South Norfolk
Historic & Architectural Review Board

March 5, 2020

AGENDA

Board of Historic and Architectural Review
March 5, 2020
South Norfolk Memorial Library
801 Poindexter St.
5:30 PM

A. Call To Order

B. Roll Call

C. Approval of the January 2, 2020, and February 6, 2020 regular meeting minutes.

D. Consent Agenda

E. Regular Agenda

1. **1128 Seaboard Avenue**
   New construction of two story single-family home.

2. **1221 Park Avenue**
   Replace 2nd floor deck and staircase with smaller footprint stairway.

3. **1238 Chesapeake Avenue**
   Replace windows with 1-over-1 windows including side slider windows and bay window, replace side yard door with design guidelines approved door, repair/replace all rotten wood with like for like materials, install front porch and side yard stoop step railing and balusters, and repair dog ear fence like for like.

4. **1203 Chesapeake Avenue**
   Install 2nd floor exterior spiral stairway and relocate address numbers to window transom.

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

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.

Meeting Minutes
Historic and Architectural Review Board (HARB)
January 2, 2020
South Norfolk Memorial Library – 801 Poindexter St.

Roll Call

HARB Members Present: Chair – Joe Maguire, Ellsworth Spicher, Scott Davis, Tammi Amick, David Schleeper, and Edward Conner.

Staff: Meredith H. Jacobi and Thomas James, Legal Counsel – City Attorney's Office; Pam Witham and Carlos Rodriguez – Development and Permits, Code Compliance Division; Nathen Lamb – Recording Secretary, Planning Department.

Chair J. Maguire called the meeting to order at 5:32 p.m.

Minutes

Approval of the December 5, 2019 regular meeting minutes; ***motion to approve minutes with no amendments made by E. Spicher, and seconded by S. Davis, all members present voting yes.***

Consent Agenda

None

Regular Agenda

1215 Jackson Avenue

Original Request

- New application for previously approved new construction in 2015 (COA has expired); applicant reviewed the 2015 COA conditions of approval and also noted updating the proposed front door to be more compatible with the district guidelines, applicant acknowledges and has accommodated a 10 ft. access easement for the neighboring church through his property with an increased side yard setback totaling 25 ft. though the zoning ordinance only requires a minimum 5 ft. side yard setback; applicant agreed to match finished floor height of the home at the southern adjacent lot using a crawl space foundation; Chairman J. Maguire mentioned the guidelines have been updated since the applicant's previous approval, Board members discussed that the proposed home lacks architectural detail and that the height would be incompatible with the predominant bungalow style homes on the street, and overall lacks character with regard to homes on adjacent lots; ***motion to deny application as submitted made by T. Amick, and seconded by D. Schleeper, all members present voting yes.***

1508 Seaboard Avenue

Original Request

- Replace front and side siding with 5" vinyl siding to match back; white aluminum trim to include window trim, fascia, soffit, and frieze boards; replace attic vents to match back; Board members unable to make a determination due to lack of evidence of damage beyond reasonable repair to existing wood and shingle siding; ***motion to continue application as submitted made by J. Maguire, and seconded by E. Spicher, all members present voting yes.***

Old Business

None

New Business

1. **Habitat for Humanity 1128 Seaboard Avenue presentation.**
   Applicant intends to apply for new construction for the regular meeting in March and presented the elevations of the proposed home.

DRAFT

2. **Next South Norfolk Boards and Commissions joint quarterly meeting.**
   Board members deliberated on whether or not COA applications for the Chesapeake Land Bank Authority rehabilitation grant should be reviewed jointly at special meetings, or be obtained by HARB approval prior to the filing and approval of a CLBA application; Board members also felt there should be checks and balances regarding applicants who are only investors in district properties which won't be owner occupied.

3. **Upcoming Historic Preservation Commission South Norfolk Historic and Cultural Preservation Overlay District Design and Procedural Guidelines review.**
   Moved discussion to next regular meeting agenda.

Committee Reports

None

Zoning Inspection Status Report

None

Legal Guidance

None

Administrative Approvals

N. Lamb reported three (7) administrative approvals – all like for like.

Public Input

Zenith Roberts of 1214 Jackson Ave. recommended the applicant for 1215 Jackson Avenue sell or donate the lot to the church because the proposed new construction home is too narrow and doesn't fit in with the other homes on the street.

Rev. Wayne Snead of 815 Baker Rd. representing Chesapeake United Methodist Church mentioned the applicant's site plan for 1215 Jackson Avenue misrepresents the access easement and that the easement will be encroached on; Rev. Snead mentioned that the City of Chesapeake abandoned the piece of property which was then deeded to the church in the 1990's.

Murray Godwin of 1532 Chesapeake Avenue commended the Board for the job they've been doing and their positive relationship with local historic district applicants/residents.

Chairman Clint Crews of the South Norfolk Revitalization Commission deliberated with HARB members regarding the COA process for CLBA rehabilitation grant applications.

ADJOURNMENT: The regular meeting adjourned at 7:52 p.m.

MEETING MINUTES APPROVED: _____

DRAFT

Meeting Minutes
Historic and Architectural Review Board (HARB)
February 6, 2020
South Norfolk Memorial Library – 801 Poindexter St.

ROLL CALL

HARB Members Present: Chair – Joe Maguire, Vice-Chair – Marilee Peterson, Scott Davis, and Ellsworth Spicher.

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

Chair J. Maguire called the meeting to order at 5:45 p.m.

MINUTES

Approval of the January 2, 2020 regular meeting minutes; ***all voting members not present; moved to next months agenda.***

CONSENT AGENDA

None

REGULAR AGENDA

1312 Seaboard Avenue

Original Request

- After-the-fact window shutters installation, install concrete driveway, and repair fence like for like; ***applicant withdrew application, and will return to Planning Dept. for administrative approval for fence and door color.***

1232 Chesapeake Avenue

Original Request

- Install 5v crimp metal roof and paint Black (HC-190), replace front door stoop with new 4 ft. by 6 ft. porch with white square columns and balusters, and gable end feature with black metal roof, paint exterior of home Shaker Beige (HC-45), modify one side window, and paint foundation, shutters, and front door black; ***motion to approve application as submitted made by E. Spicher, and seconded by S. Davis, one (1) member present voting no, three (3) members present voting yes.***

1238 Chesapeake Avenue

Original Request

- Replace windows with 1-over-1 windows including side slider windows and bay window, replace side yard door with design guidelines approved door, repair/replace all rotten wood with like for like materials, install front porch and side yard stoop step railing and balusters, and repair dog ear fence like for like; ***applicant absent, application continued to next regularly scheduled meeting.***

Old Business

None

New Business

1. **Next South Norfolk Boards and Commissions joint quarterly meeting.**
   Joint members currently drafting processes and evaluation forms to review at next joint meeting.

2. **Upcoming Historic Preservation Commission South Norfolk Historic and Cultural Preservation Overlay District Design and Procedural Guidelines review.**

Moved discussion to next regular meeting agenda.

Committee Reports

None

Zoning Inspection Status Report

None

Legal Guidance

None

Administrative Approvals

N. Lamb reported three (7) administrative approvals – all like for like.

Public Input

Ken Capps of Virginia Beach gave input on 1312 Seaboard Avenue regarding the existing dog ear fence as the previous contractor who did work at the adjacent home.

Frank Lilley of 1107 Ohio Street gave a presentation to HARB members regarding the work he and a few district residents have been collaborating on. Mr. Lilley has been working with the City's Public Works and Public Utilities Departments to coordinate infrastructure projects, with specific regard to ensuring that City projects enhance neighborhood streetscapes aesthetically for a better quality of life for district residents.

ADJOURNMENT: The regular meeting adjourned at 7:32 p.m.

MEETING MINUTES APPROVED: _____

DRAFT

1128 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: February 26, 2020
Record Number: PLN-CAPP-2020-022
Expiration Date:
Description:
Construction of a single family owner-occupied home.
Record Name: 1128 Seaboard Ave Chesapeake, VA
Parent Record Number:

Address: 1128 SEABOARD AVE, CHESAPEAKE, VA 23324

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Yes	HABITAT FOR HUMANITY OF SOUTH HAMPTON ROADS	900 TIDEWATER DR, Virginia Beach, VA 23464	(757) 613-2606

Parcel Information

Parcel No:
1280000001230

Contact Information

Name	Organization Name	Contact Type	Phone
Frank Hruska	Habitat for Humanity of South Hampton Roads	Applicant	(757) 837-0082
Address: 900 Tidewater Drive, 900 Tidewater Drive, Norfolk, VA 23504			
Executive Director	HABITAT FOR HUMANITY OF SOUTH HAMPTON ROADS	Designer	(757) 837-0082
Address: 900 Tidewater Drive, Norfolk, Virginia 23504			
Executive Director	HABITAT FOR HUMANITY OF SOUTH HAMPTON ROADS	Developer	(757) 837-0082
Address: 900 TIDEWATER DR, NORFOLK, VA 23504			
Michael J Moranha	Habitat for Humanity SHR	Agent	(757) 34-5787
Address: 900 Tidewater Drive, Norfolk, VA 23504			

Application Specific Information

NATURE OF THE APPLICATION

Description	Construction of a single family owner-occupied home.
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	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 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	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

Specs And Details

Seaboard Ave

Chesapeake, VA 23324

Executive Summary

- **Sliding:** Vinyl, Dutch Lap, Gray (Historical)
- **Trim:** Vinyl or PVC, White
- **Windows:** vinyl, single hung, white, 1 over 1 or 6 over 6
- **Shutters:** vinyl, historical color
- **Front Exterior Door:** 36” x 80” Steel, with a window, painted to match shutters
- **Front Porch:** Block foundation with wood deck flooring.
- **Porch Railings:** Vinyl, white
- **Roofing:** Architectural asphalt shingles, pewter gray
- **Exterior Lighting:** Recessed in porch ceiling, unseen from the street

Siding

- Dutch Lap, Double 5, Vinyl
- Gray (Historical)

Trim

Vinyl Siding Trim (White)

PVC Fascia Boards

Both are low maintenance and durable

Windows

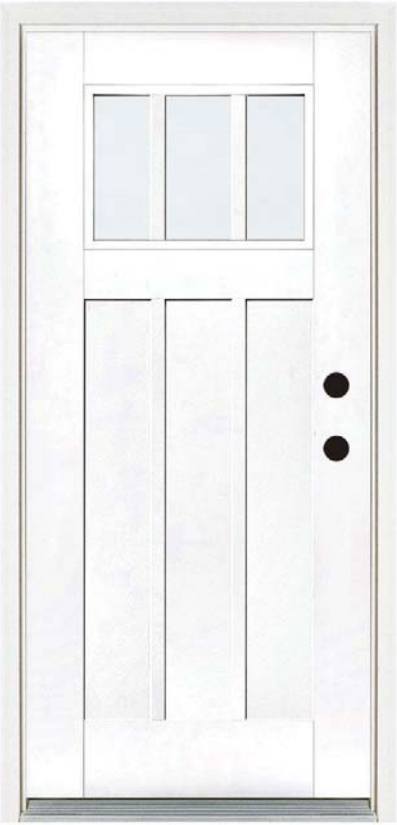
- Vinyl, Single Hung, White
- One over one or six over six. Homeowner will choose

Shutters

- Vinyl
- Color will match front door
- Color with be a Historical approved color

Front Door

- Fiberglass or Steel, solid core
- Painted to match the shutters
- Six panel or three panel glass – homeowner choice



Front Porch

- White Vinyl

Roof

- Architectural asphalt shingles
- 30 year warranty
- Class A fire rating
- 130 mph wind rating
- Color compatible with the vinyl siding

Surrounding Homes

To the Left

To the Right

Across
1127 Seaboard

1200 Seaboard

1206 Seaboard

1214 Seaboard

1311 Seaboard

Best Comparable
1311 Seaboard

- Window in attic
- Scalloped vinyl
- Window in door
- Vinyl porch rails

Seaboard Ave

Artist Rendition

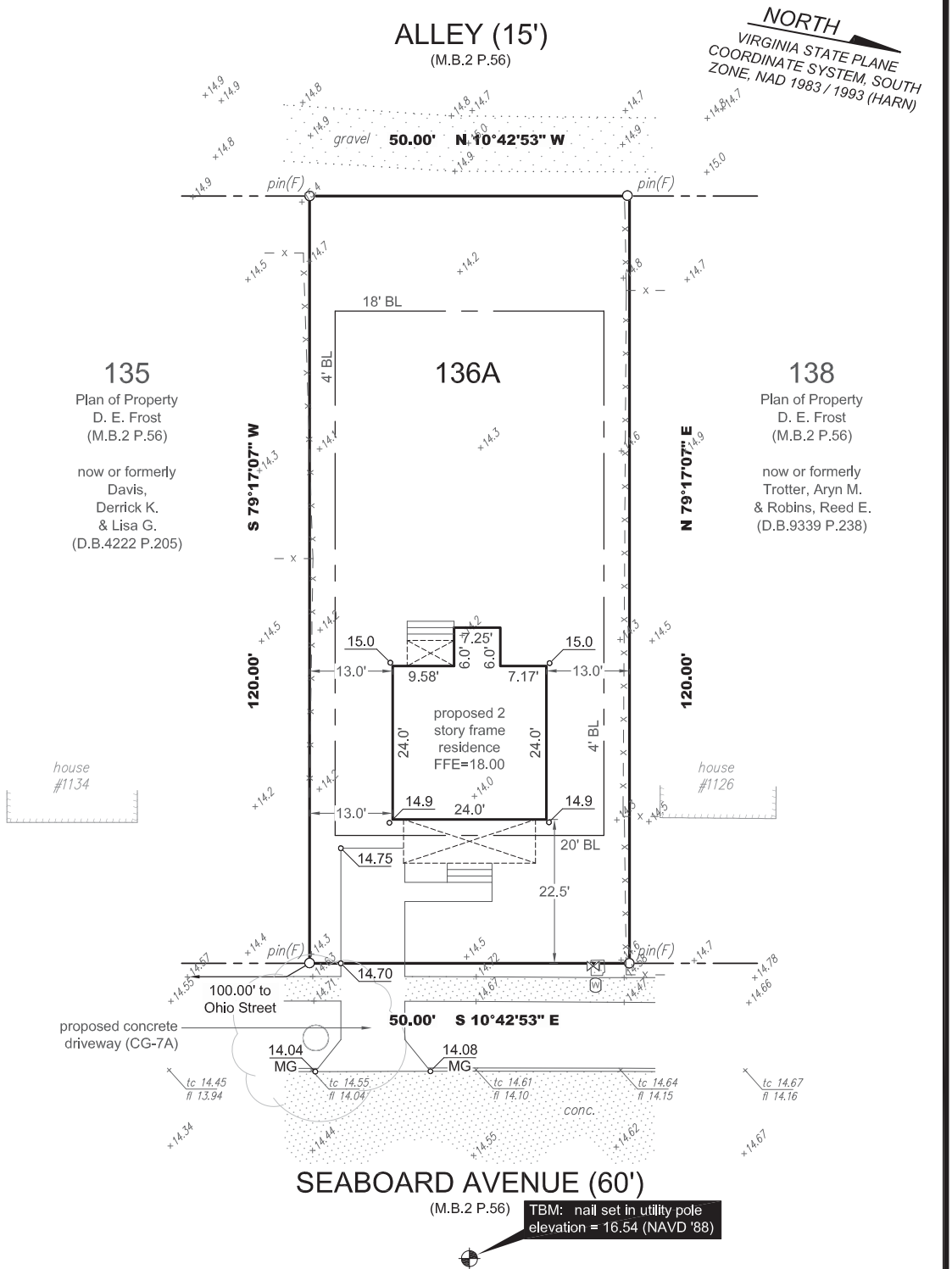
Side by Side Comparison

1311 Seaboard

Seaboard (Proposed)

Original proposal

1. This topographic survey was completed under the direct and responsible charge of Dennis Taflambas, L.S., from an actual ground survey made under my supervision; that the imagery and/or original data was obtained on December 23, 2019; and that this plat, map, or digital geospatial data including metadata meets minimum accuracy standards unless otherwise noted.
2. All elevations shown hereon are expressed in feet and based on NAVD 1988. Source: Chesapeake Station 112 (Elevation = 18.646)
3. This site appears to fall in flood zone(s) X as shown on the FIRM for the city of Chesapeake, map/panel 510034 0008 D, effective 12/16/14.



Graphic Scale 1" = 20'

0 10 20 40

DKT Associates
LAND SURVEYORS

1100 Granby Street, Suite 100
Norfolk, Virginia 23510

Tel. (757) 588-5888 www.DKTAssociates.com
Fax (757) 588-5880 dktassociates@gmail.com

COMMONWEALTH OF VIRGINIA
DENNIS TAFLAMBAS
Lic. No. 002189
2 / 20 / 20
LAND SURVEYOR

SITE PLAN
1128 Seaboard Avenue

LOT 36A - RESUBDIVISION PLAT OF LOTS 136-137, PLAN OF PROPERTY, D. E. FROST

Chesapeake, Virginia February 20, 2020

Proposed Layout

Job Number	20297	Drawing Scale	1" = 20'
Field Book	283A	Paper Size	Legal
CAD Technician	JSO	Revised Date	-
Reviewed By	DT	Sheet Number	3 of 3

1. This topographic survey was completed under the direct and responsible charge of Dennis Taflambas, L.S., from an actual ground survey made under my supervision; that the imagery and/or original data was obtained on December 23, 2019; and that this plat, map, or digital geospatial data including metadata meets minimum accuracy standards unless otherwise noted.
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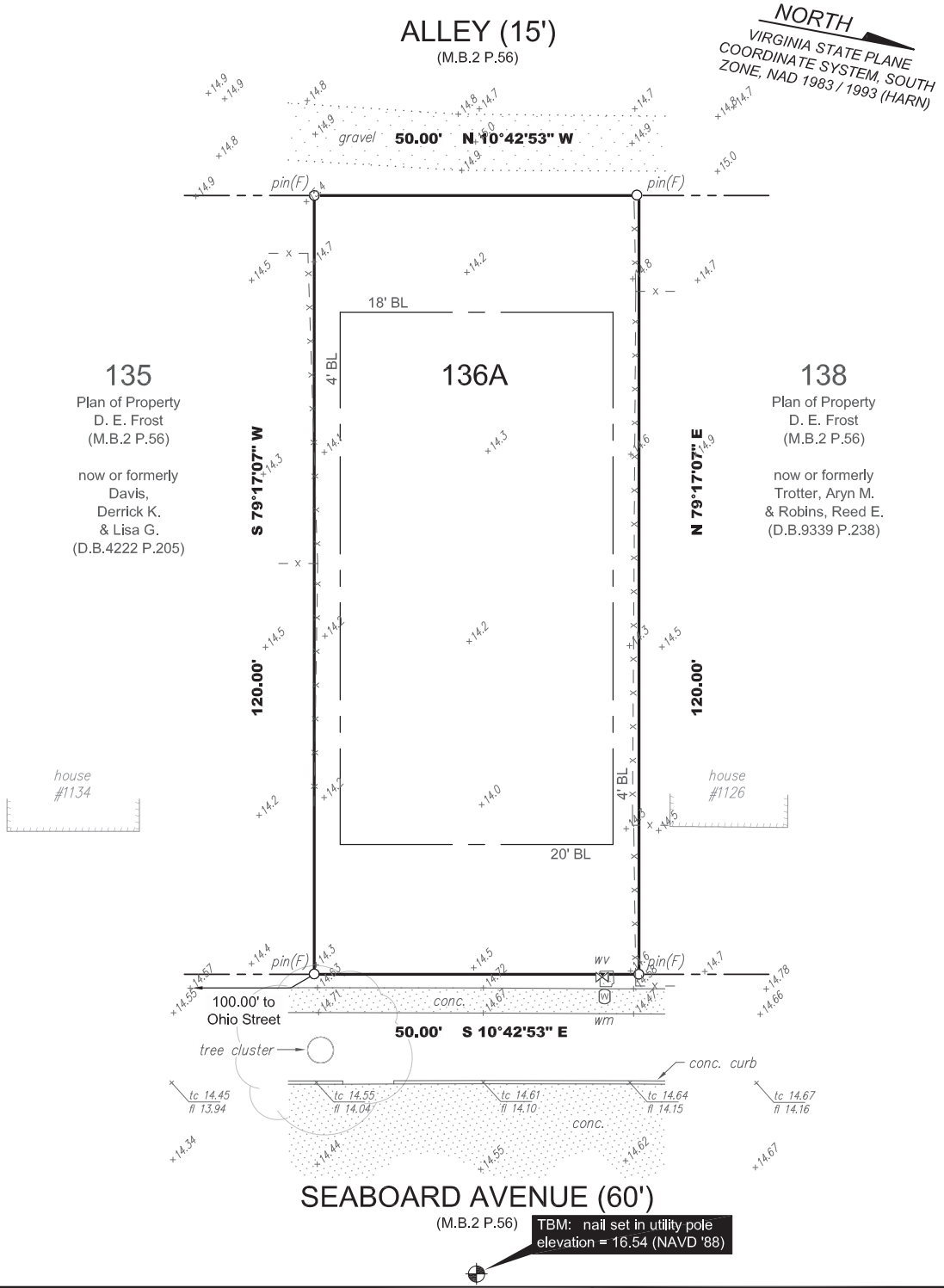

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COMMONWEALTH OF VIRGINIA
DENNIS TAFLAMBAS
Lic. No. 002189
2 / 20 / 20
LAND SURVEYOR

SITE PLAN
1128 Seaboard Avenue

LOT 36A - RESUBDIVISION PLAT OF LOTS 136-137, PLAN OF PROPERTY, D. E. FROST

Chesapeake, Virginia February 20, 2020

Existing Conditions

Job Number	20297	Drawing Scale	1" = 20'
Field Book	283A	Paper Size	Legal
CAD Technician	JSO	Revised Date	-
Reviewed By	DT	Sheet Number	1 of 3

THIS IS TO CERTIFY THAT I, EDWARD ALAN JORDAL, LS ON OCTOBER 4, 2019 SURVEYED THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE TITLE LINES, AS SHOWN IN (M.B. 2, PG. 56), AND THE WALLS OF THE BUILDINGS ARE SHOWN ON THIS PLAT. THE BUILDINGS STAND WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON THE PROPERTY, EXCEPT AS SHOWN.

OWEN & JORDAL, INC.:

BY: _____

COMMONWEALTH OF VIRGINIA
EDWARD ALAN
JORDAL
LIC. NO. 002311
10-11-2019
LAND SURVEYOR

GENERAL NOTES

1. THE PROPERTY SHOWN HEREON APPEARS TO FALL INSIDE FLOOD ZONE X (AREAS OF MINIMAL FLOOD HAZARD AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THE CITY OF CHESAPEAKE, VIRGINIA, COMMUNITY PANEL NO. 510034-0008-D, EFFECTIVE DATE: DECEMBER 16, 2014.

2. OWEN & JORDAL, INC. IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN HEREON. THIS SURVEY DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE SUBJECT TO FLOODING, FOR FURTHER INFORMATION, CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL.

3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ANY/ALL EASEMENTS OR RESTRICTIONS THAT MAY AFFECT SAID PROPERTY AS SHOWN.

4. THE EXISTENCE OF HAZARDOUS WASTES, VEGETATED WETLANDS, OR TIDAL WETLANDS WAS NEITHER INVESTIGATED NOR CONFIRMED DURING THE PERFORMANCE OF THIS SURVEY.

5. THIS SURVEY, TOGETHER WITH THE CONCEPTS AND DESIGNS HEREON, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. ANY OTHER USE, REUSE OF AND IMPROPER RELIANCE ON THIS SURVEY WITHOUT THE WRITTEN CONSENT OF OWEN & JORDAL, INC. SHALL BE WITHOUT LIABILITY TO OWEN & JORDAL, INC.

REVISION SCHEDULE	
DATE	REVISIONS

OWEN & JORDAL
SURVEYORS · PLANNERS

2707 POINCIANA DRIVE
VIRGINIA BEACH, VIRGINIA, 23451
PH. (757) 481-4952 • FAX. (757) 481-4952
eajordal@verizon.net

GENERAL NOTES

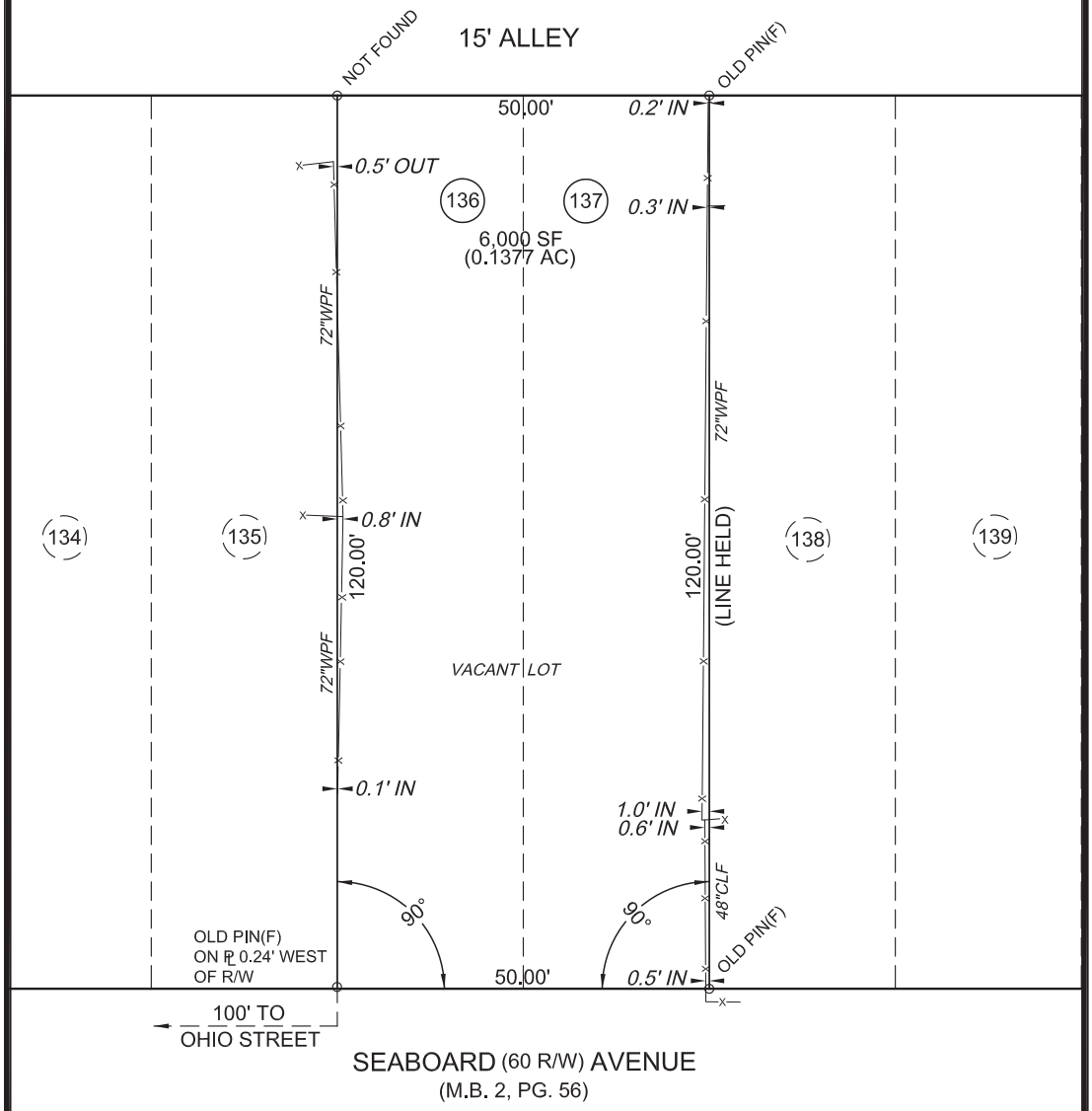
SHEET 1 OF 2

PHYSICAL SURVEY
OF
LOTS 136 AND 137
PLAT OF
"D.E. FROST PLAT"
(M.B. 2, PG. 56)
(RECORDED IN NORFOLK COUNTY–NOW CHESAPEAKE)
CHESAPEAKE, VIRGINIA
EXCLUSIVELY FOR
HABITAT FOR HUMANITY OF SOUTH HAMPTON ROADS, INC.

CAD:EAJ	DWG:19-0068PS	DATE: OCTOBER 9, 2019	SCALE: N/A	FB: 26 PG: 24	JN: 2019-0068

BY: _____

COMMONWEALTH OF VIRGINIA
EDWARD ALAN JORDAL
LIC. NO. 002311
10-11-2019
LAND SURVEYOR



SURVEY

SHEET 2 OF 2

OWEN & JORDAL
SURVEYORS · PLANNERS

2707 POINCIANA DRIVE
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PHYSICAL SURVEY
OF
LOTS 136 AND 137
PLAT OF
"D.E. FROST PLAT"
(M.B. 2, PG. 56)
(RECORDED IN NORFOLK COUNTY-NOW CHESAPEAKE)
CHESAPEAKE, VIRGINIA
EXCLUSIVELY FOR
HABITAT FOR HUMANITY OF SOUTH HAMPTON ROADS, INC.

CAD:EAJ	DWG:19-0068PS	DATE: OCTOBER 9, 2019	SCALE:1"=20'	FB: 26 PG: 24	JN: 2019-0068

HABITAT FOR HUMANITY OF SOUTH HAMPTON ROADS, INC.

1128 SEABOARD AVE.

CHESAPEAKE, VIRGINIA
PLAN TYPE: HOLLAND

PERMIT DATE: 12.12.2019

CKCo PROJECT NO. 21525.06

BUILDING INFORMATION

CODE INFORMATION:

- 2012 VIRGINIA RESIDENTIAL BUILDING CODE

SQUARE FOOTAGE:

CONDITIONED:
FIRST 619 GSF
SECOND 526 GSF
1145 GSF

PORCH: 175 SF

PROJECT GENERAL NOTES

1. A.I.A. DOCUMENT A201, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, 2007 EDITION, ARTICLES 1 THROUGH 14 INCLUSIVE, IS PART OF THIS CONTRACT AND IS INCORPORATED HEREIN AS IF SET FORTH HEREIN. AN ORIGINAL COPY OF THIS DOCUMENT IS ON FILE AT THE OFFICE OF THE ARCHITECT, AVAILABLE ON REQUEST.

2. ALL CONSTRUCTION SHALL COMPLY WITH THE 2015 VIRGINIA INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS. UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES.

3. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK ON THE PROJECT, AND HE SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS PLANS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR OR ANY SUBCONTRACTORS, OR ANY OF THE CONTRACTOR'S OR SUBCONTRACTOR'S EMPLOYEES OR AGENTS, OR ANY PERSON PERFORMING ANY OF THE WORK ON THE PROJECT.

4. THE PROJECT WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, COUNTY AND/OR CITY REGULATIONS. ALL BUILDING PERMITS AND OTHER PERMITS SHALL BE OBTAINED AS REQUIRED BEFORE STARTING WORK.

5. UNLESS NOTED OTHERWISE, THE SUBJECT OF ALL IMPERATIVE SENTENCES IS THE CONTRACTOR. FOR EXAMPLE, "PROVIDE AND INSTALL . . . " MEANS "CONTRACTOR SHALL PROVIDE AND INSTALL. . . ."

6. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE STIPULATIONS OF LOCAL AUTHORITIES.

7. THE GENERAL CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND FIELD CONDITIONS, WHEN, IN THE OPINION OF THE GENERAL CONTRACTOR, A DISCREPANCY OR OMISSION EXISTS, HE SHALL PROMPTLY REPORT IT TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. CONTRACTOR SHALL VISIT THE SITE PRIOR TO START TO VERIFY EXISTING SITE CONDITIONS WHICH WILL AFFECT THE NEW CONSTRUCTION.

8. ALL DIMENSIONS INDICATED IN THE DRAWING ARE TO FACE OF MASONRY, FACE OF WOOD OR METAL STUD, CENTERLINE OF COLUMN OR FACE OF CONCRETE. DO NOT SCALE THESE DRAWINGS.

9. THE WORK INCLUDES ALL CONSTRUCTION MATERIALS, LABOR, EQUIPMENT, AND SERVICES REQUIRED BY THE DRAWINGS, AND RELATED CONTRACT DOCUMENTS. THIS INCLUDES LABOR, MATERIALS, ETC. EVEN IF NOT EXPLICITLY REQUIRED IN THE DOCUMENTS, AS REQUIRED TO COMPLETE THE PROJECT AND PROVIDE PROJECT SAFETY AND SECURITY.

10. THE CONTRACTOR SHALL BEAR ALL RESPONSIBILITY FOR CORRECTIVE ACTION DUE TO THE CONTRACTOR'S FAILURE TO COORDINATE THE WORK.

11. THE GENERAL CONTRACTOR SHALL SUPPLY ALL MISCELLANEOUS BLOCKING, BRACING, METAL TRIM, FASTENERS AND HARDWARE NECESSARY TO COMPLETE THE WORK. ALL EXPOSED WOOD BLOCKING AND WOOD MATERIALS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE TREATED.

12. PROVIDE SOLID BLOCKING IN WALLS AT ALL CASEWORK, SHELVES, TOILET ACCESSORIES, LEDGERS, ETC.

13. UNLESS INDICATED OTHERWISE, ALL NOTES, DETAILS AND FEATURES DRAWN AS APPLICABLE FOR ONE CONDITION SHALL BE APPLICABLE TO SIMILAR CONDITIONS WHETHER OR NOT IT IS SPECIFICALLY INDICATED OR NOTED.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.

15. ALL BUILDING MATERIALS WHICH ARE STORED AT THE SITE OR ANY AREA OF THE BUILDING ARE TO BE SECURED. ACCESS TO THE AREA TO BE CONTROLLED BY THE OWNER, OR THE GENERAL CONTRACTOR. ALL MATERIALS TO BE STORED IN AN ORDERLY FASHION.

16. DEBRIS, DIRT AND DUST TO BE KEPT TO A MINIMUM AND CONFINED TO THE IMMEDIATE CONSTRUCTION AREA. DEBRIS, DIRT, AND DUST TO BE CLEANED UP AND CLEARED FROM THE BUILDING SITE PERIODICALLY TO AVOID EXCESSIVE ACCUMULATION. CONTRACTOR SHALL FURNISH OWN TRASH DISPOSAL.

17. ALL HANDRAIL ASSEMBLIES AND GUARDRAIL SYSTEMS SHALL RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP, AND HAVE ATTACHMENT DEVICES AND SUPPORTING STRUCTURE TO TRANSFER THIS LOADING TO APPROPRIATE ELEMENTS OF THE BUILDING. (SECTION 1607.7.1.1)

18. INTERMEDIATE RAILS AND BALUSTERS AND PANEL FILLERS SHALL WITHSTAND A HORIZONTAL LOAD OF 50 POUNDS PER SQUARE FOOT. (SECTION 1607.7.1.2)

19. ALL WOOD IN CONTACT WITH CONCRETE, MASONRY OR SIMILAR MATERIALS SHALL BE PRESSURE TREATED (PT). ALL WOOD USED FOR EXTERIOR OR IN CONTACT WITH MASONRY AND CONCRETE SHALL BE ACQ PRESSURE PRESERVATIVE TREATED UNLESS OTHERWISE NOTED.

20. COORDINATE ALL UTILITY CONNECTIONS WITH FIXTURES, SWITCHING AND APPLIANCES TO ACCOMODATE LAYOUT AS INDICATED. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

21. ALL CASEWORK TO BE SELECTED BY OWNER. SCRIBE ALL CASEWORK SURFACES TO FLOORS, WALLS, SOFFITS, ETC.

22. ALL HVAC, ELECTRICAL AND PLUMBING WORK IS TO BE DESIGNED BUILD. COORDINATE LOCATIONS OF FIXTURES, VENTS, SWITCHES AND EQUIPMENT WITH OWNER.

23. INSTALL SMOKE ALARMS IN EACH SLEEPING ROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. ELECTRICAL WORK TO BE DESIGN BUILD. ALARM DEVICES SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS.

24. EXTERIOR WALL HEADERS- ALL OPENING WIDTHS 0'-0" UP TO 3'-6" SHALL BE (2) 2X8's WITH ONE JACK STUD ON EACH END UNLESS OTHERWISE NOTED. ALL OTHER EXTERIOR WALL HEADERS TO BE DESIGNED BY OWNER/ CONTRACTORS/ TRUSS MANUFACTURERES.

DRAWING TITLES

PAGE NO.	SHEET NO.	SHEET TITLE	DATE PREPARED	DATE REVISED
		TITLE SHEETS		
	T001	TITLE SHEET	12.12.2019	
		ARCHITECTURAL DRAWINGS		
	A101	PLANS AND SCHEDULES	12.12.2019	
	A102	ELEVATIONS	12.12.2019	
	A103	SECTIONS AND DETAILS	12.12.2019	
	A104	BRACED WALL CALCULATIONS	12.12.2019	

MATERIAL LEGEND

BRICK, CONCRETE BLOCK, CONCRETE, BATT INSULATION, RIGID INSULATION, STRUCT. STEEL, WD. FRAMING BLOCKING, PLYWOOD, EARTH, GYPSUM BOARD, WOOD, FINISH, WWF

REFERENCE LEGEND

NORTH ARROW; U/240 A — SPEC DIVISION: ELEVATION NOTE; A1 / A100 — ELEVATION NO. / SHEET NO.: ELEVATION; A1 / A100 — SECTION NO. / SHEET NO.: SECTION CUT; A1 / A100 — DETAIL NO. / SHEET NO.: DETAIL; X: PARTITION TYPE; C1 / C4 / A1300 / C2 / C3: INT. ELEVATION; 000 ROOM: ROOM NAME; 101 — REFER DOOR SCHEDULE: DOOR NUMBER; A — REFER WINDOW SCHEDULE: WINDOW; 1: REVISION; ELEV. MARK; U/240A — SPEC DIVISION: SECTION NOTE

DOOR/WINDOW TYPES

PAIR SWING, SINGLE SWING, POCKET DOOR, DOUBLE ACTING DOOR, DOOR W/ GL. SIDELIGHT, HM WIND. OR STOREFRONT, CASED OPENING, OVERHEAD DOOR, SLIDING DOOR, BI-FOLD DOOR, HORIZ. EXIT

ABBREVIATIONS

ABV.	ABOVE
A.F.F.	ABOVE FINISHED FLOOR
A.S.C.	ABOVE SUSPENDED CEILING
ACOUS.	ACOUSTICAL
ADJ.	ADJUSTABLE
AGG.	AGGREGATE
A.C.	AIR CONDITIONING
ALT.	ALTERNATE, ALTERNATING
AL.	ALUMININUM
A.B.	ANCHOR BOLT
ANG.	ANGLE
ANOD.	ANODIZED
APPROX.	APPROXIMATE
ARCH.	ARCHITECT, ARCHITECTURAL
A.D.	AREA DRAIN
ASPH.	ASPHALT
@	AT
AUTO.	AUTOMATIC
BM.	BEAM
BRG.	BEARING
BTW.	BETWEEN
BLK.	BLOCK
BLKG.	BLOCKING
BD.	BOARD
BOT	BOTTOM
B.O.P.C.	BOTTOM OF PRECAST CONCRETE
BLDG.	BUILDING
B.U.R.	BUILT UP ROOFING
B.O.	BY OTHERS
CAB.	CABINET
CPT.	CARPET
C. OPNG.	CASED OPENING
C.I.	CAST IRON
CB.	CATCH BASIN
CEIL., CL.G.	CEILING
CEM.	CEMENT
CTR.	CENTER
CTD.	CENTERED
CM.	CENTIMETER
CER.	CERAMIC
C.T.	CERAMIC TILE
CR.	CHROMIUM PLATE
CIR.	CIRCLE
CIRCUM.	CIRCUMFERENCE
C.O.	CLEAN OUT
CLR.	CLEAR
CLOS.	CLOSET
COL.	COLUMN
COMP.	COMPACT, COMPUTER
CONC.	CONCRETE
C.M.U.	CONCRETE MASONRY UNIT
CONN.	CONNECTION, CONNECT
CONST.	CONSTRUCTION, CONSTRUCT
CONT.	CONTINUOUS
C.J.	CONTROL JOINT
COORD.	COORDINATE
CORR.	CORRIDOR
CTR.	COUNTER
C.S.	COUNTER SINK
CU. FT.	CUBIC FOOT, CUBIC FEET
CU. YD.	CUBIC YARD
D.L.	DEAD LOAD
DEPT.	DEPARTMENT
DTL.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
D.W.	DISH WASHER
DISP.	DISPOSAL
DR.	DOOR
DBL.	DOUBLE
D.A.	DOUBLE ACTING
D.H.	DOUBLE HUNG
D.C.J.	DOWELED CONTROL JOINT
DN.	DOWN
D.S.	DOWN SPOUT
DN.LT.	DOWN LIGHT
DWR.	DRAWER
DWG.	DRAWING
D.F.	DRINKING FOUNTAIN
EA.	EACH
E.	EAST
ELEC.	ELECTRIC
E.W.C.	ELECTRIC WATER COOLER
EL.	ELEVATION
ELEV.	ELEVATOR
EMER.	EMERGENCY
ENCL.	ENCLOSURE, ENCLOSE
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXH.	EXHAUST
EXIST.	EXISTING
EXPAN.	EXPANSION
E.J.	EXPANSION JOINT
EXP.	EXPOSED
EXT.	EXTERIOR
F.W.C.F.C.B.	FABRIC WALL COVERING
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
FAS.	FASTEN, FASTENED
FIN.	FINISH
F.F.	FINISHED FLOOR
F.F.E.	FINISHED FLOOR ELEVATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.H.S.	FIRE HOSE STATION
F.S.P.	FIRE STAND PIPE
F.H.M.S	FLAT HEAD MACHINE SCREW
FLR.	FLOOR
F.D.	FLOOR DRAIN
FLUR.	FLUORESCENT
F.H.M.	FLUSH HOLLOW METAL
F.S.W.D.	FLUSH SOLID CORE WOOD DOOR
FT.	FOOT, FEET
FTG.	FOOTING
FDN.	FOUNDATION
FR.	FRAME
F.S.	FULL SIZE
FUR.	FURRED, FURRING
FUT.	FUTURE
GALV.	GALVANIZED
GA.	GAUGE
GL.	GLASS, GLAZING, GLAZED
G.B.	GRAB BAR, GRADE BEAM
GND.	GROUND
GT.	GROUT
GYP.	GYPSUM
G.W.B.	GYPSUM WALL BOARD
HDW.	HARDWARE
HDWD.	HARDWOOD
HDR.	HEADER
HVAC.	HEATING, VENTILATING, AIR COND'G
H.D.	HEAVY DUTY
H.W.	HEAVYYWEIGHT, HOT WATER
HT.	HEIGHT
H.P.	HIGH POINT
H.C.	HOLLOW CORE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
H.B.	HOSE BIB
HR.	HOUR
INC.AN.	INCANDESCENT
I.D.	INSIDE DIAMETER
INSUL. GL.	INSULATED GLAZING
INSUL.	INSULATION
INT.	INTERIOR
INV.	INVERT
JAN.	JANITOR
JT.	JOINT
JST.	JOIST
J. BOX	JUNCTION BOX
K.	KIPS
KIT.	KITCHEN
LAB.	LABORATORY
LAM.	LAMINATE
LAV.	LAVATORY
L.H.	LEFT HAND
L.B.	LIGHT BULB
L.T., LTG.	LIGHT, LIGHTING
LIN.	LINEN
L.L.	LIVE LOAD
L.VR.	LOUVER
L.P.	LOW POINT
L.V.	LOW VOLTAGE
M.H.	MAN HOLE
MFR.	MANUFACTURER
MAS.	MASONRY
M.O.	MASONRY OPENING
MATL.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
M.C.	MEDICINE CABINET
MED.	MEDIUM
MEMB.	MEMBRANE
MTL.	METAL
M.C.	METAL CHANNEL
M.	METER
MM.	MILLIMETER
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MULL.	MULLION
N.R.	NOISE REDUCTION
N.R.C.	NOISE REDUCTION COEFFICIENT
NOM.	NOMINAL
N.	NORTH
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NO. OR #	NUMBER
OBS.	OBSCURE
OFF., OFC.	OFFICE
O.C.	ON CENTER
OPNG.	OPENING
OPP.	OPPOSITE
OPP'HD.	OPPOSITE HAND
O.O.	OUT TO OUT
O.D.	OUTSIDE DIAMETER
O.F.	OVER FLOW
O.A.	OVERALL
OVHD.	OVERHEAD
PTD.	PAINT, PAINTED
PR.	PAIR
PNL.	PANEL
P.H.	PAPER HOLDER
PAR.	PARALLEL
PART.	PARTITION
P.E.	PASSENGER ELEVATOR
PERF.	PERFORATED
PLAS. LAM.	PLASTIC LAMINATE
PLAS.	PLASTIC, PLASTER
PL.	PLATE
PLYWD.	PLYWOOD
PT.	POINT
P.C.	POINT OF CURVE, PULL CHAIN
POL. PL. GL.	POLISHED PLATE GLASS
PVC.	POLYVINYL CHLORIDE
P.C.F.	POUNDS PER CUBIC FOOT
P.L.F.	POUNDS PER LINEAL FOOT
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
P.C.	PRECAST CONCRETE
PROP.	PROPERTY
P.L.	PROPERTY LINE
Q.T.	QUARRY TILE
RAD. OR R.	RADIUS
REC'D	RECESSED, RECEIVED
REF.	REFER, REFERENCE
REFR.	REFRIGERATOR
REINF.	REINFORCE, REINFORCED
R.C.P.	REINFORCED CONCRETE PIPE
REQ'D	REQUIRED
RESIL.	RESILIENT
R.A.	RETURN AIR
REV.	REVISION, REVISED
R.O.W.	RIGHT OF WAY
R	RISER
R & S	ROD AND SHELF
R.D.	ROOF DRAIN
R.T.U.	ROOF TOP UNIT
RM.	ROOM
R.O.	ROUGH OPENING
R.S.	ROUGH SAWN
S.TRTD.	SALT TREATED
S.N.D.	SANITARY NAPKIN DISPENSER
S.N. DISP.	SANITARY NAPKIN DISPOSAL
S.C.J.	SAW CUT JOINT
SCHED.	SCHEDULE
SECT.	SECTION
SHT.	SHEET
SHT.V.	SHEET VINYL
SH.	SHELF, SHELVES
SHR.	SHOWER
SIM.	SIMILAR
SL.	SLAB
S.C.	SOLID CORE
S.	SOUTH
SP.AND	SPANDREL
SP. GL.	SPANDREL GLAZING
SQ.	SQUARE
S.F.	SQ. FEET, SQ. FOOT, SQ. FOOTAGE
S.S.	STAINLESS STEEL, SERVICE SINK
STD.	STANDARD
S.P.	STARTING POINT
STA.	STATION
STL.	STEEL
STO.	STORAGE
ST.	STREET
STRUC.	STRUCTURAL
SF. MTD.	SURFACE MOUNTED
SUSP.	SUSPENDED
S.A.T.	SUSPENDED ACOUSTICAL TILE
SYM.	SYMMETRICAL
TEL.	TELEPHONE
T.V.	TELEVISION
TEMP. GL.	TEMPERED GLAZING
TER.	TERRAZZO
THK.	THICK, THICKNESS
TOIL.	TOILET
T.A.	TOILET ACCESSORY
T.P.H.	TOILET PAPER HOLDER

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Project No.	21525.06
Date	12.12.19
Scale	NO SCALE
Drawn	JMB
Checked	JGM

REVISIONS

MARK	DATE	INITIAL

TITLE SHEET

SHEET

HABITAT FOR HUMANITY OF SOUTH HAMPTON ROADS, INC.:
1128 SEABOARD AVE.
CHESAPEAKE, VIRGINIA
PLAN TYPE: HOLLAND

COMMISSION

T100

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PLOT DATE: 12/12/21
21525_03_T100_Holland
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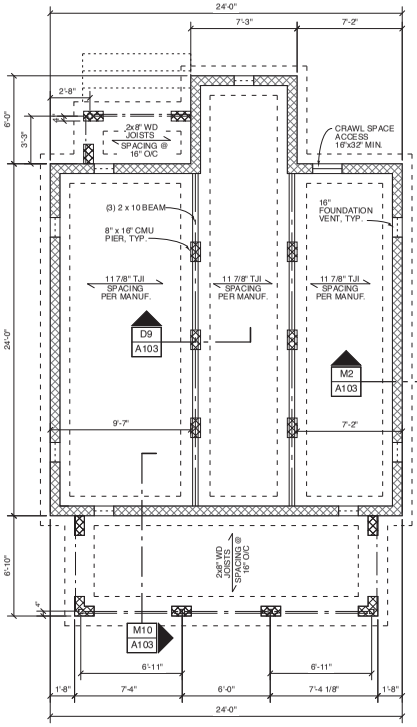
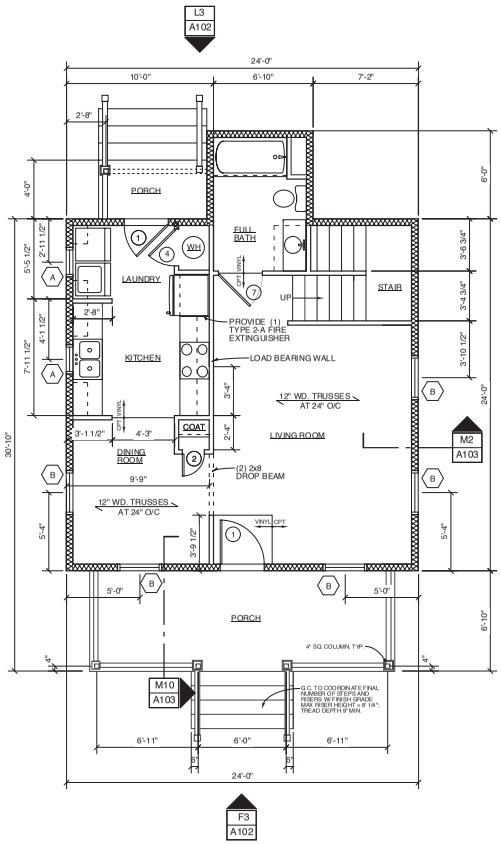


J2 A101 FOUNDATION PLAN - HOLLAND

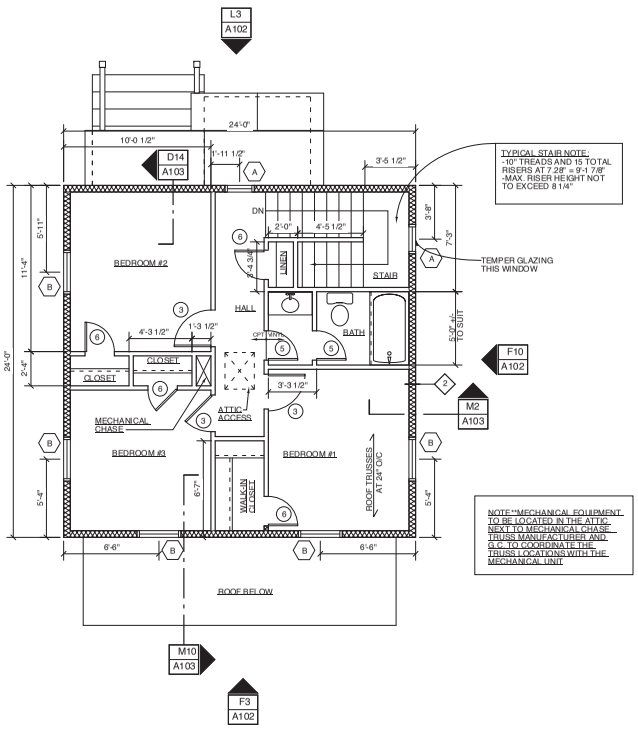
SCALE: 1/4" = 1' - 0"



J6 A101 FIRST FLOOR PLAN - HOLLAND

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

619 G.S.F.



J12 A101 SECOND FLOOR PLAN - HOLLAND

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

526 G.S.F.

TYPICAL CONSTRUCTION NOTES

1. G.C. TO STEP FOUNDATION FOOTINGS AS NEEDED TO ACCOMMODATE SITE GRADING. BOTTOM OF FOOTER SHALL BE BELOW THE FROST LINE.
2. ~700± FT OF CRAWL SPACE/ 150 = 4.6 REQUIRED VENTS (W/ 1 SQ FT MIN OPENING AREA EA). 6 VENTS PROVIDED. INSTALL VENTS 3' FROM EXTERIOR CORNER.
3. SOUTHERN YELLOW PINE #2 (SYP #2) OR BETTER SHALL BE USED FOR ALL FRAMING.
4. ALL HEADERS SHALL HAVE EITHER 1/2" PLYWOOD (OR OSB) SHEATHING BETWEEN FRAMING MEMBERS OR SHALL BE INSULATED TO AN R-3 VALUE.
5. ALL CONVENTIONALLY FRAMED CORNERS MUST HAVE R-3 FOAM INSTALLED IN THE NARROW SPACE BETWEEN THE VERTICAL STUDS.
6. USE MOISTURE MOLD BOARD AT ALL WET LOCATIONS.
7. AT BATHTUB WALLS AND SHOWER WALLS AND FLOORS USE A NONABSORBENT SURFACE UP TO 6' MIN. IN HEIGHT.
8. A NONABSORBENT SURFACE SHALL ALSO BE USED AS A BACKER FOR ALL TILE INSTALLATIONS WHERE TILE WILL BE DIRECTLY EXPOSED TO WATER OR HIGH HUMIDITY.
9. ATTIC ACCESS PULL DOWN LADDERS SHALL BE CONSTRUCTED TO CONTAIN INSULATION SPILL OVER, GASKETED, AND INSULATED W/ A R-3 NON-COMBUSTIBLE FOAM BOARD.

DOOR SCHEDULE

DOOR			FRAME	HARDWARE
NO.	SIZE	MATERIAL	MATERIAL	
1	3'-0"x6'-8"x1-3/4"	INSULATED STEEL	WOOD	MANUF. LOCKSET
2	1'-6"x6'-8"x1-3/4"	3 PANEL MOLDED COMPOSITE WOOD	WOOD	PASSAGE
3	2'-6"x6'-8"x1-3/8"	6 PANEL MOLDED COMPOSITE WOOD	WOOD	PRIVACY
4	2'-6"x6'-8"x1-3/8"	6 PANEL MOLDED COMPOSITE WOOD	WOOD	PASSAGE
5	2'-0"x6'-8"x1-3/8"	6 PANEL MOLDED COMPOSITE WOOD	WOOD	PRIVACY
6	2'-0"x6'-8"x1-3/8"	6 PANEL MOLDED COMPOSITE WOOD	WOOD	PASSAGE
7	3'-0"x6'-8"x1-3/8"	6 PANEL MOLDED COMPOSITE WOOD	WOOD	PRIVACY

PARTITION TYPES

1 TYPICAL INTERIOR WALL PARTITION TYPE U.O.N.:
-2x4 WOOD STUD WITH 1/2" G.W.B. ON BOTH SIDES.
-USE MOISTURE/ MOLD RESITANT GWB AT ALL WET LOCATIONS
-SEE PLANS FOR LOCATIONS OF INTERIOR ACCOUSTICAL INSULATION

WINDOW SCHEDULE

A 2'-0"x3'-0"; SINGLE HUNG, THERMALLY BROKEN, W/ INSULATED GLASS & SCREEN

B 3'-0"x5'-0"; SINGLE HUNG, THERMALLY BROKEN, W/ INSULATED GLASS & SCREEN

NOTE:
1. TYPE "B" WINDOWS SHALL MEET THE MINIMUM WIDTH, 20", AND HEIGHT, 24", 5.0 S.F. MINIMUM FIRST FLOOR ONLY, 5.7 S.F. MINIMUM SECOND FLOOR, DIMENSIONS REQUIRED BY THE 2012 VIRGINIA RESIDENTAL CODE SECTION R310.1.1.
2. ALL GLAZING TO MEET IRC CODE REQUIREMENTS WITH A U-FACTOR ≤ .35
3. G.C. TO TRIM WINDOW JAMBS W/ DRYWALL AND WINDOW SILLS W/ WOOD.
4. ONE OF THE TYPE "B" WINDOWS ON THE SECOND FLOOR NEEDS TO BE A DRYWALL WINDOW WITH A REMOVABLE TOP SASH.

WOOD HEADER SCHEDULE

	OPENING	SIZE	JACK STUDS	FULL HT. STUDS
EXTERIOR	0'-0" - 3'-6"	2-2X8	2	
INTERIOR	0'-0" - 3'-6"	2-2X8	1	

FINISH SCHEDULE

ROOM NAME	FLOOR	BASE	WALL MATERIAL	WALL FINISH	CEILING MATERIAL	CEILING HEIGHT
LIVING ROOM	CARPET	WOOD	GWB	PAINT	GWB	MAX.
DINING ROOM	CARPET	WOOD	GWB	PAINT	GWB	MAX.
KITCHEN	SHT VINYL	WOOD	GWB	PAINT	GWB	MAX.
LAUNDRY	SHT VINYL	WOOD	GWB	PAINT	GWB	MAX.
MECH EQUIP	SHT VINYL	WOOD	GWB	PAINT	GWB	MAX.
COAT CLOSET	CARPET	WOOD	GWB	PAINT	GWB	MAX.
HALL	CARPET	WOOD	GWB	PAINT	GWB	MAX.
BEDROOM	CARPET	WOOD	GWB	PAINT	GWB	MAX.
CLOSET	CARPET	WOOD	GWB	PAINT	GWB	MAX.
WALK-IN CLOSET	CARPET	WOOD	GWB	PAINT	GWB	MAX.
BATH	SHT VINYL	WOOD	GWB	PAINT	GWB	MAX.
LINEN	CARPET	WOOD	GWB	PAINT	GWB	MAX.

NOTE: -3 1/4" COLONIAL BASE
-2 1/4" COLONIAL CASING.

DESIGN LOADS

LIVE LOADS (PER IBC):	
FLOOR LIVE LOAD	40 PSF
ROOF LIVE LOAD	20 PSF
DEAD LOADS (PER IBC):	
FLOOR DEAD LOAD	15 PSF
ROOF DEAD LOAD	15 PSF
SNOW LOADS:	
GROUND SNOW LOAD	10 PSF
SNOW EXPOSURE FACTOR (Cs)	1.0
SNOW LOAD IMPORTANCE FACTOR (I)	1.0
ROOF THERMAL FACTOR (Ct)	1.0
WIND LOADS:	
BASIC WIND SPEED (3-SECOND GUST)	100 MPH
WIND LOAD IMPORTANCE FACTOR (I)	1.0
WIND EXPOSURE	B
OCCUPANCY CATEGORY	II
INTERNAL PRESSURE COEFFICIENT (GCpi)	+/-0.18
COMPONENTS AND CLADDING: LOADS SHALL BE DESIGNED BY THE PRODUCT MANUFACTURER	

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Project No.	21525.06
Date	12.12.19
Scale	1/4" = 1'-0"
Drawn	JMB
Checked	JDL

REVISIONS

MARK	DATE	INITIAL

PLANS AND SCHEDULES

SHEET

HABITAT FOR HUMANITY OF SOUTH HAMPTON ROADS, INC.:
1128 SEABOARD AVE
CHESAPEAKE, VIRGINIA
PLAN TYPE: HOLLAND

COMMISSION

A101

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PLOT DATE: 12/12/2019
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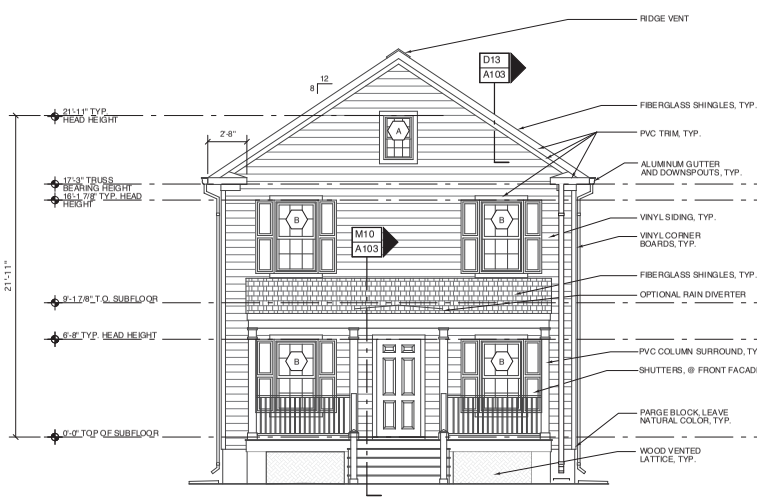
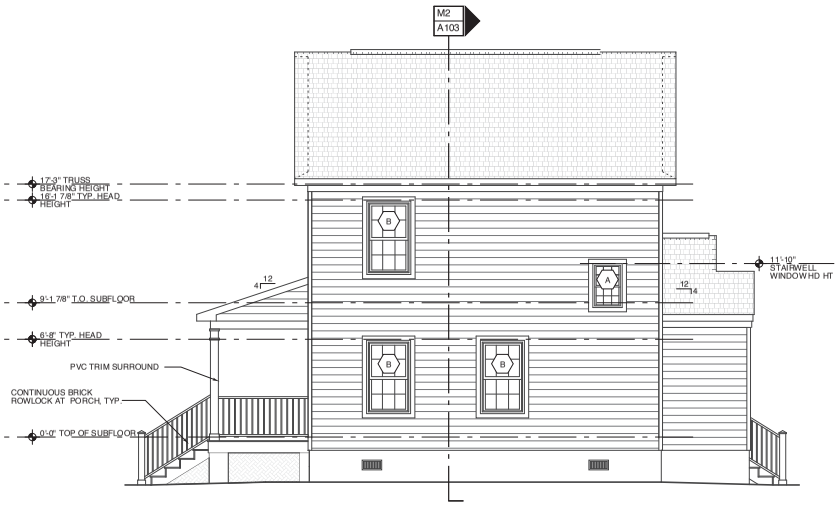
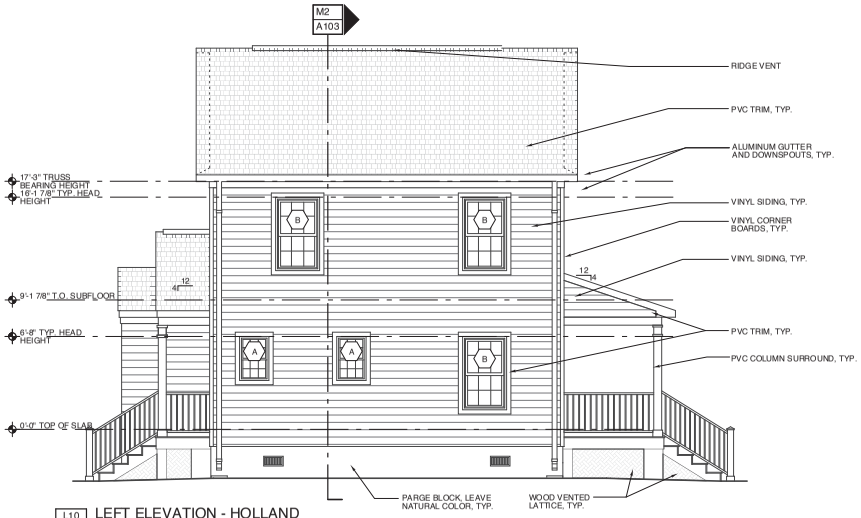


F3 FRONT ELEVATION - HOLLAND
A102 SCALE: 1/4" = 1' - 0"



F10 RIGHT ELEVATION - HOLLAND
A102 SCALE: 1/4" = 1' - 0"

L3 REAR ELEVATION - HOLLAND
A102 SCALE: 1/4" = 1' - 0"



L10 LEFT ELEVATION - HOLLAND
A102 SCALE: 1/4" = 1' - 0"

ROOF VENT CALCULATIONS

ROOF AREA	ROOF AREA SQ. FT.	ROOF AREA SQ. IN.	ROOF VENT REQ'S (SQ. IN) 1/300	HIGH VENT PROVIDED (MAX 50%)	LOW VENT PROVIDED	TOTAL PROVIDED (SQ. IN)
HIGH ROOF	576 SQ. FT.	82944 SQ. IN.	276	17'-0" RIDGE VENT = 238 SQ. IN.	48'-0" SOFFIT VENT = 240 SQ. IN.	478 SQ. IN.
LOW ROOF	84 SQ. FT.	12096 SQ. IN.	40	3'-0" RIDGE VENT = 42 SQ. IN.	11'-0" SOFFIT VENT = 55 SQ. IN.	97 SQ. IN.

HIGH VENTILATION: RIDGE VENT - 14 SQ. IN. NET FREE AREA PER LINEAR

LOW VENTILATION: SOFFIT VENT - 5 SQ. IN. NET FREE AREA PER LINEAR

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ARCHITECTURE
2533 VIRGINIA BEACH BOULEVARD
VIRGINIA BEACH, VIRGINIA • 23452 - 7635
Voice 757-451-0033 • Facsimile 757-463-0330
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COMMONWEALTH OF VIRGINIA
LAWRENCE J. KLIEWER, JR.
No. 000 59 60
ARCHITECT
12/12/19

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Project No.	21525.06
Date	12.12.19
Scale	1/4" = 1'-0"
Drawn	JMB
Checked	JDL

REVISIONS

MARK	DATE	INITIAL

ELEVATIONS

SHEET

HABITAT FOR HUMANITY OF SOUTH HAMPTON ROADS, INC.:

1128 SEABOARD AVE.

CHESAPEAKE, VIRGINIA
PLAN TYPE: HOLLAND

COMMISSION

A102

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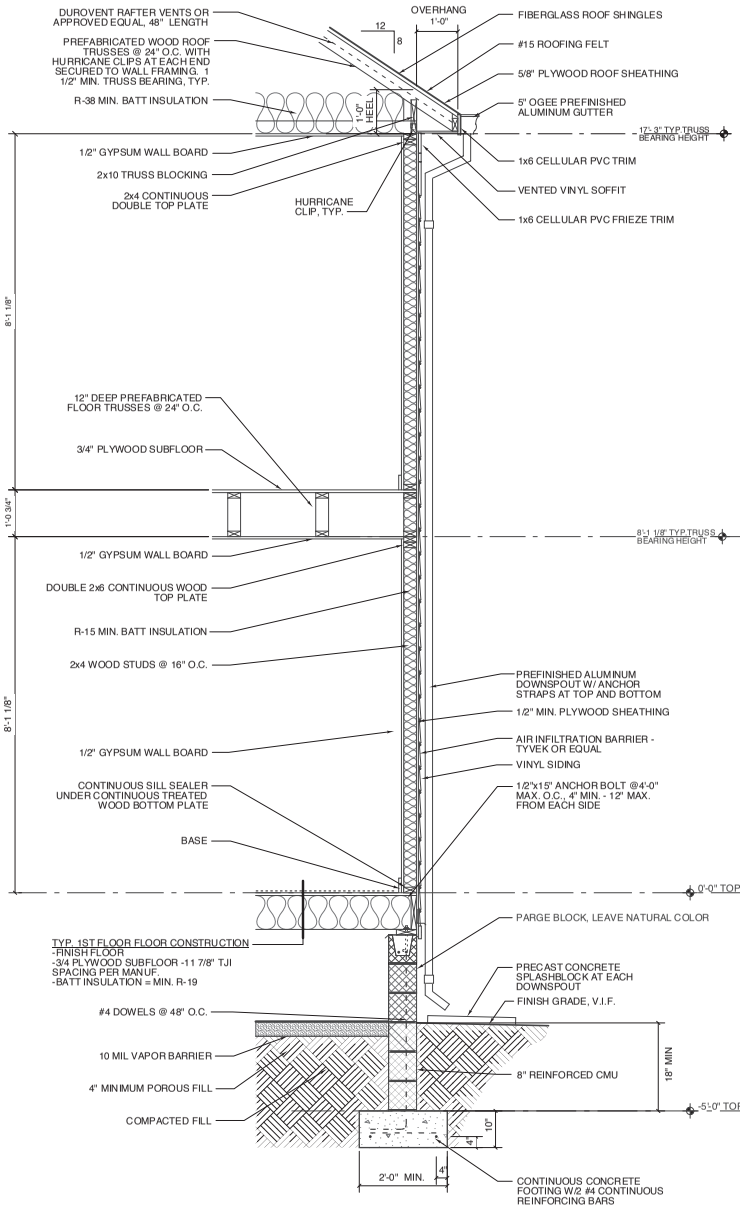
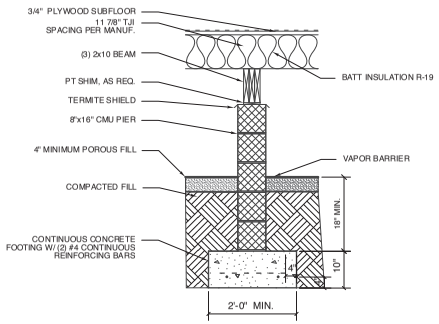
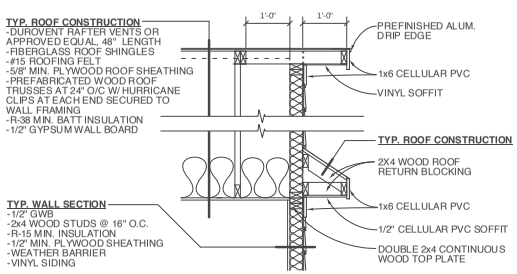
PLOT DATE: 12/12/21
DRAWING FILE NAME: 21525_03_A101_Holland



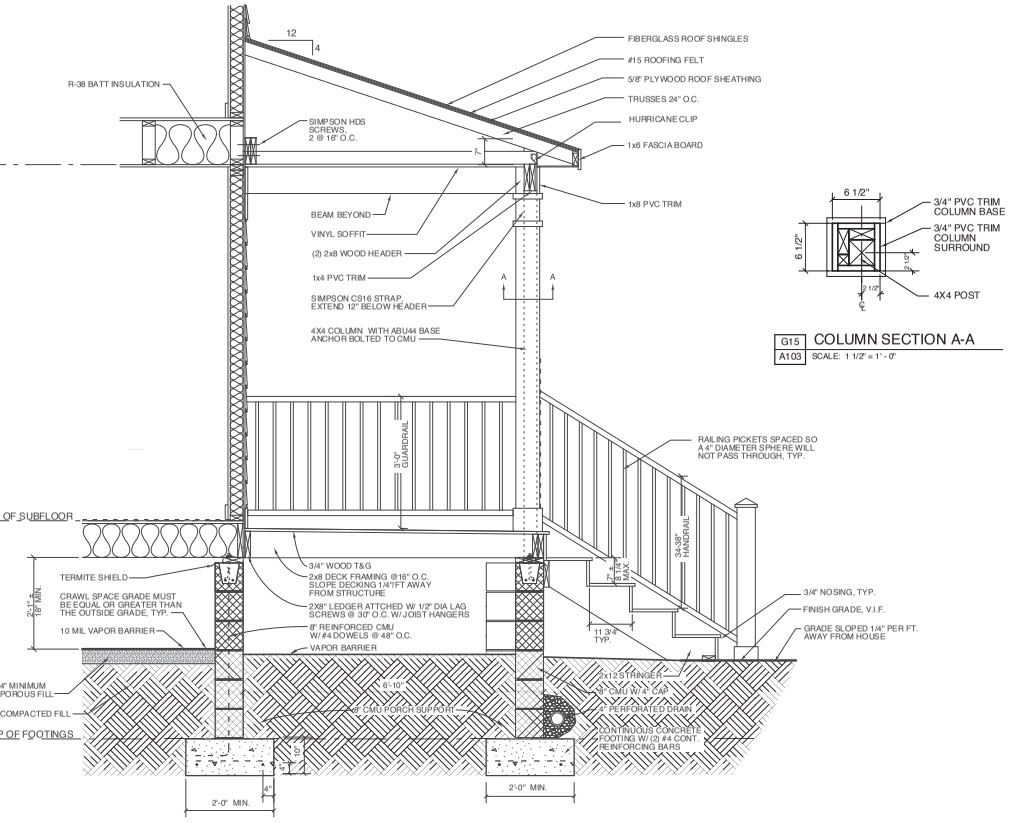
M2 / A103 WALL SECTION @ EAVE - HOLLAND
SCALE: 3/4" = 1' - 0"



D9 / A103 TYP. FLOOR SECTION AT PIER
SCALE: 3/4" = 1' - 0"



D13 / A103 WALL SECTION AT GABLE END
SCALE: 3/4" = 1' - 0"



M10 / A103 PORCH SECTION - HOLLAND
SCALE: 3/4" = 1' - 0"

G15 / A103 COLUMN SECTION A-A
SCALE: 1 1/2" = 1' - 0"

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REG. NO. 0059.60
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Project No.	21525.06
Date	12.12.19
Scale	1/4" = 1'-0"
Drawn	JMB
Checked	JDL

REVISIONS

MARK	DATE	INITIAL

SECTIONS AND DETAILS

SHEET

HABITAT FOR HUMANITY OF SOUTH HAMPTON ROADS, INC.:
1128 SEABOARD AVE.
CHESAPEAKE, VIRGINIA
PLAN TYPE: HOLLAND

COMMISSION

A103

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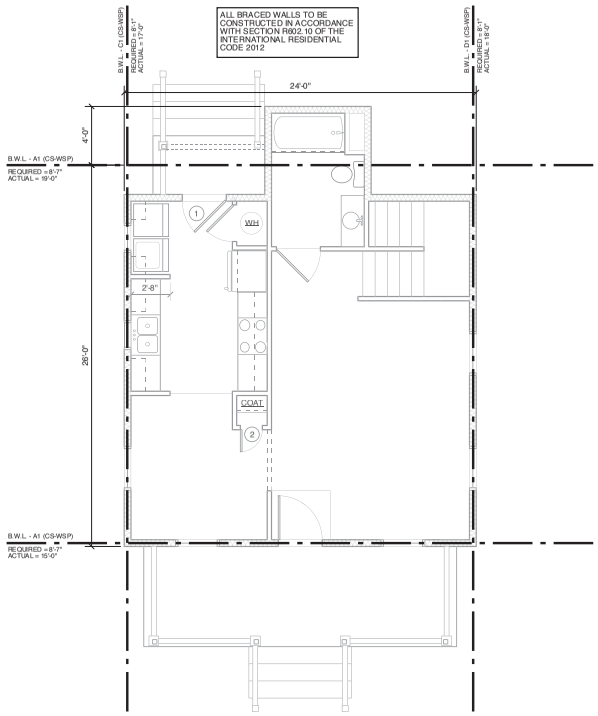
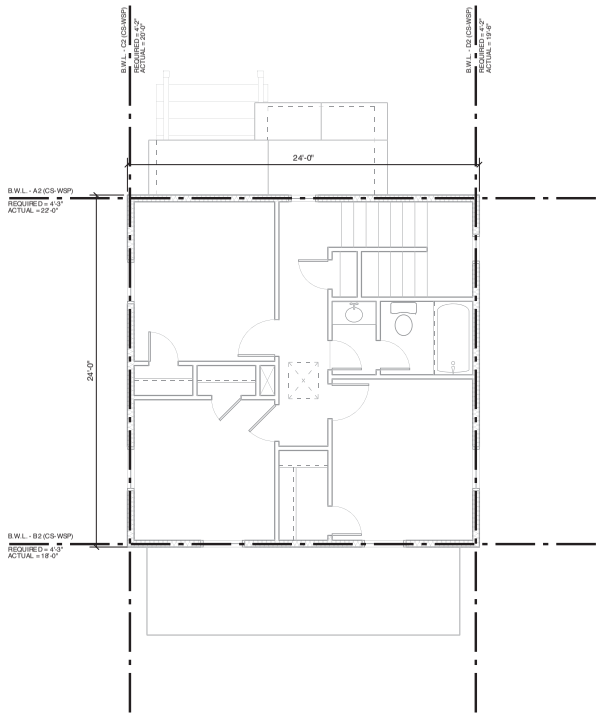
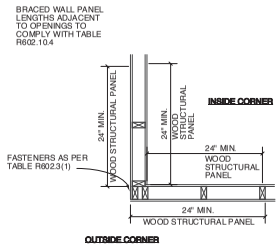
PLOT DATE: 12/12/21
DRAWING FILE NAME: 21525_03_A101_Holland



H2 FIRST FLOOR BRACED WALLS - HOLLAND
A104 SCALE: 3/4" = 1' - 0"



H8 SECOND FLOOR BRACED WALLS - HOLLAND
A104 SCALE: 3/4" = 1' - 0"



M2 TYPICAL CORNER DETAIL
A104 SCALE: 3/4" = 1' - 0"

DRAWING FILE NAME: 21525_03_A101_Holland
PLOT DATE: 12/12/21

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LAWRENCE D. KLIEWER, JR.
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Project No.	21525.06
Date	12.12.19
Scale	1/4" = 1'-0"
Drawn	JMB
Checked	JDL

REVISIONS

MARK	DATE	INITIAL

BRACED WALL CALCULATIONS

SHEET

HABITAT FOR HUMANITY OF SOUTH HAMPTON ROADS, INC.:

1128 SEABOARD AVE.

CHESAPEAKE, VIRGINIA
PLAN TYPE: HOLLAND

COMMISSION

A104

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1221 Park Avenue

Chesapeake VIRGINIA

Application for Certificate of Appropriateness

CHESAPEAKE PLANNING DEPARTMENT

APPLICATION NUMBER: _____
(Assigned by Chesapeake Planning Department)

1. **Address/Location of Project:** 1221 PARK AVE, CHESAPEAKE
2. **Year Structure Built (or write "new construction"):** 1902
3. **Applicant(s):** FRANCIS WALTER
   Address: 1221 PARK AVE
   City: CHESAPEAKE State: VA Zip: 23324
   Daytime Phone: (847) 691-5555 FAX Number: _____
   E-mail address: WALTER.FRANCIS.X@gmail.com
4. **Owner:** (If different from applicant) N/A
   Name: _____
   Address: _____
   City: _____ State: ____ Zip: _____
   Daytime Phone: _____ FAX Number: _____
   E-mail address: _____
   Signature of Applicant/Agent & Date: [signature] 2/20/20
5. **Detailed Description of Scope of Work** (add additional typed sheets if necessary):

To Remove deck structure over the garage and replace it with a stairwell of a smaller footprint. This includes replacing the damaged roofing on the garage (like-for-like)

For new construction, additions, driveways, fences, etc, has Zoning signed off on the application? YES _____ NO_____ N/A

6. **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 _____ NO X

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 No (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. n/a YES _____ NO_____

If application needs to go to Board, please provide the date of the next meeting March 5, 2020 (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.

SPECIAL POWER OF ATTORNEY

Application No: _____

Tax Map Number(s): _____

Property Description (Street Address, if assigned, or Common Description, Borough):
1221 PARK AVE,
CHESAPEAKE, VA 23324

Nature of **certificate of appropriateness** sought: To remove Dilapitated deck & replace with stairwell of a smaller footprint

Applicants Interest in the Property

[✓] Owner
[ ] Contract Purchaser
[ ] Owner's Agent*
[ ] Lessee/Tenant*

***Owner or contract purchaser must complete the Power of Attorney Form below**

This 20 day of February, 2020, the below-signed individuals do hereby appoint Angelica Dominique Davis, mailing address of 1336 Jackson Ave, CHESAPEAKE, VA 23324, as their Attorney-in-fact and grant and confer to them the following powers with respect to the property located at 1221 PARK AVE in Chesapeake, Virginia:

1. Full authority to file an application with the Chesapeake Historic and Architectural Review Board ("HARB") for a certificate of appropriateness and/or appeal of the HARB's decision on this certificate of appropriateness to the Chesapeake City Council.
2. The power to amend in whole or in part any of the documents relating to the above-referenced application to the Chesapeake Historic and Architectural Review Board ("HARB").
3. Full authority to appear before the Chesapeake Historic and Architectural Review Board ("HARB") at such time as the Board may consider the application for a certificate of appropriateness and/or before the Chesapeake City Council on appeal of the HARB's decision on this certificate of

Initial/Date TW 2/20/20

appropriateness.

The owner or contract purchaser understands that the attorney-in-fact appointed above may act on their behalf and thus both parties must communicate about the repairs and/or work that may or may not be performed in the district, legal requirements of said work or repairs, status of the application and/or comments and decisions made at public meetings on this application. The powers conferred herein shall terminate upon a final determination by Chesapeake Historic and Architectural Review Board and/or the Chesapeake City Council's final determination on the HARB's decision on the application for a certificate of appropriateness.

Owner or Contract Purchaser: [1, 2]

COREY A. FLOOD
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JULY 31, 2020
REGISTRATION NUMBER: 7213463

sign

Printed Name FRANCIS WALTER

Title

Company

Owner or Contract Purchaser: [1, 2]

sign

Printed Name

Title

Company

Commonwealth/State of VIRGINIA

City of CHESAPEAKE

Subscribed and sworn to before me this 21 day of Feb 20 20

NOTARY PUBLIC

Notary Registration Number: 7213463

My Commission expires on: 07/31/20

Commonwealth/State of ~~VIRGINIA~~

City of ~~VA BEACH~~

Subscribed and sworn to before me this _____ day of _____ 20___.

NOTARY PUBLIC

Notary Registration Number: _____

My Commission expires on: _____

1221 Park Ave

Chesapeake,VA 23324

Proposal of Stairwell Structure in lieu of Current Deck Structure

Current Owner:

Francis Walter

(847) 691-5588

What is this?

The purpose of this document is to lay out the need for and scope of the structure being proposed as well as the scope of the work needed to reapair the grage structure under the deck structure to being removed so that I may be issued a COA (Certificate of Appropriatness).

What is my proposal?

I am proposing to remove the deck that is currently above the garage. After that singles or the roof will need to be replaced as necessary with “like for like”. A stairwell will then be added out of the 2nd floor entrance going down to the ground as depicted in the plan drawing provided.

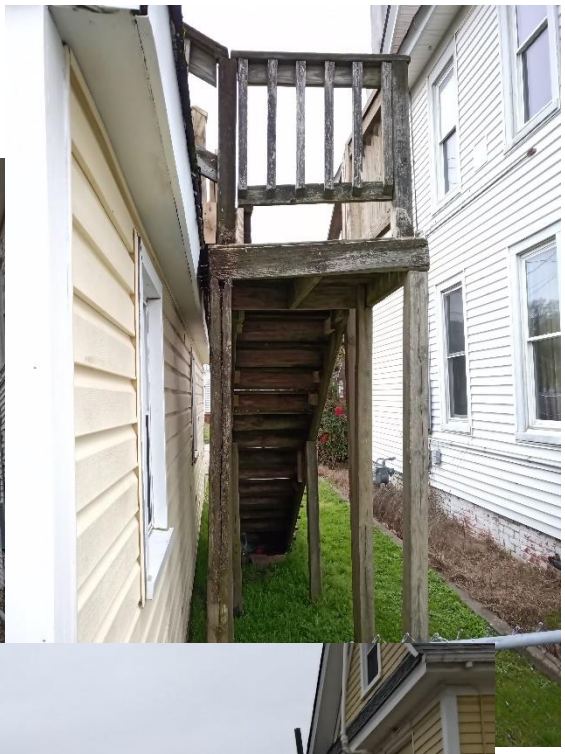
Who does this affect?

The proposed structure will affect me in a positive manner allowing egress to and from the 3rd floor. Without an external way of egress to and from the 3rd floor my property’s value will dramitacaly decrease. This structure will also affect my immediate neighbors and local community as a whole in a possitive manner as well. The current structure is an eyesore, as well a danger. The proposed structure will be of similar aesthetics and style as similar structures in the area (I have included pictures of other residents structures). With the proposed structure in place instead the

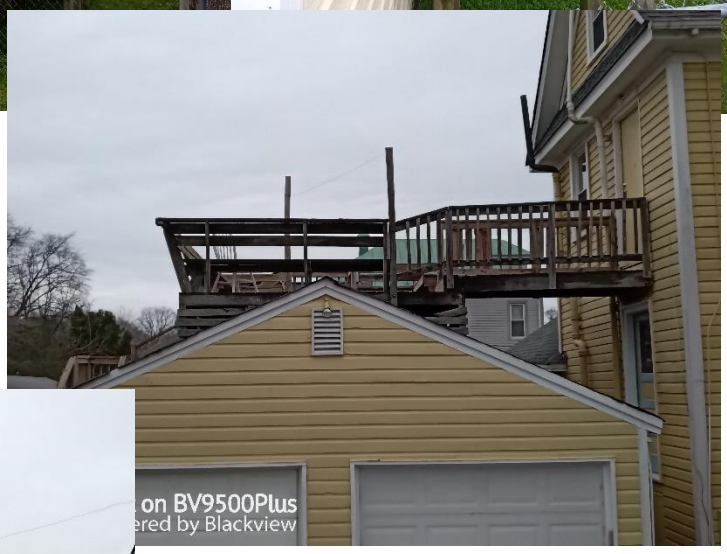
Why is this important to me?

The goal in all of this is for me to be able to have access from the exterior of the home to the 3rd floor as it is zoned and set up as a separate apartment from the rest of the house. Without the proposed structure in place the value of my property has the potential to plummet. That beings said I also appreciate nice things. I believe the structure I am proposing will make the property and community look more cohesive and better kept as well as (if done how I propose) look more historicaly approriate in relation to the surrounding properties.

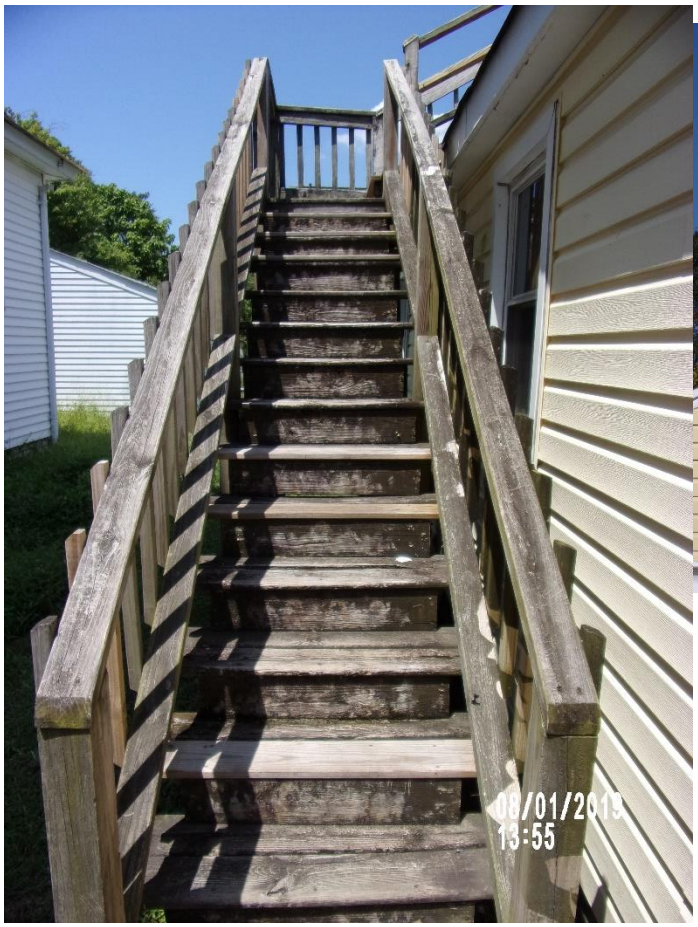
Stucture “as is” on top of the gargage.



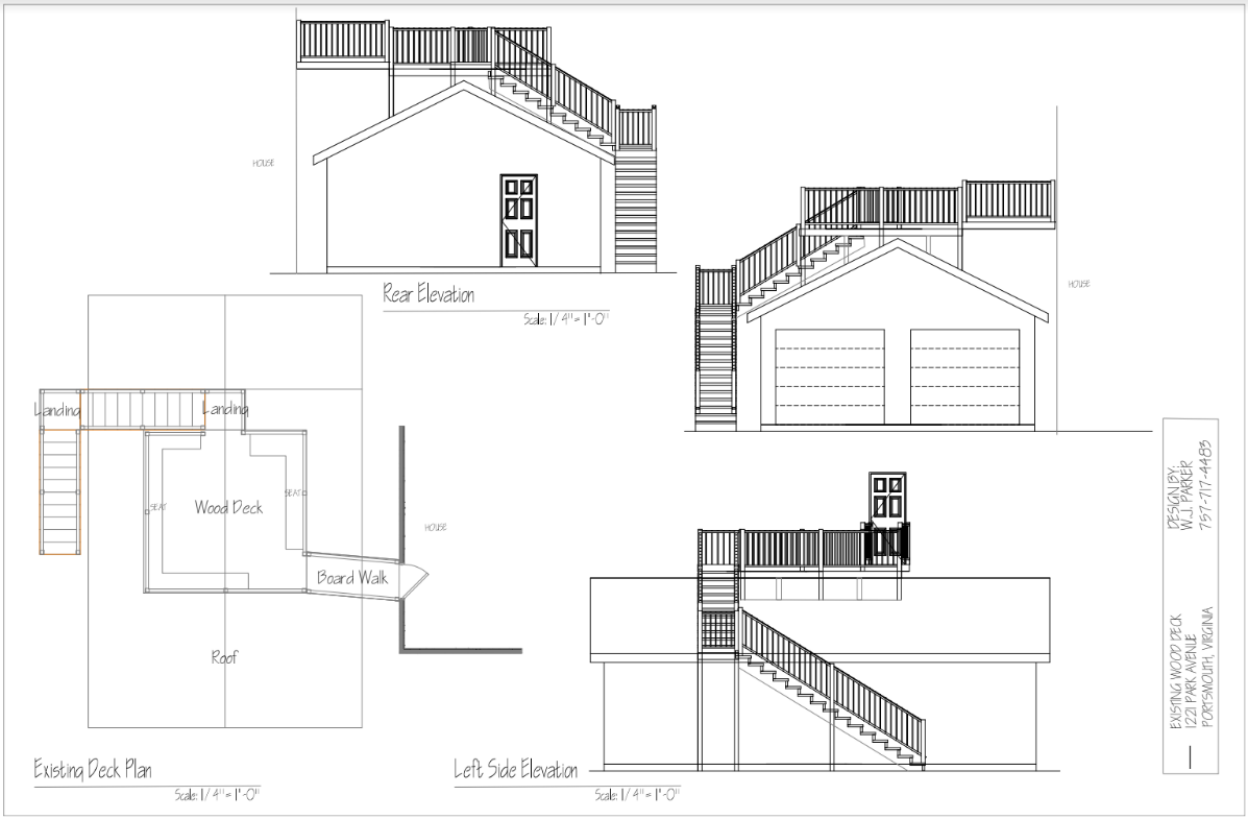
Undisclosed to me before I purchased the property in November of 2019 the structure has been mistreated and maintenance delayed to the point that it is has become dilapidated and unfit for use. The City has deemed how the deck is supported by the garage structure a Code violation and unsafe. I have since had a Structural Engineer out to look at the structure. He believes that with major reinforcement the Garage can safely hold the weight of the deck.



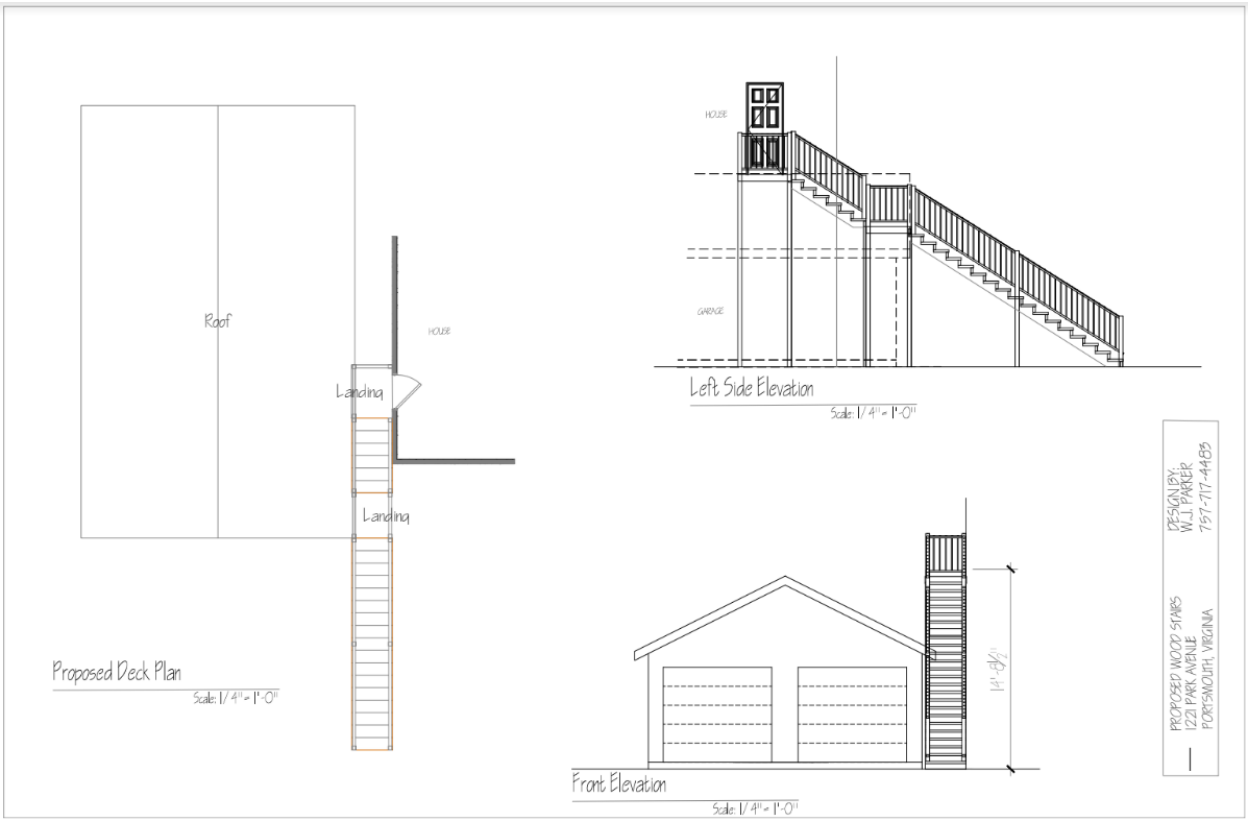
These are the city's photos of the structure.



More city photos



Above is a drawing of the current structure as it stands. Below is a drawing of the structure I am proposing to replace it with. as the Deck is a necessary means of egress fort the 3rd floor apartment. As one can see the proposed structure would have less of a footprint and over all be more aesthetically pleasing.



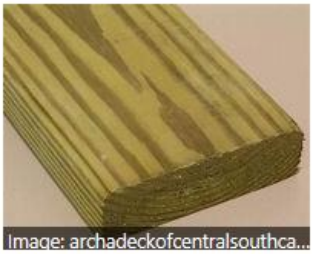
These pictures are included to reference the location of the proposed structure.

The proposed structure would be an up to code stairwell from the same door the deck walkway is leading to in the above picture down to the ground next to the driveway in the photo bellow.

Materials

For the COA I am proposing that the structure be constructed using these materials or materials similar in appearance.

Pressure Treated Lumber



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- US Lifetime Residential and Agricultural Limited Warranty against structural damage caused by decay and termites ...
- For structural lumber, sill plates, patios, decks, garden edging, and landscaping structures.
- NatureWood products, are AWPA standardized, and meet all major model building code requirements.

More items

WeatherShield >

2 in. x 2 in. x 42 in. Wood Pressure-Treated Mitered B2E Baluster (16-Pack)

★★★★☆ (36) Write a Review Questions & Answers (6)

- Renewable resource and environmentally friendly
- Pressure treated baluster is beveled on two ends
- Perfect use for deck balusters and other outdoor projects

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Save up to $100 on your qualifying purchase.
Apply for a Home Depot Consumer Card

I have yet to determine the stain or sealant to be used on the stairwell as it cannot be applied until the pressure treated wood has weathered and “greyed”. It will then be dried enough to accept a penetrating sealant or solid stain.

The following photos are examples of exterior stairwells at properties on Park Avenue near my property. They have been provided as a reference for what I have based the aesthetics of my proposed structure as and to give you context.

Shot on BV9500Plus
Powered by Blackview

Shot on BV9500Plus
Powered by Blackview

1329
Shot on BV9500Plus
Powered by Blackview

Shot on BV9500Plus
Powered by Blackview

Shot on BV9500Plus
Powered by Blackview

Shot on BV9500Plus
Powered by Blackview

Shot on BV9500Plus
Powered by Blackview

1204
Shot on BV9500Plus
Powered by Blackview

Shot on BV9500Plus
Powered by Blackview

Shot on BV9500Plus
Powered by Blackview

1238 Chesapeake Avenue

Chesapeake
VIRGINIA

Application for Certificate of Appropriateness

CHESAPEAKE PLANNING DEPARTMENT

APPLICATION NUMBER: _____
(Assigned by Chesapeake Planning Department)

1. **Address/Location of Project:** 1238 CHESAPEAKE AVE.

2. **Year Structure Built (or write "new construction"):** 1900

3. **Applicant(s):** BRETT CREEKMORE
   Address: 309 ANGUS RD.
   City: CHESAPEAKE State: VA Zip: 23322
   Daytime Phone: 619-9922 FAX Number: _____
   E-mail address: BACISSLEEP@AOL.Com

4. **Owner:** (If different from applicant)
   Name: SAME
   Address: _____
   City: _____ State: ____ Zip: _____
   Daytime Phone: _____ FAX Number: _____
   E-mail address: _____

Signature of Applicant/Agent & Date: Brett Creekmore 1-28-2020

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

REPLACE 6 OLDER WINDOWS TO MATCH THE NEW 1 OVER 1 WINDOWS. REPAIR OR REPLACE ALL ROTTEN WOOD TO MATCH EXISTING. REPLACE OLD BAY WINDOW WITH (2) 1 OVER 1 WINDOWS TO MATCH OTHER WINDOWS. REPLACE (2) SIDE SLIDERS WITH (2) 1 OVER 1 WINDOWS REPLACE REAR EXIT DOOR WITH APPROVED DOOR. ADD FRONT PORCH and side stoop RAILS WITH PICKET STYLE TO BE ENCLOSED AT TOP & BOTTOM.

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 _____ NO ✓

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 no (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 ✓

If application needs to go to Board, please provide the date of the next meeting Feb. 6, 2020 (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:

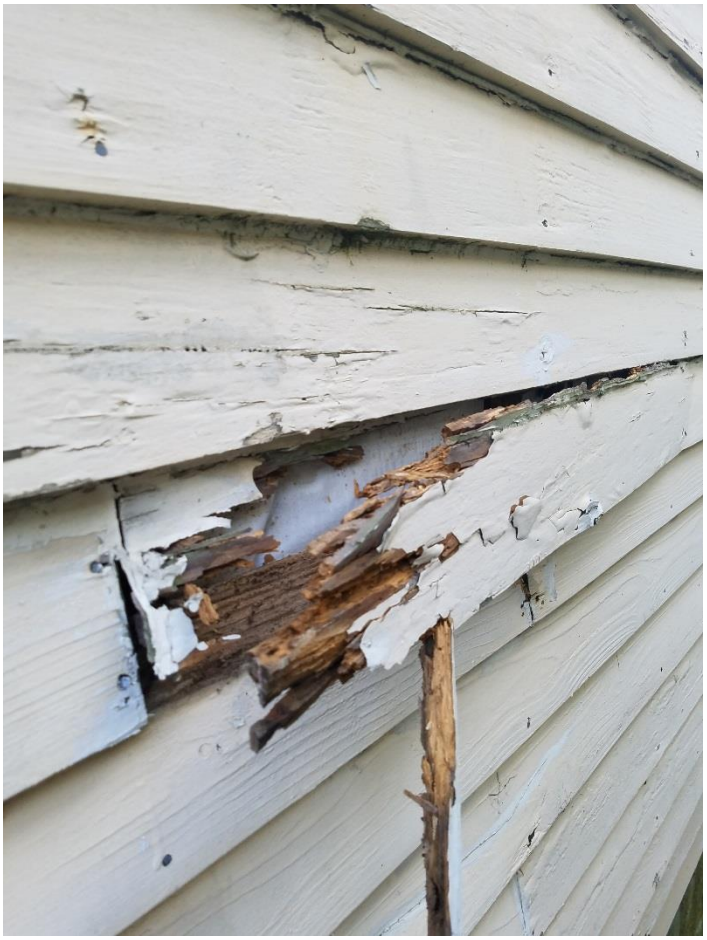
I,_____, *hereby grant permission for City staff & City Council appointed members of the Historic and Architectural Review Board to enter my site to view the exterior areas that are the subject of the application and which are viewable from a public right of way.*

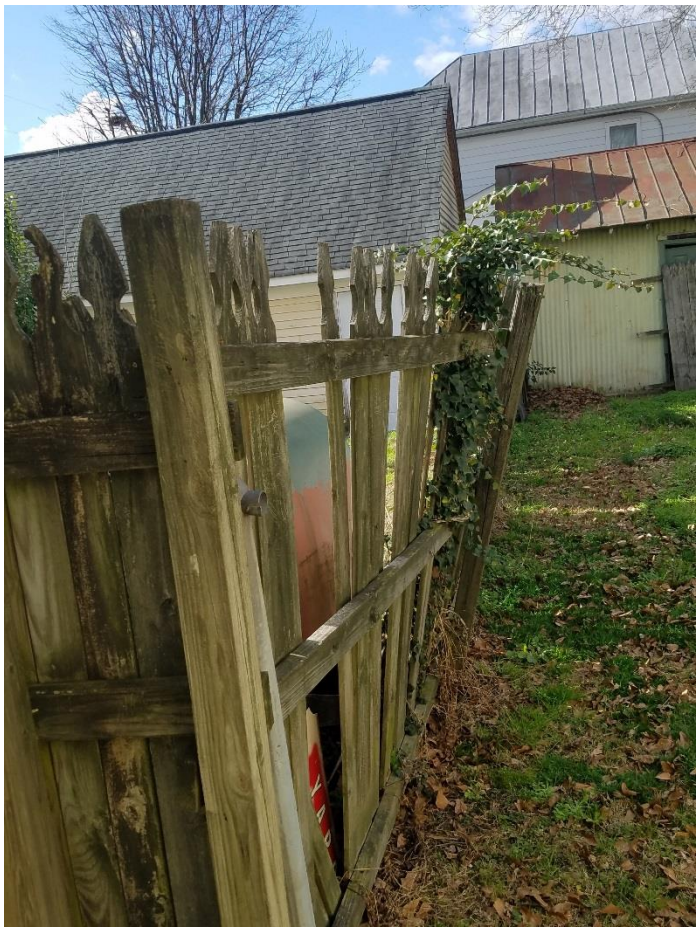
I understand and agree that the Historic and Architectural Review Board onsite inspections shall be exclusively related to this Certificate of Appropriateness Application and that reasonable notice shall be given to the property owners/applicants prior to any onsite inspections. I further agree that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

REPAINT WITH APPROVED COLOR SELECTIONS
SEE ATTACHED LIST.
REPAIR OR REPLACE EXISTING FENCE WITH
DOGEAR STYLE

1238
12/04/2019
15:37

12/04/2019
15:37





12/04/2019
15:40

1203 Chesapeake 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: February 24, 2020

Record Number: PLN-CAPP-2020-021

Expiration Date:

Description:

Record Name: Exterior Stairs

We would like to build an exterior stair to an existing 2nd floor balcony. Our preferred type of stair is a spiral stair painted black or white to match colors of the house. We believe the spiral is the simplest option. It is also the most elegant option and fits the style of the house by being the least obtrusive in the yard space. We also had a deck builder mock up what wood stairs would like. See the attachments (exterior stair A, B, and C) to see the various options we are considering. We also need approval to fix a falling soffit on the roof just above the balcony. And we need approval to fix missing and loose bricks along the Ohio Street side of the house. We also need approval to paint the existing balcony rails white, replace missing lattice work on the left side of the balcony, and paint the floorboards a dark grey color (same color as porch floor). Finally, we need approval to add gold house numbers to the window transom so that it is more visible from the street. See attachment labeled "Window Transom Address Numbers" for an example of what we want.

Parent Record Number:

Address: 1203 CHESAPEAKE AVE, CHESAPEAKE, VA 23324

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Yes	PALMER-MCCALLA MYKELLA D & JOSHUA P	1203 Chesapeake Ave, Chesapeake, VA 23324	(757) 655-1386

Parcel Information

Parcel No:
1280000000910

Contact Information

Name	Organization Name	Contact Type	Phone
Mykella Palmer-McCalla		Applicant	(757) 755-1386

Address
1203 CHESAPEAKE AVE, CHESAPEAKE, VA 23324

Application Specific Information

NATURE OF THE APPLICATION

Description

Add exterior spiral stair (or wood stairs + deck)
Fix falling soffit on back of house
Fix loose and missing bricks on Ohio side of house
Paint existing balcony white and replace missing lattice
Add gold address numbers to window transom above front door

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	1896
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	CHECKED
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.	CHECKED
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

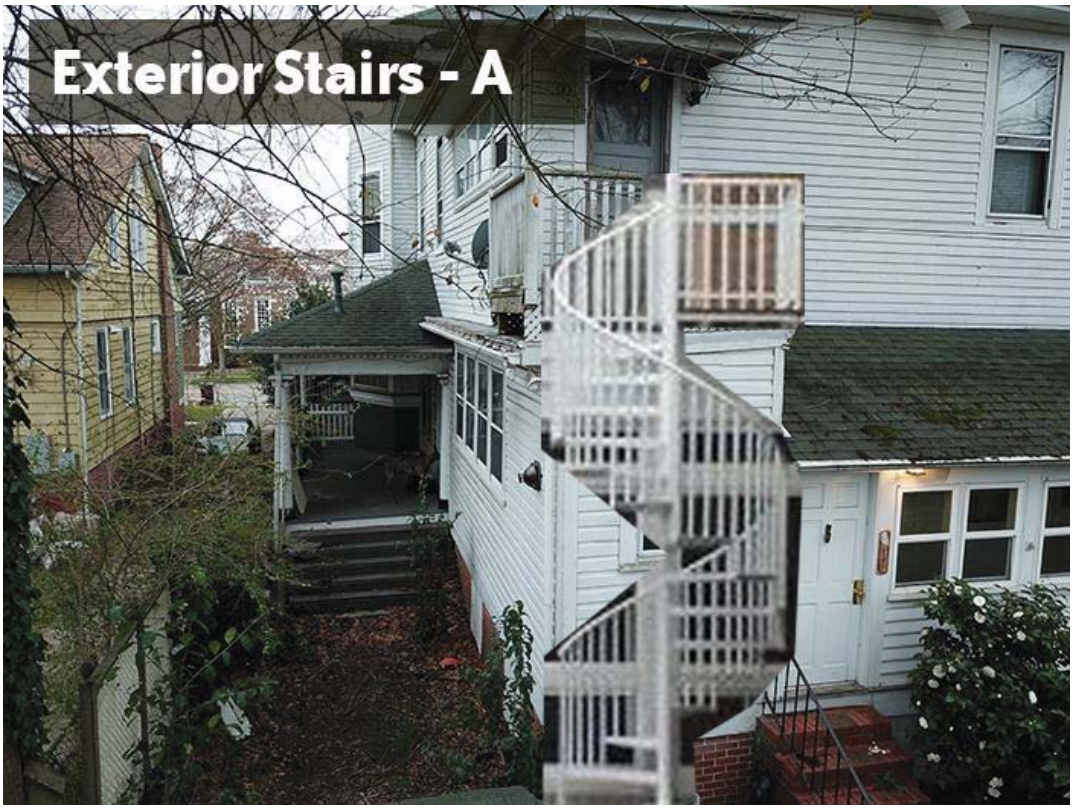
Explanation	UNCHECKED

SPECIAL POWER OF ATTORNEY

Special Power of Attorney attached	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


Exterior Stairs - A

artistic conception
VIP3D
Exterior Stairs - B

Move Address Numbers to Glass like Example to the right.