

MECHANICAL SPECIFICATIONS

GENERAL NOTES:

- DUNLAP & PARTNERS ENGINEERS, P.C. HAS NOT PERFORMED ANY ASBESTOS INSPECTION AND IS NOT AWARE OF, NOR WILL BE RESPONSIBLE FOR ANY ASBESTOS RELATED ITEMS. ASBESTOS RELATED ITEMS WILL BE HANDLED UNDER A SEPARATE CONTRACT WITH THE BUILDING OWNER. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OWNER'S ASBESTOS ABATEMENT CONTRACTOR FOR TESTING AND REMOVAL PRIOR TO ANY ACTUAL CONSTRUCTION.
- ALL PERSONS PROPOSING TO SUBMIT QUOTATIONS IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS ARE EXPECTED TO VISIT THE SITE OF THE WORK COVERED BY THE DOCUMENTS AND ARE TO FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AS THEY AFFECT THE PROJECT. CLAIMS RESULTING FROM A FAILURE TO VISIT THE SITE OR INSPECT THE EXISTING CONDITIONS WILL NOT BE CONSIDERED.
- THE BUILDING IS TO REMAIN OCCUPIED DURING THE ENTIRE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL VERIFY IN ADVANCE WITH THE OWNER'S REPRESENTATIVE FOR ACCESS TO AREAS OF CONSTRUCTION. ANY AND ALL SYSTEM SHUTDOWNS WILL REQUIRE SCHEDULING WITH THE OWNER'S REPRESENTATIVE. THE CONTRACTOR IS ADVISED THAT SOME AREAS OF CONSTRUCTION WILL BE PERFORMED AFTER NORMAL WORKING HOURS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING WORK AND SHALL NOTIFY THE ARCHITECT IF A CONDITION EXISTS WHICH PREVENTS THE CONTRACTOR FROM ACCOMPLISHING THE INTENT OF THE DOCUMENTS. FAILURE TO NOTIFY THE ARCHITECT IN A TIMELY MANNER SHALL MEAN THE CONTRACTOR HAS PROCEEDED AT HIS OWN EXPENSE. NO ADDITIONAL COST WILL BE CONSIDERED FOR ANY REWORK REQUIRED BECAUSE OF EXISTING CONDITIONS NOT BEING AS INDICATED.
- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT FOR THE COMPLETION OF ALL MECHANICAL WORK SHOWN ON THE DRAWINGS AND/OR SPECIFIED. THIS WILL INCLUDE ANY INCIDENTAL ACCESSORIES NECESSARY TO MAKE THE WORK COMPLETE IN ALL RESPECTS AND READY FOR OPERATION.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, PRODUCT DATA AND SAMPLES TO THE ARCHITECT/ENGINEER FOR APPROVAL. WRITTEN SUBMITTALS SHALL BE FORWARDED IN SIX (6) COPIES AND CLEARLY MARKED TO INDICATE SPECIFIC ITEM, PERFORMANCE OR CAPACITIES, SIZE, COLOR AND LOCATION OF USE. ALL SUBMITTALS SHALL BE CHECKED, DATED, PRESENTED AND LABELED IN A CLEAR AND THOROUGH MANNER. SUBMITTALS SHALL INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING: FAN COIL UNITS, CONDENSING UNITS, EXHAUST FANS, UNIT HEATERS, BASEBOARD HEATERS, DUCT ACCESSORIES, AIR DEVICES AND ALL PIPING AND ACCESSORIES. ALL ITEMS LISTED ON DRAWINGS AND/OR IN SPECIFICATIONS ARE NOT INTENDED TO PRECLUDE THE USE OF OTHER PRODUCTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MODIFICATIONS, REROUTING, RELOCATION AND VARIATIONS AT NO EXTRA COST TO THE OWNER WHEN AND IF SUBSTITUTED ITEMS ARE APPROVED FOR USE. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE STATE AND LOCAL CODES, THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), THE ENVIRONMENTAL PROTECTION AGENCY (EPA) AND THE LOCAL AUTHORITIES HAVING JURISDICTION.
- INFORMATION ON EXISTING SERVICES WAS TAKEN FROM DOCUMENTS PREPARED BY ENCON GROUP, INC. DATED 05-02-03 AND LIMITED FIELD SURVEY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL COORDINATION OF TRADES WITH EXISTING STRUCTURAL, PLUMBING, MECHANICAL, ELECTRICAL AND SPRINKLER SYSTEMS AND PROVIDING NECESSARY OFFSETS, TRANSITIONS, PIPE REROUTING, MATERIALS AND LABOR TO ARRANGE EQUIPMENT, DUCTWORK AND PIPING AS REQUIRED FOR A PROPER AND ACCESSIBLE INSTALLATION. CLOSE COORDINATION WILL BE REQUIRED FOR ALL SERVICES ABOVE CEILING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LOW VOLTAGE WIRING AND CONDUITS SERVING ANY AUTOMATIC TEMPERATURE CONTROLS RELATED ITEMS. THIS INCLUDES BUT IS NOT LIMITED TO THERMOSTATS, MOTOR OPERATED DAMPER ACTUATORS, SMOKE DETECTORS, DUCT PRESSURE SENSORS, STATIC PRESSURE CONTROLLERS, END SWITCHES, FAN INTERLOCKS, CONTACTORS, AND ALL ACCESSORIES FOR A FULLY FUNCTIONING AUTOMATIC TEMPERATURE CONTROLS SYSTEM.
- ALL PENETRATIONS SHALL BE SLEEVED. PENETRATIONS IN RATED ENCLOSURES SHALL BE SEALED WITH APPROVED FIRE RESISTIVE MATERIALS. PENETRATIONS IN EXTERIOR ENCLOSURES SHALL BE SEALED WEATHERTIGHT. PENETRATIONS IN FINISHED AREAS SHALL HAVE ESCUTCHEON PLATES OR FINISHED FLANGES.
- ALL ITEMS, EQUIPMENT AND ACCESSORIES INSTALLED IN PLENUMS SHALL BE PLENUM RATED.

DEMOLITION:

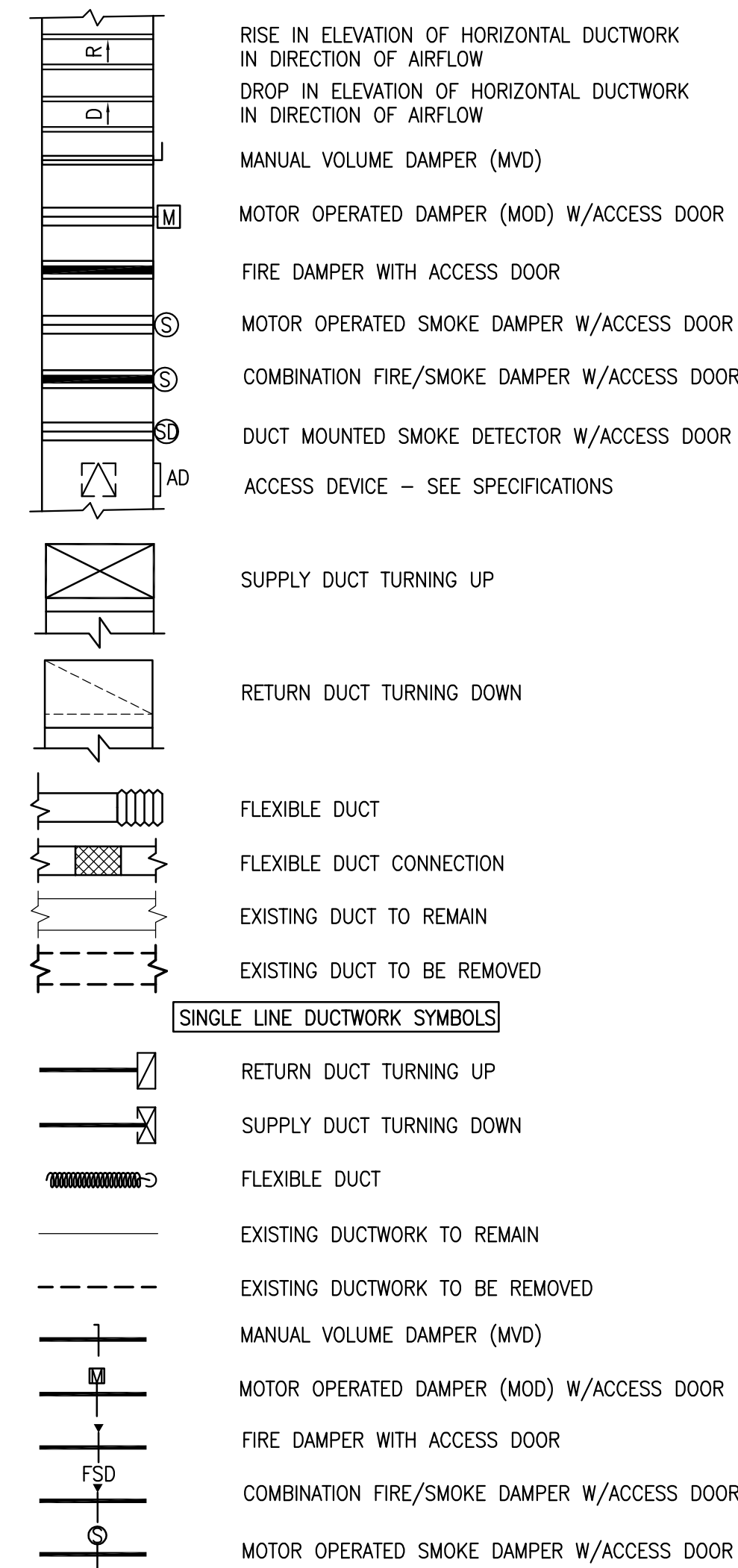
- THE CONTRACTOR SHALL CLOSELY COORDINATE LIMITS OF DEMOLITION WITH NEW WORK FOR THIS AREA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SCRAP MATERIALS AND DEBRIS ASSOCIATED WITH THIS WORK FROM THE SITE. ASCERTAIN AS TO WHAT MATERIAL OR EQUIPMENT IS TO REMAIN IN POSSESSION OF THE OWNER.
- ALL EQUIPMENT, DUCTWORK, PIPING, WIRING, ETC. DESIGNATED FOR REMOVAL SHALL INCLUDE ALL HANGERS, SUPPORTS AND APPURTENANCES. ANY SERVICE NOT TOTALLY REMOVED OR REUSED SHALL BE CAPPED, SEALED, OR OTHERWISE TERMINATED IN AN ACCEPTABLE MANNER.
- WHEN EQUIPMENT CONTAINING REFRIGERANT IS DESIGNATED TO BE REMOVED, EXISTING REFRIGERANT IN THE SYSTEM SHALL BE RECLAIMED AND DISPOSED ACCORDING TO FEDERAL AND STATE GUIDELINES AND REGULATIONS.

DUCTWORK:

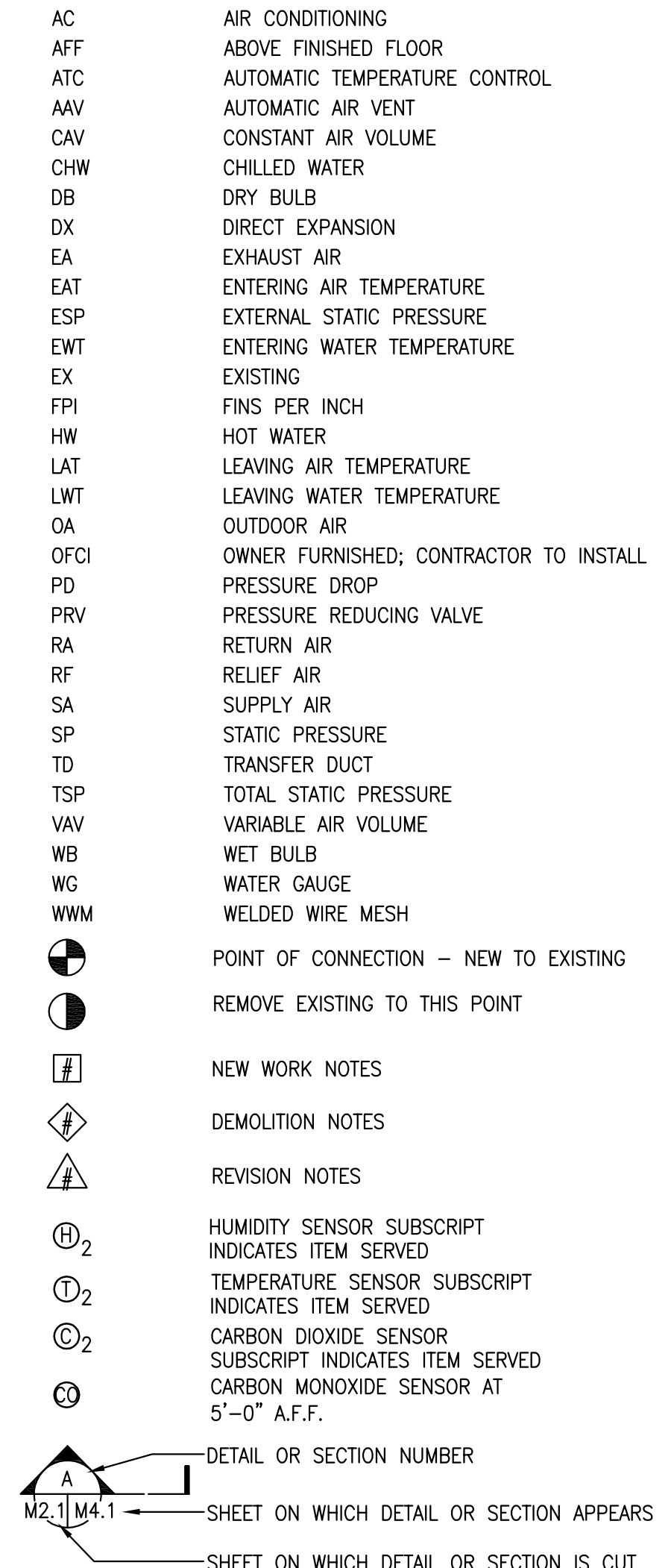
- PROVIDE FINAL CONNECTION TO ALL EQUIPMENT FURNISHED BY OWNER AND/OR OTHERS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR BALANCING OF SYSTEM AS REQUIRED TO OBTAIN INDICATED AIRFLOW AT EACH AIR DEVICE AND/OR PIECE OF EQUIPMENT ACCORDING TO SMACNA STANDARDS (NEBB OR AABC STANDARDS ARE ALSO ACCEPTABLE).
- THE ROUTING OF ALL DUCTWORK AS SHOWN ON THE DRAWINGS IS DIAGRAMMATIC ONLY, INTENDING TO SHOW GENERAL RUNS AND LOCATIONS OF EQUIPMENT, DUCTWORK AND SPECIALTIES. CONTRACTOR WILL BE RESPONSIBLE FOR THE EXACT LOCATION AND COORDINATION OF ALL ITEMS.
- ALL DUCTWORK SHOWN ON PLANS OR INDICATED BY NOTES SHALL BE CONCEALED ABOVE CEILING OR IN WALLS UNLESS NOTED OTHERWISE.
- SUPPLY DUCTWORK FROM AIR HANDLING UNITS TO FAN POWERED TERMINAL BOXES SHALL BE MEDIUM PRESSURE GALVANIZED SHEET METAL.
- SUPPLY DUCTWORK FROM FAN POWERED TERMINAL BOXES TO AIR DISTRIBUTION DEVICES SHALL BE LOW PRESSURE GALVANIZED SHEET METAL WITH FLEXIBLE DUCT BRANCHES.
- SUPPLY DUCTWORK SHALL BE LOW PRESSURE GALVANIZED SHEET METAL WITH FLEXIBLE DUCT BRANCHES.
- RETURN AIR, OUTSIDE AIR AND EXHAUST DUCTWORK SHALL BE LOW PRESSURE GALVANIZED SHEET METAL.
- ALL DUCTWORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMACNA): DUCT CONSTRUCTION STANDARDS, LATEST EDITION; SIZED PER EQUAL FRICTION METHOD BASED ON 0.40" (MEDIUM PRESSURE) AND 0.07" (LOW PRESSURE) FRICTION LOSS PER 100 FT OF DUCT. ANY DEVIATIONS FROM THE FITTING TYPES AS SHOWN ON THE PLANS SHALL BE APPROVED BY THE ENGINEER PRIOR TO ANY FABRICATION OR INSTALLATION.
- DUCTWORK PRESSURE CLASSIFICATIONS: ALL LOW PRESSURE DUCTWORK SHALL BE CONSTRUCTED AT MIN. +/- 2.0 IN WG; ALL MEDIUM PRESSURE DUCTWORK SHALL BE CONSTRUCTED AT MIN. +/-4.0 IN WG. IF DUCTWORK'S FORESEEN STATIC PRESSURE IS HIGHER THAN +/- 2.0 IN WG (FOR LOW PRESSURE) OR +/- 4.0 IN WG (FOR MEDIUM PRESSURE), THE NEXT AVAILABLE PRESSURE CLASS THAT IS GREATER THAN THE FORESEEN STATIC PRESSURE SHALL BE USED.
- DUCTWORK SEALING: ALL DUCTWORK SHALL BE SEALED ACCORDING TO SMACNA 'STANDARD DUCT SEALING REQUIREMENTS TABLE'. ALL INDOOR DUCTWORK SHALL BE SEALED AT MINIMUM 'B' LEVEL; ALL OUTDOOR DUCTWORK OR DUCTWORK LOCATED IN UNCONDITIONED SPACE SHALL BE SEALED AT 'A' LEVEL.
- ALL DUCT DIMENSIONS ARE IN INCHES AND ARE INSIDE CLEAR.
- ALL DUCTWORK INCLUDING THE DUCT, DUCT FITTINGS, PLENUMS, AIR DEVICES, ETC. SCHEDULED TO BE WRAPPED (DW) SHALL BE INSULATED WITH FLEXIBLE FIBERGLASS INCLUDING FLAME RETARDANT LAMINATED KRAFT REINFORCED ALUMINUM FOIL VAPOR BARRIER. MINIMUM DENSITY SHALL BE 0.75 LB/CU FT. ALL INSULATION JOINTS SHALL BE TAPED. DUCTWRAP TAPE SHALL BE HIGH TENSILE ALUMINUM FOIL COATED ON ONE SIDE WITH A HIGH PERFORMANCE ACRYLIC ADHESIVE.
- ALL EXTERIOR DUCTWORK SHALL BE INSULATED WITH RIGID RESIN BONDED FIBERGLASS INSULATION, MINIMUM DENSITY 4.2 LB/CF. INSULATION SHALL BE SUPPORTED WITH MINIMUM 1" X .015" THICK (30 GA) DRAW BANDS DRAW BANDS INDEPENDENT OF FIELD-APPLIED JACKET. PROVIDE SELF-ADHESIVE OUTDOOR JACKET, 60-MIL THICKNESS (ALUMAGUARD OR EQUAL) ACCORDING TO MANUFACTURER'S INSTALLATION GUIDE. DUCTWORK SHALL BE SUPPORTED FROM ROOF WITH SUPPORTS MAXIMUM 10'-0" O.C
- PROVIDE FLEXIBLE DUCT CONNECTION AT DUCTWORK CONNECTIONS TO ALL MECHANICAL EQUIPMENT SUBJECT TO VIBRATION.
- ALL SUB-MAIN AND BRANCH DUCTS CONNECTION TO TRUNK DUCTS, SHALL HAVE BOOT FITTINGS WITH 45 DEG. FLARE (SQUARE TO ROUND CONNECTIONS SHALL ALSO HAVE 45 DEG. FLARE). PROVIDE AND INSTALL ALL REQUIRED DAMPERS TO ALLOW SYSTEMS TO BE BALANCED PER DRAWINGS. ALL DAMPERS SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE BRANCH TAP, IN ORDER TO REDUCE NOISE AT DIFFUSERS/GRILLES.
- ALL BRANCH DUCT RUNOUTS TO DIFFUSERS SHALL BE FULL CONNECTION SIZE OF DIFFUSER, UNLESS NOTED OTHERWISE.
- INSULATED FLEXIBLE DUCT SHALL BE CUT TO EXACT LENGTH REQUIRED (MAXIMUM 5'-0" LONG). MAINTAIN MINIMUM 1.5 RADIUS RATIO WHERE BENDING OR OFFSETTING IS NECESSARY. MAXIMUM BEND SHALL BE NO MORE THAN 90 DEGREES. NO MORE THAN ONE CHANGE OF DIRECTION WILL BE ALLOWED IN EACH FLEXIBLE DUCT SECTION. COILING OR UNNECESSARY OFFSETS OF DUCTWORK SHALL NOT BE PERMITTED.
- FIRE DAMPERS SHALL BE EQUAL TO AIR BALANCE MODEL D19B 1 1/2 HOUR DYNAMIC RATING. THEY SHALL COMPLY WITH UL 555 AND BE INSTALLED IN ACCORDANCE WITH SMACNA AND NFPA (LATEST EDITIONS). PROVIDE ACCESS DOORS IN DUCTWORK AT ALL FIRE DAMPERS (DESIGNATED FD W/AD).
- ALL DUCT PENETRATIONS ON SMOKE PARTITION SHALL BE SEALED AIR-TIGHT.

DUCTWORK LEGEND

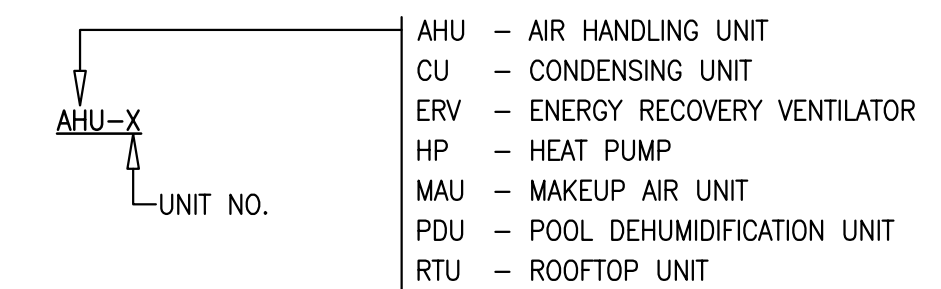
DUCTWORK SYMBOLS



MISCELLANEOUS ABBREVIATIONS AND SYMBOLS

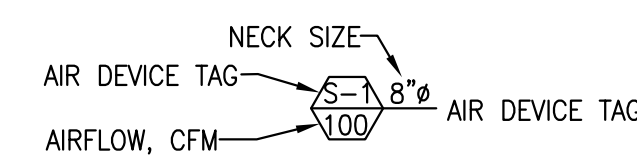
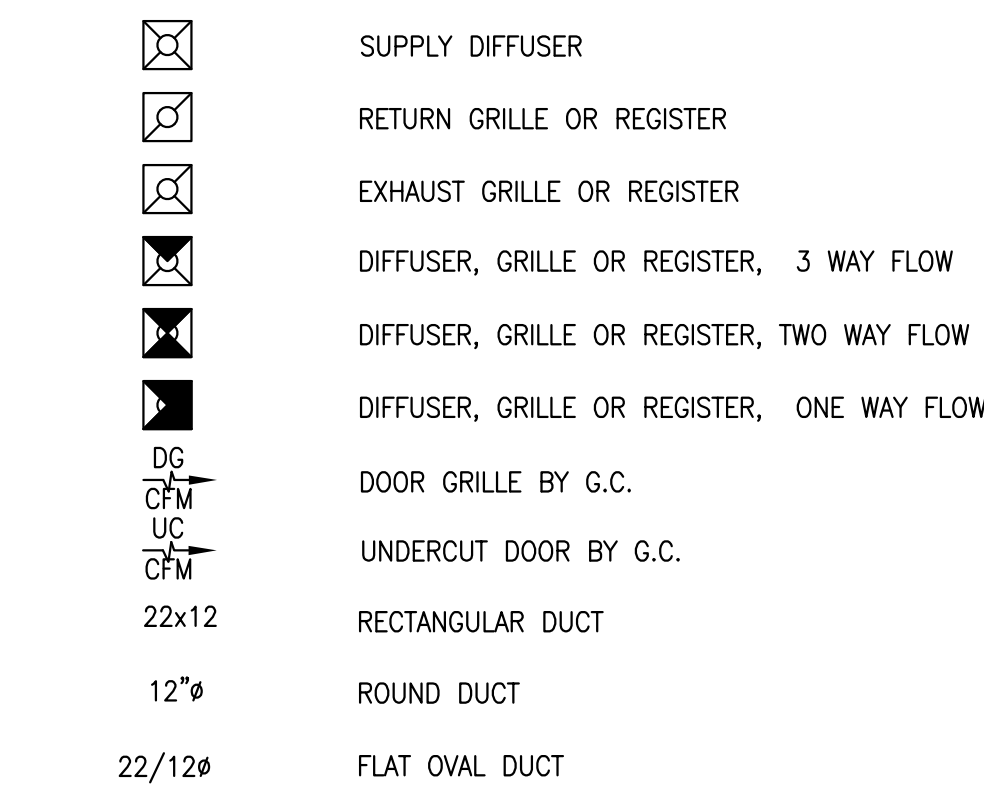


EQUIPMENT TAGS

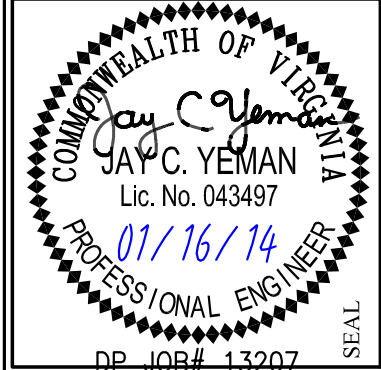


NOTE: ALL DUCT DIMENSIONS SHOWN ON DRAWINGS ARE IN INCHES AND INDICATE INSIDE FREE AREA UNLESS NOTED OTHERWISE.

AIR DEVICE SYMBOLS



ATWOOD HENNINGSEN KESTNER ARCHITECTS INC.
 1108 EAST HIGH STREET
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 PHONE (434) 971-7202 FAX (434) 295-2413



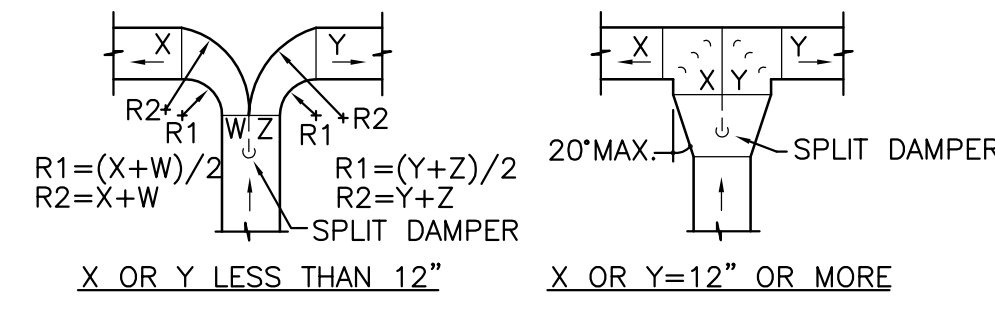
CLUBHOUSE RENOVATION
REGENCY
 AT DOMINION VALLEY, HAYMARKET, VA

NO.	DATE	DESCRIPTION
1	01/16/14	CONSTRUCTION DOCUMENTS

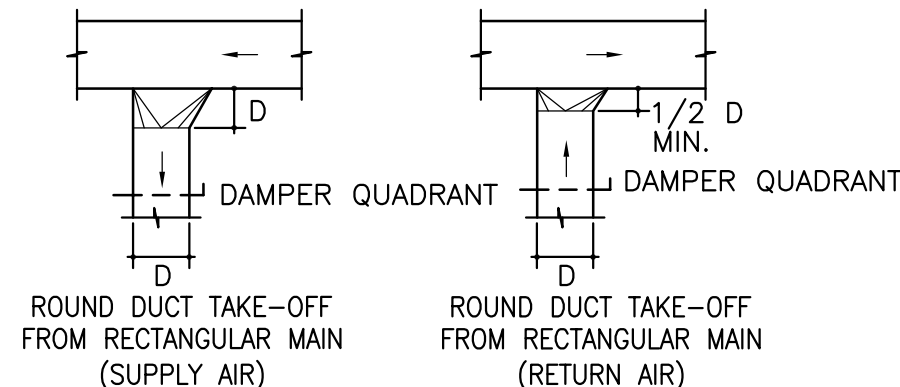
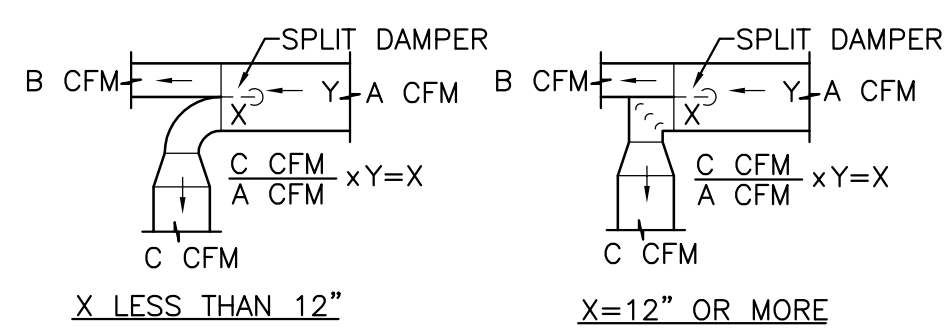
LEGEND AND GENERAL NOTES
 FILE NO. 209-041
 JOB NUMBER 1214

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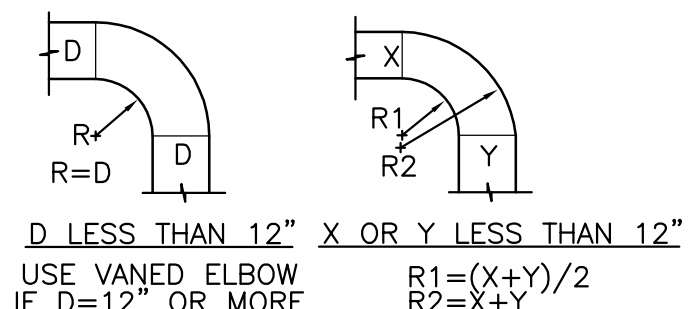
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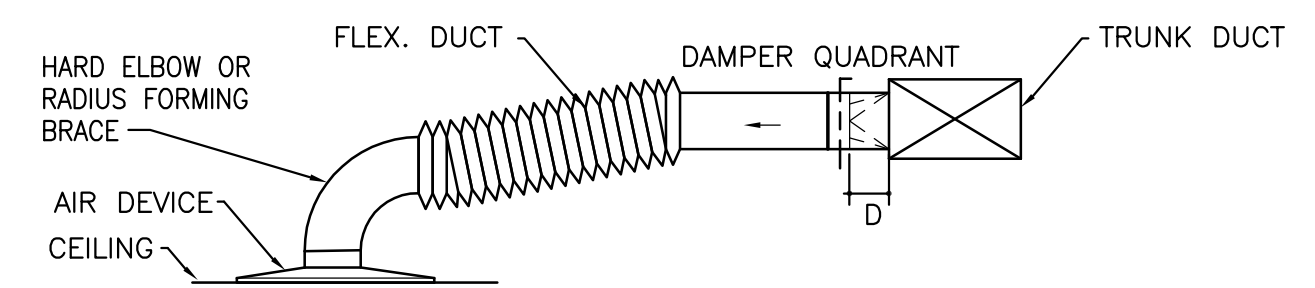
90° TEEs



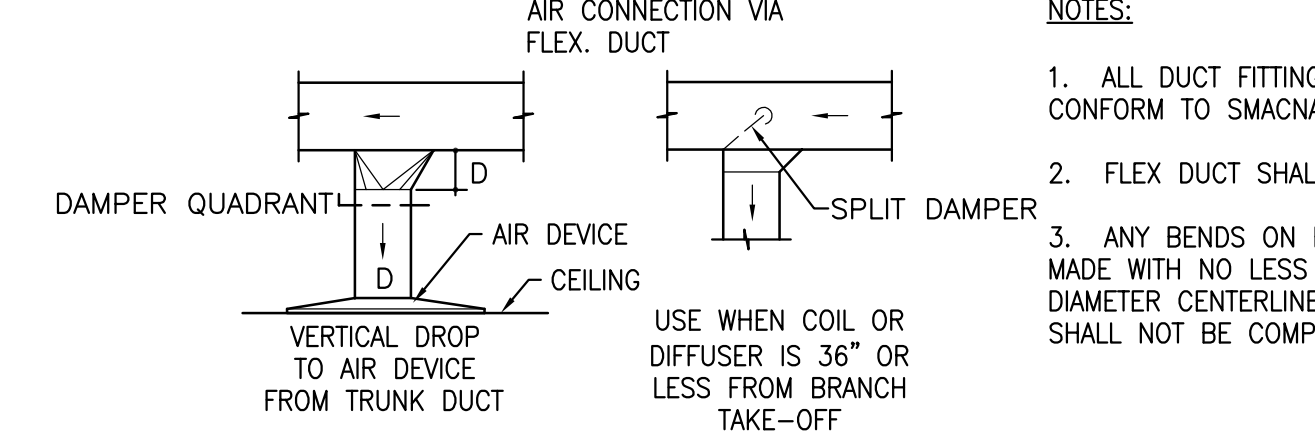
BRANCH TAKE-OFFS



90° RADIUS ELBOWS



OFFSETS

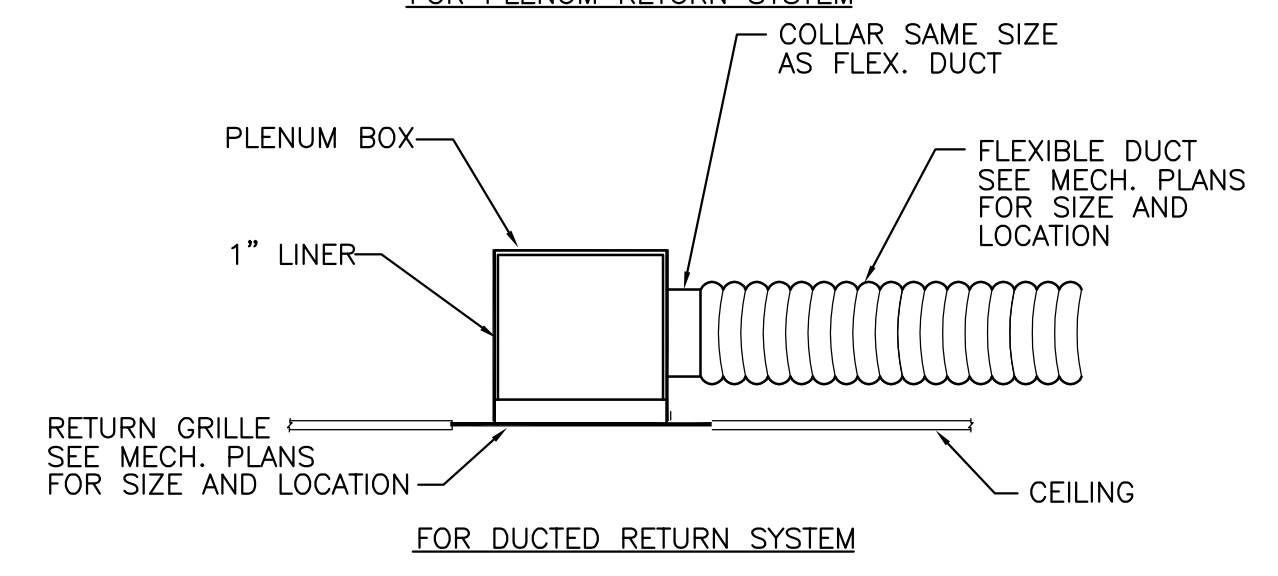
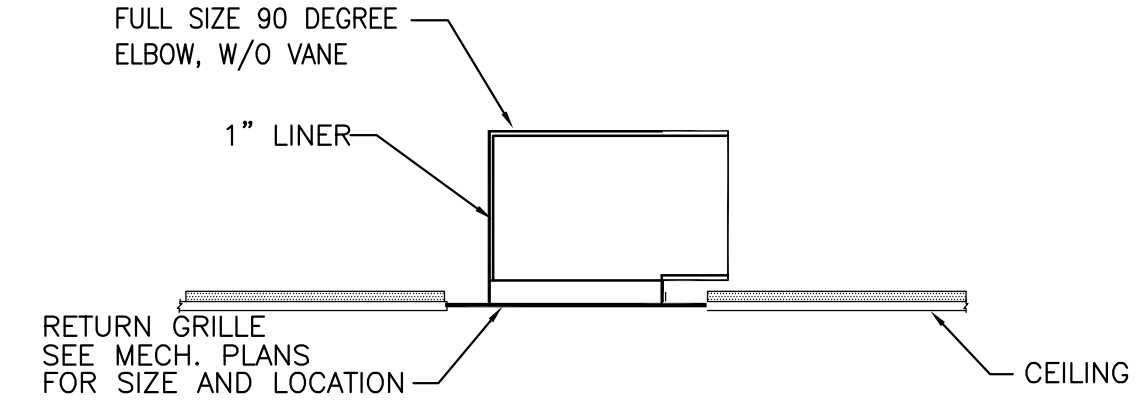


AIR DEVICE TAKE-OFFS

- NOTES:**
1. ALL DUCT FITTING/ACCESSORIES SHALL CONFORM TO SMACNA STANDARDS.
 2. FLEX DUCT SHALL NOT EXCEED 5 FEET.
 3. ANY BENDS ON FLEX. DUCT SHALL BE MADE WITH NO LESS THAN ONE DUCT DIAMETER CENTERLINE RADIUS. FLEX DUCT SHALL NOT BE COMPRESSED.

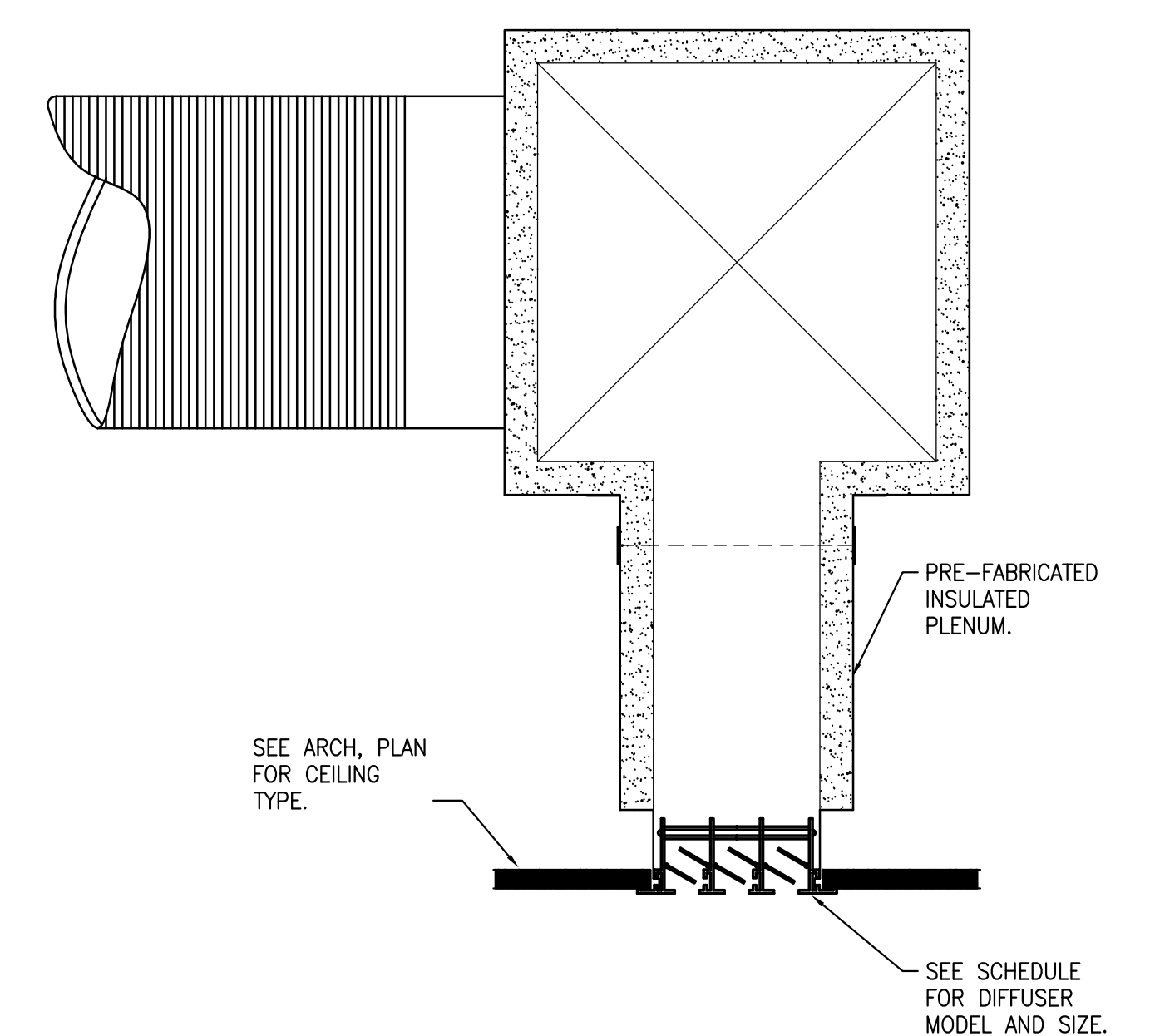
LOW PRESSURE DUCTWORK STANDARD

NOTE: ALL DUCTWORK FABRICATION SHALL MEET SMACNA STANDARD (LATEST EDITION)



RETURN GRILLE WITH SOUND ATTENUATION DETAIL

NOTE: SEE FLOOR PLAN FOR SIZE AND LOCATION



LINEAR DIFFUSER INSTALLATION DETAIL

NOTE: COORDINATE WITH MANUFACTURER'S INSTALLATION GUIDE

MECHANICAL DUCTWORK AND PIPE INSULATION SCHEDULE						
AL - ALUMINUM; ALG - ALUMAGUARD; PVC - POLYVINYL CHLORIDE						
ITEMS	SYSTEM	LOCATION	INSULATION		REMARKS	
			MATERIAL THICKNESS	FIELD APPLIED JACKET		
DUCTWORK: LN - LINER; DW - DUCTWRAP						
SUPPLY AIR DUCT	ALL	INDOOR	DW	2"	-	

AIR DISTRIBUTION DEVICE SCHEDULE										
UNIT NUMBER	LOCATION	SERVICE	SHAPE	SIZE	MATERIAL	FRAME	FINISH COLOR	SELECTION BASED ON		REMARKS/ACCESSORIES
								MANUFACTURER	MODEL NO.	
S1	CEILING	SUPPLY	SQUARE	24"x24"	STEEL	LAY-IN	WHITE	PRICE	SCD	1
R1	CEILING	RETURN	SQUARE	24"x24"	STEEL	LAY-IN	WHITE	PRICE	530	-

1. PROVIDE EXTERNAL ALUMINUM FOIL BACKED FIBERGLASS INSULATION.

ENERGY RECOVERY VENTILATOR SCHEDULE																																		
UNIT NUMBER	LOCATION	SUPPLY FAN DATA						SUMMER HEAT EXCHANGER DATA						WINTER HEAT EXCHANGER DATA						EXHAUST FAN DATA						SELECTION BASED ON								
		TOTAL CFM		EXT. S.P. IN. W.G.	FAN RPM	MOTOR DATA		SUPPLY AIR STREAM			EXHAUST AIR STREAM			TOTAL RECOVERED MBH	SUPPLY AIR STREAM			EXHAUST AIR STREAM			TOTAL RECOVERED MBH	% EFF	TYPE	EXHAUST FAN DATA		MANUFACTURER	MODEL NO.	REMARKS						
		HP	V			PH	Hz	CFM	EAT °F DB/WB	LAT °F DB/WB	CFM	EAT °F DB/WB	LAT °F DB/WB		CFM	EAT °F DB/WB	LAT °F DB/WB	CFM	EAT °F DB/WB	LAT °F DB/WB				CFM	EXT. S.P. IN. W.G.				FAN RPM	HP	V	PH	Hz	
ERV-103	B41	750	0.50	1,236	1/3	115	1	60	750	95.0/75.0	79.9/66.0	750	75.0/65.0	90.1/72.4	26,400	750	14.0/11.2	56.3/46.4	750	70.0/55.5	27.7/24.4	34,421	65%	2" THROWAWAY	750	0.50	1,236	1/3	115	1	60	GREENHECK	ERV-10-20L	1

1. PROVIDE THE FOLLOWING ACCESSORIES:
- SINGLE POINT POWER CONNECTION
 - NON-FUSED DISCONNECT
 - INSULATED ALUMINUM MOTORIZED OA AND EA DAMPERS
 - ONE (1) SET SPARE FILTERS
 - ONE (1) SET SPARE BELTS
 - PROVIDE DUCT CONFIGURATION AS NOTED ON DRAWINGS.

ELECTRIC UNIT HEATER SCHEDULE															
UNIT NUMBER	LOCATION AND AREAS SERVED	FAN DATA				ELECTRIC HEATING COIL DATA					SELECTION BASED ON		REMARKS		
		TOTAL CFM		V	PH	Hz	EAT °F	LAT °F	V	PH	KW	HEATING LOAD BTUH		MANUFACTURER	MODEL NO.
		HP	W												
EUH-1	128	175	120	1	60	70.0	96.0	120	1	1.5	5,120	MARKEL	E3323TD-RP	1.2	

1. PROVIDE UNIT MOUNTED THERMOSTAT
2. PROVIDE 2" SEMI-RECESSED EXTENDER

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COMMONWEALTH OF VIRGINIA
 JAY C. YEMAN
 Lic. No. 043497
 01/16/14
 PROFESSIONAL ENGINEER
 DP 4064 13207

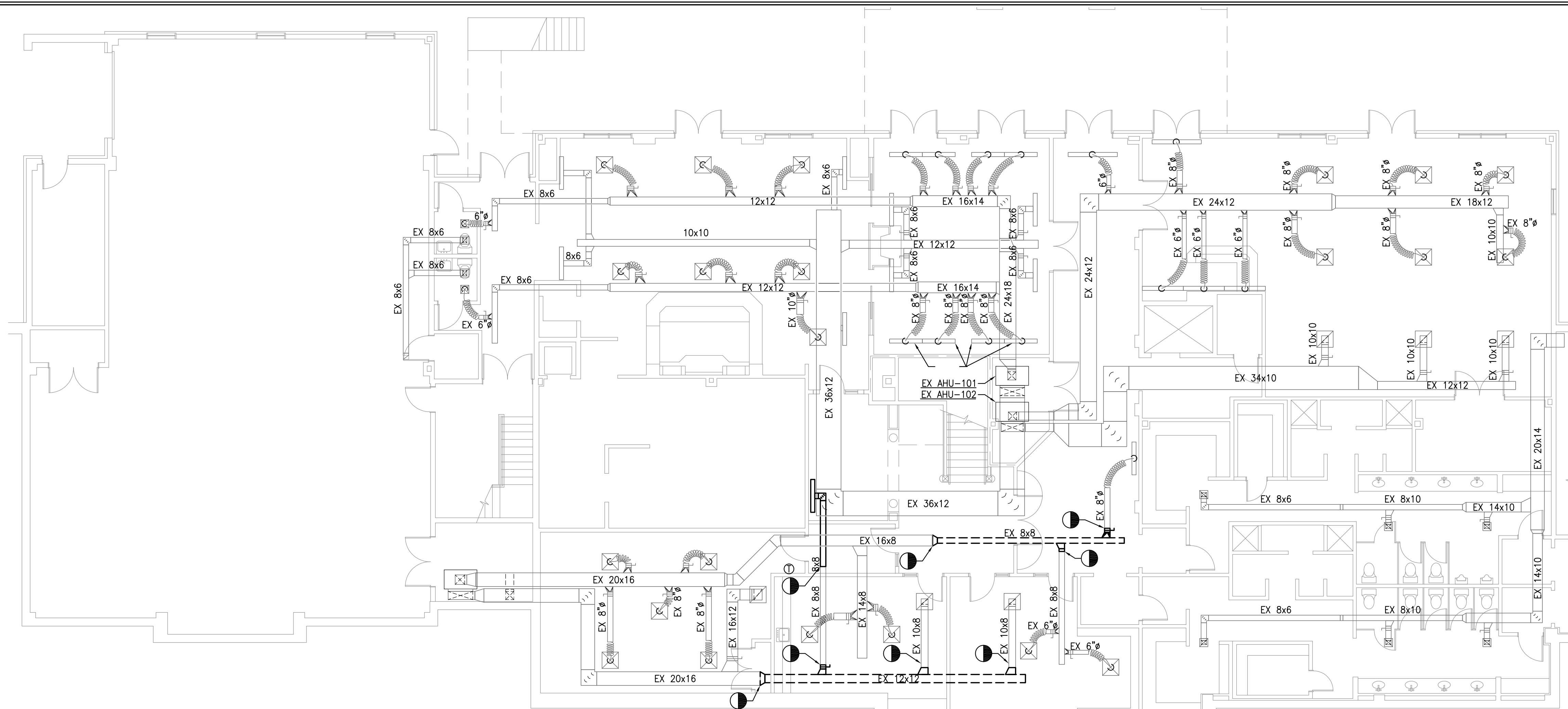
CLUBHOUSE RENOVATION
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DRAWING RELEASE
 CONSTRUCTION DOCUMENTS

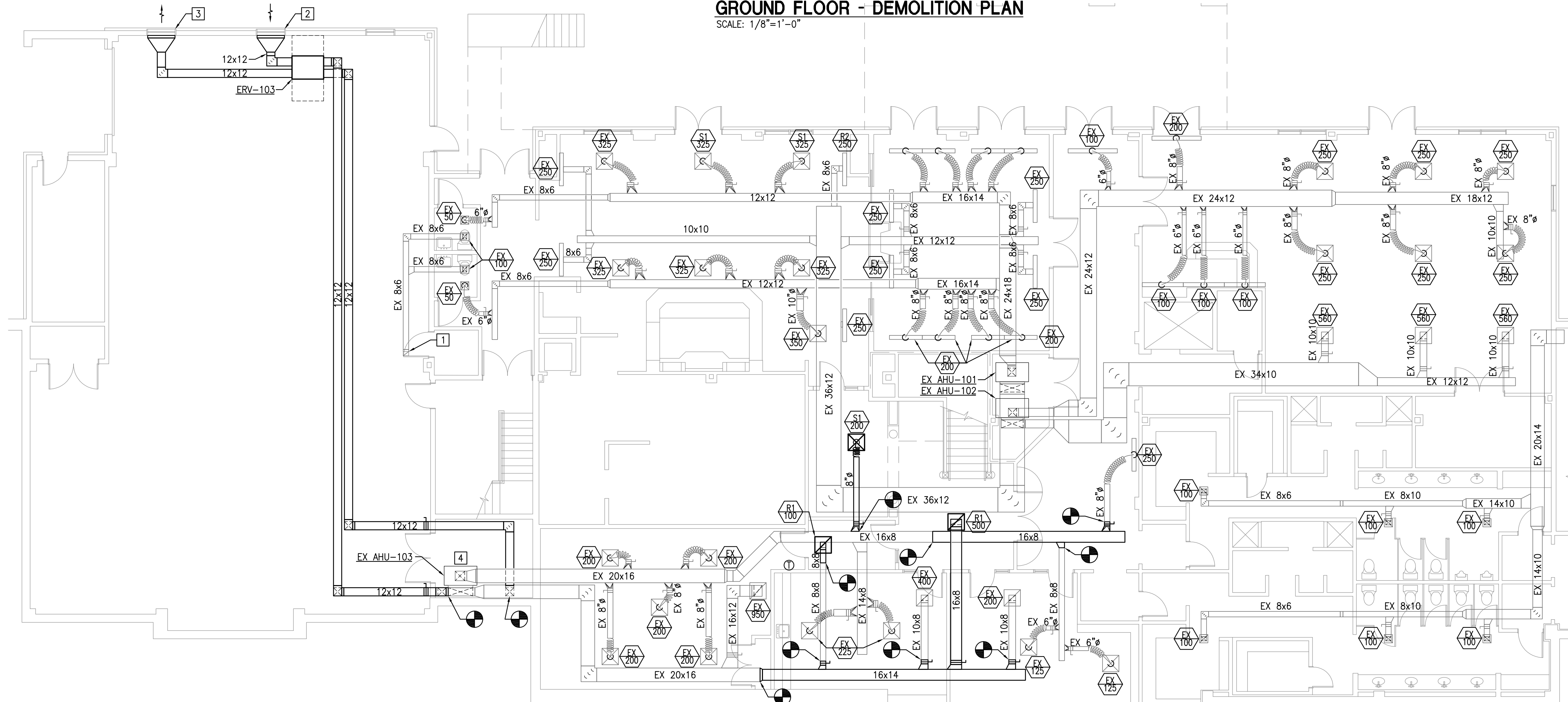
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DETAILS AND SCHEDULES
 M2

FILE NO. 209-M207L
 JOB NUMBER 1214



GROUND FLOOR - DEMOLITION PLAN
SCALE: 1/8"=1'-0"



GROUND FLOOR - NEW WORK PLAN
SCALE: 1/8"=1'-0"

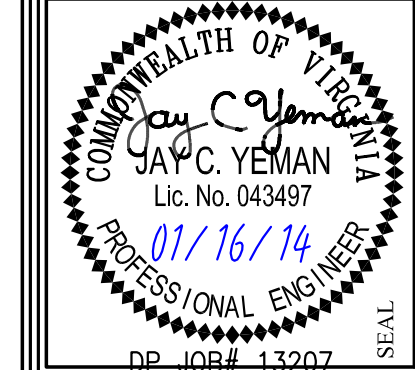
GROUND LEVEL PLAN NOTES

- 1 EXISTING 8"x6" EXHAUST DUCT UP TO FLOOR ABOVE.
- 2 PROVIDE 40"x12" VENTILATION LOUVER. MOUNT TOP OF LOUVER EVEN WITH EXISTING EXHAUST AIR LOUVER.
- 3 PROVIDE 40"x12" EXHAUST LOUVER. MOUNT TOP OF LOUVER EVEN WITH EXISTING EXHAUST AIR LOUVER.
- 4 REBALANCE EXISTING AHU-103 AND ASSOCIATED DIFFUSERS AND GRILLES TO FLOW RATES NOTED ON DRAWING.



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CLUBHOUSE RENOVATION
REGENCY
 AT DOMINION VALLEY, HAYMARKET, VA

NO.	DATE	DESCRIPTION
1	07/16/14	ISSUED FOR PERMIT
2		
3		
4		
5		
6		
7		
8		
9		
10		

GROUND FLOOR
 PLAN
 M3

JOB NUMBER 1214
 FILE NO. 297-0000

