWHERE AS INDICATED, SEAL PERIMETERS, CONTROL JOINTS, OPENINGS, AND PENETRATIONS WITH A CONTINUOUS BEAD OF ACOUSTICAL SEALANT. INSTALL ACOUSTICAL SEALANT AT BOTH FACES OF PARTITIONS. COMPLY WITH ASTM C 919.

SECTION 08 11 13 - HOLLOW METAL DOORS AND FRAMES

1.1 ACTION SUBMITTALS
A. PRODUCT DATA AND SHOP DRAWINGS.

1.2 MATERIALS
A. COLD-ROLLED STEEL SHEETS: ASTM A 1008/A 1008M, SUITABLE FOR EXPOSED APPLICATIONS.
B. HOT-ROLLED STEEL SHEETS: ASTM A 1011/A 1011M, FREE OF SCALE, PITTING, OR SURFACE DEFECTS.
C. FRAME ANCHORS: ASTM A 591/A 591M, 40Z (12G) COATING DESIGNATION; MILL PHOSPHATIZED.
D. INSERTS, BOLTS, AND FASTENERS: HOT-DIP GALVANIZED ACCORDING TO ASTM A 153/A 153M.

1.3 HOLLOW METAL DOORS AND FRAMES
A. FIRE-RATED DOORS AND FRAMES: LABELED BY A TESTING AND INSPECTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, BASED ON TESTING AT AS CLOSE TO NEUTRAL PRESSURE AS POSSIBLE ACCORDING TO NFPA 252.
B. SMOKE-CONTROL DOOR ASSEMBLIES: COMPLY WITH NFPA 105 OR UL 1784.
C. DOORS: COMPLYING WITH ANSI 250.8 FOR LEVEL AND MODEL AND ANSI A250.4 FOR PHYSICAL-ENDURANCE LEVEL INDICATED, 1-3/4 INCHES (44 MM) THICK UNLESS OTHERWISE INDICATED.
1. INTERIOR DOORS: LEVEL 1 AND PHYSICAL PERFORMANCE LEVEL C (STANDARD DUTY), MODEL 2 (SEAMLESS).
2. HARDWARE REINFORCEMENT: FABRICATE ACCORDING TO ANSI/SDI A250.6 WITH REINFORCEMENT PLATES FROM SAME MATERIAL AS DOOR FACE SHEETS.
D. FRAMES: ANSI A250.8; CONCEAL FASTENINGS UNLESS OTHERWISE INDICATED.
1. STEEL SHEET THICKNESS FOR INTERIOR DOORS: 0.042 INCH (1.0 MM).
2. FABRICATE INTERIOR FRAMES WITH MITERED OR COPED AND CONTINUOUSLY WELDED CORNERS.
3. HARDWARE REINFORCEMENT: FABRICATE ACCORDING TO ANSI/SDI A250.6 WITH REINFORCEMENT PLATES FROM SAME MATERIAL AS FRAMES.
4. FRAME ANCHORS: NOT LESS THAN 0.042 INCH (1.0 MM) THICK.
E. GLAZING STOPS: NONREMOVABLE STOPS ON OUTSIDE OF EXTERIOR DOORS AND ON SECURE SIDE OF INTERIOR DOORS; SCREW-APPLIED, REMOVABLE, GLAZING STOPS ON INSIDE, FABRICATED FROM SAME MATERIAL AS DOOR FACE SHEET IN WHICH THEY ARE INSTALLED.
F. DOOR LOUVERS: SIGHT PROOF PER SDI 111C.
1. FIRE-RATED AUTOMATIC LOUVERS: ACTUATED BY FUSIBLE LINKS AND LISTED AND LABELED.
G. DOOR SILENCERS: THREE ON STRIKE JAMBS OF SINGLE-DOOR FRAMES AND TWO ON HEADS OF DOUBLE-DOOR FRAMES.
H. GROUT GUARDS: PROVIDE WHERE MORTAR MIGHT OBSTRUCT HARDWARE OPERATION.
I. PREPARE DOORS AND FRAMES TO RECEIVE MORTISED AND CONCEALED HARDWARE ACCORDING TO ANSI A250.6 AND ANSI A115 SERIES STANDARDS.
J. REINFORCE DOORS AND FRAMES TO RECEIVE SURFACE-APPLIED HARDWARE.
K. PRIME FINISH: MANUFACTURER'S STANDARD, FACTORY-APPLIED COAT OF LEAD-AND CHROMATE-FREE PRIMER COMPLYING WITH ANSI/SDI A250.10 ACCEPTANCE CRITERIA.

1.4 INSTALLATION
A. INSTALL HOLLOW METAL FRAMES TO COMPLY WITH ANSI/SDI A250.11.
1. FIRE-RATED FRAMES: INSTALL ACCORDING TO NFPA 80.
B. INSTALL DOORS TO PROVIDE CLEARANCES BETWEEN DOORS AND FRAMES AS INDICATED IN ANSI/SDI A250.11.
C. PRIME-COAT TOUCHUP: IMMEDIATELY AFTER ERECTION, SAND SMOOTH RUSTED OR DAMAGED AREAS OF PRIME COAT AND APPLY TOUCHUP OF COMPATIBLE AIR-DRYING RUST-INHIBITIVE PRIMER.

SECTION 08 14 16 - FLUSH WOOD DOORS

1.0 ACTION SUBMITTALS
A. FINISH SAMPLES, PRODUCT DATA. FOR ALL PRODUCTS NOT NAMED IN THE CONTRACT DOCUMENTS

1.1 DOOR CONSTRUCTION, GENERAL
A QUALITY STANDARD: WDMA I.S.1-A.
B. FIRE-RATED WOOD DOORS: LABELED BY A TESTING AND INSPECTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION BASED ON TESTING AT AS CLOSE TO NEUTRAL PRESSURE AS POSSIBLE ACCORDING TO NFPA 252.
C. LOW-EMITTING MATERIALS: PROVIDE DOORS MADE WITH ADHESIVES AND COMPOSITE WOOD PRODUCTS THAT DO NOT CONTAIN UREA FORMALDEHYDE.
D. WDMA I.S.1-A PERFORMANCE GRADE:
1. HEAVY DUTY UNLESS OTHERWISE INDICATED.
2. EXTRA HEAVY DUTY: PUBLIC TOILETS EXITS PATIENT ROOMS AND WHERE INDICATED.
3. STANDARD DUTY: CLOSETS (NOT INCLUDING JANITOR'S CLOSETS) PRIVATE TOILETS.
E. PARTICLEBOARD-CORE DOORS: PROVIDE BLOCKING IN PARTICLEBOARD CORES OR PROVIDE STRUCTURAL COMPOSITE LUMBER CORES INSTEAD OF PARTICLEBOARD CORES FOR DOORS WITH EXIT DEVICES OR PROTECTION PLATES.
F. FIRE-PROTECTION-RATED DOORS: PROVIDE CORE SPECIFIED OR MINERAL CORE AS NEEDED TO PROVIDE FIRE-PROTECTION RATING INDICATED. PROVIDE THE FOLLOWING FOR MINERAL-CORE DOORS:
1. COMPOSITE BLOCKING WHERE REQUIRED TO ELIMINATE THROUGH-BOLTING HARDWARE.
2. LAMINATED-EDGE CONSTRUCTION.
3. FORMED-STEEL EDGES AND ASTRAGALS FOR PAIRS OF DOORS.

1.2 FLUSH WOOD DOORS
A. DOORS FOR TRANSPARENT FINISH:
1. INTERIOR SOLID-CORE DOORS: PREMIUM GRADE, SEVEN-PLY, PARTICLEBOARD CORES.
2. FACES: GRADE A AS INDICATED ON DRAWINGS.
3. VENEER MATCHING: BOOK AND BALANCE MATCH.
4. PAIR MATCHING AND SET MATCHING.
5. CONTINUOUS MATCHING FOR DOORS WITH TRANSOMS.
B. DOORS FOR OPAQUE FINISH:
1. INTERIOR SOLID-CORE DOORS: CUSTOM GRADE, FIVE -PLY, PARTICLEBOARD CORES.
2. FACES: ANY CLOSED-GRAIN HARDWOOD.
C. PLASTIC-LAMINATE-FACED DOORS:
1. INTERIOR SOLID-CORE DOORS: CUSTOM GRADE, THREE-PLY, PARTICLEBOARD CORES.
2. EXPOSED VERTICAL EDGES: PLASTIC LAMINATE THAT MATCHES FACES.

1.3 LIGHT FRAMES
A. LIGHT FRAMES: WOOD BEADS OF SAME SPECIES AS DOOR FACES.
1. AT FIRE-RATED DOORS PROVIDE WOOD-VENEERED BEADS APPROVED FOR USE IN DOORS OF FIRE-PROTECTION RATING INDICATED.

1.4 FABRICATION AND FINISHING
A. FACTORY FIT DOORS TO SUIT FRAME-OPENING SIZES INDICATED AND TO COMPLY WITH CLEARANCES SPECIFIED.
B. FACTORY MACHINE DOORS FOR HARDWARE THAT IS NOT SURFACE APPLIED. LOCATE HARDWARE TO COMPLY WITH DHI-WDHS-3.
C. CUT AND TRIM OPENINGS TO COMPLY WITH REFERENCED STANDARDS.
1. TRIM LIGHT OPENINGS WITH MOLDINGS INDICATED.
2. FACTORY INSTALL GLAZING IN DOORS INDICATED TO BE FACTORY FINISHED.
3. FACTORY INSTALL LOUVERS IN PREPARED OPENINGS.
D. FACTORY FINISH DOORS INDICATED FOR TRANSPARENT FINISH WITH STAIN AND MANUFACTURER'S STANDARD FINISH COMPLYING WITH WDMA TR-4, CONVERSION VARNISH FOR GRADE SPECIFIED FOR DOORS.
1. SHEEN: SATIN.

1.5 INSTALLATION
A. INSTALL DOORS TO COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND WDMA I.S.1-A, AND AS INDICATED.
1. INSTALL FIRE-RATED DOORS TO COMPLY WITH NFPA 80.
B. ALIGN DOORS IN FRAMES WITH UNIFORM CLEARANCES AND BEVELS. MACHINE DOORS FOR HARDWARE. SEAL CUT SURFACES AFTER FITTING AND MACHINING.
C. CLEARANCES: AS FOLLOWS UNLESS OTHERWISE INDICATED:
1. 1/8 INCH (3.2 MM) AT HEADS, JAMBS, AND BETWEEN PAIRS OF DOORS.
2. 1/8 INCH (3.2 MM) FROM BOTTOM OF DOOR TO TOP OF DECORATIVE FLOOR FINISH OR COVERING.
3. 1/4 INCH (6.4 MM) FROM BOTTOM OF DOOR TO TOP OF THRESHOLD.
4. COMPLY WITH NFPA 80 FOR FIRE-RATED DOORS.
D. REPAIR, REFINISH, OR REPLACE FACTORY-FINISHED DOORS DAMAGED DURING INSTALLATION, AS DIRECTED BY ARCHITECT.

SECTION 08 71 00 - DOOR HARDWARE

1.0 ACTION SUBMITTALS
A. PRODUCT DATA FOR ALL PRODUCTS NOT NAMED IN THE CONTRACT DOCUMENTS AND HARDWARE SCHEDULE.

1.1 GENERAL
B. DELIVER KEYS TO OWNER.
C. FIRE-RESISTANCE-RATED ASSEMBLIES: PROVIDE PRODUCTS THAT COMPLY WITH NFPA 80 AND ARE LISTED AND LABELED BY A TESTING AND INSPECTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION FOR APPLICATIONS INDICATED. ON EXIT DEVICES PROVIDE LABEL INDICATING "FIRE EXIT HARDWARE."

1.2 HARDWARE
A. MANUFACTURERS:
1. AS INDICATED
B. HINGES:
1. BALL-BEARING HINGES FOR DOORS WITH CLOSERS AND ENTRY DOORS.
2. 3 HINGES FOR 1-3/4-INCH- (45-MM-) THICK DOORS 90 INCHES (2300 MM) OR LESS IN HEIGHT; 4 HINGES FOR DOORS MORE THAN 90 INCHES (2300 MM) IN HEIGHT.
C. LOCKSETS AND LATCHSETS:
1. MATCH STYLE, SERIES AND MANUFACTURER OF EXISTING BUILDING UNLESS OTHERWISE INDICATED.
2. BHMA A156.2, SERIES 4000, GRADE 1 FOR BORED LOCKS AND LATCHES.
3. BHMA A156.3, GRADE 1 FOR EXIT DEVICES.
4. BHMA A156.13, SERIES 1000, GRADE 1 FOR MORTISE LOCKS AND LATCHES – PROVIDE AT EXTERIOR AND MAIN ENTRANCE DOORS
D. LEVER HANDLES ON LOCKSETS AND LATCHSETS, MATCH SCHLAGE SPARTA LEVER UNLESS NOTE OTHERWISE.
E. PROVIDE TRIM ON EXIT DEVICES MATCHING LOCKSETS.
D. KEYING: COORDINATE KEYING REQUIREMENTS DIRECTLY WITH OWNER OR TENANT
E. KEY LOCKS TO OWNER'S MASTER-KEY SYSTEM.
F. CLOSERS:
1. MOUNT CLOSERS ON INTERIOR SIDE (ROOM SIDE) OF DOOR OPENING. PROVIDE REGULAR-ARM, PARALLEL-ARM, OR TOP-JAMB-MOUNTED CLOSERS AS NECESSARY.
2. ADJUSTABLE DELAYED OPENING (ACCESSIBLE TO PEOPLE WITH DISABILITIES) FEATURE ON CLOSERS.
G. PROVIDE WALL STOPS OR FLOOR STOPS FOR DOORS WITHOUT CLOSERS.
H. PROVIDE HARDWARE FINISHES AS FOLLOWS:
1. HINGES: MATCHING FINISH OF LOCKSET/LATCHSET.
2. LOCKSETS, LATCHSETS, AS INDICATED.EXIT DEVICES: MATCHING FINISH OF LOCKSET/LATCHSET
3. CLOSERS: MATCHING FINISH OF LOCKSET/LATCHSET.
4. OTHER HARDWARE: MATCHING FINISH OF LOCKSET/LATCHSET.

1.3 INSTALLATION
A. MOUNT HARDWARE IN LOCATIONS RECOMMENDED BY THE DOOR AND HARDWARE INSTITUTE UNLESS OTHERWISE INDICATED.

SECTION 08 80 00 - GLAZING

1.0 ACTION SUBMITTALS
A. SUBMITTALS SAMPLES FOR EACH TYPE OF PATTERNED OR TINTED GLASS INDICATED.

1.1 GENERAL
A. FIRE-RESISTANCE-RATED ASSEMBLIES: PROVIDE PRODUCTS THAT COMPLY WITH NFPA 80 AND ARE LISTED AND LABELED BY A TESTING AND INSPECTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION FOR APPLICATIONS INDICATED.
B. SAFETY GLASS: CATEGORY II MATERIALS COMPLYING WITH TESTING REQUIREMENTS IN 16 CFR 1201.
C. GLAZING PUBLICATIONS: COMPLY WITH PUBLISHED RECOMMENDATIONS OF GLASS PRODUCT MANUFACTURERS AND ORGANIZATIONS BELOW, UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED.
1. GANA PUBLICATIONS: GANA'S "LAMINATED GLAZING REFERENCE MANUAL" AND GANA'S "GLAZING MANUAL."
D. SAFETY GLAZING LABELING: WHERE SAFETY GLAZING LABELING IS INDICATED, PERMANENTLY MARK GLAZING WITH CERTIFICATION LABEL OF THE SGCC OR ANOTHER CERTIFICATION AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. LABEL SHALL INDICATE MANUFACTURER'S NAME, TYPE OF GLASS, THICKNESS, AND SAFETY GLAZING STANDARD WITH WHICH GLASS COMPLIES.
E. FIRE-PROTECTION-RATED GLAZING LABELING: PERMANENTLY MARK FIRE-PROTECTION-RATED GLAZING WITH CERTIFICATION LABEL OF A TESTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. LABEL SHALL INDICATE MANUFACTURER'S NAME, TEST STANDARD, WHETHER GLAZING IS FOR USE IN FIRE DOORS OR OTHER OPENINGS, WHETHER OR NOT GLAZING PASSES HOSE-STREAM TEST, WHETHER OR NOT GLAZING HAS A TEMPERATURE RISE RATING OF 450 DEG F (250 DEG C), AND THE FIRE-RESISTANCE RATING IN MINUTES.

1.2 PRODUCTS
A. FLOAT GLASS: ASTM C 1036, TYPE I, QUALITY-Q3.
B. HEAT-TREATED FLOAT GLASS: ASTM C 1048; TYPE I; QUALITY-Q3.
C. PATTERNED GLASS: ASTM C 1036, TYPE II, CLASS 1 (CLEAR), FORM 3; QUALITY-Q6.
D. TEMPERED PATTERNED GLASS: ASTM C 1048, KIND FT (FULLY TEMPERED), TYPE II, CLASS 1 (CLEAR), FORM 3; QUALITY-Q6.
E. LAMINATED GLASS: ASTM C 1172, AND COMPLYING WITH TESTING REQUIREMENTS IN 16 CFR 1201 FOR CATEGORY II MATERIALS.

1.3 GLAZING SEALANTS
A. GLAZING SEALANT: NEUTRAL-CURING SILICONE GLAZING SEALANT COMPLYING WITH ASTM C 920, TYPE S, GRADE NS, CLASS 25, USE NT.
B. GLAZING SEALANTS FOR FIRE-RATED GLAZING PRODUCTS: PRODUCTS THAT ARE APPROVED BY TESTING AGENCIES THAT LISTED AND LABELED FIRE-RESISTANT GLAZING PRODUCTS WITH WHICH THEY ARE USED FOR APPLICATIONS AND FIRE-PROTECTION RATINGS INDICATED.

1.4 INSTALLATION
A. COMPLY WITH COMBINED RECOMMENDATIONS OF MANUFACTURERS OF GLASS, SEALANTS, GASKETS, AND OTHER GLAZING MATERIALS, UNLESS MORE STRINGENT REQUIREMENTS ARE CONTAINED IN GANA'S "GLAZING MANUAL."
B. SET GLASS LITES IN EACH SERIES WITH UNIFORM PATTERN, DRAW, BOW, AND SIMILAR CHARACTERISTICS.
C. REMOVE NONPERMANENT LABELS, AND CLEAN SURFACES IMMEDIATELY AFTER INSTALLATION.

SECTION 09 05 61 - COMMON WORK REQUIREMENTS FOR FLOORING PREPARATION

1.0 PRE-INSTALLATION CONFERENCE
A. PREINSTALLATION CONFERENCE: CONDUCT CONFERENCE AT PROJECT SITE].
B. REVIEW METHODS AND PROCEDURES RELATED TO FLOORING INSTALLATION INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
1. INSPECT AND DISCUSS CONDITION OF SUBSTRATE AND OTHER PREPARATORY WORK PERFORMED BY OTHER TRADES.
2. REVIEW SPECIAL DESIGNS AND PATTERNS.

1.1 PREPARATION
A. PREPARE SUBSTRATES ACCORDING TO FLOORING MANUFACTURER'S WRITTEN INSTRUCTIONS TO ENSURE ADHESION OF RESILIENT SHEET FLOORING.
B. CONCRETE SUBSTRATES: PREPARE ACCORDING TO ASTM F 710.
1. VERIFY THAT SUBSTRATES ARE DRY AND FREE OF CURING COMPOUNDS, SEALERS, AND HARDENERS.
2. REMOVE SUBSTRATE COATINGS AND OTHER SUBSTANCES THAT ARE INCOMPATIBLE WITH ADHESIVES AND THAT CONTAIN SOAP, WAX, OIL, OR SILICONE, USING MECHANICAL METHODS RECOMMENDED BY FLOORING MANUFACTURER. .
3. ALKALINITY AND ADHESION TESTING: PERFORM TESTS RECOMMENDED BY RESILIENT SHEET FLOORING MANUFACTURER. PROCEED WITH INSTALLATION ONLY AFTER SUBSTRATE ALKALINITY FALLS WITHIN RANGE ON PH SCALE RECOMMENDED BY MANUFACTURER IN WRITING, BUT NOT LESS THAN 5 OR MORE THAN [9] [10] > PH.
3. MOISTURE TESTING: PROCEED WITH INSTALLATION ONLY AFTER SUBSTRATES PASS TESTING ACCORDING TO RESILIENT SHEET FLOORING MANUFACTURER'S WRITTEN RECOMMENDATIONS, BUT NOT LESS STRINGENT THAN THE FOLLOWING:
1). PERFORM ANHYDROUS CALCIUM CHLORIDE TEST ACCORDING TO ASTM F 1869. PROCEED WITH INSTALLATION ONLY AFTER SUBSTRATES HAVE MAXIMUM MOISTURE-VAPOR-EMISSION RATE OF [3 LB OF WATER/1000 SQ. FT. (1.36 KG OF WATER/92.9 SQ. M)] IN 24 HOURS.
5. PERFORM RELATIVE HUMIDITY TEST USING IN SITU PROBES ACCORDING TO ASTM F 2170. PROCEED WITH INSTALLATION ONLY AFTER SUBSTRATES HAVE A MAXIMUM [75] <INSERT NUMBER> PERCENT RELATIVE HUMIDITY LEVEL.
C. FILL CRACKS, HOLES, AND DEPRESSIONS IN SUBSTRATES WITH TROWELABLE LEVELING AND PATCHING COMPOUND; REMOVE BUMPS AND RIDGES TO PRODUCE A UNIFORM AND SMOOTH SUBSTRATE.

SECTION 09 29 16 - GYPSUM BOARD ASSEMBLIES

1.1 GENERAL
A. FIRE-RESISTANCE-RATED ASSEMBLIES: PROVIDE MATERIALS AND CONSTRUCTION IDENTICAL TO THOSE TESTED IN ASSEMBLIES PER ASTM E 119 BY AN INDEPENDENT TESTING AND INSPECTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
B. STC-RATED ASSEMBLIES: PROVIDE MATERIALS AND CONSTRUCTION IDENTICAL TO THOSE TESTED IN ASSEMBLIES PER ASTM E 90 AND CLASSIFIED PER ASTM E 413 BY A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY.

1.2 PANEL PRODUCTS
A. PROVIDE IN MAXIMUM LENGTHS AVAILABLE TO MINIMIZE END-TO-END BUTT JOINTS.
B. INTERIOR GYPSUM BOARD: ASTM C 36/C 36M OR ASTM C 1396/C 1396M, IN THICKNESS INDICATED, WITH MANUFACTURER'S STANDARD EDGES. TYPE AS REQUIRED FOR SPECIFIC FIRE-RESISTANCE-RATED ASSEMBLIES SAG-RESISTANT TYPE FOR CEILING SURFACES.
C. TILE BACKER BOARD - ONE OF THE FOLLOWING, AS SCHEDULED IN SECTIION 09 30 00 - TILING:
1. CEMENTITIOUS BACKER UNITS: ANSI A118.9, 5/8 IN. THICK AT WALLS, 1/4 IN. AT FLOORS..
2. ACRYLIC COATED GLASS-MAT, WATER-RESISTANT BACKER BOARD: ASTM C 1178/C 1178M, WITH MANUFACTURER'S STANDARD EDGES, AND HAVING AN ASTM D 3273 MOLD RESISTANCE SCORE OF 10 AS RATED ACCORDING TO ASTM D 3274.

1.3 ACCESSORIES
A. TRIM ACCESSORIES: ASTM C 1047, FORMED FROM GALVANIZED OR ALUMINUM-COATED STEEL SHEET, ROLLED ZINC, PLASTIC, OR PAPER-FACED GALVANIZED-STEEL SHEET. FOR EXTERIOR TRIM, USE ACCESSORIES FORMED FROM HOT-DIP GALVANIZED-STEEL SHEET, PLASTIC, OR ROLLED ZINC.
1. PROVIDE CORNERBEAD AT OUTSIDE CORNERS UNLESS OTHERWISE INDICATED.
2. PROVIDE LC-BEAD (J-BEAD) AT EXPOSED PANEL EDGES.
3. PROVIDE CONTROL JOINTS WHERE INDICATED.
B. JOINT-TREATMENT MATERIALS: ASTM C 475/C 475M.
1. JOINT TAPE: PAPER UNLESS OTHERWISE RECOMMENDED BY PANEL MANUFACTURER.
2. JOINT COMPOUNDS: SETTING-TYPE TAPING COMPOUND AND DRYING-TYPE, READY-MIXED, COMPOUNDS FOR TOPPING.
3. SKIM COAT: FOR FINAL COAT OF LEVEL 5 FINISH, USE HIGH-BUILD INTERIOR COATING PRODUCT DESIGNED FOR APPLICATION BY AIRLESS SPRAYER AND TO BE USED INSTEAD OF SKIM COAT TO PRODUCE LEVEL 5 FINISH.
C. ACOUSTICAL SEALANT FOR EXPOSED AND CONCEALED JOINTS: NONSAG, PAINTABLE, NONSTAINING LATEX SEALANT COMPLYING WITH ASTM C 834.
D. SOUND-ATTENUATION BLANKETS: ASTM C 665, TYPE I (UNFACED). SLAG-WOOL-FIBER/ROCK-WOOL-FIBER, UNFACED; NOMINAL DENSITY OF 2.5 LB/CU. FT. (64 KG/CU. M), WITH FLAME-SPREAD INDEX OF 25 OR LESS.

1.4 INSTALLATION
A. INSTALL GYPSUM BOARD TO COMPLY WITH ASTM C 840.
1. ISOLATE GYPSUM BOARD ASSEMBLIES FROM ABUTTING STRUCTURAL AND MASONRY WORK. PROVIDE EDGE TRIM AND ACOUSTICAL SEALANT.
2. SINGLE-LAYER FASTENING METHODS: FASTEN GYPSUM PANELS TO SUPPORTS WITH SCREWS.
3. MULTILAYER FASTENING METHODS: FASTEN BASE LAYERS AND FACE LAYER SEPARATELY TO SUPPORTS WITH SCREWS.
B. INSTALL CEMENTITIOUS BACKER UNITS TO COMPLY WITH ANSI A108.11.
C. FIRE-RESISTANCE-RATED ASSEMBLIES: COMPLY WITH REQUIREMENTS OF LISTED ASSEMBLIES.
D. FINISHING GYPSUM BOARD: ASTM C 840.
1. AT CONCEALED AREAS, UNLESS A HIGHER LEVEL OF FINISH IS REQUIRED FOR FIRE-RESISTANCE-RATED ASSEMBLIES, PROVIDE LEVEL 1 FINISH: EMBED TAPE AT JOINTS.
2. AT SUBSTRATES FOR TILE, PROVIDE LEVEL 2 FINISH: EMBED TAPE AND APPLY SEPARATE FIRST COAT OF JOINT COMPOUND TO TAPE, FASTENERS, AND TRIM FLANGES.
3. UNLESS OTHERWISE INDICATED, PROVIDE LEVEL 4 FINISH: EMBED TAPE AND APPLY SEPARATE FIRST, FILL, AND FINISH COATS OF JOINT COMPOUND TO TAPE, FASTENERS, AND TRIM FLANGES.
4. WHERE INDICATED, PROVIDE LEVEL 5 FINISH: EMBED TAPE AND APPLY SEPARATE FIRST, FILL, AND FINISH COATS OF JOINT COMPOUND TO TAPE, FASTENERS, AND TRIM FLANGES. APPLY SKIM COAT TO ENTIRE SURFACE.

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COMMONWEALTH OF VIRGINIA
26 FEB 2026
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CRATER RD APARTMENTS
2719 CRATER RD
PETERSBURG, VA 23805

MARK	DATE	DESCRIPTION
	02/26/2026	PERMIT SET

PROJECT NO: 25072.00
MODEL FILE: 25072.00 2719 Crater Rd. Multifam
PRINT DATE: 6/1/2026
PROJECT MANAGER: KHW
PRINCIPAL IN CHARGE: ERQ

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SHEET TITLE
PROJECT SPECIFICATIONS (2 OF 3)

A-004

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SECTION 09 30 00 TILING

1.0 ACTION SUBMITTALS:
A. MANUFACTURER'S PRODUCT DATA AND INSTALLATION INSTRUCTIONS FOR SETTING MATERIALS, MEMBRANES AND ACCESSORIES.
B. SAMPLES: 24" X 24" WITH SELECTED GROUT FOR EACH TYPA AND COLOR
C. WARRANTIES
D. FOR EACH INSTALLATION METHOD, SUBMIT A COPY OF THE APPLICABLE TCNA METHOD MARKED UP LINE BY LINE INDICATING WHICH MATERIALS AND OPTIONS ARE BEING USED. ANNOTATE WITH ADDITIONAL MATERIALS REQUIRED BYL SPECIFICATION OR FIELD CONDITIONS.

1.1 INFORMATION SUBMOTTALS
A. QUALIFICATIONS DATE FOR INSTALLER

1.2 MAINTNANCE MATERIALS SUBMITTALS
A. FURNISH EXTRA MATERIALS THAT MATCH AND ARE FROM SAME PRODUCTION RUNS AS PRODUCTS INSTALLED AND THAT ARE PACKAGED WITH PROTECTIVE COVERING FOR STORAGE AND IDENTIFIED WITH LABELS DESCRIBING CONTENTS.
1. TILE AND TRIM UNITS: FURNISH QUANTITY OF FULL-SIZE UNITS EQUAL TO 3 PERCENT OF AMOUNT INSTALLED FOR EACH TYPE, COMPOSITION, COLOR, PATTERN, AND SIZE INDICATED.

QUALITY ASSURANCE
A. INSTALLER IS A FIVE-STAR MEMBER OF THE NATIONAL TILE CONTRACTORS ASSOCIATION.
B. INSTALLER'S SUPERVISOR FOR PROJECT HOLDS THE INTERNATIONAL MASONRY INSTITUTE'S FOREMAN CERTIFICATION.
C. INSTALLER EMPLOYS CERAMIC TILE EDUCATION FOUNDATION CERTIFIED INSTALLERS.

1.2 PERFORMANCE STANDARDS
A. TILE STANDARDS: COMPLY WITH ANSI A137.1 STANDARD SPECIFICATION FOR CERAMIC TILE AND ANSI 108 SERIES OF TILE INSTALLATION STANDARDS INCLUDED UNDER "AMERICAN NATIONAL STANDARD SPECIFICATIONS FOR THE INSTALLATION OF CERAMIC TILE "
B. INSTALLATION GUIDELINES: TCNA "HANDBOOK FOR CERAMIC TILE INSTALLATION"; COMPLY WITH TCNA INSTALLATION METHODS INDICATED.

1.2 PRODUCTS
A. TILE PRODUCT SELECTIONS AND TRIM ACCESSORIES ARE SCHEDULED ON THE DRAWINGS.
B. TRIM SHAPES: SAME MATERIAL, SIZE, COLOR, AND TEXTURE AS FIELD TILE UNLESS SHOWN OTHERWISE.
C. TILE BACKER BOARD: AS SPECIFIED IN GYPSUM BOARD ASSEMBLIES
D. THRESHOLDS: AS SCHEDULED ON THE DRAWINGS
E. SETTING MATERIALS: PROVIDE SETTING MATERIALS AS FOLLOWS:
1. THIN-SET PCLYMER MODIFIED MORTAR: MATERIALS COMPLYING WITH ANSI A 118.4, NON-SAG WITH INTEGRAL ANTIMICROBIAL ADDITIVE
2. THIN-SET MORTAR FOR GLASS TILE: DRY SET COMPLYING WITH ANSI A118.1 WITH ACRYLIC ADDITIVE.
F. GROUTING MATERIALS:
1. WATER CLEANABLE CHEMICAL-RESISTANT EPOXY GROUT: ANSI A118.3 .
G. ELASTOMERIC SEALANTS
1. WALL JOINTS: ONE-PART MILDEW-RESISTANT SILICONE SEALANTS: ASTM C 920, TYPE S, GRADE NS, CLASS 25.
2. FLOOR JOINTS: MULTIPART URETHANE SEALANTS: ASTM C 920, TYPE M, GRADE P, CLASS 25.
H. UNCOUPLING MEMBRANE: COMPLYING WITH ANSI A118.12AND ASTM C627 EXTRA HEAVY RATING. SCHLUTER DITRA
I. WATERPROOFING MEMBRANE: CHLORINATED POLYETHYLENE OR PVC SHEET FACED BOTH SIDES WITH NONWOVEN POLESTER FABRIC WITH A MINIMUM THICKNESS OF 0.04 INCHES.). PROVIDE A COMPLETE WATERPROOFING SYSTEM BY A SINGLE MANUFACTURER THAT COMPLIES WITH MANUFACTURER'S LIFETIME WARRANTY REQUIREMENTS, INCLUDING COMPATIBLE MORTAR AND GROUT MATERIALS.
J. CRACK ISOLATION MEMBRANE: FABRIC-REINFORCED, FLUID-APPLIED SYSTEM CONSISTING OF LIQUID-LATEX RUBBER OR ELASTOMERIC POLYMER AND FABRIC REINFORCEMENT.

1.3 INSTALLATION
A. COMPLY WITH ANSI A108.1 AND 108.4 THROUGH A108.10, AS APPLICABLE FOR TYPE OF TILE, SETTING MATERIALS, GROUT, AND METHODS OF INSTALLATION INDICATED. COMPLY WITH MANUFACTURER'S INSTRUCTIONS FOR APPLICATION OF PROPRIETARY MATERIALS.

1.4. TILE INSTALLATION SHEDULE:
A. CONCRETE FLOORS, DRY AREAS: TCNA F115, F115A- WITH DECOUPLING OR CRACK ISOLATION (FULL COVERAGE) MEMBRANE . PROVIDE CRACK ISOLATION MEMBRANE TYPICAL; USE DECOUPLING MEMBRANE WHERE TILE DIMENSION EQUALS OR EXCEEDS 15 INCHES IN ANY DIMENSION.
B. CONCRETE FLOORS WITH DRAINS: TCNA F-115, F115A, THINSET MORTAR OVER WATERPROOF MEMBRANE. USE WATERPROOFED DECOUPLING MEMBRANE WHERE TILE DIMENSION EQUALS OR EXCEEDS 15 INCHES IN ANY DIMENSION.
C. RECESSED CONCRETE FLOORS, DRY AREAS: TCNA F114 REINFORCED MORTAR BED WITH CLEAVAGE MEMBRANE . USE DECOUPLING MEMBRANE WHERE TILE DIMENSION EQUALS OR EXCEEDS 15 INCHES IN ANY DIMENSION.
D. RECESSED CONCRETE FLOORS, WITH DRAINS: TCNA F 131 REINFORCED MORTAR BED WITH BONDED WATERPROOFING MEMBRANE BELOW MORTAR BED AND FULL COVERAGE CRACK CONTROL MEMBRANE BELOW TILE.. USE DECOUPLING MEMBRANE WHERE TILE DIMENSION EQUALS OR EXCEEDS 15 INCHES IN ANY DIMENSION.
E. DRYWALL PARTITIONS: TCNA W-248; THINSET MORTAR ON GLASS MAT WATER RESISTANT GYPSUM BOARD.
F. SHOWER AND TUB SURROUND WALLS AT PREFABRICATED SHOWER PAN: TCNA B412/W244C OR B419/W245 (THINSET MORTAR ON WATERPROOFING MEMBRANE OVER APPLICABLE BACER BOARD.
G. TILED SHOWER WALL WITH TILED SHOWER PAN INSTALLATION: TCNA B421 OR B422 WITH W244C(CEMENT BOARD) OR B421 OR B422 WITH W245 (COATED GLASS-MAT GYPSUM BOARD) . THINSET MORTAR ON WATERPROOFING MEMBRANE AND SLOPED MORTAR BED.

PROVIDED OR APPROVED BY FLOORING MANUFACTURER FOR APPLICATIONS INDICATED.
B. ADHESIVES: WATER-RESISTANT TYPE RECOMMENDED BY MANUFACTURER TO SUIT PRODUCTS AND SUBSTRATE CONDITIONS.

1.5 INSTALLATION
A. PREPARE CONCRETE SUBSTRATES ACCORDING TO ASTM F 710. VERIFY THAT SUBSTRATES ARE DRY AND FREE OF CURING COMPOUNDS, SEALERS, AND HARDENERS.
B. ADHESIVELY INSTALL RESILIENT WALL BASE AND ACCESSORIES.
C. INSTALL WALL BASE IN MAXIMUM LENGTHS POSSIBLE. APPLY TO WALLS, COLUMNS, PILASTERS, CASEWORK, AND OTHER PERMANENT FIXTURES IN ROOMS OR AREAS WHERE BASE IS REQUIRED.
D. INSTALL REDUCER STRIPS AT EDGES OF FLOOR COVERINGS THAT WOULD OTHERWISE BE EXPOSED.

SECTION 09 91 00 - PAINTING

1.0 ACTION SUBMITTALS
A. PRODUCT DATA INCLUDE PRINTOUT OF MPI'S "MPI APPROVED PRODUCTS LIST" WITH PRODUCT HIGHLIGHTED.
B. SAMPLES.

1.1 GENERAL
A. EXTRA MATERIALS: DELIVER TO OWNER 1 GAL. (3.8 L) OF EACH COLOR AND TYPE OF FINISH COAT PAINT USED ON PROJECT, IN CONTAINERS, PROPERLY LABELED AND SEALED.

1.2 PAINT
A. MPI STANDARDS: PROVIDE MATERIALS THAT COMPLY WITH MPI STANDARDS INDICATED AND LISTED IN ITS "MPI APPROVED PRODUCTS LIST."
B. MATERIAL COMPATIBILITY: PROVIDE MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER AND WITH SUBSTRATES.
1. FOR EACH COAT IN A PAINT SYSTEM, PROVIDE PRODUCTS RECOMMENDED IN WRITING BY MANUFACTURERS OF TOPCOAT FOR USE IN PAINT SYSTEM AND ON SUBSTRATE INDICATED.
C. USE PAINTS AND COATINGS THAT COMPLY WITH THE FOLLOWING LIMITS FOR VOC CONTENT:
1. WALL LATEX PAINTS: 11 G/L
2. FLAT PAINTS AND COATINGS: 50 G/L.
3. NONFLAT PAINTS, COATINGS: 150 G/L.
4. PRIMERS, SEALERS, AND UNDERCOATERS: 200 G/L.
D. COLORS: AS SCHEDULED.
E. BLOCK FILLER: LATEX, INTERIOR/EXTERIOR: MPI #4.
F. PRIMERS:
1. PRIMER, QUICK DRY, FOR ALUMINUM, MPI #95.
2. PRIMER, LATEX, FOR INTERIOR WOOD, MPI #39.
3. PRIMER SEALER FOR GYPSUM BOARD INSTITUTIONAL LOW ODOR/VOC, MPI #149.
4. PRIMER, RUST-INHIBITIVE, WATER BASED, FOR STEEL MPI #107.
G. TOPCOATS:
1. GYPSUM BOARD WALLS: LATEX, INTERIOR, INSTITUTIONAL LOW ODOR/VOC: MPI #143, MPI #144, MPI #145 OR, MPI #147 AS APPLICABLE TO GLOSS LEVEL INDICATED ON FINISH SCHEDULE.
2. STEEL, LATEX, HIGH PERFORMANCE ARCHITECTURAL, MPI #141

1.3 PREPARATION
A. COMPLY WITH RECOMMENDATIONS IN MPI'S "MPI ARCHITECTURAL PAINTING SPECIFICATION MANUAL" APPLICABLE TO SUBSTRATES INDICATED.
B. REMOVE HARDWARE, LIGHTING FIXTURES, AND SIMILAR ITEMS THAT ARE NOT TO BE PAINTED. MASK ITEMS THAT CANNOT BE REMOVED. REINSTALL ITEMS IN EACH AREA AFTER PAINTING IS COMPLETE.
C. CLEAN AND PREPARE SURFACES IN AN AREA BEFORE BEGINNING PAINTING IN THAT AREA. SCHEDULE PAINTING SO CLEANING OPERATIONS WILL NOT DAMAGE NEWLY PAINTED SURFACES.

1.4 APPLICATION
A. COMPLY WITH RECOMMENDATIONS IN MPI'S "MPI ARCHITECTURAL PAINTING SPECIFICATION MANUAL" APPLICABLE TO SUBSTRATES INDICATED.
B. PAINT EXPOSED SURFACES, NEW AND EXISTING, UNLESS OTHERWISE INDICATED.
1. PAINT SURFACES BEHIND MOVABLE EQUIPMENT AND FURNITURE SAME AS SIMILAR EXPOSED SURFACES.
2. PAINT SURFACES BEHIND PERMANENTLY FIXED EQUIPMENT OR FURNITURE WITH PRIME COAT ONLY.
3. PAINT THE BACK SIDE OF ACCESS PANELS.
4. COLOR-CODE MECHANICAL PIPING IN ACCESSIBLE CEILING SPACES.
5. DO NOT PAINT PREFINISHED ITEMS, ITEMS WITH AN INTEGRAL FINISH, OPERATING PARTS, AND LABELS UNLESS OTHERWISE INDICATED.
C. APPLY PAINTS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
1. USE BRUSHES ONLY FOR EXTERIOR PAINTING AND WHERE THE USE OF OTHER APPLICATORS IS NOT PRACTICAL.
2. USE ROLLERS FOR FINISH COAT ON INTERIOR WALLS AND CEILINGS.
3. SPRAY FINISH HOLLOW METAL DOORS AND FRAMES
D. APPLY PAINTS TO PRODUCE SURFACE FILMS WITHOUT CLOUDINESS, SPOTTING, HOLIDAYS, LAPS, BRUSH MARKS, ROLLER TRACKING, RUNS, SAGS, ROPINESS, OR OTHER SURFACE IMPERFECTIONS. CUT IN SHARP LINES AND COLOR BREAKS.
1. IF UNDERCOATS OR OTHER CONDITIONS SHOW THROUGH TOPCOAT, APPLY ADDITIONAL COATS UNTIL CURED FILM HAS A UNIFORM PAINT FINISH, COLOR, AND APPEARANCE.
E. APPLY STAINS AND TRANSPARENT FINISHES TO PRODUCE SURFACE FILMS WITHOUT COLOR IRREGULARITY, CLOUDINESS, HOLIDAYS, LAP MARKS, BRUSH MARKS, RUNS, ROPINESS, OR OTHER IMPERFECTIONS. USE MULTIPLE COATS TO PRODUCE A SMOOTH SURFACE FILM OF EVEN LUSTER.

1.5 INTERIOR PAINT APPLICATION SCHEDULE
A. CONCRETE MASONRY UNITS:
1. LATEX: TWO COATS OVER LATEX BLOCK FILLER.
B. STEEL:
1. LATEX: TWO COATS OVER PRIMER.
C. ALUMINUM:
1. LATEX: TWO COATS OVER QUICK-DRYING PRIMER FOR ALUMINUM.
D. DRESSED LUMBER, INCLUDING ARCHITECTURAL WOODWORK DOORS.
1. LATEX: TWO COATS OVER PRIMER.
E. GYPSUM BOARD:
1. LATEX: TWO COATS OVER PRIMER/SEALER.

SECTION 10 28 13 - TOILET ACCESSORIES

1.0 ACTION SUBMITTALS:
A. MANUFACTURER'S PRODUCT DATA FOR EACH TOILET ACCESSORY INDICATED ON THE DRAWINGS.

1.1 MATERIALS
A. STAINLESS STEEL: ASTM A 666, TYPE 302/304, WITH POLISHED NO. 4 FINISH, 0.034-INCH (22-GAGE) MINIMUM THICKNESS, UNLESS OTHERWISE INDICATED.

1.2 INSTALLATION
A. INSTALL TOILET ACCESSORY UNITS ACCORDING TO MANUFACTURERS' PRINTED INSTALLATION INSTRUCTIONS, USING FASTENERS APPROPRIATE TO SUBSTRATE AS RECOMMENDED BY MANUFACTURER. INSTALL UNITS PLUMB AND LEVEL, FIRMLY ANCHORED IN LOCATIONS AND AT HEIGHTS INDICATED.
B. SCHEDULE OF TOILET ACCESSORIES:
1. PROVIDE THESE OR COMPARABLE PRODUCTS FROM SPECIFIED MANUFACTURERS IF THEY MEET OR EXCEED THIS STANDARD OF QUALITY:

FTD	FACIAL TISSUE DISPENSER, RECESSED: B-355.
GB-HV	GRAB BARS, HORIZONTAL/VERTICAL SATIN FINISH: B-6206.
M	STAINLESS STEEL FRAMED MIRROR: B-2908.
MBH	MOP AND BROOM HOLDER/UTILITY SHELF: B-224 X 36.
PTD-R	PAPER TOWEL DISPENSER, RECESSED: B-362.
PTD-S	PAPER TOWEL DISPENSER, SURFACE MUNED: B-262.
PTDW-R	PAPER TOWEL DISPENSER/WASTE RECEPTACLE (12 GAL. CAPACITY), RECESSED: B-3900.
RH	ROBE HOOK: B-6727.
SCR	SHOWER CURTAIN ROD: B-6047.
SC	SHOWER CURTAIN, VINYL (42 IN. X 72 IN.): B-204-2 WITH B204-1 HOOKS
SD-C	SOAP DISPENSER, COUNTER MOUNTED FORM: B-82216.
SD-R	DISPENSER, HORIZONTAL RECESSED TANK TYPE: B-306.
SD-S	SOAP DISPENSER, SURFACE MOUNTED TANK TYPE: B-2212.
SDH	HOSPITAL/SURGICAL SOAP DISPENSER: B-93.
SND-P	SANITARY NAPKIN DISPOSA, TOILET PARTITION MONTED: B-354.
SND-R	SANITARY NAPKIN DISPOSAL, RECESSED: B-353.
SND-S	SANITARY NAPKIN DISPOSAL, SURFACE MOUNTED: B-254
SNV-R	SANITARY NAPKIN/TAMPON VENDOR, RECESSED: B-3500 X 2.50.
SNV-S	SANITARY/TAMPON VENDOR, SURFACE MOUNTED: B-2800 X 2.50.
SS	G SHOWER SEAT, FOLDING (L SHAPE): B-5181.
TTD-P	TOILET TISSUE DISPENSER, PARTITION MOUNTED: B-386.
TTD-SR	TOILET TISSUE DISPENSER, SEMI-RECESSED : B-4388.
TTD-S	TOILET TISSUE DISPENSER, SURFACE MOUNTED: B-288.
TTD-S1	TOILET TISSUE DISPENSER, SURFACE MOUNTED SINGLE ROLL: B-685.
TTD-S2	TOILET TISSUE DISPENSER, SURFACE MOUNTED DOUBLE ROLL: B-686.
TSC-S	TOILET SEAT COVER DISPENSER, SURFACE MOUNTED : B-221.
TSC-R	TOILET SEAT COVER DISPENSER, RECESSED: B-301.
TB-24	TOWEL BAR (24 IN. LONG): B-673.
TP	TOWEL PIN: B-6777.
WR-S	SURFACE MOUNTED WASTE RECEPTACLE: B-275.

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16 FEB 2026
ERIC ROBERT QUACKENBUSH
LICENSE NO. 0401.016136
ARCHITECT

CRATER RD APARTMENTS

2719 CRATER RD
PETERSBURG, VA 23805

MARK	DATE	DESCRIPTION
	02/26/2026	PERMIT SET

PROJECT NO: 25072.00
MODEL FILE: 25072.00 2719 Crater Rd. Multifam
PRINT DATE: 6/1/2026
PROJECT MANAGER: KHW
PRINCIPAL IN CHARGE: ERQ

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SHEET TITLE

PROJECT
SPECIFICATIONS (3 OF 3)

A-005

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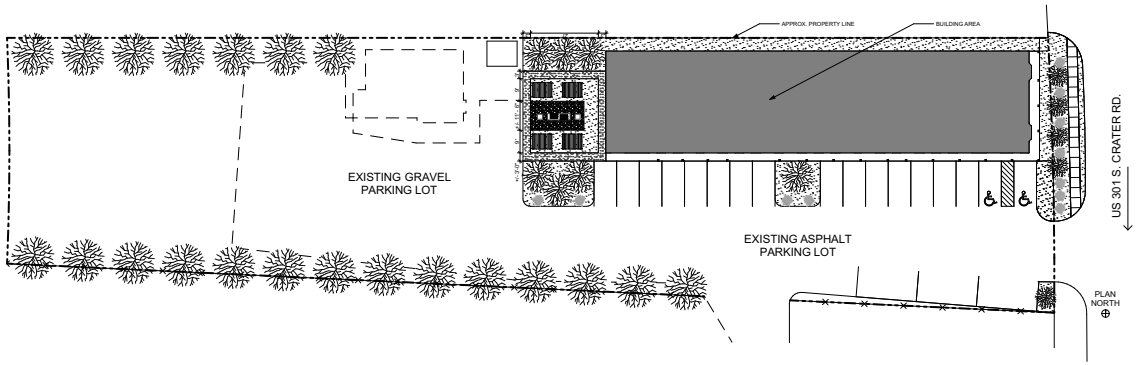
SITE PLAN GENERAL NOTES

1. THE PREFERRED TREES AND SHRUBS SHALL BE NATIVE OR DIRECT CULTIVARS OF NATIVE PLANS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY LANDSCAPING, OR OBSTRUCTIONS; CONSTRUCTING TEMPORARY ACCESS ROADS AND PROTECTING ALL UNDERGROUND AND OVERHEAD UTILITIES.
3. ANY DAMAGE TO EXISTING ASPHALT, CONCRETE WALKS, LANDSCAPING, UTILITY LINES OR BUILDINGS THAT OCCUR AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED TO MATCH CONDITIONS PRIOR TO CONSTRUCTIONS AT NO EXTRA COST TO THE CLIENT.
4. REFERENCE SPECIFICATIONS FOR ALL GENERAL CONDITIONS REQUIREMENTS.
5. **MINIMUM SITE TREE CANOPY COVERAGE OF 4,356SF; APPROX NEW TREE COVERAGE: 6,400SF**

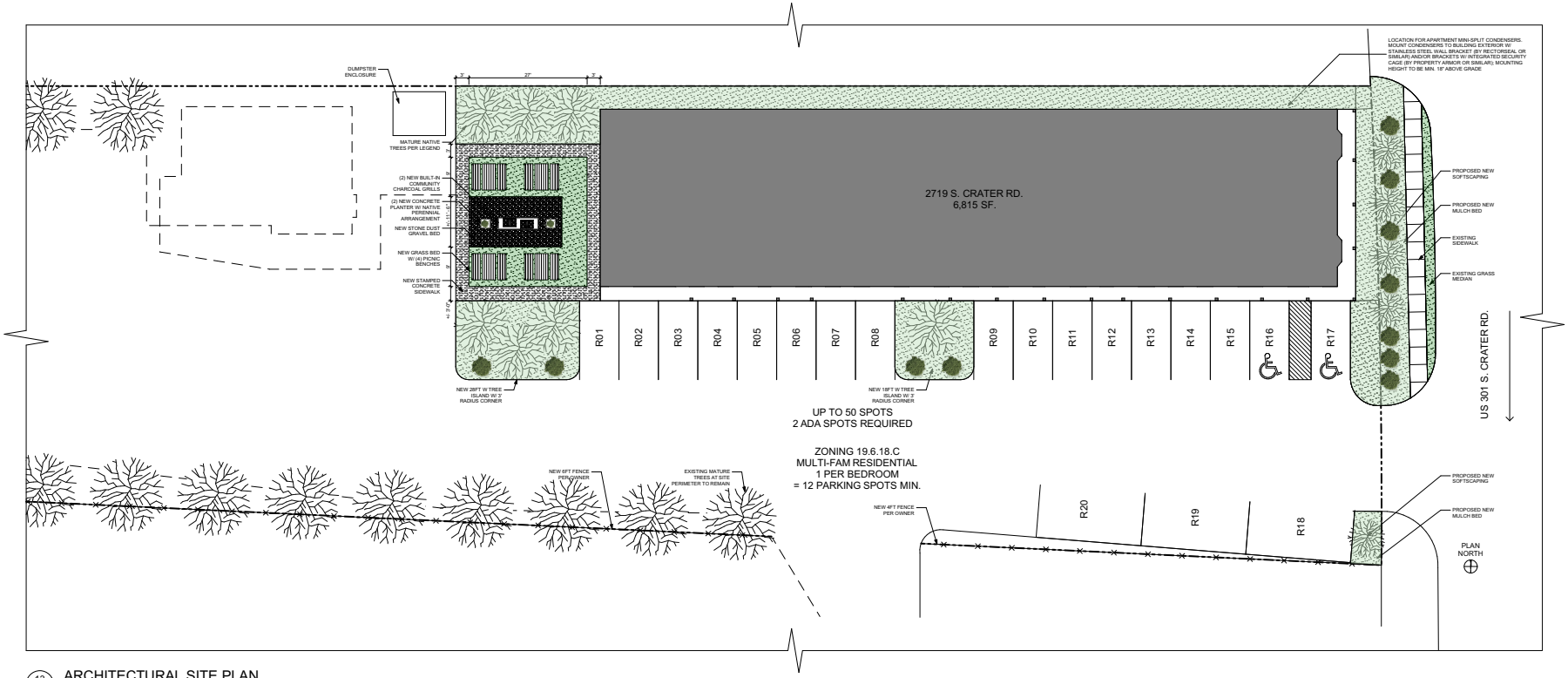
SITE SYMBOL LEGEND

MATURE 8' CONIFER TREE

MATURE 3' NATIVE SHRUB/BUSH (JUNIPER/DWARF CYPRESS)



15 A-101 SITE KEY PLAN
SCALE: 1" = 20'



13 A-101 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'

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SEAL

COMMONWEALTH OF VIRGINIA
16 FEB 2026
ERIC ROBERT QUACKENBUSH
LICENSE NO. 0136
ARCHITECT

CRATER RD APARTMENTS

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PETERSBURG, VA 23805

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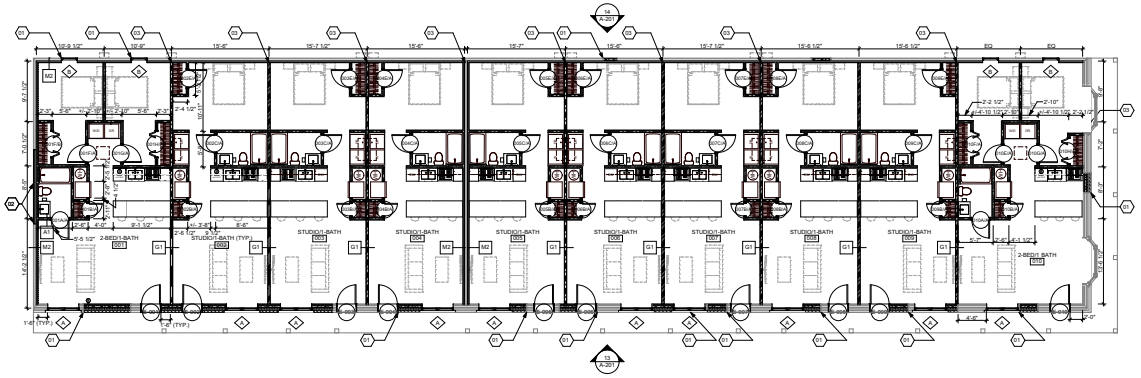
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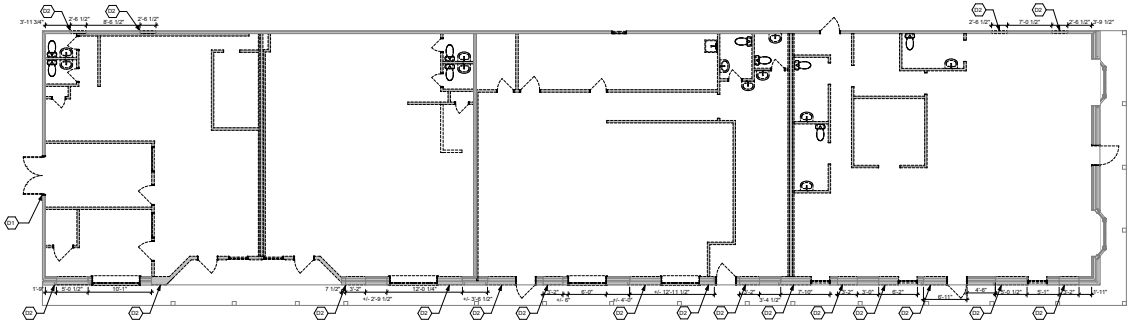
ARCHITECTURAL SITE PLAN

A-101

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15 A-102 NEW WORK FLOOR PLAN
SCALE: 1/8" = 1'-0"



13 A-102 DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

FIXTURE SCHEDULE

REFER TO ENLARGED PLAN FOR TYP. FIXTURE LOCATIONS

A- 30" W RANGEBY GENERAL ELECTRIC; BASIS OF DESIGN GRF400SVSS STAINLESS STEEL FREE-STANDING ELECTRIC RANGE. CONTRACTOR PROVIDED; CONTRACTOR INSTALLED.

B- 31" W DOUBLE BOWL STAINLESS STEEL TOP-MOUNT SINK BY GLACIER BAY (VUR3118ADAC TIGHT RADIUS) IN 32" TALL BASE CABINET (WAYPOINT 410F) WITH FAUCET BY KOHLER, CALRUS PULL-DOWN FAUCET R30935-2MB W/ SINGLE LEVER HANDLE -BRUSHED BRASS), INCLUDE MATCHING BASKET STRAINERS. CONTRACTOR PROVIDED; CONTRACTOR INSTALLED.

C- 24" W DISHWASHER BY GENERAL ELECTRIC TOP CONTROL STAINLESS STEEL GDT565PYRFS. CONTRACTOR PROVIDED; CONTRACTOR INSTALLED.

D- FRENCH-DOOR REFRIGERATOR BY GENERAL ELECTRIC, STAINLESS STEEL 10074284840 W/ BOTTOM DRAWER ICE MAKER. CONTRACTOR PROVIDED; CONTRACTOR INSTALLED.

E- CUSTOM BUILT-IN TILE SHOWER W/ 60X32 ALCOVE-STYLE SOAKING TUB BY KOHLER; R25506-RA-O (WHITE) W/ FAUCET BY GLACIER BAY 'DORND' SHOWER KIT HDST30-G54400 IN MATTE GOLD; INCLUDE MATCHING MATTE GOLD POP-UP DRAIN. SEE A-201 FOR DETAILS.

F- FLOOR MOUNTED, ELONGATED BOWL, COMFORT-HEIGHT WATER CLOSET BY AMERICAN STANDARD 'RUMSON' 10088363028. COLOR IS TO BE WHITE. PROVIDE MANUF.'S SEAT COVER

G- UNDER COUNTER MOUNTED LAVATORYBY KOHLER 'CAXTON' K-2000 20" RECTANGULAR AND FAUCET (BY GLACIER BAY 'DORND' 8 IN WIDESPREAD FAUCET HDTR5539-G54409 IN BRUSHED GOLD). INCLUDE MATCHING BRUSHED GOLD POP-UP DRAIN. BASE CABINET BY WAYPOINT: 410F. CONTRACTOR PROVIDED; CONTRACTOR INSTALLED.

H- OVER-RANGE BUILT-IN MICROWAVE BY GENERAL ELECTRIC JVM3160RFSS STAINLESS STEEL. CONTRACTOR PROVIDED; CONTRACTOR INSTALLED.

J- SIDE-BY WASHER/DRYER BY GENERAL ELECTRIC GFW148SSMWW/ GFD148ESSWW; SIZE APPROX 24"W X 36"D X 33"H

K- WALL-MOUNTED MINI-SPLIT SYSTEM PER DESIGN-BUILD ENGINEER; CONFIRM SPECIFICATIONS W/ OWNER & ARCHITECT VIA SUBMITTAL; CENTER ON WALL ABOVE W/D.

L- CEILING-MOUNTED CASSETTE-STYLE DUCTED MINI-SPLIT SYSTEM; CONFIRM SPECIFICATIONS W/ OWNER & ARCHITECT VIA SUBMITTAL; SEE RCP FOR LOCATIONS.

PLAN GENERAL NOTES

1. ALL PARTITIONS THAT MEET EXTERIOR WALLS ARE TO BE CENTERED ON WINDOW MULLIONS UNO.
2. ALL TOILET ROOMS, POSITIVE OR NEGATIVE PRESSURIZED ROOMS, AND MECHANICAL ROOMS SHALL HAVE FULL HEIGHT PARTITIONS TO U/D.
3. ALL FURNITURE AND OWNER SUPPLIED EQUIPMENT IS SHOWN FOR COORDINATION PURPOSES ONLY AND IS NOT IN THE CONTRACT U.N.O.
4. TYPICAL PARTITION SHALL BE TYPE A1 UNLESS OTHERWISE INDICATED.
5. ALL BATHROOM FIXTURES ARE TO BE ADA COMPLIANT, INSTALLED ACCORDING TO ADA MINIMUM STANDARDS, AND TO BE PROVIDED WITH ADA COMPLIANT ACCESSORIES AT APPROPRIATE MOUNTING HEIGHTS PER CODES CITED ON COVER SHEET.
6. GENERAL CONTRACTOR TO PROVIDE ALL BLOCKING FOR UPPER AND LOWER CABINETS, ACCESSORIES- WHICH INCLUDE BUT ARE NOT LIMITED TO- HAND/ GUARD RAIL, CRASH RAIL, GRAB BARS, AND TELEVISIONS.
7. MINIMUM SPACE REQUIREMENTS PROVIDED FOR ENCLOSED PLUMBING FIXTURE SUPPORTS. SEE DIMENSION PLAN.
8. SEE ROOM FINISH SCHEDULE FOR ALL ROOM ACCESSORIES.
9. TYPICAL INTERIOR PARTITIONS LOCATIONS TO BE THE SAME FOR STUDIO UNITS 02-09; DIMENSIONS TO REMAIN UNCHANGED FROM UNIT 02.
10. ALL CLOSETS TO INCLUDE ADJUSTABE WIRE SHELF & HANGING ROD ON WALL TRACK THE FULL-WIDTH OF CLOSETS (TYP.)

SEE SHEET A-103 FOR ENLARGED PLANS AND REFLECTED CEILING PLANS

PLAN SYMBOL LEGEND

- W1 — WALL TYPE. REFER TO PARTITION TYPES
- WH — WATER HEATER PER FIXTURE SCHEDULE

PLAN KEY NOTES

NOTE: THIS IS A COMBINED LIST OF KEY NOTES FOR ALL BUILDING LEVELS. NOT ALL KEY NOTES WILL APPEAR ON EACH LEVEL PLAN.

01. EXISTING OPENING TO BE PATCHED AND FINISHED WITH MASONRY BLOCK/ BRICK VENEER TO MATCH EXISTING. EXISTING BRICK/VENEER MAY BE SALVAGED AND BLENDED INTO NEW PATCHED OPENINGS.
02. INFILL EXISTING OPENING W/ NEW CMU BLOCK WALL; PAINT ALL CMU TO MATCH.
03. ALL APARTMENT DEMISING WALLS ARE REQUIRED TO EXTEND FROM FLOOR SLAB TO ROOF SHEATHING.

WALL SCHEDULE

EXISTING PARTITIONS:

NEW PARTITION TO CEILING:
TYPE 'A1' UNO; REFER TO SHEET A-501

NEW PLUMBING PARTITION TO 6" ABOVE CEILING:
TYPE 'M2' UNO; REFER TO SHEET A-501

RATED ASSEMBLIES:
SEE KEYNOTE 03 AND REFER TO A-501

1 HOUR FIRE PARTITION (G1, G2)

NOTE: ALL RATED PARTITION ASSEMBLIES SHALL BE LABELED ABOVE CEILING WITH LETTERS AT LEAST 3 INCH TALL AND LABELS SPACED 8'-0" OC MAX. AS WELL AS AT NEARBY CEILING ACCESS DOORS. THE LABEL MUST INDICATE RATING LEVEL (1-HR) AND TYPE OF ASSEMBLY (SMOKE BARRIER).

DEMOLITION GENERAL NOTES

1. **ALL DEMO DIMENSION LINES ARE PULLED FROM THE INTERIOR FACE OF THE EXISTING WALLS.**
2. CAP ALL AFFECTED WATER AND SANITARY SEWER LINES PER CODE.
3. ELECTRICIAN IS TO DISCONNECT ALL AFFECTED ACTIVE CIRCUITS AT THE PANEL PRIOR TO DEMOLITION.
4. ALL EXISTING FINISHES SHALL BE REMOVED BEFORE INSTALLATION OF NEW FINISHES.
5. ALL CRACKS, CHIPS, HOLES, MISSING PIECES, ETC. OCCURRING IN EXISTING CONSTRUCTION SHALL BE REPAIRED PRIOR TO INSTALLING NEW FINISHES OR REPAINTING.
6. VERIFY FIXTURES TO BE REMOVED WITH OWNER.
7. REVIEW DEMOLITION PLAN WITH OWNER PRIOR TO START AND VERIFY WITH ALL MISCELLANEOUS EQUIPMENT TO BE DEMOLISHED NOT SHOWN ON PLAN.
8. CAREFULLY REMOVE ALL INDICATED DOORS AND FRAMES AND RETAIN FOR REUSE AS NOTED.

DEMOLITION SYMBOL LEGEND

- DOOR TO BE DEMOLISHED
- WINDOW TO BE DEMOLISHED
- PLUMBING FIXTURES TO BE DEMOLISHED
- FIXTURE/CASEWORK TO BE DEMOLISHED

DEMOLITION KEY NOTES

01. EXISTING OPENING TO BE DEMOLISHED. SHORE/SUPPORT OPENING THROUGHOUT DEMOLITION PHASE.
02. DEMOLISH EXISTING CMU/MASONRY WALL FOR NEW OPENING. REINFORCE HEAD OF NEW OPENING W/ WOOD HEADER AND MASONRY LOOSE LINTEL. PROVIDE 4" MIN BEARING ON EITHER SIDE OF OPENING.

WALL SCHEDULE

EXISTING:

TO BE DEMOLISHED:

CORNERSTONE
211 W 7TH ST, RICHMOND, VIRGINIA 23224
804.353.3051
WWW.CSARCH.COM

CONSULTANTS

SEAL

16 FEB 2026
ERIC ROBERT QUACKENBUSH
LICENSE NO. 0136
COMMONWEALTH OF VIRGINIA
ARCHITECT

CRATER RD APARTMENTS

2719 CRATER RD
PETERSBURG, VA 23805

MARK	DATE	DESCRIPTION
	02/26/2026	PERMIT SET

PROJECT NO: 25072.00
MODEL FILE: 25072.00 2719 Crater Rd. Multifam
PRINT DATE: 6/1/2026
PROJECT MANAGER: KHW
PRINCIPAL IN CHARGE: ERQ

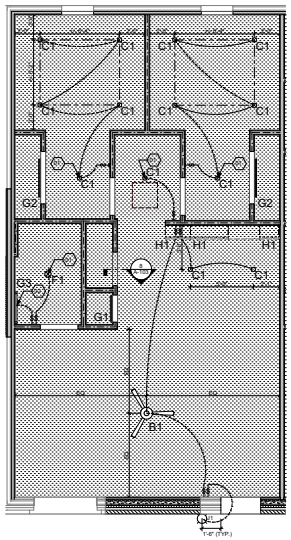
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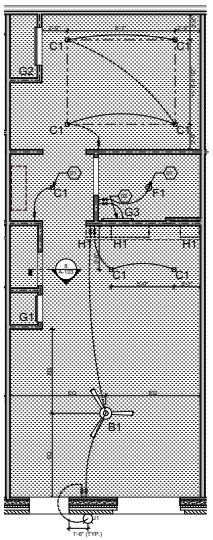
DEMOLITION & NEW WORK PLAN

A-102

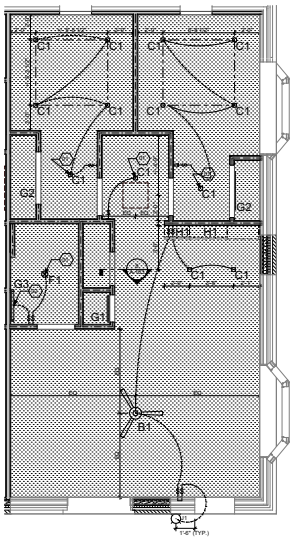
Z:\25072.00 2719 Crater Rd. Multifamily\11 - Output\Drawings\PLN\25072.00 2719 Crater Rd. Multifamily.pln - **Monday, June 1, 2026** - 3:48 PM - KWebber



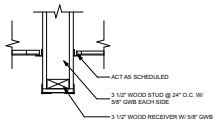
15 A-103 2-BR/1-BATH 001 RCP
SCALE: 1/4" = 1'-0"



11 A-103 STUDIO/1-BATH RCP (TYP)
SCALE: 1/4" = 1'-0"



7 A-103 2-BR/1-BATH 010 RCP
SCALE: 1/4" = 1'-0"



8 A-103 HEADER DETAIL
SCALE: 1 1/2"= 1'-0"

RCP DEMO NOTES

1. RELOCATE SPRINKLER HEADS AS REQUIRED.
2. RELOCATE ALL EXISTING DIFFUSERS AND LIGHTS AS NEEDED.
3. ALL FIXTURES TO BE DEMOLISHED TO BE ENTERED IN RECYCLING PROGRAM BY CONTRACTOR. ANY CREDIT PROVIDED TO CONTRACTOR MUST BE REPORTED TO OWNER.

RCP GENERAL NOTES

1. PROVIDE ALL CODE REQUIRED EGRESS LIGHTING & EXIT SIGNAGE.
2. TYPICAL CEILING HEIGHT IS 9'-0" U.N.O.
3. REFER TO REFLECTED CEILING PLAN AND ELECTRICAL PLANS FOR UNDER CABINET LIGHTING
4. ALL FIXTURES AND EQUIPMENT PENETRATING CEILING TILES ARE TO BE CENTERED ON TILE U.N.O.
5. CENTER ACOUSTICAL CEILING TILE WITHIN ROOMS AS INDICATED PER REFLECTED CEILING PLAN U.N.O.
6. ALL LIGHT SWITCHES TO BE MOUNTED AT 48" A.F.F. CENTERLINE, MAX.
7. THIS PROJECT IS DESIGN BUILD, RESPONSIBILITY FOR LOCATING CODE-COMPLIANT EMERGENCY LIGHTING FALLS TO THE SUB-CONTRACTORS.

RCP SYMBOL LEGEND

INDICATES NEW GYPSUM CEILING TO BE PAINTED PER FINISH LEGEND & ROOM FINISH SCHEDULE

B1= LED CEILING FAN BY MAXIM, 52" 3-BLADE 88631BK (BLACK)

C1= 4" RECESSED LED DOWNLIGHT BY LITHONIA; LS E26 BASE FIXTURE FOR NEW CONSTRUCTION, INCLUDE LED BULB 3000K 700 LUMENS

F1= CEILING EXHAUST FAN W/ INTEGRATED LIGHT BY DELTA BREEZE; SLIM70ELED; VENT TO EXTERIOR

G1= 2'-0" SURFACE MOUNTED LINEAR LED UP/DOWN LIGHT BY LITHONIA WL2 (3000K); CENTER ON WALL ABOVE DOOR, INSTALL ON OCCUPANCY SENSOR

G2= 4'-0" SURFACE MOUNTED LINEAR LED UP/DOWN LIGHT BY LITHONIA WL2 (3000K); CENTER ON WALL ABOVE DOOR, INSTALL ON OCCUPANCY SENSOR

G3= 30 LED WALL MOUNTED VANITY LIGHT BY MAXIM; 52004SLD; MOUNTING HEIGHT 84" A.F.F. TO BOTTOM OF FIXTURE

H1= 2' OR 3' LINEAR LED UNDER CABINET LIGHT FIXTURES. REFER TO DETAIL ON SHEET A-201

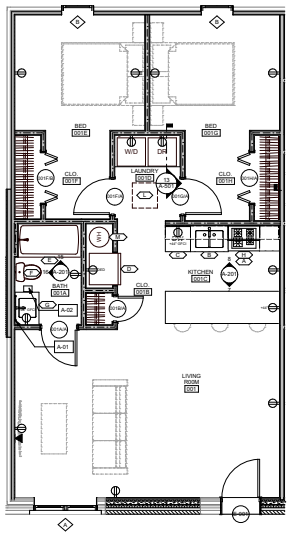
J1= OUTDOOR WALL SCONCE BY MAXIM; PEIR M METAL WAREHOUSE SHADE; INCLUDE 3000K 800 LUMEN LED BULB; MOUNTING HEIGHT 80" A.F.F. TO BOTTOM OF FIXTURE (ADA)

XX'-XX" A.F.F. CEILING HEIGHT MARKER

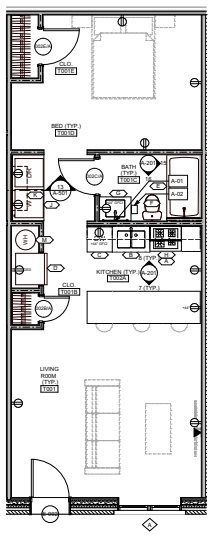
RCP KEY NOTES

01. CENTER FIXTURE IN ROOM.

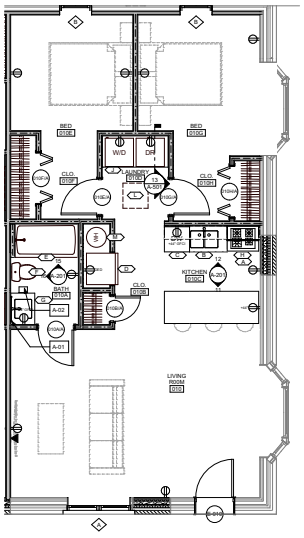
02. CENTER FIXTURE ON WALL ABOVE VANITY.



13 A-103 2-BR/1-BATH 001
SCALE: 1/4" = 1'-0"



9 A-103 STUDIO/1-BATH (TYP.)
SCALE: 1/4" = 1'-0"



5 A-103 2-BR/1-BATH 010
SCALE: 1/4" = 1'-0"

FIXTURE SCHEDULE

REFER TO ENLARGED PLAN FOR TYP. FIXTURE LOCATIONS

A- 30" W RANGEBY GENERAL ELECTRIC; BASIS OF DESIGN GRF400SVSS STAINLESS STEEL FREE-STANDING ELECTRIC RANGE. CONTRACTOR PROVIDED; CONTRACTOR INSTALLED.

B- 31" W DOUBLE BOWL STAINLESS STEEL TOP-MOUNT SINK BY GLACIER BAY (VUR3118A5ACC TIGHT RADIUS) IN 36" TALL BASE CABINET (WAYPOINT 410F) WITH FAUCET BY KOHLER, CALRUS PULL-DOWN FAUCET R30935-2MB W/ SINGLE LEVER HANDLE -BRUSHED BRASS-; INCLUDE MATCHING BASKET STRAINERS. CONTRACTOR PROVIDED; CONTRACTOR INSTALLED.

C- 24" W DISHWASHER BY GENERAL ELECTRIC TOP CONTROL STAINLESS STEEL GDT550PYRFS. CONTRACTOR PROVIDED; CONTRACTOR INSTALLED.

D- FRENCH-DOOR REFRIGERATOR BY GENERAL ELECTRIC, STAINLESS STEEL 19074284840 W/ BOTTOM DRAWER ICE MAKER. CONTRACTOR PROVIDED; CONTRACTOR INSTALLED.

E- CUSTOM BUILT-IN TILE SHOWER W/ 60X32 ALCOVE-STYLE SOAKING TUB BY KOHLER; R25306-RA-O (WHITE) W/ FAUCET BY GLACIER BAY DORIND SHOWER KIT HD97D6-6504SS IN MATTE GOLD; INCLUDE MATCHING MATTE GOLD POP-UP DRAIN. SEE A-201 FOR DETAILS.

F- FLOOR MOUNTED, ELONGATED BOWL, COMFORT-HEIGHT WATER CLOSET BY AMERICAN STANDARD 'RUMSON' 10988363.028. COLOR IS TO BE WHITE. PROVIDE MANUF.'S SEAT COVER

G- UNDER-COUNTER MOUNTED LAVATORYBY KOHLER 'CAXTON' K-2000 25" TRACK THE FULL-WIDTH OF CLOSETS IN BY GLACIER BAY 'DORIND' 8 IN WIDESPREAD FAUCET HD7W8GM-6304SS IN BRUSHED GOLD; INCLUDE MATCHING BRUSHED GOLD POP-UP DRAIN. BASE CABINET BY WAYPOINT- 410F. CONTRACTOR PROVIDED; CONTRACTOR INSTALLED.

H- OVER-RANGE BUILT-IN MICROWAVE BY GENERAL ELECTRIC JVM3160RFSS STAINLESS STEEL. CONTRACTOR PROVIDED; CONTRACTOR INSTALLED.

J- SIDE-BY WASHER/DRYER BY GENERAL ELECTRIC GFW148SSMWW/ GFD14ESSMWW; SIZE APPROX 24"W X 38"D X 33"H

K- WALL-MOUNTED MINI-SPLIT SYSTEM PER DESIGN-BUILD ENGINEER; CONFIRM SPECIFICATIONS W/ OWNER & ARCHITECT VIA SUBMITTAL; CENTER ON WALL ABOVE W/D.

L- CEILING-MOUNTED CASSETTE-STYLE DUCTED MINI-SPLIT SYSTEM; CONFIRM SPECIFICATIONS W/ OWNER & ARCHITECT VIA SUBMITTAL; SEE RCP FOR LOCATIONS.

M- 40 GAL. WATER HEATERBY RHEEM; XE40M09SE45U1 (OR EQUAL)

PLAN GENERAL NOTES

1. ALL PARTITIONS THAT MEET EXTERIOR WALLS ARE TO BE CENTERED ON WINDOW MULLIONS UNO.
2. ALL TOILET ROOMS, POSITIVE OR NEGATIVE PRESSURIZED ROOMS, AND MECHANICAL ROOMS SHALL HAVE FULL HEIGHT PARTITIONS TO U.D.
3. ALL FURNITURE AND OWNER SUPPLIED EQUIPMENT IS SHOWN FOR COORDINATION PURPOSES ONLY AND IS NOT IN THE CONTRACT U.N.O.
4. TYPICAL PARTITION SHALL BE TYPE A1 UNLESS OTHERWISE INDICATED.
5. ALL BATHROOM FIXTURES ARE TO BE ADA COMPLIANT, INSTALLED ACCORDING TO ADA MINIMUM STANDARDS, AND TO BE PROVIDED WITH ADA COMPLIANT ACCESSORIES AT APPROPRIATE MOUNTING HEIGHTS PER CODES CITED ON COVER SHEET.
6. GENERAL CONTRACTOR TO PROVIDE ALL BLOCKING FOR UPPER AND LOWER CABINETS, ACCESSORIES- WHICH INCLUDE BUT ARE NOT LIMITED TO- HAND GUARD RAIL, CRASH RAIL, GRAB BARS, AND TELEVISIONS.
7. MINIMUM SPACE REQUIREMENTS PROVIDED FOR ENCLOSED PLUMBING FIXTURE SUPPORTS. SEE DIMENSION PLAN.
8. SEE ROOM FINISH SCHEDULE FOR ALL ROOM ACCESSORIES.
9. TYPICAL INTERIOR PARTITIONS LOCATIONS TO BE THE SAME FOR STUDIO UNITS 02-09; DIMENSIONS TO REMAIN UNCHANGED FROM UNIT 02.
10. ALL CLOSETS TO INCLUDE ADJUSTABE WIRE SHELF & HANGING ROD ON WALL TRACK THE FULL-WIDTH OF CLOSETS (TYP.)

SEE SHEET A-103 FOR ENLARGED PLANS AND REFLECTED CEILING PLANS

PLAN SYMBOL LEGEND

D WALL TYPE. REFER TO PARTITION TYPES

WH WATER HEATER PER FIXTURE SCHEDULE

PLAN KEY NOTES

NOTE: THIS IS A COMBINED LIST OF KEY NOTES FOR ALL BUILDING LEVELS. NOT ALL KEY NOTES WILL APPEAR ON EACH LEVEL PLAN.

01. EXISTING OPENING TO BE PATCHED AND FINISHED WITH MASONRY BLOCK/ BRICK VENEER TO MATCH EXISTING. EXISTING BRICK/VENEER MAY BE SALVAGED AND BLENDED INTO NEW PATCHED OPENINGS.

02. INFILL EXISTING OPENING W/ NEW CMU BLOCK WALL; PAINT ALL CMU TO MATCH.

03. ALL APARTMENT DEMISING WALLS ARE REQUIRED TO EXTEND FROM FLOOR SLAB TO ROOF SHEATHING.

ENLARGED PLAN SYMBOL LEGEND

DED DEDICATED

DUPLEX RECEPTACLE @ 18" A.F.F. U.N.O.

DATA/ TELEPHONE JACK (3/4" CONDUIT w/ 4x4 J-BOX & 2x4 PLASTER RING) @ 18" A.F.F. U.N.O.

XX DOOR TAG. REFER TO DOOR SCHEDULE

X FIXTURE TAG

XX WINDOW TAG. REFER TO WINDOW SCHEDULE

CORNERSTONE
211 W 7TH ST, RICHMOND, VIRGINIA 23224
804.353.3051
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CONSULTANTS

SEAL

COMMONWEALTH OF VIRGINIA
26 FEB 2026
ERIC ROBERT QUACKENBUSH
LICENSE NO. 0136
ARCHITECT

CRATER RD APARTMENTS

2719 CRATER RD
PETERSBURG, VA 23805

MARK	DATE	DESCRIPTION
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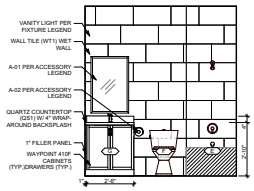
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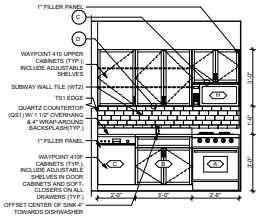
ENLARGED & REFLECTED CEILING PLANS

A-103

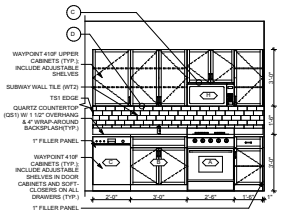
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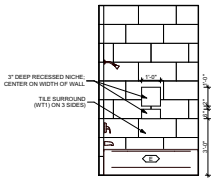
16 A-201 BATHROOM VANITY (TYP.)
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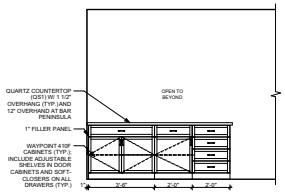
12 A-201 KITCHEN N 010C
SCALE: 3/8" = 1'-0"



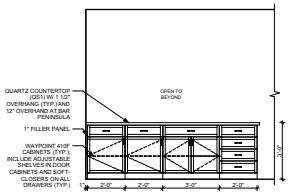
8 A-201 KITCHEN N (TYP.)
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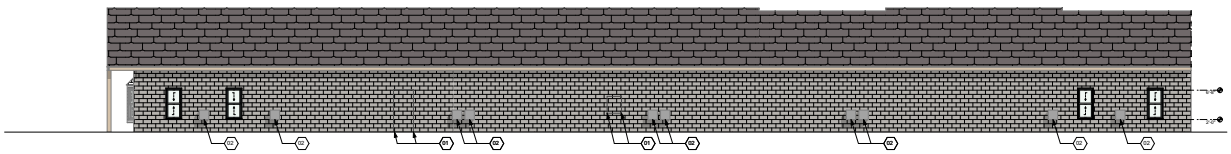
15 A-201 BATHROOM SHOWER (TYP.)
SCALE: 3/8" = 1'-0"



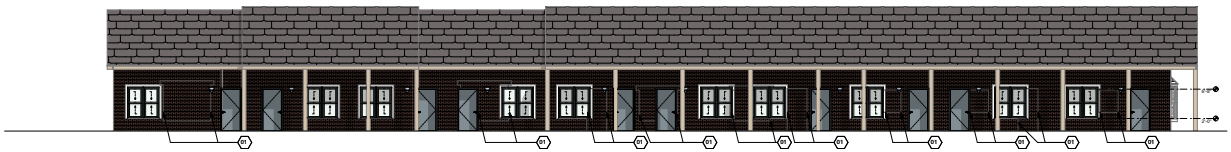
11 A-201 KITCHEN S 010C
SCALE: 3/8" = 1'-0"



7 A-201 KITCHEN S (TYP.)
SCALE: 3/8" = 1'-0"



14 A-201 EXTERIOR ELEVATION (BACK)
SCALE: 1/8" = 1'-0"



13 A-201 EXTERIOR ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"

CABINETRY CONST. NOTES

GENERAL NOTES

1. CABINETRY SUB CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF DIMENSIONS AND SITE CONDITIONS.
2. CABINETRY SHALL MEET ANI SECTION 16 MODULAR CABINET STANDARDS(MIN).
3. PROVIDE ARCHITECT WITH SHOP DRAWINGS PRIOR TO CONSTRUCTION.
4. COORDINATE WITH ELECTRICAL, TELEPHONE, MECHANICAL AND/OR PLUMBING EQUIPMENT.
5. PROTECT CASEWORK AS REQUIRED DURING CONSTRUCTION.
6. VERIFY DOOR AND DRAWER HORIZONTAL AND VERTICAL ALIGNMENT.
7. ALL MATERIALS AND WORKMANSHIP TO BE COVERED BY A 1 YEAR WARRANTY. REPLACE ANY DEFECTIVE PARTS(S) AT NO COST TO OWNER.
8. CASEWORK SHOWN FOR DESIGN INTENT ONLY. THE FINAL RESPONSIBILITY FOR ADEQUATE SUPPORT FOR ANY OWNER PROVIDED EQUIPMENT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THEIR SUB-CONTRACTORS

CABINET CONSTRUCTION

1. INTERIOR SURFACES TO BE 3/4" WHITE MELAMINE, EXCEPT BACK PANELS TO BE 1/2" WHITE MELAMINE.
2. CONCEAL MOUNTING STRIPS.
3. COVER EXPOSED SURFACES WITH HIGH PRESSURE LAMINATE.
4. LAMINATE BOTTOM EDGES OF CABINETS AND END PANELS.
5. CONNECTING BOLT/ECCENTRIC CAM LOCK SYSTEM WITH AN 8MM GLUED HARWOOD DOWEL OR DOVETAIL AT EACH JOINT.
6. STEEL AND ZINK ALLOY COMPOSITION LOCKS WITH PIN TYPE TUMBLER. PROVIDE TWO KEYS PER LOCK.

COUNTER TOP

1. USE SOLID SURFACE COUNTERTOPS AND SPLASHES IN WET AREAS.
2. CAULK TOP AND SPLASH TO WALL. COLOR IS TO MATCH WALL.
3. FILL AND MITER SEAMS WITH SILICONE.
4. USE COLORED SILICONE BETWEEN TOP AND SPLASH. COLOR IS TO MATCH.
5. USE PAINTABLE SILICONE WHERE SPLASH AND COUNTER MEET WALL. COLOR IS TO MATCH WALL.
6. PROVIDE MTL. "L" BRACKETS AS SPECIFIED PER DRAWINGS. BASIS OF DESIGN IS IRON SUPPORTS 90 DEGREE HIDDEN COUNTERTOP SUPPORT STEEL WITH POWDERCOAT OR EQUAL. LENGTH OF BRACKET IS TO BE COORDINATED WITH DEPTH OF COUNTERTOP.
7. CABINETRY SUB CONTRACTOR TO FURNISH WIRE GROMMETS IN ALL LOCATIONS WHERE ELECTRICAL OUTLETS ARE LOCATED BENEATH OPEN COUNTERTOPS. GENERAL CONTRACTOR TO VERIFY LOCATIONS WITH OWNER PRIOR TO DRILLING COUNTERTOPS. COLOR OF GROMMETS IS TO MATCH COUNTERTOP AS CLOSELY AS POSSIBLE.
8. COUNTER TOP IS TO OVERHANG FACE OF BASE CABINET AND EXPOSED EDGES BY 1".

DRAWER

1. 8 MM WHITE MELAMINE WRAPPED INTERIOR.
2. 1/2" BOTTOM GROOVE FOR 1/2" WHITE MELAMINE WRAPPED HARDBOARD.
3. USE DOVETAIL OR DOWEL GLUED UNDER PRESSURE FOR AT CORNER.
4. MOUNT DRAWER AND FALSE DRAWER FRONT WITH ADJUSTABLE HARDWARE.
5. 1/2" CLEARANCE BETWEEN CABINET FACES, INCLUDING COUNTER TOP. DOOR AND DRAWER TO BE FLUSH WITH BOTTOM OF CABINET.

DRAWER SLIDE

1. USE 'ACCURIDE' OR APPROVED EQUAL IN A STANDARD CLEAR ZINC FINISH, SOFT CLOSE MODEL.
2. LIGHT TO MEDIUM DUTY DRAWER.
   A. 18" (406 MM) WIDE OR LESS ACCURIDE 3832EC/ 100 LBS/PR (45 KG) LOAD RATING.
   B. 36" (910 M) WIDE OR LESS ACCURIDE 3932EC/ 150 LBS/PR (45 KG) LOAD RATING.
3. HEAVY DUTY DRAWER.
   A. 42" (1.1 M) WIDE OR LESS ACCURIDE 3634EC/ 175 LBS/PR (80 KG) LOAD RATING.
   B: 42" (1.1M) WIDE OR LESS ACCURIDE 3600EC/ 200LBS/PR (90KG) LOAD RATING.

DRAWER FRONT ADJUSTORS

1. NYLON FITTING WITH THREADED STEEL INSERT.
2. 3/16" VERTICAL AND HORIZONTAL ADJUSTMENT.

PULLS

1. 3" CENTERED 8MM STEEL WITH NICKEL FINISH U.N.O. PER DRAWINGS.

SHELVES

1. 3/4" LAMINATED PARTICLE BOARD.
2. .5 MM PVC EDGING ON ADJUSTABLE SHELVES.

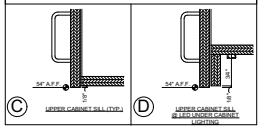
SHELF SUPPORT

1. 5MM NICKEL PLATED STEEL.
2. FOUR POSITIVE LOCKING SUPPORTS PER SHELF.

HINGES

1. 125 DEGREE OPENING, NICKEL PLATED STEEL, CONCEALED HINGE.
2. THREE DIMENSIONAL, INDEPENDENT DEPTH, SIX WAY ADJUSTMENT AND QUICK RELEASE.
3. CONCEALED SELF CLOSING & SOFT CLOSING MECHANISM.

TYP. CABINETRY DETAILS



ELEVATION KEY NOTES

01. NEW BRICK VENEER TO MATCH EXISTING PER FINISH LEGEND.
02. SUGGESTED MINI-SPLIT CONDENSER LOCATIONS; REFER TO FLOOR PLAN.

CORNERSTONE
211 W 7TH ST, RICHMOND, VIRGINIA 23224
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CONSULTANTS

SEAL



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PRINCIPAL IN CHARGE: ERQ

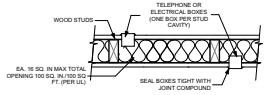
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SHEET TITLE

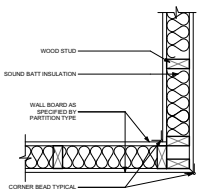
ELEVATIONS

A-201

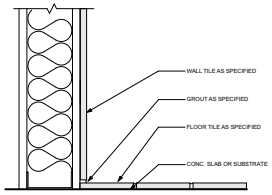
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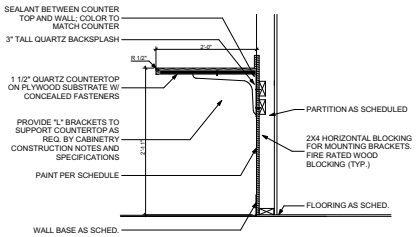
28 A-501 WALL BOX LOCATIONS (WD STUD)
SCALE: 1 1/2"= 1'-0"



23 A-501 INT. CORNER (WD STUD)
SCALE: 1 1/2"= 1'-0"



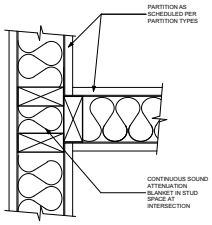
18 A-501 TILE WALL BASE
SCALE: 3" = 1'-0"



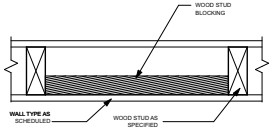
13 A-501 LAUNDRY COUNTER SECTION (TYP.)
SCALE: 1" = 1'-0"

PARTITION TYPE GEN. NOTES

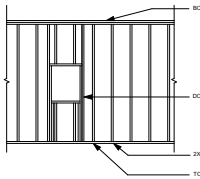
1. ALL FIRE RATED ASSEMBLIES ARE BASED UPON IBC, U.L., AND U.S. GYPSUM ASSOCIATION (GA) TEST DATA. FIRE RATED PARTITIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TESTING AGENCIES. REFER TO THE UL FIRE RESISTANCE DIRECTORY AND OTHER SPECIFIC TEST REPORTS INDICATED FOR REQUIRED COMPONENTS AND ASSEMBLY.
2. BRACING NOT TYPICALLY SHOWN. CONTRACTOR TO PROVIDE BRACING AT ALL LOCATIONS PER US GYPSUM GUIDELINES FOR WOOD PARTITIONS FRAMING.
3. ALL DOOR OPENINGS ARE LOCATED 4" FROM THE HINGE SIDE OF DOOR TO THE NEAR WALL. UNO.
4. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE TREATED.
5. IN WOOD FRAME CONSTRUCTION, WOOD STUDS MAY BE SUBSTITUTED AT THE CONTRACTOR'S OPTION
6. ALL FIRE RATED PARTITIONS SHALL MAINTAIN CONTINUITY ACROSS ALL SURFACES TO ENCLOSE THE SPACE TO BE SEPARATED. ALL PENETRATIONS SHALL BE FIRESTOPPED TO MAINTAIN THE CONTINUITY OF THE RATED ASSEMBLY.
7. ALL RATED PARTITION ASSEMBLIES SHALL BE LABELED ABOVE CEILING WITH LETTERS AT LEAST 3 INCH TALL, AND LABELS SPACED 8'-0" OC MAX. AS WELL AS AT NEARBY CEILING ACCESS DOORS. THE LABEL MUST INDICATE RATING LEVEL (1-HR) AND TYPE OF ASSEMBLY (SMOKE BARRIER).
8. HEAD OF WALL JOINT FIRESTOPPING SYSTEM SHALL BE TESTED IN ACCORDANCE WITH UL 2079 AND ACCOMMODATE MINIMUM DEFLECTION OF ± 1/4". THE FIRESTOP SYSTEM SHALL BE LISTED BY UL FOR USE WITH THE UL FLOOR OR ROOF ASSEMBLY DESIGN NOTED IN THE "PROJECT DATA" SECTION OF THESE DRAWINGS. AT SMOKE BARRIERS, JOINT FIRESTOP SHALL HAVE AN "L-RATING" LESS THAN 5 CFM/ LF FOR BOTH AMBIENT AND ELEVATED TEMPERATURES OF THE TEST.
9. ALL SOUND BATTS SHALL BE MINERAL WOOL BLANKET TYPE.
10. SUBSTITUTE MOISTURE AND MOLD RESISTANT TYPE GYPSUM BOARD PANELS (TYPE 'X' WHERE REQUIRED) ON ONE SIDE IN ALL PARTITIONS INSTALLED IN THE FOLLOWING LOCATIONS:
    A. BEHIND PRE-FAB SHOWER UNITS INCLUDING THOSE WITH PRE-FAB WALL LINERS.
    B. BEHIND AND CONTIGUOUS WITH TOILETS, MOP SINKS, HAND SINKS, LAVATORIES, VANITIES, KITCHEN DISHWASHING SINKS, DISHWASHING APPLIANCES, AND WATER HEATERS.
    C. WHERE PIPING OR PLUMBING PENETRATIONS (WATER SUPPLY, SEWER, OR DRAINAGE) OCCUR.
    D. PERPENDICULAR TO TOILETS INSTALLED AT INSIDE CORNERS.
11. PROVIDE GLASS-MAT, WATER RESISTANT BACKING BOARD OR CEMENTITIOUS BACKER UNITS AT ALL TILED TUB OR SHOWER SURROUNDS. AT EXTERIOR WALLS USE CEMENTITIOUS BACKER UNITS.
12. NOT USED.
13. PARTITION TYPE SYMBOLS ARE NOTED ON THE FLOOR PLANS.
14. WOOD STUDS ARE TO BE 16" O.C. UNLESS NOTED OTHERWISE.
15. ACOUSTIC PARTITIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF TESTING AGENCIES. REFER TO SPECIFIC TEST REPORTS FOR ADDITIONAL COMPONENTS AND ASSEMBLY DETAILS. APPLY ACOUSTIC SEALANT AROUND PERIMETER OF ALL ACOUSTICALLY RATED PARTITIONS AS A BASE BUILDING SEAL. ALL PENETRATIONS & OFFSET BY (1) STUD MINIMUM. INSTALL STUD RUNNER WITH ACOUSTIC FOAM TAPE WHERE DESIGNATED BY ASSEMBLY.
16. BLOCKING IS REQUIRED AT THE FOLLOWING LOCATIONS: WALL MTD CABINETS, ACCESSORIES, EQUIPMENT, DOORSTOPS, HOLD-OPENS, TOILET ROOM PARTITIONS & ACCESSORIES, AND OTHER LOCATIONS AS REQUIRED BY MANUFACTURER SPECIFICATIONS OR INDUSTRY STANDARDS.
17. PROVIDE ACOUSTIC SEALANT OR FIRESTOPPING (DEPENDENT ON PARTITION TYPE) AT ALL THROUGH WALL PENETRATIONS.
18. 1-HOUR AND 2-HOUR WALL RATINGS CONTINUE THROUGH INTERSECTIONS WITH NON-RATED WALLS, TYPICAL.



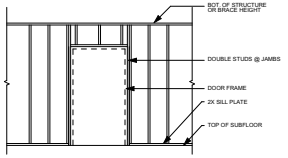
27 A-501 INT. INTERSECTION (WD STUD)
SCALE: 3" = 1'-0"



22 A-501 INT. BLOCKING (WD STUD)
SCALE: 3" = 1'-0"

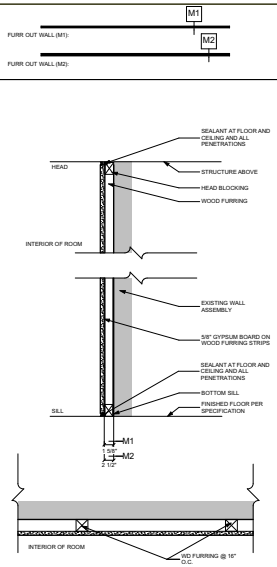


26 A-501 FRAMED OPENING (WD STUD)
SCALE: 3/16" = 1'-0"



21 A-501 FRAMED DOORWAY (WD STUD)
SCALE: 3/16" = 1'-0"

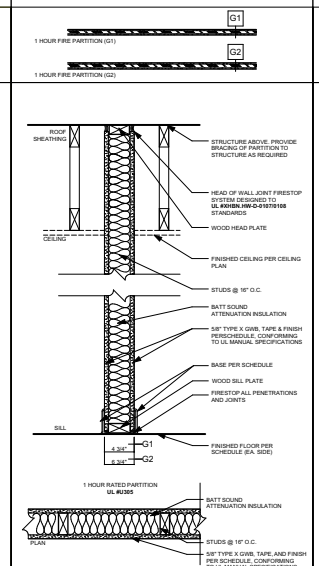
MISCELLANEOUS



M2 FURR OUT WALL
(2 1/2" WD STUDS)

M1 FURR OUT WALL
(1 5/8" WD STUDS) SCALE: 1-1/2"=1'-0"

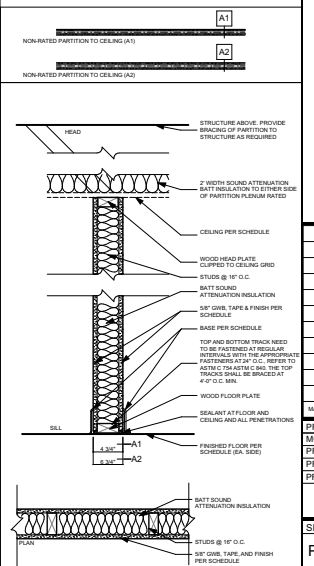
FIRE RATED



G2 1 HOUR RATED FIRE PARTITION
(2X6 WOOD STUD) SCALE: 1-1/2"=1'-0"

G1 1 HOUR RATED FIRE PARTITION
(2X4 WOOD STUD) SCALE: 1-1/2"=1'-0"

NON-RATED



A2 NON-RATED PARTITION TO CEILING
(2X6 WOOD STUD) SCALE: 1-1/2"=1'-0"

A1 NON-RATED PARTITION TO CEILING
(2X4 WOOD STUD) SCALE: 1-1/2"=1'-0"

CORNERSTONE
211 W 7TH ST, RICHMOND, VIRGINIA 23224
804.353.3051
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CONSULTANTS

SEAL



CRATER RD APARTMENTS

2719 CRATER RD
PETERSBURG, VA 23805

MARK	DATE	DESCRIPTION
	02/26/2026	PERMIT SET

PROJECT NO: 25072.00
MODEL FILE: 25072.00 2719 Crater Rd. Multifam
PRINT DATE: 6/1/2026
PROJECT MANAGER: KHW
PRINCIPAL IN CHARGE: ERQ

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SHEET TITLE

PARTITION TYPES & INTERIOR DETAILS

A-501

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DOOR AND FRAME SCHEDULE

NUMBER	SIZE		SLAB			FRAME			DETAILS		FIRE RATING	HARDWARE	REQ. MAX U-VALUE	REQ. MAX SHGC	NOTES
	W	H	TYPE	MATL	FINISH	TYPE	MATL	FINISH	JAMB TYPES	SILL					
001A/A	2'-10"	6'-8"	D1	SC WD	PAINT	F1	WD	PAINT	J1	☐	NON-RATED	B	N/A	N/A	
001B/A	2'-0"	6'-8"	D1	SC WD	PAINT	F1	WD	PAINT	J1	☐	NON-RATED	P	N/A	N/A	
001F/A	2'-10"	6'-8"	D1	SC WD	PAINT	F1	WD	PAINT	J1	☐	NON-RATED	B	N/A	N/A	
001F/B	4'-0"	6'-8"	D8	SC WD	PAINT	F1	WD	PAINT	J2	☐	NON-RATED	N	N/A	N/A	
001G/A	2'-10"	6'-8"	D1	SC WD	PAINT	F1	WD	PAINT	J1	☐	NON-RATED	B	N/A	N/A	
001H/A	4'-0"	6'-8"	D8	SC WD	PAINT	F1	WD	PAINT	J2	☐	NON-RATED	N	N/A	N/A	
002B/A	2'-0"	6'-8"	D1	SC WD	PAINT	F1	WD	PAINT	J1	☐	NON-RATED	P	N/A	N/A	
002C/A	2'-10"	6'-8"	D1	SC WD	PAINT	F1	WD	PAINT	J1	☐	NON-RATED	B	N/A	N/A	
002E/A	2'-10"	6'-8"	D1	SC WD	PAINT	F1	WD	PAINT	J1	☐	NON-RATED	B	N/A	N/A	
003B/A	2'-0"	6'-8"	D1	SC WD	PAINT	F1	WD	PAINT	J1	☐	NON-RATED	P	N/A	N/A	
003C/A	2'-10"	6'-8"	D1	SC WD	PAINT	F1	WD	PAINT	J1	☐	NON-RATED	B	N/A	N/A	
003E/A	2'-10"	6'-8"	D1	SC WD	PAINT	F1	WD	PAINT	J1	☐	NON-RATED	B	N/A	N/A	
004B/A	2'-0"	6'-8"	D1	SC WD	PAINT	F1	WD	PAINT	J1	☐	NON-RATED	P	N/A	N/A	
004C/A	2'-10"	6'-8"	D1	SC WD	PAINT	F1	WD	PAINT	J1	☐	NON-RATED	B	N/A	N/A	
004E/A	2'-10"	6'-8"	D1	SC WD	PAINT	F1	WD	PAINT	J1	☐	NON-RATED	B	N/A	N/A	
005B/A	2'-0"	6'-8"	D1	SC WD	PAINT	F1	WD	PAINT	J1	☐	NON-RATED	P	N/A	N/A	
005C/A	2'-10"	6'-8"	D1	SC WD	PAINT	F1	WD	PAINT	J1	☐	NON-RATED	B	N/A	N/A	
005E/A	2'-10"	6'-8"	D1	SC WD	PAINT	F1	WD	PAINT	J1	☐	NON-RATED	B	N/A	N/A	
006B/A	2'-0"	6'-8"	D1	SC WD	PAINT	F1	WD	PAINT	J1	☐	NON-RATED	P	N/A	N/A	
006C/A	2'-10"	6'-8"	D1	SC WD	PAINT	F1	WD	PAINT	J1	☐	NON-RATED	B	N/A	N/A	
006E/A	2'-10"	6'-8"	D1	SC WD	PAINT	F1	WD	PAINT	J1	☐	NON-RATED	B	N/A	N/A	
007B/A	2'-0"	6'-8"	D1	SC WD	PAINT	F1	WD	PAINT	J1	☐	NON-RATED	P	N/A	N/A	
007C/A	2'-10"	6'-8"	D1	SC WD	PAINT	F1	WD	PAINT	J1	☐	NON-RATED	B	N/A	N/A	
007E/A	2'-10"	6'-8"	D1	SC WD	PAINT	F1	WD	PAINT	J1	☐	NON-RATED	B	N/A	N/A	
008B/A	2'-0"	6'-8"	D1	SC WD	PAINT	F1	WD	PAINT	J1	☐	NON-RATED	P	N/A	N/A	
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009E/A	2'-10"	6'-8"	D1	SC WD	PAINT	F1	WD	PAINT	J1	☐	NON-RATED	B	N/A	N/A	
010A/A	2'-10"	6'-8"	D1	SC WD	PAINT	F1	WD	PAINT	J1	☐	NON-RATED	B	N/A	N/A	
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010E/A	2'-10"	6'-8"	D1	SC WD	PAINT	F1	WD	PAINT	J1	☐	NON-RATED	B	N/A	N/A	
010F/A	4'-0"	6'-8"	D8	SC WD	PAINT	F1	WD	PAINT	J2	☐	NON-RATED	N	N/A	N/A	
010G/A	2'-10"	6'-8"	D1	SC WD	PAINT	F1	WD	PAINT	J1	☐	NON-RATED	B	N/A	N/A	
010H/A	4'-0"	6'-8"	D8	SC WD	PAINT	F1	WD	PAINT	J2	☐	NON-RATED	N	N/A	N/A	
E-001	3'-0"	6'-8"	D1	HM	PAINT	F2	STL	PAINT	J3	☒	NON-RATED	E	0.45	0.33	
E-002	3'-0"	6'-8"	D1	HM	PAINT	F2	STL	PAINT	J3	☒	NON-RATED	E	0.45	0.33	
E-003	3'-0"	6'-8"	D1	HM	PAINT	F2	STL	PAINT	J3	☒	NON-RATED	E	0.45	0.33	
E-004	3'-0"	6'-8"	D1	HM	PAINT	F2	STL	PAINT	J3	☒	NON-RATED	E	0.45	0.33	
E-005	3'-0"	6'-8"	D1	HM	PAINT	F2	STL	PAINT	J3	☒	NON-RATED	E	0.45	0.33	
E-006	3'-0"	6'-8"	D1	HM	PAINT	F2	STL	PAINT	J3	☒	NON-RATED	E	0.45	0.33	
E-007	3'-0"	6'-8"	D1	HM	PAINT	F2	STL	PAINT	J3	☒	NON-RATED	E	0.45	0.33	
E-008	3'-0"	6'-8"	D1	HM	PAINT	F2	STL	PAINT	J3	☒	NON-RATED	E	0.45	0.33	
E-009	3'-0"	6'-8"	D1	HM	PAINT	F2	STL	PAINT	J3	☒	NON-RATED	E	0.45	0.33	
E-010	3'-0"	6'-8"	D1	HM	PAINT	F2	STL	PAINT	J3	☒	NON-RATED	E	0.45	0.33	

DOOR & FRAME GEN. NOTES

1. THE GENERAL CONTRACTOR AND THE DOOR SUPPLIER ARE RESPONSIBLE FOR READING THE FLOOR PLAN, DOOR SCHEDULE AND THE SPECIFICATIONS TO BECOME FAMILIAR WITH THE DESIGN INTENTIONS. IF DISCREPANCIES ARE DISCOVERED THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
2. ALL DOOR FRAMES ARE TO BE HOLLOW METAL WELDED FRAMES. SPRAY PAINTED FINISH, TYP.
3. DOORS WITH SIDELIGHT FRAMES ARE TO BE WELDED FRAMES.
4. ALL EXTERIOR FRAMES SHALL BE SIZED AND POSITIONED TO COVER THE JOINTS IN THE WALL AND SHOW A 1/8" MAXIMUM SEALANT JOINT BETWEEN THE FRAME AND THE NEAREST ADJACENT FINISH WALL MATERIAL.
5. AT ALL INTERIOR DOOR FRAMES THE JOINT BETWEEN THE FLOOR AND THE FRAME SHALL BE A "HAIRLINE" MINIMUM SIZED JOINT SEALED WITH THE APPROPRIATE COLOR SEALANT.
6. REFER TO DOOR SCHEDULE FOR DOOR HARDWARE AND RATING. ALL RATED DOORS TO BE EQUIPPED WITH CLOSERS. VERIFY KEYING SCHEDULE WITH OCCUPANT AND OWNER.
7. ALL GLASS TO BE INSTALLED IN DOORS AND DOOR FRAMES IS TO BE FULLY TEMPERED AND CLEAR UNLESS NOTED OTHERWISE.
8. ALL EXTERIOR DOORS MAXIMUM U-FACTORS AND MAXIMUM SHGC ARE CALLED OUT IN THE DOOR SCHEDULE

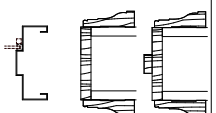
DOOR HARDWARE NOTES

1. PROVIDE 3 SILENCERS FOR SINGLE DOORS; 4 FOR DOOR PAIRS, EXCEPT PROVIDE RATED SEALS AT SMOKE AND FIRE-RATED DOORS
2. PROVIDE BUTT HINGES U.N.O. PLATED STEEL @ INTERIOR, STAINLESS STEEL OR BRONZE AT EXTERIOR. 3 HINGES PER LEAF. BALL BEARING HINGES AT DOORS WITH CLOSERS.
3. UNLESS SCHEDULED OTHERWISE, PROVIDE OFFICE LOCKSET FOR EACH DOOR
4. LOCKSETS, CLOSERS AND EXIT DEVICES SHALL MATCH BUILDING STANDARD IN EVERY RESPECT EXCEPT AS GOVERNED BY CURRENT CODES.
5. MATCH EXISTING BUILDING STANDARD KEYING; IF NONE PROVIDE 6 PIN MASTERKEY SYSTEM.
6. PROVIDE DOOR CLOSERS ON RATED DOORS, EXTERIOR DOORS, TOILET ROOMS OPEN TO CORRIDORS AND WHERE NOTED. PROVIDE WITH HOLD OPEN FEATURE AT NON-RATED DOORS
7. EXIT DEVICES AT RATED DOOR SHALL BE LABELED FIRE EXIT DEVICES.
8. EXIT DEVICES AT DOOR PAIRS SHALL BE VERTICAL ROD TYPE; PROVIDE CONCEALED TYPE AT METAL DOORS.
9. AT FIRE RATED DOOR PAIRS WITHOUT PANIC DEVICES, PROVIDE BAR TYPE DOOR COORDINATORS WITH FILLER SECTION EXCEEDING FULL WIDTH OF DOOR FRAME.
10. PROVIDE FLOOR STOPS AT CARPET FLOOR; WALL STOPS OR OVERHEAD STOPS ELSEWHERE.
11. ALL ELECTRIC HARDWARE SHALL BE PROVIDED WITH POWER SUPPLIES, LOW VOLTAGE WIRING, SWITCHES, PUSH PADS, CONTROLLERS AND OTHER COMPONENTS NECESSARY TO PROVIDE A COMPLETE OPERATING SYSTEM. UNLESS OTHERWISE NOTED, CARD READERS, OTHER SECURITY SIGNALING DEVICES AND SECURITY WIRING CONNECTED TO ELECTRIC HARDWARE WILL BE PROVIDED BY OWNER. PROVIDE POWER TRANSFER TO ELECTRIC LOCKS AND ELECTRIC EXIT DEVICES WITH AN ELECTRIC HINGE. OPERATION SHALL BE APPROVED BY THE FIRE MARSHALL OR BUILDING OFFICIAL PRIOR TO OCCUPANCY.
12. ALL LOCKING HARDWARE IN THE PATH OF EGRESS SHALL MEET ACCESSIBILITY STANDARDS, AND REQUIRE NO MORE THAN ONE OPERATION TO OPERATE DOOR IN THE DIRECTION OF EGRESS. # DWELLING/SLEEPING UNITS ARE PROVIDED AS PART OF THE SCOPE OF WORK, SEPARATE DEADBOLTS ARE ACCEPTABLE ON UNIT ENTRANCES, PROVIDED THEY CAN BE OPERATED WITH THE SIDE OF THE PALM.

DOOR HARDWARE SCHEDULE

A	AUTOMATIC DOOR. PROVIDE ELECTRIC LOCK OR ELECTRIC EXIT DEVICE WITH ELECTRIC LATCH RETRACTION AT RATED DOORS.
B	PRIVACY (BEDROOM) LOCK (W/ OUTSIDE EMERGENCY RELEASE) - ANSI FUNCTION F76B (CYL) / F22 (MOR)
BF	BI-FOLD DOORS: HANG DOORS ON BUTT HINGES; PROVIDE DUMMY TRIM MATCHING STANDARD LEVERS
C	CLASSROOM LOCK - ANSI FUNCTION F84 (CYL) / F05 (MOR)
D	DOUBLE EGRESS FUNCTION
E	ENTRANCE LOCK - ANSI FUNCTION F109 (CYL)
EL	ELECTRIC LOCK WITH ELECTRIC HINGE
ESC	ELECTRIC STRIKE WITH CLASSROOM FUNCTION *(CONFIRM SECURITY)*
ESS	ELECTRIC STRIKE WITH STOREROOM FUNCTION
G	GENERAL OFFICE LOCK - ANSI FUNCTION F82A (CYL) / F04 (MOR)
H	HOSPITAL PUSH/PULL LATCH - PASSAGE FUNCTION UNLESS OTHERWISE NOTED
K	KOMBINATION LOCKS (CYPHER LOCKS OR BATTERY COMBINATION)
L	LEAD LINED DOOR HARDWARE, CONTINUOUS STEEL HINGE OR FLOOR PIVOTS, LEAD LINED LOCKSET (FUNCTION PER OWNER). DOOR SENSOR, *WHERE INDICATED PROVIDE ELECTRIC STRIKE OR ELECTRIC LOCK*
M	MAGNETIC LOCKING WITH DELAYED EGRESS, EMERGENCY PUSH TO EXIT BUTTON AND CODE COMPLIANT SIGNAGE
N	NON LATCHING DOOR: PUSH / PULL PLATES
P	PASSAGE LATCHSET - ANSI FUNCTION F75 (CYL) / F01 (MOR)
PD	POCKET DOOR: SOFT CLOSE, ADA COMPLIANT POCKET DOOR HANDLE - PRIVACY FUNCTION *(CONFIRM DOOR OVERSIZE)*
PT	PATIENT TOILET: HOSPITAL PUSH/PULL LOCK W/ PRIVACY FUNCTION *PROVIDE CENTER PIVOT SET, EMERGENCY RESCUE STOP AND DOOR SEALS WHERE DOUBLE ACTING DOORS ARE SHOWN OR SCHEDULED*
S	STOREROOM LOCK - ANSI FUNCTION F86 (CYL) / F07 (MOR)
SL	SLIDING DOOR HARDWARE: SOFT CLOSE, ADA COMPLIANT DOOR HANDLE *(CONFIRM DOOR OVERSIZE)*
T	TOILET ROOM INDICATOR LOCK (W/ OUTSIDE EMERGENCY RELEASE) - ANSI FUNCTION F76B (CYL) / F22 (MOR). PROV. CLOSER @ CORRIDORS
XC	EXIT DEVICE, CLASSROOM FUNCTION - ANSI FUNCTION 08
XE	EXIT DEVICE, DOGGING ABILITY - ANSI FUNCTION 02 (NOT FIRE-RATED)
XEL	EXIT DEVICE WITH ELECTRIC LOCKING FUNCTION, FAIL SAFE/SECURE PER DOOR SCHEDULE - ANSI FUNCTION 12
XN	EXIT DEVICE, NON-LATCHING / DUMMY BAR
XP	EXIT DEVICE, PASSAGE
XS	EXIT DEVICE, STOREROOM FUNCTION - ANSI FUNCTION 03
XX	EXIT DEVICE, NO EXTERIOR TRIM - ANSI FUNCTION 01

JAMB TYPES



FOR DRYWALL PARTITION DOOR OPENING THROAT SIZE - PER WALL THICKNESS — J3

FOR DRYWALL PARTITION DOOR OPENING THROAT SIZE - PER WALL THICKNESS — J2

FOR DRYWALL PARTITION DOOR OPENING THROAT SIZE - PER WALL THICKNESS — J1

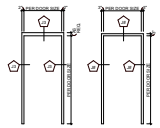
DOOR TYPES



BI-FOLD DOOR — D8

FLUSH DOOR (SOLID CORE WOOD OR METAL - SEE SCHEDULE) W/ SIX RAISED PANELS — D1

FRAME TYPES



HOLLOW METAL WELDED DOOR FRAME IN MASONRY PARTITION — F2

WOOD DOOR FRAME — F1

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SEAL



CRATER RD APARTMENTS

2719 CRATER RD
PETERSBURG, VA 23805

MARK	DATE	DESCRIPTION
	02/26/2026	PERMIT SET

PROJECT NO: 25072.00
MODEL FILE: 25072.00 2719 Crater Rd. Multifam
PRINT DATE: 6/1/2026
PROJECT MANAGER: KHW
PRINCIPAL IN CHARGE: ERQ

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SHEET TITLE

DOOR SCHEDULE

A-601

Z:\25072.00 2719 Crater Rd. Multifamily\11 - Output\Drawings\PLN\25072.00 2719 Crater Rd. Multifamily.pln - **Monday, June 1, 2026** - 3:48 PM - KWebber

WINDOW SCHEDULE

WINDOW UNIT	ELEVATION	DIMENSIONS	SILL HEIGHT	TYPE	NOTES	REQ. MAX U-VALUE	REQ. MAX SHGC	QUANTITY*
A		5'-0"×5'-0"	2'-0"	OPERABLE	DOUBLE HUNG	0.45	0.33	10
B		2'-6"×5'-0"	2'-0"	OPERABLE	DOUBLE HUNG	0.45	0.33	4

*GC TO VERIFY ALL QUANTITIES PRIOR TO ORDERING WINDOW PACKAGE. TOTALS SHOWN FOR CONVENIENCE ONLY.

WINDOW GENERAL NOTES

1. THE GENERAL CONTRACTOR AND THE WINDOW SUPPLIER ARE RESPONSIBLE FOR READING THE FLOOR PLAN, WINDOW SCHEDULE, AND THE SPECIFICATIONS TO BECOME FAMILIAR WITH THE DESIGN INTENTIONS. IF DISCREPANCIES ARE DISCOVERED THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
2. ALL GLAZING IN THE FOLLOWING LOCATIONS SHALL BE TEMPERED:
   A. IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS.
   B. WITHIN 24" OF ANY DOOR.
   C. LESS THAN 18" ABOVE A WALKING SURFACE.
3. ALL EXTERIOR WINDOW UNITS ARE TO BE:
   - PELLA 250 SERIES VINYL DOUBLE-HUNG WINDOW (WHITE)
4. ALL EXTERIOR WINDOW GLAZING TO COMPLY WITH MAXIMUM SHGC AND MAXIMUM U-VALUES, FOUND FOR EACH WINDOW ON THE WINDOW SCHEDULE IN COMPLIANCE WITH VEC 2021 TABLE C402.4. BASIS OF DESIGN IS VITRO SOLARBAN SERIES OR EQUIVALENT
5. ALL EXTERIOR WINDOW UNITS TO BE INSTALLED PER THE MANUFACTURER'S RECOMMENDED INSTALLATION METHODS, AND FLASHED PROPERLY TO ENSURE PROPER DRAINAGE AND THERMAL PERFORMANCE.
6. ALL EXTERIOR WINDOW UNITS TO BE INSTALLED WITH ALL MANUFACTURER RECOMMENDED ACCESSORIES BASED ON WALL ASSEMBLY-SPECIFIC CONDITIONS. WINDOW INSTALLER TO CONFIRM ACCESSORY PACKAGE WITH MANUFACTURER.
7. ALL WINDOW ROUGH OPENINGS TO BE FIELD VERIFIED PRIOR TO ORDERING AND FABRICATION OF WINDOW UNITS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL ROUGH OPENINGS ARE PLUMB, LEVEL, AND SIZED APPROPRIATELY.
8. NOT USED.
9. ALL INTERIOR GLAZING TO BE 1/4" CLEAR GLAZING UNITS UNLESS NOTED OTHERWISE. CONTRACTOR TO VERIFY WITH GLASS MANUFACTURER THAT 1/4" THICK GLAZING WILL SUFFICE FOR THE PANE SIZES INDICATED.

FINISH SCHEDULE

	ROOM NUMBER	ROOM NAME	FLOOR	WALL BASE	WALLS	ACCENT WALL	CEILING	ACCESSORIES	NOTES
	001	LIVING R00M	WF1	WB1	P1	N/A	P5		
	001A	BATH	FT1	TB1	P2; WT1	SEE FINISH PLAN	P5	AS-01	
	001B	CLO.	WF1	WB1	P1	N/A	P5		
	001C	KITCHEN	WF1	WB1	P1; WT2	SEE FINISH PLAN	P5		
	001D	LAUNDRY	WF1	WB1	P1	N/A	P5		
	001E	BED	WF1	WB1	P1	N/A	P5		
	001F	CLO.	WF1	WB1	P1	N/A	P5		
	001G	BED	WF1	WB1	P1	N/A	P5		
	001H	CLO.	WF1	WB1	P1	N/A	P5		
	010	LIVING R00M	WF1	WB1	P1	N/A	P5		
	010A	BATH	FT1	TB1	P2; WT1	SEE FINISH PLAN	P5	AS-01	
	010B	CLO.	WF1	WB1	P1	N/A	P5		
	010C	KITCHEN	WF1	WB1	P1; WT2	SEE FINISH PLAN	P5		
	010D	LAUNDRY	WF1	WB1	P1	N/A	P5		
	010E	BED	WF1	WB1	P1	N/A	P5		
	010F	CLO.	WF1	WB1	P1	N/A	P5		
	010G	BED	WF1	WB1	P1	N/A	P5		
	010H	CLO.	WF1	WB1	P1	N/A	P5		
TYPICAL APARTMENT UNITS (STUDIO 002-009)	T001	LIVING R00M (TYP.)	WF1	WB1	P1	N/A	P5		
	T001B	CLO.	WF1	WB1	P1	N/A	P5		
	T001C	BATH (TYP.)	FT1	TB1	P2; WT1	SEE FINISH PLAN	P5	AS-01	
	T001D	BED (TYP.)	WF1	WB1	P1	N/A	P5		
	T001E	CLO.	WF1	WB1	P1	N/A	P5		
	T002A	KITCHEN (TYP.)	WF1	WB1	P1; WT2	SEE FINISH PLAN	P5		

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SEAL



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SHEET TITLE

WINDOW & ROOM FINISH SCHEDULE

A-602

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FINISH LEGEND

FLOORING

WF1	WOOD (ENGINEERED) FLOORING	
	MFG:	SHAW
	STYLE:	REPEL
	COLOR NAME:	TRADITION
	SIZE/ INSTALL PATTERN:	6"X58.5"
	INSTALL:	RANDOM STAGGER
FT1	FLOOR TILE	
	DISTRIBUTOR:	BEST TILE
	COLLECTION:	STONEPEAK
	SERIES:	SIMPLY MODERN
	COLOR :	SIMPLY GREY
	SIZE / INSTALL PATTERN:	12"X24"
	GROUT:	LATICRETE
	COLOR/ JOINT SIZE:	42 PLATINUM / 3/16" JOINT SIZE

TRANSITION STRIP

TS1	TRANSITION STRIP	
	MFG:	SCHLUTER
	PROFILE:	SCHIENE
	COLOR:	ALUMINUM
	LOCATION:	@ FLOOR TILE AND TILE BASE EDGES
TS2	TRANSITION STRIP	
	MFG:	SCHLUTER
	PROFILE:	RENO-TK
	COLOR:	ALUMINUM
	LOCATION:	FROM FT1 TO WF1 FLOORING TRANSITIONS

WALL BASE

WB1	WOOD WALL BASE	
	MFG:	HOUSE OF FARA (OR WQUAL)
	COLLECTION:	MDF BASE MOULDING
	PROFILE :	BASE MOULDING 8823
	COLOR NAME:	PRIMED
	HEIGHT:	3 1/4"
TB1	TILE BASE	
	DISTRIBUTOR:	BEST TILE
	COLLECTION:	STONEPEAK
	SERIES:	SIMPLY MODERN
	COLOR :	SIMPLY GREY
	SIZE / INSTALL PATTERN:	6"X24" (12X24" TILE CUT TO 6"HEIGHT W/ TS1 TOP EDGE)
	GROUT:	LATICRETE
	COLOR/ JOINT SIZE:	42 PLATINUM / 3/16" JOINT SIZE

WALLS

P1	MAIN WALL PAINT	
	MFG:	SHERWIN WILLIAMS
	COLOR:	SW 7005 PURE WHITE
	TYPE:	PRO INDUSTRIAL ZERO V.O.C. PRE-CATALYZED WATER BASED EPOXY
	FINISH:	EGG-SHELL
P2	RESTROOM WALL PAINT	
	MFG:	SHERWIN WILLIAMS
	COLOR:	SW 7005 PURE WHITE
	TYPE:	PRO INDUSTRIAL ZERO V.O.C. PRE-CATALYZED WATER BASED EPOXY
	FINISH:	SEMI-GLOSS
WT1	WALL TILE	
	DISTRIBUTOR:	BEST TILE
	COLLECTION:	STONEPEAK
	SERIES:	SIMPLY MODERN
	COLOR :	SIMPLY CREME
	SIZE / INSTALL PATTERN:	12"X24"
	GROUT:	LATICRETE
	COLOR/ JOINT SIZE:	89 SMOKE GREY / 3/16" JOINT SIZE
WT2	WALL TILE	
	DISTRIBUTOR:	BEST TILE
	SERIES:	BEST WHITE 3X6 SUBWAY TILE
	COLOR :	WHITE (GLOSSY)
	INSTALL PATTERN:	1/3 OFFSET
	GROUT:	LATICRETE
	COLOR/ JOINT SIZE:	89 SMOKE GREY / 1/8" JOINT

DOOR FRAME

DF1	DOOR TRIM	
	MFG:	SHERWIN WILLIAMS
	COLOR:	SW7005 PURE WHITE
	TYPE:	PRO INDUSTRIAL ZERO V.O.C. PRE-CATALYZED WATER BASED EPOXY
	FINISH:	SEMI-GLOSS

DOORS

D1	DOOR SLAB	
	MFG:	MASONITE (OR EQUAL)
	TYPE:	6-PANEL TEXTURED HOLLOW-CORE PRIMED COMPOSITE DOOR
	FINISH:	PAINT P1/DF1

CASEWORK

QS1	QUARTZ SOLID SURFACE	
	MFG:	WILSONART
	PRODUCT:	QUARTZ
	COLOR:	POLAR VEIL
	INSTALL:	1 1/2" TOTAL COUNTERTOP THICKNESS; WHERE THERE ARE NO BASE CABINETS, INSTALL SUPPORTS USING CONCEALED 'L' BRACKETS.
	NOTES:	REFER TO ELEVATIONS FOR LOCATIONS.
WD1	WOOD CABINET	
	MFG:	WAYPOINT
	COLOR:	STONE
	FINISH:	PREFINISHED
	HARDWARE:	MODERN BRUSHED GOLD T-BAR 5 5/16"

CEILING

P5	CEILING PAINT	
	MFG:	SHERWIN WILLIAMS
	COLOR:	SW7007 CEILING BRIGHT WHITE
	TYPE:	PRO INDUSTRIAL ZERO V.O.C. PRE-CATALYZED ACRYLIC EPOXY
	FINISH:	FLAT

LOCAL REP CONTACT INFORMATION

BEST TILE
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EMAIL: soverboe@besttile.com

SCHLUTER
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SHAW CONTRACT
KAREN PERKINS
P: 804-683-6455
EMAIL: karen.perkins@shawcontract.com

SHERWIN WILLIAMS
MATT SMITH
P: 804-774-1967
EMAIL: Matthew.A.Smith@sherwin.com

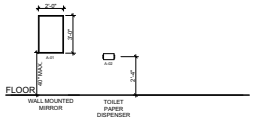
TARKETT
BILL MORGAN
P: 804-358-8400
EMAIL: bill.morgan@lfiahman.com

MAXIM (INVICTUS LIGHTING)
BEN OBERHAND
P: 804-297-6303
EMAIL: ben@myinvictussales.com

ABBREVIATIONS

D	DOOR VENEER OR PAINT FINISH
DF	DOOR FRAME PAINT
FT	FLOOR TILE
P	PAINT
QS	QUARTZ SURFACE
TB	TILE BASE
TS	TRANSITION STRIP
WB	WALL BASE
WF	WOOD FLOOR
WT	WALL TILE

ACCESSORY MOUNTING HEIGHTS



ACCESSORIES LEGEND

ACCESSORIES LIST:

ACC CODE	RESP.	ITEM NAME, DESCRIPTION
A-01	**CC**	**FRAMED MIRROR**
SPECIFICATION:		KOHLER ESSENTIAL RECTANGLE FRAMING WALL MIRROR
PRODUCT NUMBER:		K-2605-BGL
FINISH:		MODERN BRUSHED GOLD
MOUNTING HEIGHT:		MOUNT @ ADA COMPLIANT HEIGHT. REFER TO PLAN. & SHEET A-603 FOR GENERAL LOCATIONS.
NOTES:		FOLLOW MANUF.'S RECOMMENDATIONS FOR INSTALL.
A-03	**CC**	**TOILET TISSUE DISPENSER**
SPECIFICATION:		KOHLER ELATE WALL MOUNT EURO TOILET PAPER HOLDER
PRODUCT NUMBER:		K-27292-2MB
FINISH:		MODERN BRUSHED BRASS
MOUNTING HEIGHT:		MOUNT @ ADA COMPLIANT HEIGHT. REFER TO PLAN & SHEET A-603 FOR GENERAL LOCATIONS.

ACCESSORIES SETS:

SET #, QTY.	ITEM NAME, DESCRIPTION
AS-01	**RESTROOM**
1	A-01 FRAMED MIRROR
1	A-02 TOILET TISSUE DISPENSER

RESPONSIBILITY CODES (RESP.)

CC	CONTRACTOR PROVIDED, CONTRACTOR INSTALLED
OC	OWNER PROVIDED, CONTRACTOR INSTALLED
OVC	OWNER PROVIDED, VENDOR INSTALLED, CONTRACTOR COORDINATED
OO	OWNER PROVIDED, OWNER INSTALLED

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COMMONWEALTH OF VIRGINIA
16 FEB 2026
ERIC ROBERT QUACKENBUSH
LICENSE NO. 0401.013136
ARCHITECT

CRATER RD APARTMENTS

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PETERSBURG, VA 23805

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SHEET TITLE

ROOM FINISHES & ACCESSORIES LEGEND

A-603

FINISH PLAN GENERAL NOTES

01. PLAN NORTH IS TO DETERMINE THE LOCATION OF FINISHES ON THE INDICATED WALLS.

02. A PRE-FLOORING INSTALLATION MEETING MUST BE HELD PRIOR TO LAYING ANY FLOORING. ALL FLOORING COMPONENTS RELATED TO INSTALLATION SHALL BE PRESENT FOR INSPECTION BY ARCHITECT/DESIGNER.

03. ALL INTERIOR PARTITIONS SHALL BE PREPARED TO A LEVEL 4 FINISH PRIOR TO RECEIVING ANY WALLCOVERING.

04. ALL TRANSITIONS OF FLOORING MATERIAL SHALL OCCUR UNDER THRESHOLD OF DOOR, U.N.O.

05. ADEQUATE LIGHTING TO BE INSTALLED AND REMAIN LIT BEFORE, DURING AND AFTER THE INSTALLATION OF ANY VINYL WALLCOVERING.

06. ALL SUBSTITUTES MUST BE APPROVED BY ARCHITECT/DESIGNER AND BE OF EQUAL QUALITY.

08. LIGHT SWITCH AND RECEPTACLES TO BE WHITE AND ALL COVERPLATES TO BE WHITE. HEIGHTS SHALL BE INDICATED FROM FLOOR TO CENTER LINE OF DEVICE PER MEP DRAWINGS U.N.O..

09. REMOVE ANY EXISTING FINISHES AND PREPARE FOR NEW AS NOTED.

10. TRIM RING COLOR ON RECESSED CAN LIGHT FIXTURES TO MATCH ADJACENT CEILING.

11. ALWAYS FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR APPLICATION OR INSTALLATION OF MATERIAL OR FINISH.

12. ALL HOLES OR MISSING PIECES OCCURRING IN FLOOR MUST BE FILLED AND/ OR REPAIRED PRIOR TO INSTALLING NEW FLOORING MATERIALS.

(XX) FINISH PLAN KEY NOTES

01. EXTERIOR WINDOW SILL TO MATCH EXISTING; INTERIOR SILL TO BE PAINTED WOOD (P1)

FINISH PATTERN KEY

- WOOD FLOOR (WF1) PER FINISH LEGEND
- FLOOR TILE (FT1) PER FINISH LEGEND
- TSW - TRANSITION STRIP (TSW) PER FINISH LEGEND
- ACW - ACCENT WALL (WTW) PER FINISH LEGEND



26 A-701 FINISH PLAN - 1ST FLOOR
SCALE: 1/8" = 1'-0"

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SHEET TITLE

FINISH PLAN

A-701

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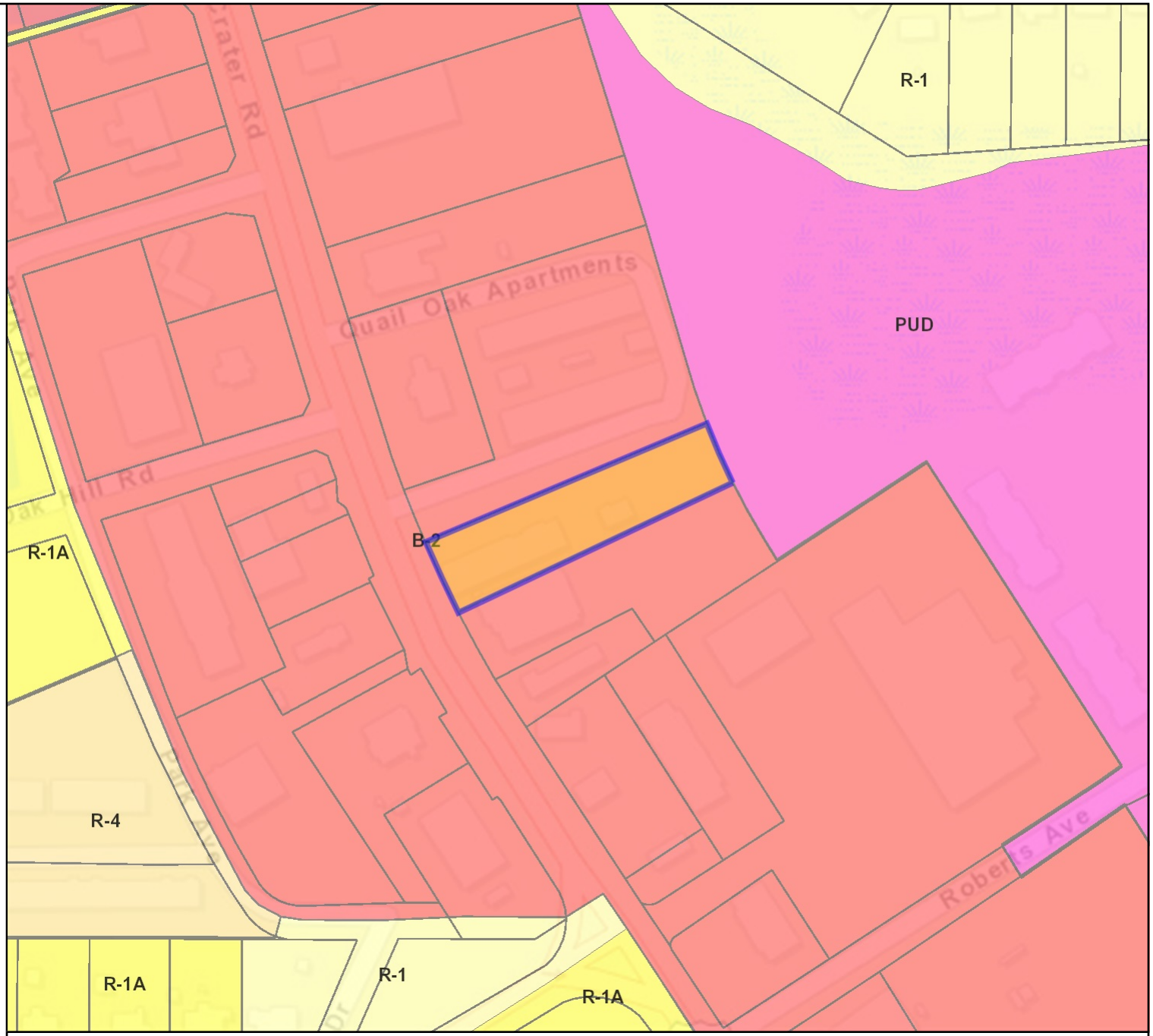
Petersbug, Virginia

Legend

- City Boundary
- Parcels

Zoning

- A
- B-1
- B-2
- B-2 (C)
- B-3
- B-3 (C)
- ERC
- M-1
- M-1 (C)
- M-2
- MXD1
- MXD2
- MXD3
- PUD
- R-1
- R-1 (C)
- R-1A
- R-1A (C)
- R-2
- R-3
- R-4
- R-5
- R-5 (C)
- R-6
- RB
- RMH
- RTH
- RTH (C)



Feet

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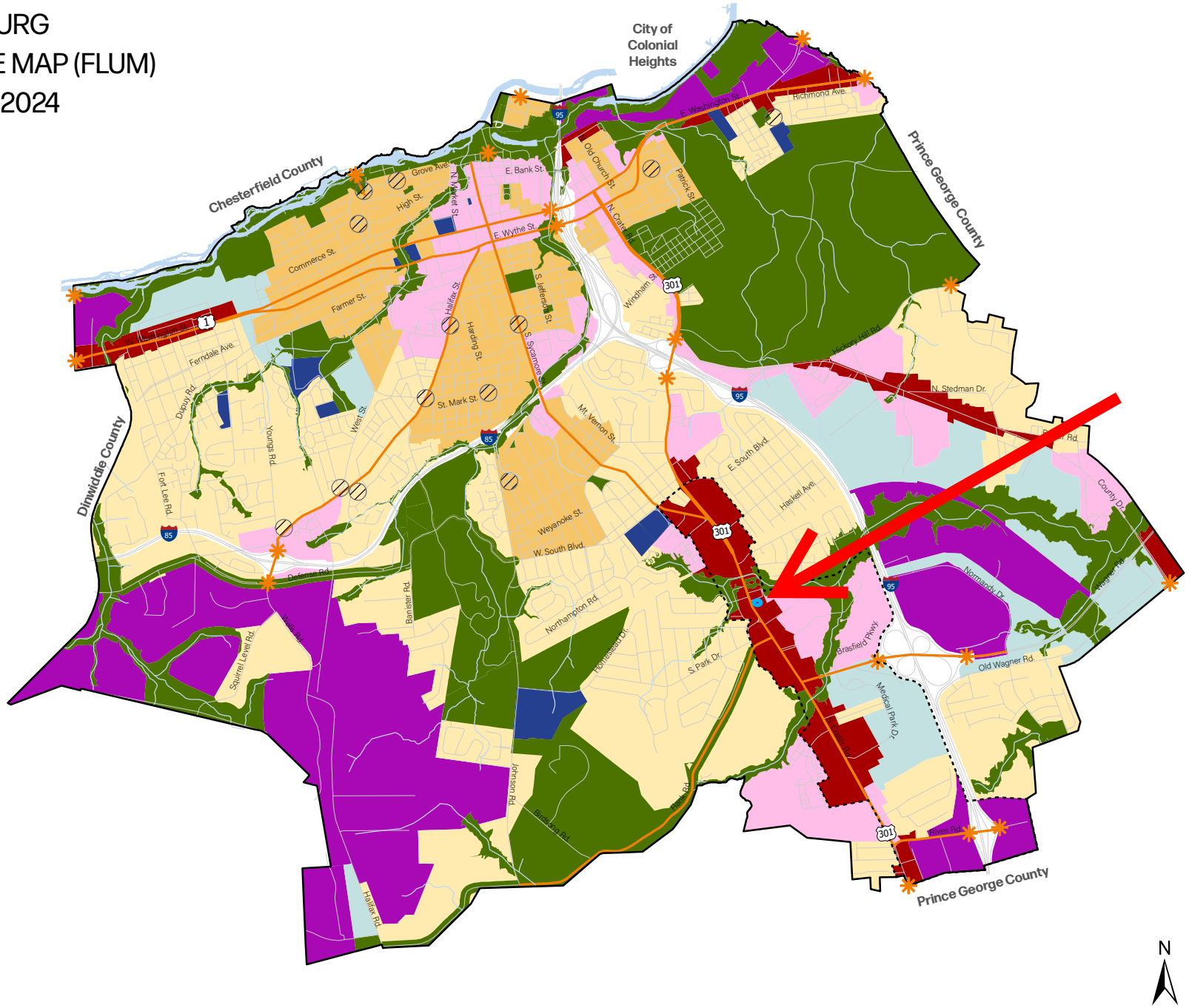
1:2,400 / 1"=200 Feet

Title: ZONING MAP

Date: 5/24/2026

DISCLAIMER:This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records,information, and data obtained from various sources, and City of Petersburg is not responsible for its accuracy or how current it may be.

CITY OF PETERSBURG
FUTURE LAND USE MAP (FLUM)
ADOPTED MAY 21, 2024



LEGEND

- City Limits
- Roads
- Appomattox River
- Waterways
- South Crater Urban Development Area (UDA)
- Historic Core Neighborhoods
- Community Residential
- Neighborhood Commercial
- Community Mixed-Use
- Corridor Commercial
- Research and Development
- General Industrial
- Civic
- Conservation and Recreation
- Gateways
- Corridors

N

CORRIDOR COMMERCIAL

Corridor commercial areas provide goods and services for the community, allowing residents to access amenities without leaving and keeping tax dollars within Petersburg. Typical uses include restaurants, indoor entertainment and recreation, and general retail and services.

While corridor commercial uses are often automobile oriented, they should be sited so that the principal façade faces the street and should integrate pedestrian and bicycle infrastructure to create a more walkable, vibrant, and connected "Main Street" development pattern. Increased landscaping and adequate lighting should be encouraged, along with infill development within existing surface parking lots. Façade and signage improvements should be encouraged for existing uses, and the use of trees and native plantings should be incorporated for aesthetic and environmental benefits. New buildings should be oriented towards the street and seek to integrate a mix of uses wherever possible; any automobile parking areas should be minimal and sited to the rear or side of the principal structure. Design and construction should be consistent and use high-quality building materials. Multi-family residential included in vertical mixed-use structures or located behind commercial areas is also appropriate and should be connected to other corridor commercial uses through sidewalks and bike lanes. However, appropriate transitions between corridor commercial and residential areas should be provided through the use of buffering, setbacks, lighting, and signage.

Primary Land Uses

- Adaptive reuse
- Hospitality-oriented uses (e.g., hotels, boutiques, galleries, restaurants)
- Infill development
- Large commercial (e.g., large stores, shopping centers, entertainment, event venues)
- Medical clinics (e.g., dentists, doctors, therapists)
- Multi-family dwellings
- Offices
- Personal services (e.g., hair salons, laundromats, pharmacies)
- Places of worship
- Small commercial (e.g., banks, specialty food stores)
- Small-scale manufacturing (e.g., makers' spaces, studios, microbreweries)
- Uses compatible with Fort Gregg-Adams



Columbia Pike | Arlington, VA

Planning + Development Principles

- Incorporate use of public art, amenities (i.e., benches, trash cans, street trees), and wayfinding signage to direct and orient visitors and create a sense of place.
- Implement traffic calming measures, especially along arterials.
- Incorporate high-quality materials for all buildings.
- Orient new buildings towards the street.
- Preserve the existing tree canopy wherever possible and include native plantings when new landscaping is necessary.
- Incorporate alternative transportation methods such as walking, biking, and public transportation.
- Provide access management through inter-parcel connections, especially between adjacent residential areas to reduce dependency on vehicle trips.

Address	Owner	Mailing Address	City	State	Zip
401 ROBERTS AVE	JESSE APTS LLC ATTN:VISHAL ARORA-VINIT NAGDA	123 TOWN SQUARE PL #667	JERSEY CITY	NJ	07310
2703 S CRATER RD	BANK OF SOUTHSIDE VIRGINIA THE	2703 S CRATER RD	PETERSBURG	VA	23805
2711 S CRATER RD	QUAIL OAKS LLC C/O WHITTLE & ROPER INC	2903 BOULEVARD STE A	COLONIAL HEIGHTS	VA	23834
2727 S CRATER RD	GURUGI LLC	2727 S CRATER RD	PETERSBURG	VA	23805
2710 S CRATER RD	2706 SOUTH CRATER ROAD LLC	11636 RIVERBOAT DR	CHESTER	VA	23836
2706 S CRATER RD	2706 SOUTH CRATER ROAD LLC	11636 RIVERBOAT DR	CHESTER	VA	23836
2716 S CRATER RD	NATIONAL RETAIL PROPERTIES LP	450 SOUTH ORANGE AVE	ORLANDO	FL	32801
2730 S CRATER RD	RAO TANGADA K PREMASUDHA CHESAPEAKE BANK	11637 RIVERBOAT DR	CHESTER	VA	23836
2733 PARK AVE	LEE CHEN WANG LLC	2733 PARK AVE	PETERSBURG	VA	23805
2719 S CRATER RD	TAP LLC	2410 BOULEVARD	COLONIAL HEIGHTS	VA	23834

Outlook

Fw: 2719 South Crater Road

From Elaine Negasi <enegasi@petersburg-va.org>
Date Tue 6/2/2026 2:52 PM
To Jared Crews <jcrews@petersburg-va.org>

Elaine Negasi
Planner 1
Department of Planning & Community Development
135 N Union Street, Petersburg, VA 23803
(804) 733-2344
enegasi@petersburg-va.org

From: Joe Whittle [redacted]
Sent: Tuesday, June 2, 2026 2:51 PM
To: Elaine Negasi <enegasi@petersburg-va.org>
Subject: 2719 South Crater Road

[You don't often get email from joe@whittle-roper.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

CAUTION: External! - Do not open attachments or click links unless you know the content is safe.

As owner of Quail Oaks LLC, which is adjacent to the above property, I have the following concerns:
Drainage
Parking
Green space
Lighting

Thank you
Joe Whittle
Sent from my iPhone
This e-mail message and any attached files are for the sole use of the intended recipient(s) and may contain privileged, confidential or otherwise protected from disclosure information. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: November 4, 2026

TO: The Honorable Mayor and Members of City Council

THROUGH: Jared Crews, Manager of Planning and Community Development

FROM: March Altman, Jr.

RE: **First Read and Schedule a Public Hearing for Consideration of an Ordinance Amending the Zoning Ordinance of the City of Petersburg for the Purpose of Introducing Additional Zoning Regulations Pertaining to Data Center Uses, including a Special Use Permit Requirement**

PURPOSE: To schedule a public hearing for consideration of an ordinance introducing additional zoning regulations pertaining to data center uses in the city.

REASON: Based on continued conversations with City Council and Planning Commission as well as public input, City of Petersburg Planning and Zoning staff are seeking consideration of an amendment to the Zoning Ordinance regarding data center uses in the city. The text amendment would reclassify data centers from a primarily by-right use in the M-1, Light Industrial and M-2, Heavy Industrial Districts to a special use in those districts and would introduce additional application and design requirements for data center developments.

RECOMMENDATION: Planning Commission recommended approval of the text amendment as drafted in an 8 (aye) to 0 (nay) vote.

BACKGROUND: Below is a general timeline of events:

1. Prior to January 2025 – Data centers considered “warehouse use” per former zoning determination; two data center developments submitted site plans under this interpretation (Jamestown Drive and Wagner Road)
2. September, 2024- January 2025 – Staff worked with Planning Commission and City Council to draft regulations on data centers as a specific use
3. January 7, 2025 – Representatives from Loudon County and Prince William County presented to City Council on their experiences with data centers
4. January 21, 2025 – City Council adopted data center regulations in Zoning Ordinance
5. Post-adoption – One additional property was rezoned with intent to construct a data center development (Collier Yard), and one additional site plan was submitted for by-right data center development (County Drive); total of 4 data center proposals presently
6. April 13, 2026 – H.B. 153 and S.B. 94 were signed into law giving localities additional powers to require site assessments for data center uses
7. September 20, 2026 – Governor Spanberger signed Executive Order 22 (2026) establishing standards and initiatives for “data center accountability framework"

8. October 1, 2026 - Planning Commission held a public hearing and recommended approval of the text amendment as drafted in an 8 (aye) to 0 (nay) vote

COST TO CITY:

BUDGETED ITEM:

REVENUE TO CITY:

CITY COUNCIL HEARING DATE: 11/17/2026

CONSIDERATION BY OTHER GOVERNMENT ENTITIES:

AFFECTED AGENCIES:

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:

REQUIRED CHANGES TO WORK PROGRAMS:

ATTACHMENTS:
1. 26-ZTA-03 Memo
2. Presentation
3. Draft Ordinance 26-ZTA-03
4. Draft Text Amendment
5. Public Comment Received - Wendy Austin
6. Public Comment Received Acqua Apartments

City of Petersburg
Department of Planning and Community Development
135 N Union St, Room 304
Petersburg, VA 23803
(804) 733-2308

MEMORANDUM

DATE: November, 2026

TO: Mayor and City Council

FROM: Planning and Community Development on behalf of Planning Commission

RE: 2026-ZTA-03: Consideration of an amendment to the Zoning Ordinance of the City of Petersburg for the purpose of introducing additional Zoning regulations pertaining to data center uses, including a special use permit requirement

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EXECUTIVE SUMMARY:

Based on continued conversations with City Council and Planning Commission as well as public input, City of Petersburg Planning and Zoning staff are seeking consideration of an amendment to the Zoning Ordinance regarding data center uses in the city. The text amendment would reclassify data centers from a primarily by-right use in the M-1, Light Industrial and M-2, Heavy Industrial Districts to a special use in those districts and would introduce additional application and design requirements for data center developments. Planning Commission recommended approval of the text amendment as drafted in an 8-0 vote.

CHRONOLOGY OF EVENTS:

1. Prior to January 2025 – Data centers considered “warehouse use” per former zoning determination; two data center developments submitted site plans under this interpretation (Jamestown Drive and Wagner Road)
2. September, 2024- January 2025 – Staff worked with Planning Commission and City Council to draft regulations on data centers as a specific use
3. January 7, 2025 – Representatives from Loudon County and Prince William County presented to City Council on their experiences with data centers
4. January 21, 2025 – City Council adopted data center regulations in Zoning Ordinance

5. Post-adoption – One additional property was rezoned with intent to construct a data center development (Collier Yard), and one additional site plan was submitted for by-right data center development (County Drive); total of 4 data center proposals presently
6. April 13, 2026 – H.B. 153 and S.B. 94 were signed into law giving localities additional powers to require site assessments for data center uses
7. September 20, 2026 – Governor Spanberger signed Executive Order 22 (2026) establishing standards and initiatives for "data center accountability framework"
8. October 1, 2026 - Planning Commission held a public hearing and recommended approval of the text amendment as drafted in an 8 (aye) to 0 (nay) vote

BACKGROUND:

On January 21, 2025, City Council adopted 2024-ZTA-07, which defined data center as a distinct land use in the Zoning Ordinance. Prior to adoption of this ordinance amendment, data centers had been determined by the City's current Zoning Administrator to be substantially similar to warehousing uses. During this time, this City received site plan applications for data center developments on two properties within the City (2255 Jamestown Drive and 1161 Wagner Road). Subsequently, Planning staff worked with the Planning Commission and City Council to craft 2024-ZTA-07, which would distinguish data centers as a unique land use with associated design and permitting requirements. The ordinance amendment was drafted based on examples and current practices from several localities in Virginia with data center developments and on January 17, 2025, representatives from Loudon and Prince William Counties presented to City Council on their experiences with data center developments in their localities.

Since adoption of 2024-ZTA-07, two additional properties have been targeted for data center development, including 2588 County Drive in the M-1, Light Industrial Zoning District and the "Collier Yard" property at 2233 Halifax Road, which was rezoned to the M-1 District for data center use.

In response to concerns over the volume of data center proposals and associated impacts, localities throughout the State have updated their zoning regulations for data centers, including requiring special use permits for new data center projects. Additionally, on April 13, 2026 Governor Spanberger signed House Bill 153/Senate Bill 94 into law. The new law gives localities additional powers to require site assessments, including information on noise, environmental impacts, and energy use for data center proposals which are subject to either a rezoning or special use permit. Subsequently, on September 20, 2026, Governor Spanberger signed Executive Order 22 (2026), which targets the creation of an accountability framework for data centers in the state, including introducing additional transparency, guidance for local governments, and directives for development of additional environmental protections from data center uses.

In anticipation of increased demand for data center development in the city and in response to information on the impacts of data centers as a land use, a draft amendment to the Zoning Ordinance is proposed to classify data centers as a special use requiring an approved special use

permit and to introduce additional application and site development requirements for new data center projects.

According to the Zoning Ordinance, special use permits can be utilized when the City recognizes that certain uses may be desirable when located in the community, but that these uses may be incompatible with other uses permitted in a district. These uses can be approved if found to be in the interest of the public health, safety, morals and general welfare of the community, and subject to necessary safeguards for the protection of surrounding property, persons, and neighborhood values.

Current Regulations

The Zoning Ordinance defines a data center as "An establishment engaging in the storage, management, processing, and/or transmission of digital data, and housing computer and/or network equipment, systems, servers, appliances and other associated components related to digital data operations. Such facility or use may include, but is not limited to, air handlers, water cooling and storage facilities, utility substations and infrastructure, back-up power generation, fire suppression systems, and/or enhanced security systems."

Data centers primarily allowed by-right in the M-1, Light Industrial and M-2, Heavy Industrial Zoning Districts subject to several design requirements:

- Enhanced setbacks of 100 feet for all principle structures from property lines abutting a residential property or public park
- A 50-foot wide vegetative buffer including a berm and mix of plantings along any property line shared with a residential property or public park; this buffer is increased to 100 feet in width if more than 70 percent of the existing greenspace on the property is cleared
- Pre and post-construction noise studies are required to confirm compliance with the City's noise ordinance if the data center abuts a residential property or public park
- Mechanical equipment noise must be attenuated
- Intrusion deterrent fencing must set back from the street right-of-way at least 35 feet
- The facility must utilized a closed loop system utilizing recycled water if water-based cooling is implemented.

The current ordinance also allows a special use permit to be requested for a data center use if one or more of the above mentioned requirements cannot be met.

Data Center Impacts

Large-scale data centers are a unique land use with several distinct impacts which should be considered:

Noise: Data center developments can generate continuous noise due to the cooling systems required for equipment as well as considerable noise during use of back-up power generation,

typically from diesel-powered generators. Both high-frequency noise and low-frequency noise such as buzzing or humming can be associated with data centers.

- Energy Demands: Data centers continuously use large quantities of energy to feed servers and equipment as well as for cooling equipment. In most cases, on-site power generation is required for new data center development through electric substation which tie into the public utility grid, but this must be coordinated with utility providers and due to the rise in the number of proposed data centers throughout the state, queues for ties-in have increased significantly to up to seven years. The wait time for tying into the public grid has resulted in more data centers seeking to utilize on-site power generation through alternative means such as gas or nuclear energy, which can have additional environmental impacts distinct from substations.
- Water Demands: Data centers require water for cooling as well as electricity generation. If a data center utilizes open-loop cooling, it creates a continuous draw on local water supplies. Most data centers utilize public water supplies drawn from surface water, which can impact local water supply, particularly in open-loop cooling systems.
- Heat: Electricity used to power data centers is converted into heat waste that can raise the temperature which can raise the temperature of the surrounding area, resulting in the immediate change to the temperature, but also additional energy demands on nearby land uses, such as residences, to adjust for the increased heat.
- Emissions: Data center uses result in environmental emissions, primarily from back up power generation, such as diesel or gas powered generators. Emissions are regulated at the state level rather than local, but the impacts should still be considered in the context of local land use.
- Speculative Development: In many cases, applications filed for data center development are speculative based on anticipated demand as industries like Artificial Intelligence expand. In these cases, approval is being sought in order to market a property for data center use without an end user identified. Without clear information about the projected design of a data center development, its utility needs, and its impacts on the surrounding area, it is difficult for a locality to determine whether a data center is an appropriate use of a given property.

Proposed Changes

The proposed amendment will update the Zoning Ordinance to do the following:

- Require a special use permit for new or expanded data centers in the M-1, Light Industrial and M-2, Heavy Industrial Zoning Districts
- Introduce a new definition for “Utility Generating Plant or Transmission Facility” to specify that on-site power generation is a distinct use separate from data centers in general to address power generation outside of public substations.

- Introduce additional requirements to accompany applications for rezoning or special use permit requests for data centers to include:
    - A community meeting must be held following the application and prior to the first public hearing. The meeting must be held within the City following advertisement and notice to adjacent property owners. The applicant must provide a summary of the public input and copies of any written comments received to be considered during the public hearing.
    - Site assessments must be provided along with the application, including a sound profile of the proposed data center identifying impacts to residences or schools within 500 feet of the property boundary, anticipated transmission voltage required to serve the data center and information on new or existing substations to be used for power, and anticipated impacts on ground and surface water resources, registered historic sites, and agricultural or forestland on the subject property and immediately contiguous lands
- Minimum setbacks for principal structures, including power generation facilities will be increased to 200 feet from any property line abutting a residence or park

The existing regulations for screening, pre and post-construction noise studies, fencing will remain along with the requirement that recycled water be used when water-based cooling is employed.

The regulations identified above will be automatically applied as conditions for any special use permit granted for a data center use, but the City Council will have the option to require additional conditions of approval to mitigate impacts to surrounding properties or public welfare during the public hearing process.

PUBLIC INPUT:

As of the writing of this report, two written public comments have been received. Both comments are generally supportive of a text amendment to require special use permits for data center uses and to introduce additional regulations, but include additional suggestions for requirements to be included. Three individuals spoke in favor of the text amendment during the Planning Commission public hearing, with one resident requesting the 200-foot setback requirement be increased to 500 feet.

Additionally, public feedback has been received over the course of several Planning Commission, City Council, and special Ward meetings since adoption of 2024-ZTA-07. Members of the public have identified concerns with environmental impacts, energy costs, and impacts to neighboring properties, including to health and property values. Repeated public comments have called for reclassification of data centers from by-right to special uses.

Staff would note that many requirements proposed within the text amendment are specifically enabled by State Legislation and the City may be limited in its authority to impose stricter

requirements as suggested through some by some of the public comments. While specific design requirements such as buffers could be increased, the City may be limited in what pre-application assessments could be required due to the specificity of State Law. Staff would also note that reasonable conditions could be placed on any individual request based on site-specific considerations.

COMPREHENSIVE PLAN CONSIDERATIONS:

The PetersburgNEXT Comprehensive plan is supportive of attracting new and desirable industry and points to benefits like a diversified economy and job creation and a major goal identified in the plan is to "build a thriving and resilient economy with diverse industries". Strategies under this goal include identifying and targeting prospective businesses and finding opportunities for future investment. The plan also recommends siting industry in appropriate areas and providing appropriate setbacks and screening along property lines adjacent to residential development. The plan states "future industrial properties and uses should be carefully evaluated to minimize adverse impacts on surrounding residential areas."

The plan calls for a focus on environmental justice and notes that heavy industrial uses with significant external impacts should be sited away from residential areas, especially neighborhoods that are primarily low-income or BIPOC (Black, Indigenous, and People of Color). The plan recommends that the City actively review the Zoning Ordinance for opportunities to "strengthen buffer, screening, and setback standards of industrial districts to protect surrounding residences and environmental features" and further recommends that industrial uses seek to integrate low-impact, environmentally friendly design to address environmental concerns.

Another major goal identified is to "support land use and development patterns that are high-quality, environmentally sustainable, and enhance economic opportunity and equity for the community" which includes an objective to commit to development that builds equity and resiliency through an intentional and multi-faceted approach.

The plan also identifies an objective to maintain functional water, sewer, and stormwater infrastructure to support both residential and business development. One of the strategies under this objective is to assess utility needs in areas targeted for future commercial and industrial development. Where there are utility needs, the plan recommends requiring developer to provide connections and improvements.

In all, the proposed text amendment is intended to follow the guidance of the Comprehensive Plan. The goal of the text amendment is to allow for the appropriate review of future data center development with built-in requirements for community input, assessment of effects on the environment, and mitigation of potential adverse impacts to surrounding properties.

RECOMMENDATION:

Following a recommendation of approval by Planning staff, the Planning Commission recommended of the text amendment as drafted in an 8 (aye) to 0 (nay) vote.

In sum, the special use permit requirement and additional regulations proposed will allow the City to weigh any future data center proposal on its own merit. The draft language would mandate that additional information be provided on the impacts of a proposed data center development and that public input from surrounding property owners be sought before any data center is considered or approved. This would allow the City to consider the unique characteristics of each proposal and the property proposed for development and consider whether a given project is appropriate and whether additional conditions should be placed to mitigate any adverse impacts.

Staff would note the proposed amendment would apply only to new data center developments; any existing approvals for data center uses in the city would remain in place unless a developer is seeking to expand their project footprint.

LINKS TO ADDITIONAL RESOURCES AND STUDIES:

- Joint Legislative Audit and Review Commission (JLARC) Report on Data Centers in Virginia: https://jlarc.virginia.gov/pdfs/reports/Rpt598.pdf

- Virginia Department of Environmental Quality (DEQ) Report on Groundwater Supply East of Interstate 95: https://www.deq.virginia.gov/home/showpublisheddocument/37496/639204862481823642

- Executive Order 22 (2026) Establishing Standards and Initiatives to Implement the Virginia Data Center Accountability Framework: https://www.governor.virginia.gov/media/governorvirginiagov/governor-of-virginia/pdf/eo/eo-22-establishing-va-data-center-accountability-and-ai-initiatives.pdf

CITY COUNCIL MEETING

NOVEMBER, 2026

2026-ZTA-03:

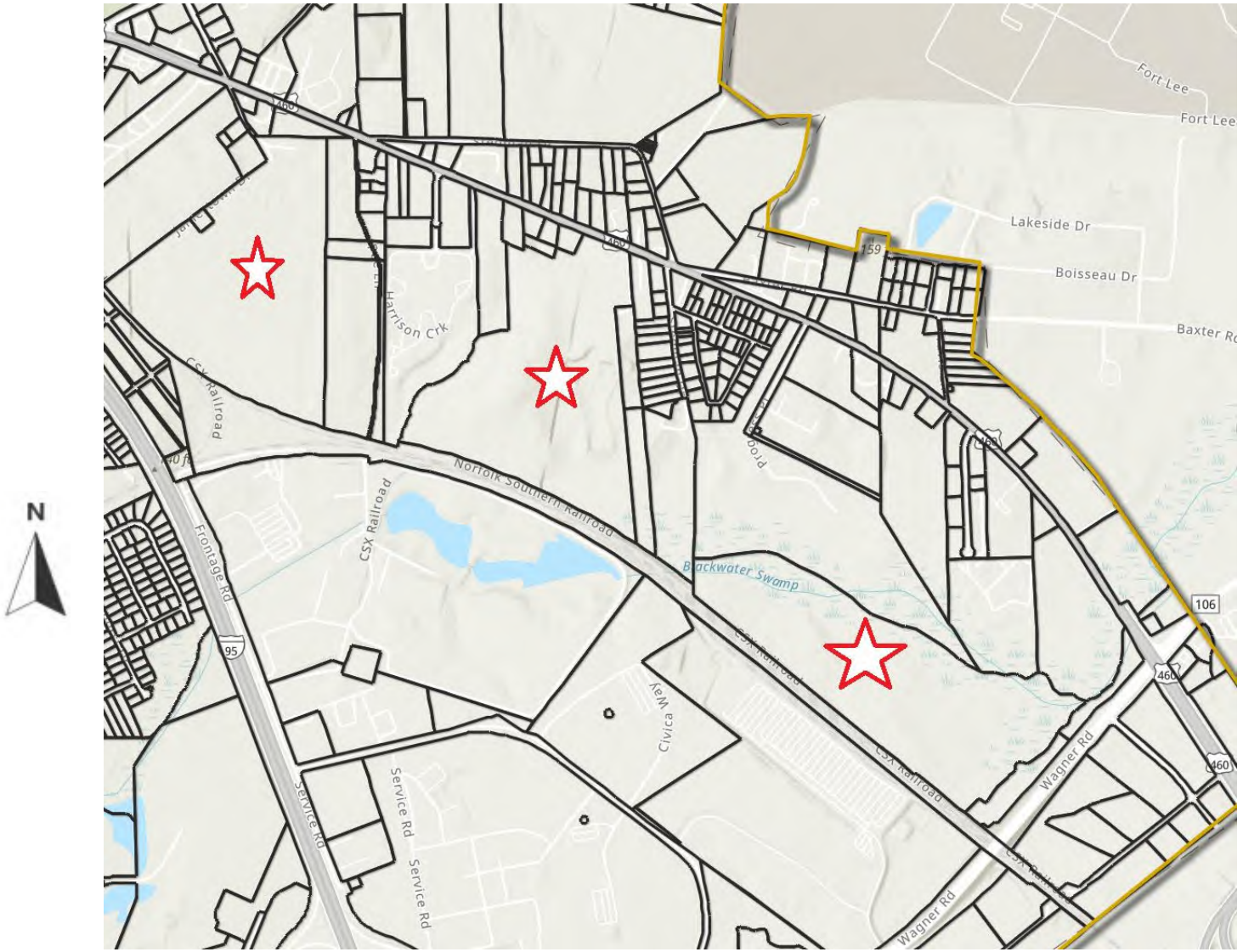
Consideration of an amendment to the Zoning Ordinance of the City of Petersburg for the purpose of introducing additional Zoning regulations pertaining to data center uses, including a special use permit requirement

Petersburg VIRGINIA

Background and Timeline

- Prior to January 2025 – Data centers considered “warehouse use” per former zoning determination
  - Two data center developments submitted site plans under this interpretation (Jamestown Drive and Wagner Road)
- September, 2024- January 2025 – Staff worked with Planning Commission and City Council to draft regulations on data centers as a specific use
- January 7, 2025 – Representatives from Loudon County and Prince William County presented to Council on their experiences with data centers
- January 21, 2025 – City Council adopted data center regulations in Zoning Ordinance
- Post-adoption – One additional property was rezoned with intent to construct a data center development (Collier Yard), and one additional site plan was submitted for by-right data center development (County Drive); total of 4 data center proposals presently
- April 13, 2026 – H.B. 153 and S.B. 94 were signed into law giving localities additional powers to require site assessments for data center uses
- September 20, 2026 – Governor Spanberger signed Executive Order 22 (2026) establishing standards and initiatives for “data center” accountability framework

Proposed Data Centers Under Review



Proposed Data Centers Under Review



Proposed Data Centers Pre-Application



Current Regulations

- Data centers are allowed as by-right use (no special use permit or rezoning) in the M-1 and M-2 Industrial Districts with requirements for:
  - Enhanced setbacks and vegetative buffers for properties adjoining residential development or parks
  - Pre- and Post-development noise studies for properties adjoining residential development or parks
  - Closed-loop (i.e. recycled) water must be used for water-based equipment cooling
- If data center cannot meet requirements above, special use permit can be requested

Considerations

- New information continues to become available about the impact of data centers (noise, energy and water demands, heat, etc.); several localities have moved from allowing data centers by-right to requiring special use permits or allowing them only in specific overlay areas
- Industry is increasingly speculative; developers are seeking approvals, but do not have end users identified
- Delays with tying into power grid will result in additional requests for alternative power generation for data centers (e.g. gas or nuclear energy), which have different noise and environmental impacts
- New enabling legislation from the State allows localities to require information on noise profiles, energy demands, and impacts to water resources, agricultural and forest resources, and historic sites, for large-scale data centers when rezoning or special use permit is required

Proposed Amendment – Special Use Permit Requirement and Definitions

- Use to be reclassified from by-right (with SUP for sites that cannot meet development standards) in M-1 and M-2 Districts to Special Use in M-1 and M-2 District with automatic conditions and application requirements
  - Special use permits can be utilized when the City recognizes that certain uses may be desirable when located in the community, but that these uses may be incompatible with other uses permitted in a district. These uses can be approved if found to be in the interest of the public health, safety, morals and general welfare of the community, and subject to necessary safeguards for the protection of surrounding property, persons, and neighborhood values

- New definition proposed to capture private on-site power generation:

Utility Generating Plant or Transmission Facility: A plant for the production of electricity, including appurtenant yards, equipment and facilities for the storage of fuels, water, utility lines, exhaust stacks, and or utility substations. This use does not include solar facilities

Proposed Amendment – Application Requirements

- Community Meeting – Following an application for a special use permit and prior to formal public hearing, the applicant must hold a community meeting to allow questions and feedback from neighboring property owners
  - Meeting must be held within the city and be advertised generally with notice provided to adjacent property owners
  - Applicant to provide summary of input and copies of written comments to be considered at public hearing
- Site Assessment and Studies – For new application or expansion/modification of existing facility, applicant must provide site assessments for consideration
  - A sound profile of the proposed data center on residences and schools within 500 feet of the property boundary
  - Anticipated transmission voltage required to serve the data center and information on new or existing substations to be used for power
  - Anticipated impacts on ground and surface water resources, registered historic sites, and forestland on the subject property or immediately contiguous lands

Proposed Amendment – Automatic Conditions

- Enhanced Setbacks – Principal structures, including power generation facilities must be set back at least 200 feet from any property line abutting residential uses or public parks
- Screening – A vegetative buffer at least 50 feet in width to be required along property lines abutting or across the street from residential uses or parks; buffer to be enhanced to 100 feet if more than 70% of site is cleared
- Noise Studies – Certified and Engineered pre-construction and post-construction noise studies are required to demonstrate compliance with City's noise ordinance
- Fencing – Fencing within 35 feet of public street shall not include barbed wire/intrusion devices
- Recycled water – A closed-loop system must be utilized if water-based cooling is utilized

Comprehensive Plan Considerations

- "Future industrial properties and uses should be carefully evaluated to minimize adverse impacts on surrounding residential areas"
  - City should actively review the Zoning Ordinance for opportunities to "strengthen buffer, screening, and setback standards of industrial districts to protect surrounding residences and environmental features"
- Major goal is to build thriving and resilient economy with diverse industries
- Environmental justice:
  - "Heavy industrial uses with significant external impacts should be sited away from residential areas to the extent possible, especially neighborhoods that are low-income or BIPOC"
  - "Industrial uses should seek to integrate principles of low-impact, environmentally friendly design into their structures to provide environmental benefits"
- Objective of maintaining functional water, sewer, and stormwater infrastructure to support both residential and business development
  - Strategies include assessing utility needs in areas targeted for future commercial and industrial development, such as industrial parks

Public Input Received

- Two written comments received prior to Planning Commission public hearing; comments were supportive of text amendment in general, but requested consideration of additional and stricter requirements
- Three individuals spoke in favor of the text amendment at the Planning Commission public hearing, with one individual requesting increase of setback requirement from 200 to 500 feet for principle structures
- General public feedback citing concerns with data centers has been received over the course of City Council, Ward, and Planning Commission meetings since adoption of 2024-ZTA-07
- Staff note: While some stricter requirements (e.g. enhanced buffers) can be considered in ordinance, City may be limited in ability to require additional pre-application assessments based on state-enabling legislation

Additional Considerations

- Ordinance language would include conditions that automatically apply to all data center development, but additional conditions can be considered/applied on case-by-case basis to mitigate impacts
- In addition to conditions associated with SUP, existing regulations onsite development (parking, landscaping, lighting, etc.) would apply to any data center project
- The draft rewrite of the full Zoning Ordinance will include the same language and regulations, but will likely have a delayed effective date; the subject text amendment is intended to take effect upon adoption
- Existing data center projects will be considered legal non-conforming, but any new project will be subject to updated regulations
- Any property rezoned for data center development will also require SUP for use itself

Recommendation

- Following a public hearing on October 1, 2026, Planning Commission recommended approval of the text amendment as drafted in an 8 (aye) to 0 (nay) vote.

AN ORDINANCE AMENDING AND READOPTING ARTICLE 3. – DEFINITIONS, ARTICLE 17. – LIGHT INDUSTRIAL DISTRICT REGULATIONS, ARTICLE 18. M-2 HEAVY INDUSTRIAL DISTRICT REGULATIONS, AND ARTICLE 23. – SUPPLEMENTARY USE REGULATIONS– SPECIAL USES AS SET FORTH IN THE ZONING ORDINANCE OF THE CITY OF PETERSBURG, TO INTRODUCE ADDITIONAL ZONING REGULATIONS PERTAINING TO DATA CENTER USES, INCLUDING A SPECIAL USE PERMIT REQUIREMENT

WHEREAS, the City of Petersburg adopted 2024-ZTA-07 on January 21, 2025 introducing data centers as a distinct use in the City to be allowed by-right in the M-1, Light Industrial and M-2, Heavy Industrial Zoning Districts subject to certain development standards; and

WHEREAS, the regulations provided that a special use permit could be sought for a data center development which could not meet the prescribed development standards; and

WHEREAS, data center uses have unique impacts, including water and energy use, noise, and environmental impacts; and

WHEREAS, there is an anticipated increase in requests for data center development across the state and within the City; and

WHEREAS, House Bill 153 and Senate Bill 94 were passed by the Virginia General Assembly and signed into law by the Governor, enabling localities to require additional site assessments prior to approval of data center uses through rezoning and special use permit processes; and

WHEREAS, the Zoning Ordinance states that special use permits can be utilized when the City recognizes that certain uses may be desirable when located in the community, but that these uses may be incompatible with other uses permitted in a district and that these uses can be approved if found to be in the interest of the public health, safety, morals and general welfare of the community, and subject to necessary safeguards for the protection of surrounding property, persons, and neighborhood values; and

WHEREAS, the Planning Commission is supportive of reclassifying data centers to be special uses in the M-1, Light Industrial and M-2, Heavy Industrial Zoning Districts subject to additional application and design requirements as enabled by the state along with any additional safeguards against adverse impacts to surrounding properties; and

WHEREAS, following a duly advertised public hearing, Planning Commission unanimously recommended approval of the text amendment as drafted; and

WHEREAS, pursuant to the requirements of Titles 15.2-2204 and 15.2-2285 of the Code of Virginia, as amended, a public hearing was advertised and held, in accordance with applicable laws.

NOW THEREFORE BE IT ORDAINED that City Council does hereby approve an ordinance amending and readopting Article 3. – Definitions, Article 17. – M-1 Light Industrial District Regulations, Article 18. – M-2 Heavy Industrial District Regulations, and Article 23. – Supplementary Regulations – Special Uses indicated in Exhibit A.

DRAFT

EXHIBIT A
2026-ZTA-03

ARTICLE 3. DEFINITIONS

Section 2. Definitions.

...

Truck. A vehicle with a gross weight of more than five tons.

Utility Generating Plant or Transmission Facility: A plant for the production of electricity, including appurtenant yards, equipment and facilities for the storage of fuels, water, utility lines, exhaust stacks, and or utility substations. This use does not include solar facilities.

Vehicle demolisher. Any person whose business it is to crush, flatten, or otherwise reduce a vehicle to a state where it can no longer be considered a vehicle.

ARTICLE 17. "M-1" LIGHT INDUSTRIAL DISTRICT REGULATIONS

Section 1. [Purpose.]

The regulations set forth in this article or set forth elsewhere in this ordinance when referred to in this article, are the regulations in the "M-1" Light Industrial District. This district is intended primarily for light manufacturing, fabricating, warehousing and wholesale distributing, in low buildings, with off-street loading, and off-street parking for employees, and with access by major streets or railroads, in either central or outlying locations.

Section 2. Use regulations.

A building or premises shall be used only for the following purposes:

~~(3) Data centers, subject to the following conditions:~~

~~a. All principal structures shall be set back at least one hundred (100) feet from any property line abutting a property used or zoned for residential purposes or a public park;~~

~~b. A vegetated buffer fifty (50) feet in width shall be required along any property line abutting or across a road from a property used or zoned for residential purposes or a public park; for sites on which seventy (70) percent or more of the existing open space or vegetated area is cleared for the development, the buffer shall be a minimum of one hundred (100) feet in width;~~

~~1. The buffer shall consist of an earthen berm that has a minimum height of six (6) feet and a slope not steeper than two-to-one (2:1) with plantings including a combination of large and understory deciduous trees, large and small evergreen trees, and ornamental trees and shrubs at a rate of one hundred and twenty (120) plants per one hundred (100) linear feet; a minimum of forty (40) percent of the plantings shall be large evergreen trees on minimum 20-foot centers and no more than twenty (20) percent of the plantings shall be shrubs.~~

~~2. Notwithstanding the requirements of this section, use of natural topography and preservation of existing vegetation, supplemented by new vegetation, if needed, or on the outside of a six-foot-tall solid fence, may be substituted for the above requirements when found by the Planning Director to provide visual screening equivalent to the buffer yard with earthen berm.~~

c. For sites that abut property used or zoned for residential purposes or a public park, the following noise studies must be prepared by a Commonwealth Licensed Professional Engineer (PE) verifying the maximum sound levels for the development;

   1. A pre-construction study shall be submitted at the time of site plan review evaluating the existing noise conditions prior to the development and model-predicted noise conditions resulting from the development.

   2. A post-construction study of noise conditions at the time of operations shall be submitted at least one (1) month but no more than twelve (12) months after the issuance of the first Certificate of Occupancy for the development.

   3. Notwithstanding any provision to the contrary, if either the pre-construction or post-construction noise study demonstrates the development exceeds the maximum sound levels specified in Chapter 50, Section 50-36 of the City Code as measured at the boundary abutting a property used or zoned for residential purposes or a public park, noise mitigation measures shall be required to secure conformance. Each study shall be accompanied by an affidavit or certificate signed by the PE stating whether noise mitigation measures are required by the noise study. If mitigation measures are required, they shall be designed in compliance with the noise study and shown on the site plan. The Zoning Administrator has the authority to interpret and enforce the Pre- and Post-Construction Study and any necessary noise mitigation measures.

d. All mechanical equipment, both on ground and roof-mounted equipment, shall be attenuated through sound mitigation measures including, but not limited to, sound muffling materials;

e. Fencing of the property is permitted, provided that fencing within thirty-five (35) feet of a public street does not include barbed wire or other similar visible intrusion deterrence devices;

f. Closed-loop systems shall be utilized if water-based cooling is employed for the facility. This requirement may be waived or amended by the Director of Public Works.

DRAFT

ARTICLE 18. "M-2" HEAVY INDUSTRIAL DISTRICT REGULATIONS

Section 2. Use regulations.

A building or premises shall be used only for the following purposes:

~~6. Data centers, subject to the following conditions:~~

~~a. All principal structures shall be set back at least one hundred (100) feet from any property line abutting a property used or zoned for residential purposes or a public park;~~

~~b. A vegetated buffer fifty (50) feet in width shall be required along any property line abutting or across a road from a property used or zoned for residential purposes or a public park; for sites on which seventy (70) percent or more of the existing open space or vegetated area is cleared for the development, the buffer shall be a minimum of one hundred (100) feet in width;~~

~~1. The buffer shall consist of an earthen berm that has a minimum height of six (6) feet and a slope not steeper than two-to-one (2:1) with plantings including a combination of large and understory deciduous trees, large and small evergreen trees, and ornamental trees and shrubs at a rate of one hundred twenty (120) plants per one hundred (100) linear feet; a minimum of forty (40) percent of the plantings shall be large evergreen trees on minimum 20-foot centers and no more than twenty (20) percent of the plantings shall be shrubs.~~

~~2. Notwithstanding the requirements of this section, use of natural topography and preservation of existing vegetation, supplemented by new vegetation, if needed, or on the outside of a six-foot-tall solid fence, may be substituted for the above requirements when found by the Planning Director to provide visual screening equivalent to the buffer yard with earthen berm.~~

~~c. For sites that abut property used or zoned for residential purposes or a public park, the following noise studies must be prepared by a Commonwealth Licensed Professional Engineer (PE) verifying the maximum sound levels for the development;~~

~~1. A pre-construction study shall be submitted at the time of site plan review evaluating the existing noise conditions prior to the development and model-predicted noise conditions resulting from the development.~~

~~2. A post-construction study of noise conditions at the time of operations shall be submitted at least one (1) month but no more than twelve (12) months after the issuance of the first Certificate of Occupancy for the development.~~

~~3. Notwithstanding any provision to the contrary, if either the pre-construction or post-construction noise study demonstrates the development exceeds the maximum sound levels specified in Chapter 50, Section 50-36 of the City Code as measured at the boundary abutting a property used or zoned for residential purposes or a public park, noise mitigation measures shall be required to secure conformance. Each study shall be accompanied by an affidavit or certificate signed by the PE stating whether noise mitigation measures are required by the noise study. If mitigation measures are required, they shall be designed in compliance with the noise study and shown on the site plan. The Zoning Administrator has the authority to interpret and enforce the Pre- and Post-Construction Study and any necessary noise mitigation measures.~~

~~d. Closed-loop systems shall be utilized if water-based cooling is employed for the facility. This requirement may be waived or amended by the Director of Public Works.~~

DRAFT

ARTICLE 23. SUPPLEMENTARY USE REGULATIONS—SPECIAL USES

Section 4. Special uses enumerated.

The following special uses may be approved by the council, as provided in this article:

(39) Data centers ~~which cannot meet the standards of Article 17, Section 2.3 or Article 18, Section 2.6~~, such to be permitted within the M-1 and M-2 districts only. with the following conditions in addition to any others necessary to safeguard impacts to public health, safety, morals, and general welfare:

a. **Site Assessments and Studies.** At the time of application for a new Data Center or where an applicant is seeking an expansion or modification of an already existing or approved facility and such expansion exceeds an additional 100 megawatts or more of electrical power, the applicant for a Data Center shall perform and submit a site assessment to examine, to the extent known and practicable and within the timeline provided by the Code of Virginia § 15.2-2286.A.7:

   i. The sound profile of the Data Center on residential units and schools located within 500 feet of the Data Center property boundary.

   ii. Any new or existing substations that will be used to serve the Data Center;

   iii. The anticipated transmission voltage required to serve the Data Center; and

   iv. The anticipated impact of the proposed facility on ground and surface water resources, agricultural resources, parks, registered historic sites, and forestland on the subject parcel or on immediately contiguous land

b. **Community Meeting**. Following application submission and at least 30 days prior to a public hearing held by the Planning Commission, a public community meeting shall be held to give the community an opportunity to hear from the applicant and to ask questions regarding the proposed application. The meeting shall adhere to the following requirements:

   i. The applicant shall inform the Zoning Administrator and adjacent property owners in writing of the date, time, and location of the meeting, at least 14 but no more than 21 days, in advance of the meeting date;

   ii. The date, time, and location of the meeting shall be advertised sufficiently in prevalent news media sources to City residents by the applicant, at least 14 but no more than 21 days, in advance of the meeting date;

   iii. The meeting shall be held within the City, at a location open to the public with adequate parking and seating facilities that will accommodate persons with disabilities;

   iv. The meeting shall give members of the public the opportunity to review application materials, ask questions of the applicant, and provide feedback; and

   v. The applicant shall provide the Department of Planning and Community Development with a summary of any input received from members of the public at the meeting and copies of any written submissions from the public.

c. **Setbacks**. All principal structures, including power generation facilities, shall be set back at least 200 feet from any property line abutting property used or zoned for residential purposes or a public park.

d. **Screening**.

i. A vegetated buffer 50 ft. in width shall be required along any property line abutting or across a road from a property used or zoned for residential purposes or a public park; for sites on which 70% or more of the existing open space or vegetated area is cleared for the development, the buffer shall be a minimum of 100 ft. in width.

ii. The buffer shall consist of an earthen berm that has a minimum height of 6 ft. and a slope not steeper than 2:1 with plantings including a combination of large and understory deciduous trees, large and small evergreen trees, and ornamental trees and shrubs at a rate of 120 plants per 100 linear feet.

1. A minimum of 40% of the plantings shall be large evergreen trees on minimum 20-foot centers.

2. No more than 20% of the plantings shall be shrubs.

iii. Notwithstanding the requirements of this section, use of natural topography and preservation of existing vegetation, supplemented by new vegetation, if needed, or on the outside of a 6-ft. tall solid fence, may be substituted for the above requirements when found by the Planning Director, in consultation with the City Arborist, to provide visual screening equivalent to the buffer yard with earthen berm.

e. **Additional Noise Assessment Standards.**

i. In addition to the required sound profile described in Section 23-39(b)(i) above, for sites that abut property used or zoned for residential purposes or a public park, the following noise studies must be prepared by a Commonwealth Licensed Professional Engineer verifying the maximum sound levels for the development:

1. A pre-construction study shall be submitted at the time of application evaluating the existing noise conditions prior to the development and model-predicted noise conditions resulting from the development.

2. A post-construction study of noise conditions at the time of operations shall be submitted at least one (1) month but no more than 12 months. after the issuance of the first Certificate of Occupancy for the development.

3. Notwithstanding any provision to the contrary, if either the pre-construction or post-construction noise study demonstrates the development exceeds the maximum sound levels specified in Chapter 50, Section 50-36 of the City Code as measured at the boundary abutting a property used or zoned for residential purposes or a public park, noise mitigation measures shall be required to secure conformance.

ii. Each study shall be accompanied by an affidavit or certificate signed by the PE stating whether noise mitigation measures are required by the noise study. If mitigation measures are required, they shall be designed in compliance with the noise study and shown on the site plan. The Zoning Administrator has the authority to interpret and enforce the Pre- and Post-Construction Study and any necessary noise mitigation measures.

iii. All mechanical equipment, both on ground and roof-mounted equipment, shall be attenuated through sound mitigation measures including, but not limited to, sound muffling materials.

f. **Fencing.** Fencing of the property is permitted, provided that fencing within 35 feet of a public street does not include barbed wire or other similar visible intrusion devices.

g. **Cooling:** Closed-loop systems shall be utilized if water-based cooling is employed for the facility.

DRAFT

Outlook

Follow up - Fwd: Suggestions for the Draft Zoning and Subdivision Ordinance - Support for increasing minimum setbacks and buffers and monitoring of impacts of data centers

From Wendy Austin
Date Wed 9/30/2026 2:48 PM
To Jared Crews <jcrews@petersburg-va.org>

Hi Jared,

As I mentioned, since I will be unable to attend the Planning Commission meeting tomorrow, please consider the following updates for improving zoning for data centers and inform Commission members for submission to the record of the October 1, 2026 Commission meeting.

Oct 1, 2026 Zoning and Subdivision Ordinance Update, (http://www.petersburg-va.org/DocumentCenter/View/9088/Draft-Ordinance---1012026?bidId=)

- Good to see that SUP = Special Use Permit has replaced B=Permitted By Right for Data Centers in the USE MATRIX (pg 6-7)
- Is the requirement for *no* Non Disclosure Agreements able to be addressed in the Zoning document?
- Can enforceable mitigation requirements be included if impacts exceed acceptable levels, such as additional setbacks, sound reduction, lighting controls, and water-use limits?

Section 7-5-9. Data Center (pg. 7-34/37):

A) **Setbacks.** Recommend separation of the setback of 200 ft minimum for buildings and increase to 300 ft setback for mechanical equipment and mechanical operations between data centers and residential neighborhoods, schools, parks, and workplaces.

B) **Screening.** Increase the required vegetated buffer to 100 ft minimum in width along any property line abutting or across a road from a property used or zoned for residential purposes or a public park; for sites on which 70% or more of the existing open space or vegetated area is cleared for the development, increase the minimum buffer to 150 ft. in width.

C) **Additional Requirements for Rezoning and SUP Applications.**

(1) Community Meeting (iii) [ADD: "and available LiveStream online"]

(2) Site Assessment.
(iv) The anticipated impact of the proposed facility on ground and surface water resources, agricultural resources, parks, registered historic sites, forestland, [ADD: lighting & visual impact, and traffic & diesel delivery impact] on the subject parcel or on immediately contiguous land.

Feel free to reach out if you have any questions. Thank you,
Wendy

Wendy Austin
austinwam@gmail.com sq
M) 804 543-0325

October 1, 2026

RE: Public Comment on Proposed Data Center Ordinance Amendments

Chairman and Members of the Planning Commission:

1200 Acqua, LLC owns and operates 1200 Acqua Apartments in Petersburg, a multifamily community that has been home to hundreds of Petersburg residents since 2015. We have also received approval for a future expansion of the community.

We appreciate the work that City staff and the Planning Commission have undertaken in developing the proposed Data Center standards. We support Petersburg's economic development goals and recognize that data centers can provide investment, tax revenue, and employment opportunities for the City.

At the same time, we believe it is important that the City ensure that existing residents receive meaningful protection from the impacts of large-scale industrial facilities constructed adjacent to established residential communities.

We strongly support portions of the proposed ordinance, including:

- The requirement that Data Centers obtain a Special Use Permit.
- The 200-foot setback from residentially used or zoned property.
- Enhanced buffering and screening requirements.
- Public community meetings.
- Evaluations of substations and electrical infrastructure.
- Evaluations of impacts on water resources.
- Pre-construction and post-construction noise studies.
- Requirements for corrective mitigation when noise limits are exceeded.

However, after reviewing noise assessments prepared for the large data center projects adjacent to our apartment community, we remain concerned that the proposed standards may not fully address the impacts experienced by nearby residents.

The studies prepared for the adjacent facilities indicate that extensive mitigation measures are necessary to achieve compliance with Petersburg's existing noise limits. These studies rely on future sound barriers, acoustic treatments, equipment modifications, silencers, and other engineered solutions in order to reduce impacts to neighboring properties. In several cases, projected noise levels approach the City's nighttime limits even after mitigation is applied.

Importantly, neither study appears to evaluate the cumulative impact of multiple data center campuses operating around the same residential community. Residents will experience the combined effects of cooling systems, rooftop mechanical equipment, substations, transformers, generator testing, and other infrastructure associated with multiple facilities rather than a single project viewed in isolation.

We are also concerned about low-frequency noise. Low-frequency sound generated by cooling equipment and related infrastructure often travels farther than higher-frequency noise and may be experienced as a continuous hum or drone by nearby residents, even when overall sound levels comply with existing noise limits. The proposed ordinance appropriately requires sound studies, but we respectfully request that the City specifically consider whether low-frequency and tonal noise should receive additional attention as part of the review process.

Additionally, we encourage the City to consider construction-period impacts. Large data center campuses can require years of construction activity, including heavy equipment, truck traffic, site clearing, and utility installation. Construction noise, dust, and traffic can have a significant effect on nearby residents and deserve consideration alongside operational impacts.

Most importantly, we ask that the City remember that hundreds of Petersburg residents already live adjacent to recently approved or proposed data center campuses. Those residents deserve the same consideration, protections, and quality-of-life safeguards that the City is proposing for future projects. The concerns addressed by this ordinance are not just future concerns. They are concerns facing existing neighborhoods and existing residents today.

Our comments should not be interpreted as opposition to data centers as a land use. Rather, we encourage the City to continue refining and strengthening protections that balance economic development with the health, welfare, quiet enjoyment, and quality of life of Petersburg residents.

We respectfully request that this letter be included in the Planning Commission record and forwarded to City Council should the ordinance proceed for further consideration.

Thank you for your time and consideration.

Respectfully submitted,

Eric Olson and Burt Cutright
Owners, 1200 Acqua, LLC

City of Petersburg

Ordinance, Resolution, and Agenda Request

DATE: November 4, 2026

TO: The Honorable Mayor and Members of City Council

THROUGH:

FROM: John M. Altman, Jr, City Manager

RE: South – Central Transportation Authority

PURPOSE: South – Central Transportation Authority Presentation

REASON: Provide additional revenue to fund regional and local transportation projects.

RECOMMENDATION:

BACKGROUND: A working group of the membership of the Crater Regional District Commission has developed a proposal to create the "South – Central Virginia Transportation Authority." The South-Central Transportation Authority (SCTA) would serve as a multi-jurisdictional authority that will have a dedicated revenue stream currently unavailable to localities to fund transportation projects in the Crater Planning District Commission and Virginia's Gateway Region area.

The SCTA would require General Assembly authorization. The PDC is targeting the 2027 General Assembly session to submit the proposed legislation.

COST TO CITY: n/a

BUDGETED ITEM: n/a

REVENUE TO CITY: n/a

CITY COUNCIL HEARING DATE: n/a

CONSIDERATION BY OTHER GOVERNMENT ENTITIES: n/a

AFFECTED AGENCIES: Office of the City Manager and Department of Finance

RELATIONSHIP TO EXISTING ORDINANCE OR RESOLUTION:

REQUIRED CHANGES TO WORK PROGRAMS:

ATTACHMENTS: South-Central Transportation Authority Presentation
South-Central Transportation Authority Revenue Projections
South-Central Transportation Authority Map

STAFF: Jeffery D. Stoke, Deputy City Manager for Community Development

South-Central Transportation Authority

A regional transportation framework and hub for Southside Virginia and the Commonwealth



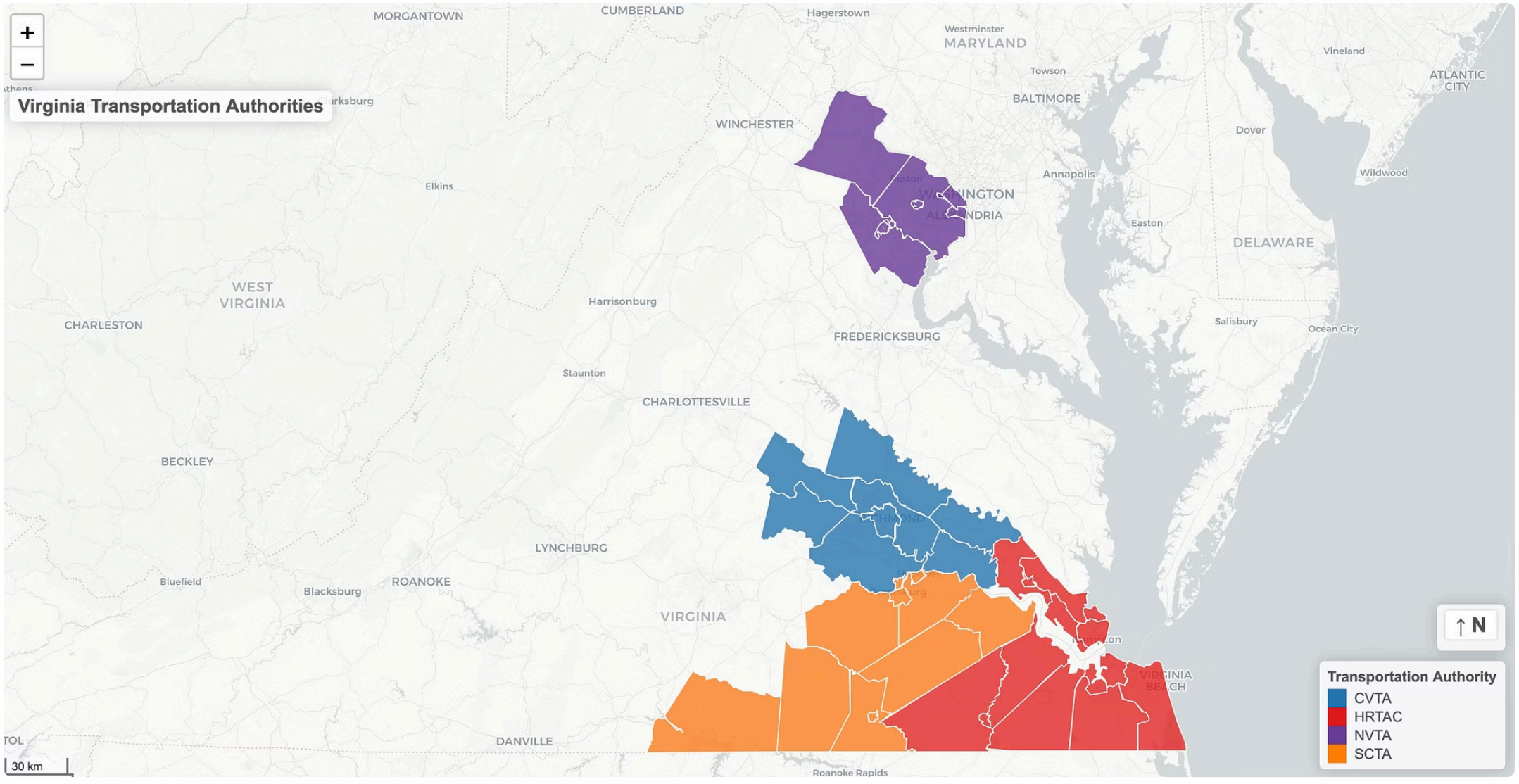
Transportation Authorities Across Virginia

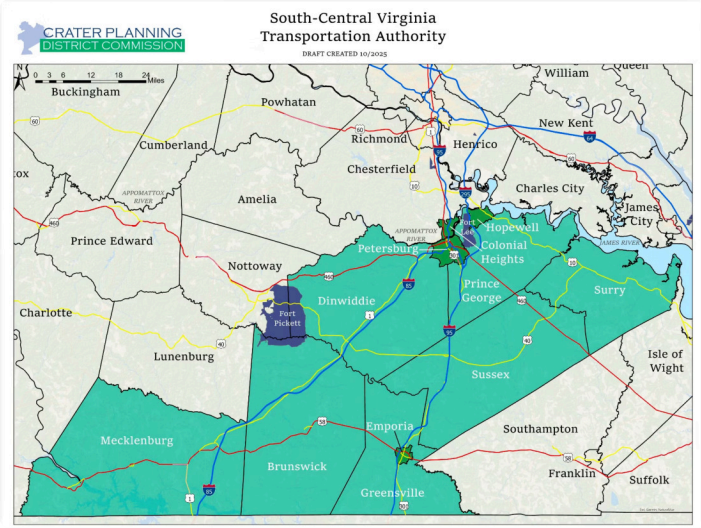
Established Virginia Transportation Authorities

- **Northern Virginia Transportation Authority (NVTA)** — Northern Virginia suburbs
- **Hampton Roads Transportation Accountability Commission (HRTAC)** — Hampton Roads region
- **Central Virginia Transportation Authority (CVTA)** — Richmond metro region

The South Central Transportation Authority to fund transportation projects in Virginia gateway, I-85, I-95, Rt. 58 south central Virginia region. The South Central region would then join Northern Virginia, Hampton Roads, and the Central Virginia Transportation Authority as Virginia's major areas with dedicated, regional transportation funding authority

- Gives the region transportation opportunities for project funding that may not score high under Smart Scale but are critical for economic development & community/regional connectivity





Proposed SCTA Boundaries

The South-Central Transportation Authority would serve a multi-jurisdiction footprint anchored by the Crater Planning District Commission area and extending into the broader Southside region.

Member Localities

Cities of Colonial Heights, Emporia, Hopewell, and Petersburg; **Counties** of Brunswick, Dinwiddie, Greensville, Mecklenburg, Prince George, Surry, and Sussex; **Towns** of Chase City and South Hill

Geographic Scope

Spanning the I-85, I-95, and Route 460 corridors — a critical freight and commuter network connecting Southside Virginia to Richmond, Northern Virginia, Hampton Roads, and the north/south interstate access

Why These Boundaries?

SCTA boundaries mostly align with existing PDC planning boundaries and reflect the critical nature of completing Virginia's gateway regions as well as shared infrastructure needs and regional economic interdependence.



Key Talking Points - South Central Transportation Authority

Dedicated, Stable Funding

A regional transportation authority unlocks dedicated revenue streams unavailable to individual localities, enabling long-overdue infrastructure investment across Southside Virginia.

Regional Coordination

Coordinated planning allows regional control of regional dollars, ensuring funds stay within the CPDC+ region. Also eliminates duplication, improves project delivery, and positions the region competitively for state and federal funding matches (SMART SCALE, BIL/IIJA)

Local Control Preserved

Local budgets and state allocations alone cannot keep up with growth, maintenance, and safety needs. Governance is structured to ensure each member locality retains a voice on the Board of Directors — no single jurisdiction dominates regional decision-making.

Economic Development Driver

Improved transportation infrastructure directly supports business attraction, workforce mobility, and quality of life — critical priorities for Southside's economic growth agenda. A multimodal structure - roads, transit, bike/ped. and freight.

Steps to Formation — Virginia's Newest Transportation Authority



Regional Consensus

Mar–July 2026

Local governments align on need and scope; member localities pass resolutions endorsing SCTA formation.



Governance & Legislation

July–Sept. 2026

Define governance structure, tax authority, and revenue sharing; legislative draft readied for pre-filing the 2027 General Assembly Session.



General Assembly Session

Jan.–April 2027

The bill advances through the General Assembly process.

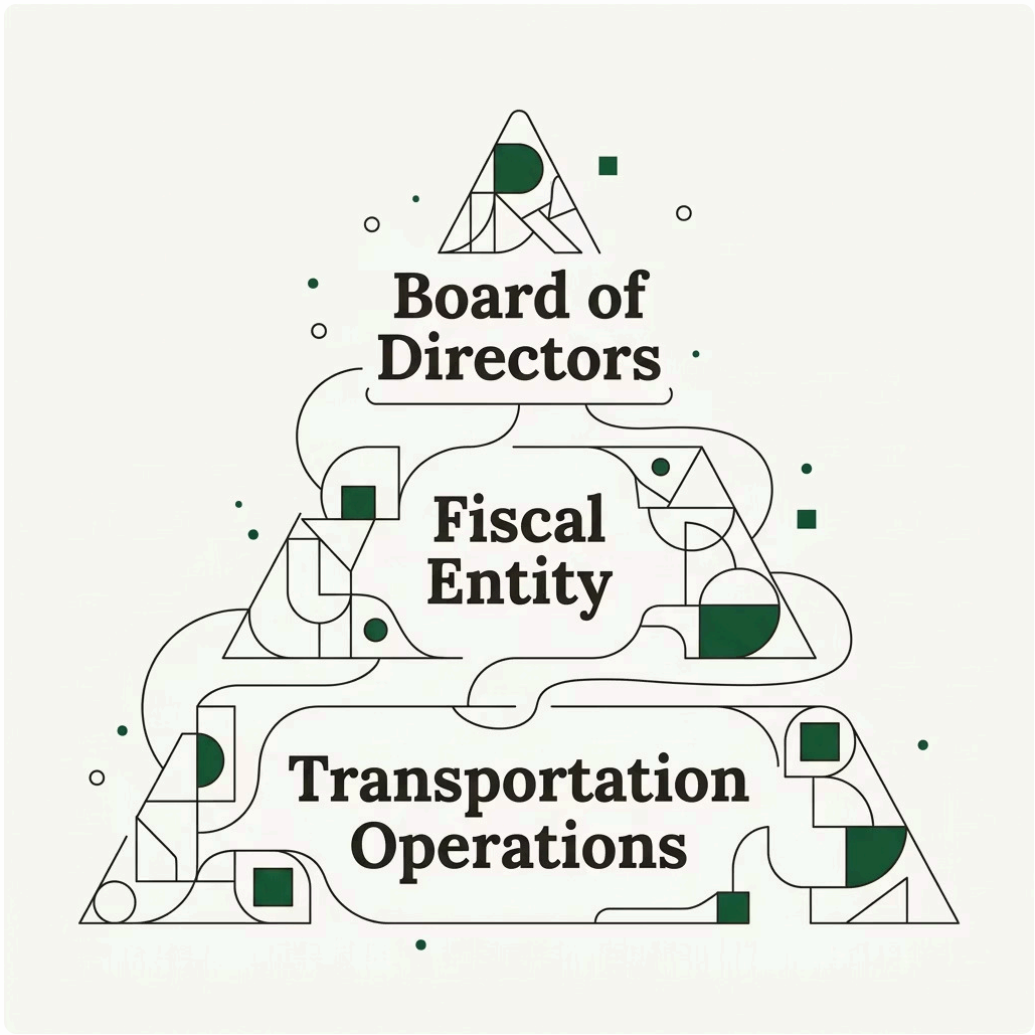


SCTA Established

July 1, 2027

SCTA effective date; Southside Virginia gains a dedicated regional transportation authority!

Proposed SCTA Governance & Accountability



Membership/Board of Directors

- Chief elected officials of each member county.
- Chief elected officials of each city
- One member of the area delegation House of Delegates
- One member of the area delegation Senate of Virginia
- CTB Member

Ex Officio/Non-Voting Members: Director DRPT, VDOT Commissioner, Executive Director of the Va Port Authority

The Board sets policy, approves the capital program, and allocates regional revenues.

Fiscal Entity

Manages all SCTA funds — transparent budgeting, regular audits/compliance, project tracking.

Transportation Operations

Projects are selected through data-driven evaluation and consistent with the region's Long-Range Transportation Plan (LRTP) and Transportation Improvement Program (TIP). Crater Planning District Commission, leveraging existing regional planning expertise and staff capacity.



SCTA - Critical for our Region's Ability to Grow How to Relay this to Citizens

The creation of a new authority, funded with tax dollars, with the power of eminent domain and the authority to issue debt and arrange public-private partnership deals will receive broad public scrutiny from SCTA area citizens and legislators. Localities prepared to offer cost-benefits to transportation and transit projects in the area.

Funded by Tax Dollars

The authority will be funded with public tax revenue, requiring clear cost-benefit communication to residents and legislators.

Significant Legal Powers

The SCTA will hold the power of eminent domain and the authority to issue debt and arrange public-private partnership deals.

Broad Public Scrutiny

Formation will face scrutiny from SCTA area citizens and legislators; localities must be prepared to demonstrate transportation and transit project benefits.

Community Benefits

The South-Central Transportation Authority will deliver tangible advantages that directly enhance the lives of residents and foster a thriving region.



Improved Quality of Life

Reduced commute times, increased safety on roads, and better access to essential services and recreational opportunities for all residents.



Enhanced Economic Opportunity

Modernized infrastructure attracts new businesses, supports existing industries, and creates jobs, leading to greater prosperity across Southside communities.



Seamless Regional Connectivity

Upgraded road networks, potential public transit options, and improved freight corridors ensure efficient movement of people and goods across jurisdictions.

A New Era for Southside Transportation

The South-Central Transportation Authority will give Southside Virginia a powerful, locally governed tool to fund, plan, and deliver the regional transportation investments our communities deserve.

Next Step for Localities

Pass resolutions of support between **March and June 2026** to demonstrate regional consensus and regional economic development competitiveness.

Next Step for Legislators

Sponsor and champion the South Central Transportation Authority legislation in the **2027 General Assembly Session** — a generational opportunity to move Southside Virginia forward.

Proposed SCTA Localities Projected Revenues

Proposed SCTA Localities Projected Revenues															
		Wholesale Fuel Tax[1]						Sales and Use Tax[2]		Projected Revenues					
Locality Name	Planning District Commission	Total in Gallons[3]	Gasoline/Gasohol In Gallons[3]	Undyed Diesel In Gallons[3]	Gasoline Revenues (9.3¢ Per Gallon)[4]	Diesel Revenues (9.4¢ Per Gallon)[4]	Gasoline and Diesel Combined[4]	Total Revenues[5]	Additional Tax Revenues (0.7%)[4]	Projected Combined Total[4]	Proposed Projected SCTA Administrative Fee (2%)[4]	Projected Total For Local, Regional, and Public Transit Distribution[4]	Proportion for Local Jurisdictions (55%)[4]	Proportion for Regional Transportation Projects (35%)[4]	Proportion for Public Transit (10%)[4]
Colonial Heights, City Of	CPDC	15,748,571	14,774,769	973,802	$ 1,374,054	$ 91,537	**$ 1,465,591**	$ 908,973,071	**$ 6,362,811**	$ 7,828,402	$ 156,568	**$ 7,671,834**	$ 4,219,509	$ 2,739,941	$ 782,840
Dinwiddie County	CPDC	22,261,438	14,032,831	8,228,607	$ 1,305,053	$ 773,489	**$ 2,078,542**	$ 198,936,228	**$ 1,392,554**	$ 3,471,096	$ 69,422	**$ 3,401,674**	$ 1,870,921	$ 1,214,884	$ 347,110
Emporia, City of	CPDC	17,573,126	11,058,372	6,514,754	$ 1,028,429	$ 612,387	**$ 1,640,815**	$ 231,053,104	**$ 1,617,372**	$ 3,258,187	$ 65,164	**$ 3,193,023**	$ 1,756,163	$ 1,140,366	$ 325,819
Greensville County	CPDC	32,688,229	10,298,112	22,390,117	$ 957,724	$ 2,104,671	**$ 3,062,395**	$ 72,978,436	**$ 510,849**	$ 3,573,244	$ 71,465	**$ 3,501,780**	$ 1,925,979	$ 1,250,636	$ 357,324
Hopewell, City of	CPDC	8,226,150	7,728,319	497,831	$ 718,734	$ 46,796	**$ 765,530**	$ 189,940,020	**$ 1,329,580**	$ 2,095,110	$ 41,902	**$ 2,053,208**	$ 1,129,264	$ 733,288	$ 209,511
Petersburg, City of	CPDC	24,904,542	22,561,905	2,342,637	$ 2,098,257	$ 220,208	**$ 2,318,465**	$ 397,853,226	**$ 2,784,973**	$ 5,103,438	$ 102,069	**$ 5,001,369**	$ 2,750,753	$ 1,786,203	$ 510,344
Prince George County	CPDC	49,422,611	24,835,132	24,587,479	$ 2,309,667	$ 2,311,223	**$ 4,620,890**	$ 281,500,478	**$ 1,970,503**	$ 6,591,394	$ 131,828	**$ 6,459,566**	$ 3,552,761	$ 2,306,988	$ 659,139
Surry County	CPDC	3,122,727	2,583,890	538,837	$ 240,302	$ 50,651	**$ 290,952**	$ 79,526,719	**$ 556,687**	$ 847,639	$ 16,953	**$ 830,687**	$ 456,878	$ 296,674	$ 84,764
Sussex County	CPDC	15,186,824	7,306,300	7,880,524	$ 679,486	$ 740,769	**$ 1,420,255**	$ 111,845,178	**$ 782,916**	$ 2,203,171	$ 44,063	**$ 2,159,108**	$ 1,187,509	$ 771,110	$ 220,317
Brunswick County	SPDC	16,431,236	9,251,387	7,179,849	$ 860,379	$ 674,906	**$ 1,535,285**	$ 65,574,310	**$ 459,020**	$ 1,994,305	$ 39,886	**$ 1,954,419**	$ 1,074,930	$ 698,007	$ 199,430
Halifax County	SPDC	19,183,407	13,621,547	5,561,860	$ 1,266,804	$ 522,815	**$ 1,789,619**	$ 355,851,869	**$ 2,490,963**	$ 4,280,582	$ 85,612	**$ 4,194,970**	$ 2,307,234	$ 1,498,204	$ 428,058
Mecklenburg County	SPDC	35,426,170	20,777,642	14,648,528	$ 1,932,321	$ 1,376,962	**$ 3,309,282**	$ 547,711,606	**$ 3,833,981**	$ 7,143,264	$ 142,865	**$ 7,000,398**	$ 3,850,219	$ 2,500,142	$ 714,326
South Boston, Town of[6]	SPDC	3,758,732	2,668,960	1,089,772	$ 248,213	$ 102,439	**$ 350,652**	$ 69,724,419	**$ 488,071**	$ 838,723	$ 16,774	**$ 821,948**	$ 452,072	$ 293,553	$ 83,872
South Hill, Town of[6]	SPDC	6,513,933	3,820,457	2,693,476	$ 355,303	$ 253,187	**$ 608,489**	$ 100,709,643	**$ 704,967**	$ 1,313,457	$ 26,269	**$ 1,287,188**	$ 707,953	$ 459,710	$ 131,346
Total Crater PDC Localities Excluding Chesterfield and Charles City[4]		189,134,218	115,179,630	73,954,588	$ 10,711,706	$ 6,951,731	**$ 17,663,437**	$ 2,472,606,461	**$ 17,308,245**	$ 34,971,682	$ 699,434	**$ 34,272,248**	$ 18,849,737	$ 12,240,089	$ 3,497,168
Total Southside PDC Including Brunswick, Mecklenburg, Halifax, South Hill and South Boston[4]		81,313,478	50,139,993	31,173,485	$ 4,663,019	$ 2,930,308	**$ 7,593,327**	$ 1,139,571,847	**$ 7,977,003**	$ 15,570,330	$ 311,407	**$ 15,258,923**	$ 8,392,408	$ 5,449,615	$ 1,557,033
Total[4]		189,134,218	165,319,623	105,128,073	$ 15,374,725	$ 9,882,039	**$ 25,256,764**	$ 3,612,178,308	**$ 25,285,248**	$ 50,542,012	$ 1,010,840	**$ 49,531,172**	$ 27,242,144	$ 17,689,704	$ 5,054,201

[1]Is not a new tax to the jurisdictions
[2]Is a new tax to the jurisdictions
[3]Data from the Virginia DMV
[4]Analysis by Crater PDC staff
[5]Data from Virginia Department of Taxation
[6]Population share was used to estimate the Wholesale Fuel Tax and the Additional Sales and Use Tax due to detailed data below the county level not being available

CRATER PLANNING DISTRICT COMMISSION

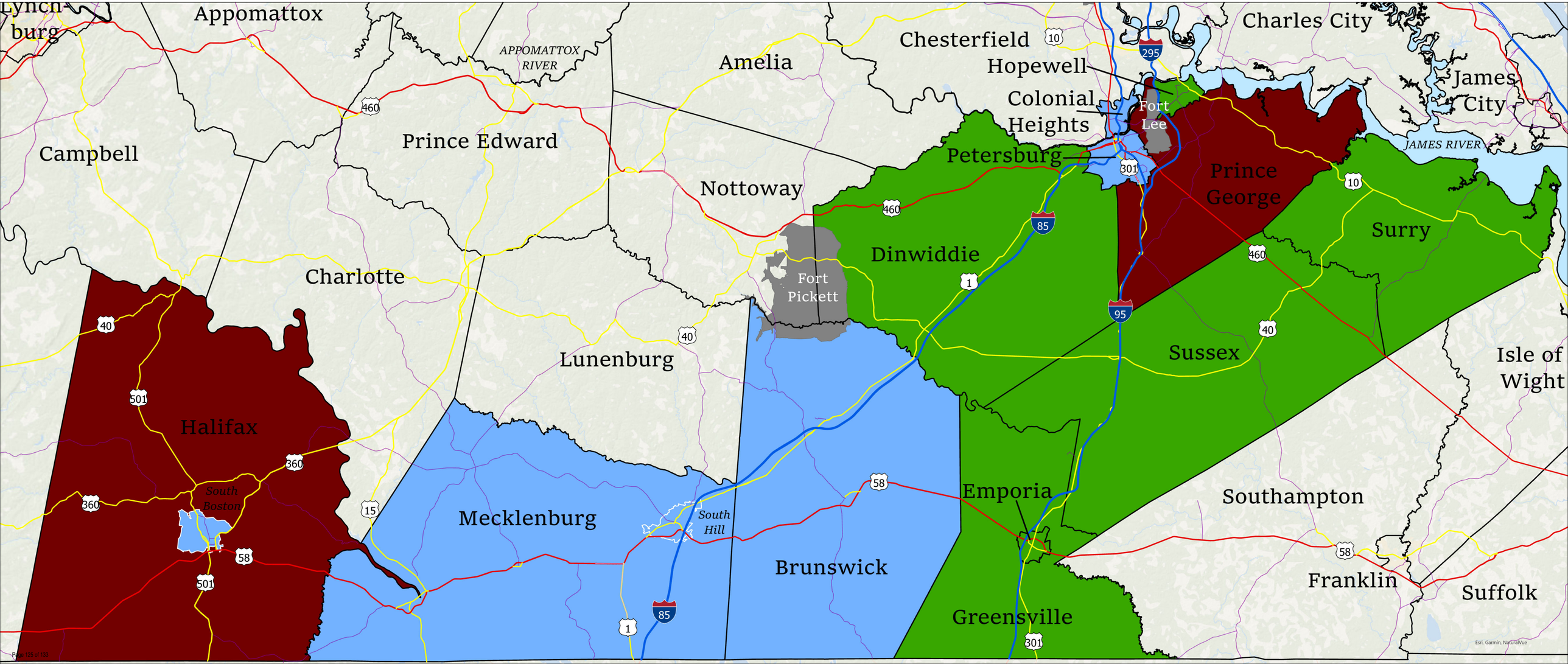
South-Central Virginia Transportation Authority

DRAFT CREATED
9/21/2026

N

0 5 10 20 30 Miles

Adopted
In-Progress
Rejected





City of Petersburg, VA
November 2026

Department of Public Works & Utilities (DPWU)

Utilities Division Highlights

Sewer Tap Installations & Water Main Repair

- Continuing to complete sewer tap installations monthly (see sewer tap photos below for N Whitehill Dr., Goodrich Ave., & W. Wythe St.) as well as repairing a water main break at Marshall & Adams St.

N Whitehill Dr. (S)



Goodrich Ave. (S)



W Wythe St. (S)



Marshall & Adams St. (W)



DPWU – Street Operations

Roadway Safety / Support

- **Sidewalk Repairs:** Repairs to sidewalks were completed at 1101 Halifax Street, 1758 and 1844 Matoax Street, and 1194 Melville Street.





- **Roadway Repair:** A cave-in due to a collapsed corrugated pipe at 3300 Johnson Road was backfilled to restore the road surface.





DPWU – Street Operations

Roadway Safety/Support

- **Dodson Road:** Flood reduction maintenance was performed to regrade 200 ft. of ditch line and expose the driveway culvert to provide unobstructed flow of stormwater.





- **Tyler Road:** Flood reduction maintenance was performed to remove large bushes and three and one half feet of dirt that was obstructing the culvert. these obstructions were causing the overtopping of the ditch line and subsequential flooding.

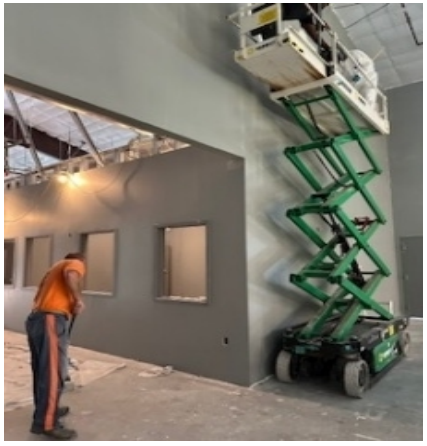




Petersburg High School Field House & Fire Station 5

- **PETERSBURG HS TRAINING FIELD HOUSE -** Second level spaces have been painted with final coat. All touch-up, trim and cleanup completed.





- **FIRE STATION 5 -** Painted newly constructed walls in living quarters




DPWU – Capital Improvement Projects

Union Train Station & City Hall Annex Portico Rehab





- **Union Train Station Portico Rehab –** includes scraping & painting as well as replacing the capitals at the top of the two exterior columns.
- **City Hall Annex Portico & Ramp Rehab –** includes the columns holding up the roof of the portico and the ramp

DPWU – Community Engagement

Pocohonatas Island Weekend of Impact

While already working on Pocohontas Island, the contractor MEB expressed a desire to give back to the community using its construction capability, equipment, and workforce to make a difference…

Timber stairways before…





Timber stairways after…





Timber perimeter before…



Timber perimeter after…





THANK YOU