ARCHITECTURAL REVIEW BOARD MEETING

Thursday, October 22, 2026 at 6:30 PM

AGENDA

CALL TO ORDER.

DETERMINATION OF A QUORUM & PURPOSE STATEMENT.

APPROVAL OF MINUTES.

1. Meeting Minutes from September 24, 2026

NEW BUSINESS

2. COA 25-47: 25 North Sixth Street

   Second review of the request to make exterior alterations to the existing historic house including a new rear addition, as well as in-kind material replacements

3. Work Session: 199 East Lee Street

   Conceptual review of the request to construct a new carport over the existing driveway on the Clay Street elevation of the house

UPDATES.

4. Masonry & Mortar Workshop Postponed

   The event is now scheduled for November 21, 20226

BOARD MEMBERS TIME.

ADJOURN.

ARCHITECTURAL REVIEW BOARD MEETING

21 Main Street

Thursday, September 24, 2026, at 6:30 PM

MINUTES

AN OPEN MEETING OF THE ARCHITECTURAL REVIEW BOARD OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON SEPTEMBER 24, 2026

Regular Meeting

PRESENT	Mr. Michael Beidler, Chair; Mr. William Hemmingson; Mr. Tim Burch; Ms. Casey DeHaven, Planning Manager
PRESENT VIA ELECTRONIC MEANS	N/A
ABSENT	Mr. Steve Wojcik, Vice Chair, Ms. Whitney Burgess

REGULAR MEETING – 6:30 PM

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

APPROVAL OF MINUTES

Minutes from August 27, 2026:

Mr. Burch made a motion to approve the previous meeting's minutes

Mr. Hemmingson seconded the motion

Ayes: Chair Beidler, Mr. Burch, Mr. Hemmingson

No: N/A

Abstention: N/A

UNFINISHED BUSINESS.

1. **COA 2026-38: 101 Main Street**

   Ms. DeHaven provided an overview of the project.

   Ms. DeHaven invited the Applicant, a representative of Warrenton Presbyterian Church, to the podium to present to the ARB.

Mr. Beidler asked if the fence will be single or double sided

The applicant confirmed finished boards on single side

Chair Beidler asked if the Applicant intends to finish both sides

The Applicant agreed to if budget allows

Chair Beidler asked if the slope of the ground level will be considered in the design? Will the top of the fence be level?

The applicant confirmed the fence will be level.

Chair Beidler suggested that the fence's level top should be included as a condition of approval. Chair Beidler also asked the Applicant if the fence will cover the adjacent building.

The Applicant confirmed it will not.

Chair Beidler asked if the fence will be affixed with any signage.

The Applicant explained the only signage would be an attachment of the existing parking signs currently mounted to t-posts.

Ms. DeHaven clarified the requirements for signage versus artwork/mural

Chair Beidler noted he would prefer a finished fence on both sides and level on top.

The Applicant agreed to the concept, as long as the project meets their allotted $4,000 budget.

Ms. DeHaven provided an overview of the conditions of approval.

Mr. Hemmingson made a motion to recommend approval of COA 2026-38 for 101 Main Street as written.

Mr. Scoggin seconded the motion.

The vote was as follows:

Ayes: 4 (Beidler, Hemmingson, Burch, Scoggin)
Nays: 0
Abstention: 0
Absent: 1 (Wojcik)

COA 26-61: 95 Keith Street

Ms. DeHaven introduced the project.

Mr. Burch asked if the new fencing will maintain the same footprint as the previous fencing.

The Applicant confirmed the fence will be constructed with the same footprint.

Mr. Hemmingson asked about the height of the fence and about approval language in the Guidelines for fence height.

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Ms. DeHaven explained the basic tenants from the Guidelines that no fence shall exceed 6' in height, and that this language is included in the conditions for fencing permits, generally.

Mr. Burch moved to approve the application.
Mr. Scoggin seconded the motion.

The vote was as follows:

Ayes: 4 (Beidler, Hemmingson, Burch, Scoggin)
Nays: 0
Abstention: 0
Absent: 1 (Wojcik)

COA 26-46: 159 High Street

Ms. DeHaven provided an overview of the proposed changes to the exterior of the residence.

Chair Beidler noted that the property is used as an example for Minimal Traditional residential architecture in the historic district, and asked for clarification on the selected new siding, as two options are shown in the application attachments.

The Applicant, Mr. Nevill, confirmed that the Hardi siding will be used for the exterior, and the second sample shown in photograph is part of a replacement vinyl soffit.

Mr. Nevill confirmed that the door surround will not be plastic and the garage door will not change. Mr. Neville also spoke about other details of the project aspects, such as the replacement lanterns, removal of shutters, and roof shingles.

Mr. Nevill asked the Board if they approved of Hardi material products for door trim materials, if they were available.

Chair Beidler agreed that could be appropriate as well and directed Ms. DeHaven to edit the condition and approval language.

Mr. Hemmingson moved to approve the application as written.
Mr. Burch seconded the motion.

The vote was as follows:

Ayes: 4 (Beidler, Hemmingson, Burch, Scoggin)
Nays: 0
Abstention: 0
Absent: 1 (Wojcik)

COA 26-47: 25 North Sixth Street

Ms. DeHaven provided an overview of the project, which includes extensive exterior material repairs and replacements, as well as a rear addition.

Mr. Ali provided a summary of the project details and the timelines for construction.

Chair Beidler asked the applicant to explain their decision not to keep the open lattice-front porch foundation.

Mr. Ali explained this is a personal preference based on aesthetics and keeping out pests.

Mr. Hemmingson asked how the house is currently accessed.

Mr. Ali confirmed the porch door is a non-operational faux doors, and the primary access is in the ell with the historic addition.

Mr. Burch asked if the Applicant has considered making the faux door a full-light door mimicking the windows.

Mr. Ali confirmed the idea was considered but not practical for interior circulation and also confirmed the replacement windows and porch materials will be identical to existing.

Mr. Hemmingson asked about the proposed shutters and expressed concern over the proposed new dormer.

Mr. Ali affirmed he intends on louvered shutters but is open to suggestions from the Board.

Mr. Hemmingson asked for clarification on certain existing windows relative to the plans.

Chair Beidler noted there are discrepancies between the figures presented in the drafted plans and asked for clarification regarding the treatment of the windows and fenestration pattern.

Mr. Ali acknowledged an error in the plan sheet that references the shutters not the windows.

Chair Beidler asked if the Applicant plans to install shutters anywhere else on the house?

Mr. Ali affirmed that if replacements matching the existing shutters can be sourced, he will, but if they cannot they won't.

Chair Beidler noted the Applicant is not required to put shutters on and recommended to look at Timberline, who produces appropriate shutters.

Chair Beidler also expressed disagreement with adding a dormer to the original house and with replacing the faux door with a window. The historic character of the building should be respected. Additionally, the brick porch foundation is inappropriate to the style and the post and lattice style should be maintained.

Chair Beidler expressed preference that the addition on the rear should not come up above the ridgeline of the original roof.

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Chair Beidler and Mr. Hemmingson both expressed preference that the original section of the house should remain the same with the lattice and not all brick.

Mr. Hemmingson asked the Applicant about the lower pitch on the roof of the garage, as it does not match the pitch of the roof of the main house.

Mr. Ali agreed to change the roof pitch, but the height is important to allow light into adjacent windows. Mr. Ali also asked for Board preference on location for garage.

Chair Beidler noted that previous conversation mentioned the garage would be much further back in the yard. Not in support of having the garage close to the house and close to the street.

Mr. Ali agreed to move the garage back into the rear yard.

Chair Beidler asked for additional details on the garage: what material is it? How do the doors function? What are the windows?

Chair Beidler determined that not enough information is presented to be able to make a determination tonight, as the plans are incomplete and inconsistent.

Chair Beidler proposed deferral on the decision.

Mr. Ali agreed and confirmed he would bring more information for the next meeting.

Mr. Beidler noted that no vinyl windows could be approved for the house. Wood windows should be used and the sash profile must match what previously existed.

Mr. Ali agreed and asked for opinions on the proposed siding.

Chair Beidler expressed preference for siding without texture, and that the sample provided is fine.

The following guidance was presented for the Applicant to revise the proposed plans:

- Remove middle dormer
- Keep false door by basement
- Keep window-door-window on original
- No vinyl windows
- Windows have to match previously existing
- No brick – keep the lattice on the front
- Rear addition roofline needs to be below original roofline
- Garage needs to be set back further on lot, not next to house

Mr. Scoggin made motion to defer to October meeting
Mr. Hemmingson seconded the motion

The vote was as follows:
Ayes: 4 (Beidler, Hemmingson, Burch, Scoggin)

Nays: 0
Abstention: 0
Absent: 1 (Wojcik)

UPDATES.

No Updates

BOARD MEMBERS TIME.

Mr. Beidler informed that he will not be in attendance for the October meeting.

Mr. Scoggin asked that future staff reports include the COA application in the attachments.

Ms. DeHaven agreed to include the COA cover sheet when possible, although the information included on the form is already used in the staff report and attachments. The form does not leave space for lengthy descriptions or details.

ADJOURNMENT.

Mr. Burch moved to adjourn the meeting at 7:58, seconded by Mr. Hemmingson.

All ayes.

With no further business, this meeting was adjourned at 7:42 PM on Thursday September 24, 2026.

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Community Development Department

STAFF REPORT

Meeting Date:	October 22, 2026
Agenda Title:	COA 26-47
Requested Action:	Proposed exterior alterations, porch reconstruction, rear addition, and new garage outbuilding. Retroactive approval of demolished shed
Department / Agency Lead:	Community Development
Staff Lead:	Whitney Burgess, Preservation Planner

EXECUTIVE SUMMARY

The application was previously reviewed at the September 24, 2026 meeting and a decision was deferred pending additional plans and information. Updated information has been received and incorporated into the Staff Report and attachments. Additionally, Staff have been notified that a circa 1970s/1980s shed on the property behind the residence has recently been demolished. It was in poor condition and overgrown previously. This site alteration needs retroactive review.

The applicant purchased the deteriorated property with the intent to conduct historically sensitive renovation to the interior, conduct exterior repairs, and extend the living space with a new rear addition. All exterior siding will be replaced in-kind, the porch will be reconstructed with in-kind replacement jig sawn railings and a new stair with a brick foundation. The applicant proposes adding a third dormer to the 1.5-story roofline to maintain symmetry with the 1st floor fenestration and faux door. The shutters and windows will be replaced in-kind as necessary. The rear second floor addition will extend from behind the 1.5 story roof ridgeline over the rear 1 story addition, as not to impact the street façade or overall footprint. The historic brick and stone foundations will not be impacted. Adding the dormer would constitute an impact on the historic fenestration, but not an adverse one. This would maintain the overall symmetry while increasing ease of internal circulation. The construction of a garage outbuilding to the north of the house in the side/rear yard will not be highly impactful, and the simple design should complement the existing house without implying historicism.

A prior COA has already been Admin approved for the temporary removal of the white picket fence out front to allow construction vehicles in and out as contractors take care of interior work. The fence will be replaced in-kind following completion of the overall project. The property owner is also coordinating with the neighbor to the south to remove the large pine tree in the fence line, which has deep roots impacting surrounding foundations. This tree is not part of the Heirtage Trees program.



Existing



Proposed

BACKGROUND

The one-and-a-half story, rectangular frame core of the dwelling on the stone foundation was constructed in the early 1880s. The dwelling later expanded with the two-story northern addition on a brick foundation between 1903 and 1908. The house has a Folk Victorian style with flat-sawn balusters, bargeboard, and gable trim. Mr. and Mrs. Ford G. Anderson purchased the property in 1918, soon after the large addition was constructed, and lived in the home for approximately five years. Mr. Anderson was a wealthy businessman, Free Mason, and member of the local Chamber of Commerce who made his fortune with a clothing and textile factory known as Anderson Clothing Co. Anderson purchased the Mosby-Spillman House on Main Street in 1923, which then became the family's primary residence. Ford died from a bout of illness in 1933 and left the North Sixth Street home and his other properties to his wife Ethel. Ethel maintained the property until her passing in the mid-1970s but likely leased the home to another while maintaining her residence at the old Mosby estate. Aerial photographs indicate two one-story additions were completed on the rear elevation in the 1950s, and the footprint remained consistent to present day.

Most of the façade's two-over-two sash windows were replaced with new wooden sashes circa 2003. Records of building and health code violations at the property reveal the house was subject to a long-term hoarding situation until recently, which resulted in the prior and existing poor conditions. A historic outbuilding sits in the rear yard behind the house

DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Analysis
1. Guidelines for Maintenance Activities		
D. Painting and Finishes		
2. Recreate the historic appearance of the building by repainting or refinishing with colors and coatings that are appropriate to the period of historic significance of the building and district and that highlight the building's historic appearance.	**3.5**	
3a. Painting unpainted masonry and architectural metals, unless it was painted historically, is not appropriate.	**3.5**	
3. Building Components		
A4. Foundations & Walls : Woodwork Trim, Decoration, & Siding		
1. Identify, preserve, and retain all original wood features, especially those that are important in defining the overall historic character of the building such as cornices, brackets, window and doorway trim, and siding.	**3.19**	
2. Repair wood features by patching, piecing in, or reinforcing the wood using recognized preservation methods, such as an epoxy consolidant and filler. Repair may also include the limited replacement in kind–or with compatible substitute material–of extensively deteriorated or missing parts of features when there are surviving prototypes or sufficient documentation for an accurate reconstruction of the original.	**3.19**	
4. Replace and recreate original woodwork in-kind if missing or damaged beyond repair. Use physical evidence to guide the new work if the overall form and detailing are still evident. Only replace the deteriorated or missing parts of the feature.	**3.19**	
E. Entrances & Porches		

1. Preserve and retain entrances and porches and their functional and decorative features that are important in defining the overall historic character of the building such as doors, transoms, fanlights, sidelights, pilasters, entablatures, columns, balustrades, stairs, flooring, columns, railing, brackets, modillions, dentils, cornice, and pediments.	**3.28**	
2. Repair entrances and porches by patching, splicing, consolidating, or otherwise reinforcing the historic materials. Such repair also can include the limited replacement in kind–or with compatible substitute material–of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, cornices, entablatures, columns, sidelights, friezes, brackets, and stairs.	**3.28**	
3. Replace in kind an entire entrance or porch that is too deteriorated to repair–if the form and detailing are still evident–using the physical evidence to guide the new work. If using the same kind of material is not technically feasible, then compatible substitute materials may be considered. Do not replace an entire entrance or porch when the repair of materials and limited replacement of parts are appropriate.	**3.28**	
7C. 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**	
6. Avoid raising the height of contributing buildings with additional floors. When an additional story is the only means of achieving necessary increased space, it should be stepped back from the lower wall plane and comply with the predominant height of existing neighboring buildings.	**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**	

STAFF RECOMMENDATION

The applicant has largely amended the project plans considering previous feedback from the September meeting. I recommend conditional approval with the following stipulations:

1. All required permits must be acquired; and
2. Characteristic elements of the Folk Victorian style should be maintained and replaced in-kind where needed, such as the jig sawn porch balustrade and post trim, decorative dormer trim, and gable eave ornamentation; and

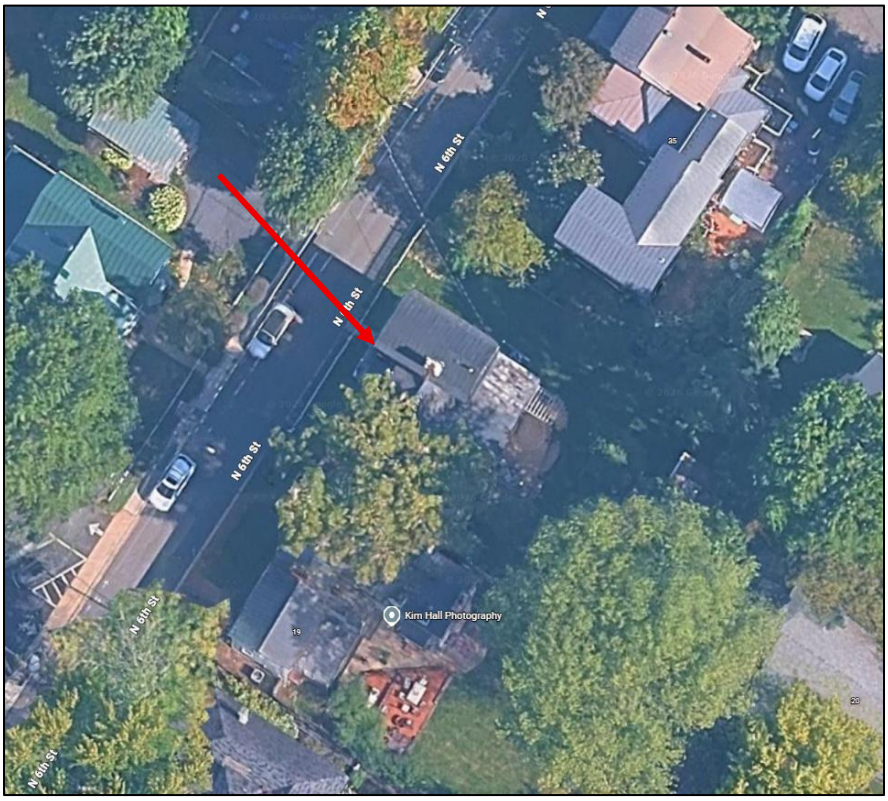
3. The new second-floor addition must extend southeast from the rear pitch of the existing one-and-a-half story roofline as not to add vertical height to the façade or expand the building footprint; and
4. Any new replacement windows should maintain the same size, scale, profile, depth, sash configuration, and materiality as existing; and
5. The general layout of the historic porch shall remain unchanged. The existing stone and brick foundations should be maintained and unpainted, and the proposed new brick pier and lattice foundation for the front stairs should be visually complimentary to the historic materials; and
6. The proposed new garage building should be set back from the house so as not to impact interior lighting. The garage door and street-facing materials should complement the architectural style of the house; and
7. The demolition of the deteriorated historic shed is retroactively approved. Should the owner wish to amend the lot with any new buildings or structures besides the reviewed garage building, a new COA will be required; and
8. Should the scope of exterior alterations expand from that presented in the COA submission and attachments, a new COA and additional review will be required.

ATTACHMENTS

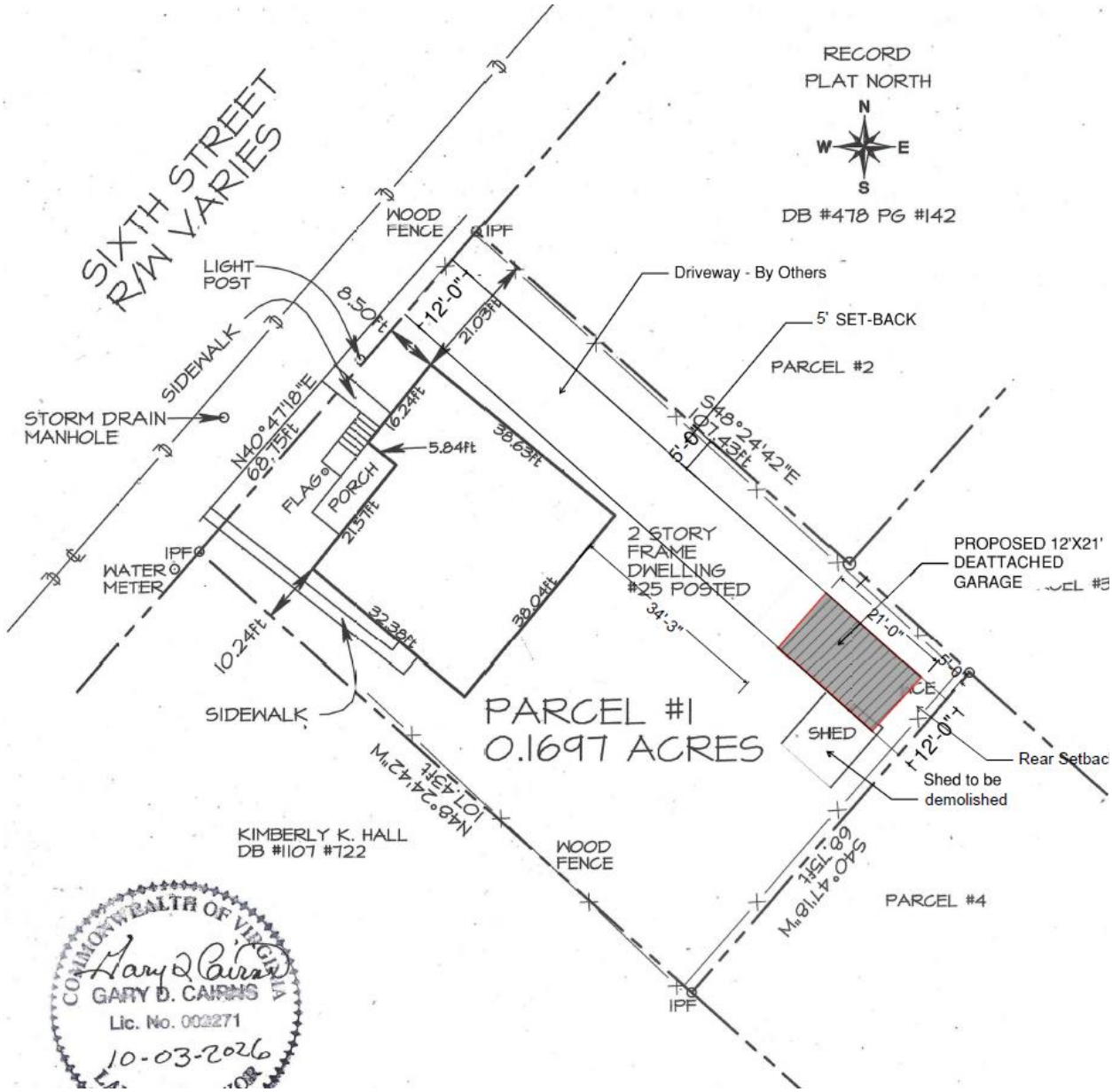
1. Attachment A- Photos and Plans
2. Attachment B- Draft Motion Sheet
3. Attachment C- COA and Addendum Materials

Vicinity Map

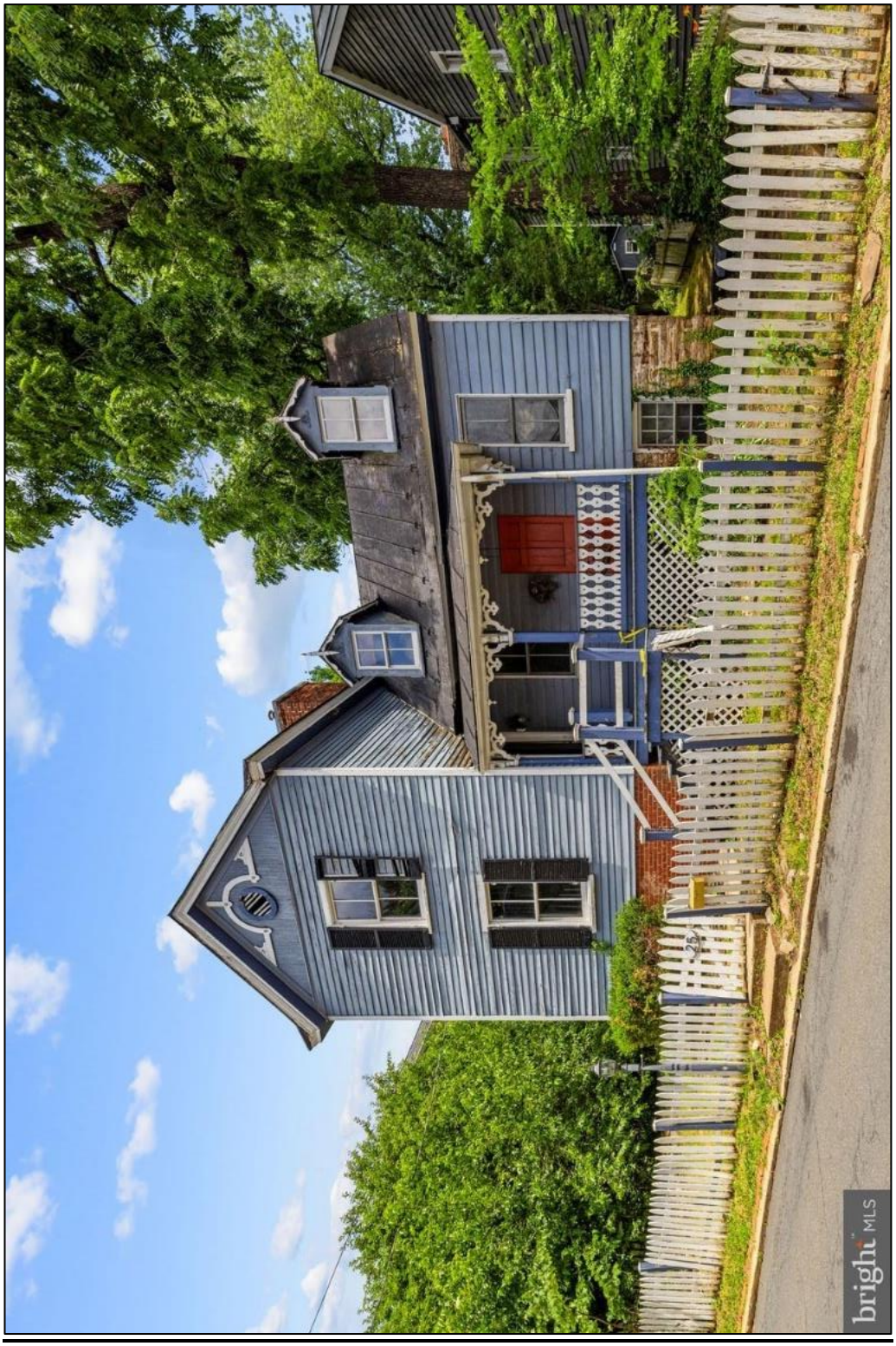




Plat/Survey


SIXTH STREET
R/W VARIES
RECORD
PLAT NORTH
N
W
E
S
DB #478 PG #142
WOOD
FENCE
IPF
LIGHT
POST
8.50ft
12'-0"
21.03ft
Driveway - By Others
5' SET-BACK
PARCEL #2
SIDEWALK
STORM DRAIN
MANHOLE
N40°47'18"E
68.75ft
10.24ft
5.84ft
38.63ft
FLAG
PORCH
21.5ft
S48°24'42"E
107.43ft
IPF
WATER
METER
2 STORY
FRAME
DWELLING
#25 POSTED
PROPOSED 12'X21'
DEATTACHED
GARAGE
21'-0"
5'-0"
10.24ft
32.38ft
38.04ft
34'-3"
SIDEWALK
PARCEL #1
0.1697 ACRES
SHED
12'-0"
Rear Setbac
Shed to be
demolished
N48°24'42"W
107.43ft
KIMBERLY K. HALL
DB #1107 #722
WOOD
FENCE
S40°47'18"W
68.75ft
PARCEL #4
IPF
COMMONWEALTH OF VIRGINIA
GARY D. CAIRNS
Lic. No. 002271
10-03-2026

Street View



Site Photos













^Approx. Addition Location/size







^Location for proposed garage outbuilding

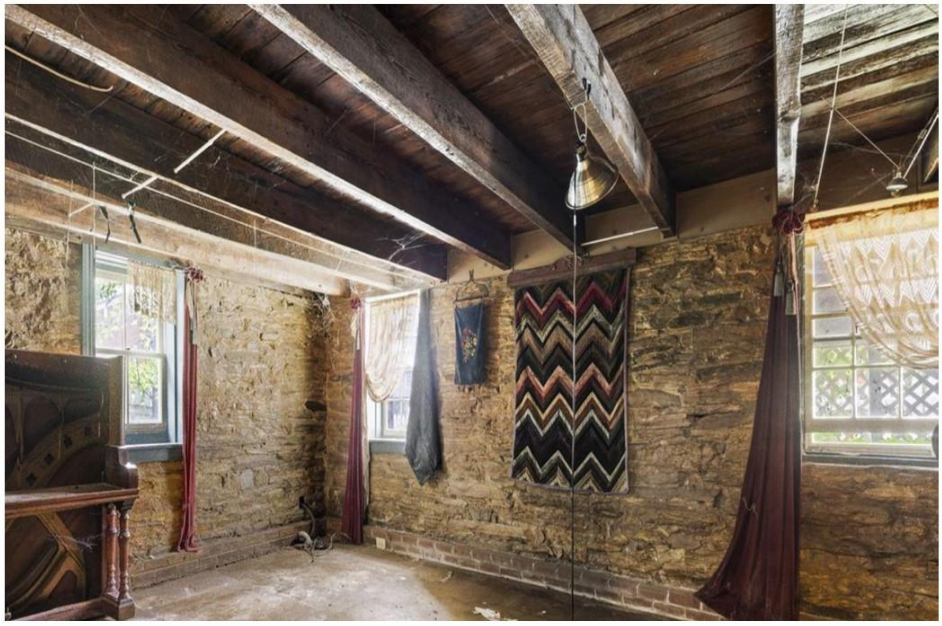
Conditions



Current Front Porch



Siding soft w/ woodrot throughout



Mix-matched window w/ soft wood rot throughout



Proposed Façade Rendering (Not to Scale)

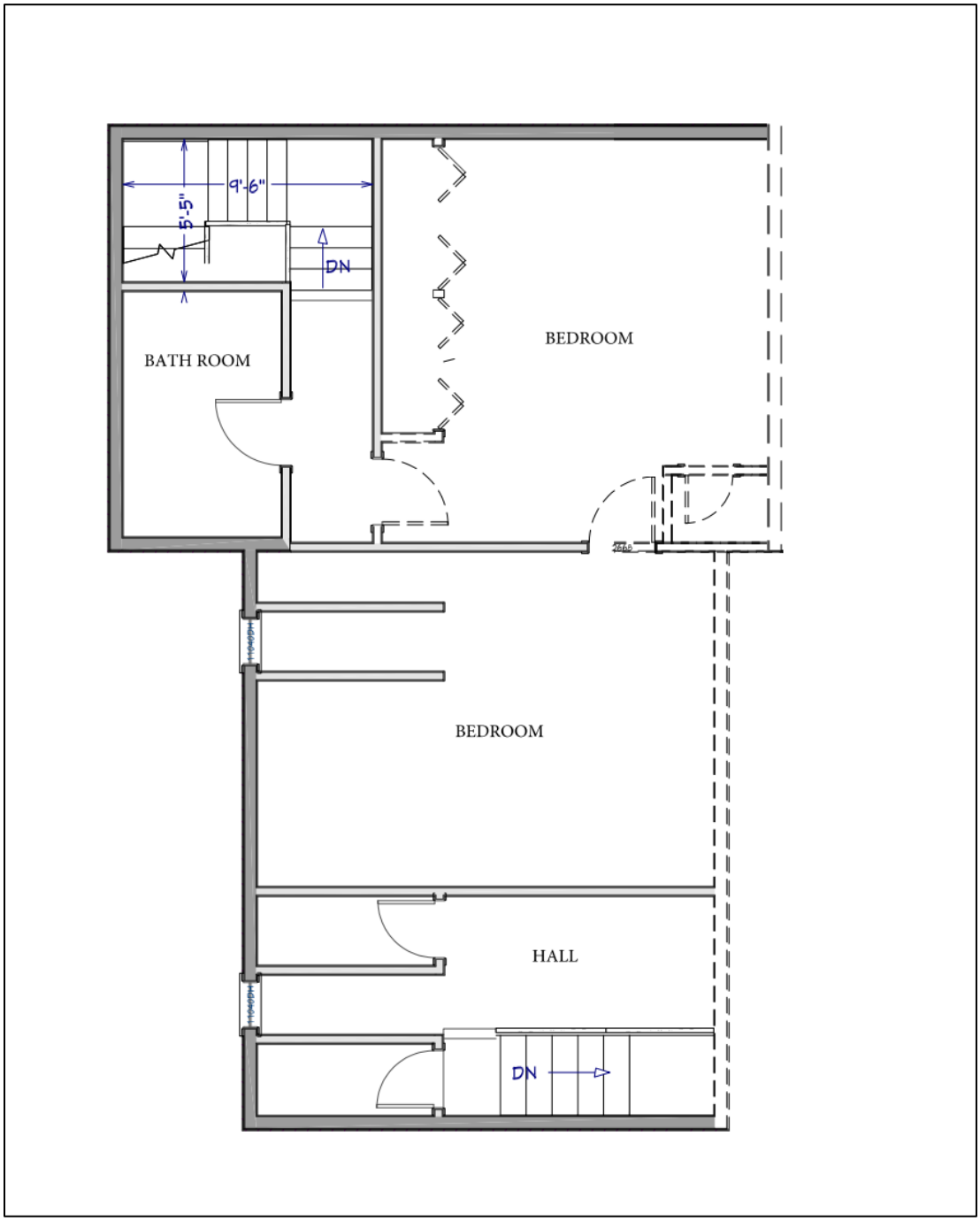


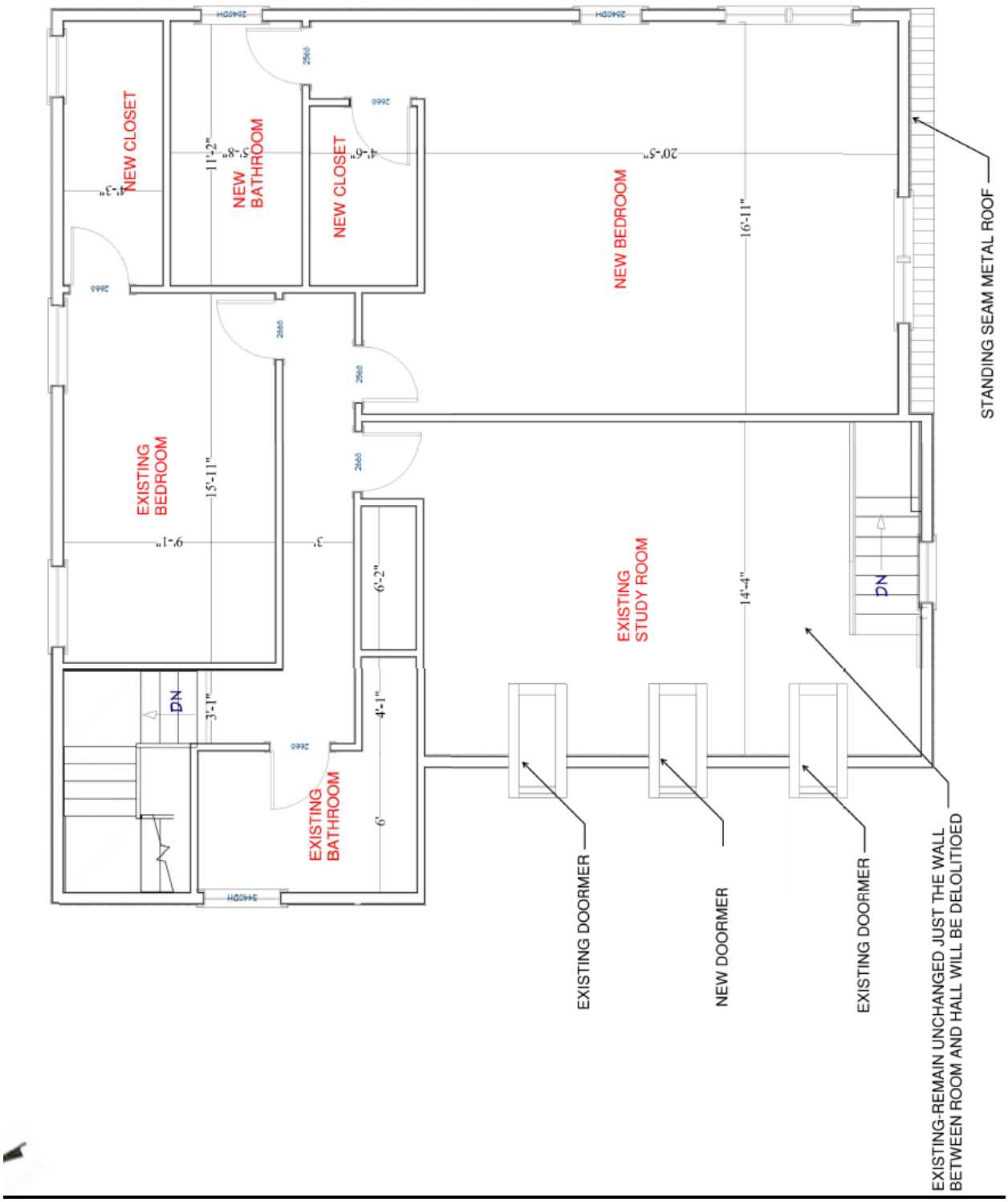
***Construction Plan Sheets Selected for Relevant Exterior Changes- Full Construction Documents in Addendum C**

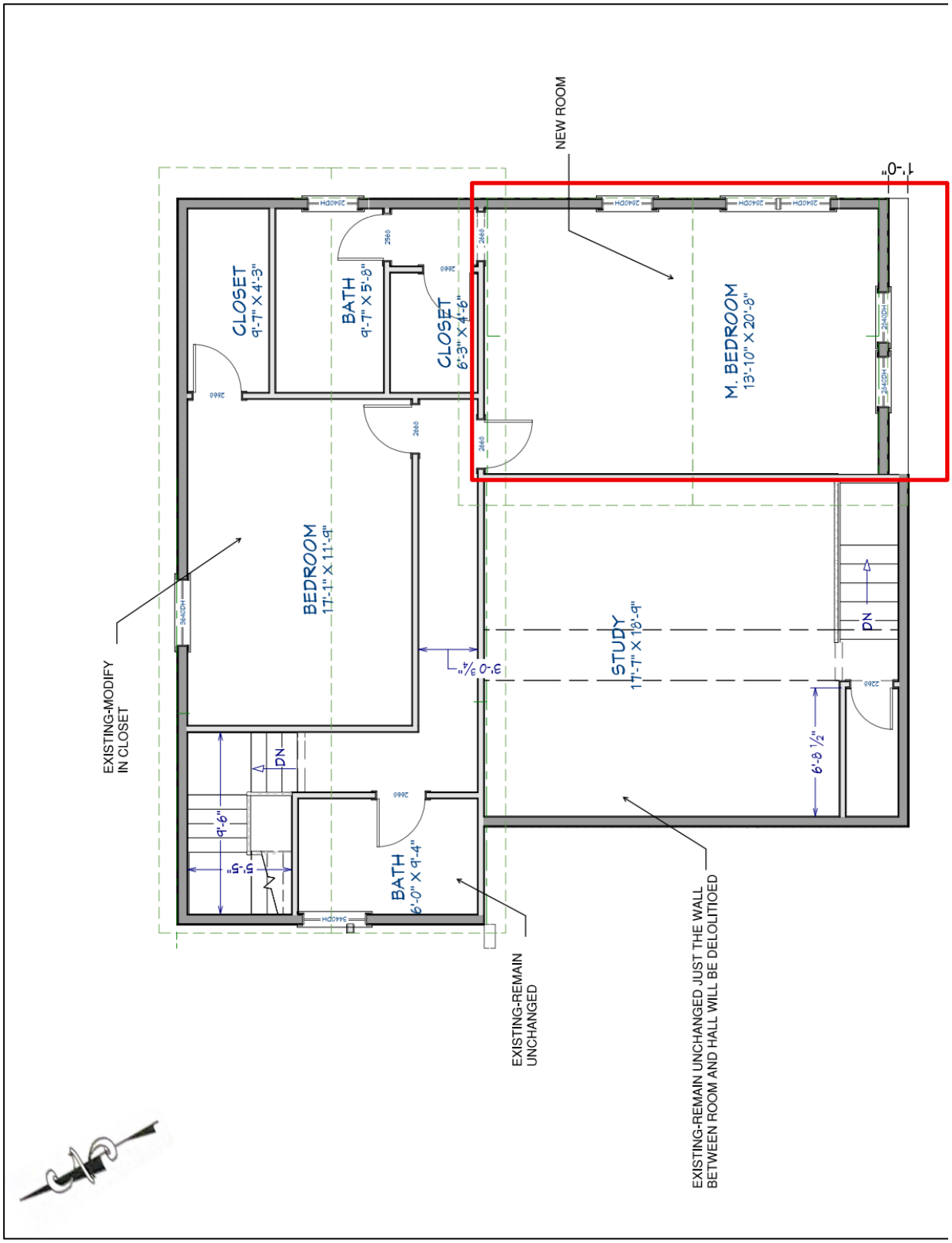
Proposed Designs (Second Floor Plans)

Existing Walls - Remain Unchanged

Existing Walls - To be Demolished

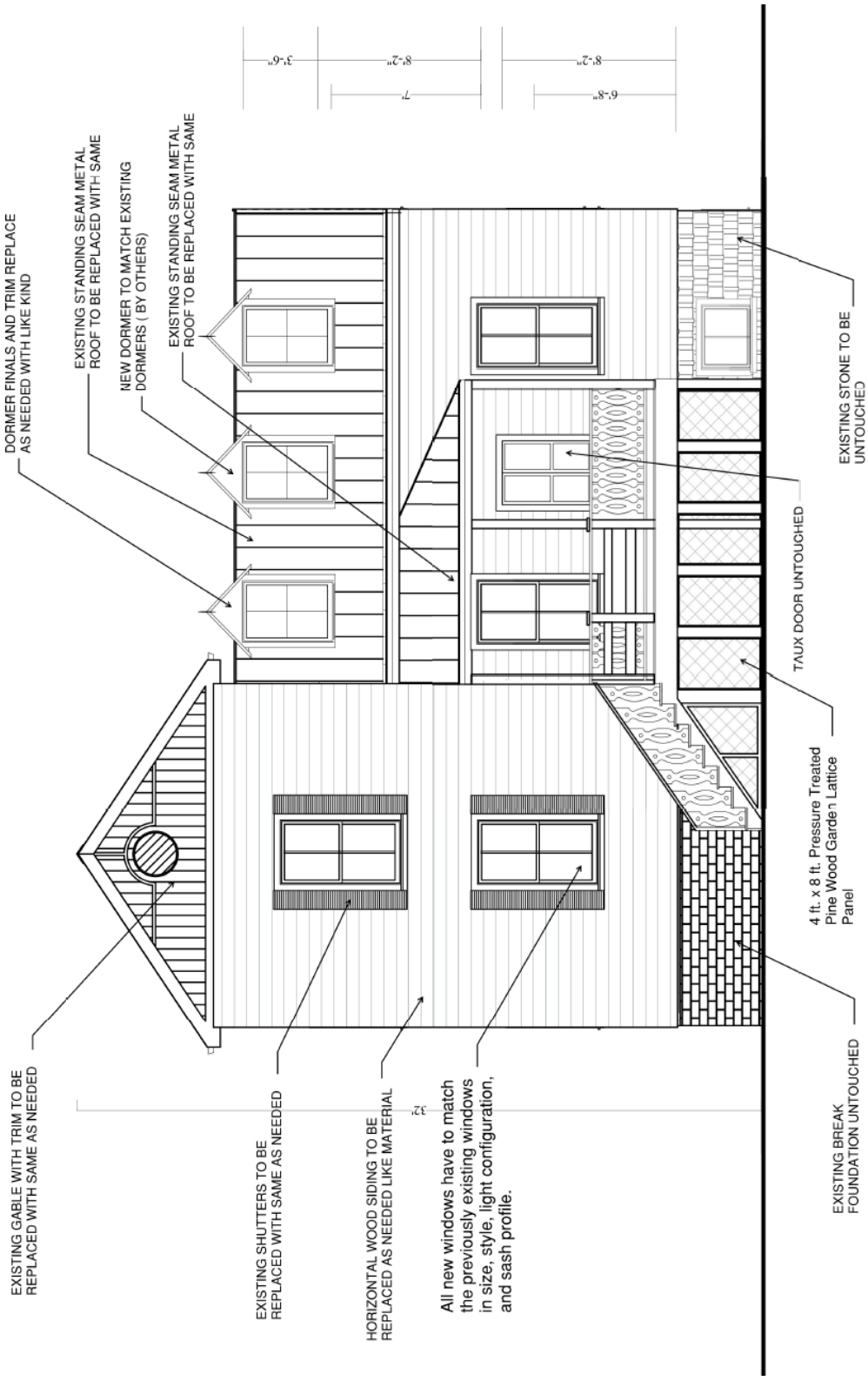



NEW CLOSET
NEW BATHROOM
NEW CLOSET
NEW BEDROOM
STANDING SEAM METAL ROOF
EXISTING BEDROOM
EXISTING STUDY ROOM
DN
EXISTING BATHROOM
EXISTING DOORMER
NEW DOORMER
EXISTING DOORMER
EXISTING-REMAIN UNCHANGED JUST THE WALL BETWEEN ROOM AND HALL WILL BE DELOLITIOED

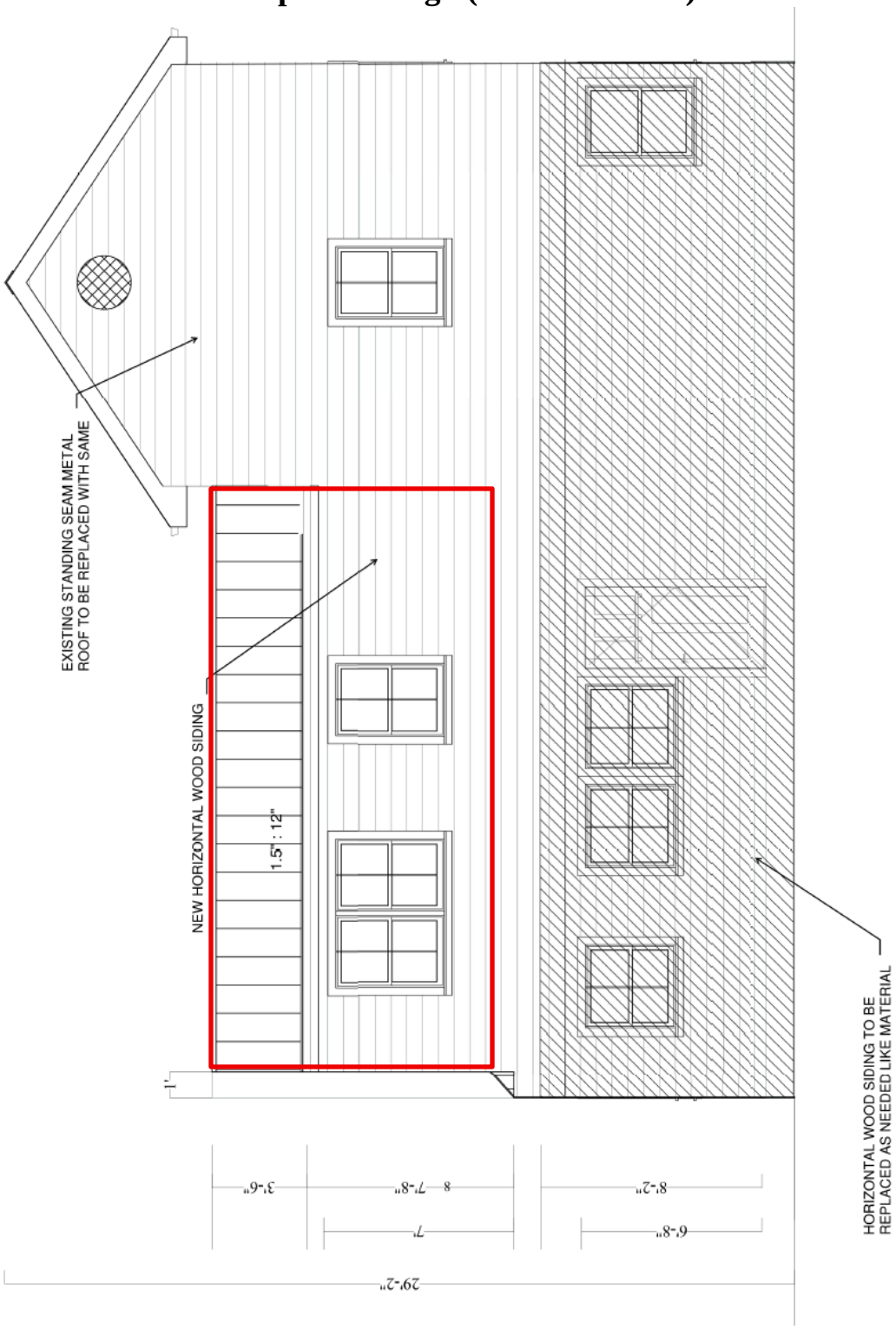

NEW ROOM
CLOSET
9'-7" X 4'-3"
BATH
9'-7" X 5'-8"
CLOSET
6'-3" X 4'-6"
M. BEDROOM
13'-10" X 20'-8"
BEDROOM
17'-1" X 11'-9"
STUDY
17'-7" X 18'-9"
BATH
6'-0" X 9'-4"
EXISTING-MODIFY
IN CLOSET
EXISTING-REMAIN
UNCHANGED
EXISTING-REMAIN UNCHANGED JUST THE WALL
BETWEEN ROOM AND HALL WILL BE DELOLITIOED
DN
3'-0 3/4"
6'-8 1/2"
9'-6"
5"

Addition

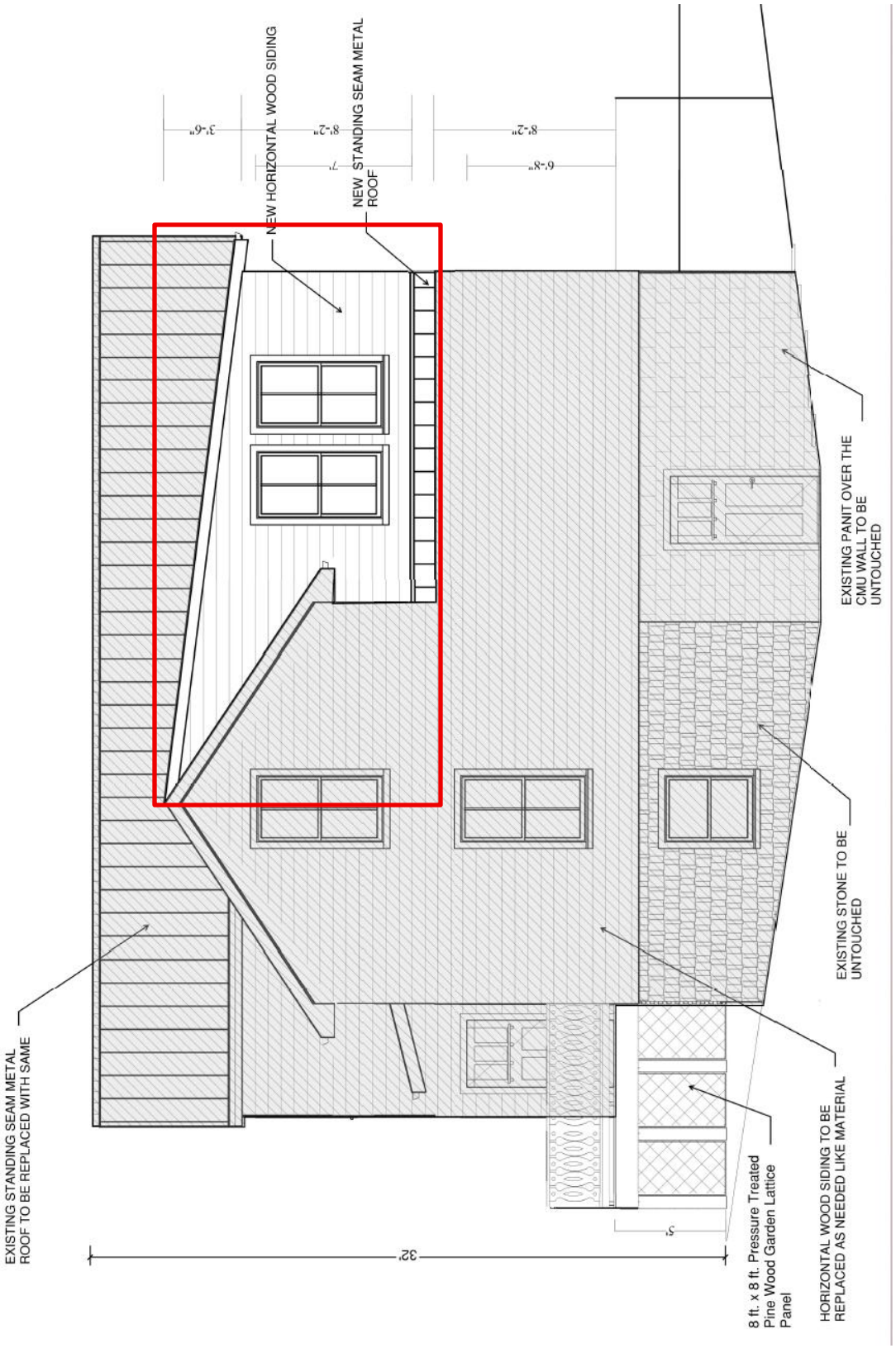
Proposed Designs (Facade)



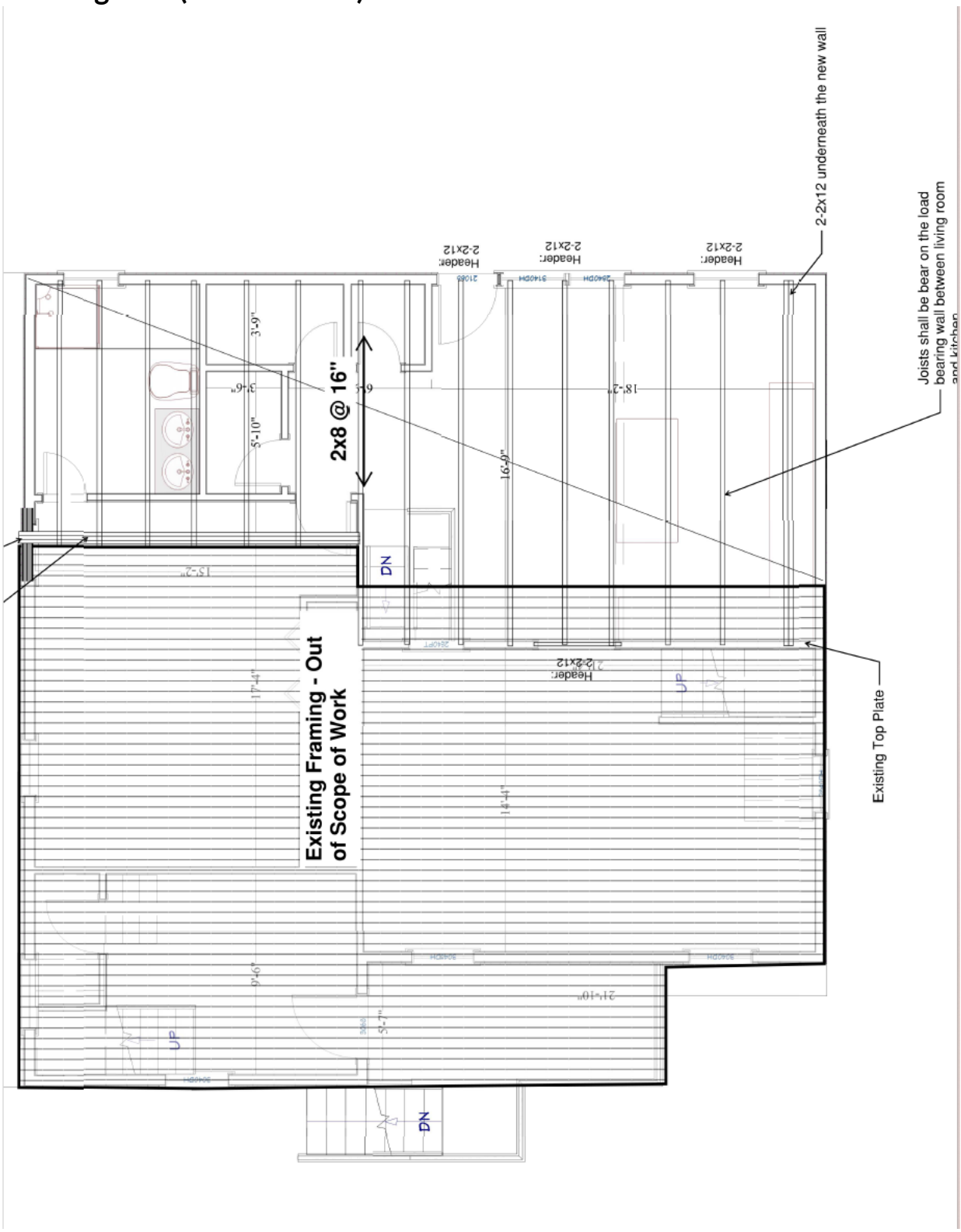
Proposed Design (Rear Elevation)



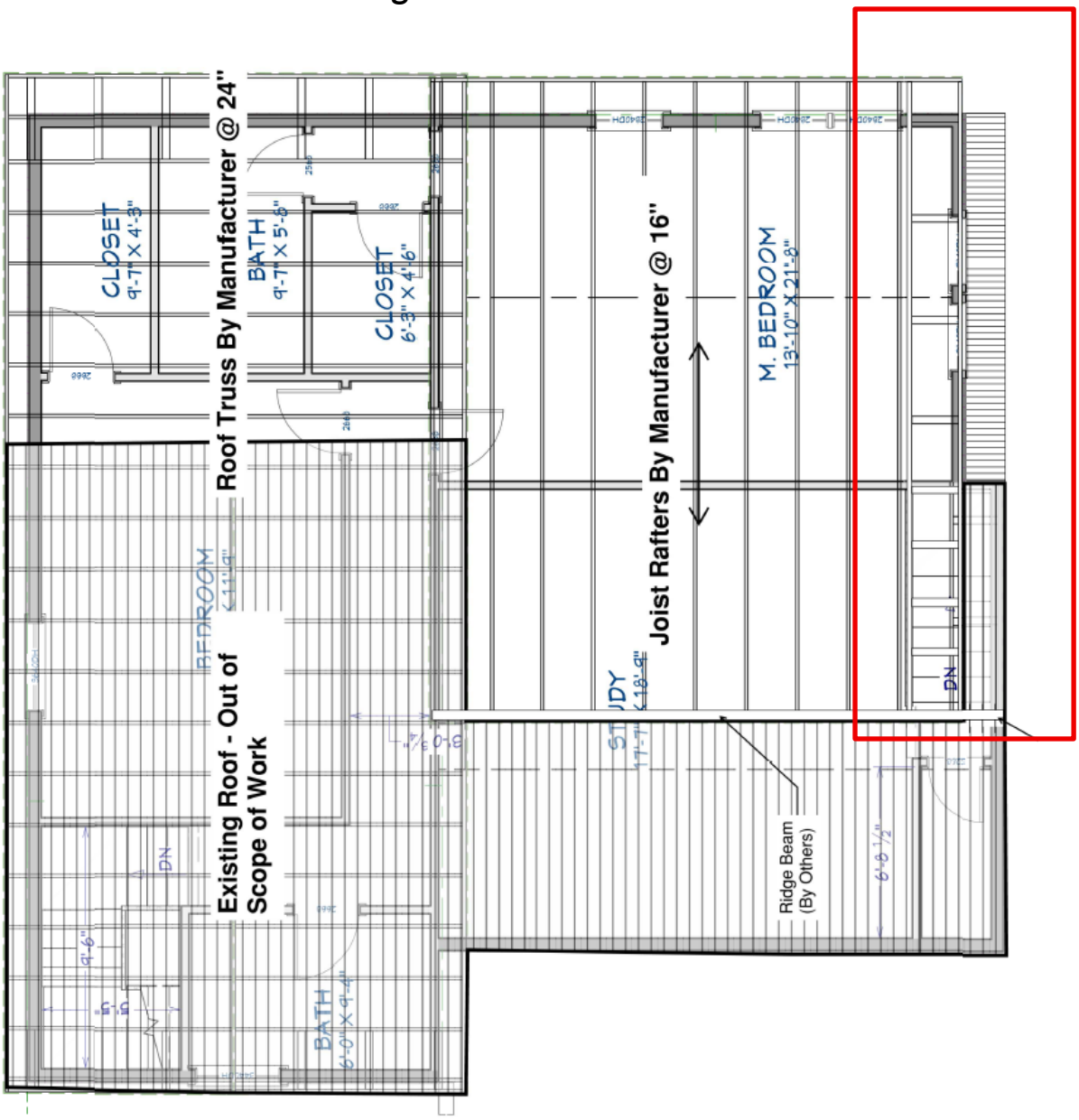
Proposed Design (Southwest Elevation)



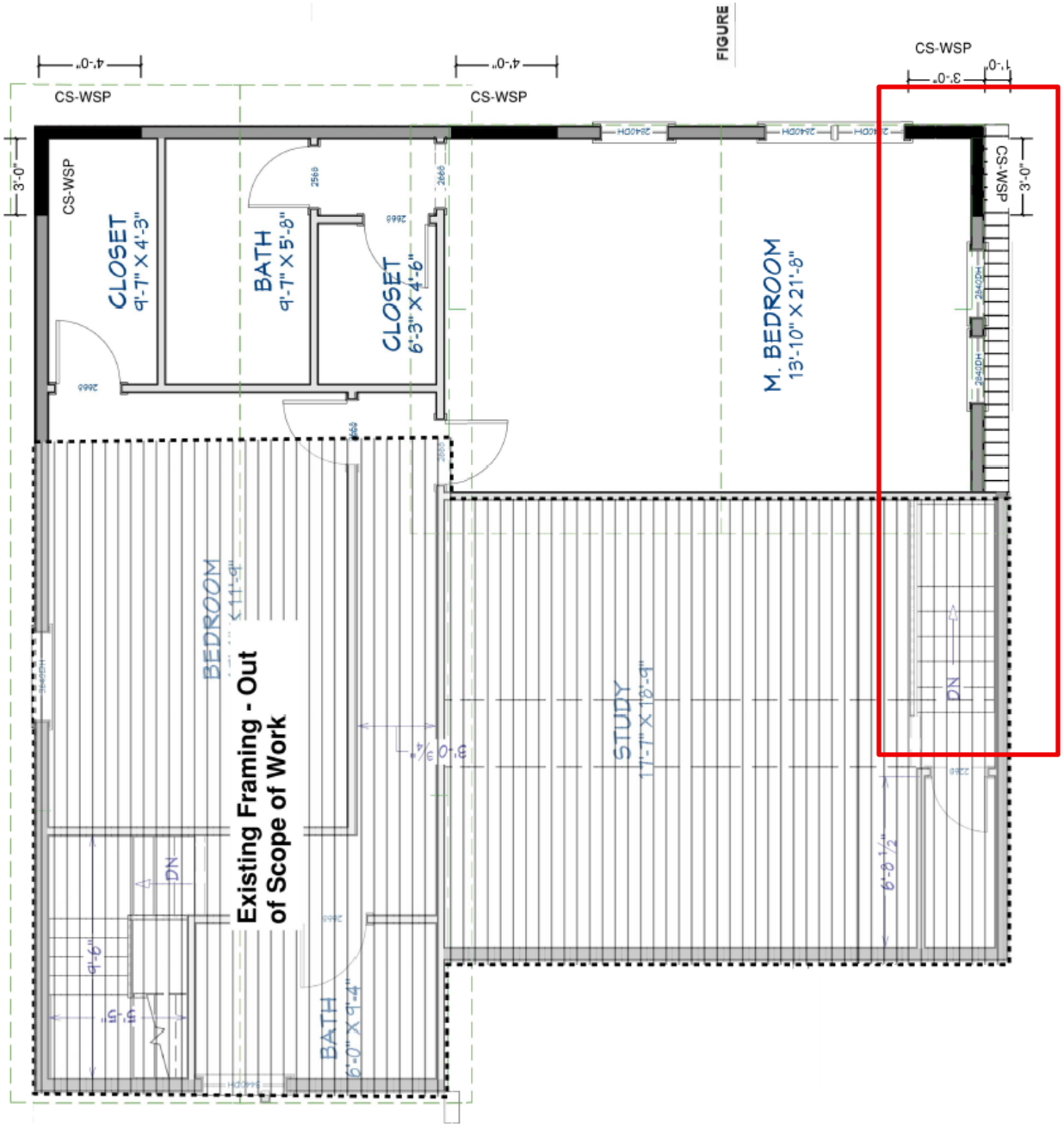
Framing Plan (Second Floor)



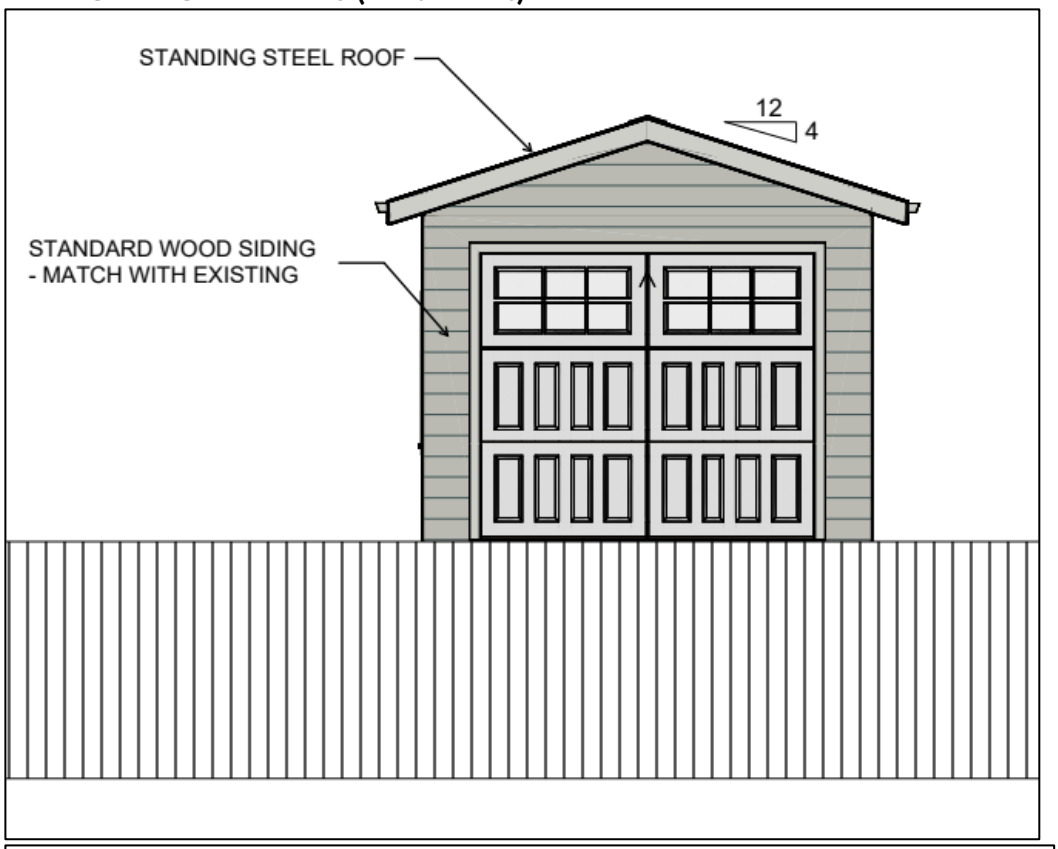
Bracing Walls- Second Floor

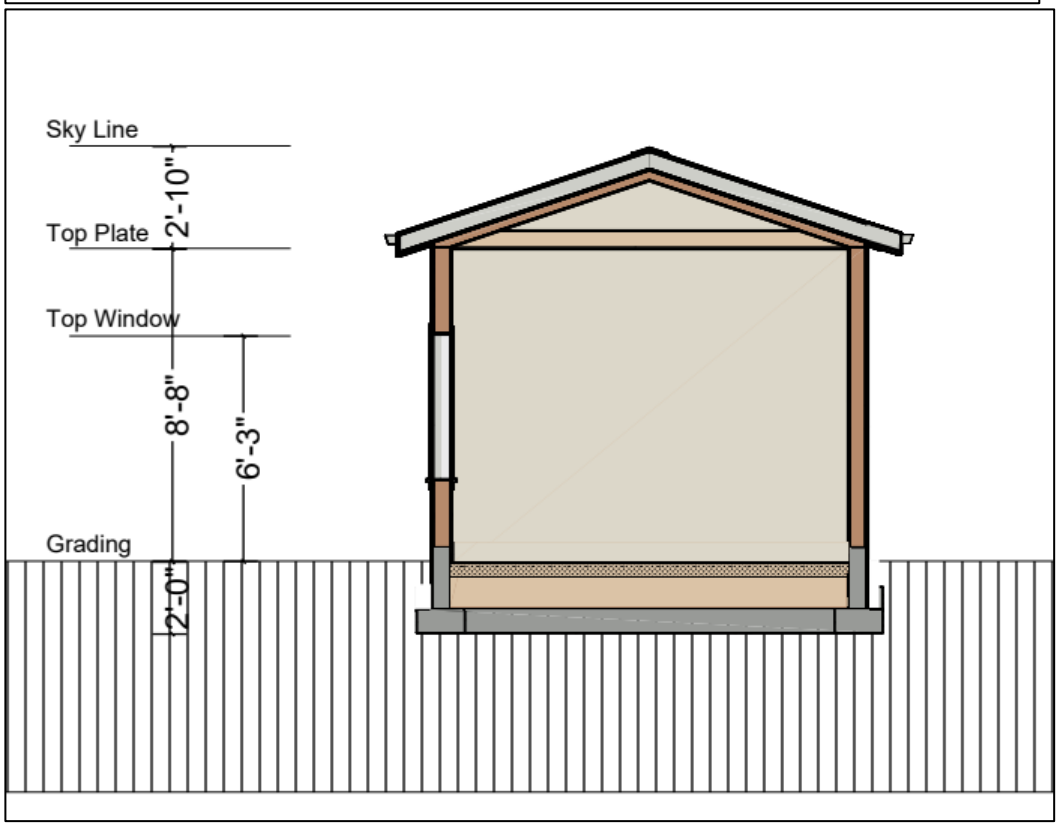


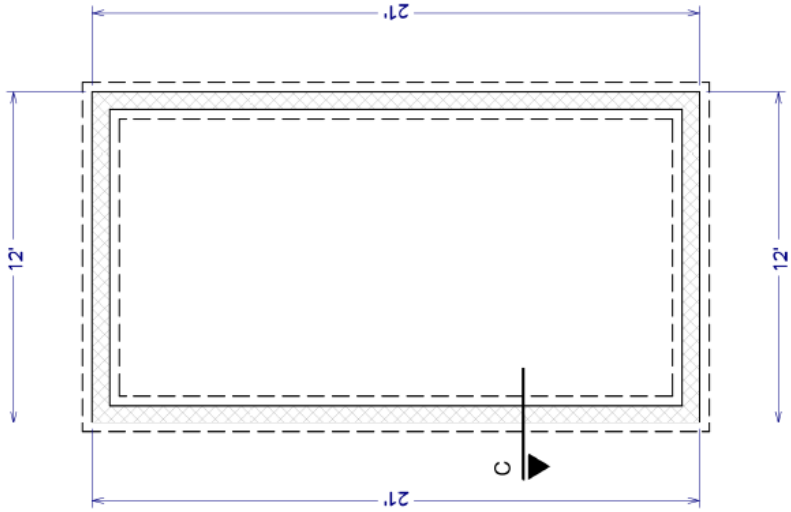
Bracing Walls- Second Floor



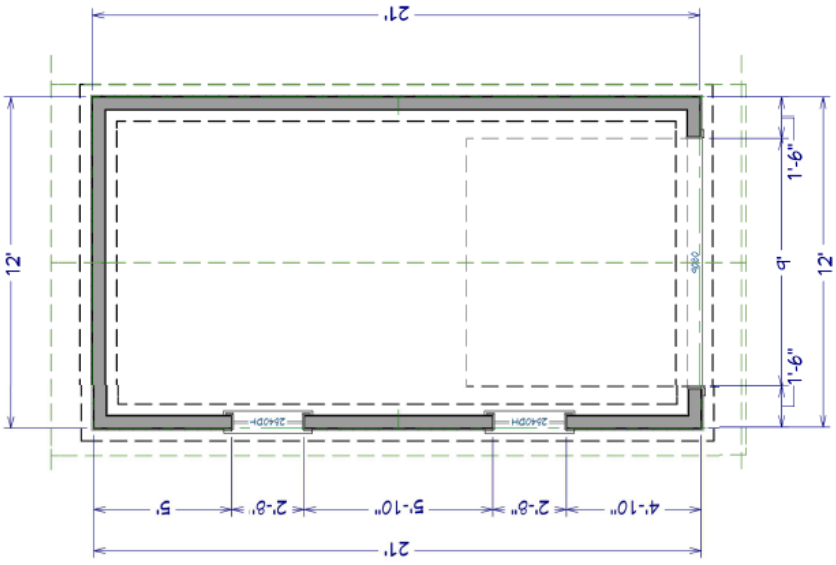
NEW GARAGE DETAILS (12ft x 21ft)



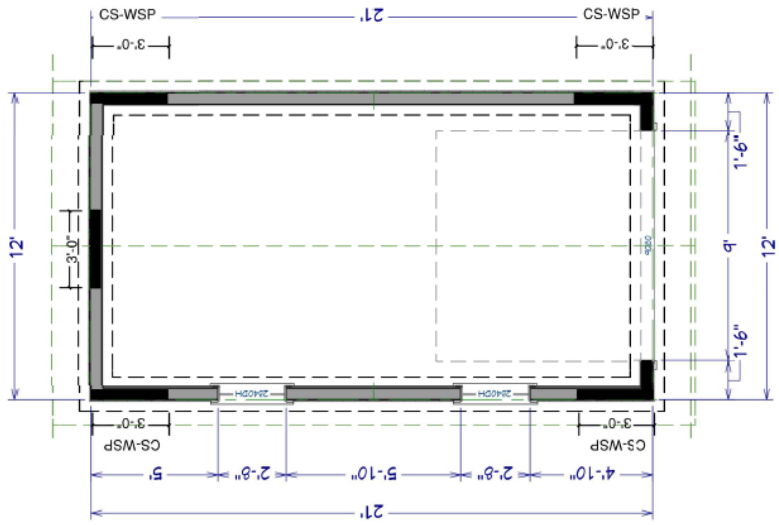




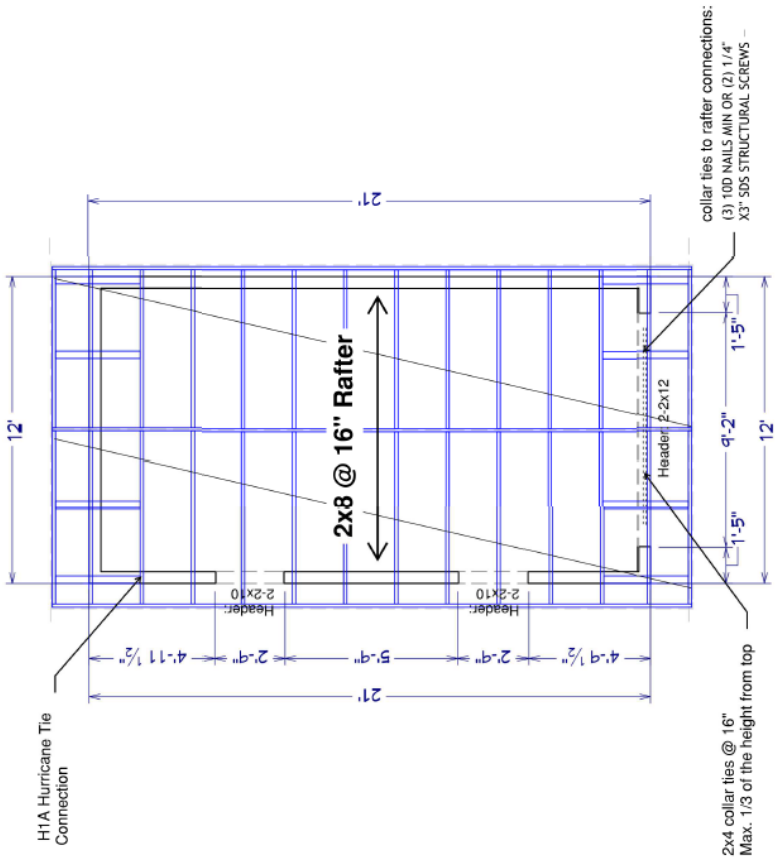
Foundation Plan



1st Floor Plan



Bracing Plan



Roof Framing Plan

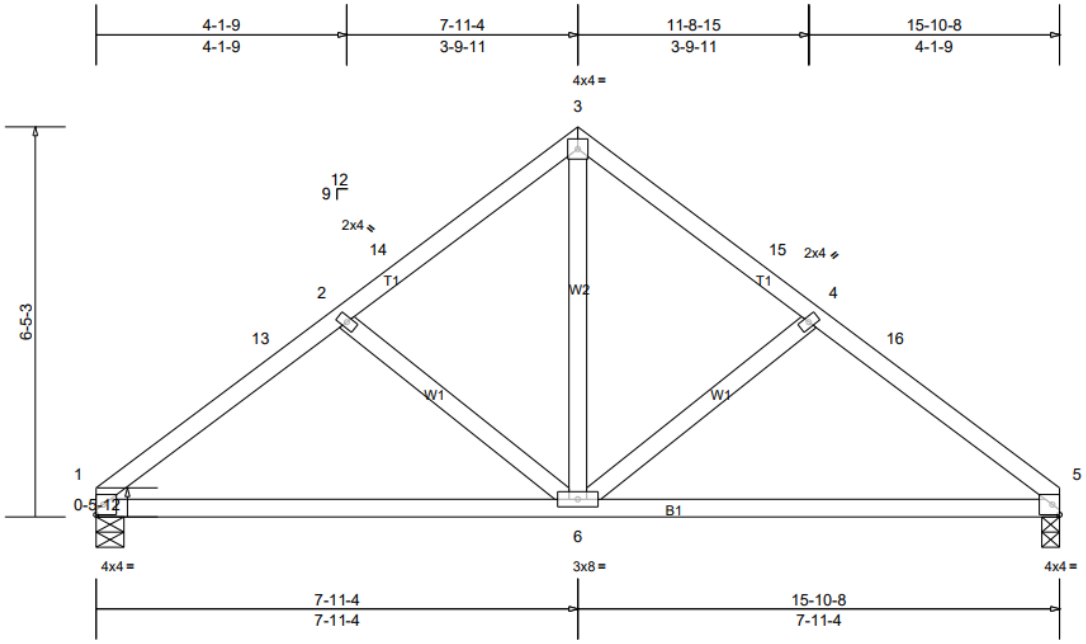


Example Garage Door- Open to Design Changes

Amended Roof Pitch

Job	Truss	Truss Type	Qty	Ply	25 N 6th St
108493	T02	Common	7	1	Job Reference (optional)

84 Lumber, user — Run: 26.20 S Aug 3 2026 Print: 26.2.0 S Aug 3 2026 MiTek Industries, Inc. Mon Sep 28 11:41:1 — Page: 1
ID:f?r4cTy?Ys9?RNw3gLWDTUyfh93-nbogoTS39sxvOx8GZNilUtyies?dgIsloPGFV9yZ7Pc



Scale = 1:32.2

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.39	Vert(LL)	-0.06	6-9	>999	360	MT20	244/190
Snow (Pf/Pg)	30.8/40.0	Lumber DOL	1.15	BC	0.56	Vert(CT)	-0.13	6-9	>999	240		
TCDL	10.0	Rep Stress Incr	YES	WB	0.19	Horz(CT)	0.02	5	n/a	n/a		
BCLL	0.0*	Code	IRC2021/TPI2014	Matrix-MS		Wind(LL)	0.01	6-12	>999	240		
BCDL	10.0										Weight: 76 lb	FT = 20%

LUMBER
TOP CHORD 2x4 SP No.2
BOT CHORD 2x4 SP No.2
WEBS 2x4 SP No.2

BRACING
TOP CHORD Structural wood sheathing directly applied or 5-2-6 oc purlins.
BOT CHORD Rigid ceiling directly applied or 10-0-0 oc bracing.

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS (lb/size) 1=807/0-5-8, (min. 0-1-8), 5=807/0-3-8, (min. 0-1-8)
Max Horiz 1=105 (LC 13)
Max Uplift 1=-26 (LC 14), 5=-26 (LC 14)
Max Grav 1=894 (LC 18), 5=894 (LC 19)

FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD 1-13=-1203/72, 2-13=-1016/97, 2-14=-876/74, 3-14=-699/100, 3-15=-699/100, 4-15=-876/74, 4-16=-1016/97, 5-16=-1203/72
BOT CHORD 1-6=-51/904, 5-6=-23/904
WEBS 3-6=-31/544, 2-6=-443/103, 4-6=-443/103

NOTES
1) Unbalanced roof live loads have been considered for this design.
2) Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TCDL=6.0psf; BCDL=6.0psf; h=35ft; B=50ft; L=25ft; eave=4ft; Cat. II; Exp B; Enclosed; MWFRS (directional) and C-C Exterior(2E) 0-0-0 to 3-0-0, Interior (1) 3-0-0 to 4-11-4, Exterior(2R) 4-11-4 to 10-11-4, Interior (1) 10-11-4 to 12-10-8, Exterior(2E) 12-10-8 to 15-10-8 zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
3) TCLL: ASCE 7-16; Pr=30.0psf (roof LL: Lum DOL=1.15 Plate DOL=1.15); Snow Load Pg=40.0psf (Lum DOL = 1.15 Plate DOL = 1.15); Is=1.0; Rough Cat B; Partially Exp.; Ce=1.0; Cs=1.00; Ct=1.10
4) Unbalanced snow loads have been considered for this design.
5) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
6) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
7) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 26 lb uplift at joint 1 and 26 lb uplift at joint 5.

LOAD CASE(S) Standard

WINDOWS:

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Internet # 308280422 Model # 489100SS



Shop DELANEY HARDWARE

2 1/8 in. Black Stainless Steel Exterior Shutter Blind Hinges for Brick Siding (Set of 4 Hinges)

(8) Questions & Answers (1)

$42.93

Pay $17.93 after $25 OFF your total qualifying purchase upon opening a new card.

Apply for a Home Depot Consumer Card

- Stainless steel construction for durability
- Black powder-coated finish resists corrosion and offers longevity
- Includes installation bolts to enable easy setup
- View More Details

Pickup at Manassas — Delivering to 20109

Ship to Store	Delivery
Oct 12 - Oct 13	Oct 12 - Oct 13
493 ready to ship	493 available
FREE	FREE

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1 Add to Cart

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Return this item within **90 days** of purchase.

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Frequently Bought Together

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Shop DELANEY HARDWARE

7 in. Black Exterior Shutter S Hooks (2-Pieces)

(40) Questions & Answers (6)

$15.54

- Powder coat black finish protects from fading
- Designed to provide hold back mechanism for exterior shutters
- Comes with a non-rattling spring for easy installation
- View More Details

Pickup at Manassas — Delivering to 20109

Ship to Store	Delivery
Oct 12 - Oct 13	Oct 12 - Oct 13
2,236 ready to ship	2,236 available
FREE	FREE

Check Nearby Stores Delivery Details

1 Add to Cart

PayPal

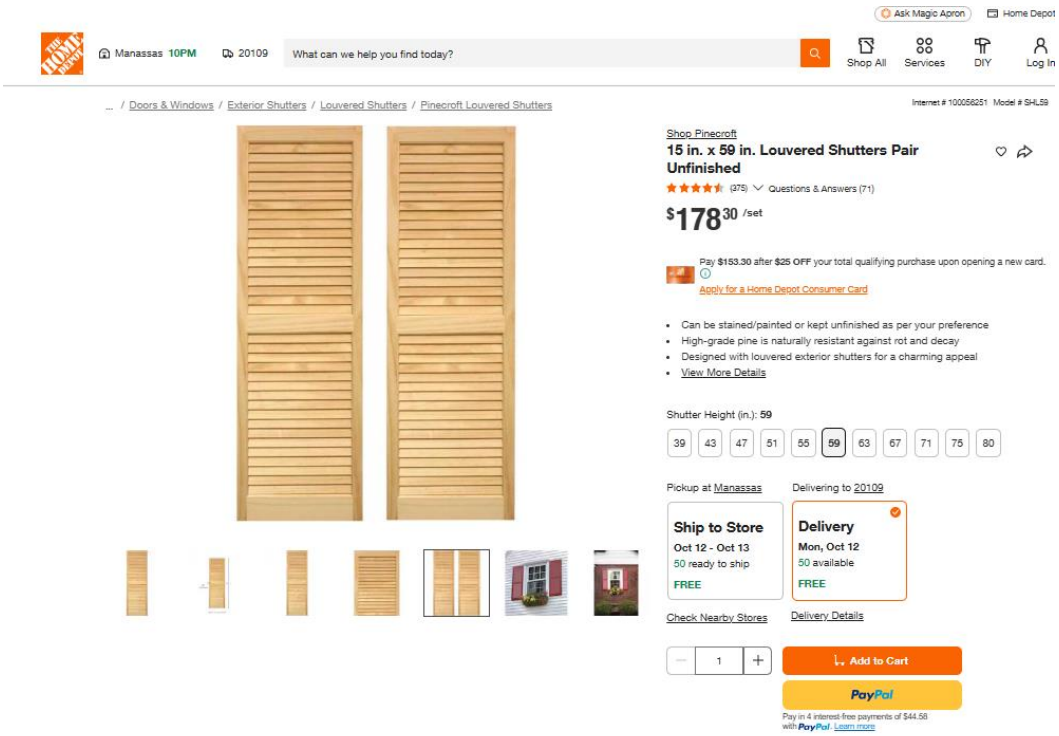
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Return this item within **90 days** of purchase.

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Frequently Bought Together

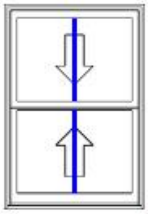


All replacement windows: 7 Different measurements/sizes

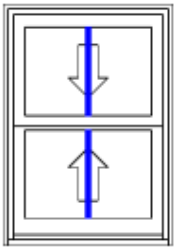
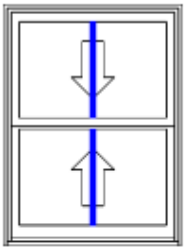
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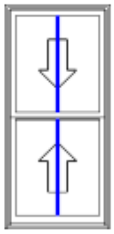
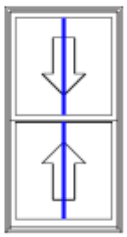
Volume: 241.92 **Weight:** 1535.19

LINE	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line 1	Rough Opening : 36 1/8 X 52 3/4	SWD3552 Frame Size : 35 3/8 X 52 (Outside Casing Size: 41 X 55 11/16), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Natural Interior, 3 1/2" Flat Casing, Standard Sill Nosing, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, Standard Double Hung, Tan Jambliner, Concealed Jambliner, Chestnut Bronze Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunStable Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2 Wide 1 High Btm, BetterVue Mesh Brilliant White Screen, Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-WEN warranty for additional information, IGThick=0.726(1/8 / 1/8), Clear Opening:31.6w, 22.4h, 4.9 sf,*Does not meet typical state code egress requirements but local codes may vary*, . U-Factor: 0.29, SHGC: 0.24, VLT: 0.45, Energy Rating: 17.00, CPD: JEL-N-885-05919-00001 PEV 2026.3.0.5727/PDV 8.639 (09/24/26)CW	$823.88	9	$7,414.92

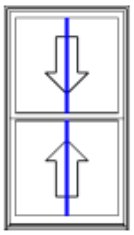


Viewed from Exterior. Scale: 1/2" =1'

Line 2 Rough Opening : 26 1/8 X 36 3/4  Viewed from Exterior. Scale: 1/2" =1'	SWD2536 Frame Size : 25 3/8 X 36 (Outside Casing Size: 31 X 39 11/16), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Natural Interior, 3 1/2" Flat Casing, Standard Sill Nosing, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, Standard Double Hung, Tan Jambliner, Concealed Jambliner, Chestnut Bronze Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunStable Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2 Wide 1 High Btm, BetterVue Mesh Brilliant White Screen, Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-WEN warranty for additional information, IGThick=0.726(1/8 / 1/8), Clear Opening:21.6w, 14.4h, 2.1 sf,*Does not meet typical state code egress requirements but local codes may vary*, . U-Factor: 0.29, SHGC: 0.24, VLT: 0.45, Energy Rating: 17.00, CPD: JEL-N-885-05919-00001 PEV 2026.3.0.5727/PDV 8.639 (09/24/26)CW	$592.28	4	$2,369.12
Line 3 Rough Opening : 36 1/8 X 48 3/4  Viewed from Exterior. Scale: 1/2" =1'	SWD3548 Frame Size : 35 3/8 X 48 (Outside Casing Size: 41 X 51 11/16), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Natural Interior, 3 1/2" Flat Casing, Standard Sill Nosing, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, Standard Double Hung, Tan Jambliner, Concealed Jambliner, Chestnut Bronze Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunStable Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2 Wide 1 High Btm, BetterVue Mesh Brilliant White Screen, Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-WEN warranty for additional information, IGThick=0.726(1/8 / 1/8), Clear Opening:31.6w, 20.4h, 4.4 sf,*Does not meet typical state code egress requirements but local codes may vary*, . U-Factor: 0.29, SHGC: 0.24, VLT: 0.45, Energy Rating: 17.00, CPD: JEL-N-885-05919-00001 PEV 2026.3.0.5727/PDV 8.639 (09/24/26)CW	$794.18	3	$2,382.54

Line 4 Rough Opening : 32 1/8 X 68 3/4  Viewed from Exterior. Scale: 1/2" =1'	SWD3168 Frame Size : 31 3/8 X 68 (Outside Casing Size: 37 X 71 11/16), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Natural Interior, 3 1/2" Flat Casing, Standard Sill Nosing, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, Standard Double Hung, Tan Jambliner, Concealed Jambliner, Chestnut Bronze Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunStable Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2 Wide 1 High Btm, BetterVue Mesh Brilliant White Screen, Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-WEN warranty for additional information, IGThick=0.726(1/8 / 1/8), Clear Opening:27.6w, 30.4h, 5.8 sf,*Meets 5.7 sqft Egress (All Floors)*, . U-Factor: 0.29, SHGC: 0.24, VLT: 0.45, Energy Rating: 17.00, CPD: JEL-N-885-05919-00001 PEV 2026.3.0.5727/PDV 8.639 (09/24/26)CW	$890.15	4	$3,560.60
Line 5 Rough Opening : 36 1/8 X 68 3/4  Viewed from Exterior. Scale: 1/2" =1'	SWD3568 Frame Size : 35 3/8 X 68 (Outside Casing Size: 41 X 71 11/16), Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Natural Interior, 3 1/2" Flat Casing, Standard Sill Nosing, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, Standard Double Hung, Tan Jambliner, Concealed Jambliner, Chestnut Bronze Hardware, ,Recessed Sash Lock, US National-WDMA/ASTM, PG 35, Insulated SunStable Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd, Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2 Wide 1 High Btm, BetterVue Mesh Brilliant White Screen, Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-WEN warranty for additional information, IGThick=0.726(1/8 / 1/8), Clear Opening:31.6w, 30.4h, 6.6 sf,*Meets 5.7 sqft Egress (All Floors)*, . U-Factor: 0.29, SHGC: 0.24, VLT: 0.45, Energy Rating: 17.00, CPD: JEL-N-885-05919-00001 PEV 2026.3.0.5727/PDV 8.639 (09/24/26)CW	$943.08	3	$2,829.24

Line 6
Rough Opening : 36 1/8 X 64 3/4

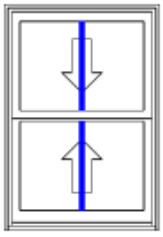


Viewed from Exterior. Scale: 1/2" =1'

SWD3564
Frame Size : 35 3/8 X 64
(Outside Casing Size: 41 X 67 11/16),
Siteline Wood Double Hung, Auralast Pine,
Primed Exterior,
Natural Interior,
3 1/2" Flat Casing, Standard Sill Nosing, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb,
Standard Double Hung, Tan Jambliner, Concealed Jambliner,
Chestnut Bronze Hardware, ,Recessed Sash Lock,
US National-WDMA/ASTM, PG 35,
Insulated SunStable Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd,
Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2 Wide 1 High Btm,
BetterVue Mesh Brilliant White Screen,
Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-WEN warranty for additional information, IGThick=0.726(1/8 / 1/8), Clear Opening:31.6w, 28.4h, 6.2 sf,*Meets 5.7 sqft Egress (All Floors)*, .
U-Factor: 0.29, SHGC: 0.24, VLT: 0.45, Energy Rating: 17.00, CPD: JEL-N-885-05919-00001
PEV 2026.3.0.5727/PDV 8.639 (09/24/26)CW

$913.33 2 $1,826.66

Line 7
Rough Opening : 32 1/8 X 46 3/4



Viewed from Exterior. Scale: 1/2" =1'

Frame Size : 31 3/8 X 46
(Outside Casing Size: 37 X 49 11/16),
Siteline Wood Double Hung, Auralast Pine,
Primed Exterior,
Natural Interior,
3 1/2" Flat Casing, Standard Sill Nosing, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb,
Standard Double Hung, Tan Jambliner, Concealed Jambliner,
Chestnut Bronze Hardware, ,Recessed Sash Lock,
US National-WDMA/ASTM, PG 35,
Insulated SunStable Annealed Glass, Protective Film, Black Spacer, Argon Filled, Traditional Glz Bd,
Primed Wood SDL, 7/8" Putty SDL w/Perm Wood Trad'l. Bead Int BAR, Light Bronze Shadow Bar, Colonial All Lite(s) 2 Wide 1 High Top, 2 Wide 1 High Btm,
BetterVue Mesh Brilliant White Screen,
Product Warranty Covers Accidental* Glass Breakage *Refer to the JELD-WEN warranty for additional information, *Custom-Height*, IGThick=0.726(1/8 / 1/8), Clear Opening:27.6w, 19.4h, 3.7 sf,*Does not meet typical state code egress requirements but local codes may vary*, .
U-Factor: 0.29, SHGC: 0.24, VLT: 0.45, Energy Rating: 17.00, CPD: JEL-N-885-05919-00001
PEV 2026.3.0.5727/PDV 8.639 (09/24/26)CW

$844.32 7 $5,910.24

ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS COA #26-47

October 22, 2026

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness #26-47** for the proposed exterior alterations, new outbuilding, and rear addition at **25 North Sixth Street** with the following conditions:

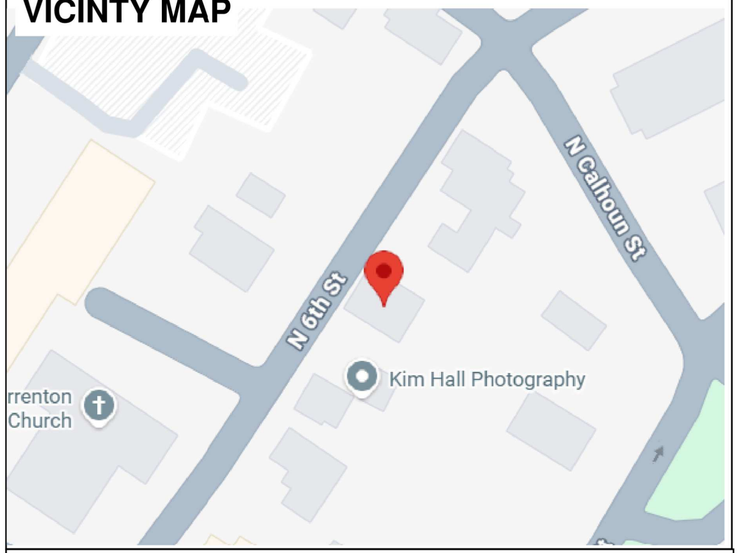
1. All required permits must be acquired; and
2. Characteristic elements of the Folk Victorian style should be maintained and replaced in-kind where needed, such as the jig sawn porch balustrade and post trim, decorative dormer trim, and gable eave ornamentation; and
3. The new second-floor addition must extend southeast from the rear pitch of the existing one-and-a-half story roofline as not to add vertical height to the façade or expand the building footprint; and
4. Any new replacement windows should maintain the same size, scale, profile, depth, sash configuration, and materiality as existing; and
5. The general layout of the historic porch shall remain unchanged. The existing stone and brick foundations should be maintained and unpainted, and the proposed new brick pier and lattice foundation for the front stairs should be visually complimentary to the historic materials; and
6. The proposed new garage building should be set back from the house so as not to impact interior lighting. The garage door and street-facing materials should complement the architectural style of the house; and
7. The demolition of the deteriorated historic shed is retroactively approved. Should the owner wish to amend the lot with any new buildings or structures besides the reviewed garage building, a new COA will be required; and
8. Should the scope of exterior alterations expand from that presented in the COA submission and attachments, a new COA and additional review will be required.

Motion to Approve By: NAME

Seconded By: NAME

For: # Against: # Abstained: #

VICINITY MAP



Scope of Work:
Renovation and vertical expansion of an existing building. The existing building footprint will remain unchanged. The proposed work consists of converting a portion of the existing rear one-story section to a two-story section and constructing a new roof over the proposed second-floor area. Associated architectural and structural modifications, including wall and framing modifications, shall be provided as indicated on the drawings. All existing portions of the building not specifically identified for modification shall remain unchanged.

ABBREVIATIONS

ACT - ACOUSTIC CEILING TILE
AD - AREA DRAIN
AFF - ABOVE FINISHED FLOOR
ALUM - ALUMINUM
ANOD - ANODIZED
BSMT - BASEMENT
BYND - BEYOND
BOT - BOTTOM
CIP - CAST IN PLACE
CHNL - CHANNEL
CJ - CONTROL JOINT
CLG - CEILING
CLR - CLEAR
CMU - CONCRETE MASONRY UNIT
COL - COLUMN
COMPR - COMPRESSIBLE
CONC - CONCRETE
CONT - CONTINUOUS
CPT - CARPET
CT - CERAMIC TILE
CTYD - COURTYARD
DBL - DOUBLE
DEMO - DEMOLISH OR DEMOLITION
DIA - DIAMETER
DIM - DIMENSION
DIMS- DIMENSIONS
DN - DOWN
DR - DOOR
DWG - DRAWING
EA - EACH
EJ - EXPANSION JOINT
EL - ELEVATION
ELEC - ELECTRICAL
ELEV - ELEVATOR OR ELEVATION
EP - ELECTRIC PANEL
EPDM - ETHYLENE PROPYLENE DIENE M-CLASS (ROOFING)
EQ - EQUAL
EXIST - EXISTING
EXP JT - EXPANSION JOINT
EXT - EXTERIOR
FD - FLOOR DRAIN OR FIRE DEPT.
FEC - FIRE EXTINGUISHER CABINET
FIXT - FIXTURE
FLR - FLOOR
FM - FILLED METAL
FO - FACE OF
FND - FOUNDATION
GA - GAUGE
GALV - GALVANIZED
GWB - GYPSUM WALL BOARD
HC - HOLLOW CORE
HI - HIGH
HM - HOLLOW METAL
HP - HIGH POINT
HR - HOUR
HVAC - HEATING, VENTILATING, AND AIR CONDITIONING
ILO - IN LIEU OF
INSUL - INSULATED OR INSULATION
INT - INTERIOR
LO - LOW
MAX - MAXIMUM
MO - MASONRY OPENING
MECH - MECHANICAL
MEMBR - MEMBRANE
MIN - MINIMUM
MRGWB - MOISTURE-RESISTANT GYPSUM WALL BOARD
MTL - METAL
NIC - NOT IN CONTACT
NO - NUMBER
NOM - NOMINAL
OC - ON CENTER
OH - OVERHANG OR OPPOSITE HAND
OPP - OPPOSITE OR OPPOSITE HAND
OZ - OUNCE
PCC - PRE CAST CONCRETE
PLUMB - PLUMBING
PLYD - PLYWOOD
PT - PRESSURE TREATED
PNT - PAINT OR PAINTED
PVC - POLYVINYL CHLORIDE
RBR - RUBBER
RCP - REFLECTED CEILING PLAN
RD - ROOF DRAIN
REQD - REQUIRED
RM - ROOM
SIM - SIMILAR
SPEC - SPECIFIED OR SPECIFICATION
SPK - SPRINKLER OR SPEAKER
SSTL - STAINLESS STEEL
STC - SOUND TRANSMISSION COEFFICIENT
STL - STEEL
STRUCT - STRUCTURE OR STRUCTURAL
T&G - TONGUE AND GROOVE
TELE - TELEPHONE
TME - TO MATCH EXISTING
TO - TOP OF
TOC - TOP OF CONCRETE
TOS - TOP OF STEEL
T/D - TELEPHONE/DATA
TYP - TYPICAL
UNO - UNLESS NOTED OTHERWISE
U/S - UNDERSIDE
VIF - VERIFY IN FIELD
VP - VISION PANEL
W/ - WITH
WD - WOOD

SYMBOLS

PROPERTY LINE
SETBACK LINE
ROOF LINE
6" INT. WALL
4" INT. WALL
CONCRETE
CMU WALL
BRICK
DEMO AREA
ELEVATION MARKER

Index Sheet

ID	Name
G-1	Cover Sheet
G-2	Site Plan
A-1	First Floor Demolition Plan
A-2	2nd Floor Demolition Plan
A-3	First Floor Proposed Plan
A-4	2nd Floor Proposed Plan
A-5	Front Elevation
A-6	Rear Elevation
A-7	Side Elevation
A-8	Section A-A
A-9	General Details
S-0	Structural Notes
S-1	Foundation Plan
S-2	2nd Floor Framing
S-3	Roof Framing
S-4	Bracing Plan
S-5	Structural Details

CONSTRUCTION NOTES

1. COMPLY WITH ALL LOCAL, STATE AND FEDERAL APPLICABLE CODES, RULES AND REGULATIONS. OBTAIN & PAY FOR ALL PERMITS AND LICENSES AS REQUIRED. WHEN REQUIRED BY CODE, ALL WORK MUST BE INSPECTED AND APPROVED BY THE PROPER LOCAL AUTHORITIES.

2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND BECOME THOROUGHLY FAMILIAR WITH THE SITE BEFORE COMMENCEMENT OF WORK. THE G.C. SHALL REPORT ALL DISCREPANCIES TO THE OWNER AND DESIGNER. THE DRAWINGS REFLECT CONDITIONS AS CAN REASONABLY BE INFERRED FROM VISIBLE CONDITIONS, OR FROM DRAWINGS & INFORMATION FURNISHED BY OWNER, BUT CANNOT BE GUARANTEED.

3. ALL DIMENSIONS SHOULD BE CALCULATED, NEVER SCALED, AND SHALL BE VERIFIED BY THE CONTRACTOR, ON SITE, PRIOR TO CONSTRUCTION. DIMENSIONS SHOWN ON PLANS ARE FROM FINISHED FACE OF THE FINISHED SURFACE. THE G.C. IS TO WORK WITH OTHER TRADES AS REQUIRED TO MAKE ADJUSTMENTS IN PLAN SET FOR ALLOWANCES TO ENSURE PROPER FITMENT OF PLUMBING, ELECTRICAL, MECHANICAL AND STRUCTURAL COMPONENTS.

4. CONTRACTOR SHALL BE FAMILIAR WITH THE SITE AND IS RESPONSIBLE FOR INCORPORATING ALL REASONABLY INFERABLE CONDITIONS INTO THE WORK. NO CLAIM FOR ADDITIONAL COMPENSATION OR TIME BASED ON UNFAMILIARITY OF VISIBLE OR REASONABLY INFERABLE CONDITIONS WILL BE CONSIDERED. CONTRACTOR WARRANTS TO THE OWNER THAT THE SITE AND EXISTING CONDITIONS HAVE BEEN SURVEYED PRIOR TO SUBMITTING A FINAL CONTRACT PRICE. DISCREPANCIES ARE TO BE REPORTED TO THE OWNER.

5. CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE CLEAN, FREE AND CLEAR OF DEBRIS AND SHALL MINIMIZE AND CLEARLY MARK ALL PHYSICAL HAZARDS. EMERGENCY EGRESS PATHS MUST BE MAINTAINED AT ALL TIMES.

6. CONTRACTOR SHALL KEEP THE SITE SECURE AND FREE OF UNAUTHORIZED PERSONS AND KEEP ALL EXPOSED, EXISTING CONDITIONS SECURE FROM VANDALISM OR THEFT.

7. ALL MATERIALS STORED ON THE SITE SHALL BE STORED PER MANUFACTURERS RECOMMENDATIONS AND SAFE FROM THEFT OR VANDALISM.

8. DIMENSIONS PULLED FROM EXTERIOR ARE FROM FACE OF EXTERIOR WALL. INTERIOR DIMENSIONS ARE SHOWN FROM WALL FACE TO WALL FACE.

9. CONTRACTOR SHALL FIELD VERIFY MEASUREMENTS, LOCATIONS, MATERIALS & FINISHES BEFORE CONSTRUCTION BEGINS.

10. GENERAL CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES.

11. GENERAL CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING WALLS, FLOORS, CEILINGS OR OTHER SURFACES IDENTIFIED TO REMAIN THAT MAY BECOME DAMAGED DURING THE COURSE OF THE WORK.

12. THE G.C. IS RESPONSIBLE FOR OBTAINING PERMITS FOR CONSTRUCTION, PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS PRIOR TO INSTALLATION OF EACH.

13. THE G.C. WILL KEEP ONE SET OF PERMITTED PLANS ON SITE AT ALL TIMES TO DOCUMENT ANY AND ALL CHANGES MADE DURING CONSTRUCTION.. THE RECORD OF DRAWINGS SHALL BE MADE AVAILABLE TO THE OWNER AND ISSUED TO THEM AT THE CONCLUSION OF THE PROJECT.

2021 IECC Insulation and Fenestration Requirements: Climate Zone 4A (except Marine)

COMPONENT	REQUIREMENT
Fenestration U-Factor[a]	0.30
Skylight U-Factor	0.55
Glazed Fenestration SHGC[a]	0.40
Ceiling R-Value	60
Wood Frame Wall R-Value	20 + 5 or 13 + 10
Mass Wall R-Value[b]	8/13
Floor R-Value	19
Basement Wall R-Value	10/13
Slab R-Value & Depth (ft.)	10 R-value, 4 ft. depth
Crawl Space Wall R-Value	10/13

GENERAL NOTES

1. INTERIOR BASEMENT WALLS MUST BE FRAMED WITH 2X4 WOOD STUDS AT A MINIMUM SPACING OF 16 INCHES ON CENTER AND FINISHED WITH 1/2-INCH GYPSUM BOARD ON ONE SIDE UNLESS OTHERWISE NOTED.

2. EXTERIOR WALLS SHALL BE FRAMED WITH 2X6 WOOD STUDS AT A MINIMUM SPACING OF 16 INCHES ON CENTER, WITH LAP SIDING AND SHEATHING ON THE EXTERIOR AND 1/2-INCH GYPSUM BOARD ON THE INTERIOR UNLESS OTHERWISE NOTED. EXTERIOR WALLS LOCATED LESS THAN 5 FEET FROM THE PROPERTY LINE MUST HAVE A 1-HOUR FIRE RATING ON BOTH SIDES, TESTED PER ASTM E119 OR UL 263. OVERHANGS LESS THAN 5 FEET FROM PROPERTY LINES MUST ALSO HAVE A 1-HOUR FIRE-RATED UNDERSIDE AS REQUIRED BY THE 2018 IRC.

3. FLOOR ASSEMBLIES THAT ARE NOT PROTECTED BY A FINISHED CEILING MUST HAVE FIRE PROTECTION AS REQUIRED BY SECTION R501.3 OF THE BUILDING CODE.

4. FRAMING DIMENSIONS ARE MEASURED TO THE FACE OF THE STUD OR CONCRETE WALL, WHILE BUILT-IN DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF FINISHED CABINETRY UNLESS OTHERWISE NOTED.

5. EACH SLEEPING ROOM MUST HAVE AT LEAST ONE OPERABLE EGRESS WINDOW WITH A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET, A MINIMUM NET CLEAR HEIGHT OF 24 INCHES, A MINIMUM NET CLEAR WIDTH OF 20 INCHES, AND A MAXIMUM SILL HEIGHT OF 44 INCHES ABOVE THE FINISHED FLOOR.

6. STAIRWAYS MUST PROVIDE A MINIMUM HEADROOM CLEARANCE OF 6 FEET 8 INCHES, MEASURED FROM A LINE CONNECTING NOSING EDGES, EXCEPT FOR SPIRAL STAIRWAYS, WHICH ARE PERMITTED TO HAVE A MINIMUM HEADROOM OF 6 FEET 6 INCHES. RISER HEIGHTS MUST BE BETWEEN 4 INCHES AND 7-3/4 INCHES, WITH A MINIMUM TREAD DEPTH OF 10 INCHES. THE MAXIMUM VERTICAL RISE BETWEEN LANDINGS MUST NOT EXCEED 12 FEET. LANDINGS MUST BE PROVIDED AT THE TOP AND BOTTOM OF ALL STAIRWAYS, WITH A MINIMUM DEPTH EQUAL TO THE WIDTH OF THE STAIRWAY BUT NOT EXCEEDING 48 INCHES.

7. HANDRAILS ARE REQUIRED ON ONE SIDE OF STAIRWAYS WITH FOUR OR MORE RISERS, AS PER SECTION R311.7.8 OF THE BUILDING CODE. THEY MUST BE INSTALLED AT A HEIGHT OF 34 TO 38 INCHES ABOVE THE NOSING AND MUST EXTEND CONTINUOUSLY FROM THE TOP TO THE BOTTOM OF THE STAIR, TERMINATING AT A NEWEL POST OR RETURNING INTO THE WALL. HANDRAILS MUST HAVE A GRASPABLE CROSS-SECTION WITH A DIAMETER BETWEEN 1-1/4 INCHES AND 2 INCHES OR AN EQUIVALENT SHAPE WITH A PERIMETER BETWEEN 4 INCHES AND 6.25 INCHES. A MINIMUM CLEARANCE OF 1-1/2 INCHES FROM THE WALL MUST BE MAINTAINED, AND HANDRAILS MUST NOT PROJECT MORE THAN 4-1/2 INCHES INTO THE REQUIRED STAIR WIDTH.

8. GUARDRAILS MUST BE INSTALLED AT OPEN SIDES OF WALKING SURFACES, STAIRWAYS, RAMPS, AND LANDINGS THAT ARE MORE THAN 30 INCHES ABOVE THE ADJACENT FLOOR OR GRADE. THE MINIMUM HEIGHT FOR GUARDRAILS ON WALKING SURFACES IS 42 INCHES, WHILE GUARDRAILS ALONG STAIRWAYS MUST BE BETWEEN 34 AND 38 INCHES HIGH. OPENINGS IN GUARDRAILS MUST NOT ALLOW THE PASSAGE OF A 4-INCH DIAMETER SPHERE, EXCEPT FOR STAIR BALUSTERS, WHICH MAY ALLOW A MAXIMUM OPENING OF 4-3/8 INCHES, AND TRIANGULAR OPENINGS BETWEEN STAIR TREADS, RISERS, AND THE BOTTOM OF THE GUARDRAIL, WHICH MAY ALLOW A MAXIMUM OPENING OF 6 INCHES.

9. SHOWER AND TUB WALLS MUST HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE OVER A MOISTURE-RESISTANT UNDERLAYMENT EXTENDING AT LEAST 70 INCHES ABOVE THE DRAIN INLET, AS REQUIRED BY SECTION R307.2 OF THE BUILDING CODE. WATER-RESISTANT GYPSUM BOARD IS NOT PERMITTED IN SHOWER AND TUB COMPARTMENTS, IN ACCORDANCE WITH ASTM C 630.

10. SMOKE DETECTORS MUST BE INSTALLED IN EVERY BEDROOM AND IN HALLWAYS ADJACENT TO SLEEPING AREAS. CARBON MONOXIDE DETECTORS MUST BE INSTALLED OUTSIDE EACH SLEEPING AREA AND IN ALL DWELLINGS WITH FUEL-FIRED APPLIANCES OR ATTACHED GARAGES, AS PER SECTION R315 OF THE BUILDING CODE.

11. ALL INSULATION FOR THE PROJECT MUST ADHERE TO THE 2018 IECC ENERGY CODE. THIS INCLUDES SPECIFIC MINIMUM R-VALUES: R-49 FOR CEILINGS/ROOFS , R-20 OR R-13+5 FOR WOOD FRAME EXTERIOR WALLS , R-8/13 FOR MASS WALLS , R-19 FOR FLOORS OVER UNCONDITIONED SPACES , R-10/13 FOR BASEMENT WALLS , R-10 WITH A 2-FOOT DEPTH FOR UNDER SLABS , AND R-10/13 FOR CRAWL SPACE WALLS. FURTHERMORE, ALL PLUMBING PIPES AND SYSTEMS, INCLUDING BATHTUBS, REQUIRE THERMAL INSULATION. THE INSTALLATION OF AIR BARRIERS AND INSULATION MUST STRICTLY FOLLOW MANUFACTURER'S INSTRUCTIONS AND COMPLY WITH BOTH ENERGY CODE TABLE R402.4.1.1 AND SECTION R402.4

12. WATERPROOF MEMBRANES, VAPOR BARRIERS, AND MINIMUM REQUIRED INSULATION MUST BE INSTALLED AT ALL NEW EXTERIOR WALLS AND EXTERIOR WALL INFILLS.

13. ADDRESS NUMBERS MUST BE CLEARLY VISIBLE FROM THE STREET AND MUST BE AT LEAST 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH, AS REQUIRED BY SECTION R319 OF THE BUILDING CODE.

14. BATHROOMS MUST HAVE MECHANICAL VENTILATION VENTED DIRECTLY OUTDOORS, AND VENTS MAY NOT TERMINATE IN ATTICS OR CRAWL SPACES, AS REQUIRED BY SECTION M1506.2 OF THE MECHANICAL CODE.

15. STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER ARCHITECTURAL DRAWINGS FOR ALL STRUCTURAL ELEMENTS. ENLARGED DRAWINGS TAKE PRECEDENCE OVER OVERALL PLANS AND SECTIONS.

16. ALL CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY EXTENSIONS OR INFILLS TO EXISTING WALLS MUST MATCH THE THICKNESS OF THE EXISTING CONSTRUCTION TO ENSURE A SEAMLESS TRANSITION. UNLESS OTHERWISE NOTED, ANNOTATIONS INDICATE NEW CONSTRUCTION, WITH (E) USED TO DENOTE EXISTING ELEMENTS AND (N) FOR NEW ELEMENTS.

PROJECT DIRECTORY

OWNER :
Mowafaq Ali

MAILING ADRESS:
25 N 6th St, Warrenton, VA 20186

PROJECT JURISDICTION:
City of Warrenton

APPLICABLE CODES

2021 Virginia Residential Code (VRC)
2021 International Residential Code (IRC)
2021 International Building Code (IBC)
2021 International Existing Building Code (IEBC) – for alterations to existing structures
2021 International Mechanical Code (IMC) – by others
2021 International Plumbing Code (IPC) – by others
2021 International Fuel Gas Code (IFGC) – by others
2021 International Energy Conservation Code (IECC) – by others
2023 NFPA 70 – National Electrical Code (NEC) – by others

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6th St. Renovation

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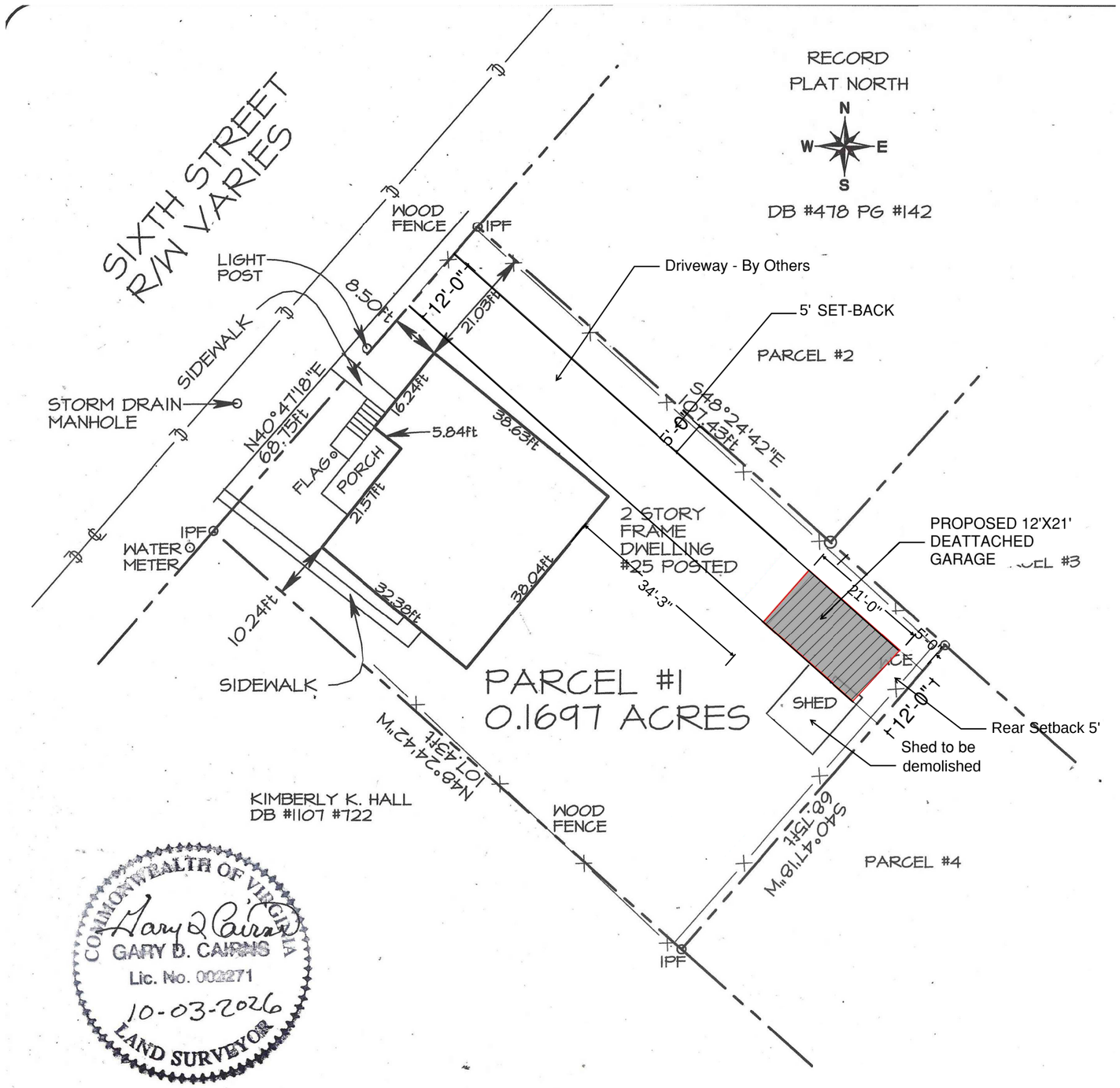
Cover Sheet

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Plat

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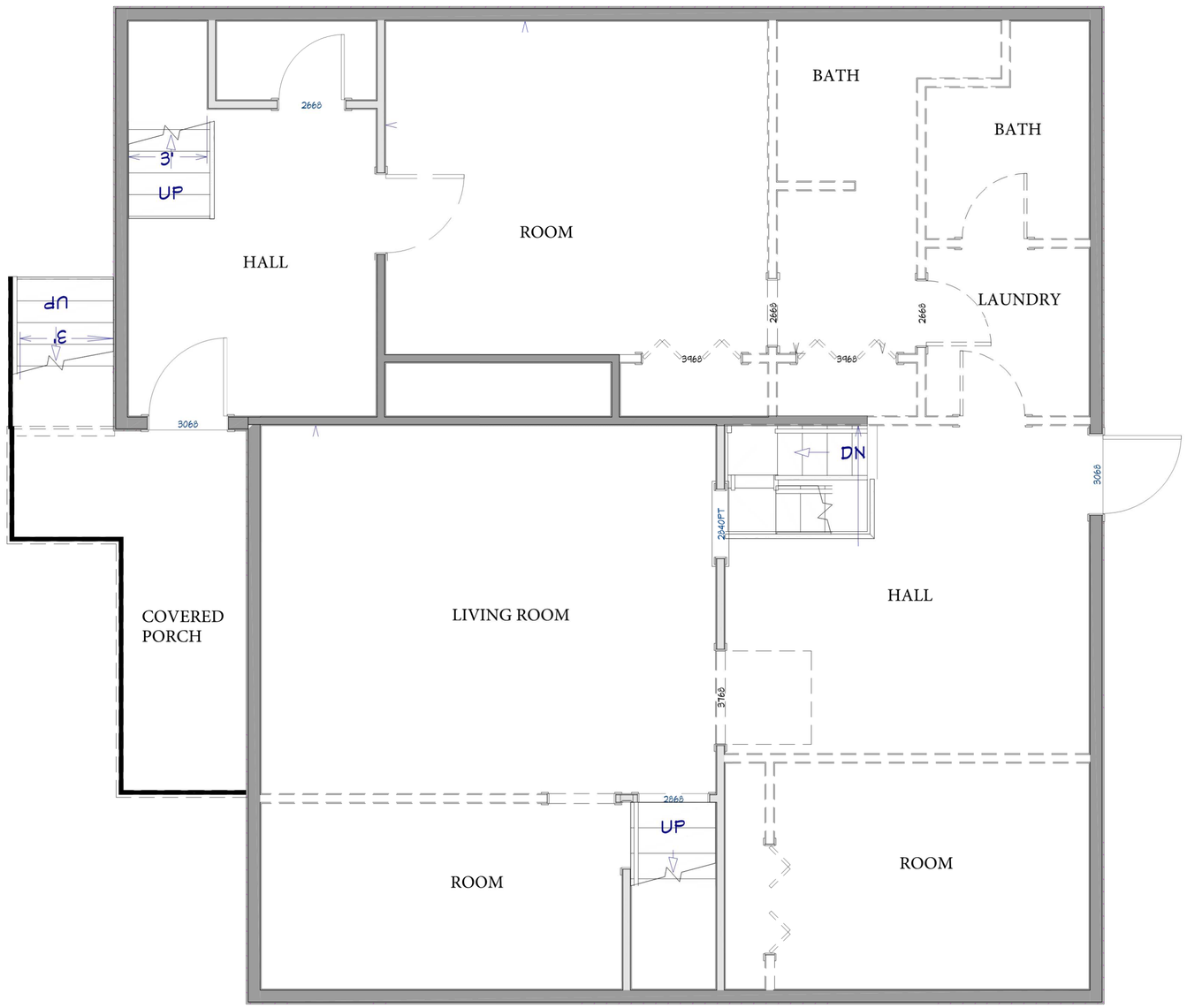
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Existing Walls - Remain Unchanged

Existing Walls - To be Demolished



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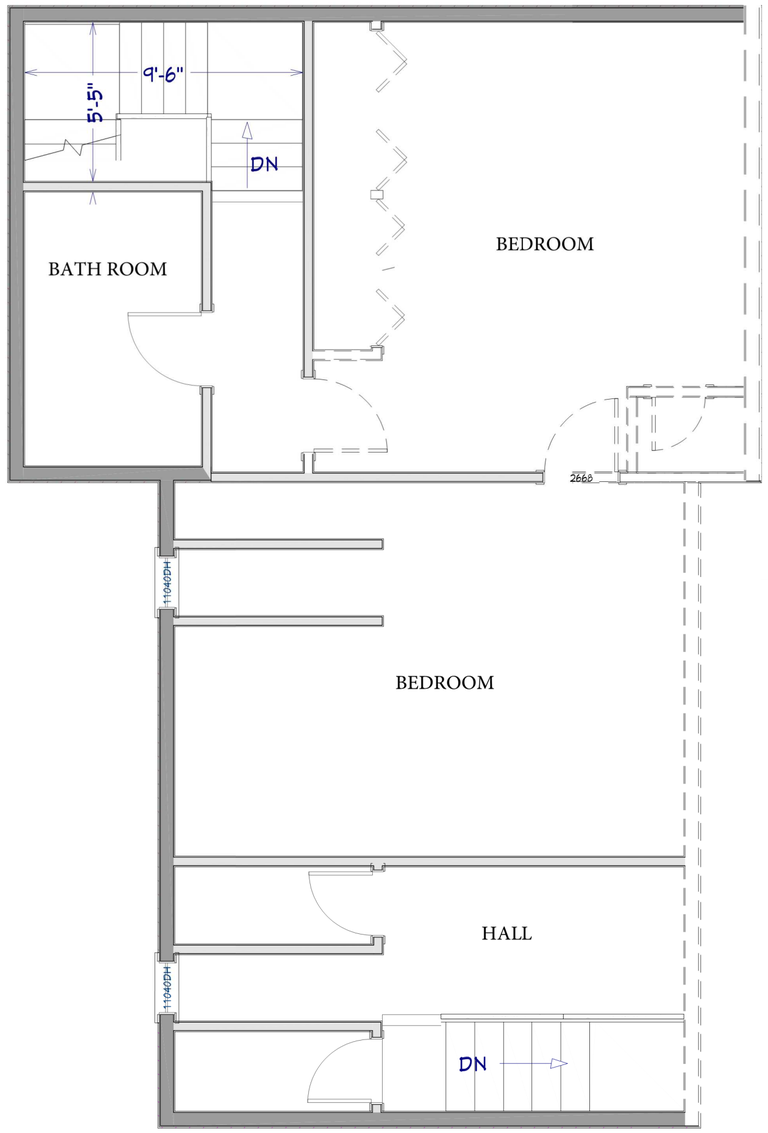
First Floor Plan
(Demolition Plan)

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Existing Walls - Remain Unchanged

Existing Walls - To be Demolished



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Second Floor Plan (Demolition Plan)

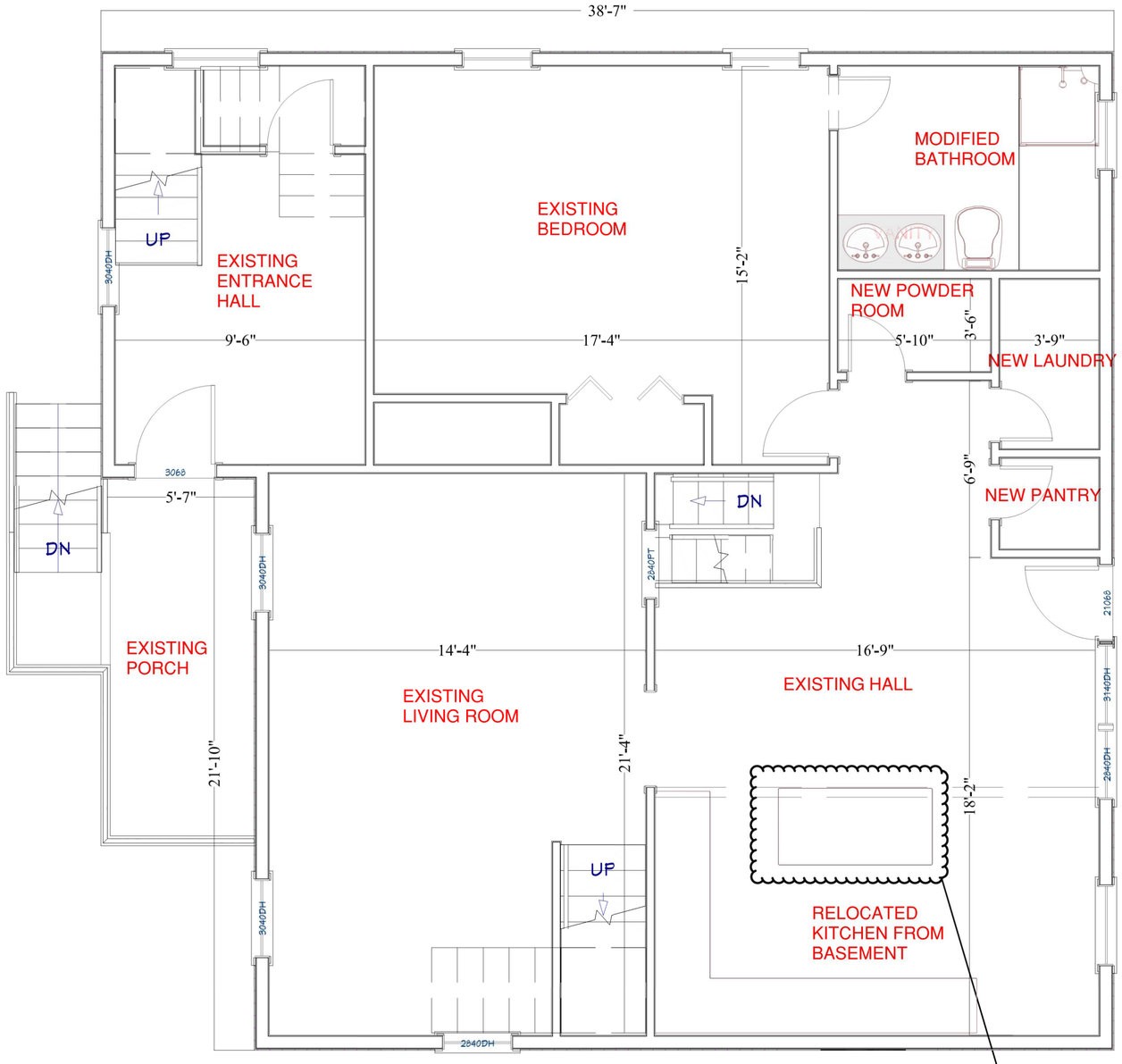
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Existing first-floor layout and construction are to remain generally unchanged except where specifically indicated on the drawings. The rear portion of the existing one-story area is modified to accommodate the proposed second-floor construction. New and modified walls, doors, windows, stairs, and other architectural elements are shown on this plan.



Joists shall be doubled and put blocking between joists underneath the new island - See details on page S-5

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First Floor Plan

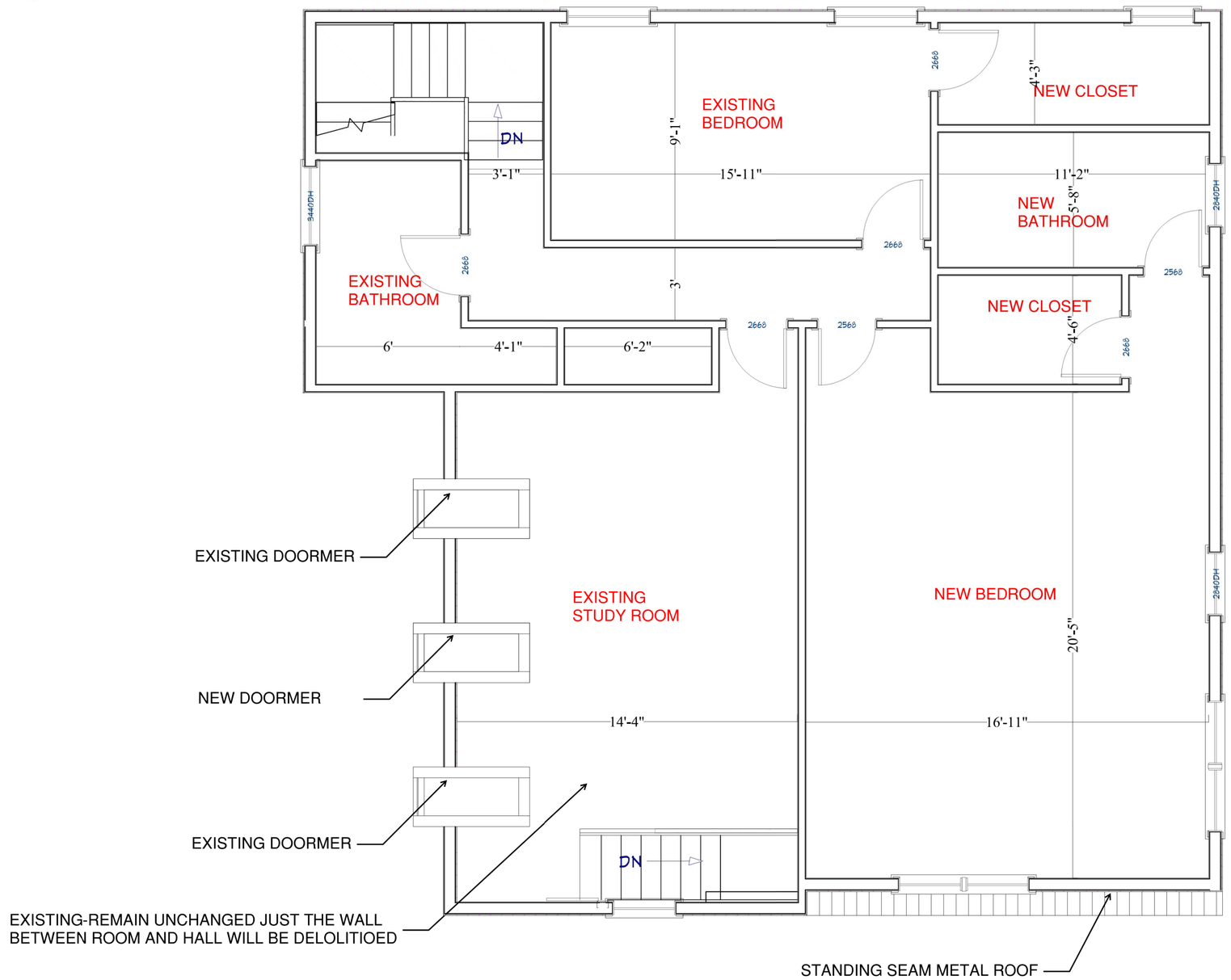
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Provide a new roof system over the proposed second-floor area at the rear of the existing building. Roof framing, slopes, overhangs, drainage, and other roof elements shall be constructed as indicated on the architectural and structural drawings. Existing roof areas not specifically identified for modification shall remain unchanged.



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2nd Floor Plan

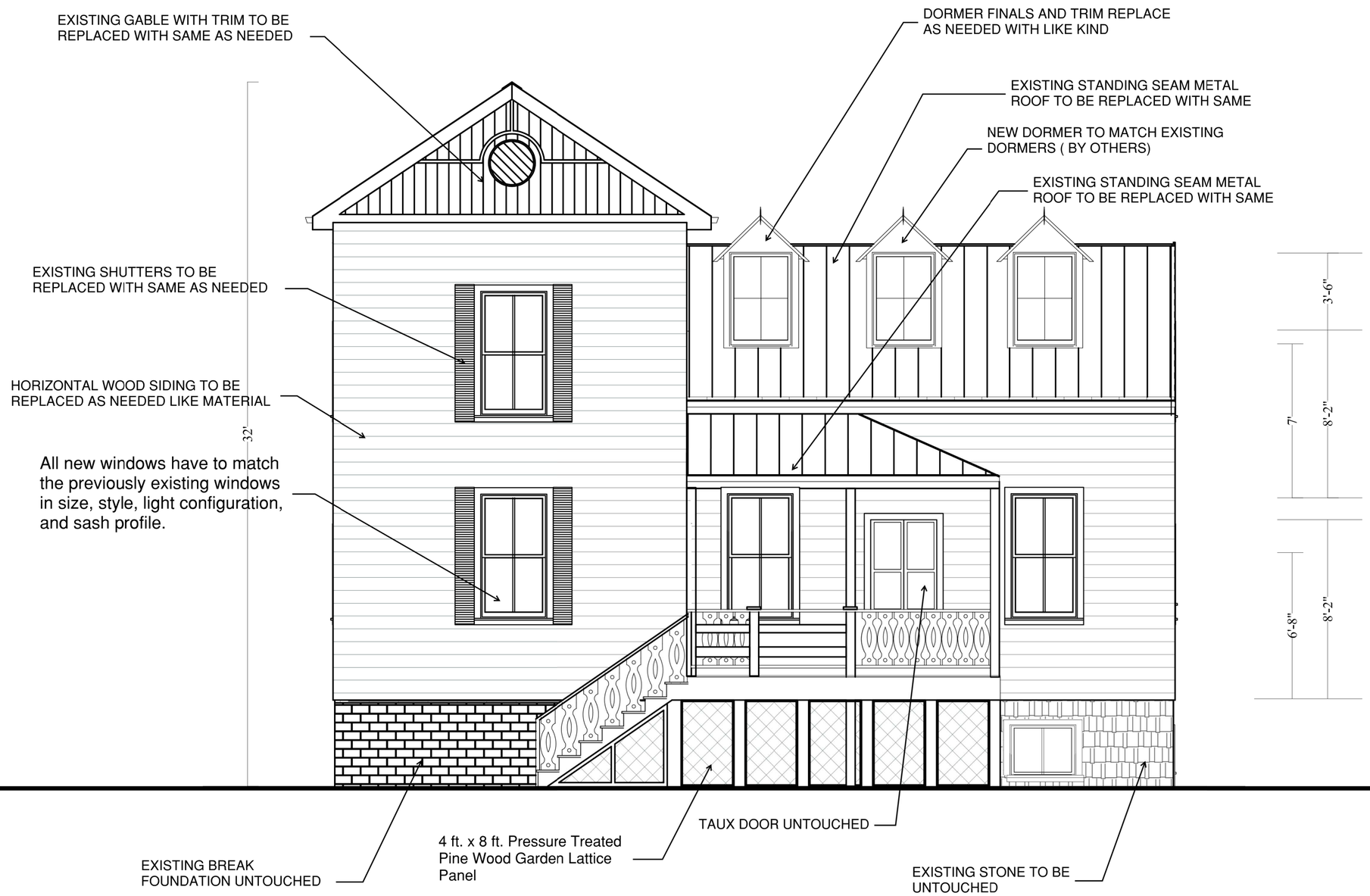
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Exterior elevations illustrate the proposed modifications to the existing building, including the new second-floor addition at the rear portion and associated new roof. Existing exterior conditions not specifically identified for modification shall remain unchanged.



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SHEET CONTENTS:
Front Elevation

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EXISTING / PROPOSED NOTE
HATCHED AREAS INDICATE EXISTING CONSTRUCTION. EXISTING CONSTRUCTION SHALL REMAIN UNCHANGED UNLESS OTHERWISE NOTED ON THE DRAWINGS.



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SHEET CONTENTS:
Rear Elevation

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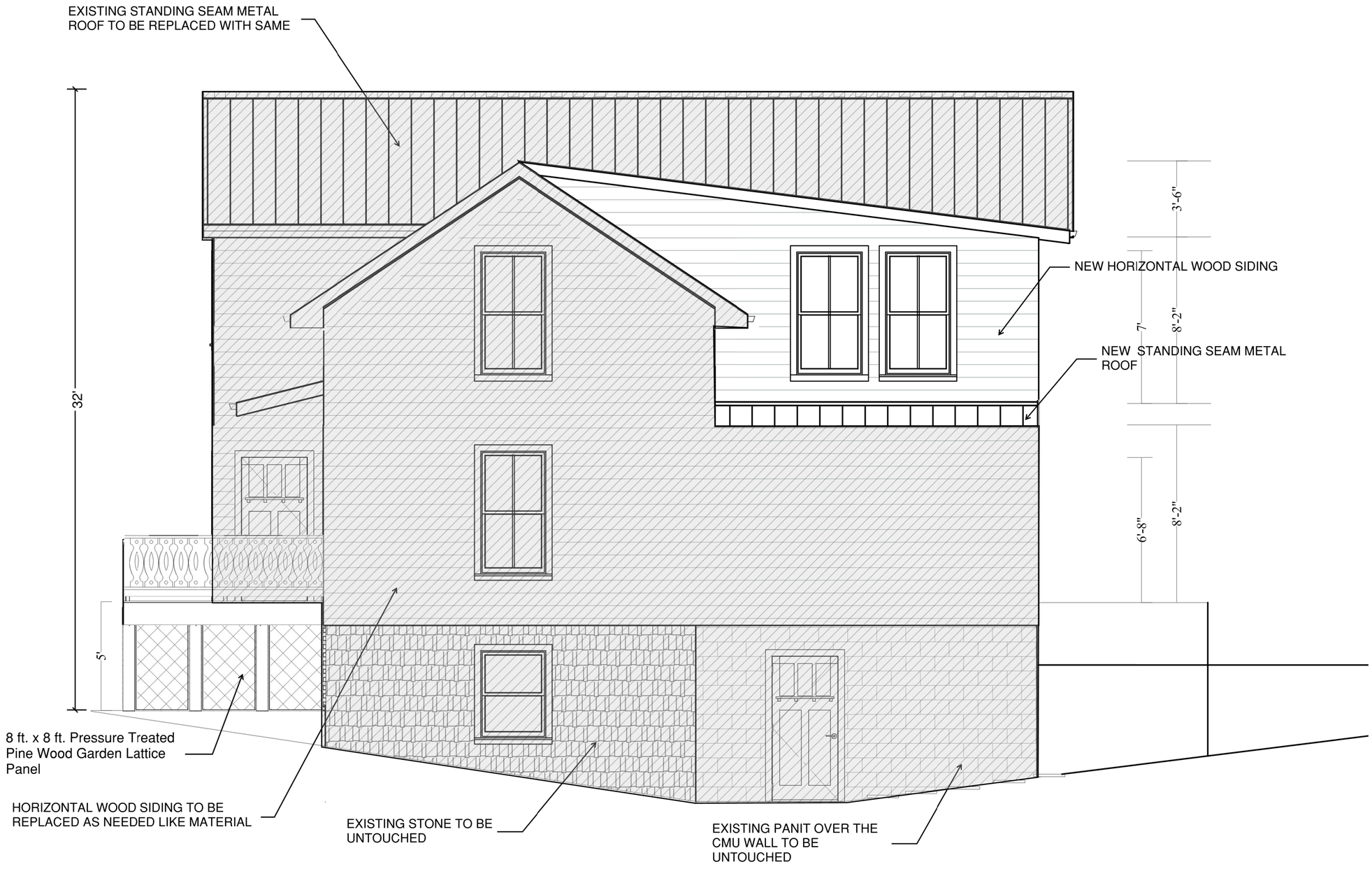
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Exterior elevations illustrate the proposed modifications to the existing building, including the new second-floor addition at the rear portion and associated new roof. Existing exterior conditions not specifically identified for modification shall remain unchanged.

EXISTING / PROPOSED NOTE
HATCHED AREAS INDICATE EXISTING CONSTRUCTION. EXISTING CONSTRUCTION SHALL REMAIN UNCHANGED UNLESS OTHERWISE NOTED ON THE DRAWINGS.



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Rear Elevation

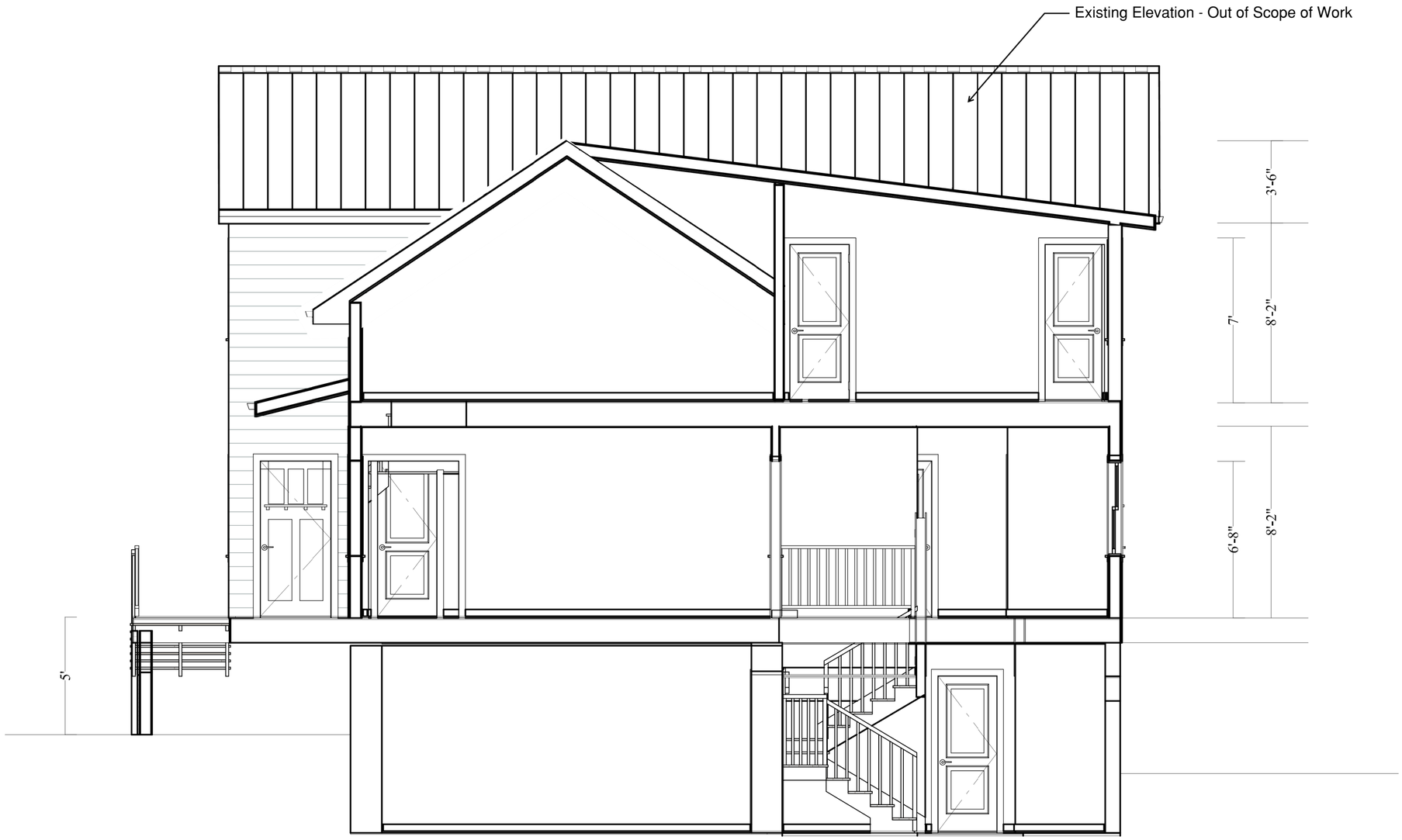
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Building sections illustrate the existing and proposed construction, including the new second-floor framing, wall construction, floor assembly, and roof system at the rear portion of the building. Coordinate architectural assemblies and dimensions with the structural drawings.



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SHEET CONTENTS:
SECTION A-A

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DATE:	10/1/2026

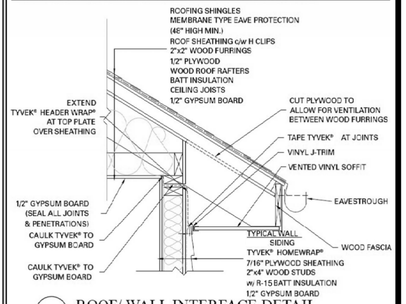
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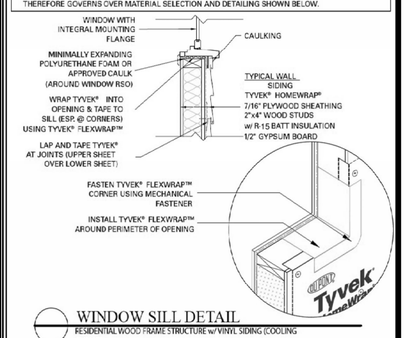
SIDING

GENERAL NOTES
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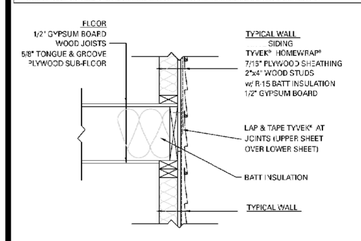
ROOF/ WALL INTERFACE DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ VINYL SIDING (COOLING CLIMATE)

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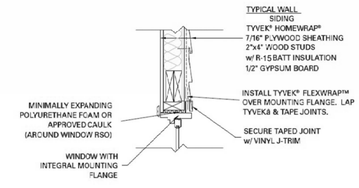
WINDOW SILL DETAIL
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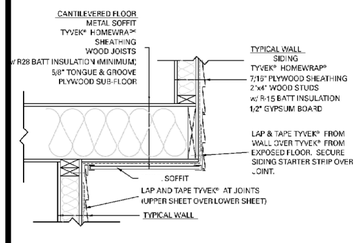
FLOOR/ WALL INTERFACE DETAIL
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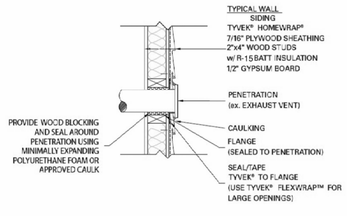
WINDOW HEAD DETAIL
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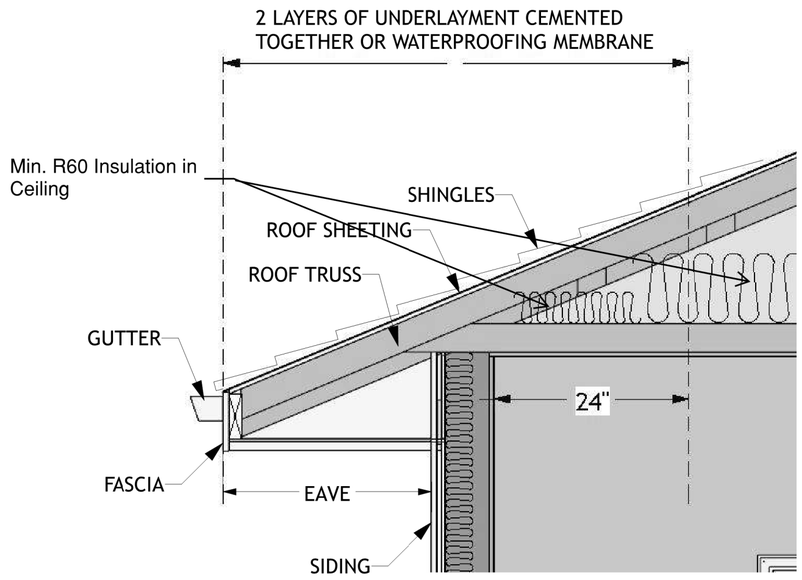


CANTILEVERED FLOOR DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ VINYL SIDING (COOLING CLIMATE)

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WALL PENETRATION DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ VINYL SIDING (COOLING CLIMATE)



ICE BARRIER DET

ICE BARRIER NOTE:

THE ICE BARRIER SHALL CONSIST OF 2 LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR WATERPROOFING MEMBRANE AND EXTEND FROM LOWEST EDGES OF ALL ROOF SURFACES TO A POINT NOT LESS THAN 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.

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PROJECT NO.: BD26-053
DATE: 10/1/2026

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STRUCTURAL NOTES

BUILDING CODE AND STANDARDS
1.THE FOLLOWING CODES AND STANDARDS, INCLUDING ALL SPECIFICATIONS REFERENCED WITHIN, SHALL APPLY TO THE DESIGN, CONSTRUCTION AND QUALITY CONTROL OF ALL WORK PERFORMED ON THE PROJECT.
A.THE 2021 VIRGINIA RESIDENTIAL CODE (VRC 2021).
B.ADDITIONAL DESIGN STANDARDS FOR MATERIALS SHALL BE FOUND IN THE APPROPRIATE SECTIONS THAT FOLLOW.
DESIGN LOADS
FLOOR LIVE LOAD 30PSF SLEEPING AREA / 40PSF LIVING AREA
FLOOR DEAD LOAD 15PSF
GROUND SNOW LOAD 30PSF
TOP CHORD DEAD LOAD 10PSF
BOTTOM CHORD DEAD LOAD 10PSF
WIND LOADS
A.WIND SPEED (VULT) 112 MPH
B.RISK CATEGORY II
C.EXPOSURE CATEGORY B

STRUCTURAL WOOD
1.DESIGN, FABRICATION AND CONSTRUCTION OF WOOD FRAMING SHALL CONFORM WITH 2018 NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.
2.ALL FRAMING LUMBER SHALL BE #2 SPF OR BETTER UNLESS SPECIFIED OTHERWISE.
3.UNLESS OTHERWISE NOTES, ALL FRAMING CONNECTIONS SHALL COMPLY WITH TABLE R602.3(1) OF THE 2021 IRC.
4.I-JOISTS SHALL BE 9-1/2" PJI-40 SERIES AS MANUFACTURED BY EACOM TIMBER CORP.
5.LAMINATED VENEER LUMBER (LVL) SHALL BE RIGIDLAM AS MANUFACTURED BY ROSEBURG FOREST PRODUCTS AND HAVE MINIMUM DESIGN VALUES OF
a.MODULUS OF ELASTICITY2,100,000PSI
b.BENDING STRESS3,100PSI
c.SHEAR STRESS290PSI
d.COMPRESSION PERPENDICULAR TO GRAIN750PSI
6.REFER TO MANUFACTURER'S REQUIREMENTS FOR FRAMING DETAILS, INSTALLATION, HANDLING, AND CONNECTION INFORMATION INCLUDING FASTENING OF MULTIPLY LVL BEAMS.
7.ALL BEAM SUPPORT LOCATIONS SHALL BE BLOCKED TO SUPPORT BEAMS OR FOUNDATIONS BELOW.
8.ALL HANGERS AND HARDWARE AS MANUFACTURED BY SIMPSON STRONG-TIE. FOLLOW FASTENER AND ACCESSORY REQUIREMENTS AS SPECIFIED BY SIMPSON AND ELP MANUFACTURER.
LATERAL WIND RESISTING SYSTEMS
1.LATERAL WIND RESISTING SYSTEMS SHALL BE INSTALLED PER CODE REQUIREMENTS AND SHALL CONSIST OF THE METHODS OUTLINED IN THIS SECTION AND/OR SPECIFIED ON THE PLANS.
2.CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL (CS-WSP):
a.MAXIMUM STUD SPACING OF 16" O.C.
b.ALL EXTERIOR WALLS SHALL BE SHEATHED WITH WOOD STRUCTURAL SHEATHING (7/16" MINIMUM THICKNESS).
c.FASTENED TO WOOD FRAMING WITH 8D COMMON NAILS (0.131" X 2.5") AT 6" O.C. AT EDGES AND 12" O.C. IN THE FIELD.
PREFABRICATED WOOD TRUSS ROOF
1.TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH ANSI/TPI 1, NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION AND THIS SPECIFICATION.
2.TRUSS MANUFACTURER SHALL FURNISH TRUSS DESIGN DRAWINGS AND A TRUSS PLACEMENT DIAGRAM TO THE ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND DELIVERY.

CONCRETE (FRONT DECK FOUNDATION)
1. ALL CONCRETE WORK SHALL CONFORM TO THE FOLLOWING GOVERNING STANDARDS:
A. AMERICAN CONCRETE INSTITUTE (ACI) "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" (ACI 318-14).
B. ALL CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301-16 "SPECIFICATIONS FOR STRUCTURAL
C. CONCRETE"
D. ACI "MANUAL OF CONCRETE PRACTICE", LATEST EDITION
E. CONCRETE REINFORCING STEEL INSTITUTE (CRSI) "MANUAL OF STANDARD PRACTICE", LATEST EDITION.
2. CONCRETE:
A. PROVIDE NORMAL WEIGHT CONCRETE FOR SLAB ON GRADE. PROVIDE LIGHTWEIGHT CONCRETE FOR SECOND FLOOR DECK.
B. MINIMUM COMPRESSIVE STRENGTH F'C=3,000 PSI @ 28 DAYS
C. PORTLAND CEMENT ASTM C 150 TYPE 1
D. MAX COARSE-AGGREGATE SIZE: 3/4 INCH
E. ASTM C 94/C 94M AND POTABLE WATER
F. SLUMP = 4" (+/- 1")
G. LENGTH CHANGE: LESS THAN 0.023% (ASTM C157 DRY CURED)
H. MAX W/C RATIO < 0.40
I. AIR ENTRAINED 6% (+/- 1.5%) AT EXTERIOR CONCRETE
3. REINFORCING STEEL SHALL BE DEFORMED-STEEL BARS: ASTM A615/A615M. REINFORCING STEEL SHALL BE DETAILED ACCORDING TO ACI
315, "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT", LATEST EDITION.
A. WELDED WIRE REINFORCEMENT (WWR) PER ASTM A185.
4. PROVIDE CLEARANCE FROM FACE OF CONCRETE TO REINFORCEMENT AS FOLLOWS:
A. FOOTINGS: CONCRETE CAST AGAINST EARTH = 3"
B. CONCRETE EXPOSED TO EARTH OR WEATHER = 2"
5. FORMWORK TO BE WELL BRACED, TRUE TO DIMENSION. LEVEL AND PLUMB.
6. CONCRETE MIXING
A. READY-MIXED CONCRETE: MEASURE, BATCH, MIX, AND DELIVER CONCRETE ACCORDING TO ASTM C 94/C 94M, AND FURNISH BATCH
TICKET INFORMATION.
i. PROVIDE BATCH TICKET FOR EACH BATCH DISCHARGED AND USED IN THE WORK, INDICATING PROJECT IDENTIFICATION NAME AND NUMBER, DATE, MIXTURE TYPE, MIXTURE TIME, QUANTITY, AND AMOUNT OF WATER ADDED. RECORD APPROXIMATE LOCATION OF FINAL DEPOSIT IN STRUCTURE.
7. CONCRETE PLACEMENT
A. BEFORE PLACING CONCRETE, VERIFY THAT INSTALLATION OF FORMWORK, REINFORCEMENT, AND EMBEDDED ITEMS IS COMPLETE AND
THAT REQUIRED INSPECTIONS HAVE BEEN PERFORMED.
B. DO NOT ADD WATER TO CONCRETE DURING DELIVERY, AT PROJECT SITE, OR DURING PLACEMENT UNLESS APPROVED BY THE ENGINEER.
C. DEPOSIT CONCRETE CONTINUOUSLY IN ONE LAYER.
D. DEPOSIT AND CONSOLIDATE CONCRETE FOR FOOTINGS IN A CONTINUOUS OPERATION UNTIL PLACEMENT IS COMPLETE.
i. CONSOLIDATE CONCRETE DURING PLACEMENT OPERATIONS SO CONCRETE IS THOROUGHLY WORKED
AROUND REINFORCEMENT AND OTHER EMBEDDED ITEMS AND INTO CORNERS.
ii. MAINTAIN REINFORCEMENT IN POSITION ON CHAIRS DURING CONCRETE PLACEMENT.
iii. SLOPE SURFACES UNIFORMLY TO DRAINS WHERE REQUIRED.
E. COLD-WEATHER PLACEMENT SHALL COMPLY WITH ACI 306.1.
F. HOT-WEATHER PLACEMENT: COMPLY WITH ACI 301 AND SHALL MAINTAIN CONCRETE TEMPERATURE BELOW CONCRETE 90 DEG F AT TIME
OF PLACEMENT.
8. CURING: ALL CONCRETE WORK SHALL BE CURED FOR A MINIMUM OF 7 DAYS IN ACCORDANCE WITH ACI STANDARDS.
9. ANCHOR BOLTS: ANCHOR BOLTS INSTALLED TO EXISTING OR NEW CONCRETE CONSTRUCTION SHALL BE INSTALLED SO AS TO AVOID ANY
REINFORCING STEEL.

FOUNDATION/SOIL (FRONT DECK FOUNDATION)
1. ALL FOOTINGS, INCLUDING SLAB ON GRADE, SHALL BEAR ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL WITH AN ALLOWABLE BEARING CAPACITY OF 2000 PSF, MIN.
2. ALL FOUNDATION CONCRETE SHALL OBTAIN A 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI.
3. ALL REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM A615, GRADE 60.
4. CONCRETE PROTECTION FOR REINFORCING AS WELL AS PLACING AND FABRICATION OF REINFORCING SHALL BE IN ACCORDANCE WITH THE "AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS" (ACI 318).
5. EARTH FORMED FOOTINGS SHALL CONFORM TO THE SHAPE, LINES, AND DIMENSIONS AS SHOWN ON THE FOUNDATION PLAN. ALL WATER SHALL BE REMOVED PRIOR TO PLACING CONCRETE. FOOTING NOT TO BE PLACED ON FROZEN GROUND.
6. BEFORE PLACING CONCRETE, ALL EMBEDDED ITEMS SHALL BE PROPERLY LOCATED, ACCURATELY POSITIONED AND MAINTAINED SECURELY IN PLACE.
7. FOUNDATION FOOTING DEPTH MAY VARY ACCORDING TO LOCAL CODES AND FROST CONDITIONS.
8. DAMPPROOFING AND WATERPROOFING SHALL BE INSTALLED PER MANUF. SPECIFICATIONS AND LOCAL CODE REQUIREMENTS.
9. PROVIDE 1/2" DOUBLE GALV. FOUNDATION ANCHOR BOLTS AT 6' O.C. MAX. 1'-0" FROM CORNERS. SECURE TO SILL PLATE OR BOTTOM PLATE WITH 1/2" WASHER & NUT. NO LESS THAN 2 ANCHORS PER SECTION.
10. SLABS SHALL HAVE CONTROL JOINTS IN PLACE WITHIN 48 HOURS AFTER POUR.
11. CONT. FOOTINGS @ FOUNDATIONS W/ BRICK & 8" BLOCK SHALL BE 36" WIDE X 14" THICK, U.N.O.
12. CONT. FOOTINGS @ FOUNDATIONS W/ 8" PARGED BLOCK SHALL BE 36" WIDE X 14" THICK, U.N.O.
13. ALL CONTINUOUS REINFORCING SHALL LAP 48 BAR DIAMETERS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
14. FOUNDATION DRAINS SHALL BE LOCATED PER IBC2021.

DELEGATED DESIGN
1. ROOF TRUSSES
ROOF TRUSSES AND PREFABRICATED STRUCTURAL COMPONENTS FOR THE NEW ROOF SHALL BE DESIGNED BY A QUALIFIED SPECIALTY ENGINEER OR TRUSS MANUFACTURER IN ACCORDANCE WITH THE APPLICABLE BUILDING CODE AND THE DESIGN CRITERIA INDICATED ON THESE DRAWINGS.THE DELEGATED DESIGN SHALL INCLUDE, BUT NOT BE LIMITED TO, TRUSS GEOMETRY, MEMBER SIZES, CONNECTIONS, BEARING CONDITIONS, BRACING, UPLIFT, GRAVITY LOADS, AND APPLICABLE ROOF AND ENVIRONMENTAL LOADS.
TRUSS SHOP DRAWINGS AND CALCULATIONS SHALL BE PREPARED, SIGNED, AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE APPLICABLE JURISDICTION AND SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW PRIOR TO FABRICATION AND INSTALLATION.
2. NEW DORMER
THE NEW DORMER CONSTRUCTION WITHIN THE EXISTING ROOF SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. EXISTING ROOF FRAMING, DIMENSIONS, AND CONDITIONS SHALL BE VERIFIED FOR ACCURACY AND COMPATIBILITY WITH THE PROPOSED DORMER. ANY DISCREPANCIES OR UNFORESEEN CONDITIONS SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO PROCEEDING WITH CONSTRUCTION.
THE DELEGATED DESIGN SHALL BE CONSISTENT WITH THE ARCHITECTURAL AND STRUCTURAL REQUIREMENTS SHOWN ON THESE DRAWINGS. ANY DISCREPANCIES OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO FABRICATION OR CONSTRUCTION.

MASONRY
1. SPECIFIED COMPRESSIVE STRENGTH OF MASONRY, f'm, SHALL BE MINIMUM 1,500 PSI. HOLLOW AND SOLID CONCRETE BLOCK USED IN WALLS SHALL CONFORM TO ASTM C-90.
2. GROUT FOR MASONRY SHALL CONFORM ASTM C476. MINIMUM COMPRESSIVE STRENGTH OF GROUT SHALL BE 2,500 PSI.
3. ALL VERTICAL REINFORCING IN MASONRY WALLS SHALL BE GROUTED SOLID FULL HEIGHT INTO CENTERS OF CELLS OF UNITS WITH CEMENT GROUT. PROVIDE CONTINUOUS HORIZONTAL JOINT REINFORCING "DUR-O-WALL" OR EQUIVALENT SPACED AT 16" O.C. MAXIMUM VERTICALLY IN ALL MASONRY WALLS. WHERE WALLS ABUT EACH OTHER AND AT OUTSIDE CORNERS PROVIDE PREFABRICATED TEE-TYPE AND CORNER TRUSS TIES. DISCONTINUE JOINT REINFORCING AT CONTROL JOINTS.
4. PROVIDE VERTICAL CONTROL JOINTS IN MASONRY WALLS AS PER ARCHITECTURAL DRAWINGS.
5. ALL MASONRY ANCHORS, HEADED STUDS, EPOXY/ADHESIVE ANCHORS, EXPANSION ANCHORS, AND OTHER ITEMS CONNECTED TO OR EMBEDDED IN MASONRY AS SPECIFIED ON THE DRAWINGS SHALL BE CONNECTED TO OR EMBEDDED IN GROUTED SOLID MASONRY CELLS.
6. PROVIDE MINIMUM 24" LAP SPLICE FOR ALL REINFORCING IN MASONRY UNLESS A GREATER LAP IS NOTED ON THE STRUCTURAL DRAWINGS.
7. THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD, MASONRY PRODUCTS SHALL BE FROM ONE SINGLE MANUFACTURER OR PRODUCER FOR EACH PRODUCT SPECIFIED.
8. PERFORM ALL MASONRY WORK, INCLUDING "COLD WEATHER" AND "HOT WEATHER" MASONRY WORK, IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ACI 530/ASCE 6/TMS 402. ACI 530/ASCE 6/TMS 402, BY REFERENCE, IS HEREBY MADE PART OF THIS SPECIFICATION AND SHALL HAVE THE SAME FORCE AND EFFECT AS IF PRINTED HERE IN FULL.
9.SUBMIT CERTIFICATES ATTESTING TO COMPLIANCE WITH TYPE, CLASS, WEIGHT, ASTM CLASSIFICATION, AND SPECIFIED NET AREA COMPRESSIVE STRENGTH OF ALL MASONRY UNITS AND FACE BRICK, AS APPROPRIATE.
10. SUBMIT BACK-UP TEST DATA UNDER LABORATORY CONDITIONS ONLY, FOR ACCEPTANCE OF MORTAR MIXES DEVELOPED IN ACCORDANCE WITH ASTM C270 PROPERTIED SPECIFICATION. SUBMIT PROPOSED MIX DESIGN AND BACK-UP TEST DATA FOR SPECIFIED GROUT(S).
11. PROVIDE LEVEL B QUALITY ASSURANCE PER TABLE 1.18.2 IN ACI 530-08.
MORTAR FOR MASONRY SHALL CONFORM TO ASTM C270, TYPE S. MINIMUM COMPRESSIVE STRENGTH OF 1,800 PSI.

CONTRACTOR RISPONSIBILITY
1. CONTRACTOR SHALL COMPLY WITH THE CONTENT OF THE SPECIFICATIONS FOR THIS HOUSE.
THESE PLANS ARE NOT TO BE SCALED FOR CONSTRUCTION PURPOSES. ALL DIMENSIONS SUPERCEDE ANY SCALED REFERENCE. ANY DIMENSIONAL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS.
3. THE CONTRACTOR SHALL COORDINATE THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS, AND VERIFY THE REQUIREMENTS OF THE OTHER TRADES AS TO SLEEVES, CHASES, HANGERS, INSERTS, ANCHORS, HOLES, ETC.
4. FINAL CONNECTION OF ALL WATER AND SEWER TO THE RESIDENCE IS THE RESPONSIBILITY OF THE CUSTOMER. PLEASE COORDINATE IN ADVANCE ALL FEES, APPLICATIONS, AND AUTHORITIES INVOLVED IN THE CONNECTION OF WATER & SEWER.
5. CONTRACTOR SHALL VERIFY EXISTING BUILDING AND FOOTINGS WITH THE DRAWINGS AND NOTIFY THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

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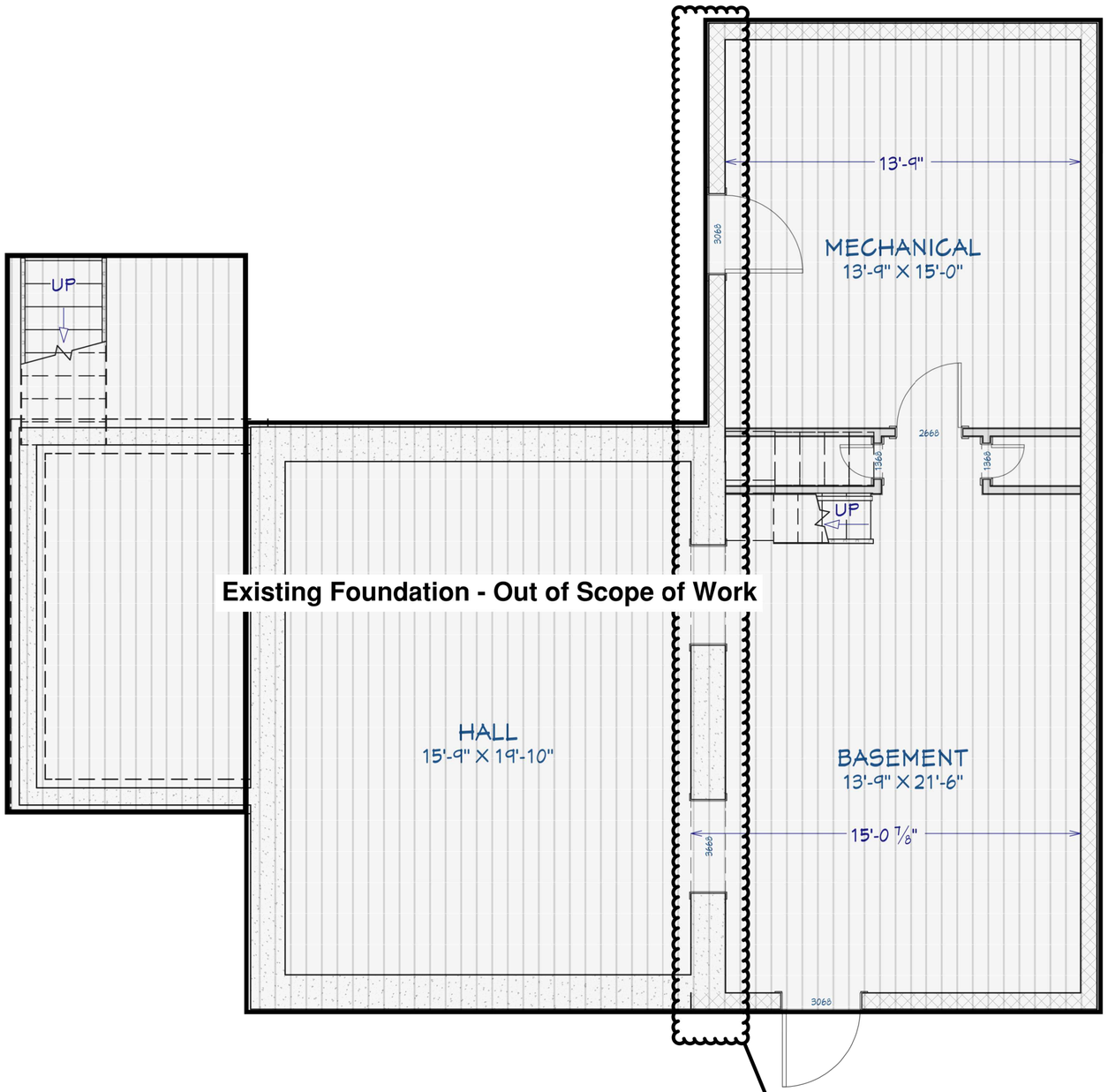
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Existing foundation and structural elements are to remain unless specifically noted otherwise. The foundation Plan is just for the new front deck.



THIS FOUNDATION SHALL BE EVALUATED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE STRUCTURAL ENGINEER OF RECORD (SER) SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR UNFORESEEN CONDITIONS. MINIMUM FOUNDATION SIZE SHALL BE 24" × 12".

FORTIS ENGINEERING CONSULTANTS LLC
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Foundation Plan (Front Deck)

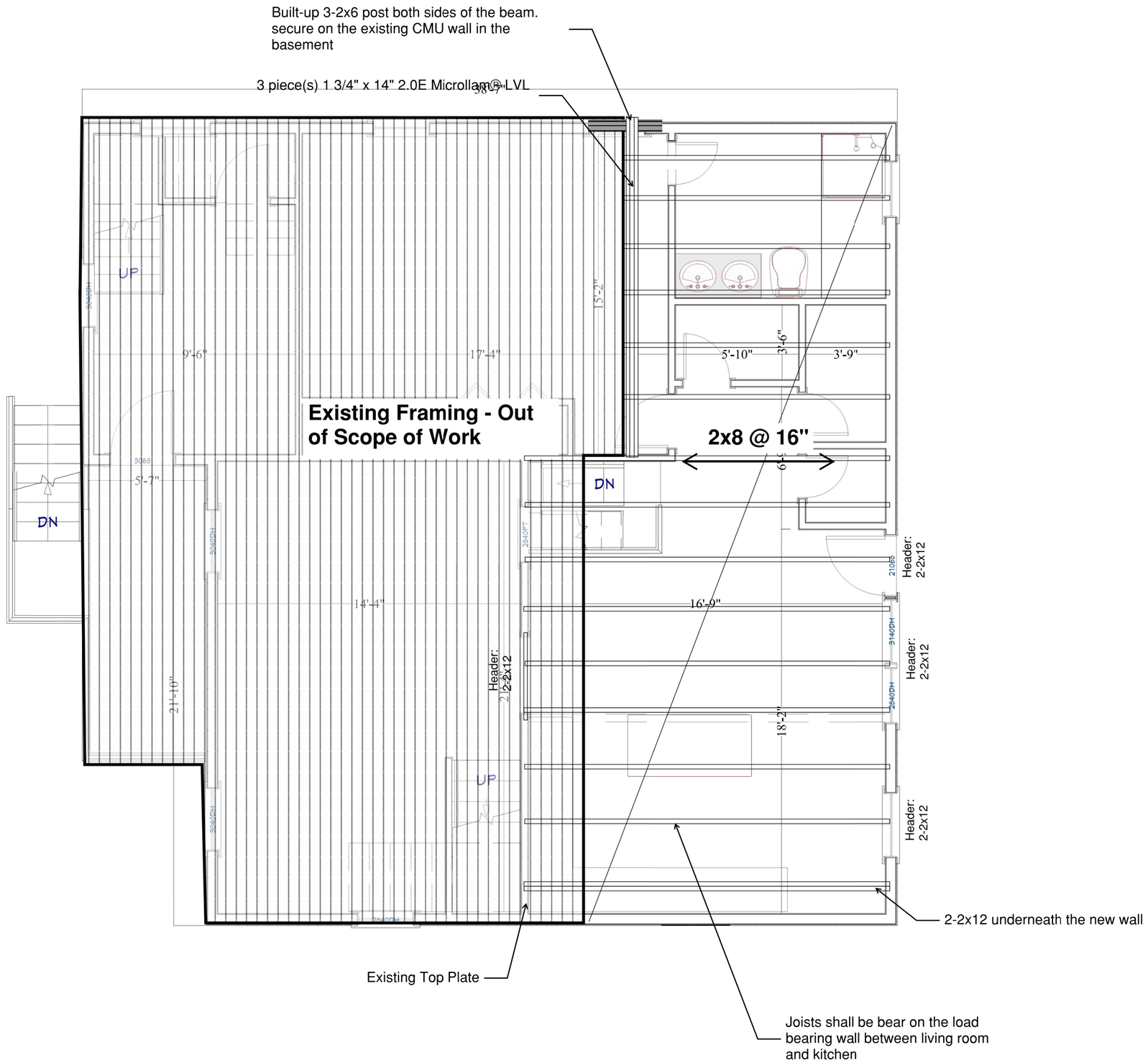
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New structural floor framing for the proposed second-floor area over the existing rear one-story portion. Framing members, spans, connections, bearing conditions, and supporting elements shall be provided as indicated on the structural drawings.



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Second Floor Framing

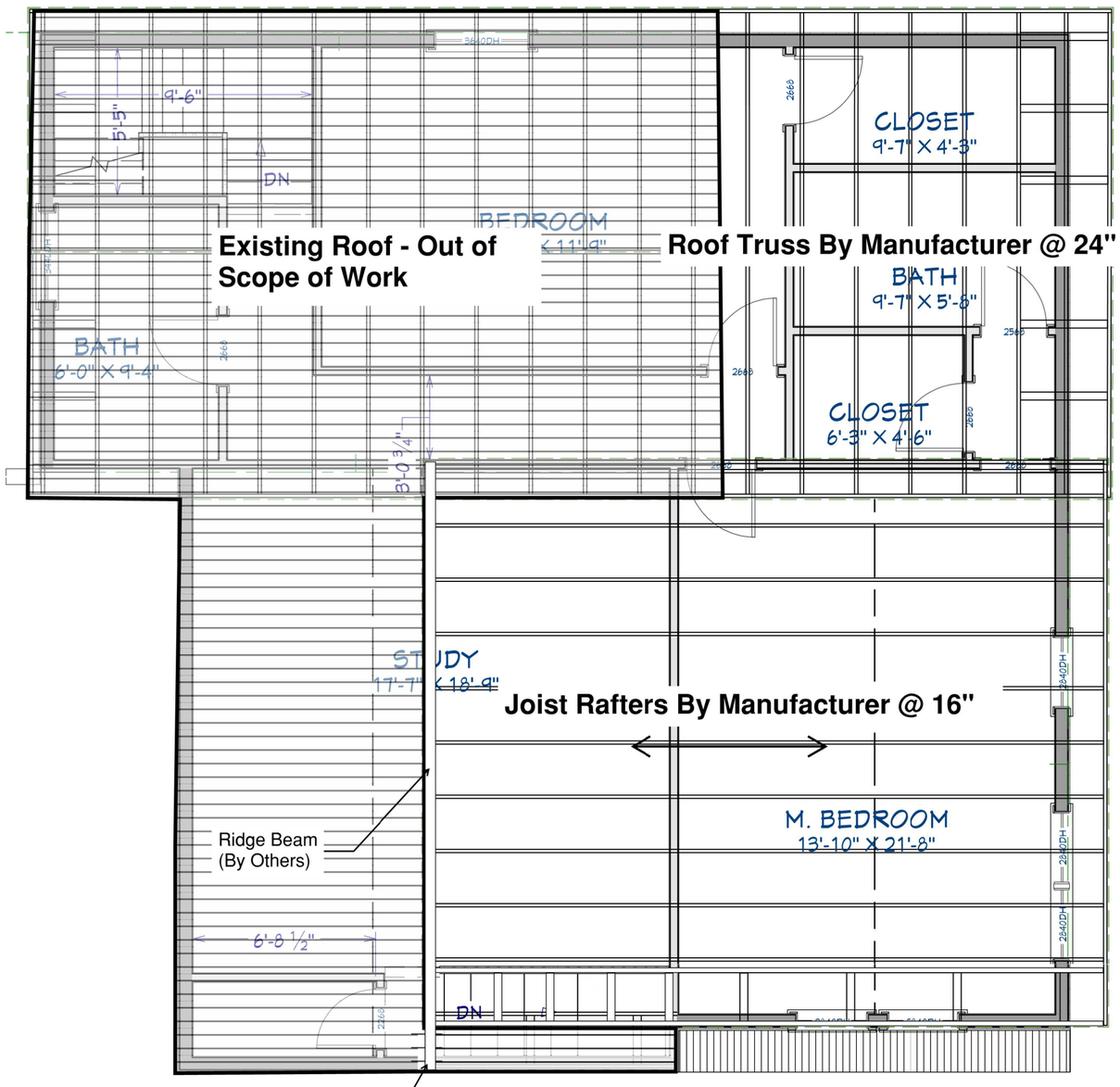
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DATE:	10/1/2026

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New structural floor framing for the proposed second-floor area over the existing rear one-story portion. Framing members, spans, connections, bearing conditions, and supporting elements shall be provided as indicated on the structural drawings.



Both ends of the ridge beam shall be bear on the new 6x6 PSL posts second 7 first floor and sit on the existing masonry block walls.

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

SHEET CONTENTS:
Second Floor Framing

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DATE:	10/1/2026

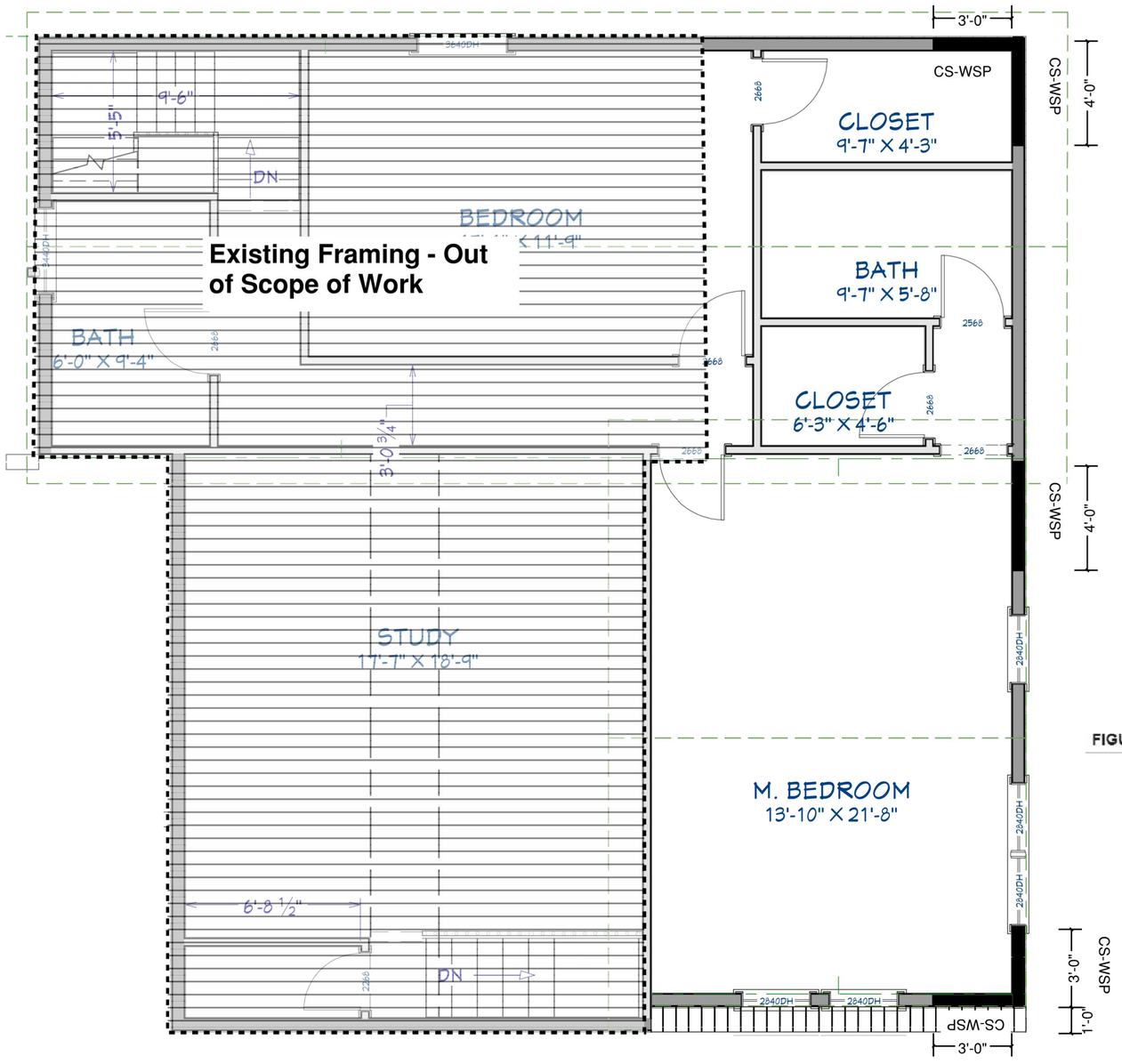
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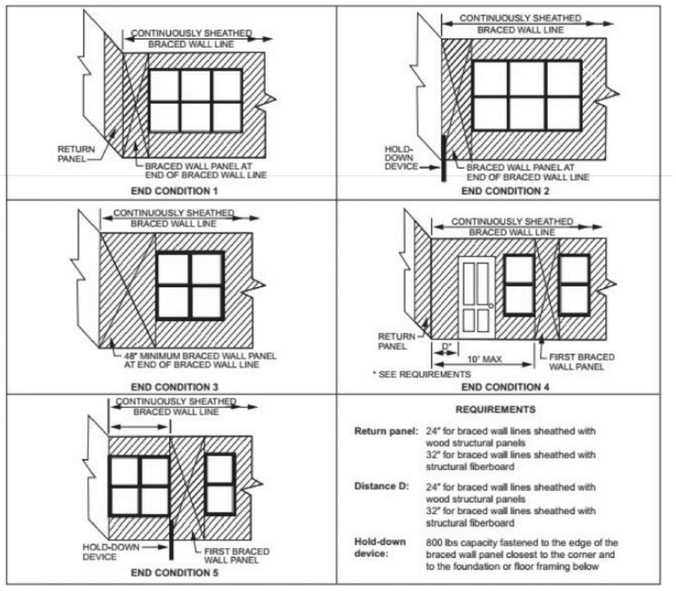
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GENERAL STRUCTURAL NOTES – BRACED WALLS & ANCHORAGE

1. Braced wall line data are based on a basic wind speed of 112 mph or less unless noted otherwise.
2. All exterior walls and CS-WSP braced wall panels shall be continuously sheathed with minimum 7/16" OSB. Provide 8d common nails at 6" o.c. at panel edges and 12" o.c. at intermediate framing members. Provide horizontal blocking at all horizontal sheathing edges equal to adjacent stud size, unless noted otherwise (U.O.N.).
3. Gypsum board on the interior side of braced wall panels shall be minimum 1/2" thick and fastened with minimum 1" long Type W or Type S screws at 7" o.c. at panel edges and 7" o.c. at intermediate supports, unless noted otherwise.
4. All horizontal panel splices in wood structural sheathing shall be blocked with blocking equal to adjacent stud size.
5. Wood sill plates at all exterior walls and interior braced wall panels shall be anchored to the foundation with minimum 1/2" diameter anchor bolts spaced a maximum of 6'-0" on center, unless noted otherwise.
6. Anchor bolts shall extend a minimum of 7 inches into concrete or into fully grouted cells of concrete masonry units. Bolts shall be located within the middle third of the width of the plate. Provide a nut and washer tightened on each anchor bolt.
7. Wood structural sheathing panels shall be fastened with 8d common nails (2" x 0.131") at 6" o.c. at panel edges and 12" o.c. at intermediate framing members, unless noted otherwise.
8. Provide continuous load path for lateral and uplift forces from roof diaphragm through braced wall panels/shear walls to foundation.
9. Contractor shall verify all field conditions prior to construction. Any conflicts or deviations from approved plans shall be reported to the design professional prior to proceeding with work.





For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.45 N.

FIGURE R602.10.7END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING

SCALE: NTS

METHODS, MATERIAL		MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA[a]	
				Fasteners	Spacing
	CS-WSP Continuously sheathed wood structural panel	3/8″		Exterior sheathing per Table R602.3(3)	6″ edges 12″ field
				Interior sheathing per Table R602.3(1) or R602.3(2)	Varies by fastener

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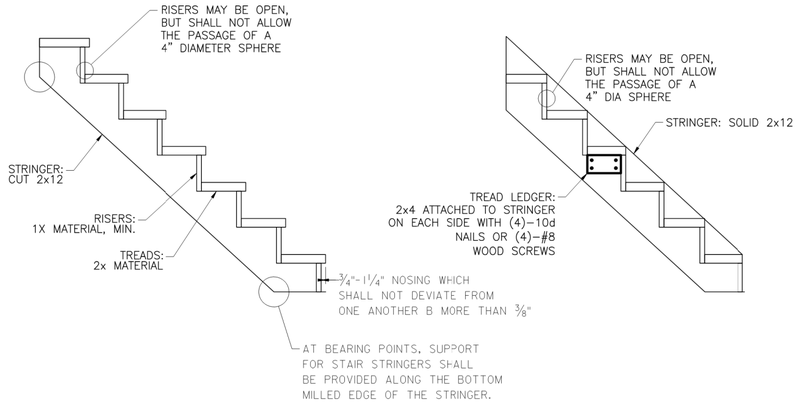
SHEET CONTENTS:
Bracing Walls- Second Floor

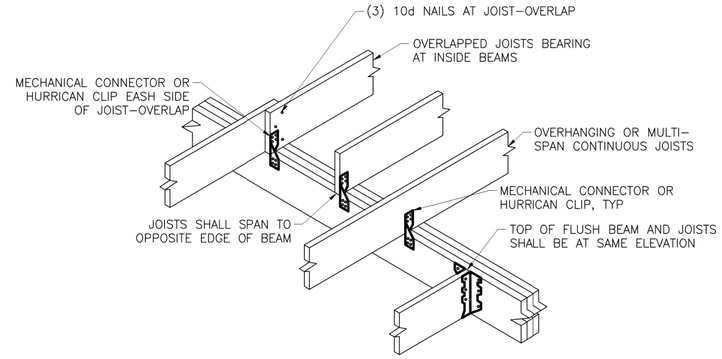
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DATE: 10/1/2026

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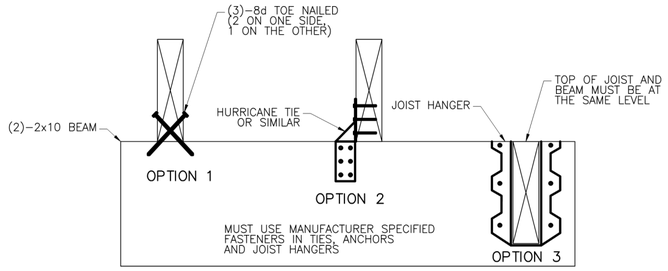
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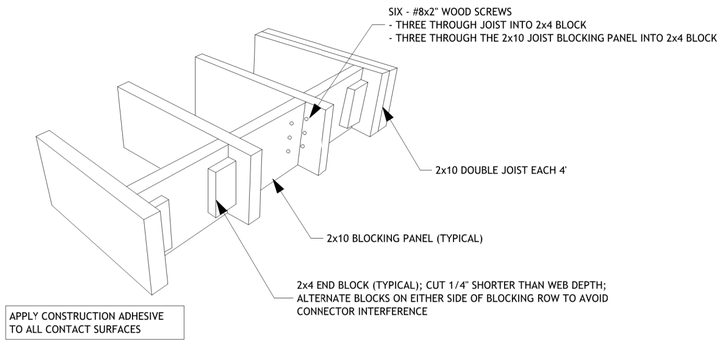


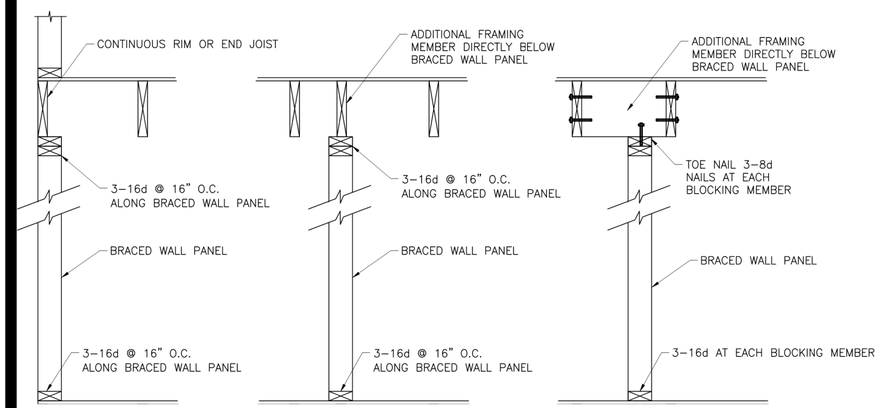


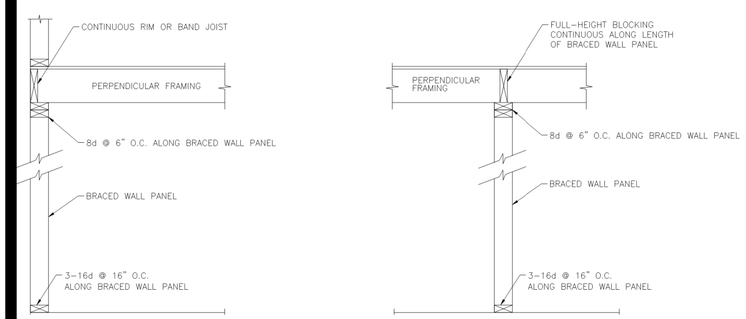
JOIST-TO-BEAM CONNECTION

NOT TO SCALE

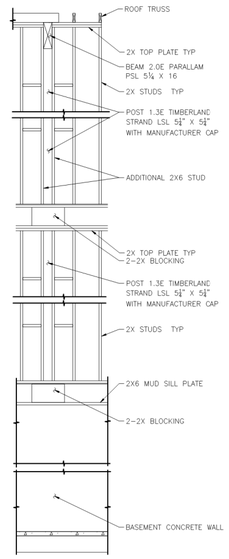






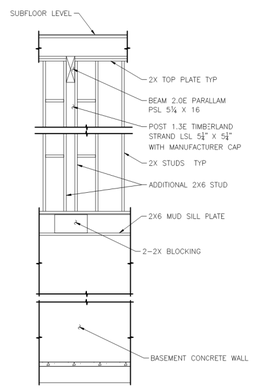


SOLID BLOCKING UNDER & AROUND ISLAND



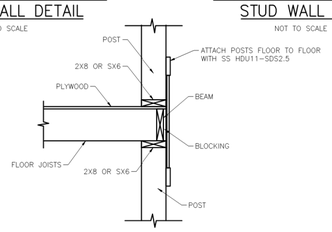
ROOF BEAM POST INSIDE STUD WALL DETAIL

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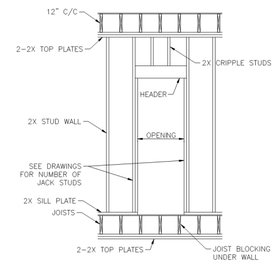
FLOOR BEAM POST INSIDE STUD WALL DETAIL

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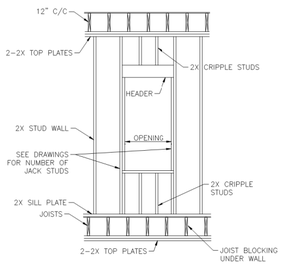
POST TO POST CONNECTION

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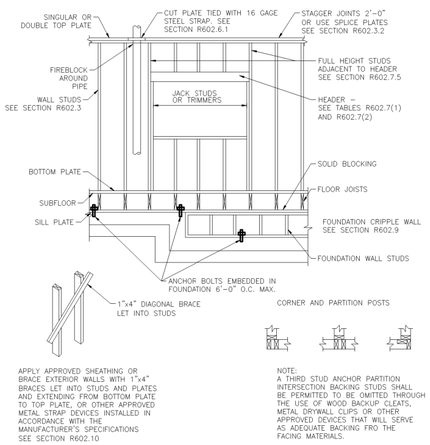
TYPICAL DOOR FRAME ELEVATION

NOT TO SCALE



TYPICAL WINDOW FRAME ELEVATION

NOT TO SCALE



TYPICAL WALL FLOOR ROOF FRAMING

NOT TO SCALE

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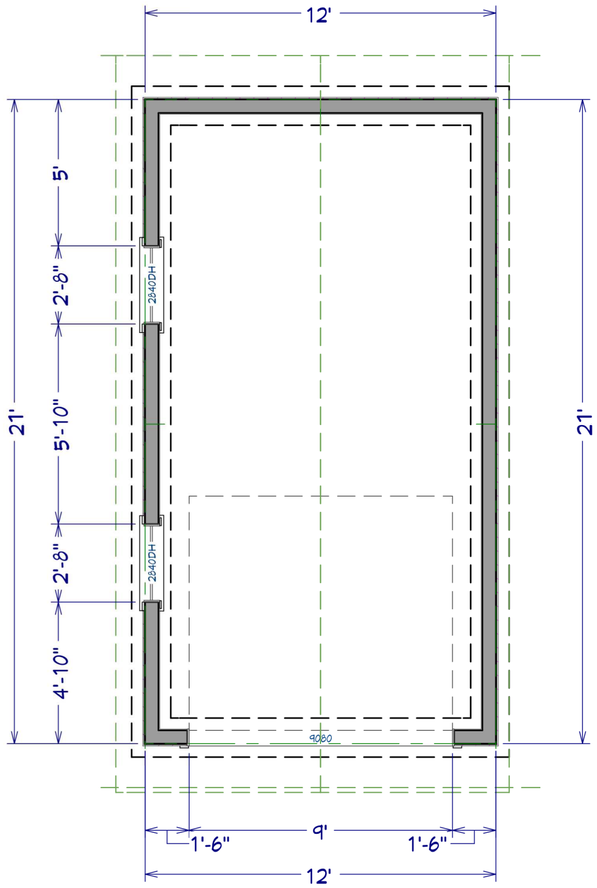
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PROJECT NO.: BD26-053
DATE: 10/1/2026

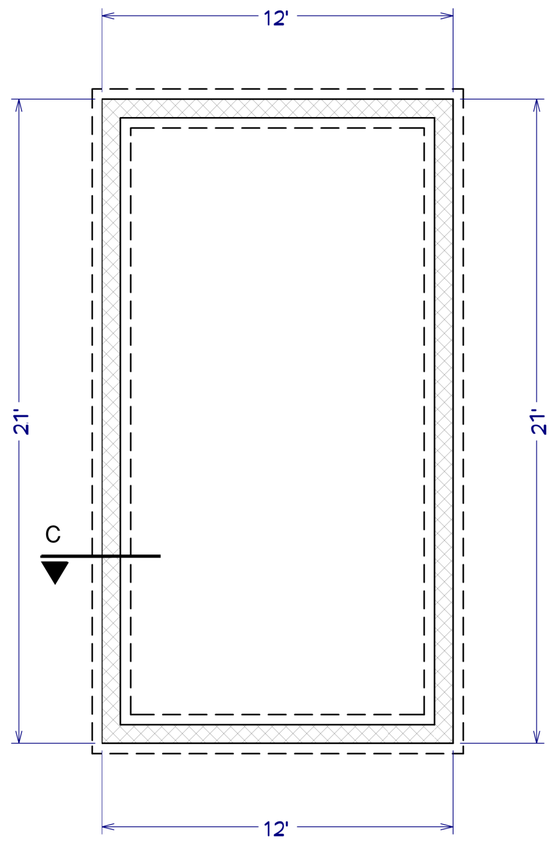
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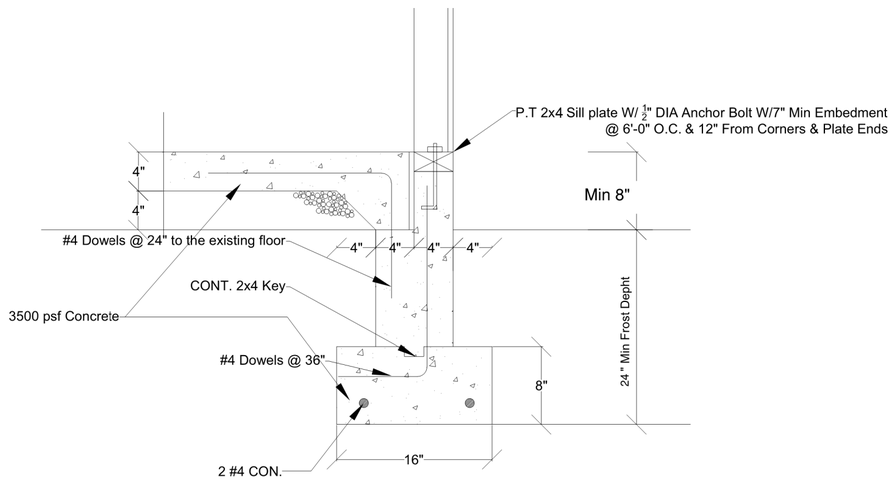
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1st Floor Plan



Foundation Plan



Section C

NTS

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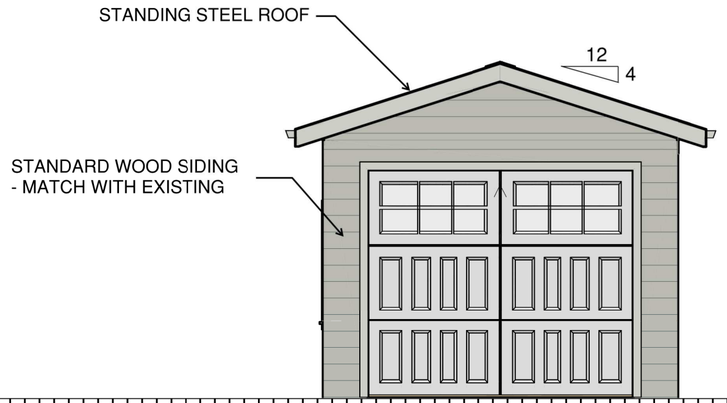
SHEET CONTENTS:
Garage Plan-Elevation

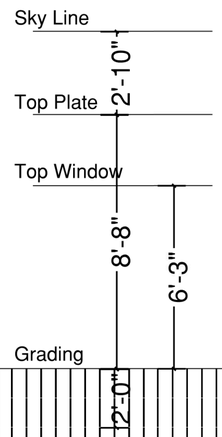
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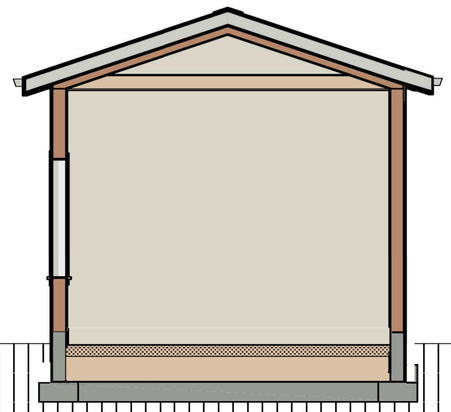
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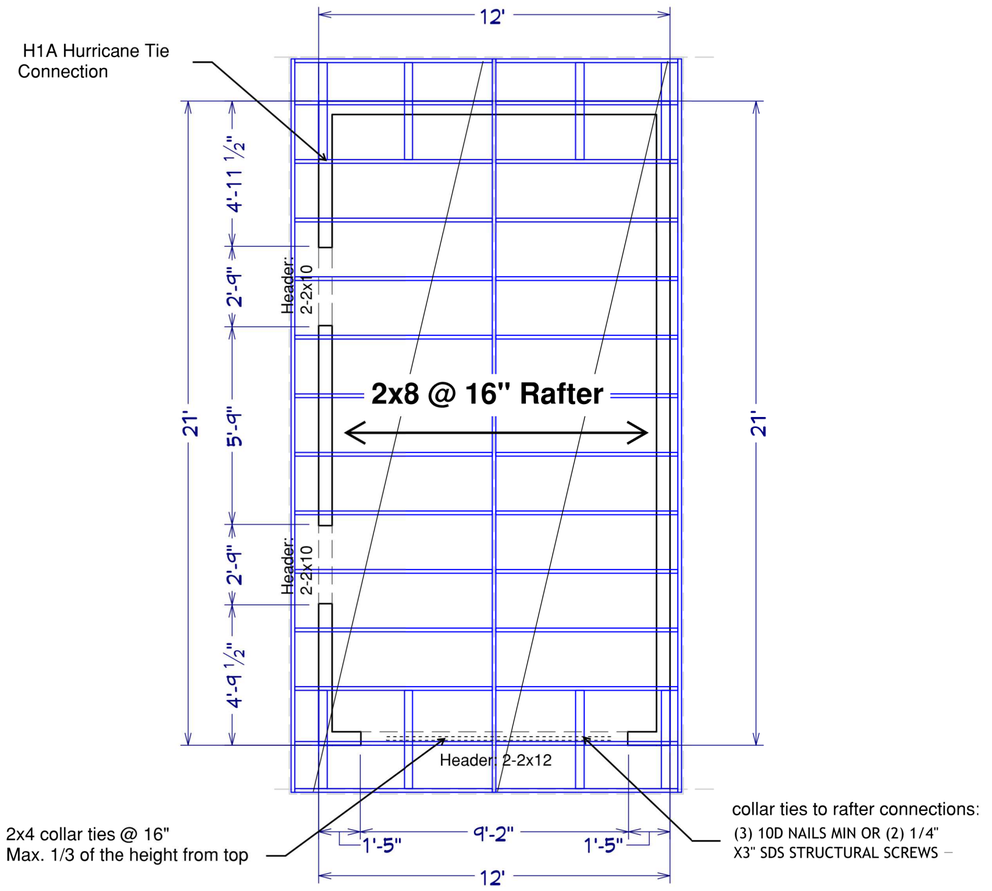
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DATE: 10/1/2026

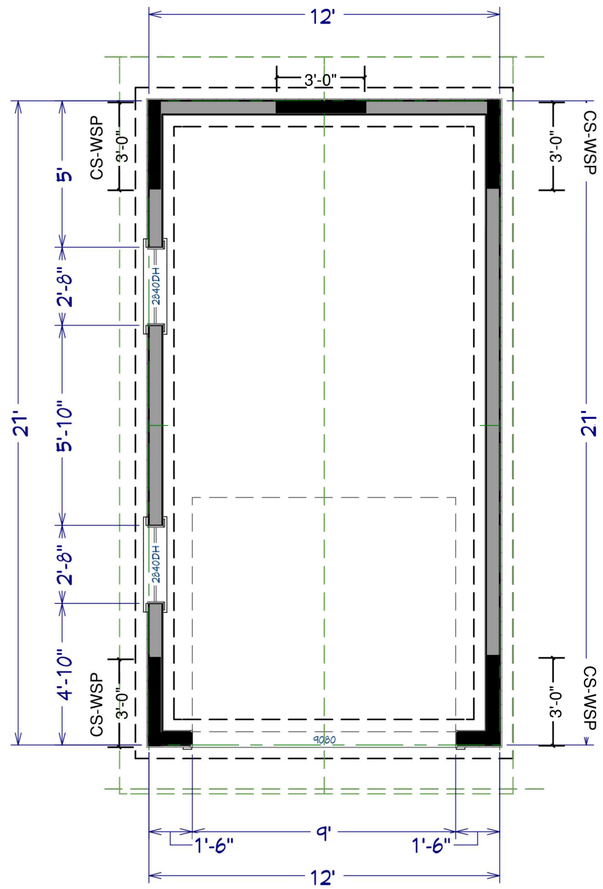
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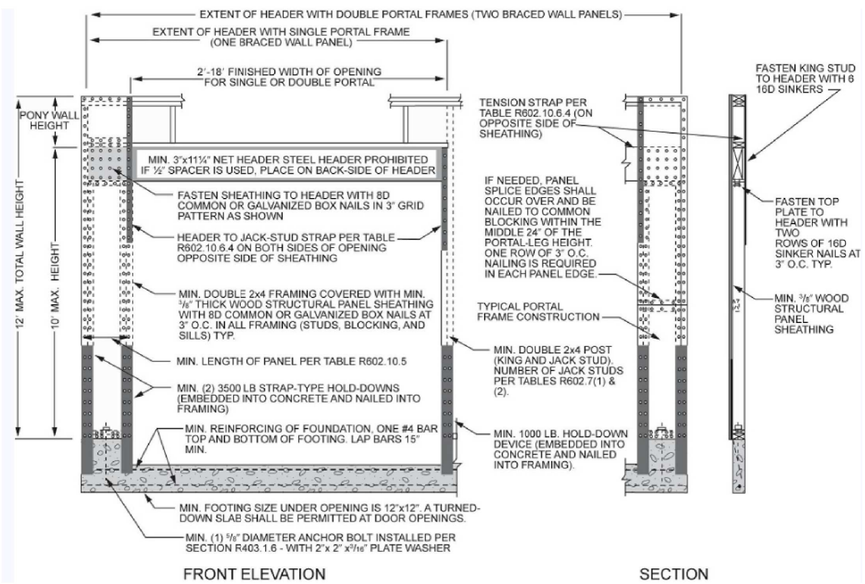
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Roof Framing Plan



Bracing Plan



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SHEET CONTENTS:
Plans

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Community Development Department

STAFF REPORT

Meeting Date:	October 22, 2026
Agenda Title:	Work Session: COA 26-51 | 199 E Lee Street
Requested Action:	New Carport Constructed Over Driveway
Department / Agency Lead:	Community Development
Staff Lead:	Whitney Burgess, Preservation Planner

EXECUTIVE SUMMARY

The applicant is requesting to construct a new 26ft x 19ft carport over the existing driveway near the house. The driveway is entranced from Clay Street, the side elevation, and would not be highly visible from the façade at Lee Street. The slightly slanted shed roof would be upheld by 6 Permacast structural columns, all of which will be designed with details to match those existing on the adjacent historic house. Standing seam metal is proposed for the roof cladding, and the roof will overhang by 12' on all sides to complement the profile of the house. Each column will be secured with concrete footings.

As it is currently designed, the carport dimensions/location do not meet setback and encroachment restrictions set by the Town zoning ordinances. Ultimately a redesign will be required, but the COA request was kept on the agenda as a work session item to discuss the design and location abstractly.

BACKGROUND

199 East Lee Street is a circa 1940, two-and-a-half story Tudor-style cottage sited on a shaded corner lot that is mostly obscured by mature trees. A small wooden pergola sits in the corner of the lot and well-maintained garden beds decorate the landscape. A low stone wall borders the lot on two sides. Vehicular access is granted off Clay Street, leading to a paved driveway adjacent to the house. A small garage addition or storage space is located at the rear of the building.

The Atwell family has owned the property since at least the late 1990s. Sanborn Fire Insurance maps indicate that the property was once part of a larger tract along with the neighboring properties to the east and north, which stretched between Lee and Main Streets. The tract was parceled off into smaller lots during the late 19th century, with the property lot boundaries designated during the early 1900s. The Sanborn map from 1930 shows the house not yet constructed. Aerial photographs indicate the rear garage addition was completed by the mid-1960s. No significant changes to the building layout or setting since then.



DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Analysis
Guidelines for 7. NEW CONSTRUCTION		
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.		

Historic District Guideline	Page No.	Analysis
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	
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.	3.71	
8. OUTBUILDINGS: Outbuildings shall remain secondary to main buildings	3.71	

STAFF RECOMMENDATION

Staff recommends the size of the garage is scaled down to both meet Zoning setback requirements and reduce the visual impact of the new carport on the overall property from Clay Street. Although this is a secondary elevation, the 26ft wide carport would obstruct one of the only visible portions of the house from ROW.

ATTACHMENTS

1. Photos and Plans
2. COA Application

Vicinity Map



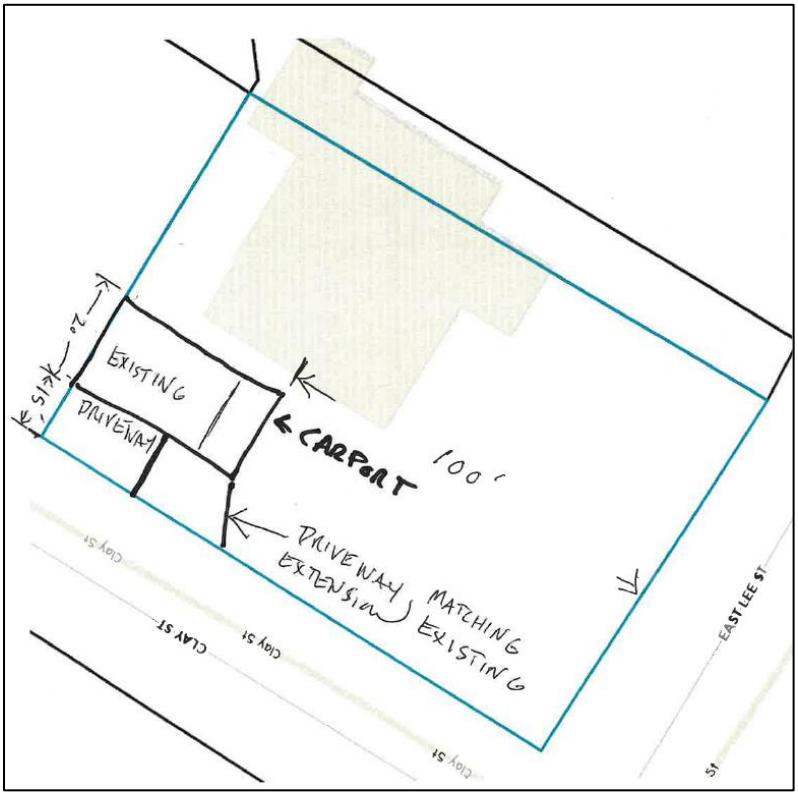
Street View



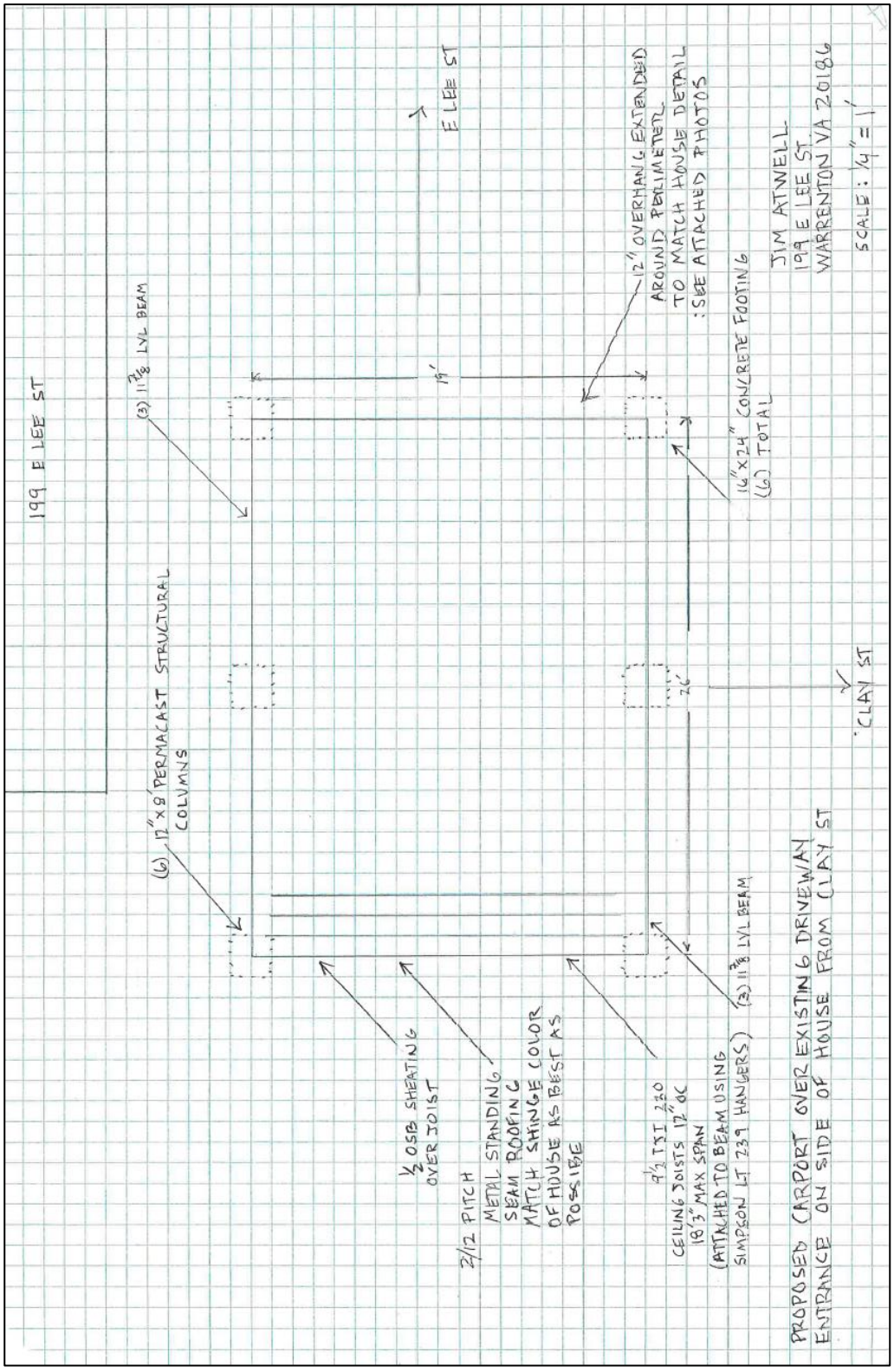


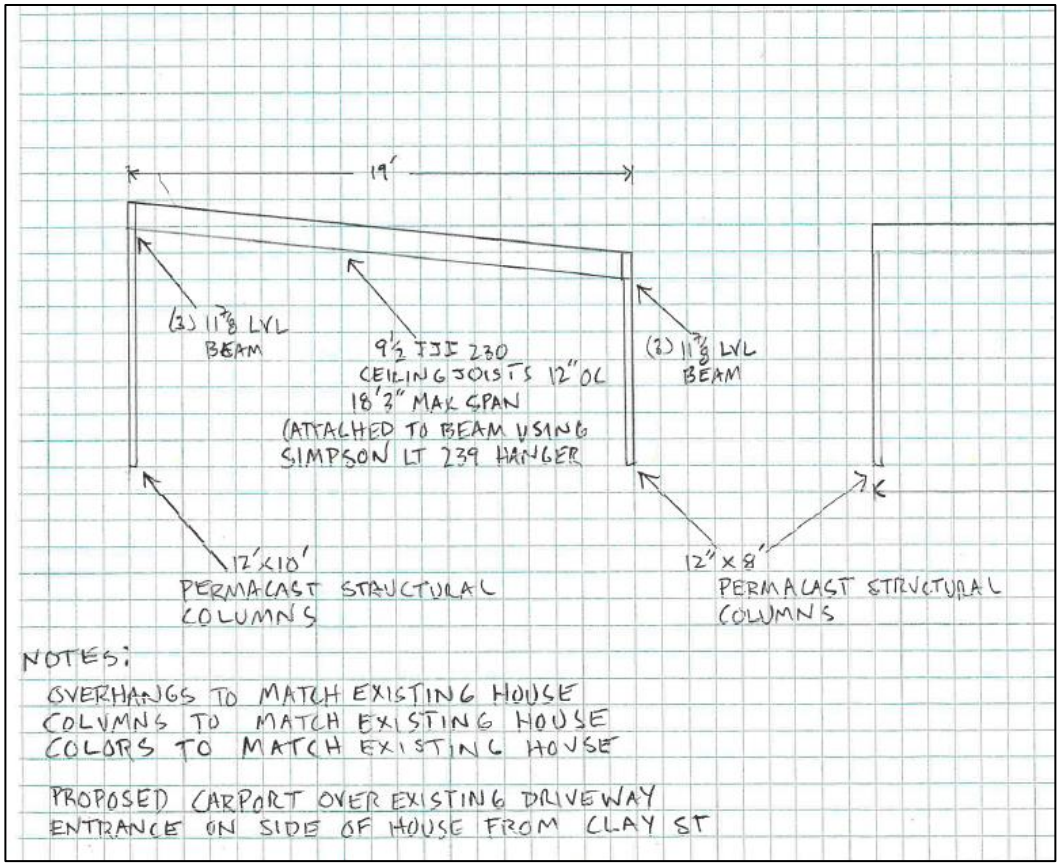
Proposed Project Location

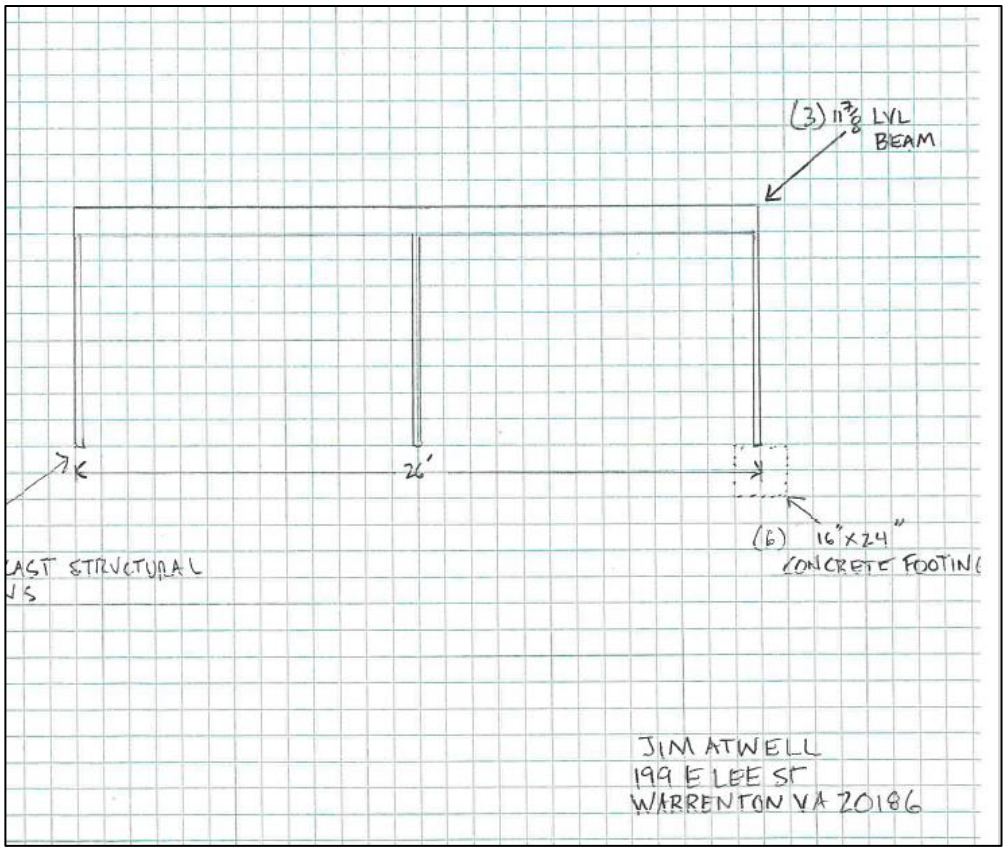




Proposed Design

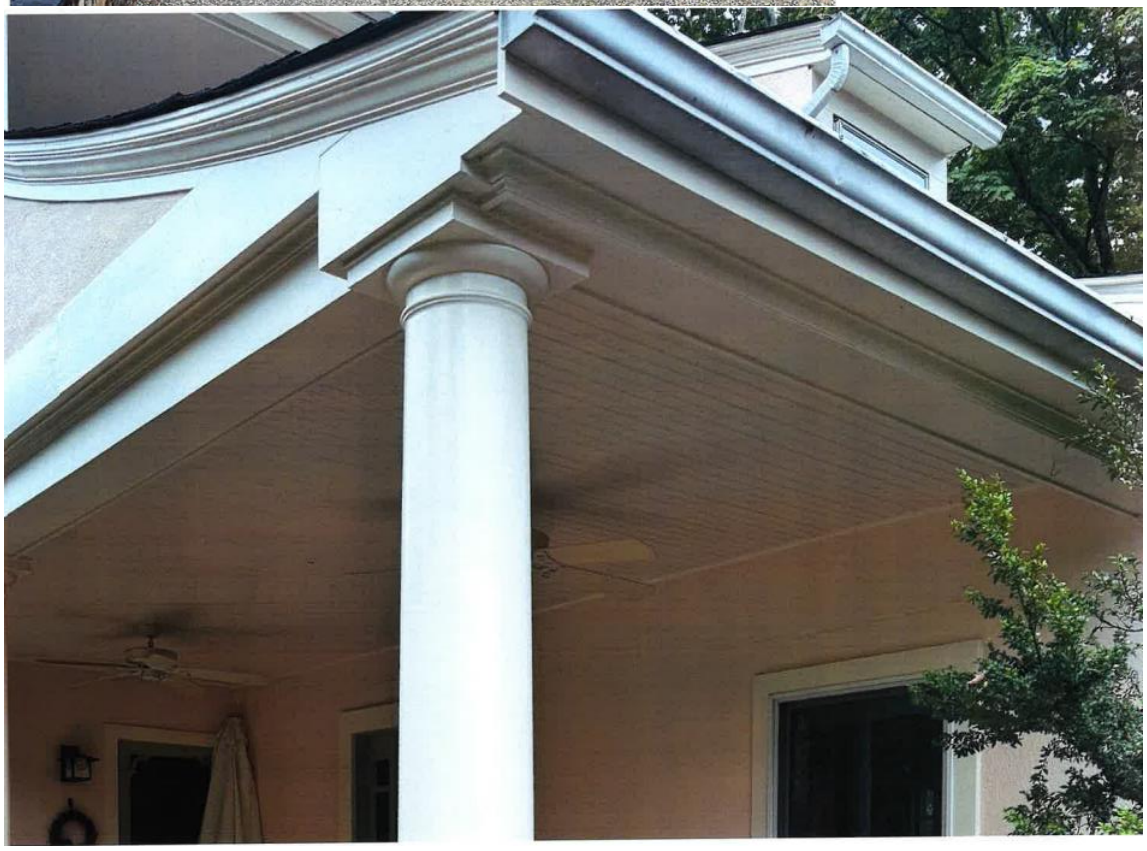



19'
(3) 11 7/8 LVL BEAM
9 1/2 TJI 230 CEILING JOISTS 12" OC 18'3" MAX SPAN ATTACHED TO BEAM USING SIMPSON LT 239 HANGER
(3) 11 7/8 LVL BEAM
12"X10" PERMACAST STRUCTURAL COLUMNS
12"X8" PERMACAST STRUCTURAL COLUMNS
NOTES:
OVERHANGS TO MATCH EXISTING HOUSE
COLUMNS TO MATCH EXISTING HOUSE
COLORS TO MATCH EXISTING HOUSE
PROPOSED CARPORT OVER EXISTING DRIVEWAY
ENTRANCE ON SIDE OF HOUSE FROM CLAY ST


(3) 11 7/8 LVL BEAM
26'
(6) 16"X24" CONCRETE FOOTING
JIM ATWELL
199 E LEE ST
WARRENTON VA 20186

House details to replicate in Carport Design



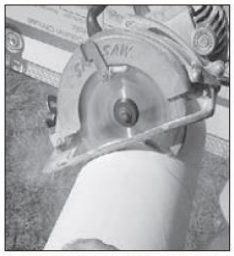


Round or Square PermaCast® Plus Column Installation Instructions





1. Measure opening in four places: front, back, left and right of column (see drawing). Mark column accordingly. If column is too long, shorten length from bottom.



2. Use an abrasive saw (masonry or carbide tip blade). Fine trim top and bottom with rasp to ensure flat surface contact.



3a. Slip base over top of column shaft and allow to slide to base of shaft. Slip cap over shaft and allow to rest on neck mould. Some sanding may be required.



Install kit and flashing cap are available with Tuscan cap and base sets for PermaCast Plus® Round taper and PermaCast Plus® Square non-taper only.

3b. Attach flashing cap to soffit with provided screws. Circular notch will face down and must have at least 75% contact with soffit or beam. Position column in place by fitting top of the column around the circular notch on the flashing cap as load is lowered.



4. Apply construction adhesive* to top and bottom surfaces of column.



5. Put assembly in place and plumb. Make sure load is centered over column shaft and evenly distributed around the bearing surface.

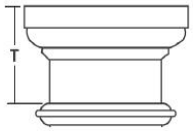






INSTALLATION TIPS

Note 1: Ornamental Capitals
When installing a round PermaCast Plus® column with an ornamental capital, subtract the cut at bead ("T") dimension (distance from top of ornament to top of neck mould) an add the height of the ornamental capital, this can lengthen or shorten the height of the column. You can find the cut at bead ("T") dimension in the products brochure.



Note 2: Required Loading Ensure concentric loading of the column. 100% of bottom must contact substrate and 75% of top must contact sofit.

Note 3: Hand Rail
When attaching hand rails or corner irons to round or square PermaCast Plus® columns, holes must be pre-drilled.

Note 4: Cap and Base
Light sanding may be needed for correct fitting of base.

Note 5: Do not install columns below grade or fill with concrete.

Note 6: If used in free standing applications, structural posts may be used.

PAINT TIPS:

- Make sure all surfaces are clean. Prime with a bonding primer.
- Follow paint manufacturer's instructions for priming and finishing of PermaCast Plus® column and polyurethane cap and base.
- Do not paint using dark colors (dark colors are considered any color that falls within the L values of 56 to 0). L is a measure of the lightness of an object, and ranges from 0 (black) to 100 (white).



6. Mark and drill holes in floor and column shaft for corner/ angle brackets (not included). *(Column installation kit available #17040)*



7. Apply construction adhesive* to top of cap, press against structure, and screw or nail into place.



8. Apply construction adhesive* to bottom of base and nail or screw to floor.

Installing neck moulding to Square PermaCast® Plus Columns



9. Mark location for supplied neck moulding. Measure and cut neck moulding to a 45° angle. Apply construction adhesive* and put neck mould in place.



10. Pre-drill holes through neck mould into column. Screw neck mould in place or pre-drill and use finish nails.



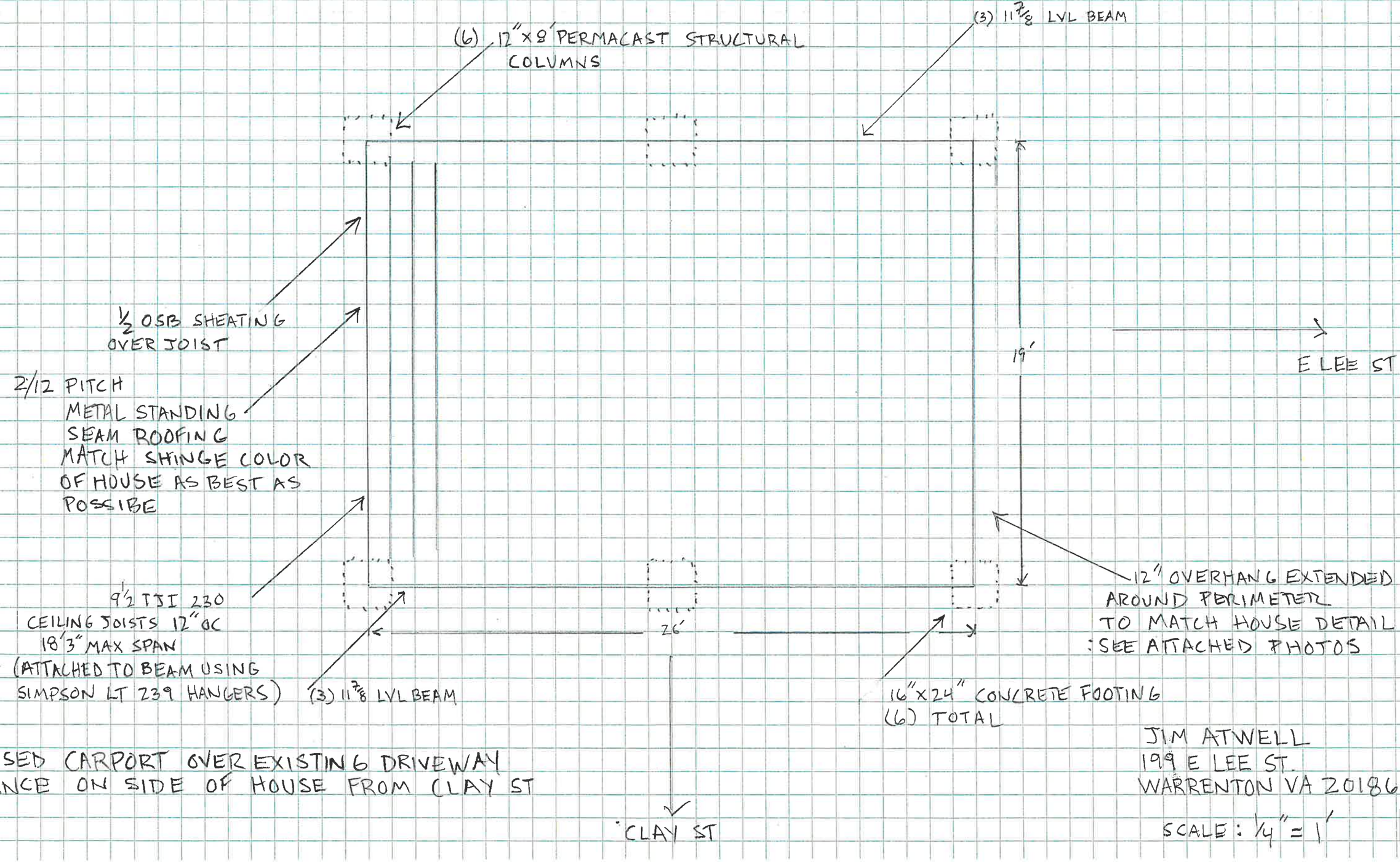
11. Set screws or nails and use caulk to cover holes.

***Use a non-acetone based exterior grade construction adhesive.**

WARRANTY IS VOID IF INSTALLATION INSTRUCTIONS ARE NOT FOLLOWED

9/24

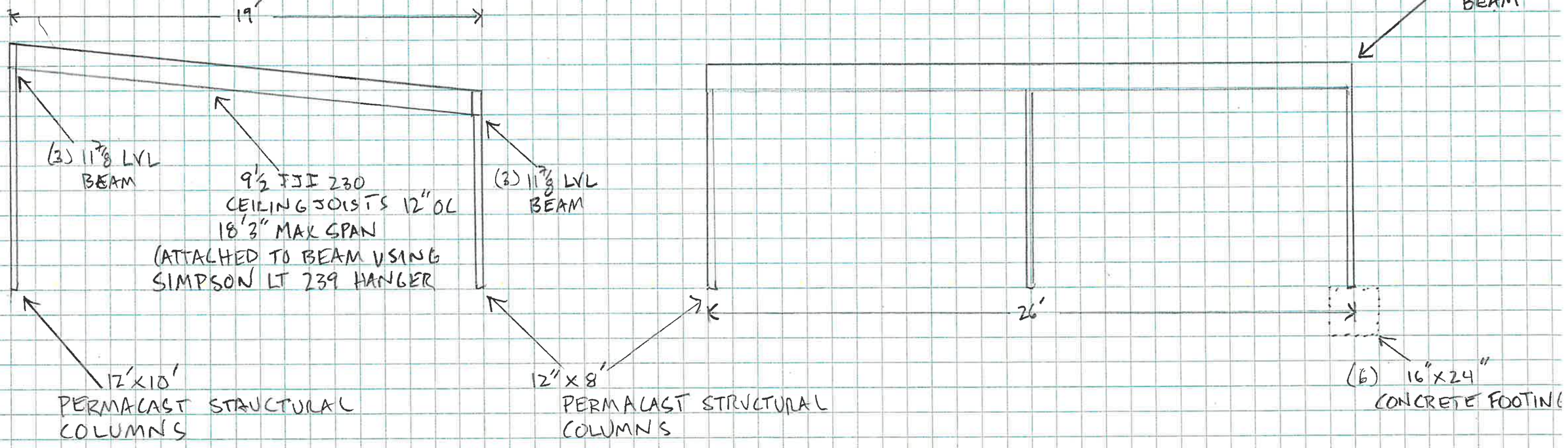
199 E LEE ST



PROPOSED CARPORT OVER EXISTING DRIVEWAY
ENTRANCE ON SIDE OF HOUSE FROM CLAY ST

JIM ATWELL
199 E LEE ST.
WARRENTON VA 20186

SCALE: 1/4" = 1'



NOTES:

OVERHANGS TO MATCH EXISTING HOUSE
COLUMNS TO MATCH EXISTING HOUSE
COLORS TO MATCH EXISTING HOUSE

PROPOSED CARPORT OVER EXISTING DRIVEWAY
ENTRANCE ON SIDE OF HOUSE FROM CLAY ST

JIM ATWELL
199 E LEE ST
WARRENTON VA 20186

TOWN OF WARRENTON

PO BOX 341
WARRENTON, VIRGINIA
http://www.warrenton
planning@warrentonva.gov
(540) 347-2405

ARCHITECTURAL REVIEW BOARD CERTIFICATE OF APPROPRIATNESS

COA # _____ Assoc. Permit # _____

The Architectural Review Board (ARB) meets every **4th Thursday at 7:00pm** in Town Hall (21 Main 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: 199 E Lee St GPIN: _____

Name: Jim Atwell Email: jjaatwell@gmail.com

Address: 199 E Lee St Phone: 540-272-1943

Applicant (If different then above)

Name: Cameron Appel Email: Cameron@appelscontracting.com

Address: 3072 Leeds Manor Road, Markham VA 22643 Phone: 540-841-0977

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

Build new carport over existing driveway. Trim details matching existing house. Extend driveway to accommodate width of new carport

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

Signature of Property Owner

Jim Atwell
Name (Print or Type)

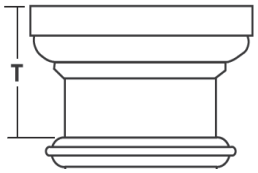
C S Appel
Signature of Applicant/Agent

Cameron Appel
Name (Print or Type)

Round or Square PermaCast® Plus Column Installation Instructions

INSTALLATION TIPS

Note 1: Ornamental Capitals
When installing a round PermaCast Plus® column with an ornamental capital, subtract the cut at bead ("T") dimension (distance from top of ornament to top of neck mould) an add the height of the ornamental capital, this can lengthen or shorten the height of the column. You can find the cut at bead ("T") dimension in the products brochure.



Note 2: Required Loading Ensure concentric loading of the column. 100% of bottom must contact substrate and 75% of top must contact sofit.

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When attaching hand rails or corner irons to round or square PermaCast Plus® columns, holes must be pre-drilled.

Note 4: Cap and Base
Light sanding may be needed for correct fitting of base.

Note 5: Do not install columns below grade or fill with concrete.

Note 6: If used in free standing applications, structural posts may be used.

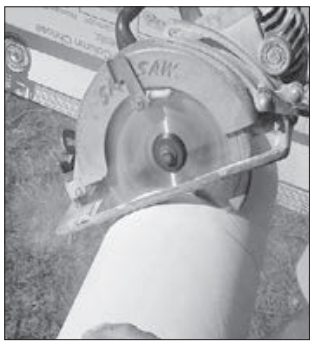
PAINT TIPS:

- Make sure all surfaces are clean. Prime with a bonding primer.
- Follow paint manufacturer's instructions for priming and finishing of PermaCast Plus® column and polyurethane cap and base.
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3a. Slip base over top of column shaft and allow to slide to base of shaft. Slip cap over shaft and allow to rest on neck mould. Some sanding may be required.



Install kit and flashing cap are available with Tuscan cap and base sets for PermaCast Plus® Round taper and PermaCast Plus® Square non-taper only.

3b. Attach flashing cap to soffit with provided screws.Circular notch will face down and must have at least 75% contact with soffit or beam. Position column in place by fitting top of the column around the circular notch on the flashing cap as load is lowered.



4. Apply construction adhesive* to top and bottom surfaces of column.



5. Put assembly in place and plumb. Make sure load is centered over column shaft and evenly distributed around the bearing surface.



6. Mark and drill holes in floor and column shaft for corner/ angle brackets (not included).
(Column installation kit available #17040)



7. Apply construction adhesive* to top of cap, press against structure, and screw or nail into place.



8. Apply construction adhesive* to bottom of base and nail or screw to floor.

Installing neck moulding to Square PermaCast® Plus Columns



9. Mark location for supplied neck moulding. Measure and cut neck moulding to a 45° angle. Apply construction adhesive* and put neck mould in place.



10. Pre-drill holes through neck mould into column. Screw neck mould in place or pre-drill and use finish nails.



11. Set screws or nails and use caulk to cover holes.

***Use a non-acetone based exterior grade construction adhesive.**

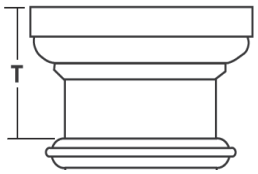
WARRANTY IS VOID IF INSTALLATION INSTRUCTIONS ARE NOT FOLLOWED

Columna PermaCast® Plus redonda o cuadrada Instrucciones de instalación

Item 3.

CONSEJOS DE INSTALACIÓN

Nota 1: Capiteles ornamentales
Al instalar una columna PermaCast Plus® redonda con un capitel ornamental, reste la dimensión del corte en el cordón ("T") (distancia desde la parte superior del adorno hasta la parte superior del molde del cuello) y sume la altura del capitel ornamental. esto puede alargar o acortar la altura de la columna. Puede encontrar la dimensión del corte en el cordón ("T") en el folleto del producto.



Nota 2: Carga requerida
Asegúrese de que la columna tenga una carga concéntrica. El 100% de la parte inferior debe hacer contacto con el sustrato y el 75% de la parte superior debe hacer contacto con el sofit.

Nota 3: Pasamanos
Al colocar pasamanos o esquineros en superficies redondas o cuadradas.
En las columnas PermaCast Plus®, los orificios deben perforarse previamente.

Nota 4: Tapa y Base
Es posible que sea necesario un lijado ligero para un ajuste correcto de la base. Nota 5: No instale columnas debajo del nivel del suelo ni las rellene con concreto.

Nota 6: Si se usa en aplicaciones independientes, se pueden usar postes estructurales.

CONSEJOS DE PINTURA:

- Asegúrese de que todas las superficies estén limpias. . Imprimar con una imprimación adhesiva
- Siga las instrucciones del fabricante de la pintura para imprimar y terminar la columna PermaCast Plus® y la tapa y base de poliuretano.
- No pinte con colores oscuros (se considera color oscuro cualquier color que se encuentre dentro de los valores L de 56 a 0) . L es una medida de la luminosidad de un objeto y varía de 0 (negro) a 100 (blanco).





FRENTE

1. Mida la abertura en cuatro lugares: frente, atrás, izquierda y derecha de la columna (vea el dibujo). Marque la columna en consecuencia. Si la columna es demasiado larga, acorte la longitud desde abajo.



2. Utilice una sierra abrasiva (hoja para mampostería o con punta de carburo). Recorte finamente la parte superior e inferior con una escofina para asegurar un contacto con la superficie plana.



3a. Deslice la base sobre la parte superior del eje de la columna y permita que se deslice hasta la base del eje. Deslice la tapa sobre el eje y déjela reposar sobre el molde del cuello. Es posible que sea necesario lijar un poco.



El kit de instalación y la tapa tapjuntas están disponibles con los juegos de tapa y base Tuscan únicamente para PermaCast Plus® redondo cónico y PermaCast Plus® cuadrado sin cónico.

3b. Fije el tapajuntas al sofito con los tornillos proporcionados. La muesca circular debe quedar hacia abajo y debe tener al menos un 75 % de contacto con el sofito o la viga. Coloque la columna en su lugar ajustando la parte superior de la columna alrededor de la muesca circular del tapajuntas a medida que se baja la carga.



4. Aplique adhesivo para construcción* a las superficies superior e inferior de la columna.



5. Coloque el conjunto en su lugar y aplomelo. Asegúrese de que la carga esté centrada sobre el eje de la columna y distribuida uniformemente alrededor de la superficie de apoyo.



6. Marque y taladre orificios en el piso y en el eje de la columna para los soportes de esquina/ángulo (no incluidos).
(Kit de instalación de columna disponible #17040)



7. Aplique adhesivo para construcción* en la parte superior de la tapa, presione contra la estructura y atornille o clave en su lugar.



8. Aplique adhesivo para construcción* a la parte inferior de la base y clave o atornille al piso.

Instalación de molduras de cuello en columnas Square PermaCast® Plus



9. Marque la ubicación de la moldura de cuello suministrada. Mida y corte la moldura del cuello en un ángulo de 45° . Aplique adhesivo de construcción* y coloque el molde para el cuello en su lugar.



10. Pretaladre agujeros a través del molde del cuello hacia la columna. Atornille el molde del cuello en su lugar o taladre previamente y use clavos de acabado.



11. Coloque tornillos o clavos y use masilla para cubrir los agujeros.

***Utilice un adhesivo de construcción para exteriores sin base de acetona.**

LA GARANTÍA SE ANULA SI NO SE SIGUEN LAS INSTRUCCIONES DE INSTALACIÓN

***Step 1**- Identify column centers on header and use a Plumb Bob to mark centers on substrate.*

***Step 2**- Verify the wedge anchor center is 3" minimum from the outside edge of the substrate prior to drilling & installing. Set your drill stop/mark if desired and drill holes for wedge anchors. Use a vacuum or compressed air to clean out dust and debris from holes. Slide washer onto the wedge anchor prior to threading the nut on. Then orient the nut in a manner-close to the top-so the threads avoid damage while driving the anchor into the concrete.(Fig. 1-A) Once the anchor has been set proceed to tighten the nut with a 3/4" torque wrench or socket to 40 ft.-lbf. Thread the eye nut onto the wedge anchor once complete.(Fig. 1-B)*

***Step 3**- Hold the swageless stud beside the header allowing 3/4"-1" of threaded stud(7) to protrude above the header.(Fig. 2-A) Then pull the cable taut next to the swageless stud to mark the cable for cutting. Wrap the cable tight with electrical tape prior to cutting the cable. Cut through the electrical tape & cable using a metal cutting blade with an angle grinder or circular saw.*

***Step 4**- Drill a Ø1" hole in the center of the flashing cap. Then center it over your mark and secure it to the header. Proceed to drill through the header at the previously marked locations. Use a 1" auger drill bit to drill vertically through the header.*

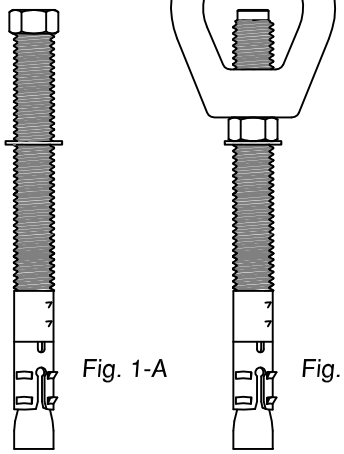
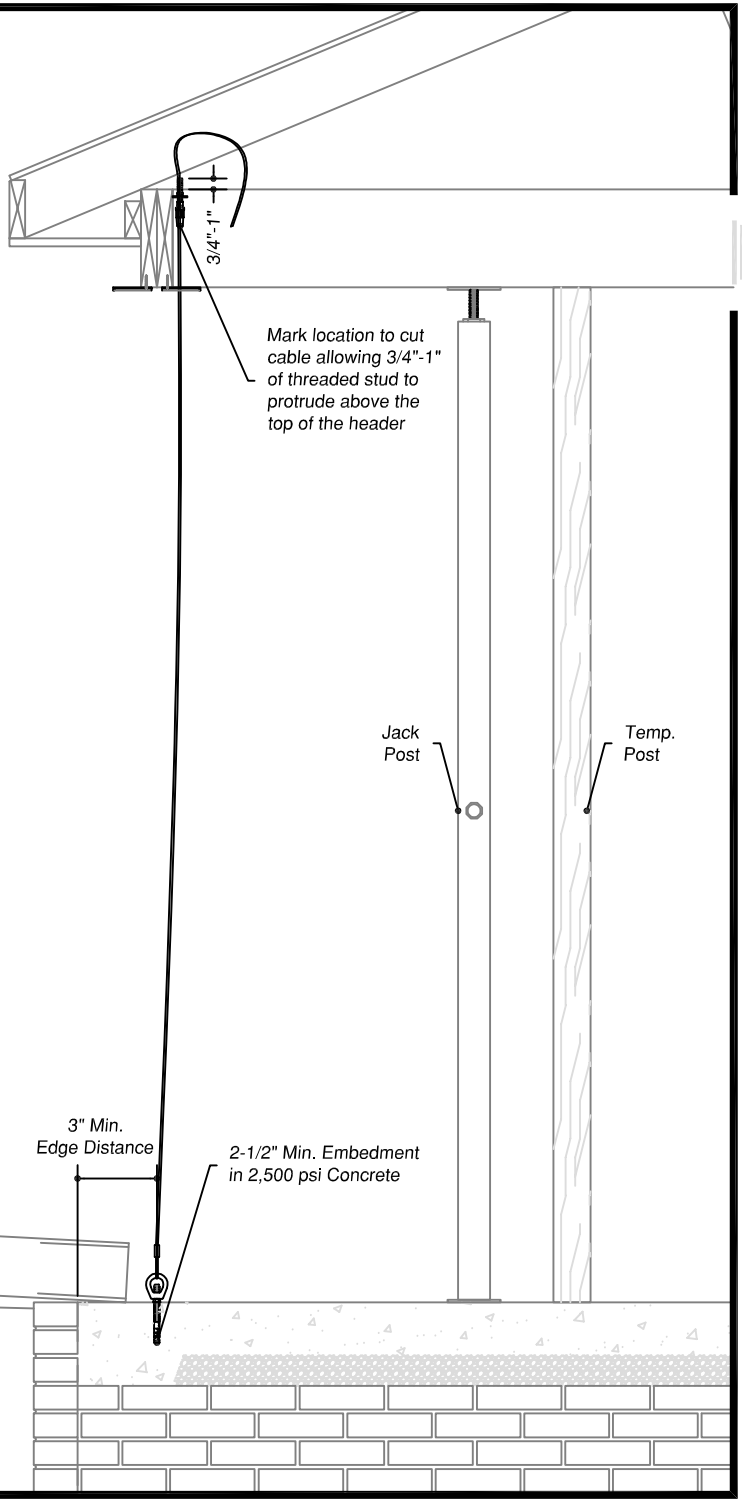


Fig. 1-A

Fig. 1-B



******Required Tools: Tape Measure, Speed Square, Pencil, Electrical tape, Masonry line or string, Plumb Bob,Shop-Vac or Air Compressor, Drill, Hammer Drill, Ø1" Auger drill bit, Ø1/2" Masonry drill bit; 1/2", 5/8", & 3/4" Wrenches & Sockets, Torque wrench, Crescent wrench or Channel lock pliers.******

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Troy, Alabama 36081
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Perma-Loc™

Installation Instructions

Pg 1

Drawn By: CAG
Date: 4 May 2020
Scale: Not to Scale
Revised: -
Dwg #: Perma-Loc Installation.dwg

***Step 5**- Disassemble the swageless stud sliding the parts onto the cable to reassemble the swageless stud to the cable.(Fig. 2-A) (Note: If difficulties occur due to fraying, try wrapping the end with electrical tape tightly in the direction the cable is wrapped.Slowly remove excess layers until the cable finally passes through.) The cable should nest nicely into the recessed portion on the swageless stud and the assembly may be tightened. Start with the housing nut(1) & the shoulder(4), then tighten the reversing nut(3) into contact with the housing nut(1).(Fig. 2-B)*
Tighten everything as tight as possible.
***Step 6**- Run a mason line/string down through the top of the header & tie it around the swageless stud. The string will be pulled back up through the header while standing the column into place.*

Fig. 2-A

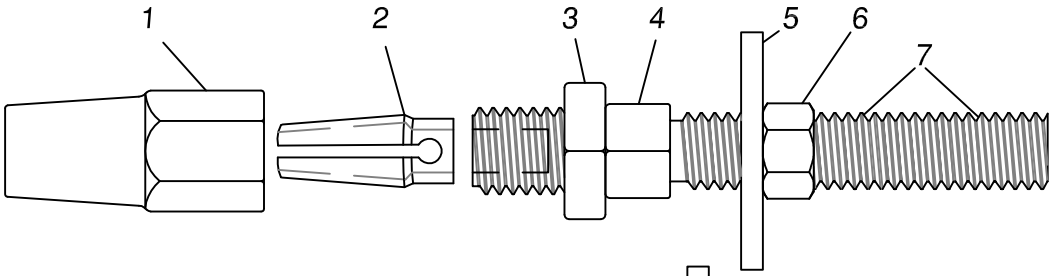
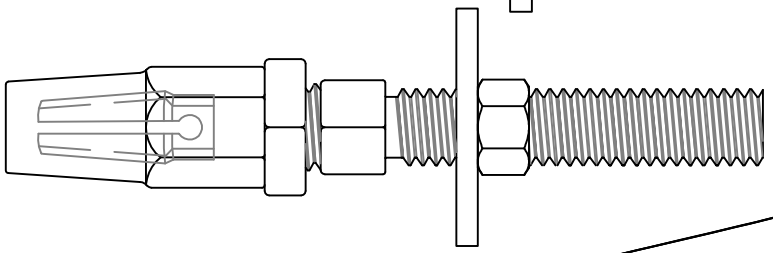


Fig. 2-B



1- Housing Nut (5/8" Wrench)
2- Collet
3- Reversing Nut (3/4" Wrench)
4- Shoulder (Crescent/Channel Lock Pliers)
5- 2" SS Flange Washer
6- Nylon Lock Nut (1/2" Wrench)
7-Threaded Stud

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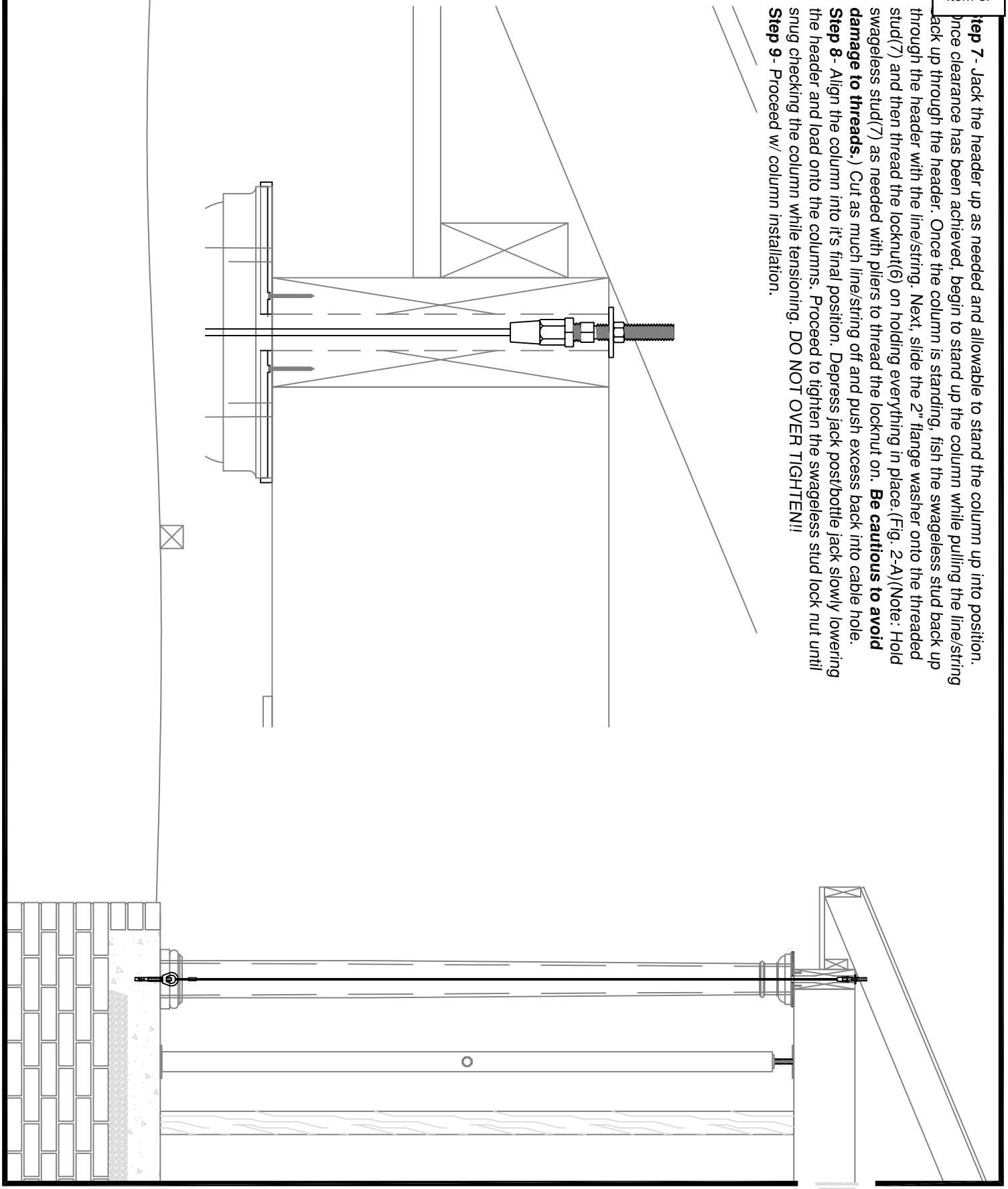
Perma-Loc™
Installation Instructions
Pg 2

Drawn By: CAG
Date: 4 May 2020
Scale: Not to Scale
Revised: -
Dwg #: Perma-Loc Installation.dwg

tep 7- *Jack the header up as needed and allowable to stand the column up into position. nce clearance has been achieved, begin to stand up the column while pulling the line/string ack up through the header. Once the column is standing, fish the swageless stud back up through the header with the line/string. Next, slide the 2" flange washer onto the threaded stud(7) and then thread the locknut(6) on holding everything in place.(Fig. 2-A)(Note: Hold swageless stud(7) as needed with pliers to thread the locknut on.* **Be cautious to avoid damage to threads.**) *Cut as much line/string off and push excess back into cable hole.*

Step 8- *Align the column into it's final position. Depress jack post/bottle jack slowly lowering the header and load onto the columns. Proceed to tighten the swageless stud lock nut until snug checking the column while tensioning. DO NOT OVER TIGHTEN!!*

Step 9- *Proceed w/ column installation.*



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Paso 1- *Identifique los centros de columna en el encabezado y use Plumb Bob para marcar los centros en el sustrato.*

Paso 2- *Verifique que el centro de anclaje de la cuña esté a 3 "como mínimo del borde exterior del sustrato antes de perforar e instalar. Configure su tope / marca de perforación si lo desea y perfore agujeros para los anclajes de cuña. Use una aspiradora o aire comprimido para limpiar el polvo y restos de agujeros. Deslice la arandela sobre el ancla de la cuña antes de enroscar la tuerca. Luego, oriente la tuerca de una manera cercana a la parte superior para que las roscas eviten daños mientras conducen el ancla hacia el concreto (Fig. 1-A) Una vez que se fijó el ancla, proceda a apretar la tuerca con una llave dinamométrica de 3/4 "o un zócalo a 40 pies-lbf. Enrosque la tuerca en el ancla de la cuña una vez que esté completa (Fig. 1-B)*

Paso 3- *Sujete el perno sin punta al lado del encabezado permitiendo que 3/4 "-1" del perno roscado (7) sobresalga por encima del encabezado. (Fig. 2-A) Luego tire del cable tenso al lado del perno sin punta para marcar el cable para corte. Envuelva el cable firmemente con cinta aislante antes de cortar el cable. Corte la cinta eléctrica y el cable con una cuchilla de corte de metal con una amoladora angular o una sierra circular.*

Paso 4- *Taladre un orificio de Ø1 "en el centro de la tapa intermitente. Luego céntrelo sobre su marca y asegúrelo al cabezal. Proceda a perforar a través del encabezado en las ubicaciones marcadas previamente. Use una broca de barrena de 1" para perforar verticalmente a través del encabezado.*

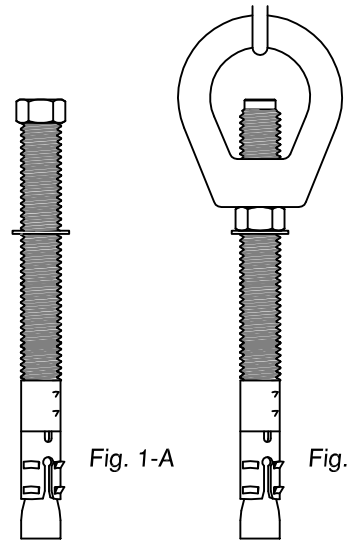
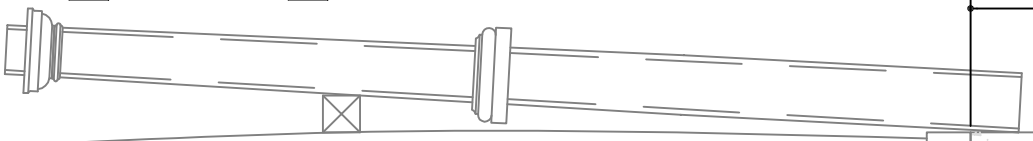
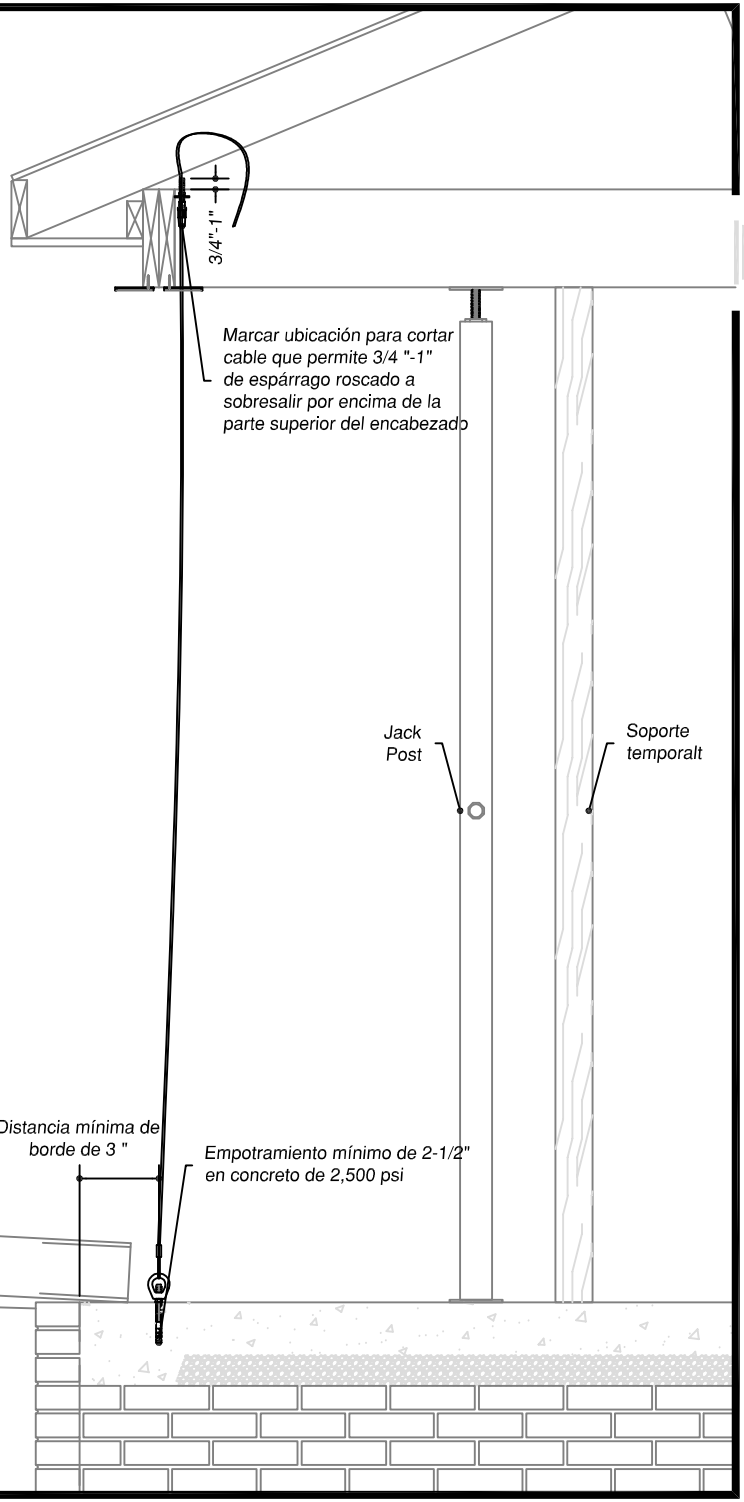


Fig. 1-A

Fig. 1-B





*****Herramientas requeridas: cinta métrica, Speed Square, lápiz, cinta aislante, línea o cuerda de mampostería, plomada, Shop-Vac o compresor de aire, taladro, taladro percutor, broca de barrena de Ø1 ", mampostería de 1/2" broca; Llaves y casquillos de 1/2 ", 5/8", 3/4 ", llave dinamométrica, llave inglesa o alicates de bloqueo de canal.******

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Perma-Loc™

Instrucciones de instalación

Pg 1

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Dwg #: Perma-Loc Installation(Esp).dwg

Item 3.

Paso 5- *Desmontar el espárrago sin estampar deslizando las piezas sobre el cable para volver a ensamblar el espárrago sin estampar al cable. el cable está envuelto. Retire lentamente el exceso de capas hasta que el cable finalmente pase a través de él.) El cable debe encajar perfectamente en la parte rebajada del perno sin ranura y el conjunto puede apretarse. Comience con la tuerca de la carcasa (1) y el hombro (4), luego apriete la tuerca de inversión (3) en contacto con la tuerca de la carcasa (1). (Fig. 2-B)* ***Apriete todo lo más que pueda.***

Paso 6- *Pase una línea / cadena de albañil hacia abajo a través de la parte superior del encabezado y átelo alrededor del perno sin presión. La cadena se volverá a tirar hacia arriba a través del encabezado mientras se coloca la columna en su lugar.*

Fig. 2-A

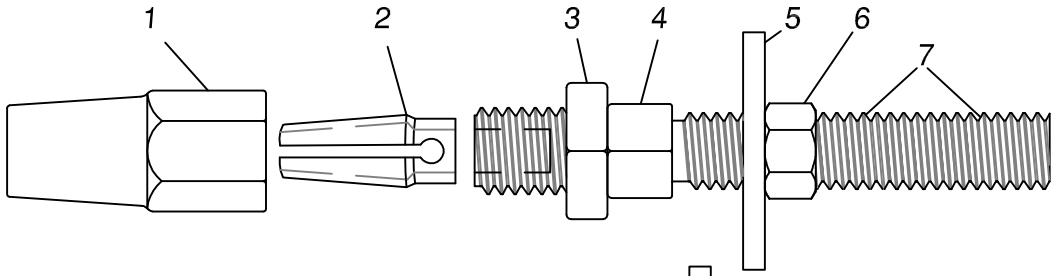
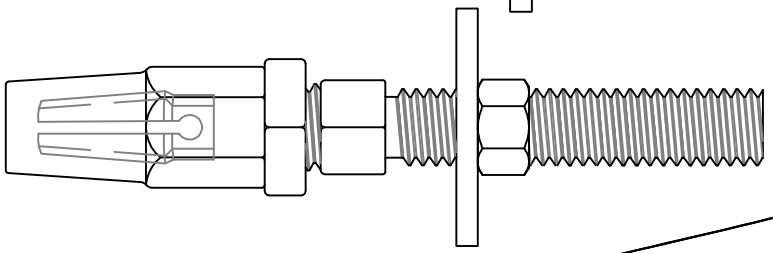


Fig. 2-B



1- Tuerca de la carcasa (llave de 5/8 ")
2- Collar
3- Tuerca de inversión (llave de 3/4 ")
4- Hombro (alicates Crescent / Channel Lock)
5- 2 "arandela de brida SS
6- Tuerca de seguridad de nylon (llave de 1/2 ")
7- Stud de hilos

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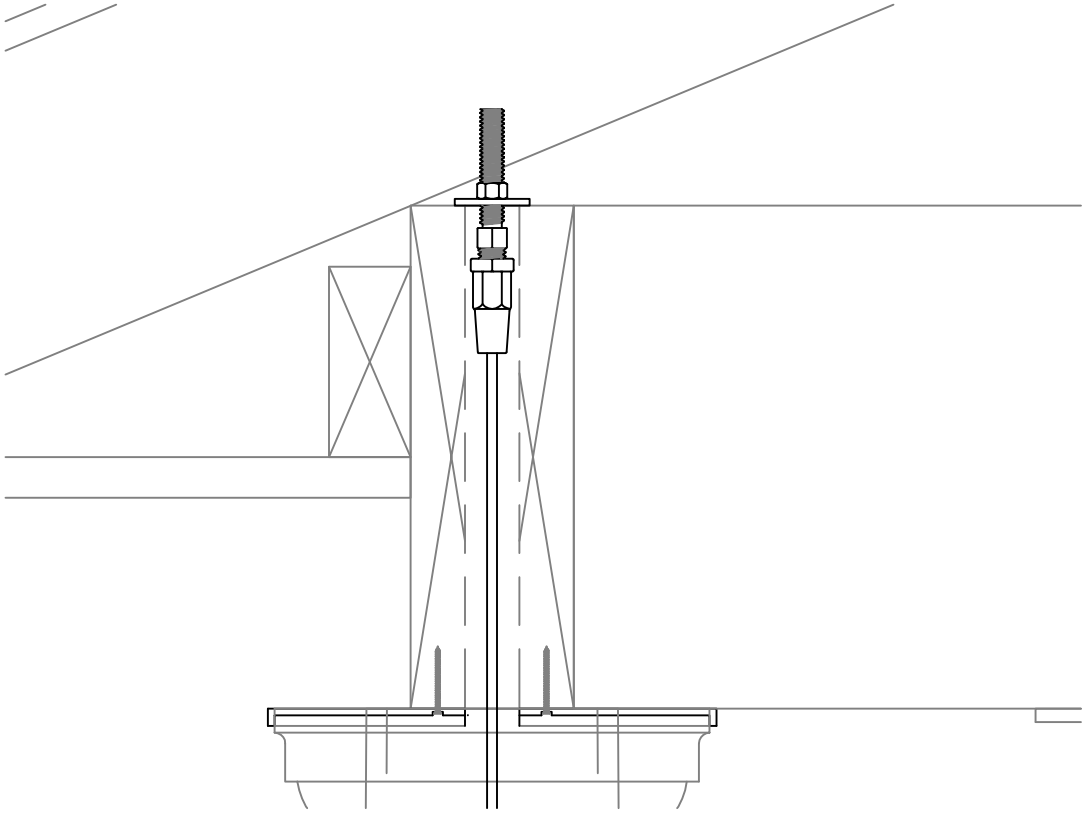
Perma-Loc™
Instrucciones de instalación
Pg 2

Drawn By: CAG
Date: 12 May 2020
Scale: Not to Scale
Revised: -
Dwg #: Perma-Loc Installation(Esp).dwg

Paso 7- Levante el encabezado según sea necesario y permita colocar la columna en su posición. Una vez que se haya alcanzado el espacio libre, comience a pararse en la columna mientras tira de la línea / cuerda hacia arriba a través del encabezado. Una vez que la columna esté en pie, pesque el espárrago sin estampación de nuevo a través del encabezado con la línea / cuerda. Luego, deslice la arandela de brida de 2 "sobre el perno roscado (7) y luego enrosque la contratuerca (6) manteniendo todo en su lugar. (Fig. 2-A) (Nota: Sujete el perno sin presión (7) según sea necesario con unos alicates para enrosque la contratuerca. Tenga cuidado para evitar dañar las roscas.) Corte la mayor cantidad de línea / cuerda y empuje el exceso nuevamente dentro del orificio del cable.

Paso 8: alinee la columna en su posición final. Presione el poste del gato / gato de botella bajando lentamente el cabezal y cárguelo en las columnas. Proceda a apretar la tuerca de seguridad del espárrago sin estampar hasta que compruebe bien la columna mientras se tensa. NO APRIETE DEMASIADO !!

Paso 9 - Continúe con la instalación de la columna.





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Instrucciones de instalación

Pg 3

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