ARCHITECTURAL REVIEW BOARD MEETING

Thursday, February 26, 2026 at 6:30 PM

AGENDA

CALL TO ORDER.

DETERMINATION OF A QUORUM & PURPOSE STATEMENT.

APPROVAL OF MINUTES.

1. October 23, 2025 Draft ARB Minutes
2. December 4, 2025 Draft ARB Minutes
3. January 22, 2026 Draft ARB Minutes

NEW BUSINESS

4. - Review of request to construct a proposed kitchen addition, measuring12'x33', to be located across the rear elevation of the dwelling.

UPDATES.

BOARD MEMBERS TIME.

ADJOURN.

ARCHITECTURAL REVIEW BOARD MEETING

21 Main Street

Thursday, October 23, 2025, at 6:30 PM

MINUTES

AN OPEN MEETING OF THE ARCHITECTURAL REVIEW BOARD OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON OCTOBER 23, 2025

Regular Meeting

PRESENT	Mr. Michael Beidler, Vice-Chair; Mr. Steve Wojcik; Mr. William Hemmingson; Ms. Casey Squyres, Historic Preservation Planner
PRESENT VIA ELECTRONIC MEANS	
ABSENT	Ms. Karen Lavarnway, Chair

REGULAR MEETING – 6:30 PM

Mr. Michael Beidler reads the purpose statement and calls the meeting to order at 06:30PM, a quorum is present, and business can be conducted.

NEW BUSINESS.

1. **COA 2025-72: 135 Main St**

   Request approval to construct new ADA accessible ramp along side elevation of building (including relocating steps).

   The applicant steps forward and provides a brief overview of the proposed work.

   Mr. Beidler questions if there were any drawings submitted.

   The applicant states the drawings were uploaded.

   Mr. Beidler asks if any other board members have questions.

   Mr. Wojcik asks for clarification on the location of the steps.

   The applicant responds, the steps will be moved to the left side into the backyard, there will be no steps onto 6th street.

Ms. Squyres clarifies that John Ward and Hunter Digges met with the applicant to ensure the steps and landings would meet building code.

The applicant provides clarification ensuring there will be two ramps and the steps will meet code.

Mr. Wojcik asks for clarification that there are two landings.

The applicant confirms there are two landings per code.

Mr. Wojcik suggests getting railings that match the porch.

There is a brief discussion about the railings.

Mr. Hemmingson asks for clarification on where the ramp will end.

The application provides clarification that the ramp will go further than the columns.

Mr. Hemmingson suggests filling the gap.

The applicant clarifies the gap will be filled in.

Mr. Beidler asks for clarification on what the ramp is made of.

The applicant provides clarification on the two potential options.

There is a brief discussion on the location of the ramp to try and save the historical part of the railing.

Mr. Beidler asks for clarification on the property lines.

Ms. Squyres provides clarification.

Mr. Hemmingson comments that the final height of the ramp may require pickets in the railing.

The applicant responds providing final height calculations for the project.

Mr. Beidler begins a discussion of the proposed motion.

Mr. Beidler asks for a motion.

Mr. Wojcik moves to approve COA-25-72 with the presented approval conditions, Seconded by Mr. Hemmingson.

The vote was as follows:

Ayes: Mr. Michael Beidler, Vice Chair; Mr. Steve Wojcik; Mr. William Hemmingson
Nays:
Abstention:
Absent: Ms. Karen Lavarnway, Chair

COA 2025-72 passes 3-0-1.

2. COA 2025-73: 150 John E. Mann St.

Request to install a new 4' wrought iron fence on property.

Ms. Squyres states the applicant is not present.

Ms. Squyres gives a brief overview of the proposed project.

Mr. Beidler asks for clarification on the distance of the gate setback.

Ms. Squyres is unsure of the exact distance.

Mr. Hemmingson asks about the proposed style of gate.

Ms. Squyres responds outlining the proposed gate.

Mr. Wojcik expresses his approval of the gate and fence choice adds good character.

Mr. Beidler suggests the footings for the posts need to be below grade.

Ms. Squyres confirms that is the applicant's plan.

Mr. Beidler asks for a motion.

Mr. Hemmingson moves to approve COA-25-73 with the presented approval conditions, Seconded by Mr. Wojcik.

The vote was as follows:

Ayes: Mr. Michael Beidler, Vice Chair; Mr. Steve Wojcik; Mr. William Hemmingson
Nays:
Abstention:
Absent: Ms. Karen Lavarnway, Chair

COA 2025-73 passes 3-0-1

3. COA 2025-79: 266 Falmouth St

Request to install an in-ground pool in rear yard of property, to install fencing around the property borders, place a shed on the property, and to install two pillars at driveway entrance.

Ms. Squyres clarifies the only proposed fencing will be around the property borders.

Ms. Squyres provides clarification on what is being discussed for this project.

Mr. Hemmingson asks for clarification on the fence material.

The applicant clarifies they would like to use a steel fence.

Mr. Hemmingson asks if the pillars will match the house.

The applicant clarifies that everything will be matching.

Mr. Wojcik expresses his approval of the steel fencing and asks about the setback requirements of the shed.

The applicant responds providing what information the can.

Ms. Squyres responds with further information.

Mr. Beidler asks for clarification regarding the pool equipment enclosure.

The applicant clarifies that will no longer be there.

Mr. Hemmingson moves to approve COA-25-79 with the presented approval conditions, Seconded by Mr. Beidler.

The vote was as follows:

Ayes: Mr. Michael Beidler, Vice Chair; Mr. Steve Wojcik; Mr. William Hemmingson
Nays:
Abstention:
Absent: Ms. Karen Lavarnway, Chair

COA 2025-79 passes 3-0-1

4. COA 2025-76: 16 Courthouse Square

Request to remove and replace existing mature trees along pathway between 16

Courthouse Square and the John Barton Payne Building.

Mr. Beidler questions why the applicant wants to remove the trees.

The applicant provides a brief overview explaining the reason for tree removal.

Mr. Beidler asks for clarification on the number of trees to be removed.

The applicant responds, to take all 4 trees down.

Mr. Wojcik comments on his observations on the conditions during a previous tour of the site.

The applicant advises that repairs have been completed on the previously observed issues.

The applicant expresses their dislike for having to remove the trees, but they have become too tall for the space and must be replaced with lower growing species.

Mr. Hemmingson asks if an arborist has been consulted to determine the health and age of the trees.

The applicant advises that an arborist was consulted the previous year.

Mr. Hemmingson asks about the amount of foot traffic through the area.

The applicant responds outlining the amount of traffic.

Mr. Hemmingson asks to confirm that four trees will be removed and replaced.

The applicant responds confirming the replanting.

Ms. Squyres clarifies the replanting requirements.

Mr. Beidler suggests his concern about removing all 4 trees, leaving the Evergreen tree.

Mr. Wojcik agrees the Evergreen tree should be kept.

Mr. Beidler amends the motion to include only moving 3 of the 4 trees.

Mr. Beidler moves to approve COA-25-76 with the presented approval conditions, Seconded by Mr. Wojcik.

The vote was as follows:

Ayes: Mr. Michael Beidler, Vice Chair; Mr. Steve Wojcik; Mr. William Hemmingson
Nays:
Abstention:
Absent: Ms. Karen Lavarnway, Chair

COA 2025-76 passes 3-0-1

5. COA 2025-77: 16 Courthouse Square

Request to replace areas of rotted wood along the roofline (soffits and fascia) with PVC lumbar material.

Ms. Squyres provides a brief overview of the proposed work.

Mr. Hemmingson asks for clarification on the proposed PVC material matching all around.

The applicant responds, everything will match.

Mr. Wojcik asks for clarification on the scope of replacement.

The applicant responds outlining the proposed scope.

Ms. Squyres asks if any brick repair will occur.

The applicant responds that masonry repair is planned as needed.

Mr. Wojcik asks about the presence and condition of any hidden gutters.

The applicant responds that the gutter is present and appears to be in good condition.

Mr. Beidler asks about the age of the building.

The applicant and Ms. Squyres respond providing the construction year.

Mr. Beidler expresses his disagreement with the proposed synthetic material and suggests using wood material instead.

Mr. Wojcik expresses his agreement with Mr. Beidler's concerns but suggests a compromise.

There is brief discussion about replacing the material with wood.

Mr. Hemmingson asks about the condition and planned repairs to the dormers.

The applicant responds outlining their observed conditions and planned repairs.

Mr. Hemmingson notes that the age of the building does not meet the guidelines for a historic building and briefly discusses his thoughts on the proposed work.

Mr. Wojcik asks about the condition of the other building.

The applicant responds outlining the design differences between the two buildings.

Mr. Wojcik asks for clarification on the window material.

The applicant responds, the windows are mostly vinyl.

Mr. Hemmingson moves to approve COA-25-77 with the presented approval conditions, Seconded by Mr. Wojcik.

The vote was as follows:

Ayes: Mr. Steve Wojcik; Mr. William Hemmingson
Nays: Mr. Michael Beidler, Vice Chair;
Abstention:
Absent: Ms. Karen Lavarnway, Chair

COA 2025-77 passes 2-1-1

6. COA 2025-82: 0 Main St

Request from the Town to remove and replace two trees along Main Street. The first tree is located in front of 45 Main Street, and the 2nd is located at 81A Main Street. The current root system is creating a trip hazard due to uneven bricks.

Mr. Wharton, Town project coordinator, gives a brief overview explaining the reason for the tree removal.

Mr. Beidler asks about the size of the proposed tree wells.

Mr. Wharton responds providing the planned dimensions.

Mr. Beidler asks for details on the material under the existing sidewalks.

Mr. Wharton responds providing the requested details.

Mr. Beidler questions if the sidewalk will be reset.

Mr. Wharton responds, yes.

Mr. Wharton clarifies only the certain trees listed have a negative effect on the bricks.

Mr. Hemmingson asks for clarification on the tree placement.

Mr. Wharton responds outlining the proposed locations.

Mr. Beidler moves to approve COA-25-82 with the presented approval conditions, Seconded by Mr. Wojcik.

The vote was as follows:

Ayes: Mr. Michael Beidler, Vice Chair; Mr. Steve Wojcik; Mr. William Hemmingson
Nays:
Abstention:
Absent: Ms. Karen Lavarnway, Chair

COA 2025-82 passes 3-0-1

UPDATES.

1. The next ARB meeting will be held Thursday, December 11th.

APPROVAL OF MINUTES.

1. ARB Meeting Minutes – July 24, 2025 and August 28, 2025.
Mr. Beidler suggests reviewing the meeting and bringing them back to the next meeting for approval.

BOARD MEMBERS TIME.

Mr. Wojcik reiterates his Arlington Manor concerns. Mr. Beidler and Mr. Wojcik have a brief discussion.

ADJOURNMENT.

Mr. Beidler moves to adjourn the meeting. There was no discussion.

With no further business, this meeting was adjourned at 8:06 PM on Thursday, October 23, 2025.

ARCHITECTURAL REVIEW BOARD MEETING

21 Main Street

Thursday, December 04, 2025, at 6:30 PM

MINUTES

AN OPEN MEETING OF THE ARCHITECTURAL REVIEW BOARD OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON DECEMBER 04, 2025

Regular Meeting

PRESENT — Ms. Karen Lavarnway, Chair, Mr. Michael Beidler, Vice-Chair; Mr. Steve Wojcik; Mr. William Hemmingson; Ms. Casey Squyres, Historic Preservation Planner

PRESENT VIA ELECTRONIC MEANS

ABSENT

REGULAR MEETING – 6:30 PM

Mr. Michael Beidler reads the purpose statement and calls the meeting to order at 06:30PM, a quorum is present, and business can be conducted.

APPROVAL OF MINUTES

1. **ARB Meeting Minutes Draft – July 24, 2025**

   Mr. Beidler moves to approve the draft minutes as submitted, seconded by Mr. Wojcik.

   The vote was as follows:

   Ayes: Ms. Karen Lavarnway, Chair, Mr. Michael Beidler, Vice Chair; Mr. Steve Wojcik; Mr. William Hemmingson
   Nays:
   Abstention:
   Absent:

2. **ARB Meeting Minutes Draft – August 28, 2025**

   Mr. Beidler moves to approve the draft minutes as submitted, seconded by Mr. Wojcik.

   The vote was as follows:

Ayes: Ms. Karen Lavarnway, Chair, Mr. Michael Beidler, Vice Chair; Mr. Steve Wojcik; Mr. William Hemmingson
Nays:
Abstention:
Absent:

NEW BUSINESS.

1. COA 2025-84: 47 S. Third Street

Request to install new metal bracket and hanging sign.

Ms. Squyres provides a brief overview of the application.

Mr. Beidler asks for clarification on the location of the proposed sign.

Ms. Squyres provides the clarification.

Mr. Hemmingson comments on the lack of consistency of the approved sign brackets.

Mr. Beidler asks who sets the standard for attachment of signage.

Ms. Squyres responds briefly outlining the codes guiding the standards.

Mr. Beidler moves to approve COA-25-84 with the presented approval conditions, Seconded by Mr. Hemmingson.

The vote was as follows:

Ayes: Ms. Karen Lavarnway, Chair, Mr. Michael Beidler, Vice Chair; Mr. Steve Wojcik; Mr. William Hemmingson
Nays:
Abstention:
Absent:

COA 2025-84 passes 4-0-0.

2. COA 2025-93: 9 Culpeper St.

Request to install a new metal bracket and hanging sign.

Ms. Squyres provides a brief overview of the application.

Ms. Lavarnway asks for any discussion.

Mr. Beidler asks about the proposed location of the sign and proposes another location.

Ms. Squyres notes that the proposed location will not meet height requirements outlined in the zoning ordinance.

Mr. Wojcik moves to approve COA-25-93 with the presented approval conditions, Seconded by Mr. Beidler.

The vote was as follows:

Ayes: Ms. Karen Lavarnway, Chair, Mr. Michael Beidler, Vice Chair; Mr. Steve Wojcik; Mr. William Hemmingson
Nays:
Abstention:
Absent:

COA 2025-93 passes 4-0-0

UPDATES.

1. **Confirmation of 2026 ARB Agenda Dates**

   Ms. Squyres provides a brief explanation of the proposed 2026 agenda.

   Mr. Wojcik moves to approve the 2026 agenda as presented, seconded by Mr. Beidler.

   The vote was as follows:

   Ayes: Ms. Karen Lavarnway, Chair, Mr. Michael Beidler, Vice Chair; Mr. Steve Wojcik; Mr. William Hemmingson
   Nays:
   Abstention:
   Absent:

2. **Warrenton Preservation Alliance Presentation**

   Ms. Squyres provides a brief summary of the Warrenton Preservation Alliance.

   Mr. Joe Ficarelli comes forward to provide further information.

   Mr. Beidler offers assistance based on previous experience with similar groups.

   Discussion of the project continues.

3. Certified Local Government Discussion

   Ms. Squyres briefly discusses a recently attended workshop and potential projects to maintain CLG status.

BOARD MEMBERS TIME.

Mr. Beidler discusses the status of the 39 S. Chestnut St project, expressing his concern over the expansion of project scope.

Mr. Wojcik provides an update on the ongoing addition to his home.

Ms. Lavarnway expresses her thanks to board members and staff for her time on the Architectural Review Board.

ADJOURNMENT.

Ms. Lavarnway moves to adjourn the meeting, seconded by Mr. Beidler. There was no discussion.

With no further business, this meeting was adjourned at 7:19 PM on Thursday, December 04, 2025.

ARCHITECTURAL REVIEW BOARD MEETING

21 Main Street

Thursday, January 22, 2026, at 6:30 PM

MINUTES

AN OPEN MEETING OF THE ARCHITECTURAL REVIEW BOARD OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON JANUARY 22, 2026

Regular Meeting

PRESENT — Mr. Michael Beidler, Chair; Mr. Steve Wojcik, Vice-Chair; Mr. William Hemmingson; Mr. Tim Burch; Mr. John Scoggin; Ms. Casey Squyres, Historic Preservation Planner; Mr. Matthew Cute, Permit Technician

PRESENT VIA ELECTRONIC MEANS

ABSENT

REGULAR MEETING – 6:30 PM

Mr. Michael Beidler reads the purpose statement and calls the meeting to order at 06:30PM, a quorum is present, and business can be conducted.

BOARD ELECTIONS

Mr. Beidler calls for nominations for the position of Chair.

Mr. Wojcik nominates Mr. Beidler for the position of Chair.

Mr. Hemmingson seconds the nomination.

The vote was as follows:

Ayes: Mr. Beidler, Chair; Mr. Wojcik, Mr. Hemmingson, Mr. Burch, Mr. Scoggin
Nays:
Absent:

Mr. Beidler opens the floor to nominations for Vice-Chair.

Mr. Hemmingson nominates Mr. Wojcik for the position of Vice-Chair.

Mr. Burch seconds the nomination.

The vote was as follows:

Ayes: Mr. Beidler, Chair; Mr. Wojcik, Mr. Hemmingson, Mr. Burch, Mr. Scoggin
Nays:

Absent:

INTRODUCTION OF NEW BOARD MEMBERS

Mr. Beidler invites the two new Board members to provide introductions.

Mr. Burch briefly introduces himself.

Mr. Scoggin briefly introduces himself.

APPROVAL OF MINUTES

1. **ARB Meeting Minutes Draft – October 23, 2025**

   Mr. Beidler postpones the approval of the draft minutes until the February meeting.

2. **ARB Meeting Minutes Draft – December 4, 2025**

   Mr. Beidler postpones the approval of the draft minutes until the February meeting.

NEW BUSINESS.

1. **COA 2025-97: 53 E. Lee Street**

   Request to convert window on rear elevation to door.

   Ms. Squyres provides a brief overview of the application.

   Mr. Beidler opens the floor to questions or discussion.

   Mr. Hemmingson asks for clarification on the proposed process to convert the window to a door.

   Ms. Squyres responds providing the requested details.

   Mr. Hemmingson comments on the clarity of the plans and laments their lack of clarity. He also questions their choice in door style.

   Ms. Squyres provides what details she can in the applicants' absence.

   Mr. Scoggin asks if the applicant intends to keep the arched brick and for clarification on the proposed finish.

   Ms. Squyres responds providing the requested information.

   Mr. Hemmingson asks about plans to replace the rear windows.

   Ms. Squyres responds clarifying that there are no replacement plans at this time.

Mr. Wojcik asks for clarification of the proposed location and its visibility from the street.

Mr. Burch comments on a similar door down the street.

A brief discussion of the similar door occurs.

Mr. Squyres responds, briefly explaining the factors determining the proposed location.

Mr. Scoggin asks if the style of door matched existing.

Mr. Beidler asks staff to show an image of the front elevation.

Mr. Beidler asks for clarification on the proposed plans to raise the interior floor and if it is attached to a public alley.

Ms. Squyres responds, providing clarification and confirming that it is a public alley.

Mr. Wojcik asks for clarification on the included floor plan.

Ms. Squyres responds, stating that the floor plan was from a previous application and included to aid in visualization.

Mr. Beidler asks for further clarification on the interior layout.

Ms. Squyres responds, clarifying the included floor plan.

Mr. Hemmingson asks if future lighting or adjustments to the door would need to come back before the Board.

Ms. Squyres responds, in the affirmative.

Mr. Beidler asks about the potential for administrative approval for light fixtures.

Ms. Squyres answers that light fixtures are not typically subject to administrative approval.

Mr. Scoggin asks for confirmation that no signage is included in this application

Ms. Squyres responds confirming the proposed scope of work.

Mr. Beidler briefly works to clarify and itemize the comments and objections of the Board.

Mr. Scoggin asks to clarify if color falls under the Boards jurisdiction.

Ms. Squyres responds clarifying the scope of the Boards jurisdiction.

Mr. Hemmingson provides his thoughts on the proposed door.

Mr. Burch comments on the level of traffic through the public alley.

Mr. Scoggin asks about the Boards powers and role in property maintenance and expresses a desire to see the rear elevation repainted.

Ms. Squyres responds outlining the Boards role and briefly outlining some of the water damage to the structure.

Mr. Wojcik expresses his thoughts on adding a nonconforming style of door.

Mr. Beidler asks for a motion.

A brief discussion of the proposed motion occurs.

Mr. Beidler moves to approve COA-26-2 with the presented approval conditions, Seconded by Mr. Burck.

The vote was as follows:

Ayes: Mr. Michael Beidler, Chair, Mr. Steve Wojcik, Vice Chair; Mr. Tim Burch; Mr. William Hemmingson; Mr. John Scoggin
Nays:
Abstention:
Absent:

COA 2026-2 passes 5-0-0.

UPDATES.

Ms. Squyres announces her acceptance of a new position and steps back as the point of contact for town staff.

Mr. Cute introduces himself as the new point of contact for town staff.

BOARD MEMBERS TIME.

Mr. Hemmingson expresses his dissatisfaction with the materials used in a previously approved project.

ADJOURNMENT.

Mr. Beidler moves to adjourn the meeting, seconded by Mr. Wojcik. There was no discussion.

With no further business, this meeting was adjourned at 7:20 PM on Thursday, January 22, 2025.

ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS 26-2

February 26, 2026

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness 26-2** for the request to add a rear addition and relocate the rear porch, all as described and depicted within the application and plans, at 86 Culpeper Street with the following conditions:

1) All necessary permits are acquired.

2) New construction shall respect the established architectural character of the historic district.

3) Use building materials that appear similar in scale, color, texture, and finish to those seen historically in the context of the district.

4) Design and construct additions in such a manner that if removed in the future, the essential form, character and integrity of the historic property remains intact.

5) Any additional conditions…

Motion to Approve By:

Seconded By:

For: Against: Abstained:

Community Development
Department

STAFF REPORT

Meeting Date:	February 26, 2026
Agenda Title:	COA 26-2 – 86 Culpeper St
Requested Action:	Review of request to construct a proposed kitchen addition, measuring12'x33', to be located across the rear elevation of the dwelling.
Department / Agency Lead:	Community Development
Staff Lead:	Matthew Cute

EXECUTIVE SUMMARY

The applicant is proposing the following modifications to the ca. 1903 house located at 86 Culpeper Street:

- Rear Kitchen Addition
  - 12'x33' addition to rear elevation of house.
  - Applicant plans to utilize the following construction materials:
  - Windows – Anderson – to match profiles of existing windows on main dwelling
  - Doors – Reeb – wood (sapele mahogany)
  - Roofing – standing seam metal to match main dwelling
  - Siding - Hardie Plank Panel Siding in a cream/white color to match the main house
  -
- Relocation of Rear Porch
  - Removal of existing porch to be replaced in-kind once new kitchen addition is constructed.

BACKGROUND

This house was constructed sometime between 1903 and 1908, and is in good condition. The north bay windows and rear porch were added by 1915, and the rear porch was expanded by 1947. The two-story rear addition and one-room shed addition were added onto the northwest corner sometime post-1947. As a Colonial Revival house, it represents a typical early twentieth-century building within the residential areas of the district. It retains integrity of location, design, setting, materials, workmanship, feeling, and association. This resource falls within the district's period of significance and contributes to the residential character of the district.

Although the dwelling does not possess sufficient architectural or historical significance to qualify for individual listing in the National Register, it is a contributing resource to the Warrenton Historic District under Criterion C, for architecture.

This late 19th-century frame, Colonial Revival is a good example of residential architecture of the period. The house and well-maintained grounds add a picturesque quality to Culpeper Street. The Sanborn Map of 1908 indicates a rebuilding of the rear wing and an addition of a polygonal bay.

DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	
7. NEW CONSTRUCTION **A. Context**		
The Architectural Review Board will not specify a particular architectural style or design for new construction projects. The context of new construction or infill is more important than the decorative details applied, though detailing is important.	3.63	
New construction will be evaluated based on the project's relationship to its surroundings (context) and to the details of its site (materials, cornices, trim, porches, landscaping, rhythm).	3.63	
A1. Setback		

Historic District Guideline	Page No.	
1 . Relate the setback of any new construction and additions to the setback of the existing historic buildings in the immediate surroundings of the proposed new construction. Generally speaking, setback should be within 10% of adjacent setbacks.	3.64	
A2. Spacing		
1. Space new construction according to the historic precedence in the immediate surroundings of the proposed new construction. This includes sites adjacent to as well as across the street from the proposed new construction.	3.65	
A4. Massing		
2. Use forms for new construction that relate to the forms of the majority of surrounding buildings. For instance, if the form of adjacent buildings has a variety of projecting bays, dormers, etc., employ some of these elements in the new building.	3.67	
A5. Height and Width		
1. The height and width of a new building must be compatible with historic buildings within a 360-degree range of visibility of the new building.	3.68	
2. The height of a proposed building should be no taller than the tallest historic building on the block within a 360-degree range of visibility of the same type (e.g. single family to single family, multifamily to multi-family). The height of the historic structure should be calculated from the original historic ridge line (not any later additions that may be taller).	3.68	

Historic District Guideline	Page No.	
3. Design new buildings to respect the existing width of original structures in the district. The space should be no more than ten percent of the average spacing of other historic buildings within the subject block. Larger apartment buildings or newer dwellings that do not contribute to the existing historic character should not be included within this calculation.	3.68	
A6. Scale		
1. Create human scale by including functional elements typical to the historic context, such as porches and porticoes.	3.69	
B. NEW BUILDING		
1. New construction shall respect the established architectural character of the historic district.	3.70	
2. The new building should be recognized as a product of its period of construction, design, materials and craftsmanship and consistent with the architecture of the Historic District. Avoid an exact imitation of a historic style that would blur the distinction between old and new buildings and make it more difficult to understand the architectural evolution of the district. In this way, an interpretation of a historic style that is authentic to the district will be considered if it is subtly distinguishable as being new. Allow for the contemporary design of new buildings, when such design is compatible with the size, scale, color, material, and character of the neighborhood, or environment.	3.70	

Historic District Guideline	Page No.	
4. RHYTHM: Incorporate traditional façade rhythm and articulation techniques in a new design. Design a new building to replicate the rhythm of fenestration patterning found in the historic district. Arrange windows to reflect the traditional rhythm and general alignment of others in the area. Incorporate windows, doors, and other openings at a consistent ratio to those found on nearby historic buildings. Use durable window materials. Appropriate window materials include metal, wood, and various composites, as deemed appropriate by the preservation industry standards and the Architectural Review Board. Inappropriate window materials include aluminum and vinyl with plastic snap-in muntins. Use detailing to articulate a façade including window and door framing, sills, water tables and belt courses, canopies, moldings, cornices, columns, and pilasters	3.70	
5. MATERIALS: Use building materials that appear similar in scale, color, texture, and finish to those seen historically in the context of the district. Use materials that are proven to be durable in the local climate. Use materials that will maintain an intended finish over time or acquire a patina. Use high-quality, durable, materials. Use new siding that is similar to the lap exposure, texture, and finish of traditional wood siding. Use trim boards that show depth and typify high-quality traditional construction.	3.70	The applicant plans to use standing seam metal roofing to match existing on main house. The applicant plans to use Hardie Plank Panel siding in a cream/white color to match with main house.

Historic District Guideline	Page No.	
6. DOORS AND WINDOWS: Respect the size, proportion, spacing and rhythm of door and window openings on all stories of contributing buildings in the subject block or neighborhood when designing and constructing new commercial or residential buildings. Avoid horizontal strip windows or square openings and doors wider than doubleleaf. a. Respect the relationship between wall surface area and window opening area of contributing commercial and residential buildings in the block or neighborhood. b. True divided lights are encouraged but windows may have simulated divided light sashes.	3.71	The applicant plans to use Anderson windows to match existing on main house in design.

Historic District Guideline	Page No.	
7. STYLE: Style cannot be guided inasmuch as they emerge with good design by architects, art, implementation by builders, lifestyles, function, fashion, the economy and industrial evolution. Contemporary expression with respect of historic precedence, context, significance and architectural heritage is encouraged. a. Incorporate an appropriate amount of detail and decoration in new construction to avoid blandness and establish a compatible relationship with contributing buildings. b. Decks built of unpainted pressure-treated lumber have appeared on houses more often than porches since the late twentieth century. When visible from a public right of way, one-and- one-half-inch square vertical picket balustrades and painting all wood is recommended on decks on new houses or commercial buildings.	3.71	
C. ADDITIONS TO EXISTING BUILDINGS		
1. Recognize all buildings as products of their own time; design the new addition so that it can be distinguished from the original, yet be compatible with the massing, size, scale and architectural features.	3.72	
2. Additions will cause the least possible diminution or loss of the historic character of the existing building including its materials, craftsmanship, design, location and setting.	3.72	
3. Locate additions that increase the interior footprint as inconspicuously as possible by setting them back from the front and side of the building.	3.72	

Historic District Guideline	Page No.	
4. Additions should be clearly subordinate to the existing building in overall size including height, width, depth and scale.	3.72	
7. Design and construct additions in such a manner that if removed in the future, the essential form, character and integrity of the historic property remains intact. For example, a small connector passage or hyphen to join a side or rear addition to the original building is less invasive and destroys less fabric than a full elevation connection.	3.72	
8. The style of the addition should not replicate the original but might respectfully, modestly reflect design elements.	3.72	
9. Unpainted, pressure-treated wood or vinyl decks are inappropriate porch additions. Traditional historic style painted wood porches are preferred. Expanded porches shall continue the original design and treatment.	3.72	
10. Respect the size, proportion, spacing and rhythm of existing door and window openings on the existing building. Respect the spatial relationship between the wall surface and window opening of the existing building	3.72	

STAFF RECOMMENDATION

Staff recommends approval of Certificate of Appropriateness 26-2 for the requested rear addition and relocation of rear porch, all as described and depicted within the application and plans, at 86 Culpeper Street with the following conditions:

1) All necessary permits are acquired.

2) New construction shall respect the established architectural character of the historic district.

3) Use building materials that appear similar in scale, color, texture, and finish to those seen historically in the context of the district.

4) Design and construct additions in such a manner that if removed in the future, the essential form, character and integrity of the historic property remains intact.

7) Any additional conditions...

ATTACHMENTS

1. Attachment 1 – Photos and Plans

ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATNESS

COA # _____
Zoning # _____
Assoc. Permit # _____

COMMUNITY DEVELOPMENT DEPARTMENT
18 Court Street, Lower Level
Warrenton, VA 20186

Phone: 540-347-2405
Email: planning@warrentonva.gov
Facsimile: 540-349-2414

The Architectural Review Board (ARB) meets every **4th Thursday at 7:00pm** in Town Hall (18 Court Street). Applications requiring ARB are due by the **1st day of each month** (or the first business day immediately following) prior to the meeting. Each applicant or a representative, who has the authority to commit the applicant to changes as recommended or required by the ARB are required to attend this meeting or the application will be deferred. Please read the Warrenton Historic District Guidelines for additional information Historic District requirements.

The following materials are required in addition to a complete, signed application (check if submitted):

- ☐ Photographs of the area of work.
- ☐ Plans, drawings, product information sheets, and/or samples (Two hard/one digital copy).
- ☐ Accompanying permit applications (if required; this application also serves as a zoning permit).

Project Owner

Address/Location: 86 Culpeper Street GPIN: _____

Name: Scott & Natalie Keithley Email: nbkeithley@gmail.com

Address: 86 Culpeper St. Warrenton VA 20186 Phone: 540-207-7342

Applicant (If different then above)

Name: _____ Email: _____

Address: _____ Phone: _____

Applicant's Representative (If different then above. Must have authority to commit the applicant to make changes that may be suggested or required by the ARB)

Name: _____ Email: _____

Address: _____ Phone: _____

Complete description of each modification or improvement

Kitchen Addition / Expansion / Remodel of ~12' x 33' across the back of house. Removal of existing porch to be replaced behind the addition (~6' x 14')

Is there an application relevant to this property pending or contemplated before anther Town Board?
Yes ☐ No ☒ If so, specify: _____

Signature of Property Owner

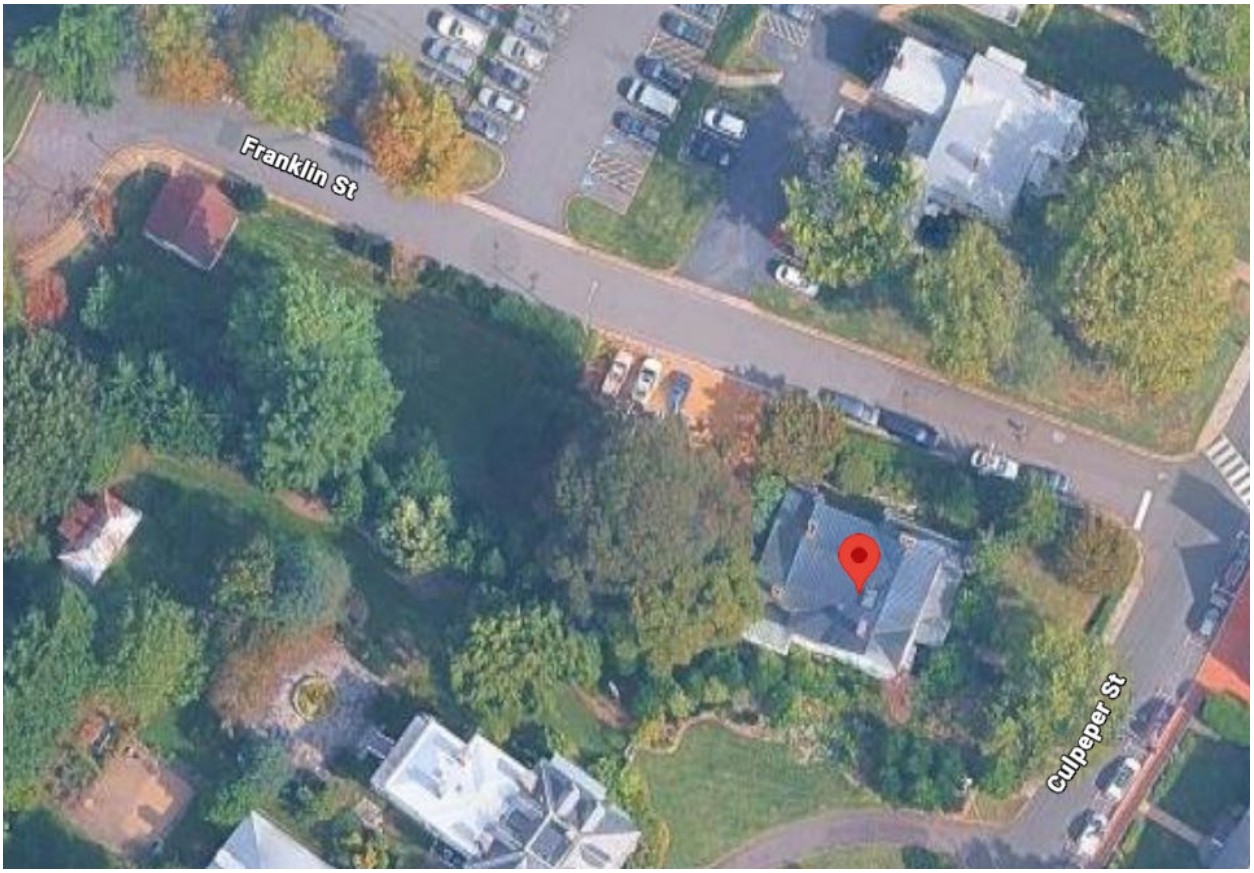
Natalie B. Keithley
Name (Print or Type)

Signature of Applicant/Agent

Name (Print or Type)

OFFICIAL USE ONLY
Approvals Required (Circle Y or N)
Y / N Administrative Approval Y / N Architectural Review Board Approval Y / N Other Permits Required, If yes list: _____
Notes
Zoning District: _____ Use: _____ Notes/Conditions of Approval:
Approvals
Certificate of Appropriateness: _____ Date: _____ Zoning Permit: _____ Date: _____
Fees
Paid Stamp Certificate of Appropriateness: _____ Zoning: _____

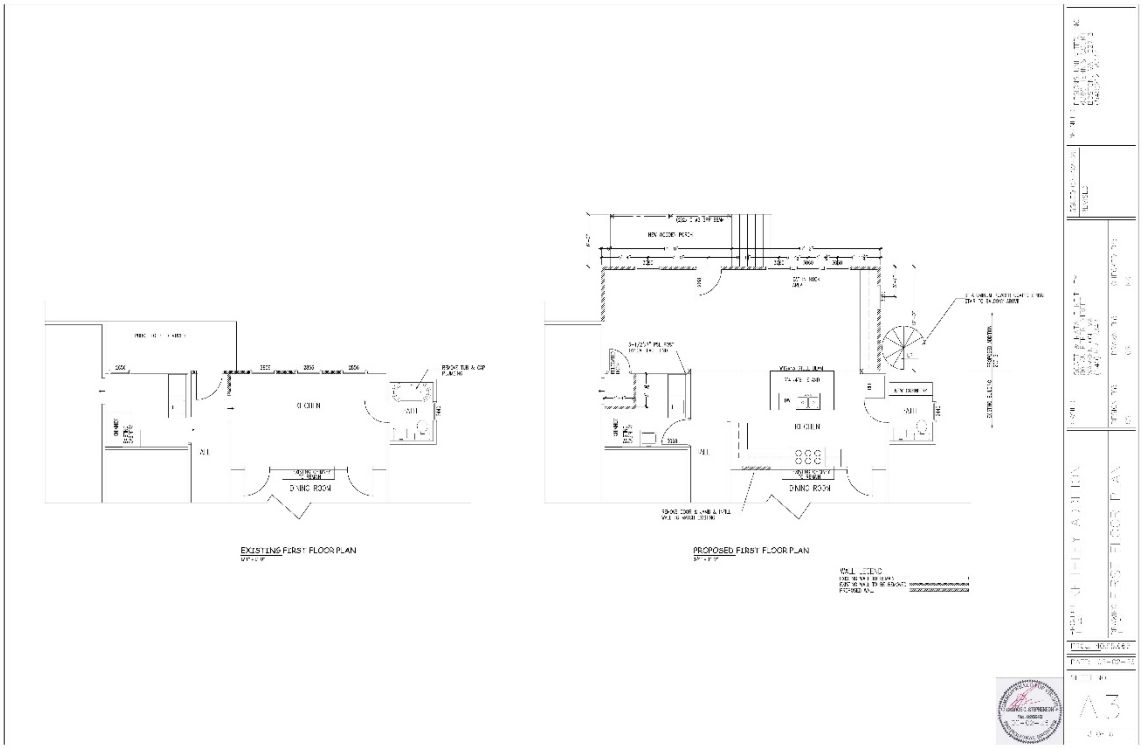
Site Map:

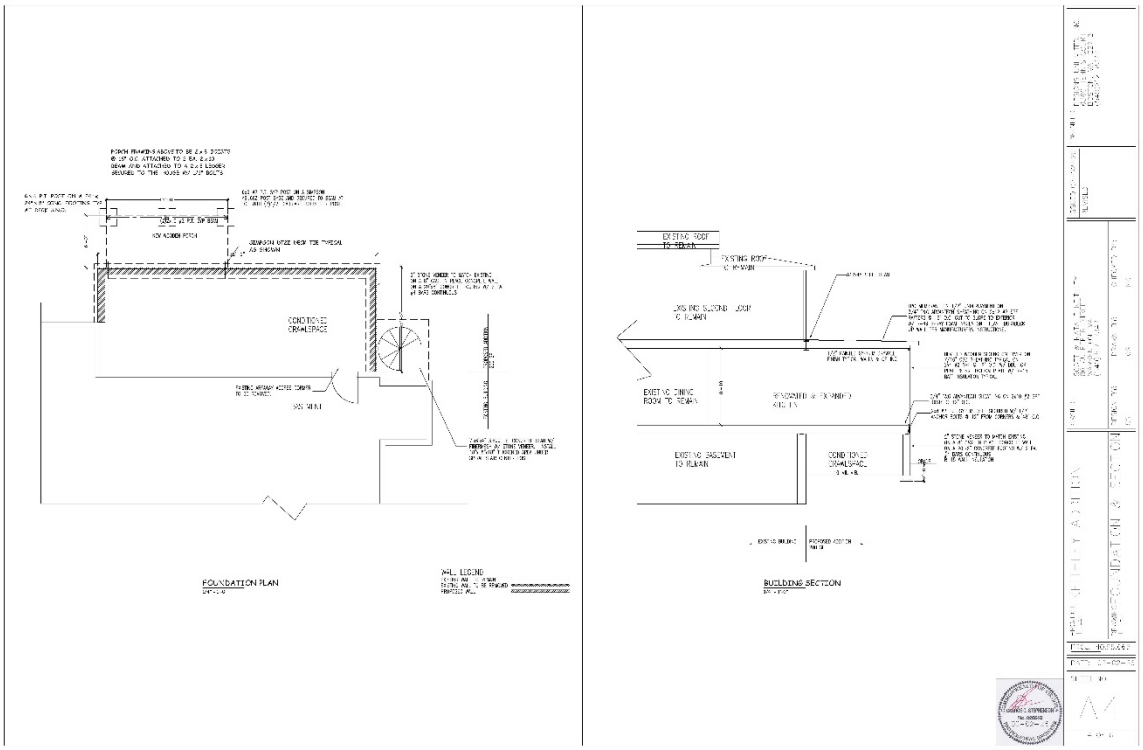


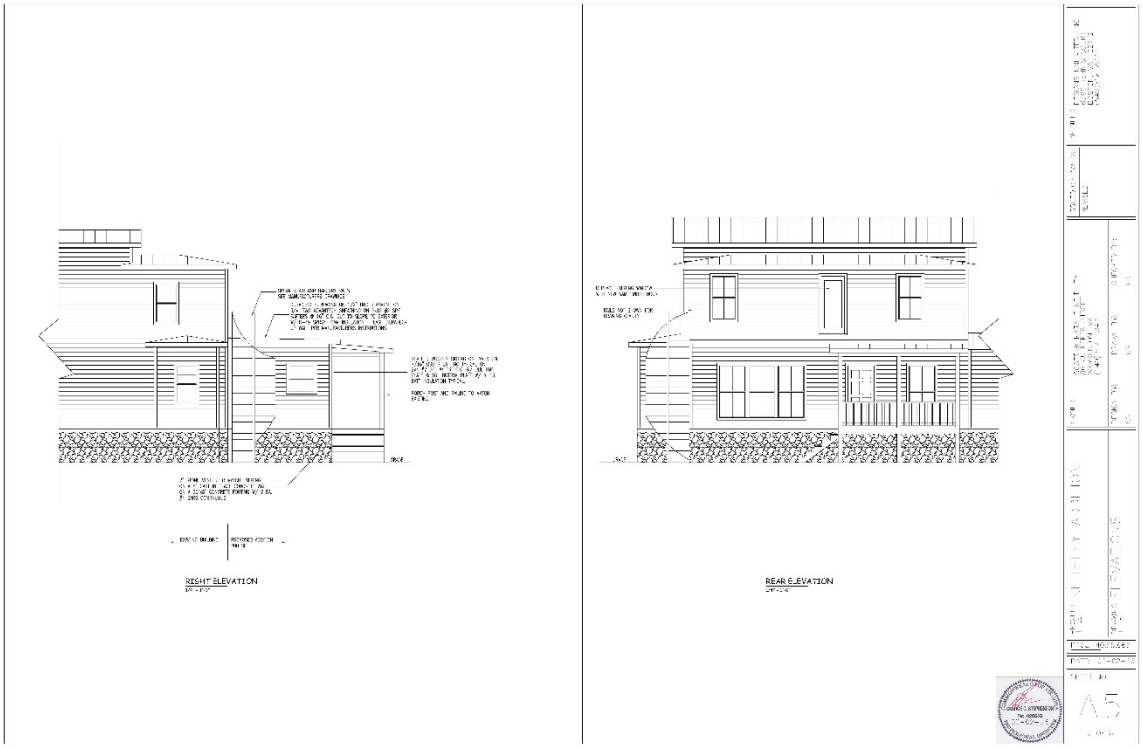
Street View:

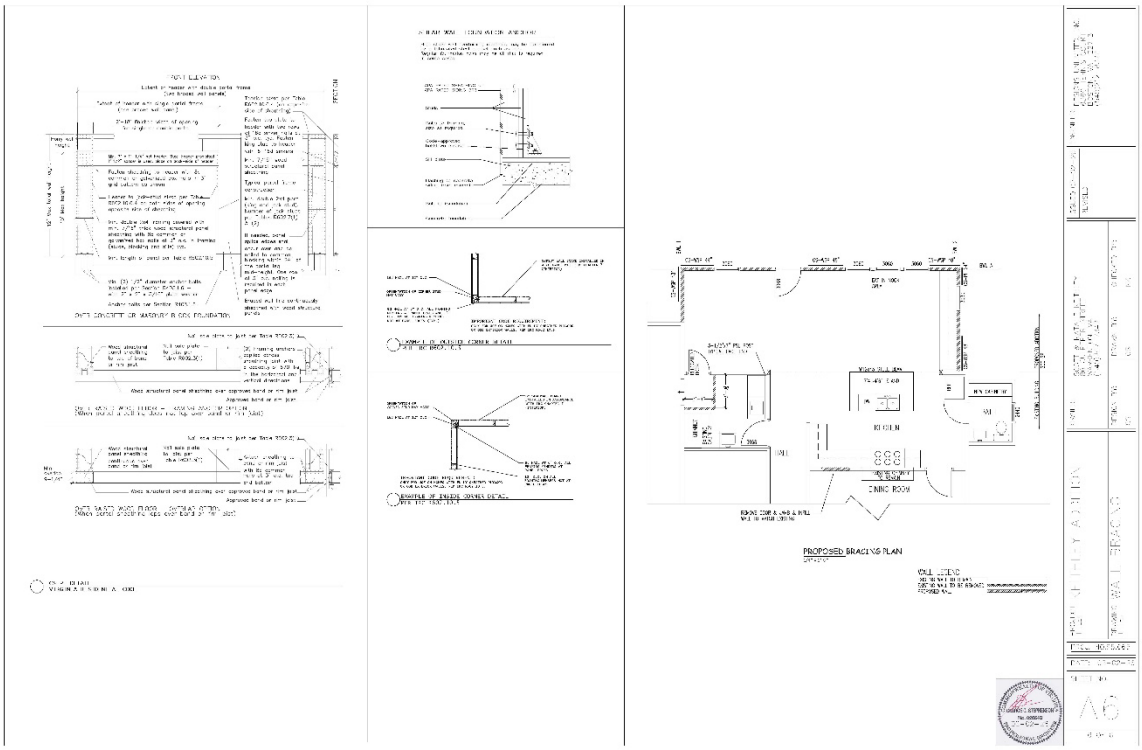
Rear Elevation:

Plans:


EXISTING FIRST FLOOR PLAN
PROPOSED FIRST FLOOR PLAN
DINING ROOM
DINING ROOM


FOUNDATION PLAN
BUILDING SECTION


RIGHT ELEVATION
REAR ELEVATION


KITCHEN
DINING ROOM
PROPOSED BRACING PLAN

KEITHLEY ADDITION

CODE DATA

DESIGN CODE = 2021 VA RESIDENTIAL BUILDING CODE

BUILDING CODE DATA:

USE GROUP	R-5
CONSTRUCTION TYPE	V-B

AREA TABULATION

FIRST FLOOR ADDITION	384 S.F.
FIRST FLOOR PORCH ADDITION	84 S.F.
SECOND FLOOR BALCONY ADDITION	384 S.F.

EXISTING HEIGHT 32' (2 STORY)

INSULATION & THERMAL EFFICIENCY DESIGN CRITERIA

COMPONENT	R-VALUE	U-VALUE	SHGC
ROOF	R-49 FOAM	N/A	N/A
SLOPED CEILINGS	R-49 FOAM	N/A	N/A
2ND FLOOR WALLS	N/A	N/A	N/A
1ST FLOOR WALLS	R-15 BATT	N/A	N/A
BASEMENT WALLS	N/A	N/A	N/A
CRAWLSPACE WALLS	R-15 BLANKET	N/A	N/A
CANTILEVERED FLOORS	N/A	N/A	N/A
FLOORS OVER UNCONDITIONED SPACE	N/A	N/A	N/A
UNDER SLAB	N/A	N/A	N/A
WINDOWS	N/A	0.30	0.23
EXTERIOR DOORS	N/A	0.30	0.28

N1108.2.2 MORE EFFICIENT HVAC OPTION TO BE IMPLEMENTED

PROJECT DESCRIPTION:

THIS PROJECT IS FOR THE PURPOSE OF CONSTRUCTING AN ADDITION TO A SINGLE FAMILY DWELLING USING THE 2021 VA RESIDENTIAL BUILDING CODE.

DESIGN LOADS

NOMINAL WIND SPEED	= 90 MPH
ULTIMATE WIND SPEED	= 115 MPH
ROOF LIVE & SNOW	= 30 PSF
ATTIC LIVE (BOTTOM CHORD)	= 20 PSF
ROOF DEAD (TOP CHORD)	= 7 PSF
SLEEPING ROOMS	= 30 PSF
NON SLEEPING ROOMS	= 40 PSF
SOIL BEARING VALUE (ASSUMED)	= 2,000 PSF
GROUND SNOW LOAD	= 30 PSF
EXPOSURE CATAGORY	= B
IMPORTANCE FACTOR	= CATAGORY II
SNOW EXPOSURE FACTOR	= 1.0
SEISMIC USE GROUP	= B
FROST DEPTH	= 18"

PROJECT DIRECTORY

OWNER:

SCOTT & NATALIE KEITHLEY
86 CULPEPER STREET
WARRENTON, VA
(540)207-7342

PROJECT LOCATION:

86 CULPEPER STREET
WARRENTON, VA

ENGINEER/DESIGNER:

DESIGNS UNLIMITED, INC.
6360 TENNIS COURT
BOSTON, VA 22713
(540)212-8330

DRAWING LIST

ABBREVIATIONS

AB - ANCHOR BOLT
AFF - ABOVE FINISHED FLOOR
APC - ARCH. PRECAST CONCONCRETE
ARCH - ARCHITECTURAL
BLDG - BUILDING
BM - BEAM
BOT - BOTTOM
BRG - BEARING
CA - CANTILEVER
CIP - CAST IN PLACE
CJ - CONTROL JOINT
CLG - CEILING
CLR - CLEAR
CMU - CONCRETE MASONRY UNIT
COL - COLUMN
CONC - CONCRETE
CONN - CONNECTION
CONT - CONTINUOUS
COORD - COORDINATE
DIA - DIAMETER
DIAG - DIAGONAL
DIM - DIMENSION
DL - DEAD LOAD
DN - DOWN
DWGS - DRAWINGS
EA - EACH
EJ - EXPANSION JOINT
EL - ELEV
ELEV - ELEVATOR
EOS - EDGE OF SLAB
EQ - EQUAL
EQUIP - EQUIPMENT
EXIST - EXISTING
EW - EACH WAY
EXP - EXPANSION
EXT - EXTERIOR
FFE - FINISHED FLOOR ELEVATION
FLR - FLOOR
FLT - FLAT BAR
FRT - FIRE RETARDANT TREATED
FTG - FOOTING
GA - GAUGE
GALV - GALVANIZED
GC - GENERAL CONTRACTOR
HK - HOOK
HORIZ - HORIZONTAL
HS - HIGH STRENGTH
HT - HEIGHT
INT - INTERIOR
JBE - JOIST BEARING ELEVATION
JT - JOINT
LBS - POUNDS
LGST - LIGHT GAUGE STEEL TRUSS
LL - LIVE LOAD
LLH - LONG LEG HORIZONTAL
LLV - LONG LEG VERTICAL
LSH - LONG SIDE HORIZONTAL
LSV - LONG SIDE VERTICAL
LVL - LAMINATED VENEER LUMBER
LW - LIGHT WEIGHT
MAS - MASONRY
MAX - MAXIMUM
MECH - MECHANICAL
MFR - MANUFACTURER
MISC - MISCELLANEOUS
MIN - MINIMUM
NO. - NUMBER
NIC - NOT IN CONTRACT
NTS - NOT TO SCALE
NW - NORMAL WEIGHT
OC - ON CENTER
OPP - OPPOSITE
OH - OPPOSITE HAND
OWSJ - OPEN WEB STEEL JOIST
PDF - POWER DRIVEN FASTENER
PL - PLATE
PLF - POUNDS PER LINEAR FOOT
POJ - PLANE OF JOIST
PSF - POUNDS PER SQUARE FOOT
PSI - POUNDS PER SQUARE INCH
REF - REFERENCE
REINF - REINFORCING
REQD - REQUIRED
SIM - SIMILAR
SOG - SLAB ON GRADE
SPA - SPACE
STD - STANDARD
STIFF - STIFFENER
TBE - TRUSS BEARING ELEVATION
T&B - TOP AND BOTTOM
T&G - TONGUE AND GROOVE
TOS - TOP OF STEEL
TYP - TYPICAL
UNO - UNLESS NOTED OTHERWISE
VERT - VERTICAL
WCJ - WALL CONTROL JOINT
WT - WEIGHT
WWF - WELDED WIRE FABRIC
(H) - HIGH
(L) - LOW

COMMONWEALTH OF VIRGINIA
GEORGE C. STEPHENSON
No. 025648
02-02-26
PROFESSIONAL ENGINEER

ENGINEER: DESIGNS UNLIMITED, INC.
6360 TENNIS COURT
BOSTON, VA 22713
(540)212-8330

ISSUED 02-02-26
REVISED

OWNER: SCOTT & NATALIE KEITHLEY
86 CULPEPER STREET
WARRENTON, VA
(540)207-7342

DESIGN BY: CS
DRAWN BY: CS
CHECKED BY: NK

PROJECT TITLE: KEITHLEY ADDITION

DRAWING TITLE: COVER SHEET

PROJ. NO.25.065

DATE: 02-02-26

SHEET NO. A1

1 OF 6

GENERAL NOTES

ENGINEER / DESIGNER
DESIGN OPTIONS
6360 TENNIS COURT
BOSTON, VA 22713
(540)212-8330

APPROVED FOR CONSTRUCTION

ENGINEER ________ CHUCK STEPHENSON, P.E.	________ DATE
OWNER ________	________ DATE
OWNER ________	________ DATE
________ BUILDING OFFICIAL	________ DATE
________ HEALTH DEPARTMENT	________ DATE

DESIGN CODE = VARC 2021

1.0 GENERAL CONDITIONS

1.01 THESE PLANS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF THE ENGINEER, ANY UNAUTHORIZED USE OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE ENGINEER IS PROHIBITED.

1.02 CONSTRUCTION SHALL COMPLY WITH THE LATEST ENFORCED EDITION OF IRC AND/OR IBC BASIC BUILDING CODE AS WELL AS ALL OTHER APPLICABLE LOCAL CODES AND AMENDMENTS.

1.03 THE WORK SHALL BE IN ACCORDANCE WITH INTERPRETATIONS OF THE LOCAL BUILDING OFFICIAL. IF THE INTERPRETATION OF THE LOCAL BUILDING OFFICIAL IS AT VARIANCE WITH THESE DOCUMENTS, INFORM THE ENGINEERING DEPARTMENT PRIOR TO PROCEEDING. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SAFETY AND CONSTRUCTION PROCEDURES, TECHNIQUES, OR THE FAILURE OF THE SUB-CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS, OR THE REQUIRED CODES. SUB-CONTRACTOR'S SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS SUFFICIENTLY IN ADVANCE OF WORK TO BE PERFORMED SO AS TO ASSURE THE ORDERLY PROGRESS OF WORK.

1.04 THE ENGINEERING DEPARTMENT SHALL BE NOTIFIED PROMPTLY OF ANY DISCREPENCIES IN INFORMATION AND OF ANY DISCREPENCIES BETWEEN FIELD CONDITIONS AND INFORMATION ON THE DRAWINGS PRIOR TO CONSTRUCTION. THESE PLANS ARE SUBJECT TO MODIFICATION AS NECESSARY TO MEET CODE REQUIREMENTS OR TO FACILITATE MECHANICAL/PLUMBING INSTALLATIONS OR TO INCORPORATE DESIGN IMPROVEMENTS.

1.05 DO NOT SCALE DRAWINGS.

1.06 THE GENERAL NOTES AND TYPICAL DETAILS APPLY THROUGHOUT THE JOB UNLESS INDICATED OTHERWISE. WHERE CONDITIONS ARE NOT SPECIFICALLY SHOWN OR DETAILED, THE CHARACTER AND QUALITY OF THE WORK SHALL BE THE SAME AS THAT INDICATED FOR SIMILAR CONDITIONS.

1.07 IN CASE OF ANY DISCREPANCIES BETWEEN THESE NOTES AND NOTES ON THE STRUCTURAL DRAWINGS, THE STRUCTURAL NOTES SHALL TAKE PRECEDENT.

1.08 SUB-CONTRACTORS SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF TRASH BY PLACING CONSTRUCTION DEBRIS IN THE AREA DESIGNATED BY THE BUILDER AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT OVERSPRAY, ETC. NO DEBRIS OF ANY KIND SHALL BE PLACED IN THE BACKFILL. SUB-CONTRACTORS ARE RESPONSIBLE FOR LOCATING ALL UNDERGROUND SERVICES PRIOR TO EXCAVATION. BUILDING TO BE CONSTRUCTED ACCORDING TO SUBMITTED PLOT PLAN ALONG WITH THIS PLAN FOR PERMITTING PURPOSE IN REFERENCE TO THE PROPERTY LINE WITH ALL MINIMUM SETBACK REQUIREMENTS ACHIEVED.

1.09 DESIGN LOADS ARE AS FOLLOWS

	DEAD LOAD	LIVE LOAD
ROOF TOP CHORD	10 PSF	30 PSF
ROOF BOTTOM CHORD	10 PSF	20 PSF
UPPER FLOORS (SLEEPING)	10 PSF	30 PSF
UPPER FLOORS (OTHER AREAS)	10 PSF	40 PSF
LOWER FLOOR (LIVING)	10 PSF	40 PSF
WIND LOAD 90 MPH		
GARDEN BATH TUB	50 PSF	

NOTE: BOTTOM CHORD RECEIVES LIVE LOAD ONLY IN ATTIC AREA WHERE CLEAR HEIGHT EXCEEDS 42 INCHES.

1.10 THE BASIC STABILITY OF THE STRUCTURE IS DEPENDANT UPON THE DIAPHRAGM ACTION OF THE FLOORS, WALLS & ROOF ACTING TOGETHER. SUB-CONTRACTORS TO PROVIDE ALL GUYS, BRACES, STRUTS, ETC. AS REQUIRED TO ACCOMMODATE ALL LIVE, DEAD, AND WIND LOADS UNTIL ALL FINAL CONNECTIONS BETWEEN THESE ELEMENTS ARE MADE.

1.11 IT IS THE RESPONSIBILITY OF THE SUB-CONTRACTORS TO VERIFY AND CONSTRUCT ALL RATED ASSEMBLIES TO COMPLY EXACTLY WITH THE REQUIREMENTS OF THE TEST REPORTS LISTED. ALL FIRE RATED ASSEMBLIES ARE CONTINUOUS UNLESS OTHERWISE NOTED. ASSEMBLY MATERIALS SHALL TAKE PRECEDENCE OVER MATERIALS SPECIFIED IN THESE DRAWINGS.

1.12 ALL SUB-CONTRACTORS SHALL BE REQUIRED TO SEAL HORIZONTAL AND VERTICAL PENETRATIONS IN THE EXTERIOR WALL CAUSED BY THEIR TRADE.

1.13 ALL SHEATHING PENETRATIONS CAUSED BY ERECTION SHALL BE PATCHED AND REPAIRED ACCORDING TO MANUFACTURERS SPECIFICATIONS.

1.14 CRAWL SPACE SHALL BE PROVIDED UNDER FLOOR JOISTS NOT LESS THAN 18" IN DEPTH AND SUCH SPACE SHALL BE VENTED WITH SCREENED OPENINGS HAVING A CLEAR AREA OF NOT LESS THAN ONE THIRD OF ONE PERCENT OF THE ENCLOSED BUILDING AREA. (IF APPLICABLE)

1.15 BASEMENT AND FOUNDATION WALLS ARE DEPENDANT UPON THE COMPLETED INSTALLATION OF FLOORS FOR THEIR STABILITY. SUB-CONTRACTOR SHALL NOT PLACE BACKFILL UNTIL THESE ELEMENTS ARE COMPLETELY INSTALLED OR SUB-CONTRACTOR HAS PROVIDED SHORING AND BRACING.

1.16 THE ENGINEER ACCEPTS NO RESPONSIBILITY FOR THE STRUCTURE DUE TO FIELD MODIFICATIONS WITHOUT PRIOR APPROVAL OF THE ENGINEER, ITEMS WHICH ARE SHOWN ON THE PLANS BUT NOT ADHERED TO, VARIANCE FROM SEALED ROOF TRUSS OR FLOOR TRUSS LAYOUTS, VARIANCE OF ANY APPLICABLE CODE, OR FAILURE OF SUB-CONTRACTORS TO PRODUCE ACCEPTABLE WORK IN A WORKMANLIKE MANNER.

2.0 SITE WORK

2.01 THESE DRAWINGS DO NOT COVER SITE WORK, EXCAVATION, GRADING OR LANDSCAPING. REFER TO THE SITE DRAWINGS PREPARED BY THE CIVIL ENGINEER FOR THESE ITEMS. ALL SITE WORK WHALL BE PERFORMED IN ACCORDANCE WITH THE FINAL SOILS COMPACTION, GEOLOGICAL REPORTS AND APPROVED SITE GRADING PLAN ACCEPTED BY THE ENGINEER AND THE BUILDING DEPARTMENT.

2.02 EXCAVATION SHALL BE SUFFICIENT TO PROVIDE FULL DESIGN DIMENSIONS OR TO ALLOW FOR FORMING AS REQUIRED. NO FOOTINGS SHALL BE PLACED ON FROZEN EARTH. FOOTING SHALL BE SIZED FOR AND BEAR ON UNDISTURBED SOIL OR ENGINEERED FILL CAPABLE OF SUPPORTING 2000 PSF.

2.03 BACKFILL AND COMPACTION - USE ONLY CLEAN WELL GRADED EARTH CONTAINING NO ORGANIC MATERIAL, TRASH, MUCK, ROOTS, LOGS, STUMPS, CONCRETE, ASPHALT OR OTHER DETERIOUS SUBSTANCES. BACKFILL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE ASTM D698 STANDARD PROCTOR TEST. DO NOT BACKFILL AGAINST MASONRY WALLS UNTIL SUPER STRUCTURE IS IN PLACE. PRIOR TO PLACING FILL, THE EXISTING SURFACE SHALL BE CLEARED OF ALL REFUSE OR ORGANIC MATERIALS. BACKFILL IN LAYERS OF 8" DEPTH.

2.04 STEPS ON DEPTH OF FOOTINGS/FOUNDATION WILL VARY ACCORDING TO LOCAL SITE OR FROST CONDITIONS.

3.0 CONCRETE

3.01 ALL PLAIN AND REINFORCED CONRETE SHALL COMPLY WITH REQUIREMENTS IN ACI 318 & ALL LOCAL CODES.

3.02 CONCRETE USED FOR FOOTING, BASEMENT SLABS, AND INTERIOR SLABS ON GRADE SHALL BE 5 1/2 BAG MIX 3000 PSI MIN. POURED FOUNDATION WALLS SHALL BE 5 1/2 BAG MIX 3000 PSI MIN. ALL EXTERIOR CONCRETE WORK INCLUDING PORCHES AND GARAGE SLABS SHALL BE 4" MIN. 3500 PSI AIR ENTAINED CONCRETE WITH 6"x6" #10 WWM.

3.03 STEPS OR DEPTH OF FOOTING/FOUNDATION WILL VARY ACCORDING TO LOCAL SITE OR FROST CONDITIONS.

3.04 SLABS ON GRADE - 4" THICK WITH WWM PLACED MIDWAY IN SLAB THICKNESS, SLABS POURED ON 10 MIL POLY FILM VAPOR BARRIER ON MINIMUM 4" GRAVEL, OVERLAP JOINTS OF BARRIER 12", SEAL OR TAPE ALL PENETRATIONS.

3.05 FORM WORK TO BE WELL BRACED, TRUE TO DIMENSION, LEVEL AND PLUMB.

3.06 PERIMETER INSULATION ON GRADE SLAB CONDITION SHALL BE 2" x 24" RIGID R-10 MIN. INSTALLED BY CONCRETE SLAB CONTRACTOR.

3.07 FOUNDATION DRAINS SHALL BE INSTALLED BY CONCRETE SUB-CONTRACTOR BUT LOCATED AT BUILDER'S DISCRETION ACCORDING TO LOCAL SITE CONDITIONS. DRAIN DISCHARGE TO CONFORM WITH APPROVED SITE PLAN.

3.08 SUMP PUMP PIT SHALL BE INSTALLED BY CONCRETE SUB-CONTRACTOR, LOCATED AT BUILDER'S DISCRETION.

3.09 ANY PLUMBING PIPE PASSING UNDER A FOOTING OR THROUGH A FOUNDATION WALL SHALL BE PROVIDED WITH A RELIEVING ARCH OR SLEEVE TWO PIPE SIZES GREATER THAN THE PIPE PASSING THROUGH THE WALL.

3.10 INSTALL STEEL REINFORCING IN SLABS AS REQUIRED BY LOCAL CODE AND SITE CONDITIONS AND THESE DRAWINGS.

3.11 RAILINGS OR HANDRAILS SHALL BE INSTALLED ON ANY EXTERIOR PORCH OR STAIR AT OR ABOVE 3 RISERS.

3.12 TOP COURSES OF C.M.U. FOUNDATION WALLS SHALL BE FILLED OR SOLID INCLUDING THE COURSES UNDER ANY STEEL BEAM.

3.13 GARAGE SLABS SHALL BE NOMINAL 4" CONCRETE OVER 4" OF WASHED GRAVEL ON COMPACTED OR UNDISTURBED EARTH LOCATED A MINIMUM OF 4" FROM ADJACENT DOOR SILL HEIGHT.

3.14 ALL WOOD FRAMING MEMBERS WHICH REST ON EXTERIOR FOUNDATION WALLS SHALL BE 8" ABOVE FINISH GRADE AND P.T.

3.15 BUILDING FOUNDATIONS HAVE BEEN DESIGNED BASED ON AN ASSUMED SOIL BEARING CAPACITY OF 1,500 PSF. ADDITIONAL ENGINEERING IS REQUIRED IF SOIL BEARING CAPACITY IS LESS THAN 1,500 PSF.

4.0 MASONRY

4.01 THE MAXIMUM VERTICAL DISTANCE OF UNBALANCED FILL MEASURED FROM THE TOP OF THE LOWER LEVEL FLOOR SLAB TO OUTSIDE FINISHED GRADE SHALL NOT EXCEED THE FOLLOWING

TYPE OF WALL	HEIGHT OF FILL
8"CMU	4'-0"
12" CMU	6'-0"
8" POURED CONCRETE	6'-0"

NOTE: SEE IRC R404 FOR ADDITIONAL INFORMATION

4.02 PARGING - NOT LESS THAN 3/8" PORTLAND CEMENT PARGING FROM FOOTING TO FINISH GRADE. PARGING SHALL BE COVERED WITH A COAT OF APPROVED BITUMINOUS MATERIAL APPLIED AT THE RECOMMENDED RATE BELOW GRADE.

4.03 LINTELS FOR MASONRY WALLS SEE SECTION 5.0 METALS.

4.04 MASONRY VENEER CONSTRUCTION - TO HAVE VERTICAL TIES AT 16" O.C. AND HORIZONTAL TIES AT 32" O.C. FLASH AT BASE AND PROVIDE WEEP HOLES AT 24" O.C. BRICK SIZE SHALL BE MODULAR 2 1/4" BY 3 5/8" BY 7 5/8" UNLESS OTHERWISE SPECIFIED. MINIMUM OF 1" AIR SPACE SHALL BE MAINTAINED BETWEEN THE FACE BRICK OF VENEER AND FRAME WALL CONSTRUCTION.

4.05 USE TYPE S MORTAR FOR MASONRY BELOW GRADE IN CONTACT WITH EARTH.

4.06 USE TYPE N MORTAR FOR EXTERIOR ABOVE-GRADE LOAD BEARING AND NON-LOAD BEARING WALLS.

5.0 METALS

5.01 FOUNDATION ANCHOR BOLTS SHALL BE PROVIDED AT MAXIMUM 4'-0" O.C. INTERVALS AND PLACED 12" FROM THE END OF EACH SECTION WITH MINIMUM TWO ANCHOR BOLTS PER SECTION OF WALL. ANCHOR BOLT SHALL BE MINIMUM 1/2" DIAMETER AND SHALL BE EMBEDDED IN FOUNDATION IN DEPTH MINIMUM 8" OF POURED IN PLACE CONCRETE AND NOT LESS THAN 15" IN GROUTED UNIT MASONRY. ANCHOR BOLT CAN BE SUBSTITUTED WITH METAL STRAP PER MANUFACTURERS SPECIFICATION. ALL BEARING PLATES SHALL BEAR ON MINIMUM 8" DEEP SOLID MASONRY.

5.02 ALL METAL ANCHORS, FASTENERS, JOIST HANGERS, ETC. TO BE GALVANIZED. ALL STRUCTURAL STEEL TO CONFORM TO ASTM 36. PIPE TO BE A53. TUBE TO BE A500 OR A501. DETAILING TO BE IN ACCORDANCE WITH AISC STRUCTURAL STEEL DETAILING MANUAL.

5.03 VENEER TIES SHALL BE 22 GAUGE GALVANIZED, CORRUGATED 7/8 WD METAL.

5.04 STEEL LINTELS - FOR ALL OPENINGS AND RECESSES IN BRICK OR BRICK FACED MASONRY WALLS PROVIDE ONE STEEL ANGLE FOR EACH 4 INCHES OF WALL THICKNESS. STEEL ANGLES TO HAVE MINIMUM 6" BEARING AT EACH END. HORIZONTAL LEG SHALL BE 3 1/2" UNLESS OTHERWISE SHOWN.

LINTEL SHEDULE (UNLESS OTHERWISE NOTED ON PLANS)

STEEL ANGLE	OPENING SIZE
L-1 3 1/2"x3 1/2"x1/4"	UP TO 3'-0"
L-2 4"x3 1/2"x5/16"	3'-0" TO 5'-0"
L-3 5"x3 1/2"x3/8"	5'-0" TO 7'-0"
L-4 6"x4"x5/8"	7'-0" TO 9'-0"

5.05 NAILING SCHEDULE PER MANUFACTURER'S RECOMMENDED STANDARDS, BUT NOT LESS THAN REQUIRED BY CODE.

5.06 HOLES SHALL NOT BE CUT THROUGH BEAMS UNLESS INDICATED OR APPROVED BY ENGINEER

6.0 CARPENTRY AND WALL CONSTRUCTION

6.01 ALL WOOD AND WOOD CONSTRUCTION SHALL COMPLY WITH SPECIFICATIONS AND CODES WITH MODIFICATIONS AS SPECIFIED WITHIN: A. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (STANDARD MANUAL) B. NATIONAL FOREST PRODUCTS ASSOCIATION - NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION C. SOUTHERN PINE INSPECTION BUREAU - STANDARD GRADING RULES FOR SOUTHERN PINE LUMBER D. TRUSS PLATE INSTITUTE - DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES (TPI-1985) E. AMERICAN PLYWOOD ASSOCIATION - GUIDE TO PLYWOOD FOR FLOORS, PLYWOOD SHEATHING FOR WALLS AND ROOFS. F. AMERICAN WOOD PRESERVERS ASSOCIATION STANDARDS.

6.02 ALL PARTITIONS SHALL BE 2 x 4 STUD CONSTRUCTION UNLESS OTHERWISE NOTED. BEARING WALLS SHALL HAVE STUD PLACEMENT 16" O.C. MAXIMUM ALIGNED UNDER FLOOR STRUCTURE MEMBERS V-1" NON-LOAD BEARING INTERIOR PARTITION SHALL BE 16" O.C. MAXIMUM.

6.0 CARPENTRY AND WALL CONSTRUCTION CONTINUED

6.03 ALL EXTERIOR WALLS SHALL BE SHEATHED WITH STYROFOAM SHEATHING IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. CORNER BRACING AND INTERMEDIATE BRACING WILL BE REQUIRED AND CONFORM TO CODE.

6.04 ALL BASEMENT INTERIOR BEARING WALLS SHALL BE SHEATHED WITH A MINIMUM OF 1/2" GYPSUM BOARD ON ONE SIDE. REFER TO WALL SECTION SHEET FOR STRUCTURAL INFORMATION. ALL WORK SHALL BE IN COMPLETE ACCORDANCE WITH ALL APPLICABLE CODES. REQUIREMENTS AND REGULATIONS OF ALL GOVERNING AUTHORITIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS WORK.

6.05 ALL DIMENSIONS SHOWN ON PLANS ARE FRAMING DIMENSIONS UNLESS NOTED OTHERWISE. NOMINAL DIMENSIONS OF LUMBER ARE SHOWN ON THE PLANS AS FOLLOWS:

NOMINAL DIMENSIONS	AS SHOWN
3	2 1/2
4	3 1/2
6	5 1/2
8	7 1/4
10	9 1/4
12	11 1/4

6.06 ALL BEARING PARTITIONS SHALL HAVE 2-2x4 TOP PLATE AND 1-2x4 BOTTOM PLATE WITH STUDS SPACED AT 16 INCHES ON CENTER. ALL NON-BEARING PARTITIONS SHALL HAVE 2-2x4 TOP PLATE AND 1-2x4 BOTTOM PLATE WITH STUDS SPACED AT 16 INCHES ON CENTER.

6.07 TOP OF ROUGH OPENING FOR WINDOWS SHALL BE 6' 11 1/4" ABOVE FINISHED FLOOR FOR ALL LEVELS, UNLESS NOTED OTHERWISE.

6.08 INTERIOR STAIRWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 36" WITH A MINIMUM OF 6'-8" HEADROOM. HANDRAILS SHALL HAVE A MINIMUM HEIGHT OF 30" AND A MAXIMUM HEIGHT OF 34" MEASURED VERTICALLY ABOVE THE NOSE OF THE TREAD. HANDRAILS SHALL HAVE A MAXIMUM 3 1/2" PROJECTION INTO THE STAIR. MAXIMUM RISER HEIGHT IS 8 1/4" AND A MINIMUM TREAD DEPTH IS 9". THE MINIMUM WIDTH OF WINDERS WHERE REQUIRED IN STAIR UNITS SHALL BE 6" WITH A MINIMUM DEPTH OF 9" AT A POINT NOT MORE THAN 12" FROM THE NARROWEST SIDE. PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 24" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAIL SYSTEMS, SHALL BE BUILT WITH A 4" MAXIMUM SPACING BETWEEN VERTICAL MEMBERS AND SUCH THAT A 4" SPHERE CANNOT PASS THROUGH ANY POINT.

6.09 SMOKE DETECTORS SHALL BE LOCATED IN EACH STORY OF THE DWELLING UNIT, INCLUDING BASEMENTS AND ALSO IN THE IMMEDIATE VICINITY OF BEDROOMS. EACH SMOKE DETECTOR SHALL OPERATE ON AN ALTERNATING CURRENT PRIMARY SOURCE OF ELECTRIC POWER WITH BATTERY BACK UP. THE DETECTORS SHALL BE WIRED IN SUCH A MANNER THAT THE ACTUATION OF THE ALARM WILL ACTUATE ALL OF THE ALARMS WITHIN THE DWELLING UNIT.

6.10 FIREPLACE CHIMNEY TO BE MINIMUM 2'-0" ABOVE NEAREST 10'-0" PORTION OF ROOF. FACTORY BUILT FIREPLACES SHALL BE INSTALLED PER MANUFACTURER'S PRINTED INSTRUCTIONS AND IN ACCORDANCE WITH NFPA 211 AND U.L.

6.11 UNFINISHED BASEMENTS SHALL HAVE A MINIMUM CEILING HEIGHT OF 7'-9 1/2" MEASURED TO THE UNDERSIDE OF THE FLOOR JOISTS. THE MINIMUM HEIGHT BELOW BASEMENT BEAMS AND DUCTS SHALL BE 6'-10".

6.12 NATURAL LIGHT AND VENTILATION MINIMUM REQUIREMENTS: BASEMENT LIGHT/VENT AREA = 2%/1% FLOOR AREA LIGHT AREA PER ROOM = 8% FLOOR AREA VENTILATION AREA PER ROOM = 4% FLOOR AREA.

6.13 FIRESTOPPING SHALL BE PROVIDED AT ALL INTERCONNECTIONS BETWEEN VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS AND DROPPED CEILINGS. FIRESTOPPING SHALL ALSO BE PROVIDED IN CONCEALED SPACES BETWEEN STAIRWAY STRINGERS AT THE TOP AND BOTTOM OF THE RUN.

6.14 SHELVING - ALL SHELVING SHALL BE 5/8" FILLED FLAKEBOARD WITH TAPERED FRONT EDGE, STRAP AND METAL BRACKETS, 42" O.C. MAXIMUM.

6.15 PLYWOOD - ALL PLYWOOD USED STRUCTURALLY SHALL MEET THE PERFORMANCE STANDARDS AND ALL OTHER REQUIREMENTS OF APPLICABLE U.S. COMMERCIAL STANDARDS FOR THAT TYPE, GRADE AND SPECIES OF PLYWOOD AND SHALL BE SO IDENTIFIED BY AN APPROVED TESTING AGENCY.

6.16 JOISTS AND GIRDERS - SEE FRAMING PLANS FOR SIZE AND SPACING ALL SHALL HAVE 1150# BENDING STRESS, 1,400,000# MODULUS OF ELASTICITY AND MAXIMUM 19% MOISTURE CONTENT UNLESS NOTED OTHERWISE.

6.17 DESIGN, FABRICATION AND INSTALLATION OF TRUSSES AND SHEET METAL CONNECTORS SHALL BE IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTE - TPI-2002. BRACING OF WOOD TRUSSES TO BE IN ACCORDANCE WITH TRUSS PLATE INSTITUTE, INC. PUBLICATION: BRACING WOOD TRUSSES: COMMENTARY AND RECOMMENDATIONS: BCSI. AN ACCESS DOOR OF NOT LESS THAN 21" BY 30" NET FREE CLEAR OPENING OR ATTIC STAIRWAY OF EQUAL OR GREATER DIMENSION SHALL BE INSTALLED FOR ACCESS TO ALL ATTIC SPACES HAVING A CLEAR HEIGHT OVER 30". ATTIC SPACES CREATED BY KNEE WALLS LESS THAN 5' IN HEIGHT CONCEALING AREAS NOT LOCATED OVER THE MAIN STRUCTURE ARE NOT REQUIRED TO HAVE ACCESS.

6.18 ALL TRUSSES ARE STAMPED AND CERTIFIED BY A REGISTERED ENGINEER AND MEET TPI MANUFACTURER MINIMUM REQUIREMENTS. HEADERS SHALL BE PROVIDED OVER EACH OPENING IN EXTERIOR BEARING WALLS. HEADERS MAY BE OF TWO PIECES OF NOMINAL 2" FRAMING LUMBER OF EQUIVALENT SIZE. A WALL STUD SHALL BE AT EACH SIDE OF THE OPENINGS OF 3' OR LESS WIDE. EACH END OF THE HEADER SHALL REST ON A SINGLE HEADER STUD OR MAY BE SUPPORTED BY FRAMING ANCHORS ATTACHED TO THE WALL STUD. FOR OPENINGS MORE THAN 3' BUT NOT MORE THAN 6' WIDE, EACH END OF THE HEADER SHALL REST ON A SINGLE HEADER STUD. FOR OPENINGS MORE THAN 6' WIDE EACH END OF THE HEADER SHALL REST ON TWO HEADER STUDS.

6.19 MINIMUM WOOD HEADER SIZES FOR OPENINGS ARE:

OPENING	1 STORY ABOVE	2 STORIES ABOVE
3'	2-2x6'S	2-2x8'S
4'	2-2x8'S	2-2x10'S
5'	2-2x10'S	2-2x12'S
6'	3 1/2"x7 1/4" PLS/LVL	3 1/2"x9 1/4" PSL/LVL
7'	3 1/2"x9 1/4" PSL/LVL	3 1/2"x11 1/4" PSL/LVL
8'	3 1/2"x11 1/4" PSL/LVL	3 1/2"x11 1/4" PSL/LVL
9'	3 1/2"x11 1/4" PSL/LVL	N/A

6.20 INTERGRAL GARAGE/DWELLING SEPERATION:
WALLS - UL DESIGN U305 W/ 1 3/4" SOLID CORE DOOR
CEILINGS - 5/8" TYPE 'X' GYPSUM DRYWALL

6.21 SILL PLATE TREATED TO MEET AMERICAN WOOD PRESERVERS INSTITUTE STANDARD LP-2 OR LP-4 WHERE INCIDATED ON PLANS.

6.22 ALL EXPOSED EXTERIOR LUMBER, LUMBER IN CONTACT WITH MASONRY, OR CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED IN ACCORDANCE WITH INDUSTRY STANDARDS. PROVIDE FIRE RETARDANT SHEATHING AND LUMBER WHERE INDICATED ON DRAWINGS.

6.23 MAXIMUM MOISTURE CONTENT OF ALL LUMBER SHALL BE 19%.

6.24 STRENGTH OF FRAMING MATERIAL - ALL FRAMING LUMBER SHALL BE HEM FIR, GRADE 2 OR BETTER HAVING THE FOLLOWING MINIMUM PROPERTIES:
A. BENDING STRESS "FB" = 1000 PSI FOR SINGLE MEMBER USE
BENDING STRESS "FB" = 1500 PSI FOR REPETITIVE MEMBER USE
HORIZONTAL SHEAR "FV" = 75 PSI
COMPRESSION PERPENDICULAR TO GRAIN "FC" = 405 PSI
COMPRESSION PARALLEL TO GRAIN "FCLL" = 875 PSI
MODULUS OF ELASTICITY "E" = 1,400,000 PSI
B. ALL STRUCTURAL POSTS SHALL BE SOUTHERN YELLOW PINE GRADE 2 OR BETTER HAVING THE FOLLOWING MINIMUM PROPERTIES:
BENDING STRESS "FB" = 1200 PSI FOR SINGLE MEMBER USE
BENDING STRESS "FB" = 1400 PSI FOR REPETITIVE MEMEBER USE
HORIZONTAL SHEAR "FV" = 90 PSI
COMPRESSION PERPENDICULAR TO GRAIN "FC" = 565 PSI
COMPRESSION PARALLEL TO GRAIN "FCLL" = 1000 PSI
MODULUS OF ELASTICITY "E" = 1,600,000 PSI
C. PLYWOOD LAMINATED (MICROLAM) BEAMS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
SHALL BE 1-3/4" WIDE
BENDING STRESS "FB" = 2700 PSI
HORIZONTAL SHEAR "FV" = 250 PSI
MODULUS OF ELASTICITY "E" = 2,000,000 PSI
TENSION PARALLEL TO GRAIN = 1850 PSI
COMPRESSION PERPENDICULAR TO GRAIN = 550 PSI
COMPRESSION PARALLEL TO GRAIN 2700 PSI

D. PREFABRICATED STRUCTURAL TIMBER BEAMS SHALL CONFORM TO ONE OF THE FOLLOWING SPECIFICATIONS:
-MICROLAM (ML) - NRB-126
-PARALLAM (PL) - NER-296
-ASI - BOCA 82-47,
SBCCI-8302
KBO-4035
-GNI - BOCA 85-5
SBCCI-8525
HUD SEB-1091

E. CUTTING AND NOTCHING OF FLOOR JOISTS SHALL CONFORM TO THE FOLLOWING: OR PER MANUFACTURER'S SPECIFICATIONS.
-NOTCH DEPTH AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH OF THE DEPTH OF THE MEMBER.
-THE TENSION SIDE OF BEAMS, JOISTS AND RAFTER OR FOUR INCHES OR GREATER NOMIAL THICHNESS SHALL NOT BE NOTCHED, EXCEPT AT ENDS OF MEMBERS.
-HOLES BORED OR CUT INTO JOISTS SHALL NOT BE CLOSER THAN TWO INCHES TO THE TOP OR BOTTOM OF THE JOISTS. THE DIAMETER OF THE HOLE SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOISTS.

6.0 CARPENTRY AND WALL CONSTRUCTION CONTINUED

F. PREFABRICATED TIMBER SHALL BE INSTALLED AND BRACED PER MANUFACTURER'S RECOMMENDATION. TIMBER MEMBER SHALL NOT BE CUT OR DRILLED UNLESS SO AUTHORIZED BY THE MANUFACTURER.
G. WHERE DOUBLE MEMBERS ARE INDICATED ON THE DRAWINGS, MECHANICALLY FASTEN BOTH MEMBERS IN A MANNER SUCH THAT BOTH MEMBERS SHARE THE SUPERIMPOSED LOADS, INCLUDING LOADS FROM HEADERS.

6.25 WOOD FLOOR AND ROOF TRUSSES SHALL BE DESIGNED AND FABRICATED BY THE TRUSS MANUFACTURER AND SHALL COMPLY WOTH THE NATIONAL DESIGN SPECIFICATION FOR STRESS GRADE LUMBER AND ITS FASTENINGS. SUBMIT SHOP DRAWINGS AND CALCULATIONS SEALED BY A P.E. TO THE JURISDICTIONAL PLAN REVIEWER AS REQUIRED BY GOVERNMENT AUTHORITY.

6.26 WOOD JOISTS SHALL HAVE A MINIMUM BEARING OF 1 1/2" WOOD. FLOOR TRUSSES TO HAVE MINIMUM BEARING AS PER MANUFACTURER'S RECOMMENDATIONS.

6.27 PREFAB JOISTS AND BEAM HANGERS SHALL BE SIZED AND ATTACHED PER MANUFACTURER'S RECOMMENDATIONS. HOLES THROUGH WOOD I'S SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATIONS. NO CUTS OR HOLES ARE ALLOWED THROUGH TOP OR BOTTOM CHORD.

6.28 SUBFLOOR TO BE 3/4" T AND G OSB STANDARD UNLESS OTHERWISE NOTED. ROOF DECK TO BE 1/2" OSB WITH EXTERIOR GLUE UNLESS NOTED OTHERWISE. DIRECT BEARING AT ALL EDGES, GLUED AND NAILED. ALL END JOINTS SHALL BE STAGGERED. THE LONG SIDE OF THE OSB SHALL BE LAID AT RIGHT ANGLES TO THE JOIST AND TRUSSES AND PARALLEL TO THE STUDS. USE METAL CLIPS WITH 1/2" ROOF SHEATHING, AS REQUIRED.

6.29 ALL WOOD BLOCK, NAILERS, ETC. SHALL BE ATTACHED TO STEEL OR CONCRETE FRAMING WITH POWER ACTUATED FASTENEERS OR 3/8" DIAMETER BOLTS UNLESS NOTED OTHERWISE. FASTENERS SHALL BE SPACED AT 24" MAXIMUM O.C. AND SHALL BE STAGGERED. FASTENERS SHALL HAVE A MINIMUM CAPACITY OF 100 POUNDS IN SHEAR AND PULLOUT UNLESS NOTED OTHERWISE. PROVIDE DRAFTSTOPPING IN THE FLOOR TO SUBDIVIDE THE OPEN SPACE IN AREAS NOT EXCEEDING 500 SQ.FT. (ALL MECHANICAL CHASES, PLUMBING PIPES, WIRE HOLES OR ANY VOIDS BETWEEN FLOORS TO BE DRAFTSTOPPED).

7.0 THERMAL AND MOISTURE PROTECTION

7.01 THE STRUCTURE SHALL BE EQUIPPED WITH A CONTROLLED METHOD OF WATER DISPOSAL THAT WILL COLLECT AND DISCHARGE ALL ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5' FROM THE FOUNDATION IN THE FORM OF 5" ALUMINUM SEAMLESS GUTTERING WITH 3" BY 5" DOWNSPOUTS SPILLING ONTO CONRETE SPLASH BLOCKS.

7.02 ALUMINUM FLASHING SHALL CONFORM TO ASTM A-525, DESIGNATION G-90 HOT-DIP GALVANIZED, MILL PHOSPHATIZED. FLASHING SHALL BE INSTALLED AT ALL ROOF TO WALL CONDITIONS INCLUDING BUT NOT LIMITED TO PORCHES, DORMERS, AND FIREPLACE CHIMNEY CHASES. FLASHING SHALL ALSO BE INSTALLED AT PROJECTIONS OF WOOD BEAMS THROUGH EXTERIOR WALLS, ALL EXTERIOR OPENINGS INCLUDING DOORS AND WINDOWS, AND ELSEWHERE AS REQUIRED TO PROVIDE WATERTIGHT/ WEATHERPROOF PERFORMANCE.

7.03 OPEN VALLEYS SHALL BE FLASHED WITH MIN. NO. 28 GAUGE GALVANIZED CORROSION-RESISTANT SHEET METAL AND SHALL EXTEND MIN. 8" FROM CENTER LINE - EACH WAY. CLOSED VALLEY FLASHING SHALL BE 2 LAYERS 90# MINERAL SURFACED CAP SHEET WITH BOTTOM LAYER MINIMUM 12" WIDE AND TOP LAYER 24" WIDE, CEMENTED TOGETHER. CLOSED VALLEYS MAY ALSO BE OF 36" WIDE FOIL ROOFING MATERIAL NOT LESS THAN NO.50 IN VALLEY OVER THE UNDERLAYMENT.

7.04 PROVIDE NON-CORROSIVE ALUMINUM DRIP EDGE FLASHING AT ROOF EDGE. COMPOSITION SHINGLES SHALL BE APPLIED TO ROOF DECK SURFACE PREPARED WITH 15# ASPHALT FELT AND SHALL BE FASTENED ACCORDING TO MANUFACTURER'S PRINTED INSTRUCTIONS BUT NOT LESS THAN FOUR NAILS PER EACH STRIP SHINGLE MORE THAN 36" WIDE, AND TWO NAILS PER EACH INDIVIDUAL SHINGLE LESS THAN 20" WIDE. COMPOSITION SHINGLES SHALL NOT BE USED FOR ANY ROOF PITCH LESS THAN 4/12.

7.05 WALLS ADJACENT TO UNFINISHED SPACE (LOWER LEVEL) SHALL HAVE R-11 BATT INSULATION WITH NO VAPOR BARRIER.

7.06 ROUGH CARPENTRY CONTRACTORS SHALL INSTALL FIBERGLASS SILL SEALER BETWEEN ALL SILL PLATES AND TOP OF FOUNDATION WALLS.

7.07 ALL SHEATHING PENETRATIONS DURING CONSTRUCTION SHALL BE PATCHED AND REPAIRED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

7.08 PROVIDE SOFFIT VENTS AND RIDGE VENTS OR GABLE END VENTS SHOWN ON DRAWINGS. ATTIC VENTILATION SHALL BE PROVIDED ALLOWING A NET FREE VENTILATING AREA OF THE SPACE NOT LESS THAN 1 TO 300 GIVEN THAT 50% OF ALL OUTLET VENTILATORS SHALL BE PLACED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED WITH THE REMAINDER OR INLET VENTILATION. CATHEDRAL CEILING APPLICATIONS SHALL MAINTAIN A 1" AIRSPACE MINIMUM CLEARANCE BETWEEN THE UNDERSIDE OF THE ROOF DECK AND THE INSULATION FOR CROSS VENTILATION. PROVIDE AND INSTALL FIBERGLASS BLOWN LOOSE FILL INSULATION TO A DEPTH SUFFICIENT TO ACHIEVE AN INSULATION ONLY VALUE THROUGH THE CAVITY OF R-30. PROVIDE AND INSTALL 3 1/2" THICK GLASS FIBER BATT INSULATION COVERED WITH A VAPOR RETARDER OF NOT LESS THAN 4 MIL POLYETHYLENE STAPLED TO STUDS WITH AND INSULATION ONLY VALUE OF R-13 SO AS TO ACHIEVE A TOTAL R VALUE FOR THE THROUGH CAVITY SECTION OF NOT LESS THAN R-16 IN ALL EXTERIOR WALLS OF ALL ENCLOSED HEATED OR COOLED SPACES AS SHOWN ON THE DRAWINGS.

7.09 VAPOR BARRIERS TO FACE CONDITIONED SIDE OF SPACE. A HEAT/LOSS GAIN CALCULATION ALONG WITH A BTU CALCULATION SHALL BE SUPPLIED WHEN ANY ONE ASSEMBLY DOES NOT MEET THE REQUIRED THERMAL VALUE. THE COMPONENTS OF THE REMAINING COMPLAINT ASSEMBLIES MAY BE INCREASED SO AS TO BRING THE ENTIRE COMBINATION OF ASSEMBLIES INTO COMPLIANCE. PROVIDE AND INSTALL BATT INSULATION AT WINDOW/DOOR SHIM LOCATIONS AND SEAL ALL WINDOWS AND DOORS WITH A NON-HARDENING SEALANT SO AS TO PROVIDE A POSITIVE BARRIER AGAINST MOISTURE AND AIR PASSAGE. INSULATION SHALL BE FIT TIGHT WITHIN SPACES AND TIGHT TO AND BEHIND MECHANICAL AND ELECTRICAL SERVICES WITHIN THE PLANE OF INSULATION. LEAVE NO GAPS OR VOIDS. EXTERIOR JOINT IN THE BUILDING ENVELOPE INCLUDING BUT NOT LIMITED TO WINDOWS, BETWEEN WALLS, AND ROOF/CEILINGS, OPENINGS OF UTILITY PENETRATIONS, AND ALL OTHER SUCH OPENINGS SHALL BE CAULKED, GASKETED, OR WEATHERSTRIPPED.

7.10 INSULATE EXTERIOR WALLS BETWEEN ALL FLOOR JOIST/TRUSSES WITH R-16 BATT INSULATION FOR 2x4 WALL CONSTRUCTION AND R-19 BATT INSULATION FOR 2x6 WALL CONSTRUCTION.

8.0 DOORS AND WINDOWS

8.01 WINDOWS AND DOORS SHALL BE INSTALLED AS DRAWN ACCORDING TO THE SPECIFICATIONS OF THE ENGINEER. ALL UNITS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND SHALL BE SIZED AS INDICATED BY THE MANUFACTURER.

8.02 EXTERIOR ENTRANCE DOORS 1-3/4" SOLID WOOD CORE OR HOLLOW METAL 20 GAUGE, FILLED WITH SOLID SLAB POLYSTYRENE, HINGES FOR DOORS UP TO 7'-2" IN HEIGHT AND 2" PAIR FOR DOORS TO 8'-0" IN HEIGHT. FRAMES TO BE MINIMUM 16 GAUGE GALVANIZED STEEL SEE DRAWINGS FOR RAISED PANEL DESIGN. PROVIDE COMPLETE WEATHER STRIPPING AND METAL THRESHOLD.

8.03 GARAGE TO UNIT DOORS TO BE METAL OR SOLID WOOD CORE 1-3/4".

8.04 FOR DOOR AND WINDOW SIZES REFER TO SCHEDULE OR PLANS.

8.05 GLAZING IN LOCATIONS SUBJECT TO HUMAN IMPACT SUCH AS ENTRY DOORS AND SIDELIGHT, SLIDING GLASS DOORS, SHOWER DOORS, TUB ENCLOSURES AND STORM DOORS SHALL BE FULLY TEMPERED IN ACCORDANCE WITH THE BOCA CODE. FIXED PANELS WITH AREA IN EXCESS OF 9 SQ.FT. WITH THE LOWEST EDGE LESS THAN 18" ABOVE THE FINISHED FLOOR OR WALKING SURFACE WITHIN 36" OF SUCH GLAZING UNLESS A HORIZONTAL MEMBER NOT LESS THAN 1 1/2" WIDTH LOCATED BETWEEN 24" AND 36" ABOVE THE WALKING SURFACE SHALL BE FULLY TEMPERED.

8.06 ALL SLIDING/SWINGING DOORS AND WINDOWS OPENING TO THE EXTERIOR SHALL BE FULLY WEATHERSTRIPPED, CAULKED, GASKETED OR OTHERWISE TREATED TO LIMIT AIR INFILTRATION.

8.07 EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR DOOR FOR EMERGENCY EGRESS OR RESCUE. EGRESS WINDOWS SHALL HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISHED FLOOR AND SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ.FT. WITH A MINIMUM CLEAR HEIGHT OF 24" AND MINIMUM CLEAR OPENING WIDTH OF 20". GRADE FLOOR WINDOWS MAY HAVE A MINIMUM CLEAR OPENING OF 5 SQ.FT.

8.08 ALL OPERABLE WINDOWS SHALL HAVE NONCORROSIVE SCREENS AND SASH LOCKS.

9.0 FINISHES

9.01 GYPSUM WALLBOARD SHALL BE INSTALLED IN ACCORDANCE WITH U.S. GYPSUM RECOMMENDATIONS AND SHALL MEET THE REQUIREMENTS OF IRC 2003 AND OTHER APPLICABLE CODES. TYPICAL INTERIOR PARTITIONS TO HAVE 1/2" TAPERED EDGE TAPED AND FINISHED. PROVIDE 5/8" TYPE X FIRE-RATED GYPSUM BOARD AT WALLS & CEILING WHERE CALLED FOR ON THE DRAWINGS.

9.02 GYPSUM WALLBOARD SHALL NOT BE INSTALLED UNTIL WEATHER PROTECTION FOR THE INSTALLATION IS PROVIDED.

9.03 ALL EDGES AND ENDS OF GYPSUM BOARD SHALL OCCUR ON FRAMING MEMBERS EXCEPT THOSE EDGES PERPENDICULAR TO FRAMING MEMBERS.

9.04 INSTALL MOISTURE RESISTANT GYPSUM BOARD AT ALL BATHROOMS AND WHERE MOISTURE CONDITIONS EXIST.

9.05 CERAMIC TILE SHALL BE 4 1/4" x 4 1/4" GLAZED TILE, THINSET APPLICATION ON WATER RESISTANT DRYWALL. PROVIDE BASE AND MISCELLANEOUS TRIM. PROVIDE MARBLE THRESHOLD FOR TRANSITION BETWEEN CERAMIC FLOOR TILE AND OTHER FLOOR FINISHES. FLOOR TILE SHALL BE NON-SLIP.

9.06 RESILIENT FLOORING - SHALL BE SHEET VINYL OR VINYL COMPOSTION TILES INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

9.07 PROVIDE SUITABLE FLOOR UNDERLAYMENT FOR ALL CERAMIC AND RESILIENT FLOORING.

9.08 APPLICATION OF PAINT AND OTHER COATINGS SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S DIRECTIONS. READY - MIXED PAINT SHALL NOT BE THINNED. ALL INTERIOR AND EXTERIOR SURFACES SHALL RECEIVE THE PAINTER'S FINISH EXCEPT COLOR COORDINATED FACTORY FINISH SURFACES. TOP AND BOTTOM OF ALL DOORS SHALL BE SEALED AND PAINTED. ALL SURFACES TO BE FINISHED OR PAINTED SHALL BE FREE OF FOREIGN MATERIAL SUCH AS DIRT, GREASE, ASPHALT, RUST, ETC. APPLICATION OF PAINT AND STAIN SHALL BE IN A WORKMAN LIKE MANNER PROVIDING A SMOOTH SURFACE. APPLICATION RATE SHALL BE AS RECOMMENDED BY THE MANUFACTURER. APPLICATION MAY BE BY BRUSH, ROLLER, OR SPRAY. PAINT SHALL BE PER THE ENGINEERS COLOR SCHEDULE AND SPECIFICATIONS.

9.09 PAINT INTERIOR
CEILINGS - LATEX FLAT, 2 COATS OVER 1 PRIME COAT
WALLS - LATEX FLAT, 2 COATS OVER 1 PRIME COAT
TRIM - LATEX SEMI-GLOSS, 2 COATS OVER 1 PRIME COAT
KITCHENS AND BATH ROOMS
CEILING - LATEX SEMI-GLOSS, 2 COATS OVER 1 PRIME COAT
WALLS - LATEX SEMI-GLOSS, 2 COATS OVER 1 PRIME COAT

9.10 PAINT EXTERIOR
TRIM COAT PRIME (2) COAT FINISH. COLOR SELECTED BY THE ENGINEER.

10.0 MECHANICAL

10.01 ALL PIPES, DUCTS, VENTS, WIRING, AND CHASES WHICH PENETRATE CEILINGS DIRECTLY BELOW TRUSSES OR ROOF ASSEMBLIES SHALL BE DRAFTSTOPPED.

10.02 ALL EXHAUST FANS SHALL VENT TO THE EXTERIOR.
KITCHEN RANGE EXHAUST: 100 CFM
BATHROOM & POWDER ROOM: 50 CFM

10.03 AIR HANDLER SHALL BE STANDARD, SIZE AND MODEL AS PER HEAT LOSS/HEAT GAIN CALCULATIONS.

10.04 PER LOCAL CODE REQUIREMENTS, DWELLING SHALL BE EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13D (ONE AND TWO FAMILY).

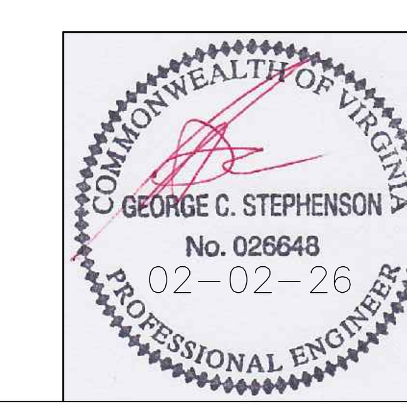
10.05 SANITARY: COLD AND HOT WATER: AND ALL OTHER PIPING SHALL CONFOM TO THE REQUIREMENTS, LOCAL AND STATE. PROVIDE OVERFLOW PANS AND DRAINS WITH WASHER AND/OR WATER HEATER WHEN LOCATED ABOVE A FINISHED SPACE. PROVIDE 1 1/2" CONDENSATE LINE FROM WATER HEATER AND AIR HANDLER UNDER SLAB TO SUMP PIT.

10.06 ALL DRYERS TO BE VENTED TO EXTERIOR SIDE ON ROOM OF HOUSE.

11.0 ELECTRICAL

11.01 THE INTENT OF THE ELECTRICAL PLAN IS TO INDICATE IN GENERAL, A DESCRIPTION OF THE ELECTRICAL SYSTEM FOR THE STRUCTURE. ALL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE, STATE CODES, AND LOCAL ORDINANCES. SUB-CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES. TERMINAL HOOKUP IS REQUIRED OF ALL FIXTURES, APPLIANCES, MOTORS, FANS, AND CONTROLS. ELECTRICAL SYSTEM LAYOUTS ARE GENERALLY DIAGRAMMATIC, LOCATION OF OUTLETS AND EQUIPMENT IS APPROXIMATE UNLESS OTHERWISE SPECIFIED. EXACT ROUTING OF WIRING AND LOCATIONS OF OUTLETS SHALL BE GOVEREND BY STRUCTURAL CONDITIONS AND OBSTRUCTIONS. WIRING FOR EQUIPMENT REQUIRING MAINTENANCE SHALL BE READILY ACCESSIBLE. ALL ELECTRIC BREAKERS WITHIN THE PANEL BOX SHALL BE LABELED. ONE ELECTRIC METER BASE SHALL BE PROVIDED PER UNIT. ONE ELECTRIC PANEL BOX SHALL BE PROVIDED ACCORDING TO THE SIZING REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE. ALL SWITCHED OUTLETS TO BE HALF-HOT. GFI OUTLETS SHALL BE LOCATED AS SPECIFIED ON THE ELECTRICAL PLAN IN KITCHEN, BATHS, GARAGES AND EXTERIOR APPLICATIONS. ALL LIGHT FIXTURES EXPOSED TO WEATHER SHALL BE INSTALLED IN A WEATHERPROOF MANNER INSTALL LIGHT FIXTURES PER ENGINEER'S SCHEDULE.

11.02 SMOKE DETECTORS ARE REQUIRED AND SHALL BE INSTALLED INSIDE OF EACH SEPERATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENT. ALL DETECTORS SHALL BE APPROVED AND LISTED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.



ENGINEER: DESIGNS UNLIMITED, INC.
6360 TENNIS COURT
BOSTON, VA 22713
(540)212-8330

ISSUED 02-02-26
REVISED

OWNER: SCOTT & NATALIE KEITHLEY
86 CULPEPER STREET
WARRENTON, VA
(540)207-7342

DESIGN BY: CS
DRAWN BY: CS
CHECKED BY: NK

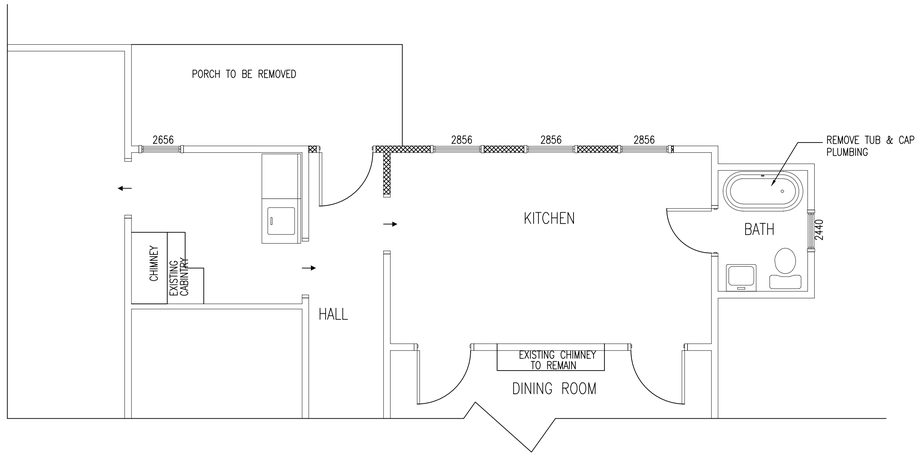
PROJECT TITLE: KEITHLEY ADDITION

DRAWING TITLE: SPECIFICATIONS

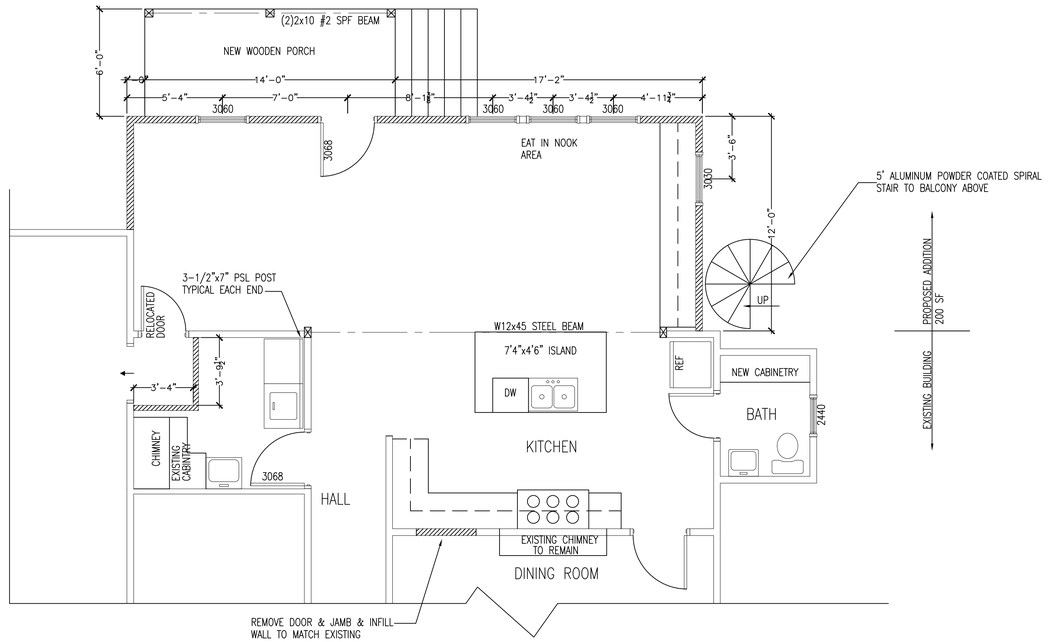
PROJ. NO.25.065

DATE: 02-02-26

SHEET NO.
A2
2 OF 6



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



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

WALL LEGEND
EXISTING WALL TO REMAIN
EXISTING WALL TO BE REMOVED
PROPOSED WALL

COMMONWEALTH OF VIRGINIA
GEORGE C. STEPHENSON
No. 026648
02-02-26
PROFESSIONAL ENGINEER

ENGINEER: DESIGNS UNLIMITED, INC.
6360 TENNIS COURT
BOSTON, VA. 22713
(540)212-8330

ISSUED 02-02-26
REVISED

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86 CULPEPER STREET
WARRENTON, VA
(540)207-7342

DESIGN BY: CS
DRAWN BY: CS
CHECKED BY: NK

PROJECT TITLE: KEITHLEY ADDITION

DRAWING TITLE: FIRST FLOOR PLAN

PROJ. NO.25.065

DATE: 02-02-26

SHEET NO.
A3

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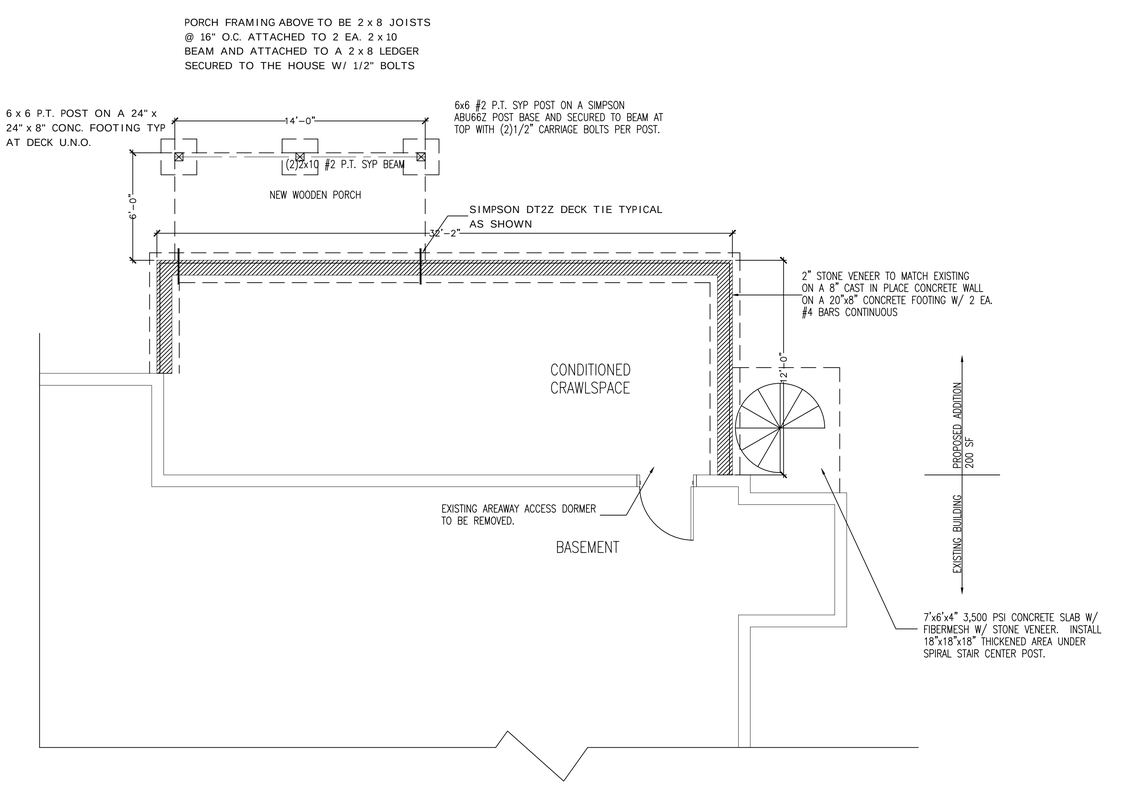
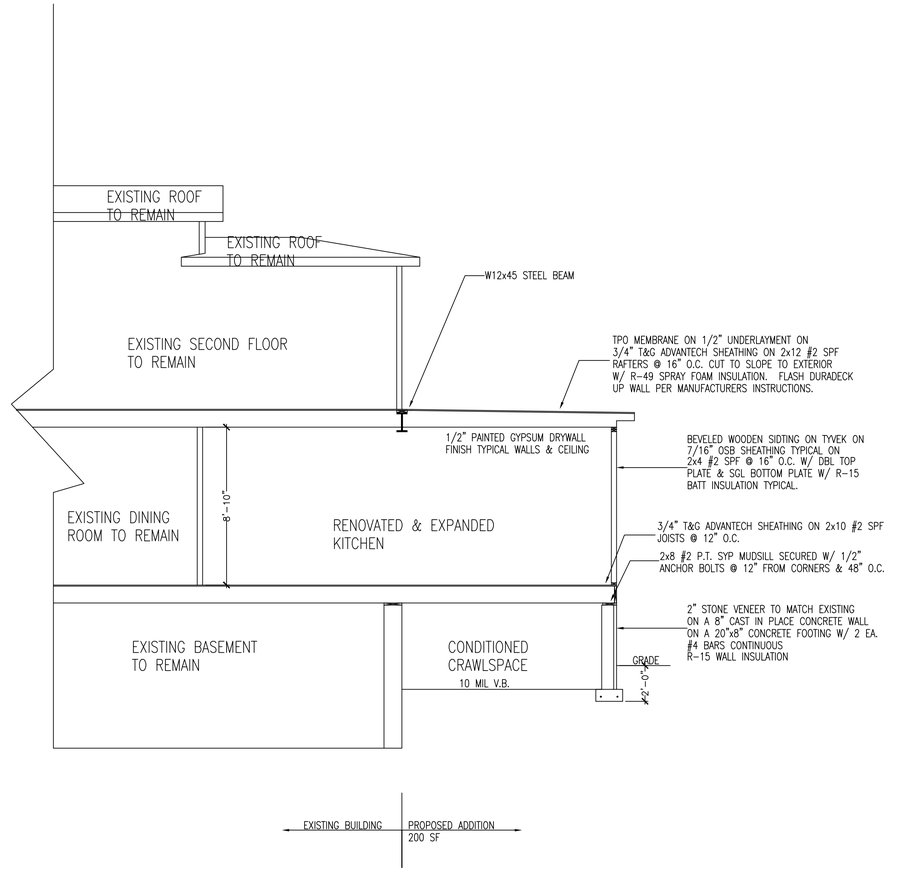


FOUNDATION PLAN
1/4" = 1'-0"

WALL LEGEND

EXISTING WALL TO REMAIN	
EXISTING WALL TO BE REMOVED	
PROPOSED WALL	



BUILDING SECTION
1/4" = 1'-0"

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BOSTON, VA 22713
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REVISED

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86 CULPEPER STREET
WARRENTON, VA
(540)207-7342

DESIGN BY: CS
DRAWN BY: CS
CHECKED BY: NK

PROJECT TITLE: KEITHLEY ADDITION

DRAWING TITLE: FOUNDATION & SECTION

PROJ. NO.25.065

DATE: 02-02-26

SHEET NO.
A4

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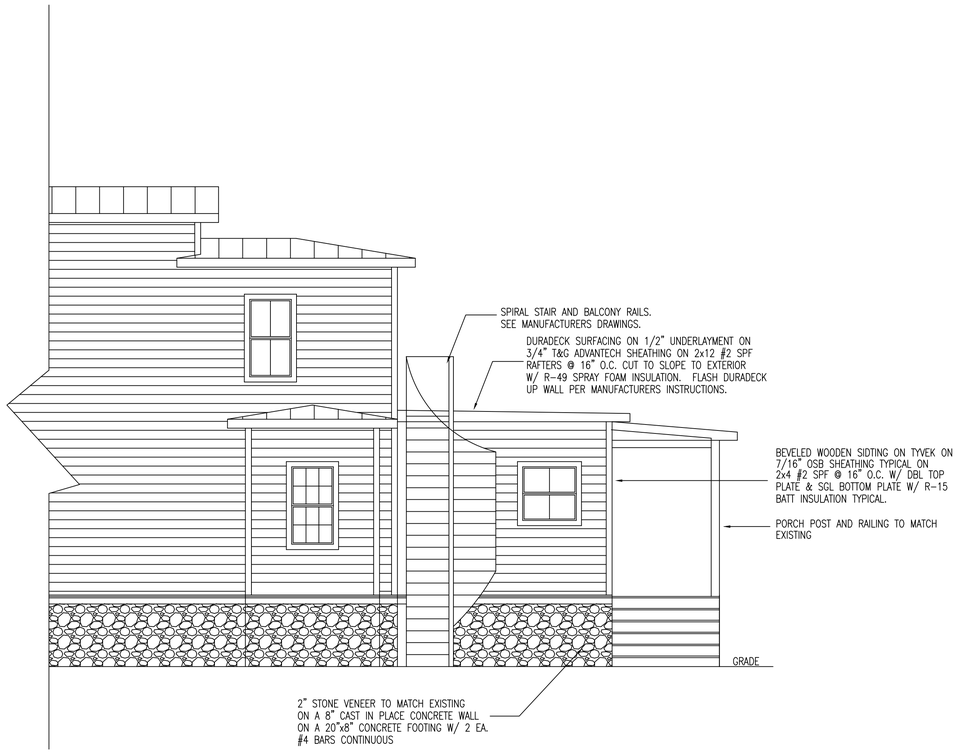
COMMONWEALTH OF VIRGINIA
GEORGE C. STEPHENSON V
No. 026648
02-02-26
PROFESSIONAL ENGINEER



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

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

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REVISED

OWNER:
SCOTT & NATALIE KEITHLEY
86 CULPEPER STREET
WARRENTON, VA
(540)207-7342

DESIGN BY: CS
DRAWN BY: CS
CHECKED BY: NK

PROJECT TITLE: KEITHLEY ADDITION

DRAWING TITLE: ELEVATIONS

PROJ. NO.25.065

DATE: 02-02-26

SHEET NO.
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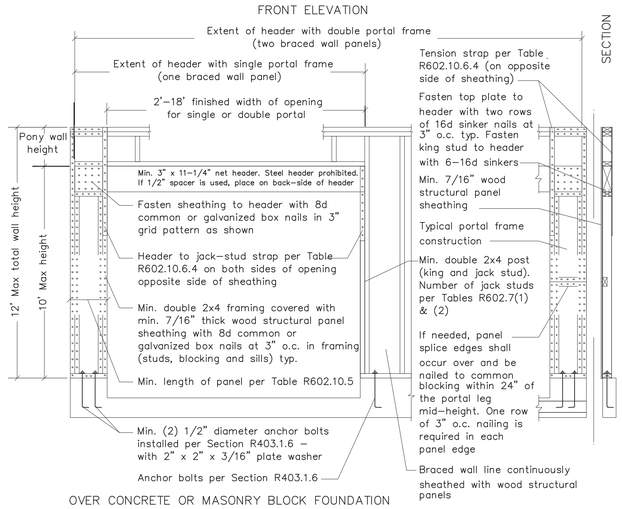
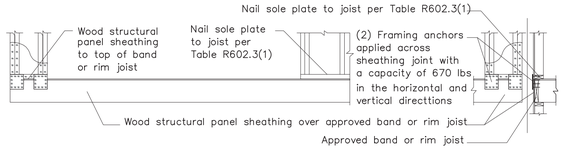
COMMONWEALTH OF VIRGINIA
GEORGE C. STEPHENSON
No. 026648
02-02-26
PROFESSIONAL ENGINEER

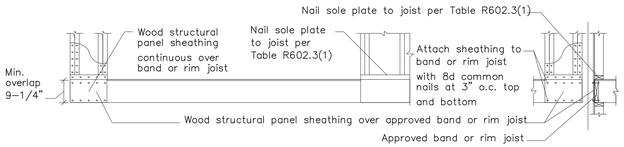
FRONT ELEVATION



OVER CONCRETE OR MASONRY BLOCK FOUNDATION



OVER RAISED WOOD FLOOR – FRAMING ANCHOR OPTION
(When portal sheathing does not lap over band or rim joist)

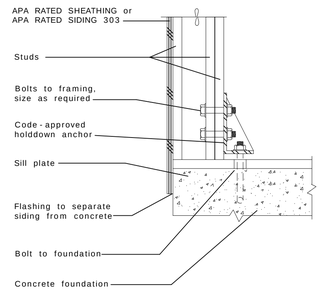


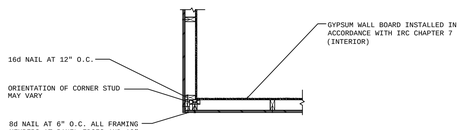
OVER RAISED WOOD FLOOR – OVERLAP OPTION
(When portal sheathing laps over band or rim joist)

CS-PF DETAIL
VIRGINIA RESIDENTIAL CODE

SHEAR WALL FOUNDATION ANCHOR

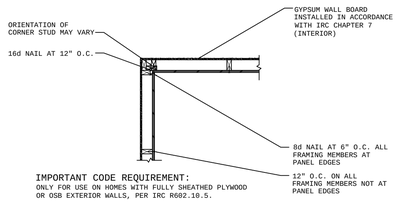
High shear wall overturning moments may be transferred by a fabricated steel bracket such as this. Regular foundation bolts may be all that is required in some cases.





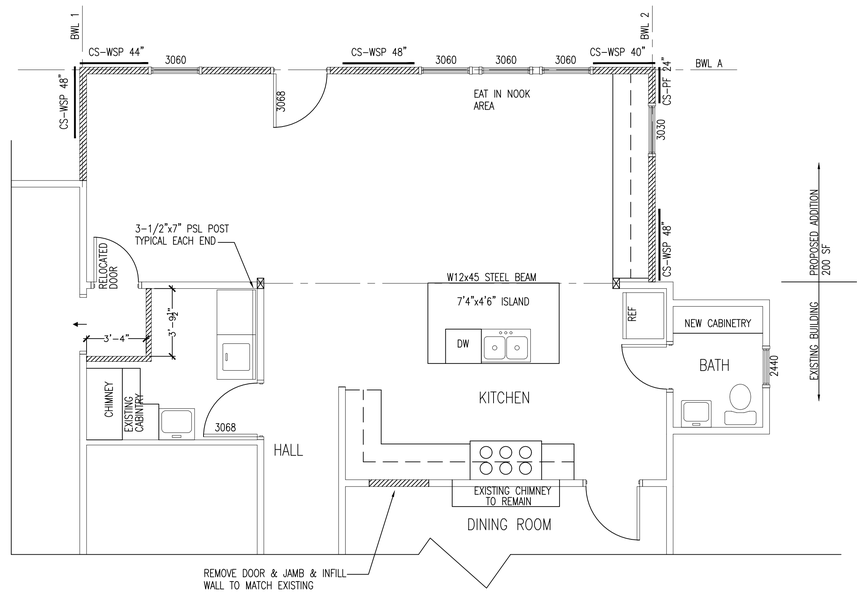
IMPORTANT CODE REQUIREMENT:
ONLY FOR USE ON HOMES WITH FULLY SHEATHED PLYWOOD OR OSB EXTERIOR WALLS, PER IRC R602.10.5.

EXAMPLE OF OUTSIDE CORNER DETAIL
PER IRC R602.10.5



IMPORTANT CODE REQUIREMENT:
ONLY FOR USE ON HOMES WITH FULLY SHEATHED PLYWOOD OR OSB EXTERIOR WALLS, PER IRC R602.10.5.

EXAMPLE OF INSIDE CORNER DETAIL
PER IRC R602.10.5



PROPOSED BRACING PLAN

1/4" = 1'-0"

WALL LEGEND
EXISTING WALL TO REMAIN
EXISTING WALL TO BE REMOVED
PROPOSED WALL

COMMONWEALTH OF VIRGINIA
GEORGE C. STEPHENSON
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DESIGN BY: CS
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CHECKED BY: NK

PROJECT TITLE: KEITHLEY ADDITION

DRAWING TITLE: WALL BRACING

PROJ. NO.25.065

DATE: 02–02–26

SHEET NO. A6

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