AGENDA

Board of Historic and Architectural Review
February 21, 2019
Planning Department Conference Room
306 Cedar Rd. City Hall 2nd Floor
5:00 PM

A. Call To Order

B. Agenda

1. 1114 Park Avenue
After-the-fact application to amend previously approved building elevations. Continued from the 1/3/19 regularly scheduled meeting.

C. Adjournment

The City of Chesapeake will provide reasonable accommodations and services necessary for sensory-impaired and disabled persons by contacting Mr. Tim Winslow, Facilities Manager, Public Works at 382-6273 at least three-working days in advance and language assistance to individuals with limited English proficiency to the extent possible by contacting the Planning Department at 382-6176 at least 10 days in advance of this meeting. *While this is not a public hearing, the public and any one or several members of the Chesapeake City Council may choose to attend.

1114 Park Avenue

Chesapeake VIRGINIA

Application for Certificate of Appropriateness

CHESAPEAKE PLANNING DEPARTMENT

APPLICATION NUMBER: _____
(Assigned by Chesapeake Planning Department)

1. **Address/Location of Project:** 1114 Park Ave

2. **Year Structure Built (or write "new construction"):** 2018

3. **Applicant(s):** Ronnie Sykes

Address: [redacted]

City: [redacted] State: VA Zip: _____

Daytime Phone: [redacted] FAX Number: _____

E-mail address: [redacted]

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

Name: _____

Address: _____

City: _____ State: ____ Zip: _____

Daytime Phone: _____ FAX Number: _____

E-mail address: _____

Signature of Applicant/Agent & Date: _____

5. **Detailed Description of Scope of Work** (add additional typed sheets if necessary):

Review Front Elevations

6. **For new construction, additions, driveways, fences, etc. has Zoning signed off on the application?** YES ✓ NO _____

7. **Will you be applying for consideration of a financial hardship determination? (please ✓all that apply)**

☐ Make temporary alterations, renovations, or repairs as part of the temporary certificate of appropriateness process

☐ Demolish the structure

☐ Replace a historic material roof with an architectural shingle roof or comparable substitute material roof

Planning Staff to Complete:

Is the Application After the Fact? YES x NO_____

If so, request payment of $250 fee. Paid, NL

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 Financial Hardship Committee if the applicant has applied for a temporary alteration, renovation or repair, demolition of a structure, and/or replacement of a historic material roof with architectural shingles or a comparable substitute material. YES _____ NO X

If application needs to go to Board, please provide the date of the next meeting 01/03/19 (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,_____, *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.

Chesapeake VIRGINIA

South Norfolk Historic District
Certificate of Appropriateness

Ronnie Sykes	1114 Park Avenue, Chesapeake, VA 23324
(Name)	**(Address)**

For:

New construction home with the following: concrete slab foundation raised to match elevation of adjacent homes on same side of street; brick skirt by General Shale in morning smoke color; concrete front porch; front porch columns – white and tapered; roof - architectural shingles in black; hipped front porch metal roof –black (may be architectural shingles if metal is cost prohibitive); one-over-one vinyl windows – white; front door in approved pattern – white; porch railing – 2 ½" vinyl turn posts in white (railings may be extended to front porch steps if required for compliance); Dutch lap vinyl siding – 4"-5" width in Scottish Thistle by Majestic Home Exteriors; black shutters; exterior window pattern shall add one rear window; trim – white vinyl; and exterior lighting – approved lantern style in black.

Benjamin Parras

Recording Secretary,	**PLN-CAPP-2018-007**	**02/01/2018**
Board of Historic and Architectural Review	**Certificate Number**	**Date**

(Note: This Certificate of Appropriateness expires 6 months from the approval date.)

Dec 17, 2018 3:23:11 PM
1114 Park Avenue
Chesapeake
Virginia

Ply Gem
2018/12/14
11:09

1102
Chesapeake
2018/12/14
11:07

1114
2018/12/14
11:05

14
2018/12/14
11:06

Dec 17, 2018 3:21:01 PM
1118 Park Avenue
Chesapeake
Virginia

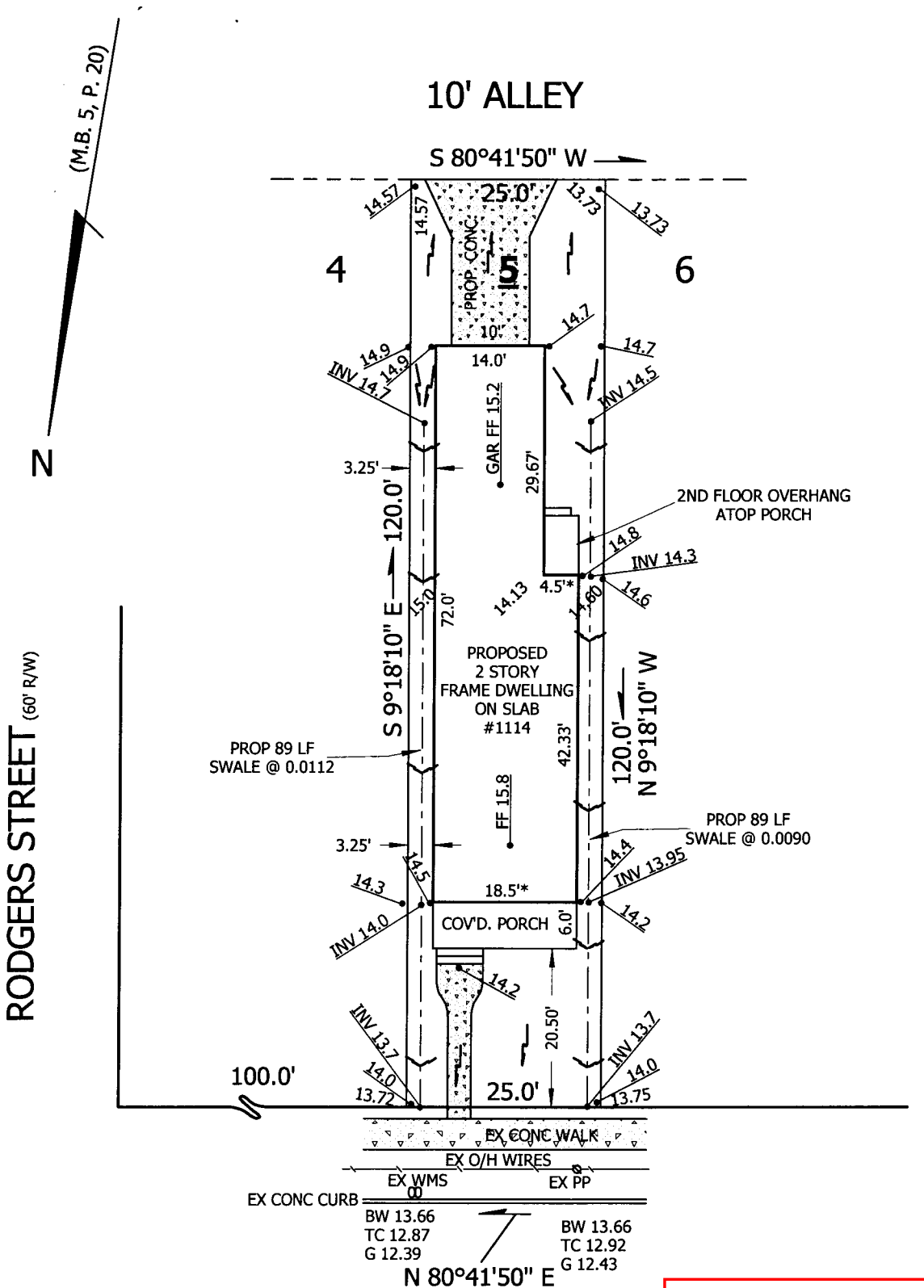
Dec 17, 2018 3:24:07 PM
1118 Park Avenue
Chesapeake
Virginia

GENERAL NOTES:

1. ALL LOCAL, STATE AND FEDERAL CODES AND/OR ORDINANCES MUST BE ADHERED TO.
2. DIMENSIONS SHOWN SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR.
3. THE CONTRACTOR WILL INDEMNIFY AND SAVE HARMLESS THE OWNER, THE ARCHITECT, THE ENGINEER AND ANY OF THEIR RESPECTIVE AGENTS OR EMPLOYEES AGAINST ANY LIABILITY, LOSS OR EXPENSE (INCLUDING ATTORNEY'S FEES) INCURRED OR SUFFERED IN CONSEQUENCE EITHER OF BODILY INJURY (INCLUDING DEATH AT ANY TIME RESULTING THEREFROM) TO ANY PERSON OR DAMAGES TO ANY PROPERTY (INCLUDING LOSS OF USE THEREOF) DUE TO ANY ACT OR OMISSION OF THE CONTRACTOR OR ANY OF HIS SUBCONTRACTORS OR ANY OF THEIR RESPECTIVE EMPLOYEES IN CONNECTION WITH THE WORK OF THE CONTRACTOR HEREUNDER.
4. ELEVATIONS ARE IN FEET AND REFER TO NAVD '88 DATUM.
5. THIS PLAN DOES NOT GUARANTEE THE LOCATION OR THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND OR OVERHEAD UTILITIES. PRIOR TO CONSTRUCTION OR EXCAVATION, THE CONTRACTOR SHALL ASSUME THE RESPONSIBILITY OF LOCATING ANY UNDERGROUND OR OVERHEAD UTILITIES (PUBLIC OR PRIVATE) THAT MAY EXIST AND CROSS THROUGH THE AREA OF CONSTRUCTION, WHETHER OR NOT SHOWN ON THESE PLANS. BEFORE YOU DIG, CALL "MISS UTILITY" OF TIDEWATER AT 1-800-552-7001. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AT HIS EXPENSE ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
6. ALL CONCRETE SHALL BE 3000 P.S.I. (CLASS A-3 AIR ENTRAINED).
7. BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR OR THE OWNER (AS APPLICABLE) MUST:
   A. OBTAIN ALL INFORMATION CONCERNING THE EXISTENCE OF EASEMENTS, OTHER IMPEDIMENTS, BURIED TANKS, HAZARDOUS MATERIALS, ETC. WHICH AFFECT THE BUILDING SITE AND ASSUME RESPONSIBILITY FOR ANY CONFLICTS ARISING FROM THESE ITEMS. THE OWNERS TITLE REPORT/ LETTER MAY SHOW SOME OF THE ABOVE.
   B. VERIFY ZONING RESTRICTIONS AND SETBACK LINES ON THE DATE THAT THE CITY PERMIT AUTHORIZING CONSTRUCTION IS ISSUED.
8. ANY ERRORS, OMISSIONS, DISCREPANCIES, ETC. SHOULD BE BROUGHT TO THE ATTENTION OF THIS OFFICE IMMEDIATELY. WORK SHOULD NOT CONTINUE UNTIL THIS OFFICE HAS ISSUED WRITTEN INSTRUCTIONS.
9. COMPLETE HOUSE PLANS WERE PROVIDED TO THIS OFFICE, TITLED 1114 PARK AVENUE, DRAWN BY BARNES RESIDENTIAL DESIGN, DATED 09/16/16. IT IS THE RESPONSIBILITY OF THE CLIENT TO STUDY THIS SITE PLAN AND ASSURE THAT ALL OF THE DIMENSIONS AND DETAILS OF THE PROPOSED HOUSE ARE SHOWN AS DESIRED BY THE CLIENT AND THAT ALL FEATURES OF THE HOUSE, INCLUDING NUMBER OF STORIES, LOCATION OF PORCHES, WALKS AND DRIVEWAYS, AND ANY HORIZONTAL PROJECTIONS SUCH AS BAY WINDOWS OR CANTILEVERED ROOMS ARE SHOWN HEREON AS DESIRED BY THE CLIENT BEFORE THIS PLAN IS SUBMITTED TO THE CITY FOR REVIEW.

*9A. THE HOUSE WIDTH HAS BEEN CHANGED FROM THE 19' OR 20' GIVEN BY THE HOUSE PLANS TO 18.5' IN ORDER TO FIT COMFORTABLY WITHIN THE SETBACKS. IT IS THE RESPONSIBILTY OF THE CLIENT, RONNIE SYKES, TO HAVE THE HOUSE PLANS MODIFIED TO CONFORM WITH THIS SITE PLAN WITH REGARD TO HOUSE WIDTH BEFORE BEGINNING CONSTRUCTION.

10. THE HOUSE DIMENSIONS AND HOUSE LOCATION DISTANCES SHOWN HEREON ARE TO OUTSIDE OF THE WOOD FRAME WALLS. THE HOUSE PLANS DO NOT INDICATE A BRICK VENEER.
11. NO DEED, TITLE REPORT, CONTRACT OF SALE OR OTHER INFORMATION INDICATING WHICH PIECE OF LAND THE CLIENT OWNS, INTENDS TO BUY OR INTENDS TO BUILD ON WAS SUPPLIED TO THIS OFFICE. IT IS THE RESPONSIBILITY OF THE CLIENT TO STUDY THIS PLAN AND ASSURE THAT THE LAND PARCEL DEPICTED HEREON IS THE ONE INTENDED FOR CONSTRUCTION BEFORE BEGINNING CONSTRUCTION.
12. NO BOUNDARY MONUMENTS WERE MARKED AND NO LAYOUT WAS PERFORMED AS A PART OF THE PREPARATION OF THIS PLAN. THIS OFFICE WILL SET LAYOUT MARKERS IF CONTRACTED TO DO SO.
13. THIS SITE PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY AND, CONSEQUENTLY, MAY NOT SHOW ALL EASEMENTS AND MATTERS OF TITLE THAT AFFECT THE SITE. THE CLIENT IS HEREBY DIRECTED TO DO THE FOLLOWING BEFORE CONSTRUCTION:
    1. OBTAIN TITLE INSURANCE.
    2. OBTAIN ASSURANCE FROM A TITLE ATTORNEY THAT THE TITLE POLICY COVERS ALL OF THE LAND SHOWN ON THIS PLAN.
    3. OBTAIN ASSURANCE FROM A TITLE ATTORNEY THAT THE EXCEPTIONS TO COVERAGE LISTED IN THE TITLE POLICY DO NOT ADVERSELY AFFECT THE PROJECT.



FLOOD NOTE:

BY GRAPHIC PLOTTING AND SCALING FROM FEMA MAPS ONLY AND NOT REFLECTING ANY LETTERS OF MAP CHANGE THAT MAY HAVE BEEN ISSUED BY FEMA, THIS SITE WAS DETERMINED TO BE IN ZONE X (UNSHADED) AS SHOWN ON FEMA MAP, COMMUNITY- PANEL NUMBER 510034 0016 D, EFFECTIVE: 12/16/14.

LEGEND:

CONC	CONCRETE
PROP	PROPOSED
O/H	OVERHEAD
BW	BACK OF WALK
EX	EXISTING
EP	EDGE OF PAVEMENT
CL	CENTER LINE
FF	FINISHED FLOOR
LP	LIGHT POLE
PP	POWER POLE
TC	TOP OF CURB
G	GUTTER
WMS	WATER METERS

EXISTING EDGE OF PAVEMENT

9.8 EXISTING ELEVATIONS

9.9 PROPOSED ELEVATIONS

PROPOSED DIRECTION OF FLOW

EXISTING DIRECTION OF FLOW

PROP ROOF SLOPE

INV	INVERT
MG	MATCH GRADE
HP	PROPOSED HIGH POINT

COMMONWEALTH OF VIRGINIA
JOSEPH ANTHONY BECK
NO. 26697
PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA
JOSEPH ANTHONY BECK
NO. 2030
LAND SURVEYOR

SITE PLAN OF LOT 5, BLOCK O QUINCY PLACE (M.B. 5, P. 20) CHESAPEAKE, VA

FOR: RONNIE SYKES

Approved
Chesapeake Zoning

Gil Cartwright — Reviewer
Feb 20, 2018 — Date

I, the undersigned, acknowledges that any inspections conducted by the City of Chesapeake in accordance with the issuance of a building permit are not conducted to ensure that the structures erected thereby are located within applicable setbacks, outside of easements held by others or in compliance with private deed restrictions. The City will not assume liability for any error made in the location of any structure upon the property in question, such liability falling solely upon hte owner, builder or other possible party.

Applicants Signature
Feb 20, 2018 — Date

REVISED: 2/16/18
NOVEMBER 22, 2016

SCALE: 1" = 20'

CONSULTING ENGINEERS
BECK ASSOCIATES
NORFOLK, VIRGINIA pc

General Notes and Code Information

All construction materials and methods are to fully comply with all state and local codes. All design and construction is based on the 2012 International Residential Code and USBC.

The Contractor/Owner is to verify all dimensions and details prior to beginning construction. Every attempt has been made to assure the accuracy of these drawings, any discrepancy should be brought to the attention of the "Barnes Residential Designs". This designer shall not be held liable for any omissions or errors in the drawings.

Design Loads:

Wind Load	100 MPH
Roof Load < 3/12	20 PSF
Roof Load > 3/12	10 PSF
Floor Load (non-sleeping)	40 PSF
Floor Load (sleeping)	30 PSF
Attic Load > 3/12 = 20 psf	
Wind Exposure	B

Footings and Foundation:

All exterior wall and pier footings detailed in these plans were calculated using the Table R403.1. See wall sections and details for sizes and reinforcements.

All piers are 16" x 8" CMU on 24" x 28"x 8" footing. On 1 story, a 4" cap may be used and for 1 ½ story or greater, a 8" cap must be used.

All piers over 32" must be filled with type "S" mortar. Dowels shall be used as required by code and structural requirements. Refer to R 404.1.5.3

All footings must be 3600 PSI conc. and bear on undisturbed soil capable of supporting 1500 PSF per Table R401.4.1. The bottom of footings to be a min. of 12" below grade

Framing Construction:

All crawl space girders and plates that bear directly on masonry are to pressure treated lumber. R317.1.

Fasteners for treated members are to be hot-dipped galv., stainless steel, silicon bronze, or copper.. All girders spans to comply with Table R502.5(1) and R502.5(2).

All lumber shall be SYP #2 or SPF #1 or better. These members are to be identified by grade mark. All spans are to comply with Table R502.3.1(1) and R502.3.1(2) Floor Joists. Table R802.4(1)-(2) Ceiling Joists.

Micro-Lam or LVL beams must bear on a minimum of 3 gang studs at each end.

All engineered floor systems are to set and braced in accordance with manufacturer's layout. This layout is to specify sizes, span/load data, and blocking details.

All wall studs are to be SPF#2 at 16" o/c unless otherwise specified..

All sheathing to be APA rated wood structural panels as follows:

Roof	7/16" OSB
Wall	7/16" OSB
Floor	3/4" OSB

Floor and wall framing shall be spaced and constructed to accommodate loads imposed and transmit these loads to the supporting foundation.

The ends of each joist shall have a min. bearing of 1.5" bearing on a wood member and a min. of 3" bearing on masonry/conc.. Refer to R502.6.

All wood joists or the bottom of wood structural floor closer than 18" or wood girders closer than 12" to exposed ground shall be pressure treated as per R317.1.1 and USBC R812.2

Roof Construction:

All lumber shall be SYP #2 or SPF #1 or better. These members are to be identified by grade mark. R502.1. All spans are to comply with code.

Rafters sizes / spans are detailed in "wall section" .

All collar ties shall be 2"x4" at 16" o/c.

Hips and ridges are to be sized so that the rafter is full bearing.

All braced loads shall be transmitted to the foundation.

Rafter/Hurricane ties are detailed in "wall section.

The ends of each rafter shall have a min. bearing of 1.5" bearing on a wood member and a min. of 3" bearing on masonry/conc.. Refer to R802.6.

Ceiling joists and rafters shall be nailed to each other in accordance with code.

Fastening: Refer to IRC 2012 Table R602.3(1)-(4) for all fastening requirements

Girders and Headers: All exterior headers per code. All interior headers per code.

All handrails shall be provided on at least one side of each continuous run of treads or flight with 4 or more risers or 30 inches. R311.7.8 Handrail height shall be measured vertically from the sloped plane of the tread nosing and shall be between 34" and 38" in height above this plane. R311.7..8.1

Type 1 handrails are required with a circular cross section between 1 ¼" and 2 " R311.7.8.3. Spacing of rail pickets to be less than 4" o/c. R312.1.3

All stairways shall have a min. width of 36" in the clear below and above the handrail. R311.7.1 The min. headroom in all parts of the stairway shall be 6'-8" R311.7.2. Spiral stairways are the exception, refer to R311.7.10.1

Guardrails required on raised surfaces of 30" or more per R312.1.1. Height shall not be less than 36"(R312.1.2)

All int. and ext. stairways shall be provided with a means to illuminate the stairways and landings. Per R303.7

A minimum of 1sq/ess window shall be provided per bedroom and shall have a min. clear opening of 5.7 SF.

Smoke detectors/Carbon Monoxide Detectors shall be interconnected and receive the primary power from the main building wiring and to have a battery back-up. Kitchen to have a fire extinguisher with a rating of 2-A:10-B:C or equivalent type installed.

Carbon Monoxide alarms to be installed per R315 where gas appliances are installed or a dwelling with an attached garage. 1 unit outside of each separate sleeping area and at least 1 each floor.

Glass shower and tub enclosures are to be tempered.

Windows at stairways and landings less than 60" above the floor shall be tempered.

Egress windows (Emergency escape and rescue openings) shall not have a sill height greater than 44" above the floor (R310.1) and shall have a minimum net clear opening of 5.7 square feet. Window supplier to confirm all egress and tempering requirements.

Fire blocking shall be provided to cut off all concealed draft openings. These locations are concealed spaces of studwalls at all concealed vertical and horizontal spaces. See R602.8 and R302.11 for additional locations.

All additional engineering that is required by code to be supplied by builder / owner.

Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with non-absorbent surface. These surfaces to extend to a height of not **less than 6 feet** above the floor.

Weepholes shall be provided in the outside wythe of masonry walls at a max. spacing of 33" on center. R703.7.6

Flashing is to be installed per R703.8 and be of corrosive resistant material in such a manner as to prevent **entry of water** into the wall cavity and building.

Stairs Treads and Risers:

The maximum riser height shall be 8 1/4". This distance is measured vertically and shall not vary by more than 3/8". R311.7.5.1

The minimum tread depth shall be 10" and this measurement shall not vary by more than 3/8" R311.7.5.2 The nosing radius shall not be greater than 9/16". The nosing projection shall be between ½" and 1 ¼" and this measurement shall not vary by more than 3/8" 3.

Landings shall be at the top and the bottom of each stairway. Each landing shall not be less than 36" in each direction of travel R311.8.2

Insulation:

Insulation Zone for this plan is for Zone 4. Fenestration U-factor of 0.35. Per Table N1102.1.1 . Attic accesses to be insulated with a gasket equal to R-38.(N1102.2.3)

All corners and headers to have R-3 insulation at any gaps.

Ceilings	R-38
Walls	R-15
Floors	R-19
Slab Perim.	R-10, 2 FT.

Trusses:

Supplier / Manufacturer to supply an engineered layout that details layout, spacing, bracing, and any additional instalation details. This is to include gable end bracing.

Deck:

Deck is to be designed by others to support 50PSF and to comply with flashing per R703.8.

Deck to have lateral load connections(hold-down tension devices, a minimum of 2 per deck With tension capacity of a minimum of 1500 lbs.

Wall Bracing Method: WSP-CS, GB, or WSP-PF, per R602.10.5 , Sheathed with 7/16" OSB APA rated sheathing with alternate narrow wall bracing at openings as noted on floor plan. Braced wall panel calculations to be provided.

** All TJI and truss layouts are to accompany this plan when presented for permit

Airport Noise Attenuation: Provide details of code compliance with noise attenuation standards. Where LDN is Determined to be 65db or greater, the min. STC rating of structure components shall be provided in compliance With Section 1207.4 of State amendments. As an alternative to compliance Table 1207.4, structures shall be Permitted to be designed so as to limit the interior noise level to no greater than 45 ldn. Ext. structure, terrain, and Perm. Plantings shall be permitted as part of the design. The Alt. design shall be certified by an RDP

Climate and Geographic Design Criteria

Ground Snow Load	Wind Speed (mph)	Seismic Design	Weathering	Frost Line Depth	Termite	Ice Barrier Underlayment	Air Freezing Index	Mean Annual Temp	Heating Degree Days
10 psf	100 mph	A	Moderate	12 inches	Moderate to Heavy	None Required	250	55-66 Degrees	3421 days

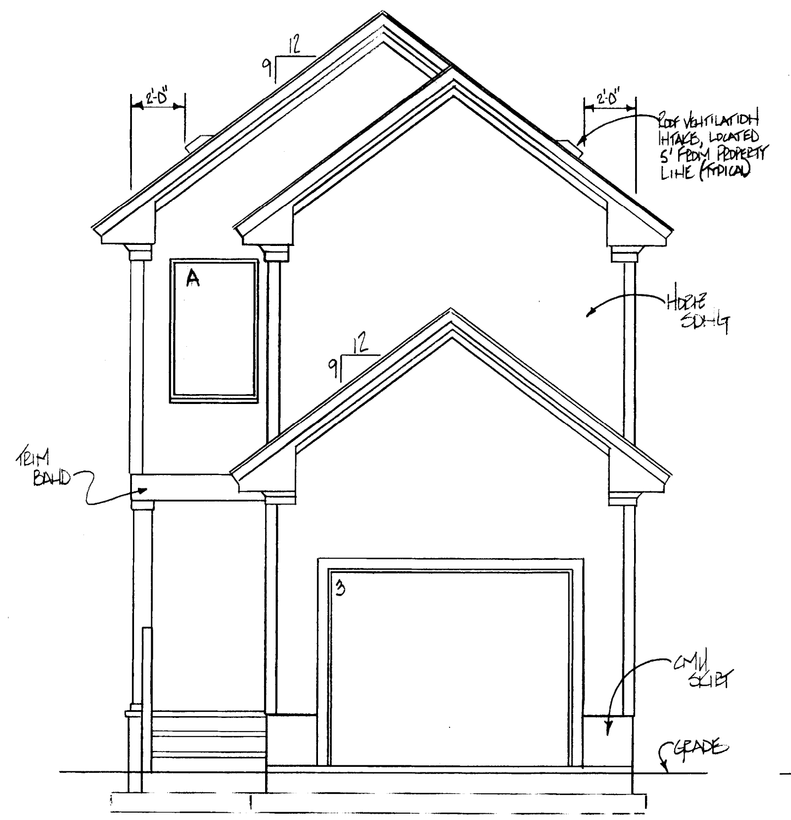
Winter Design Temp.	Summer Design Temp.	Flood Zone AE	Decay	Rainfall Design	Radon Areas	Shrink Swell Soils	Noise Zones	Manufactured Housing Code
22 degrees	91 dry 78 wet	Yes 10.0 BFE Elizabeth River 6.5 BFE NW River 1.5 ft. of freeboard required	Moderate to Severe	3.4 inches per hour	No	Limited based on soil reports	Yes, Fentress Airfield Area	Wind Zone: Zone II-27 psf uplift Snow Load Ground: 10psf Climate: Zone 4 Non-Marine Climate Zone 3 (built 94 to 2008)

House Roof Ventilation Requirements

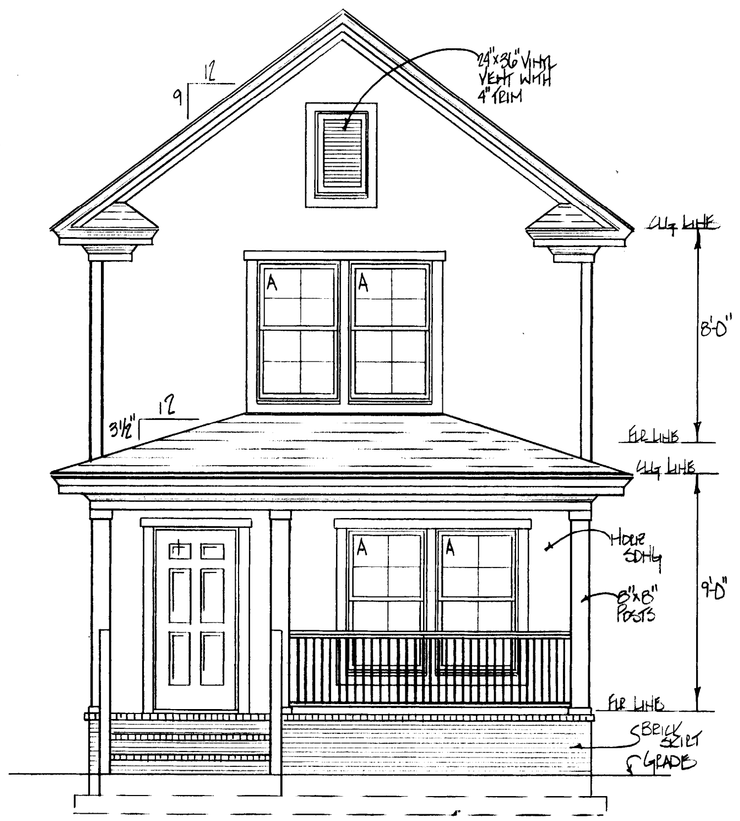
This plan has an attic area of 1065 SF which requires 511.2 Sq. In of total NFA. (255.6 Sq.In. NFA of exhaust and intake) This roof has been designed with 32 LF of "Cobra Ridge Vent II" which provides 18.5 Sq.In of NFA per foot. The roof is designed with 592.0 Sq.In. of NFA and 11 slant back roof air intakes set > 5' from the property line.

Garage Roof Ventilation Requirements

This plan has an attic area of 168 SF which requires 80.6 Sq. In of total NFA. (40.3 Sq.In. NFA of exhaust and intake) This roof has been designed with 6 LF of "Cobra Ridge Vent II" which provides 18.5 Sq.In of NFA per foot. The roof is designed with 111.0 Sq.In. of NFA and 2 slant back roof air intakes set > 5' from the property line with vented soffit at east side cornice.



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



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

APPROVED PLAN SET

All of the pages in this file (including engineering, layouts, manufacturers' data, etc.) constitute the City's full approved set. Any removal, alteration, or insertion of pages voids the City's approval. Any changes must be submitted for separate review and approval.

CITY OF CHESAPEAKE APPROVED

The plans submitted have been reviewed and approved. This does not give the authority to omit or amend any U.S.B.C. requirements.

Donna P. Spruck Date Apr 3, 2018

SUBJECT TO FIELD INSPECTION AND CODE COMPLIANCE

ADDITIONAL PERMITS REQUIRED

Window Schedule

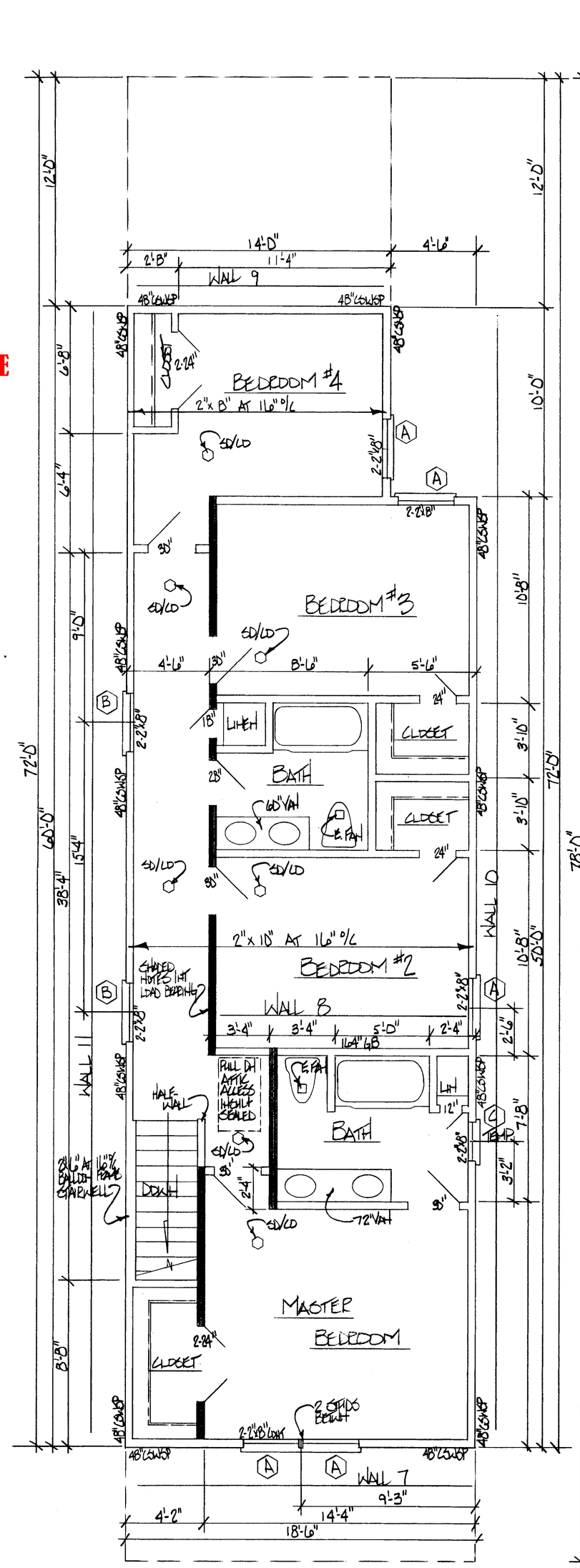
	Size	Description	DP Rating	Sash Opng	Clear Opng
A	3'-0" x 5'-2"	JeldWen or equal vinyl single hung with Low E glazing	DP-50	30.94 x 27.08	5.8
B	3'-0" x 4'-2"	JeldWen or equal vinyl single hung with Low E glazing	DP-50	30.94 x 15.96	3.4
C	2'-0" x 3'-2"	JeldWen or equal vinyl single hung with Low E glazing	DP-50	18.64 x 10.96	1.4

**Supplier / Builder to confirm egress, Low E glazing, and tempering requirements. Egress windows to have a min. egress of 5.7 SF (R310.1.1). Min. sill height at 2nd floor to be 16"(USBC R613.2) and max. sill height of a egress window to be 44"(USBC R310.1) ***All windows and doors are to be flashed using the "DuPont" Flashing System Guidelines or equivalent manufacturer.

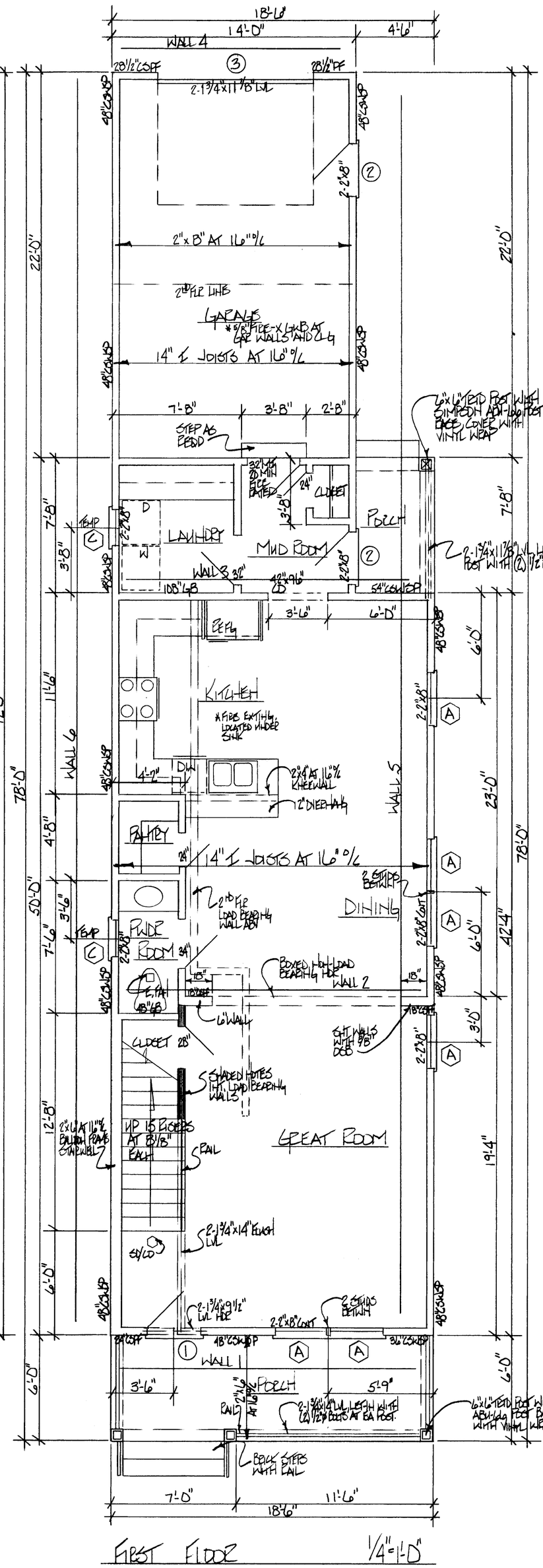
****IRC Section Table N 1102.1-Window and Door Fenestration: All ext. windows and doors shall be labeled with a fenstration U factor of 0.35 or less. One(1) opeque door per home does not have to meet this requirment and up to fifteen (15) sq. feet of wind area does not have to meet the Fenstration requirements.

Exterior Door Schedule

	Size	Description	DP Rating
1	3'-0" x 6'-8"	ThermaTru Metal Insulated 6 Panel	DP-35
2	3'-0" x 6'-8"	ThermaTru Metal Insulated Half View with Low E glazing	DP-35
3	9'-0" x 7'-0"	CHI or equal metal panel garage door, exact style to be determined. Supplier to provide acceptance letter and details on attachment and wind rated hardware.	DP-29



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



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

This plan has been designed with engineered structural components. Details and specs must be presented with these plans for plan review and permitting.

BARNES RESIDENTIAL DESIGN
808 Chris Court
Chesapeake, VA 23322
757-546-1485
757-567-4398
Barnesresidential@gmail.com

BARNES RESIDENTIAL DESIGN
888 Chris Ct
Chesapeake,Va 23322
757-546-1485
757-567-4398

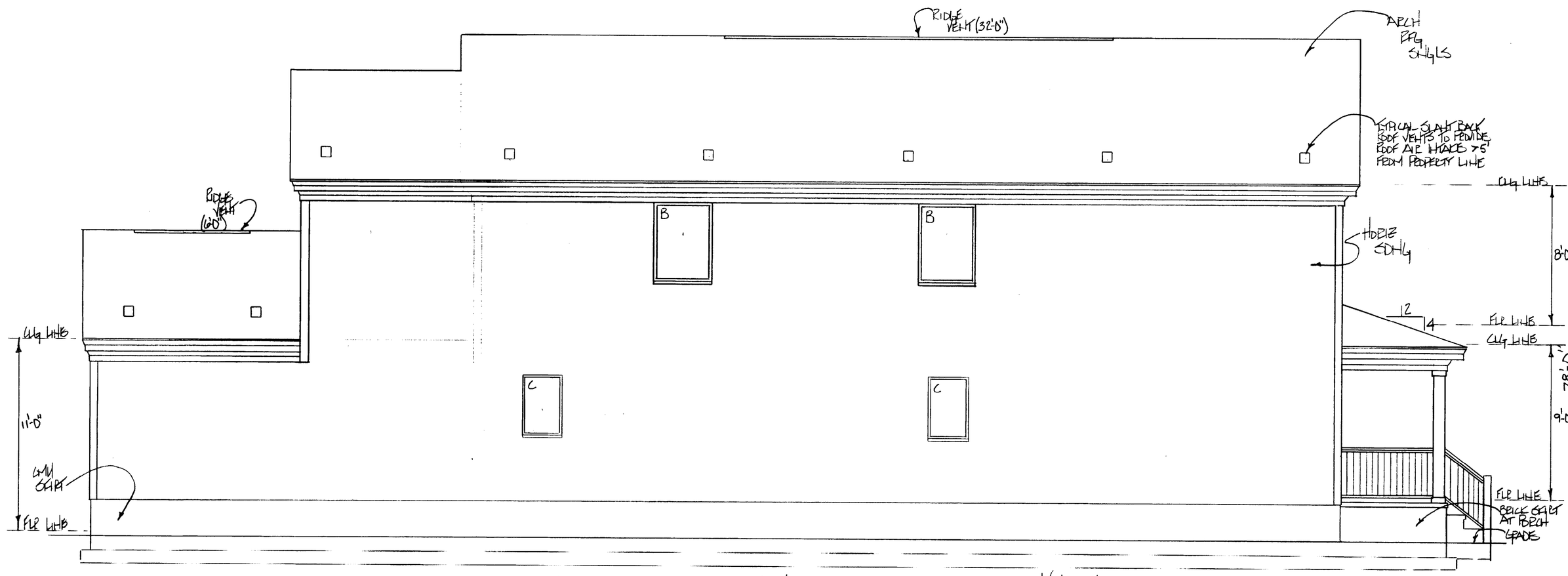
All rights reserved by Barnes Residential Designs. These plans, details, and specs. shall not be copied or reproduced in part or whole without the written consent from Barnes Residential Designs.

Drawn for: Ronnie Sykes
1714 Park Ave., Chesapeake, VA
Plan# 1317
March 24,2018 Sheet 1 of 3

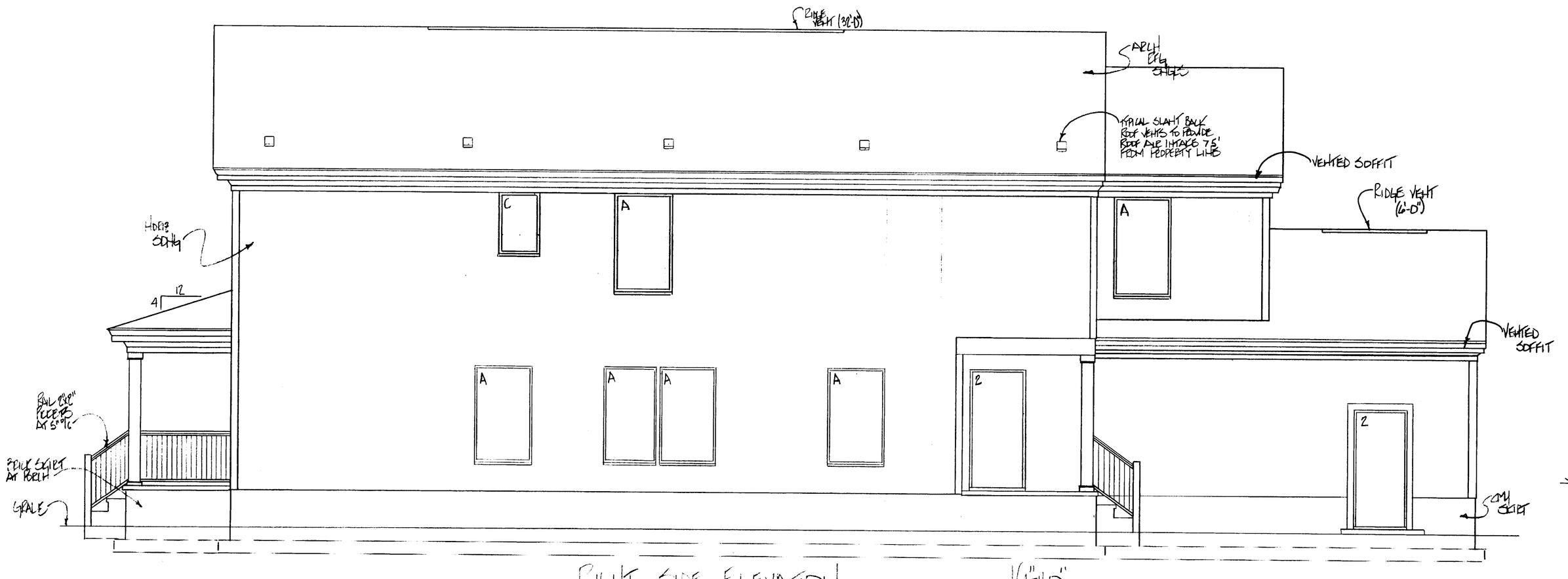
CITY OF CHESAPEAKE
APPROVED
The plans submitted have been reviewed and approved. This does not give the authority to omit or amend any U.S.B.C. requirements.
Donna P. Sprock Date Apr 3, 2018

SUBJECT TO FIELD INSPECTION AND CODE COMPLIANCE

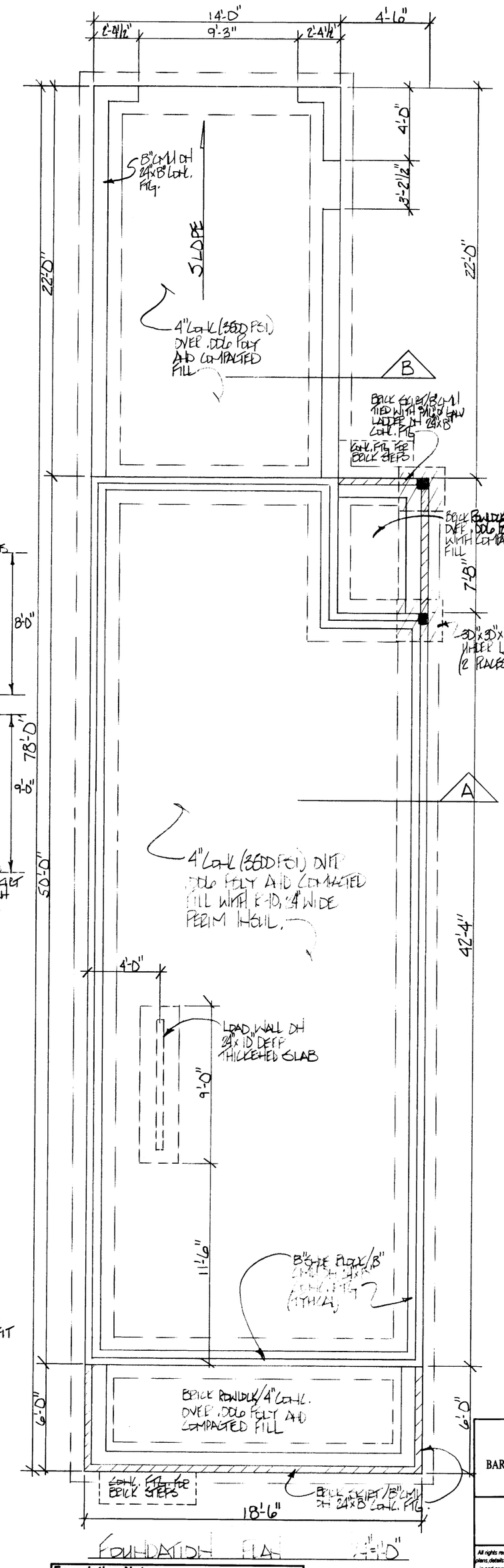
Lot shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet perimeter surrounding the structure. If perimeter is less than 10 feet, drains or swales shall be constructed and shall not negatively effect adjacent property. Drainage shall comply with the PFM, approved site plan and subdivision drainage plan.



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



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



Foundation Notes:
1.All sills to be #2 SYP,Pressure Treated.
2.All footings to be 8" deep or as specified on plan
3.Footings are bear on undisturbed soil that is capable of supporting a min.of 1500PSF per R401.4.1
4.All concrete footings to be 3500 psi (min) conc.
5. Garage floor slab to be a min. of 3500 PSI per Table R402.2.

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808 Chris Ct
Chesapeake, VA 23322
757-546-1485
757-567-4398
Barnesresidential@gmail.com

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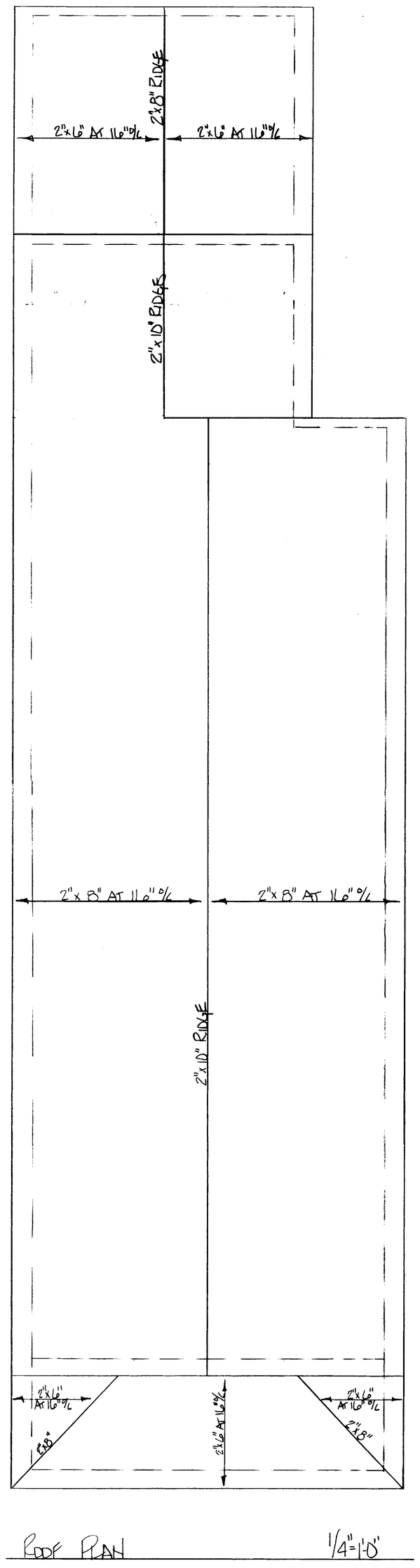
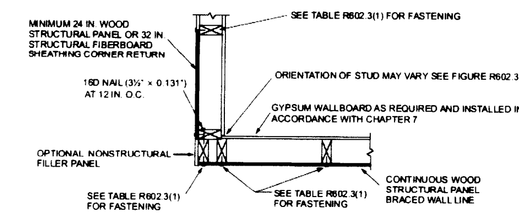
March 24,2018 Sheet 2 of 3



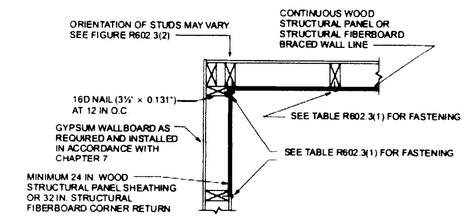
ROOF PLAN 1/4"=1'-0"

TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING

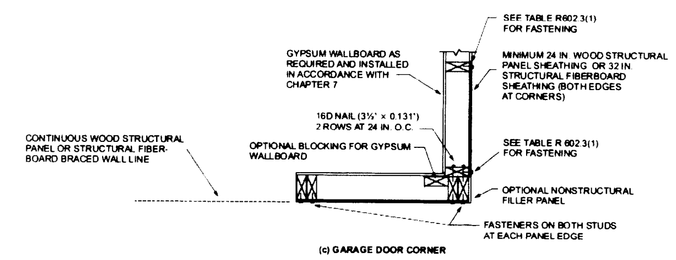
**R-3 (minimum) insulation at all gaps in corners



(a) OUTSIDE CORNER DETAIL

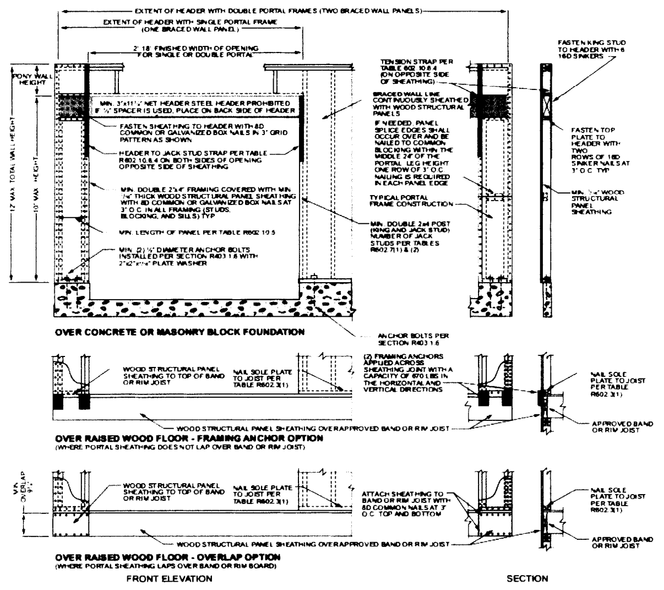


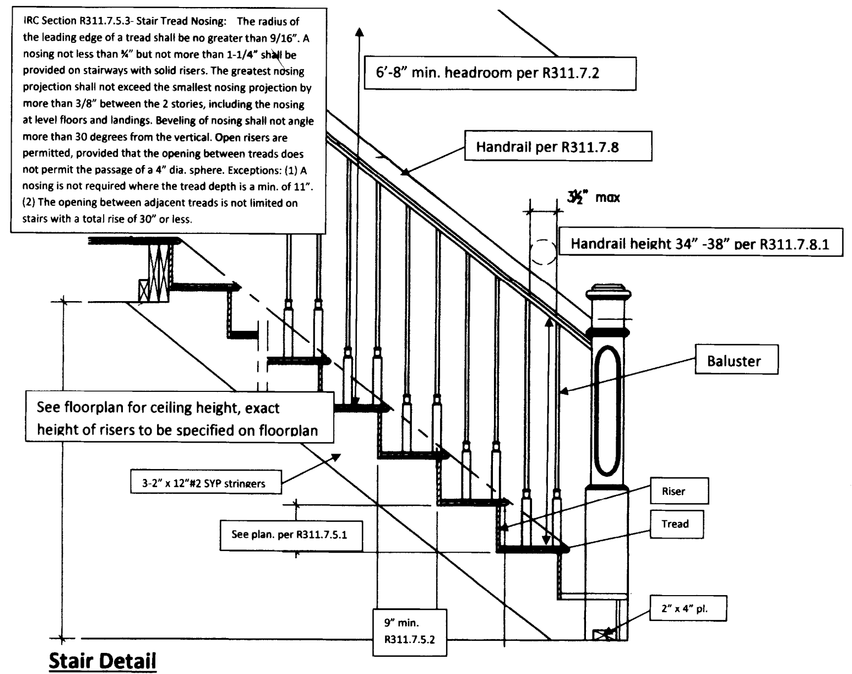
(b) INSIDE CORNER DETAIL



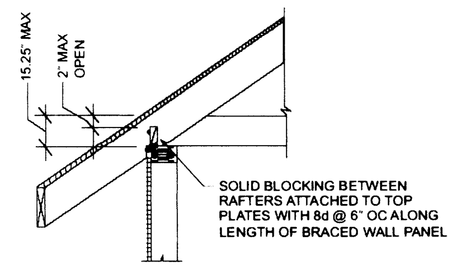
(c) GARAGE DOOR CORNER

FIGURE R602.10.6.4 METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION





Stair Detail

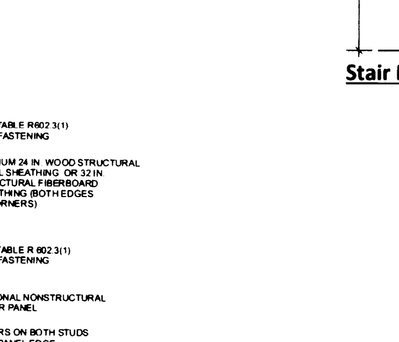


Blocking Detail at Braced Wall Panels

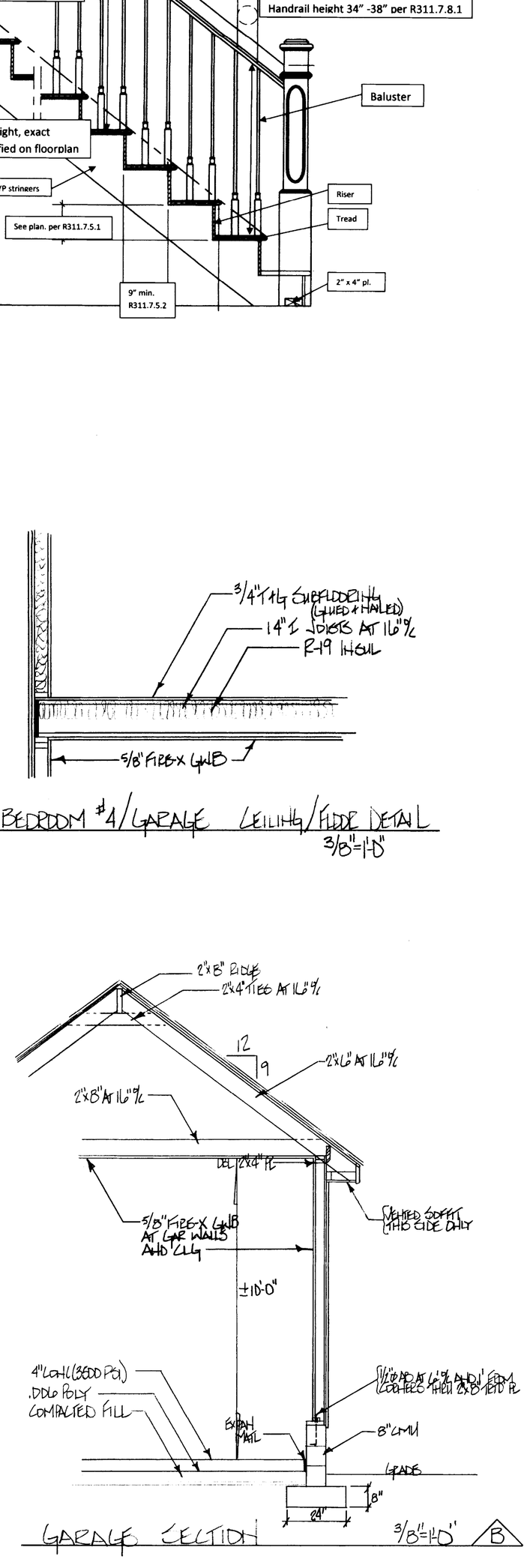
CITY OF CHESAPEAKE
APPROVED
The plans submitted have been reviewed and approved. This does not give the authority to omit or amend any U.S.B.C. requirements.
Donna P. Spruck Date Apr 3, 2018

SUBJECT TO FIELD INSPECTION AND CODE COMPLIANCE

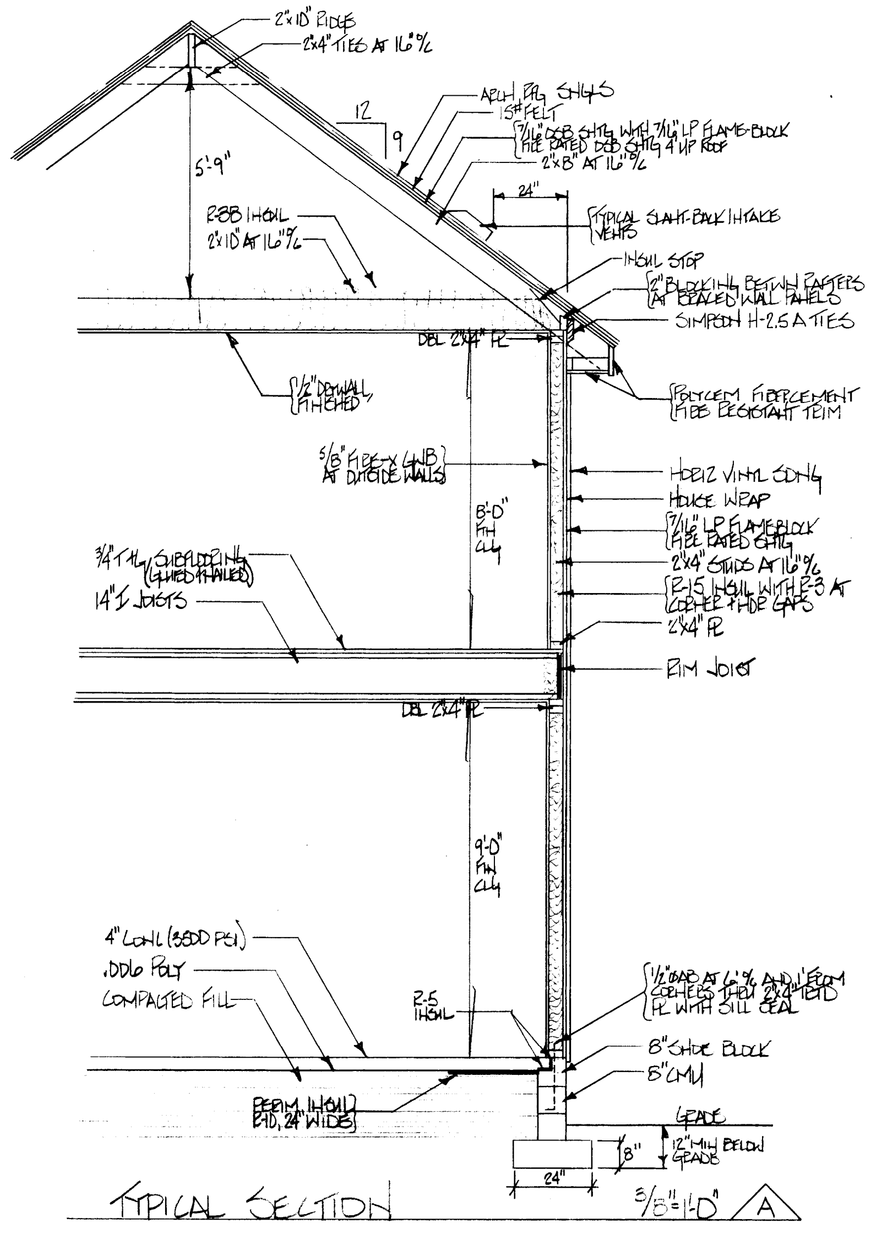
BEDROOM #4/GARAGE CEILING/FIRE DETAIL 3/8"=1'-0"



C THICKENED SLAB DETAIL 3/8"=1'-0" C



GARAGE SECTION 3/8"=1'-0" B



TYPICAL SECTION 3/8"=1'-0" A

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Chesapeake, VA 23322
757-546-1485
757-567-4398
Barnesresidential@gmail.com

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