

Historic District Review Board

Regular Session Agenda

October 18, 2011

4:30 P.M.

- 1. Call to Order; Roll Call**
- 2. Invocation and Pledge of Allegiance**
- 3. Consent Agenda**
 - A. Approval of Agenda Format**
 - B. Approval of Minutes**
- 4. New Business**
 - A. 102 Madison Avenue – rear addition**
- 5. Old Business**
 - A. 506 Monroe Avenue – New Garage**
- 6. Announcements**
- 7. Adjourn**

DRAFT
Historic District Review Board
Regular Meeting
September 20, 2011
4:30 p.m.

At 4:30 p.m. in the Town Council Chamber, Chairman Russ Dunton, having established a quorum, called to order the Historic District Review Board (HDRB) Meeting. In attendance were board members Dianne Davis and Bob Sellers. Board member Jan Neville arrived at 4:35 p.m. Chairman Dunton stated that there was still one vacancy on the board. Also present were Town Planner Tom Bonadeo and Asst. Town Clerk Linda Carola. There were no members of the public in attendance.

Dianne Davis led the Invocation and all recited the Pledge of Allegiance.

Motion made by Dianne Davis, seconded by Jan Neville, and unanimously approved to accept the agenda as presented.

The board members reviewed the minutes for the July 19, 2011, Regular Meeting. Member Dianne Davis questioned the repair of the lintels over "all the windows." Tom Bonadeo verified the crack was all the way around the building. In addition Member Davis noted an error under 'Announcements' page 2, line 7 & 8 to read "Jefferson Avenue and Fig Street."

Motion made by Dianne Davis, seconded by Bob Sellers, and unanimously approved to accept the minutes for the July 19, 2011, Regular Meeting as corrected.

NEW BUSINESS

A. 506 Monroe Avenue-New Garage

Tom Bonadeo explained to the members that the plans in the package had been replaced with the plans that were just distributed. The original plan was too big, 26x26 too many square feet for a single lot accessory building, therefore the architect re-drew the plan for the proper size of the building, now being 23'-5 1/4" by 23'-5 1/4", just being a little under 550 square feet. A photo was distributed to the members showing the back yard which compared to the new plan shows to be blank from the house to the garage.

Tom Bonadeo explained to the members that a plan had previously been submitted to the HDRB in 2003/2004. Further research revealed the board had approved an addition in January 2004 and a garage in February 2004. The addition and the garage were never constructed. Tom Bonadeo reviewed the new plan that had been submitted along with several photos showing the existing

dwelling, partially completed foundation and partially completed shed. Tom Bonadeo shared his concerns: i) Property is in the Chesapeake Bay Preservation area and only one half of the property can be covered to prevent excess run off; ii) If addition is built, the property will exceed 60% coverage with impervious surface which exceeds the Chesapeake Bay Preservation guidelines; iii) Existing dwelling windows on rear have been boarded. Much discussion continued between the members and Tom Bonadeo regarding the boarded windows, previous addition and garage not being completed, the existing shed, existing foundation with no addition. Tom Bonadeo informed the members the previous building permit issued in 2004 had been closed and the applicant would need to reapply. Chairman Dunton asked the members if they had any issues with the design of the accessory building and no concerns were noted. Several scenarios were discussed among the members for resubmission of the application. Members only had issues with the rear of the house and suggested to table the application pending a plan from the applicant to clarify what the intention was from the original permit that was issued on the house.

Motion made by Bob Sellers, seconded by Dianne Davis to table the application pending a plan from the applicant clarifying what the intention was from the original permit that was issued on the house. The motion was unanimously approved.

B. 9 Randolph Ave.-Rear addition of screen porch

Tom Bonadeo presented the next application to the board members stating it was the former site of the B & B Sterling House Bed and Breakfast. Applicant is requesting a screen porch and deck in the back yard. Tom Bonadeo informed the members a parking area had already been established. Tom Bonadeo reviewed a photo with the members describing where the screen porch would be located, showing the porch would be off the edge of the house. Chairman Dunton asked if the property would be used as a private residence and Mr. Bonadeo indicated yes. The addition will meet the required setbacks on all sides while keeping the mature trees in the rear yard and the lots meet the sufficient impervious area to meet the runoff requirements of the ordinance. Chairman Dunton recommended hardy-plank siding would be a good choice and would meet the Secretary of the Interior Guidelines that the addition be different from the original house. Tom Bonadeo reviewed a drawing with the members explaining screens include wood grills mimicking window grills. Chairman Dunton asked if residents are full or part-time, and Tom Bonadeo replied part-time. Chairman Dunton asked the board members if they had any questions or concerns.

Motion made by Jan Neville, seconded by Dianne Davis to approve the application as submitted. The motion was unanimously approved.

ANNOUNCEMENTS

Tom Bonadeo informed the board members that the last week-end of September had been proposed for repaving the southern half of Mason Ave., will be repaved approximately from Bay Ave. to Peach Street. Chairman Dunton commented it had been a bad time for repaving, that he had received complaints from the business owners. Chairman Dunton commented on an application that the board had received several years ago, and indicated work had begun to restore the property. Further discussion continued regarding different properties that are in process of being repaired.

Motion made by Dianne Davis, seconded by Bob Sellers, and unanimously approved to adjourn the Historic District Review Board meeting.

Asst. Town Clerk

Chairman Russ Dunton

Historic District Review Board Staff Report

From: Tom Bonadeo
Date: October 18, 2011
Item: 4A – 102 Madison Avenue – rear addition to the home
Attachments: Plans

Application Specifics

An application has been received to put an addition on the rear of 102 Madison Avenue. This house is a contributing structure to the National Historic District. The house was covered with Aluminum Siding some years in the past and this siding will be removed as the addition is built. The roof on the original house is old and needs replacement and will be replaced as the new addition is added.

Discussion

While the addition is the center of the application, the siding and roofing of the main house will also be replaced. The following items will be considered:

1. The roof of the new structure will be architectural shingles.
2. The roof of the existing house will be replaced with matching shingles. The roof condition can be seen from the photo.
3. The siding on the new addition will be Hardi Plank siding with a 5" exposure.
4. The aluminum siding on the existing structure will be replaced with matching Hardi Plank. Aluminum siding is listed in the ordinance as "visually intrusive".
5. New windows in the addition will match the existing house.
6. The foundation is specified as "sprit faced block to match original".

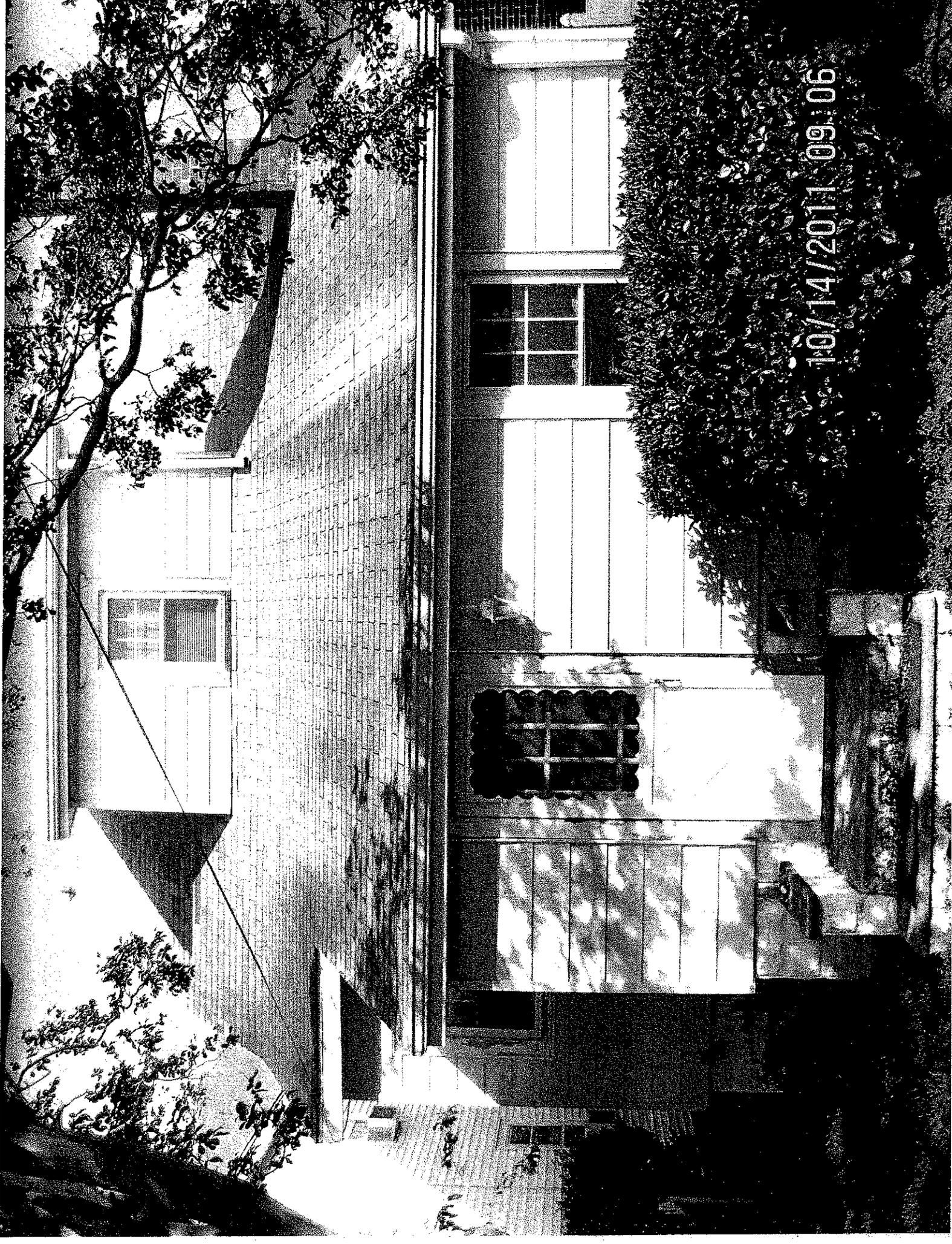
The following items are required by the zoning ordinance to be compliant:

1. 5' side yard setbacks are required.
2. 15' separation from the accessory structure (garage) is required.
3. The lot coverage is not exceeded by the addition.

The application generally meets the requirements of the ordinance. The materials are generally compliant with the historic guidelines and the setbacks and other zoning requirements are also met. The application does specify the split faced block that our ordinance does not specifically address. The ordinance does not allow exposed concrete block above the foundation. In this case the original foundation is the old molded concrete block that is painted. Staff recommends that this split face be painted or parged and painted.

Recommendation

Staff recommends the approval of the addition, roof and siding replacement with the recommendation that the split face block foundation be painted and/or parged.



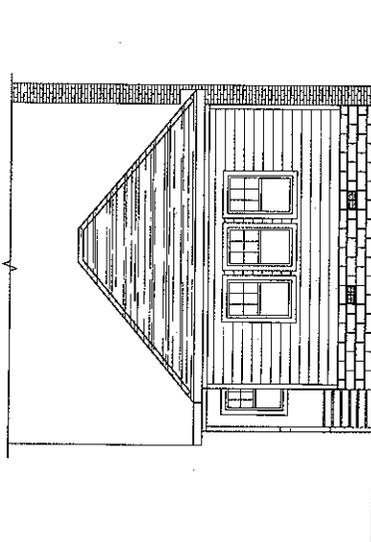
10/14/2011 09:06



10/14/2011 09:05

EULLIT RESIDENCE ADDITION

102 MADESON AVENUE
CAPE CHARLES, VIRGINIA



DRAWING INDEX:

- C1- COVER
- A1- FOUNDATION, ROOF FRAMING & FLOOR PLANS
- A2- BUILDING ELEVATIONS & SECTIONS

PROJECT DATA:

- BASED ON 2006 IRC
- USE GROUP CLASSIFICATION
- CONSTRUCTION TYPE
- FLOOR LIVE LOAD
- DECK LIVE LOAD
- ROOF LIVE LOAD
- ATTIC LIVE LOAD
- FLOOR THERMAL RESISTANCE
- WALL THERMAL RESISTANCE
- ROOF THERMAL RESISTANCE
- WIND EXPOSURE
- WIND LOAD
- SEISMIC EXPOSURE

- R-SINGLE FAMILY
- VB
- 40 PSF
- 80 PSF
- 20 PSF
- R-15 MIN
- R-15 MIN
- R-38 MIN
- C
- 110 MPH
- GROUP 1

| | | | |
|---|--|--|---|
|  | 102 MADISON AVENUE CAPE CHARLES, VIRGINIA | EULLIT RESIDENCE RENOVATION & ADDITION | 8/22/11 DATE FOR PERMIT CONSTRUCTION |
| | J. J. J. ASSOCIATES, P.L.L.C. ARCHITECTS PLANNING INTERIOR DESIGN | 102 MADISON AVENUE CAPE CHARLES, VA 23031 757-443-9300 | REVISIONS |

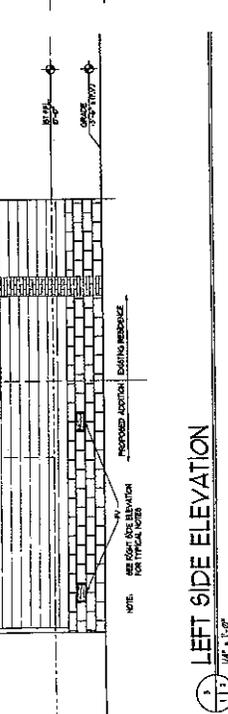
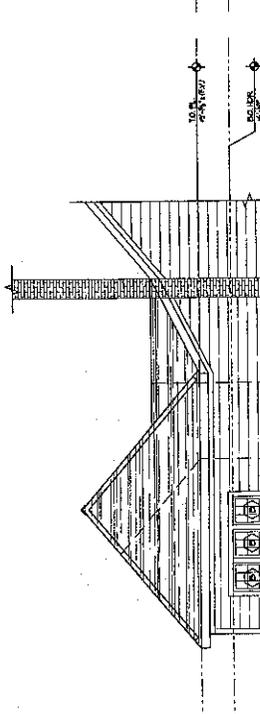
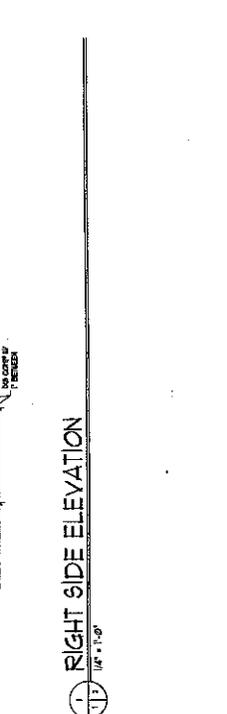
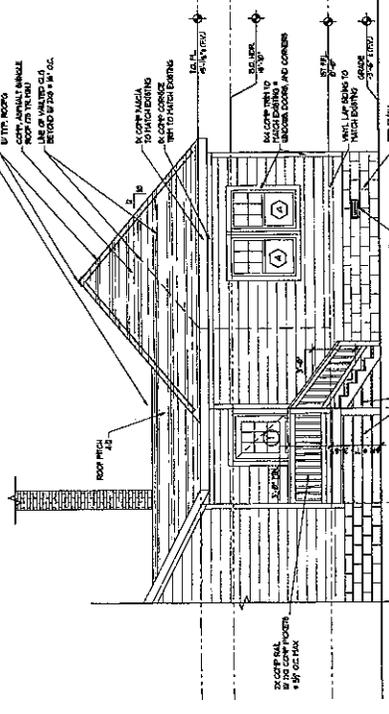
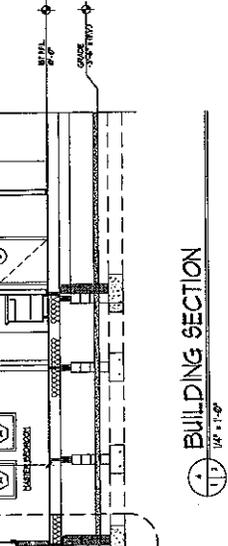
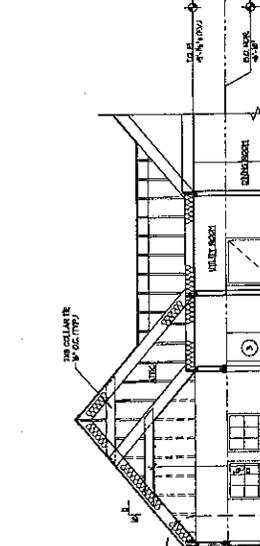
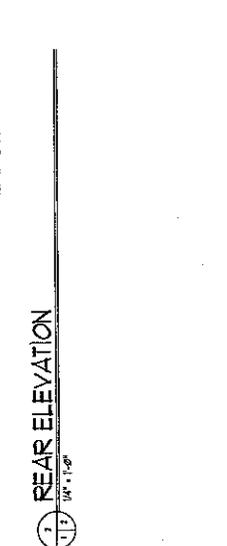
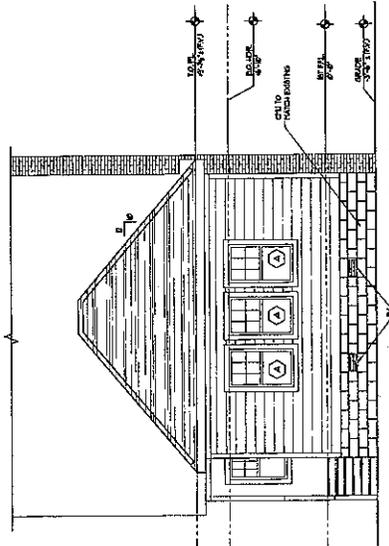
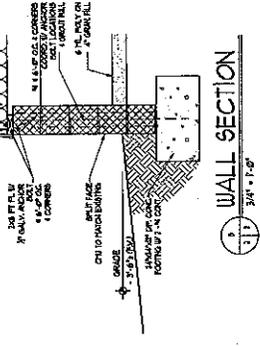
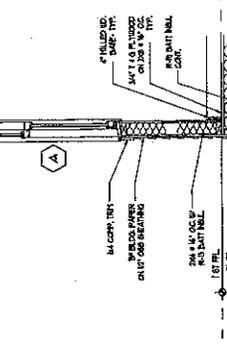
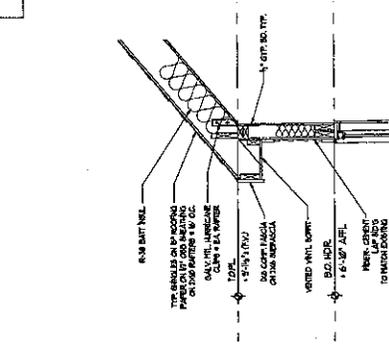


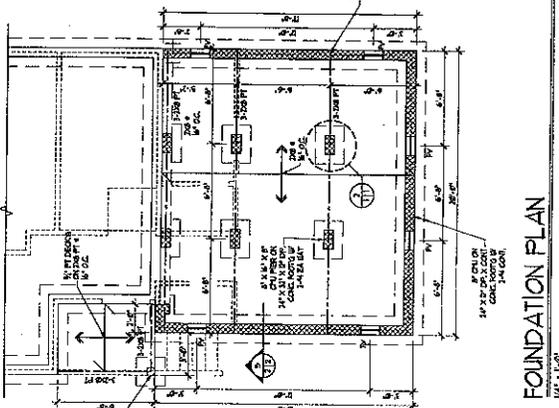
Zick Design Associates, Inc.
 200 Madison Avenue, Virginia Beach, VA 23461
 757-460-0000
 Fax: 757-460-1111
 www.zickdesign.com

EULLIT RESIDENCE RENOVATION & ADDITION
 102 MADISON AVENUE
 CAPE CHARLES, VIRGINIA

| | | |
|----------|----------|--------------|
| DATE | NO. REV. | DESCRIPTION |
| 02/21/11 | 1 | CONSTRUCTION |

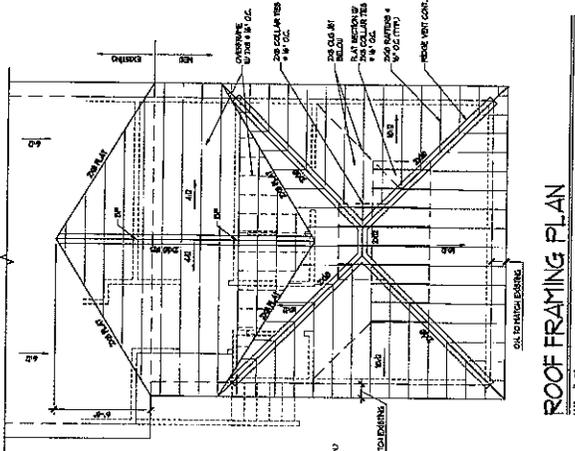
SHEET **A2**
 3 OF 3
 © 2010





FOUNDATION PLAN
1/4" = 1'-0"

17' FOUNDATION WITH 18" W.P. 10' O.C. W.P. 1' HIGHER SPACING
PROVIDE CRACK RESISTANT TREATMENT OVER ENTIRE FOOTING OF BUILDING



ROOF FRAMING PLAN
1/4" = 1'-0"

ROOF VENTILATION REQUIRED:
ROOF VENTILATION PROVIDED.

GENERAL NOTES AND SPECIFICATIONS

1. ALL DIMENSIONS, ELEVATIONS AND HEIGHTS TO BE VERIFIED BEFORE PROCEEDING WITH WORK.
2. ALL DIMENSIONS TO FACE OF FRAME OR FACE OF BLOCK UNLESS NOTED OTHERWISE (UNDO).
3. ALL CONCRETE FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR CONTROLLED FILL WITH A MINIMUM BEARING CAPACITY OF 2,000 P.S.F. ANY SOFT SPOTS SHALL BE REMOVED AND REPLACED WITH GRANULAR FILL. ALL CONCRETE SHALL BE 3000 P.S.I. 28 DAYS MIN. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A63.
4. ALL CONCRETE SHALL BE 3000 P.S.I. 28 DAYS MIN. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A63.
5. CONCRETE MASONRY UNITS SHALL BE LIGHTWEIGHT AND CONFORM TO ASTM C90. PORTLAND CEMENT SHALL CONFORM TO ASTM C150.
6. ALL METAL CONNECTIONS (L) OR FASTENERS IN CONTACT WITH PRESERVE TREATED WOOD SHALL BE TRIPLE COATED GALVANIZED INK.
7. STEEL BEAMS SHALL CONFORM TO ASTM A99. WELDING OF WEB STIFFENERS AND BOLTED CONNECTIONS SHALL CONFORM TO AISC 308.
8. ALL FRAMING MEMBERS SHALL BE EITHER YELLOW PINE #1 OR EQUAL. FOR BRACED P.A.I.N. ALL WALL AND ROOF FRAMING SHALL BE 2x4 OR 2x6 UNLESS OTHERWISE NOTED. ALL FRAMING UNLESS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESERVE TREATED IN ACCORDANCE WITH THE APPLICABLE WOOD PRESERVATIVE ASSOC.
9. ALL ENGINEERED WOOD PRODUCTS TO CONFORM TO ASTM D685. DESIGN AND CONSTRUCTION OF PRESERVE TREATED WOOD SHALL BE IN ACCORDANCE WITH THE APPLICABLE WOOD PRESERVATIVE ASSOC.
10. ROOFING SHALL BE INSULATED SUBSTRATE SHEETING CLASS 1 CONFORMING TO ASTM C826 AND CLASS 1 PROFILE AS SELECTED BY OWNER. UNDERLAYMENT SHALL BE 30-POUND AIRWALL SATURATED FELT CONFORMING TO ASTM D326.
11. INSULATION SHALL BE SOLID FIBER CEMENT, NOT LESS THAN 5/8" THICK WITH 1/2" LAP EXPOSURE. COLOR AND STYLE AS SELECTED BY OWNER. PROVIDE ALL SHORT MATERIAL, TRIM AND REQUIRED ACCESSORIES TO MATCH SOILING. INSULATION SHALL BE RECOMMENDED BY MANUFACTURER.
12. WINDOWS SHALL BE DOUBLE HUNG W/WT. OR W/WT. CLAD W/ DUAL PANE INSULATED GLASS 1/2" INTERGLAZED BREAK. AS MANUFACTURED BY ANDERSON WINDOWS INC. OR EQUAL. SIZE AND TYPE AS INDICATED ON PLAN.
13. ALL DOOR SHALL BE IN ACCORDANCE WITH CURRENTLY ADOPTED INTERNATIONAL RESIDENTIAL CODE AS A MINIMUM STANDARD.

HEADER SCHEDULE

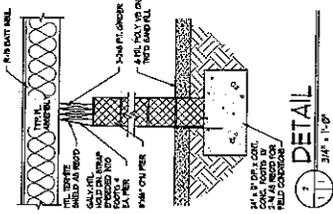
| EXTERIOR OPENINGS | | | INTERIOR OPENINGS | | |
|-------------------|-----------|----------|-------------------|----------|-----------|
| 1-STORY | 2-STORY | 3-STORY | 1-STORY | 2-STORY | 3-STORY |
| MAX SPAN | SIZE | MAX SPAN | SIZE | MAX SPAN | SIZE |
| 3'-0" | 2'-2 x 4 | 3'-6" | 2'-2 x 6 | 3'-0" | 2'-2 x 6 |
| 5'-0" | 2'-2 x 6 | 4'-6" | 2'-2 x 8 | 4'-0" | 2'-2 x 8 |
| 7'-0" | 2'-2 x 8 | 5'-6" | 2'-2 x 10 | 5'-0" | 2'-2 x 10 |
| 8'-0" | 2'-2 x 10 | 7'-0" | 2'-2 x 12 | 6'-0" | 2'-2 x 12 |
| 9'-0" | 2'-2 x 12 | 8'-0" | 2'-2 x 14 | 7'-0" | 2'-2 x 14 |

THIS TABLE IS BASED ON BEAMS TO BEAR ON 2-1/4" MIN.

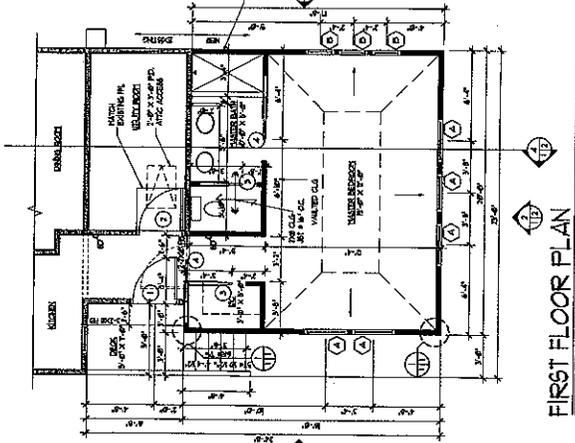
LIVE LOAD SCHEDULE

| TYPE | DESIGN LOAD |
|--------------|-------------|
| FIRST FLOOR | 40 P.S.F. |
| SECOND FLOOR | 40 P.S.F. |
| DECK | 50 P.S.F. |
| ATTIC | 20 P.S.F. |

- LEGEND**
- EXTERIOR WALL TO REMAIN
 - NEW WALL - FULL HT.
 - WALL - HT. VARIED
 - SO DIMENSIONS INDICATED UNLESS OTHERWISE NOTED
 - PS FINISH HEIGHT - 34.5" BY 1/2" WOOD G.C. OR BETTER
 - BEARING WALL
 - BEAR WALL - 2x6 W/ 1/2" WOOD G.C. OR BETTER
 - BEAR WALL - 2x6 W/ 1/2" WOOD G.C. OR BETTER
 - BEAR WALL - 2x6 W/ 1/2" WOOD G.C. OR BETTER



DETAIL
3/4" = 1'-0"



FIRST FLOOR PLAN
1/4" = 1'-0"

DOOR SCHEDULE

| NO. | SIZE | TYPE | REMARKS |
|-----|---------------|--------|---------|
| 1 | 3'-0" x 6'-0" | SWING | 1 |
| 2 | 3'-0" x 6'-0" | SWING | 1 |
| 3 | 3'-0" x 6'-0" | POCKET | 1 |
| 4 | 3'-0" x 6'-0" | POCKET | 1 |

1. FINISH OF EXTERIOR FINISHING CONC. & FRONT COLOR FINISH TO MATCH EXISTING.
2. FINISH OF INTERIOR FINISHING CONC. & FRONT COLOR FINISH TO MATCH EXISTING.
3. FINISH OF INTERIOR FINISHING CONC. & FRONT COLOR FINISH TO MATCH EXISTING.
4. FINISH OF INTERIOR FINISHING CONC. & FRONT COLOR FINISH TO MATCH EXISTING.
5. FINISH OF INTERIOR FINISHING CONC. & FRONT COLOR FINISH TO MATCH EXISTING.
6. FINISH OF INTERIOR FINISHING CONC. & FRONT COLOR FINISH TO MATCH EXISTING.

WINDOW SCHEDULE

| MARK | SIZE | TYPE | REMARKS |
|------|---------------|------|-------------------------------|
| A | 2'-0" x 2'-0" | A | 1 OVER (LARGE GLASS TOP LITE) |
| B | 2'-0" x 2'-0" | A | 1 OVER (LARGE GLASS) |

- REVISIONS**
- | NO. | DATE | BY | REVISION |
|-----|------|----|----------|
| 1 | | | |
| 2 | | | |
| 3 | | | |

CONTRACTOR
KIMBERLY R. BROWN
2024 Madison Avenue, Virginia Beach, VA 23462
757.464.0000 FAX 757.464.1110

ARCHITECT
FELIX design associates, p.c.
1027 MADISON AVENUE
VIRGINIA BEACH, VA 23462
757.464.0000 FAX 757.464.1110

DATE
08-23-11

FULLIT RESIDENCE RENOVATION & ADDITION

102 MADISON AVENUE
CAPE CHARLES, VIRGINIA

REVISIONS

| NO. | DATE | BY | REVISION |
|-----|------|----|----------|
| 1 | | | |
| 2 | | | |
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SHEET

| NO. | DATE | BY | REVISION |
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| AI | | | |
| 2 | | | |
| 3 | | | |

6 2010

Historic District Review Board Staff Report

From: Tom Bonadeo
Date: October 18, 2011
Item: 5A – 506 Monroe Avenue – new garage
Attachments: Photos and plans and email

Application Specifics

The applicant has responded to the attached email to the satisfaction of the Zoning Administrator. The attached plan shows the new garage, addition and deck. All of these items meet the requirement of the zoning ordinance.

The applicant plans to construct the addition in the spring and the windows will stay covered until then. I believe this is acceptable with the time frame involved. Please see the attached emails for the questions and responses.

The proposed garage is nearly identical to the garage approved in 2004. This structure meets the current zoning ordinance for size. Accessory structures are limited to 550 square feet on a 40 foot wide lot.

Discussion

The application was tabled last month pending the responses from the applicant. Staff has received those responses and the answers meet the zoning requirements. The applicant has asked that the tabled application be reconsidered as quickly possible so that the contractor can get started.

The letter states that the addition will be built in the spring. This will require an additional approval from the Historic District Review Board and an update to the building plans as the Building Code has changed since the original submission. A building permit was issued only for the foundation and even that will require some modification as the Flood Ordinance has also changed. These are administrative procedures that will be handled as the addition goes to the next stage of construction.

Recommendation

Staff recommends the approval of the garage building as presented in the plans dated 9-15-11.

Tom Bonadeo

From: David.Gay@aggregate-us.com
Sent: Monday, September 26, 2011 12:45 PM
To: Tom Bonadeo
Cc: codeofficial@capecharles.org; Leon Parham
Subject: Re: Historic Review

Tom - Here are the answers to your questions:

1. The floor drains and plumbing pipes in the addition don't go anywhere at this time. The former building inspector said we needed to put in the floor drain. I can connect the floor drain to the sewage pipe if you want me to but I don't have to do this. The plumbing pipes are for the kitchen that will be in the addition. They don't go anywhere either but would be connect to the sewage line when the addition is finished.
2. The deck will be 8' wide and will be permeable underneath. It will be more than 15' from the rear wall of the garage.
3. The temporary structure will be removed once the garage is built and I can store my tools, bicycles, and kyaks in the garage.
4. The two heat pumps will be on the west side of the deck.
5. The cobbles were laid down as I didn't have a place to store them. They will be removed. We will be adding a rain collection system to the garage (you can see the barrels in the back yard) to trap rainwater for watering plants. We will also have rain-gardens once we have completed the garage structure.
6. The addition will be two stories. The Hardi-Plank will be removed on the two large openings and will become passage ways to the new addition. The windows with Hardi-Plank will be bricked in. We are looking to begin the addition this spring once the garage is completed and I can get my tools in the garage. We hope to have the addition completed by the end of next year.

I hope this answers all your questions and concerns. Please don't hesitate to call or email me if you have any other concerns. We are nearing retirement age and we want to get all this work done before we are unemployed.

Thank you.

David C. Gay
Vice President Human Resources
Aggregate Industries Management, Inc.
US Corporate Office
7529 Standish Place, Suite 200
Rockville, MD 20855
Telephone: (301) 284-3605

From: "Tom Bonadeo" <planner@capecharles.org>
To: <david.gay@aggregate-us.com>
Cc: "Jeb Brady" <codeofficial@capecharles.org>
Date: 09/26/2011 09:56 AM
Subject: Historic Review

October 7, 2011

Mr. Tom Bonadeo
Town Planner
Municipal Corporation of Cape Charles
Municipal Building
2 Plum Street
Cape Charles, Virginia 22310

Dear Mr. Bonadeo:

Thank you for your email dated October 6, 2011 with regard to the proposed construction of a garage at 506 Monroe Avenue. As requested here are the responses to the outstanding questions from the Historic Review Committee:

1. Please describe when the pergola and its floor will be removed in this process?

The pergola will be removed when the garage is completed. I have to store the tools that and bicycles that are under the pergola until I can put them in the garage.

2. Please state that the existing plumbing pipe and floor drains in the addition are not connected to the sewer system.

The existing plumbing pipe and floor drains in the foundation of the addition are not connected to the sewer system. Only the plumbing pipe will eventually be connected to the sewer system once we finish the addition.

3. Once the pergola is removed, we are still a few hundred square feet over the impervious coverage area. I think a number can be met by removing some of the granite pavers or separating them to make them more pervious. Please let me know how you would prefer to achieve the reduction.

All of the granite pavers will be removed by spring 2012. I got a good deal on them and needed a place to put them while I was working on the front porch. Now that the porch is completed I can stack them on the west side of the house on the concrete pad.

4. Once the addition is constructed, where will the outdoor heat pump units be place?

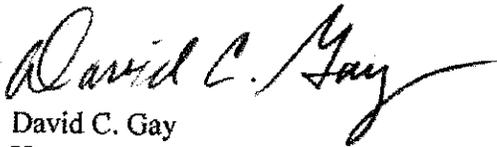
The heat pumps will be placed on the rear deck of the house on the west side.

5. When is the addition planned for completion?

We plan to begin the construction of the addition once the garage is finished and the weather improves; most likely the spring of 2012. I would imagine that the additional will take 6 to 9 months to complete after we start. If all goes well will permitting, construction and the weather we anticipate completion by the end of 2012.

I hope this answers all your questions and concerns. I certainly understand the need to meet the EPA requirements and will work diligently to meet those expectations.

Sincerely,

A handwritten signature in cursive script that reads "David C. Gay". The signature is written in black ink and has a long, sweeping tail on the "y".

David C. Gay
Homeowner
508 Monroe Avenue.

RESIDENCE RENOVATION AND ADDITION FOR DAVID AND KAREN GAY

506 MONROE AVE CAPE CHARLES VA.

Division 7 - Thermal and Moisture Protection

- 11.1. GENERAL**
- 11.1.1. The Contractor shall be responsible for the selection of the materials and methods to be used in the execution of the work.
 - 11.1.2. The Contractor shall be responsible for the selection of the materials and methods to be used in the execution of the work.
 - 11.1.3. The Contractor shall be responsible for the selection of the materials and methods to be used in the execution of the work.
 - 11.1.4. The Contractor shall be responsible for the selection of the materials and methods to be used in the execution of the work.
 - 11.1.5. The Contractor shall be responsible for the selection of the materials and methods to be used in the execution of the work.

Division 8 - Doors and Windows

- 11.2. GENERAL**
- 11.2.1. The Contractor shall be responsible for the selection of the materials and methods to be used in the execution of the work.
 - 11.2.2. The Contractor shall be responsible for the selection of the materials and methods to be used in the execution of the work.
 - 11.2.3. The Contractor shall be responsible for the selection of the materials and methods to be used in the execution of the work.
 - 11.2.4. The Contractor shall be responsible for the selection of the materials and methods to be used in the execution of the work.
 - 11.2.5. The Contractor shall be responsible for the selection of the materials and methods to be used in the execution of the work.

Division 9 - Finishes

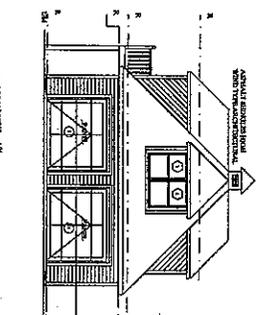
- 11.3. GENERAL**
- 11.3.1. The Contractor shall be responsible for the selection of the materials and methods to be used in the execution of the work.
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 - 11.3.5. The Contractor shall be responsible for the selection of the materials and methods to be used in the execution of the work.

Division 15/16 Mechanical / Electrical

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INDEX TO DRAWINGS AND NOTES

- A-1 GARAGE FLOOR PLAN AND DETAILS
- A-2 ELEVATION BUILDING SECTION AND DETAILS



SITE PLAN

INFORMATION TAKEN FROM SURVEY PREPARED BY: MSA, P.C. DATED 8/2/03 SCALE: 1"=10'-0"

