

Harbor Area Review Board

Special Meeting Agenda

**Cape Charles Civic Center
March 28, 2023 at 5:00 P.M.**

1. Call to Order; Roll Call
2. Invocation and Pledge of Allegiance
3. Public Comments
4. Consent Agenda: None
5. New Business:
 - A. Application Harbor Development Certificate for Rosenwald School Building Project 1500 Old Cape Charles Road, Cape Charles, Va.
6. Adjourn



HARBOR DEVELOPMENT CERTIFICATE APPLICATION

Town of Cape Charles
2 Plum Street
Cape Charles, VA 23310
757-331-2036 Fax: 757-331-4820
tracy.outten@capecharles.org

PERMIT CHECKLIST - all documents can be emailed to the above email

- | | |
|--|---|
| ☒ Completed application | ☒ Photos/elevations of existing structure |
| ☒ Letter of intent clearly explaining project | ☒ Photos/elevations of proposed project |
| ☒ Existing site plan or survey | ☐ Proposed materials list |
| ☒ Proposed site plan or survey (if applicable) | ☐ Payment of fees (\$300 + \$70/acre) |

PROPERTY INFORMATION

Name of Project: Cape Charles Rosenwald School Rehabilitation
Property Address: 1500 OLD CAPE CHARLES RD
Brief Description of Project: Rehab of 8.8 acre-site for Pk, Cultural & Ent. Venue
Zoning District: H Current Use: None Proposed Use: Assembly

OWNER INFORMATION

Name and Company: Cape Charles Rosenwald School Restoration Initiative
Mailing Address: PO BOX 294 Cape Charles, VA 23310
Phone Number: 512.633.6088 Email: info@ccrosenwaldschool.org

APPLICANT INFORMATION

☐ check here if applicant is owner

Name: _____
Mailing Address: _____
Phone Number: _____ Email: _____

CERTIFICATION OF APPLICANT

I hereby certify that I have the authority to make the foregoing application, that the information given is true and correct, and that the construction or improvements will conform to the regulations in the Virginia Statewide Building Code, all pertinent Town Ordinances, including fire, sewer and water ordinances, and private building restrictions, if any, which may be imposed on the property by deed. Furthermore, I certify that the changes to the improvement before or during construction will be provided to the Zoning Administrator and Building Official before such changes are constructed.

Signature of Applicant: [Signature] Date: March 16, 2023



Application for Zoning Clearance

Planning & Zoning Department
757-331-3259 x24

planningtech@capecharles.org

Revised 9/2022

Taxes

Violations

Fee

Decision

Use this form to request zoning clearance for all new construction, alteration of existing structures, additions, or demolitions within the Town of Cape Charles.

Date: March 16, 2023 Site Address: 1500 OLD CAPE CHARLES RD

Applicant's name: CCRSRI

Phone number: (512) 633-6088

Email: info@ccrosenwaldschool.org

Tax Map #: 83A3-A-14D

If applicant is not the property owner, an Owner's Permission Affidavit must be attached.

Zoning District if not located in Bay Creek:

☐ R-1 ☐ R-2 ☐ R-3 ☐ CR ☐ C-1 ☐ C-2 ☐ C-3
☐ M-1 ☐ M-2 ☐ GBI ☐ GBI-H1 ☒ Harbor

Zoning District if located in Bay Creek: ☐ Located on Bay Creek property, but not in a current subdivision

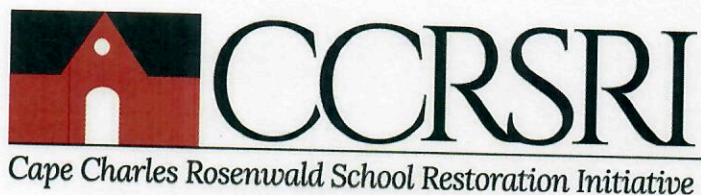
Subdivision Name	Zoning Designation	Subdivision Name	Zoning Designation
☐ Bayside Village	PUD Village	☐ Muirfield Village	PUD Village
☐ Bay Vista	PUD R-3	☐ New Quarter	PUD R-2
☐ Fairways	PUD R-3	☐ Plantation Pointe	PUD R-1
☐ Heron Pointe	PUD R-2	☐ The Colony	PUD R-3
☐ Kings Bay	PUD R-2	☐ The Hollies	PUD R-2
☐ Marina Resort	PUD R-2	☐ The Signature	PUD R-2
☐ Marina Village East	PUD R-2		

Work to be done:

Category of work	☐ Residential	☒ Commercial	☐ Industrial
Type of work	☐ New (landscape plan needed)	☒ Renovations	☒ Repairs
(check all that apply)	☒ Demolition	☒ Full	☒ Partial _____ ft ²
	☐ Addition	☐	Accessory structure _____ ft ²
	☐ Fence	☐	Pool (requires a CUP)
	☒ Roof	☐	Solar Panels
	☐ Other (specify)		

Applicant's signature: _____

Zoning Administrator's signature: _____



**BOARD OF
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Beth Walker
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Roberta Newman

Dr. Linda Schulz

March 16, 2023

Harbor Area Review Board
Town of Cape Charles
2 Plum Street
Cape Charles, Virginia 23310

Re: Cape Charles Rosenwald School Rehabilitation
1500 Old Cape Charles Road / Tax Parcel 83A3-A-14D

To Whom It May Concern:

The Cape Charles Rosenwald School Restoration Initiative (CCRSRI) is pleased to present our application for a Harbor Development Certificate of Appropriateness for our proposed effort to reestablish the former Cape Charles Elementary School as an active and thriving **Recreational, Cultural, and Entertainment Venue** for our community and beyond. With this submittal comes our best intentions to make this process as thorough and straightforward as possible. We appreciate your service on this Board and Town staff's guidance with our application.

This project is about a nationally recognized landmark structure, built in 1929, which is **one of the only existing historic buildings located within the Harbor District**. In 1912, educator and author Booker T. Washington encouraged Julius Rosenwald, a top executive at Sears, Roebuck & Company, to collaborate with him and the Tuskegee Normal and Industrial Institute (now Tuskegee University). Their project? To improve the quality of public education for African American children in the South. They did this by building schools. Julius Rosenwald and the Rosenwald Fund contributed more than \$4.3 million, while the African American communities served by the schools raised more than \$4.7 million. Twenty years later, their collaboration had produced 4,977 Rosenwald Schools. The Cape Charles Rosenwald School, which opened in 1930, served first through seventh grades in four classrooms.

Keep Learning. Know Better. Together.

For 36 years, the school also served as the heart of Cape Charles' African American community. Whether hosting casual get-togethers or official gatherings - like the annual May Day Festival - this historic building forged an unforgettable legacy in the lives of Cape Charles' Black families, many of whom continue to call the town their home. Decades later, when segregation ended and the Rosenwald Schools eventually closed, many of the buildings fell into disuse or were sold. Because most of the structures were of clapboard construction, fewer than 500 Rosenwald Schools remain standing today.

The Cape Charles Rosenwald School is one of them. Although the school closed in 1966, its construction has stood the test of time. Today, the brick structure endures as a testament to the importance of Rosenwald Schools in our nation's history. The CCRSRI is recipient of a grant from the Virginia Department of Historic Resources to prepare the national register of historic places nomination. This work is being conducted by Hanbury Preservation Consulting and is slated to be complete by the end of the summer. The application will go before the state review board in the fall. **Rosenwald Schools have been designated by the National Trust as among the nation's most endangered historic entities. The Cape Charles school remains on Preservation Virginia's list of the Most Endangered Historical Places.** We are excited to have our building recognized both nationally and statewide.

This significant building had been sitting alone on that stretch of Old Cape Charles Road for decades before the water treatment facility was built. Soon this treasured piece of Cape Charles' history will once again unite a remarkable community - one that today is inclusive, diverse, and open to everyone. With the restoration of Cape Charles Rosenwald School, the iconic building will host classes and community gatherings as it did in the past. But as a modern-day community center, it will also **contribute to the Cape Charles economy** in exciting new ways:

Historic Exhibit Area

- Exhibit space for permanent and rotating exhibits
- Museum shop
- Artifact storage for donations and loaned artifacts

Auditorium

- Performing arts
- Film
- Rehearsal space

Community Kitchen

- For groups and individuals to can, prepare and share foods
- Small-business incubator

Education

- Workforce training in partnership with Eastern Shore Community College
- Community learning center with a variety of class topics
- Technology hub
- Product and service development space
- Meeting space for community and cultural organizations

Outdoor Venue

- Seasonal performances
- Special event and function space
- Community gathering area
- Walking trails

Our plan is to restore the original exterior of the school while bringing the building up to code. We will remove all exterior additions to the original building except for the useful loading dock, which will be screened from the street view. Masonry repairs will be made where insensitive openings have been made, and bricks will be repointed as needed. The roof will be replaced with either asphalt shingles that closely match the existing or standing seam metal. We have approximately 21 of the historic windows to restore and reinstall, mostly along the front of the building. New windows will be built to match the historic where necessary and placed along the rear elevation. The historic front doors will be restored. A handicap accessible ramp will be built. **All work will be done in accordance with the Secretary of the Interior's Standards for the treatment of historic buildings.** We have worked with historians from Preservation Virginia and alumni of the school to ensure that we are respectful of important historic features.

The Initiative plans **to follow the guidelines specified for the district regarding multimodal transportation goals and utilities.** We will provide 81 surface parking spaces. A combination of both asphalt and gravel areas are proposed. Of course, utilities will be underground, and the on-site dumpster area will be enclosed. Please see both the architectural site plan and the civil engineering set (currently being reviewed by Virginia Department of Environmental Quality, Virginia Department of Transportation, and an independent Erosion and Sedimentation Control reviewer) for details, calculations, and proposed infrastructure and utility locations.

It is important to discuss that while CCRSRI has raised enough money to begin a significant portion of the work, we need to continue to raise money to complete the project. We ask for understanding regarding the timeline to finalizing landscaping, lighting, and signage. While baseline walkway and lighting design, such as for the parking lot, have been completed and shown, we continue to explore ways of interpreting the history of the school through signage and art. We

would like to reserve the right to revisit with the review board once that plan is complete. We do want to install bicycle racks. We do want to have public walking trails behind the school. We do want to find a way to connect with the proposed Rails to Trails spur. There is an existing golf cart path running along the front of the school, and it will continue through what is now CCRSRI property to connect to the proposed new Town Municipal Building. Please note that we will be **providing more than adequate open space – approximately 6.6 acres out of our total 8.796-acre parcel.**

Between this letter and our submitted drawings, we have attempted to address all of the requirements for review. We hope you agree that many of the criteria developed for new construction projects do not apply to this historic site. We are an all-volunteer group working to push this project forward. We have 6 Elementary School alumni actively advising our approach and many others urging us on. Our architect and civil engineer have provided their services pro bono. Please forgive accidental omissions. They are not intentional. We hope to answer any additional questions you might have and look forward to seeing you at the meeting on Tuesday, March 28th at 5:00 pm.

Respectfully,



Beth Walker
Project Manager and Assistant Secretary
The Cape Charles Rosenwald School Restoration Initiative

CAPE CHARLES ELEMENTARY SCHOOL – A ROSENWALD SCHOOL



Cape Charles Elementary School - View from the Southeast (Courtesy of The Patina Group)



Cape Charles Elementary School - View from the North (Courtesy of The Patina Group)

CAPE CHARLES ELEMENTARY SCHOOL – A ROSENWALD SCHOOL



Cape Charles Elementary School - View from the North (Courtesy of The Patina Group)



Cape Charles Elementary School – Aerial View from the East (Courtesy of Dr. M. Potter Henderson)

CAPE CHARLES ELEMENTARY SCHOOL – A ROSENWALD SCHOOL



Cape Charles Elementary School – View from the Southwest (Courtesy of The Patina Group)



Cape Charles Elementary School – Interior View of Southern Classroom (Courtesy of B. Walker)



Cape Charles Elementary School – Interior View of the Front Entry Facing East (Courtesy of The Patina Group)



Cape Charles Elementary School – Interior View of Small Classroom Facing West (Courtesy of The Patina Group)

CAPE CHARLES ELEMENTARY SCHOOL – A ROSENWALD SCHOOL



Cape Charles Elementary School – Interior View of the Auditorium Facing West (Courtesy of The Patina Group)



Cape Charles Elementary School – Architect's Rendering of the Auditorium Facing West (Courtesy of The Patina Group)

CAPE CHARLES ELEMENTARY SCHOOL – A ROSENWALD SCHOOL



Cape Charles Elementary School – Architect's Rendering of the School and Grounds - View from the Northeast (Courtesy of The Patina Group)



Cape Charles Elementary School – Architect's Rendering of the School and Grounds - View from the Northwest (Courtesy of The Patina Group)

CAPE CHARLES ELEMENTARY SCHOOL – A ROSENWALD SCHOOL



Cape Charles Elementary School – Historic Photo Circa 1929 - View from the Southeast (Photographer Unknown)



Cape Charles Elementary School – Historic Photo Circa 1929 - View from the Northeast (Photographer Unknown)

CAPE CHARLES ELEMENTARY SCHOOL – A ROSENWALD SCHOOL



Cape Charles Elementary School – Historic Photo Circa 2011 - Dedication of Virginia Historic Marker
View from the West (Photographer Unknown)

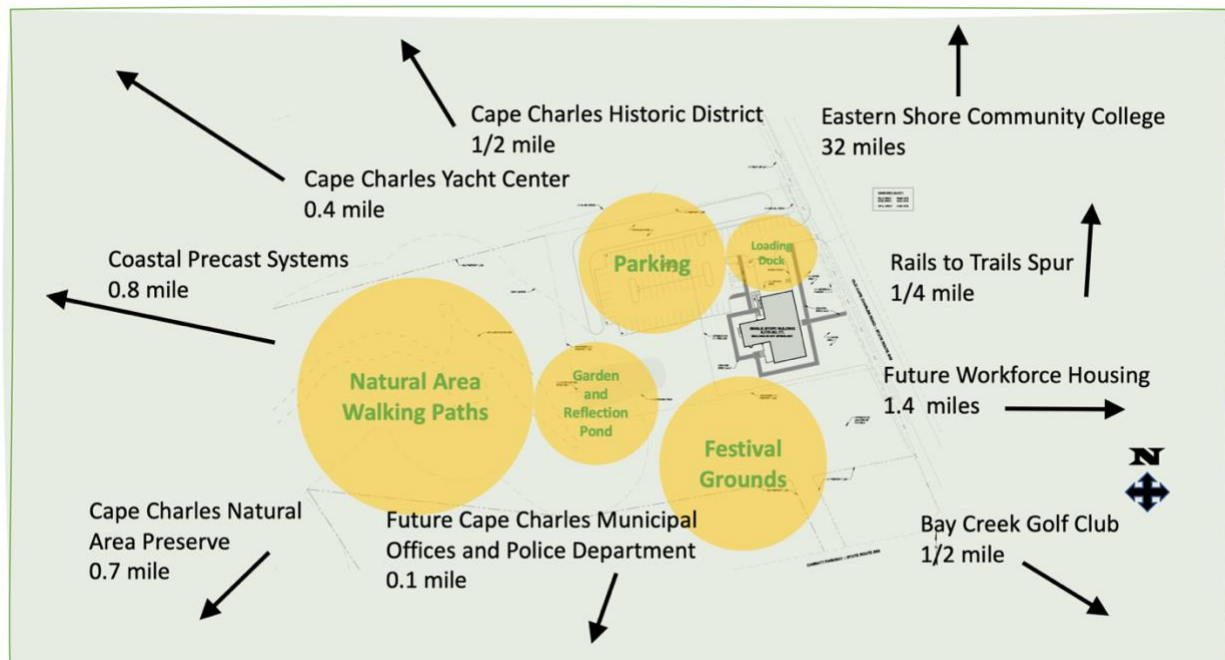


Cape Charles Elementary School – October 2021 – Umoja (Unity) Day
View from the East (Courtesy Jahiem Fisher)

CAPE CHARLES ELEMENTARY SCHOOL – A ROSENWALD SCHOOL



Cape Charles Elementary School – Schematic Floor Plan (Courtesy of The Patina Group)



Cape Charles Elementary School – Schematic Site Plan (Courtesy of B. Walker)

ADDENDUM TO LETTER OF INTENT

CAPE CHARLE ROSENWALD SCHOOL

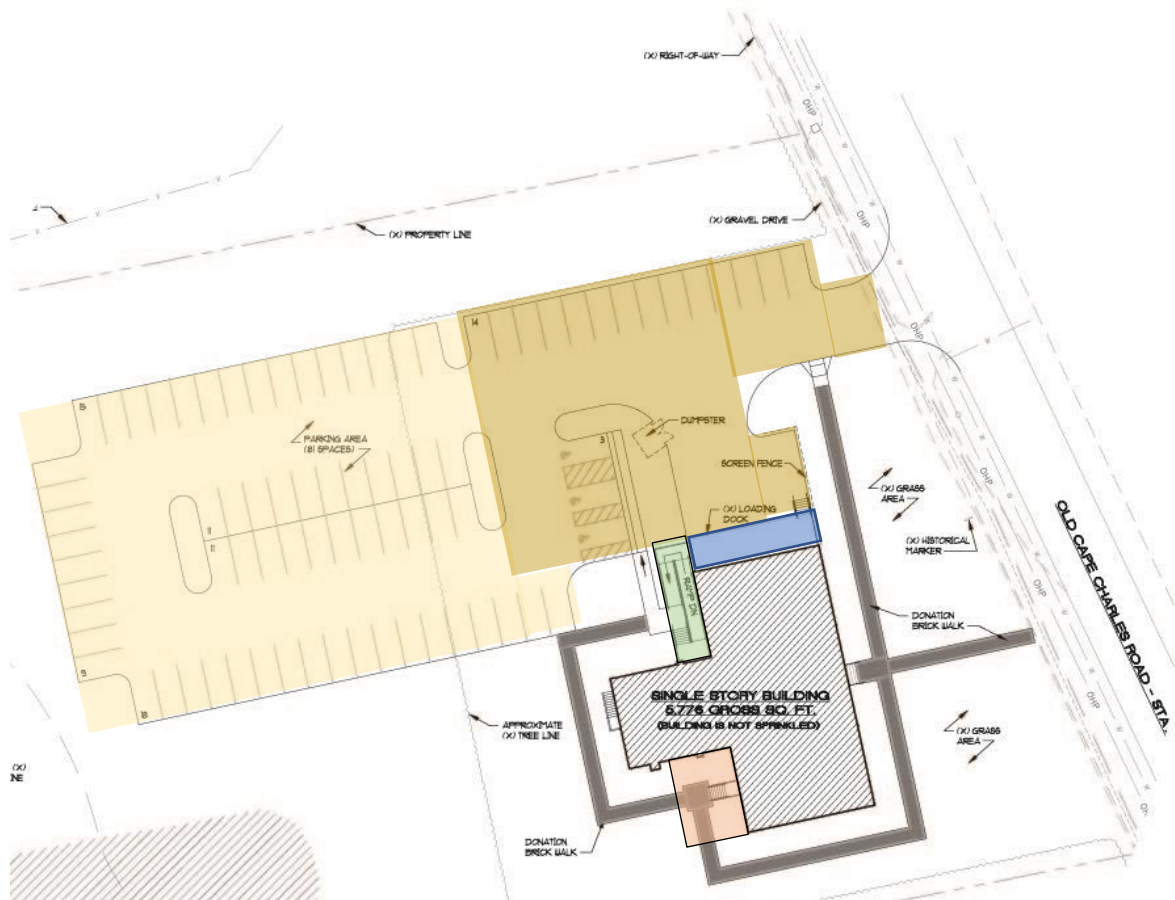
EXISTING SITE PLAN – PARTIAL/NOT TO SCALE



-  Loading Dock to Remain
-  Ramp to be removed / ADA ramp to be built at same location (approximately 550 SF of impervious cover – no significant change to existing footprint will occur)
-  Grade level mechanical room (never conditioned space) to be demolished / Patio to be built in same footprint (approximately 600 SF of impervious cover – no significant change to existing footprint will occur)

CAPE CHARLES ROSENWALD SCHOOL

PROPOSED SITE PLAN – PARTIAL/NOT TO SCALE



	Paved Parking Area		ADA ramp
	Gravel Parking Area (proposed)		Patio
	Loading Dock		Memorial Brick Sidewalk



Loading Dock to Remain
 Top courses will be rebuilt with
 CMU, Pad will be concrete.
 Commercial door will be
 replaced with historic style door.

Ramp to be removed /
 ADA ramp to be built at
 same location. Garage
 door will be replaced
 with historic style doors.



Grade level mechanical room to be
 demolished / Patio to be installed
 in same footprint.



- Existing windows and doors to be restored and reused. New windows will be reconstructed to match original where needed and used in the rear.
- Roof to be replaced with either shingles to match originals as closely as possible or standing seam metal.
- Memorial brick walkways to be installed according to site plan above.

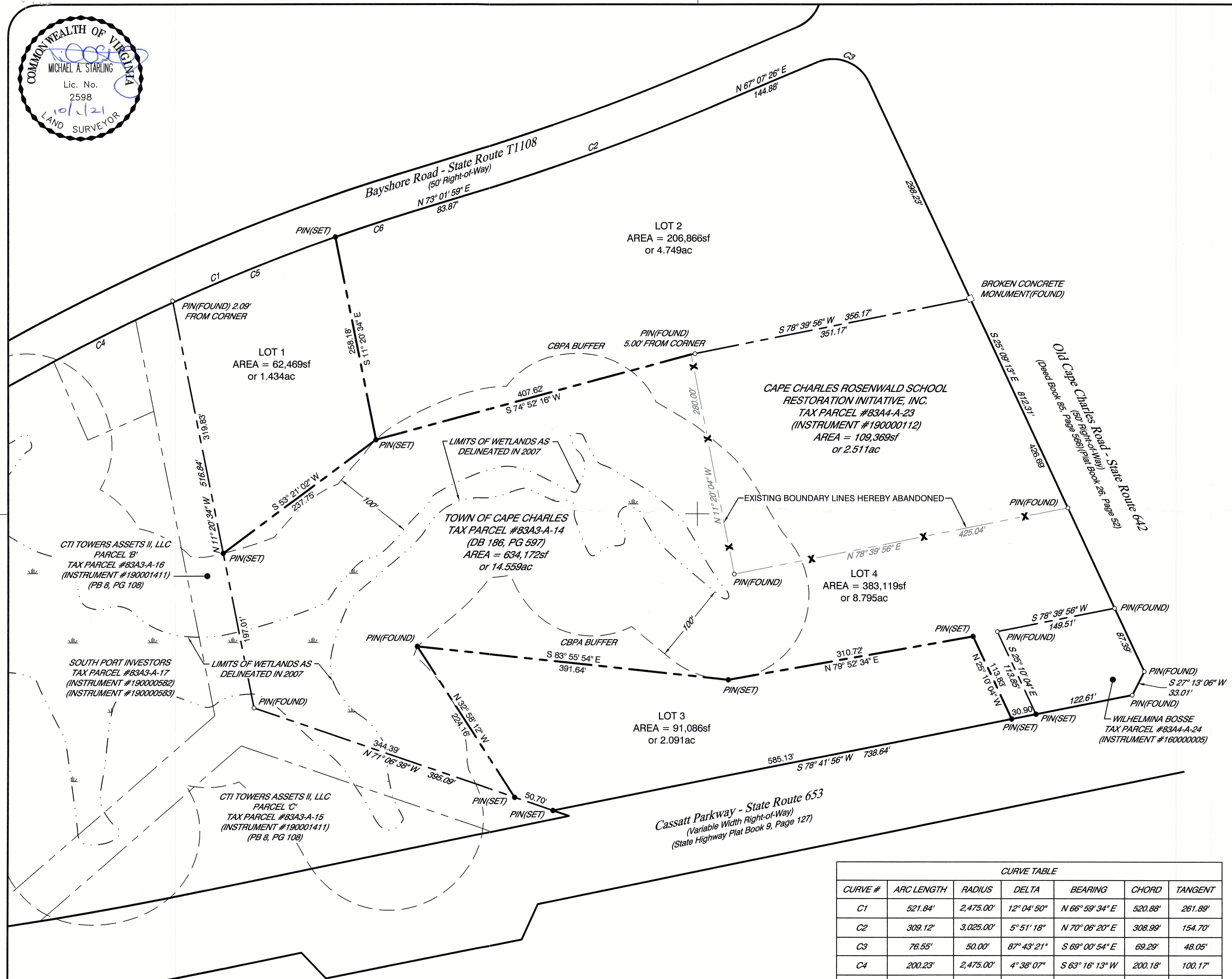


Existing Exterior Materials:

- Brick
- Concrete
- Asbestos roof shingles
- Concrete infill and wood covering at window openings – Over half of the historic windows are reusable.

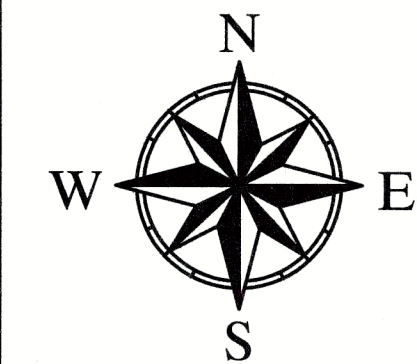
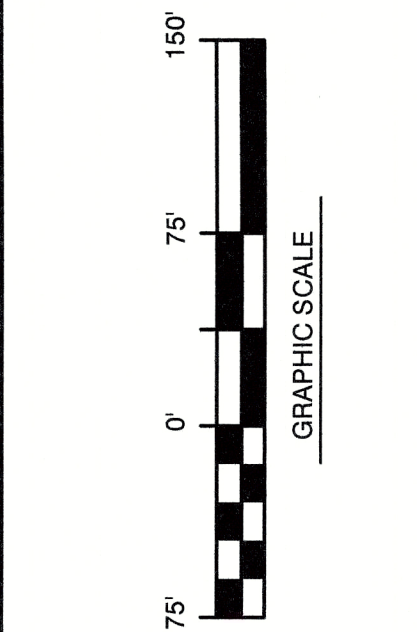
New Exterior Materials List:

- Walkways, Patio, Steps, and Ramp will be a combination of brick and concrete.
- Reconstructed windows in rear of building to match historic wood windows we have – new windows may be built with more durable material – TBD
- Historic wood and glass doors to be restored and reused. New doors to be designed in similar style, fabricated with durable materials.
- Roofing will either be standing seam metal or architectural shingles that closely match existing fish scale/diamond pattern shingles.
- ADA Ramp will have simple vinyl or composite railing.
- Parking lot will be asphalt in front and gravel in rear/overflow, if allowed.
- Loading dock area screening fence will be vinyl - landscaped facing Old Cape Charles Rd.
- Masonry enclosure of dumpster pad with vinyl gate.



SEE SHEET 1 OF 2 FOR NOTES AND CERTIFICATIONS

CURVE TABLE						
CURVE #	ARC LENGTH	RADIUS	DELTA	BEARING	CHORD	TANGENT
C1	521.84'	2,475.00'	12° 04' 50"	N 66° 59' 34" E	520.88'	261.89'
C2	309.12'	3,025.00'	5° 51' 18"	N 70° 06' 20" E	308.99'	154.70'
C3	76.55'	50.00'	87° 43' 21"	S 69° 00' 54" E	69.29'	48.05'
C4	200.23'	2,475.00'	4° 38' 07"	S 63° 16' 13" W	200.18'	100.17'
C5	218.69'	2,475.00'	5° 03' 46"	N 68° 07' 09" E	218.62'	109.42'
C6	102.92'	2,475.00'	2° 22' 57"	N 71° 50' 30" E	102.91'	51.47'



Shoreline Surveyors
23314 Courthouse Avenue - P.O. Box 735
Accomac, Virginia 23301
PHONE (757) 789-3960 FAX (757) 789-3962
SCALE: 1" = 75'
DRAWN: MAS
FIELD BOOK: 50, PAGE 1
JOB #21065
SHEET 2 OF 2

SUBDIVISION & BOUNDARY LINE ADJUSTMENT PLAT
OF
**Cape Charles
Wastewater Treatment Plant**
&
Cape Charles Rosenwald School
TAX PARCELS #83A4-A-14 & #83A4-A-23
TOWN OF CAPE CHARLES
NORTHAMPTON COUNTY, VIRGINIA
FOR
Town of Cape Charles
SEPTEMBER 10, 2021

FLOOR PLAN KEY NOTES

- 1

ALIGN FACE OF NEW WALL WITH FACE OF EXISTING ATTIC WALL ABOVE.
- 2

PATCH AND REPAIR EXISTING INTERIOR WALL TO MATCH EXISTING WALL CONSTRUCTION AND THICKNESS.
- 3

HI-LOW E.W.C. WITH BOTTLE FILLER. SEE SHEET A4.0 FOR TYPICAL ACCESSIBILITY CLEARANCES AT PLUMBING FIXTURES.
- 4

NEW DOOR OPENING IN EXISTING WALL. SEE DOOR SCHEDULE ON A4.0.
- 5

PROVIDE AND INSTALL COUNTY APPROVED KNOX BOX.
- 6

PROVIDE AND INSTALL 12"x24"H MOLDED RUBBER DOCK BUMPER GUARDS AT 48" O.C.
- 7

FURNISH AND INSTALL BRICK SIDEWALK. SEE CIVIL DRAWINGS FOR FULL EXTENT OF NEW WALKS, CURB, AND PAVING.
- 8

INFILL EXISTING CMU AND BRICK WALL OPENING FOR NEW DOOR OPENING. SEE DOOR SCHEDULE FOR NEW DOOR AND FRAME.
- 9

WHERE EXISTING SILL IS BELOW TOP OF WAINSCOT, RETURN WAINSCOT IN JAMB TO FACE OF WINDOW TRIM.
- 10

RIP DOOR TRIM AS REQUIRED TO FIT TO CORNER OF ROOM.
- 11

REPLACE EXISTING METAL DOOR SILL EDGE WITH NEW GALVANIZED EDGE TO MATCH EXISTING.
- 12

RESTORE FRAMING AT EXISTING DOOR AND TRANSOM ROUGH OPENING FOR NEW DOOR AND TRANSOM. SEE DOOR SCHEDULE.
- 13

EXISTING ROUGH OPENING RE-USED FOR NEW DOOR AND TRANSOM.
- 14

RESTORE FRAMING AT EXISTING DOOR AND TRANSOM ROUGH OPENING FOR NEW CASED OPENING AND TRANSOM. SEE DOOR SCHEDULE.
- 15

EXISTING ROUGH OPENING RE-USED FOR NEW CASED OPENING AND TRANSOM.
- 16

REPLACE EXISTING BULLNOSE STOOL AND APRON WITH NEW BULLNOSE STOOL AND APRON FOR NEW WALL THICKNESS. MATCH EXISTING TRIM PROFILES.
- 17

NEW WINDOWS AND FRAMES IN EXISTING MASONRY OPENING. SEE WINDOW TYPES ON SHEET A4.1.
- 18

SALVAGED WINDOW SASHES IN NEW FRAMES IN EXISTING MASONRY OPENING. SEE WINDOW TYPES ON SHEET A4.1.
- 19

RESTORE CONCRETE WINDOW SILL AND PATCH AND REPAIR MASONRY WALL BELOW TO MATCH EXISTING.
- 20

EXISTING PROSCENIUM ARCH ABOVE. RE-INSTALL RESTORED TRACK AND NEW CURTAINS TO MATCH EXISTING BI-PARTING CURTAINS WITH VALANCE. VERIFY TRAVELER CURTAIN AND VALANCE COLOR, MATERIAL, TRIM, 15% BOX FLEATS, AND SCHOOL LOGO WITH OWNER.
- 21

NEW STAGE APRON ALIGNED WITH EXISTING STAGE FLOOR. SEE DETAIL XX/A5.0.
- 22

SEE COFFEE BAR MILLWORK ELEVATION XX/A4.0.
- 23

SOFFIT AT STEEL BEAM ABOVE. SEE REFLECTED CEILING PLAN ON SHEET A1.2.
- 24

MULTIPLE TIER METAL LOCKERS BY OWNER.
- 25

EXISTING STEEL COLUMN SUPPORTING EXISTING STEEL ROOF TRUSS ABOVE IN ATTIC.
- 26

EXISTING STEEL COLUMN SUPPORTING EXISTING 12" STEEL BEAM ABOVE AT CEILING JOISTS.

- 27

NEW STEEL COLUMN SUPPORTING NEW STEEL BEAM AT CEILING JOISTS ABOVE. SEE STRUCTURAL DRAWINGS.
- 28

PAIRED PANEL OPERABLE PARTITION, STC 52 (MIN), 9'-4" HIGH (ALIGN WITH TOP OF DOOR 102A AND 102B TRANSOMS).
- 29

CLEAN, PREP, AND REPAIR/RESURFACE EXISTING CONCRETE STEPS AS REQUIRED.
- 30

SET CASED OPENING 105A WITH MINIMUM SHIM SPACE AT THIS JAMB OF RESTORED EXISTING ROUGH OPENING.
- 31

CENTER PARTITION ON WINDOW MULLION.
- 32

4" DIAMETER GALVANIZED DOWNSPOUT INTO 5'-6" TALL CAST IRON BOOT DAYLIGHTING AT GRADE ONTO CONCRETE SPLASH BLOCK.
- 33

CONCRETE PORCH, STEPS, AND HANDICAP RAMP, SEE ENLARGED PLAN XX/A3.1.
- 34

CONCRETE STEPS, SEE STRUCTURAL DRAWINGS AND DETAIL XX/A3.1.
- 35

1 1/2" DIA PIPE GUARDRAIL, SEE ELEVATIONS XX/A3.1.
- 36

1 1/2" DIA PIPE HANDRAIL, SEE ELEVATION XX/A3.1.
- 37

CONCRETE PORCH AND STEPS, SEE ENLARGED PLAN XX/A3.1.

GENERAL FLOOR PLAN NOTES

- 1

SEE SHEETS A0.0 - A0.3 FOR DEMOLITION AND ROOF RESTORATION (PREVIOUSLY ISSUED UNDER SEPARATE COVER).
- 2

ITEMS ON FLOOR PLAN DENOTED BY EX. ARE 'EXISTING'.
- 3

SEE SHEET A1.0 FOR BASEMENT FLOOR PLAN AND CRAWL SPACE.
- 4

SEE SHEET A1.2 AND ELECTRICAL AND MECHANICAL DRAWINGS FOR REFLECTED CEILING INFO.
- 5

SEE SHEET A2.0 FOR BUILDING ELEVATIONS SHOWING EXTENT OF EXTERIOR PAINT.
- 6

SEE SHEET A4.0 FOR FINISH SCHEDULE AND ENLARGED TOILET PLAN, TOILET ACCESSORY SPECS, AND ACCESSORY/FIXTURE MOUNTING HEIGHTS AND CLEARANCES.
- 7

SEE SHEET A4.1 FOR WINDOW SCHEDULE, TYPES, AND DETAILS.
- 8

SEE SHEET A4.2 FOR DOOR SCHEDULE, TYPES, AND DETAILS.
- 9

SEE DETAIL XX/A5.0 FOR TYPICAL FRAMING AT OPENINGS.
- 10

KITCHEN EQUIPMENT AND FURNISHINGS BY OWNER. SEE PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR CONNECTIONS.



FLOOR PLAN
Cape Charles Rosenwald School Restoration Initiative
1200 Old Cape Charles Road, Cape Charles, VA 23310

THE PATINA GROUP

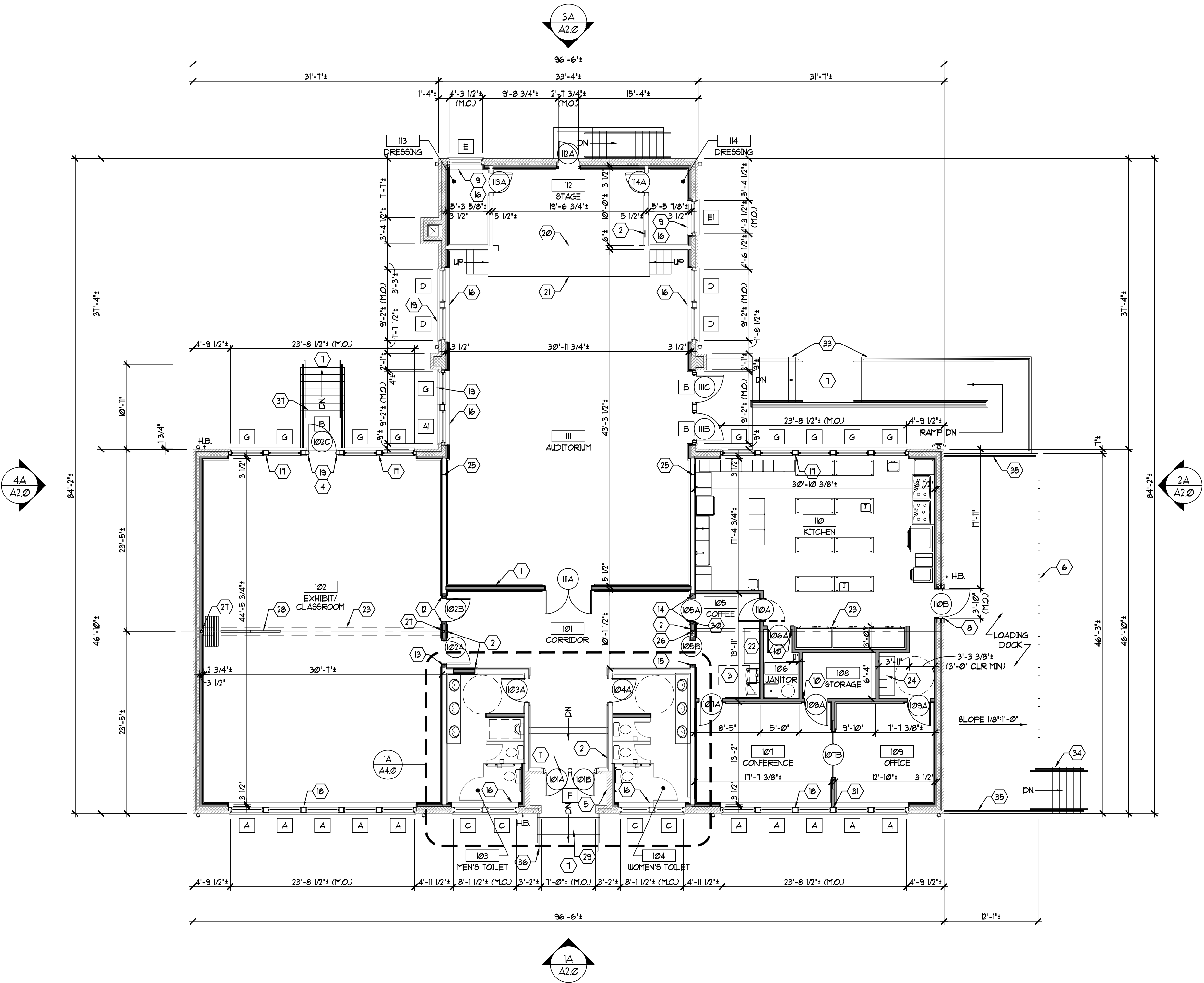
5127 Dorin Hill Court
Glen Allen Va, 23059
804-385-2263

03/15/2023

CJM

1/8" = 1'-0"

A1.1



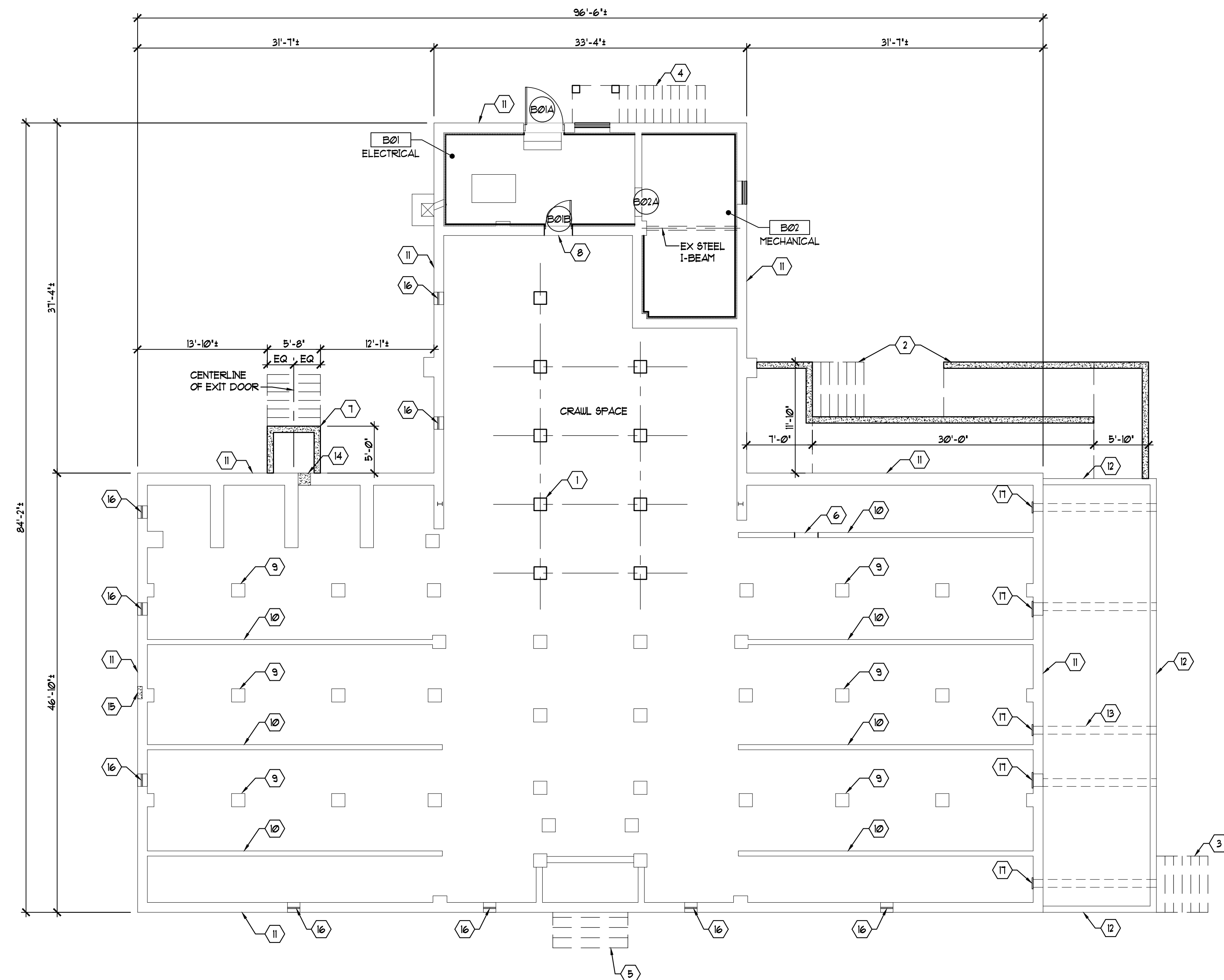
FLOOR PLAN

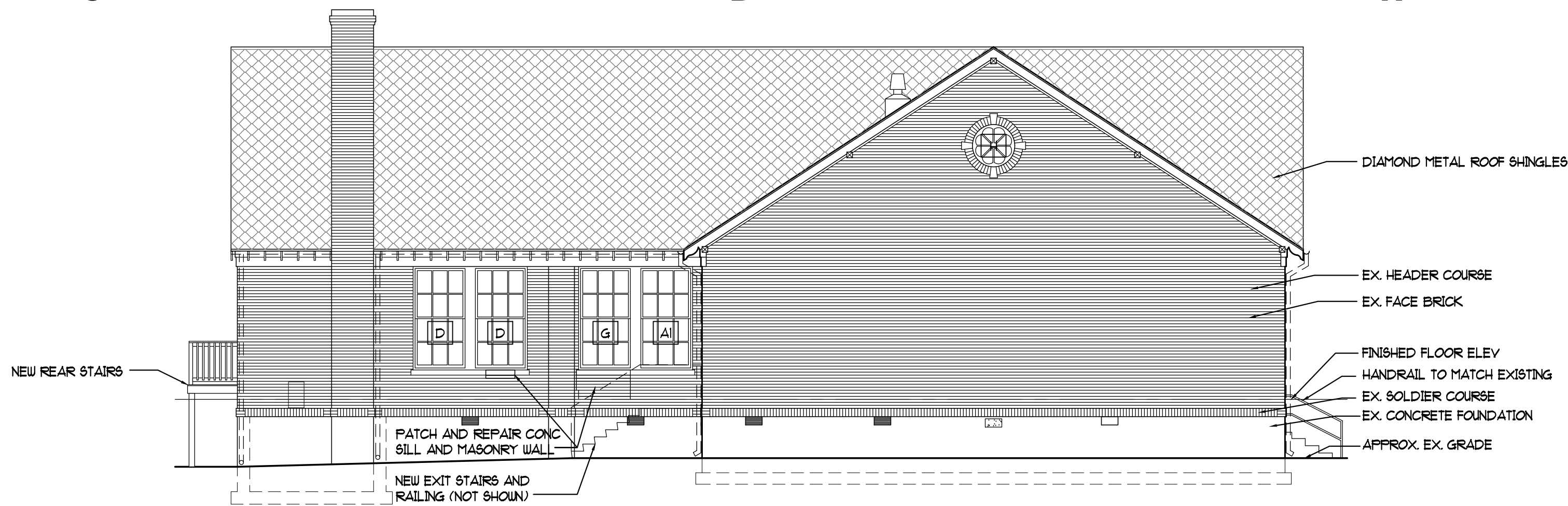
1/8" = 1'-0"

A1.1

- (1) PIERS SHOWN IN AUDITORIUM CRAWL SPACE ARE ESTIMATED. AFTER REMOVAL OF EXISTING FILL, PROVIDE AS-BUILT OF EXISTING PIERS AND FOOTINGS. SEE DEMOLITION AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFO.
- (2) CONCRETE PORCH, STEPS, AND HANDICAP RAMP, SEE ENLARGED PLAN XX/A3.1.
- (3) CONCRETE STEPS, SEE STRUCTURAL DRAWINGS AND DETAIL XX/A3.1
- (4) WOOD STEPS ABOVE, SEE DETAIL XX/A3.1
- (5) EXISTING CONCRETE STEPS AT FRONT ENTRY, SEE FLOOR PLAN 1A/ALL
- (6) NEW 2'-6" X 2'-6" ACCESS OPENING IN EXISTING CONCRETE WALL.
- (7) CONCRETE PORCH AND STEPS, SEE ENLARGED PLAN XX/A3.1.
- (8) NEW 3'-0" X 3'-0" OPENING FOR NEW ACCESS PANEL IN EXISTING CONCRETE WALL.
- (9) EXISTING CONCRETE PIER TYP., UNLESS NOTED OTHERWISE, 3'-5" HIGH.
- (10) EXISTING CONCRETE WALL TYP., 4'-0"± HIGH.
- (11) EXISTING CONCRETE FOUNDATION WALL TYP.
- (12) EXISTING 8" CMU, LOADING DOCK WALL.
- (13) EXISTING 10" DIA. IRON PIPES TO CRAWL SPACE VENT.
- (14) INFILL EXISTING 8"x16" VENT OPENING WITH CONCRETE TO MATCH FOUNDATION WALL.
- (15) INFILL EXISTING 8"x16" RECESS WITH CONCRETE TO MATCH FOUNDATION WALL.
- (16) PROVIDE AND INSTALL FOUNDATION VENT (BLACK) WITH INSECT SCREEN IN EXISTING 8"x16" OPENING. RECESS 5" FROM EXTERIOR FACE OF WALL.
- (17) PROVIDE AND INSTALL 1/4"x1/4" WIRE MESH AND INSECT SCREEN AT INSIDE FACE OF FOUNDATION WALL TO FULLY COVER EXISTING VENT OPENING.

1. SEE SHEETS A40 AND A43 FOR DEMOLITION AND ROOF RESTORATION (PREVIOUSLY ISSUED UNDER SEPARATE COVER).
2. ITEMS ON FLOOR PLAN DENOTED BY EX. ARE 'EXISTING'.
3. SEE SHEET A10 FOR BASEMENT FLOOR PLAN AND CRAWL SPACE.
4. SEE SHEET A12 AND ELECTRICAL AND MECHANICAL DRAWINGS FOR REFLECTED CEILING INFO.
5. SEE SHEET A20 FOR BUILDING ELEVATIONS SHOWING EXTENT OF EXTERIOR PAINT.
6. SEE SHEET A40 FOR FINISH SCHEDULE AND ENLARGED TOILET PLAN, TOILET ACCESSORY SPECS, AND ACCESSORY/FIXTURE MOUNTING HEIGHTS AND CLEARANCES.
7. SEE SHEET A41 FOR WINDOW SCHEDULE, TYPES, AND DETAILS.
8. SEE SHEET A42 FOR DOOR SCHEDULE, TYPES, AND DETAILS.


$$1/8' = 1' - \emptyset$$

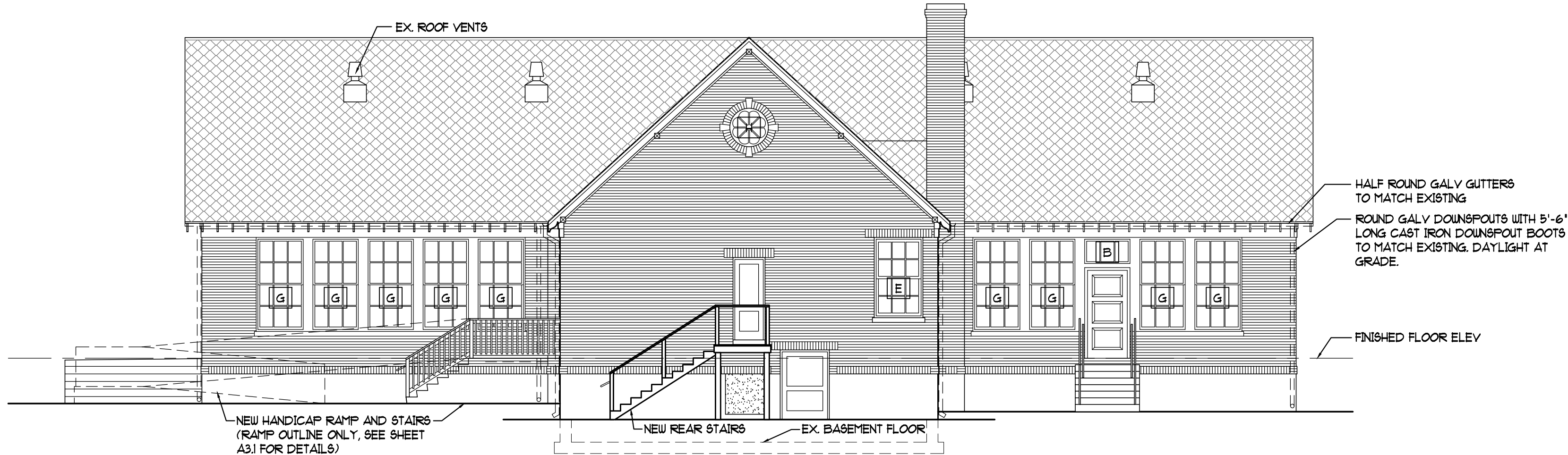


LEFT SIDE BUILDING ELEVATION

1/8" = 1'-0"

4A

A2.0

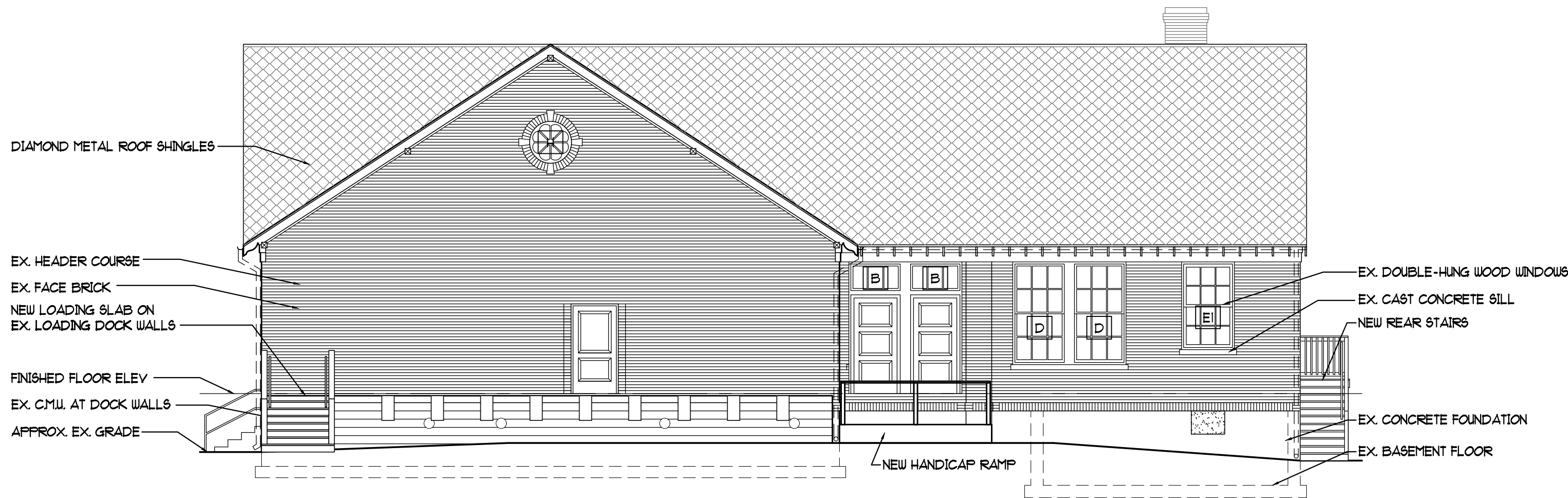


REAR BUILDING ELEVATION

1/8" = 1'-0"

3A

A2.0



RIGHT SIDE BUILDING ELEVATION

1/8" = 1'-0"

2A

A2.0

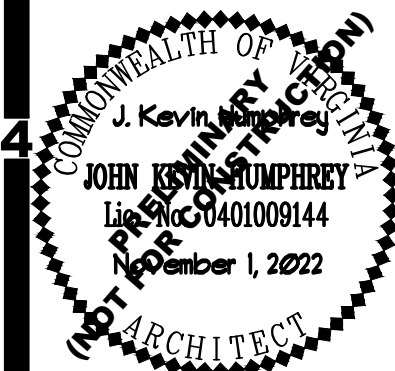


FRONT BUILDING ELEVATION

1/8" = 1'-0"

1A

A2.0



BUILDING ELEVATIONS
Cape Charles Rosenwald School Restoration Initiative
1200 Old Cape Charles Road, Cape Charles, VA 23310

THE PATINA GROUP

5127 Dorin Hill Court
Glen Allen Va, 23059
804-385-2263

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CM

1/8" = 1'-0"

A2.0



AUDITORIUM INTERIOR



FRONT ELEVATION



FRONT 3-D VIEW



REAR 3-D VIEW

PRELIMINARY
(NOT FOR CONSTRUCTION)

BUILDING RENDERINGS
Cape Charles Rosenwald School Restoration Initiative
1200 Old Cape Charles Road, Cape Charles, VA 23310

THE PATINA GROUP

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Glen Allen Va, 23059
804-385-2263

03/15/2023

CJM

1/8" = 1'-0"

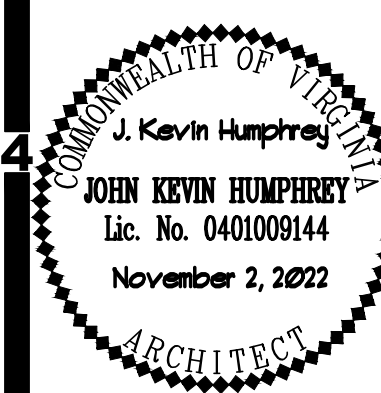
A2.1

CAPE CHARLES ROSENWALD SCHOOL

RESTORATION INITIATIVE

1200 OLD CAPE CHARLES ROAD, CAPE CHARLES, VA 23310

PHASE TWO - NEW WORK AND RENOVATION



ABBREVIATIONS, LEGENDS, INDEX

Cape Charles Rosenwald School Restoration Initiative

1200 Old Cape Charles Road, Cape Charles, VA 23310

ABBREVIATIONS

AFB	Above Finished Floor	CF	Cubic Foot (Feet)	FF	Finish Floor	JAN	Janitor	OFF	Opposite	RD	Roof Drain	UC	Undercounter, Undercut
AD	Access Door	CFM	Cubic Foot per Minute	FIN	Finished	JT	Joint	OFF H	Opposite Hand	RFG	Roofing	UNFN	Unfinished
AC	Acoustical	CY	Cubic Yard	FO	Finished Opening	JT B	Joint Backer	OD	Outside Diameter	RM	Room	UNO	Unless Noted Otherwise
ACP	Acoustical Ceiling Panel	CYL	Cylinder	FA	Fire Alarm	JBT	Joint	OVFL	Overflow	RO	Rough Opening	VC	Valve Cabinet
AUC	Acoustical Wall Covering			FE	Fire Extinguisher	JCT	Junction	OH	Overhead	RB	Rubber, Rubber Base	VB	Vapor Barrier, Vinyl Base
ADJ	Adjustable	DP	Dampproofing	FEC	Fire Extinguisher Cabinet	KP	Kick Plate	OFCI	Owner Furnished, Contractor Installed	SND	Sanitary Napkin Dispenser	VNR	Veneer
A/C	Air Conditioning	DEG	Degree	FHC	Fire Hose Cabinet	KIT	Kitchen			SNR	Sanitary Napkin Receptacle	VF	Vent Pipe, Vapor Proof
ALT	Alternate	DEMO	Demolition	FRTW	Fire Retardant Treated Wood	KO	Knockout			SCHD	Schedule	VTR	Vent Thru Roof
AL	Aluminum	D	Depth							SHT	Sheet	VF	Verify in Field
AB	Anchor Bolt	DET	Detail	FLASH	Flashing	LAM	Laminate, Laminated			SV	Sheet Vinyl	VERT	Vertical
APPROX	Approximate	DIA	Diameter	FLR	Floor	LAM GL	Laminated Glass			SHUR	Shower	VEST	Vestibule
ARCH	Architectural	DIF	Diffuser	FLD	Floor Drain	LAV	Lavatory			SP	Single Ply Membrane	VIN	Vinyl
AP	Armor Plate	DIM	Dimension	FLUOR	Fluorescent	LH	Left Hand			SPM	Soap Dispenser	VCT	Vinyl Composition Tile
#	At	DISP	Dispenser	FT	Foot, Feet	L	Length			SC	Solid Core	VUC	Vinyl Wall Covering
		DIV	Division	FTG	Footing	LB	Pound			SECT	Service Sink, Stainless Steel		
BSMT	Basement	DBL	Double	FDN	Foundation	LBF	Pounds-Force			SCUP	Scupper		
BRG	Bearing	DN	Down	FURN	Furniture	LN	Linear			SECT	Section		
BM	Benchmark, Beam	DSP	Downspout	FUR	Furred	LLV	Long Leg Vertical			SHT	Sheet		
BLK	Block	DR	Door, Drain	GALV	Galvanized	LVR	Louver			SV	Sheet Vinyl		
BLKG	Blocking	DUG	Drawing	GEN	General	MFR	Manufacturer			SHUR	Shower		
BOT	Bottom	DUGS	Drawings	GC	General Contractor	MAS	Masonry			SP	Stand Pipe		
BRK	Brick	DF	Drinking Fountain	GLV	Glass or Glazing	MO	Masonry Opening			STL	Steel		
BC	Brick Courses(ing)	EA	Each	GND	Ground	MATL	Material			STN	Stone		
BLDG	Building	EUC	Electric Water Cooler	GNV	Gypsum Neck Ventilator	MAX	Maximum			STOR	Storage		
BUR	Built Up Roofing	ELEC	Electrical	GB	Grate Bar	MECH	Mechanical			STRUCT	Structural		
		EMER	Emergency	GYP	Gypsum	MEMB	Membrane			SUSP	Suspended		
		ENGR	Engineer(ing)	GYP BD	Gypsum Board	MET	Metal			SYG	System		
		EQ	Equal	HRL	Handrail	MEZ	Mezzanine			TEL	Telephone		
		EQUIP	Equipment	HDW	Hardware	MT	Metal Threshold			TEMP	Tempered, Temporary		
		EFPDM	Ethylene Propylene Diene Monomer (Roof Membrane)	HYAC	Heating, Ventilating, Air Conditioning	MILK	Millwork			TEMP GL	Tempered Glass		
		EXIST	Existing			MIN	Minimum			TERR	Terrazzo		
		EXPAN	Expansion			MIR	Mirror			THK	Thick		
		EXPAN ANCHOR	Expansion Anchor			MISC	Miscellaneous			TLS	Thru-Wall Scupper		
		EXT	Exterior			MLD	Molding			TLT	Toilet		
		EXT INSULATION	Exterior Insulation and Finish System			NULL	Nullion			TTD	Toilet Tissue Dispenser		
		FUC	Fabric Wall Covering			NOM	Nominal			TOC	Top of Curb		
		FOF	Face of Finish			NTS	Not to Scale			TOM	Top of Masonry		
		FOS	Face of Stud			NO	Number			TOBL	Top of Slab		
		FV	Field Verified			OFF	Office			TOG	Top of Steel		
						OC	On Center			TG	Tongue & Groove		
						OPNG	Opening			TB	Tread		
										TD	Trench Drain		
										TYP	Typical		

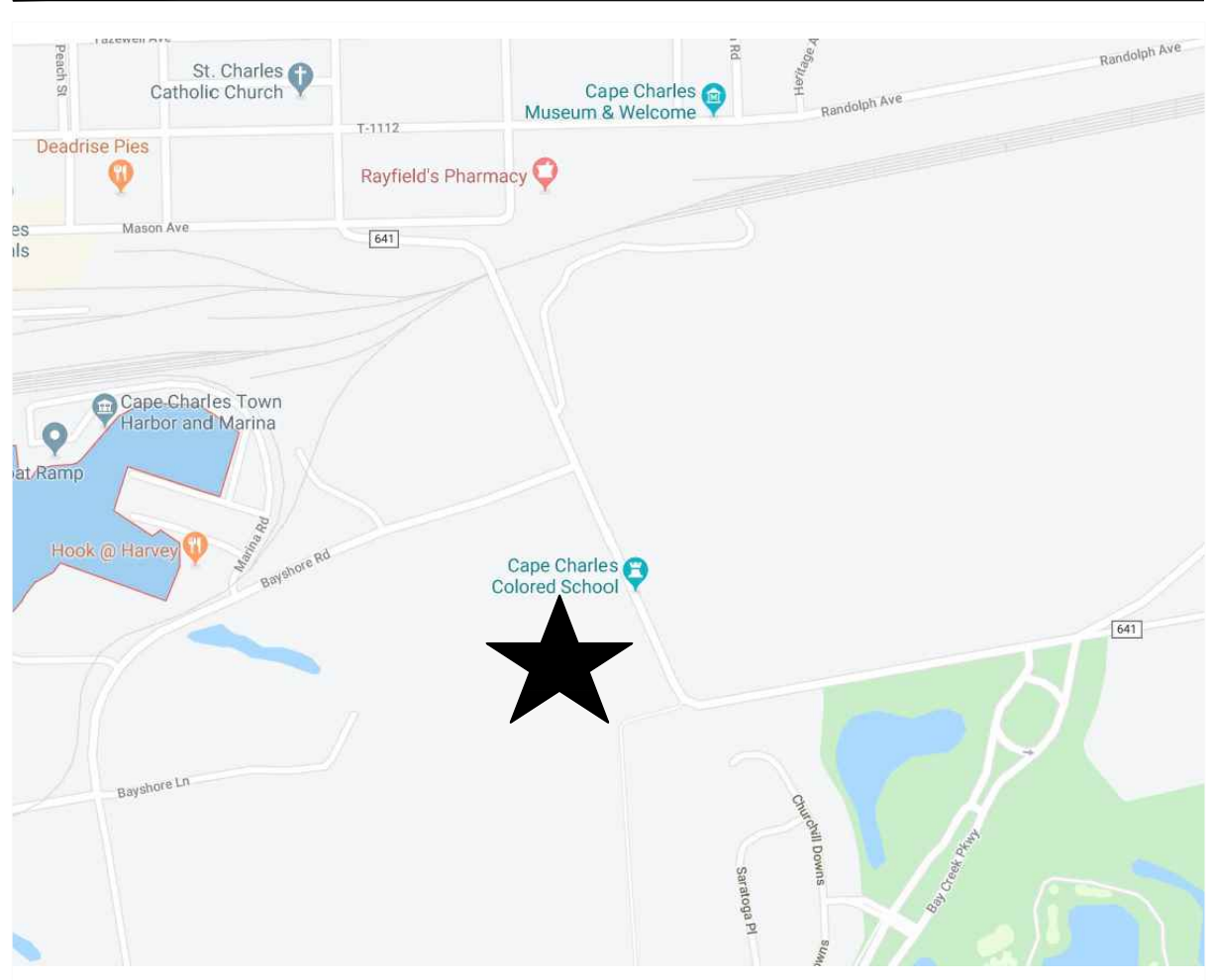
GENERAL NOTES

- ALL WORK PERFORMED SHALL BE IN COMPLIANCE WITH LATEST STATE & LOCAL CODES.
- GENERAL CONTRACTOR TO PROVIDE ALL PERMITS, LABOR & MATERIALS NECESSARY TO PERFORM ALL WORK AS DIRECTED ON DRAWINGS. THESE DRAWINGS ARE DIAGNOSTIC. ACTUAL FIELD CONDITIONS WILL HAVE TO BE VERIFIED BY THE GENERAL CONTRACTOR. ALL BIDDERS ARE OBLIGATED TO VISIT THE JOB SITE, PRIOR TO BIDDING & REPORT CONFLICTS TO THE ARCHITECT.
- THE GENERAL CONTRACTOR SHALL COORDINATE ALL DEMOLITION AND RESTORATION WORK WITH THE HAZARDOUS MATERIALS REPORT (UNDER SEPARATE COVER) AND MITIGATION VENDOR.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD MEASURING CONDITIONS PRIOR TO THE BEGINNING OF WORK AND DURING PROGRESS OF WORK TO VERIFY ALL CRITICAL DIMENSIONS. PROJECT MANAGER TO APPROVE ALL FIELD CHANGES PRIOR TO IMPLEMENTATION.
- PROJECT MANAGER SHALL BE NOTIFIED WHEN FIELD CONDITIONS NECESSITATE CHANGES. ANY DEVIATION FROM DIMENSIONS INDICATED ON DRAWINGS IS TO BE APPROVED BY PROJECT MANAGER.
- VERTICAL DIMENSIONS ARE FROM "FLOOR LINE" WHICH IS TOP OF FINISHED FLOORING, UNLESS OTHERWISE NOTED.
- DIMENSIONS FOR EXISTING CONSTRUCTION ARE FROM FACE OF EXISTING FINISHED SURFACE. ACTUAL PARTITION AND WALL THICKNESSES OR ACTUAL STUD THICKNESSES ARE USED. IF ANY DIMENSIONS DIFFER FROM DIMENSIONS SHOWN CONTACT THE PROJECT MANAGER.

SHEET INDEX

CS1.0	COVER SHEET, ABBREVIATIONS, LEGENDS, INDEX
CS2.0	CODE NOTES AND PLANS
CS3.0	ARCHITECTURAL SITE PLAN
STRUCTURAL	
A0.0	DEMOLITION - BASEMENT AND FOUNDATION PLAN, ATTIC PLAN *
A01	DEMOLITION - FLOOR PLAN, REFLECTED CEILING PLAN *
A02	DEMOLITION - EXTERIOR ELEVATIONS *
A03	ROOF RESTORATION - PLAN, NOTES, DETAILS *
A1.0	BASEMENT AND CRAWL SPACE PLAN AND NOTES
A11	FLOOR PLAN AND NOTES
A12	REFLECTED CEILING PLAN, ATTIC PLAN
A2.0	BUILDING ELEVATIONS
A3.0	BUILDING SECTIONS, WALL SECTIONS
A31	PORCH AND STAIR PLANS, SECTIONS, AND DETAILS
A4.0	FINISH SCHEDULE AND ENLARGED TOILET PLAN
A41	WINDOW SCHEDULE, DETAILS, AND NOTES
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A5.0	DETAILS AND SECTIONS
MECHANICAL	
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M02	
M21	
M41	
PLUMBING	
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P02	
P21	
P22	
ELECTRICAL	
E01	
E02	
E03	
E04	
E05	
E21	
E22	
E6.1	
* ISSUED UNDER SEPARATE COVER ON 08/26/2022. CIVIL DRAWINGS ALSO ISSUED UNDER SEPARATE COVER ON *****	

VICINITY MAP



MATERIAL LEGEND

	CONCRETE MASONRY (CMU)
	BRICK
	POROUS FILL
	STEEL
	PLYWOOD
	FINISH WOOD
	WOOD FRAMING / LUMBER
	DRYWALL / PLASTER / SAND
	CONCRETE
	BATT INSULATION

SYMBOL LEGEND

	PATCH & REPAIR OR DEMOLITION NOTE		ELEVATION NUMBER
	DOOR NUMBER		ELEVATION TAG
	ROOM NUMBER		SHEET NUMBER
	WALL TYPE		DETAIL NUMBER
	PLAN/KEY NOTE		SHEET NUMBER
	WINDOW TYPE		DETAIL OR ENLARGED PLAN TAG
			DETAIL NUMBER
			SECTION CUT
			SHEET NUMBER



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Glen Allen Va, 23059
804-385-2263

11/02/2022
CJM

CS1.0

GENERAL NOTES

SPACE RESERVED TO MOVE GENERAL NOTES FROM CS1.0 IN CASE SHEET INDEX NEEDS TWO COLUMNS

CODE PLAN LEGEND

- (FE) - FIRE EXTINGUISHER
- — — - TRAVEL DISTANCE
- ▭ - FLOOR AREA
- ▨ - ASSEMBLY (AUDITORIUM/EXHIBIT/CLASSROOM/CONFERENCE/FOYER)
- ▧ - BUSINESS
- ▩ - KITCHEN
- ▤ - STORAGE/MECHANICAL
- - 2 HOUR RATED EXTERIOR BEARING WALL

CODE DATA

GENERAL:
APPLICABLE CODE: 2018 VIRGINIA EXISTING BUILDING CODE, LEVEL 2 ALTERATION

EXISTING BUILDING INFORMATION:
BUILDING AREA: BASEMENT FLOOR AREA 411 SQ. FT.
FIRST FLOOR AREA 5,354 SQ. FT.
TOTAL FLOOR AREA 5,765 SQ. FT.

TABULAR AREA ALLOWED BY TABLE 506.2 = 38,000 SQ. FT.

BUILDING HEIGHT: 12'-0" V. EAVE
28'-6" V. TOP OF ROOF (ONE STORY) < ALLOWED 75'-0" (THREE STORIES)

FIRE PROTECTION: SPRINKLERED

OCCUPANCY CLASSIFICATION:
ORIGINAL USE: E (EDUCATIONAL)
PROPOSED USE: A-3 (ASSEMBLY)

TYPE OF CONSTRUCTION: TYPE 3-B

FIRE RESISTANT RATING FOR BUILDING ELEMENTS REQUIRED (TABLE 602):

DESIGN OCCUPANT LOAD: FOR PURPOSES OF EXIT REQUIREMENTS AND PLUMBING FIXTURE REQUIREMENTS.

AUDITORIUM	1264 SQ. FT. / 15 SQ. FT. PER PERSON	85 PERSONS
EXHIBIT/CLASSROOM	1388 SQ. FT. / 15 SQ. FT. PER PERSON	93 PERSONS
CONFERENCE ROOM	239 SQ. FT. / 15 SQ. FT. PER PERSON	16 PERSONS
CORRIDOR	566 SQ. FT. / 15 SQ. FT. PER PERSON	38 PERSONS
OFFICE/TOILETS	511 SQ. FT. / 120 SQ. FT. PER PERSON	4 PERSONS
KITCHEN	130 SQ. FT. / 120 SQ. FT. PER PERSON	4 PERSONS
STORAGE/MECHANICAL	509 SQ. FT. / 300 SQ. FT. PER PERSON	2 PERSONS
TOTAL DESIGN OCC. LOAD		242 PERSONS

REQUIRED EXITS = 2 (5 PROVIDED)

COMMON PATH OF TRAVEL = LESS THAN OR EQUAL TO 75 FEET

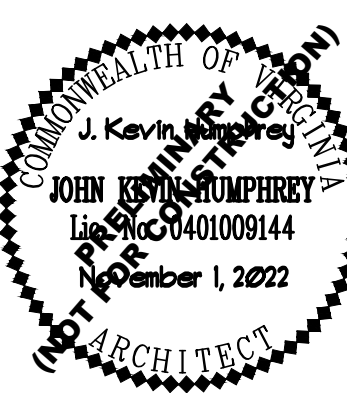
EXIT ACCESS TRAVEL DISTANCE (TABLE 107.12) = LESS THAN OR EQUAL TO 250 FEET

CODE NARRATIVE:
THE PROJECT CONSISTS OF RESTORATION AND ALTERATIONS OF AN EXISTING SCHOOL WITH FOUR CLASSROOMS AND AN AUDITORIUM INTO A MULTI-PURPOSE ASSEMBLY BUILDING CONSISTING OF AN AUDITORIUM, EXHIBIT AND CLASSROOM SPACE, COMMERCIAL KITCHEN, AND OFFICE.

EXTERIOR RESTORATION AND ALTERATIONS INCLUDE RESTORED ROOFING, RESTORED STAGE ACCESS STAIR, RESTORED WINDOWS, COVERED PORCH ADDITION, REAR ENTRANCE PORCH AND HANDICAP RAMP ADDITION.

INTERIOR RESTORATION AND ALTERATIONS INCLUDE RESTORED WALL FINISHES, RESTORED FLOORING AND FLOOR STRUCTURE, AND ALTERATION OF TWO EXISTING CLASSROOMS INTO COMMERCIAL KITCHEN, CONFERENCE ROOM, AND OFFICE.

THE MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE PROTECTION SYSTEMS ARE ALL NEW FROM UTILITY CONNECTION TO SITE AND THROUGHOUT THE BUILDING.



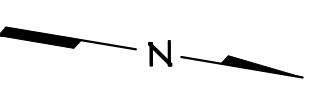
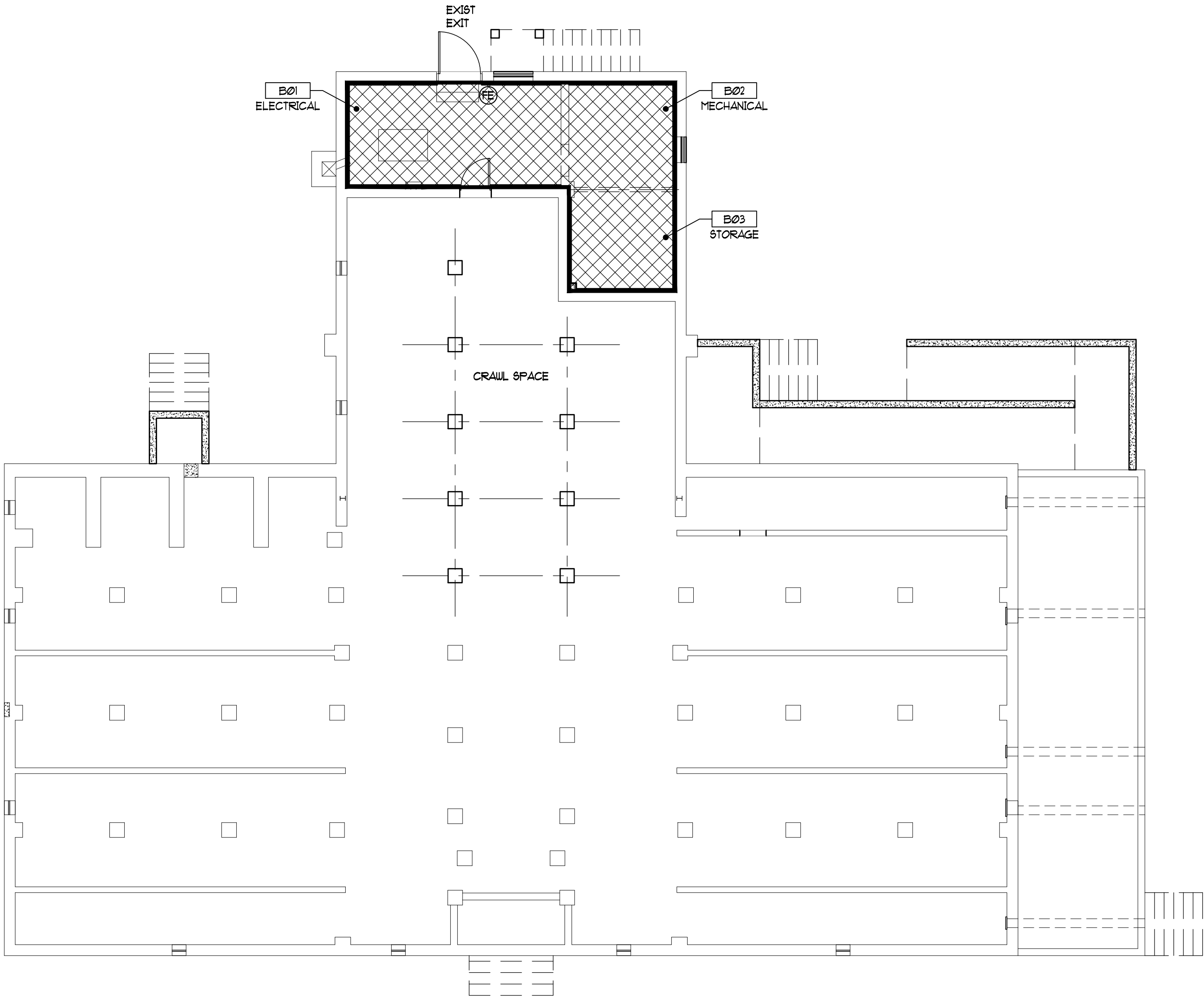
CODE NOTES AND PLANS
Cape Charles Rosenwald School Restoration Initiative
1200 Old Cape Charles Road, Cape Charles, VA 23310



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VARIES

CS2.0

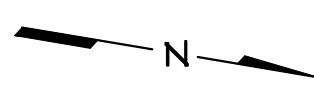
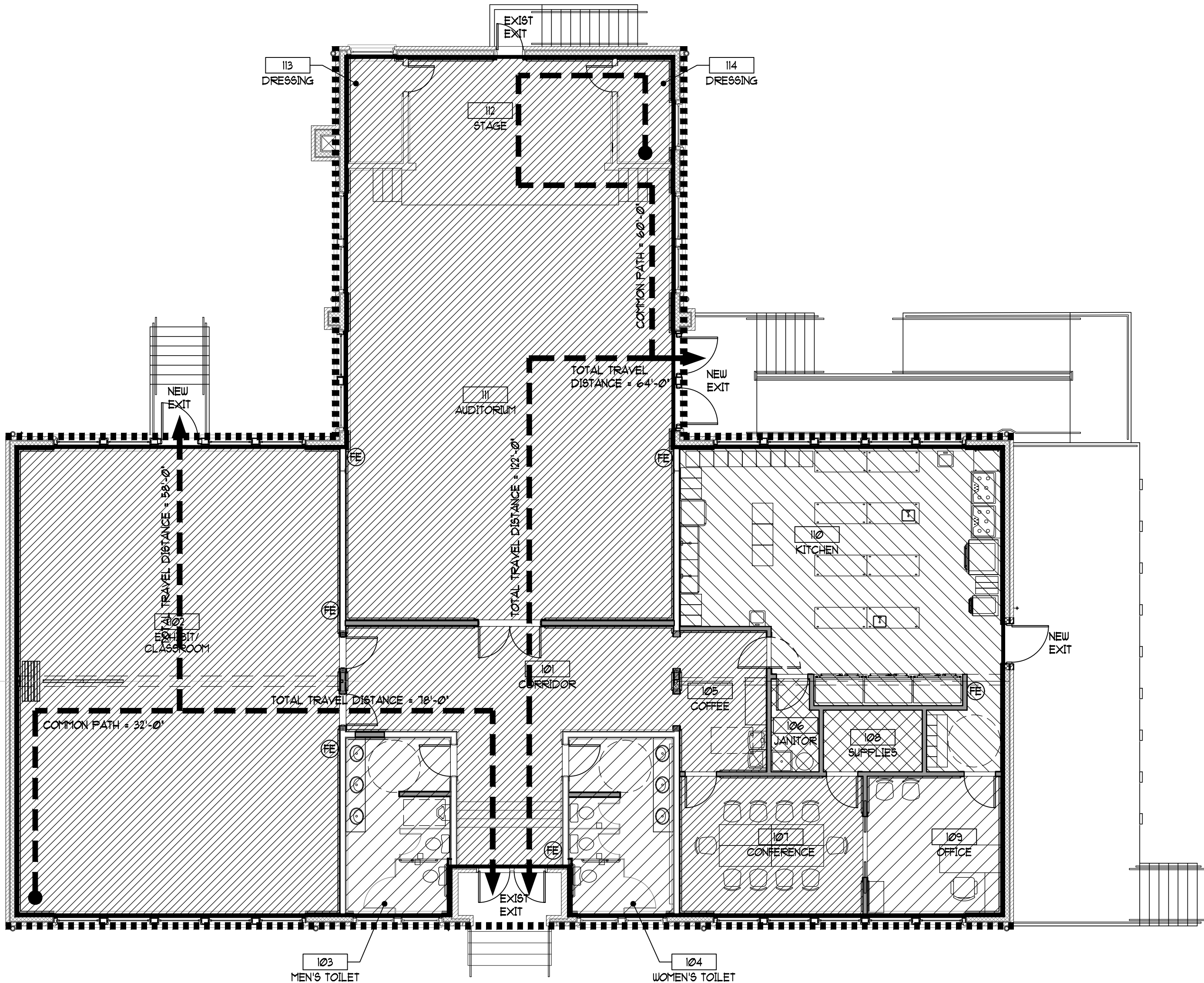


CODE PLAN - BASEMENT AND CRAWL SPACE

1/8" = 1'-0"

1D

CS2.0



CODE PLAN - FIRST FLOOR

1/8" = 1'-0"

1A

CS2.0

**PRELIMINARY
(NOT FOR CONSTRUCTION)**

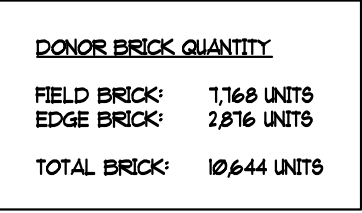
**THE
PATINA
GROUP**

03/15/2023

CUM

$I^* = 30^\circ - 0^\circ$

CS3.0



ARCHITECTURAL SITE PLAN