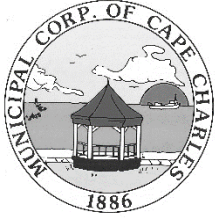


Historic District Review Board
Special Meeting Agenda
On Site @ 645 Mason Avenue
April 10, 2024 10:00 A.M.

1. **Call to Order; Roll Call**
A. Roll call and establish a quorum.
2. **Invocation and Pledge of Allegiance**
3. **Public Comment**
4. **Consent Agenda**
A. Approval of agenda format
5. **New Business: Applications for Certificate of Appropriateness**
A. 645 Mason Avenue: Mason Avenue Development LLC – to construct a new one-story commercial building with two drive thru lanes and a parking lot.
B. Tax Map #83A3-4-X: Town of Cape Charles – to install removable umbrellas and picnic tables around Strawberry Street Plaza
6. **Adjourn**



HISTORIC DISTRICT REVIEW BOARD STAFF REPORT

Meeting Date: April 10, 2024

Item #: 5A – 645 Mason Avenue

Prepared by: Tracy Outten, Planning/Zoning Assistant – Preservation & Zoning Admin

Reviewed by: Katie H. Nunez, Director of Planning & Zoning Administrator

Date: March 27, 2024

APPLICANT: Mason Avenue
Development, LLC

TYPE OF APPLICATION: Pre-Application/Certificate of
Appropriateness

SITE ADDRESS: 645 Mason Avenue

WORK TO BE PERFORMED: New 2,008 square feet, 1-
story commercial building, 2 drive thru lanes, & parking lot

TAX MAP: 83A3-1-538

CURRENT ZONING: Commercial Residential (CR)

LOT SIZE: 16,800 sq. ft.

HISTORIC REGISTER: Not listed

Description: N/A

Accessory Structure: N/A

DATE APPLICATION RECEIVED: March 20, 2024

PRE-APPLICATION MTG: April 10, 2024

DATE APPLICATION DEEMED COMPLETE: March 20, 2024

LEGAL DEADLINE: HDRB Decision (60 Days from Complete Application): May 20, 2024

The applicant is seeking to construct a 2,008 sq. ft., one-story commercial building with a front canopy over the front entrance, two drive-through lanes covered with a canopy and a parking lot. This lot is currently vacant. (The house shown on the lot has been relocated.)

AERIAL MAP:



CURRENT LOT:



MATERIALS:

Roof: Main Building & Canopies – Certainteed Landmark Asphalt Shingles (Pitch: 8/12),
Cupola – IMAGE II Standing Seam Metal
Siding: James Hardie Plank Fiber Cement 5” Exposure Select Cedarmill
Trim: James Hardie Plank Cement
Windows: Anderson 400 Series Fixed Double Hung Clad Pine Interior 6/6; Trim: 4”; Sills: 4”
Shutters: Polymer Louvered
Doors: Front – Glass with Aluminum Frame Commercial Entry System, 2-Sidelites and Solid lite
Transom; Back – Flush Hollow Metal Painted
Canopy: Columns: Classical Cast Fiberglass Surround on top of exposed concrete piers
Foundation: Facebrick Wainscot
Parking Lot & Driveway: Asphalt & Gray Pervious Pavers
Lighting: Style: Washington, Material: Cast Aluminum Alloy, Luminaire: LED X-Series – 30-1/2” H x 16-1/2” D; Lamp Post: 12’ H x 17” D; Cross Arm: Style: Ann Arbor Twin – 10” H x from 22”
Gutters: Metal

STAFF ANALYSIS UPDATE**ZONING COMPLIANCE**

The proposed project is to construct a 2,008 sq. ft., one-story commercial building with a front canopy over the front entrance, two drive-through window lanes covered with a canopy and a parking lot. The proposed use is in conformance with the Commercial Residential zoning district. A site plan has been provided but does not include the final improvements that were needed by the Virginia Department of Transportation. Staff is recommending that the HDRB review occur since the zoning compliance will be forthcoming once a full site plan is provided which will not impede the elements under HDRB review.

The proposed materials are in conformance with the Zoning Ordinance for new construction.

Please note that a separate Zoning Compliance will be required upon the submission of a building permit application to ensure conformance that the HDRB Votes are fully referenced and contained in the building plans. As of when the applicant submits for a building permit, a full set of building plans must be provided that includes a required Site Plan and Landscape Plan that details both the removal of existing trees if necessary and the proposed addition of trees to conform with CCZO Appendix F – Tree Conservation and Preservation Ordinance along with the Historic District Overlay Design Guidelines Section 9.5 Landscaping.

Any property within the Historic District Overlay is required to meet the Historic District Guidelines, which are superimposed on the underlying zoning district regulations.

HISTORIC DISTRICT OVERLAY DESIGN GUIDELINES:

Section 5.13: New Construction of Primary Buildings

Section 9.1: Hardscaping (Driveways, Walkways, & Other Paving)

Section 9.5: Landscaping

STAFF RECOMMENDATION:

Staff is requesting the HDRB to review the application material submitted provided by the applicant and determine if the proposed new commercial building is in keeping with the Guidelines of the Historic District and reflect the character and historic appearance of the neighborhood. Approval of this application needs to be conditional upon achieving zoning compliance.

Staff is prepared to assist in the development of a motion, if needed.

The Historic District Review Board makes the final determination on whether or not a Certificate of Appropriateness will be issued for this project and may impose conditions on an approval.

If approved, a Certificate of Appropriateness shall expire of its own limitation six (6) months from the date of issuance if the work authorized thereby is not commenced by the end of such six (6) month period; and further, any such certificate shall also expire and become null and void if such authorized work is suspended or abandoned for a period of six (6) months after being commenced.

Attachments:

Attachment 1 – Application and Documents



Certificate of Appropriateness Application

New Construction

Planning & Zoning Department
2 Plum Street; Cape Charles, VA 23310
757-331-3259 x24
planningtech@capecharles.org

Revised 05/2023

Taxes	✓
Violations	NA
Fee	\$1,000 PD
Decision	HDRB

Budget Code: HISTF 100-3100-1100

PART 1: APPLICATION NOTES

A Certificate of Appropriateness (COA) is required for all applications for zoning clearances and permits involving any new construction, including accessory structures, within the Cape Charles Historic District Overlay. A pre-application meeting is available upon request prior to submitting this application. ** The applicant is responsible for confirming and obtaining all necessary building permits after approvals.*

The following documents must be submitted to the Town for review before this application can be reviewed. In addition to these documents, the COA application and requested supporting information must be deemed complete prior to being evaluated.

- | | | |
|---|---|---|
| ☒ A) Site Plan | ☒ B) Elevations | ☒ C) Zoning Clearance Application |
| ☒ D) Photos of existing lot | ☒ E) Renderings | ☒ F) Photos of proposed materials |
| ☒ G) Owner Permission Affidavit | ☒ H) Payment of Fee | ☐ I) Tree Permit Application |

Owner signature: 

Date: 20 March 2024

PART 2: PROPERTY INFORMATION

Property Address: 645 Mason Avenue

Tax Map #: 83A3-1-538

Is there an active Certificate of Appropriateness on this property? ☐ No ☒ Yes 1/3/24 Date

Zoning District: CR

PART 3: PROPERTY OWNER INFORMATION

Name and/or Company: Mason Avenue Development LLC

Mailing Address: 150 W. Market St., Ste. 200; Salisbury, MD 21801

Phone Number: 410-749-4821

Email: dmiller@ggibuilds.com

PART 4: APPLICANT INFORMATION

- ☒ Check here if applicant is owner. (If applicant is not the property owner, an Owner's Permission Affidavit must be attached.)

Name and/or Company:

Mailing Address:

Phone Number:

Email:

PART 5: PROJECT INFORMATION

Proposed Project Description (If any tree removal is being proposed a Tree Permit Application must be completed.):

This project involves the relocation of an existing historic home and the construction of a new single story branch bank with two drive-up lanes. The building is a colonial design with a brick / lap siding veneer and asphalt shingle roof.

PART 6. NEW CONSTRUCTION			
See Section 5.13 & 6 of the Historic District Design Guidelines			
First Floor Building Area (sq. ft.): 2,008		Total Gross Floor Area (sq. ft.): 2,448	
Front Building Setback (ft.): 30'		Building width (ft.): 51'-4"	
Building Height	Feet: 21'-8"	Stories: 1	Roof pitch: 8:12
A. Foundation	Material to be used: conc. ftg -cmu foundation (brick where exposed)		
B. Roofing	Material to be used: asphaltic composition shingles - please see the attached ext materials sheet		
	Chimney? ☒ No ☐ Yes - Number _____ Materials: _____		
C. Siding	Material to be used: brick/cem bd	Dimensions: 5" exposure please see the attached ext materials sheet	
D. Steps	Material to be used: n/a		
E. Railing	Style and Material to be used: n/a		
F. Porch	Length: 3'-0" Width: 4'-0" (front canopy)		
	Material to be used: Floor: concreteconcrete Skirting: concreteconcrete		
	Columns? ☐ No ☒ Yes - Number 4 Style & Materials: doric - cast fiberglass		
G. Deck	Length: 3'-0" Width: 3'-0" Material to be used: 33'x19" d.u. canopy - shingles		
H. Doors	Width: 3'-0" Height: 7'-0"		
	Material and Configuration: attach a picture (i.e., glass panes, divisions, decorative details & panels) entry alum and glass w/ grilles and transom - Please see the attached ext materials sheet		
I. Windows	Configuration (i.e., double-hung sash, 2/2, 6/1, 6/6, etc.) attach a picture: double-hung, fixed, 6/6		
	Material: vinyl clad wood (Anderson) please see teh attached ext materials sheet		
	Width: _____	Height: _____	Depth: _____
J. Trim	Material to be used: cement board - prefinished - please see the attached ext materials sheet		
	Dimensions: siding & openings 4" galbe 6" & 10"		
K. Hardscape	Indicate the placement and dimensions of any of the following on your site plan. Driveway: ☐ No ☒ Yes – Materials: asphalt and concrete Walkway: ☐ No ☒ Yes – Materials: concrete Fence: ☒ No ☐ Yes – Materials: _____ Patio: ☒ No ☐ Yes – Size: _____ Materials: _____ Outdoor shower: ☒ No ☐ Yes - ☐ Not Enclosed ☐ Enclosed – Materials _____ Pool: ☒ No ☐ Yes – Requires a Conditional Use Permit Accessory Structure: ☒ No ☐ Yes – Complete an additional COA application for the structure		

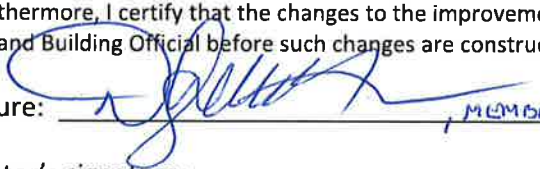
Describe how the proposed construction will relate to the architectural scale, massing, volumes, and styles represented within the historic district. Attach pictures of the neighborhood (e.g., adjacent buildings, streetscapes).

The proposed structure is a single story, Georgian Colonial style with a brick wainscot and cement board lap siding above. It sets between 2-story, frame, residences and a 2 story ,brick, Spanish Style (flat roof) business. The massing is shorter but similar to the residences in its enclosed building area. The roof slope, material, and ridge direction is similar to the residences. The front canopy reflects the residences' front porches.

Indicate the proposed materials if not listed above, distinctive architectural features and ornamentation:

The exterior veneer has a 2 foot high brick wainscot with cement board lap siding (5" exposure) with cement board trims at the corners, doors and windows, eaves, and gables. The canopies are supported on Doric style columns. The roof has an 8:12 slope with asphaltic composition shingle. Architectural features include a bay window, roof dormers and a cupola. The windows have grilles and shutters.

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.

Applicant's signature:  , MEMBER

Date: 23 FEB 2024

Zoning Administrator's signature: _____

Date: _____

①





D



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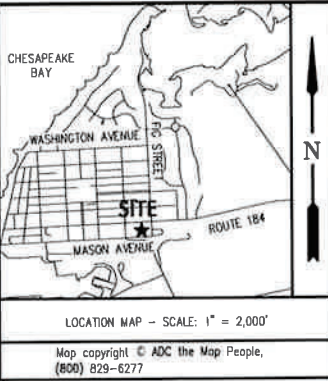
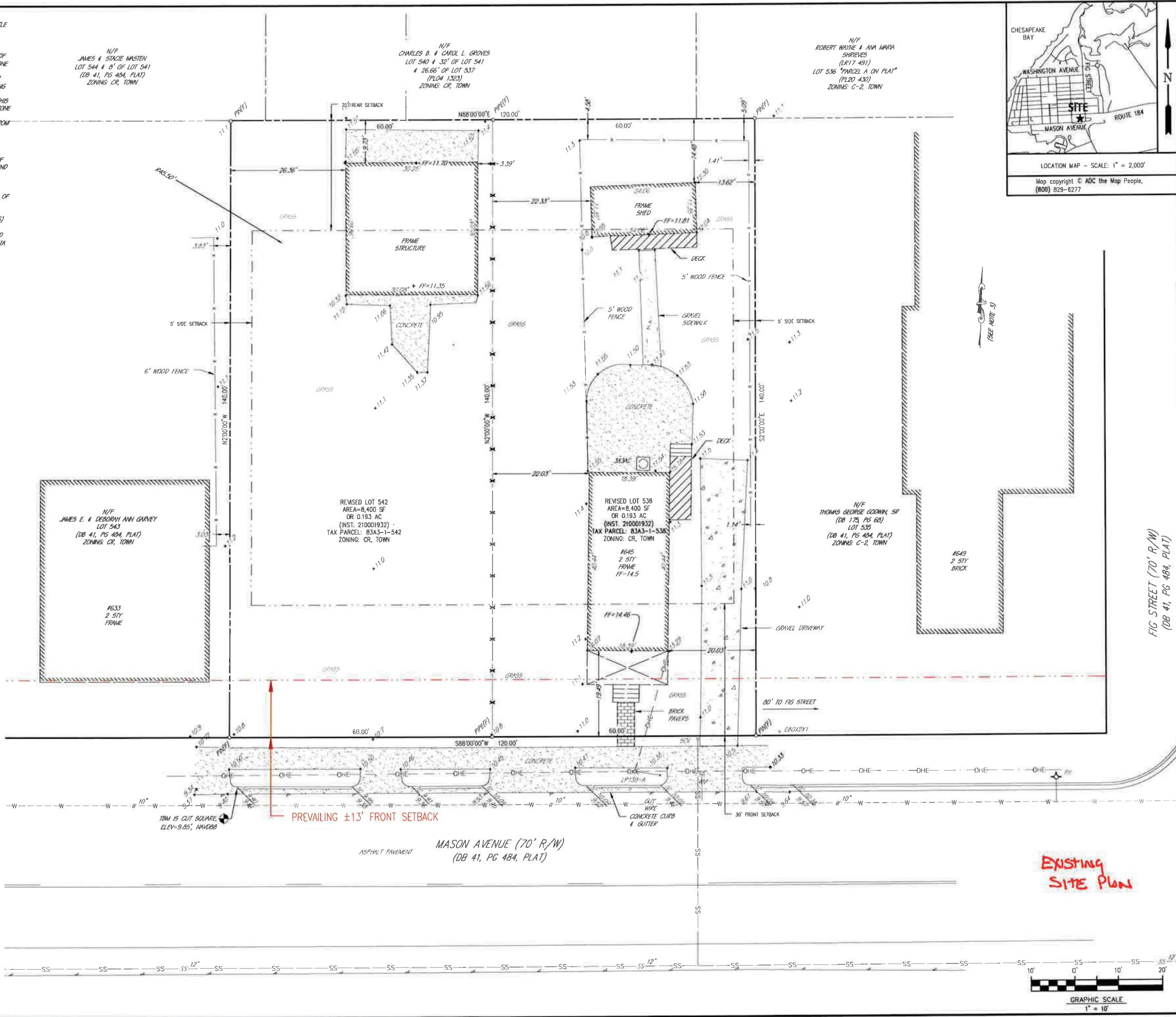


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- NOTES:
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT SHOW ANY/ALL EASEMENTS OR RESTRICTIONS THAT MAY AFFECT THE PROPERTY AS SHOWN.
 - THIS PROPERTY APPEARS TO FALL IN FLOOD ZONE "X" AS SHOWN ON PANEL 0225F OF THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF CAPE CHARLES COMMUNITY NO. 51131C, DATED 3/2/2015. FLOOD ZONE INFORMATION SHOWN HEREON IS NOT GUARANTEED AND WAS APPROXIMATELY SCALED FROM THE FLOOD INSURANCE RATE MAPS FOR THE CITY/COUNTY INDICATED. NEIL P.C. IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN. FOR FURTHER INFORMATION AND TO CONFIRM THE FLOOD ZONE FOR THIS PROPERTY, CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL. FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAPS AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE.
 - NORTH MERIDIAN SHOWN HEREON IS BASED ON INSTRUMENT NO. 210001932.
 - ELEVATIONS SHOWN HEREON BASED ON NAVD83.
 - THIS SURVEY DOES NOT ADDRESS THE EXISTENCE OR NONEXISTENCE OF WETLANDS, ENVIRONMENTAL HAZARDS, CEMETERIES OR ANY UNDERGROUND STRUCTURE NOT OBSERVED DURING THE COURSE OF THE SURVEY.
 - LOCATION OF UNDERGROUND NON-GRVITY UTILITIES SHOWN ON THIS SURVEY ARE BASED ON SURFACE INDICATIONS OF SUPERFICIAL USE. THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES.
 - THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF JEFFREY J. VERRETHA, L.S. (L.C. NO. 2306) FROM AN ACTUAL GROUND/MERIDIAN SURVEY MADE UNDER MY SUPERVISION. THAT THE MAPS AND/OR ORIGINAL DATA WAS OBTAINED ON 9/15/2023 AND THAT THIS PLAN, MAP OR DIGITAL GEOGRAPHICAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

LEGEND	
SYMBOL/ABBREVIATION	DESCRIPTION
WM	WATER METER
FD	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
WELL	WELL
WELL	WATER MANHOLE
WV	WATER VALVE
SP	SPIGOT
SM	SANITARY MANHOLE
SC	SANITARY CLEANOUT
SV	SANITARY VALVE
FM	FORCE MAIN VALVE
LP	LIGHT POLE
GL	GROUND LIGHT
GW	GUY WIRE
TR	TRANSFORMER
EM	ELECTRIC METER
PP	POWER POLE
EB	ELECTRIC BOX
CB	COMMUNICATIONS BOX
TP	TELEPHONE PEDESTAL
TM	TELEPHONE MANHOLE
CTP	CABLE TV PEDESTAL
CTB	CABLE TV BOX
GM	GAS METER
GV	GAS VALVE
FC	FILLER CAP
DI	DROP INLET 1
DI	DROP INLET 2
DI	DROP INLET 3
CB	CATCH BASIN
RD	ROOF DRAIN
SD	STORM CLEANOUT
SM	STORM MANHOLE
YD	YARD DROP INLET
FE	FARED-END SECTION
PE	PIPE END (CONTINUOUS)
AC	AC UNIT
AM	MANHOLE
POST	POST
BOL	BOLLARD
WIT	WITNESS POST
BOR	BORING
SG	SIGN
MB	MAIL BOX
TR	TREE
CH	CURB AND GUTTER
CON	CONCRETE
PAV	PAVEMENT
BRK	BRICK
GRA	GRAVEL
FEN	FENCE
GRD	GUARDRAIL
PLN	PROPERTY LINE
ROW	RIGHT-OF-WAY LINE
BLD	BUILDINGS
SS	STORM SEWER
SL	PIPE LABEL (SIZE, TYPE, ID)
TOB	TOP OF BANK
TS	TOP OF SLOPE
WH	WATER/HYDROGRAPHIC FEATURE
WL	WATER LINE
SS	SANITARY SEWER
SL	PIPE LABEL (SIZE, TYPE, ID)
UCC	UNDERGROUND CABLE
OHC	OVERHEAD CABLE
OHT	OVERHEAD TELEPHONE
UGFO	UNDERGROUND FIBER OPTIC
UGT	UNDERGROUND TELEPHONE
UGG	UNDERGROUND GAS
OHE	OVERHEAD ELECTRIC
UGE	UNDERGROUND ELECTRIC
FM	FORCE MAIN
SL	STEAM LINE
UNK	UNDERGROUND UNKNOWN UTILITY
UTC	UNDERGROUND TRAFFIC CONTROL
TM	TEMPORARY BENCHMARK (TBM)
IC	ELEVATIONS
IC	TOP OF CURB ELEVATIONS
TH	TOP OF WALL ELEVATIONS
TH	TEST HOLE W/D NO.
UT	UTILITY STRUCTURE ID

SURVEY CONTROL LEGEND	
IF	IRON PIN FOUND - PIN(F)
IS	IRON PIN SET - PIN(S)
NF	NAIL FOUND - NAIL(F)
NS	NAIL SET - NAIL(S)
DF	DRILL HOLE FOUND - DH(F)
DS	DRILL HOLE SET - DH(S)
CS	CONC. STEEL PIN FOUND - MON(F)
CS	CONC. STEEL PIN SET - MON(S)
UA	UNABLE TO ACCESS - (UTA)



MSA
ENGINEERS | SCIENTISTS | SURVEYORS
5032 ROUSE DRIVE, SUITE 200 | VIRGINIA BEACH, VA 23462 | 757.490.9264 | MSAONLINE.COM

COMMONWEALTH OF VIRGINIA
JEFFREY J. VERRETHA
Lic. No. 2306
10/2/2023
LAND SURVEYOR

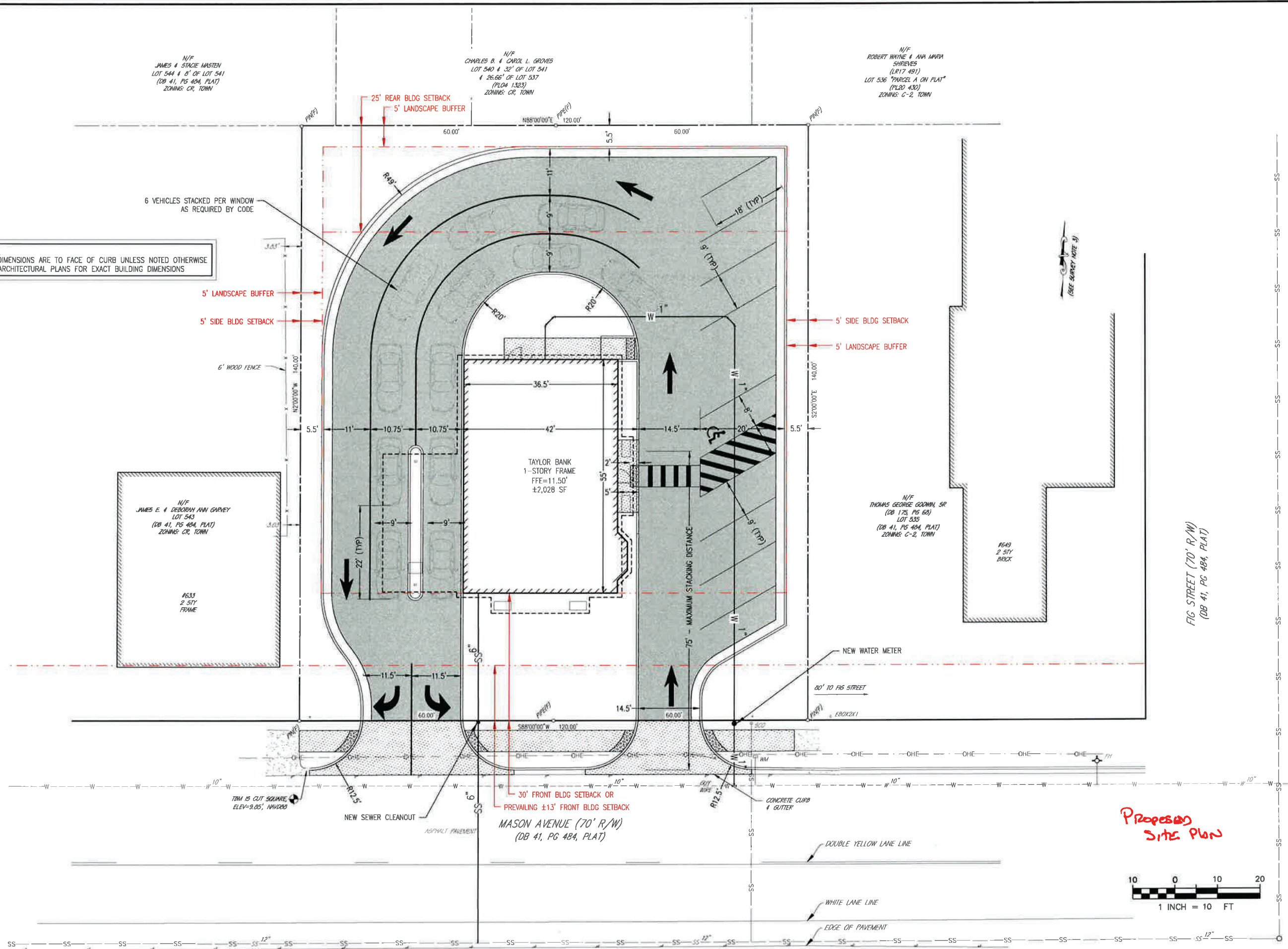
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TOPOGRAPHIC SURVEY
OF
REVISED LOT 538 & REVISED LOT 542
(INST. NO. 210001932)
CAPE CHARLES

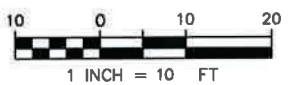
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SCALE: 1" = 10'
PROJ. NO.: 23163

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NOTE:
ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE
SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS



Proposed
Site Plan



5032 MOUSE DRIVE, SUITE 200 | VIRGINIA BEACH, VA 23462 | 757.490.9564 | MSAONLINE.COM

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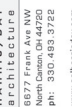
SITE PLAN
of
TAYLOR BANK
645 MASON AVE

SHEET
CS101
1 of 1 Sheets
SCALE: 1" = 10'
PROJ. NO.: 23163

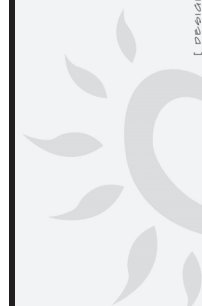
VIRGINIA

CAPE CHARLES

645 Mason Ave.
Cape Charles, VA., 23310



DESIGNED FOR PEOPLE. DESIGNED FOR LIFE.



Proposed New Branch Office for

Calvin B. Taylor
Banking Company

645 Mason Ave.
Cape Charles, VA, 23310

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3.3	STRUCTURAL DETAILS
4.0	WALL TYPE LEGEND
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4.2	FLOOR PLAN - DIMENSIONS
4.3	MEZZANINE PLAN
4.4	ROOF PLAN
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5.2	EXTERIOR ELEVATIONS - S/W
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6.2	BUILDING SECTION B
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7.2	SECTIONS 2
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23.05A	(ALTERNATE) MECHANICAL SPECIFICATIONS
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JURISDICTION:	CAPE CHARLES PLANNING & ZONING DEPT.
DISTRICT:	CR - COMMERCIAL RESIDENTIAL DISTRICT
PARCEL:	093C1A0000001A0
USE:	FINANCIAL OFFICE (BUSINESS)
BUILDING AREA:	2,008 S.F.
CANOPY AREA:	837 S.F.
BUILDING HEIGHT:	1-STORY / 24'-8"
SETBACKS:	
NORTH	55'
EAST	45'-3"
SOUTH	30'
WEST	32'-3"
PARKING :	13 CARS (INCLUDES 1 HC)
CURB CUTS:	2
LOT	0.370 ACRES
BUILDING IS NON-SUPPRESSED	

®	AT	DTL	DETAIL	LAV	LAVATORY	S.C.	SOLID CORE
AB	ANCHOR BOLT	DWG	DRAWING	MAS	MASONRY	SCHED	SCHEDULE
A.F.F.	Above FINISH FLOOR	EA	EACH	MAL	MATERIAL	SHT	SHEET
AL	ALTERNATE	EJ	EXPANSION JNT	MAX	MAXIMUM	SIM	SIMILAR
AL	ALUMINUM	ELEC	ELECTRICAL	MCH	MECHANICAL	SPEC	SPECIFICATION
		ELEV	ELEVATION	MFG	MANUFACTURER	SS	STAINLESS STEEL
BD	BOARD	EQIP	EQUIPMENT	MAN	MAN HOLE	STL	STEEL
BLDG.	BUILDING	EXIST	EXISTING	MIN	MINIMUM	S.TOR	STORAGE
BM	BENCH MARK	EXP	EXPANSION	MISC	MISCELLANEOUS	STR	STRUCTURE
BOT	BOTTOM	EXT	EXTERIOR	METL	METAL		
BRG.	BEARING					T	TREAD
				N.I.C.	NOT IN CONTRACT	THG	TONGUE & GROOVE
C.B.	CATCH BASIN	F.D.	FLOOR DRAIN	NO	NUMBER	T&K	THICK (NESS)
CIC	CATCH TO CENTER	F.F.	FLOOR FINISH	NO	NUMBER	T.O.F.	TOP OF FOUNDATION
C.J.	CONTROL JUNT	FTG	FOOTING	N.T.S.	NOT TO SCALE	T.O.M.	TOP OF MASONRY
CLG	CEILING			O.C.	ON CENTER	T.O.S.	TOP OF STEEL
CLR	CLEAR	GA	GAUGE	OPG	OPENING	TYP	TYPICAL
CMU	CONC. MASONRY UNIT	GALV	GALVANIZED			VCT	VINYL COMP. TILE
C.O.	CLEAN OUT	GC	GENERAL CONTRACTOR	PL	PLATE	VERT	VERTICAL
COL	COLUMN	GYP	GYPSUM	PLB	PLASTIC LAMINATE		
CONC	CONCRETE			PLM	PLUMBING	W/	WITH
CONT	CONTINUOUS	H.M.	HOLLOW METAL	PROP	PROPERTY	W/	WATER CLOSET
CORR	CORRIDOR	HT	HEIGHT			W/	WITH
C.T.	CERAMIC TILE	HTG	HEATING	R	RISER	WMC	WIRE WELDED MESH
C.W.	COLD WATER	H.W.	HOT WATER				
				RAD	RADIUS		
D.F.	DRINKING FOUNTAIN	INSUL	INSULATION	REIN	REINFORCED (MENT)	<u>SYMBOLS:</u>	
DIA	DIAMETER	INTR	INTERIOR	REQD	REQUIRED	L	ANGLE
DN	DIMENSION			R.O.	ROUGH OPENING	Ø	CENTERLINE
DOWN	DOWN	JNT	JOINT	SAN	SANITARY	Ø	DIAMETER
D.S.S.	DOWNSPOUT	JST	JST.				



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[illegible]

PROJECT NO:	23.065
DATE:	2019/09/04

PROJECT COVER SHEET

0.1

PROJECT TEAM

- 1.2 Materials:
- A. Framing Lumber: Douglas Fir, Hem-Fir or Southern Yellow Pine; 19% max. moisture, S4S.
- A. Light Framing: Construction Grade or better.
- B. Stud Framing: Stud Grade.
- C. Structural Framing: No. 2 Grade, or as required for structural performance.
- D. Lumber for Miscellaneous Uses: Construction Grade or better.
- B. Board Lumber (less than 2" thick):
- A. Exposed for Paint Finish: Southern Pine No. 1 or Douglas Fir 2 Common.
- B. Exposed for Transparent Finish: Redwood Clear.
- C. Concealed: Any species.
- C. Construction Panels: All panels utilized, for both interior and exterior locations, shall have Exterior - Glue Bond Classification and comply with PS-2. Provide the span rating required to suit the support spacing indicated.
- A. Subflooring: APA Rated Plywood or OSB; ¾" T & G, unless otherwise noted.
- B. Wall Sheathing: APA Rated Plywood or OSB; ½", unless otherwise noted.
- C. Roof Sheathing: APA Rated Plywood or OSB; 5/8", unless otherwise noted.
- D. Plywood Backing for Electrical & Telephone Equipment: APA C-D plugged, fire-retardant treated, ½"
- E. Plywood Underlayment for Carpet & Resilient Flooring: APA Underlayment Ext. with fully sanded face; ½"
- D. Engineered Structural Wood Products:
- A. Laminated Vener Lumber (LVL): Size as indicated. LVL shall be marked with APA EWS trademark and installed in accordance with manufacturer's specifications.
- E. Preservative Treatment: Pressure treat lumber and plywood with arsenic- and chromium-free waterborne preservatives (ACQ):
- A. Treat wood items in conjunctions with roofing, flashing, and waterproofing.
- B. Treat wood items in direct contact with concrete and masonry.
- C. Treat wood items where indicated on Drawings.
- D. Above Ground Use: Use minimum 0.25 lbs./cu.ft. retention
- E. Ground Contact Use: Use minimum 0.40 lbs./cu.ft. retention.
- F. Fasteners & Anchors: To be of sizes, types, materials and finish suited to the application shown and complying with applicable standards including ANSI B18.6.1. Provide metal hangers and framing anchors of size and type recommended for intended use by the manufacturer. Use galvanized fasteners as recommended by pressure treatment manufacturer for treated wood and plywood. Hot-dipped galvanize fasteners and anchorages for work exposed to weather, in ground contact, and in areas of high relative humidity to comply with ASTM A153.
- G. Miscellaneous Products:
- A. Panel Adhesive: Formulation complying with APA AFG-01 (VOC Compliant)
- B. Asphalt Felt: Asphalt-saturated felt, No. 30, ASTM D226.
- C. Building Wrap: Weather barrier membrane complying with ASTM E1677; Tyvek HomeWrap, DuPont; including tape and accessories for a complete installation.
- D. Sill Sealer Gasket: Glass fiber resilient insulation in strip form; 1" nominal thickness compressible to 1/32"; "Formaldehyde-Free Sill Sealer", Johns Manville.
- 1.3 Installation:
- A. Install rough carpentry work to comply with the "Manual for Wood Framing" by National Forest Products Association (NFPA) and with recommendations of The Engineered Wood Association (APA), Design/Construction Guide, unless otherwise indicated. For sheathing, underlayment and other products not covered by the above standards, comply with recommendations of manufacturer of product involved for intended use. Set carpentry work to required levels and lines, with members plumb and true and cut to fit.
- B. All exterior and interior shear wall sheathing and all multiple member structural members are to be glued and nailed.

SECTION 06 17 53 – SHOP-FABRICATED WOOD TRUSSES

- 1.1 Structural Performance: Engineer, fabricate and erect metal-plate-connected wood trusses to withstand design loads without exceeding deflection limits of ANSI/TPI 1, "National Design Standard for Metal-Plate-Connected Wood Truss Construction", and code of jurisdiction.
- 1.2 Submittals: Product data, shop drawings and structural analysis data signed and sealed by a qualified professional engineer registered in the state where the project is located.
- 1.3 Materials:
- A. Dimensional Lumber: Comply with PS 20, "American Softwood Lumber Standard," any species capable of supporting required loads, graded visually or mechanically; 19% max. moisture, dressed lumber S4S.
- B. Connector Plates: Comply with TPI 1. Structural-quality steel sheet, zinc-coated, complying with ASTM A591, Class C, Grade 33; not less than 20 ga. coated thickness.
- C. Fasteners and Anchors:
- A. Of size, type, material and finish to suit application shown and complying with applicable standards including FS FF-N-105 and FF-W-92, and with ANSI B18.6.1.
- B. Provide products for which reports exist from a model code organization acceptable to authorities having jurisdiction that evidence compliance of metal framing anchors for application indicated with the building code in effect for this Project.
- 1.4 Fabrication:
- A. Fabricate wood trusses with manufacturing tolerances of ANSI/TPI 1 and connect truss members by metal connector plates.
- 1.5 Installation:
- A. Install and brace trusses according to recommendations of TPI and as per manufacturer's erection drawings and approved shop drawings.
- B. Install within tolerances of ANSI/TPI 1.
- C. Install temporary erection bracing to hold walls and trusses true and plumb and in a safe condition until permanent bracing can be installed. Install permanent bracing before applying any loads on trusses.
- D. Install adequate anchors at all bearing points to secure trusses against wind uplift.
- E. Do not alter, cut, or remove truss members.

SECTION 06 20 00 – FINISH CARPENTRY

- 1.6 Standard: Comply with applicable provisions the Architectural Woodwork Institute (AWI) "Architectural Woodwork Quality Standards".
- 1.7 Materials:
- A. General: Provide materials that comply with AWI Woodworking Quality Standards for each type woodwork and quality grade indicated:
- A. Products: S4S, unless otherwise noted.
- B. Finish Level: AWI "Custom Grade".
- B. Interior Trim & Panel Products (to receive transparent finish):
- A. Species: Maple
- C. Interior Trim & Panel Products (to receive paint finish):
- A. Species: Any closed-grain hardwood complying with AWI Section 100 for the quality grade specified.

- D. Trim Profiles: Wood trims are to be solid wood with profiles similar to the following trim profiles and sizes manufactured by Fypon.
- A. DOOR AND WINDOW JAMBS W/ PLINTHS: 4 1/2" W - PIL 4x108
- B. BASE: 7 1/4" H - MLD 1020-12
- C. CROSSHEAD: 6" H - WCH 67x6
- D. CROWN MOULD: 7 1/4" H - MLD 311-16
- E. CHAIR RAIL: 3 1/2" H - MLD 234-16
- F. INTERMEDIATE HEADRAIL: 4 1/2" H - FLUSH TRIM
- G. SILL TRIM: 3 1/2" H - MLD 234-16 with Quarter Round inside trim picture frame corners.
- H. Window Grilles:
- a. Exterior Grilles to be manufacture's standard grille unit.
- b. Interior Grille to be removable, similar to exterior grille profiles mounted on both sides.
- I. Submit samples of all trims for Owners final approval.
- E. Specialty Items: The following designations are based on specialty items manufactured by Fypon. Focal Point is an approved equal, u.n.o.
- A. Shutters:
- a. 18" wide x 72" high "LVSH 18x72 FNCR". Typical First Floor shutters where shown.
- b. 12" wide x 36" high "LVSH 12x36 FNCR". Typical Second Floor shutters where shown.
- B. Round Gable End Louver: "Round FRLV 48" with "CIR 48x4F" trim.
- C. Triangular Gable End Louver: "FTRLV 66x (WILSON Art)22 with 4F" trim.
- D. Column Covers
- a. Manufacturer: Architectural Fiberglass, Inc or approved equal.
- b. Material: Fiberglass Reinforced Polyester, 3/16" thick.
- c. Design: Round, tapered, fluted Tuscan style
- d. Size: 12" nom. Diameter x 9'-0" high
- e. Base: 16 ¼" square x 2 ¾" high plinth.

- F. Panel Products:
- A. Veneered Plywood: HPVA HP-1, Type I (Exterior), Premium Grade, face veneers of species compatible with solid lumber trim, and of thickness indicated.
- B. Softwood Plywood: APA PS-1, Exterior Type, thickness as indicated.
- C. Hardboard: PS-58, standard type, thickness as indicated.
- D. Particleboard: ANSI A208.1, Grade M-2, thickness as indicated.
- E. Medium Density Fiberboard (MDF): ANSI A208.2, thickness as indicated.
- F. Wainscot Paneling to be Marlite, Supreme Wainscot ¼" x 16" x 32" Bead Board Panel, white HDF, or approved equal.
- G. Fasteners & Anchors: Provide nails, screws, and other anchoring devices of type, size, material and finish suitable for intended use.
- G. Installation:
- A. Comply with workmanship and finishing standard requirements of the AWI Quality Grade specified.
- B. Install woodwork plumb, level true and straight with no distortions. Shim where required, with concealed shims. Scribe and cut woodwork to fit adjoining work.
- C. Trim and Moldings: Install in single, unjointed lengths at openings and for runs less than the maximum lumber length available. Cope moldings at returns. Miter at corners.
- D. Attach work securely in place with countersunk, concealed fasteners and blind nailing as required for a complete installation.
- E. Install wood ceiling over ½" plywood substrate mounted on suspended metal support framing.

SECTION 06 61 16 – SOLID SURFACING

- 1.1 Standards: Solid polymer sheets in accordance with ANSI Z124.3 and .6, Type 5 or 6.
- 1.2 Materials:
- A. Product: "Gibraltar"; Wilsonart International. Colors as selected from manufacturer's full range. Corian equal.
- B. Countertops and Vanities: ½" thick, adhesively joined with inconspicuous seams and edge detail as indicated.
- A. Provide integral solid surface bowl in restroom.
- C. Window Sills: ½" thick, adhesively joined with inconspicuous seams and edge detail as indicated.
- D. Accessories:
- A. Joint Adhesive: Type as recommended by manufacturer.
- B. Silicone Sealant: Type as recommended by manufacturer.
- 1.3 Fabrication:
- A. Fabricate in accordance with final shop drawings and manufacturer's requirements.
- B. Form joints between components using manufacturer's standard joint adhesive. Attach reinforcing strip under each joint.
- C. Provide holes and cutouts for plumbing and bath accessories as indicated.
- D. Rout and finish component edges to a smooth, uniform finish.
- E. Finish: Matte.
- 1.4 Installation:
- A. Comply with manufacturer's written recommendations.
- B. Install components plumb, level, square, and free from warp or twist.
- C. Form field joints using manufacturer's recommended adhesive, with joints inconspicuous in finished work.
- D. Provide backslashes and endslashes where indicated. Adhere to countertop using manufacturer's standard color-matched silicone sealant.

DIVISION 07 – THERMAL & MOISTURE PROTECTION

SECTION 07 21 00 – INSULATION

- 1.5 Materials:
- A. General: Thermal resistance of the insulation shall not be less than the R-values shown. Where the R-value is not specified, use the thickness shown on the drawings.
- B. Perimeter Insulation: ASTM C578, Type IV, closed cell polystyrene, compressive strength 40 psi., 2 inches thick, unless otherwise noted, and R-value of 10.
- A. Product: "FOAMULAR 250"; Owens Corning.
- B. Bonding Adhesive: "DAP Big Stick"; DAP, Inc.
- C. Continuous Wall Sheathing Insulation: ASTM C578, Type IV, extruded, closed cell polystyrene, compressive strength 25 psi, 1 inches thick, unless otherwise noted, and R-value of 5.
- A. Product: "FOAMULAR CW25"; Owens Corning.
- B. Bonding Adhesive: "DAP Big Stick"; DAP, Inc.
- D. Unfaced Batt Insulation: ASTM C665, Type I.
- E. Kraft-Faced Batt Insulation: ASTM C665.
- A. Type II, Class C where framing is faced with gypsum board.
- F. Blown/Loose-Fill Insulation: Glass fiber complying with ASTM C764, Type I, minimum 12" thick, R-38.
- G. Unfaced Sound Attenuation Batt Insulation: 1 ½" thick, ASTM C665, Type I, mechanically attached.
- H. Miscellaneous Insulation: Inorganic (non-asbestos) mineral wool for filling and stuffing openings around pipes, windows, conduits, control joints, etc.
- I. Attic Rafter Vents: Polystyrene sheet vents.
- A. Product: "Raft-R-Mate", Owens Corning.

- 1.6 Installation:
- A. Comply with insulation manufacturer's written instructions applicable to products and application indicated.
- B. Extend insulation to envelop entire area to be insulated.
- C. Cut and fit tightly around obstructions.
- D. Set vapor-retarder-faced units with vapor-retarder to warm side of construction.
- E. Place loose fill insulation either by pouring or blowing; comply with ASTM C1015.
- F. Pack insulation around door frames and windows and in cracks, expansion joints, control joints, and other voids. Pack behind outlets, around pipes, ducts, and services encased in wall or partition.

SECTION 07 31 13 – ASPHALT SHINGLES

- 1.1 Materials:
- A. Asphalt Shingles: Dimensional shingle conforming to ASTM D3018, Type I, self-sealing and ASTM D3462; Class A fire resistance.
- A. Product: "Landmark"; CertainTeed Corporation.
- B. Weight: 245 pounds per square.
- C. Color: As selected from manufacturer's standards.
- D. Warranty: 30-year limited warranty.
- B. Waterproofing Underlayment: Sheet barrier of self-adhering rubberized asphalt conforming to ASTM D1970.
- A. Product: "WinterGuard"; CertainTeed Corporation.
- C. Felt Underlayment: 30-pound felt conforming to ASTM D226, Type II.
- D. Metal Flashing / Drip Edge: 0.032 inch aluminum sheet complying with ASTM B209.
- E. Nails: Standard round wire type roofing nails; corrosion resistant.
- F. Roofing Cement: ASTM D4586, Type I or II.
- G. Ridge Vent: Shingle over type, continuous.
- 1.2 Installation:
- A. Eave Protection:
- A. Place drip edge metal flashing tight with fascia boards. Weather lap 2" and secure with nails spaced at 8" o.c.
- B. Apply waterproofing underlayment in accordance with manufacturer's instructions. Extend membrane minimum 24 inches up slope beyond interior face of exterior wall.
- B. Protective Underlayment:
- A. Roof Slopes Between 2:12 and 4:12: Apply one layer of waterproofing underlayment membrane over all areas.
- B. Roof Slopes 4:12 and Greater: Install one layer of felt underlayment.
- C. Valley and Side Wall Protection: Place one ply of waterproofing underlayment, minimum 36" wide, centered over valley and 24" from side wall and extend 12" up side wall under moisture barrier.
- D. Metal Flashing: Weather lap minimum of 2".
- E. Asphalt Shingles:
- A. Install in strict accordance with manufacturer's written instructions and requirements of local building code.
- B. Secure each shingle with number of nails as required by manufacturer or by code, whichever is greater.
- C. At ridges, install hip and ridge shingles over ridge or ridge vent material.
- D. Make valleys using "closed cut valley" technique.

SECTION 07 40 00 – PRE-FORMED METAL ROOFING

- 1.3 Materials:
- A. Metal Roof Panels: "Standing Seam Tee-Panel"; Berridge Manufacturing Company.
- A. Prefinished metal shall be Galvalume 22 gauge core steel; ASTM 792, AZ-55.
- B. Finish shall be full strength Kynar 500 or Hylar 5000 fluoropolymer coating.
- C. Color to be selected from manufacturer's standards.
- D. Paint Finish Warranty: 20-year.
- E. Watertightness Warranty: 2-year.
- B. Fasteners: Galvanized steel of type and size required by manufacturer.
- C. Sealant: Low modulus, high performance, one-part, moisture curing silicone joint sealant as recommended by manufacturer.
- 1.4 Fabrication:
- A. Panels shall have 12-3/4" o.c. seam spacing with a seam height of 1" and shall have no exposed fasteners.
- B. Snap-on seams shall be 1" in height and shall contain factory-applied extruded vinyl weather seal insert.
- C. Concealed anchor clips shall be spaced as required to meet uplift loads (max. 24" o.c.).
- 1.5 Inspection:
- A. Examine substrate and verify underlayment has been installed in accordance with manufacturer's requirements.
- 1.6 Installation:
- A. Comply with manufacturer's standard instructions and conform to standards set forth in the Architectural Sheet Metal Manual published by SMACNA, in order to achieve a watertight installation.

SECTION 07 44 56 – CEMENTITIOUS VERTICAL SIDING PANELS & TRIM BOARDS

- 1.1 Materials:
- A. Manufacturer: James Hardie Building Products, Inc. or equal products by CertainTeed Corp.
- B. Panels: HardiePlank Lap siding – Smooth panels.
- A. Thickness: 0.312-inch
- B. Weight: 2.3 lbs/ sq. ft.
- C. Width: 12'-0"
- D. Height: 5" exposure.
- C. Trim Boards: HardieTrim Boards; Smooth
- A. Thickness: 1-inch
- B. Length: 10 foot boards
- C. Width: As indicated on Drawings
- D. Finish: Factory primed; PrimerPlus
- E. Fasteners: Corrosion resistant type as recommended by manufacturer for sealant involved.
- F. Sealant: Elastomeric Joint Sealant complying with ASTM C920 Grade NS, Class 25 or higher or a Latex Joint Sealant complying with ASMT C834.
- G. Warranty: 50-year limited product warranty.
- 1.2 Submittals: Submit product data, shop drawings and sample panel and sample trim board, complete with factory primed finish.
- 1.3 Use 1" thick, smooth Hardie Trim Boards and Hardie Plank for exterior trim over wood blocking
- 1.4 Inspection:
- A. Examine substrate and to verify it has been installed in accordance with manufacturer's requirements.
- 1.5 Installation:
- A. Trim Boards:
- A. Overlay lap siding with trim boards where indicated.
- B. Maintain clearances between trim boards as recommended by manufacturer; seal gaps with paint-able caulk.
- C. Fasten trim through siding into structural framing or sheathing. Fasteners must penetrate minimum ¾ inch or full thickness of sheathing.
- D. Place fasteners no closer than ¾ inch and no further than 2 inches from side edge of trim board and no closer than 1 inch from end. Fasten maximum 16 inches on center.

- B. Siding Panels:
- A. Basis-of-Design: Smooth, "Hardie Plank Lap Siding", 5 1/4" wide with 4" exposure.
- B. Install materials in strict accordance with manufacturer's installation instructions.
- C. Minimize horizontal joints in siding panels; provide panels in required lengths to minimize any horizontal joints.
- D. Place fasteners no closer than 3/8 inch from panel edges and 2 inches from panel corners.
- E. Allow minimum vertical clearance between bottom edge of siding and any other material as recommended by manufacturer.
- F. Caulk all joints between siding panels before installation of batten boards and trim boards.

SECTION 07 62 01 – PRE-FINISHED GUTTERS & DOWNSPOUTS (STEEL)

- 1.1 Standard:
- A. Fabricate and install pre-finished gutter and downspout work in accordance with Architectural Sheet Metal Manual and SMACNA, unless specifically indicated otherwise.
- 1.2 Coordination:
- A. Coordinate with downspout discharge pipe inlets.
- 1.3 Materials:
- A. Prefinished Steel: Galvalume steel sheet, ASTM A792.
- B. Finish: Full strength 70% Kynar 500 Fluorocarbon Coating.
- C. Color: As selected by Architect from colors available.
- D. Components:
- A. Hung Gutter: 22 gauge.
- B. Downspouts: 26 gauge.
- C. Outlet Tube, Offsets & Elbows: 26 gauge.
- D. Gutter Hanger Brackets: 1/8" by 1" steel bar with Kynar finish.
- E. Gutter Stiffener: 1/8" x ¾" galvanized steel bar.
- F. Downspout Support Hanger: 26 gauge.
- G. Wire Strainers: Copper wire type.
- E. Fasteners:
- A. Screws, Bolts, and Other Fastening Accessories: Galvanized steel.
- B. Rivets: Stainless steel, min. 3/16" diameter.
- F. Sealant: Silicone, one part, low modulus.
- 1.4 Fabrication:
- A. Fabricate gutters, downspouts and fittings to shapes and profiles indicated on the Drawings, in 10 foot long sections.
- B. Hem all exposed edges of metal.
- 1.5 Installation:
- A. Install gutter brackets 3 feet o.c.
- B. Join the gutter sections, end pieces, mitered corners and outlet tubes.
- C. Install a continuous stiffener bar along the top front edge of the gutter. Fold the gutter around the stiffener bar so it is securely locked in place.
- D. Install gutter braces 3 feet o.c., staggered from the gutter hanger brackets. Secure the top back edges of the gutter to the gravel stop, eave flashing, or continuous cleat.
- F. Join downspout sections and install necessary offsets and elbows.
- G. Secure downspouts with hangers at 5' o.c., minimum of 2 at each downspout.
- H. Form hangers to keep downspouts 1 inch away from wall.
- I. Fit the downspout neatly into the drain pipe or boot.

SECTION 07 63 00 – SHEET METAL FLASHING & TRIM (STEEL)

- 1.1 Standard: Fabricate and install work in accordance with SMACNA's "Architectural Sheet Metal Manual".
- 1.2 Materials:
- A. Prefinished Galvanized Sheet Steel: Zinc-coated, sheet steel conforming to ASTM A755, G 90 coating designation, coil coated with high-performance fluoropolymer coating (Kynar 500), not less than 24 gauge, unless otherwise noted.
- B. Fasteners: Same metal as sheet metal flashing or other non-corrosive metal as recommended by sheet metal manufacturer.
- C. Elastomeric Sealant: Generic type recommended by sheet metal manufacturer and fabricator of components being sealed and complying with ASTM C920.
- D. Metal Accessories: Provide sheet metal clips, straps, anchoring devices and similar accessory units as required for installation compatible with material being installed; non-corrosive.
- 1.3 Fabrication & Installation:
- A. Verify shapes and dimensions of surfaces to be covered before fabrication.
- B. Form exposed sheet metal work that is without excessive oil canning, buckling, and tool marks and that is true to line and levels indicated, with exposed edges folded back to form hems.
- C. Space movement joints at a maximum of 10 feet.
- D. Install work with laps, joints and seams that will be permanently watertight and weathertproof.
- E. Anchor units securely in place, providing for thermal expansion. Conceal fasteners and expansion provisions where possible.

SECTION 07 84 00 – FIRESTOPPING

- 1.1 General: Firestopping and fire-resistant penetration seals for floors, walls, ceilings, and roof where assemblies are penetrated by plumbing, mechanical, and electrical features, or otherwise, as indicated or required.
- 1.2 Standards: Proposed firestop materials and methods shall conform to applicable code and meet or exceed the UL Classification and Listing indicated.
- 1.3 Materials: As required for each UL Firestop System designated on drawings.
- 1.4 Locations: Provide firestopping and fire-resistant penetration seals wherever required to preserve fire ratings of building elements at plumbing, mechanical, electrical, and other penetrations.
- 1.5 Installation: Install materials in accordance with the respective manufacturer's installation instructions and UL requirements.

SECTION 07 92 00 – JOINT SEALANTS

- 1.1 Materials: Provide and install sealant as recommended by manufacturer for use with material and exposure conditions encountered.
- A. Polyurethane Sealant: Use at exterior and interior joints where weatherproofing or waterproofing is required and at exterior and interior joints between dissimilar materials.
- A. "Dymonic"; Tremco, Inc.
- B. Silicone Sealant: Mold and mildew resistant type, for use around plumbing fixtures, joints between backslashes and walls and where incidental food contact may occur.
- A. "Tremseal 200"; Tremco, Inc.
- C. Acrylic Latex Caulk: Use for interior nonmoving joints and acoustical joints only.
- A. "Tremflex 834"; Tremco, Inc.
- D. Joint Backer Rod: "Tremco Closed-Cell Backer Rod"; Tremco, Inc.
- 1.2 Installation:
- A. Install materials in accordance with the manufacturer's printed instructions, and to comply with the recommendations of ASTM C1193 for use of joint sealants as applicable to materials, applications, and conditions indicated.

DIVISION 08 – OPENINGS

SECTION 08 14 16 – WOOD DOORS

- 1.1 Standards:
- A. Comply with AWI's "Architectural Woodwork Quality Standards Illustrated" for grade of door, core, construction, finish and other requirements.

- B. Comply with NFPA 80 for fire-rated wood doors that are listed and labeled by a testing agency acceptable to authorities having jurisdiction, based on testing according to UBC Standard 7-2 or UL10c, Positive Pressure Fire Door Test Method.
- 1.2 Warranty: Lifetime of installation.
- 1.3 Materials:
- A. Non-Fire Rated Doors: 1-3/4" thickness, premium grade, interior , 6-panel solid wood).
- A. Doors to be Karna, Commercial, AW! Grade, MDF wood doors and frames u.n.o.
- B. Doors with lites to be wide stile or six-panel design. See Door Schedule and Door Types.
- B. Adhesives: Face to core adhesives shall be Type I or Type II as appropriate for location in building.
- C. Vision Frames:
- A. Non-Rated Doors: Flush wood frames, hardwood to match facing.
- D. Manufacturer's: Graham, Eggers, Chappell, Marshfield or Algoma.
- 1.4 Fabrication:
- A. Fabricate wood doors in accordance with AWI Quality Standards.
- A. Factory machine doors for hardware that is not surface applied. Comply with final hardware schedule.
- 1.5 Finishing:
- A. Pre-finish wood doors at factory. Provide manufacturer's standard finish with performance comparable to AWI System TR-6 catalyzed polyurethane.
- A. Doors shall be factory finished, white.
- 1.6 Installation:
- A. Set plumb, level, square and true. Install work after building humidity is at acceptable level.
- B. Remove and replace all doors found to be warped, twisted, bowed, or damaged.
- C. Adjust doors and hardware to function smoothly and correctly.

SECTION 08 31 00 – ACCESS DOORS

- 1.7 Materials:
- A. Manufacturers: JI, Industries, Milfab or equal.
- B. Flush Non-Rated Access Doors:
- A. Door & Frame: Minimum 0.060-inch-thick sheet metal with 1-inch-wide, surface-mounted trim.
- B. Hinges: Continuous piano hinge.
- C. Latch: Screwdriver-operated cam latch.
- D. Provide manufacture's standard primer.
- 1.8 Installation:
- A. Set frames accurately into position and attach securely to supports with plane of face panels aligned with adjacent finish surfaces. Comply with manufacturer's instructions.
- B. Paint with one coat.

SECTION 08 41 13 – ALUMINUM ENTRANCES & STOREFRONTS

- 1.1 Standards:
- A. Perform work in accordance with AAMA SFM-1 and manufacturer's written instructions.
- B. Comply with the American with Disabilities Act Accessibility Guidelines (ADAAG) and state and local regulations.
- 1.2 Materials:
- A. Manufacturer: Vistawall, EFCO, Kawneer or Wausau.
- B. Storefront Framing: 27" x 4-1/2" mullion profile, thermally broken system to accommodate ¾" and 1" thick glass.
- A. Entrance Doors: Standard duty, wide stile.
- C. Finish:
- A. High performance, 70% PVDF fluoropolymer; color to be white.
- D. Glazing:
- A. Glazing gaskets, setting blocks and spacers shall be provided by aluminum extrusion manufacturer.
- B. Exterior storefront framing and entrance doors shall receive 1" thick, insulated, Low-E safety glass.
- C. Interior storefront framing and entrance doors shall receive 1/4" thick safety glass.
- D. Refer to Section 08 80 00 – Glazing.
- E. Hardware:
- A. All doors shall have standard hardware furnished by door manufacturer.
- B. Hinging shall be offset pivots.
- C. Provide Adams-Rite #4560, lever handle type MS with keyed cylinder at single exterior door, ADA compliant.
- D. Provide concealed, vertical rod (top and bottom, exit (panic) devices on both exterior pair of doors with entrance trim.
- E. Closers shall be surface-mounted, ADA compliant, delayed closers.
- F. Interior door push-pull hardware shall be ADA compliant, selected by Owner.
- G. Threshold; aluminum. ADA compliant at exterior doors.
- H. Weather strips on three edges of door and weather sweep at bottom of exterior doors.

- 1.3 Installation:
- A. Install in accordance with manufacturer's instructions and applicable provisions of AAMA Aluminum Storefront and Entrance Manual.
- B. Install glazing gaskets and sealants in accordance with manufacturer's instructions. Refer to Section 08 80 00 Glazing.

SECTION 08 52 13 – CLAD WOOD WINDOWS

- 1.1 Standard: Comply with ANSI/AAMA/NWWDA 101/LS.2.
- 1.2 Submittals:
- A. Submit manufacturer's product data.
- B. Submit color samples for exterior cladding.
- C. Provide shop drawings indicating direction of operable parts, typical jamb, head and sill conditions, and special mullion reinforcement details.
- 1.3 Warranty:
- A. Manufacturer's standard limited warranty.
- 1.4 Product:
- A. Basis-of-Design Product: Andersen 400 Series Windows.
- A. Double-Hung Units
- B. Fixed Picture Units
- B. Substitutions: Equal products by Pella, Eagle, or Marvin.
- 1.5 Materials:
- A. Frame & Sash Members: Fabricated from wood species approved in ANSI/AAMA/NWWDA 101/LS.2.
- A. Exterior Sash Surfaces: Painted with Flexacron finish in color to match outer frame members.
- B. Interior Sash Surfaces: Prefinished White.
- B. Head & Jamb Outer Frame Members: Vinyl wrapped wood (PVC) complying with the requirements of ASMT D4216.
- A. Color: White
- C. Sill Members: Fibrex material sill cover over wood species approved in ANSI/AAMA/NWWDA 101/LS.2.
- D. Weatherstripping: Manufacturer's standard.
- E. Exterior Glazing: High-Performance Low-E Glass Argon Blend Filled Insulating Glass Units:
- A. Provide safety glass where required by code.
- F. Interior Glazing: 3/8" annealed safety glass:
- A. Provide safety glass where required by code.
- B. Provide annealed safety glass at interior for acoustics.
- G. Hardware – Double-Hung Windows:
- A. Sash, Keepers & Hand Lift: Classic Series - Color: White



8877 Frank Ave NW
Nashville, TN 37203
PH: 615.353.3722
www.sasharbeday.com

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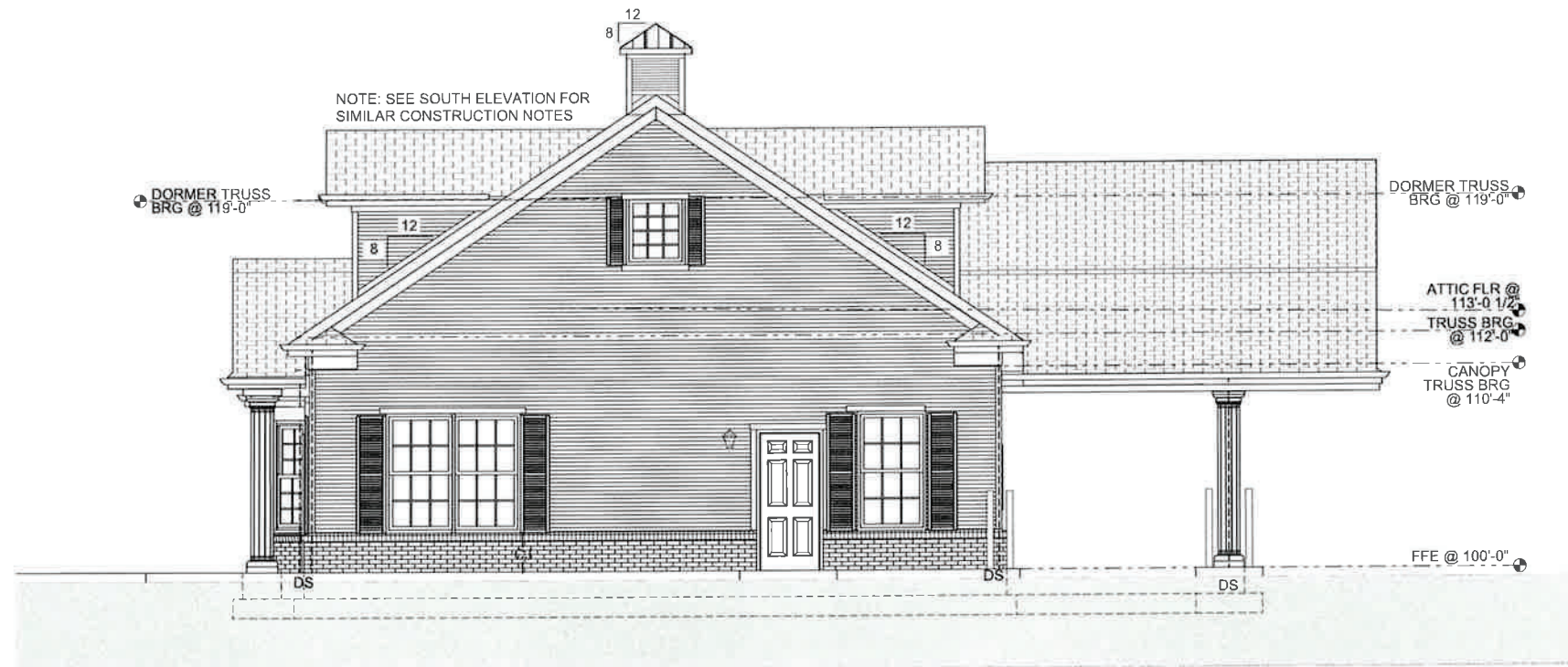
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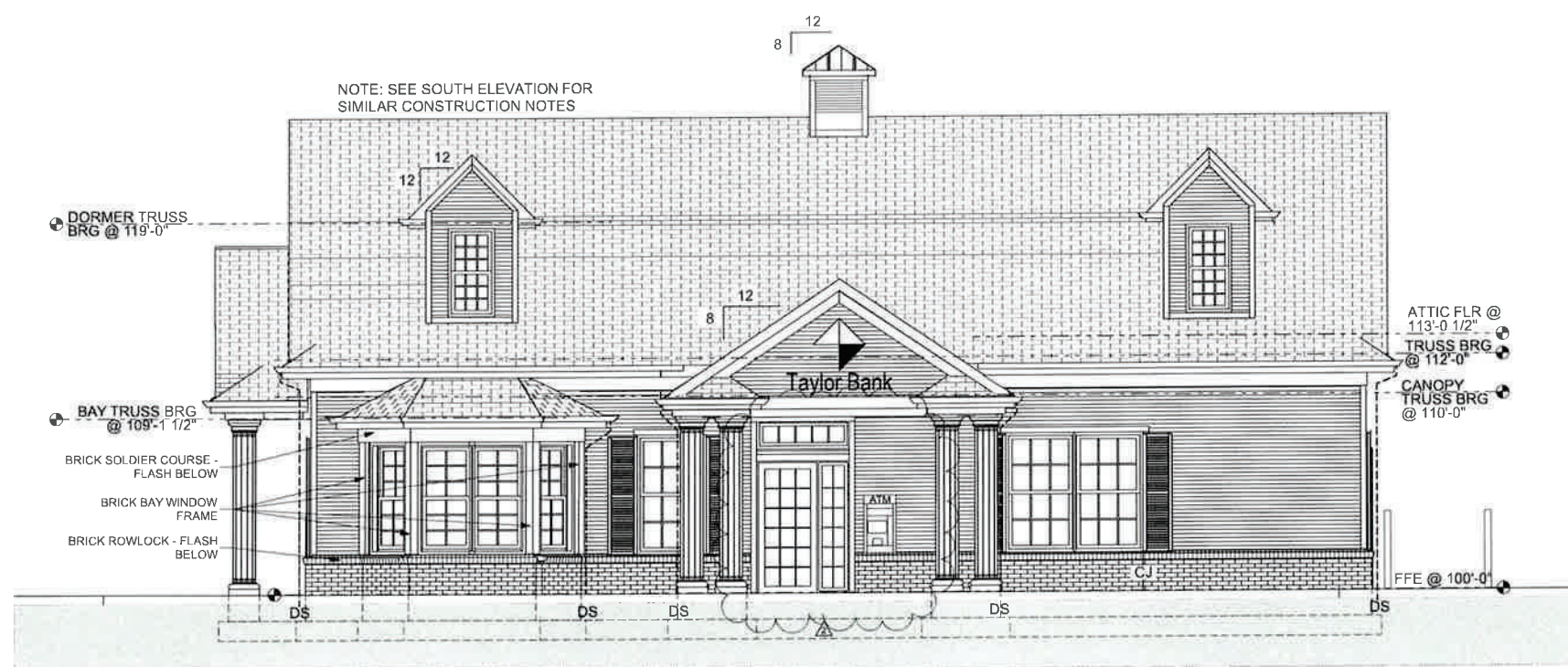
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B



C1 NORTH ELEVATION
SCALE 1/4" = 1'-0"



A1 EAST ELEVATION
SCALE 1/4" = 1'-0"



Proposed New Branch Office for
**Calvin B. Taylor
Banking Company**
645 Mason Ave.
Cape Charles, VA., 23310

MARK	DATE	DESCRIPTION
A	2024/03/15	FINAL/UP/ATM

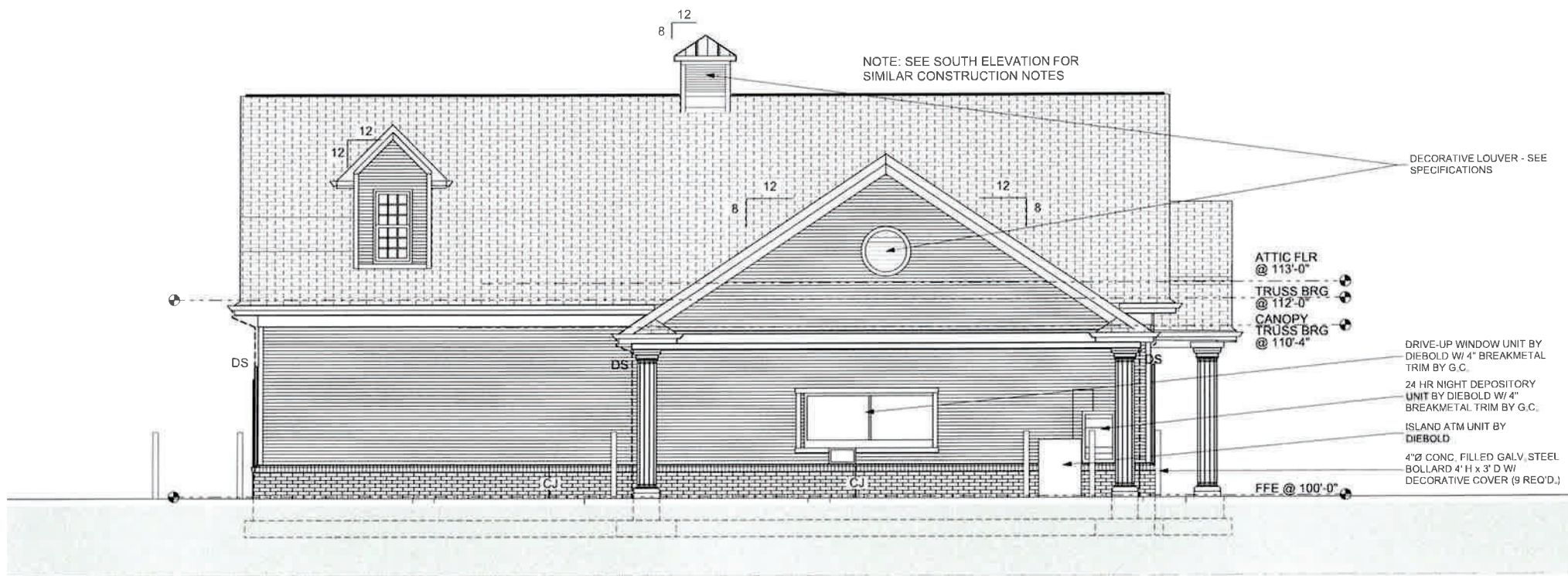
PROJECT NO: 23.065
DATE: 2023/11/14

EXTERIOR
ELEVATIONS - N/E

Architectural elevation drawing of a house, showing the front facade and roof. The drawing includes numerous annotations for materials and construction details, such as:

- STANDING SEAM METAL ROOF
- 4" W PREFINISHED CEMENT BOARD TRIM OVER WOOD FRAMING
- PREFINISHED METAL VENT
- 4" W PREFINISHED CEMENT BOARD TRIM OVER WOOD FRAMING
- SHINGLE-OVER RIDGE VENT
- ASPHALTIC COMPOSITION SHINGLES
- PREFINISHED CEMENT BOARD PANEL OVER WOOD FRAMING
- PREFINISHED METAL GUTTER ON CEMENT BOARD PANEL OVER WOOD FRAMING
- SIGNAGE BY SIGN CO.
- 4" W PREFINISHED CEMENT BOARD TRIM
- CLASSICAL CAST FIBERGLASS COLUMN SURROUND
- 4" Ø CONC. FILLED GALV. STEEL BOLLARD 4' H x 3' D W/ DECORATIVE COVER (9 REQ'D.)
- BANK EQUIPT. BY DIEBOLD
- 6" H. CONC. CURB
- TRACE OF FOOTING BELOW
- PREFINISHED OPERABLE, ORNAMENTAL POYLMER VENT
- PREFINISHED CEMENT BOARD OVER 6" NOM. WOOD FACIA
- 10" W. PREFINISHED CEMENT BOARD TRIM
- 4" PREFINISHED CEMENT BOARD TRIM
- PREFINISHED, CEMENT BOARD SIDING
- SHINGLE-OVER RIDGE VENT
- ASPHALTIC COMPOSITION SHINGLES
- 12" W. PREFINISHED CEMENT BOARD FRIEZE OVER WOOD BLOCKING
- ATTIC FLR @ 113'-0 1/2"
- CANOPY TRUSS BRG @ 112'-0"
- TRUSS BRG @ 110'-0"
- BAY ROOF @ 109'-1 1/2"
- CLASSICAL CAST FIBERGLASS COLUMN SURROUND
- CLAD WOOD WINDOW UNITS - SEE WINDOW PLAN / SCHEDULE
- PREFINISHED POLYMER, LOUVERED SHUTTERS - TYP. WHERE SHOWN
- 4" H FACEBRICK ROWLOCK - FLASH BELOW
- FFE @ 100'-0"
- 2'-0" H FACEBRICK WAINSCOT
- EXPOSED CONCRETE PIER

C1 SOUTH ELEVATION
SCALE 1/4" = 1'-0"



A1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



Proposed New Branch Office for

Calvin B. Taylor
Banking Company

645 Mason Ave.,
Cape Charles, VA., 23310

[illegible]

EXTERIOR
ELEVATIONS - S/W

TYPE	UNIT NO	WIDTH	HEIGHT	EXT TRIM	INT TRIM	EXT SILL	INT SILL
W1	WDH34510	3'-6 1/8"	6'-0 7/8"	6" NOM	4 1/2" NOM	4" BRICK	3" NOM C.R.
W2	(2)WDH34510	6'-11 3/4"	6'-0 7/8"	6" NOM	4 1/2" NOM	4" BRICK	3" NOM C.R.
W3	(3)WDH34510	10'-5 3/8"	6'-0 7/8"	6" NOM	4 1/2" NOM	4" BRICK	3" NOM C.R.
W4	WDH2456	2'-5 5/8"	5'-8 7/8"	BRICK	VARIES	4" BRICK	3" NOM C.R.
W5	(2)WDH2456	5'-3 3/4"	5'-8 7/8"	BRICK	VARIES	4" BRICK	3" NOM C.R.
W6	A3535	3'-4 1/3/16"	3'-4 3/4"	6" NOM.	-	6" NOM	-
W7	WDH2442	2'-5 5/8"	4'-4 7/8"	6" NOM.	-	6" NOM	-
DU-1	156 ECONO	7'-11 1/2"	2'-11 1/2"	(BY BANK EQUIP'T SUPPLIER)			

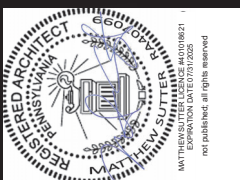
1. EXTERIOR WINDOWS TO BE ANDERSON, CLAD, WHITE WITH PINE INTERIOR -
WOODWRIGHT, DOUBLE HUNG AND 400 SERIES FIXED AWNING WINDOW UNITS.
2. FIX ALL OPERABLE SASH.
3. PROVIDE MANUFACTURE'S STANDARD, REMOVABLE GRILLES ON INSIDE.
4. SIMILAR QUALITY EAGLE, PELLA, AND MARVIN WINDOWS ARE APPROVED EQUALS.



AA -	03, 14, 15 1 1/2 PAIR BUTTS OFFICE LOCKSET WALL STOP SILENCERS
BB -	08 1 1/2 PAIR BUTTS CLOSER STOREROOM LOCKSET PEEPHOLE WALL STOP SILENCERS
CC -	06, 13 1 1/2 PAIR BUTTS STOREROOM LOCKSET WALL STOP SILENCERS
DD -	12A 1 1/2 PAIR BUTTS PASSAGE LOCKSET WALL STOP SILENCERS
EE -	09, 10 1 1/2 PAIR BUTTS PRIVACY LOCKSET WALL STOP SILENCERS
FF -	(NOT USED)
GG -	(NOT USED)
HH -	01A 1 1/2 PAIR BUTTS CLOSER PUSH/PULL DEADBOLT W/ W/ KEYED CYLINDER & LEVER HANDLED OPERATOR THRESHOLD WEATHERSTRIPPING
II -	01B 1 1/2 PAIR BUTTS CLOSER PUSH/PULLS WALL STOP SILENCERS
JJ -	12B 1 1/2 PAIR BUTTS CLOSER ENTRANCE LOCKSET DEADBOLT W/ W/ KEYED CYLINDER & LEVER HANDLED OPERATOR PEEPHOLE THRESHOLD WEATHERSTRIPPING

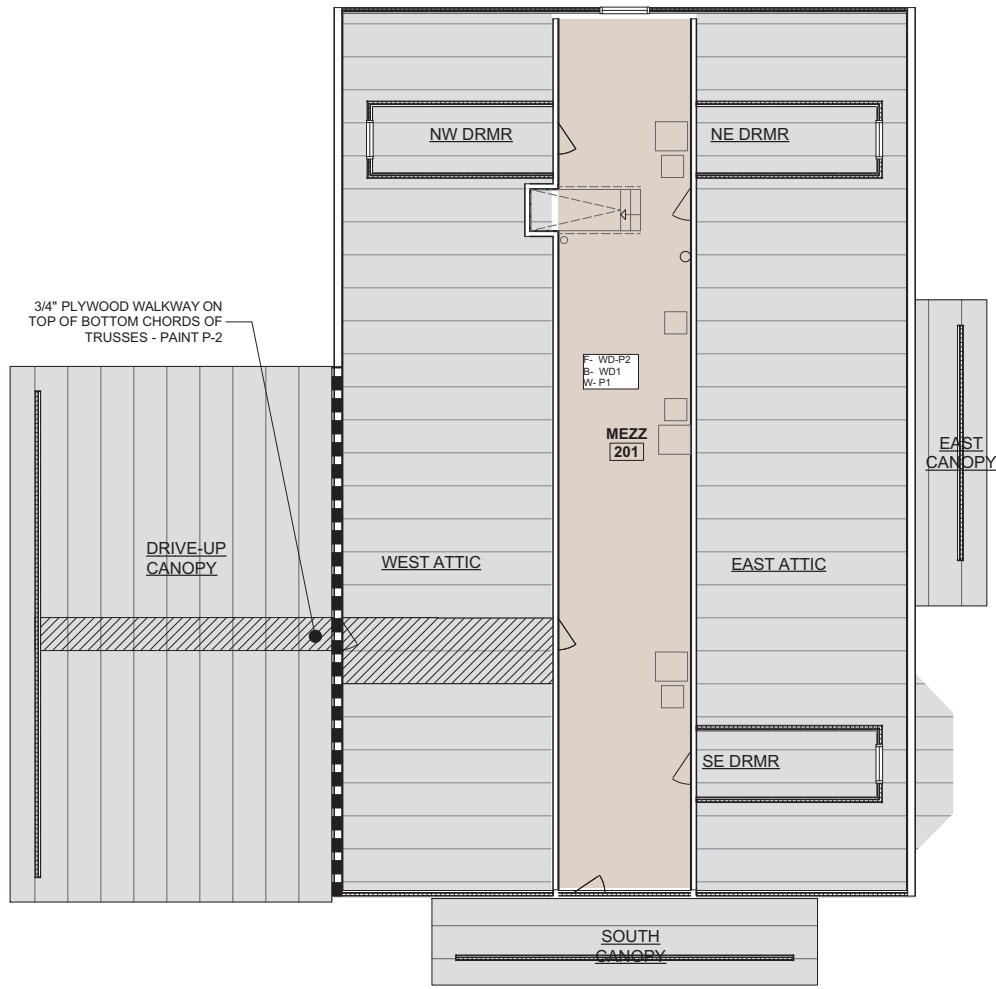


DOOR SCHEDULE																	
DOOR#	DOOR INFORMATION								HDWR	RATING	DETAILS			FRAME INFORMATION			REMARKS
	W	H	T	TYPE	MATERIAL	FINISH	CORE	GLAZING			HEAD	JAMB	SILL	TYPE	MAT'L	FINISH	
01A	3'-0"	7'-0"	1 3/4"	B	ALUM	WHITE	GLASS	INSUL	HH		TRANSOM		THRESHOLD	F2	ALUM	WHITE	
01B	3'-0"	7'-0"	1 3/4"	B	ALUM	WHITE	GLASS	1 1/4"	II		TRANSOM		THRESHOLD	F2	ALUM	WHITE	
03	3'-0"	7'-0"	1 3/4"	B	WOOD	PAINT	GLASS	IMSUL	AA		TRANSOM			F3	WOOD	PAINT	
06	3'-0"	7'-0"	1 3/4"	A	WOOD	PAINT	SOLID		CC					F1	WOOD	PAINT	
08	3'-0"	7'-0"	1 3/4"	A	WOOD	PAINT	SOLID		BB					F1	WOOD	PAINT	
09	3'-0"	7'-0"	1 3/4"	B	WOOD	PAINT	GLASS	INSUL	EE		TRANSOM			F4	WOOD	PAINT	
10	3'-0"	7'-0"	1 3/4"	A	WOOD	PAINT	SOLID		EE					F1	WOOD	PAINT	
12A	3'-0"	7'-0"	1 3/4"	A	WOOD	PAINT	SOLID		DD					F1	WOOD	PAINT	
12B	3'-0"	7'-0"	1 3/4"	C	GALV H.M.	PAINT	INSUL LITE	INSUL	JJ				THRESHOLD	F1	GALV H.M.	PAINT	
13	3'-0"	7'-0"	1 3/4"	A	WOOD	PAINT	SOLID		CC					F1	WOOD	PAINT	
14	3'-0"	7'-0"	1 3/4"	B	WOOD	PAINT	GLASS	INSUL	AA					F1	WOOD	PAINT	
15	3'-0"	7'-0"	1 3/4"	B	WOOD	PAINT	GLASS	INSUL	AA		TRANSOM			F5	WOOD	PAINT	

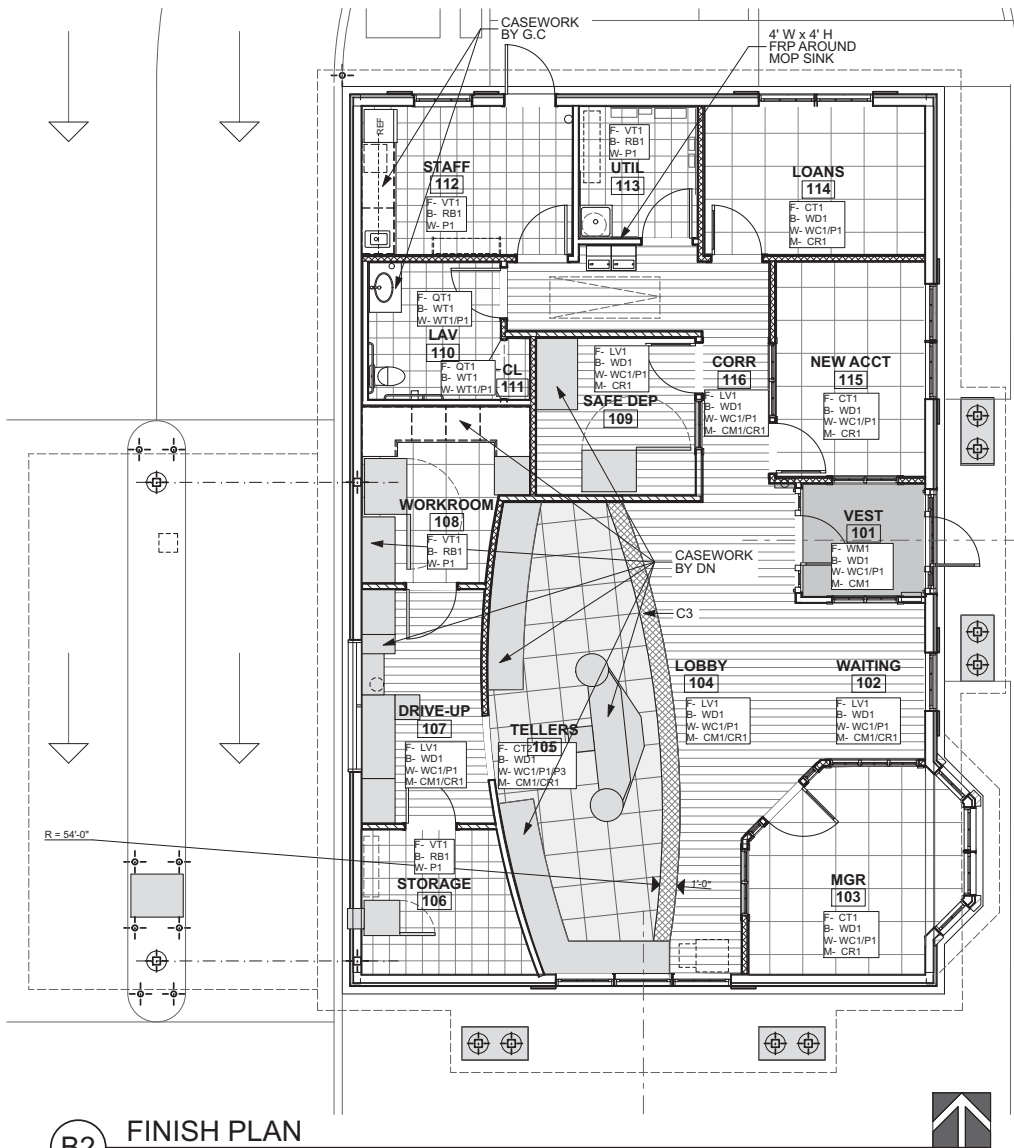


645 Mason Ave.
Cape Charles, VA., 23310

8.1



B4 FINISH PLAN - MEZZ.
SCALE: 3/16" = 1'-0"



B2 FINISH PLAN
SCALE: 3/16" = 1'-0"

FINISH PLAN SCHEDULE AND NOTES

FINISH LEGEND

F- (FLOOR FINISH)
B- (BASE FINISH)
W- (WALL FINISH)
M- (MISCELLANEOUS)

(SEE REFLECTED
CEILING PLAN FOR
CEILING FINISHES)

INDICATES SPECIFIC FINISH TYPE

FLOORS:

CT1 - CARPET TILE - COLOR 1
CT2 - CARPET TILE - COLOR 2
C-1 - ACCENT CARPET STRIP
LV1 - LUXURY VINYL TILE
QT1 - QUARRY TILE
VT1 - VINYL TILE
WM1 - WALK-OFF MAT

BASE:

RB1 - 4" H COVED RESILIENT BASE
WD1 - 3 1/2" OGEE WOOD BASE
WT1 - WALL TILE BASE

WALLS:

WC1 - WAINSCOT - WOOD BEAD BOARD
WT1 - WALL TILE

PAINT:

P1 - WALL PAINT COLOR
P2 - WALL PAINT COLOR
P3 - TELLER SOFFIT ACCENT PAINT COLOR
P4 - LOBBY TERM. SOFFIT ACCENT PAINT COLOR
P5 - TECH COUNTER SOFFIT ACCENT PAINT COLOR

MISCELLANEOUS:

CR1 - 3" H OGEE, SEE SPEC
CM1 - 8" COLONIAL CROWN MOLD, SEE SPEC
SS1 - SOLID SURFACE - COLOR 1
SS2 - SOLID SURFACE - COLOR 2
PL1 - PLASTIC LAMINATE - COLOR 1
PL2 - PLASTIC LAMINATE - COLOR 2

FLOOR

CODE	MANUFACTURER/STYLE	COLOR **
CT1	MANNINGTON, "HIGH RES"	GREY TEAL #COL201-108
CT2	MANNINGTON, "HIGH RES"	BLUE AGAVE #COL196-201
C1	MANNINGTON	COLOR NAME/NUMBER
WM1	C&A, TRIAD MATT SERIES, "GEOMETRIC TILE"	COLOR NAME/NUMBER
LV1	RIGID CORE VANTAGE - PLANK (ARMSTRONG)	ARTIST LOFT GRANITE - #6980
VT1	ARMSTRONG, "EXCELON"	COLOR NAME/NUMBER
QT1	DAL-TILE, "VERANDA"	COLOR NAME/NUMBER

BASE

CODE	MANUFACTURER/STYLE	COLOR **
RB1	ARMSTRONG, 4" VINYL BASE	COLOR NAME/NUMBER
WD1	5 1/2" WOOD W/ FYPON TRIMS - SEE SPEC	COLOR NAME/NUMBER
WT1	DAL-TILE, "VERANDA"	COLOR NAME/NUMBER

WALL

CODE	MANUFACTURER/STYLE	COLOR **
P1	SHERWIN-WILLIAMS - PRO-GREEN 200 INTERIOR LATEX	COLOR NAME/NUMBER
P2	SHERWIN-WILLIAMS - PRO-GREEN 200 INTERIOR LATEX	COLOR NAME/NUMBER
P3	SHERWIN-WILLIAMS - PRO-GREEN 200 INTERIOR LATEX	COLOR NAME/NUMBER
P4	SHERWIN-WILLIAMS - PRO-GREEN 200 INTERIOR LATEX	COLOR NAME/NUMBER
P5	SHERWIN-WILLIAMS - PRO-GREEN 200 INTERIOR LATEX	COLOR NAME/NUMBER
WC1	MARLITE	SUPREME WAINSCOT, BEAD BD / NUMBER
WT1	DAL-TILE, "VERANDA"	COLOR NAME/NUMBER
FRP	NUDO, SMOOTH, FIBER-LITE .090, LINER PANEL	COLOR NAME/NUMBER

GROUT

CODE	MANUFACTURER/STYLE	COLOR **
G1	MEDUSA	GROUT COLOR/NUMBER

SOLID SURFACE/PLASTIC LAMINATE

CODE	MANUFACTURER/STYLE	COLOR **
PL1	WILSON ART	COLOR NAME/NUMBER
PL2	WILSON ART	COLOR NAME/NUMBER
SS1	GIBRALTER (WILSON ART)	COLOR NAME/NUMBER
SS2	GIBRALTER (WILSON ART)	COLOR NAME/NUMBER

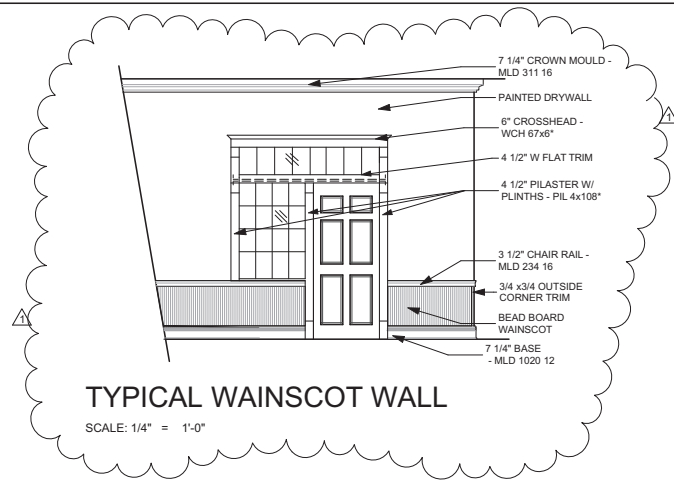
MISCELLANEOUS

CODE	MANUFACTURER/STYLE	COLOR **
CR1	3 1/4" W CHAIR RAIL - FYPON	COLOR NAME/NUMBER
CM2	7 3/4" H CROWN MOULD - FYPON	COLOR NAME/NUMBER

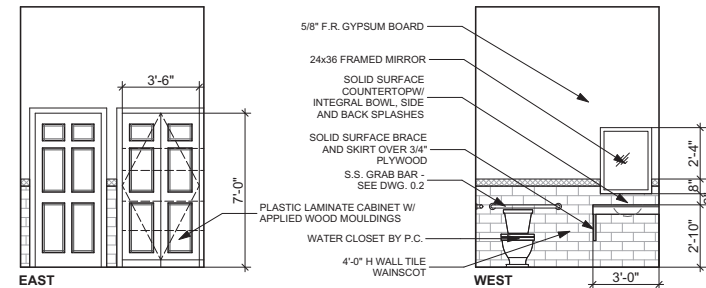
GENERAL NOTES:

** - DOUBLE ASTERISK INDICATES FINAL COLOR SELECTIONS SHALL BE BY THE INTERIOR DESIGNER

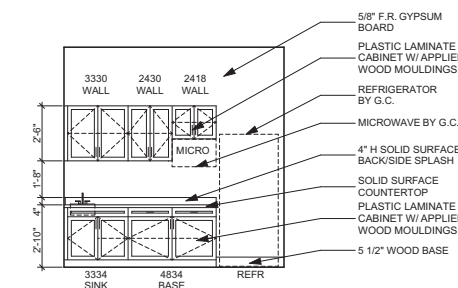
- DOORS AND FRAMES SHALL BE PRE-PAINTED, WHITE
- ALL TRIMS SHALL BE PRE-PAINTED, WHITE
- CONTRACTOR IS RESPONSIBLE FOR FLOOR PREP/MOISTURE LEVELS PER MFG. REQUIREMENTS.
- ALL MILLWORK & WALL LAMINATE PANELS BY MILLWORK CONTRACTOR
- ALL SWITCHFACE PLATES TO MATCH WALL PAINT WHERE INSTALLED; VERIFY WITH INTERIOR DESIGNER BEFORE PURCHASE & INSTALLATION.
- SEE REFLECTED CEILING PLAN FOR CEILING PAINT COLORS.
- ALL EXPOSED STRUCTURAL STEEL, BEAMS, JOISTS, GIRTS, COLUMNS, BRACING, CONNECTIONS, ETC. TO BE PAINTED.
- FOR EXCESS MATERIALS:** UPON COMPLETION, EACH RESPECTIVE CONTRACTOR SHALL LEAVE ALL WHOLE EXCESS MATERIAL AND REMNANTS AS INDICATED BELOW (IF APPLICABLE):
PAINT: ONE GALLON OF EACH COLOR AND TYPE
CARPET TILE: ALL LEFTOVER CARPET TILE
LUXURY VINYL TILE: ONE FULL CARTON
WALL TILE: ONE FULL CARTON
VINYL TILE FLOORING: ONE FULL CARTON AND ANY LEFTOVER TILE
WOOD CEILING PLANK: ONE FULL CARTON OF EACH TYPE
CEILING TILE: ONE FULL CARTON OF EACH TYPE
WAINSCOT: (4) PRECUT, 8' LONG SECTIONS
POLYMER TRIMS: TWO FULL LENGTH SECTIONS OF EACH
HVAC UNIT FILTER: ONE FOR EACH UNIT
REPLACEMENT LAMPS: SEE ELECTRICAL DRAWINGS



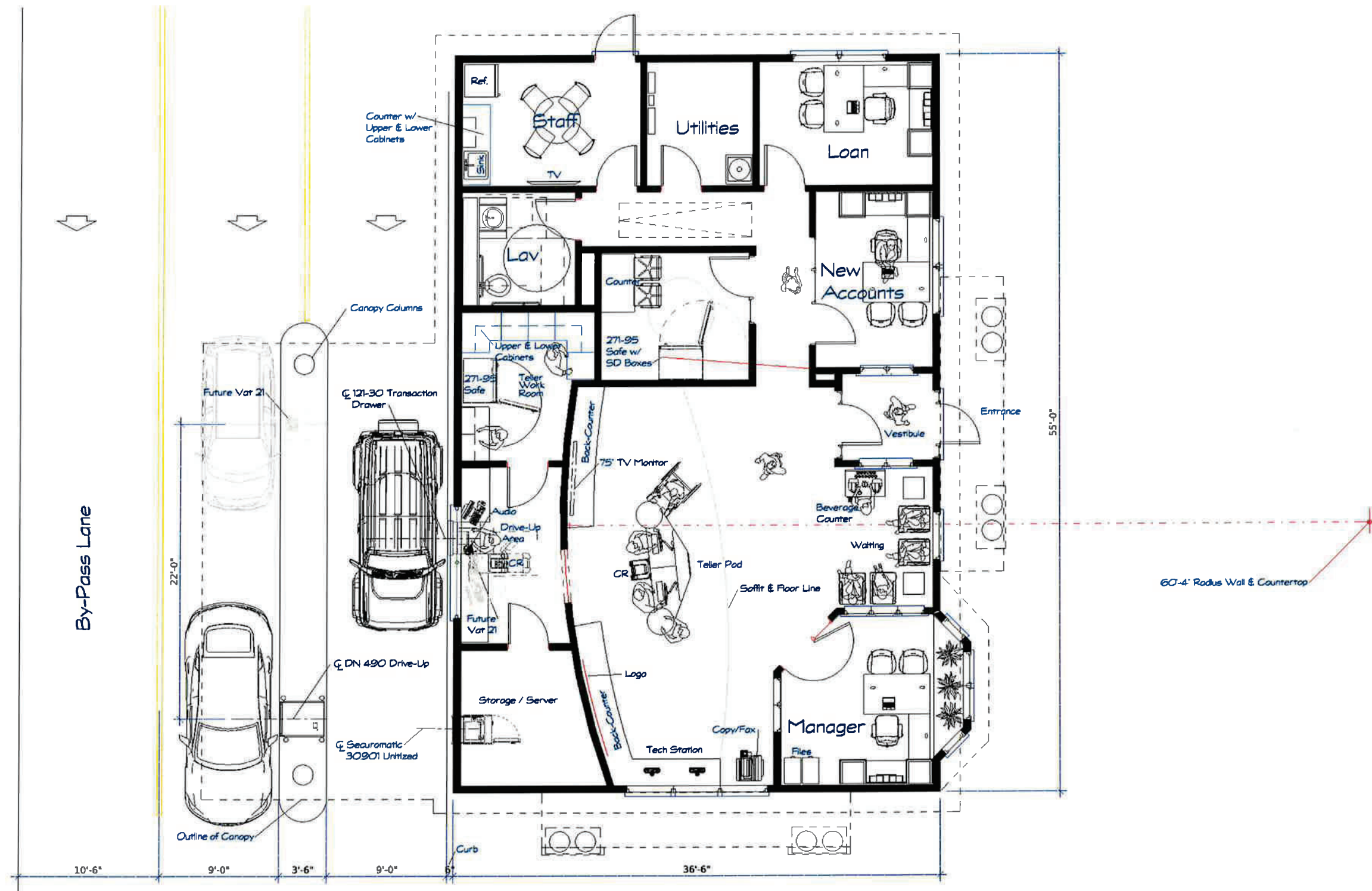
TYPICAL WAINSCOT WALL
SCALE: 1/4" = 1'-0"



LAV
SCALE: 1/4" = 1'-0"



STAFF - WEST
SCALE: 1/4" = 1'-0"



Floor Plan
 2028 Square Feet
 Grid Spacing = 1'-0" Squares











(B) (E)





645 MASON AVENUE - PROPOSED EXTERIOR MATERIALS

Roofing – Certainteed Landmark Shingles – Color to match picture below.

Siding: James Hardy – Hardie Plank – Colors to match pictures below.
Brick style & color to match picture below.



HardiePlank

Thickness 5/16 in
 Length 12 ft planks

SELECT CEDARMILL® & SMOOTH

Width	5.25 in*	6.25 in	7.25 in	8.25 in
Exposure	4 in	5 in	6 in	7 in
Prime Pcs/Pallet	360	308	252	230
ColorPlus Pcs/Pallet	324	280	252	210
Pcs/Sq	25.0	20.0	16.7	14.3

SELECT CEDARMILL®



Width	5.25 in*	6.25 in	7.25 in	8.25 in
STATEMENT COLLECTION™				✓
DREAM COLLECTION™	✓	✓	✓	✓
PRIME	✓	✓	✓	✓

Cupola Roof: IMAGE II Standing Seam Metal



Panel Coverage: 12", 16"

Rib Height: 1"

Rib Features: Snap-Seam Direct Fastened

Standard Gauges: 24 ga, 26 ga

Like all Standing Seam Roof panels, Image II™ delivers a clean, linear elegance paired with unmatched quality for a dependable, long-lasting and beautiful roof. As a direct concealed fastened option, Image II provides the benefit of the same great look at a more economical price.

Available Material: Steel

Available Substrate: Solid Substrate

Fasteners: Concealed, Standing Seam Roof

Standard Finishes: Acrylic Coated Galvalume®, M Colorfast45®, PVDF

Windows: Anderson 400 Series Woodwright Double-Hung Vinyl Clad,
Low-E4 Argon Filled Insulated Glass, Interior Grilles:

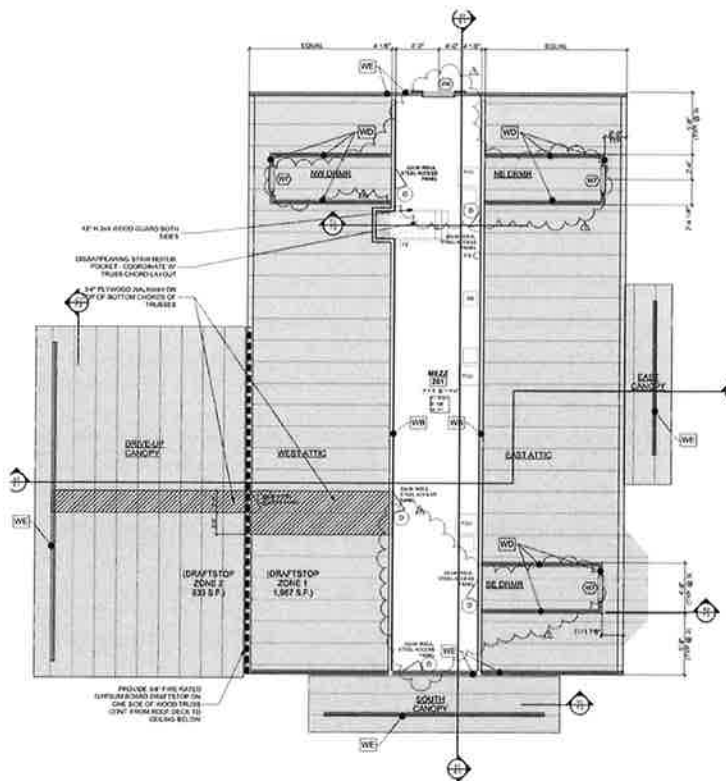
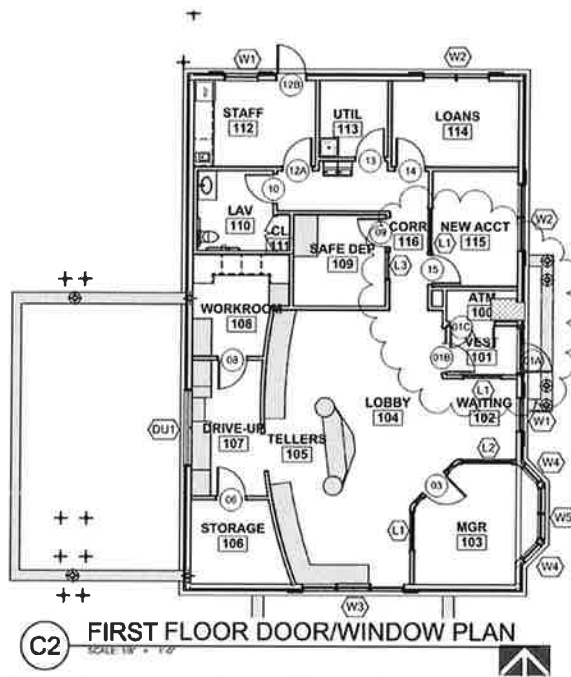
EXTERIOR WINDOW SCHEDULE

TYPE	UNIT NO	WIDTH	HEIGHT	EXT TRIM	INT TRIM	EXT SILL	INT SILL
W1	WDH34510	3'-6 1/8"	6'-0 7/8"	6" NOM	4 1/2" NOM	4" BRICK	3" NOM C.R.
W2	(2)WDH34510	6'-11 3/4"	6'-0 7/8"	6" NOM	4 1/2" NOM	4" BRICK	3" NOM C.R.
W3	(3)WDH34510	10'-5 3/8"	6'-0 7/8"	6" NOM	4 1/2" NOM	4" BRICK	3" NOM C.R.
W4	WDH2456	2'-5 5/8"	5'-8 7/8"	BRICK	VARIES	4" BRICK	3" NOM C.R.
W5	(2)WDH2456	5'-3 3/4"	5'-8 7/8"	BRICK	VARIES	4" BRICK	3" NOM C.R.
W6	A3535	3'-4 1/3/16"	3'-4 3/4"	6" NOM.	-	6" NOM	-
W7	WDH2442	2'-5 5/8"	4'-4 7/8"	6" NOM.	-	6" NOM	-
DU-1	156 ECONO	7'-11 1/2"	2'-11 1/2"	(BY BANK EQUIP'T SUPPLIER)			

WINDOW NOTES

1. EXTERIOR WINDOWS TO BE ANDERSON, CLAD, WHITE WITH PINE INTERIOR - WOODWRIGHT, DOUBLE HUNG AND 400 SERIES FIXED AWNING WINDOW UNITS.
2. FIX ALL OPERABLE SASH.
3. PROVIDE MANUFACTURE'S STANDARD, REMOVABLE GRILLES ON INSIDE.
4. SIMIALR QUALITY EAGLE, PELLA, AND MARVIN WINDOWS ARE APPROVED EQUALS.





Doors:

Front: Aluminum & Glass Commercial Entry System:

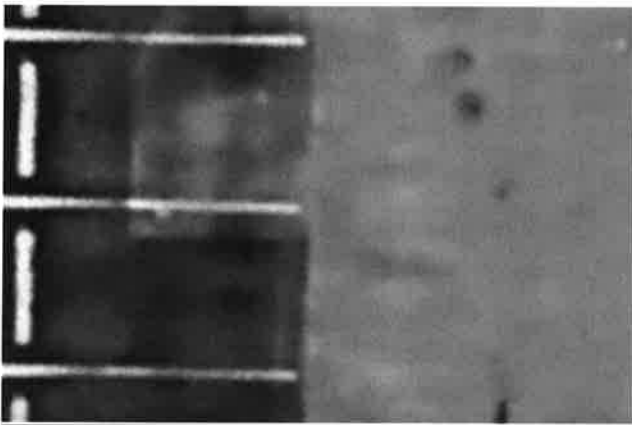
DOOR#	DOOR INFORMATION										DOOR SCHEDULE					
	W	H	T	TYPE	MATERIAL	FINISH	CORE	GLAZING	HDWR	RATING	DETAILS			FRAME INFORMATION		
											HEAD	JAMB	SILL	TYPE	MATL	FINISH
01A	3'-0"	6'-8"	1 3/4"	B	ALUM	WHITE	GLASS	INSUL	HH		TRANSOM		THRESHOLD	F2	ALUM	WHITE
01B	3'-0"	6'-8"	1 3/4"	B	ALUM	WHITE	GLASS	1/4"	II		TRANSOM		THRESHOLD	F2	ALUM	WHITE
01C	4'-8"	6'-8"	1 3/4"	A	WOOD	PAINT	SOLID		KK					F3	WOOD	PAINT
03	3'-0"	7'-0"	1 3/4"	B	WOOD	PAINT	GLASS	INSUL	AA		TRANSOM			F1	WOOD	PAINT
06	3'-0"	7'-0"	1 3/4"	A	WOOD	PAINT	SOLID		CC					F1	WOOD	PAINT
08	3'-0"	7'-0"	1 3/4"	A	WOOD	PAINT	SOLID		BB					F1	WOOD	PAINT
09	3'-0"	7'-0"	1 3/4"	B	WOOD	PAINT	GLASS	INSUL	EE		TRANSOM			F4	WOOD	PAINT
10	3'-0"	7'-0"	1 3/4"	A	WOOD	PAINT	SOLID		EE					F1	WOOD	PAINT
12A	3'-0"	7'-0"	1 3/4"	A	WOOD	PAINT	SOLID		DD					F1	WOOD	PAINT
12B	3'-0"	7'-0"	1 3/4"	C	GALV H M	PAINT	INSUL LITE	INSUL	JJ				THRESHOLD	F1	GALV H M	PAINT
13	3'-0"	7'-0"	1 3/4"	A	WOOD	PAINT	SOLID		CC					F1	WOOD	PAINT
14	3'-0"	7'-0"	1 3/4"	B	WOOD	PAINT	GLASS	INSUL	AA					F1	WOOD	PAINT
15	3'-0"	7'-0"	1 3/4"	B	WOOD	PAINT	GLASS	INSUL	AA		TRANSOM			F5	WOOD	PAINT



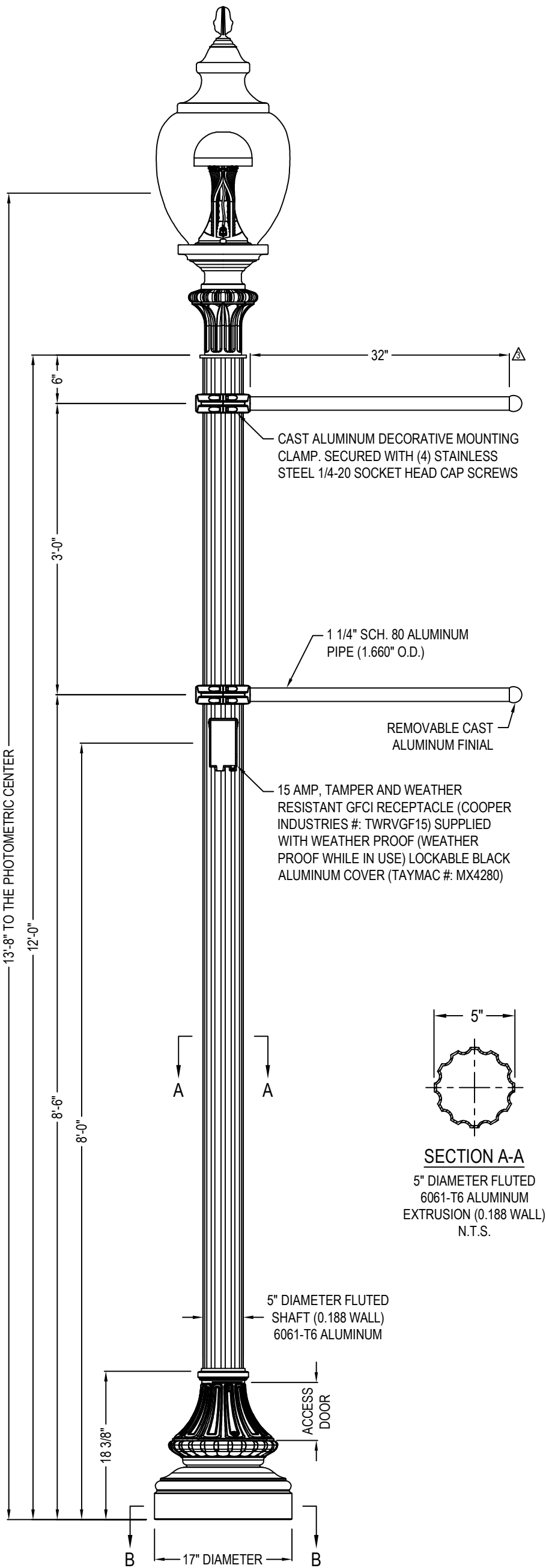
Back Door: Flush Hollow Metal Painted



Parking Lot & Driveway: Asphalt & Gray Pervious Pavers



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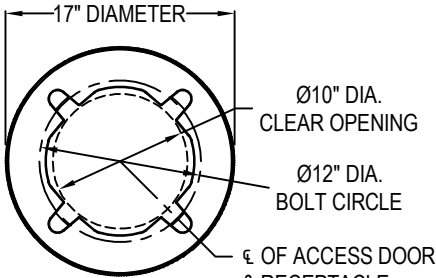
LUMINAIRE SPECIFICATIONS

STYLE:	WASHINGTON LED X-SERIES
HEIGHT:	30 1/2"
WIDTH:	16 1/2" DIAMETER
MATERIAL:	CAST ALUMINUM ALLOY ANSI 356 PER A.S.T.M. B26-95
FINISH:	POWDER COAT - RIVER TEXTURE GLOSS BLACK
GLOBE:	CLEAR STIPPLED ACRYLIC
LAMPING:	70 WATT LED
VOLTAGE:	ELECTRONIC WIRED AT 120-277 VOLTS
COLOR TEMPERATURE:	2700K (INCANDESCENT WHITE)
DISTRIBUTION:	TYPE III (ASYMMETRIC)
SURGE PROTECTION:	10kV
MODIFIER:	UPLIGHT SHIELD
CATALOG NO.:	ALMWSH-LE070-EVX-L18-27-CR3-YS11-FPP-ULS-CU

LAMP POST SPECIFICATIONS

STYLE:	WASHINGTON
HEIGHT:	12'-0"
PHOTOMETRIC CENTER:	13'-8"
BASE:	17" DIAMETER
MATERIAL:	5" DIA. 12 FLAT FLUTE ALUMINUM EXTRUSION (0.188" WALL)
SHAFT:	CAST ALUMINUM ALLOY A.N.S.I. 356, PER A.S.T.M. B26-95
BASE:	POWDER COAT - RIVER TEXTURE GLOSS BLACK
ACCESS DOOR:	LOCATED IN BASE SECURED WITH TAMPER PROOF HEX SOCKET SECURITY MACHINE SCREWS
GROUND PROVISIONS:	DRILL AND TAP BASE OPPOSITE ACCESS DOOR TO ACCOMMODATE A 1/4"-20 GROUND STUD (STUD SUPPLIED BY OTHERS)
ANCHOR BOLTS:	(4) 3/4" DIA. X 24" LONG + 3" HOOK (FULLY GALVANIZED WITH 1 NUT AND 1 WASHER PER BOLT)
BOLT PROJECTION:	3" REQUIRED
TENON:	3 1/2" DIA. X 3" HIGH (TO ACCEPT LUMINAIRE)
CATALOG NO.:	APSWSH-17-12.00-E5-TN3.50/3.00-GFWI-CU
POST:	ABN5XT-1S-1.25-32.00-F02-CU
BANNER ARM:	323/1NW
ANCHOR BOLTS:	

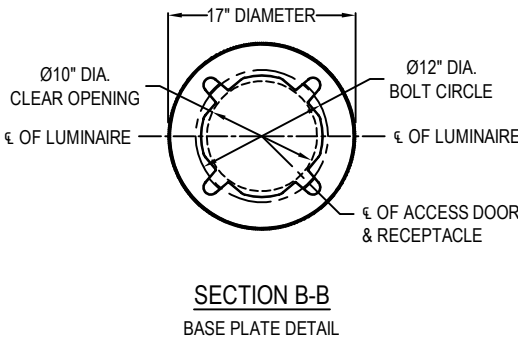
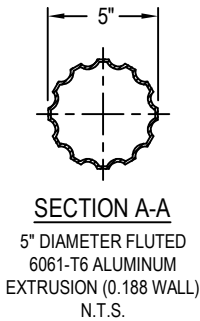
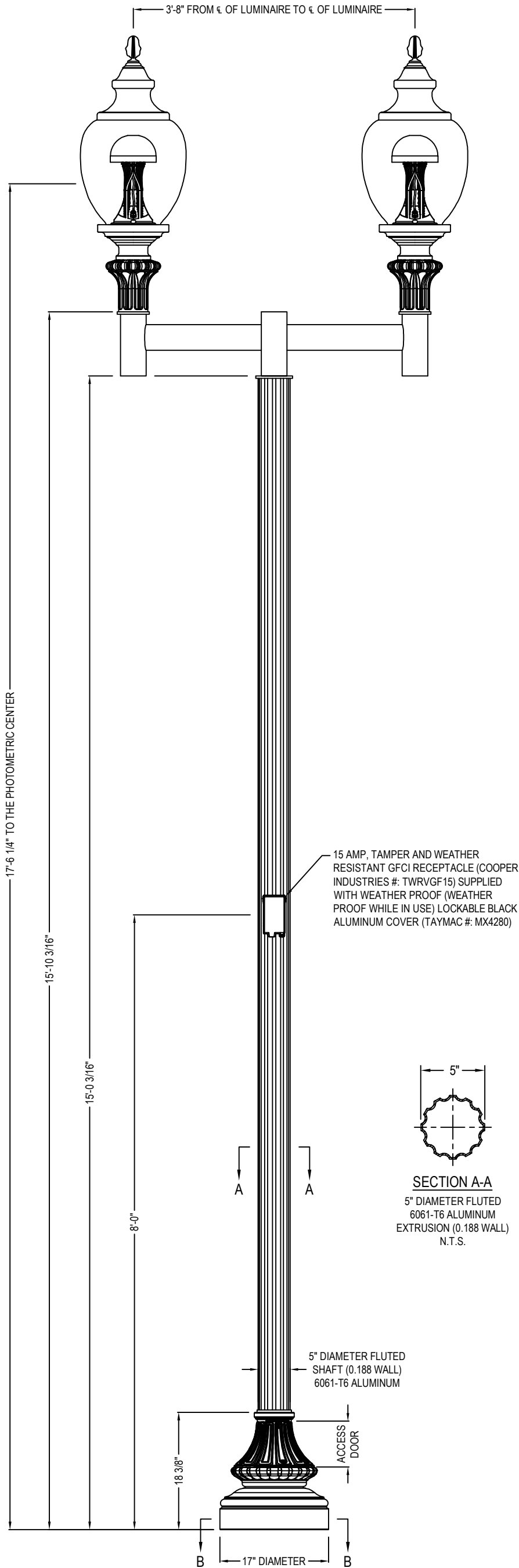
QUANTITY 4 COMPLETE ASSEMBLIES REQUIRED
PER S.O. # 023716



SECTION B-B
BASE PLATE DETAIL

△ REVISED BY: J.H.P.		DATE: 02-09-2019	
△ REVISED BY: J.H.P.		DATE: 02-09-2019	
△ REVISED BY: B.K.R.		DATE: 08-09-2018	
 Spring City Electrical Mfg. Co. HALL AND MAIN STREETS - P.O. BOX 19 - SPRING CITY, PA. 19475 PHONE (610) 948-4000 - FAX (610) 948-5577 - WWW.SPRINGCITY.COM			
DESCRIPTION		THE WASHINGTON 12'-0" ALUMINUM LAMP POST WITH THE WASHINGTON X-SERIES STYLE LED LUMINAIRE	
OPPORTUNITY		S. PEACH ST. PH III - CAPE CHARLES, VA (023716)	
SCALE	DRAWN BY:	DATE	DRAWING NO.
N.T.S.	B.K.R.	07-06-2018	LP-32113

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FINISH:	POWDER COAT - RIVER TEXTURE GLOSS BLACK
GLOBE:	CLEAR STIPPLED ACRYLIC
LAMPING:	70 WATT LED
VOLTAGE:	ELECTRONIC WIRED AT 120-277 VOLTS
COLOR TEMPERATURE:	2700K (INCANDESCENT WHITE)
DISTRIBUTION:	TYPE III (ASYMMETRIC)
SURGE PROTECTION:	10kV
MODIFIER:	UPLIGHT SHIELD
CATALOG NO.:	ALMWSH-LE070-EVX-L18-27-CR3-YS11-FPP-ULS-CU

CROSS ARM SPECIFICATIONS

STYLE:	ANN ARBOR TWIN
HEIGHT:	10"
WIDTH:	22" FROM ϵ TO ϵ
MATERIAL:	FABRICATED ALUMINUM
FINISH:	POWDER COAT - RIVER TEXTURE GLOSS BLACK
TENON:	3 1/2" DIA. X 3" HIGH (TO ACCEPT LUMINAIRE)
CATALOG NO.:	AARANN-2S-22-TN3.50-3.00-CU

LAMP POST SPECIFICATIONS

STYLE:	WASHINGTON
HEIGHT:	15'-0"
PHOTOMETRIC CENTER:	17'-6 1/4"
BASE:	17" DIAMETER
MATERIAL:	
• SHAFT:	5" DIA. 12 FLAT FLUTE ALUMINUM EXTRUSION (0.188" WALL)
• BASE:	CAST ALUMINUM ALLOY A.N.S.I. 356, PER A.S.T.M. B26-95
FINISH:	POWDER COAT - RIVER TEXTURE GLOSS BLACK
ACCESS DOOR:	LOCATED IN BASE SECURED WITH TAMPER PROOF HEX SOCKET SECURITY MACHINE SCREWS
GROUND PROVISIONS:	DRILL AND TAP BASE OPPOSITE ACCESS DOOR TO ACCOMMODATE A 1/4"-20 GROUND STUD (STUD SUPPLIED BY OTHERS)
ANCHOR BOLTS:	(4) 3/4" DIA. X 24" LONG + 3" HOOK (FULLY GALVANIZED WITH 1 NUT AND 1 WASHER PER BOLT)
BOLT PROJECTION:	3" REQUIRED
TENON:	3 1/2" DIA. X 6" HIGH (TO ACCEPT CROSS ARM)
CATALOG NO.:	
• POST:	APSWSH-17-15.00-E5-TN3.50-6.00-GFWI-CU
• ANCHOR BOLTS:	323/1NW

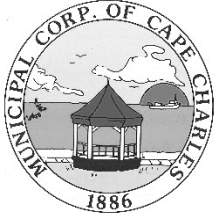
QUANTITY 3 COMPLETE ASSEMBLIES REQUIRED PER S.O. # 023716



Spring City Electrical Mfg. Co.

HALL AND MAIN STREETS - P.O. BOX 19 - SPRING CITY, PA. 19475
PHONE (610) 948-4000 - FAX (610) 948-5577 - WWW.SPRINGCITY.COM

DESCRIPTION	THE WASHINGTON 15'-0" ALUMINUM LAMP POST WITH THE ANN ARBOR TWIN CROSS ARM AND THE WASHINGTON X-SERIES STYLE LED LUMINAIRE			
OPPORTUNITY	S. PEACH ST. PH III - CAPE CHARLES, VA (023716)			
SCALE	DRAWN BY:	DATE	DRAWING NO.	
N.T.S.	R.L.N.	11-27-2023	LP-32839	



HISTORIC DISTRICT REVIEW BOARD STAFF REPORT

Meeting Date: April 10, 2024

Item #: 5B – Tax Map #83A3-4-X

Prepared by: Tracy Outten, Planning/Zoning Assistant – Preservation & Zoning Admin

Reviewed by: Katie H. Nunez, Director of Planning & Zoning Administrator

Date: March 29, 2024

APPLICANT: Town of Cape Charles

TYPE OF APPLICATION: Pre-Application/Certificate of Appropriateness

SITE ADDRESS: Mason Avenue

WORK TO BE PERFORMED: New umbrellas and picnic tables

TAX MAP: Tax Map #83A3-4-X

CURRENT ZONING: Commercial (C-1)

LOT SIZE: 7,349.99 sq. ft.

HISTORIC REGISTER: Not listed

Description: N/A

Accessory Structure: N/A

DATE APPLICATION RECEIVED: March 28, 2024

PRE-APPLICATION MTG: April 10, 2024

DATE APPLICATION DEEMED COMPLETE: March 28, 2024

LEGAL DEADLINE: HDRB Decision (60 Days from Complete Application): May 28, 2024

The applicant is seeking to install the following: (1) four 100 sq. ft. square umbrellas or two 100sq. ft. and two 128 sq. ft square umbrellas that can be removed; (2) four picnic tables which will not be affixed to the ground. These added features will help enhance the Strawberry Street Plaza by providing a shaded seating area for all residents and visitors with picnic tables that will accommodate wheelchairs along with regular seating.

AERIAL MAP:



MATERIALS:

Umbrellas: Superior Shade Square Cantilever

Picnic Tables: 46" Hex Recycled Plastic 72 x 72 x 30" and 46" ADA Hex 61 x 72 x 30"

STAFF ANALYSIS UPDATE**ZONING COMPLIANCE**

The proposed use is in conformance with zoning.

Any property within the Historic District Overlay is required to meet the Historic District Guidelines, which are superimposed on the underlying zoning district regulations.

HISTORIC DISTRICT OVERLAY DESIGN GUIDELINES: NA**STAFF RECOMMENDATION:**

Staff is requesting the HDRB to review the application material submitted provided by the applicant and determine if the proposed new umbrellas and picnic tables reflect the character and appearance of the commercial district.

Staff is prepared to assist in the development of a motion, if needed.

The Historic District Review Board makes the final determination on whether or not a Certificate of Appropriateness will be issued for this project and may impose conditions on an approval.

If approved, a Certificate of Appropriateness shall expire of its own limitation six (6) months from the date of issuance if the work authorized thereby is not commenced by the end of such six (6) month period; and further, any such certificate shall also expire and become null and void if such authorized work is suspended or abandoned for a period of six (6) months after being commenced.

Attachments:

Attachment 1 – Application and Documents



Certificate of Appropriateness Application

New Construction

Planning & Zoning Department
2 Plum Street; Cape Charles, VA 23310
757-331-3259 x24

planningtech@capecharles.org

Revised 05/2023

Taxes	✓
Violations	NA
Fee	Ø
Decision	HDRB

Budget Code: HISTF 100-3100-1100

PART 1: APPLICATION NOTES

A Certificate of Appropriateness (COA) is required for all applications for zoning clearances and permits involving any new construction, including accessory structures, within the Cape Charles Historic District Overlay. A pre-application meeting is available upon request prior to submitting this application. * *The applicant is responsible for confirming and obtaining all necessary building permits after approvals.*

The following documents must be submitted to the Town for review before this application can be reviewed. In addition to these documents, the COA application and requested supporting information must be deemed complete prior to being evaluated.

- | | | |
|--|---|---|
| ☒ A) Site Plan | ☐ B) Elevations | ☒ C) Zoning Clearance Application |
| ☐ D) Photos of existing lot | ☒ E) Renderings | ☒ F) Photos of proposed materials |
| ☐ G) Owner Permission Affidavit | ☐ H) Payment of Fee | ☐ I) Tree Permit Application |

Owner signature: 

Date: 3/28/2024

PART 2: PROPERTY INFORMATION

Property Address:

Tax Map #: 83A3-4-X

Is there an active Certificate of Appropriateness on this property? ☒ No ☐ Yes _____ Date

Zoning District: C1

PART 3: PROPERTY OWNER INFORMATION

Name and/or Company: TOWN OF CAPE CHARLES

Mailing Address: 2 PLUM ST, CAPE CHARLES

Phone Number: 757-331-3259

Email: townmanager@capecharles.org

PART 4: APPLICANT INFORMATION

☐ Check here if applicant is owner. (If applicant is not the property owner, an Owner's Permission Affidavit must be attached.)

Name and/or Company: CAPE CHARLES MAIN STREET

Mailing Address: P.O. BOX 567, CAPE CHARLES, VA 23310

Phone Number: 757-210-8083

Email: KARENZ.COMS@GMAIL.COM

PART 5: PROJECT INFORMATION

Proposed Project Description (If any tree removal is being proposed a Tree Permit Application must be completed.):

PROVIDE SHADED SEATING IN STRAWBERRY STREET PLAZA. WITH ADA COMPLIANT SEATING ALONG WITH REGULAR SEATING. WE WILL PROVIDE RESIDENTS & VISITORS A PLACE TO SIT & ENJOY GRAB & GO FOOD OPTIONS OR SIMPLY ENJOY THE WEATHER & SCENERY

PART 6. NEW CONSTRUCTION See Section 5.13 & 6 of the Historic District Design Guidelines			
First Floor Building Area (sq. ft.):		Total Gross Floor Area (sq. ft.):	
Front Building Setback (ft.):		Building width (ft.):	
Building Height	Feet:	Stories:	Roof pitch:
A. Foundation	Material to be used: N/A		
B. Roofing	Material to be used: N/A		
	Chimney? ☐ No ☐ Yes - Number _____ Materials:		
C. Siding	Material to be used: N/A	Dimensions:	
D. Steps	Material to be used: N/A		
E. Railing	Style and Material to be used: N/A		
F. Porch	Length:	Width:	N/A
	Material to be used: Floor:		Skirting:
	Columns? ☐ No ☐ Yes - Number _____ Style & Materials:		
G. Deck	Length:	Width:	Material to be used: N/A
H. Doors	Width:	Height:	N/A
	Material and Configuration: attach a picture (i.e., glass panes, divisions, decorative details & panels)		
I. Windows	Configuration (i.e., double-hung sash, 2/2, 6/1, 6/6, etc.) attach a picture: N/A		
	Material:		
	Width:	Height:	Depth:
J. Trim	Material to be used: N/A		
	Dimensions:		
K. Hardscape	Indicate the placement and dimensions of any of the following on your site plan. N/A Driveway: ☐ No ☐ Yes – Materials: _____ Walkway: ☐ No ☐ Yes – Materials: _____ Fence: ☐ No ☐ Yes – Materials: _____ Patio: ☐ No ☐ Yes – Size: _____ Materials: _____ Outdoor shower: ☐ No ☐ Yes - ☐ Not Enclosed ☐ Enclosed – Materials _____ Pool: ☐ No ☐ Yes – Requires a Conditional Use Permit Accessory Structure: ☐ No ☐ Yes – Complete an additional COA application for the structure		

Describe how the proposed construction will relate to the architectural scale, massing, volumes, and styles represented within the historic district. Attach pictures of the neighborhood (e.g., adjacent buildings, streetscapes).

This is already a place to gather but w/ Summers so hot and with NO SHADE, makes utilization difficult & uncomfortable. The shade will make it a more usable space that fits with its intended use. It will also make the space ADA accessible

Indicate the proposed materials if not listed above, distinctive architectural features and ornamentation:

Specs are attached. All umbrellas and picnic tables could be moved.

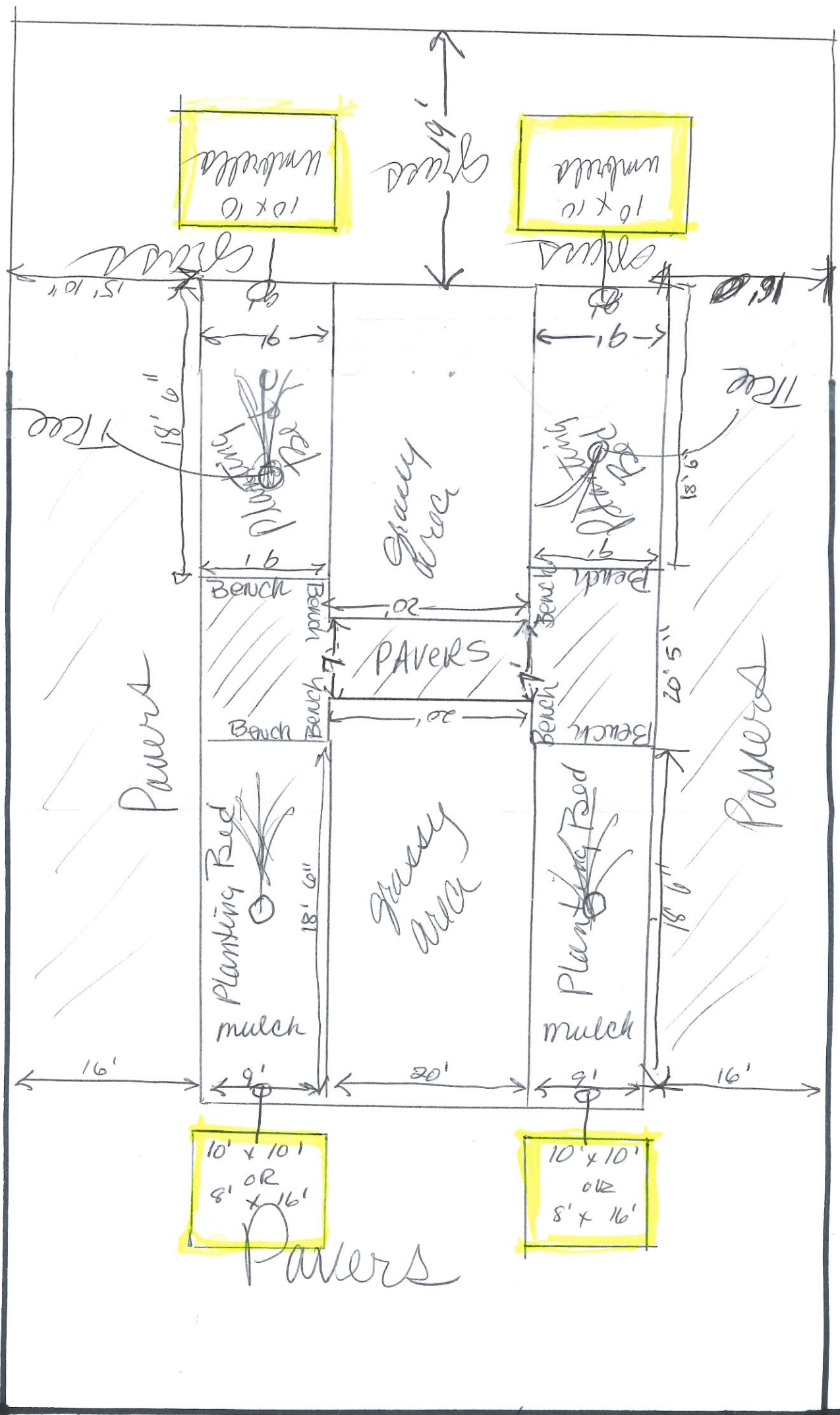
I hereby certify that I have the authority to make the foregoing application, that the information given is true and correct, and that the construction or improvements will conform to the regulations in the Virginia Statewide Building Code, all pertinent Town Ordinances, including fire, sewer and water 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.

Applicant's signature: 

Date: 3/28-2024

Zoning Administrator's signature: _____

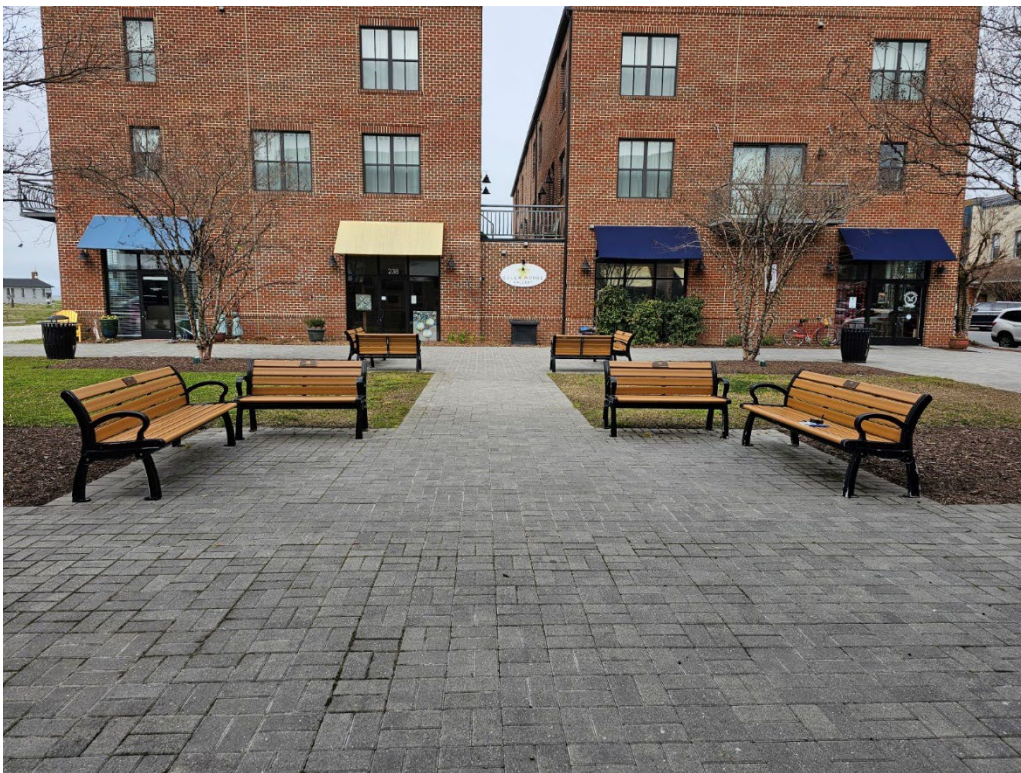
Date: _____



6' Sidewalk
7' planting Bed & Sidewalk

MASON Ave

Existing Pictures of Strawberry Plaza





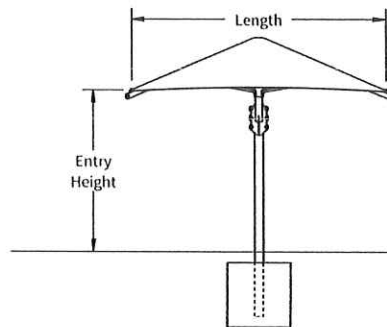
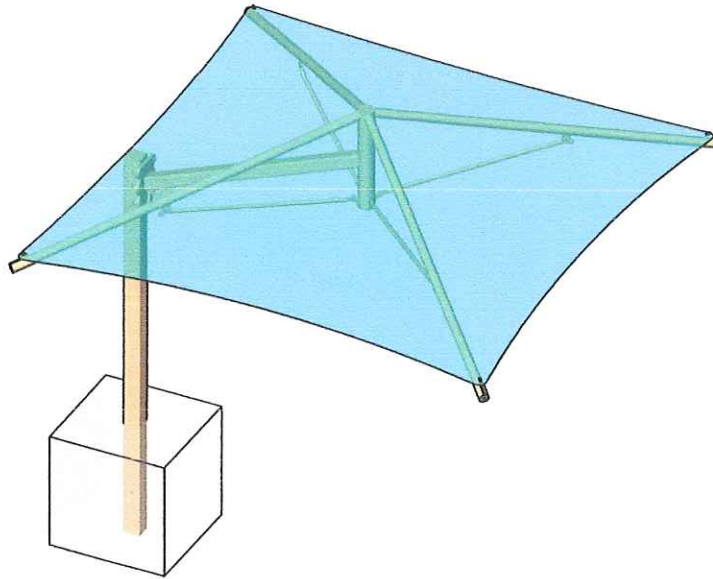




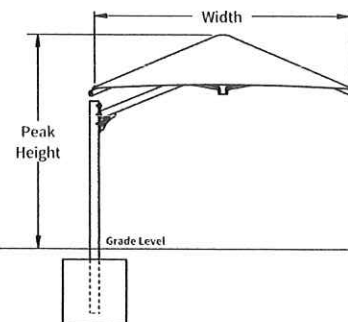


Square Cantilever Umbrella Shade

Length	10'	Width	10'	Entry Height	
Peak Height	2.02'	Elbow	Glide	Column Mount	Embedded
Column Size		Rafter Size	Ø2.5" 12-Ga	Strut Size	Ø1.66" 13-Ga
Column Length	3'	Rafter Length	7.37'	Beam Size	
Dome Qty.	1	Column Qty.	1		

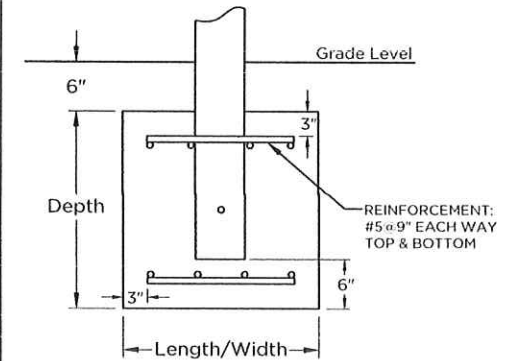


Front Elevation

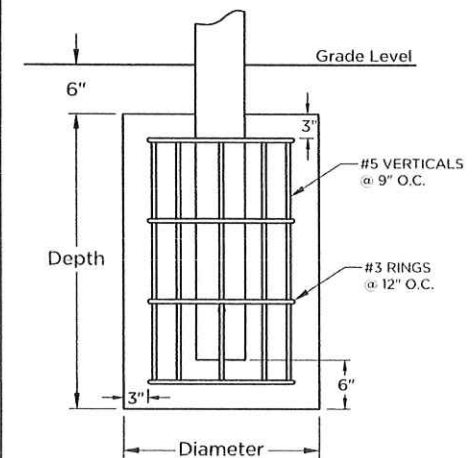


Side Elevation

Square Footing		
Column	Length & Width	Depth
Single Cap	0	3
Double Cap	N/A	3



Auger Footing		
Diameter	Single Cap Depth	Double Cap Depth
1'-6"		
2'-0"	Out of range	N/A
2'-6"	Out of range	N/A
3'-0"	Out of range	N/A



SuperiorShade

QUOTE

SHADE SIZE

10 X 10

SHADE STYLE

**Square Cantilever
Umbrella Shade**

These drawings are for reference only and should not be used as construction details. They show the general character and rough dimensions of the structural features. Exact spans, fasteners, materials, and foundations can be determined by a licensed professional engineer upon request. Estimated footing size above is based on 1,500 PSF soil bearing pressure.

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ADA Hex Recycled Plastic Picnic Table - 46", Gray

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Virtually maintenance free! Recommended for warehouse patios, campgrounds, schools and parks.

- Accommodates 1 wheelchair and 4 adults.
- 100% recycled UV-protected plastic won't rot, splinter or crack. Withstands harsh weather.
- Natural-looking wood material never needs sanding, sealing, painting or staining.
- Durable 2" thick planks pre-drilled for easy assembly.
- [Umbrella](#) and [Mounting Hardware](#) sold separately.

SPECIFY COLOR: ☐ ☒ ☐ ☐

MODEL NO.	DESCRIPTION	SIZE L x W x H	WT. (LBS.)	PRICE EACH		COLOR	ADD TO CART
				1	3+		
H-6575GR	46" ADA Hex	61 x 72 x 30"	210	\$1,285	\$1,235	☒ Gray	1 ADD

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Virtually maintenance free! Recommended for warehouse patios, campgrounds, schools and parks.

- 100% recycled UV-protected plastic won't rot, splinter or crack. Withstands harsh weather.
- Natural-looking wood material never needs sanding, sealing, painting or staining.
- Durable 2" thick planks pre-drilled for easy assembly.
- Best selling picnic table.
- [Umbrella](#) and [Mounting Hardware](#) sold separately.

SPECIFY COLOR:



MODEL NO.	DESCRIPTION	SIZE L x W x H	WT. (LBS.)	PRICE EACH		COLOR	ADD TO CART
				1	3+		
H-2560GR	46" Hex	72 x 72 x 30"	250	\$1,295	\$1,245	☒ Gray	1 ADD

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