South Norfolk
Historic & Architectural Review Board

July 2, 2020

AGENDA

Board of Historic and Architectural Review
July 2, 2020
Portlock Gallery
3815 Bainbridge Blvd.
4:00 PM

A. Call To Order

B. Roll Call

C. Approval of the June 4, 2020 regular meeting minutes.

D. Consent Agenda

E. Regular Agenda

1. **1125 Seaboard Avenue**
   Install solar panels.

2. **1322 Stewart Street**
   After-the-fact replacement of ornamental wrought iron porch rails, columns, and stairs, with pressure treated wood rails and stairs.

3. **1500 Seaboard Avenue**
   New construction single family home.

4. **1219 Decatur Street**
   New construction single family home.

5. **1519 Rodgers Street**
   After-the-fact renovation.

6. **1416 Rodgers Street**
   After-the-fact sidewalk installation.

7. **1421 Chesapeake Avenue**
   Install vinyl siding and vinyl windows, wrap with white pvc/metal, and replace porch columns.

8. **1121 Rodgers Street**
   Cover and replace side and front elevation windows, install new siding, and relocate front door.

9. **1436 Seaboard Avenue**
   Upgrade roof and replace metal portions with architectural asphalt shingles, replace windows, and install new front door.

10. **1100 Rodgers Street**
    Replace metal roof with architectural asphalt shingles.

F. Old Business

G. New Business

H. Committee Reports

I. Zoning Inspection Status Report

J. Legal Guidance

K. Administrative Approvals

L. Citizen Input

M. Adjournment

Meeting Minutes
Historic and Architectural Review Board (HARB)
June 4, 2020
Portlock Gallery – 3815 Bainbridge Blvd.

ROLL CALL

HARB Members Present: Chair – Joe Maguire, Vice Chair – Marilee Peterson, Tammi Amick, David Schleeper, Edd Connor, Scott Davis, and Ellsworth Spicher.

Staff: Meredith H. Jacobi, Legal Counsel – City Attorney's Office; Pam Witham (via Microsoft Teams) and Carlos Rodriguez, Code Compliance – Development and Permits; Nathen Lamb, Recording Secretary – Planning Department (via Microsoft Teams).

Chair J. Maguire called the meeting to order at 4:09 p.m.

MINUTES

Approval of the March 5, 2020 regular meeting minutes; ***motion to approve minutes by E. Spicher, and seconded by D. Schleeper, all members present voting yes.***

CONSENT AGENDA

1119 Seaboard Avenue

Original Request

- Reapprove PLN-CAPP-2019-072, and install new front door; applicant did not provide new door to be installed; ***motion to approve application in part made by E. Spicher, and seconded by S. Davis, all members present voting yes.***

1101 Rodgers Street

Original Request

- Install new front door, applicant presented new front door style from the initial proposal found in Board member packages; ***motion to approve application as submitted made by E. Spicher, and seconded by S. Davis, all members present voting yes.***

REGULAR AGENDA

1215 Jackson Avenue

Original Request

- New construction of a two story single-family home; ***motion to approve application as submitted made by M. Peterson, and seconded by E. Spicher, all members present voting yes.***

1107 & 1109 Hull Street

Original Request

- Install asphalt driveway and replace front porch rails with wrought iron; applicant amended application to use concrete instead of asphalt and add stair railing using Hampton Black Metal sample and paint columns black; ***motion to approve application as amended made by E. Spicher, and seconded by S. Davis, all members present voting yes.***

1203 Chesapeake Avenue

Original Request

- Install 2nd floor exterior spiral stairway; applicant referenced pages 57-58 of the district design guidelines for design compatibility, Board members discussed it is inappropriate to add features that are not historically appropriate per the district design guidelines, Brenda Johnson of the South Norfolk Revitalization Commission spoke in opposition to "Location A" (staircase visible from Ohio Street), ***motion to approve "location B" (not visible from right-of-way)***

DRAFT

made by E. Spicher, and seconded by D. Schleeper, motion fails, motion made by J. Maguire to deny application, seconded by M. Peterson, five (5) members present voting yes, two (2) members opposed.

1118 Rodgers Street

Original Request

- New construction detached garage in backyard; applicant agrees to amend application to construct the building only with a 4/12 pitch and come back for garage door(s) approval (applicant to match paint as close as possible to house); ***motion to approve application in part as amended made by E. Spicher, and seconded by S. Davis, all members present voting yes.***

1416 Chesapeake Avenue

Original Request

- New construction shed in side yard; ***motion to approve application as submitted made by E. Spicher, and seconded by S. Davis, all members present voting yes.***

1125 Seaboard Avenue

Original Request

- Install solar panels; applicant absent; ***motion to continue application as submitted made by D. Schleeper, and seconded by M. Peterson, all members present voting yes.***

1322 Stewart Street

Original Request

- After-the-fact removal of ornamental wrought iron porch rails, columns, and stairs, and replace with pressure treated wood rails and stairs; ***motion to approve application as submitted made by E. Spicher, and seconded by S. Davis, motion fails, motion to continue application as submitted made by J. Maguire, and seconded by D. Schleeper, all members present voting yes.***

1220 Ohio Street

Original Request

- After-the-fact replacement of 6-over-1 wood windows with 1-over-1 vinyl windows; applicant agrees to amend application to replace top sashes to maintain 6-over-1 appearance; ***motion to approve application as amended made by S. Davis, and seconded by E. Spicher, all members present voting yes.***

1429 Chesapeake Avenue

Original Request

- Install new front porch handrails, Kellie Alexander of 1336 Chesapeake Avenue spoke as a proponent of the applicant's proposed style; ***motion to approve application as submitted made by E. Spicher, and seconded by D. Schleeper, five (5) members present voting yes, two (2) members opposed.***

907 Ohio Street

Original Request

- Replace metal roof with architectural shingles and install new front porch handrails; applicant agrees to remove metal roof from application; ***motion to approve application as amended made by D. Schleeper, and seconded by S. Davis, (6) six members present voting yes, one (1) member opposed.***

Old Business

None

New Business

None

Committee Reports

M. Jacobi will send out draft HARB meeting rules and procedures.

Zoning Inspection Status Report

None

DRAFT

Legal Guidance
None

Administrative Approvals
N. Lamb reported three (26) administrative approvals – all like for like with 1420 Hull Street as an honorable mention.

Public Input
None

ADJOURNMENT: The regular meeting adjourned at 6:50 p.m.

MEETING MINUTES APPROVED: _____

DRAFT

1125 Seaboard Avenue

City of Chesapeake
Department of Planning

Record Summary for Certificate of Appropriateness

Record Detail Information

Record Type: Certificate of Appropriateness
Record Status: Open
File Date: April 27, 2020
Record Number: PLN-CAPP-2020-056
Expiration Date:
Description:
Record Name: Martin, James - Solar Installation
Installation of solar panels on existing residential roof.
Parent Record Number:

Address: 1125 SEABOARD AVE, CHESAPEAKE, VA 23324

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Yes	MARTIN JAMES R & JAYLENE B	1125 SEABOARD AVE, CHESAPEAKE, VA 23324 232	

Parcel Information

Parcel No:
1280000001620

Contact Information

Name	Organization Name	Contact Type	Phone
Justine Parham	Ion Developer LLC	Applicant	(888) 781-7074

Address
4801 N University Ave #900, 4801 N University Ave #900, Provo, UT 84604

Application Specific Information

NATURE OF THE APPLICATION

Description	Installation of solar panels on existing residential roof.
Zoning Sign Off	No
Economic Hardship	No

PLANNING STAFF TO COMPLETE

Application After-the-Fact	-
After-the-Fact Fee Paid	-
Approved Administratively	-
Approving Planner	-
Approval Date	-
Certificate Number	-
See supplemental submittal requirements	-
Board Approved Certificate Number	-

I, _____, hereby grant permission for City Staff & members of the Historic Architectural Review Board to enter my site to view exterior areas related to theis Certificate of Appropriateness Application.	-
Structure Designation	-

GENERAL INFORMATION

Year Structure Built	1924
Is this an After-the-Fact application?	No
$250 After the Fact fee, if required.	UNCHECKED
One original delivered to the Planning Department OR a copy attached to the on-line application	UNCHECKED
One disk containing all photos OR photos attached to on-line application	UNCHECKED
□ Completed and notarized power of attorney form if the applicant is not the property owner.	UNCHECKED

NEW CONSTRUCTION

Completed application form.	UNCHECKED
□ Surveyed site plan (including proposed buildings, structure(s), parking, etc.).	UNCHECKED
Front and side elevations	UNCHECKED
Samples	UNCHECKED
Arrangement of proposed exterior lighting.	UNCHECKED
Photographs of the property and adjoining or opposite properties.	UNCHECKED

ADDITIONS TO EXIST. STRUCTURES

Completed application form.	UNCHECKED
Surveyed site plan or city tax map	UNCHECKED
Elevations	UNCHECKED
Photographs of the existing structure and property.	UNCHECKED
Samples, photos, and brochures	UNCHECKED
Arrangement of proposed exterior lighting.	UNCHECKED
□ Proposed signs with appropriate detail as to character and location.	UNCHECKED

ALTERATIONS OR REPAIRS

Completed application form.	UNCHECKED
Written description of work to be performed	UNCHECKED
Photographs of the building/structure.	UNCHECKED
2 quotes each are required for the following:	UNCHECKED
Photos numerically keyed	UNCHECKED

RELOCATIONS

Completed application form	UNCHECKED
□ Photographs of the building or structure to be relocated	UNCHECKED

and adjacent properties.

☐ Photographs of the premises to which the building or structure will be relocated.	UNCHECKED
☐ Written description of reasons for the relocation and the proposed use of the vacated property.	UNCHECKED

DEMOLITIONS

Completed application form	UNCHECKED
☐ Photographs of the building or structure to be demolished to illustrate its state of disrepair.	UNCHECKED
Written report on condition of building or structure.	UNCHECKED
Written description of work to be performed	UNCHECKED

METAL ROOFS

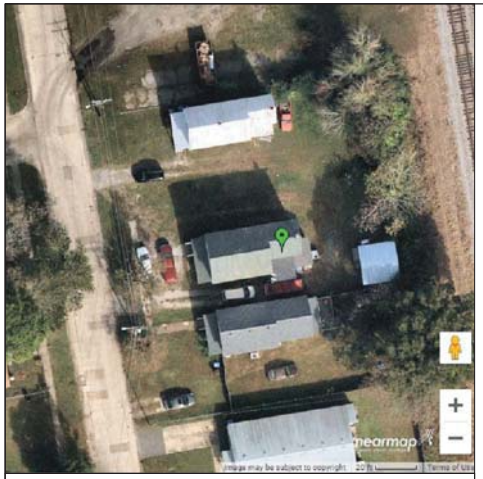
Explanation	UNCHECKED

SPECIAL POWER OF ATTORNEY

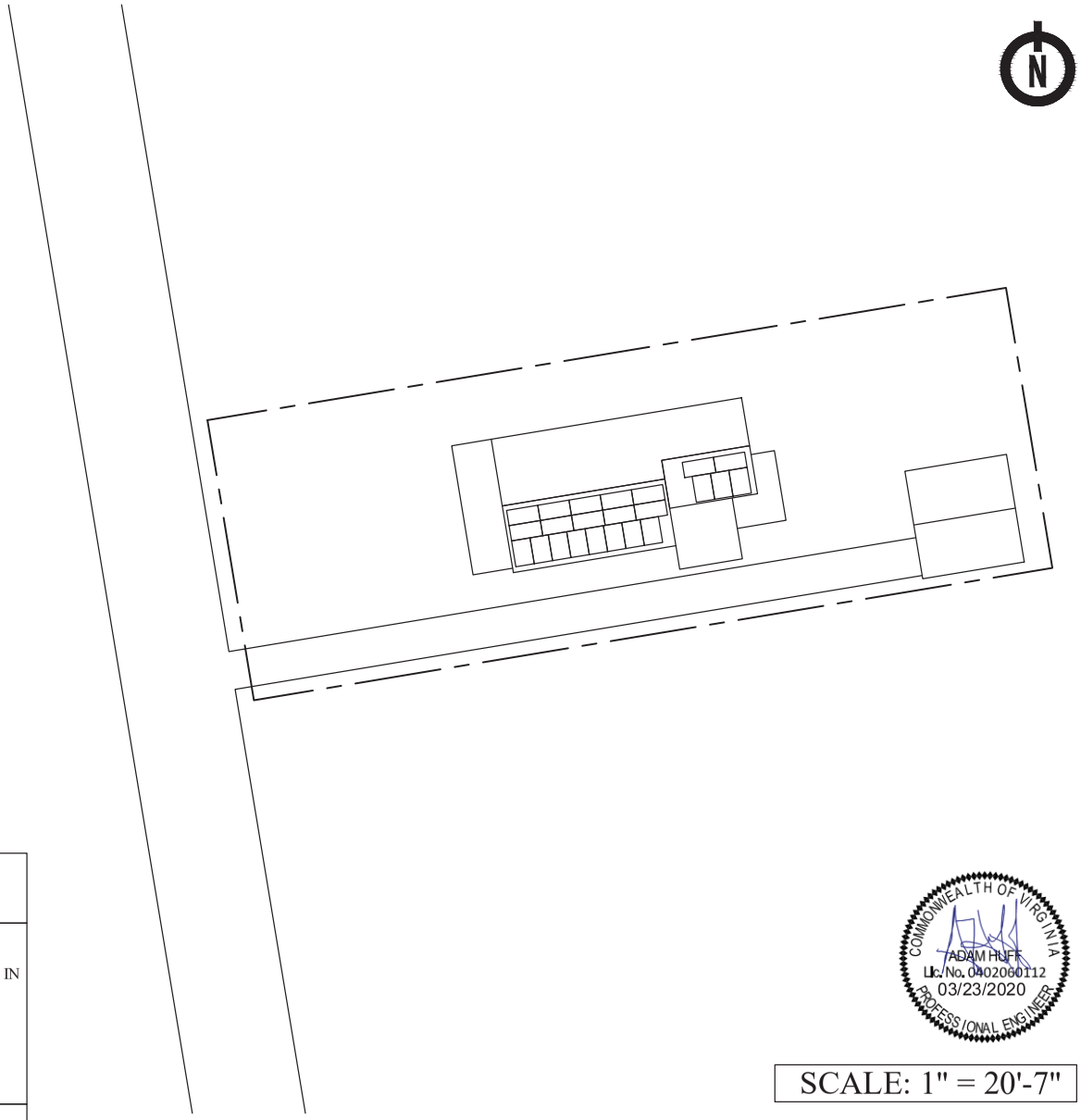
Special Power of Attorney attached	UNCHECKED

METAL ROOFS

Info required to replace metal roof with metal roof.	UNCHECKED
Picture	UNCHECKED
Specification Sheet	UNCHECKED
Roof color sample	UNCHECKED
Info required to replace metal roof with architectural shingles.	UNCHECKED
Quotes	UNCHECKED
Roof color sample (asphalt)	UNCHECKED



MAP OF LOCATION



SCALE: 1" = 20'-7"

TOTAL AREA OF ROOF(S) USED: 497FT²
TOTAL AREA OF ARRAYS: 404.800000FT²
81.45%

SCOPE OF WORK:
THE SYSTEM CONSISTS OF A 7.36 KW DC (5.52 KW AC) ROOF-MOUNTED PHOTOVOLTAIC POWER SYSTEM OPERATING IN PARALLEL WITH THE UTILITY GRID. THERE ARE (23) SILFAB SOLAR SIL-320NL MODULES AND (23) ENPHASE IQ7-60-2-US MICRO-INVERTERS, MOUNTED ON THE BACK OF EACH PV MODULE, CONNECTING TO THE UTILITY GRID THROUGH THE EXISTING MAIN LOAD CENTER. ELECTRICAL MODIFICATIONS WILL BE MADE TO THE MAIN LOAD CENTER.

INTERCONNECTION METHOD: LOAD SIDE BREAKER

ROOF MATERIAL: COMPOSITE SHINGLE

PROJECT COMPLIES WITH 2014 NEC, 2015 IBC, 2015 IFC, 2015 IRC, 2015 VBC, 2015 VRC, AND APPLICABLE VIRGINIA UNIFORM STATEWIDE CONSTRUCTION CODES.

ALL CONDUIT WILL BE PAINTED TO MATCH THE EXISTING STRUCTURE.

AC DISCONNECT LOCATED NEXT TO OR WITHIN 10 FEET OF MAIN SERVICE PANEL(LINE OF SIGHT MAINTAINED).

COMMONWEALTH OF VIRGINIA
ADAM HUFF
Lic. No. 0402060112
03/23/2020
PROFESSIONAL ENGINEER

ION
4801 N UNIVERSITY AVE, #900
PROVO, UT 84604
(888) 781-7074

JAMES R MARTIN
1125 SEABOARD AVENUE
CHESAPEAKE, VA 23324

NABCEP CERTIFIED PV Installation Professional
Douglas Daniels

LICENSED ELECTRICAL CONTRACTOR COMPANY:
ION DEVELOPER LLC,
DAVID CONRAD
CLASSIFICATION:
ELECTRICAL CONTRACTOR,
CLASS B & AES | TRADESMAN MELE
LICENSE NUMBER:
2705169798 | 2710069944
EXPIRATION:
11/30/2020 | 9/30/2020
AUTHORIZED CONTRACTOR

SYSTEM SIZE: 7.36 kW DC
5.52 kW AC
23 MODULES

DATE: 3/18/2020

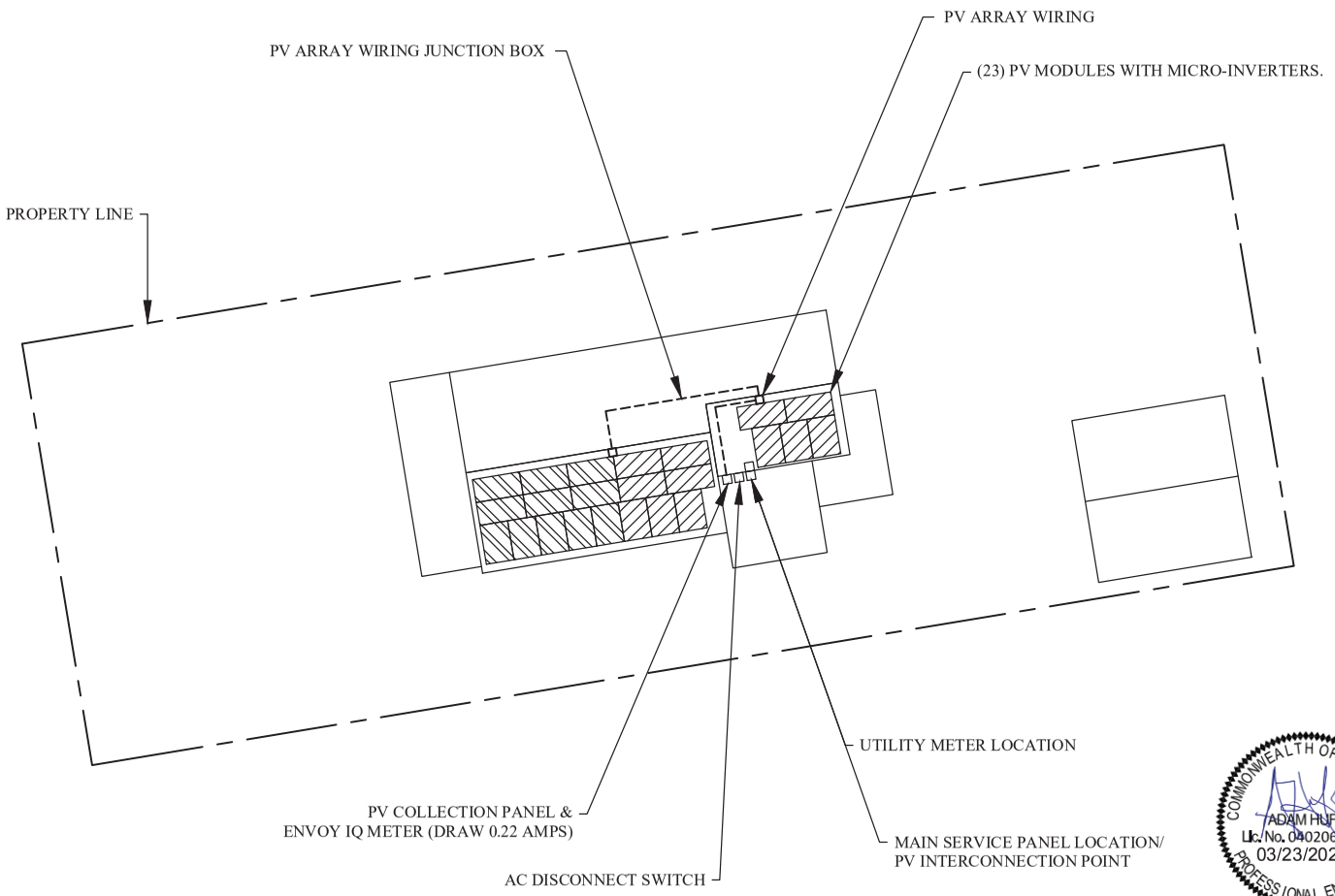
DRAWN BY: CSS

ADDITIONAL NOTES:

SHEET:
COVER
PV 1.0

PV CIRCUIT 1

PV CIRCUIT 2



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PROFESSIONAL ENGINEER

SCALE:

1"

1" = 14'-4"

ION

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DATE: 3/18/2020

DRAWN BY: CSS

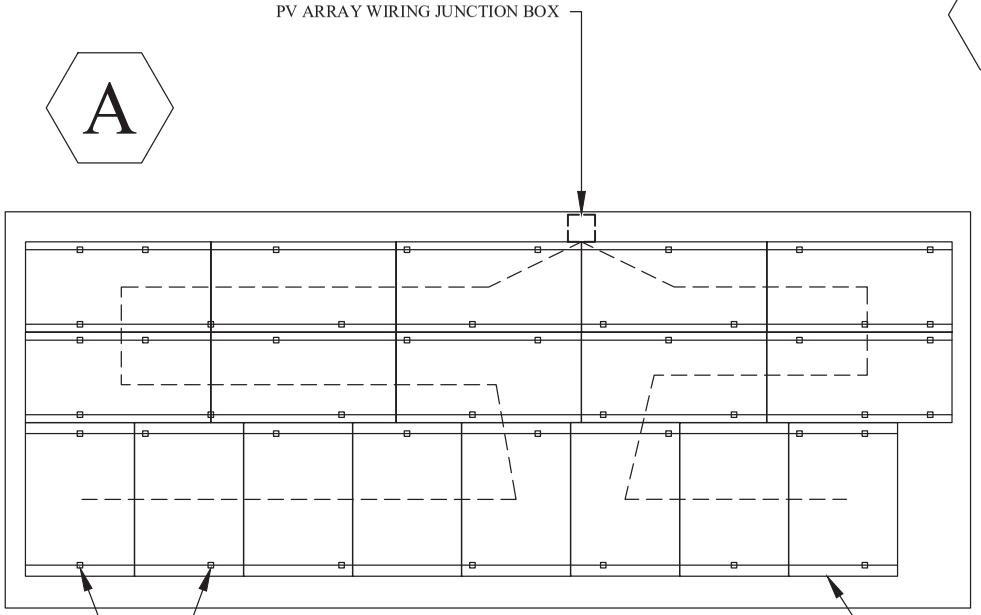
ADDITIONAL NOTES:

SHEET:
SITE PLAN
PV 2.0

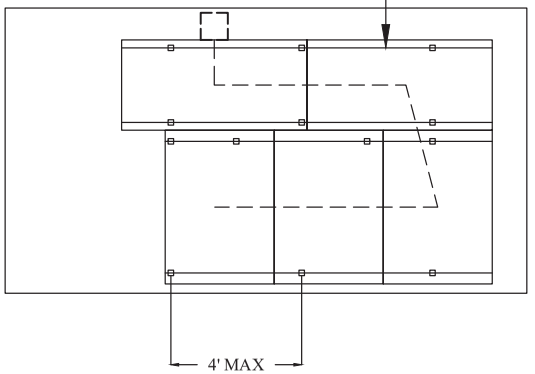
ALL WIRING WILL BE PROPERLY SUPPORTED BY DEVICES OR MECHANICAL MEANS DESIGNED AND LISTED FOR SUCH USE AND WIRING WILL BE PERMANENTLY AND COMPLETELY HELD OFF OF THE ROOF SURFACE

ALL ARRAY SUPPORTS/MOUNTS SHALL BE STAGGERED FROM ONE ROW OF RACKING TO THE NEXT SUCH THAT NOT ALL SUPPORTS/MOUNTS DISTRIBUTE LOAD ONTO THE SAME TRUSSES

A



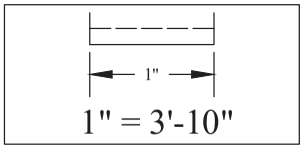
B



ROOF SECTION DATA

ROOF SECTION	A	B	C	D	E	F	G	H
MODULES	18	5						
TILT	24	24						
AZIMUTH	171	171						
SOLAR ACCESS AVG.	96.00%	92.00%						

SCALE:



FIRE CODE OFFSET

ION
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5.52 kW AC
23 MODULES

DATE: 3/18/2020

DRAWN BY: CSS

ADDITIONAL NOTES:

2" X 8" RAFTER SYSTEM 24" ON CENTER

CANTILEVERS WILL BE NO MORE THAN 24"

ATTACHMENT POINTS WILL BE NO MORE THAN 4' APART, STAGGERED

SHEET:
ROOF PLAN
PV 3.0

WEATHER DATA	
HIGH TEMP, 2% AVG.	34 °C
MIN DESIGN TEMP	-9 °C
GROUND SNOW LOAD	10 psf
WIND SPEED	117 mph

1. HIGH TEMPERATURE 2% AVERAGE BASED ON ASHRAE HIGHEST MONTH 2% DRY BULB TEMPERATURE FOR ASHRAE LOCATION MOST SIMILAR TO INSTALLATION LOCATION
2. MINIMUM DESIGN TEMPERATURE BASED ON ASHRAE MINIMUM MEAN EXTREME DRY BULB TEMPERATURE FOR ASHRAE LOCATION MOST SIMILAR TO INSTALLATION LOCATION
3. ALTERNATE POWER SOURCE PLACARD SHALL BE PERMANENTLY ATTACHED TO A/C DISCONNECT
4. ELECTRICAL INSTALL SHALL COMPLY WITH 2014 NATIONAL ELECTRICAL CODE
5. ALL SOLAR MODULES, EQUIPMENT, AND METALLIC COMPONENTS SHALL BE BONDED
6. IF THE EXISTING MAIN SERVICE DOES NOT HAVE VERIFIABLE GROUNDING ELECTRODE, IT IS THE PV CONTRACTOR'S RESPONSIBILITY TO INSTALL A SUPPLEMENTAL GROUNDING ELECTRODE
7. EACH MODULE SHALL BE GROUNDED PER MANUFACTURER INSTRUCTIONS AND APPROVED METHODS
8. PV INSTALLATION SHALL NOT OBSTRUCT ANY PLUMBING, MECHANICAL OR BUILDING ROOF VENTS
9. CONNECTORS THAT ARE NOT READILY ACCESSIBLE AND THAT ARE USED IN THE CIRCUITS OPERATING AT OR OVER 30V AC OR DC SHALL REQUIRE A TOOL FOR OPERATING AND ARE REQUIRED TO BE MARKED "DO NOT DISCONNECT UNDER LOAD" OR "NOT FOR CURRENT INTERRUPTING"
10. THIS SYSTEM IS IN FULL COMPLIANCE WITH 2014 NATIONAL ELECTRIC CODE AND STATE OF VIRGINIA AMENDMENTS FOR PHOTOVOLTAIC INSTALLATION, AND ARTICLE 690 OF THE NATIONAL ELECTRIC CODE (NEC NFPA 70)
11. BUILDING CONSTRUCTION TYPE: TYPE V
12. BUILDING OCCUPANCY TYPE: R3

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23 MODULES

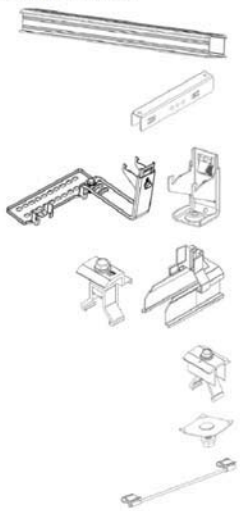
DATE: 3/18/2020

DRAWN BY: CSS

ADDITIONAL NOTES:

SHEET:
LOCATION NOTES
PV 4.0

4.0 System Components



1) ClickFit Rail
   1500033 (2130mm)
   1500034 (3166mm)
   1500035 (4202mm)
2) Rail Splice
   1008081
3) CF Tile Hook and L foot
   1500005 - Tile Hook
   1500004 - L foot
4) CF End Clamp
   See Section 10
5) CF End Cap
   1510041 (Black)
   1510042 (Grey)
6) CF Mid Clamp
   See Section 10
7) MLPE Clip
8) Module Jumper
   1500028

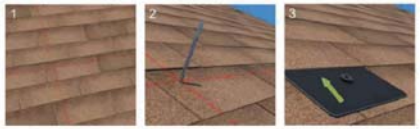
6.2 Installing flashing and L feet

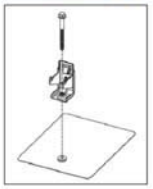
- ClickFit for comp shingle roofs uses EcoFasten Solar's GFI watertight flashing system
- Other roof types may use different EcoFasten Solar attachments, see www.EcoFastenSolar.com for more information.

Installation Steps:

1. Locate rafter lines from section 5.2.
2. Drill 1/4" pilot holes at all attachment points and back fill using roof-compatible sealant.
3. Separate shingles where flashing is to be installed. Insert the flashing so the top portion is under the next row of shingles North. Ensure the flashing is pushed far enough up-slope to prevent water infiltration through the vertical joints between shingles.
4. Align CFI flashing hole with pilot hole. Insert the lag bolt with pre-installed bonded washer through the L foot and EPDM grommet. Tighten the lag bolt until a ring of EPDM is visible around the circumference of the bonded washer.

Torque range is usually between 100-140 in-lb depending upon a number of factors. The EPDM ring visual indicator is the most effective way to ensure a watertight seal without damaging the system



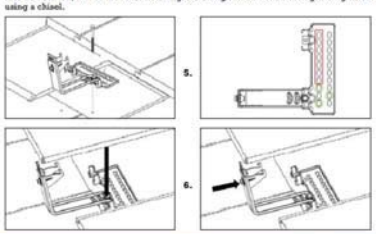


Note the orientation of the L foot and Clicker. The two Clicker "arms" should be facing downslope

REV DATE: 11/22/2019 | Draft 6 Release

6.3 Installing Tile Hooks

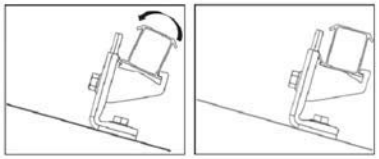
1. Locate rafters on the roof, mark the tiles to be removed. Hint: In some cases rafter tails are visible at the eaves of the roof, making it easy to find the rough location of the rafters. In other cases, the fascia board may have nail heads visible where it was attached to the rafters. In the worst-case a row of tiles may need to be moved to determine the rafter locations.
2. Slide the tile at the desired location upward to expose the roof sub surface. If the tile is to be notched, or if using a replacement flashing, remove it entirely. Clean the sub surface with a brush to remove any debris that could affect the sealing.
3. Locate the rafter center and mark it.
4. Place the tile hook with the hook itself in the valley of the next tile below. Drill one 1/4" pilot hole in the rafter center, taking care to keep the hook in the valley of the tile below. Backfill this hole with a roof- compatible sealant. For flat tiles, try to avoid having the hook land directly under a joint between tiles, this will create a larger gap or more notching than necessary.
5. Install one 5/16" x 4" lag screw on the row of holes closest to the tile hook arm. If possible, install the screw in one of the three holes directly next to the arm. If the lag screw must be installed in one of the seven holes furthest from the arm (denoted by the red rectangle below), install three deck screws in the pattern shown by the green circles below.
6. Adjust the height of the tile hook as necessary using the bolt shown in the fourth image.
7. Flash the surrounding area and lag screw head with roof-compatible sealant as necessary.
8. Replace the tile that was moved and/or removed, or install the tile replacement flashing. If it is to be notched, mark the tile for notching. Notching can be done with a grinding wheel or by using a chisel.



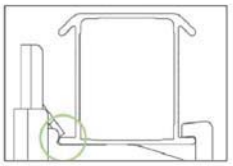
REV DATE: 11/22/2019 | Draft 6 Release

6.4 Installing the Rail

1. Place the rail in the Clickers.
2. Ensure the rails extend a minimum of 3" past the last attachments in each row and that each rail is aligned with the next row North and/or South.
3. Roll the rail into each Clicker, an audible "click" should be heard. If attachments are extremely misaligned it may be necessary to loosen the leveling bolt, snap the Clicker onto the rail, then re-tighten the leveling bolt.
4. Level the rail if necessary by loosening the bolt attaching the Clicker to the L foot or tile hook.



Ensure the tab on the Clicker is aligned with the rail edge as shown below



REV DATE: 11/22/2019 | Draft 6 Release

8.0 System Specifications

Max Modules Per Ground Lug	300
Max Cantilever	1/3 of allowable Bracket Spacing
Fire Rating - Tile	Type 1 on Non-Combustible Roof Surfaces
Fire Rating	Type 1
Max System Voltage	1000VDC
Ground Wire Specs	TBD by Engineer of Record
Max Downforce/Uplift	TBD by Engineer of Record
Warranty	20 Year Material and Workmanship
UL Marketing	System Marketings Per-Install on all End-Caps
Roof Pitch	10-60 Degrees

UL Mark Example:

ECOFASTEN CF
MMYY-X UL 2703 PTL
TU 721990011.01

(-X denotes manufacturer ID)

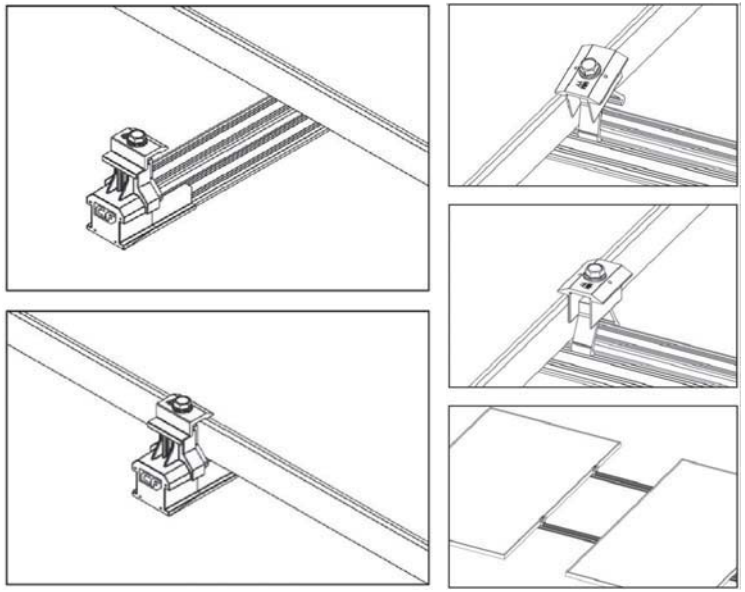
Torque Specifications

Component	Torque (in-lb)	Notes
Lag Screw	120-140	Changes depending on roof/moisture/etc. Use visual indicator of the black EPDM ring around the bonded washer for torquing.
Mid-Clamp	144	
End-Clamp	144	
Rail Clicker Leveling Bolt	80	Pre-torqued upon delivery. Applies to Tile Hook and L-Foot/Clicker
Hook Height Bolt	N/A	Lightly clamp hook to flush with top of next tile row
Ground Lug	N/A	Refer to specific ground lug manufacturer's installation manual

EcoFasten
An ESDEC Company

CLICKFIT

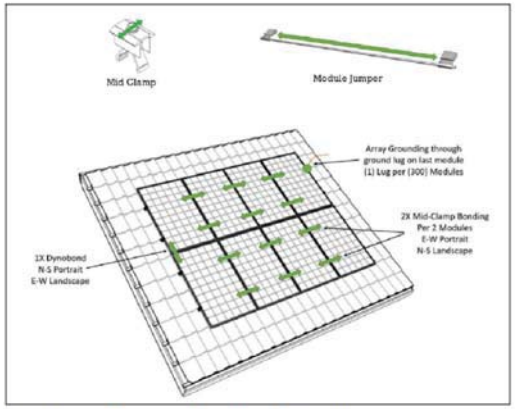
END CLAMPS/CAPS & MID CLAMPS



7.0 Bonding and Grounding

7.1 Bonding Paths

All bond paths are carried either module-to-module through the mid clamp, or module-to- module through the module jumper shown below (bond paths shown in green):



Mid clamps are multi-use,however, if a mid-clamp is removed after tightening, ensure that the grounding pins bite into "new metal" to ensure proper bonding

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Douglas Daniels

LICENSED ELECTRICAL CONTRACTOR COMPANY:
ION DEVELOPER LLC,
DAVID CONRAD
CLASSIFICATION:
ELECTRICAL CONTRACTOR,
CLASS B & AES | TRADESMAN MELE
LICENSE NUMBER:
2705169798 | 2710069944
EXPIRATION:
11/30/2020 | 9/30/2020
AUTHORIZED CONTRACTOR

SYSTEM SIZE: 7.36 kW DC
5.52 kW AC
23 MODULES

DATE: 3/18/2020

DRAWN BY: CSS

ADDITIONAL NOTES:

5/16" X 4" LAG BOLTS,
MIN. EMBEDMENT 2 1/2"

SHEET:
MOUNTING
PV 5.0

THIS PV SYSTEM WILL HAVE THE FOLLOWING MARKINGS:

1 -- MATERIALS USED FOR MARKINGS WILL BE WEATHER RESISTANT. THE UNDERWRITERS LABORATORIES MARKING AND LABELING SYSTEM 969 (UL969) WILL BE USED AS STANDARD TO DETERMINE WEATHER RATING.

2 -- MARKING STATING “CAUTION: SOLAR ELECTRIC SYSTEM CONNECTED” WILL BE PLACED AT THE MAIN SERVICE DISCONNECT.

3 -- MARKING STATING “WARNING: PHOTOVOLTAIC POWER SOURCE” WILL BE PLACED ALONG DIRECT CURRENT CONDUIT, RACEWAYS, ENCLOSURES, CABLE ASSEMBLIES, AND JUNCTION BOXES.

4 -- THE MARKING WILL BE MADE TO THE FOLLOWING SPECIFICATIONS:

- RED BACKGROUND
- WHITE LETTERING
- MINIMUM 3/8” LETTER HEIGHT
- ALL CAPITAL LETTERS
- ARIAL OR SIMILAR FONT, NON-BOLD
- REFLECTIVE, WEATHER RESISTANT MATERIAL SUITABLE FOR THE ENVIRONMENT (DURABLE ADHESIVE MATERIALS MAY MEET THIS REQUIREMENT)

5 -- MARKING WILL BE PLACED ON ALL INTERIOR AND EXTERIOR CONDUIT, RACEWAYS, ENCLOSURES, CABLE ASSEMBLIES, AND JUNCTION BOXES TO ALERT THE FIRE SERVICE TO AVOID CUTTING THEM. MARKINGS WILL BE PLACED ON ALL EXTERIOR DC CONDUIT, RACEWAYS, ENCLOSURES, AND CABLE ASSEMBLIES EVERY 10 FEET, AT TURNS AND ABOVE AND/OR BELOW PENETRATIONS AND ALL DC COMBINER AND JUNCTION BOXES.

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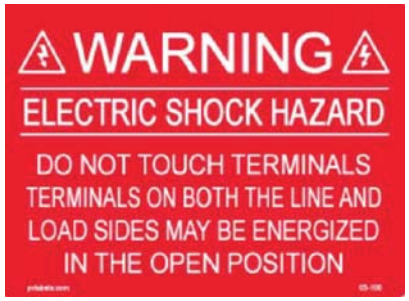
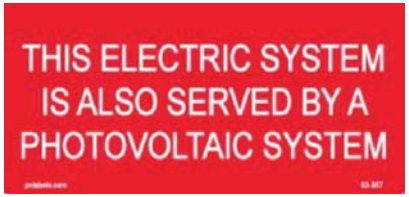
ADDITIONAL NOTES:

SHEET:
SYSTEM MARKINGS
PV 6.0

NEXT TO ALL SOLAR BREAKERS
(DIFFERENT STYLES TO MEET LOCAL CODES)

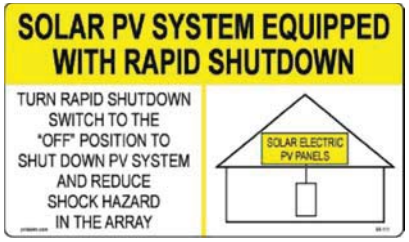


NEC 690.17 (4)
SERVICE PANEL - AC DISCONNECT - SUB PANEL



LOCAL CODES
MAIN SERVICE PANEL AND METER

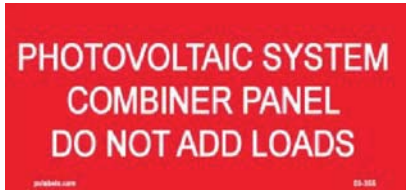
PANEL WITH SOLAR BACKFED BREAKER



NEC 690.56(C)(1)(A)

LABEL PLACED FOR PV SYSTEMS THAT SHUT DOWN THE ARRAY AND CONDUCTORS LEAVING THE ARRAY LEVEL (AFTER THE MICRO-INVERTER OUTPUT TERMINALS)

LOCATED NO MORE THAN 3 FT. AWAY FROM THE SERVICE DISCONNECTING MEANS TO WHICH THE PV SYSTEMS ARE CONNECTED AND AT ALL IDENTIFIED RAPID SHUTDOWN SWITCHES IF NOT IN THE SAME LOCATION

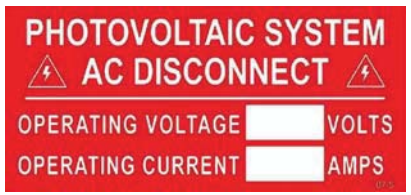


COMBINER PANEL OR SOLAR LOAD CENTER

AC DISCONNECT

SOLAR REC METER

NEC 690.64 & NEC 705.12 (D)(4)
SERVICE PANEL



NEC 690.54
AC DISCONNECT

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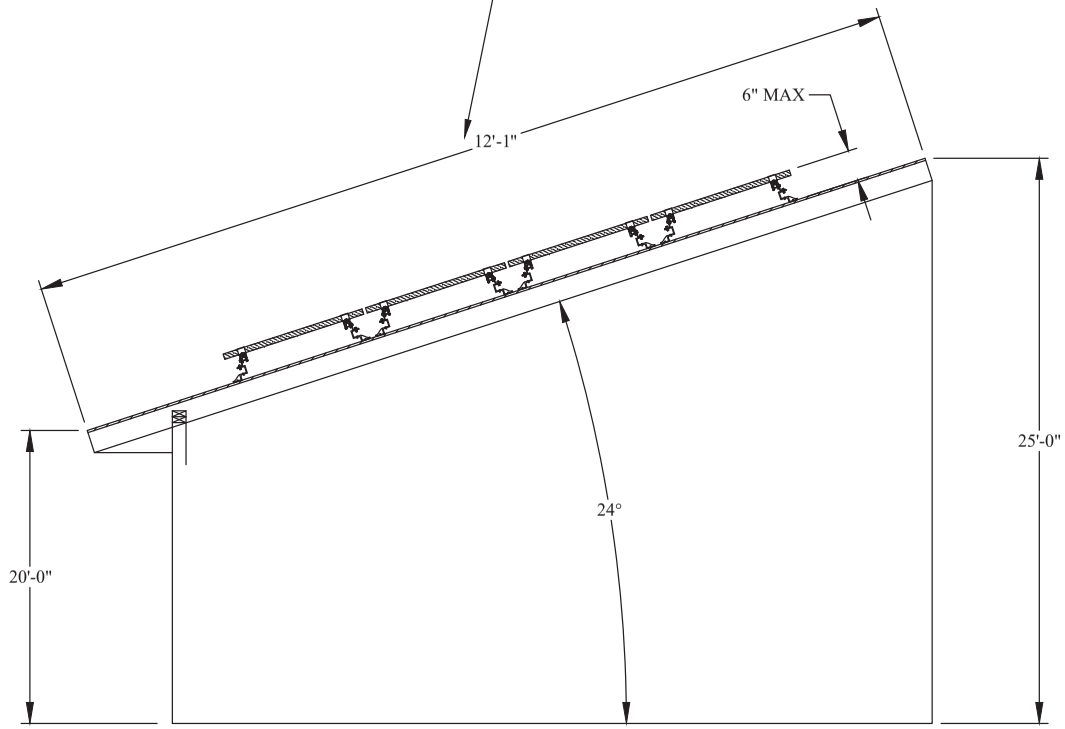
DATE: 3/18/2020

DRAWN BY: CSS

ADDITIONAL NOTES:

SHEET:
LABELS & SIGNAGE
PV 7.0

PANELS WILL BE INSTALLED PARALLEL TO THE ROOF TILT.
COMBINED HEIGHT OF SOLAR ARRAY AND HOME WILL NOT EXCEED 26 FEET IN TOTAL HEIGHT



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ADAM HUFF
Lic. No. 0402060112
03/23/2020
PROFESSIONAL ENGINEER

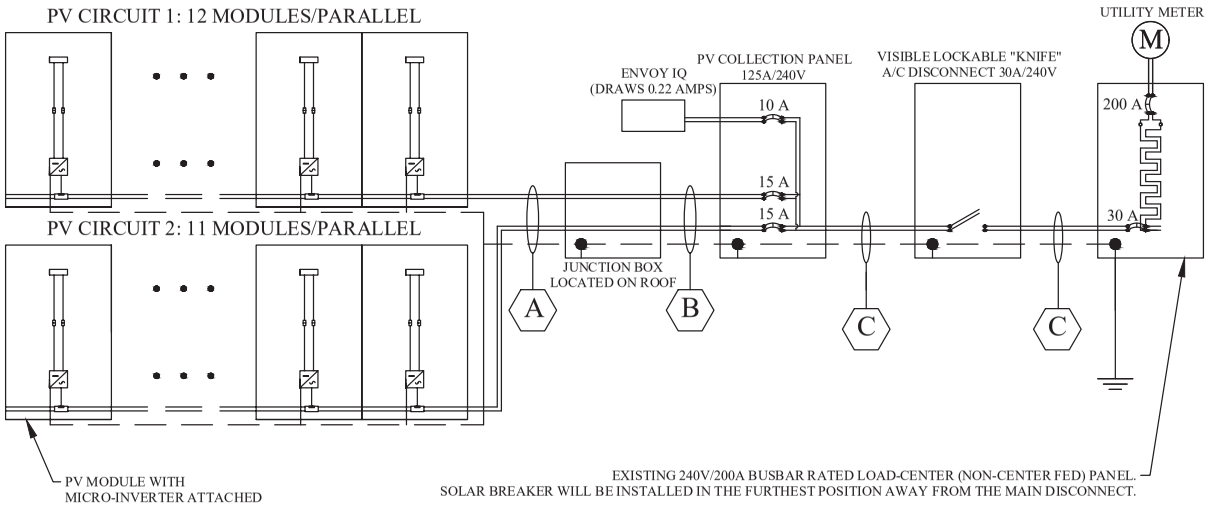
SHEET:
ELEVATION VIEW
PV 8.0

FOR THE PROPOSED PV ELECTRICAL INSTALLATION, TYPE NM-CABLE SHALL ONLY BE USED WHEN RUNNING ELECTRICAL WIRING THROUGH THE ATTIC SPACE OR INTERIOR OF THE PERMITTED STRUCTURE.

INSTALLATION OF TYPE NM-CABLE SHALL COMPLY WITH NEC 334.10 AND NEC 334.12.

PV MODULE SPECIFICATIONS		
MODULE MAKE AND MODEL	SILFAB SIL 320NL	
MAXIMUM POWER (DC)	320	WATTS
MAX POWER-POINT VOLTAGE (VMPP)	32.9	VOLTS
MAX POWER-POINT CURRENT (IMPP)	9.74	AMPS
OPEN CIRCUIT VOLTAGE (VOC)	40.1	VOLTS
SHORT CIRCUIT CURRENT (ISC)	10.32	AMPS
TEMPERATURE COEFFICIENT VOC	-0.28	%/°C
MAXIMUM SYSTEM VOLTAGE	1000V DC (UL)	

MICRO-INVERTER SPECIFICATIONS		
INVERTER MAKE AND MODEL	ENPHASE IQ7-60-2-US	
RATED OUTPUT POWER (AC)	240	WATTS
NOMINAL OUTPUT VOLTAGE (AC)	240	VOLTS
MAX OUTPUT CURRENT (AC)	1	AMPS
MAX INPUT VOLTAGE (DC)	48	VOLTS
MAX INPUT CURRENT (DC)	15	AMPS
MAX OCPD RATING (AC)	20	AMPS
MAX NUMBER OF PANELS PER CIRCUIT	16	



AC PHOTOVOLTAIC SYSTEM RATINGS		
MAX AC OPERATING CURRENT	23	AMPS
MAX AC OPERATING VOLTAGE	240	VOLTS

*TYPE NM-B CABLE WILL BE RAN THROUGH THE ATTIC SPACE/INTERIOR WHERE POSSIBLE

RACEWAY AND CONDUCTOR SCHEDULE					
TAG	CONDUCTOR TYPE	MINIMUM WIRE SIZE	# OF CONDUCTORS	RACEWAY / CABLE TYPE	MINIMUM CONDUIT SIZE
A	ENPHASE Q-CABLE (USE-2)	12	2	USE-2 / FREE AIR	FREE AIR
	BARE COPPER (EGC)	6	1	BARE / FREE AIR	
B	THWN-2 OR NM-B CABLE *	10	4	EMT OR NM-B CABLE	3/4"
	THWN-2 OR NM-B CABLE (EGC) *	10	1		
C	THWN-2	10	3	EMT	3/4"
	THWN-2 (EGC)	10	1		

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ADDITIONAL NOTES:

SHEET:
1-LINE
EL 1.0

1. THE ENPHASE IQ6, IQ7, M250, M215 (M215-60-2LL-SXX-IG), AND C250 FOURTH GENERATION MICROINVERTERS MEET THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE ARTICLE 690.35 FOR UNGROUNDED PHOTOVOLTAIC POWER SYSTEMS. NEC 690.35 ALLOWS FOR PHOTOVOLTAIC POWER SYSTEMS TO BE INSTALLED WITH UNGROUNDED PHOTOVOLTAIC SOURCE AND OUTPUT CIRCUITS. SYSTEMS THAT MEET THE REQUIREMENTS OF NEC 690.35 ARE EXEMPT FROM THE SYSTEM GROUNDING REQUIREMENTS OF NEC 690.41 SYSTEM GROUNDING.
2. NEC ARTICLE 690.43 EQUIPMENT GROUNDING SPECIFIES THAT ALL EXPOSED NON-CURRENT-CARRYING METAL PARTS OF PV MODULE FRAMES, ELECTRICAL EQUIPMENT, AND CONDUCTOR ENCLOSURES SHALL BE PROVIDED WITH EQUIPMENT GROUNDING. 690.43(C) STRUCTURE AS EQUIPMENT GROUNDING CONDUCTOR ALLOWS FOR EQUIPMENT TO BE USED AS THE EQUIPMENT GROUNDING CONDUCTOR IN A PHOTOVOLTAIC SYSTEM. SPECIFICALLY, "DEVICES LISTED AND IDENTIFIED FOR GROUNDING THE METALLIC FRAMES OF PV MODULES OR OTHER EQUIPMENT SHALL BE PERMITTED TO BOND THE EXPOSED METAL SURFACES OR OTHER EQUIPMENT TO MOUNTING SURFACES." THE DEVICES LISTED AND IDENTIFIED FOR GROUNDING THE EQUIPMENT MAY BE STAND-ALONE GROUNDING COMPONENTS OR UL-2703 LISTED MOUNTING HARDWARE. IN AN ENPHASE MICROINVERTER SYSTEM, IF THE MICROINVERTERS AND MODULES ARE BONDED TO THE RACKING ASSEMBLIES WITH THE USE OF LISTED AND APPROVED GROUNDING CLIPS OR GROUNDING COMPONENTS, THE EQUIPMENT GROUNDING CONDUCTOR PROVIDED TO THE MICROINVERTERS THROUGH THE ENPHASE ENGAGE CABLE MAY ALSO BE USED TO GROUND THE OTHER PHOTOVOLTAIC SYSTEM COMPONENTS.

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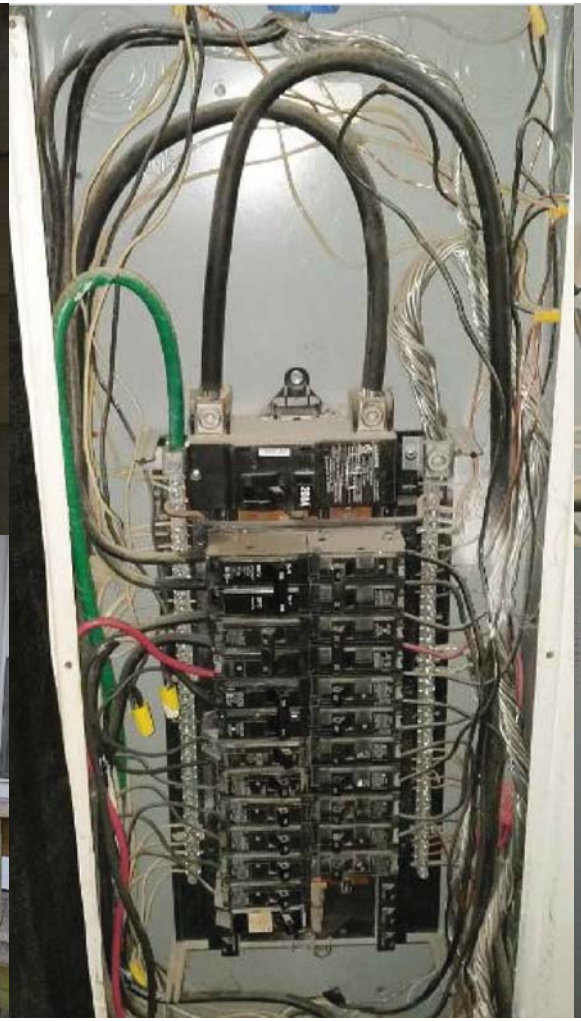
ADDITIONAL NOTES:

SHEET:
ELECTRICAL NOTES
EL 2.0

ELECTRICAL PHOTOS



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ADDITIONAL NOTES:

SHEET:
ELECTRICAL PHOTOS
EL 3.0

SIL-320 NL

60 Cell

Monocrystalline PV Module

CHUBB
* Chubb provides error and omission insurance to Silfab Solar Inc.

INDUSTRY LEADING WARRANTY
All our products include an industry leading 25-year product workmanship and 30-year performance warranty.

35+ YEARS OF SOLAR INNOVATION
Leveraging over 35+ years of worldwide experience in the solar industry, Silfab is dedicated to superior manufacturing processes and innovations such as Bifacial and Back Contact technologies, to ensure our partners have the latest in solar innovation.

NORTH AMERICAN QUALITY
Silfab is the leading automated solar module manufacturer in North America. Utilizing premium quality materials and strict quality control management to deliver the highest efficiency, premium quality PV modules 100% made in North America.

BAA / ARRA COMPLIANT
Silfab panels are designed and manufactured to meet Buy American Act Compliance. The US State Department, US Military and FAA have all utilized Silfab panels in their solar installations.

LIGHT AND DURABLE
Engineered to accommodate low load bearing structures up to 5400Pa. The light-weight frame is exclusively designed for wide-ranging racking compatibility and durability.

LOWEST DEFECT RATE
Total automation ensures strict quality controls during the entire manufacturing process at our ISO certified facilities. 48.18 ppm as per December 2018.

DOMESTIC PRODUCTION
Silfab Solar manufactures our PV modules in two automated locations within North America. Our 300+ North American team is ready to help our partners win the hearts and minds of customers, providing customer service and product delivery that is direct, efficient and local.

AESTHETICALLY PLEASING
All black sleek design, ideal for high-profile residential or commercial applications.

PID RESISTANT
PID Resistant due to advanced cell technology and material selection. In accordance to IEC 62804-1.

Electrical Specifications		SIL-320 NL mono PERC	
Test Conditions		STC	NOCT
Module Power (Pmax)	Wp	320	242
Maximum power voltage (Vpmax)	V	32.88	29.59
Maximum power current (Ipmax)	A	9.74	8.1
Open circuit voltage (Voc)	V	40.10	37.09
Short circuit current (Isc)	A	10.32	8.46
Module efficiency	%	18.8	17.8
Maximum system voltage (VDC)	V	1000	
Series fuse rating	A	20	
Power Tolerance	Wp	0 to +10	

Measurement conditions: STC 1000 W/m2 • AM 1.5 • Temperature 25 °C • NOCT 800 W/m² • AM 1.5 • Measurement uncertainty ≤ 3%
• Sun simulator calibration reference modules from Fraunhofer Institute. Electrical characteristics may vary by ±5% and power by 0 to +10W.

Temperature Ratings	SIL-320 NL mono PERC
Temperature Coefficient Isc	0.064 %/°C
Temperature Coefficient Voc	-0.28 %/°C
Temperature Coefficient Pmax	-0.36 %/°C
NOCT (± 2°C)	45 °C
Operating temperature	-40/+85 °C

Mechanical Properties and Components	SIL-320 NL mono PERC	
	Metric	Imperial
Module weight	18.6 kg ±0.2 kg	41 ±0.4 lbs
Dimensions (H x L x D)	1700 mm x 1000 mm x 38 mm	66.9 in x 39.4 in x 1.5 in
Maximum surface load (wind/snow)*	4000 Pa rear load / 5400 Pa front load N/m²	83.5/112.8 lb/ft^2
Hail impact resistance	ø 25 mm at 83 km/h	ø 1 in @ 51.6 mph
Cells	60 - Si mono PERC - 5 busbar 158.75 x 158.75 mm	60 - Si mono PERC - 5 busbar 6.25 x 6.25 Inch
Glass	3.2 mm high transmittance, tempered, DSM anti-reflective coating	0.126 high transmittance, tempered, DSM anti-reflective coating
Cables and connectors (refer to installation manual)	1200 mm, ø 5.7 mm, MC4 compatible	47.2 in, ø 0.22 in, MC4 compatible
Backsheet	High durability, superior hydrolysis resistance, multi-layer dielectric film	
Frame	Anodized Aluminum (Black)	
Bypass diodes	3 diodes-30SQ045T (45V max DC blocking voltage, 30A max forward rectified current)	
Junction Box	UL 3730 Certified, IP67 rated	

Warranties	SIL-320 NL mono PERC			
Module product workmanship warranty	25 years**			
Linear power performance guarantee	30 years			
	≥ 97% end 1st year	≥ 90% end 12th year	≥ 82% end 25th year	≥ 80% end 30th year

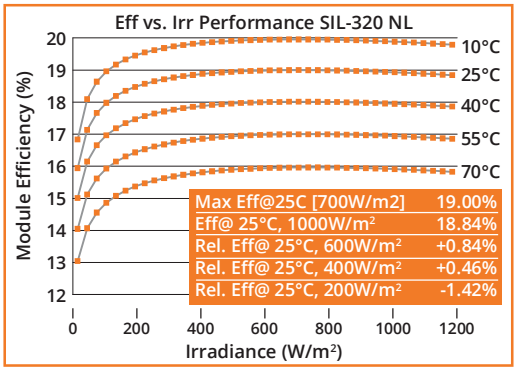
Certifications	SIL-320 NL mono PERC
Product	ULC ORD C1703, UL 1703, CEC listed, IEC 62716 Ammonia Corrosion; IEC61701:2011 Salt Mist Corrosion Certifed, UL Fire Rating: Type 2
Factory	ISO9001:2015

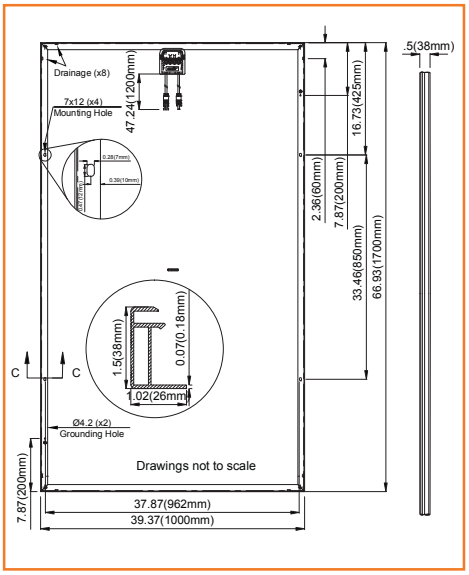
Modules Per Pallet: 26
Pallets Per Truck: 36
Modules Per Truck: 936

*⚠ Warning. Read the Safety and Installation Manual for mounting specifications and before handling, installing and operating modules.

**12 year extendable to 25 years subject to registration and conditions outlined under "Warranty" at www.silfabsolar.com.

Third-party generated pan files from Fraunhofer-Institute for Solar Energy Systems ISE are available for download at: www.silfabsolar.com/downloads





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2019 TOP PERFORMER PVEL | DNV·GL PV MODULE RELIABILITY SCORECARD

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Enphase IQ 7 and IQ 7+ Microinverters

The high-powered smart grid-ready **Enphase IQ 7 Micro™** and **Enphase IQ 7+ Micro™** dramatically simplify the installation process while achieving the highest system efficiency.

Part of the Enphase IQ System, the IQ 7 and IQ 7+ Microinverters integrate with the Enphase IQ Envoy™, Enphase IQ Battery™, and the Enphase Enlighten™ monitoring and analysis software.

IQ Series Microinverters extend the reliability standards set forth by previous generations and undergo over a million hours of power-on testing, enabling Enphase to provide an industry-leading warranty of up to 25 years.

Easy to Install

- Lightweight and simple
- Faster installation with improved, lighter two-wire cabling
- Built-in rapid shutdown compliant (NEC 2014 & 2017)

Productive and Reliable

- Optimized for high powered 60-cell and 72-cell* modules
- More than a million hours of testing
- Class II double-insulated enclosure
- UL listed

Smart Grid Ready

- Complies with advanced grid support, voltage and frequency ride-through requirements
- Remotely updates to respond to changing grid requirements
- Configurable for varying grid profiles
- Meets CA Rule 21 (UL 1741-SA)

* The IQ 7+ Micro is required to support 72-cell modules.

UL CERTIFIED SAFETY

To learn more about Enphase offerings, visit **enphase.com**

ENPHASE.

Enphase IQ 7 and IQ 7+ Microinverters

INPUT DATA (DC)	IQ7-60-2-US	IQ7PLUS-72-2-US
Commonly used module pairings[1]	235 W - 350 W +	235 W - 440 W +
Module compatibility	60-cell PV modules only	60-cell and 72-cell PV modules
Maximum input DC voltage	48 V	60 V
Peak power tracking voltage	27 V - 37 V	27 V - 45 V
Operating range	16 V - 48 V	16 V - 60 V
Min/Max start voltage	22 V / 48 V	22 V / 60 V
Max DC short circuit current (module Isc)	15 A	15 A
Overvoltage class DC port	II	II
DC port backfeed current	0 A	0 A
PV array configuration	1 x 1 ungrounded array; No additional DC side protection required; AC side protection requires max 20A per branch circuit	

OUTPUT DATA (AC)	IQ 7 Microinverter		IQ 7+ Microinverter	
Peak output power	250 VA		295 VA	
Maximum continuous output power	240 VA		290 VA	
Nominal (L-L) voltage/range[2]	240 V / 211-264 V	208 V / 183-229 V	240 V / 211-264 V	208 V / 183-229 V
Maximum continuous output current	1.0 A (240 V)	1.15 A (208 V)	1.21 A (240 V)	1.39 A (208 V)
Nominal frequency	60 Hz		60 Hz	
Extended frequency range	47 - 68 Hz		47 - 68 Hz	
AC short circuit fault current over 3 cycles	5.8 Arms		5.8 Arms	
Maximum units per 20 A (L-L) branch circuit[3]	16 (240 VAC)	13 (208 VAC)	13 (240 VAC)	11 (208 VAC)
Overvoltage class AC port	III		III	
AC port backfeed current	18 mA		18 mA	
Power factor setting	1.0		1.0	
Power factor (adjustable)	0.85 leading ... 0.85 lagging		0.85 leading ... 0.85 lagging	

EFFICIENCY	@240 V	@208 V	@240 V	@208 V
Peak efficiency	97.6 %	97.6 %	97.5 %	97.3 %
CEC weighted efficiency	97.0 %	97.0 %	97.0 %	97.0 %

MECHANICAL DATA	
Ambient temperature range	-40°C to +65°C
Relative humidity range	4% to 100% (condensing)
Connector type	MC4 (or Amphenol H4 UTX with additional Q-DCC-5 adapter)
Dimensions (HxWxD)	212 mm x 175 mm x 30.2 mm (without bracket)
Weight	1.08 kg (2.38 lbs)
Cooling	Natural convection - No fans
Approved for wet locations	Yes
Pollution degree	PD3
Enclosure	Class II double-insulated, corrosion resistant polymeric enclosure
Environmental category / UV exposure rating	NEMA Type 6 / outdoor

FEATURES	
Communication	Power Line Communication (PLC)
Monitoring	Enlighten Manager and MyEnlighten monitoring options. Both options require installation of an Enphase IQ Envoy.
Disconnecting means	The AC and DC connectors have been evaluated and approved by UL for use as the load-break disconnect required by NEC 690.
Compliance	CA Rule 21 (UL 1741-SA) UL 62109-1, UL1741/IEEE1547, FCC Part 15 Class B, ICES-0003 Class B, CAN/CSA-C22.2 NO. 107.1-01 This product is UL Listed as PV Rapid Shut Down Equipment and conforms with NEC-2014 and NEC-2017 section 690.12 and C22.1-2015 Rule 64-218 Rapid Shutdown of PV Systems, for AC and DC conductors, when installed according manufacturer's instructions.

1. No enforced DC/AC ratio. See the compatibility calculator at https://enphase.com/en-us/support/module-compatibility.
2. Nominal voltage range can be extended beyond nominal if required by the utility.
3. Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.

To learn more about Enphase offerings, visit **enphase.com**

ENPHASE.

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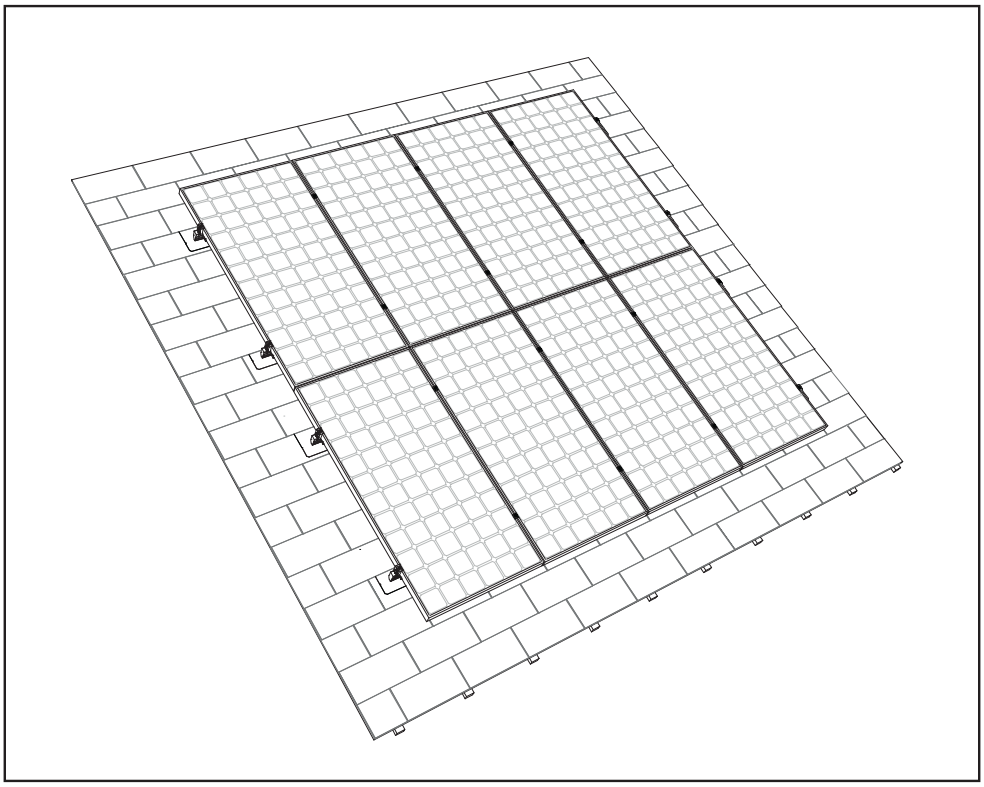
ESDEC

INNOVATIVE **MOUNTING SYSTEMS**

CLICKFIT | SUPRA

MANUAL USA

MOUNTING SYSTEM FOR SLOPED COMPOSITE SHINGLE ROOFS



Mounting system for sloped composite shingle roofs with PV modules in portrait orientation

Original Instructions

Rev. 10.10.18

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www.esdec.com

IBAN NL64 INGB 0658539531
BTW NL8139.98.955.B01
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CLICKFIT FLATFIX

All our transactions and sales apply our Terms and Conditions which are filed with the Chamber of Commerce (08127728). These can be downloaded at www.esdec.com

1322 Stewart Street

Chesapeake VIRGINIA

Application for Certificate of Appropriateness

CHESAPEAKE PLANNING DEPARTMENT

APPLICATION NUMBER: _____
(Assigned by Chesapeake Planning Department)

1. **Address/Location of Project:** 1322 Stewart Street, Chesapeake, VA 23324
2. **Applicant(s):** David & Stephanie Austin

Address: 1322 Stewart Street

City: Chesapeake State: VA Zip: 23324

Daytime Phone: 757-450-7241 FAX Number: _____

E-mail address: stephaustin70@gmail.com

3. **Owner:** (If different from applicant)

Name: same

Address: _____

City: _____ State: ____ Zip: _____

Daytime Phone: _____ FAX Number: _____

E-mail address: _____

Signature of Applicant/Agent & Date: S Austin 2/24/20

4. **Nature of the Application** (add additional typed sheets if necessary):

replace rusted/deteriorated wrought iron porch railings and columns with wood railings and columns. The house originally had wood rails and wood columns (I still have the original wood top rail in my garage but we cannot find any wood matches). We propose to use 2x4 for the top and bottom rails and standard pickets; columns are white and load bearing. The rails and columns will be painted to match the house with red and white paints. The wrought iron rails and columns are so deteriorated and rusted that they did not sit on the porch any longer and could not be reattached to the replaced steps. When we replaced the steps, the wrought iron columns were just hanging from the porch roof. I was concerned with the stability of the porch roof so I replaced them.

5. **For new construction, additions, driveways, fences, etc. has Zoning signed off on the application?** YES _____ NO_____

6. **For replacement of a historic material roof with an architectural shingle roof, will you be applying for consideration of an economic hardship?** YES _____ NO_____

Planning Staff to Complete:

Is the Application After the Fact? YES X NO_____

My husband and I live paycheck to paycheck. I am currently behind on my real estate taxes and I cannot afford to shell out $250. It took me forever to be able to save enough to replace my steps and I had to use bill money to get the columns in an emergency to support to the porch roof. Is there any way to waive this or reduce this fee?
If so, request payment of $250 fee.

Can Application be administratively approved? **(See pages 1-2 of the instructions)** If so, provide date of approval_____(Date) by_____(Planner Name)

Certificate Number_____.

Determination of the Economic Hardship Committee if the applicant has applied for the replacement of a metal roof or historic material roof with architectural shingles YES _____ NO_____

If application needs to go to Board, please provide the date of the next meeting _____(see calendar and deadlines). **See pages 2-3 of the instructions for supplemental submittal requirements.**

Certificate Number_____.

If application goes to Board, have the applicant complete the following:

I, Stephanie Austin, *hereby grant permission for City staff & City Council appointed members of the Historic and Architectural Review Board to enter my site to view the exterior areas that are the subject of the application and which are viewable from a public right of way.*

I understand and agree that the Historic and Architectural Review Board onsite inspections shall be exclusively related to this Certificate of Appropriateness Application and that reasonable notice shall be given to the property owners/applicants prior to any onsite inspections. I further agree that any onsite inspections shall be conducted as necessary and at the sole discretion of City staff and the Historic and Architectural

Review Board until the Historic and Architectural Review Board has taken final action on the application or the application has been withdrawn by the property owner/applicant.

FOR
RENT

03/04/2020

02/18/2020
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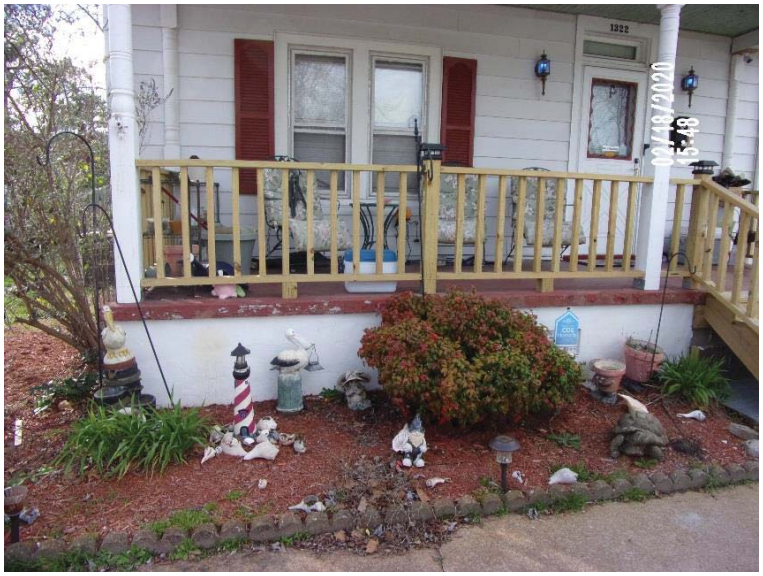
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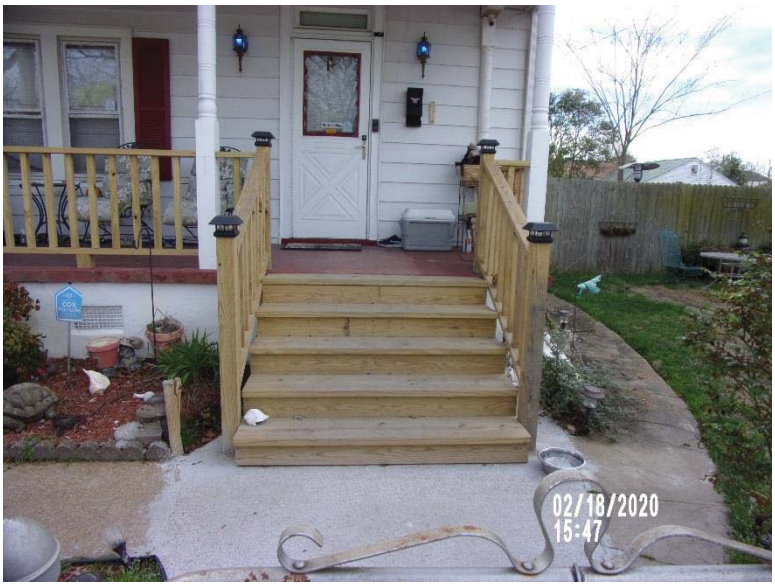
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1500 Seaboard Avenue

City of Chesapeake
Department of Planning

Record Summary for Certificate of Appropriateness

Record Detail Information

Record Type: Certificate of Appropriateness
Record Status: Open
File Date: April 27, 2020
Record Number: PLN-CAPP-2020-055
Expiration Date:
Description:
Record Name: 1500 Seaboard Ave
Demo and Replace with new construction home with garage
Parent Record Number:

Address: 1500 SEABOARD AVE, CHESAPEAKE, VA 23324

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Yes	COWELL DONNA M & JULIUS	929 WINGFIELD AVE, CHESAPEAKE, VA 23325 203	

Parcel Information

Parcel No:
1340000002890

Contact Information

Name	Organization Name	Contact Type	Phone
Valencia Kelly	AEK1 Construction	Applicant	(757) 739-5020

Address
2900 Chestnut Street, Portsmouth, VA 23704

Application Specific Information

NATURE OF THE APPLICATION

Description	Demo
Zoning Sign Off	No
Economic Hardship	No

PLANNING STAFF TO COMPLETE

Application After-the-Fact	-
After-the-Fact Fee Paid	-
Approved Administratively	-
Approving Planner	-
Approval Date	-
Certificate Number	-
See supplemental submittal requirements	-
Board Approved Certificate Number	-

I, _____, hereby grant permission for City Staff & members of the Historic Architectural Review Board to enter my site to view exterior areas related to theis Certificate of Appropriateness Application.	-
Structure Designation	-

GENERAL INFORMATION

Year Structure Built	1915
Is this an After-the-Fact application?	No
$250 After the Fact fee, if required.	UNCHECKED
One original delivered to the Planning Department OR a copy attached to the on-line application	UNCHECKED
One disk containing all photos OR photos attached to on-line application	UNCHECKED
□ Completed and notarized power of attorney form if the applicant is not the property owner.	UNCHECKED

NEW CONSTRUCTION

Completed application form.	UNCHECKED
□ Surveyed site plan (including proposed buildings, structure(s), parking, etc.).	UNCHECKED
Front and side elevations	UNCHECKED
Samples	UNCHECKED
Arrangement of proposed exterior lighting.	UNCHECKED
Photographs of the property and adjoining or opposite properties.	UNCHECKED

ADDITIONS TO EXIST. STRUCTURES

Completed application form.	UNCHECKED
Surveyed site plan or city tax map	UNCHECKED
Elevations	UNCHECKED
Photographs of the existing structure and property.	UNCHECKED
Samples, photos, and brochures	UNCHECKED
Arrangement of proposed exterior lighting.	UNCHECKED
□ Proposed signs with appropriate detail as to character and location.	UNCHECKED

ALTERATIONS OR REPAIRS

Completed application form.	UNCHECKED
Written description of work to be performed	UNCHECKED
Photographs of the building/structure.	UNCHECKED
2 quotes each are required for the following:	UNCHECKED
Photos numerically keyed	UNCHECKED

RELOCATIONS

Completed application form	UNCHECKED
□ Photographs of the building or structure to be relocated	UNCHECKED

and adjacent properties.

□ Photographs of the premises to which the building or structure will be relocated.	UNCHECKED
□ Written description of reasons for the relocation and the proposed use of the vacated property.	UNCHECKED

DEMOLITIONS

Completed application form	UNCHECKED
□ Photographs of the building or structure to be demolished to illustrate its state of disrepair.	UNCHECKED
Written report on condition of building or structure.	UNCHECKED
Written description of work to be performed	UNCHECKED

METAL ROOFS

Explanation	UNCHECKED

SPECIAL POWER OF ATTORNEY

Special Power of Attorney attached	UNCHECKED

METAL ROOFS

Info required to replace metal roof with metal roof.	UNCHECKED
Picture	UNCHECKED
Specification Sheet	UNCHECKED
Roof color sample	UNCHECKED
Info required to replace metal roof with architectural shingles.	UNCHECKED
Quotes	UNCHECKED
Roof color sample (asphalt)	UNCHECKED

GENERAL NOTES:

1. THE ARCHITECTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ANY STRUCTURAL, CIVIL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS AND THE SPECIFICATIONS THAT MAY APPLY. THE CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF OTHER TRADES AS TO ITEMS TO BE PLACED OR SET IN THE STRUCTURAL WORK.
2. THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE PROVISIONS OF THE INTERNATIONAL RESIDENTIAL CODE 2012 EDITION AS ADOPTED BY THE VIRGINIA AND THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE 2012 EDITION.
3. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL PERMANENT SUPPORTS AND LATERAL BRACING ARE IN PLACE.
4. LOADS USED IN THE DESIGN OF THIS STRUCTURE ARE AS FOLLOWS:
   A. LIVE LOADS:
      BEDROOMS — 30 PSF
      ALL OTHER AREAS — 40 PSF
      ROOF — 20 PSF
   B. WIND LOADS :
      WIND SPEED — 110 MPH
      EXPOSURE — B
5. A PERMANENT ENERGY CODE CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. THE CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL.
6. FIREBLOCKING SHALL BE PROVIDED TO CUT-OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN TOP STORY AND THE ROOF SPACE.
7. ALL EGRESS WINDOWS SHALL HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISH FLOOR. ALL WINDOWS WITHIN 18" OF FINISH FLOOR WITHOUT A LANDING OUTSIDE, MUST NOT BE OPERATABLE TO THE EXTENT OF WINDOW WITHIN 18".
8. THE GLAZING FENESTRATION U-FACTOR SHALL COMPLY WITH N1102.3 AND TABLE N1102.1.2 WHICH IS (.35) SOLAR HEAT GAIN COEFFICIENT VALUE (0.4)
9. ALL BATHTUBS AND SHOWER FLOORS, ALL WALLS ABOVE BATHTUBS (WITH INSTALLED SHOWER HEADS) AND IN ALL SHOWER COMPARTMENTS, SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. THE WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR (R307.02)
10. ATTIC ACCESS SHALL BE SEALED WITH A GASKET AND AN R-38 INSULATION. SEE N1102.2.3
11. FOR FIREPLACE COMPLIANCE REFER TO R1001.1 & N1102.4.3
12. TRUSSES SHALL BE BRACED IN ACCORDANCE WITH THE BUILDING COMPONET SAFETY INFORMATION (BSCI 1-03). (IRC SECTION 802.10.3)

FOUNDATION NOTES:

1. THE FOUNDATIONS FOR THIS STRUCTURE HAVE BEEN DESIGNED WITH AN ASSUMED BEARING PRESSURE OF 1500 PSF. THE FOOTING SUBGRADE SHALL BE UNDISTURBED NATIVE NONORGANIC SOILS, OR CLEAN COMPACTED STRUCTURAL FILL. FOUNDATION BEARING SOILS SHALL BE EVAULATED BY A LICENSED GEOTECHNICAL ENGINEER TO CONFIRM THE DESIGN BEARING PRESSURE AND THAT THE ASSOCIATED SETTLEMENTS ARE WITHIN GENERALLY ACCEPTED TOLERABLE LIMITS.
2. PRIOR TO PLACING FOUNDATION CONCRETE, ALL FOUNDATION EXCAVATIONS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER TO EXPLORE THE EXTENT OF LOOSE, SOFT OR OTHERWISE UNSATISFACTORY SOIL MATERIAL AND TO VERIFY DESIGN BEARING PRESSURE. THE GEOTECHNICAL ENGINEER WILL PROVIDE DIRECTION FOR CORRECTIVE ACTION WHERE REQUIRED.
3. NO UNBALANCED BACKFILLING SHALL BE DONE AGAINST WALLS UNLESS WALLS ARE SECURELY BRACED AGAINST OVERTURNING, EITHER BY TEMPORARY CONSTRUCTION BRACING OR BY PERMANENT CONSTRUCTION.
4. FROST LINE DEPTH IS 12" BELOW FINISHED GRADE. BOTTOM OF ALL EXTERIOR FOUNDATIONS SHALL BE A MINIMUM OF 16" BELOW EXTERIOR FINISHED GRADE ELEVATION.

CAST-IN-PLACE CONCRETE NOTES:

1. CAST-IN-PLACE CONCRETE FOR THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE (ACI) "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318-05) AND COMMENTARY (ACI 318R-05)".
2. CONCRETE SHALL BE NORMAL WEIGHT AND SHALL OBTAIN 28 DAY COMPRESSIVE STRENGTHS AS FOLLOWS:
   A. SLAB-ON-GRADE — 3500 PSI
   B. ALL OTHER CONCRETE NOT OTHERWISE NOTED — 3000 PSI
3. REINFORCING MATERIALS SHALL BE AS FOLLOWS:
   A. REINFORCING BARS - ASTM A 615, GRADE 60, DEFORMED.
   B. WELDED WIRE FABRIC - ASTM A 185, WELDED STEEL WIRE FABRIC. SHEET TYPE - ROLLED TYPE NOT ACCEPTABLE.
4. ALL REINFORCING STEEL AND EMBEDDED ITEMS SHALL BE ACCURATELY PLACED IN THE POSITIONS SHOWN AND ADEQUATELY TIED AND SUPPORTED BEFORE CONCRETE IS PLACED TO PREVENT DISPLACEMENT BEYOND PERMITTED TOLERANCES.
5. MINIMUM CONCRETE COVER FOR REINFORCING STEEL AS INDICATED ON THE DRAWINGS SHALL GOVERN WHEN IN CONFLICT WITH ACI 318-05.

ROUGH CARPENTRY NOTES:

1. ROUGH CARPENTRY FOR THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA) "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION".
2. UNLESS OTHERWISE NOTED, ALL NAILING SHALL CONFORM TO THE "FASTENING SCHEDULE" SHOWN IN TABLE 2304.9.1 OF THE INTERNATIONAL BUILDING CODE, 2012 EDITION.
3. WOOD FRAMING MEMBERS SHALL COMPLY WITH PS 20 "AMERICAN SOFTWOOD LUMBER STANDARD" AND THE FOLLOWING REQUIREMENTS:
   A. MOISTURE CONTENT - SEASONED, WITH 19 PERCENT MAXIMUM MOISTURE CONTENT.
   B. GRADE - NO. 2.
   C. SPECIES - SOUTHERN PINE GRADED UNDER SPIB RULES.
4. CONSTRUCTION PANELS SHALL COMPLY WITH PS 1 "U.S. PRODUCT STANDARD FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" FOR PLYWOOD CONSTRUCTION PANELS AND THE FOLLOWING REQUIREMENTS:
   A. EXTERIOR WALL AND SHEARWALL WALL SHEATHING: 7/16", APA RATED SHEATHING, EXPOSURE 1 EXPOSURE DURABILITY CLASSIFICATION.
   B. ROOF SHEATHING: 7/16", APA RATED SHEATHING, EXTERIOR EXPOSURE DURABILITY CLASSIFICATION.
5. WOOD FRAMING MEMBERS PERMANENTLY EXPOSED TO THE WEATHER AND SILL PLATES AROUND THE PERIMETER SHALL BE PRESERVATIVE-TREATED IN ACCORDANCE WITH THE SPECIFICATIONS.
6. STEEL PLATE CONNECTORS SHALL COMPLY WITH ASTM A 36 SPECIFICATIONS Fy = 36 KSI). BOLTS CONNECTING WOOD MEMBERS SHALL COMPLY WITH ASTM A 37 COMMON STEEL BOLTS, AND SHALL BE 3/4" DIAMETER UNLESS OTHERWISE SPECIFIED.
7. METAL FRAMING ANCHORS SHALL COMPLY WITH ASTM A 446 GRADE A (STRUCTURAL QUALITY). ANCHORS SHALL BE AS INDICATED OR EQUAL AND/OR SHALL BE CAPABLE OF SUPPORTING THE REACTIONS SHOWN.
8. PROVIDE BRIDGING FOR ALL ROOF RAFTERS. MAXIMUM SPACING SHALL BE 8'-0" UNLESS OTHERWISE NOTED.
9. PROVIDE HEADERS OF THE SAME CROSS SECTION AS OR RAFTERS TO FRAME AROUND ALL OPENINGS TO SUPPORT SHEATHING UNLESS OTHERWISE NOTED OR DETAILED ON THE DRAWINGS.
10. UNLESS OTHERWISE NOTED, ATTACH BLOCKING AND NAILERS TO STEEL FRAMING USING 3/16" DIAMETER POWDER ACTUATED FASTENERS AT 12" ON-CENTER OR 1/2" DIAMETER BOLTS AT 24" ON-CENTER. STAGGER FASTENERS TO ALTERNATE SIDES OF BEAM WEB.
11. WHERE MULTIPLE FRAMING MEMBERS ARE INDICATED, SCAB CONTINGENT MEMBERS TOGETHER WITH 10d NAILS AT 12" ON-CENTER, ALTERNATING AT 2 INCHES FROM EACH EDGE FOR MEMBERS 2X6 AND LESS AND TWO ROWS OF 10d NAILS AT 12" ON-CENTER, 2 INCHES FROM EACH EDGE FOR MEMBER 2X8 AND GREATER.
12. ALL FASTENERS INTO MASONRY, OR TREATED TIMBER SHALL BE HOT-DIPPED GALVANIZED OR CORROSION RESISTANT.

WOOD HEADER SCHEDULE NOTES:

1. HEADER SCHEDULE APPLIES TO MEMBERS IN PERIMETER AND INTERIOR BEARING WALLS NOT OTHERWISE NOTED ON THE DRAWINGS.
2. FULL HEIGHT STUDS APPLY TO EXTERIOR WALLS AND SHEARWALLS ONLY. PROVIDE SINGLE FULL HEIGHT STUD TO ALL OTHER WALLS.
3. WHERE SPECIFIED JACK STUDS AND FULL HEIGHT STUDS WILL NOT FIT WITHIN THE WALL, PROVIDE FRAMING ANCHORS CAPABLE OF SUPPORTING THE FULL REACTION OF THE HEADER, AND FRAME HEADER INTO THE SIDE OF THE FULL HEIGHT STUDS.
4. PROVIDE PLYWOOD FLITCH PLATES OR SPACERS AS REQUIRED.
5. FOR HEADERS AT LARGER OPENINGS AND HEADERS WITH SPECIAL LOADS SEE PLAN FOR HEADER CONSTRUCTION.
6. LUMBER SPECIES SHALL BE SOUTHERN YELLOW PINE #1 OR BETTER
7. FILL ALL VOIDS WITH R-3 INSULATION

WOOD HEADER SCHEDULE, 2X4 WALLS

ROUGH OPENING	COMPOSITION 4	JACK STUDS 1ST FLOOR	JACK STUDS 2ND FLOOR	FULL HEIGHT STUDS	REMARK
0 TO 4'-0"	2-2x8	2	1	2	---
4'-1" TO 6'-0"	2-2x10	2	2	3	---
6'-1" TO 7'-6"	2-2x12	2	2	4	---
7'-7" TO 9'-0"	2-LVL'S	3	2	5	---

TYPICAL WOOD HEADER DETAIL

NOT TO SCALE:

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS
JOIST TO SILL OR GIRDER, TOE NAIL	3-8d (2-1/2""x 0.113)	----------------------------
1"x 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-10d (2-1/2""x 0.113) 2 staples, 1 3/4"	----------------------------
2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d (3 1/2"x 0.135")	----------------------------
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d (3 1/2"x 0.135")	16"o.c.
TOP OR SOLE PLATE TO STUD, END NAIL	2-16d (3 1/2"x 0.135")	----------------------------
STUD TO SOLE PLATE, TOE NAIL	2-16d (3 1/2"x 0.135")	----------------------------
DOUBLE STUDS, FACE NAIL	10d (3"x 0.128")	12"o.c.
DOUBLE TO PLATES, FACE NAIL	10d (3"x 0.128")	12"o.c.
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	3-16d (3 1/2"x 0.135")	16"o.c.
DOUBLE TOP PLATES, MINIMUM 36" OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREA	12-16d (3 1/2"x 0.135")	----------------------------
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	3-8d (2-1/2""x 0.113)	----------------------------
RIM JOIST TO TOP PLATE, TOE NAIL	8d (2-1/2""x 0.113)	6"o.c.
TOP PLATES, LAPS AT CORNERS AND AND INTERSECTIONS, FACE NAIL	4-10d (3"x 0.128")	----------------------------
BUILT-UP HEADER, TWO PIECES WITH 1/2" SPACER	16d (3 1/2"x 0.135")	12"o.c. along each edge
CONTINUED HEADER, TWO PIECES	16d (3 1/2"x 0.135")	12"o.c. along each edge
CEILING JOISTS TO PLATE, TOE NAIL	3-12d (2-1/2""x 0.113)	----------------------------
CONTINUOUS HEADER TO STUD, TOE NAIL	4-12d (2-1/2""x 0.113)	----------------------------
CEILING JOIST, LAPS OVER PARITIONS, FACE NAIL	5-10d (3"x 0.128")	----------------------------
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	5-10d (3"x 0.128")	----------------------------
RAFTER TO PLATE, TOE NAIL	2-16d (3 1/2"x 0.135")	----------------------------
1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d (2-1/2""x 0.113) 2 staples, 1 3/4"	----------------------------
1"x 6" SHEATHING TO EACH BEARING, FACE NAIL	2-8d (2-1/2""x 0.113) 2 staples, 1 3/4"	----------------------------
1"x 8" SHEATHING TO EACH BEARING, FACE NAIL	2-8d (2-1/2""x 0.113) 3 staples, 1 3/4"	----------------------------
WIDER THAN 1"x 8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d (2-1/2""x 0.113) 4 staples, 1 3/4"	----------------------------
BUILT-UP CORNER STUDS	10d (3"x 0.128")	12"o.c.
BUILT-UP CORNER GIRDERS AND BEAMS, 2" LUMBER LAYERS	10d (3"x 0.128")	* See note at bottom of schedule
2" PLANKS	2-16d (3 1/2"x 0.135")	At each bearing
ROOF RAFTERS TO RIDGE, VALLEYOR HIP RAFTERS:		
TOE NAIL	4-16d (3 1/2"x 0.135")	----------------------------
FACE NAIL	3-16d (3 1/2"x 0.135")	----------------------------
RAFTER TIES TO RAFTERS, FACE NAIL	5-10d (2-1/2""x 0.113)	----------------------------
COLLAR TIE TO RAFTER, FACE NAIL, OR 1 1/4"x 20 GAGE RIDGE STRAP	3-10d (3"x 0.128")	----------------------------
5/16" - 1/2" PLYWOOD	8d (2"x 0.113") nail (subfloor, wall) / 8d (2-1/2"x 0.131") nail (roof)	6"o.c.(edges) 12"o.c. (field)
19/32" - 1" PLYWOOD	10d (2-1/2"x 0.131") nail (roof)	6"o.c.(edges) 12"o.c. (field)
1/2" GYPSUM SHEATHING	1 1/2" galv. roof nail; 6d (2"x0.131")nail; staple galv. 1 1/2". 1 1/4" screw, type W or S	4"o.c.(edges) 8"o.c. (field)
5/8" GYPSUM SHEATHING	1 3/4" galv. roof nail; 6d (2"x0.131")nail; staple galv. 1 5/8". 1 5/8" screw, type W or S	4"o.c.(edges) 8"o.c. (field)
3/4" AND LESS SUBFLOOR UNDERLAYMENT TO FRAMING	8d (2-1/2"x 0.131") nail	6"o.c.(edges) 12"o.c. (field)
7/8" - 1" SUBFLOOR UNDERLAYMENT TO FRAMING	10d (2-1/2"x 0.131") nail	6"o.c.(edges) 12"o.c. (field)
1 1/8" - 1 1/4" SUBFLOOR UNDERLAYMENT TO FRAMING	12d (3"x 0.148") nail	6"o.c.(edges) 12"o.c. (field)

* NAIL EACH LAYER AS FOLLOWS: 32" o.c. AT TOP AND BOTTOM AND STAGGERED. TWO NAILS AT ENDS AT EACH SPLICE

CORNER FRAMING DETAILS

NOT TO SCALE:

STAIR DETAIL

NOT TO SCALE:

BRIAN MEEKINS & ASSOCIATES

* CUSTOM HOME PLANS
* ADDITIONS
* RENOVATIONS

5245 CLEVELAND ST. #207
VA. BEACH, VIRGINIA 23462
EMAIL - Meekins@live.com
CELL-(252) 333-8375

NOTES, SCHEDULES, & DETAILS

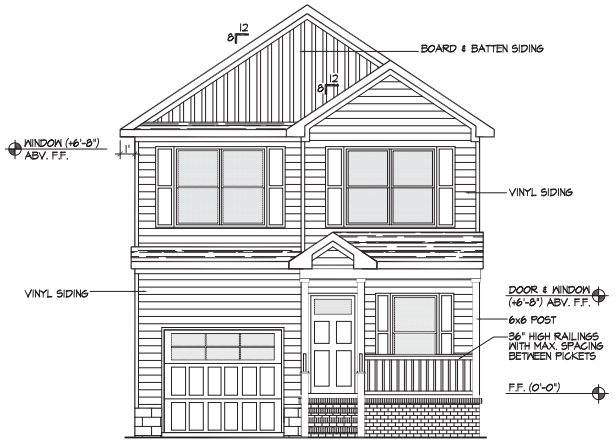
23' WIDE 4 BEDROOM / 2 1/2 BATH

THE "DOUGLAS" MODEL

PORTSMOUTH, VIRGINIA

DATE: 10.10.17

SHEET: A1 OF: 5

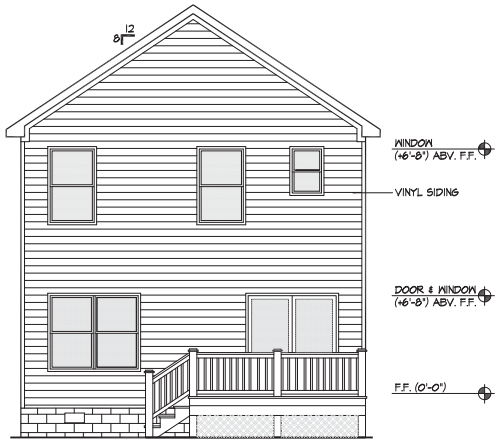


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

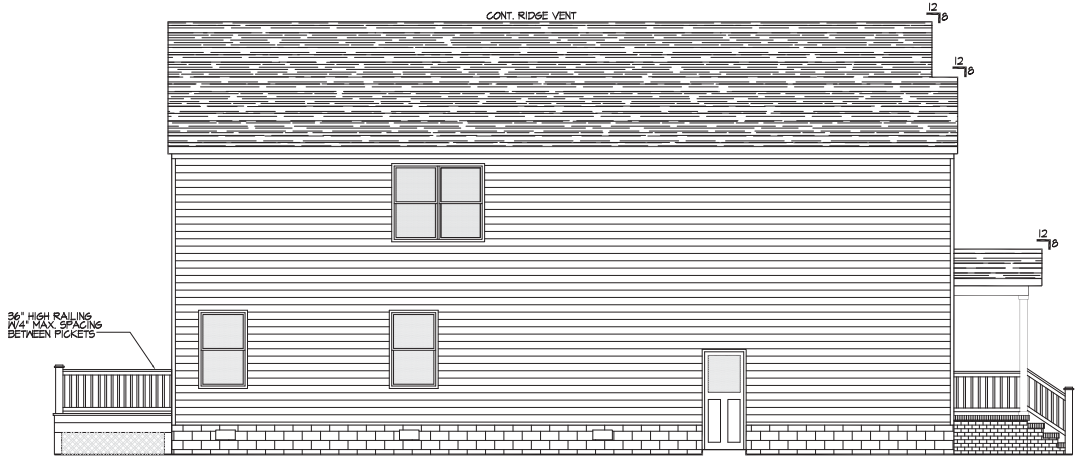
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ROOF VENTILATION CALCULATION
ATTIC S.F. =1,205 S.F. 1205/300 = 4.1 S.F. 4.1 * 144 = 590.4 S.I. 590.4 / 2 = 295.2 S.I. 296 S.I. REQUIRED FOR SOFFIT (148 S.I. FOR EACH OF 2 SIDES) 296 S.I. REQUIRED FOR ROOF SURFACE

FIRST FLOOR	981 S.F.
SECOND FLOOR	1,205 S.F.
TOTAL	2,186 S.F.



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



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

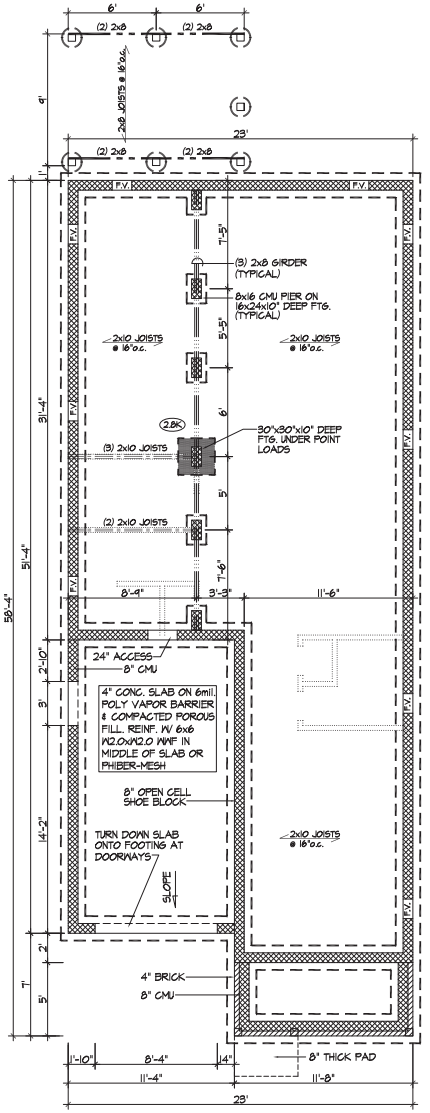
* CUSTOM HOME PLANS
* ADDITIONS
* RENOVATIONS
5245 CLEVELAND ST. #207
VA. BEACH, VIRGINIA 23462
EMAIL - Meekins@live.com
CELL-(252) 333-8375

FRANK MEEKINS & ASSOCIATES

ELEVATIONS
23' WIDE 4 BEDROOM / 2 1/2 BATH
THE "DOUGLAS" MODEL
PORTSMOUTH, VIRGINIA

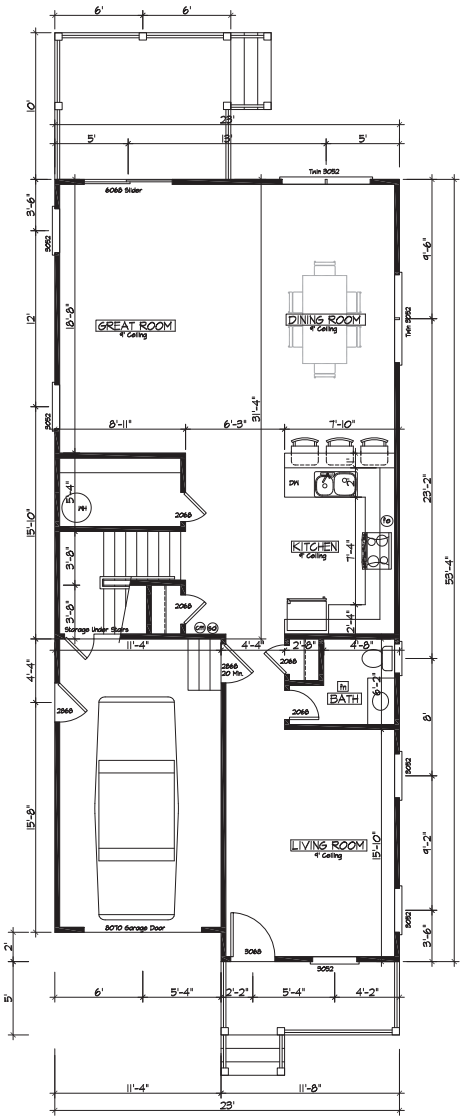
DATE:
10.10.17

SHEET:
A2
OF: 5



FOUNDATION PLAN

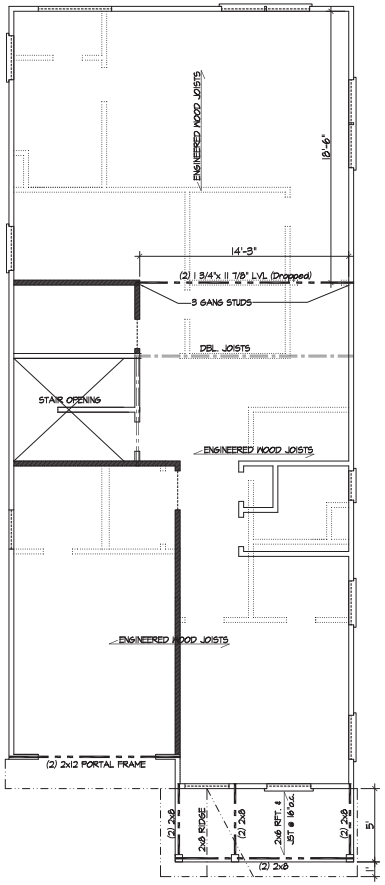
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN 981 S.F.

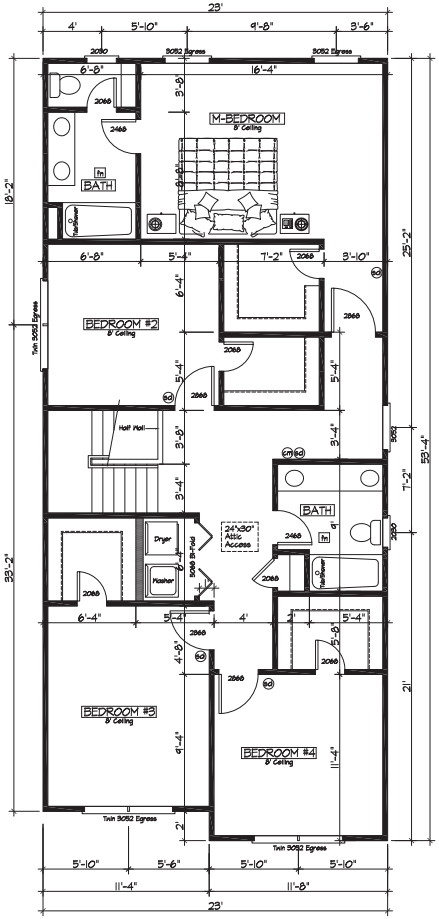
SCALE: 1/4" = 1'-0"

- INTERIOR BEARING WALL
- WALL ABOVE
- NEW WALL CONSTRUCTION
- EXHAUST FAN / LIGHT
- WIRED SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- FIRE EXTINGUISHER



SECOND FLOOR & LOW ROOF FRAMING PLAN

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



SECOND FLOOR PLAN 1,205 S.F.

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

• CUSTOM HOME PLANS
• ADDITIONS
• RENOVATIONS

5245 CLEVELAND ST. #207
VA. BEACH, VIRGINIA 23462
EMAIL: rbeskine@live.com
CELL-(252) 333-8515

PLANS

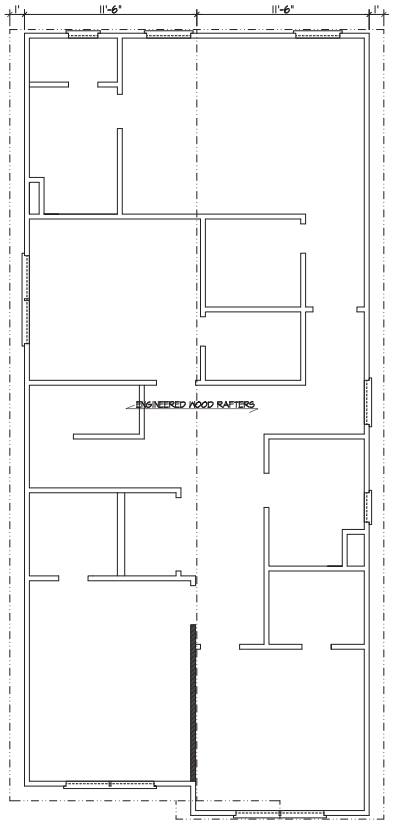
23' WIDE 4 BEDROOM / 2 1/2 BATH

THE "DOUGLAS" MODEL

PORTSMOUTH, VIRGINIA

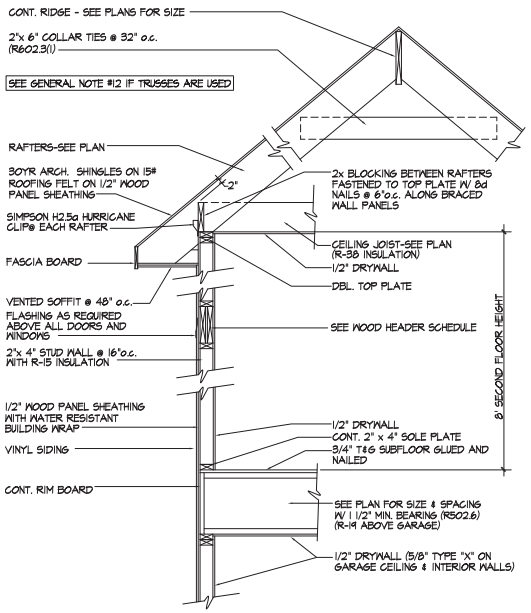
DATE: 10.10.17

SHEET: A3 OF: 5



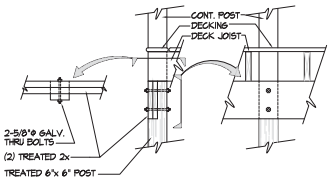
ROOF FRAMING PLAN

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



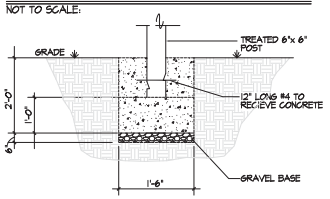
TYPICAL WALL SECTION

SCALE: 3/4" = 1'-0"



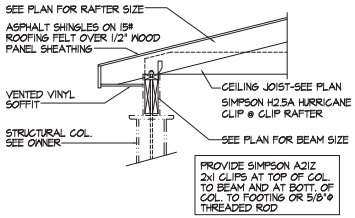
DECK FRAMING DETAILS

NOT TO SCALE:



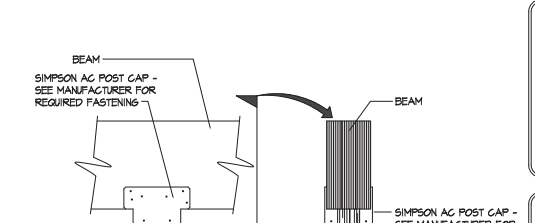
POST DETAIL

NOT TO SCALE:



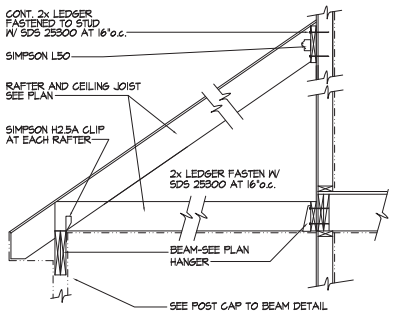
SECTION THRU PORCH ROOF FOR MANUF. COLUMN

SCALE: 3/4" = 1'-0"



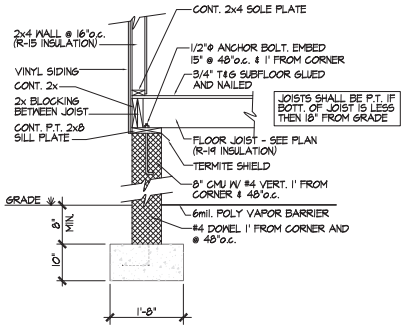
TYPICAL POST CAP TO BEAM DETAIL

NOT TO SCALE:



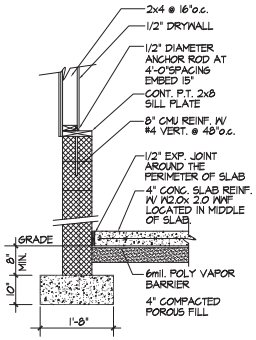
SECTION THRU LOW ROOF TO SECOND FLOOR WALL

SCALE: 3/4" = 1'-0"



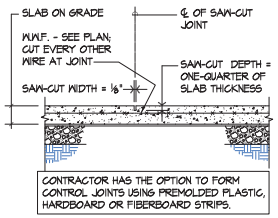
TYPICAL FOUNDATION SECTION

SCALE: 3/4" = 1'-0"



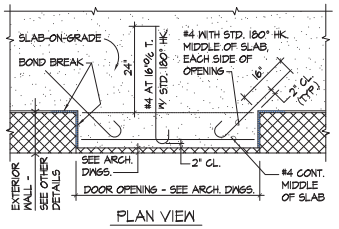
WALL SECTION AT GARAGE

SCALE: 3/4" = 1'-0"



TYPICAL CONTROL JOINT DETAIL (S.J.)

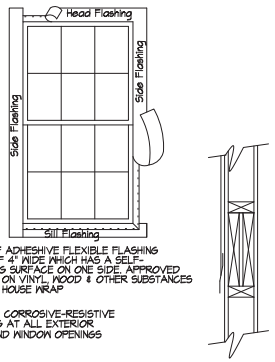
NOT TO SCALE:



PLAN VIEW

TYPICAL DETAIL OF ADDED SLAB REINFORCING AT EXTERIOR DOORS

NOT TO SCALE:



USE SELF ADHESIVE FLEXIBLE FLASHING A MIN. OF 4" WIDE WHICH HAS A SELF-ADHERING SURFACE ON ONE SIDE, APPROVED FOR USE ON VINYL, WOOD & OTHER SUBSTANCES SUCH AS HOUSE WRAP

PROVIDE CORROSIVE-RESISTIVE FLASHING AT ALL EXTERIOR DOOR AND WINDOW OPENINGS (R703.8)

TYPICAL FLASHING DETAILS

NOT TO SCALE:

ELKINS & ASSOCIATES
• CUSTOM HOME PLANS
• ADDITIONS
• RENOVATIONS
5245 CLEVELAND ST. #207
VA. BEACH, VIRGINIA 23462
EMAIL: Melelkins@live.com
CELL-(252) 333-8575

PLANS, SECTION & DETAILS

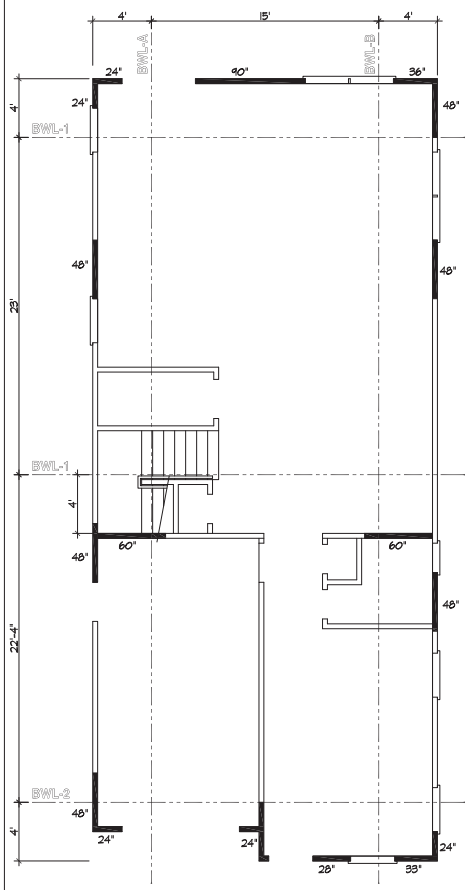
23' WIDE 4 BEDROOM / 2 1/2 BATH

THE "DOUGLAS" MODEL

PORTSMOUTH, VIRGINIA

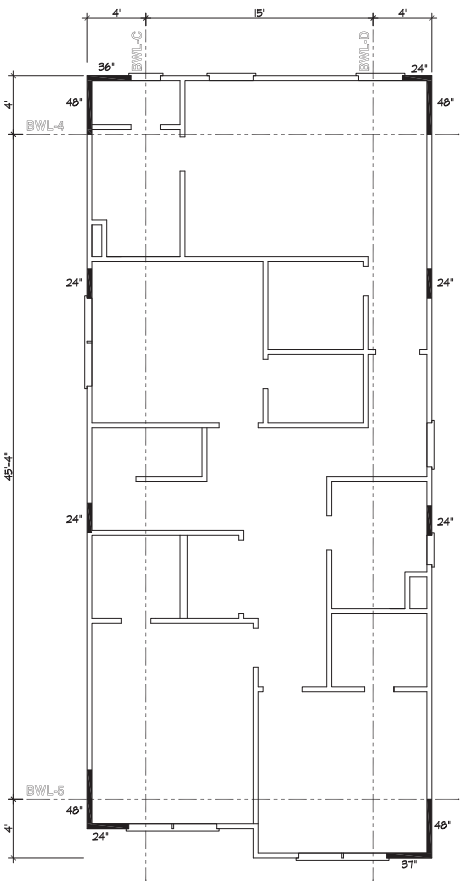
DATE: 10.10.17

SHEET: 4 OF: 5



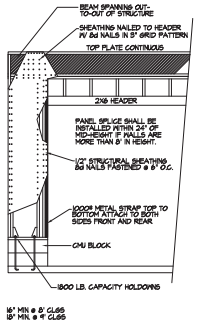
FIRST FLOOR BRACED WALL PLAN

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



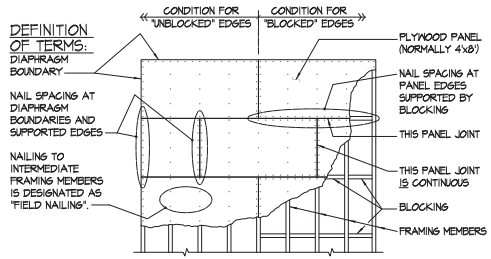
SECOND FLOOR BRACED WALL PLAN

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



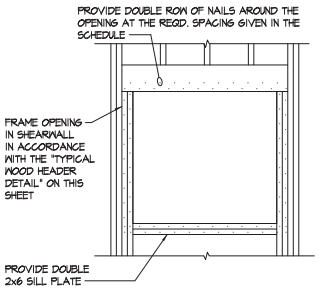
PORTAL FRAME WALL BRACING DETAIL

NOT TO SCALE



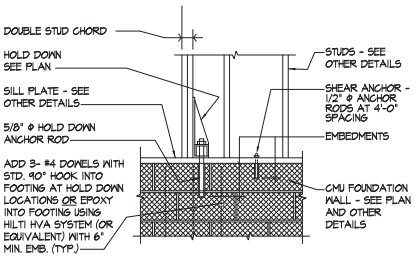
TYPICAL PLYWOOD DIAPHRAGM DETAIL

NOT TO SCALE:



OPENING IN SHEARWALL DETAIL

NOT TO SCALE



HOLD DOWN AT FOUNDATION

NOT TO SCALE

BRACED WALL LINE SCHEDULE

FIRST FLOOR

Braced Wall Line	Wind Speed	Method	Distance Between Brc.	Exposure Category	Roof Eave to Ridge Height	Wall Height	# of Brc.	Interior Gypsum	Gyp. Board Fastening	End wall Condition	Length Required	Actual Length
BWL-1	100	cs-wsp	25'= 8.6	B=1.0	7'-6"=.9	9'= .45	3=1.30	N=0	N=0	#1, #1	4'-6"	12'
BWL-2	100	cs-wsp	25'= 8.6	B=1.0	7'-6"=.9	9'= .45	3=1.30	N=0	N=0	#1, #1	4'-6"	10'
BWL-3	100	cs-wsp	25'= 8.6	B=1.0	7'-6"=.9	9'= .45	3=1.30	N=0	Y=.7	#1, #1	7'	9'
BWL-A	100	cs-wsp	15'= 6.25	B=1.0	7'-6"=.9	9'= .45	2=1.0	N=0	N=0	#1, #1	5'-4"	14'
BWL-B	100	cs-wsp	15'= 6.25	B=1.0	7'-6"=.9	9'= .45	2=1.0	N=0	N=0	#1, #1	5'-4"	14'

BRACED WALL REQUIREMENTS WERE CALCULATED USING THE 2012 VIRGINIA RESIDENTIAL CODE TABLE R602.10.3(1), & R602.10.3(2), & R602.10.4

* 4"o.c. AT PANEL EDGES, INCLUDING TOP AND BOTTOM PLATES, AND ALL HORIZ. JOINTS BLOCKED

BRACED WALL LINE SCHEDULE

SECOND FLOOR

Braced Wall Line	Wind Speed	Method	Distance Between Brc.	Exposure Category	Roof Eave to Ridge Height	Wall Height	# of Braced Wall Lines		Interior Gypsum Omitted	End wall Condition	Length Required	Actual Length
BWL-4	100	cs-wsp	49'= 8.5	B=1.0	7'-6"=.9	9'= .90	2=1.0		N = 0		8'-10"	9'
BWL-5	100	cs-wsp	49'= 8.5	B=1.0	7'-6"=.9	9'= .90	2=1.0		N = 0		8'-10"	9'
BWL-C	100	cs-wsp	19'= 5.25	B=1.0	7'-6"=.9	9'= .90	2=1.0		N = 0		2'-4"	12'
BWL-D	100	cs-wsp	19'= 5.25	B=1.0	7'-6"=.9	9'= .90	2=1.0		N = 0		2'-4"	12'

BRACED WALL REQUIREMENTS WERE CALCULATED USING THE 2012 VIRGINIA RESIDENTIAL CODE TABLE R602.10.3(1), R602.10.3(2), & R602.10.4

* CUSTOM HOME PLANS
* ADDITIONS
* RENOVATIONS

5245 CLEVELAND ST. #207
VA. BEACH, VIRGINIA 23462
EMAIL - fekassoc@cox.com
CELL-(252) 333-8575

FEKAS ASSOCIATES

PLANS & DETAILS

23' WIDE 4 BEDROOM / 2 1/2 BATH
THE "DOUGLAS" MODEL
PORTSMOUTH, VIRGINIA

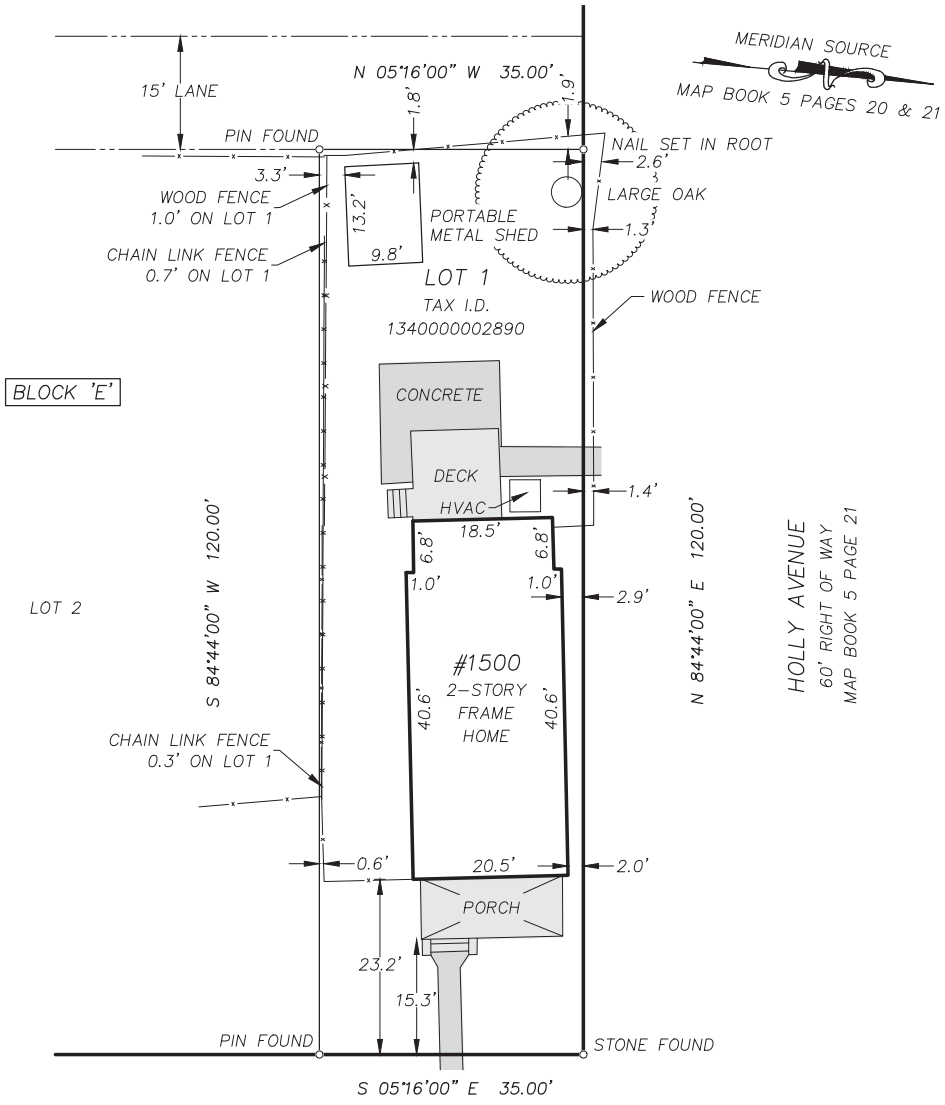
DATE:
10.10.17

SHEET:
A5
OF 5

This is to certify that on April 15, 2020 I surveyed the property shown. The buildings stand within the title lines and there are no encroachments of other buildings on the property.

General Notes:

1. This survey is based on a subdivision plat recorded in the Clerk's Office of the Circuit Court of the City of Chesapeake, Virginia in Map Book 5 Pages 20 & 21.
2. This survey was performed without the benefit of a current title report and does not attempt to depict all title matters and easements currently affecting this property. The existence of wetlands, hazardous wastes, or underground utilities was neither investigated nor confirmed during the performance of this survey.
3. By scaled map location and graphic plotting only, the property shown hereon appears to lie within flood zone 'X' as shown on the National Flood Insurance Program's, Flood Insurance Rate Maps, community number 510034, panel 0016 D, dated December 16, 2014.
4. This survey was performed for the sole and exclusive benefit of the entities listed hereon and shall not be relied upon by any other entity or individual whomsoever. No modification or reproduction of this document may be made without the written permission of Warren and Associates, PC.



PHYSICAL IMPROVEMENTS SURVEY OF:

LOT 1

BLOCK 'E'

"QUINCY PLACE"

SOUTH NORFOLK BOROUGH

CHESAPEAKE, VIRGINIA

EXCLUSIVELY FOR:

JULIUS COWELL & DONNA M. COWELL

SCALE: 1 INCH = 20 FEET

PROJECT: QUINCY PLACE LOT 1

COMMONWEALTH OF VIRGINIA

H.C. WARREN III

Lic. No. 2192

4-15-2020

LAND SURVEYOR

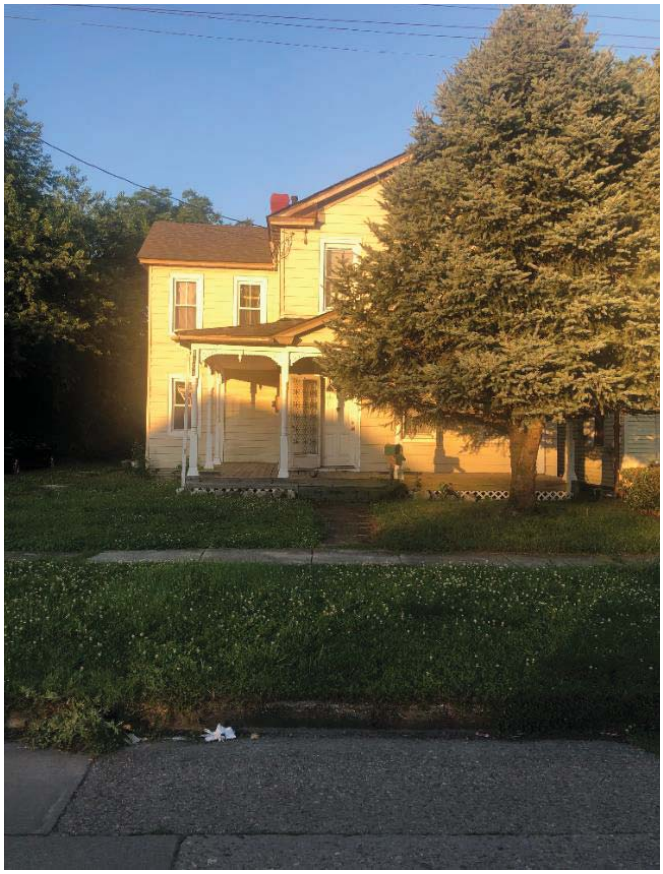
WARREN AND ASSOCIATES, PC

LAND SURVEYORS

3933 Indian River Road

Virginia Beach, Virginia 23456

757-471-0572



PANDAS A

1219 Decatur Street

City of Chesapeake
Department of Planning

Record Summary for Certificate of Appropriateness

Record Detail Information

Record Type: Certificate of Appropriateness
Record Status: Open
File Date: May 19, 2020
Record Number: PLN-CAPP-2020-063
Expiration Date:
Description:
Record Name: 1219 Decatur Street
Build a new construction single-family home in the South Norfolk Historic District.
Parent Record Number:

Address: 1219 DECATUR ST, CHESAPEAKE, VA 23324

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Yes	HAY ROCK LLC	732 EDEN WAY NORTH STE E #553, CHESAPEAKE, VA 23320	(757) 636-7256

Parcel Information

Parcel No:
1270000004240

Contact Information

Name	Organization Name	Contact Type	Phone
James sictor	ACCENT CUSTOM HOMES LLC	Applicant	(757) 374-9144
Address: 2232 WINDY PINES BEND, VIRGINIA BEACH, VA 23456			
Brent Weaver		Agent	(757) 636-7256
Address: 732 Eden Way North, Suite E #553, Chesapeake, VA 23320			

Application Specific Information

NATURE OF THE APPLICATION

Description	Receive approval to build a new construction home in the South Norfolk Historic District.
Zoning Sign Off	No
Economic Hardship	No

PLANNING STAFF TO COMPLETE

Application After-the-Fact	-
After-the-Fact Fee Paid	-
Approved Administratively	-
Approving Planner	-
Approval Date	-

Certificate Number	-
See supplemental submittal requirements	-
Board Approved Certificate Number	-
I, _____, hereby grant permission for City Staff & members of the Historic Architectural Review Board to enter my site to view exterior areas related to theis Certificate of Appropriateness Application.	-
Structure Designation	-

GENERAL INFORMATION

Year Structure Built	new construction
Is this an After-the-Fact application?	No
$250 After the Fact fee, if required.	UNCHECKED
One original delivered to the Planning Department OR a copy attached to the on-line application	CHECKED
One disk containing all photos OR photos attached to on-line application	CHECKED
□ Completed and notarized power of attorney form if the applicant is not the property owner.	CHECKED

NEW CONSTRUCTION

Completed application form.	CHECKED
□ Surveyed site plan (including proposed buildings, structure(s), parking, etc.).	CHECKED
Front and side elevations	CHECKED
Samples	CHECKED
Arrangement of proposed exterior lighting.	UNCHECKED
Photographs of the property and adjoining or opposite properties.	CHECKED

ADDITIONS TO EXIST. STRUCTURES

Completed application form.	UNCHECKED
Surveyed site plan or city tax map	UNCHECKED
Elevations	UNCHECKED
Photographs of the existing structure and property.	UNCHECKED
Samples, photos, and brochures	UNCHECKED
Arrangement of proposed exterior lighting.	UNCHECKED
□ Proposed signs with appropriate detail as to character and location.	UNCHECKED

ALTERATIONS OR REPAIRS

Completed application form.	UNCHECKED
Written description of work to be performed	UNCHECKED
Photographs of the building/structure.	UNCHECKED
2 quotes each are required for the following:	UNCHECKED
Photos numerically keyed	UNCHECKED

RELOCATIONS

Completed application form	UNCHECKED
□ Photographs of the building or structure to be relocated and adjacent properties.	UNCHECKED
□ Photographs of the premises to which the building or structure will be relocated.	UNCHECKED
□ Written description of reasons for the relocation and the proposed use of the vacated property.	UNCHECKED

DEMOLITIONS

Completed application form	UNCHECKED
□ Photographs of the building or structure to be demolished to illustrate its state of disrepair.	UNCHECKED
Written report on condition of building or structure.	UNCHECKED
Written description of work to be performed	UNCHECKED

METAL ROOFS

Explanation	UNCHECKED

SPECIAL POWER OF ATTORNEY

Special Power of Attorney attached	CHECKED

METAL ROOFS

Info required to replace metal roof with metal roof.	UNCHECKED
Picture	UNCHECKED
Specification Sheet	UNCHECKED
Roof color sample	UNCHECKED
Info required to replace metal roof with architectural shingles.	UNCHECKED
Quotes	UNCHECKED
Roof color sample (asphalt)	UNCHECKED

GENERAL NOTES:

1. THE ARCHITECTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ANY STRUCTURAL, CIVIL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS AND THE SPECIFICATIONS THAT MAY APPLY. THE CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF OTHER TRADES AS TO ITEMS TO BE PLACED OR SET IN THE STRUCTURAL WORK.
2. THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE PROVISIONS OF THE INTERNATIONAL RESIDENTIAL CODE 2015 EDITION AS ADOPTED BY THE VIRGINIA AND THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE 2015 EDITION.
3. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL PERMANENT SUPPORTS AND LATERAL BRACING ARE IN PLACE.
4. LOADS USED IN THE DESIGN OF THIS STRUCTURE ARE AS FOLLOWS:
   - A. LIVE LOADS:
     - BEDROOMS 30 PSF
     - ALL OTHER AREAS 40 PSF
     - ROOF 20 PSF
   - B. WIND LOADS :
     - WIND SPEED 120 MPH
     - EXPOSURE B
5. A PERMANENT ENERGY CODE CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. THE CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL.
6. FIREBLOCKING SHALL BE PROVIDED TO CUT-OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN TOP STORY AND THE ROOF SPACE.
7. ALL EGRESS WINDOWS SHALL HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISH FLOOR. ALL WINDOWS WITHIN 18" OF FINISH FLOOR WITHOUT A LANDING OUTSIDE, MUST NOT BE OPERATABLE TO THE EXTENT OF WINDOW WITHIN 18".
8. THE GLAZING FENESTRATION U-FACTOR SHALL COMPLY WITH N1102.3 AND TABLE N1102.1.2 WHICH IS (.35) SOLAR HEAT GAIN COEFFICIENT VALUE (0.4)
9. ALL BATHTUBS AND SHOWER FLOORS, ALL WALLS ABOVE BATHTUBS (WITH INSTALLED SHOWER HEADS) AND IN ALL SHOWER COMPARTMENTS, SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. THE WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR (R307.02)
10. ATTIC ACCESS SHALL BE SEALED WITH A GASKET AND AN R-38 INSULATION. SEE N1102.2.3
11. FOR FIREPLACE COMPLIANCE REFER TO R1001.1 & N1102.4.3
12. TRUSSES SHALL BE BRACED IN ACCORDANCE WITH THE BUILDING COMPONET SAFETY INFORMATION (BSCI 1-03). (IRC SECTION 802.10.3)

FOUNDATION NOTES:

1. THE FOUNDATIONS FOR THIS STRUCTURE HAVE BEEN DESIGNED WITH AN ASSUMED BEARING PRESSURE OF 1500 PSF. THE FOOTING SUBGRADE SHALL BE UNDISTURBED NATIVE NONORGANIC SOILS, OR CLEAN COMPACTED STRUCTURAL FILL. FOUNDATION BEARING SOILS SHALL BE EVAULATED BY A LICENSED GEOTECHNICAL ENGINEER TO CONFIRM THE DESIGN BEARING PRESSURE AND THAT THE ASSOCIATED SETTLEMENTS ARE WITHIN GENERALLY ACCEPTED TOLERABLE LIMITS.
2. PRIOR TO PLACING FOUNDATION CONCRETE, ALL FOUNDATION EXCAVATIONS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER TO EXPLORE THE EXTENT OF LOOSE, SOFT OR OTHERWISE UNSATISFACTORY SOIL MATERIAL AND TO VERIFY DESIGN BEARING PRESSURE. THE GEOTECHNICAL ENGINEER WILL PROVIDE DIRECTION FOR CORRECTIVE ACTION WHERE REQUIRED.
3. NO UNBALANCED BACKFILLING SHALL BE DONE AGAINST WALLS UNLESS WALLS ARE SECURELY BRACED AGAINST OVERTURNING, EITHER BY TEMPORARY CONSTRUCTION BRACING OR BY PERMANENT CONSTRUCTION.
4. FROST LINE DEPTH IS 12" BELOW FINISHED GRADE. BOTTOM OF ALL EXTERIOR FOUNDATIONS SHALL BE A MINIMUM OF 16" BELOW EXTERIOR FINISHED GRADE ELEVATION.

CAST-IN-PLACE CONCRETE NOTES:

1. CAST-IN-PLACE CONCRETE FOR THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE (ACI) "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318-05) AND COMMENTARY (ACI 318R-05)".
2. CONCRETE SHALL BE NORMAL WEIGHT AND SHALL OBTAIN 28 DAY COMPRESSIVE STRENGTHS AS FOLLOWS:
   - A. SLAB-ON-GRADE 3500 PSI
   - B. ALL OTHER CONCRETE NOT OTHERWISE NOTED 3000 PSI
3. REINFORCING MATERIALS SHALL BE AS FOLLOWS:
   - A. REINFORCING BARS - ASTM A 615, GRADE 60, DEFORMED.
   - B. WELDED WIRE FABRIC - ASTM A 185, WELDED STEEL WIRE FABRIC. SHEET TYPE - ROLLED TYPE NOT ACCEPTABLE.
4. ALL REINFORCING STEEL AND EMBEDDED ITEMS SHALL BE ACCURATELY PLACED IN THE POSITIONS SHOWN AND ADEQUATELY TIED AND SUPPORTED BEFORE CONCRETE IS PLACED TO PREVENT DISPLACEMENT BEYOND PERMITTED TOLERANCES.
5. MINIMUM CONCRETE COVER FOR REINFORCING STEEL AS INDICATED ON THE DRAWINGS SHALL GOVERN WHEN IN CONFLICT WITH ACI 318-05.

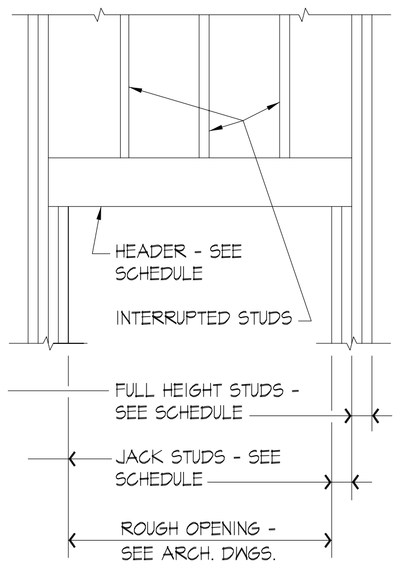
ROUGH CARPENTRY NOTES:

1. ROUGH CARPENTRY FOR THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA) "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION".
2. UNLESS OTHERWISE NOTED, ALL NAILING SHALL CONFORM TO THE "FASTENING SCHEDULE" SHOWN IN TABLE 2304.9.1 OF THE INTERNATIONAL BUILDING CODE, 2015 EDITION.
3. WOOD FRAMING MEMBERS SHALL COMPLY WITH PS 20 "AMERICAN SOFTWOOD LUMBER STANDARD" AND THE FOLLOWING REQUIREMENTS:
   - A. MOISTURE CONTENT - SEASONED, WITH 19 PERCENT MAXIMUM MOISTURE CONTENT.
   - B. GRADE - NO. 2.
   - C. SPECIES - SOUTHERN PINE GRADED UNDER SPIB RULES.
4. CONSTRUCTION PANELS SHALL COMPLY WITH PS 1 "U.S. PRODUCT STANDARD FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" FOR PLYWOOD CONSTRUCTION PANELS AND THE FOLLOWING REQUIREMENTS:
   - A. EXTERIOR WALL AND SHEARWALL WALL SHEATHING: 7/16", APA RATED SHEATHING, EXPOSURE 1 EXPOSURE DURABILITY CLASSIFICATION.
   - B. ROOF SHEATHING: 7/16", APA RATED SHEATHING, EXTERIOR EXPOSURE DURABILITY CLASSIFICATION.
5. WOOD FRAMING MEMBERS PERMANENTLY EXPOSED TO THE WEATHER AND SILL PLATES AROUND THE PERIMETER SHALL BE PRESERVATIVE-TREATED IN ACCORDANCE WITH THE SPECIFICATIONS.
6. STEEL PLATE CONNECTORS SHALL COMPLY WITH ASTM A 36 SPECIFICATIONS Fy = 36 KSI). BOLTS CONNECTING WOOD MEMBERS SHALL COMPLY WITH ASTM A 37 COMMON STEEL BOLTS, AND SHALL BE 3/4" DIAMETER UNLESS OTHERWISE SPECIFIED.
7. METAL FRAMING ANCHORS SHALL COMPLY WITH ASTM A 446 GRADE A (STRUCTURAL QUALITY). ANCHORS SHALL BE AS INDICATED OR EQUAL AND/OR SHALL BE CAPABLE OF SUPPORTING THE REACTIONS SHOWN.
8. PROVIDE BRIDGING FOR ALL ROOF RAFTERS. MAXIMUM SPACING SHALL BE 8'-0" UNLESS OTHERWISE NOTED.
9. PROVIDE HEADERS OF THE SAME CROSS SECTION AS OR RAFTERS TO FRAME AROUND ALL OPENINGS TO SUPPORT SHEATHING UNLESS OTHERWISE NOTED OR DETAILED ON THE DRAWINGS.
10. UNLESS OTHERWISE NOTED, ATTACH BLOCKING AND NAILERS TO STEEL FRAMING USING 3/16" DIAMETER POWDER ACTUATED FASTENERS AT 12" ON-CENTER OR 1/2" DIAMETER BOLTS AT 24" ON-CENTER. STAGGER FASTENERS TO ALTERNATE SIDES OF BEAM WEB.
11. WHERE MULTIPLE FRAMING MEMBERS ARE INDICATED, SCAB CONTINGENT MEMBERS TOGETHER WITH 10d NAILS AT 12" ON-CENTER, ALTERNATING AT 2 INCHES FROM EACH EDGE FOR MEMBERS 2X6 AND LESS AND TWO ROWS OF 10d NAILS AT 12" ON-CENTER, 2 INCHES FROM EACH EDGE FOR MEMBER 2X8 AND GREATER.
12. ALL FASTENERS INTO MASONRY, OR TREATED TIMBER SHALL BE HOT-DIPPED GALVANIZED OR CORROSION RESISTANT.

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS	
JOIST TO SILL OR GIRDER, TOE NAIL	3-8d (2-1/2"x 0.113)	----------	
1"x 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-10d (2-1/2"x 0.113) 2 staples, 1 3/4"	----------	
2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d (3 1/2"x 0.135")	----------	
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d (3 1/2"x 0.135")	16"o.c.	
TOP OR SOLE PLATE TO STUD, END NAIL	2-16d (3 1/2"x 0.135")	----------	
STUD TO SOLE PLATE, TOE NAIL	2-16d (3 1/2"x 0.135")	----------	
DOUBLE STUDS, FACE NAIL	10d (3"x 0.128")	12"o.c.	
DOUBLE TO PLATES, FACE NAIL	10d (3"x 0.128")	12"o.c.	
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	3-16d (3 1/2"x 0.135")	16"o.c.	
DOUBLE TOP PLATES, MINIMUM 36" OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREA	12-16d (3 1/2"x 0.135")	----------	
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	3-8d (2-1/2"x 0.113)	----------	
RIM JOIST TO TOP PLATE, TOE NAIL	8d (2-1/2"x 0.113)	6"o.c.	
TOP PLATES, LAPS AT CORNERS AND AND INTERSECTIONS, FACE NAIL	4-10d (3"x 0.128")	----------	
BUILT-UP HEADER, TWO PIECES WITH 1/2" SPACER	16d (3 1/2"x 0.135")	12"o.c. along each edge	
CONTINUED HEADER, TWO PIECES	16d (3 1/2"x 0.135")	12"o.c. along each edge	
CEILING JOISTS TO PLATE, TOE NAIL	3-12d (2-1/2"x 0.113)	----------	
CONTINUOUS HEADER TO STUD, TOE NAIL	4-12d (2-1/2"x 0.113)	----------	
CEILING JOIST, LAPS OVER PARITIONS, FACE NAIL	5-10d (3"x 0.128")	----------	
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	5-10d (3"x 0.128")	----------	
RAFTER TO PLATE, TOE NAIL	2-16d (3 1/2"x 0.135")	----------	
1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d (2-1/2"x 0.113) 2 staples, 1 3/4"	----------	
1"x 6" SHEATHING TO EACH BEARING, FACE NAIL	2-8d (2-1/2"x 0.113) 2 staples, 1 3/4"	----------	
1"x 8" SHEATHING TO EACH BEARING, FACE NAIL	2-8d (2-1/2"x 0.113) 3 staples, 1 3/4"	----------	
WIDER THAN 1"x 8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d (2-1/2"x 0.113) 4 staples, 1 3/4"	----------	
BUILT-UP CORNER STUDS	10d (3"x 0.128")	12"o.c.	
BUILT-UP CORNER GIRDERS AND BEAMS, 2" LUMBER LAYERS	10d (3"x 0.128")	* See note at bottom of schedule	
2" PLANKS	2-16d (3 1/2"x 0.135")	At each bearing	
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS:			
TOE NAIL	4-16d (3 1/2"x 0.135")	----------	
FACE NAIL	3-16d (3 1/2"x 0.135")	----------	
RAFTER TIES TO RAFTERS, FACE NAIL	5-10d (2-1/2"x 0.113)	----------	
COLLAR TIE TO RAFTER, FACE NAIL, OR 1 1/4"x 20 GAGE RIDGE STRAP	3-10d (3"x 0.128")	----------	
7/16" - 1/2" PLYWOOD	8d (2"x 0.113") nail (subfloor, wall) / 8d (2-1/2"x 0.131") nail (roof)	6"o.c.(edges)	12"o.c. (field)
19/32" - 1" PLYWOOD	10d (2-1/2"x 0.131") nail (roof)	6"o.c.(edges)	12"o.c. (field)
1/2" GYPSUM SHEATHING	1 1/2" galv. roof nail; 6d (2"x0.131")nail; staple galv. 1 1/2", 1 1/4" screw, type W or S	4"o.c.(edges)	8"o.c. (field)
5/8" GYPSUM SHEATHING	1 3/4" galv. roof nail; 6d (2"x0.131")nail; staple galv. 1 5/8", 1 5/8" screw, type W or S	4"o.c.(edges)	8"o.c. (field)
3/4" AND LESS SUBFLOOR UNDERLAYMENT TO FRAMING	8d (2-1/2"x 0.131") nail	6"o.c.(edges)	12"o.c. (field)
7/8" - 1" SUBFLOOR UNDERLAYMENT TO FRAMING	10d (2-1/2"x 0.131") nail	6"o.c.(edges)	12"o.c. (field)
1 1/8" - 1 1/4" SUBFLOOR UNDERLAYMENT TO FRAMING	12d (3"x 0.148") nail	6"o.c.(edges)	12"o.c. (field)

* NAIL EACH LAYER AS FOLLOWS: 32" o.c. AT TOP AND BOTTOM AND STAGGERED. TWO NAILS AT ENDS AT EACH SPLICE



TYPICAL OPENING

WOOD HEADER SCHEDULE NOTES:

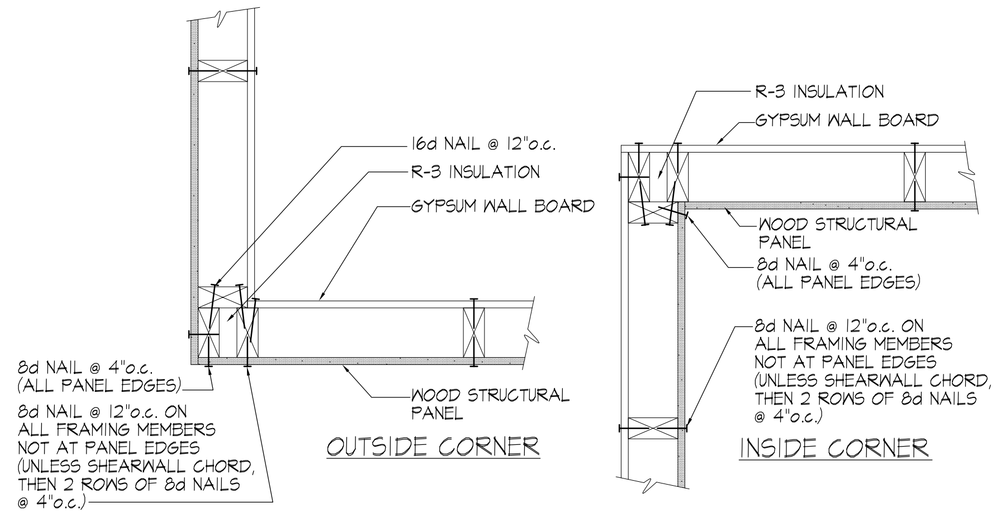
1. HEADER SCHEDULE APPLIES TO MEMBERS IN PERIMETER AND INTERIOR BEARING WALLS NOT OTHERWISE NOTED ON THE DRAWINGS.
2. FULL HEIGHT STUDS APPLY TO EXTERIOR WALLS AND SHEARWALLS ONLY. PROVIDE SINGLE FULL HEIGHT STUD TO ALL OTHER WALLS.
3. WHERE SPECIFIED JACK STUDS AND FULL HEIGHT STUDS WILL NOT FIT WITHIN THE WALL, PROVIDE FRAMING ANCHORS CAPABLE OF SUPPORTING THE FULL REACTION OF THE HEADER, AND FRAME HEADER INTO THE SIDE OF THE FULL HEIGHT STUDS.
4. PROVIDE PLYWOOD FLITCH PLATES OR SPACERS AS REQUIRED.
5. FOR HEADERS AT LARGER OPENINGS AND HEADERS WITH SPECIAL LOADS SEE PLAN FOR HEADER CONSTRUCTION.
6. LUMBER SPECIES SHALL BE SOUTHERN YELLOW PINE #1 OR BETTER
7. FILL ALL VOIDS WITH R-3 INSULATION

WOOD HEADER SCHEDULE, 2X4 WALLS

ROUGH OPENING	COMPOSITION 4	JACK STUDS 1ST FLOOR	JACK STUDS 2ND FLOOR	FULL HEIGHT STUDS	REMARK
0 TO 4'-0"	2-2x8	2	1	2	---
4'-1" TO 6'-0"	2-2x10	2	2	3	---
6'-1" TO 7'-6"	2-2x12	2	2	4	---
7'-7" TO 9'-0"	2-LVL'S	3	2	5	---

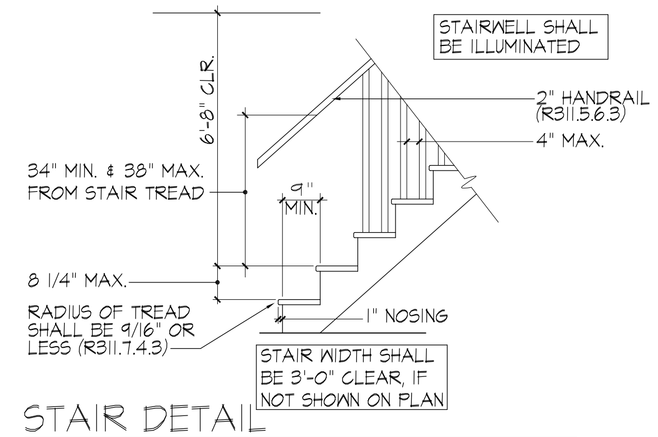
TYPICAL WOOD HEADER DETAIL

NOT TO SCALE:



CORNER FRAMING DETAILS

NOT TO SCALE:



STAIR DETAIL

NOT TO SCALE:

* CUSTOM HOME PLANS
* ADDITIONS
* RENOVATIONS

B345 CLEVELAND STREET #209
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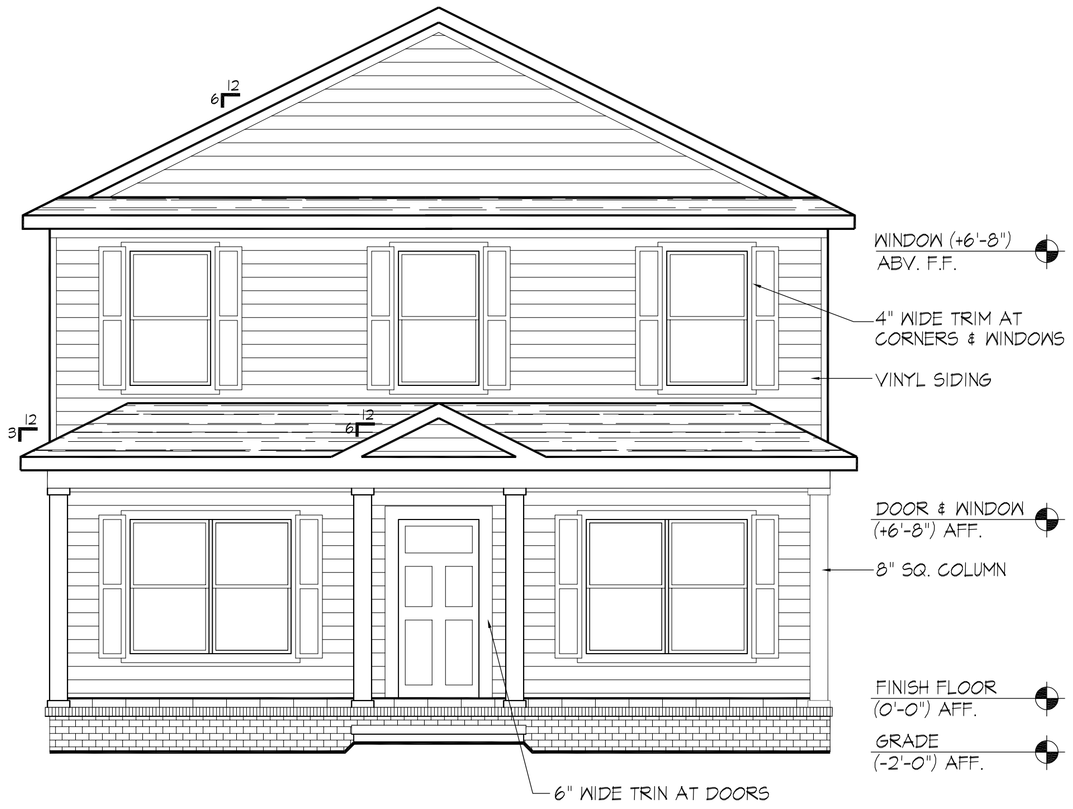
MEEKINS & ASSOCIATES

NOTES, SCHEDULES, & DETAILS

SINGLE FAMILY RESIDENCE AT
1219 DECATOR STREET
CHESAPEAKE, VIRGINIA

DATE:
04.27.20

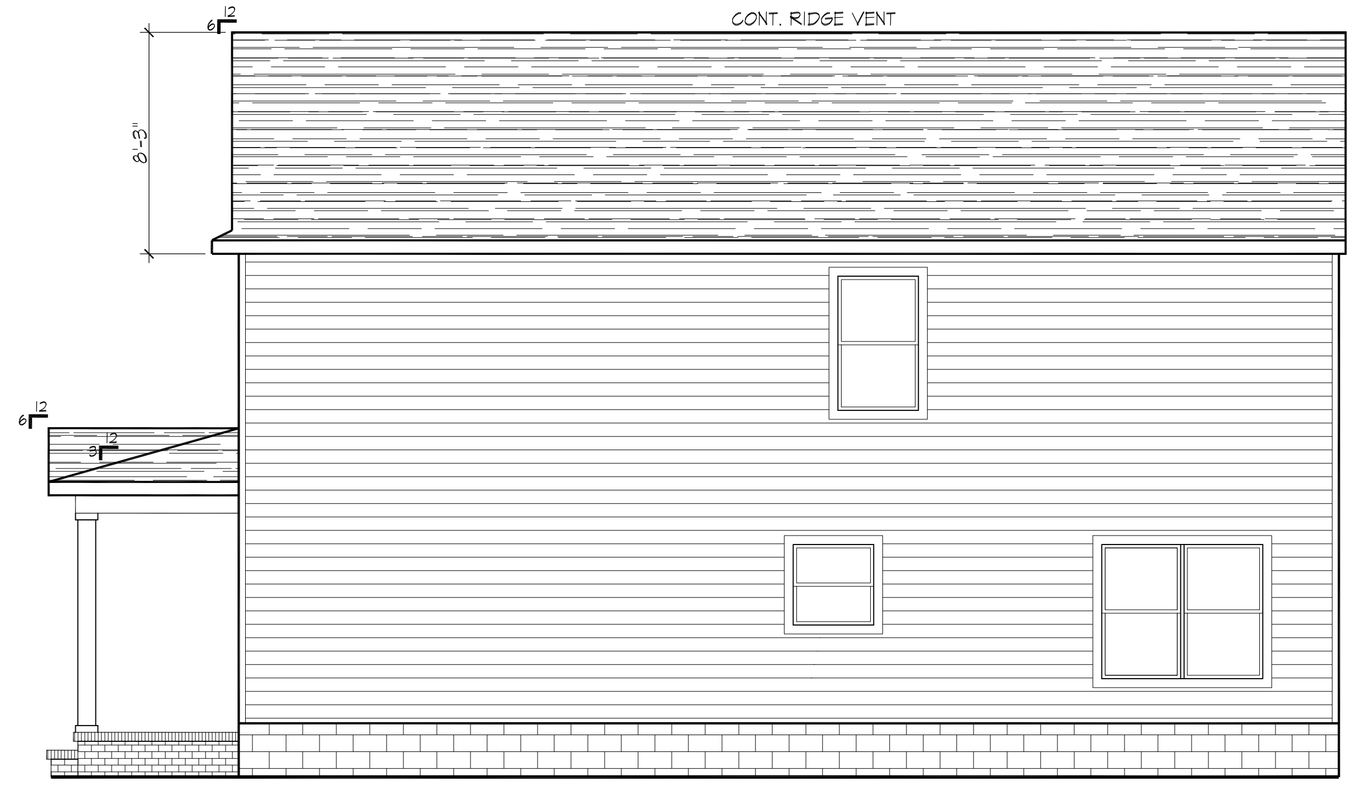
SHEET:
A1
OF: 5



FRONT ELEVATION

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

ROOF VENTILATION CALCULATION
ATTIC S.F. =1,189 S.F. 1189/300 = 3.96 S.F. 3.96 * 144 = 570.24 S.I. 570.24 / 2 = 285.12 S.I. 285.12 S.I. REQUIRED FOR SOFFIT (142.56 S.I. FOR EACH OF 2 SIDES) 285.12 S.I. REQUIRED FOR ROOF SURFACE



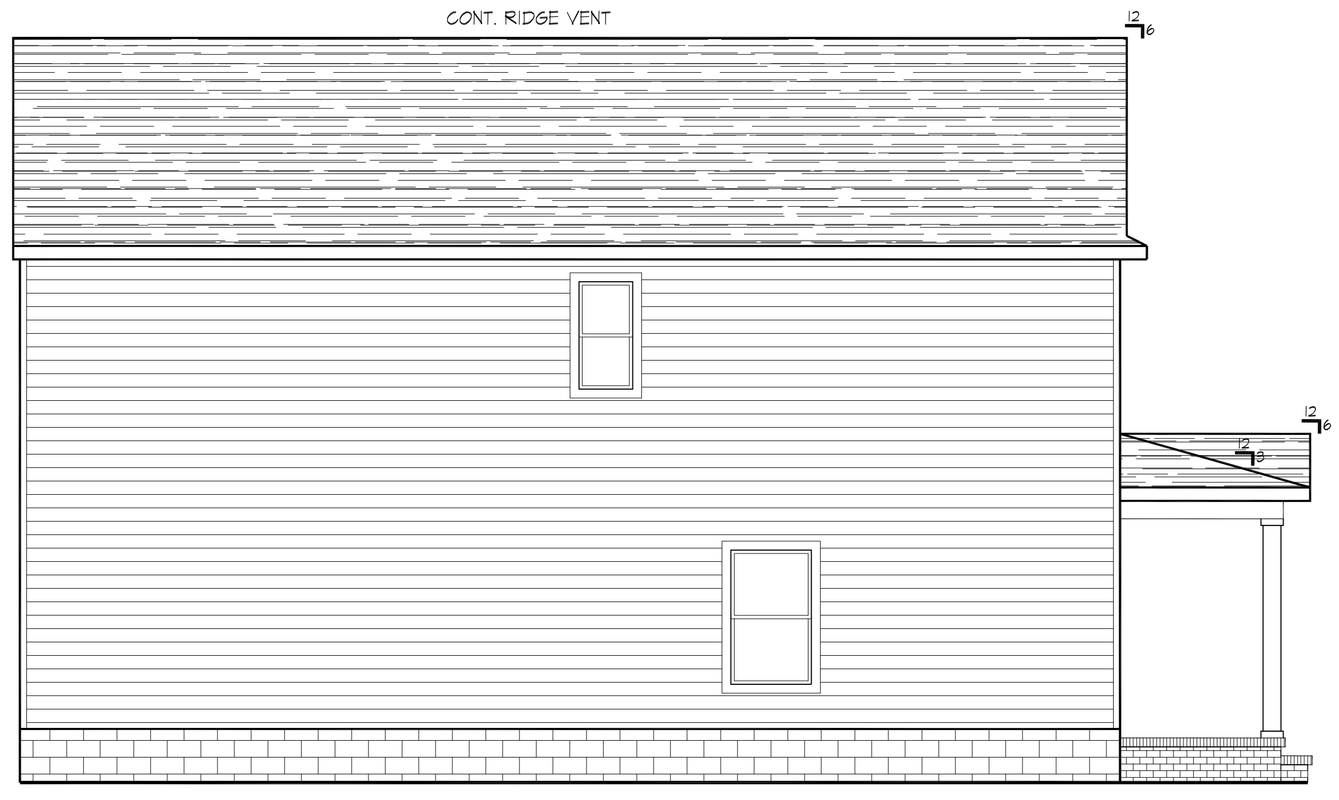
RIGHT SIDE ELEVATION

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

GARAGE	260 S.F.
FIRST FLOOR PLAN	929 S.F.
SECOND FLOOR PLAN	1,189 S.F.
TOTAL LIVING SPACE	2,143 S.F.

REAR ELEVATION

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



LEFT SIDE ELEVATION

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

* CUSTOM HOME PLANS
* ADDITIONS
* RENOVATIONS

5345 CLEVELAND STREET #209
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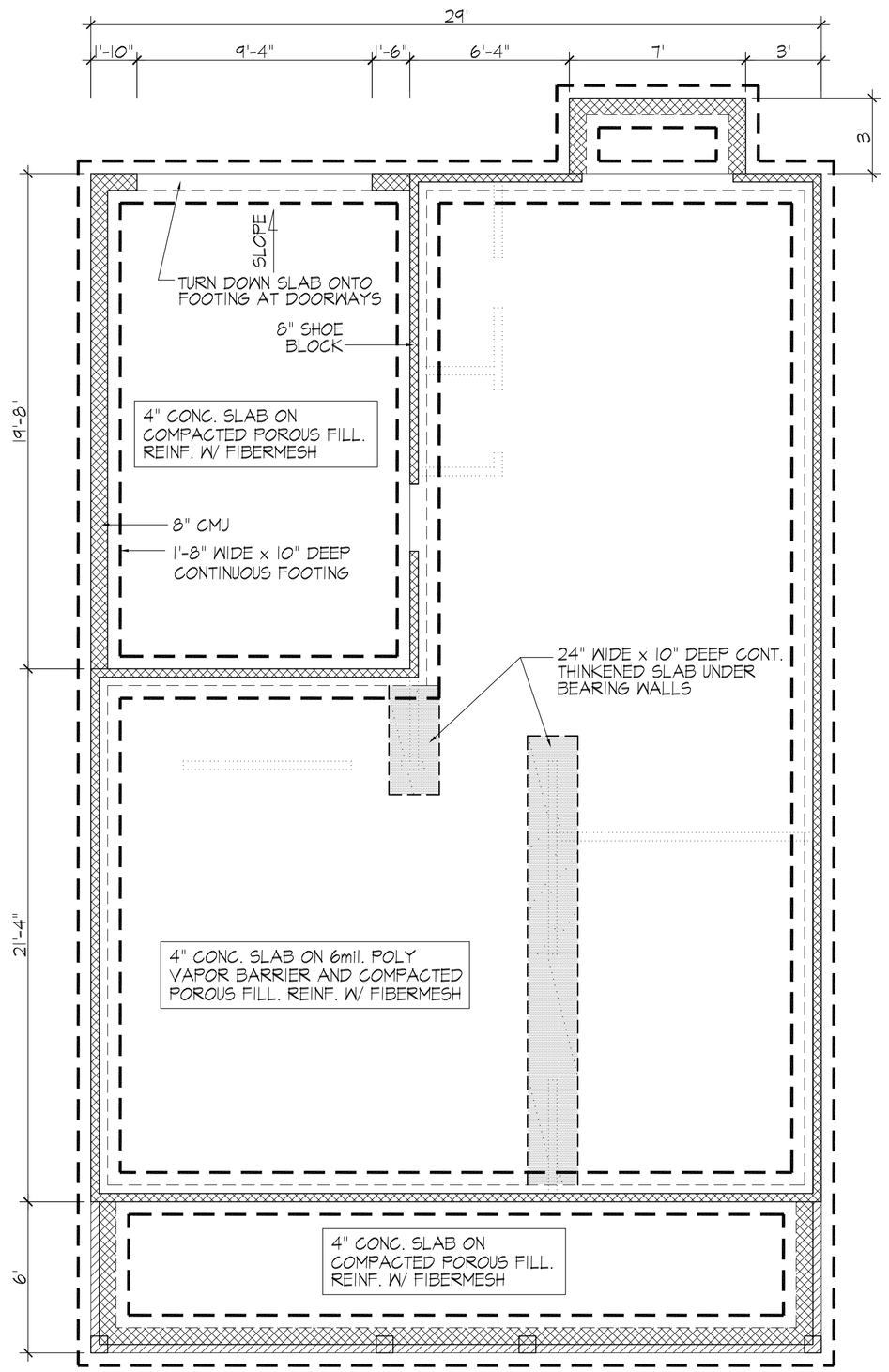
MEEKINS & ASSOCIATES

ELEVATIONS

SINGLE FAMILY RESIDENCE AT
219 DECATOR STREET
CHESAPEAKE, VIRGINIA

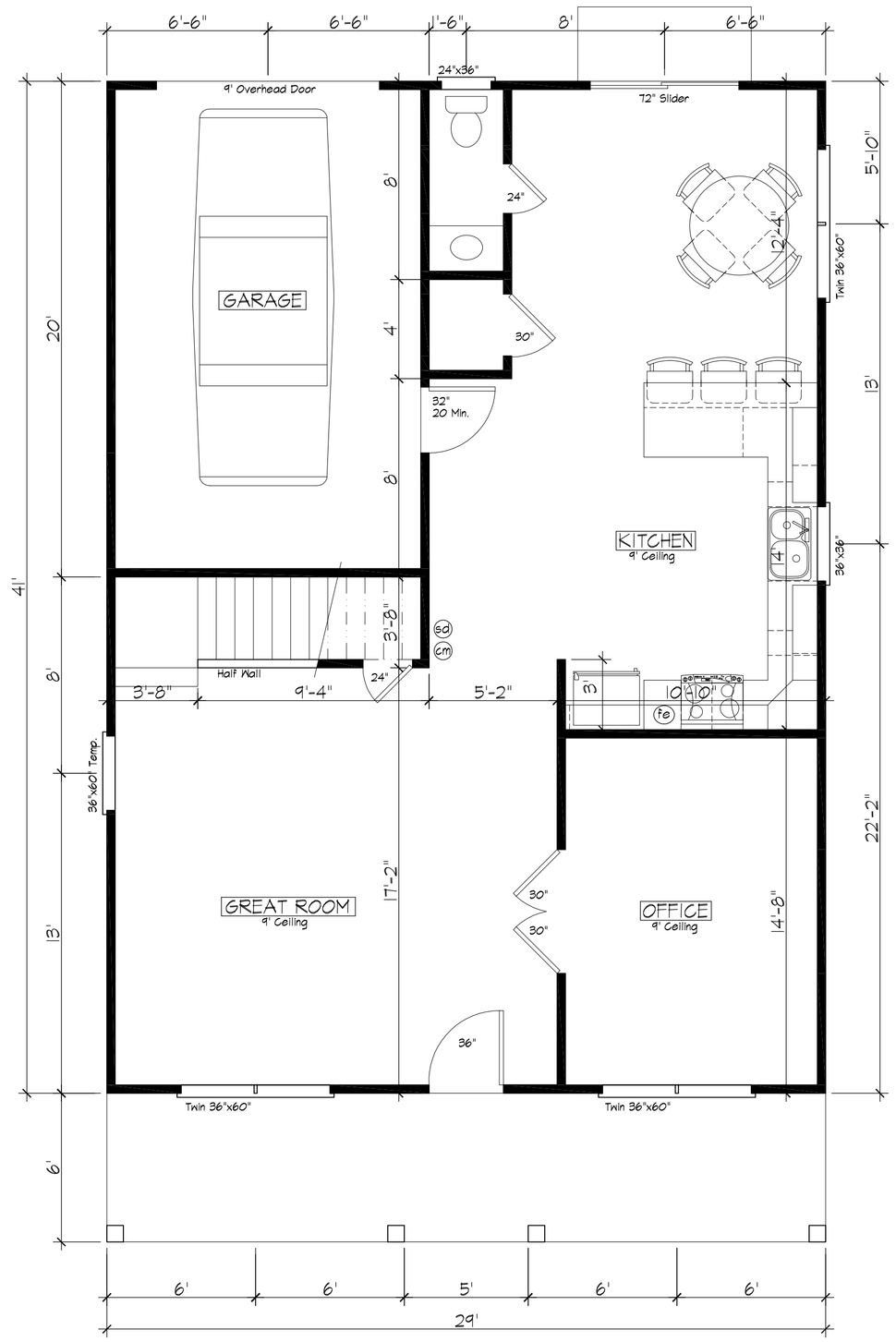
DATE:
04.27.20

SHEET:
A2
OF: 5



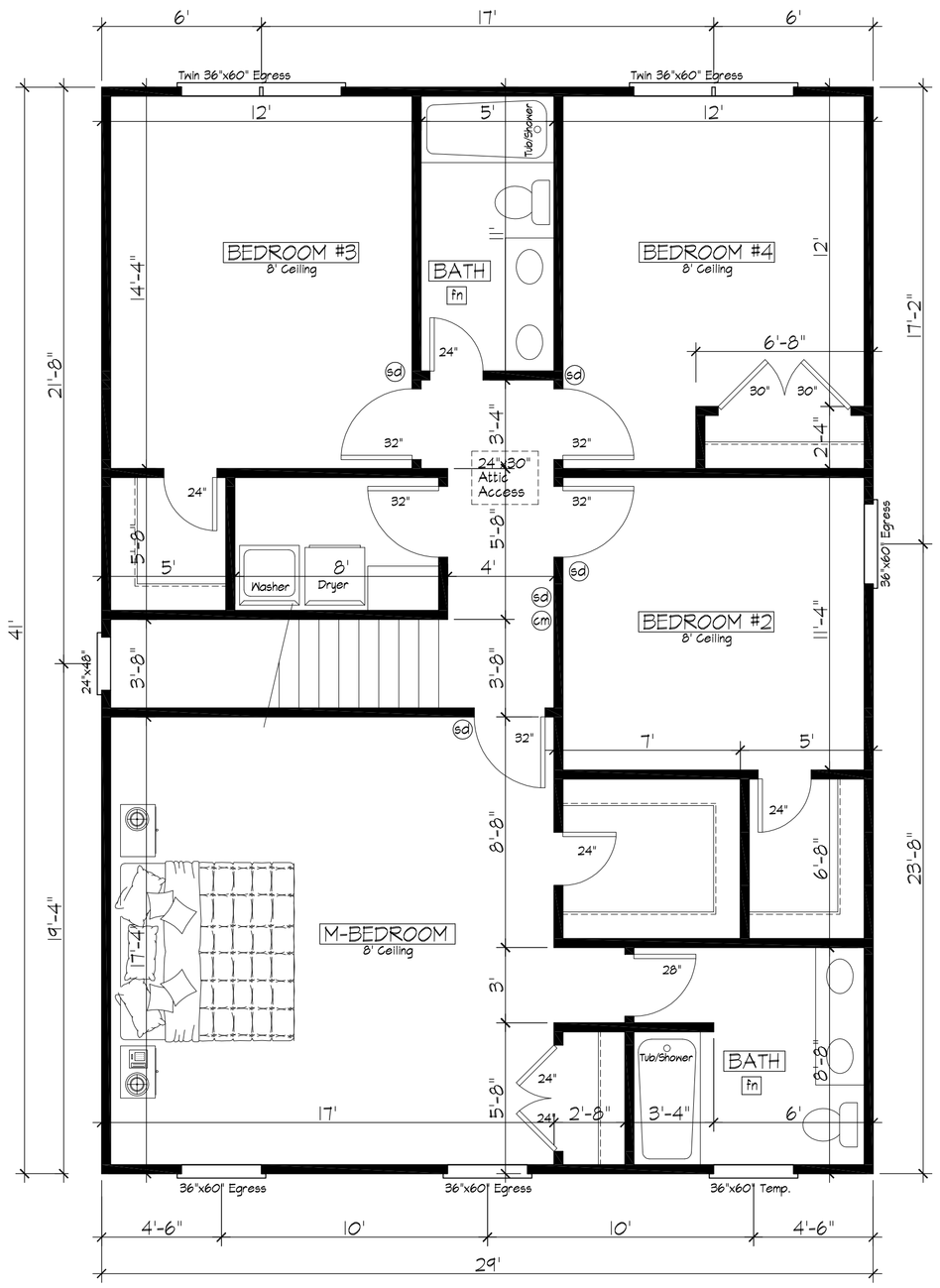
FOUNDATION PLAN

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



FIRST FLOOR PLAN 929 S.F.

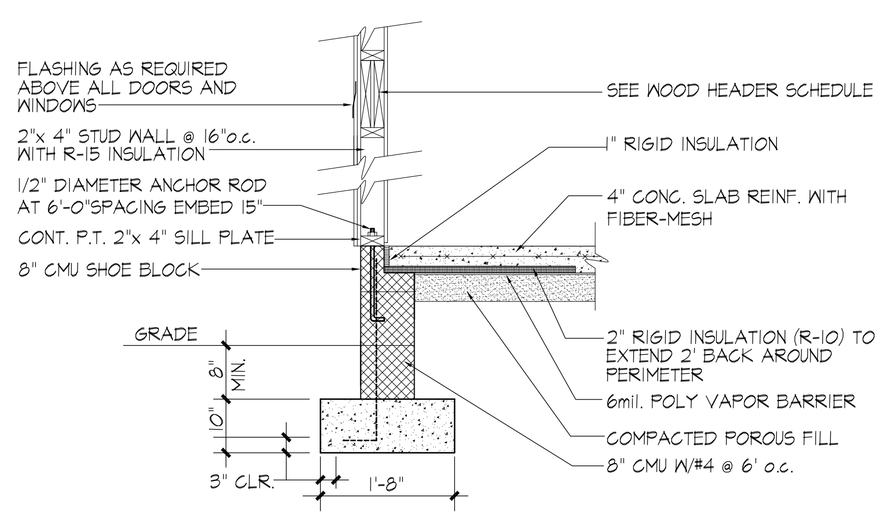
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN 1,189 S.F.

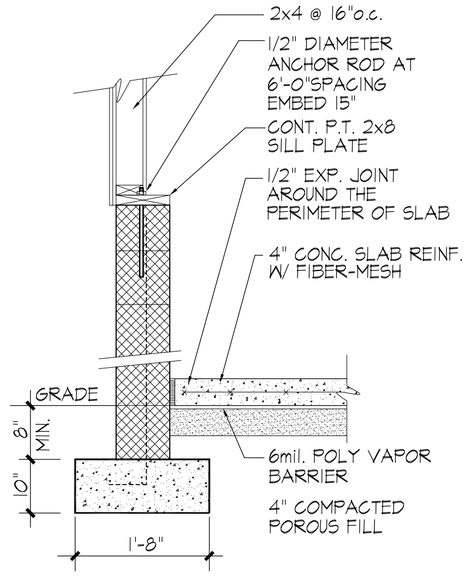
SCALE: 1/4" = 1'-0"

- INTERIOR BEARING WALL
- WALL ABOVE
- NEW WALL CONSTRUCTION
- fn EXHAUST FAN / LIGHT
- 60 WIRED SMOKE DETECTOR
- CM CARBON MONOXIDE DETECTOR
- fe FIRE EXTINGUISHER



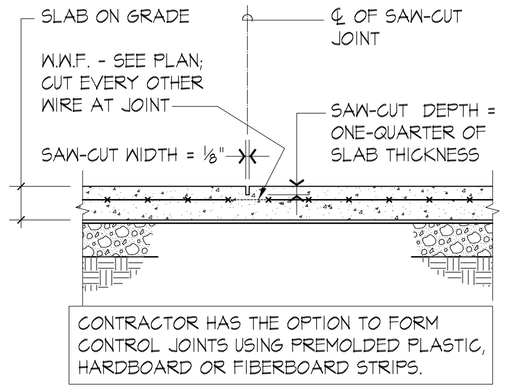
FOUNDATION SECTION

SCALE: 3/4" = 1'-0"



WALL SECTION AT GARAGE

SCALE: 3/4" = 1'-0"



TYPICAL CONTROL JOINT DETAIL (S.J.)

NOT TO SCALE:

* CUSTOM HOME PLANS
* ADDITIONS
* RENOVATIONS

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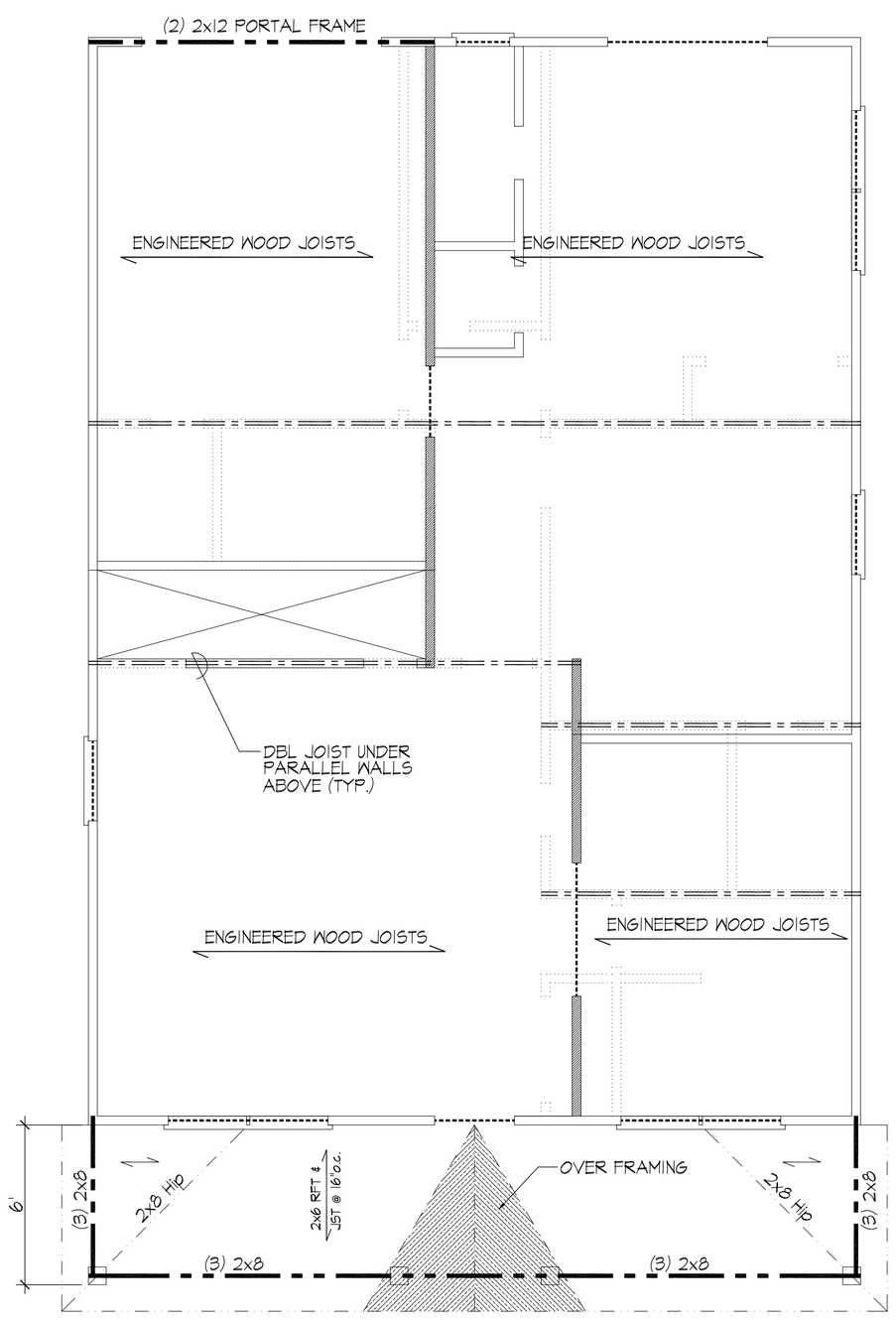
MEEKINS DESIGNS & ASSOCIATES

PLANS, SECTION & DETAILS

SINGLE FAMILY RESIDENCE AT 1219 DECATOR STREET CHESAPEAKE, VIRGINIA

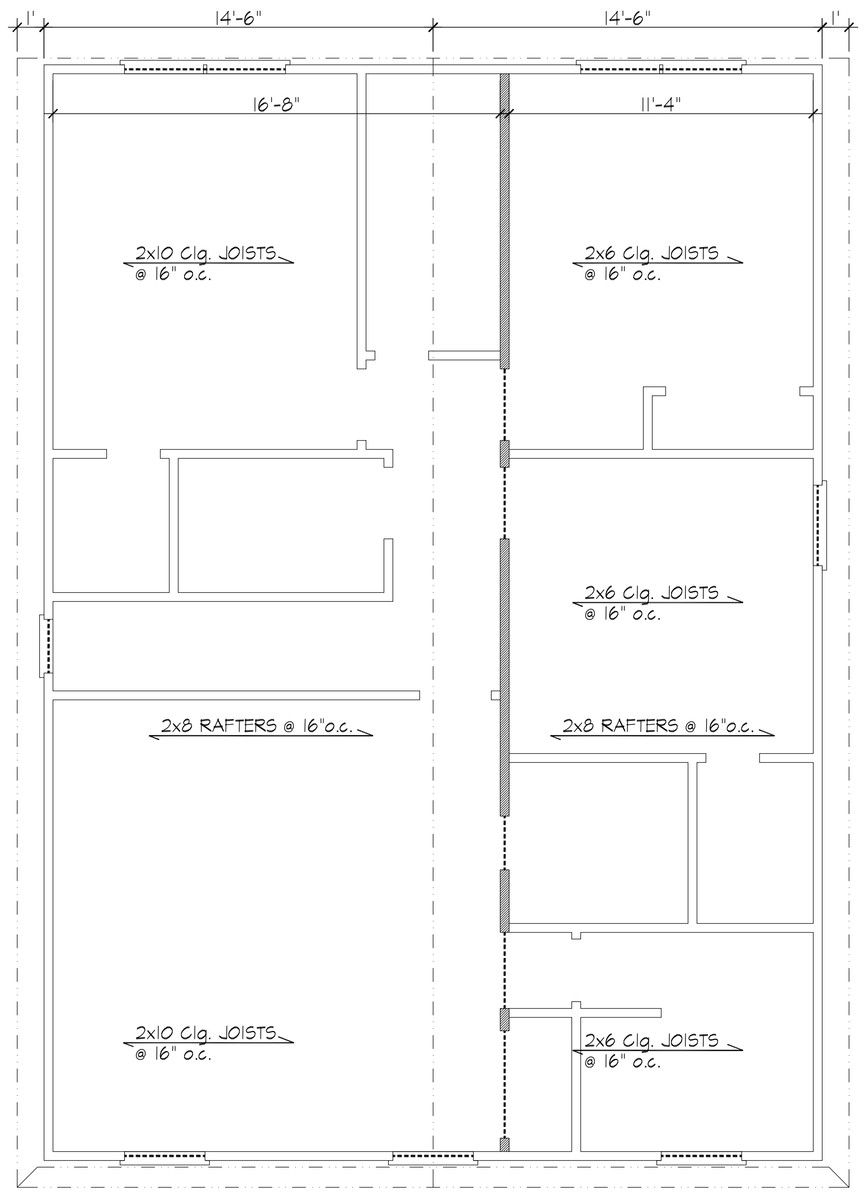
DATE: 04.27.20

SHEET: A3 OF: 5



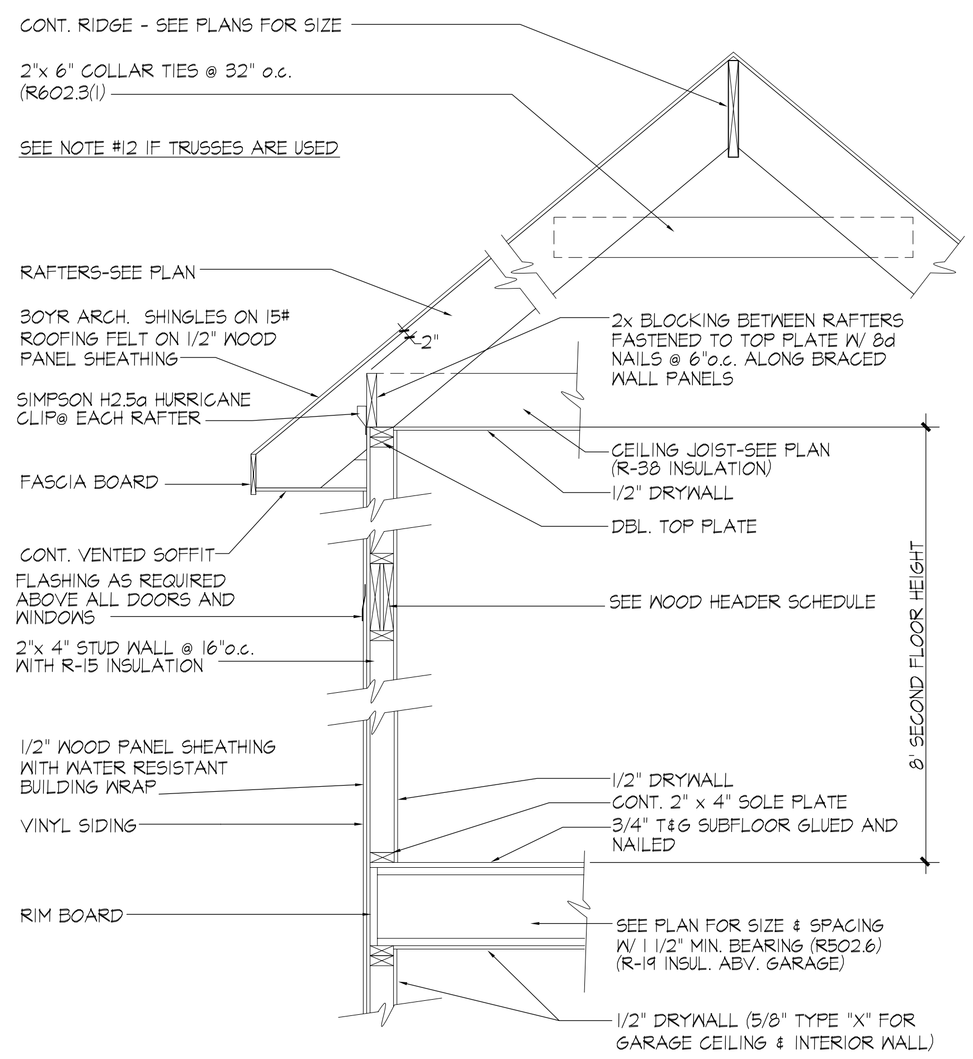
2nd FLOOR & LOEW ROOF FRAMING PLAN

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



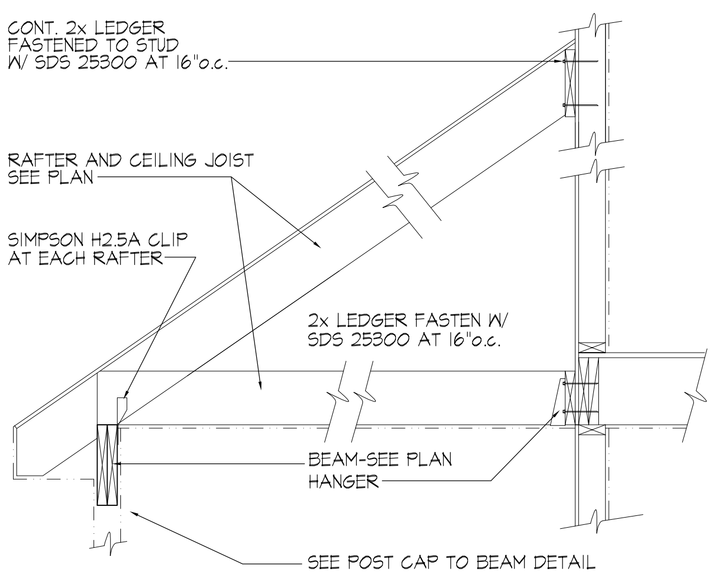
ROOF FRAMING PLAN

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



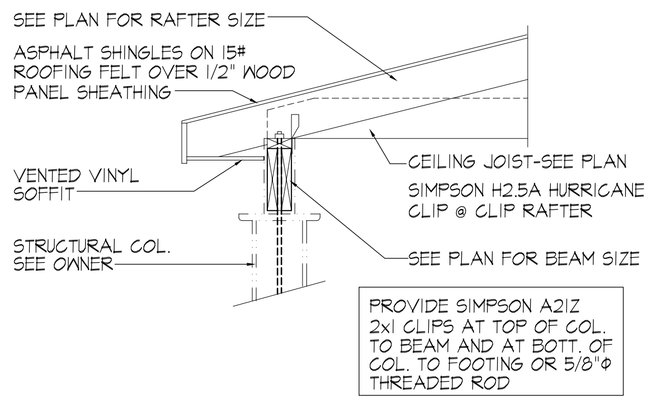
TYPICAL WALL SECTION

SCALE: 3/4" = 1'-0"



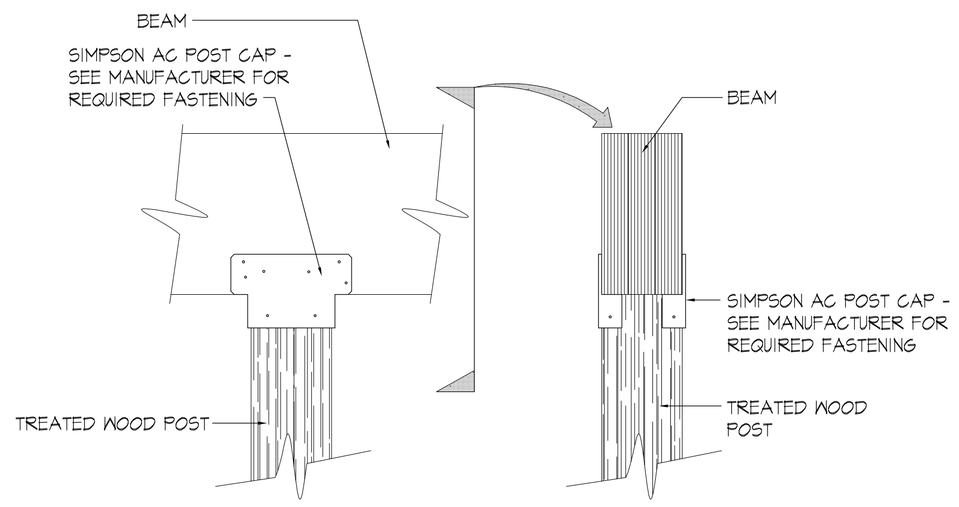
SECTION THRU LOW ROOF TO SECOND FLOOR WALL

SCALE: 3/4" = 1'-0"



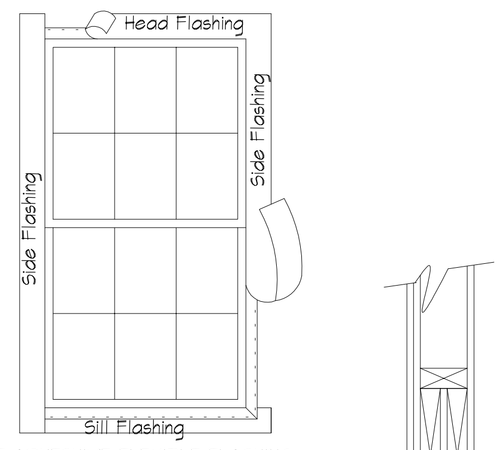
SECTION THRU PORCH ROOF FOR MANUF. COLUMN

SCALE: 3/4" = 1'-0"



TYPICAL POST CAP TO BEAM DETAIL

NOT TO SCALE:



USE SELF ADHESIVE FLEXIBLE FLASHING A MIN. OF 4" WIDE WHICH HAS A SELF-ADHERING SURFACE ON ONE SIDE. APPROVED FOR USE ON VINYL, WOOD & OTHER SUBSTANCES SUCH AS HOUSE WRAP

PROVIDE CORROSIVE-RESISTIVE FLASHING AT ALL EXTERIOR DOOR AND WINDOW OPENINGS (R703.8)

TYPICAL FLASHING DETAILS

NOT TO SCALE:

* CUSTOM HOME PLANS
* ADDITIONS
* RENOVATIONS

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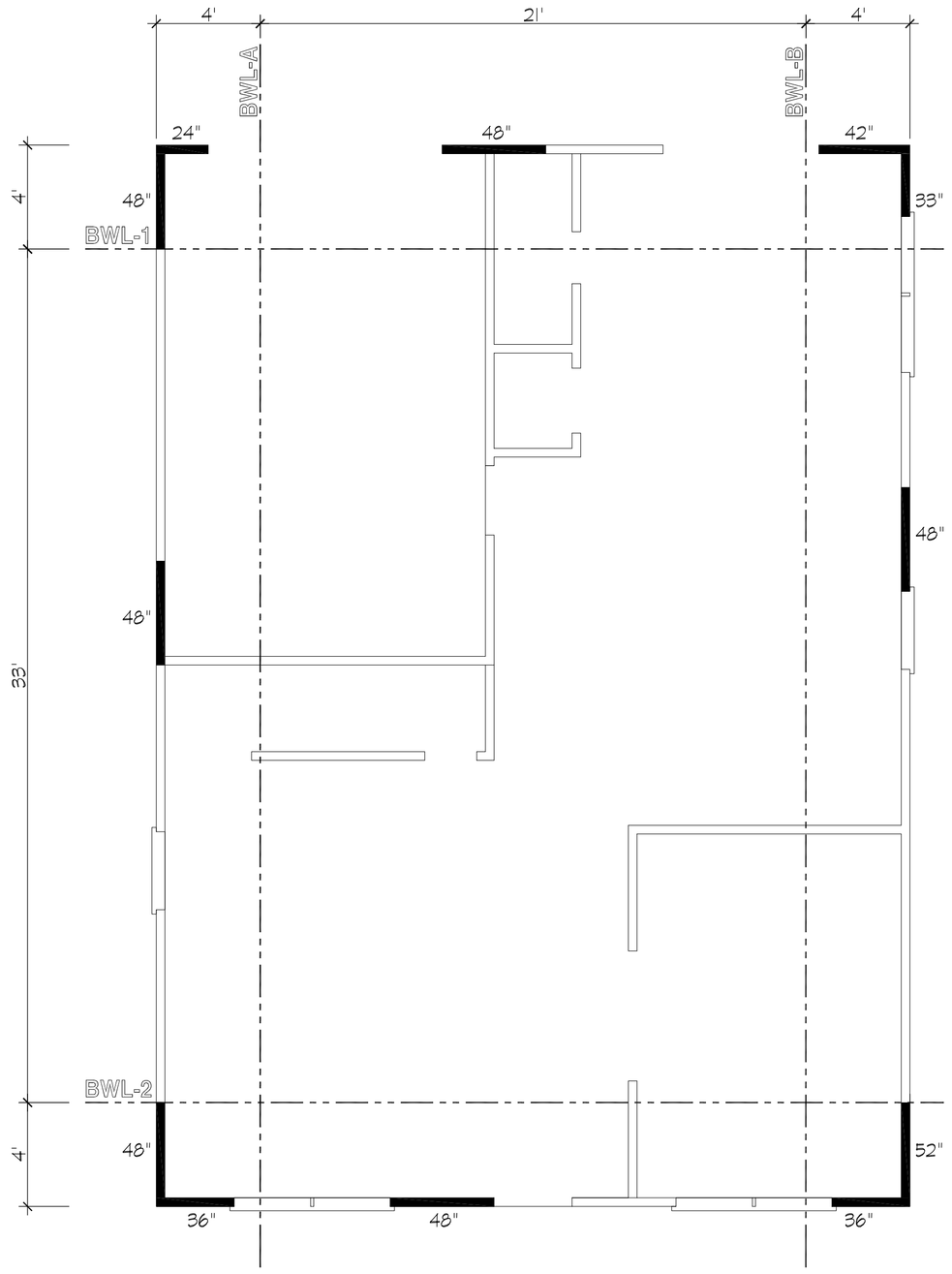
MEEKINS & ASSOCIATES

PLANS & DETAILS

SINGLE FAMILY RESIDENCE AT
1219 DECATOR STREET
CHESAPEAKE, VIRGINIA

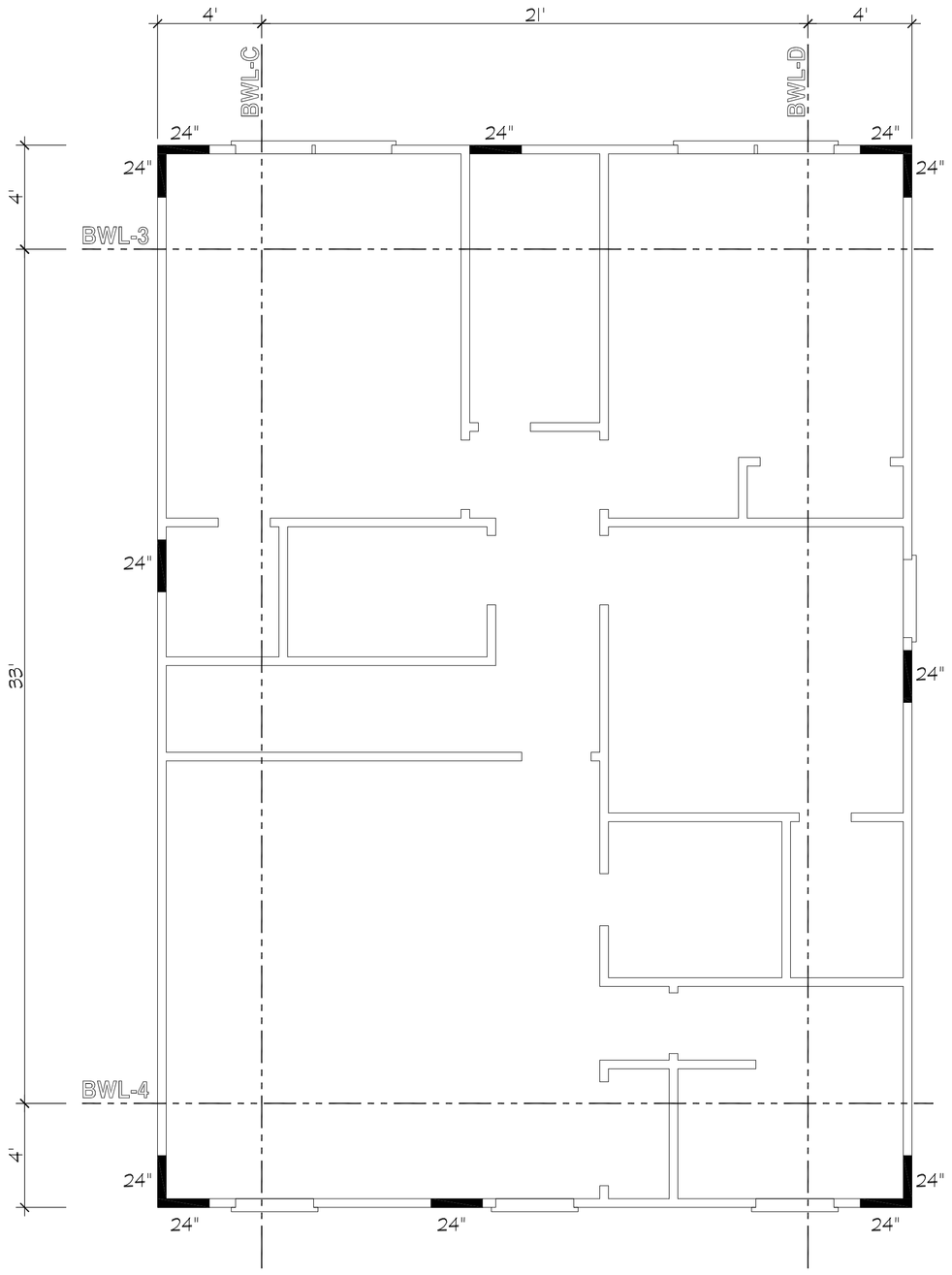
DATE:
04.27.20

SHEET:
A4
OF: 5



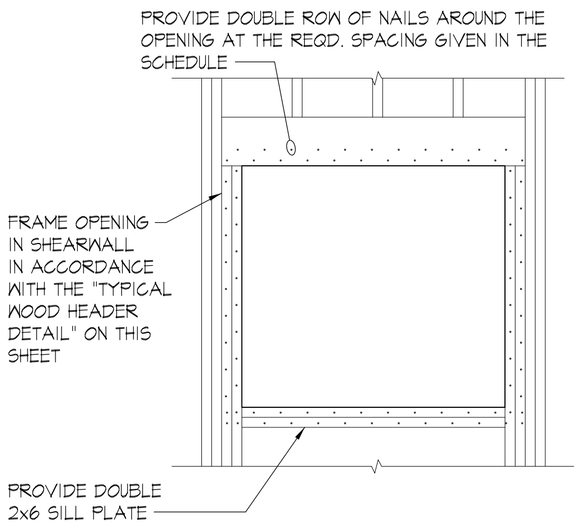
FIRST FLOOR BRACED WALL

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



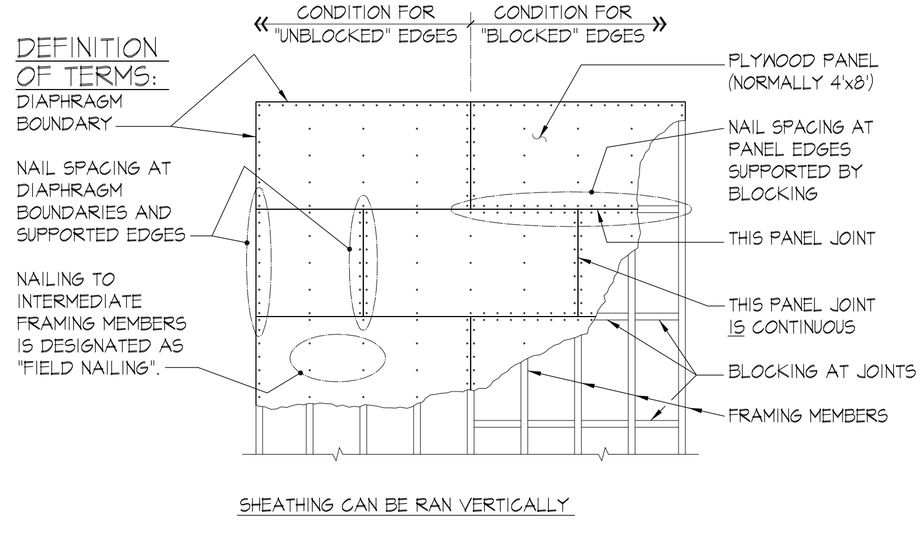
SECOND FLOOR BRACED WALL PLAN

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



OPENING IN SHEARWALL DETAIL

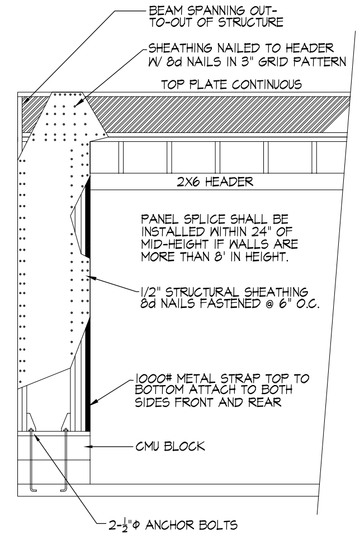
NOT TO SCALE



SHEATHING CAN BE RAN VERTICALLY

TYPICAL PLYWOOD DIAPHRAGM DETAIL

NOT TO SCALE:



PORTAL FRAME WALL BRACING DETAIL

NOT TO SCALE

• CUSTOM HOME PLANS
• ADDITIONS
• RENOVATIONS

5345 CLEVELAND STREET #209
VA. BEACH, VIRGINIA 23462
EMAIL - Meeking@live.com
CELL-(252) 333-8375

MEEKINS PLANS & ASSOCIATES

PLANS & DETAILS

SINGLE FAMILY RESIDENCE AT
1219 DECATOR STREET
CHESAPEAKE, VIRGINIA

DATE:
04.27.20

SHEET:
A5
OF: 5

NOTES:
(1) LOT IS TO BE SERVED WITH CITY SEWER & WATER.
(2) THE SURVEYOR HAS PROVIDED ALTERNATIVE LOT GRADING DUE TO AN APPROVED SUBDIVISION CONSTRUCTION PLAN DOES NOT EXIST.
(3) LOT GRADING SHOWN HEREON IS BASED ON TOPOGRAPHIC SURVEY PERFORMED ON 05/04/2020. (NAVD 88 DATUM)
(4) ALL DIMENSIONS SHOWN ON THE PROPOSED BUILDING ARE FRAMING DIMENSIONS AND HAVE BEEN VERIFIED BY THE BUILDER.
(5) THE SURVEYOR HAS NOT BEEN FURNISHED WITH A CURRENT TITLE REPORT TO DISCLOSE THE EXISTENCE OF ANY EASEMENTS AFFECTING THE PROPERTY.
(6) THE SURVEYOR HAS NOT PERFORMED RESEARCH TO DETERMINE THE EXISTENCE OF ANY EASEMENTS AFFECTING THE PROPERTY.
(7) RESIDENTIAL DRIVEWAY APRON TO BE IN ACCORDANCE WITH THE CITY OF CHESAPEAKE PUBLIC FACILITIES MANUAL STD. CG-7A.
(8) THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE 'X' AS SHOWN ON COMMUNITY PANEL #510034 0016 D.
(9) THIS PLAN REFERS TO THE SAME LOT AS SET FORTH BY PLAT DATED NOVEMBER 11, 1919 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CHESAPEAKE, VIRGINIA IN MAP BOOK 16, PAGE 62.

NON-CBPA SITE RESIDENTIAL CANOPY
LANDSCAPE PLAN (CZO 19-601.A2)
LOT SIZE: 4,900 SF X 20%= 980 SF CANOPY REQUIRED
NOTE: CANOPY CREDIT IS 400 SF PER LARGE CANOPY TREE (LCT)
NOTE: CANOPY CREDIT IS 200 SF PER SMALL CANOPY TREE (SCT)
2 LCT X 400 SF/TREE = 800 SF PROVIDED
1 SCT X 200 SF/TREE = 200 SF PROVIDED
ALL TREES MUST BE A MINIMUM OF 6' TALL AT PLANTING AND AND PLANTED IN ACCORDANCE WITH CZO 19-601.A2

A MINIMUM OF 1 TREE MUST BE PLANTED OR PERSERVED IN THE FRONT YARD.

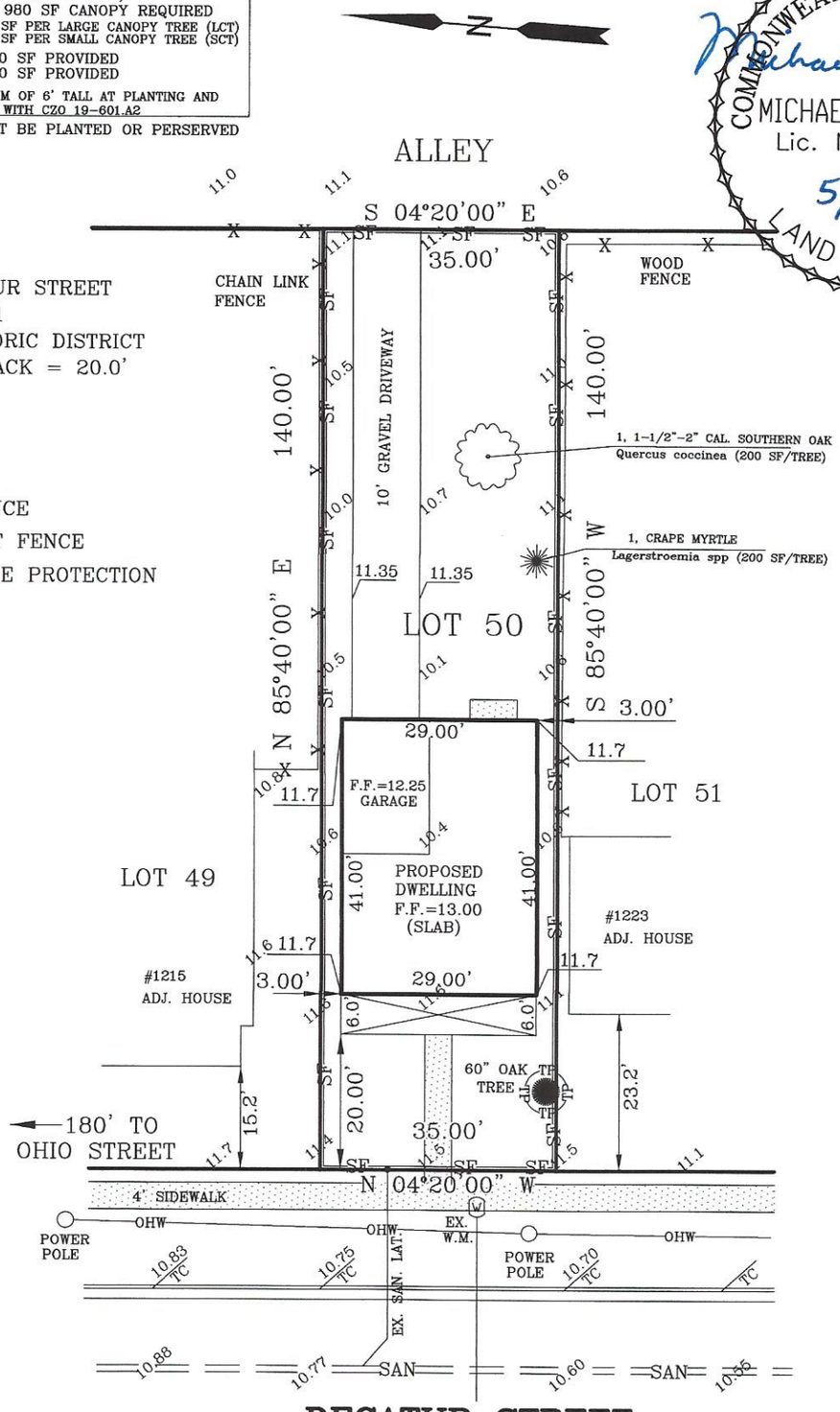
COMMONWEALTH OF VIRGINIA
MICHAEL W. MURPHY
Lic. No. 002517
5/17/2020
LAND SURVEYOR

SITE DATA

ADDRESS: 1219 DECATUR STREET
ZONING: RSFA1
SOUTH NORFOLK HISTORIC DISTRICT
AVERAGE FRONT SETBACK = 20.0'

LEGEND

X X FENCE
SF SF SILT FENCE
TP TP TREE PROTECTION

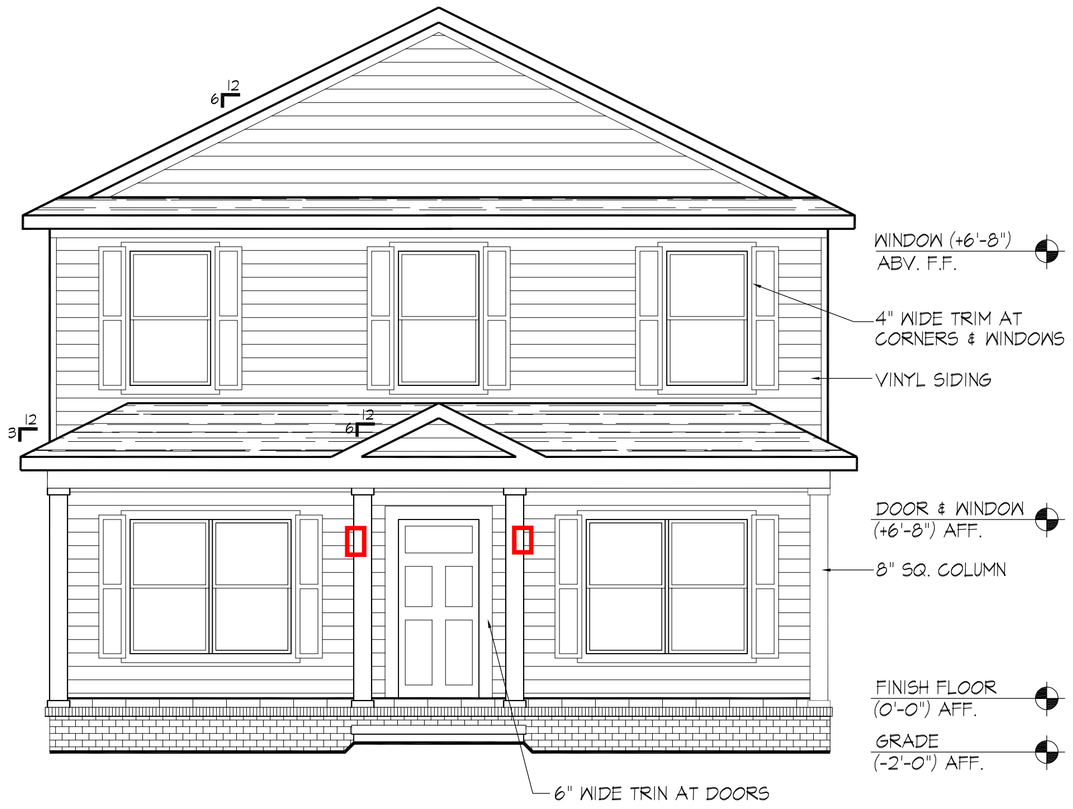


SITE PLAN OF
LOT 50
BEECHWOOD
CHESAPEAKE, VIRGINIA

SCALE: 1" = 25'
FOR: HAY ROCK, LLC
DATE: 05/15/2020

MICHAEL MURPHY LAND SURVEYING
1108 CARRIAGE COURT - CHESAPEAKE, VA. 23322
757-754-2145 mm4ky@cox.net

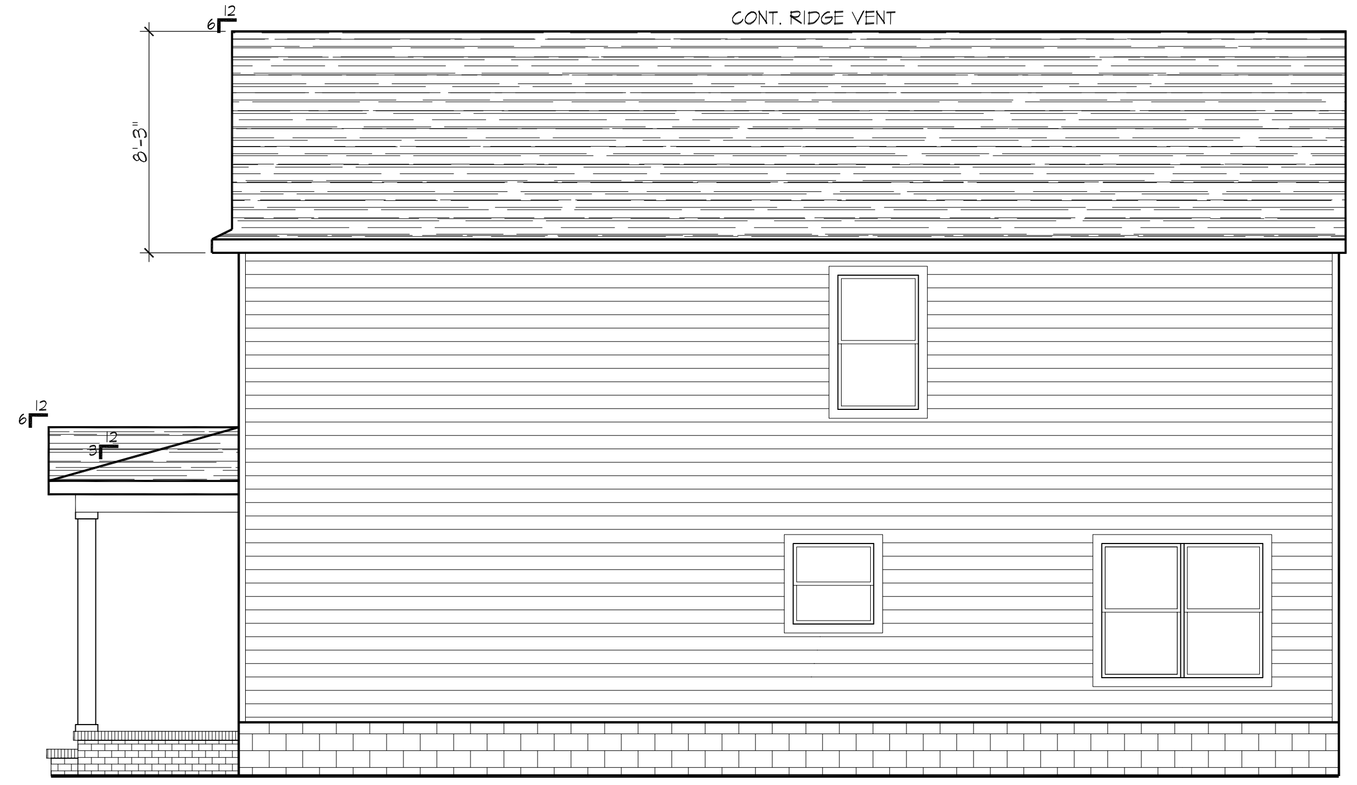
UKY-8530



FRONT ELEVATION

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

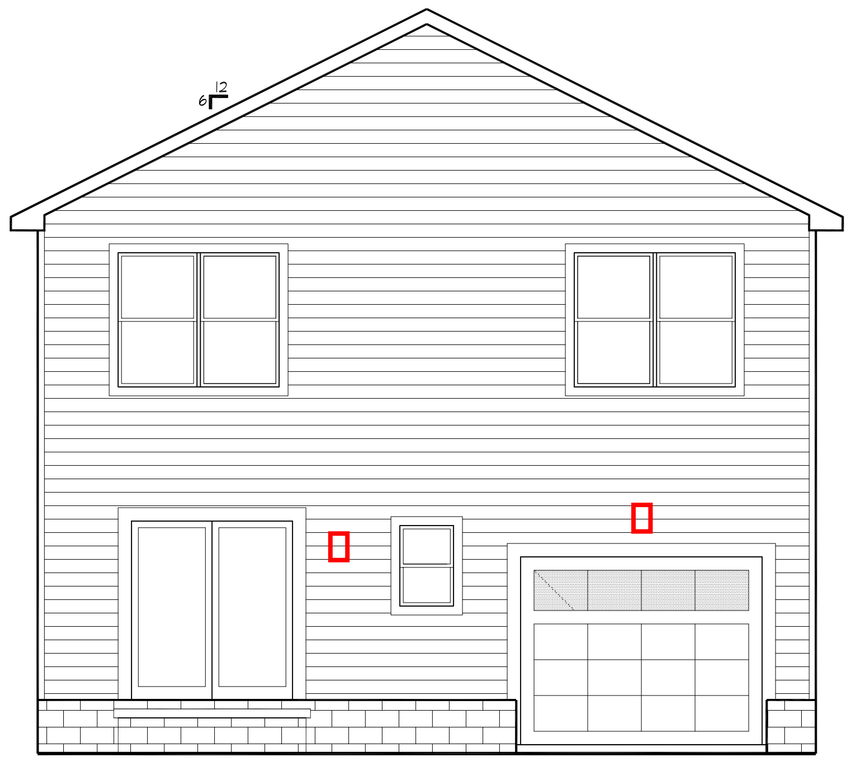
ROOF VENTILATION CALCULATION
ATTIC S.F. =1,189 S.F. 1189/300 = 3.96 S.F. 3.96 * 144 = 570.24 S.I. 570.24 / 2 = 285.12 S.I. 285.12 S.I. REQUIRED FOR SOFFIT (142.56 S.I. FOR EACH OF 2 SIDES) 285.12 S.I. REQUIRED FOR ROOF SURFACE



RIGHT SIDE ELEVATION

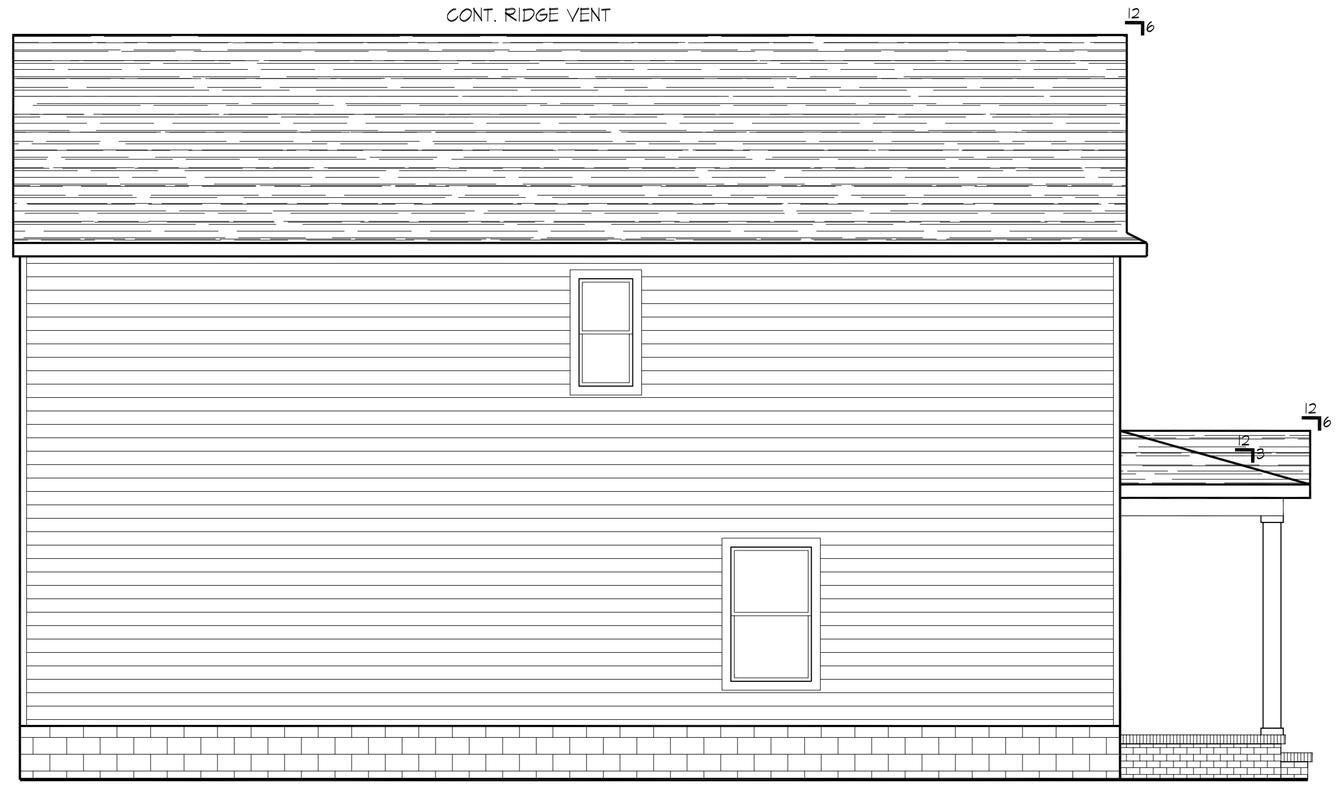
SCALE: 1/4" = 1'-0"

GARAGE	260 S.F.
FIRST FLOOR PLAN	929 S.F.
SECOND FLOOR PLAN	1,189 S.F.
TOTAL LIVING SPACE	2,143 S.F.



REAR ELEVATION

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



LEFT SIDE ELEVATION

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

* CUSTOM HOME PLANS
* ADDITIONS
* RENOVATIONS

5345 CLEVELAND STREET #209
VA. BEACH, VIRGINIA 23462
EMAIL - Meeking@live.com
CELL-(252) 333-8575

MEEKINS & ASSOCIATES

ELEVATIONS

SINGLE FAMILY RESIDENCE AT
219 DECATOR STREET
CHESAPEAKE, VIRGINIA

DATE:
04.27.20

SHEET:
A2
OF: 5

500 NEW CONSTRUCTION BRICKMOLD WINDOWS

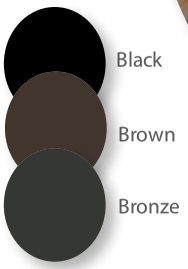
On a new construction project, there are a million things that can slow you down. That's why we work so hard to speed you up.

When it comes to new construction projects, time is definitely money. Which is where Wincore® 500 Series new construction windows come in. The brickmold frame design with an integral J-channel means no additional accessories and no additional labor time on homes with brick exteriors. For homes with exterior siding, the integral J-channel makes everything neat and tidy. And the best part is, Wincore's® outstanding quality and dependable delivery schedules mean you'll get just what you need, just when you need it.

The brickmold frame design with an integral J-channel helps make a fast, easy and smooth transition between the window and the exterior of the home — saving time and unnecessary labor costs that would be required if the brickmold and J-channel were add-on accessories.

Interior Colors

Exterior Laminate Colors



Black, Brown and Bronze Exterior Laminates require a three week lead time.

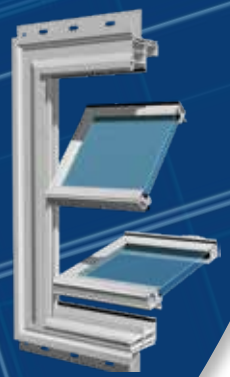
The U-channel spacer system, more efficient than conventional spacers, moderates outside air before it hits the inside sash.

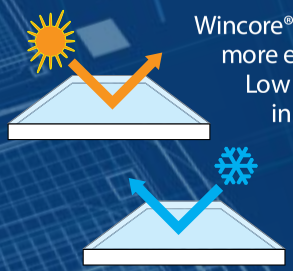
Interlocking design of the meeting rail securely fastens sash together.

On Double Hung windows, sash slide easily up or down due to a constant force coil spring balance system.

Double Hung windows have an easy-to-use vent latch for partial ventilation.

Double Hung windows feature a homeowner favorite — sash that tilt in for easy cleaning.





Wincore® Series 500 windows are more energy efficient with optional Low E glass and an Argon gas-filled insulating glass unit. This helps to improve efficiency by keeping homes warmer in winter months and cooler in the summer months — very important to every homeowner.

Lifetime Limited Warranty

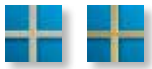
Features

1. Brickmold frame with an integral J-channel seamlessly fits with both brick and siding exteriors.
2. Dual-paned glass unit can be ordered with optional Low E glass and an Argon gas fill to maximize energy efficiency.
3. Insulated glass unit is set ½" into the sash to keep edges warmer.
4. Frames and sash, welded at the corners, create strong, effective units.
5. The sloped sill design prevents rainwater from pooling during storms.
6. Weatherseals placed at key points around each sash increase efficiency by reducing air flow.
7. Closed-cell foam sill bulb on Double Hung windows blocks air and water infiltration at the sill.

To assist with quick installation, Series 500 windows are available with wood or Quick Trim™ cellular pvc jamb extensions. Choose either 4-9/16" or 6-9/16" construction.

Grids

White Tan



Clay Brass

Optional grids, available in three patterns, are located inside the insulating glass unit for a smooth, easy-to-clean surface.

Colonial Perimeter Prairie

Window Styles

Single Hung | Double Hung | Slider | End Venting Slider | Picture | Geometric

Parkview™ D4 in Pearl,
Portsmouth™ D7 Cedar Shingles in Rye,
Royal® Premium Louvered Shutters in Green,
Exterior Portfolio® Vinyl Trim in Aspen White

Individual siding styles: distinguished by the images they project.

Whether you seek to express a clean, contemporary look, amplify the elegance of your home style or convey something more traditional, Parkview™ Siding styles give you true design flexibility. Every one of them projects the look of natural cedar while thwarting time, weather, wear and tear.

- **.042" thick panel**
- **Available in D4, D4DL, D5 and D5DL profiles**
- **Can withstand hurricane-force winds up to 160 mph**
- **Natural low-luster grain finish**

On Cover:
Parkview™ D4 in Canyon and Oceanside,
Exterior Portfolio® Vinyl Trim in Bone

The can't-miss, no-worries exterior you're imagining: it's out there.

Parkview™ Siding conveys the character of real wood, while exhibiting rock-solid durability, weather endurance and low maintenance. In other words, it's every bit as practical as it is aesthetically pleasing.

With its wide range of colors, carefree upkeep and rugged wind resistance, Parkview embodies well-thought-out design that stands up to the demands of time.

- **Never needs painting**
- **Won't warp, buckle or sag**
- **Surprisingly green**
- **Industry-leading Double Lifetime Warranty**

Parkview™ D4 in Oceanside

Parkview™ D4DL in Canyon

Parkview™ D5 in Greystone

Parkview™ D5DL in Clay

A sustainable exterior presence.

Parkview™ Siding is as green as it is colorful and curb appealing. It's engineered to eliminate the need for painting or staining, and represents its environmental friendliness in many different ways—from production and manufacturing to transportation and installation. For example, virtually all scrap materials are recycled during production, and no hazardous materials are emitted when it's cut for installation.

- **Manufactured from recyclable materials**
- **Rivals cedar in overall green performance**
- **1/3 the environmental impact of fiber cement**

RoyalBuildingProducts.com/ExteriorPortfolio/Parkview

Smart Styles™ Premium

Polaris	Canyon	Oceanside	Nantucket	Honey Oak	Metropolitan Gray

Smart Styles™

Country Beige	Wheat	Aspen White	Cypress	Pearl	Mocha
Saddle	Clay	Bone	Greystone	Rye	Driftwood

D5 is not available in Smart Styles™ Premium Colors. Actual siding color may vary slightly from printed brochure.

Home is fully expressed when you discover the right color.

When it comes to how your siding presents itself, color is crucial. So we pay a lot of attention to what's trending and what works. Choosing your own colors can be fun, but a bit overwhelming. If you need a nudge, get ideas and tips from our color combining tool at **RoyalBuildingProducts.com/ExteriorPortfolioColorCombos**.

Using Chromatix™ technology to optimize your pigments and protect your investment.

We develop our colors to keep their eye candy promises when they're fresh, and way down the road. So we fashioned our siding pigments to deliver vibrant curb appeal, resist fade and fend off elements day after day.

Our proprietary Chromatix™ technology color protection features infrared-reflecting pigments to reduce heat buildup. We added a UV formulation with mineral-based pigments to keep siding colors from fading. Sound a bit scientific? It should, because we understand the importance of effortlessly maintaining the look you create in a challenging outdoor environment. And, we back it up with an industry-leading Double Lifetime Warranty. What you get is rich, true color that raises the curb appeal of your Parkview™ Siding.

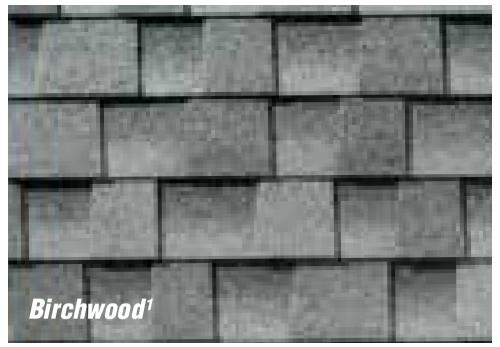
- Featured in Smart Styles™ Premium shades
- Proprietary infrared-reflecting pigments reduce heat buildup
- Warranted to fade less so dark colors stay true

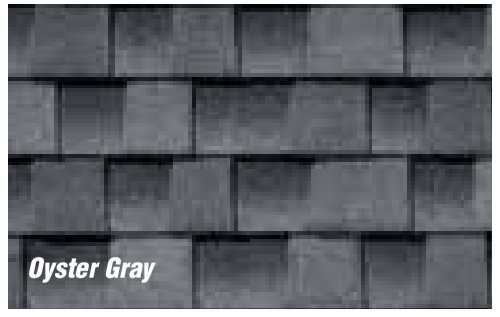
chromatix™
PRESERVES YOUR COLOR.
PROTECTS YOUR INVESTMENT.

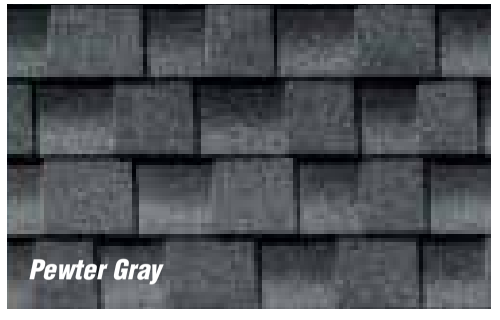
Color Availability

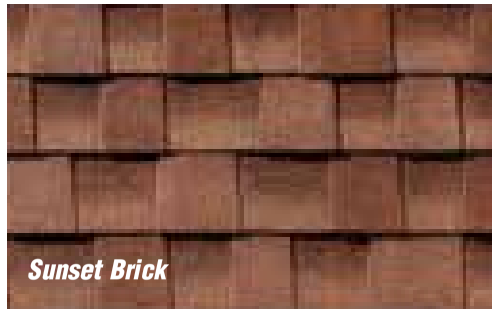
Most Popular (Available Nationwide)

Regional (See Color Availability Chart On Next Page For Details)









NOTE: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

[1] Rated by the Cool Roof Rating Council (CRRC), can be used to comply with Title 24 roofing product requirements, and meets the Los Angeles Green Building Code.
[2] Limited availability.
[3] Timberline HD® White is ENERGY STAR® certified (U.S. only).

ADVANCED PROTECTION TECHNOLOGY

QUALITY TESTED · GOOD · HOUSEKEEPING Since 1909 LIMITED WARRANTY · ghseal.com for details

SHINGLE & ACCESSORY LTD. WARRANTY Lifetime LTD. WARRANTY TERM

Timberline® – North America's #1-Selling Shingles!

We can help you choose the right shingle for your roof!

Try GAF's Virtual Home Remodeler at gaf.com. Visualize GAF Shingles on a house like yours—or upload and decorate your own house. Try different siding, trim, and brick colors. It's fun!

Haven® D6 in Heritage Blue, Haven® Board & Batten in Harvard Slate, Royal® Vinyl Trim in White, Royal® Shutters in White

Raised Panel

Louvered Panel

Three Board Open Panel

Four Board Closed Panel

Shutters

They do more than look pretty.

Our exterior shutters are engineered to project the awesome aesthetics of wood, while outperforming wood when it comes to durability, weather resistance and lack of maintenance.

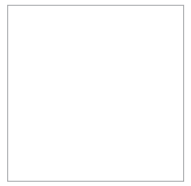
- **Built strong and built heavier than industry standards**
- **Looks new for years: UV protection and color-through process creates color that's fade- and scratch-resistant**
- **Maintains beautifully: requires no painting, scraping or staining**
- **Matches different home styles: vast size and color selection**
- **Shutters come with screws, caps and plugs for easy installation**

Raised Arch Top Panel

Louvered Arch Top Panel

Chocolate

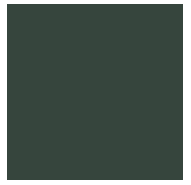
Blue



White

Berry

Royal



Pine

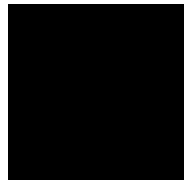
Sandstone

Red

Brown

Green

Indigo Blue



Black

Cranberry

Gray