

**Historic District Review Board
Regular Meeting Agenda
Cape Charles Civic Center @ 500 Tazewell Avenue
April 15, 2025 @ 5:00 P.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
 - B. Approval of minutes
 - (1) March 18, 2024 Historic District Review Board Regular Meeting
5. **Unfinished Business:** None
6. **New Business: Applications for Certificate of Appropriateness:**
 - A. **FENCE INSTALLATION:** None
 - B. **MODIFICATION TO APPROVED Certificate of Appropriateness:** None
 - C. **RENOVATION, MINOR:** None
 - D. **RENOVATIONS, ADDITIONS, & NEW CONSTRUCTION:**
 - (1) 505 Harbor Avenue: Jennifer Corcoran – to replace the existing shingle roof with a new shingle roof; to increase the size of an existing rear deck and replace the existing steps on to the single-family dwelling; and to construct a pergola.
 - (2) 502 Plum Street: Martin Mayer – to replace: windows, roof, and siding; to open the existing enclosed front porch and replace existing steps with brick steps; constructing a second-floor rear addition; renovating the existing side deck; and installing a rear outdoor shower.
 - (3) 314 Tazewell Avenue: David McCormack – to replace the front porch columns, balustrades, and step railing; to increase the size of the rear/side porch and driveway; install a rear shower, hardscaping, and fencing.
 - (4) Tax Map #83A3-1-547 on Mason Avenue: Eric Pulley represented by Mitchell Homes – construction of a new single-family dwelling unit.
 - E. **OTHER:**
7. **Other Business:**
 - A. Monthly Report from Zoning Administrator Katie Nunez
8. **Adjourn**

Agenda Item 4B (1)

Minutes



HISTORIC DISTRICT REVIEW BOARD

Regular Meeting
Cape Charles Civic Center
March 18, 2025
5:00 p.m.

At approximately 5:00 p.m., Vice-Chairwoman Elizabeth Wright, having established a quorum, called to order the Regular Meeting of the Historic District Review Board (HDRB). In addition to Vice-Chairwoman Wright, present were, Joan Cooper and Patricia James. Ken Monarch came in after the roll call. Kathy Glaser was not in attendance. Also, in attendance were Director of Planning/Zoning Administrator Katie Nunez, Planning/Zoning Assistant Preservation and Zoning Administrator Tracy Outten, Town Clerk Libby Hume, and the applicants. There were no members of the public in attendance and five viewers on Facebook Live.

Vice-Chairwoman Wright started the HDRB Regular meeting with a moment of silence and the recitation of the Pledge of Allegiance.

PUBLIC COMMENT:

There were no public comments to be heard, nor any comments received in writing prior to the meeting.

CONSENT AGENDA:

Motion made by Member James, seconded by Member Cooper, to approve the agenda as presented. The motion was approved by a unanimous vote.

Motion made by Member Cooper, seconded by Member James, to approve the February 18, 2025 Historic District Review Board Regular Meeting minutes as written. The motion was approved by a unanimous vote.

UNFINISHED BUSINESS:

There was no unfinished business.

NEW BUSINESS:

A. Certificate of Appropriateness to Install a Fence:

There were no applications filed.

B. Modification to Approved Certificate of Appropriateness:

There were no applications filed.

C. Certificate of Appropriateness for Minor Renovations:

There were no applications filed.

D. Certificate of Appropriateness for Renovations, Additions, and New Construction:

1. *1 Monroe Avenue: Ian C. Markley – to stain the existing brick on the single-family dwelling to install: a fence, a pergola, and a hot tub with screening.*

Ms. Outten read the staff report.

Ian Markley, applicant, and Khyber Rooney-Rab dau, designer, were available to answer questions.

The board discussion and questions were as follows (Chairwoman Glaser's and Member Monarch's submitted comments were read into the record. Please see attached.): (i) Staining of masonry: Ms. Rooney-Rab dau introduced mineral-based stains and paints that were being proposed for the brick have been used since the late 1800's and was prevalent in Europe. She continued explaining that the brick was not uniform as it was added in pieces over time, and the color did not represent other buildings in town. Member Cooper stated that irregular brick was a feature associated with bungalow architecture. She had researched Virginia,

other states, and national guidelines on covering original masonry and they all recommended not to paint or cover original masonry. Member Cooper continued by saying that the other painted or stained looking homes in the district were done part of construction, or the color was the actual manufactured color. Mr. Markley said that the mineral-based stain allows brick to breathe so does not harm the brick, and from a maintenance and upkeep standard it was desired. Member Cooper mentioned that if the proposed stain was a clear matte stain finishing to protect the masonry it would be permissible per the Historic District Overlay Design Guidelines (HDODG). (ii) Fence: Ms. Outten informed the board that the proposed fence style was allowed under the guidelines as it was a modern style. and (iii) Pergola: Mr. Markley and Ms. Rooney-Rab dau explained that the pergola would be in line with the house, and that the added landscape screening was going to help visually.

Motion made by Member Cooper, seconded by Member James, to approve the application for a Certificate of Appropriateness at 1 Monroe Avenue on an application filed by Ian C. Markley to (1) construct a pergola; and (2) to install: (i) a wooden fence around the perimeter of the property with front and side gates, (ii) a hot tub, and landscape screening on the front and side of the single-family dwelling per the Cape Charles Historic District Overlay Design Guidelines Section 3.1 – Architectural Character, Section 3.2 – Building Types, & Associated Architectural Styles: Ranch, Section 7.1 – Alternative Materials, Section 7.4 – Noncontributing Considerations, Section 9.2 – Fences & Freestanding Walls, Section 9.4 - Appurtenances and Section 9.5 – Landscaping; as stated in the application dated 2/03/2025; and per all zoning requirements. The motion was approved by a unanimous vote.

Motion made by Member Cooper, seconded by Member James, to deny the application for a Certificate of Appropriateness at 1 Monroe Avenue on an application filed by Ian C. Markley to stain the existing unstained masonry (brick) per the Cape Charles Historic District Overlay Design Guidelines Section 5.3 (6) (a); which states that unpainted masonry should remain unpainted and as stated in the application dated 2/03/2025. The motion was approved by a unanimous vote.

2. *208 Bay Avenue: Brian and Colleen Marden represented by Coastal Craftsman Builders, LLC – to replace the front porch flooring and to construct: a rear screened in porch and an accessory structure; to install: two outdoor showers, a pathway, a parking pad, and a fence.*

Ms. Outten presented the staff report.

Scott and Robin Simms, owner representatives, were available to clarify any details or answer questions.

The board discussion and questions were as follows (Chairwoman Glaser's comments were read into the record. Please see attached.): (i) Member James asked if the tempered windows were shiny. Mr. Simms answered no and added that all windows would be the same size as the original openings as the owners decided not to decrease the size of the one rear window. He continued saying the original frames would retain on most of the windows. Mr. Simms understood the HDODG pertaining to the minimum sill and trim thickness. (ii) Mr. Simms said the deck would serve as the backdrop for the proposed double stall rear shower. The board confirmed that the shower would not be up against the house as the deck was eight feet (8') off the house. (iii) Mr. Simms corrected that the door replacing the window would be a 15-lite clear glass steel door. (iv) When asked about shutters being placed on the shed, Mr. Simms did not know.

Motion made by Member Cooper, seconded by Member James, to approve the application for a Certificate of Appropriateness at 208 Bay Avenue on an application filed by Coastal Craftsman Builders, LLC, on behalf of owners Brain and Colleen Marden, to (1) Replace: (i) the existing front porch wood flooring with tongue and groove AZEK, (ii) ten wood and/or vinyl windows with new SDL Colonial style double hung vinyl windows with the same configuration and size as existing, (iii) one 12/1 wood 40" x 60" window with a 15-lite clear glass steel prehung door, (iv) Hardie Shake siding as needed, and (v) the existing concrete walkway with Blue Stone; (2) Construct: (i) 20' x 18' rear screened-in porch, (ii) 6' x 8' enclosed rear double shower, and (iii) 12' x 16' rear accessory structure with a ramp; (3) Install: (i) Blue Stone front, side, and rear walking path, (ii) 569 square feet parking pad, and (iii) additional wood picket fencing to the sides and rear of the

property per the Cape Charles Historic District Overlay Design Guidelines Section 3.1 – Architectural Character, Section 3.2 – Building Types, & Associated Architectural Styles: Colonial Revival, Section 4.4 – Woodwork – Exterior Wall, Decorative Trim, & Porches, Section 4.5 – Openings & Associated Features – Windows, Doors, & Storefronts, Section 5.2 – Roofs, Section 5.4 – Woodwork – Exterior Wall, Decorative Trim, & Porches, Section 5.4.2 – Porches, Section 5.5.1 – Windows, Section 5.6 – New Additions to Contributing Primary Buildings, Section 6.1 – Accessory Structures Associated with Contributing Primary Buildings, Section 7.1 – Alternative Materials, Section 9.1 – Hardscaping, Section 9.2 – Fences & Freestanding Walls, and Section 9.4 – Appurtenances; as stated in the application dated 2/03/2025 and with the amendment that no window would be decreased in size as stated by the applicant during the 3/18/2025 meeting, with the designated conditions that the porch flooring be replaced per the guidelines and window sill and window casing must be the minimum thickness per the guidelines; and per all zoning requirements. The motion was approved by a unanimous vote.

3. *509 Harbor Avenue: Lou Ellen Blackwelder represented by QS LLC – to construct a rear addition to the single-family dwelling.*

Ms. Outten read the staff report and informed the board they were reviewing the proposed rear addition because the back of the home could be seen from Bay Avenue, and also that a rear shower was not being proposed.

Sean Ingram, owner representative, was available to answer questions.

The board discussion and questions were as follows (Chairwoman Glaser's comments were read into the record. Please see attached.): (i) Member Monarch asked how the new addition would intersect with the house. Mr. Ingram explained the new addition would be built out from the rear and include a bedroom and bathroom. (ii) Member Monarch wanted to know how the second story deck wood be built. Mr. Ingram answered that the rear addition would have a flat rubber roof with floating AZEK decking. and (iii) Member James asked if the new windows matched the other existing windows. Mr. Ingram said they may not, but the size meant the code requirements for egress.

Motion made by Member Cooper, seconded by Member James, to approve the application for a Certificate of Appropriateness at 509 Harbor Avenue on an application filed by QS, LLC, on behalf of owner LouEllen Blackwelder, to construct a 24.2' x 3.1' (750.2 square feet) rear addition with a 9' x 31' (297 Square feet) second story deck above the new addition per the Cape Charles Historic District Overlay Design Guidelines Section 3.1 – Architectural Character, Section 3.2 – Building Types, & Associated Architectural Styles: Minimal Traditional, Section 5.12 – New Additions to Non-Contributing Buildings, and Section 9.3 – Decks, Ramps, & Patios; as stated in the application dated 12/23/2024; and per all zoning requirements. The motion was approved by a unanimous vote.

4. *509 Madison Avenue: Joseph Dudek – After the Fact to complete construction of a rear accessory structure.*

Ms. Outten read the staff report and explained that the accessory structure was under construction, but a Stop Work Order was placed on the site until all required approvals were achieved.

Joseph Dudek, applicant, was available by phone to answer questions. Mr. Dudek said the 14' x 18' accessory structure would not be used as an accessory dwelling unit and the proposed T-1-11 siding was wood and has been used on many sheds in the neighborhood.

Motion made by Member James, seconded by Member Cooper, to approve the application for an After the Fact Certificate of Appropriateness at 509 Madison Avenue on an application filed by Joseph Dudek to finish construction on a 14' x 18' (252 square feet) rear accessory structure per the Cape Charles Historic District Overlay Design Guidelines Section 3.1 – Architectural Character, Section 3.2 – Building Types, & Associated Architectural Styles: No Discernable Style and Section 6.1 – New Accessory Structure to Contributing

Primary Buildings; as stated in the application dated 1/03/2025; and per all zoning requirements. The motion was approved by a unanimous vote.

E. Other:

1. *Tax Map #83A3-4-X: Municipal Corporation of Cape Charles represented by Cape Charles Main Street – to install a clock in the Strawberry Street Plaza.*

Ms. Outten read the proposed clock description.

Mark Usry, applicant representative, was available to answer questions. Mr. Usry explained that the clock was designed to be placed at the front of Strawberry Street Plaza, and it would be centered and wired underground.

Motion made by Member James, seconded by Member Cooper, to approve the application for a Certificate of Appropriateness at Tax Map #83A3-4-X Mason Avenue on an application filed by Cape Charles Main Street on behalf Municipal Corporation of Cape Charles to install an electric cast aluminum clock centered in the front of Strawberry Street Plaza per the Cape Charles Historic District Overlay Design Guidelines Section 3.1 – Architectural Character and Section 9.4 – Appurtenances; as stated in the application dated 3/11/2025; and per all zoning requirements. The motion was approved by a unanimous vote.

OTHER BUSINESS:

A. Report from Zoning Administrator Katie Nunez

Ms. Nunez updated the board on (1) Administrative Approvals as follows: (i) Roof: 217 Randolph Avenue; 550 Randolph Avenue; (ii) Other: 504 Jefferson Avenue; 534 Jefferson Avenue; 512 Monroe Avenue; 603 Monroe Avenue; 219 Randolph Avenue; 111 Tazewell Avenue; 621 Tazewell Avenue; 645 Tazewell Avenue. (2) Compliance Checks by Zoning Compliance Officer on Issued Certificate of Appropriateness: None. and (3) Notices of Violations Issued on Behalf of the HDRB: 645 Tazewell Avenue.

ANNOUNCEMENTS:

There were no announcements.

Motion made by adjourn the March 18, 2025 Historic District Review Board Regular Meeting at 5:52 p.m.

Vice-Chairwoman Elizabeth Wright

Planning/Zoning Assistant Preservation & Zoning Administrator

March 18, 2025
Historic District Review Board Member Comments

Chairwoman Kathy Glaser

From: Kathy Glaser <kathy.glaser2@hotmail.com>
Sent: Monday, March 17, 2025 12:06 PM
To: Tracy Outten
Subject: Re: March 18, 2025 Historic District Review Board Agenda

I have reviewed the packet and have these questions:

RENOVATIONS

#1 1 Monroe Stain brick - Section 5.6.a Unpainted masonry should remain unpainted. Brick is porous and retains moisture. If you seal it moisture will be trapped and this could lead to damage. I have no question on fence, pergola. They meet historic guidelines. My preference would be natural stain vs white but that is their decision. Yard coverage?. (I know that is zoning)

#2 - Bay Ave -Are they keeping the original frames? If not , they need to have the 1 1/2 inch sill. Shed has shutters but the house does not. Are they putting shutters on shed?

#3- 509 Harbor. Rubber roof? Architectural shingles usually used - need better picture or a sample to see. Is addition bigger than original house?
Construction is not viewable from street? If so, can they do what they want as long as it meets building code?

#4 509 Madison - Is T-1 11 an acceptable material? Is it viewable from street?

Member Ken Monarch

From: ken monarch <coachken26@hotmail.com>
Sent: Tuesday, March 18, 2025 12:46 PM
To: Tracy Outten
Cc: Katie Nunez
Subject: Re: March 18, 2025 Historic District Review Board Agenda

1 Monroe

Slat fence - Is that an approved style? Didn't see it mentioned in the Design Guidelines.

Brick - white stain approved? According the Guidelines, 'Unpainted masonry should remain unpainted'.

509 Harbor

How does new rear room intersect with existing porch and room?

'Rear Second-Floor Deck: Flooring: 5/4 x 6" AZEK Composite Decking, Railing: AZEK Premier composite' - I don't understand the flooring. This is a 2nd floor deck with a room underneath. There has to be another layer between the AZEK and the roof of the 1st floor room (not weatherproof).

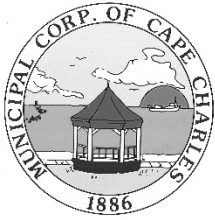
509 Madison

What will be the purpose of 2nd floor of shed?

How to access 2nd floor? I saw no stairs on the interior or exterior.

Agenda Item 6D (1)

505 Harbor Avenue



HISTORIC DISTRICT REVIEW BOARD STAFF REPORT

Meeting Date: April 15, 2025

Item #: 6D (1) – 505 Harbor Avenue

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

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

Date: March 26, 2025

APPLICANT: Jennifer Corcoran

TYPE OF APPLICATION: Certificate of Appropriateness

SITE ADDRESS: 505 Harbor Avenue

WORK TO BE PERFORMED: Repair roof; construct rear deck and pergola; and install pavers

TAX MAP: 83A1-2-10-4

CURRENT ZONING: Residential - (R-1)

LOT SIZE: 4,515 sq. ft.

HISTORIC REGISTER: CONTRIBUTING

Description: Ca. 1925, Folk Victorian

Accessory Structure: NA

DATE APPLICATION RECEIVED: March 4, 2025

PRE-APPLICATION MTG: February 12, 2025

DATE APPLICATION DEEMED COMPLETE: March 4, 2025

LEGAL DEADLINE: HDRB Decision (90 Days from Complete Application): June 2, 2025

The applicant is seeking to repair 15% of the roof shingles and remove the existing rear deck and reconstruct a new 9' x 8' (72 square feet) rear stoop and 10' x 4' (40 square feet) rear deck around the hot tub. The application also includes the construction of a 20' x 12' (24 square feet) covered pergola over pavers in the rear yard.

AERIAL MAP:



MATERIALS:

Roof: Asphalt Shingles

Rear Stoop and Deck: Flooring: Trex Composite Decking, Railing: Trex Composite, Steps: Trex Composite

Pergola: Treated lumber with PVC wrap; Roof: Asphalt Shingle

Pavers: Concrete

STAFF ANALYSIS:**ZONING COMPLIANCE**

The property is a legal, non-conforming use. The proposed roof replacement, rear deck and stoop on the two-story single-family dwelling, the pergola, and pavers are in conformance with the Zoning Ordinance based on this application to the HDRB.

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

HISTORIC DISTRICT OVERLAY DESIGN GUIDELINES:

Section 3.1: Architectural Character

Section 3.2: Building Types, Forms, & Associated Architectural Styles (Page 3-11 – Victorian Styles)

Section 4.2: Roofs

Section 5.2: Roofs

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

Section 9.3: Decks, Ramps, & Patios

STAFF RECOMMENDATION:

Staff is requesting the HDRB to review the application material submitted by the applicant and determine if the materials for the proposed roof, rear deck, pergola, and pavers reflect the character and historic appearance of the neighborhood. Please note that this structure is a non-contributing structure.

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

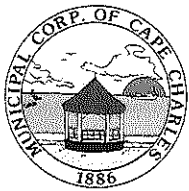
The Historic District Review Board makes the final determination on whether or not a Certificate of Appropriateness will be issued for this project and may impose conditions on an approval.

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

Total Lot Coverage Breakdown - 3/27/2025	
Address 505 Harbor Avenue	Tax Map # 83A1-2-10-4
Lot Size	4,515
Structure	Square Footage
House	980.82
Front Porch	200.00
Front Steps	69.00
Front Walkway	88.00
Accessory Structure (Hot Tub)	64.00
Concrete	240.50
Total	1,642.32
Total Lot Coverage	36.38%
ADD ONS	
Rear Snoop, Deck, and Steps	130.00
Rear Pergola	240.00
Proposed Total	370.00
Existing Total	1,642.32
Total Proposed + Existing	2,012.32
Total Lot Coverage	44.57%
NOT INCLUDED	
Pavers (Pergola Base)	240
Rear Deck and Steps (being resized)	124.5



Certificate of Appropriateness Application Renovation

Planning & Zoning Department
2 Plum Street; Cape Charles, VA 23310
757-331-3259 x31

planningtech@capecharles.org

Revised 12/2024

Taxes	Paid
Violations	NA
Fee	\$150 ⁰⁰
Decision	HDRB

Budget Code: HISTF 100-3100-1100

Budget Code VIOLATIONS: PERMZ 100-3100-1370

PART 1: APPLICATION NOTES

A Certificate of Appropriateness is required for all applications for zoning clearances and permits involving any exterior alteration, modification, restoration, reconstruction, demolition, new construction or moving of a property within the Cape Charles Historic District Overlay.

Minor Exterior Work* is exterior maintenance and repair, replacement of missing or broken windowpanes, roofing shingles, slates, tiles, porch floors, posts, rails, or shutters where no substantial change to design or material is proposed and other minor changes that do not materially change the historic characteristics of the building may be reviewed by the Zoning Administrator. Upon approval the applicant is responsible for confirming and obtaining all necessary building permits.

Major Exterior Work: is any alteration of the architectural style of a structure or its significant architectural elements, modifications, additions, and any major or minor work not eligible for administrative review must be reviewed and approved* by the Historic District Review Board. Upon approval the applicant is responsible for confirming and obtaining all necessary building permits.

Note: A pre-application meeting is available upon request prior to submitting this application.

The following documents must be submitted to the Town before this application can be reviewed. In addition to these documents, the COA application and requested supporting information relevant to the applicable sections must be deemed complete by department staff prior to being evaluated.

- ☒ A) Zoning Clearance Application ☒ B) Photos of existing condition ☒ C) Owner Permission Affidavit
☐ D) Payment of COA Fee (Residential – Minor \$75, Major \$150 / \$500 OR Commercial/Commercial Residential - \$1,000)
☒ E) Site Plan/Survey ☐ F) Material Specifications ☐ G) Tree Permit Application

Owner signature:

Date:

PART 2: PROPERTY INFORMATION

Property Address: 505 Harbor Avenue, C.C. Va 23310 Tax Map #: 083A1-02-10-00400
Is there an active Certificate of Appropriateness on this property? ☒ No ☐ Yes Date: Zoning District: R1

PART 3: PROPERTY OWNER INFORMATION

Name and/or Company: Jennifer Corcoran
Mailing Address: 505 Harbor Avenue, Cape Charles, Va 23310
Phone Number: 514-369-7458
Email: wineryx@dropitwine.com

PART 4: APPLICANT INFORMATION

☒ Check here if the 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 – Describe in detail proposed work.

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

Upper decking to surround existing hot tub, over existing footprint of lower patio. Upper decking replaced wood with composite 2x12 Pergola with 10ft roof. Flooring will be matching existing pavers. Replace shingles (asphalt) on sun room with same

PART 6. ALTERATIONS, REPAIRS OR ADDITIONS

Select the type of work to be performed (check all that apply):

☐ Addition ☐ Doors ☐ Windows ☐ Masonry ☐ Porch ☒ Roofs ☐ Siding ☐ Steps/Stoop & Railings
☐ Trim Work ☐ Fence or Wall ☐ Partial demolition ☒ Hardscaping ☐ Appurtenances ☒ Other:

A. ADDITION ☒ Not applicable**SEE SECTION 5.6 or 5.12 OF THE HISTORIC DISTRICT DESIGN GUIDELINES**

Location (Attach a diagram; Survey/Site Plan is required):

Stories:

Building height:

Footprint:

Gross square footage:

Complete all sections below that apply to your addition and supply elevation drawings.

B. ROOF☐ Not applicable**SEE SECTION 4.2, 5.2, or 5.8 OF THE HISTORIC DISTRICT DESIGN GUIDELINES**

Type of work: ☐ New ☒ Repair % of roof structure 15% ☐ Reroofing: In kind ☒ Different in style or material _____
☐ Add/Repair Gutters and downspouts ☐ Solar Panels ☐ Other Solar Installation

Location (Pictures of existing condition):

Existing Roof**Proposed Roof**Existing Condition: ☒ Original ☐ Not Original ☐ Not Sure

Proposed Work: replace shingles

Existing Material: asphalt (charcoal)

Proposed Material: asphalt (charcoal)

Pitch:

Pitch:

Gutters & Downspouts: (Pictures of Location & Material Specs)**Solar:** (Pictures of Location & Material Specs)

Proposed Work:

Proposed Work:

Proposed Material:

Proposed Material:

Other / Additional Notes:

C. DOORS☒ Not applicable**SEE SECTION 4.5, 5.5, or 5.11 OF THE HISTORIC DISTRICT DESIGN GUIDELINES**

Number of doors to be: Added: _____ Removed: _____

Repaired: _____ Replaced: In kind _____ Different in style or material _____

Attach a diagram of the house exterior with all doors numbered. Add documentation for each additional door.

Existing Door**Proposed Door**

Door 1: Complete a separate Section C for each door being modified.

Work to be completed:

Original to the home: ☐ Yes ☐ No ☐ Not Sure☐ Added ☐ Removed ☐ Repaired ☐ Replaced

Existing Material:

Proposed Material:

Dimensions: Width _____ Height _____

Dimensions: Width _____ Height _____

Configuration with picture (i.e., glass panes, divisions, decorative details & panels):

Configuration with picture (i.e., glass panes, divisions, decorative details & panels):

Indicate the reason for change:

D. WINDOWS ☒ Not applicable SEE SECTION 4.5, 5.5, or 5.11 OF THE HISTORIC DISTRICT DESIGN GUIDELINES	
Number of windows to be: Added: _____ Removed: _____ Repaired: _____ Replaced: In kind _____ Different in style or material _____	
Minimum Guidelines: <u>Window Sill</u> – thickness of 1-1/2" and <u>Window Casing or Trim</u> – thickness of 3-1/2"	
Attach a diagram of the house exterior with all windows numbered. Add documentation for each additional window.	
Existing Windows	Proposed Windows
Window 1: Complete a separate Section D for each window being modified if it is a different size, configuration, etc. Original to the home: ☐ Yes ☐ No ☐ Not Sure	Work to be completed: ☐ Added ☐ Removed ☐ Repaired ☐ Replaced
Configuration (i.e., double-hung sash, 2/2, 6/1, 6/6, etc.): Include a picture	Configuration (i.e., double-hung sash, 2/2, 6/1, 6/6, etc.): Include a picture
Width: Height: Depth:	Width: Height: Depth:
Existing Material:	Proposed Material:
Sill: Length: Thickness: Depth:	Sill: Length: Thickness: Depth:
Existing Material:	Proposed Material:
Casing / Trim: Width: Height: Depth:	Casing / Trim: Width: Height: Depth:
Existing Material:	Proposed Material:
Shutters: Original: ☐ Yes ☐ No (Attach Location Picture)	Shutters: ☐ Repair ☐ Replace ☐ New (Attach Location Picture)
Existing Material:	Proposed Material:
Indicate the reason for change:	
E. PORCHES ☒ Not applicable SEE SECTION 4.4, 5.4, or 5.10 OF THE HISTORIC DISTRICT DESIGN GUIDELINES	
<u>New materials should match the historic material, composition, shape, size, and other visual qualities.</u>	
Work to be done: ☐ Repair flooring ☐ Repair ceiling ☐ Repair columns ☐ Repair/Add Skirting ☐ Repair/Add Screening ☐ Flooring = ☐ Alter ☐ Replace ☐ Repair ☐ Columns = ☐ Alter ☐ Replace ☐ Repair ☐ Balustrade = ☐ Alter ☐ Replace ☐ Repair ☐ Ceiling = ☐ Replace ☐ Repair ☐ Skirting = ☐ New ☐ Replace ☐ Repair	
Location (Attach pictures for all work including existing and proposed; Survey may be requested):	
FLOORBOARDS: Number of boards to be: _____ Repaired _____ Replaced _____ Altered Replacement of flooring should match the historic floorboard orientation. Replacement of an entire porch floor, ensure the new floor slopes away from the building.	
Existing Condition: ☐ Original ☐ Not Original ☐ Not Sure	Proposed
Existing Material:	Proposed Material:
Dimensions: Length: Width: Depth:	Dimensions: Length: Width: Depth:
CEILING	
Existing Condition: ☐ Original ☐ Not Original ☐ Not Sure	Proposed
Existing Material:	Proposed Material:
COLUMNS	
Existing Condition: ☐ Original ☐ Not Original ☐ Not Sure	Proposed
Existing Material & Design:	Proposed Material & Design:
Existing Dimensions: Height: Width: Diameter:	Proposed Dimensions: Height: Width: Diameter:
CONTINUE COMPLETING THIS SECTION ON PAGE 4	

BALUSTRADE	
Existing Condition: ☐ Original ☐ Not Original ☐ Not Sure	Proposed
Existing Material:	Proposed Material:
Existing Dimensions: Height: Width: Diameter:	Proposed Dimensions: Height: Width: Diameter:
Existing Style / Design:	Proposed Style / Design:
SCREENING	
Existing Condition: ☐ Original ☐ Not Original ☐ Not Sure	Proposed Work: ☐ New ☐ Replace ☐ Repair
Existing Material:	Proposed Material:
SKIRTING	
Existing Condition: ☐ Original ☐ Not Original ☐ Not Sure	Proposed Work: ☐ New ☐ Replace ☐ Repair
Existing Material:	Proposed Material:
If replacing any item above, indicate the reason for replacement:	
If altering any item above, describe any proposed change (material, size, etc.):	
F. STEPS/STOOPS/RAILINGS ☐ Not applicable SEE SECTION 4.4, 5.4, or 5.10 OF THE HISTORIC DISTRICT DESIGN GUIDELINES	
Location (Attach pictures; Survey may be requested):	
Number of Steps to be: Repaired <u>3</u> Replaced Altered	
Existing Condition: ☐ Original ☐ Not Original ☒ Not Sure	Proposed
Existing Material: <u>treated lumber</u>	Proposed Material: <u>trex composite</u>
Dimensions: Rise: <u>7"</u> Run: <u>8ft</u> Tread Width: <u>12"</u>	Dimensions: Rise: <u>7"</u> Run: <u>6ft</u> Tread Width: <u>12"</u>
If replacing, indicate the reason for replacement. If altering, describe any proposed change (material, configuration, size, etc.): <u>weathered, rotten.</u>	
Stoop to be: ☒ Repaired ☒ Replaced Altered	
Existing Condition: ☐ Original ☐ Not Original ☒ Not Sure	Proposed
Existing Material & Size: <u>wood 10x12</u>	Proposed Material & Size: <u>trex composite 9x8</u>
If replacing, indicate the reason for replacement. If altering, describe any proposed change (material, configuration, size, etc.):	
Number of Railings to be: Repaired <u>2</u> Replaced Altered	
Location (Attach pictures; Survey may be requested):	
Existing Condition: ☐ Original ☐ Not Original ☒ Not Sure	Proposed
Existing Material: <u>treated wood</u>	Proposed Material: <u>trex composite</u>
Existing Dimensions: Height: <u>40"</u> Width: <u>4"</u> Diameter: <u>2"</u>	Proposed Dimensions: Height: <u>40"</u> Width: <u>4"</u> Diameter: <u>2"</u>
Existing Style / Design:	Proposed Style / Design:
If replacing, indicate the reason for replacement. If altering, describe any proposed change (material, configuration, size, etc.): <u>weathered, warped,</u>	

G. SIDING ☒ Not applicable SEE SECTION 4.4, 5.4, or 5.9 OF THE HISTORIC DISTRICT DESIGN GUIDELINES			
Type of work: ☐ Minor Repair ☐ Full Re-Siding (same material) ☐ Full Re-Siding (Change of material)			
Location (Attach diagram & pictures):			
Existing Siding		Proposed Siding	
Original to the home: ☐ Yes ☐ No ☐ Not sure			
Existing Material:		Proposed Material:	
Dimensions: Thickness:	Width:	Dimensions: Thickness:	Width:
Indicate the reason for change, e.g., underlying material condition, rot:			

H. TRIM WORK ☒ Not applicable SEE SECTION 4.4, 5.4, or 5.10 OF THE HISTORIC DISTRICT DESIGN GUIDELINES			
Type of work: ☐ Minor Repair ☐ Alteration			
Location (Attach diagram & pictures):			
Existing Trim		Proposed Trim	
Existing Condition: ☐ Original ☐ Not Original ☐ Not Sure			
Existing Material:		Proposed Material:	
Dimensions: Width:	Height:	Dimensions: Width:	Height:
Depth:		Depth:	
Style / Design:		Style / Design:	
Reason for repair or alteration (change of material or design):			

I. MASONRY ☒ Not applicable SEE SECTION 4.3 or 5.3 OF THE HISTORIC DISTRICT DESIGN GUIDELINES			
Type of work: ☐ New foundation ☐ Substantial Reconstruction ☐ Minor Repair ☐ Repointing			
Location (Attach diagram & pictures):			
Existing Masonry		Proposed Masonry	
Existing Condition: ☐ Original ☐ Not Original ☐ Not Sure			
Existing Material:		Proposed Materials:	
Existing mortar:	Joints:	Mortar to be used:	Mortar joints:
Other / Additional Notes: (Unpainted masonry cannot be painted.)			
Existing Chimney		Proposed Chimney	
Show location and document conditions with photographs		☐ Repair ☐ Remove ☐ Add a chimney cap	
Indicate the reason for change and materials:			

J. HARDSCAPING ☐ Not applicable SEE SECTION 9.1 OF THE HISTORIC DISTRICT DESIGN GUIDELINES			
Location (Attach Site Plan/Survey & pictures):			
☐ Driveway:	Length:	Width:	Materials:
☐ Walkway:	Length:	Width:	Materials:
☒ Other Paving:	Length: 20	Width: 12	Materials: pavers / beige cream 3/4 piece mix

K. FENCE OR WALL ☒ Not applicable SEE SECTION 9.2 OF THE HISTORIC DISTRICT DESIGN GUIDELINES	
Type of work: ☐ New ☐ Repair % of structure _____ ☐ Replace In kind _____ ☐ Different in style or material _____	
Location (include survey showing location, setbacks, and height)	
Existing Material:	Proposed Material
Height:	Height:
Describe the style:	Describe the style:
L. DECKS & PATIOS ☐ Not applicable SEE SECTION 9.3 OF THE HISTORIC DISTRICT DESIGN GUIDELINES	
Location (Attach Site Plan/Survey & pictures): <u>See Steps + Stoop</u>	
☒ Deck: Length: <u>10</u> Width: <u>4</u> Materials: <u>trex/composit</u>	
☐ Patio: Length: Width: Materials: <u>grey</u>	
M. APPURTENCES ☐ Not applicable SEE SECTION 9.4 OF THE HISTORIC DISTRICT DESIGN GUIDELINES	
Location (Attach Site Plan/Survey & pictures):	
☒ New ☐ Repair ☐ Replacing ☐ Other:	
Outdoor Shower: ☐ Enclosed Length: Width:	
Material: <u>treated lumber w/white PVC wrap</u>	Foot Pad Material: <u>3pc. paver mix to match existing</u>
Other, describe: <u>asphalt shingles, match house</u>	
Dimensions: <u>20x12 10ft high</u>	Material
Other:	
Dimensions:	Material
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: <u>[Signature]</u>	Date: <u>3/4/2025</u>
Zoning Administrator's signature: _____	Date: _____
Zoning Ordinance Article VIII Section: <u>8.16</u>	

THIS SURVEY IS BASED ON A PLAT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF NORTHAMPTON COUNTY, VIRGINIA IN DEED BOOK 65 AT PAGE 183.

THIS IS TO DECLARE THAT I, ON FEBRUARY 14, 2025, SURVEYED THE PROPERTY SHOWN HEREON. THIS SURVEY COMPLIES WITH THE MINIMUM STANDARDS AND PROCEDURES AS SET FORTH IN 18VAC10-20-380 CODE OF VIRGINIA.

THE BUILDING SHOWN HEREON APPEARS TO LIE WITHIN ZONE X (OTHER FLOOD AREAS) ACCORDING TO THE FEMA - NFIP COMMUNITY PANEL NUMBER 51131C-0295F, DATED 03/02/2015. 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. CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL TO CONFIRM THE ABOVE INFORMATION. FLOOD ZONE INFORMATION WAS SCALED FROM F.E.M.A. FLOOD MAPS. ALPHATEC SURVEYORS, LTD. IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN HEREON.

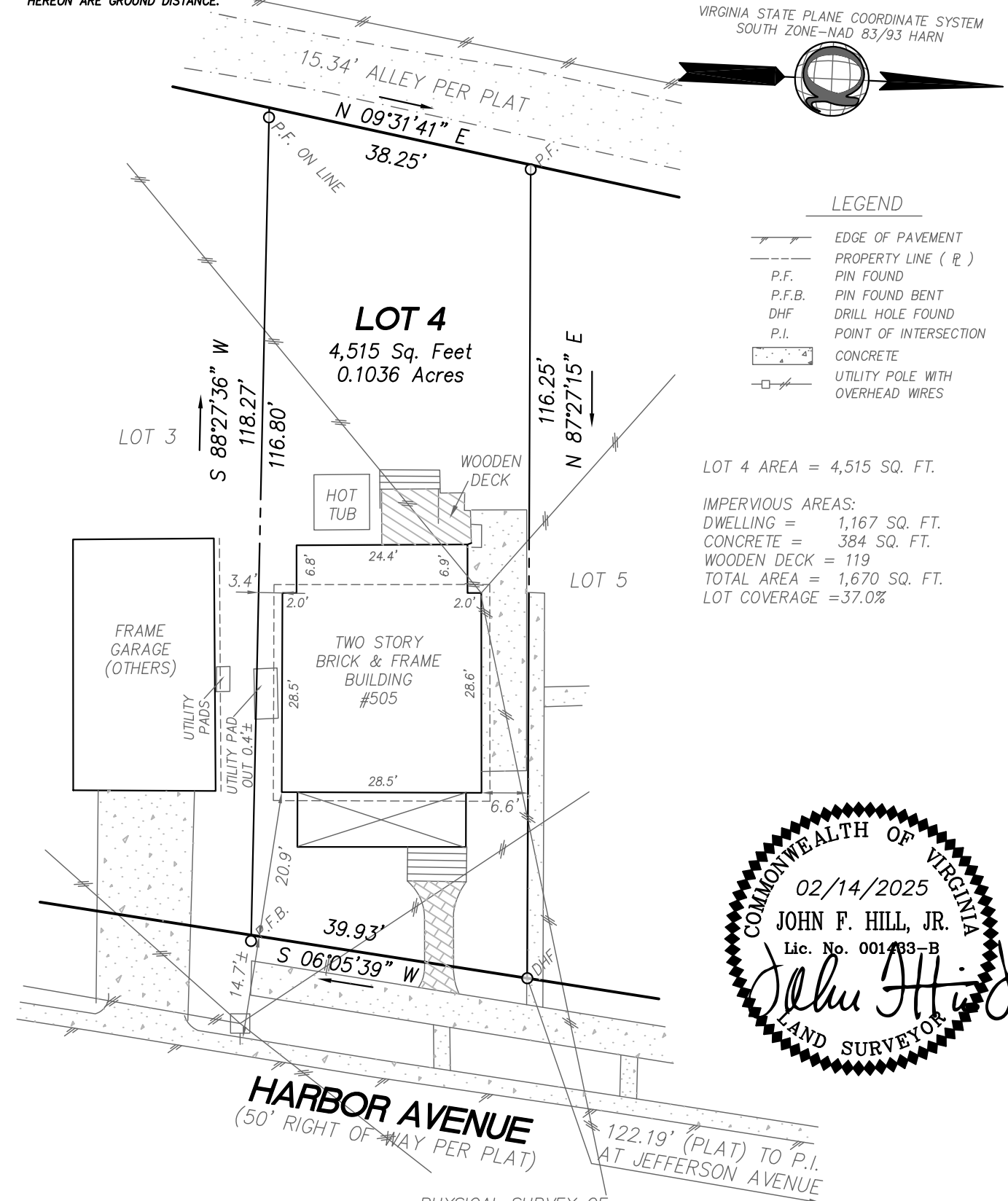
THE SURVEY OF THE PROPERTY SHOWN HEREON WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT, AND CONSEQUENTLY MAY NOT DEPICT ALL MATTERS AFFECTING THE PROPERTY SHOWN HEREON.

This document, together with the concepts and designs herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Alphatec Surveyors, Ltd. shall be without liability to Alphatec Surveyors, Ltd.

NOTES:

1. ALL BUILDING DIMENSION SHOWN HEREON ARE TO THE EXTERIOR FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
2. ALL VISIBLE FRANCHISE UTILITY APPURTENANCE (I.E. TRANSFORMER, UTILITY BOX, PEDESTAL, ETC..) MAY BE EVIDENCE OF AN EASEMENT.
3. COORDINATES AND METES AND BOUNDS REFER TO THE VIRGINIA COORDINATE SYSTEM OF 1983 - SOUTH ZONE (1994 VIRGINIA HARN) DATUM. ALL DISTANCE SHOWN HEREON ARE GROUND DISTANCE.

VIRGINIA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE-NAD 83/93 HARN



PHYSICAL SURVEY OF
LOT 4, BLOCK 10

SUBDIVISION OF
SEA COTTAGE ADDITION

CAPE CHARLES NORTHAMPTON COUNTY, VIRGINIA
FEBRUARY 14, 2025 SCALE: 1"=25'

EXCLUSIVELY FOR

JENNIFER CORCORAN



PROJECT NO.: 25963

DRAWING NO.: 36063



ALPHATEC
SURVEYORS LTD.

530 WOODLAKE CIRCLE, SUITE 200, CHESAPEAKE, VA 23320
TEL.: (757) 963-5261 FAX: (757) 963-5262

L:\25000-25999\25963 505 Harbor Ave\25963 SAO DRAFT.dwg

505 Harbor Avenue Existing Pictures





505 Harbor Avenue Proposed



Proposed Pavers



Pergola



Columns to match front porch if available.





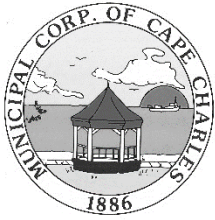
may not be able to get columns to
match front of house. May revert to
what is in this picture

Show Larger Photos

Size (W x L): *

Agenda Item 6D (2)

502 Plum Street



HISTORIC DISTRICT REVIEW BOARD STAFF REPORT

Meeting Date: April 15, 2025

Item #: 6D (2) – 502 Plum Street

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

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

Date: March 27, 2025

APPLICANT: Martin Mayer

TYPE OF APPLICATION: Pre-Application /
Certificate of Appropriateness

SITE ADDRESS: 502 Plum Street

WORK TO BE PERFORMED: Renovate the front porch and steps, side deck, construct additions, install outdoor rear shower

TAX MAP: 83A1-6-A

CURRENT ZONING: Residential - (R-1)

LOT SIZE: 3,200 sq. ft. from Northampton
County Vision (Real Estate Assessments)

HISTORIC REGISTER: CONTRIBUTING
Description: Ca. 1920, Folk Victorian
Accessory Structure: NA

DATE APPLICATION RECEIVED: March 4, 2025

PRE-APPLICATION MTG: April 15, 2025

DATE APPLICATION DEEMED COMPLETE: March 4, 2025

LEGAL DEADLINE: HDRB Decision (90 Days from Complete Application): June 2, 2025

The applicant is seeking complete the following:

Renovations:

Roof: Replace existing asphalt shingle with new asphalt shingle – Pitch 10:12

Front Porch: Replace existing enclosed porch to be opened and renovated as follows: Flooring

Side Door: Replace existing 12 panel wood door and storm door with a fiberglass half-lite/1-panel

Windows:

- Removed:
 - 7 Wood 1/1 located on the existing Enclosed Front Porch
 - 2 Wood 1/1 located on the rear and side of the house.
- Relocated: 2 Wood 1/1
- Added: 2 Double Hung Vinyl 2/2 SDL

Siding: Replace existing asbestos and vinyl with Smooth Hardie Plank Siding

New:

Gutters & Downspouts: Aluminum 6"

Rear Second Story Addition: 17' x 10' (170 square feet)

Fence: Horizontal Slated Panel Wood

JEFFERSON AVE

502 504 506 510 512 514 518 524 532 534 538 540 542

510 508 506 504 502

509 513 517 521 525 529 533 537 541 547

PLUM ST

MADISON AVE

NECTARINE ST

Roof: Asphalt Shingle, Pitch 10:12; Gutters & Downspouts: Aluminum 6"

Front Porch: Flooring, Balustrades & Columns: Weather Shield Treated Southern Pine Decking, Steps: Brick

Rear Second Story Addition: Roof: Asphalt Shingle, Pitch 10:12; Siding: Hardie Plank Lap Siding; Windows: Loudoun Window 400 Series Double Hung Vinyl, 2/2 SDL with full flex screen; Trim: AZEK

Fence: Wood

STAFF ANALYSIS:

The property is a legal, non-conforming use. The proposed renovations and additions to the two-story single-family dwelling, and installations of the outdoor shower, driveway, and fence are in conformance with the Zoning Ordinance based on this application to the HDRB. However, an updated survey needs to be submitted before full zoning compliance can be given for the fence and driveway.

2 of 3

HISTORIC DISTRICT OVERLAY DESIGN GUIDELINES:

Section 3.1: Architectural Character

Section 3.2: Building Types, Forms, & Associated Architectural Styles (Page 3-11 – Victorian Styles)

Section 4.2: Roofs

Section 4.4: Woodwork – Exterior Wall, Decorative Trim, & Porches

Section 4.5: Openings & Associated Features – Windows, Doors, & Storefronts

Section 5.2: Roofs

Section 5.4: Woodwork – Exterior Wall, Decorative Trim, & Porches

Section 5.4.2: Porches

Section 5.5: Openings & Associated Features – Windows, Doors, & Storefronts

Section 5.6: New Additions to Contributing Buildings

Section 7.1: Alternative Materials

Section 9.1: Hardscaping

Section 9.2: Fences & Freestanding Walls

Section 9.4: Appurtenances

STAFF RECOMMENDATION:

Staff is requesting the HDRB to review the application material submitted by the applicant and determine if the materials for the proposed renovations and addition of a rear second-story reflect the character and historic appearance of the neighborhood.

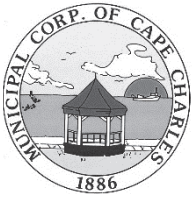
Staff is prepared to assist in the development of a motion, if needed.

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 Renovation

Planning & Zoning Department
2 Plum Street; Cape Charles, VA 23310
757-331-3259 x31

planningtech@capecharles.org

Revised 12/2024

Taxes Paid

Violations NA

Fee \$500 PD

Decision HDRB

Budget Code: HISTF 100-3100-1100

Budget Code VIOLATIONS: PERMZ 100-3100-1370

PART 1: APPLICATION NOTES

A Certificate of Appropriateness is required for all applications for zoning clearances and permits involving any exterior alteration, modification, restoration, reconstruction, demolition, new construction or moving of a property within the Cape Charles Historic District Overlay.

Minor Exterior Work* is exterior maintenance and repair, replacement of missing or broken windowpanes, roofing shingles, slates, tiles, porch floors, posts, rails, or shutters where no substantial change to design or material is proposed and other minor changes that do not materially change the historic characteristics of the building may be reviewed by the Zoning Administrator. Upon approval the applicant is responsible for confirming and obtaining all necessary building permits.

Major Exterior Work: is any alteration of the architectural style of a structure or its significant architectural elements, modifications, additions, and any major or minor work not eligible for administrative review must be reviewed and approved* by the Historic District Review Board. Upon approval the applicant is responsible for confirming and obtaining all necessary building permits.

Note: A pre-application meeting is available upon request prior to submitting this application.

The following documents must be submitted to the Town before this application can be reviewed. In addition to these documents, the COA application and requested supporting information relevant to the applicable sections must be deemed complete by department staff prior to being evaluated.

- ☐ A) Zoning Clearance Application ☐ B) Photos of existing condition ☐ C) Owner Permission Affidavit
☐ D) Payment of COA Fee (Residential – Minor \$75, Major \$150 / \$500 OR Commercial/Commercial Residential - \$1,000)
☐ E) Site Plan/Survey ☐ F) Material Specifications ☐ G) Tree Permit Application

Owner signature:

Martin Mayer

Date: 3/4/2025

PART 2: PROPERTY INFORMATION

Property Address: 502 Plum Street

Tax Map #: 83A1-6-A

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

Zoning District: R1

PART 3: PROPERTY OWNER INFORMATION

Name and/or Company: Martin Mayer

Mailing Address: 4309 Speckles Lane, Machipongo, VA 23405

Phone Number: 3307206384

Email: mkm180@gmail.com

PART 4: APPLICANT INFORMATION

☒ Check here if the 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 – Describe in detail proposed work.

(If any tree removal is being proposed a Tree Permit Application must be completed):
See additional notes document.

PART 6. ALTERATIONS, REPAIRS OR ADDITIONS

Select the type of work to be performed (check all that apply):

☒ Addition ☒ Doors ☒ Windows ☐ Masonry ☒ Porch ☒ Roofs ☒ Siding ☒ Steps/Stoop & Railings
☒ Trim Work ☒ Fence or Wall ☒ Partial demolition ☒ Hardscaping ☒ Appurtenances ☐ Other:

A. ADDITION ☐ Not applicable **SEE SECTION 5.6 or 5.12 OF THE HISTORIC DISTRICT DESIGN GUIDELINES**

Location (Attach a diagram; Survey/Site Plan is required): 502 Plum Street

Stories: 1 Building height: 24' Footprint: 17'x10' Gross square footage: 161'

Complete all sections below that apply to your addition and supply elevation drawings.

B. ROOF ☐ Not applicable **SEE SECTION 4.2, 5.2, or 5.8 OF THE HISTORIC DISTRICT DESIGN GUIDELINES**

Type of work: ☒ New ☐ Repair % of roof structure ____ ☐ Reroofing: In kind ____ Different in style or material ____
☒ Add/Repair Gutters and downspouts ☐ Solar Panels ☐ Other Solar Installation

Location (Pictures of existing condition): Entire Roof

Existing Roof	Proposed Roof
Existing Condition: ☐ Original ☒ Not Original ☐ Not Sure	Proposed Work: Reshingle roof
Existing Material: Asphalt shingles	Proposed Material: Timberline Asphalt Shingles
Pitch: 10/12	Pitch: 10/12
Gutters & Downspouts: (Pictures of Location & Material Specs)	Solar: (Pictures of Location & Material Specs)
Proposed Work: Add gutters and downspouts	Proposed Work:
Proposed Material: Aluminum 6"	Proposed Material:
Other / Additional Notes:	

C. DOORS ☐ Not applicable **SEE SECTION 4.5, 5.5, or 5.11 OF THE HISTORIC DISTRICT DESIGN GUIDELINES**

Number of doors to be: Added: 1 Removed: 2
Repaired: ____ Replaced: In kind ____ Different in style or material ____

Attach a diagram of the house exterior with all doors numbered. Add documentation for each additional door.

Existing Door	Proposed Door
Door 1: Complete a separate Section C for each door being modified. Original to the home: ☐ Yes ☒ No ☐ Not Sure	Work to be completed: ☐ Added ☒ Removed ☐ Repaired ☐ Replaced
Existing Material: Fiberglass	Proposed Material: Fiberglass
Dimensions: Width 36" Height 82"	Dimensions: Width 36" Height 82"
Configuration with picture (i.e., glass panes, divisions, decorative details & panels): 12 panel wood door and storm door	Configuration with picture (i.e., glass panes, divisions, decorative details & panels): Half lite, one panel

Indicate the reason for change: Safety, weatherproofing, and aesthetics

D. WINDOWS ☐ Not applicable SEE SECTION 4.5, 5.5, or 5.11 OF THE HISTORIC DISTRICT DESIGN GUIDELINES

Number of windows to be: Added: 2 Removed: 2

Repaired: _____ Replaced: In kind _____ Different in style or material 8_____

Minimum Guidelines: Window Sill – thickness of 1-1/2" and Window Casing or Trim – thickness of 3-1/2"

Attach a diagram of the house exterior with all windows numbered. Add documentation for each additional window.

Existing Windows	Proposed Windows
Window 1: Complete a separate Section D for each window being modified if it is a different size, configuration, etc. Original to the home: ☐ Yes ☒ No ☐ Not Sure	Work to be completed: ☒ Added ☐ Removed ☐ Repaired ☐ Replaced
Configuration (i.e., double-hung sash, 2/2, 6/1, 6/6, etc.): Include a picture No grid	Configuration (i.e., double-hung sash, 2/2, 6/1, 6/6, etc.): Include a picture 2 over 2 double hung to match
Width: 32" Height: 58" Depth: 5.5"	Width: 36" Height: 60" Depth: 5.5"
Existing Material: Wood	Proposed Material: Vinyl
Sill: Length: 34" Thickness: 1" Depth: 2"	Sill: Length: 38" Thickness: 1"5" Depth: 2"
Existing Material: wood	Proposed Material: Vinyl
Casing / Trim: Width: 34" Height: 58" Depth: 2"	Casing / Trim: Width: 36" Height: 60" Depth: 2"5"
Existing Material: Wood	Proposed Material: Azek
Shutters: Original: ☐ Yes ☒ No (Attach Location Picture)	Shutters: ☐ Repair ☐ Replace ☐ New (Attach Location Picture)
Existing Material:	Proposed Material:

Indicate the reason for change: **Failing and kitchen layout changes.**

E. PORCHES ☐ Not applicable **SEE SECTION 4.4, 5.4, or 5.10 OF THE HISTORIC DISTRICT DESIGN GUIDELINES**

New materials should match the historic material, composition, shape, size, and other visual qualities.

Work to be done: ☐ Repair flooring ☐ Repair ceiling ☒ Repair columns ☐ Repair/Add Skirting ☐ Repair/Add Screening

☐ Flooring = ☐ Alter ☐ Replace ☐ Repair ☒ Columns = ☐ Alter ☐ Replace ☒ Repair

☒ Balustrade = ☐ Alter ☒ Replace ☐ Repair ☐ Ceiling = ☐ Replace ☐ Repair ☐ Skirting = ☐ New ☐ Replace ☐ Repair

Location (Attach pictures for all work including existing and proposed; Survey may be requested):

FLOORBOARDS: Number of boards to be: Repaired Replaced Altered

Replacement of flooring should match the historic floorboard orientation. Replacement of an entire porch floor, ensure the new floor slopes away from the building.

Existing Condition: ☐ Original ☐ Not Original ☐ Not Sure			Proposed		
Existing Material:			Proposed Material:		
Dimensions: Length:	Width:	Depth:	Dimensions: Length:	Width:	Depth:
CEILING					
Existing Condition: ☐ Original ☐ Not Original ☐ Not Sure			Proposed		
Existing Material:			Proposed Material:		
COLUMNS					
Existing Condition: ☐ Original ☐ Not Original ☒ Not Sure			Proposed		
Existing Material & Design:			Proposed Material & Design:		
Existing Dimensions: Height:	Width:	Diameter:	Proposed Dimensions: Height:	Width:	Diameter:

CONTINUE COMPLETING THIS SECTION ON PAGE 4

BALUSTRADE	
Existing Condition: ☐ Original ☐ Not Original ☒ Not Sure	Proposed
Existing Material: None	Proposed Material: Pressure Treated pine.
Existing Dimensions: Height: Width: Diameter:	Proposed Dimensions: Height: Width: Diameter:
Existing Style / Design:	Proposed Style / Design: See sketch
SCREENING	
Existing Condition: ☐ Original ☐ Not Original ☐ Not Sure	Proposed Work: ☐ New ☐ Replace ☐ Repair
Existing Material:	Proposed Material:
SKIRTING	
Existing Condition: ☐ Original ☐ Not Original ☐ Not Sure	Proposed Work: ☐ New ☐ Replace ☐ Repair
Existing Material:	Proposed Material:
If replacing any item above, indicate the reason for replacement:	
If altering any item above, describe any proposed change (material, size, etc.): The porch is currently enclosed, we want to restore it to the original layout.	
F. STEPS/STOOPS/RAILINGS ☐ Not applicable SEE SECTION 4.4, 5.4, or 5.10 OF THE HISTORIC DISTRICT DESIGN GUIDELINES	
Location (Attach pictures; Survey may be requested): Off of front porch	
Number of Steps to be: Repaired <u>5</u> Replaced Altered	
Existing Condition: ☐ Original ☒ Not Original ☐ Not Sure	Proposed
Existing Material: wood	Proposed Material: Brick
Dimensions: Rise: 7" Run: 55" Tread Width: 11"	Dimensions: Rise: 7" Run: 55" Tread Width: 11"
If replacing, indicate the reason for replacement. If altering, describe any proposed change (material, configuration, size, etc.): Reconfiguring and removing the landing since opening the porch.	
Stoop to be: Repaired Replaced Altered	
Existing Condition: ☐ Original ☐ Not Original ☐ Not Sure	Proposed
Existing Material & Size:	Proposed Material & Size:
If replacing, indicate the reason for replacement. If altering, describe any proposed change (material, configuration, size, etc.):	
Number of Railings to be: <u>2</u> Repaired Replaced Altered	
Location (Attach pictures; Survey may be requested):	
Existing Condition: ☐ Original ☐ Not Original ☒ Not Sure	Proposed
Existing Material:	Proposed Material: Pressure treated pine.
Existing Dimensions: Height: Width: Diameter:	Proposed Dimensions: Height: Width: Diameter:
Existing Style / Design:	Proposed Style / Design: See sketch
If replacing, indicate the reason for replacement. If altering, describe any proposed change (material, configuration, size, etc.): The porch is currently enclosed. We would like to restore it and use as much of the original material as possible but do not yet know the condition. See sketch.	

G. SIDING ☐ Not applicable SEE SECTION 4.4, 5.4, or 5.9 OF THE HISTORIC DISTRICT DESIGN GUIDELINES			
Type of work: ☐ Minor Repair ☐ Full Re-Siding (same material) ☒ Full Re-Siding (Change of material)			
Location (Attach diagram & pictures):			
Existing Siding		Proposed Siding	
Original to the home: ☐ Yes ☒ No ☐ Not sure			
Existing Material: Two different types of asbestos siding as well as vinyl.		Proposed Material: Hardie	
Dimensions: Thickness:	Width:	Dimensions: Thickness:	Width:
Indicate the reason for change, e.g., underlying material condition, rot: There are three different types of siding on the house. Some of which does not have any weather barrier between it and the structure.			
H. TRIM WORK ☐ Not applicable SEE SECTION 4.4, 5.4, or 5.10 OF THE HISTORIC DISTRICT DESIGN GUIDELINES			
Type of work: ☐ Minor Repair ☒ Alteration			
Location (Attach diagram & pictures):			
Existing Trim		Proposed Trim	
Existing Condition: ☐ Original ☒ Not Original ☐ Not Sure			
Existing Material: Wood and vinyl		Proposed Material: Azek	
Dimensions: Width:	Height:	Dimensions: Width:	Height:
Depth:		Depth:	
Style / Design:		Style / Design:	
Reason for repair or alteration (change of material or design): Changing for consistency.			
I. MASONRY ☒ Not applicable SEE SECTION 4.3 or 5.3 OF THE HISTORIC DISTRICT DESIGN GUIDELINES			
Type of work: ☐ New foundation ☐ Substantial Reconstruction ☐ Minor Repair ☐ Repointing			
Location (Attach diagram & pictures):			
Existing Masonry		Proposed Masonry	
Existing Condition: ☐ Original ☐ Not Original ☐ Not Sure			
Existing Material:		Proposed Materials:	
Existing mortar:	Joints:	Mortar to be used:	Mortar joints:
Other / Additional Notes: (Unpainted masonry cannot be painted.)			
Existing Chimney		Proposed Chimney	
Show location and document conditions with photographs		☐ Repair ☐ Remove ☐ Add a chimney cap	
Indicate the reason for change and materials:			
J. HARDSCAPING ☐ Not applicable SEE SECTION 9.1 OF THE HISTORIC DISTRICT DESIGN GUIDELINES			
Location (Attach Site Plan/Survey & pictures):			
☒ Driveway:	Length: 25'	Width: 10'	Materials: Crushed shell
☐ Walkway:	Length:	Width:	Materials:
☐ Other Paving:	Length:	Width:	Materials:

K. FENCE OR WALL ☐ Not applicable SEE SECTION 9.2 OF THE HISTORIC DISTRICT DESIGN GUIDELINES	
Type of work: ☒ New ☐ Repair % of structure ____ ☐ Replace In kind ____ ☐ Different in style or material ____	
Location (include survey showing location, setbacks, and height) Rear property line - 6'	
Existing Material:	Proposed Material Pressure treated deck boards
Height:	Height: 6'
Describe the style:	Describe the style: horizontal spans with 1' gaps between boards
L. DECKS & PATIOS ☐ Not applicable SEE SECTION 9.3 OF THE HISTORIC DISTRICT DESIGN GUIDELINES	
Location (Attach Site Plan/Survey & pictures):	
☒ Deck: Length: 22.5' Width: 6' Materials: pressure treated deck boards	
☐ Patio: Length: Width: Materials:	
M. APPURTENCES ☐ Not applicable SEE SECTION 9.4 OF THE HISTORIC DISTRICT DESIGN GUIDELINES	
Location (Attach Site Plan/Survey & pictures): Rear corner of deck	
☒ New ☐ Repair ☐ Replacing ☐ Other:	
Outdoor Shower: ☒ Enclosed Length: 4' Width: 4'	
Material: Pressure treated deck boards	Foot Pad Material: pressure treated deck boards
Other, describe:	
Dimensions:	Material
Other:	
Dimensions:	Material
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: <u><i>Martin Mayer</i></u> Date: <u>3/4/2025</u> Zoning Administrator's signature: _____ Date: _____ Zoning Ordinance Article VIII Section: _____	

Tracy Outten

From: Martin Mayer <mkm180@gmail.com>
Sent: Monday, March 10, 2025 12:24 PM
To: Katie Nunez
Cc: Tracy Outten
Subject: Re: 502 Plum
Attachments: Mayer 502 Plum Street Model 2.pdf; Mayer - 502 Plum Street Model.pdf

Thanks for the call this morning. As indicated during our conversation, I plan to continue with the side/rear roof overhang as shown in the attached drawings. We will be deleting the rear deck. Everything else will be as proposed in the initial application. Thank you for your assistance in this matter. Let me know if you have any further questions. Marty

On Mon, Mar 10, 2025 at 9:31 AM Martin Mayer <mkm180@gmail.com> wrote:

Good morning,

Reviewing the ordinances and setback requirements, it appears there is some discretion regarding structure protrusion into the setback. The deck clearly will not fit without a variance. My question is, would we still be able to do the wraparound roof/eave as shown in the drawings without the deck and be compliant with the zoning ordinance without needing a variance? The roof would protrude into the setback a few feet but there would not be any ground disturbance within the setback. Happy to chat for a minute by phone if it is easier. Let me know. Thanks, Marty

On Thu, Mar 6, 2025 at 5:03 PM Katie Nunez <knunez@capecharles.org> wrote:

Marty:

You can always apply for a variance but the BZA has 6 criteria that it considered when they review each application. Here is link to the Variance Application form which lists out the criteria under Part 1 - Application Notes and under Part 6 - Variance Justification (B) Criteria. <https://www.capecharles.org/docview.aspx?docid=20113>

We can talk about this further if you want to apply for a variance but I would request that you also look at the Board of Zoning Appeals page - <https://www.capecharles.org/pview.aspx?id=9653&catid=605> - which provides info on application costs and link to their application deadline and meeting schedule.

Katie

-----Original Message-----

From: Martin Mayer <mkm180@gmail.com>
Sent: Thursday, March 6, 2025 4:35 PM
To: Tracy Outten <tracy.outten@capecharles.org>
Cc: Katie Nunez <knunez@capecharles.org>
Subject: Re: 502 Plum

Thanks for chatting with us Katie. Looks like we are approximately 28' from the rear of the structure to

502 Plum Street

Photo 1 – House view from the south. Windows 1-4 to be removed. Windows 5 and 6 moved (6 is on the other side of the house). Windows 7 and 8 added on the addition. See the sketch. The door (1) will also be removed and replaced.

Photo 2 – House view from the east. Windows 2 and 4 removed. Window 5 moved. Porch removed. Deck extended around rear of home.

Photo 3 – Close up from south. Windows labeled “3” removed to restore porch.

Photo 4 – House view from the Southwest. Door 2 removed. Windows labeled “3” removed and porch opened up. Stairs and landing removed and replaced.

Photo 5 – House view from Northwest. Door 2 removed. Windows labeled “3” removed and porch opened up. Stairs and landing removed and replaced.

Photo 6 – House view from North. Window labeled “6” to be relocated. See sketch. Also note differences in siding material.

Photo 7 - House view from Northeast. Window labeled “6” to be relocated. See sketch. Also note differences in siding material and proximity to neighboring home.

Windows (Red)

1, 2, 3, and 4 Removed

5 and 6 Moved

7 and 8 Added

Doors (Blue)

1 – Removed

2 - Removed

Mayer 502 Plum

COA Application

Additional Notes

Part 5: Renovating and expanding 502 Plum Street to include the following: new roof, new siding, opening up the enclosed front porch, removing the front stairs and landing, replacing front stairs with brick stairs, removing outdoor hvac units and relocating to opposite side of house, removing side awning, replacing side door, removing side deck and landing, constructing new deck and landing to wrap around rear of home, adding outdoor shower on rear corner of new deck, constructing roof over rear deck, removing two lower windows on rear corner near side door, adding onto the home above the existing rear addition to tie in with existing roof and pitch, removing one upstairs window, moving one upstairs window, adding two upstairs windows to the addition.



3

4

1

1

2

78

5

X

4

Z

5



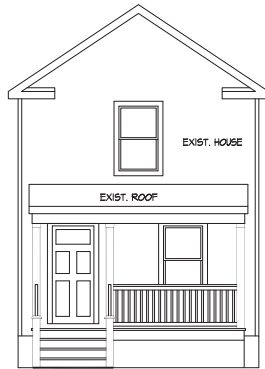




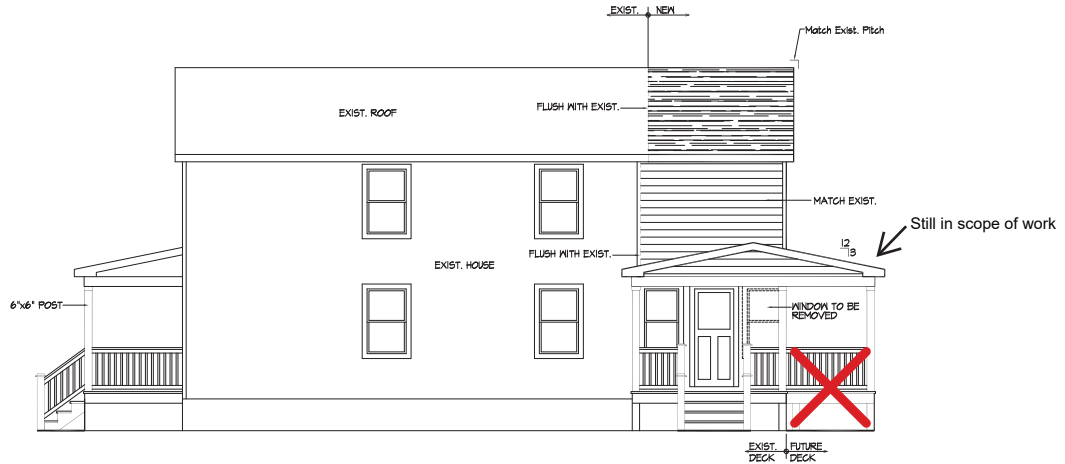








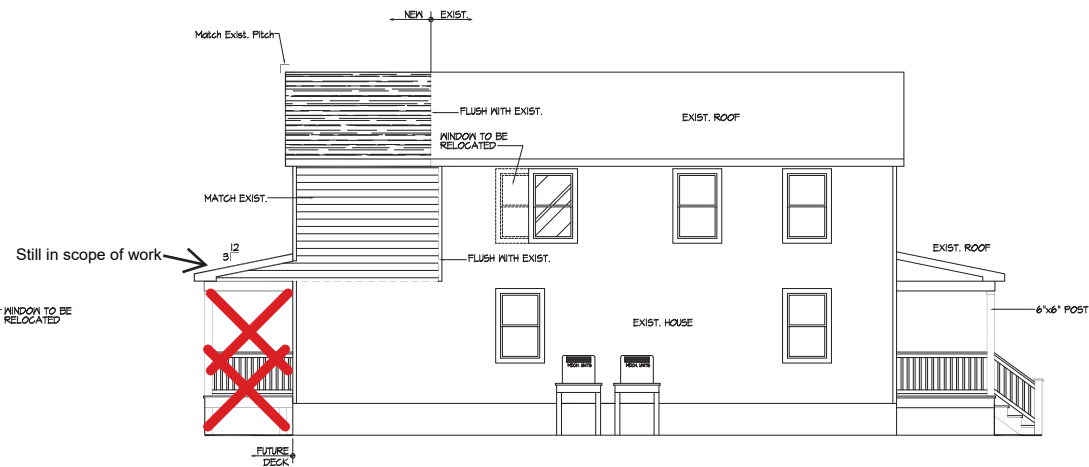
PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

✗ Rear Porch has been removed from scope of work.
→ Side Overhang still proposed to extend around rear of house.

CUSTOM HOME PLANS
• ADDITIONS
• RENOVATIONS
1224 EXECUTIVE BLVD. #102
CHESAPEAKE, VA. 23520
EMAIL: me@meplans.com
CELL: (757) 595-9515

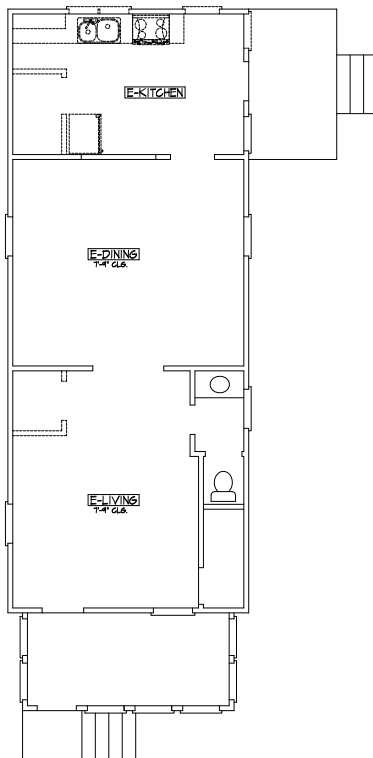


ELEVATIONS
ADDITION & RENOVATIONS TO
502 PLUM STREET
CAPE CHARLES, VIRGINIA

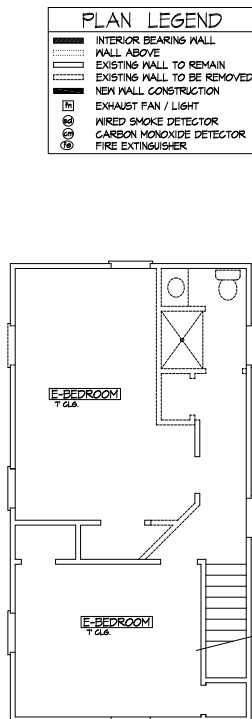
DATE:
03.03.25

SHEET:
A2

OF 4

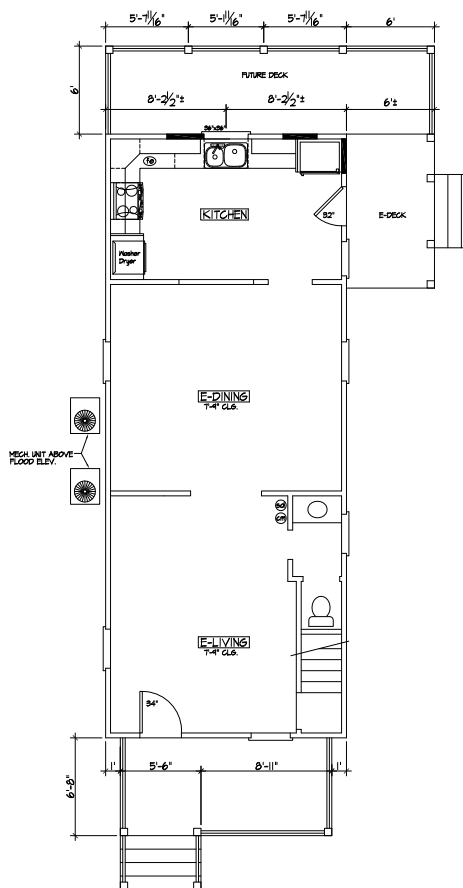


EXISTING 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"

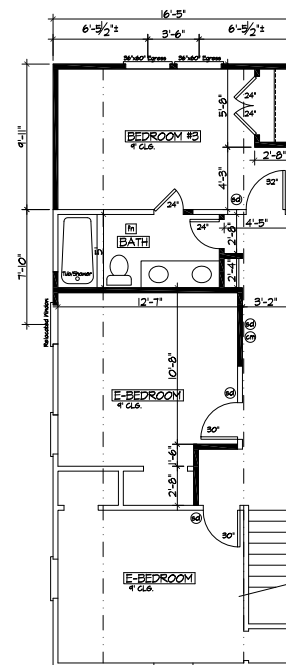


EXISTING 2nd FLOOR PLAN
SCALE: 1/4" = 1'-0"

PLAN LEGEND	
	INTERIOR BEARING WALL
	WALL ABOVE
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW WALL CONSTRUCTION
	EXHAUST FAN / LIGHT
	WIRED SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	FIRE EXTINGUISHER



PROPOSED 1st FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED 2nd FLOOR PLAN
162 S.F. ADDED
SCALE: 1/4" = 1'-0"



*CUSTOM HOME PLANS
*ADDITIONS
*RENOVATIONS
1224 EXECUTIVE BLVD. #102
CHESAPEAKE, VA. 23320
EMAIL: mekins@mekins.com
CELL: (757) 595-0515

PLANS
ADDITION & RENOVATIONS TO
502 PLUM STREET
CAPE CHARLES, VIRGINIA

DATE:
03.03.25

SHEET:
A3

Proposed Materials

AZEK Classic Trim



Sill: 38” (L) X 1-1/2” (Thickness) X 2” (Depth)
Casing / Trim: 36” (W) X 60” (H) X 2-1/2” (Depth)

Hardie Plank Lap Siding



Smooth – Statement Collection
8-1/4” (W) X 12’ (L) X 5/16” (Thickness) X 7” (Exposure Width)

Weather Shield Standard Ground Contact Pressure – Treated Southern Yellow Pine Decking Board
5/4” X 6” X 8’



Loudon Windows – Pro-Tech 400 Series

2/2 – Vinyl Double Hung SDL
36” (W) X 60” (H) X 2” (D)

QUOTE

INVOICE INFORMATION
LOUDOUN DOOR AND WINDOW

SHIPPING INFORMATION
LOUDOUN DOOR AND WINDOW

SHIP VIA:

ORDER	ORDER DATE	PO NUMBER	CUSTOMER REF		TERMS	
61604	3/31/2025		Giannini			
ITEM	DESCRIPTION	QTY	SIZE	PRICE	TOTAL	
1	400 Series Double Hung EXACT SIZE, CREAM, CAM, ROUNDED SASH, DUAL GLAZE, LE2, SINGLE STRENGTH, ARGON, COLONIAL= [1V0H], SIMULATED DIVIDED LITE, CREAM, HEAD EXPANDER, FULL FLEXSCREEN=[CHCL], FIBERGLASS INS	5	32 W X 66 H	\$547.08	\$2,735.40	
2	400 Series Double Hung EXACT SIZE, CREAM, CAM, ROUNDED SASH, DUAL GLAZE, LE2, SINGLE STRENGTH, ARGON, COLONIAL= [1V0H], SIMULATED DIVIDED LITE, CREAM, HEAD EXPANDER, FULL FLEXSCREEN=[CHCL], FIBERGLASS INS	2	32 W X 54 H	\$518.24	\$1,036.48	



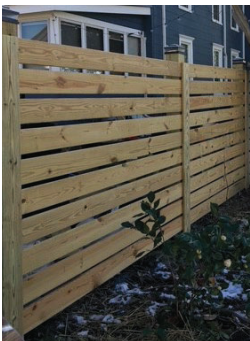
Door – Smooth-Star: AZEK - Style No. S1450
Half Lite/1-Panel
Prairie Style Glass



Porch Balustrades and Columns – Pressure Treated Wood (Example Below)
Square 2 X 2 Pickets, 2 X 4 Rails, 4 X 4 Columns

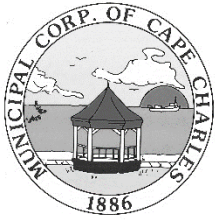


Fence – Wood



Agenda Item 6D (3)

314 Tazewell Avenue



HISTORIC DISTRICT REVIEW BOARD STAFF REPORT

Meeting Date: April 15, 2025

Item #: 6D (3) – 314 Tazewell Street

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

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

Date: April 7, 2025

APPLICANT: Dave McCormack

TYPE OF APPLICATION: Pre-Application /
Certificate of Appropriateness

SITE ADDRESS: 314 Tazewell Avenue

WORK TO BE PERFORMED: Renovate the front porch and steps, increase rear porch size, replace garage door, install outdoor rear shower

TAX MAP: 83A3-1-497 & 83A3-1-500

CURRENT ZONING: Residential - (R-1)

LOT SIZE: 11,200 sq. ft.

HISTORIC REGISTER: CONTRIBUTING

Description: Ca. 1909, Queen Anne

Accessory Structure: Garage CONTRIBUTING

Accessory Structure: Shed CONTRIBUTING

DATE APPLICATION RECEIVED: March 4, 2025

PRE-APPLICATION MTG: April 15, 2025

DATE APPLICATION DEEMED COMPLETE: April 7, 2025

LEGAL DEADLINE: HDRB Decision (90 Days from Complete Application): July 7, 2025

The applicant is seeking complete the following:

Renovations:

Main Structure:

- Front / Side Porch: Replace existing vinyl Round Columns with new 4 x 4 TimberTech Square Columns which will be realigned to fit historic home; New Balustrades will be TimberTech Square: 2 x 2 Pickets, 2 x 4 Rails.
- Rear Porches: (1) Increase size of existing 1st and 2nd Story porches; (2) Replace: Roof: Architectural Shingles; Flooring: existing with TimberTech Composite Deck; Balustrades & Columns: existing with TimberTech Square: 2 x 2 Pickets, 2 x 4 Rails, 4 x 4 Columns; Screening: East Side: TimberTech Cladding and Remainer: Metal Screening; Door: Screen; Skirting: Wood Trellis

Rear Brick Walkway and Stairs: Remove existing.

Driveway: Repour and Expand Concrete

Fence: Replace Horizontal Slated Panel Wood if needed

New:

Gutters & Downspouts: Concealed in Hardie Wrapped Soffit

Enclosed Rear Shower: Under 2nd Story Porch

AERIAL MAP:



MATERIALS:

Roof: Gutters and Downspout: Metal Concealed in Hardie Wrapped Soffit

Front / Side Porch: Balustrades & Columns: TimberTech Square: 2 x 2 Pickets, 2 x 4 Rails, 4 x 4 Columns

Rear Porches: Roof: GAF Timberline Architectural Shingles; Ceiling: Beadboard; Flooring: existing with TimberTech Composite Deck; Balustrades & Columns: existing with TimberTech Square: 2 x 2 Pickets, 2 x 4 Rails, 4 x 4 Columns; Steps: Trex Composite Decking; Screening: East Side: TimberTech Cladding 4" (W) x 1/2" (Gap) and Remainer: Metal Screening; Door/s: Screen (material specification is required); Skirting: Wood Trellis

Outdoor Shower: Siding: Hardie plank Lap Siding: 8-1/4" (W) x 12' (L) x 5/16" (Thickness) x 7" (Exposure); Flooring: Concrete Slab; Door:

Driveway: Concrete

Hardscaping around Pool: Natural Flagstone

Fence: Horizontal Slated Panel Wood

STAFF ANALYSIS:**ZONING COMPLIANCE**

The property is a legal, conforming use. The proposed renovations and additions to the two-story single-family dwelling, driveway, and installations of the outdoor shower, pool with surrounding hardscaping, and fence are in conformance with the Zoning Ordinance based on this application to the HDRB. However, an updated survey needs to be submitted before full zoning compliance can be given.

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

HISTORIC DISTRICT OVERLAY DESIGN GUIDELINES:

Section 3.1: Architectural Character

Section 3.2: Building Types, Forms, & Associated Architectural Styles (Page 3-14 – Queen Anne)

Section 4.2: Roofs

Section 4.4: Woodwork – Exterior Wall, Decorative Trim, & Porches

Section 4.5: Openings & Associated Features – Windows, Doors, & Storefronts

Section 5.2: Roofs

Section 5.4: Woodwork – Exterior Wall, Decorative Trim, & Porches

Section 5.4.2: Porches

Section 5.5: Openings & Associated Features – Windows, Doors, & Storefronts

Section 5.6: New Additions to Contributing Buildings

Section 7.1: Alternative Materials

Section 9.1: Hardscaping

Section 9.2: Fences & Freestanding Walls

Section 9.4: Appurtenances

STAFF RECOMMENDATION:

Staff is requesting the HDRB to review the application material submitted by the applicant and determine if the materials for the proposed renovations and additions to the two and a half story single-family dwelling, accessory structure, outdoor shower, driveway, pool hardscaping, and fence reflect the character and historic appearance of the neighborhood.

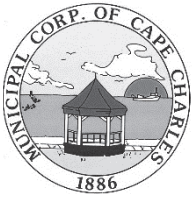
Staff is prepared to assist in the development of a motion, if needed.

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 Renovation

Planning & Zoning Department
2 Plum Street; Cape Charles, VA 23310
757-331-3259 x31

planningtech@capecharles.org

Revised 12/2024

Taxes	Paid
Violations	NA
Fee	Paid
Decision	HDRB

Budget Code: HISTF 100-3100-1100

Budget Code VIOLATIONS: PERMZ 100-3100-1370

PART 1: APPLICATION NOTES

A Certificate of Appropriateness is required for all applications for zoning clearances and permits involving any exterior alteration, modification, restoration, reconstruction, demolition, new construction or moving of a property within the Cape Charles Historic District Overlay.

Minor Exterior Work* is exterior maintenance and repair, replacement of missing or broken windowpanes, roofing shingles, slates, tiles, porch floors, posts, rails, or shutters where no substantial change to design or material is proposed and other minor changes that do not materially change the historic characteristics of the building may be reviewed by the Zoning Administrator. Upon approval the applicant is responsible for confirming and obtaining all necessary building permits.

Major Exterior Work: is any alteration of the architectural style of a structure or its significant architectural elements, modifications, additions, and any major or minor work not eligible for administrative review must be reviewed and approved* by the Historic District Review Board. Upon approval the applicant is responsible for confirming and obtaining all necessary building permits.

Note: A pre-application meeting is available upon request prior to submitting this application.

The following documents must be submitted to the Town before this application can be reviewed. In addition to these documents, the COA application and requested supporting information relevant to the applicable sections must be deemed complete by department staff prior to being evaluated.

- ☒ A) Zoning Clearance Application ☒ B) Photos of existing condition ☐ C) Owner Permission Affidavit
☒ D) Payment of COA Fee (Residential – Minor \$75, Major \$150 / \$500 OR Commercial/Commercial Residential - \$1,000)
☐ E) Site Plan/Survey ☒ F) Material Specifications ☐ G) Tree Permit Application

Owner signature:

Date:

PART 2: PROPERTY INFORMATION

Property Address: **314 Tazewell Avenue**

Tax Map #: **83A3-1-497**

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

Zoning District: **R-1**

PART 3: PROPERTY OWNER INFORMATION

Name and/or Company: **Dave McCormack**

Mailing Address: **314 Tazewell Avenue, Cape Charles, VA 23310**

Phone Number: **804-677-5728**

Email: **dave@waukeshaw.com**

PART 4: APPLICANT INFORMATION

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

Name and/or Company: **DAVE MCCORMACK**

Mailing Address: **245 E BANK ST, PETERSBURG VA 23803**

Phone Number: **(804)677-5728**

Email: **JOHNDAVIDMCCORMACK@GMAIL.COM**

PART 5: PROJECT INFORMATION – Describe in detail proposed work.

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

Renovate front porch; Increase size of rear / side porch; and install hardscaping, enclosed outdoor shower and fencing

PART 6. ALTERATIONS, REPAIRS OR ADDITIONS

Select the type of work to be performed (check all that apply):

☒ Addition ☐ Doors ☐ Windows ☐ Masonry ☒ Porch ☐ Roofs ☐ Siding ☒ Steps/Stoop & Railings
☐ Trim Work ☒ Fence or Wall ☐ Partial demolition ☒ Hardscaping ☒ Appurtenances ☐ Other:
A. ADDITION ☐ Not applicable SEE SECTION 5.6 or 5.12 OF THE HISTORIC DISTRICT DESIGN GUIDELINES

Location (Attach a diagram; Survey/Site Plan is required): rear / side porch

Stories: 2	Building height: 16'	Footprint: 368.25 SF	Gross square footage: 368.25 SF
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Complete all sections below that apply to your addition and supply elevation drawings.

B. ROOF ☐ Not applicable SEE SECTION 4.2, 5.2, or 5.8 OF THE HISTORIC DISTRICT DESIGN GUIDELINES

Type of work: ☒ New ☐ Repair % of roof structure 100% ☒ Reroofing: In kind X Different in style or material _____
☒ Add/Repair Gutters and downspouts ☐ Solar Panels ☐ Other Solar Installation

Location (Pictures of existing condition):

Existing Roof	Proposed Roof
Existing Condition: ☐ Original ☒ Not Original ☐ Not Sure	Proposed Work: Addition
Existing Material: tar shingle	Proposed Material: GAF Architectural Shingles
Pitch: UNSURE	Pitch: WILL MATCH EXISTING
Gutters & Downspouts: (Pictures of Location & Material Specs)	Solar: (Pictures of Location & Material Specs)
Proposed Work: Installing gutters & downspout	Proposed Work: INSTALL GUTTERS AND DOWNSPOUTS
Proposed Material: metal concealed in Hardie Warpped Soffit	Proposed Material: METAL GUTTERS AND DOWNSPOUTS
Other / Additional Notes:	

C. DOORS ☒ Not applicable SEE SECTION 4.5, 5.5, or 5.11 OF THE HISTORIC DISTRICT DESIGN GUIDELINES

Number of doors to be: Added: X Removed: _____ (ADDING SCREEN DOOR)
Repaired: X Replaced: In kind _____ Different in style or material X (FOR GARAGE DOORS)

Attach a diagram of the house exterior with all doors numbered. Add documentation for each additional door.

Existing Door	Proposed Door
Door 1: Complete a separate Section C for each door being modified. Original to the home: ☐ Yes ☒ No ☐ Not Sure	Work to be completed: ☒ Added ☐ Removed ☒ Repaired ☐ Replaced
Existing Material: Two vinyl garage doors	Proposed Material: COMPOSITE
Dimensions: Width <u>8'</u> Height <u>7'</u>	Dimensions: Width <u>8'</u> Height <u>7'</u>
Configuration with picture (i.e., glass panes, divisions, decorative details & panels): NO GLASS IN EXISTING	Configuration with picture (i.e., glass panes, divisions, decorative details & panels): SEE PHOTO – WILL HAVE GLASS AT TOP 1/3

Indicate the reason for change: **ADDING SCREEN DOOR IN BACK PORCH; GARAGE DOORS ARE VINYL/DAMAGED**

D. WINDOWS ☒ Not applicable SEE SECTION 4.5, 5.5, or 5.11 OF THE HISTORIC DISTRICT DESIGN GUIDELINES	
Number of windows to be: Added: _____ Removed: _____ Repaired: _____ Replaced: In kind _____ Different in style or material _____	
Minimum Guidelines: <u>Window Sill</u> – thickness of 1-1/2" and <u>Window Casing or Trim</u> – thickness of 3-1/2"	
Attach a diagram of the house exterior with all windows numbered. Add documentation for each additional window.	
Existing Windows	Proposed Windows
Window 1: Complete a separate Section D for each window being modified if it is a different size, configuration, etc. Original to the home: ☐ Yes ☐ No ☐ Not Sure	Work to be completed: ☐ Added ☐ Removed ☐ Repaired ☐ Replaced
Configuration (i.e., double-hung sash, 2/2, 6/1, 6/6, etc.): Include a picture	Configuration (i.e., double-hung sash, 2/2, 6/1, 6/6, etc.): Include a picture
Width: Height: Depth:	Width: Height: Depth:
Existing Material:	Proposed Material:
Sill: Length: Thickness: Depth:	Sill: Length: Thickness: Depth:
Existing Material:	Proposed Material:
Casing / Trim: Width: Height: Depth:	Casing / Trim: Width: Height: Depth:
Existing Material:	Proposed Material:
Shutters: Original: ☐ Yes ☐ No (Attach Location Picture)	Shutters: ☐ Repair ☐ Replace ☐ New (Attach Location Picture)
Existing Material:	Proposed Material:
Indicate the reason for change:	
FRONT PORCH ONLY THIS SECTION	
E. PORCHES ☐ Not applicable SEE SECTION 4.4, 5.4, or 5.10 OF THE HISTORIC DISTRICT DESIGN GUIDELINES	
<u>New materials should match the historic material, composition, shape, size, and other visual qualities.</u>	
Work to be done: ☐ Repair flooring ☐ Repair ceiling ☒ Repair columns ☐ Repair/Add Skirting ☐ Repair/Add Screening ☐ Flooring = ☐ Alter ☐ Replace ☐ Repair ☒ Columns = ☒ Alter ☐ Replace ☐ Repair ☒ Balustrade = ☐ Alter ☒ Replace ☐ Repair ☐ Ceiling = ☐ Replace ☐ Repair ☐ Skirting = ☐ New ☐ Replace ☐ Repair	
Location (Attach pictures for all work including existing and proposed; Survey may be requested):	
FLOORBOARDS: Number of boards to be: _____ Repaired _____ Replaced _____ Altered Replacement of flooring should match the historic floorboard orientation. Replacement of an entire porch floor, ensure the new floor slopes away from the building.	
Text	CEILING
Existing Condition: ☐ Original ☐ Not Original ☐ Not Sure	Proposed
Existing Material:	Proposed Material:
Dimensions: Length: Width: Depth:	Dimensions: Length: Width: Depth:
Text	COLUMNS
Existing Condition: ☐ Original ☒ Not Original ☐ Not Sure	Proposed
Existing Material:	Proposed Material:
Text	COMPOSITE ROUND
Existing Material & Design:	Proposed Material & Design:
Existing Dimensions: Height: Width: Diameter:	Proposed Dimensions: Height: Width: ⁴ Diameter: ⁴
CONTINUE COMPLETING THIS SECTION ON PAGE 4	

BALUSTRADE	
Existing Condition: ☐ Original ☐ Not Original ☒ Not Sure	Proposed
Existing Material: N/A, VINYL, COMPOSITE	Proposed Material: TimberTech
Existing Dimensions: Height: N/A Width: Diameter:	Proposed Dimensions: Height: Width: 2 Diameter: 2
Existing Style / Design: MISSING	Proposed Style / Design: Square
SCREENING	
Existing Condition: ☐ Original ☐ Not Original ☐ Not Sure	Proposed Work: ☐ New ☐ Replace ☐ Repair
Existing Material:	Proposed Material:
SKIRTING	
Existing Condition: ☐ Original ☐ Not Original ☐ Not Sure	Proposed Work: ☐ New ☐ Replace ☐ Repair
Existing Material:	Proposed Material:
If replacing any item above, indicate the reason for replacement:	
If altering any item above, describe any proposed change (material, size, etc.):	
NO CHANGE TO FRONT STAIRS	
F. STEPS/STOOPS/RAILINGS ☒ Not applicable SEE SECTION 4.4, 5.4, or 5.10 OF THE HISTORIC DISTRICT DESIGN GUIDELINES	
Location (Attach pictures; Survey may be requested):	
Number of Steps to be: _____ Repaired _____ Replaced _____ Altered	
Existing Condition: ☐ Original ☐ Not Original ☐ Not Sure	Proposed
Existing Material:	Proposed Material:
Dimensions: Rise: Run: Tread Width:	Dimensions: Rise: Run: Tread Width:
If replacing, indicate the reason for replacement. If altering, describe any proposed change (material, configuration, size, etc.):	
Stoop to be: _____ Repaired _____ Replaced _____ Altered	
Existing Condition: ☐ Original ☐ Not Original ☐ Not Sure	Proposed
Existing Material & Size:	Proposed Material & Size:
If replacing, indicate the reason for replacement. If altering, describe any proposed change (material, configuration, size, etc.):	
Number of Railings to be: _____ Repaired ALL Replaced _____ Altered	
Location (Attach pictures; Survey may be requested): front	
Existing Condition: ☐ Original ☐ Not Original ☒ Not Sure	Proposed
Existing Material: NONE, VINYL	Proposed Material: TimberTech
Existing Dimensions: Height: Width: Diameter:	Proposed Dimensions: Height: Width: Diameter:
Existing Style / Design: DOES NOT EXIST	Proposed Style / Design: Square
If replacing, indicate the reason for replacement. If altering, describe any proposed change (material, configuration, size, etc.):	

G. SIDING ☒ Not applicable SEE SECTION 4.4, 5.4, or 5.9 OF THE HISTORIC DISTRICT DESIGN GUIDELINES			
Type of work: ☐ Minor Repair ☐ Full Re-Siding (same material) ☐ Full Re-Siding (Change of material)			
Location (Attach diagram & pictures):			
Existing Siding		Proposed Siding	
Original to the home: ☐ Yes ☐ No ☐ Not sure			
Existing Material:		Proposed Material:	
Dimensions: Thickness:	Width:	Dimensions: Thickness:	Width:
Indicate the reason for change, e.g., underlying material condition, rot:			
H. TRIM WORK ☒ Not applicable SEE SECTION 4.4, 5.4, or 5.10 OF THE HISTORIC DISTRICT DESIGN GUIDELINES			
Type of work: ☐ Minor Repair ☐ Alteration			
Location (Attach diagram & pictures):			
Existing Trim		Proposed Trim	
Existing Condition: ☐ Original ☐ Not Original ☐ Not Sure			
Existing Material:		Proposed Material:	
Dimensions: Width:	Height:	Depth:	
Style / Design:		Style / Design:	
Reason for repair or alteration (change of material or design):			
I. MASONRY ☐ Not applicable SEE SECTION 4.3 or 5.3 OF THE HISTORIC DISTRICT DESIGN GUIDELINES			
Type of work: ☐ New foundation ☐ Substantial Reconstruction ☐ Minor Repair ☐ Repointing			
Location (Attach diagram & pictures):			
Existing Masonry		Proposed Masonry	
Existing Condition: ☐ Original ☐ Not Original ☐ Not Sure			
Existing Material:		Proposed Materials:	
Existing mortar:	Joints:	Mortar to be used:	Mortar joints:
Other / Additional Notes: (Unpainted masonry cannot be painted.)			
Existing Chimney		Proposed Chimney	
Show location and document conditions with photographs		☐ Repair ☐ Remove ☐ Add a chimney cap	
Indicate the reason for change and materials:			
J. HARDSCAPING ☐ Not applicable SEE SECTION 9.1 OF THE HISTORIC DISTRICT DESIGN GUIDELINES			
Location (Attach Site Plan/Survey & pictures): Side and Rear			
☒ Driveway:	Length: 30'	Width: VAR	Materials: Concrete
☒ Walkway:	Length: VAR	Width: VAR	Materials: Flagstone (House sides) WHITE
☒ Other Paving: around pool	Length: VAR	Width: VAR	Materials: Flagstone WHITE

D. WINDOWS ☒ Not applicable SEE SECTION 4.5, 5.5, or 5.11 OF THE HISTORIC DISTRICT DESIGN GUIDELINES	
Number of windows to be: Added: _____ Removed: _____ Repaired: _____ Replaced: In kind _____ Different in style or material _____	
Minimum Guidelines: Window Sill – thickness of 1-1/2" and Window Casing or Trim – thickness of 3-1/2"	
Attach a diagram of the house exterior with all windows numbered. Add documentation for each additional window.	
Existing Windows	Proposed Windows
Window 1: Complete a separate Section D for each window being modified if it is a different size, configuration, etc. Original to the home: ☐ Yes ☐ No ☐ Not Sure	Work to be completed: ☐ Added ☐ Removed ☐ Repaired ☐ Replaced
Configuration (i.e., double-hung sash, 2/2, 6/1, 6/6, etc.): Include a picture	Configuration (i.e., double-hung sash, 2/2, 6/1, 6/6, etc.): Include a picture
Width: _____ Height: _____ Depth: _____	Width: _____ Height: _____ Depth: _____
Existing Material: _____	Proposed Material: _____
Sill: _____ Length: _____ Thickness: _____ Depth: _____	Sill: _____ Length: _____ Thickness: _____ Depth: _____
Existing Material: _____	Proposed Material: _____
Casing / Trim: Width: _____ Height: _____ Depth: _____	Casing / Trim: Width: _____ Height: _____ Depth: _____
Existing Material: _____	Proposed Material: _____
Shutters: Original: ☐ Yes ☐ No (Attach Location Picture)	Shutters: ☐ Repair ☐ Replace ☐ New (Attach Location Picture)
Existing Material: _____	Proposed Material: _____
Indicate the reason for change:	
E. PORCHES ☐ Not applicable SEE SECTION 4.4, 5.4, or 5.10 OF THE HISTORIC DISTRICT DESIGN GUIDELINES	
New materials should match the historic material, composition, shape, size, and other visual qualities.	
Work to be done: ☒ Repair flooring ☒ Repair ceiling ☒ Repair columns ☒ Repair/Add Skirting ☒ Repair/Add Screening ☒ Flooring = ☐ Alter ☒ Replace ☐ Repair ☒ Columns = ☐ Alter ☒ Replace ☐ Repair ☒ Balustrade = ☐ Alter ☒ Replace ☐ Repair ☒ Ceiling = ☒ Replace ☐ Repair ☒ Skirting = ☐ New ☒ Replace ☐ Repair	
Location (Attach pictures for all work including existing and proposed; Survey may be requested):	
FLOORBOARDS: Number of boards to be: <u>All</u> Repaired _____ Replaced _____ Altered _____ Replacement of flooring should match the historic floorboard orientation. Replacement of an entire porch floor, ensure the new floor slopes away from the building.	
Existing Condition: ☐ Original ☐ Not Original ☒ Not Sure	Proposed
Existing Material: WOOD	Proposed Material: TimberTech Composite Decking
Dimensions: Length: _____ Width: _____ Depth: _____	Dimensions: Length: 24' Width: _____ Depth: 18'
CEILING	
Existing Condition: ☐ Original ☐ Not Original ☒ Not Sure	Proposed
Existing Material: _____	Proposed Material: Beadboard
COLUMNS	
Existing Condition: ☐ Original ☒ Not Original ☒ Not Sure	Proposed
Existing Material & Design: 4X4 WOOD	Proposed Material & Design: TimberTech Square
Existing Dimensions: Height: 9' Width: 4" Diameter: 4"	Proposed Dimensions: Height: _____ Width: 4 Diameter: 4
CONTINUE COMPLETING THIS SECTION ON PAGE 4	

BALUSTRADE	
Existing Condition: ☐ Original ☐ Not Original ☒ Not Sure	Proposed
Existing Material: NONE, NON EXISTING	Proposed Material: TimberTech
Existing Dimensions: Height: N/A Width: Diameter:	Proposed Dimensions: Height: Width: 2 Diameter: 2
Existing Style / Design: NONE	Proposed Style / Design: Square
SCREENING	
Existing Condition: ☐ Original ☐ Not Original ☐ Not Sure	Proposed Work: ☒ New ☐ Replace ☐ Repair
Existing Material: NONE	Proposed Material: metal & TimberTech cladding 4" x 1
SKIRTING	
Existing Condition: ☐ Original ☐ Not Original ☒ Not Sure	Proposed Work: ☐ New ☒ Replace ☐ Repair
Existing Material: WOOD/MISSING	Proposed Material: Wood Trellis
If replacing any item above, indicate the reason for replacement: flooring is not in good condition	
If altering any item above, describe any proposed change (material, size, etc.): Increasing size and would like all material to match	
F. STEPS/STOOPS/RAILINGS ☐ Not applicable SEE SECTION 4.4, 5.4, or 5.10 OF THE HISTORIC DISTRICT DESIGN GUIDELINES	
Location (Attach pictures; Survey may be requested): Stepping up to rear porch	
Number of Steps to be: _____ Repaired ☒ Replaced _____ Altered	
Existing Condition: ☐ Original ☒ Not Original ☐ Not Sure	Proposed
Existing Material: BRICK	Proposed Material: WOOD/AZEK
Dimensions: Rise: 9" Run: 9" Tread Width:	Dimensions: Rise: 7" Run: 10" Tread Width: 12'
If replacing, indicate the reason for replacement. If altering, describe any proposed change (material, configuration, size, etc.): BRICK IS NOT ORIGINAL, IS COMING DETACHED, BUILT POORLY	
Stoop to be: _____ Repaired _____ Replaced _____ Altered THERE IS NO STOOP	
Existing Condition: ☐ Original ☐ Not Original ☐ Not Sure	Proposed
Existing Material & Size:	Proposed Material & Size:
If replacing, indicate the reason for replacement. If altering, describe any proposed change (material, configuration, size, etc.):	
Number of Railings to be: <u>0</u> Repaired <u>0</u> Replaced <u>2</u> Altered	
Location (Attach pictures; Survey may be requested): REAR PORCH	
Existing Condition: ☐ Original ☒ Not Original ☐ Not Sure	Proposed
Existing Material: DOES NOT EXIST	Proposed Material: TimberTech
Existing Dimensions: Height: Width: Diameter:	Proposed Dimensions: Height: Width: 2" Diameter: 2"
Existing Style / Design: DOES NOT EXIST	Proposed Style / Design: Square
If replacing, indicate the reason for replacement. If altering, describe any proposed change (material, configuration, size, etc.): There is no railing currently	

Scope of Work

FRONT PORCH

The railing is gone; remnants are vinyl. We will first push the columns together as described in the plans (see the picture in the plans) then building back the railing system to historic specifications. We have detailed those specifications and materials in the narrative I sent you last night. NO ADDITIONAL SF WILL BE ADDED FOR THIS CHANGE.

DRIVEWAY

We will be repouring the driveway in concrete, expanding it a few feet on the left to meet the brick foundation of the front porch. There is currently a thin strip of dirt there between the existing driveway and the house that tapers from about 3' to zero as it approaches the back yard. We will fill this in with concrete when the driveway is repoured. NO ADDITIONAL SF WILL BE ADDED FOR THIS CHANGE.

GARAGE DOORS

The existing garage doors are vinyl and broken. We will be replacing the garage doors with the doors I sent in the spec and dimensions I sent to you last night. The trim around the doors will be repaired in-kind with AZEK trim, the spec sent to you last night. NO ADDITIONAL SF WILL BE ADDED FOR THIS CHANGE.

REAR PORCH

Generally speaking, the existing 2 story rear porch will be expanded – more depth on the lower and upper levels, and wider on the upper level to expand over the existing porch and existing addition. The existing brick sidewalk and stairs, which are not original to the house, will be removed. Specifically, the entire porch assembly will be extended approximately 9' into the yard, and a set of stairs, 12' width, will be attached to the lower deck. The heights of each porch deck will remain the same. An AZEK/TimberTech screening material will be used on the east side of the porch at each level for privacy screening. Metal screening will wrap the entirety of the porch. A new screen door will be installed. The decking will be AZEK decking as described in my narrative from last night. Trim will be AZEK; Siding will be smooth Hardie lap siding; railing systems will be TimberTech – each of which was described in my materials list from last night. ADDITIONAL SF WILL BE 338 SF.

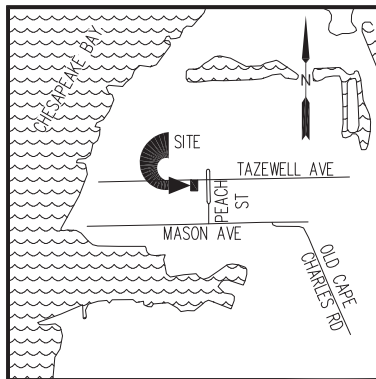
OUTDOOR SHOWER AND STORAGE

The existing double door crawl space entrance will be enclosed with a roof and an outdoor shower will be installed, side by side, at the back of the house, in line with the extended depth of the porch. Siding will be smooth Hardie lap siding. Trim will be AZEK as described in my materials list. The door will simply be a constructed rectangular structure clad in Hardie siding.

NO ADDITIONAL SF WILL BE ADDED FOR THIS CHANGE – ANY ADDITIONAL SF WAS CALCULATED ABOVE IN DECK EXPANSION CALCULATION.

POOL AND HARDSCAPE

A pool will be installed measuring 15' X 30' as shown on the site plan and in that location, Page A101 of the submitted plan set. Hardscape will be flagstone surrounding the pool. NO ADDITIONAL SF WILL BE ADDED FOR THIS CHANGE.



LOCATION MAP
SCALE: 1" = 2000'

GENERAL SURVEY NOTES:

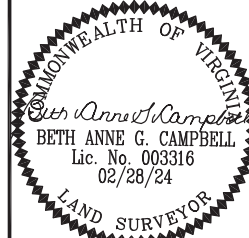
1. THIS SURVEY WAS PRODUCED BY MID-ATLANTIC SURVEYING AND LAND DESIGN, INC. FOR DAVE MCCORMACK.
2. THIS SURVEY WAS PRODUCED WITHOUT BENEFIT OF A TITLE REPORT. ALL EASEMENTS, SERVITUDES AND RESTRICTIONS MAY NOT BE SHOWN.
3. THE BOUNDARY LINES SHOWN ARE BASED ON A CURRENT FIELD BOUNDARY SURVEY.
4. THIS SURVEY IS NOT INTENDED TO SHOW ALL UNDERGROUND UTILITY FEATURES. IT IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO CONTACT MISS UTILITY BEFORE ANY EXCAVATION OR OTHER EARTH MOVING WORK.
5. THIS SITE APPEARS TO LIE IN FLOOD ZONE X, AS SHOWN ON FEMA FIRM MAP/PANEL# 51131C0295F, PANEL EFFECTIVE DATE 03/02/2015. FLOOD INFORMATION INDICATED HEREON SHOULD NOT BE CONSTRUED AS A DETERMINATION OF THE NEED OR LACK OF NEED FOR FLOOD INSURANCE. PROPERTY OWNERS SHOULD CONTACT A LOCAL FLOOD OFFICIAL FOR MORE INFORMATION. FLOOD ZONE DETERMINATION IF BASED ON F.I.R.M. AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE.
6. ZONING: R-1
LOT SETBACKS
FRONT = 30'
SIDE = 5'
REAR = 25'

OWNER TABLE

LOT 497
N/F
JOHN DAVID MCCORMACK, JR.
(DEED INST. #200002698)
(D.B. 41 PG. 484)
GPIN: 83A3-1-497
(5,600 S.F. / 0.129 ACRES)

LOT 500
N/F
JOHN DAVID MCCORMACK, JR.
(DEED INST. #200002698)
(D.B. 41 PG. 484)
GPIN: 83A3-1-500
(5,600 S.F. / 0.129 ACRES)

PHYSICAL SURVEY
OF
LOTS 497 & 500
(D.B. 41, PG. 484)
FOR
DAVE MCCORMACK
CAPE CHARLES, VA
02/28/2024



PROJECT #24021.0

FIELD BY:
MKS

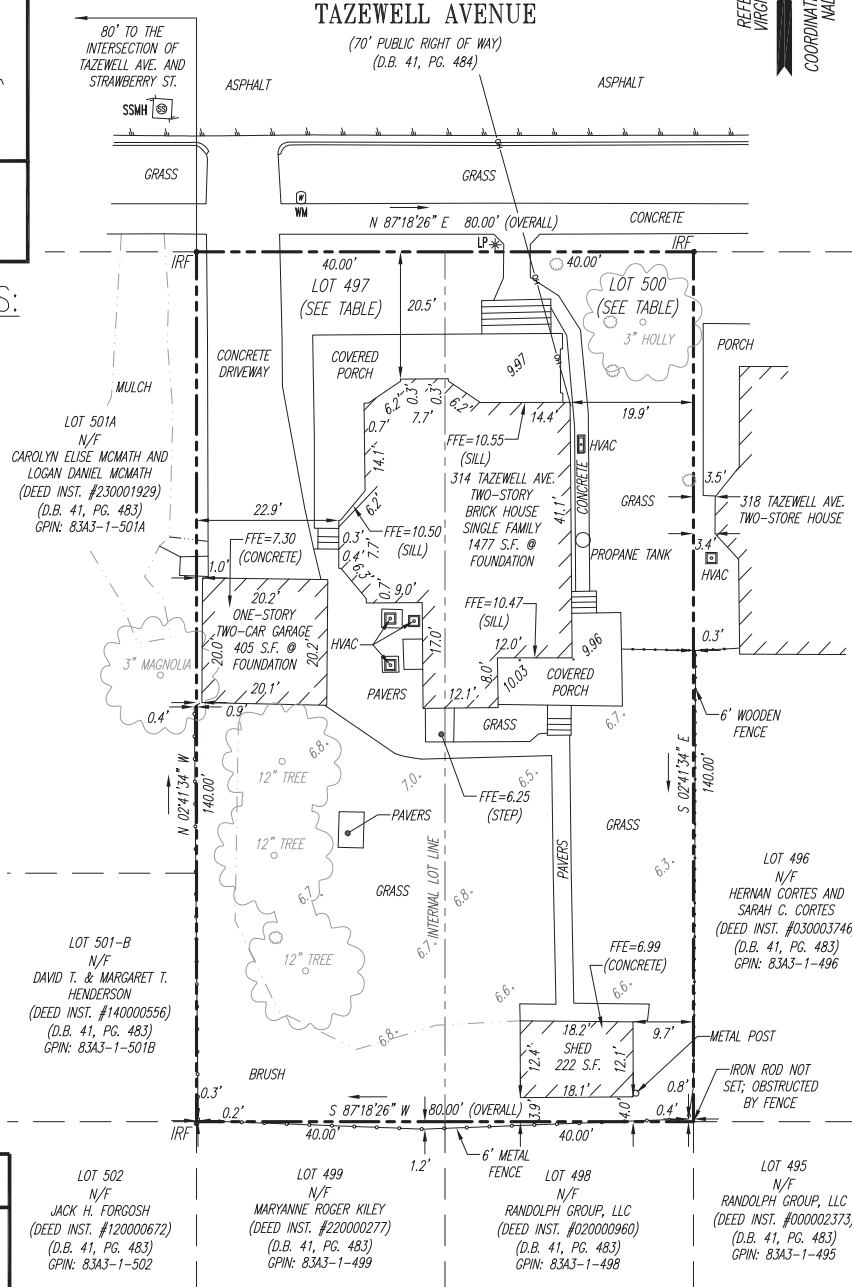
FIELD DATES:
02/06/2024

DRAWN BY: ETR

SHEET
1 of 1

MAS-LD
MidAtlantic Surveying and Land Design

5257 Cleveland Street, Suite 109
Virginia Beach, VA 23462
757-557-0888
WWW.MAS-LD.COM
ADMIN@MAS-LD.COM



314 Tazewell Avenue Existing Condition
House





Garage



CORNERSTONE
211 W 7TH ST, RICHMOND, VIRGINIA 23220
804.253.3951
WWW.CSARCH.COM

AIIMcloud: Server1 - RIMcloud Basic for Archicad 27/24041.00 Waukeshaw - Cape Charles Residence - Friday, December 13, 2024 - 12:12 PM - mgalvez

1. MILLER PLATES 11-16
2. MILLER PLATES 17-20
3. MILLER PLATES 21-24
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202. MILLER PLATES 817-8

- 1. ACTION SUBMITTALS**
- A. PRODUCT DATA INCLUDE PRINTOUT OF MFS "MPI APPROVED PRODUCTS LIST" WITH PRODUCT HIGHLIGHTED.
- B. SAMPLES.
- 1.1 GENERAL**
- A. EXTRA MATERIALS: DELIVER TO OWNER 1 GAL. (3.8 L) OF EACH COLOR AND TYPE OF FRESH COAT PAINT USED ON PROJECT, IN CONTAINERS, PROPERLY LABELED AND SEALED.
- 1.2 PAINT**
- A. MPI STANDARD: PROVIDE MATERIALS THAT COMPLY WITH MPI STANDARDS INDICATED AND LISTED IN ITS "MPI APPROVED PRODUCTS LIST."
- B. MATERIAL COMPARISON: PROVIDE MATERIALS THAT ARE COMPATIBLE WITH ONE ANOTHER AND WITH SUBSTRATES.
- C. EACH COAT IN A PAINT SYSTEM, PROVIDE PRODUCTS RECOMMENDED IN WRITING BY MANUFACTURERS OF TOPCOAT FOR USE IN PAINT SYSTEM AND ON SUBSTRATE INDICATED.
- D. LIMITS AND COATINGS THAT COMPLY WITH THE FOLLOWING LIMITS FOR VOC CONTENT:



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

CONSULTANTS

SEAL



MCCORMACK RESIDENCE

314 TAZEWELL AVE.
CAPE CHARLES, VA

	12.13.20 24	PERMIT SET
MARK	DATE	DESCRIPTION

PROJECT NO:	24041.00
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MODEL FILE: 24041.00 Waukeshaw - Cape

PRINT DATE: 12/13/2024

PRINCIPAL IN CHARGE: ERQ

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SHEET TITLE

PROJECTSPECIFICATIONS (3 OF 4)SPECIFICATIONS (3 OF 3)

A 004A-004

1000

EXISTING CONDITIONS

1. GENERAL

A. THE GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS, ELEVATIONS AND OTHER CONDITIONS OF THE EXISTING BUILDING NECESSARY FOR THE PROPER CONSTRUCTION AND ALIGNMENT OF THE NEW PORTIONS OF THE STRUCTURE TO THE EXISTING. THE GENERAL CONTRACTOR MUST REPORT ANY DISCREPANCIES FROM ASSUMED CONDITIONS SHOWN ON THE DRAWINGS TO THE ARCHITECT AND ENGINEER PRIOR TO THE FABRICATION AND ERECTION OF ANY MEMBERS.

B. WORK SHOWN ON THE DRAWINGS IS NEW, UNLESS NOTED AS EXISTING.

C. DEMOLITION, CUTTING, DRILLING, ETC. OF EXISTING WORK MUST BE PERFORMED WITH GREAT CARE SO AS NOT TO JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE EXISTING BUILDING AND ADJACENT STRUCTURES & FACILITIES. IF ANY ARCHITECTURAL, STRUCTURAL, OR MEP MEMBERS NOT DESIGNATED FOR REMOVAL INTERFERE WITH THE NEW WORK, THE ARCHITECT MUST BE NOTIFIED IMMEDIATELY AND APPROVAL OBTAINED PRIOR TO REMOVAL OF THOSE MEMBERS.

E. THE CONTRACTOR MUST SAFELY SHORE EXISTING CONSTRUCTION WHEREVER EXISTING SUPPORTS ARE REMOVED TO ALLOW THE INSTALLATION OF NEW WORK. ALL SHORING METHODS AND SEQUENCING OF DEMOLITION MUST BE THE RESPONSIBILITY OF THE CONTRACTOR AND THEIR ENGINEER.

2. ADJACENT BUILDINGS AND PROPERTY

A. THE GENERAL CONTRACTOR MUST ENSURE THAT ALL CONSTRUCTION METHODS USED WILL NOT CAUSE DAMAGE TO THE ADJACENT BUILDINGS AND PROPERTY. THIS MUST INCLUDE ALL FOUNDATION INSTALLATION.

B. THE GENERAL CONTRACTOR IS ADVISED TO PERFORM ALL PHOTOGRAPHIC SURVEYS AND OTHER DOCUMENTATION OF THE ADJACENT BUILDINGS BEFORE THE START OF AND DURING CONSTRUCTION.

3. DESIGN

A. EXISTING CONSTRUCTION HAS NOT BEEN VERIFIED FOR CONFORMANCE WITH REQUIREMENTS OF THE APPLICABLE BUILDING CODE EXCEPT FOR AREAS DIRECTLY AFFECTED BY MODIFICATIONS INDICATED IN THESE DRAWINGS.

B. DESIGN IS BASED ON THE FOLLOWING EXISTING STRUCTURE MATERIAL PROPERTIES

a. CONCRETE FOOTING COMPRESSIVE STRENGTH (F_c).....3,000 PSI

b. MASONRY WALL COMPRESSIVE STRENGTH (F_m).....1,000 PSI

c. STEEL REINFORCEMENT YIELD STRENGTH (F_y).....40 KSI

4. CONCRETE

A. THE FACE OF ALL CONCRETE SURFACES CUT FROM EXISTING CONCRETE MUST BE THOROUGHLY CLEANED, ALLOW SURFACE TO COMPLETELY DRY, COAT WITH AN APPROVED BONDING AGENT AND FINISH WITH AN APPROVED PATCHING COMPOUND. EXPOSED REINFORCEMENT MUST BE CUT OFF, GROUND FLUSH TO THE NEW CONCRETE SURFACE AND FINISHED WITH AN EPOXY PAINT.

DESIGN CRITERIA

1. BUILDING CODE

A. THE CONSTRUCTION DOCUMENTS ARE BASED ON THE REQUIREMENTS OF THE FOLLOWING CODES:

a. VIRGINIA CONSTRUCTION CODE (VCC-2021) FOR THE NEW PORTIONS OF THE BUILDING.

b. VIRGINIA EXISTING BUILDING CODE (VEBC 2021).

c. AMERICAN SOCIETY OF CIVIL ENGINEERS' MINIMUM DESIGN LOADS AND ASSOCIATED CRITERIA FOR BUILDINGS AND OTHER STRUCTURES' (ASCE 7-22).

2. DEAD AND LIVE LOADS

A. TOTAL ROOF DEAD LOAD.....16PSF

B. TOTAL PATIO FLOOR DEAD LOAD.....12PSF

C. PATIO LIVE LOAD.....60PSF

D. ROOF LIVE LOAD.....20PSF

3. BUILDING RISK CATEGORY.....II

4. WIND LOADS

A. WIND PRESSURES ARE BASED ON THE FOLLOWING CRITERIA:

a. ULTIMATE DESIGN WIND SPEED, 3 SECOND GUST.....V_{ult} = 121 MPH

b. WIND EXPOSURE CATEGORY.....C

c. INTERNAL PRESSURE COEFFICIENT.....GCPI = +0.18

5. SNOW LOADS

A. SNOW LOADS ARE BASED ON THE FOLLOWING CRITERIA:

a. GROUND SNOW LOAD.....p_g = 32 PSF

b. SNOW EXPOSURE FACTOR.....C_e = 1.0

c. THERMAL FACTOR.....C_t = 1.2

d. ROOF INSULATION.....Roof = 30 in. 2" Fiberglass

e. WINTER WIND PARAMETER.....0.95

f. RAIN ON SNOW LOAD.....0 PSF

11. BUILDING MOVEMENT AND DEFLECTION LIMITS

A. THE FOLLOWING PROVISION MUST BE MADE FOR LOAD DEFLECTION IN THE DESIGN, FABRICATION AND INSTALLATION OF THE BUILDING CLADDING, PARTITIONS, GLASS WALLS AND OTHER ELEMENTS SUPPORTED AND ATTACHED TO THE STRUCTURE.

a. ROOF MEMBER.....L/240

- LIVE LOAD.....L/180

- TOTAL LOAD.....L/180

b. FLOOR MEMBER.....L/240

- LIVE LOAD.....L/240

- TOTAL LOAD.....L/240

c. MEMBERS SUPPORTING MASONRY.....L/600

- DEAD + LIVE LOAD.....L/600

FOUNDATION NOTES

1. BEARING PRESSURES

A. FOUNDATIONS HAVE BEEN DESIGNED FOR AN ASSUMED NET ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.

B. PRIOR TO PLACING FOUNDATION CONCRETE, ALL FOUNDATION EXCAVATIONS MUST BE INSPECTED BY THE SPECIAL INSPECTOR TO EXPLORE THE EXTENT OF LOOSE, SOIL, EXPANSIVE OR OTHERWISE UNSATISFACTORY SOIL MATERIAL AND TO VERIFY DESIGN BEARING PRESSURE. DIRECTION FOR CORRECTIVE ACTION WILL BE PROVIDED WHERE REQUIRED.

2. MISCELLANEOUS

A. UNBALANCED BACKFILLING MUST NOT BE DONE AGAINST MASONRY OR CONCRETE WALLS UNLESS WALLS ARE SECURELY BRACED AGAINST OVERTURNING, EITHER BY TEMPORARY CONSTRUCTION BRACING OR BY PERMANENT CONSTRUCTION.

B. THE CONTRACTOR MUST BE HOLDS RESPONSIBILITY FOR CONTROL OF GROUNDWATER AND SURFACE RUNOFF THROUGHOUT THE CONSTRUCTION PROCESS. INUNDATION AND LONG TERM EXPOSURE OF BEARING SURFACES WHICH RESULT IN DETERIORATION OF BEARING MUST BE PREVENTED.

CONCRETE NOTES

1. CODE

A. CONCRETE MUST BE IN ACCORDANCE WITH THE:

a. AMERICAN CONCRETE INSTITUTE "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" (ACI 318-19)

b. AMERICAN CONCRETE INSTITUTE "SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS" (ACI 117-10).

2. MATERIALS

A. REINFORCING

a. BARS - ASTM A615, GRADE 60, DEFORMED.

b. WELDED STEEL WIRE - ASTM A1014, SHEET TYPE, ROLL TYPE IS NOT ACCEPTABLE

B. CONCRETE

a. MUST BE NORMAL WEIGHT, UNLESS NOTED OTHERWISE

b. MUST OBTAIN 28 DAY COMPRESSIVE STRENGTH AS FOLLOWS

- SHALLOW FOUNDATIONS.....3,000 PSI

- INTERIOR SLABS ON GRADE.....3,500 PSI

- EXTERIOR SLABS ON GRADE.....4,500 PSI

3. MISCELLANEOUS

A. EXPOSED CONCRETE EDGES MUST BE CHAMFERED 3/4 INCH OR AS INDICATED

B. ALL EMBEDDED ITEMS MUST BE PROPERLY PLACED, ACCURATELY POSITIONED AND MAINTAINED SECURELY IN PLACE PRIOR TO AND DURING CONCRETE PLACEMENT

C. REINFORCING STEEL MUST BE CONTINUOUS UNLESS OTHERWISE NOTED. LAP SPICES IN CONTINUOUS REINFORCING STEEL MUST CONFORM TO THE REQUIREMENTS OF ACI 318 FOR TENSION SPICES, UNLESS OTHERWISE NOTED.

D. MINIMUM CONCRETE COVER FOR REINFORCING STEEL MUST BE AS INDICATED. REINFORCING COVER MUST NOT BE LESS THAN THE REQUIREMENTS OF ACI 301.

a. CONCRETE DEPOSITED AGAINST THE GROUND.....3 INCHES

b. CONCRETE EXPOSED TO EARTH OR WEATHER.....2 INCHES

c. INTERIOR REINFORCED SLABS.....3/4 INCHES TOP & BOT

E. LAP ALL REINFORCEMENT AS FOLLOWS UNLESS NOTED OTHERWISE:

CONCRETE LAP LENGTHS					
BAR SIZE	COMPRESSION SPLICE	LAP SPLICE DIMENSION (IN)			
		f _c = 3000 psi	f _c = 4000 psi	OTHER TOP BARS	OTHER TOP BARS
#3	12"	22"	20"	19"	25"
#4	16"	29"	26"	25"	32"
#5	18"	36"	32"	31"	40"
#6	22"	43"	39"	38"	48"
#7	27"	53"	48"	47"	58"
#8	30"	62"	56"	55"	68"
#9	34"	69"	63"	62"	78"

CONCRETE MASONRY

1. CODE

A. CONCRETE MASONRY MATERIALS AND CONSTRUCTION MUST BE IN ACCORDANCE WITH THE MASONRY SOCIETY "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES" (TMS402-16)

2. MATERIALS

A. CONCRETE MASONRY UNITS MUST CONFORM TO ASTM C 90 AND MUST BE MADE WITH LIGHTWEIGHT (105 PCF) AGGREGATE. MINIMUM NET AREA COMPRESSIVE STRENGTH OF CONCRETE MASONRY UNITS MUST BE 2,000 PSI AT 28 DAYS.

B. MORTAR MUST BE PORTLAND CEMENT/LIME TYPE II OR S CONFORMING TO ASTM C270 PROPORTIONS SPECIFICATION. AGGREGATE FOR MORTAR MUST COMPLY WITH ASTM C144.

D. REINFORCING STEEL MUST COMPLY WITH ASTM A615, GRADE 60. SHOP FABRICATE REINFORCING BARS WHICH ARE SHOWN TO BE BENT OR HOOKED.

E. GROUT MUST COMPLY WITH ASTM C476 AND MUST BE PROPORTIONED TO OBTAIN A DOCUMENTED 28 DAY COMPRESSIVE STRENGTH OF 2,500 PSI.

F. HORIZONTAL JOINT REINFORCING MUST BE LADDER TYPE AND COMPLY WITH ASTM A851.

G. PROVIDE CONTROL JOINTS IN WALLS AT A MAXIMUM SPACING OF 3 TIMES THE WALL HEIGHT OR 24 FEET, WHICHEVER IS LESS, UNLESS NOTED OTHERWISE. COORDINATE LOCATIONS WITH ARCHITECTURAL DRAWINGS.

H. DO NOT LOCATE CONTROL JOINTS WITHIN 2 FEET OF STEEL BEAM BEARING LOCATIONS.

I. DO NOT LOCATE CONTROL JOINTS THROUGH MASONRY UNITS.

J. CONTROL JOINTS MUST STEP AT THE BEARING FOR MASONRY UNITS AS SHOWN IN THE TYPICAL DETAILS.

4. MORTAR

A. REINFORCED BRICK MASONRY MUST BE LAID IN FULL MORTAR BEDS.

B. CONCRETE MASONRY UNITS MAY BE LAID WITH FACE SHELL BEDDING.

5. GROUTING AND REINFORCEMENT

A. ALL BOND BEAMS, REINFORCED CELLS, CELLS BELOW GRADE AND CELLS WITH EMBED PLATES OR ANCHORS MUST BE GROUTED SOLID. GROUT PROCEDURE MUST COMPLY WITH ACI 530.1.

B. ALL MASONRY WALLS MUST BE REINFORCED CONTINUOUSLY FROM FOUNDATION TO TOP OF WALL. WHERE REINFORCING IS INTERRUPTED, OFFSET AND LAP ADDITIONAL BARS.

C. REFER TO THE NON-LOAD BEARING MASONRY BOND BEAM UNITS SCHEDULE FOR NON-BEARING MASONRY WALL REINFORCING REQUIREMENTS. TYPICAL UNLESS NOTED OTHERWISE.

D. PROVIDE REINFORCING STEEL DOWELS OF THE SAME SIZE AND SPACING AS VERTICAL REINFORCING FROM THE SUPPORTING STRUCTURE. DOWELS MUST HAVE STANDARD ACI HOOKS.

E. PROVIDE STANDARD 9 GAGE HOT DIP GALVANIZED HORIZONTAL JOINT REINFORCING AT 18 INCHES ON CENTER AND IN TWO JOINTS IMMEDIATELY ABOVE AND BELOW ALL OPENINGS, EXTENDING A MINIMUM OF 2 FEET BEYOND THE JAMB ON EACH SIDE OF THE OPENING. EXCEPT AT CONTROL JOINTS, FOR ALL CONCRETE MASONRY WALLS.

F. PROVIDE HORIZONTAL REINFORCING WITH CONTINUOUS REINFORCING AT EACH FLOOR AND ROOF LEVEL. DISCONTINUE ALL HORIZONTAL REINFORCING AT CONTROL JOINTS EXCEPT FOR THE BOND BEAMS AT JOINT BEARING ELEVATIONS.

G. PROVIDE VERTICAL REINFORCING IN LOAD BEARING WALLS AT ALL CORNERS, ENDS OF WALLS, OPENING JAMBS AND EACH SIDE OF CONTROL JOINTS. OPENINGS LESS THAN 16 INCHES AND NOT HAVING INTERRUPTED BARS BELOW DO NOT NEED JAMB REINFORCING.

H. LAP ALL REINFORCEMENT AS FOLLOWS UNLESS NOTED OTHERWISE:

LAP LENGTHS				
BAR SIZE	REINFORCING EACH FACE	REINFORCING CENTERED		
		6" CMU	8" CMU	12" CMU
#4	22"	18"	18"	18"
#5	34"	28"	22"	22"
#6	64"	53"	38"	34"
#7	87"	73"	52"	40"
#8	131"	114"	79"	53"

NOTES:

1. ASSUMES 2" CLEAR MASONRY COVER

STRUCTURAL WOOD

1. BUILDING CODE

A. STRUCTURAL WOOD MUST BE IN ACCORDANCE WITH THE:

a. AMERICAN WOOD COUNCIL "NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION - WITH 2018 NDS SUPPLEMENT" (NDS 2018)

b. THE "SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC" (SDPWS 2021).

2. FASTENERS

A. UNLESS NOTED OTHERWISE, NAIL SIZE MUST BE

a. 8d.....0.131 IN DIAMETER X 12 IN LONG

b. 10d.....0.148 IN DIAMETER X 3 IN LONG

c. 16d.....0.162 IN DIAMETER X 12 IN LONG

B. UNLESS NOTED OTHERWISE, THE NUMBER AND SIZE OF NAILS CONNECTING WOOD MEMBERS MUST NOT BE LESS THAN THAT SET FORTH IN IRC TABLE 2304.10.2

C. CONNECTION FOR MULTIPLE FRAMING PIECES MUST BE 16d NAILS AT 12 IN ON CENTER AT EACH FACE STAGGERED (8 IN NET SPACING), UNLESS NOTED OTHERWISE.

a. CONNECTION FOR MULTIPLE PIECES OF ENGINEERED LUMBER MUST BE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

D. NAILS FOR 3RD PARTY HARDWARE MUST BE AS REQUIRED BY MANUFACTURER.

E. ALL FASTENERS FOR PRESERVATIVE AND FIRE RETARDANT TREATED WOOD MUST BE HOT DIPPED GALVANIZED STEEL OR STAINLESS STEEL UNLESS WOOD IS BORATE TREATED. PLAIN CARBON STEEL FASTENERS, INCLUDING NUTS AND WASHERS, IN SBSDOT AND ZINC BORATE PRESERVATIVE-TREATED WOOD IN AN INTERIOR, DRY ENVIRONMENT ARE PERMITTED.

F. WOOD SCREWS MUST MEET ANSI B18.8.1 TOLERANCE REQUIREMENTS AND MUST PENETRATE 10 TIMES THE SCREW DIAMETER INTO THE MAIN MEMBER, UNLESS NOTED OTHERWISE.

G. BOLTS MUST COMPLY WITH ASTM A307, F_y = 36 KSI (MIN)

3. SAWN LUMBER

A. SAWN LUMBER MUST COMPLY WITH PS 20 "AMERICAN SOFTWOOD LUMBER STANDARD" AND THE FOLLOWING REQUIREMENTS:

a. MAXIMUM MOISTURE CONTENT.....19 PERCENT

b. GRADE

- BEAMS AND JOISTS.....SELECT STRUCTURAL

- POSTS AND BLOCKING.....NC 2 OR BETTER

c. SPECIES.....SOUTHERN PINE UNDER NLGA RULES.

4. COMPOSITE LUMBER

A. COMPOSITE LUMBER MUST COMPLY WITH THE FOLLOWING REQUIREMENTS:

a. PARALLEL STRAND LUMBER (PSL).....1,800,000 PSI

- MODULUS OF ELASTICITY (E).....2,400,000 PSI

- BENDING STRESS (F_b).....2,400 PSI

- TENSION STRESS (F_t).....1,905 PSI

- COMPRESSION PERPENDICULAR TO GRAIN (F_c-PERP).....545 PSI

- COMPRESSION PARALLEL TO GRAIN (F_c-PAR).....2,500 PSI

- SHEAR STRESS (F_v).....190 PSI

5. FASTENERS

A. SPECIFIC GRAVITY.....0.50

6. WOOD STRUCTURAL PANELS

SHEATHING SCHEDULE									
LOCATION	SHEATHING				FASTENING				
	MATL	THK (IN)	SPAN RATING	DURABILITY CLASSIFICATION	PANEL EDGE BLOCKING	FAS	SPACING (IN)	EDGE	FIELD
ROOF	[OSB]	[40/20]	[40/20]	EXPOSURE 1	[NO]	[10d]	[12]	[12]	
FLOOR	[OSB]	[23/32]	[48/24]	EXPOSURE 1	[NO]	[10d]	[12]	[12]	
EXT WALLS	[OSB]	[15/32]	[48/24]	EXPOSURE 1	[NO]	[10d]	[12]	[12]	

NOTE: REFER TO SHEAR WALL SCHEDULE FOR ADDITIONAL WALL SHEATHING REQUIREMENTS

A. CONSTRUCTION PANELS MUST COMPLY WITH PS 2 "U.S. PERFORMANCE STANDARD FOR WOOD-BASED STRUCTURAL COMPOSITE PANELS" FOR OSB CONSTRUCTION PANELS. MUST BE APA RATED AND MUST MEET THE FOLLOWING REQUIREMENTS:

B. FLOOR SHEATHING MUST HAVE TONGUE-AND-GROOVE EDGES

C. ROOF SHEATHING MUST HAVE TONGUE-AND-GROOVE EDGES OR "PLY-CLIPS" AT MID-SPAN BETWEEN EACH SUPPORT.

D. REFER TO THE SHEAR WALL SCHEDULE FOR SHEATHING REQUIREMENTS AT SHEAR WALLS

7. FRAMING REQUIREMENTS

A. ALL WOOD FRAMING MEMBER PERMANENTLY EXPOSED TO THE WEATHER OR IN CONTACT WITH CMU, GROUT OR CONCRETE MUST BE PRESERVATIVE-TREATED.

B. PROVIDE CROSS BRIDGING OR FULL DEPTH BLOCKING FOR ALL FLOOR JOISTS AND ROOF RAFTERS AT A MAXIMUM SPACING OF 8 FEET ON CENTER, UNLESS NOTED OTHERWISE.

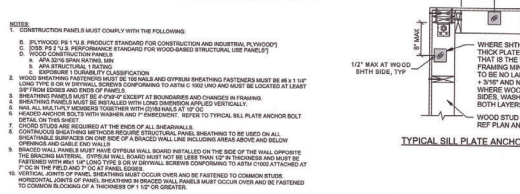
C. PROVIDE BLOCKING OF THE SAME CROSS SECTION AS JOISTS OR RAFTERS TO FRAME AROUND ALL OPENINGS TO SUPPORT SHEATHING, UNLESS NOTED OTHERWISE.

8. MANUFACTURED PRODUCTS

A. METAL FRAMING ANCHORS MUST COMPLY WITH ASTM A853 AND BE CAPABLE OF SUPPORTING THE REACTIONS SHOWN.

B. WHERE PRODUCTS OF A SPECIFIC MANUFACTURER ARE SHOWN, EQUAL OR GREATER PRODUCTS OF ANOTHER MANUFACTURER MAY BE SUBMITTED FOR APPROVAL.

WOOD SHEAR WALL SCHEDULE									
WALL	REINFORCEMENT			CHANGING			SCHEDULE		
	MATL	THK	SPACING	REINFORCEMENT	THK	SPACING	REINFORCEMENT	THK	SPACING
CS-105A	OSB	1/2"	12"	YES	8"	12"	2"	2"	12"



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13 DEC 2024
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PROJECT NO.: 20241.00
MODEL FILE: 20241.00 WallSchedule - C

PRINT DATE: 12/13/2024

PROJECT MANAGER: ERG

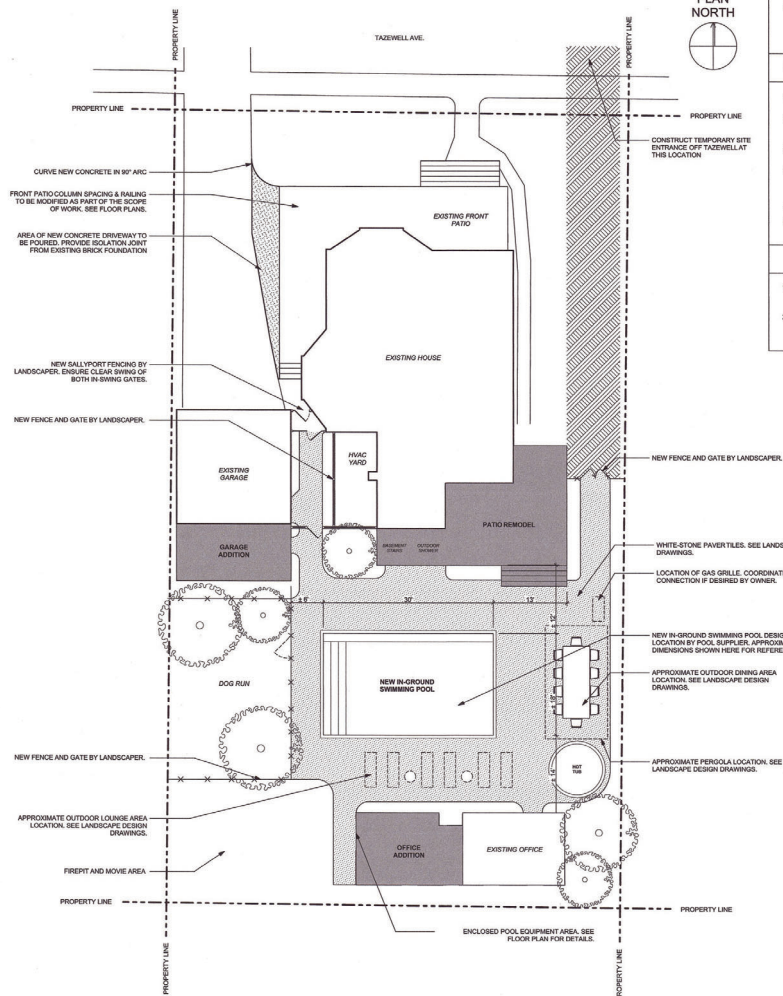
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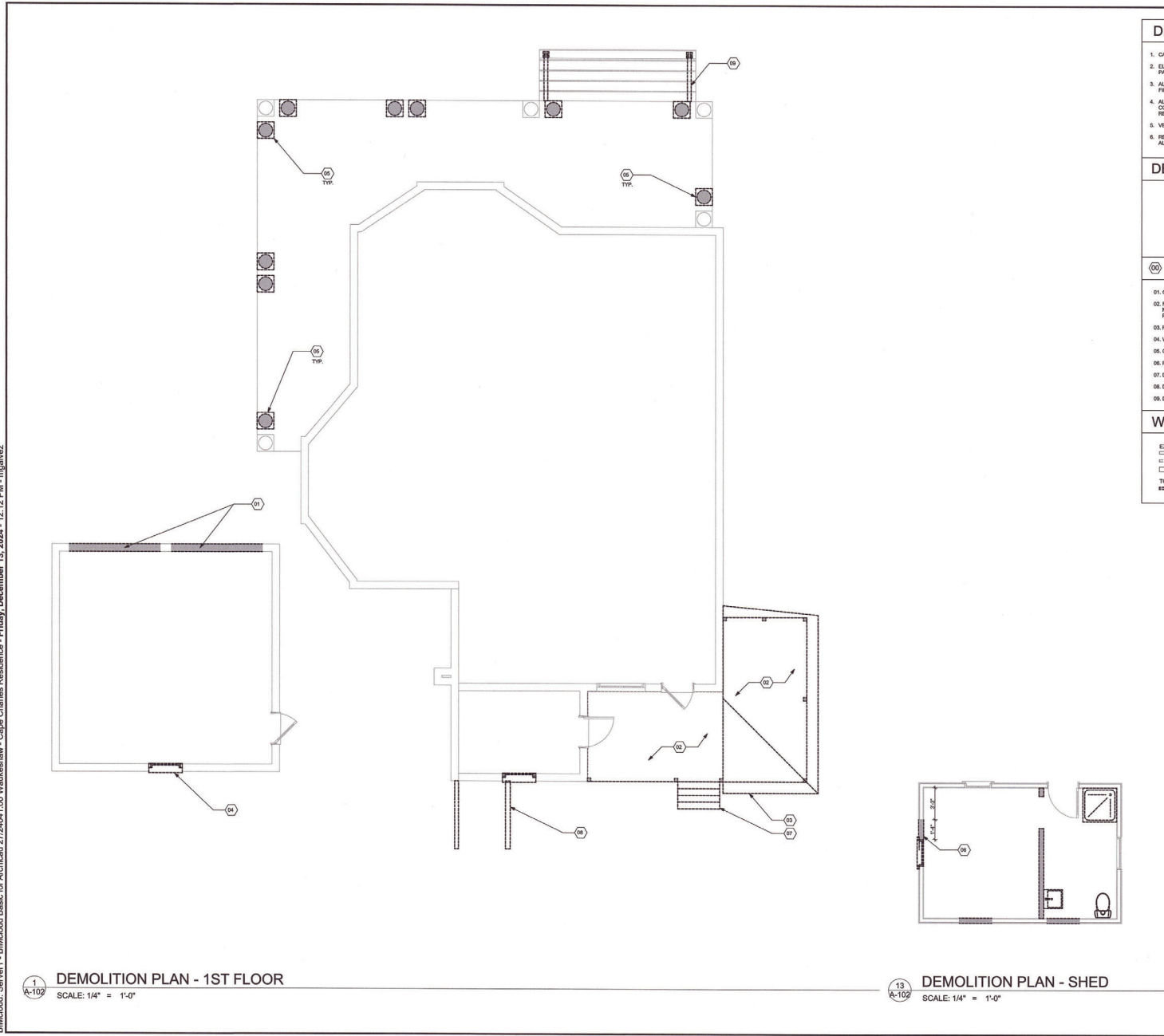
DATE DESCRIPTION

SHEET TITLE

FRAMING DESIGN CRITERIA

A-005





1
A-102

DEMOLITION PLAN - 1ST FLOOR

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

13
A-102

DEMOLITION PLAN - SHED

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

21
A-10

DEMO - KEY PLAN

SCALE: 1/32" = 1'-0"

DEMOLITION GENERAL NOTES

1. CAP ALL AFFECTED WATER AND SANITARY SEWER LINES PER CODE.
2. ELECTRICIAN IS TO DISCONNECT ALL AFFECTED ACTIVE CIRCUITS AT THE PANEL PRIOR TO DEMOLITION.
3. ALL EXISTING FINISHES SHALL BE REMOVED BEFORE INSTALLATION OF NEW FINISHES.
4. ALL CRACKS, CHIPS, HOLES, MISSING PIECES, ETC. OCCURRING IN EXISTING CONSTRUCTION SHALL BE REPAIRED PRIOR TO INSTALLING NEW FINISHES OR PAINTING.
5. VERIFY FIXTURES TO BE REMOVED WITH OWNER.
6. REVIEW DEMOLITION PLAN WITH OWNER PRIOR TO START-AND VERIFY WITH ALL MISCELLANEOUS EQUIPMENT TO BE DEMOLISHED NOT SHOWN ON PLAN.

DEMOLITION SYMBOL LEGEND



PLUMBING FIXTURES TO BE DEMOLISHED



WINDOW TO BE DEMOLISHED

DEMOLITION KEY NOTES

01. GARAGE DOORS TO BE DEMOLISHED.
02. FLOOR STRUCTURE, RAILINGS, & WOOD COLUMNS TO BE DEMOLISHED. MASONRY PIERS MAY BE DEMOLISHED OR RETAINED - SEE FOUNDATION PLAN.
03. ROOF TO BE DEMOLISHED.
04. WINDOW TO BE DEMOLISHED DOWN TO SLAB HEIGHT.
05. CAREFULLY REMOVE COLUMNS AND RETAIN FOR RELOCATION.
06. REMOVE PORTION OF EXTERIOR WALL FOR NEW ADDITION.
07. DEMOLISH CONCRETE STEPS.
08. DEMOLISH EXISTING LID AND SURROUND OF BASEMENT STAIR.
09. DEMOLISH EXISTING RAILING.

WALL SCHEDULE

EXISTING:

 E: - - - - -

TO BE DEMOLISHED:
 E: - - - - -



CONSULTANTS

SEAL



MCCORMACK RESIDENCE

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CAPE CHARLES, VA

[illegible]

	12-13-20 24	PERMIT SET

MARK	DATE	DESCRIPTION

MODEL FILE: 24041.00 Waukesha - Cape C

PRINT DATE: 12/13/2024
PROJECT MANAGER: EBO

PROJECT MANAGER: ERQ
PRINCIPAL IN CHARGE: ERQ

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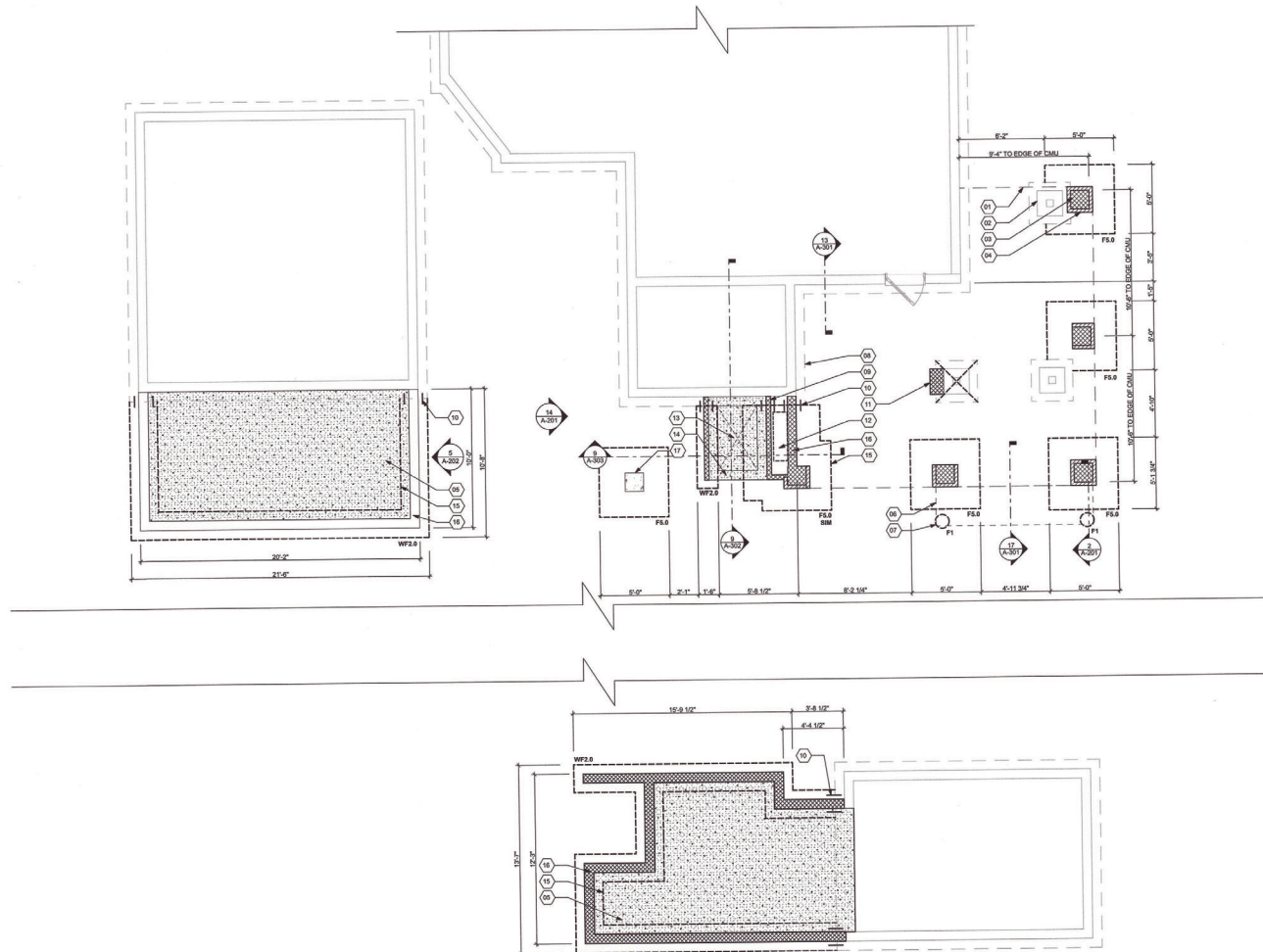
DEMOLITION PLAN - 1ST

FLOOR AND SHED

A 102A-102

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

BlMcloud: Server1 - BlMcloud Basic for Archicad 27/24041.00 Waukeeshaw - Cape Charles Residence - Friday, December 13, 2024 - 12:12 PM - ngshvaz



1
A-103
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

FOUNDATION PLAN GENERAL NOTES

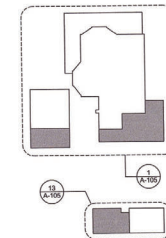
- FOUNDATIONS HAVE BEEN DESIGNED FOR AN ASSUMED NET ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
- PRIOR TO PLACING FOUNDATION CONCRETE, ALL FOUNDATION EXCAVATIONS MUST BE INSPECTED BY A GEOTECHNICAL ENGINEER TO EXPLORE THE EXTENT OF LOOSE, SOFT, EXPANSIVE, OR OTHERWISE UNSATISFACTORY SOIL MATERIAL AND TO VERIFY DESIGN BEARING PRESSURE. DIRECTION FOR CORRECTIVE ACTION WILL BE PROVIDED WHERE REQUIRED.
- BOTTOM OF NEW FOUNDATION MUST BE LOCATED BELOW THE FROST LINE ON UNDISTURBED SOIL.
- 15 MIL MIN. CONTINUOUS VAPOR RETARDER BELOW ALL NEW CONCRETE SLABS.
- PLACE SLAB CONTROL JOINTS EVERY 12' O.C. MAX. BOTH DIRECTIONS.
- T.O. FOOTING MUST BE 2'-0" U.N.O.

FOUNDATION PLAN KEY NOTES

- EDGE OF PORCH FRAMING ABOVE.
- EXISTING PORCH PIER TO REMAIN IF DEMO IS NOT POSSIBLE. TYP. ALL EXISTING PIERS EXCEPT KEY NOTE #11.
- 16X16 CMU PIER, GROUT CELLS BELOW COLUMN SOLID.
- BRICK MASONRY VENEER, BRICK SELECTION TO MATCH EXISTING HOME.
- 4" CONCRETE SLAB ON GRADE OVER 10 MIL VAPOR RETARDER AND 4" POROUS FILL U.N.O. REINFORCE SLAB WITH #6 W/ 10X12 WELDED WIRE REINFORCING PLACED 1" CLEAR BELOW T.O. SLAB. MAINTAIN REINFORCING IN POSITION DURING CONCRETE PLACEMENT.
- EDGE OF STAIR AND RAILING ABOVE.
- STAIR & RAILING FOOTING @ EA. END OF STAIR.
- EDGE OF PRESUMED EXISTING FOOTING.
- 4" CMU MASONRY WALL.
- DOWEL EXISTING FOOTINGS INTO NEW FOOTINGS WITH #4 REBAR & EPOXY GROUT.
- CONDITIONAL IF EXISTING MASONRY PIER UNKNOWN, EXTEND PIER OR REMOVE AND REPLACE WITH NEW TO SUPPORT NEW FLOOR STRUCTURE.
- AREA OF ADDITIONAL SUPPORT FOR OUTDOOR FIREPLACE IF REQUIRED BY MANUFACTURER.
- AREA OF 4" RECESSED CONCRETE SLAB, SLOPE BASE TOWARD CENTRAL DRAIN AND TIE INTO EXISTING SERIES.
- CONCRETE SLAB FLOOR @ GRADE W/ FINISH TO MATCH ADJACENT HARDSCAPING.
- EDGE OF FOOTING BELOW.
- 4" CMU STEM WALL.
- PIER TO EXTEND ONLY TO GRADE IN THIS LOCATION.

FOUNDATION FOOTING SCHEDULE

MARK	WIDTH	THICKNESS	BOTTOM REINFORCEMENT	TOP REINF.
WF2.0	2'-0"	1'-0"	(3) #4 CONT. + (8) #6 OC TRANS	NONE
F5.0	8'-0" X 3'-0"	1'-0"	(7) #4 EACH WAY	(7) #4 EACH WAY
F1	12" DIA.	2'-0"	N/A	NONE



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A-103
NEW WORK - KEY PLAN
SCALE: 1/32" = 1'-0"



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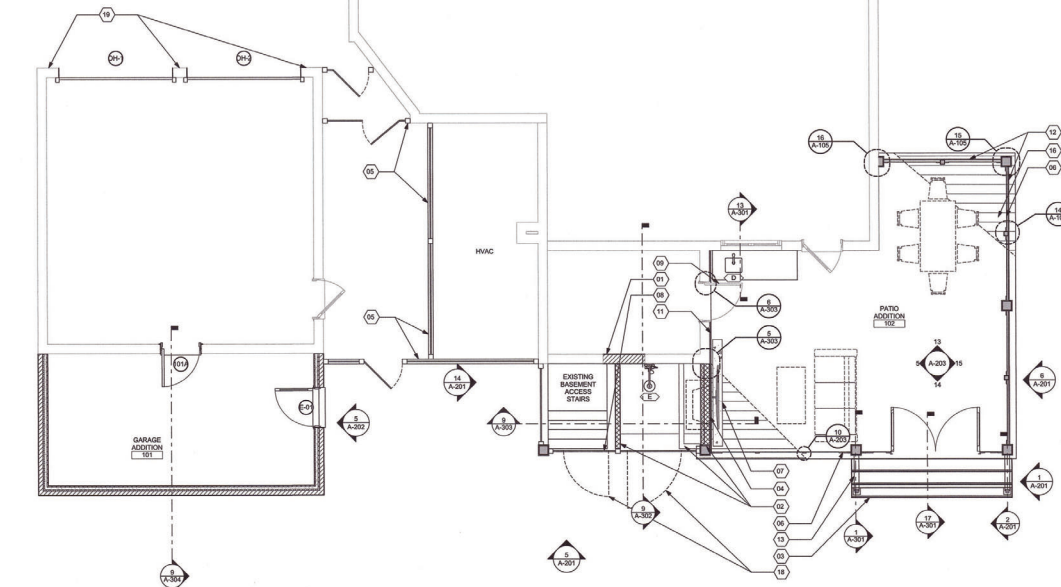
MCCORMACK RESIDENCE
314 TAZEWELL AVE.
CAPE CHARLES, VA

11/13/24
MARK DATE DESCRIPTION
PROJECT NO.: 24041.00
MODEL FILE: 24041.00 Waukeeshaw - Cn
PRINT DATE: 12/13/2024
PROJECT MANAGER: ERQ
PRINCIPAL IN CHARGE: ERQ
SHEET TITLE
FOUNDATION PLAN

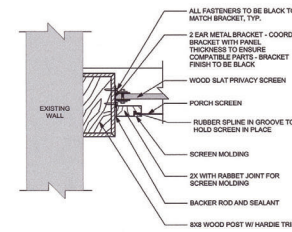
A-103



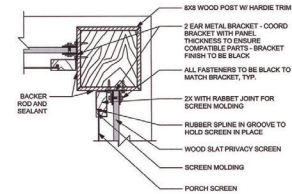
COLUMN INTENT
NOT TO SCALE



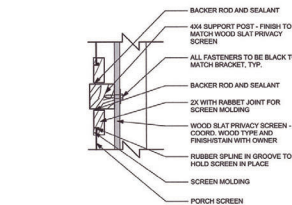
FLOOR PLAN - 1ST FLOOR
SCALE: 1/4" = 1'-0"



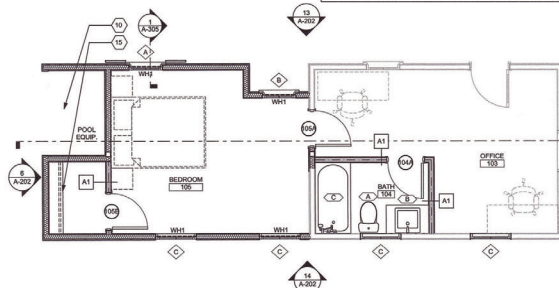
POST @ EXISTING WALL
SCALE: 1 1/2" = 1'-0"



POST DETAIL
SCALE: 1 1/2" = 1'-0"



SUPPORT POST
SCALE: 1 1/2" = 1'-0"



FLOOR PLAN - OFFICE
SCALE: 1/4" = 1'-0"

PLAN GENERAL NOTES

1. ALL FURNITURE AND OWNER SUPPLIED EQUIPMENT IS SHOWN FOR COORDINATION PURPOSES ONLY AND IS NOT IN THE CONTRACT U.N.O. COORDINATE WITH OWNER FOR SPECS.
2. GENERAL CONTRACTOR TO PROVIDE ALL BLOCKING FOR UPPER AND LOWER CABINETS.

PLAN SYMBOL LEGEND

- WALL TYPE, REFER TO PARTITION TYPES
- DOOR TAG, REFER TO DOOR SCHEDULE
- WINDOW TAG, REFER TO WINDOW SCHEDULE
- FIXTURE TAG

PLAN KEY NOTES

01. INFILL WINDOW WITH MASONRY TO MATCH EXISTING.
02. CONCRETE MASONRY WALLS, WALLS FACING SHOWER ARE TO BE TILED, COORDINATE WITH OWNER FOR SPECS.
03. NEW WOODEN STAIRS, RISERS TO BE PAINTED WHITE.
04. GAS FIRE PLACE TO BE INSTALLED AT THIS LOCATION, COORDINATE WITH OWNER FOR SPECS.
05. NEW FENCE WITH GATES TO BE INSTALLED, CONFIRM WITH LANDSCAPE DESIGNER FOR SPECS.
06. NEW SCREEN PORCH TO BE INSTALLED, BOD. SCREEN TIGHT 1 1/2" PORCH SCREENING SYSTEM, SEE ELEVATIONS AND DETAILS.
07. OWNER PROVIDED 1 1/2" COORDINATE WITH OWNER TO INSTALL MANTLE, CONTRACTOR TO PROVIDE IN WALL BLOCKING FOR TV AND MANTLE AS REQUIRED.
08. BASEMENT STAIR AND OUTDOOR SHOWER TO BE ENCLOSED, SEE ELEVATIONS AND DETAILS.
09. EXISTING DOOR TO REMAIN ACCESSIBLE, SEE INTERIOR ELEVATIONS FOR DETAILS.
10. COVERED POOL EQUIPMENT STORAGE AREA.
11. INSTALL WOOD ACCENT WALL WITH COLUMN TO REMAIN, SEE INTERIOR ELEVATIONS FOR DETAILS.
12. INSTALL WOOD SLAT PRIVACY SCREEN WITH 4X4 SUPPORT POSTS.
13. TREX TRANSCEND COMPOSITE RAILING IN COLOR CLASSIC WHITE.
14. RELOCATE EXISTING COLUMN FLUSH WITH COLUMN TO REMAIN, REFERENCE PHOTO 3/8-105 FOR REVISED COLUMN SPACING INTENT.
15. 16" DEEP WHITE MELAMINE SHELVING WITH ROD ON ADJUSTABLE WALL MOUNTED BRACKETS.
16. TREX SELECT COMPOSITE DECKING IN COLOR SADDLE, INSTALL PER MANUFACTURER INSTRUCTIONS.
17. CHANGE DIRECTION OF FLOORING AT BEAM LINE TO CORRESPOND WITH DRAINAGE SYSTEM.
18. HINGED DOOR, CONSTRUCTION AND MATERIAL TO MATCH THAT OF WOOD SCREEN TO ALIGN SEAMLESSLY WITH WOODEN HANDLES, HINGE FINISH TO MATCH BLACK METAL OF WOOD ASSEMBLY.
19. PATCH REPAIR OR REPLACE WOOD TRIM AS REQUIRED AROUND GARAGE DOOR OPENINGS - PREP TO RECEIVE NEW FINISH - FINISH TO MATCH EXISTING TRIM AND SIDING.

FIXTURE SCHEDULE

- A- FLOOR MOUNTED, ELONGATED BOWL, TANK STYLE WATER CLOSET, COLOR IS TO BE WHITE, PROVIDE MANUP. 3 SEAT COVER.
- B- STAINLESS STEEL, UNDER COUNTER MOUNTED SINK IN 30" TALL BASE CABINET.
- C- PRE-FABRICATED BATH TUB UNIT.
- D- STAINLESS STEEL, UNDER COUNTER MOUNTED SINK IN 30" TALL BASE CABINET WITH INDOOR SHUTOFF FOR FROST PROTECTION.
- E- OUTDOOR SHOWER HEAD WITH INDOOR SHUTOFF FOR FROST PROTECTION.

WALL SCHEDULE

- EXISTING PARTITIONS:
- NEW PARTITION TO CEILING, TYPE 'A1' UNO, REFER TO WALL SECTIONS



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MCCORMACK RESIDENCE

314 TAZEWELL LANE,
CAPE CHARLES, VA

MARK	DATE	DESCRIPTION
13	12/13/2024	PERMIT SET
14	12/13/2024	PROJECT NO. 24041.00
15	12/13/2024	MODEL FILE: 24041.00 Waukesha - Cape C
16	12/13/2024	PRINT DATE: 12/13/2024
17	12/13/2024	PROJECT MANAGER: ERQ
18	12/13/2024	PRINCIPAL IN CHARGE: ERQ

SHEET TITLE

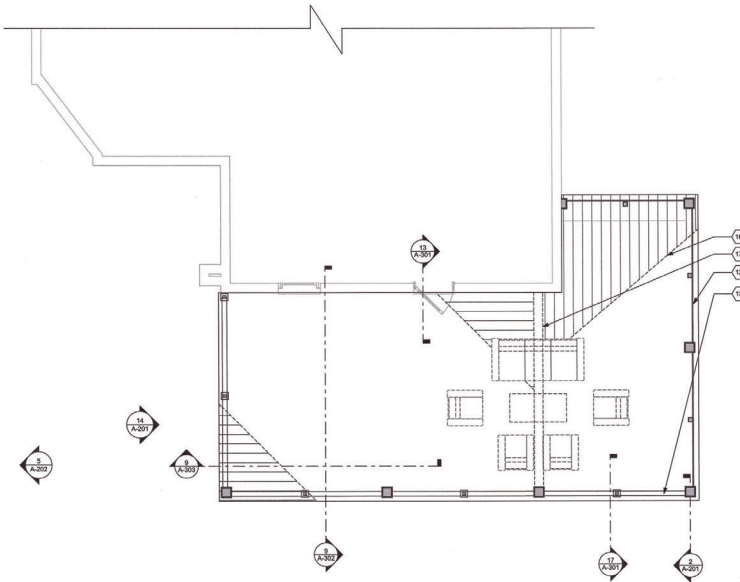
FLOOR PLAN - 1ST
FLOOR AND OFFICE,
DETAILS

A-105

5
A-106

FLOOR PLAN - 2ND FLOOR

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



PLAN GENERAL NOTES

1. ALL FURNITURE AND OWNER SUPPLIED EQUIPMENT IS SHOWN FOR COORDINATION PURPOSES ONLY AND IS NOT IN THE CONTRACT U.N.O.
2. GENERAL CONTRACTOR TO PROVIDE ALL BLOCKING FOR UPPER AND LOWER CABINETS.

PLAN SYMBOL LEGEND

- WALL TYPE: REFER TO PARTITION TYPES
- DOOR TAG: REFER TO DOOR SCHEDULE
- WINDOW TAG: REFER TO WINDOW SCHEDULE
- FIXTURE TAG

PLAN KEY NOTES

01. INFILL WINDOW WITH MASONRY TO MATCH EXISTING.
02. CONCRETE MASONRY WALLS, WALLS FACING SHOWER ARE TO BE TILED; COORDINATE WITH OWNER FOR SPECS.
03. NEW WOODEN STAIRS, RISERS TO BE PAINTED WHITE.
04. GAS FIRE PLACE TO BE INSTALLED AT THIS LOCATION; COORDINATE WITH OWNER FOR SPECS.
05. NEW FENCE WITH GATES TO BE INSTALLED. CONFIRM WITH LANDSCAPE DESIGNER FOR SPECS.
06. NEW SCREEN PORCH TO BE INSTALLED. BOB: SCREEN TIGHT 1 1/2" PORCH SCREENING SYSTEM. SEE ELEVATIONS AND DETAILS.
07. OWNER PROVIDED T.V. COORDINATE WITH OWNER TO INSTALL MANTLE. CONTRACTOR TO PROVIDE IN WALL BLOCKING FOR TV AND MANTLE AS REQUIRED.
08. BASEMENT STAIR AND OUTDOOR SHOWER TO BE ENCLOSED. SEE ELEVATIONS AND DETAILS.
09. EXISTING DOOR TO REMAIN ACCESSIBLE. SEE INTERIOR ELEVATIONS FOR DETAILS.
10. COVERED POOL EQUIPMENT STORAGE AREA.
11. INSTALL WOOD ACCENT WALL WITH HINGED ACCESS DOOR. SEE INTERIOR ELEVATION FOR DETAILS.
12. INSTALL WOOD SLAT PRIVACY SCREEN WITH 4X4 SUPPORT POSTS.
13. TREX TRANSCEND COMPOSITE RAILING IN COLOR CLASSIC WHITE.
14. RELOCATE EXISTING COLUMN FLUSH WITH COLUMN TO REMAIN. REFERENCE PHOTO 304-108 FOR REVISED COLUMN SPACING INTENT.
15. 18" DEEP WHITE MELAMINE SHELVING WITH ROD ON ADJUSTABLE WALL MOUNTED BRACKETS.
16. TREX SELECT COMPOSITE DECKING IN COLOR SADDLE. INSTALL PER MANUFACTURER INSTRUCTIONS.
17. CHANGE DIRECTION OF FLOORING AT BEAM LINE TO CORRESPOND WITH DRAINAGE SYSTEM.
18. HINGED DOOR: CONSTRUCTION AND MATERIAL TO MATCH THAT OF WOOD SCREEN TO ALIGN SEAMLESSLY WITH HIDDEN HINGES. HINGE FINISH TO MATCH BLACK METAL OF WOOD ASSEMBLY.
19. PATCH, REPAIR OR REPLACE WOOD TRIM AS REQUIRED AROUND GARAGE DOOR OPENINGS - PREP TO RECEIVE NEW FINISH - FINISH TO MATCH EXISTING TRIM AND SIGNS.

FIXTURE SCHEDULE

- A. FLOOR MOUNTED, ELONGATED BOWL, TANK STYLE WATER CLOSET. COLOR IS TO BE WHITE. PROVIDE MANUP'S SEAT COVER.
- B. STAINLESS STEEL, UNDER COUNTER MOUNTED SINK IN 30" TALL BASE CABINET.
- C. PRE-FABRICATED BATH TUB UNIT.
- D. STAINLESS STEEL, UNDER COUNTER MOUNTED SINK IN 30" TALL BASE CABINET WITH INDOOR SHUTOFF FOR FROST PROTECTION.
- E. OUTDOOR SHOWER HEAD WITH INDOOR SHUTOFF FOR FROST PROTECTION.

WALL SCHEDULE

- EXISTING PARTITIONS:
- NEW PARTITION TO CEILING:
- TYPE 'A' UNO: REFER TO WALL SECTIONS



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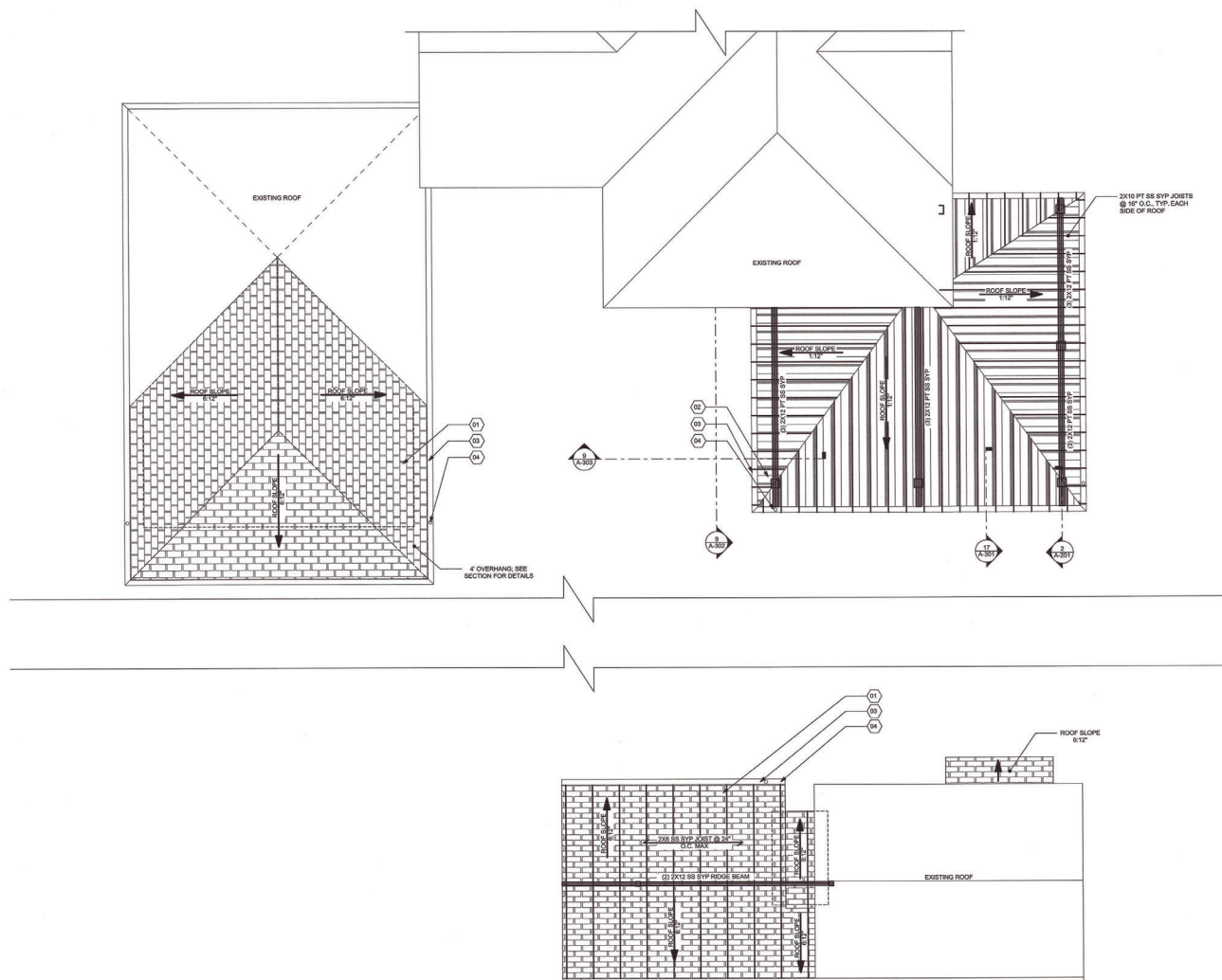


MCCORMACK RESIDENCE

314 TAZEWELL AVE.
CAPE CHARLES, VA

MARK	DATE	DESCRIPTION
12/13/24	PERMIT SET	
PROJECT NO:	24041.00	
MODEL FILE:	24041.00 Waukesha - Cape C	
PRINT DATE:	12/13/2024	
PROJECT MANAGER:	ERO	
PRINCIPAL IN CHARGE:	ERO	
SHEET TITLE		
FLOOR PLAN - 2ND FLOOR		

A-106



1
A-107

ROOF PLAN

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

ROOF GENERAL NOTES - DEMO

1. REFERENCE RECYCLING SPECIFICATION FOR ALL DEMOLISHED DEBRIS.
2. REVIEW ROOF PLAN WITH OWNER PRIOR TO START. VERIFY ALL MISCELLANEOUS EQUIPMENT TO BE DEMOLISHED NOT SHOW ON PLAN.

ROOF GENERAL NOTES

1. CONTRACTOR TO PROTECT ROOF MEMBRANE AT ALL TIMES DURING CONSTRUCTION ESPECIALLY DURING THE FABRICATION AND INSTALLATION OF THE ROOF SCREEN.
2. KEEP ROOF CLEAR OF ALL DEBRIS AT ALL TIMES.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE TO INSTALL A ROOF COVER TO PROTECT ALL ROOF SURFACES TO THE ROOF DRAIN.
4. THE ROOF CONTRACTOR IS RESPONSIBLE FOR SEALING AND FLASHING ALL PENETRATIONS, WHETHER INDICATED ON DRAWINGS OR NOT, ACCORDING TO THE ROOF MANUFACTURER WRITTEN INSTALLATION INSTRUCTIONS. (PENETRATIONS NOT LISTED AS MISCELLANEOUS DEVICES/PENETRATIONS ARE INDICATED ON PLANS)
5. THE GENERAL CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-INSTALLATION CONFERENCE, ON SITE, WITH THE OWNER, ARCHITECT, AND ROOF CONTRACTOR PRIOR TO THE START OF THE ROOFING INSTALLATION.

00 ROOF PLAN KEY NOTES

01. NEW SHINGLES TO MATCH EXISTING.
02. STANDING SEAM METAL ROOF. OWNER TO REVIEW AND APPROVE COLOR.
03. PRE-FINISHED METAL GUTTERS. EXISTING GUTTERS ARE TO BE REPLACED.
04. PRE-FINISHED METAL DOWNSPOUTS. EXISTING DOWNSPOUTS ARE TO BE REPLACED. NEW DOWNSPOUTS ARE TO CONNECT TO BELOW GRADE DRAINAGE.
05. POCKET BEAM IN EXISTING MASONRY WALL. GROUT VOIDS SOLID. WRAP BEAM END IN VAPOR BARRIER.



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SEAL

MCCORMACK RESIDENCE

314 TAZEWELL AVE.
CAPE CHARLES, VA

[illegible]

MARK	DATE	DESCRIPTION
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PROJECT NO: 24041.00

MODEL FILE: 24041.00 Waukesha - Cape C
PRINT DATE: 12/13/2024

PROJECT MANAGER: ERQ
PRINCIPAL IN CHARGE: ERQ

CONTRACTOR SHALL NOT SCALE OFF OF ANY DRAWING. ALL DIMENSIONS ARE SHOWN

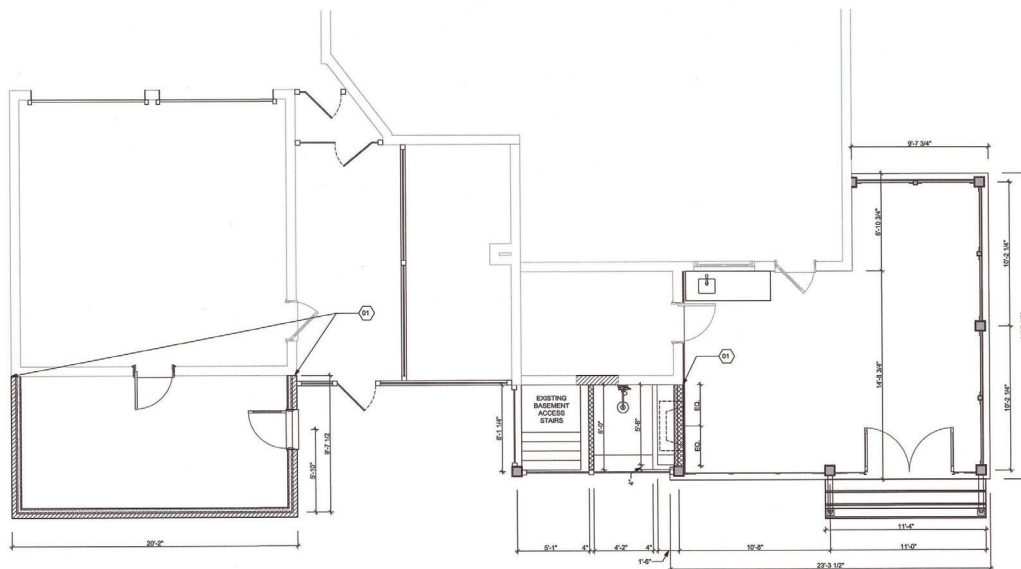
ACCURATE TO THE BEST OF CONNEXION'S KNOWLEDGE, CONNEXION WILL NOT BE HELD LIABLE FOR ANY INACCURACIES RESULTING FROM SCALD OR DRUGS. CONNEXION MAY SURVEY ADDITIONAL CONDITIONS UPON REQUEST.

SHEET TITLE
BOGE BLANK

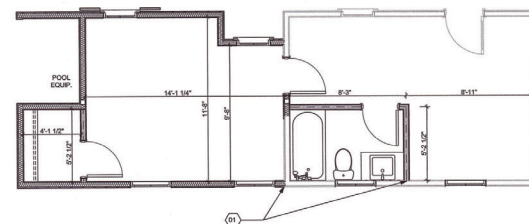
ROOF PLANS

A-107

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1
A-108
DIMENSION PLAN - 1ST FLOOR
SCALE: 1/4" = 1'-0"



13
A-108
DIMENSION PLAN - OFFICE
SCALE: 1/4" = 1'-0"

DIM. PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE FROM THE FOLLOWING LOCATIONS UNLESS:
A. FACE OF EXISTING WALLS
B. EXTERIOR FACE OF CMU OF NEW EXTERIOR WALLS
C. EXTERIOR FACE OF FRAMING OF NEW EXTERIOR WALLS
D. FACE OF NEW INTERIOR CMU WALLS
E. CENTER LINE OF NEW INTERIOR FRAMED WALLS
2. ALL DOOR OPENINGS ARE TO BE LOCATED (FROM HINGE SIDE) 4" FROM ADJACENT WALLS UNLESS:

100 DIM. PLAN KEY NOTES

01. ALSO FINISHED FACE OF NEW PARTITION TO FINISHED FACE OF EXISTING PARTITION



CORNERSTONE

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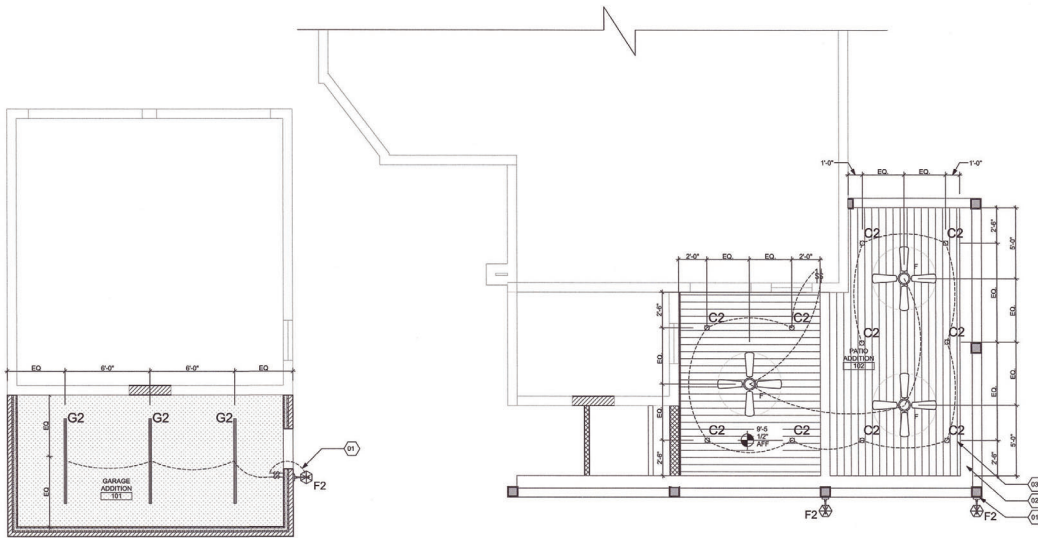
MCCORMACK RESIDENCE

314 TAZEWELL AVE.
CAPE CHARLES, VA

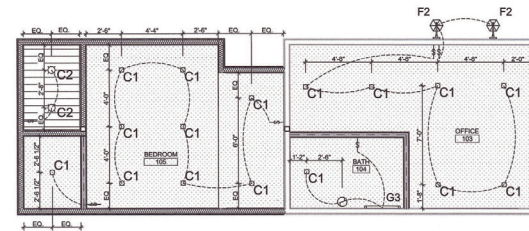
MARK	DATE	DESCRIPTION
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PROJECT NO: 24041.00		
MODEL FILE: 24041.00 Waukesha - Cape C		
PRINT DATE: 12/13/2024		
PROJECT MANAGER: ERQ		
PRINCIPAL IN CHARGE: ERQ		
SHEET TITLE		
DIMENSION PLAN - 1ST FLOOR AND OFFICE		

A-108

BIMcloud: Server1 - BIMcloud Basic for ArchiCAD 27/24041.00 Waukesha - Cape Charles Residence - Friday, December 13, 2024 - 12:12 PM - mgalvez



1
A-109 REFLECTED CEILING PLAN - 1ST FLOOR
SCALE: 1/4" = 1'-0"



13
A-109 REFLECTED CEILING PLAN - OFFICE
SCALE: 1/4" = 1'-0"

RCP GENERAL NOTES

1. TYPICAL CEILING HEIGHT IS 8'-0" U.N.O.
2. ALL LIGHT SWITCHES TO BE MOUNTED AT 4" A.F.F. CENTERLINE, MAX.
3. ALL LIGHTING FIXTURES TO BE SELECTED AND APPROVED BY OWNER.

RCP SYMBOL LEGEND

- INDICATES NEW GYPSUM CEILING
- INDICATES NEW BEADBOARD CEILING
- F= CEILING FAN
- C1= 4" RECESSED LED DOWNLIGHT
- C2= 4" RECESSED OUTDOOR GRADE LED DOWNLIGHT
- F2= OUTDOOR GRADE LIGHT FIXTURE
- G2= 6'-0" SURFACE MOUNTED LINEAR LED UPDOWN LIGHT
- G3= 2'-0" LED WALL MOUNTED VANITY LIGHT
- EXHAUST FAN, REFER TO MECHANICAL DRAWINGS
- CEILING HEIGHT MARKER

RCP KEY NOTES

01. THE EXTERIOR LIGHT TO EXISTING CIRCUIT IF ONE EXISTS. VERIFY WITH OWNER.
02. PAINT WOOD BOFFIT TO CONICAL GUTTER SYSTEM. SEE SECTIONS.
03. PAINTED BEADBOARD CEILING. COORDINATE COLOR WITH OWNER.



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314 TAZEWELL AVE.
CAPE CHARLES, VA

MARK	DATE	DESCRIPTION
12/13/24	12/13/24	PERMIT SET
PROJECT NO: 24041.00		
MODEL FILE: 24041.00 Waukesha - Cape C		
PRINT DATE: 12/13/2024		
PROJECT MANAGER: ERQ		
PRINCIPAL IN CHARGE: ERQ		
SHEET TITLE		
REFLECTED CEILING		
PLAN - 1ST FLOOR AND		
OFFICE		

A-109

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REFLECTED CEILING PLAN - 2ND FLOOR

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

RCP GENERAL NOTES

1. TYPICAL CEILING HEIGHT IS 8'-0" U.A.O.
2. ALL LIGHT SWITCHES TO BE MOUNTED AT 48" A.F.F. CENTERLINE, MAX.
3. ALL LIGHTING FIXTURES TO BE SELECTED AND APPROVED BY OWNER.

RCP SYMBOL LEGEND

- INDICATES NEW GYPSUM CEILING
- INDICATES NEW BEADBOARD CEILING
- F- CEILING FAN
- C1= 4" RECESSED LED DOWNLIGHT
- C2= 4" RECESSED OUTDOOR GRADE LED DOWNLIGHT
- F2= OUTDOOR GRADE LIGHT FIXTURE
- G2= 8'-0" SURFACE MOUNTED LINEAR LED UPDOWN LIGHT
- G3= 2'-0" LED WALL MOUNTED VANITY LIGHT
- G4= EXHAUST FAN, REFER TO MECHANICAL DRAWINGS
- G5= CEILING HEIGHT MARKER

RCP KEY NOTES

01. TIE EXTERIOR LIGHT TO EXISTING CIRCUIT IF ONE EXISTS, VERIFY WITH OWNER.
02. PAINT WOOD SOFFIT TO CONCEAL GUTTER SYSTEM, SEE SECTIONS.
03. PAINTED BEADBOARD CEILING, COORDINATE COLOR WITH OWNER.



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MARK DATE DESCRIPTION

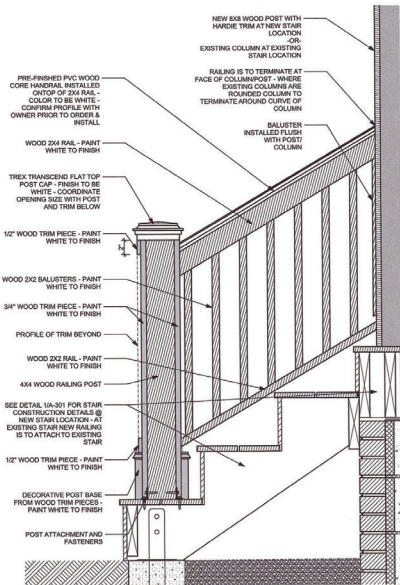
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MODEL FILE: 24041.00 Waukeshaw - Cape
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PROJECT MANAGER: ERQ
PRINCIPAL IN CHARGE: ERQ

SHEET TITLE

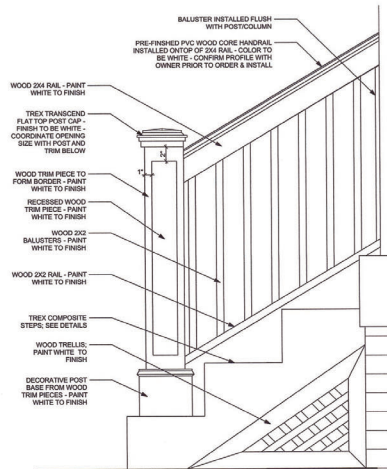
REFLECTED CEILING
PLAN - 2ND FLOOR

A-110

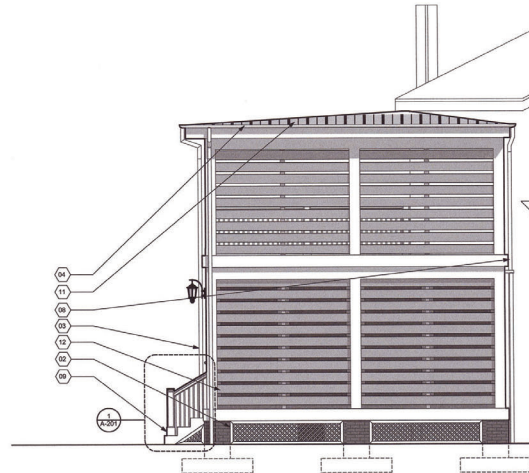
Blindout Servant - Blindout Basic for Architect 27/24/24.00 Weekshew - Cape Charles Residence - Friday, December 13, 2024 - 12:12 PM - mpaivaz



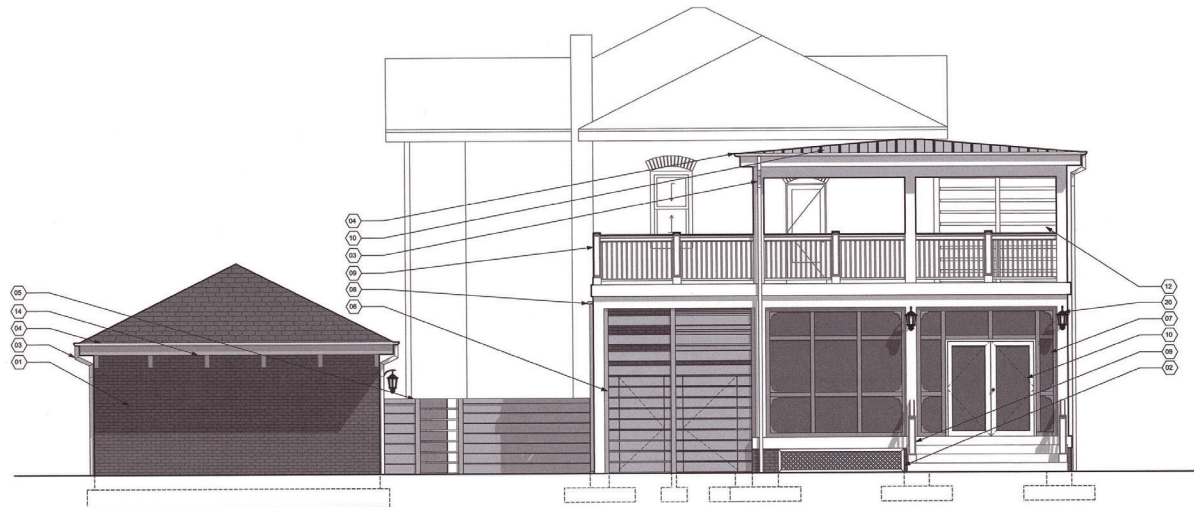
2 RAILING DETAIL - SECTION
SCALE: 1 1/2" = 1'-0"



1 RAILING DETAIL - ELEVATION
SCALE: 1 1/2" = 1'-0"



6 EXTERIOR ELEVATION - EAST
SCALE: 1/4" = 1'-0"



5 EXTERIOR ELEVATION - NORTH
SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES

1. GARAGE ADDITION, BRICK TO MATCH EXISTING GARAGE.
2. NEW WOOD TRELLIS TO BE INSTALLED. COLOR IS TO BE WHITE.
3. PRE-FINISHED METAL DOWNSPUTS TO BE PAINTED WHITE.
4. PRE-FINISHED METAL GUTTERS TO BE PAINTED WHITE.
5. NEW WOODEN SLAT FENCE WITH GATES. CONFIRM WITH LANDSCAPE DESIGNER FOR SPEC.
6. BASEMENT STAIR AND OUTDOOR SHOWER PRIVACY SCREENS TO MATCH STYLE OF ADJACENT FENCE. SLATS ABOVE DOOR HEAD HEIGHT ARE TO BE SPACED IRREGULARLY TO ALLOW FOR NATURAL LIGHT.
7. INSTALL SCREEN IN PATIO WITH DECORATIVE CORNERS. CONFIRM WITH OWNER FOR PAINT COLOR.
8. HIDDEN GUTTER TO BE INSTALLED AT SECOND FLOOR LOUNGE AREA TO ALLOW FOR DRAINAGE. SEE SECTION FOR DETAILS.
9. TREX TRANSCEND COMPOSITE RAILING IN COLOR CLASSIC WHITE.

ELEVATION KEY NOTES

10. INSTALL SCREEN DOOR AT NEW SCREEN PATIO. 11. STANDING SEAM ROOF. SEE ROOF PLAN.
12. INSTALL WOODEN PRIVACY SCREEN AT NEW PATIO. WOOD TO BE WEATHERED/GRAY SPACED 4" APART. SEE DETAILS.
13. NEW WINDOW WITH BLACK SHUTTERS. SEE WINDOW SCHEDULE.
14. ROOF OVERHANG. SEE ROOF PLAN AND SECTION.
15. OFFICE EXPANSION, BEING TO MATCH EXISTING.
16. OUTDOOR POOL EQUIPMENT STORAGE AREA. SEE FLOOR PLANS.
17. NEW DOOR TO MATCH EXISTING. SEE DOOR SCHEDULE.
18. WINDOWS TO MATCH EXISTING. SEE WINDOW SCHEDULE.
19. CABLE LOWER VENT - FINISH TO MATCH SIDING.
20. WALL HUNG EXTERIOR LIGHTING. COORDINATE SELECTION AND MOUNTING HEIGHT WITH CLIENT PRIOR TO ORDER AND INSTALLATION.
21. BRICK TIE-INS AS REQUIRED FOR INSTALLATION OF NEW DOOR - COORDINATE IN FIELD WITH EXISTING COURSING.



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PROJECT MANAGER: ERQ		
PRINCIPAL IN CHARGE: ERQ		
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SHEET TITLE		
PORCH EXTERIOR ELEVATIONS & RAILING DETAILS		

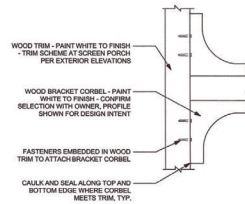
A-201

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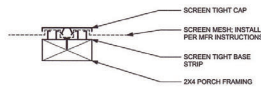
SCREEN PORCH - CORNER
REFERENCE IMAGE

12
A-203
SCALE: 0" = 1'-0"



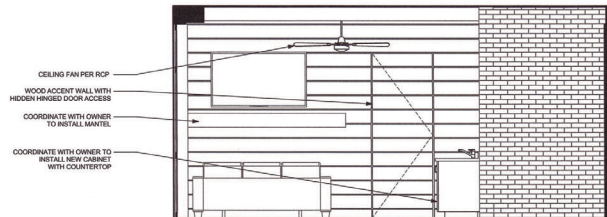
SCREEN PORCH - CORNER DETAIL

11
A-203
SCALE: 1 1/2" = 1'-0"



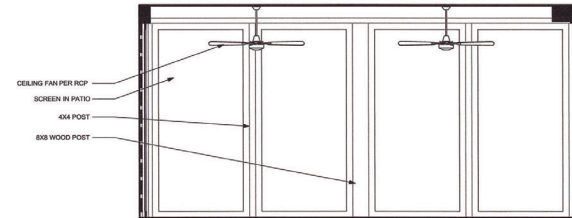
SCREEN PORCH - FRAMING DETAIL

10
A-203
SCALE: 3" = 1'-0"



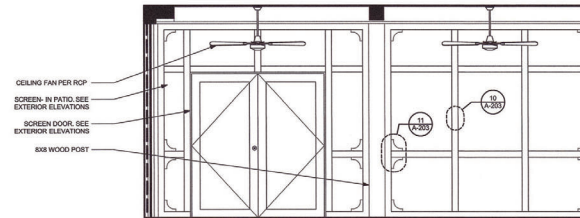
OUTDOOR PATIO W

5
A-203
SCALE: 3/8" = 1'-0"



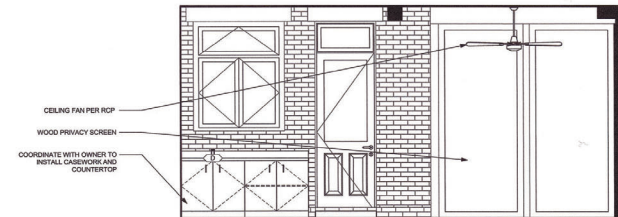
OUTDOOR PATIO E

15
A-203
SCALE: 3/8" = 1'-0"



OUTDOOR PATIOS

14
A-203
SCALE: 3/8" = 1'-0"



OUTDOOR PATION

13
A-203
SCALE: 3/8" = 1'-0"



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12.15.23	3P	FORMAT 001
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MODEL FILE: 24041.00 Waukeshaw - Cape C		
PRINT DATE: 12/15/2024		
PROJECT MANAGER: ERQ		
PRINCIPAL IN CHARGE: ERQ		
ARCHITECT: CORNERSTONE ARCHITECTS, P.C. 311 W 7TH ST, RICHMOND, VIRGINIA 23204 804.353.3333 WWW.CSARCH.COM		
SHEET TITLE		
OUTDOOR PATIO ELEVATIONS & DETAILS		

A-203

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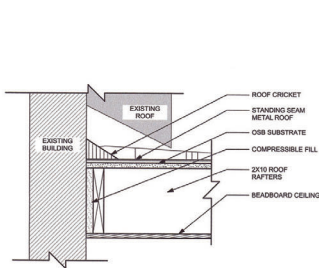
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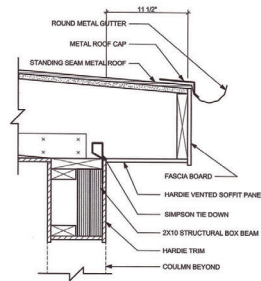
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PRINT DATE:	12/13/2024	
PROJECT MANAGER:	ERG	
PRINCIPAL IN CHARGE:	ERG	

SHEET TITLE
PORCH SECTION &
DETAILS

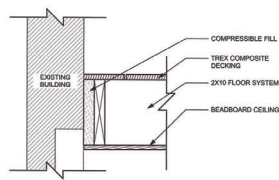
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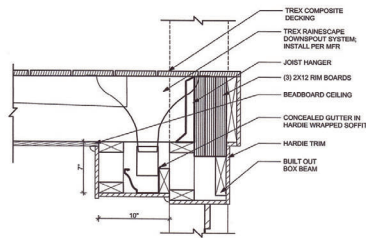
3 NEW ROOF CONNECTION
SCALE: 1 1/2" = 1'-0"



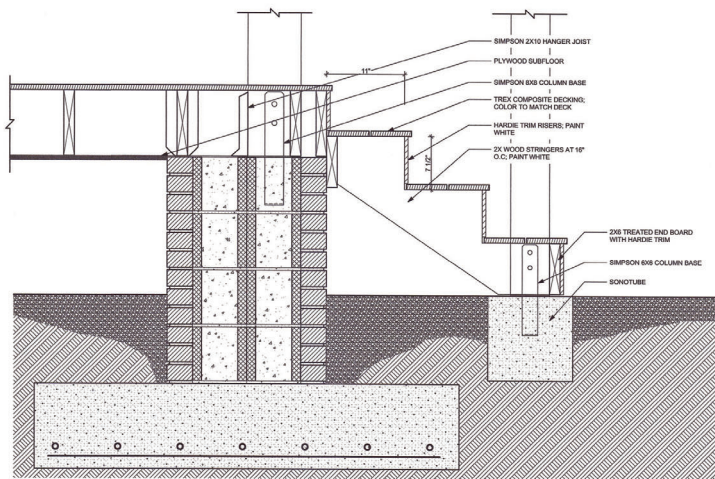
7 ROOF EAVE
SCALE: 1 1/2" = 1'-0"



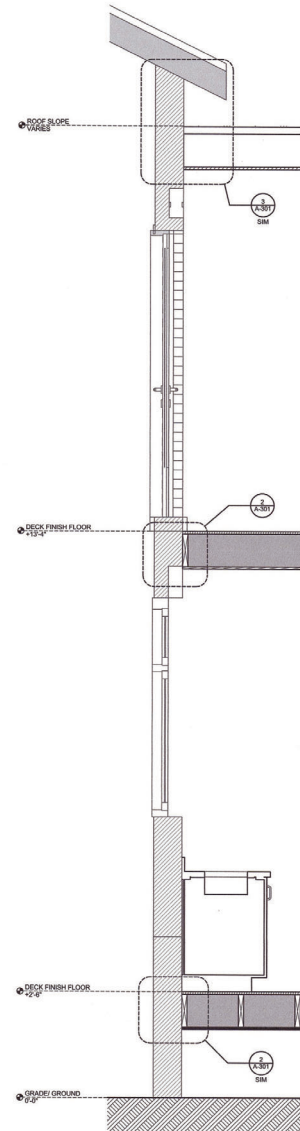
2 DECK @ EXISTING WALL
SCALE: 1 1/2" = 1'-0"



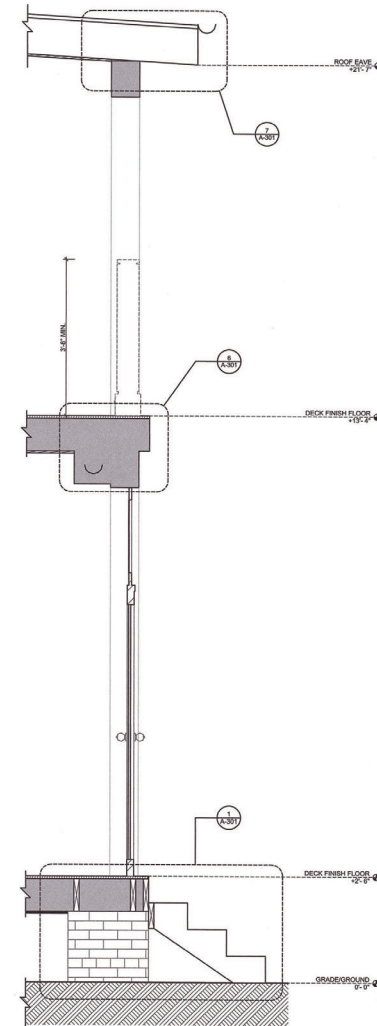
6 DECK DRAINAGE
SCALE: 1 1/2" = 1'-0"



1 COLUMN @ FOUNDATION
SCALE: 1 1/2" = 1'-0"

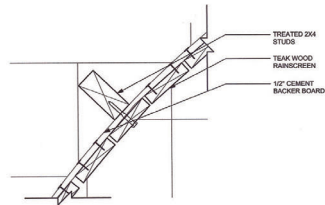


13 PATIO CONNECTION
SCALE: 3/4" = 1'-0"

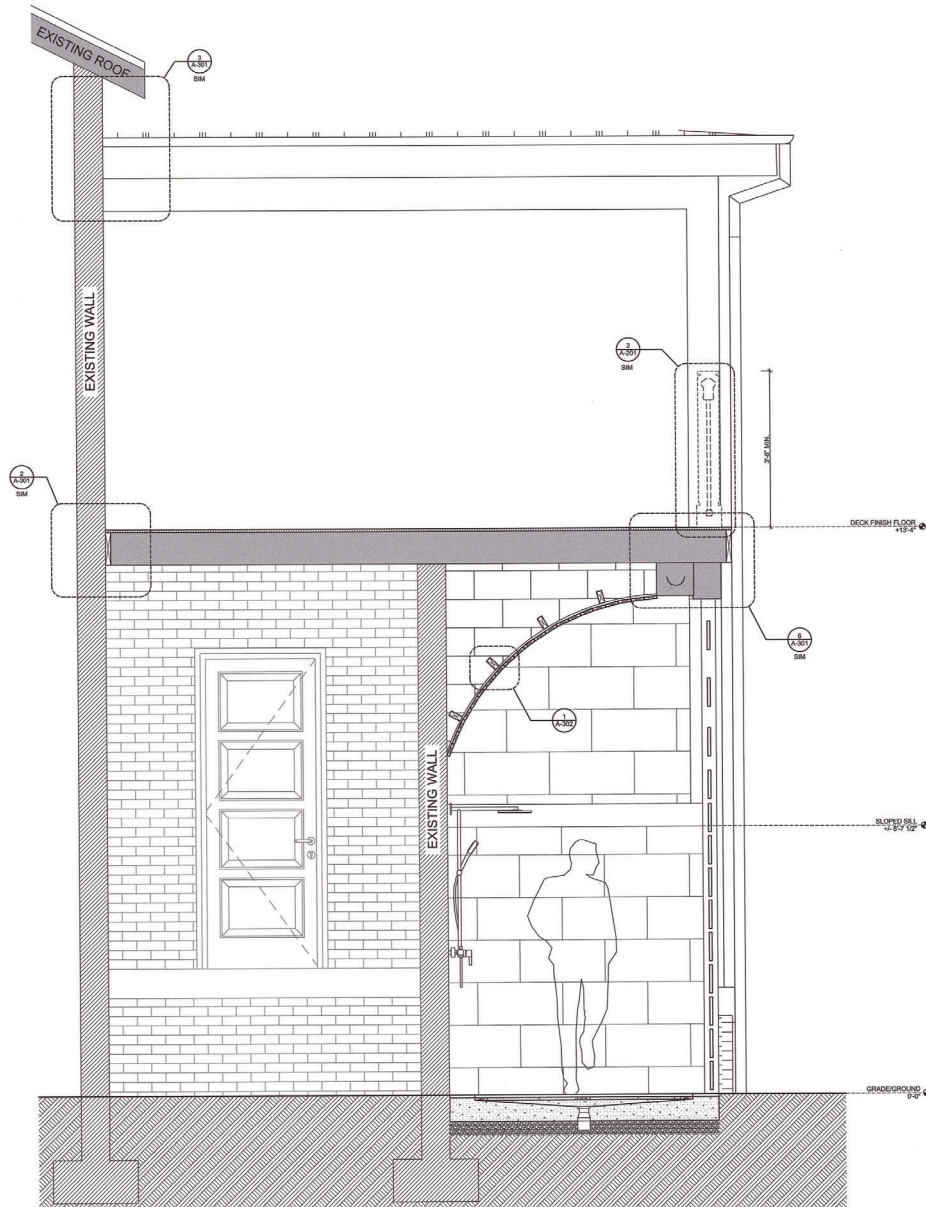


17 PATIO THROUGH SECOND FLOOR
SCALE: 3/4" = 1'-0"

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1
A-302
SHOWER CEILING
SCALE: 3" = 1'-0"



9
A-302
OUTDOOR SHOWER
SCALE: 3/4" = 1'-0"



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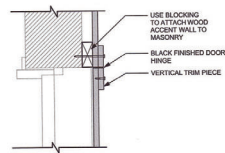
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CAPE CHARLES, VA

MARK	DATE	DESCRIPTION
11 DEC 24	11 DEC 24	PROJECT SET

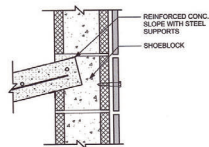
PROJECT NO.: 24041.00
MODEL FILE: 24041.00 Waukesha - Cape C
PRINT DATE: 12/13/2024
PROJECT MANAGER: ERD
PRINCIPAL IN CHARGE: ERD

SHEET TITLE
SHOWER & UPPER PATI
SECTION & DETAILS

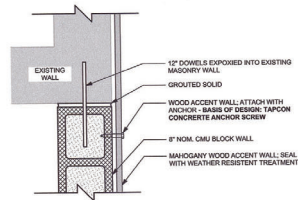
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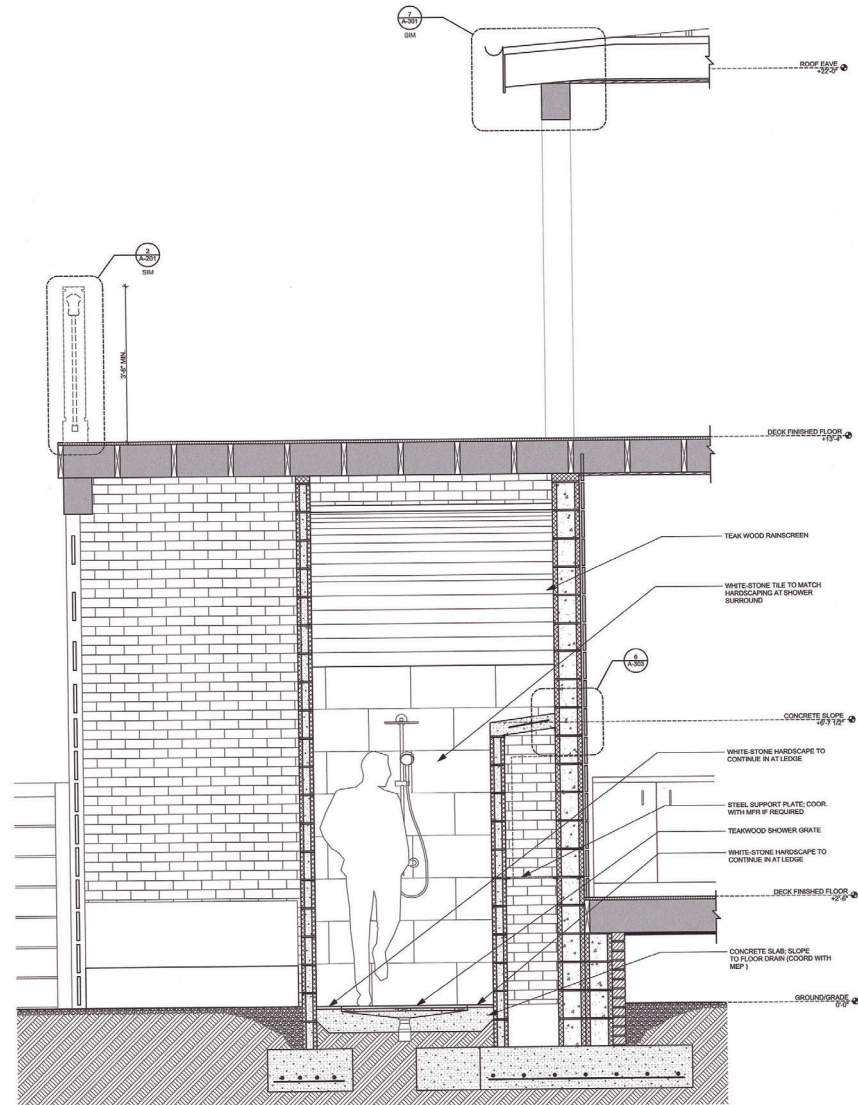
6 TYP. HINGED DOOR
A-303 SCALE: 1 1/2" = 1'-0"



6 CONCRETE SLOPE
A-303 SCALE: 1 1/2" = 1'-0"



5 NEW WALL @ EXISTING WALL
A-303 SCALE: 1 1/2" = 1'-0"



9 BUILDING SECTION - PATIO
A-303 SCALE: 3/4" = 1'-0"



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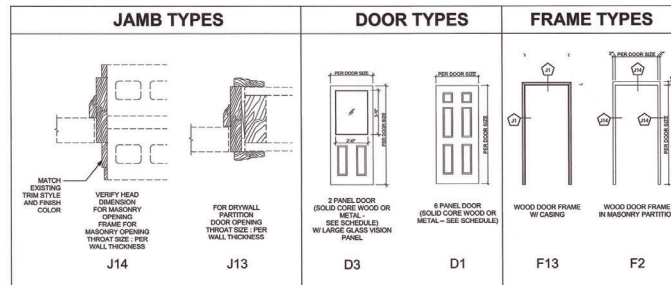
MCCORMACK RESIDENCE

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MARK	DATE	DESCRIPTION
12/13/24	12/13/24	PERMIT SET
PROJECT NO.: 24041.00		
MODEL FILE: 24041.00 Waukesha - Cape C		
PRINT DATE: 12/13/2024		
PROJECT MANAGER: ERQ		
PRINCIPAL IN CHARGE: ERQ		
SHEET TITLE		
BUILDING SECTION & EXTERIOR DETAILS		

A-303

DOOR AND FRAME SCHEDULE														
NUMBER	SIZE		SLAB			FRAME			DETAILS			FIRE RATING	HARDWARE	NOTES
	W	H	TYPE	MATL	FINISH	TYPE	MATL	FINISH	HEAD	JAMB	SILL			
101A	2'-8"	6'-8"	D1	SC WOOD	PAINT	F2	WD	PAINT	J14	J14	□	NON-RATED	G	
104A	2'-6"	6'-8"	D1	SC WOOD	PAINT	F13	WD	PAINT	J13	J13	□	NON-RATED	B	
105A	2'-6"	6'-8"	D1	SC WOOD	PAINT	F13	WD	PAINT	J13	J13	□	NON-RATED	B	
105B	2'-6"	6'-8"	D1	SC WOOD	PAINT	F13	WD	PAINT	J13	J13	□	NON-RATED	G	
E-01	2'-8"	6'-8"	D3	SC WOOD	PAINT	F2	WD	PAINT	J14	J14	⊠	NON-RATED	G	MATCH EXISTING TRIM STYLE AND FINISH/COLOR OF ADJACENT EXTERIOR DOORS. DIMENSIONS SHOWN ARE FOR OPERABLE DOOR LEAF - MATCH MASONRY OPENING DIMENSIONS TO EXISTING ADJACENT DOOR AND INFILL WITH MATCHING FIXED PANEL AND TRIM.
OH-1	8'-0"	7'-0"	BY MFR	BY MFR	PAINT	BY MFR	BY MFR	PAINT	BY MFR	BY MFR	□	NON-RATED	BY MFR	COORD. LOCKING AND ACCESS CONTROLS WITH OWNER
OH-2	8'-0"	7'-0"	BY MFR	BY MFR	PAINT	BY MFR	BY MFR	PAINT	BY MFR	BY MFR	□	NON-RATED	BY MFR	COORD. LOCKING AND ACCESS CONTROLS WITH OWNER



DOOR & FRAME GEN. NOTES

1. THE GENERAL CONTRACTOR AND THE DOOR SUPPLIER ARE RESPONSIBLE FOR READING THE FLOOR PLAN, DOOR SCHEDULE AND THE SPECIFICATIONS TO BECOME FAMILIAR WITH THE DESIGN INTENTIONS. IF DISCREPANCIES ARE DISCOVERED THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
2. ALL EXTERIOR FRAMES SHALL BE SIZED AND POSITIONED TO COVER THE JOINTS IN THE WALL AND SHOW A 1/8" MAXIMUM SEALANT JOINT BETWEEN THE FRAME AND THE NEAREST ADJACENT FINISH WALL MATERIAL.
3. AT ALL INTERIOR DOOR FRAMES THE JOINT BETWEEN THE FLOOR AND THE FRAME SHALL BE A "TYPICAL" MINIMUM SIZED JOINT SEALED WITH THE APPROPRIATE COLOR SEALANT.
4. REFER TO DOOR SCHEDULE FOR DOOR HARDWARE AND RATING.
5. ALL GLASS TO BE INSTALLED IN DOORS AND DOOR FRAMES IS TO BE FULLY TEMPERED AND CLEAR UNLESS NOTED OTHERWISE.

DOOR HARDWARE SCHEDULE

- B | PRIVACY (BEDROOM LOCK OR OUTSIDE EMERGENCY RELEASE) - ANSI FUNCTION F108 (CYL) / F22 (MOR)
- G | GENERAL OFFICE LOCK - ANSI FUNCTION F108 (CYL) / F24 (MOR)



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WINDOW SCHEDULE						
WINDOW UNIT	ELEVATION	DIMENSIONS	SILL HEIGHT	TYPE	NOTES	QUANTITY
A		2'-4" x 3'-9"	6'-8"	DOUBLE HUNG	INSTALL BLACK SHUTTERS - COORD. SELECTION WITH OWNER. SEE EXTERIOR ELEVATIONS.	1
B		2'-4" x 3'-9"	6'-8"	DOUBLE HUNG		1
C		2'-10" x 1'-5"	6'-8"	FIXED	TO MATCH EXISTING.	4

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

WINDOW GENERAL NOTES

1. THE GENERAL CONTRACTOR AND THE WINDOW SUPPLIER ARE RESPONSIBLE FOR READING THE FLOOR PLAN, WINDOW SCHEDULE AND THE SPECIFICATIONS TO BECOME FAMILIAR WITH THE DESIGN INTENTIONS. IF DISCREPANCIES ARE DISCOVERED THEY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
2. ALL GLAZING IN THE FOLLOWING LOCATIONS SHALL BE TEMPERED:
 - A. IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS.
 - B. WITHIN 24" OF ANY DOOR.
 - C. LESS THAN 18" ABOVE A WALKING SURFACE.
3. ALL EXTERIOR WINDOW UNITS ARE TO BE:
 - ALUMINUM-CLAD WOOD UNITS. BASIS OF DESIGN IS PELLA LIFESTYLE SERIES OR EQUIVALENT W/ SOL MUNTINS WHERE APPLICABLE. INTERIOR FINISH TO BE WHITE.
4. ALL EXTERIOR WINDOW GLAZING TO BE 1" INSULATED GLASS UNITS. MAXIMUM U-FACTOR OF 0.36 AND A MAXIMUM SHGC OF 0.36. BASIS OF DESIGN IS VITRO SOLARWAVE SERIES OR EQUIVALENT.
5. ALL EXTERIOR WINDOW UNITS TO BE INSTALLED PER THE MANUFACTURER'S RECOMMENDED INSTALLATION METHOD/CDL AND FLAGGED PROPERLY TO ENSURE PROPER DRAINAGE AND THERMAL PERFORMANCE.
6. ALL EXTERIOR WINDOW UNITS TO BE INSTALLED WITH ALL MANUFACTURER RECOMMENDED ACCESSORIES (BASED ON WALL ASSEMBLY & SPECIFIC CONDITIONS). WINDOW INSTALLER TO CONFIRM ACCESSORY PACKAGE WITH MANUFACTURER.
7. ALL WINDOW ROUGH OPENINGS TO BE FIELD VERIFIED PRIOR TO ORDERING AND FABRICATION OF WINDOW UNITS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL ROUGH OPENINGS ARE PLUMB, LEVEL, AND SIZED APPROPRIATELY.

MARK	DATE	DESCRIPTION
13 DEC 2024	PRINT SET	
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MODEL FILE: 24041.00 Waukesha - Cape C		
PRINT DATE: 12/13/2024		
PROJECT MANAGER: ERQ		
PRINCIPAL IN CHARGE: ERQ		
SHEET TITLE		
DOOR AND WINDOW SCHEDULE		

A-601

314 TAZEWELL AVE
Proposed Materials

TRIM – EXTERIOR SHOWER AND STORAGE

AZEK Classic Trim



Sill: 38" (L) X 1-1/2" (Thickness) X 2" (Depth)

Casing / Trim: 36" (W) X 60" (H) X 2-1/2" (Depth)

SIDING – EXTERIOR SHOWER AND STORAGE

Hardie Plank Lap Siding



Smooth – Statement Collection

8-1/4" (W) X 12' (L) X 5/16" (Thickness) X 7" (Exposure Width)

SEAL PLATES, FRAMING GROUND CONTACT

Weather Shield Standard Ground Contact Pressure – Treated Southern Yellow Pine Decking Board

5/4" X 6" X 8'



UPPER AND LOWER PORCH PRIVACY SCREENING



TIMBERTECH CLADDING

4" WIDTH, 1/2" GAP

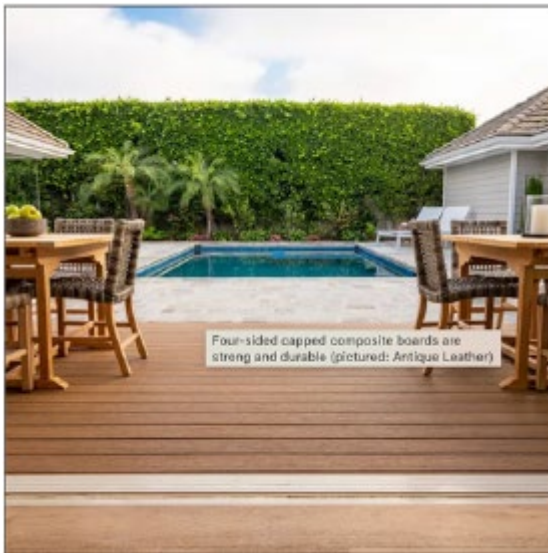
PORCHES, RAILINGS

Porch Balustrades and Columns – TIMBERTECH (Example Below)

Square 2 X 2 Pickets, 2 X 4 Rails, 4 X 4 Columns – DETAILS ARE IN PLANS THAT WERE SUBMITTED



REAR PORCH DECK BOARDS



TimberTech Composite Deck Board

ROOF – REAR PORCH ROOF



GAF Timberline Natural Shadow Charcoal Algae Resistant Architectural Shingles TO MATCH EXISTING

REAR EXTERIOR HARDSCAPING

Natural Flagstone



FRONT DRIVEWAY

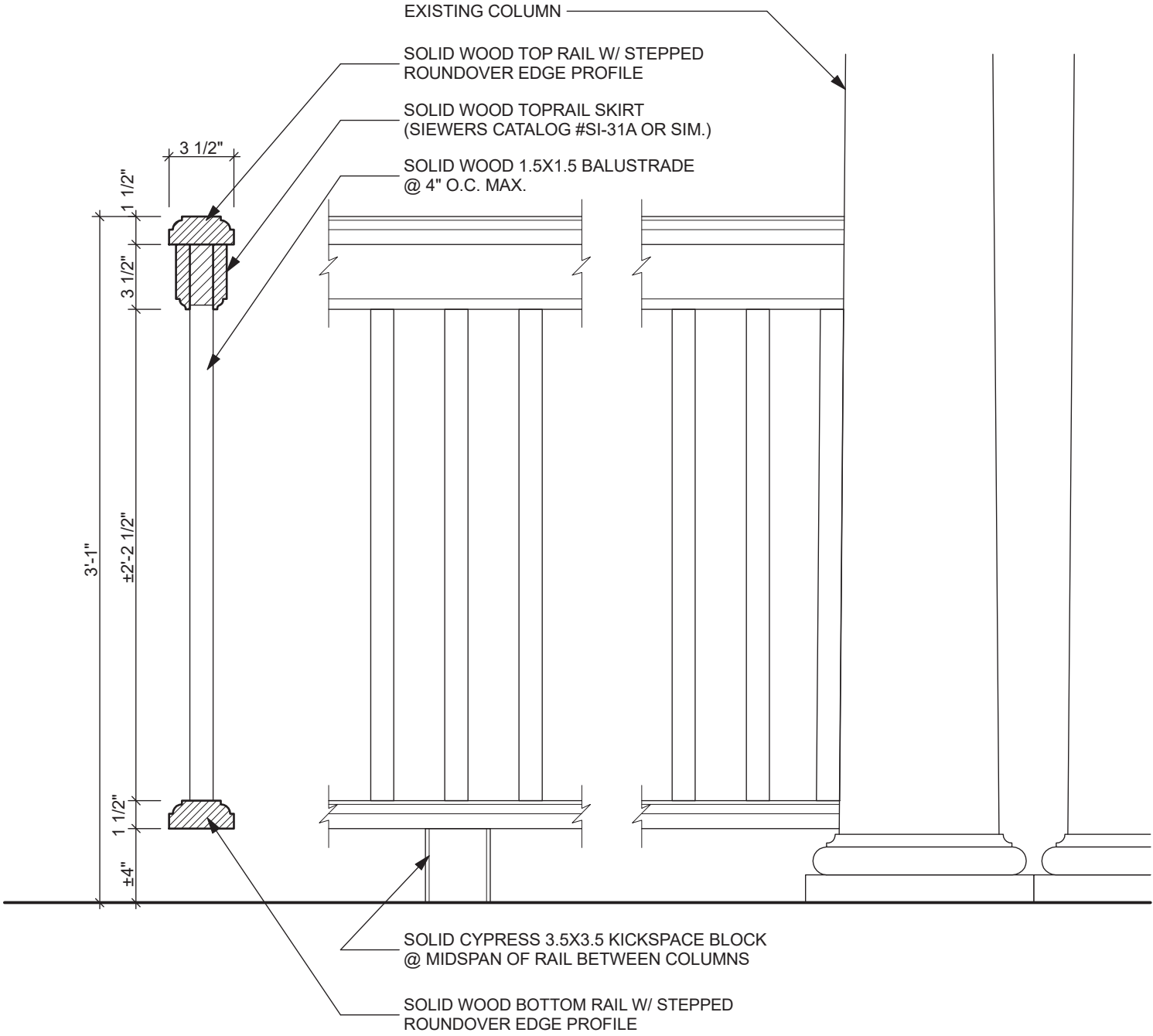
Replace in kind, poured concrete

(will widen left side by approx. 1'+ to meet brick at porch)

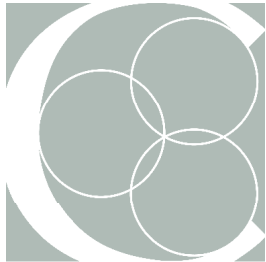
GARAGE DOORS

Carriage style – CHI NUCOR, <https://www.chiohd.com/garage-doors/overlay-carriage-house>
garage doors 8'w x 7'h

BIMcloud: Server1 - BIMcloud Basic for Archicad 27/24041.00 Waukeshaw - Cape Charles Residence - Thursday, February 20, 2025 - 3:06 PM - #Last saved by



ALL FINISHES TO BE GLOSS WHITE



CORNERSTONE

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

MARK	DATE	DESCRIPTION
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PROJECT NO: 24041.00

MODEL FILE: 24041.00 Waukeshaw - Ca

PRINT DATE: 2/20/2025

PROJECT MAN: ERQ

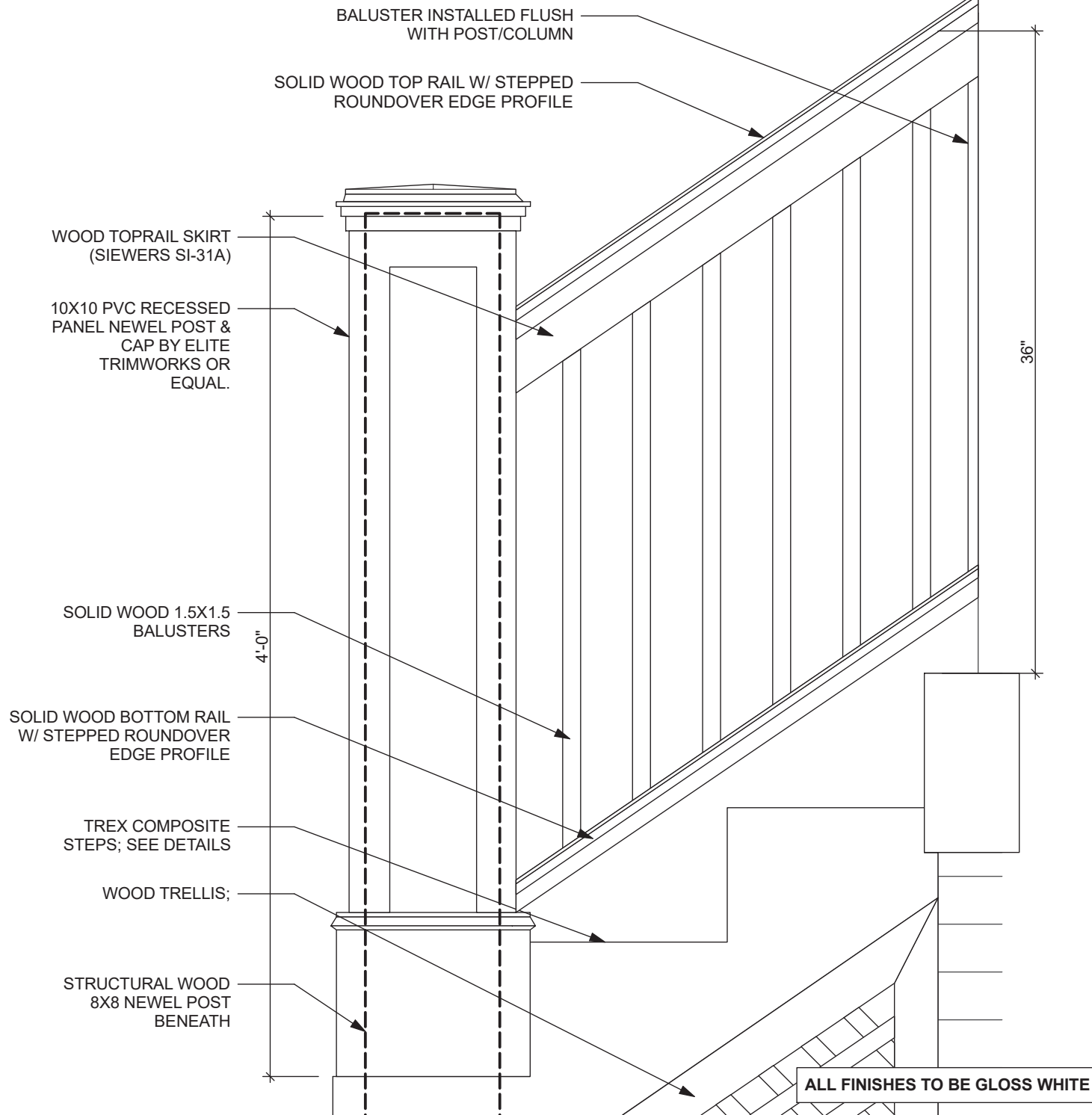
PRINCIPAL: ERQ

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SHEET TITLE

PORCH RAILING

SK-01



CORNERSTONE

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

MARK	DATE	DESCRIPTION

PROJECT NO: 24041.00

MODEL FILE: 24041.00 Waukeshaw - Ca

PRINT DATE: 2/20/2025

PROJECT MAN: ERQ

PRINCIPAL: ERQ

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SHEET TITLE

STAIR RAILING

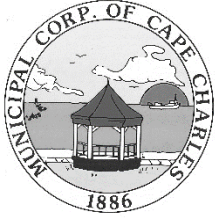
SK-02

ALL FINISHES TO BE GLOSS WHITE

Agenda Item 7D (4)

Tax Map #83A3-1-547

Mason Avenue



HISTORIC DISTRICT REVIEW BOARD STAFF REPORT

Meeting Date: April 15, 2025

Item #: 6D (4) – Lot 547 Mason Avenue (Tax Map #83A3-1-547)

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

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

Date: March 26, 2025

APPLICANT: Mitchell Homes

OWNER: Eric Pulley

TYPE OF APPLICATION: Pre-Application/Certificate of Appropriateness

SITE ADDRESS: Lot 547 on Mason Avenue

TAX MAP: 83A3-1-547

LOT SIZE: 11,200 sq. ft.

WORK TO BE PERFORMED: New 1,120 square feet, 2-story single-family residence

CURRENT ZONING: Commercial Residential (CR)

HISTORIC REGISTER: Not listed

Description: N/A

Accessory Structure: N/A

DATE APPLICATION RECEIVED: February 13, 2025

PRE-APPLICATION MTG: April 15, 2025

DATE APPLICATION DEEMED COMPLETE: March 4, 2025

LEGAL DEADLINE: HDRB Decision (90 Days from Complete Application): June 2, 2025

The applicant is seeking to construct a new 1,120 sq. ft., two-story single-family residence with a 40' x 6' (240 sq. ft.) front porch, a 4' x 3' (12 sq. ft.) rear stoop, and a 12' x 12' (144 sq. ft.) rear deck. The application also includes the installation of a 147 sq. ft. front concrete walkway. Although this lot is currently vacant, new construction should be compatible, sympathetic, and complementary to existing buildings.

AERIAL MAP



MATERIALS:

Roof: House – Dimensional Fiberglass Shingles (Pitch: 4:12 & 12:12); Porch – Shingles (Pitch: 4:12)

Fasia & Rake Board: 2 x 6 Aluminum Wrapped

Gutters: 5” K-Style Aluminum

Siding: Vinyl

Windows: Ply Gen Pro Series: Double Hung Vinyl 1/1; Trim: Top: 6”, Side: 5/4” X 4” PVC; Shutters: Vinyl

Doors: Therma Tru Front: Fiberglass 3068 Craftsman 3-lite/2-panel; Rear Stoop: Fiberglass 2868 Steel 1/2-lite with no grids; Rear Deck: Steel 5068 full lite French Door; Trim: PVC

Front Porch: Decking: Pressure Treated Wood; Columns: 8’ x 8’ Cylindrical Fiberglass painted; Balustrade – Square PVC; Steps: Brick

Foundation: Front: Brick Veneer; Sides & Rear: Parged block

Rear Stoop: Pressure Treated Wood

Rear Deck: Decking, Steps, & Railings: Pressure Treated Wood

Front Walkway: Concrete

STAFF ANALYSIS UPDATE**ZONING COMPLIANCE**

The proposed project is seeking to construct 1,120 square feet, two-story single-family residence with a 240 square feet front porch, 12 square feet rear stoop, 144 square feet rear deck, and the installation of a front walkway. The proposed materials are in conformance with the Zoning Ordinance for new construction and Zoning Compliance is achieved based upon this application to the HDRB. However, the site plan needs to be amended on several minor points related to including the required language concerning the CBPA and the RPA/RMA.

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 G – 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 9.3: Decks, Ramps, & Patios

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 home is in keeping with the Guidelines of the Historic District and reflect the character and historic appearance of the neighborhood.

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 – Zoning Checklist

Attachment 2 – Application and Documents

DECISION OF ZONING REVIEW**BY: Tracy Outten, Planning & Zoning
Asst. Preservation & Admin.****DATE: March 26, 2025****REVIEW DONE FOR: HDRB Meeting****COMMENTS:****DECISION:****ZONING REVIEW CHECK LIST
Commercial Residential District**

Address of Property	Mason Avenue
Property Owner's Name	Eric Pulley
Tax Map #	83A3-1-547
Seeking Permit for:	New 1,120 sq. ft, 2 story single-family residence with a 240 sq. ft. front porch; 144 sq. ft. rear deck, and 12 sq. ft. rear stoop

- ☒ Verify that proposed use is allowed by right: Single Family dwelling or accessory building (shed, garage) or Home Occupations or other: **New 1,120 sq. ft, 2 story single-family residence with a 240 sq. ft. front porch; 144 sq. ft. rear deck, and 12 sq. ft. rear stoop.**

- ☒ 1) Site Plan submitted? If not, have Applicant prepare and complete Site Plan in compliance with Appendix B. **MAS-LD dated 8/05/2024**

- ☒ 2) Lot & Dwelling Size & LOT COVERAGE

ORDINANCE REQUIREMENT		
Lot Size	Dwelling Unit Size	LOT COVERAGE (Section 4.1 (E) (6))
Up to 5,600 sq ft	Need to comply with Lot Coverage requirement	The sum of the footprint square footage of all buildings on the lot shall be less than 50% of the total lot square footage
5,600 Sq. Ft (40' x 140')	960 sq ft (min) to 2,400 sq ft. (max)	
5,601 – 8,400 sq. ft	960 sq ft (min) to 3,000 sq ft (max)	
8,401+ sq ft	Max of 4,500 sq	

NOTES: - Ordinance adopted 7/14/1992

(a) Patios, Porches, Decks, Attached Garages & Detached Accessory Structures are not included in the calculation of the dwelling unit square footage.

(b) If multiple lots are used, see Section 4.1 (E) (7 & 8) for additional Lot Coverage Rules

(c) If lot smaller than 5,600 sq ft, the total footprint area of all accessory building lot coverage shall not exceed ten percent (10%), per Section 4.1 (E) (12)

LOT SIZE	HOUSE SQ FT	ACCESSORY STRUCTURE SQ FT	TOTAL SQ FT OF ALL BUILDINGS	LOT COVERAGE CALC	In Compliance or Not?
11,200	1,120	0	1,120	10%	YES

- ☒ 3) Setbacks – Conforming Lots (5,600 sq ft):
 (a) Front: 30 ft or prevailing: **PREVAILING 24.2 ft.**
 (b) Side: 5 ft: **Actual: West: 10 ft. East: 30 ft.**
 (c) Rear: 25 ft: **67 ft.**
If nonconforming lot, then rear setback may be 5 ft if lot less than 40 ft in width
SEE NOTES FOR ACCESSORY BUILDINGS
 (d) Corner Lots – Minimum Side is 5 ft. or prevailing: **NA**
NOTES:
 • **DECKS & PATIOS NOT ALLOWED IN FRONT YARD;**
 • **See Section 4.2 (F) for Projections Allowed in Required Setbacks.**
- ☒ 4) Is there a fence/wall? **NO FENCE or WALL INDICATED.**
 If yes, then minimum distance of 2 ft from any sidewalk, alley or public right of way; must be 1 inch from adjacent property boundaries.
 If yes, max height for rear fence is 6 ft & max height for side and/or front yard fence is 4 ft.
- ☒ 6) Minimum Lot Width – 40 ft.
- ☒ 7) Height Restrictions for Main Structure/House: 40 ft' height max or 2 ½ stories: **Actual: 29 ft. 6in.**
 (see Sec. 4.2 (C) for exceptions)
- ☒ 8) Development Standards – HISTORIC DISTRICT REVIEW BOARD (HDRB) determines compliance with Historic District Guidelines and Overlay District Requirements
 a) Proportions – 1:1 to structures in neighborhood: **YES**
 b) Scale and orientation: **YES**
 c) Roof Pitch – prevailing standard or 8:12: **Actual: 3:12 & 12:12**
 d) Windows & Doors: **YES**
 • Double hung windows or prevailing standard; jalousie, picture, and horizontal windows only in traditional American ranch style architecture: **Double-hung 1/1**
 • Exterior doors should be paneled or have glass panels; flush doors not allowed. **3-lite, 2-panels; ½-lite, 2-panels; Full-lite French Door**
 e) Porches – min depth of six feet & cover 80% of width of front building façade.: **40 ft. & 100%**

ACCESSORY STRUCTURES ONLY – Additional Requirements: NOT APPLICABLE

- ☐ 9) ACCESSORY STRUCTURE – Additional Requirements
 a) Not located in front or side yard: _____
 b) No closer than 5 ft to any alley line: _____
 c) No closer than 2 ft to any side or rear lot line: _____
 d) If lot frontage is less than 80 ft, then the sum of all accessory buildings shall be less than the footprint of primary residence or 550 sq. ft, whichever is the lesser: _____
 e) If lot frontage is greater than or equal to 80 ft, the sum of all accessory buildings shall be less than the footprint of the primary residence or 660 sq. ft., whichever is less: _____
- ☐ 10) Height Restrictions for Accessory Structures:
 a) If house is no more than one story above grade, the height of Accessory Structure cannot be taller than house (Sec. 4.2 (E) (9): _____
 b) If house is more than one story above grade, then Accessory Structure shall be no higher than 2/3 the height of the main structure or 24 ft, whichever is less (Sec. 4.2 (E) (10): _____

☐ 11) Distance between Accessory Structure and Main Building – min of 15 ft.: N/A

- NA** 12) PHYSICAL CHARACTERISTICS: Will there be an accessory dwelling? NO
- a. Accessory dwellings shall be located in an accessory building.
 - b. Accessory dwellings shall not have a floor area exceeding forty-five (45) percent of the floor area of the main building.

MAIN BLDG FLOOR AREA	45% ALLOWANCE for ADU FLOOR AREA	ACTUAL ADU FLOOR AREA

- c. Accessory dwellings shall have one kitchen, one bathroom, and a sleeping area.
- d. Accessory buildings shall not have the appearance of a single-family dwelling

- NA** 13) Occupancy characteristics for Accessory Dwelling Units – Affidavit signed and submitted re: NO STRS/no TRANSIENT OCCUPANCY – NOT APPLICABLE

Total Lot Coverage Breakdown - APPROVED - 3/26/2025	
Address	Tax Map # 83A3-1-547
Lot Size	11,200
Structure	Square Footage
House	1,120.00
Front Concret Walkway	147.00
Front Porch	240.00
Front Steps	12.00
Rear Deck & Steps	152.00
Total	1,671.00
Total Lot Coverage	14.92%
NOT INCLUDED	
Rear Stoop & Steps	20
Total Square Footage Not included	20



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	Paid
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:

PART 2: PROPERTY INFORMATION

Property Address: 625 Mason Ave

Tax Map #: 83A3-1-547

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

Zoning District: CR

PART 3: PROPERTY OWNER INFORMATION

Name and/or Company: Eric Pulley

Mailing Address: 130 East Ave D4 Norwalk CT 06851

Phone Number: 2038108565

Email: epulley@optonline.net

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: Mitchell Homes

Mailing Address: 14300 Sommerville Ct Midlothian VA 23113

Phone Number: 8042900773

Email: dlumpkin@mitchellhomesinc.com

PART 5: PROJECT INFORMATION

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

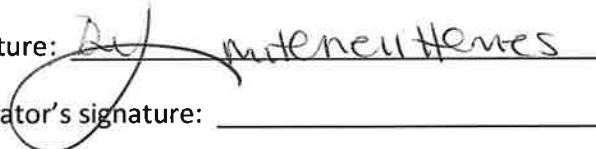
PART 6. NEW CONSTRUCTION			
See Section 5.13 & 6 of the Historic District Design Guidelines			
First Floor Building Area (sq. ft.): 1112		Total Gross Floor Area (sq. ft.): 1869	
Front Building Setback (ft.): 24.2		Building width (ft.): 40	
Building Height	Feet: 26	Stories: 2	Roof pitch: 12/12 & 4/12
A. Foundation	Material to be used: Brick Veneer - Front - parged block sides/rear		
B. Roofing	Material to be used: dimensional fiberglass shingles		
	Chimney? ☒ No ☐ Yes - Number _____ Materials: _____		
C. Siding	Material to be used: vinyl	Dimensions: _____	
D. Steps	Material to be used: brick		
E. Railing	Style and Material to be used: 3 1/2" rect PVC		
F. Porch	Length: 6 Width: _____		
	Material to be used: Floor: pressure treated wood Skirting: Brick		
	Columns? ☐ No ☒ Yes - Number 6 Style & Materials: 6" sturdy wrap w/square cap/base		
G. Deck	Length: 12 Width: 12	Material to be used: pressure treated wood	
H. Doors	Width: 3 Height: 6'8" w/12" transom		
	Material and Configuration: attach a picture (i.e., glass panes, divisions, decorative details & panels) 2 panel - 3 lite SDL - fiberglass		
I. Windows	Configuration (i.e., double-hung sash, 2/2, 6/1, 6/6, etc.) attach a picture: doublehung		
	Material: twin vinyl no grid		
	Width: 3	Height: 6	Depth: 4"
J. Trim	Material to be used: PVC all sides		
	Dimensions: 5/4" x 4"		
K. Hardscape	Indicate the placement and dimensions of any of the following on your site plan. Driveway: ☒ No ☐ Yes – Materials: _____ 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).

Our design carefully considers and respects the architectural integrity and size of the neighboring homes. The home will feature traditional cape code elements such as a steep gabled roof, dormer windows and a symmetrical facade. We believe our new construction will seamlessly blend with the existing streetscape and contribute positively to the historic character of the area.

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

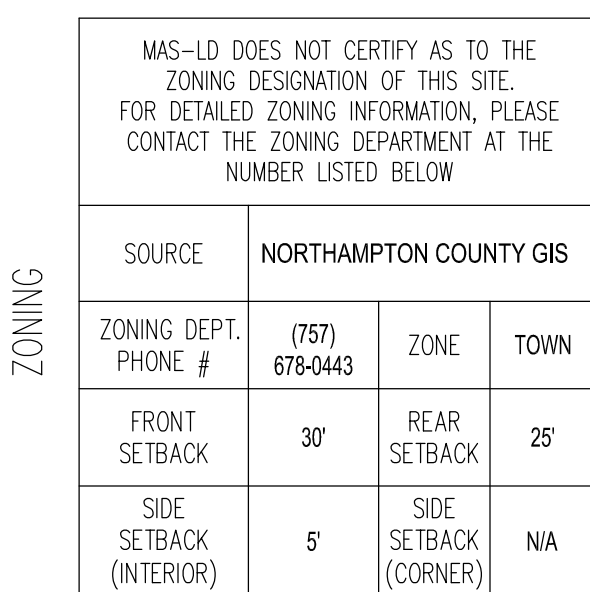
I hereby certify that I have the authority to make the foregoing application, that the information given is true and correct, and that the construction or improvements will conform to the regulations in the Virginia Statewide Building Code, all pertinent Town Ordinances, including fire, sewer and water 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: 2/13/25

Zoning Administrator's signature: _____

Date: _____



TIMOTHY S. CAMPBELL, VA L.S. #002574

APPROX	APPROXIMATELY
BLDG	BUILDING
CONC	CONCRETE
D.B.	DEED BOOK
GPIN	GEOREFERENCED PARCEL IDENTIFICATION NUMBER
HARN	HIGH ACCURACY REFERENCE NETWORK
INST.	INSTRUMENT
INV	INVERT
M.B.	MAP BOOK
NF	NAIL FOUND
N/F	NOW OR FORMERLY
PG.	PAGE
PIN	PARCEL IDENTIFICATION NUMBER
S.F.	SQUARE FOOT

LOT 552
N/F
JEFFERY S. & KATHRYN W. PALMORE
(DEED INST. # 200002773)
(P.B. 41, PG. 483)
TAX ID: 8343-1-552

LOT 549
N/F
JEFF & TASHA STOUT
(DEED INST. # 210001648)
(P.B. 41, PG. 483)
TAX ID: 8343-1-549

LOT 548
N/F
ALEXANDER JAMES, ANNE MARIE, &
MAUREEN MANNING
(DEED INST. # 210001720)
(P.B. 41, PG. 483)
TAX ID: 8343-1-548

LOT 545
N/F
JULIE PRUITT
(DEED INST. # 160001619)
(P.B. 41, PG. 483)
TAX ID: 8343-1-545

LOT 551
N/F
GEORGE E. TROWER
(DEED INST. # 110000300)
(D.B. 41, PG. 483)
TAX ID: 8343-1-551

LOT 547
N/F
ERIC PULLEY
(DEED INST. # 130001798)
(D.B. 41, PG. 483)
TAX ID: 8343-1-550
(3,600 S.F./0.129 ACRE)

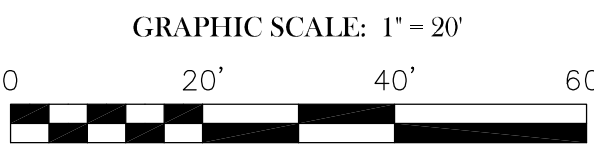
LOT 546
N/F
JOHN D. McLAUGHLIN
(DEED INST. # 220000343)
(D.B. 41, PG. 483)
TAX ID: 8343-1-546

PROPOSED TWO STORY SINGLE-FAMILY RESIDENCE
1,120 S.F. • FOUNDATION FFE = 14.5'

PROPOSED AREA OF DISTURBANCE

MASON AVENUE
(60' PUBLIC RIGHT OF WAY)
(D.B. 41, PG. 483)

SHEET
1 OF 1



DWG NAME: N:\2024\240100 LOTS 547 & 550 MASON AVE\PUULEY-MITCHELL - CC - TRSP'6 - DRAWINGS\625625 MASON AVE\PUULEY - CC.DWG PLOTTED BY: JOCELYN RUEKER 2/28/2025 8:07 AM LAST SAVED: 1/31/2025 8:55 AM

I acknowledge that I have thoroughly reviewed these floorplans, elevations and Option Selections in their entirety with my New Home Consultant. I acknowledge that any and all changes and/or corrections that I would like made to these floorplans, elevations, and /or Option Selections have been clearly indicated as such. By signing below, I understand that any change made after these floorplans, elevations, and/or Option Selections have been signed today will incur a \$1500.00 late change fee, plus the cost of the change.

Customer _____

Customer _____

Witness _____

Date _____



CUSTOM PRICE REQUESTS:

_____ Yes, Waiting for customer confirmation, please hold permit set.

_____ No



THE PULLEY, E. RESIDENCE

SALES PLAN

FEBRUARY 3, 2025

ELEVATION NOTES:

1. # OF STEPS DEPENDENT ON GRADE, 3 STEPS INCLUDED, SEE CONTRACT FOR ADDITIONAL FOUNDATION CHARGES.
2. GRADING LINE ON PLANS IS NOT AN ACCURATE REPRESENTATION OF THE EXISTING LOT. GRADE TO BE VERIFIED IN FIELD. HOUSE MAY CHANGE DUE TO EXISTING CONDITIONS.
3. ALL BRACKETS, ETC. MOUNTED ONTO THE EXTERIOR SHALL BE ATTACHED BY MOUNTING BLOCKS OR PVC.
4. ALL FASCIA AND RAKE BOARD TO BE 2X6, WRAPPED ALUMIN., AND INSTALLED BY FRAMERS.
5. FRAMER TO PROPERLY FLASH AND INSTALL BAND/ LEDGER BOARD FOR ALL DECKS/ STOOPS.
6. RAILS AND BALUSTERS ARE NOT INCLUDED IN THE CONTRACT PRICE UNLESS SOLD AS AN UPGRADE. IF REQUIRED BY CODE, THEN THEY WILL BE CHARGED ON A SEPARATE ADDENDUM WITH EXTRA FOUNDATION.
7. ALL EXTERIOR VENTS TO MATCH.
8. EXTERIOR COACH LIGHT LOCATIONS FOR ENTRY DOORS TO BE INSTALLED @ 83" ABOVE DECKING.
9. 9 FT CEILINGS ON FIRST & SECOND FLOOR; SEE OPTION #00090 & #91025.
10. REPLACED INCLUDED INTERIOR AND EXTERIOR DOOR KNOBS WITH OIL RUBBED BRONZE LEVERS; SEE OPTION #41051.



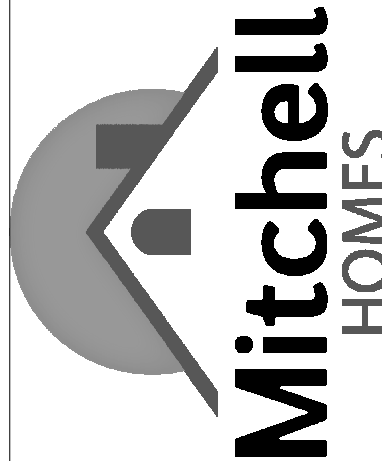
2 REAR ELEVATION
1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"



MITCHELL HOMES, INC.
14300 SOMMERVILLE COURT
MIDLOTHIAN, VA 23113
PHONE: 804-378-5211
FAX: 804-378-0811
WWW.MITCHELLHOMESINC.COM



DESCRIPTION

REV. DATE

#

THE PULLEY, E. RESIDENCE

FRONT & REAR ELEVATIONS

NORTHAMPTON COUNTY, VA
CONTACT: permits@mitchellhomesinc.com

THE CHESAPEAKE I
PLAN:
CLASSIC ELEVATION

DATE: 02.03.2025
DRAWN BY: AEG
JOB #: 30000708
SCALE: As indicated

S1

ELEVATION NOTES:

1. # OF STEPS DEPENDENT ON GRADE, 3 STEPS INCLUDED, SEE CONTRACT FOR ADDITIONAL FOUNDATION CHARGES.

2. GRADING LINE ON PLANS IS NOT AN ACCURATE REPRESENTATION OF THE EXISTING LOT. GRADE TO BE VERIFIED IN FIELD. HOUSE MAY CHANGE DUE TO EXISTING CONDITIONS.

3. ALL BRACKETS, ETC. MOUNTED ONTO THE EXTERIOR SHALL BE ATTACHED BY MOUNTING BLOCKS OR PVC.

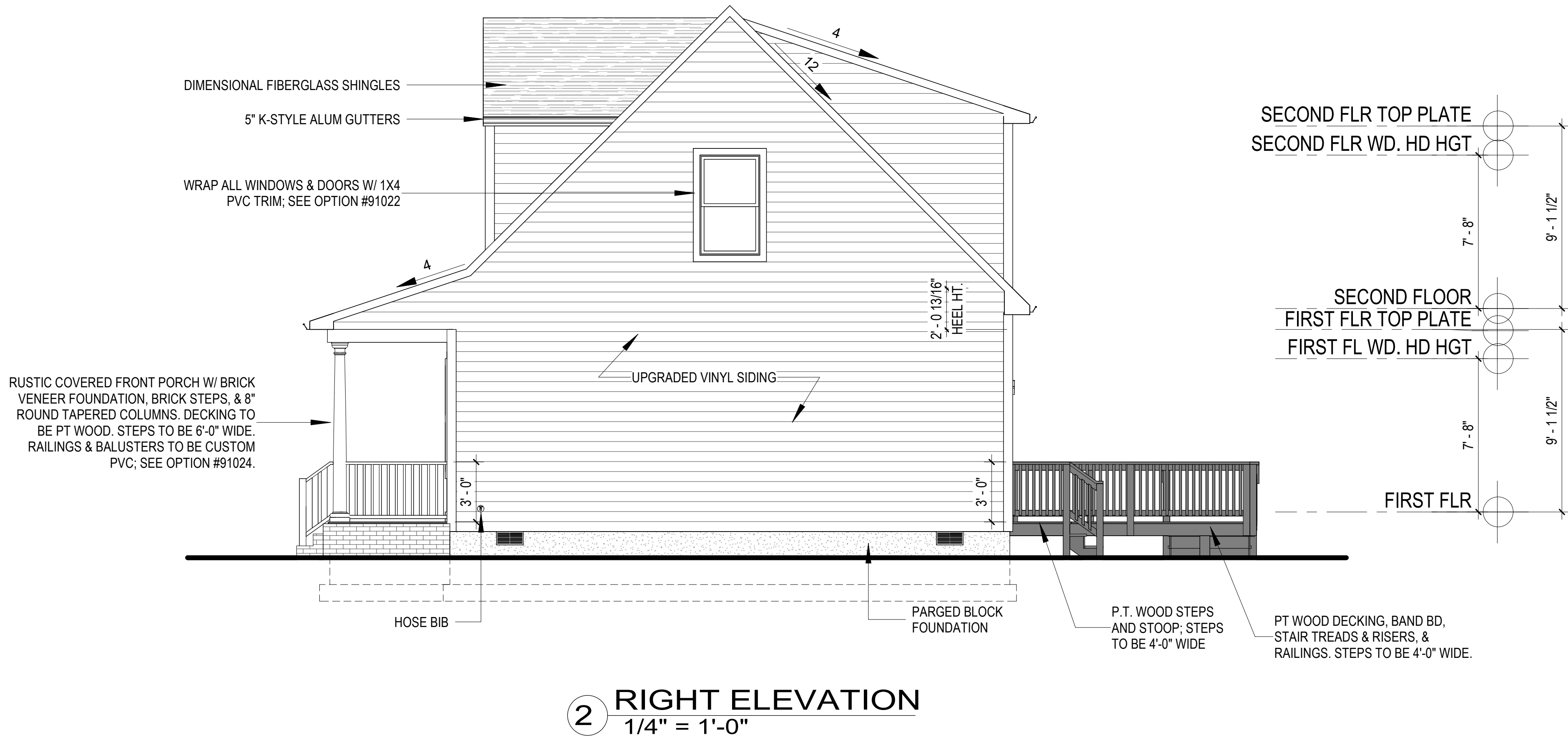
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7. ALL EXTERIOR VENTS TO MATCH.

8. 9 FT CEILINGS ON FIRST & SECOND FLOOR; SEE OPTION #00090 & #91025.



MITCHELL HOMES, INC.
14300 SOMMERVILLE COURT
MIDLOTHIAN, VA 23113
PHONE: 804-378-5211
FAX: 804-378-0811
WWW.MITCHELLHOMESINC.COM



REV. DATE DESCRIPTION

THE PULLEY, E. RESIDENCE

SIDE ELEVATIONS
NORTHAMPTON COUNTY, VA
CONTACT: permits@mitchellhomesinc.com

THE CHESAPEAKE I
PLAN:
CLASSIC ELEVATION

DATE: 02.03.2025
DRAWN BY: AEG
JOB #: 30000708
SCALE: As indicated

S2

1. MITCHELL HOMES, INC. PROVIDES 4 COURSE FOUNDATION STANDARD. EXTRA FOUNDATION IS NOT INCLUDED. SEE CONTRACT FOR ADDITIONAL FOUNDATION CHARGES. *IF ADDITIONAL COURSES ARE SOLD ACCESS DOOR TO REMAIN STANDARD SIZE/ MATERIAL W/ (4) BRICK TIES UNLESS AN UPGRADED DOOR IS SOLD.

3. FOOTING CONTRACTOR TO PROVIDE 1 1/2" PVC SLEEVE THROUGH FOOTING.

5. # OF STEPS DEPENDENT ON GRADE, 3 STEPS INCLUDED,
SEE CONTRACT FOR ADDITIONAL FOUNDATION CHARGES.

7. PROVIDE 6 MIL POLY VAPOR BARRIER OVER INSIDE GRADE.

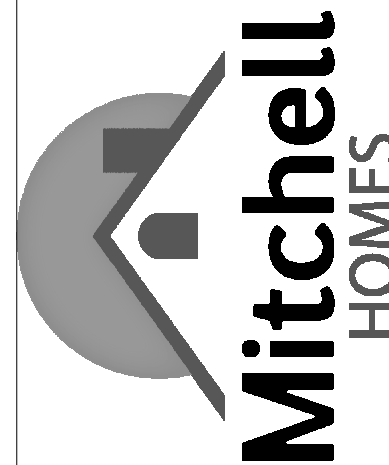


CRAWL SPACE: 1,120 S.F.
ACCESS DOOR: 768 S.IN.
FOUNDATION VENT NFA: 45 S.IN.
NEED APPROX: 8
TOTAL # OF VENTS: 8

 8" CMU W/ 4" BRICK VENEER
 8" CMU
 - - - - - FOOTING BELOW



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#	REV. DATE	DESCRIPTION
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THE PULLEY, E. RESIDENCE

FOUNDATION PLAN
NORTHAMPTON COUNTY, VA

CONTACT: permits@mitchellhomesinc.com

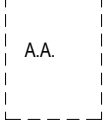
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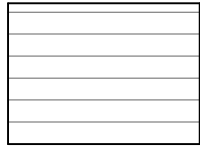
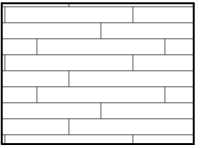
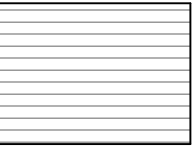
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S3

COMPONENTS		
TYPE	COUNT	COMMENTS
FIRE EXTINGUISHER	1	2-A: 10-B: C RATED; INSTALLED
HOSE BIB	2	
PEDESTAL SINK	1	STANDARD HEIGHT TOILET W/ ELONGATED BOWL
RAISED TOILET	2	2 PC. COMFORT HEIGHT TOILET W/ ELONGATED BOWL

PLAN SYMBOL LEGEND

	FIRE EXTINGUISHER		ATTIC ACCESS
	HOSE BIB		PEDESTAL SINK
	DISHWASHER HOOKUP		RAISED TOILET
	MICROWAVE OUTLET		

			
CARPET	PT DECKING	LVP/LVT	MANUF. WOOD

FINISH PLAN NOTES:

- SEE ELEVATIONS FOR WINDOW AND DOOR GRID PATTERNS.
- # OF STEPS DEPENDENT ON GRADE, 3 STEPS INCLUDED, SEE CONTRACT FOR ADDITIONAL FOUNDATION CHARGES.
- RAILS AND BALUSTERS ARE NOT INCLUDED IN THE CONTRACT PRICE UNLESS SOLD AS AN UPGRADE. IF REQUIRED BY CODE, THEN THEY WILL BE CHARGED ON A SEPARATE ADDENDUM WITH EXTRA FOUNDATION.
- 2-ZONE; 1 SYSTEM HVAC UNIT
- 50 GALLON WATER HEATER STANDARD
- WHOLE-HOUSE WATER FILTRATION SYSTEM: 2-STAGE WHOLE-HOUSE WATER FILTER INCLUDED ON EVERY HOME
- LEVEL 3 - GOURMET KITCHEN CABINETS INCLUDES HARDWARE - STAGGERED HEIGHT WALL CABINETS W/ CM8 FOR CROWN, ROLL OUT TRAYS, 24 INCH DEEP CABINET OVER REFRIGERATOR; SEE OPTION #15008.
- 9 FT CEILINGS ON FIRST & SECOND FLOOR; SEE OPTION #00090 & #91025.
- BRANTFORD STAINLESS KITCHEN FAUCET; SEE OPTION #12610.
- LEVEL 4 - 60" VANITY CABINET IN PRIMARY BATH; SEE OPTION #15031.
- LEVEL 2 - INTERIOR TRIM PACKAGE - 2-PANEL SQUARE-TOP SMOOTH HOLLOW-CORE INTERIOR DOORS, 3 1/2" ADAMS CASING ON ALL DOORS, WINDOWS, AND CASED OPENINGS, AND 5 1/4" SPEED BASEBOARD THROUGHOUT; SEE OPTION #65019.
- REPLACED INCLUDED INTERIOR AND EXTERIOR DOOR KNOBS WITH OIL RUBBED BRONZE LEVERS; SEE OPTION #41051.

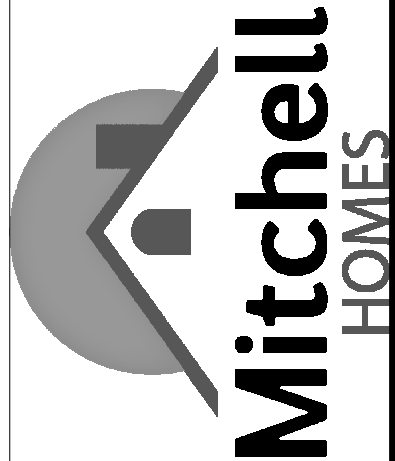


1 FIRST FLOOR FINISH PLAN
1/4" = 1'-0"

FIRST FLOOR: 1,112 S.F.
SECOND FLOOR: 757 S.F.
TOTAL LIVING AREA: 1,869 S.F.
FRONT COVERED PORCH: 240 S.F.
TOTAL AREA UNDER ROOF: 2,109 S.F.
DECK: 144 S.F.
STOOP: 12 S.F.
TOTAL AREA: 2,265 S.F.



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DESCRIPTION

REV. DATE

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THE PULEY, E. RESIDENCE

FIRST FLOOR FINISH PLAN

NORTHAMPTON COUNTY, VA

CONTACT: permits@mitchellhomesinc.com

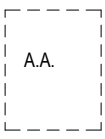
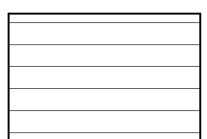
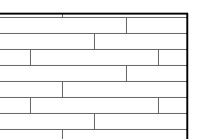
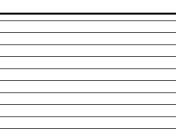
THE CHESAPEAKE I
PLAN:
CLASSIC ELEVATION

DATE: 02.03.2025
DRAWN BY: AEG
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SCALE: As indicated

S4

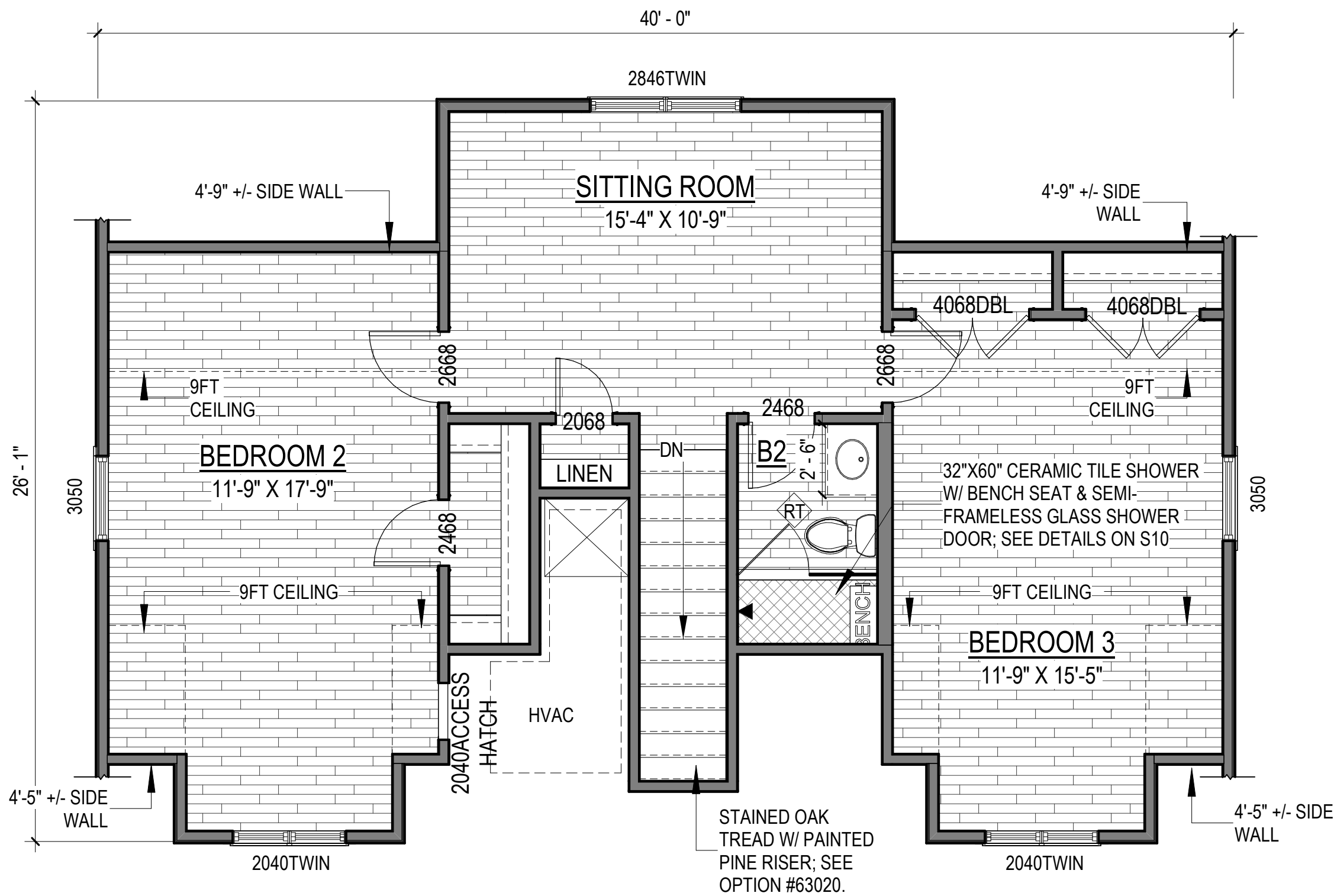
COMPONENTS		
TYPE	COUNT	COMMENTS
FIRE EXTINGUISHER	1	2-A: 10-B: C RATED; INSTALLED
HOSE BIB	2	
PEDESTAL SINK	1	STANDARD HEIGHT TOILET W/ ELONGATED BOWL
RAISED TOILET	2	2 PC. COMFORT HEIGHT TOILET W/ ELONGATED BOWL

PLAN SYMBOL LEGEND

	FIRE EXTINGUISHER		ATTIC ACCESS
	HOSE BIB		PEDESTAL SINK
	DISHWASHER HOOKUP		RAISED TOILET
	MICROWAVE OUTLET		
	CARPET		PT DECKING
	LVP/LVT		MANUF. WOOD

FINISH PLAN NOTES:

- SEE ELEVATIONS FOR WINDOW AND DOOR GRID PATTERNS.
- 2-ZONE; 1 SYSTEM HVAC UNIT.
- 9 FT CEILINGS ON FIRST & SECOND FLOOR; SEE OPTION #00090 & #91025.
- LEVEL 2 - 30" VANITY CABINET IN BATH 2; SEE OPTION #15013.
- LEVEL 2 - INTERIOR TRIM PACKAGE - 2-PANEL SQUARE-TOP SMOOTH HOLLOW-CORE INTERIOR DOORS, 3 1/2" ADAMS CASING ON ALL DOORS, WINDOWS, AND CASED OPENINGS, AND 5 1/4" SPEED BASEBOARD THROUGHOUT; SEE OPTION #65019.
- REPLACED INCLUDED INTERIOR AND EXTERIOR DOOR KNOBS WITH OIL RUBBED BRONZE LEVERS; SEE OPTION #41051.

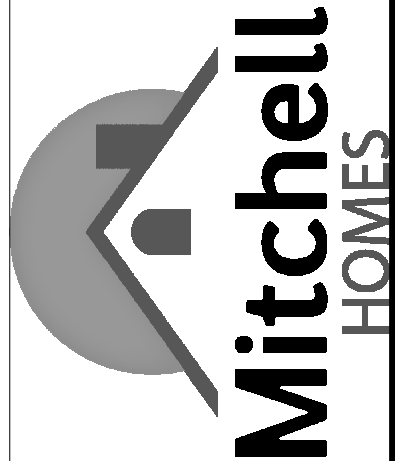


1 SECOND FLOOR FINISH PLAN
1/4" = 1'-0"

FIRST FLOOR: 1,112 S.F.
SECOND FLOOR: 757 S.F.
TOTAL LIVING AREA: 1,869 S.F.
FRONT COVERED PORCH: 240 S.F.
TOTAL AREA UNDER ROOF: 2,109 S.F.
DECK: 144 S.F.
STOOP: 12 S.F.
TOTAL AREA: 2,265 S.F.



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THE PULLEY, E. RESIDENCE

SECOND FLOOR FINISH PLAN

NORTHAMPTON COUNTY, VA
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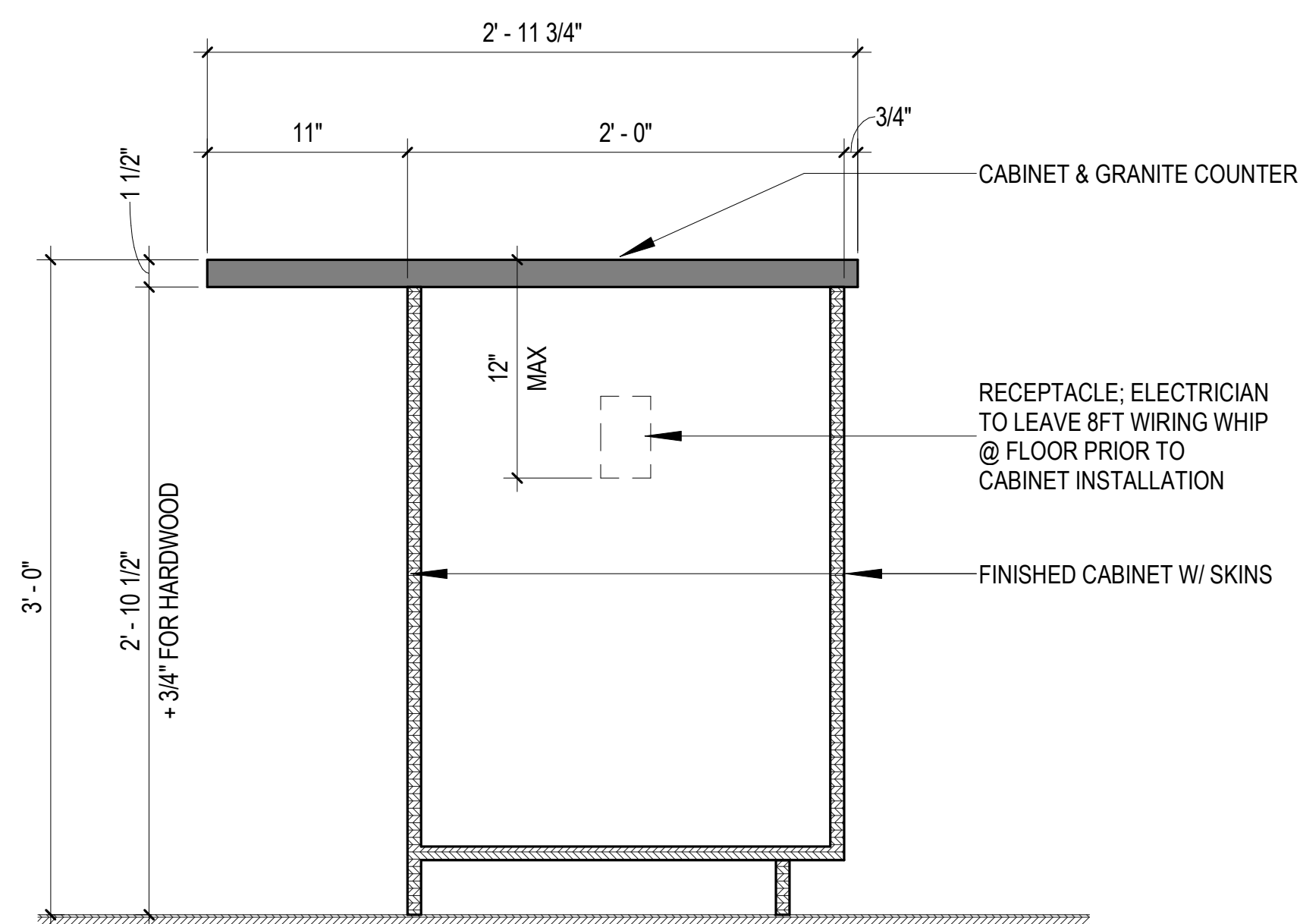
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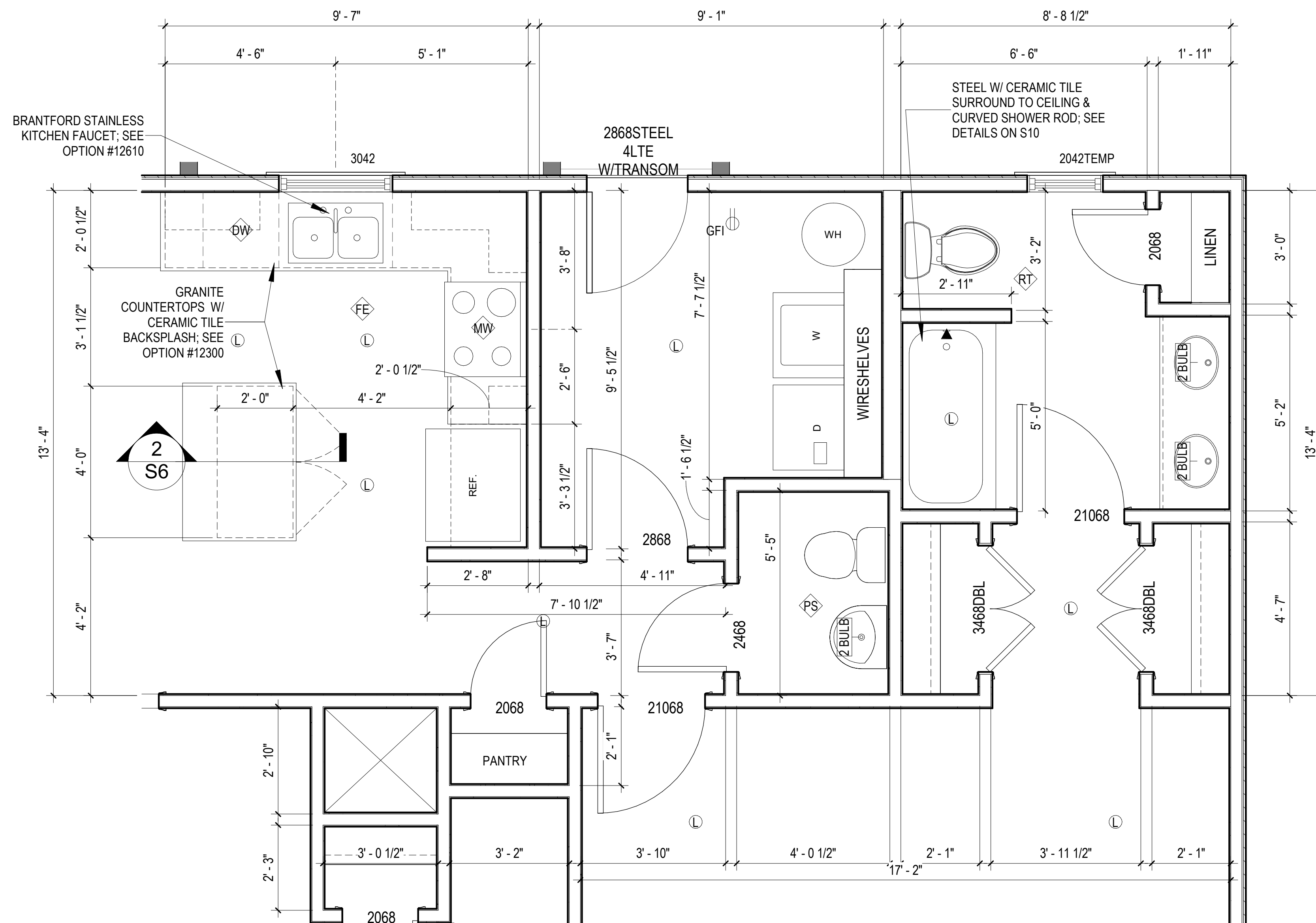
S5

1. DIMS AT KITCHEN ARE FROM FACE OF CABINET TO FACE OF STUD, U.N.O.

2. LEVEL 2 - GOURMET KITCHEN CABINETS INCLUDES HARDWARE - STAGGERED HEIGHT WALL CABINETS W/ CM8 FOR CROWN, ROLL OUT TRAYS, 24 INCH DEEP CABINET OVER REFRIGERATOR; SEE OPTION #15008.



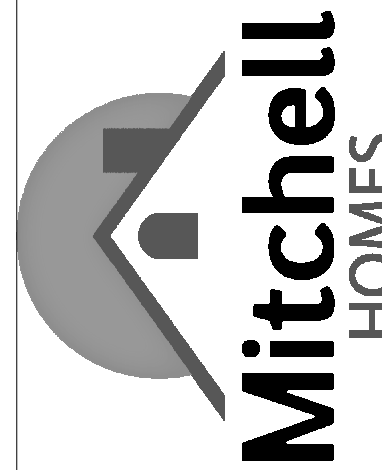
2 TYPICAL BAR TOP DETAIL



1 ENLARGED FLOOR PLAN
1/2" = 1'-0"



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THE PULLEY, E. RESIDENCE

ENLARGED FLOOR PLAN

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THE CHESAPEAKE I
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CLASSIC ELEVATION

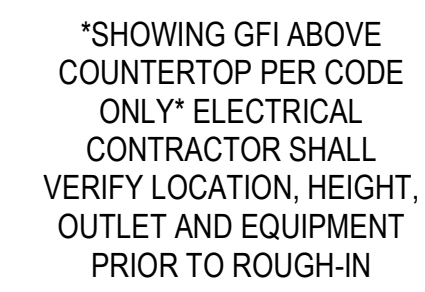
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S6



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THE PULLEY, E. RESIDENCE

ENLARGED FLOOR PLAN

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THE CHESAPEAKE I
AN:
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DATE: 02.03.2025

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OB #: 30000708

SCALE: 1/2" = 1'-0"

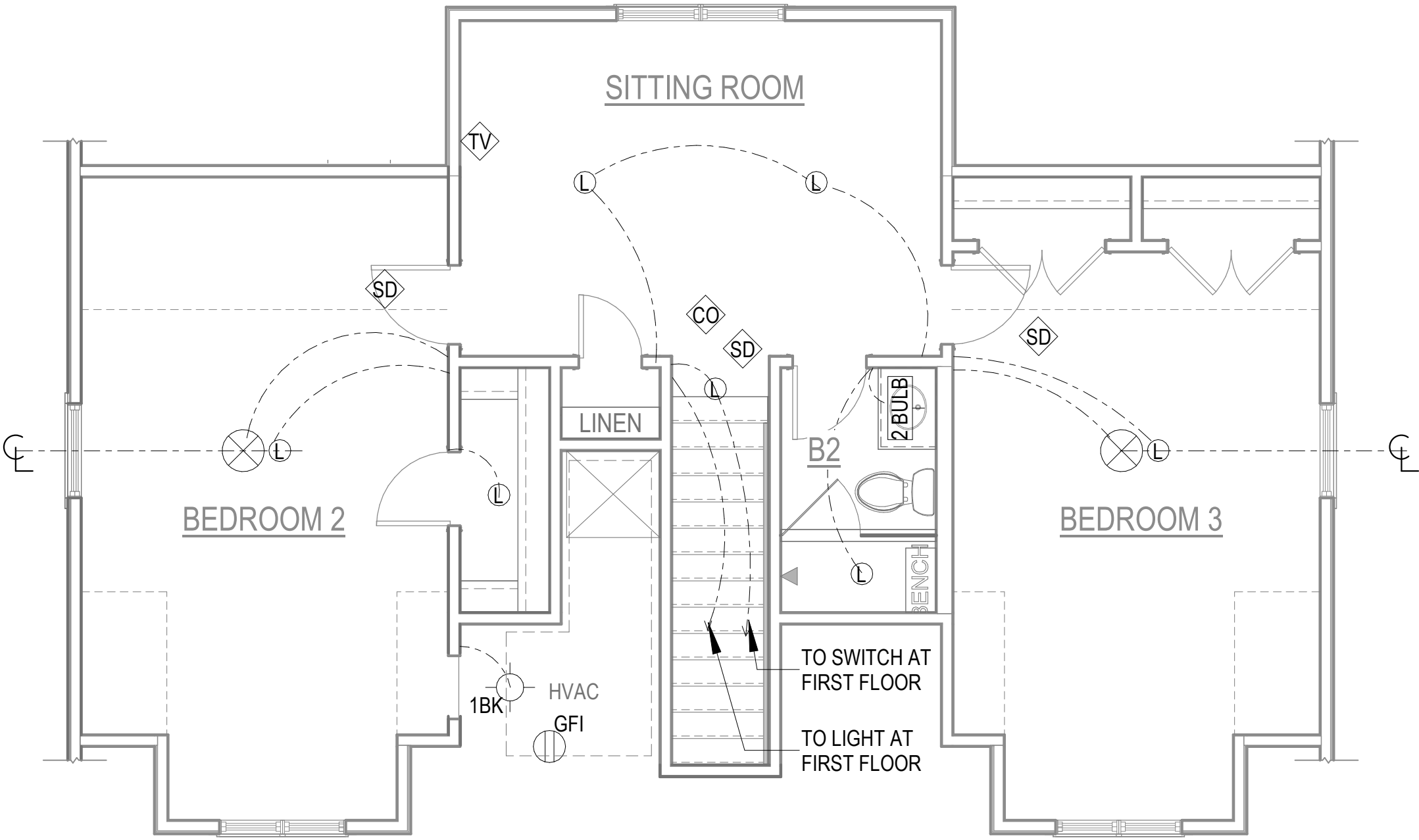
ELECTRICAL COMPONENTS		
TYPE	COUNT	COMMENTS
CABLE JACK	3	(1) STD. IN FAMILY ROOM; (1) STD. IN PRIMARY BEDROOM; (1) IN SITTING AREA
CEILING FAN ROUGH-IN	4	ELECTRICAL ROUGH-IN INCLUDES OVERHEAD WIRING, MOUNTING BOX, AND (2) WALL SWITCHES; FAN NOT INCLUDED.
CEILING LIGHT - 1 BULB KEYLESS	2	(1)STD. IN CRAWL SPACE; (1) STD. IN ATTIC AREA
CO DETECTOR	2	
DISHWASHER HOOKUP	1	
EXTERIOR GFI OUTLET	5	EXTERIOR; (1) STD. IN CRAWL SPACE
GFI CEILING OUTLET	1	(1) STD. IN ATTIC AREA WITHIN 6' OF HVAC UNIT
INTERIOR GFI OUTLET	1	(1) STD. IN MUDROOM
INTERIOR GFI OUTLET	5	INTERIOR; ABOVE KITCHEN COUNTERTOP/ISLAND ONLY PER CODE REQ
LED LIGHT	21	7.5" DIA. LED
METER BASE	1	
MICROWAVE OUTLET	1	
POWER PANEL	1	
SCONCE - 2 BULB	4	
SMOKE DETECTOR	5	HARDWIRED & INTERCONNECTED
XL FRONT COACH	1	
XL REAR COACH	1	

ELECTRICAL PLAN NOTES:

1. 2-ZONE, 1 SYSTEM HVAC UNIT.
2. (1) 200 AMP POWER PANEL

ELECTRICAL SYMBOL LEGEND

 SMOKE DETECTOR	 PENDANT LIGHT ROUGH-IN
 CO DETECTOR	 CEILING FAN ROUGH-IN
 CABLE JACK	 CEILING LIGHT - 1 BULB KEYLESS
 DISHWASHER HOOKUP	 WIRING
 RANGEHOOD CONN.	 SPOT LIGHT
 CEILING 120V RECEPTACLE	 GFI CEILING OUTLET
 120 120 OUTLET	 EXTERIOR FRONT COACH
 EXTERIOR 110V OUTLET W/ GROUND FAULT INDICATOR	 EXTERIOR SIDE COACH
 METER BASE	 EXTERIOR REAR COACH
 POWER PANEL	 EXTERIOR GARAGE COACH
 SCONCE - 2 BULB	
 SCONCE - 3 BULB	
 LED LIGHT	
 LED STRIP LIGHT	



1 SECOND FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

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SECOND FLOOR ELECTRICAL PLAN

NORTHAMPTON COUNTY, VA

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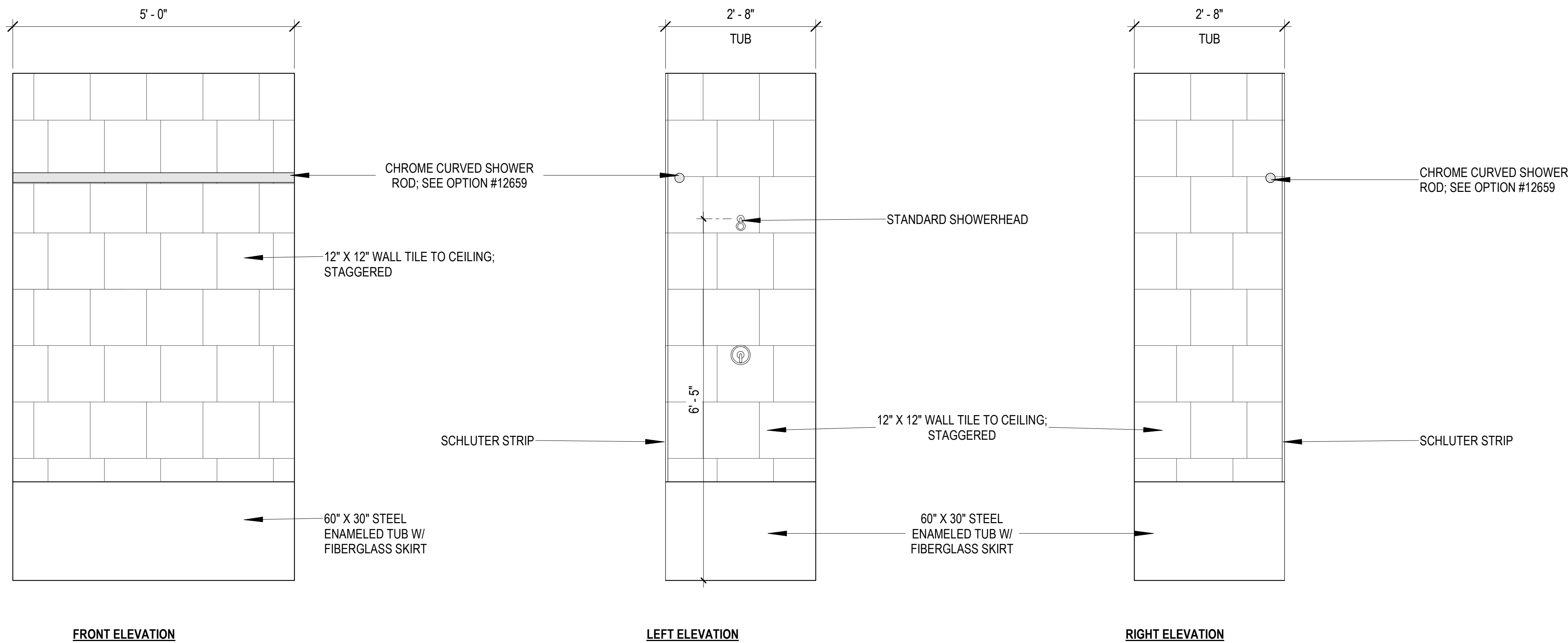
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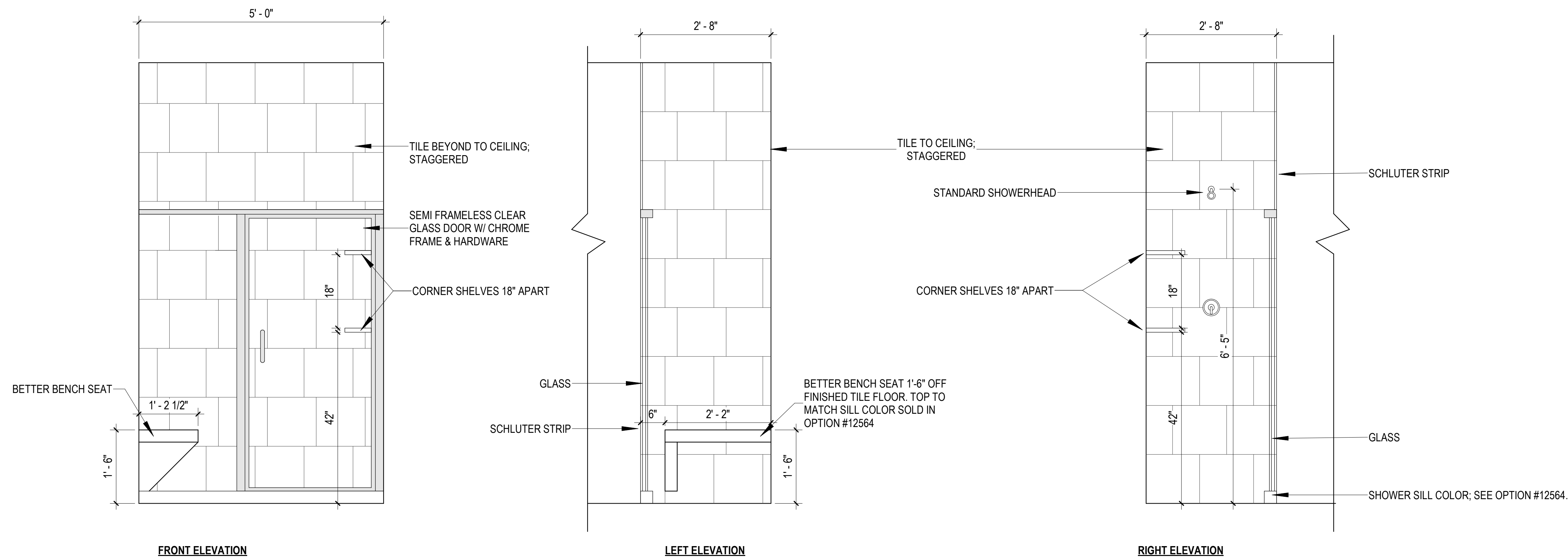
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S9



2 STANDARD TUB DETAIL - PRIMARY BATH
3/4" = 1'-0"



1 CERAMIC TILE SHOWER DETAILS - BATH 2
3/4" = 1'-0"

Eric Pulley - House Specifications:

623 & 625 Mason Ave. Cape Charles, VA - Northampton County

Proposed 2 story SFD (1,861sf)

1,112sf 1st floor finished space; 749sf 2nd floor finished space

3 bedrooms, 2 full bathrooms, 1 half bathroom

Foundation:

4 course 8-inch parged finished concrete block foundation (1 course underground & 3 above) w/ standard brick to cover concrete blocks at foundation (FRONT ONLY) and piers supporting the porch

12/12 roof pitch on main roof; 4/12 at covered porch & window dormers

Roof Covering:

30 year lifetime architectural shingles (Certainteed Landmark) (See style below - Color not for reference)

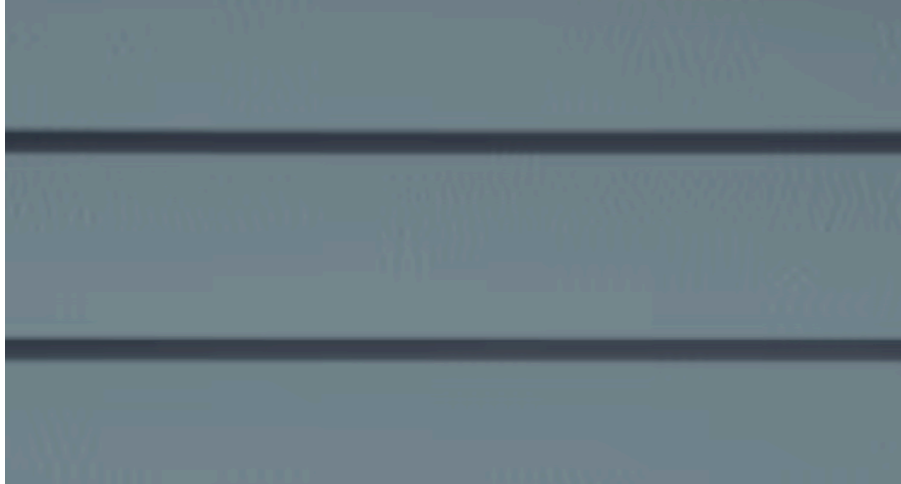


Exterior Wall Covering:

Certainteed Monogram 5" straight lap siding in - Pacific Blue (.046 thickness) (See picture - color not for reference)

4" Outside corners

Exterior Trim Triple 4" White Soffit w/ White 6" fascia

**Windows:**

Ply Gem Pro Series white double hung vinyl windows

1"x4" White PVC Trim (Top, bottom & sides of windows)

One over One style w// no grids.

Porches / Stairs:

Front Porch: Covered - 240sf (40'x6')

Porch decking - Pressure treated lumber laid perpendicular to front of the house

Columns - 8'x8' Cylindrical fiberglass painted white

Railings/Balusters - 3.5" White PVC railings w/ 3.5" wide, white rectangle PVC balusters between columns & down the steps

Steps - (3) 6' wide brick steps

Exterior Doors:

Therma Tru Fiberglass Exterior doors w/ rot free jambs & Azek brickmold

Front door: Black - Craftsman style (see left picture below - color not for reference)

Rear Door: Black - Half lite window w/ no grids (see right picture below - color not for reference)

Rear Accessory Doors - 5/0x6/8 Full Lite (no grids) Steel French Door at the Kitchen leading to deck

Front Door



Rear Door (off of Mud Room)

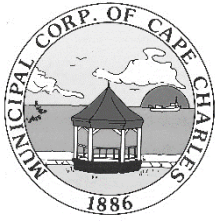


Deck:

12x12 - Pressure treated decking, pressure treated rails & balusters, pressure treated band board, pressure treated stair risers & (3) pressure treated steps (roughly 4' wide)

Agenda Item 7A

Monthly Report



HISTORIC DISTRICT REVIEW BOARD STAFF REPORT

Meeting Date: April 15, 2025

Item #7A – Report from Zoning Administrator Katie Nunez

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

Date: April 1, 2025

1) MINOR EXEMPTIONS APPROVED BY ZONING ADMINISTRATOR:

- a. 537 Jefferson Avenue – installing a rear wooden fence, pursuant to CCZO Section 8.17 (I)
- b. 3 Madison Avenue – installing a wooden fence, pursuant to CCZO Section 8.17 (I)
- c. 411 Madison Avenue – installing river rock and pavers, pursuant to CCZO Section 8.17 (I)
- d. 3 Randolph Avenue – removing, repairing, and replacing the roof and re-flashing the chimney, pursuant to CCZO Section 8.17 (B)
- e. 234 Tazewell Avenue – installing a rear wooden fence, pursuant to CCZO Section 8.17 (I)
- f. 415 & 417 Tazewell Avenue – renovating an existing accessory structure, pursuant to CCZO Section 8.17 (G)

2) COMPLIANCE CHECKS BY ZONING COMPLIANCE OFFICER ON ISSUED CERTIFICATES OF APPROPRIATENESS (COA): None.

3) NOTICES OF VIOLATIONS ISSUED ON BEHALF OF THE HDRB: None.