South Norfolk
Historic & Architectural Review Board

July 23, 2020

AGENDA

Board of Historic and Architectural Review
July 23, 2020
Planning Department at City Hall
306 Cedar Road
5:00 PM

A. Call To Order

B. Roll Call

C. Regular Agenda

1. **1500 Seaboard Avenue**
   New construction of a single family home.

2. **1205 Park Avenue**
   Rear bathroom and laundry room addition.

D. Adjournment

1500 Seaboard Avenue

City of Chesapeake
Department of Planning

Record Summary for Certificate of Appropriateness

Record Detail Information

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

Address: 1500 SEABOARD AVE, CHESAPEAKE, VA 23324

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Yes	COWELL DONNA M & JULIUS	[redacted]	

Parcel Information

Parcel No:
1340000002890

Contact Information

Name	Organization Name	Contact Type	Phone
Valencia Kelly	AEK1 Construction	Applicant	[redacted]

Address
[redacted]

Application Specific Information

NATURE OF THE APPLICATION

Description	Demo
Zoning Sign Off	No
Economic Hardship	No

PLANNING STAFF TO COMPLETE

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

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

GENERAL INFORMATION

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

NEW CONSTRUCTION

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

ADDITIONS TO EXIST. STRUCTURES

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

ALTERATIONS OR REPAIRS

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

RELOCATIONS

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

and adjacent properties.

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

DEMOLITIONS

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

METAL ROOFS

Explanation	UNCHECKED

SPECIAL POWER OF ATTORNEY

Special Power of Attorney attached	UNCHECKED

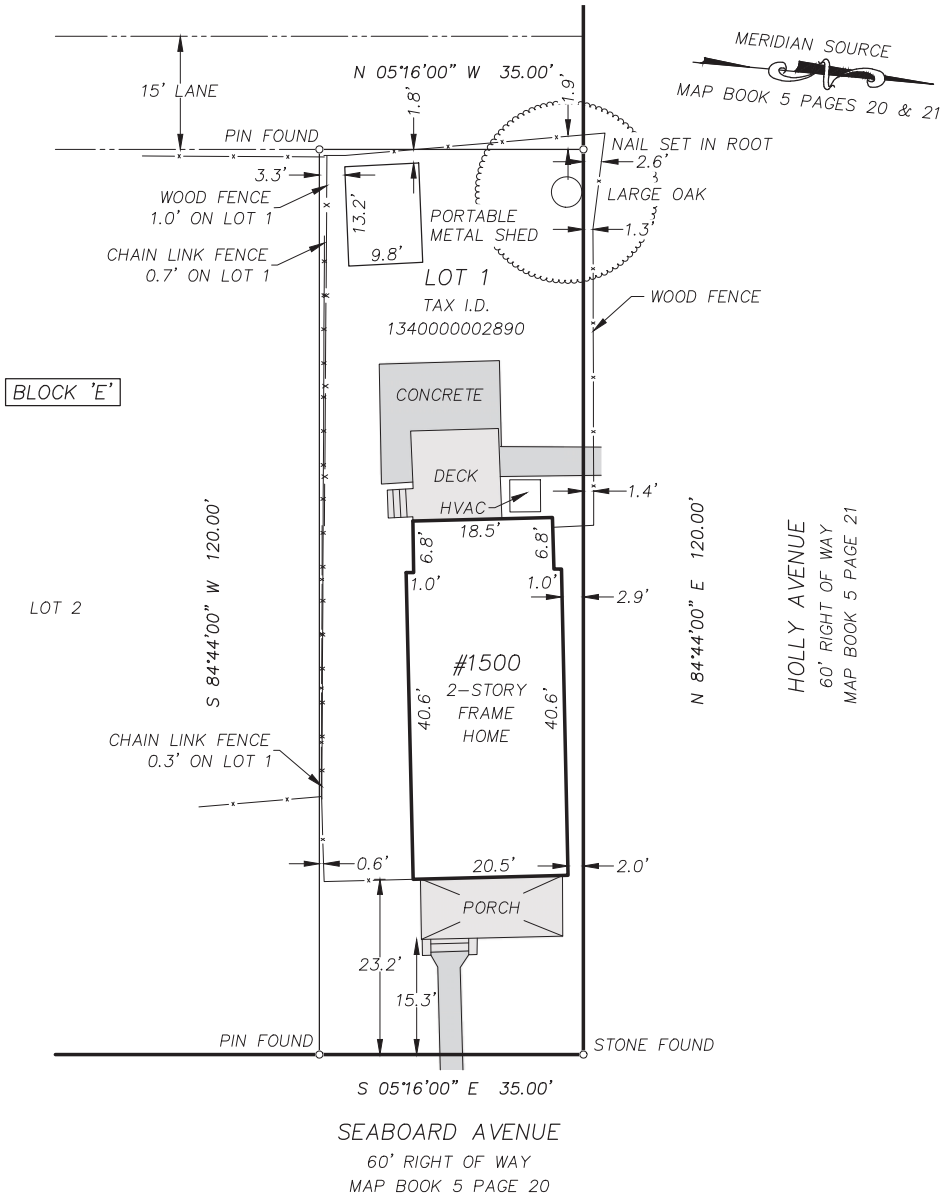
METAL ROOFS

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

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

General Notes:

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



PHYSICAL IMPROVEMENTS SURVEY OF:

LOT 1

BLOCK 'E'

"QUINCY PLACE"

SOUTH NORFOLK BOROUGH

CHESAPEAKE, VIRGINIA

EXCLUSIVELY FOR:

JULIUS COWELL & DONNA M. COWELL

SCALE: 1 INCH = 20 FEET

PROJECT: QUINCY PLACE LOT 1

COMMONWEALTH OF VIRGINIA

H.C. WARREN III

Lic. No. 2192

4-15-2020

LAND SURVEYOR

WARREN AND ASSOCIATES, PC

LAND SURVEYORS

3933 Indian River Road

Virginia Beach, Virginia 23456

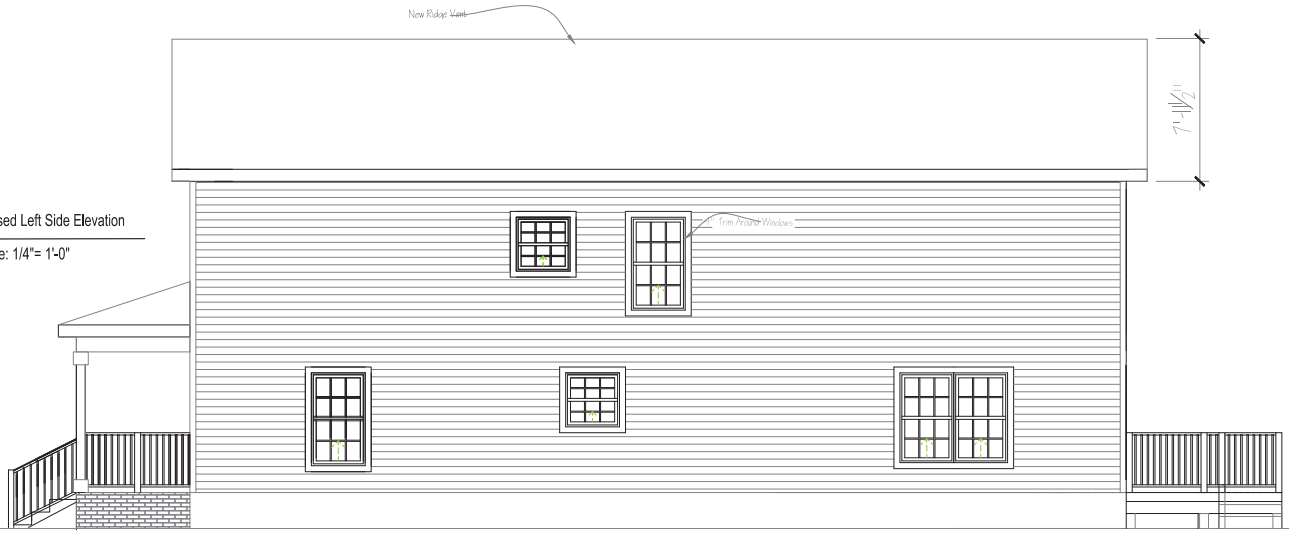
757-471-0572

Proposed Front Side Elevation

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

Proposed Rear Elevation

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

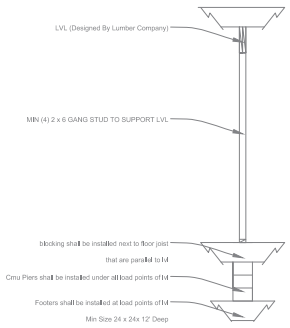


Proposed Left Side Elevation

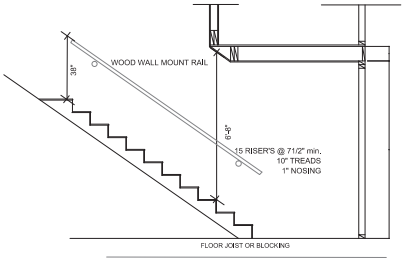
Scale: 1/4"= 1'-0"

Proposed Right Side Elevation

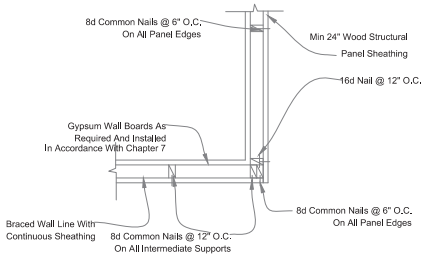
Scale: 1/4"= 1'-0"



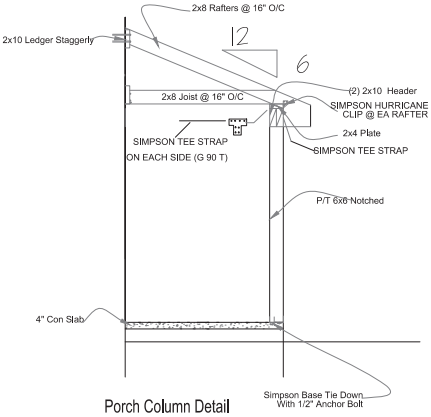
Gang Stud Detail
Scale: 1/4"= 1'-0"



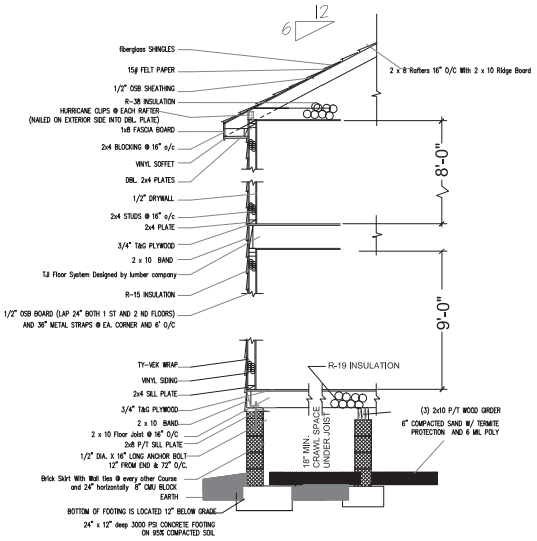
STAIR DETAIL
SCALE: 3/4" = 1'-0"



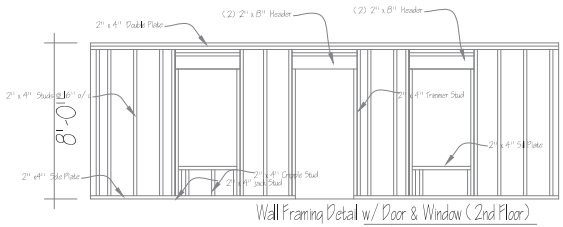
Typical Outside Corner Detail For Continuous Sheathing
Scale: 1/4"= 1'-0"



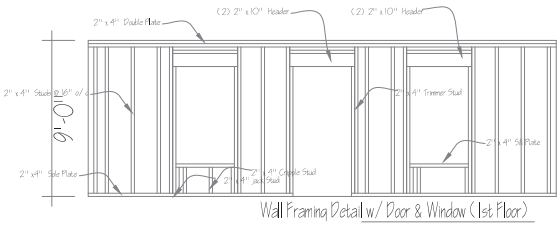
Porch Column Detail
Scale: 1/4"= 1'-0"



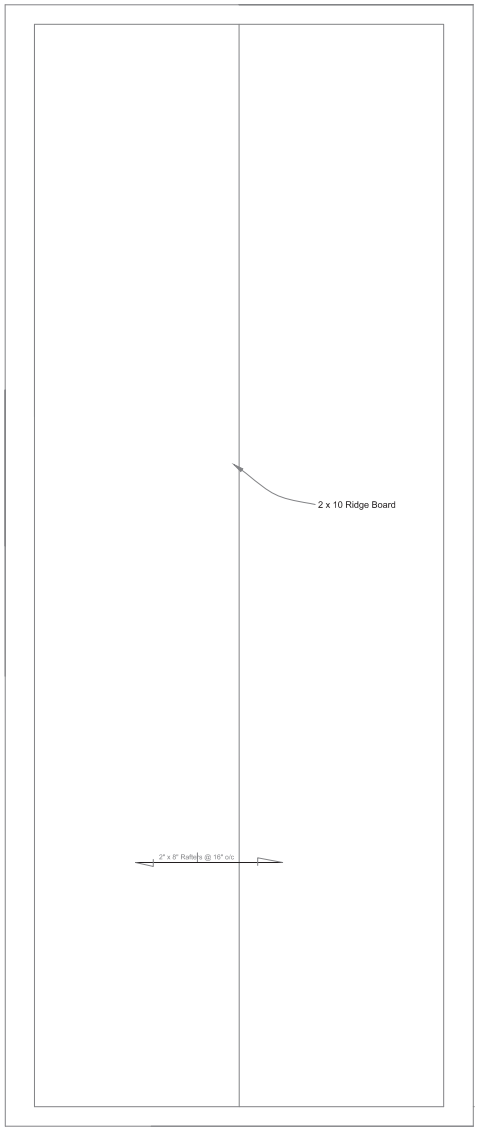
TYP. WALL DETAIL
A/1
SCALE: 3/4"=1'-0"



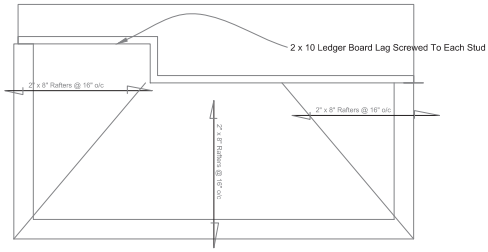
Wall Framing Detail w/ Door & Window (2nd Floor)
Scale: 1/4"=1'-0"



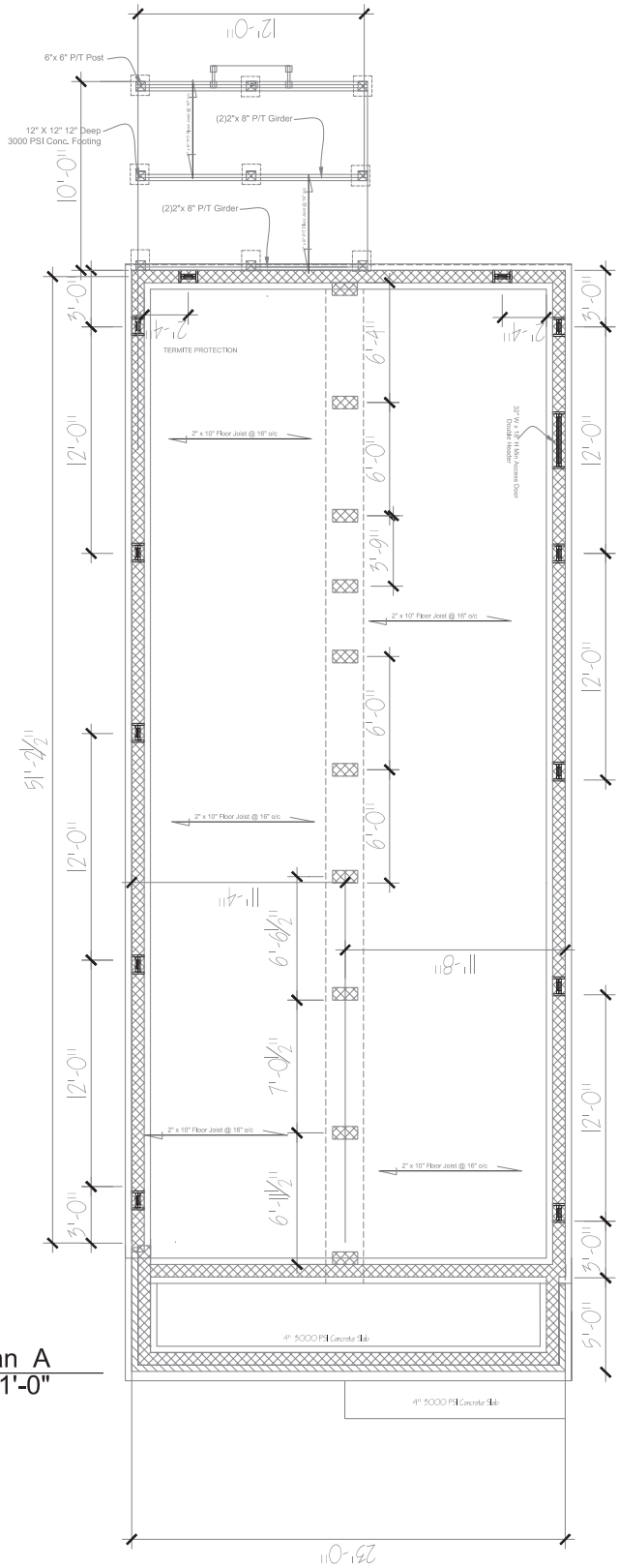
Wall Framing Detail w/ Door & Window (1st Floor)



Roof Plan A
Scale: 1/4"= 1'-0"



Roof Plan B
Scale: 1/4"= 1'-0"



FOUNDATION PLAN
Scale: 1/4"= 1'-0"

CODE DATA	CODE REFERENCE: IRC 2015 & USBC 2015
OCCUPANCY GROUP	R-5
CONSTRUCTION TYPE	5B
WIND LOAD	120 MPH
ASCE-7, 3 SEC GUST	EXPOSURE B
SOIL BEARING VALUE	2000 PSI

DESIGN LOADS	LIVE LOADS	DEAD LOADS.
LIVING AREAS	40 PSF	10 PSF
SLEEPING AREAS	30 PSF	10 PSF
CEILING JOIST	20 PSF	10 PSF
ROOF AREAS	30 PSF	10 PSF
LIMITED STORAGE	30 PSF	7 PSF

GENERAL CONSTRUCTION NOTES

1) IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO PERFORM ALL WORK, INCLUDING STRUCTURAL, ARCHITECTURAL, PLUMBING, MECHANICAL AND ELECTRICAL IN ACCORDANCE WITH 2015 VIRGINIA AND OTHER APPLICABLE CODES

2) THE CONTRACTOR MUST REVIEW THE DRAWINGS PRIOR TO CONSTRUCTION. IF THERE IS A DISCREPANCY ON THESE DRAWINGS WHICH DOES NOT COMPLY WITH THE 2015 VIRGINIA RESIDENTIAL CODE IT IS THE CONTRACTORS RESPONSIBILITY TO BRING IT TO THE OWNERS ATTENTION PRIOT TO CONSTRUCTION.

3) PLANS DO NOT HAVE ARCHITECTS OR ENGINEER

4) THE CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO ORDERING ANY MATERIAL OR STARTING CONSTRUCTION.

5) THE CONTRACTOR TO MATCH EXISTING LEVELS AND MAKE ALL FEILD ADJUSTMENTS FOR UNFORSEEN CONDITIONS.

PLAN TYPE:
Proposed
House

ADDRESS:

COMMENTS:

COVER SHEET

DRAWN BY:
C.D.
757-392-5783

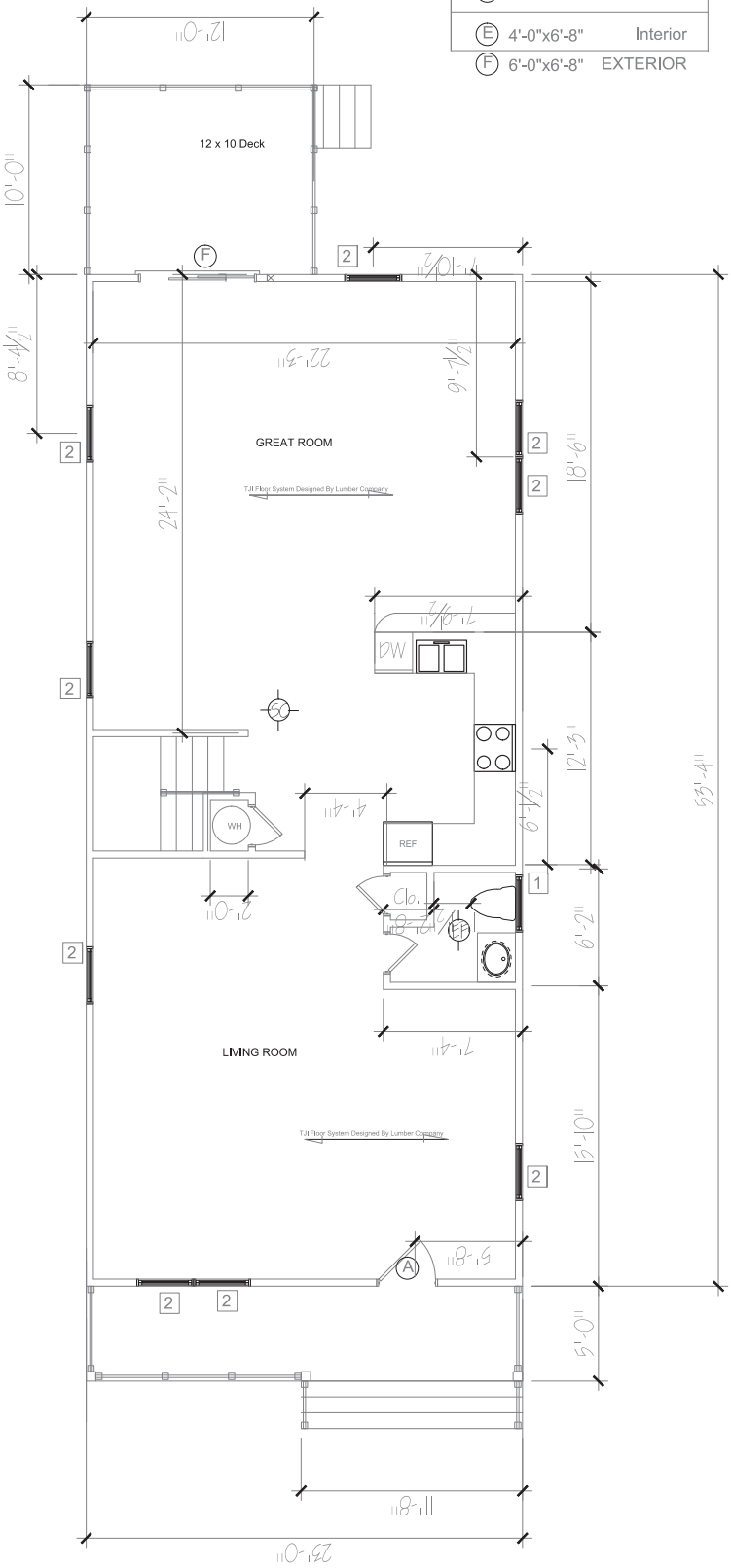
QUICK PRINT DESIGN#500#

FRAMING NOTES:

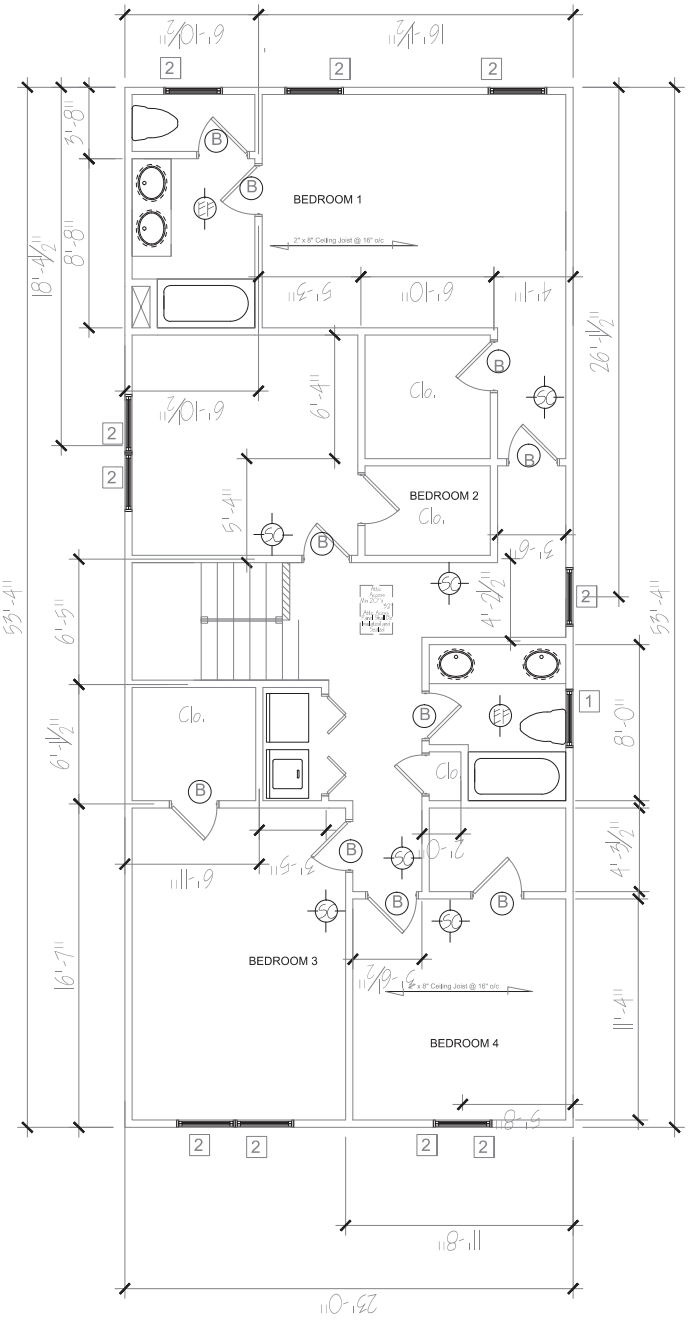
1. ALL JOIST AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
2. ALL HEADERS SHALL BE 2-2"x10" W/ 1/2" PLYWD FLITCH PLATE
3. FRAMER IS TO INSTALL DOUBLE FLOOR JOIST UNDER ALL PARTITION WALLS PARALLEL TO JOIST DIRECTION.
4. PROVIDE 1x4 CROSS BRACING AT MID POINT OF SPAN OR 8'-0" o.c. MAX. ON ALL FLOORS.
5. PROVIDE COLLAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGEBOARD AND CEILING JOIST.
6. HIP, VALLEY RAFTERS, AND RIDGEBOARDS SHALL BE ONE SIZE LARGER THAN RAFTERS.
7. ROOF DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
8. WHERE PRE-ENGINEERED FLOOR AND ROOF TRUST ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER.
9. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2"x4" STUDS UNLESS OTHERWISE NOTED.
10. ALL LUMBER IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
11. PROVIDE DOUBLE FLOOR JOIST UNDER ALL PARTITION WALLS.
12. BUILDER SHALL PROVIDE SUFFICIENT BRACING DURING CONSTRUCTION PROCESS.
13. JOIST AND RAFTERS SHALL BE CUT TO HAVE HORIZONTAL CONTACT FOR THE FULL WITH OF THE SUPPORTING MEMBER.
14. ALL WOOD TRUSSES, IF ANY SHALL BE CERTIFIED BY THE TRUSS MANUFACTURER.
15. NAILING SCHEDULE OF CURRENT IRC CODE, "FASTENING SCHEDULE FOR STRUCTURAL MEMBERS" SHALL BE FOLLOWED.
16. STRUCTURAL MEMBERS WILL BE FRAMED AT 16" ON CENTER USING #2 SYP (SOUTHERN YELLOW PINE).
17. FASTENERS FOR PRESSURE TREATED PRESERVATIVE AND FIRE RETARDANT-TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR
18. BEAMS OR GIRDERS SHALL NOT HAVE LESS THAN 1.5 BEARING ON WOOD OR METAL AND NOT LESS THAN 3 INCHES ON MASONRY OR CONCRETE BRONZE
19. FASTENERS FOR PRESSURE TREATED PERSERVATIVE AND FIRE RETARDANT-TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. EXCEPETION: ONE-HALF INCH DIAMETER OR GREATER STEEL BOLTS.
20. DRAFTSTOPPING REQUIRED FOR FLOOR FRAMING CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS.
21. FIRE BLOCKING REQUIRED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICLE AND HORIZONTAL) AND FORM AN EFFECTIVE BARRIER BETWEEN STORIES, AND BETWEEN TOP STORY AND ROOF SPACE.
    A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES.
    B. ALL INTERSECTIONS BETWEEN CONCEALED VERITICLE AND HORIZONTAL SOFFITS, DROP CEILINGS, AND COVE CEILINGS.
    C. IN CONCEALED SPACES BETWEEN STAIR STRNGERS AT THE TOP AND BOTTOM RUN.
    D. AT OPENINGS AROUND VENTS, PIPES, AND DUCT AT CEILING AND FLOOR LEVEL WITH AN APPROVED PRODUCT TO RESIST THE PASSAGE OF FLAME AND PRODUCTS OF COMBUSITION.
    E. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES.
    F. FIREBLOCKING OF CORNICES OF TWO FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPERATION.

Seagull
Enterprises LLC

DOOR SCHEDULE			WINDOW SCHEDULE
A	3'-0"x6'-8"	EXTERIOR	1 36 x 36 double hung
B	2'-6"x6'8"	INTERIOR	2 36 x 60 Egress double hung
C	5'-0"x6'-8"	INTERIOR	
E	4'-0"x6'-8"	Interior	
F	6'-0"x6'-8"	EXTERIOR	



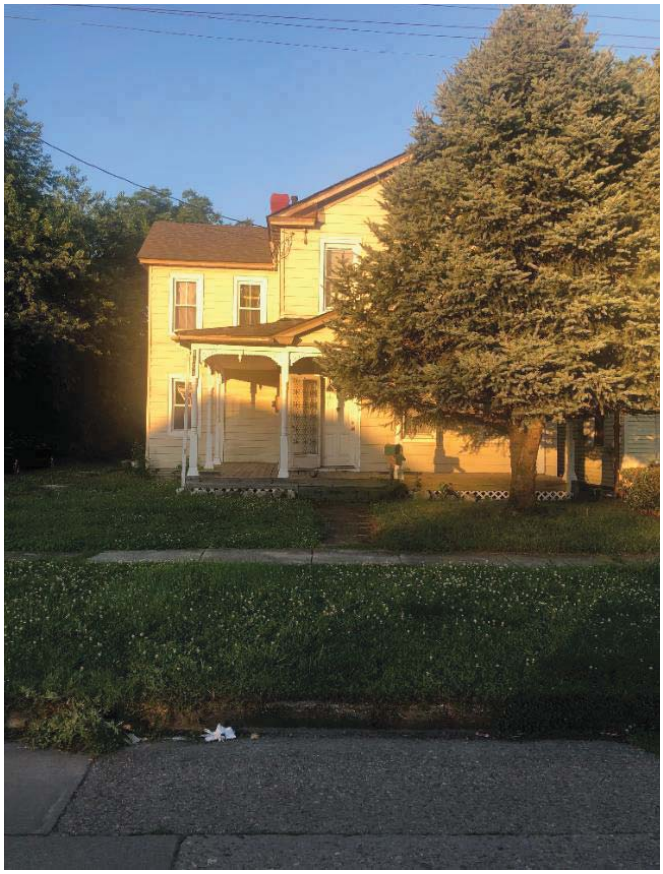
First Floor Plan
Scale: 1/4"= 1'-0"
First Floor Total Sq Ft.=1,196



Second Floor Plan
Scale: 1/4"= 1'-0"

Second Floor Total Sq Ft.= 1,196

Total Living Space Sq Ft.= 2,393



PANDAS A

1205 Park 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: July 9, 2020

Record Number: PLN-CAPP-2020-084

Expiration Date:

Description:

20 x 10 single story addition on the rear of the existing property. Wood frame construction. Roof, siding, doors and windows to match and conform to existing structure . See the attached zoning map for location of addition. The addition will extend past the existing side lines of the original structure and will not present a frontal view from Park Ave

Record Name: 1205 Park Ave

Parent Record Number:

Address: 1205 Park AVE

Owner Information

Primary	Owner Name	Owner Address	Owner Phone
Yes	HASKETT LEROY M JR	1295 Park Ave, Chesapeake, VA	[redacted]

Parcel Information

Parcel No:
1330000006420

Contact Information

Name	Organization Name	Contact Type	Phone
JOHN REDLINGER	BMDP LLV	Applicant	[redacted]
Address			
[redacted]			
Cherie Bunn		Agent	([redacted]
Address			
[redacted]			
Brian Meekins	Meekins and Associates	Designer	[redacted]
Address			
[redacted]			

Application Specific Information

NATURE OF THE APPLICATION

Description	20 x 10 single story addition on the rear of the existing property. Wood frame construction. Roof, siding, doors and windows to match and conform to existing structure . See the attached zoning map for location of addition. The addition will extend past the existing side lines of the original structure and will not present a frontal view from Park Ave
Zoning Sign Off	Yes
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	1900
Is this an After-the-Fact application?	No
$250 After the Fact fee, if required.	UNCHECKED
One original delivered to the Planning Department OR a copy attached to the on-line application	CHECKED
One disk containing all photos OR photos attached to on-line application	CHECKED
☐ Completed and notarized power of attorney form if the applicant is not the property owner.	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.	CHECKED
Surveyed site plan or city tax map	CHECKED
Elevations	CHECKED
Photographs of the existing structure and property.	CHECKED
Samples, photos, and brochures	UNCHECKED
Arrangement of proposed exterior lighting.	CHECKED
☐ 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

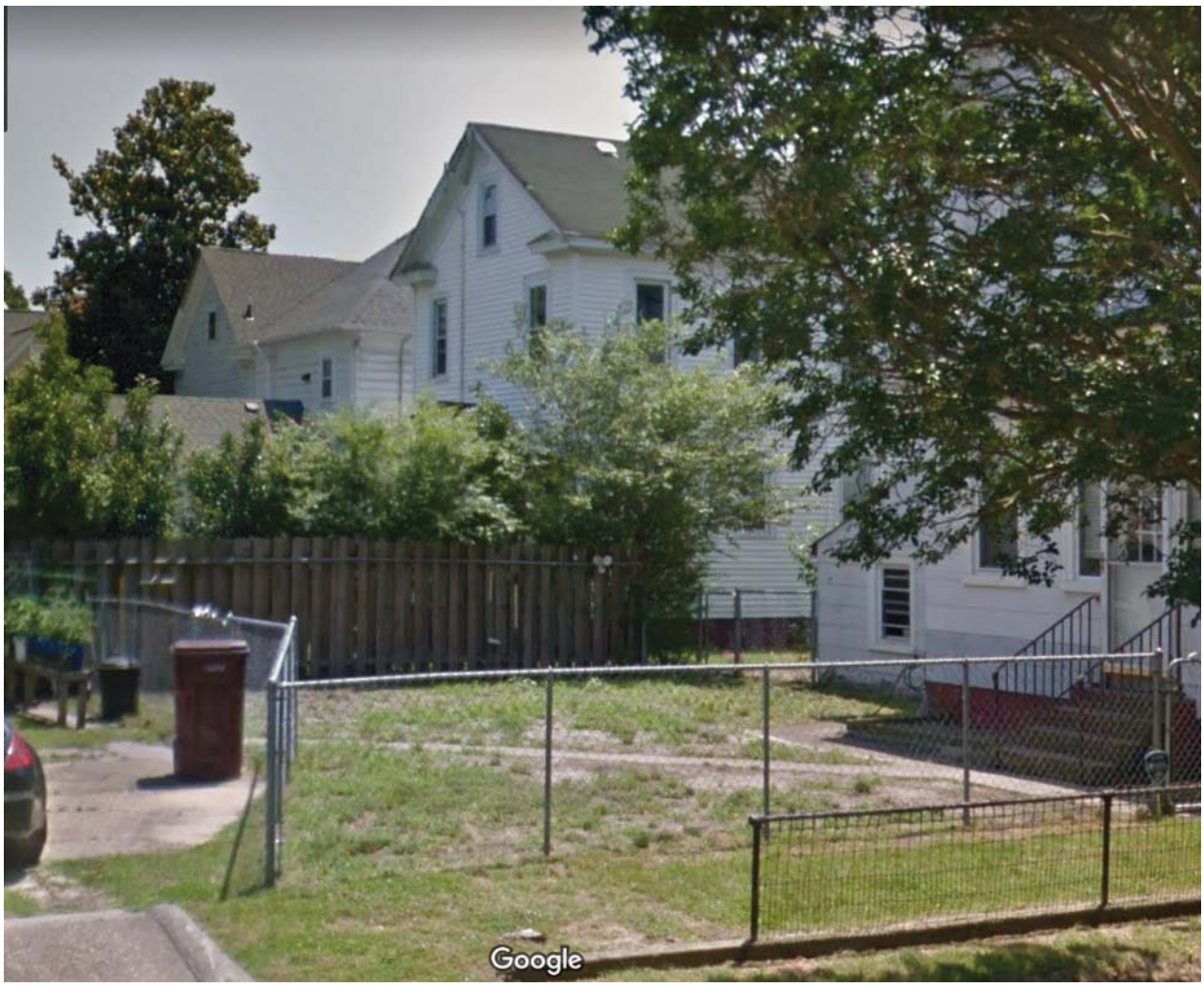
Explanation	UNCHECKED

SPECIAL POWER OF ATTORNEY

Special Power of Attorney attached	UNCHECKED

METAL ROOFS

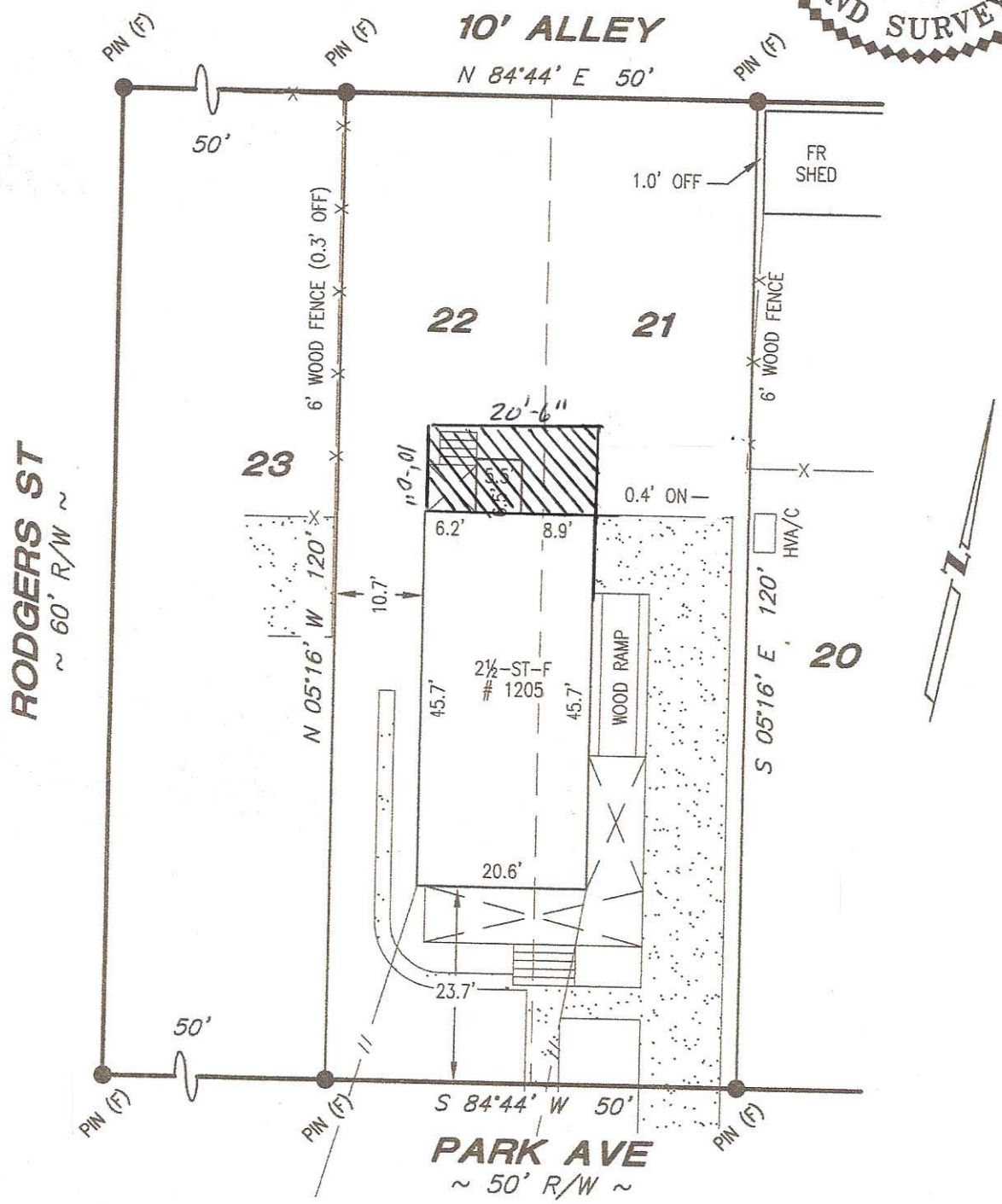
Info required to replace metal roof with metal roof.	UNCHECKED
Picture	UNCHECKED
Specification Sheet	UNCHECKED
Roof color sample	UNCHECKED
Info required to replace metal roof with architectural shingles.	UNCHECKED
Quotes	UNCHECKED
Roof color sample (asphalt)	UNCHECKED


Google

THIS IS TO CERTIFY THAT ON **APRIL 7, 2020**, I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT THE PROPERTY LINES OF RECORD AS SHOWN IN **M.B. 5, P. 20–21** AND THE WALLS OF THE BUILDINGS ARE AS SHOWN ON THIS PLAT. THE BUILDINGS STAND WITHIN THE SAID PROPERTY LINES AND THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON THE PROPERTY, EXCEPT AS SHOWN.

FOX LAND SURVEYING, PC
SIGNED BY:

COMMONWEALTH OF VIRGINIA
TRAVIS M. FOX
Lic. No. 2878
LAND SURVEYOR



FLOOD INFORMATION: THE PROPERTY SHOWN HEREON APPEARS TO FALL WITHIN FLOOD ZONE(S) X (UNSHADED) (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON F.E.M.A.'S FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THE CITY OF CHESAPEAKE, VIRGINIA, COMMUNITY PANEL NO. 510034 0008 D DATED DECEMBER 16, 2014.

- FOX LAND SURVEYING, PC, 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

GENERAL NOTES:

1. THE ARCHITECTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ANY STRUCTURAL, CIVIL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS AND THE SPECIFICATIONS THAT MAY APPLY. THE CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF OTHER TRADES AS TO ITEMS TO BE PLACED OR SET IN THE STRUCTURAL WORK.
2. THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE PROVISIONS OF THE INTERNATIONAL RESIDENTIAL CODE 2015 EDITION AS ADOPTED BY THE VIRGINIA AND THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE 2015 EDITION.
3. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL PERMANENT SUPPORTS AND LATERAL BRACING ARE IN PLACE.
4. LOADS USED IN THE DESIGN OF THIS STRUCTURE ARE AS FOLLOWS:
   A. LIVE LOADS:

BEDROOMS	30 PSF
ALL OTHER AREAS	40 PSF
ROOF	20 PSF

   B. WIND LOADS :

WIND SPEED	120 MPH
EXPOSURE	B

5. A PERMANENT ENERGY CODE CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. THE CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL.
6. FIREBLOCKING SHALL BE PROVIDED TO CUT-OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN TOP STORY AND THE ROOF SPACE.
7. ALL EGRESS WINDOWS SHALL HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISH FLOOR. ALL WINDOWS WITHIN 18" OF FINISH FLOOR WITHOUT A LANDING OUTSIDE, MUST NOT BE OPERATABLE TO THE EXTENT OF WINDOW WITHIN 18".
8. THE GLAZING FENESTRATION U-FACTOR SHALL COMPLY WITH N1102.3 AND TABLE N1102.1.2 WHICH IS (.35) SOLAR HEAT GAIN COEFFICIENT VALUE (0.4)
9. ALL BATHTUBS AND SHOWER FLOORS, ALL WALLS ABOVE BATHTUBS (WITH INSTALLED SHOWER HEADS) AND IN ALL SHOWER COMPARTMENTS, SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. THE WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR (R307.02)
10. ATTIC ACCESS SHALL BE SEALED WITH A GASKET AND AN R-38 INSULATION. SEE N1102.2.3
11. FOR FIREPLACE COMPLIANCE REFER TO R1001.1 & N1102.4.3
12. TRUSSES SHALL BE BRACED IN ACCORDANCE WITH THE BUILDING COMPONET SAFETY INFORMATION (BSCI 1-03). (IRC SECTION 802.10.3)

FOUNDATION NOTES:

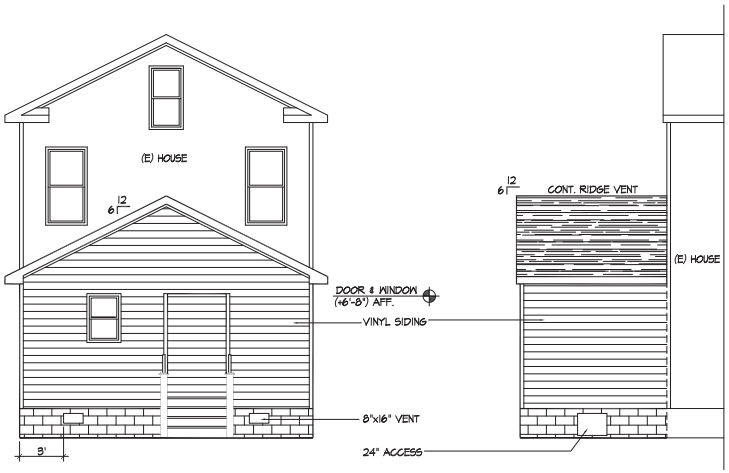
1. THE FOUNDATIONS FOR THIS STRUCTURE HAVE BEEN DESIGNED WITH AN ASSUMED BEARING PRESSURE OF 1500 PSF. THE FOOTING SUBGRADE SHALL BE UNDISTURBED NATIVE NONORGANIC SOILS, OR CLEAN COMPACTED STRUCTURAL FILL. FOUNDATION BEARING SOILS SHALL BE EVAULATED BY A LICENSED GEOTECHNICAL ENGINEER TO CONFIRM THE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

CAST-IN-PLACE CONCRETE NOTES:

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

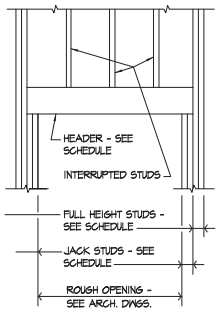
ROUGH CARPENTRY NOTES:

1. ROUGH CARPENTRY FOR THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA) "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION".
2. UNLESS OTHERWISE NOTED, ALL NAILING SHALL CONFORM TO THE "FASTENING SCHEDULE" SHOWN IN TABLE 2304.9.1 OF THE INTERNATIONAL BUILDING CODE, 2015 EDITION.
3. WOOD FRAMING MEMBERS SHALL COMPLY WITH PS 20 "AMERICAN SOFTWOOD LUMBER STANDARD" AND THE FOLLOWING REQUIREMENTS:
   A. MOISTURE CONTENT - SEASONED, WITH 19 PERCENT MAXIMUM MOISTURE CONTENT.
   B. GRADE - NO. 2.
   C. SPECIES - SOUTHERN PINE GRADED UNDER SPIB RULES.
4. CONSTRUCTION PANELS SHALL COMPLY WITH PS 1 "U.S. PRODUCT STANDARD FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" FOR PLYWOOD CONSTRUCTION PANELS AND THE FOLLOWING REQUIREMENTS:
   A. EXTERIOR WALL AND SHEARWALL WALL SHEATHING: 7/16", APA RATED SHEATHING, EXPOSURE 1 EXPOSURE DURABILITY CLASSIFICATION.
   B. ROOF SHEATHING: 7/16", APA RATED SHEATHING, EXTERIOR EXPOSURE DURABILITY CLASSIFICATION.
5. WOOD FRAMING MEMBERS PERMANENTLY EXPOSED TO THE WEATHER AND SILL PLATES AROUND THE PERIMETER SHALL BE PRESERVATIVE-TREATED IN ACCORDANCE WITH THE SPECIFICATIONS.
6. STEEL PLATE CONNECTORS SHALL COMPLY WITH ASTM A 36 SPECIFICATIONS Fy = 36 KSI). BOLTS CONNECTING WOOD MEMBERS SHALL COMPLY WITH ASTM A 307 COMMON STEEL BOLTS, AND SHALL BE 3/4" DIAMETER UNLESS OTHERWISE SPECIFIED.
7. METAL FRAMING ANCHORS SHALL COMPLY WITH ASTM A 446 GRADE A (STRUCTURAL QUALITY). ANCHORS SHALL BE AS INDICATED OR EQUAL AND/OR SHALL BE CAPABLE OF SUPPORTING THE REACTIONS SHOWN.
8. PROVIDE BRIDGING FOR ALL ROOF RAFTERS. MAXIMUM SPACING SHALL BE 8'-0" UNLESS OTHERWISE NOTED.
9. PROVIDE HEADERS OF THE SAME CROSS SECTION AS OR RAFTERS TO FRAME AROUND ALL OPENINGS TO SUPPORT SHEATHING UNLESS OTHERWISE NOTED OR DETAILED ON THE DRAWINGS.
10. UNLESS OTHERWISE NOTED, ATTACH BLOCKING AND NAILERS TO STEEL FRAMING USING 3/16" DIAMETER POWDER ACTUATED FASTENERS AT 12" ON-CENTER OR 1/2" DIAMETER BOLTS AT 24" ON-CENTER. STAGGER FASTENERS TO ALTERNATE SIDES OF BEAM WEB.
11. WHERE MULTIPLE FRAMING MEMBERS ARE INDICATED, SCAB CONTINGENT MEMBERS TOGETHER WITH 10d NAILS AT 12" ON-CENTER, ALTERNATING AT 2 INCHES FROM EACH EDGE FOR MEMBERS 2X6 AND LESS AND TWO ROWS OF 10d NAILS AT 12" ON-CENTER, 2 INCHES FROM EACH EDGE FOR MEMBER 2X8 AND GREATER.
12. ALL FASTENERS INTO MASONRY, OR TREATED TIMBER SHALL BE HOT-DIPPED GALVANIZED OR CORROSION RESISTANT.



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

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



TYPICAL OPENING

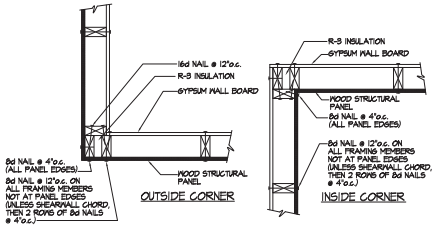
WOOD HEADER SCHEDULE NOTES:

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

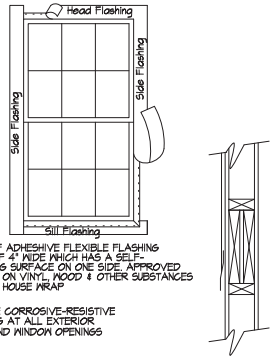
WOOD HEADER SCHEDULE, 2X4 WALLS

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

TYPICAL WOOD HEADER DETAIL
NOT TO SCALE:



CORNER FRAMING DETAILS
NOT TO SCALE:



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

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

TYPICAL FLASHING DETAILS
NOT TO SCALE:

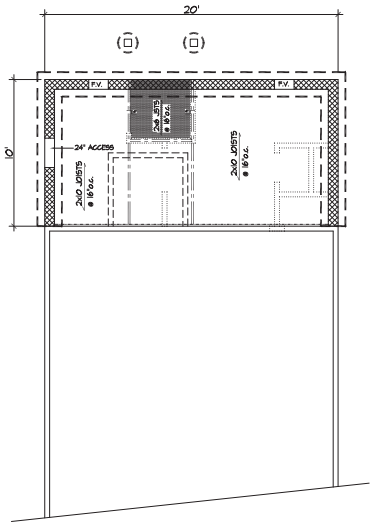
• CUSTOM HOME PLANS
• ADDITIONS
• RENOVATIONS
5245 CLEVELAND ST. #207
VA. BEACH, VIRGINIA 23462
EMAIL - Meekins@live.com
CELL-(252) 333-8375

MEEKINS & ASSOCIATES

NOTES, SCHEDULES, ELEVATIONS & DETAILS
ADDITION & INTERIOR RENOVATIONS AT
1205 PARK AVENUE
CHESAPEAKE, VIRGINIA

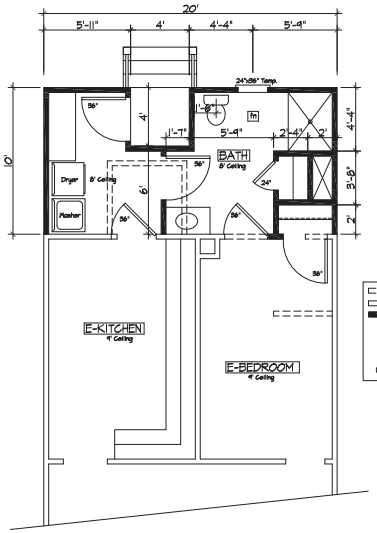
DATE:
06.09.20

SHEET:
A1
OF. 2



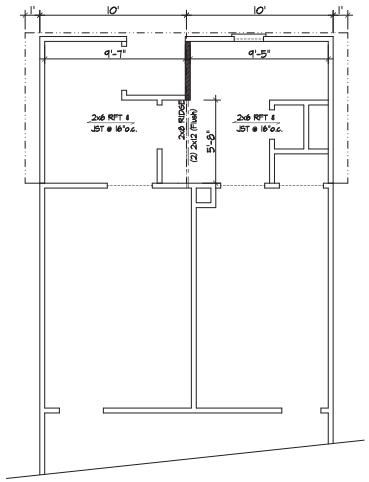
FOUNDATION PLAN

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



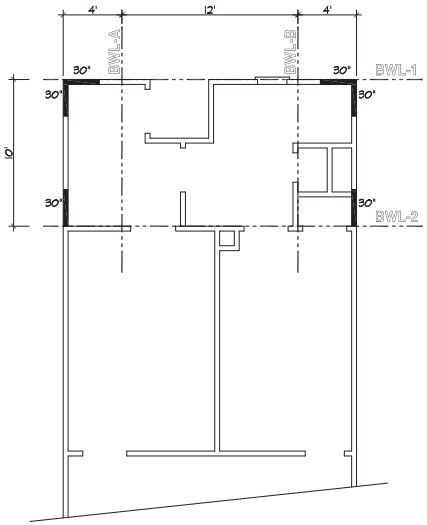
FLOOR PLAN 200 S.F. (ADDED)

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



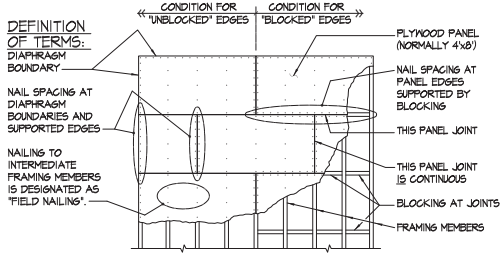
FRAMING PLAN

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



BRACED WALL PLAN

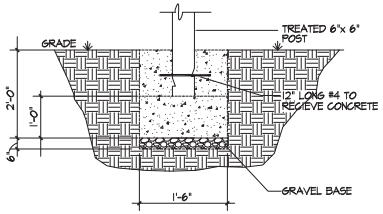
SCALE: 1/4" = 1'-0"



SHEATHING CAN BE RAN VERTICALLY

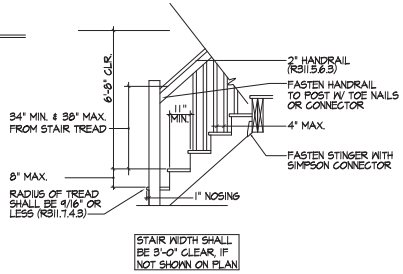
TYPICAL PLYWOOD DIAPHRAGM DETAIL

NOT TO SCALE:



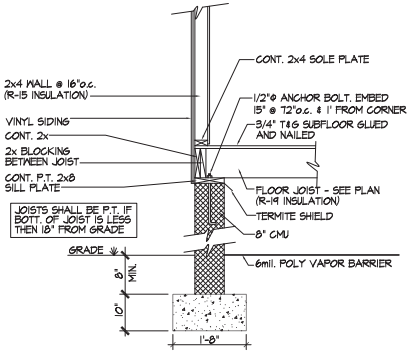
POST DETAIL

NOT TO SCALE:



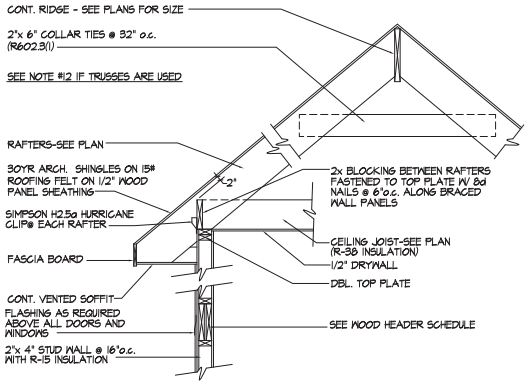
EXTERIOR STAIR DETAIL

NOT TO SCALE:



TYPICAL WALL SECTION

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



WALL SECTION

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

•CUSTOM HOME PLANS
•ADDITIONS
•RENOVATIONS
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MEEKINS & ASSOCIATES

PLANS, DETAILS & SECTIONS

ADDITION & INTERIOR RENOVATIONS AT
1205 PARK AVENUE
CHESAPEAKE, VIRGINIA

DATE: 06.09.20

SHEET: A2 OF: 2