



ARCHITECTURAL REVIEW BOARD MEETING

Thursday, September 24, 2026 at 6:30 PM

AGENDA

CALL TO ORDER.

DETERMINATION OF A QUORUM & PURPOSE STATEMENT.

APPROVAL OF MINUTES.

1. Meeting Minutes from August 27, 2026

NEW BUSINESS

2. COA 26-38: 101 Main Street

Request to construct a proposed 36 ft x 6ft privacy fence along the rear parking lot behind Warrenton Presbyterian Church

3. COA 26-41: 95 Keith Street

Request to install 4ft tall black metal fencing around the playground for child safety

4. COA 26-41: 159 High Street

Request to conduct exterior replacements and alterations such as new siding, roof shingles, upgraded entry lanterns, and new entry doorway trim

5. COA 26-47: 25 North Sixth Street

Request to conduct exterior alterations including replacement siding, roofing, windows, and porch materials, as well as a rear second story addition

UPDATES.

BOARD MEMBERS TIME.

ADJOURN.



ARCHITECTURAL REVIEW BOARD MEETING

21 Main Street

Tuesday, August 27, 2026, at 6:30 PM

MINUTES

AN OPEN MEETING OF THE ARCHITECTURAL REVIEW BOARD OF THE TOWN OF WARRENTON, VIRGINIA, WAS HELD ON AUGUST 27, 2026

Regular Meeting

PRESENT

Mr. Michael Beidler, Chair; Vice-Chair; Mr. William Hemmingson;
Mr. Tim Burch; Ms. Whitney Burgess, Preservation Planner, Casey
DeHaven, Planning Manager

PRESENT VIA ELECTRONIC MEANS

N/A

ABSENT

Mr. John Scoggin

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 July 23, 2026:

Mr. Hemmingson asked to make an edit to mark Vice Chair Wojcik as absent from the July 23rd meeting.

Mr. Hemmingson made a motion to approve

Mr. Burch seconded the motion

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

No: N/A

Abstention: N/A

UNFINISHED BUSINESS.

1. COA 2026-22: 10 Hotel Street

Ms. Burgess provided an overview of the project and a recap of what was reviewed at the July 23rd meeting.

Ms. Burgess invited the Applicant, Mr. Michael Wood, Architect, to the podium to present to the ARB.

Mr. Wood provided a separate overview of the project and recap of what was discussed during the July 23rd meeting and also discussed progress with the Historic Rehabilitation Tax Credit aspect of the project through the Virginia Department of Historic Resources.

Mr. Hemmingson asked about retaining the brick header on the enlarged window opening and asked for clarification on which South Elevation windows would be retained versus infilled.

Mr. Wojcik stated his preference to include a condition to ensure the lower level window sashes are stored in an appropriate environment after removal.

Mr. Wood stated the one-over-one light was too similar to the original so they decided to switch to a four-over-four configuration and they tried to address the additional edits as requested by the ARB at the July 23rd meeting.

Mr. Beidler asked for clarification on the height of the parapet wall.

Mr. Wood provided clarification. The parapet is 3'2" from the roof.

Mr. Beidler asked if the rooftop units will still be appropriately shielded by the extant parapet and discussed the possibility of conducting a flag test or adding a masonry belt course to the extant parapet to better shield any mechanical units.

Mr. Wood confirmed they could add another foot to the parapet to shield the units.

Mr. Beidler asked Mr. Wood to correct the drawing to reflect the increase in height of the parapet and to work with Staff to provide those drawings.

Mr. Burch asked about the height of the units.

Mr. Wood stated one is measured at 5'5" but it is tucked behind the chimney and not visible from the West side. Another unit is only 36" tall.

Mr. Hemmingson asked for clarification on phasing of framing work versus masonry work.

Mr. Wood provided clarification that framing would happen before masonry.

Mr. Wood described the edits to the front porch and staircase details.

Mr. Beidler asked if the south wall protection railing will remain the same and is the tube railing on the ramp going to remain?

Mr. Wood confirmed they will switch out any additional railings to make all new railings consistent.

Mr. Burch asked for clarification on which railing will be new and which extent railing will remain.

Ms. Burgess asked about the progress with the Tax Credits.

Mr. Beidler stated that any edits to the design as made potentially by VADHR Tax Credits would come back to Staff for Administrative review. Anything substantial would require further ARB review and approval.

Mr. Wood described the outdoor fireplace.

Mr. Beidler stated the brick fireplace shall be painted.

Mr. Wood agreed.

Mr. Wood described the chimney cap detail will be in dark bronze to match the extent dark bronze gutters. The downspout will also be dark bronze.

Mr. Beidler asked for clarification on walk-in cooler/freezer detailing from the exterior.

Mr. Burch stated his main concern was the parapet wall and stated every other detail was well-addressed and there are no additional concerns.

Mr. Hemmingson stated the edits were well done but any changes in the current scope of work will require further review and approval.

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

Vice Chair Wojcik made a motion to recommend approval of COA 2026-22 for 10 Hotel Street as written.

Mr. Burch seconded the motion.

The vote was as follows:

Ayes: 4 (Beidler, Hemmingson, Burch, Wojcik)

Nays: 0

Abstention: 0

Absent: 1 (Scoggin)

WORK SESSION

79 Main Street

Mr. Phan provided an overview of the signage they are proposing and wanted to hear the ARB's thoughts on the subject.

Mr. Beidler asked for clarification on centering the signage with the windows above and door below.

Mr. Phan confirmed the photo is AI generated and not made to scale.

Vice Chair offered additional signage options.

Ms. Burgess offered additional signage options and described the rarity of the Art Deco style within Warrenton's Historic District and this is also one of the only masonry Art Deco styles in the Town, so the inset brick diamond should be preserved and visible.

Mr. Burch agreed and stated applying signage to the awning may provide better pedestrian lines.

Mr. Phan stated an issue with the awning is that it stretches across the entire façade of the building and is shared with Warrenton Market.

Mr. Beidler offered an option to paint a logo directly on the brick, including painting over the diamonds.

Ms. Burgess stated that option would be the most cost effective and would not require a Building Permit.

Mr. Phan stated they will be utilizing an existing bracket for the hanging sign.

Ms. Burgess asked about options for light fixtures.

Mr. Beidler stated the window decals look great.

Mr. Burch asked about types of light fixtures.

UPDATES.

Ms. Burgess informed the Board that 33 Culpeper Street has addressed the enforcement issues for inappropriately installed signage.

159 High Street – Work Session for minimal façade alterations to make it more visually interesting while maintaining its Minimal Traditional architectural style.

25 North Sixth Street – Full exterior restoration coming including a rear addition and a one-car garage

Preservation Workshop on October 17th with Dominion Traditional Building Group

Brickwork Data Map

BOARD MEMBERS TIME.

Mr. Wojcik asked if any future AI generated plans can be disclosed before a meeting begins.

Mr. Hemmingson made a suggestion about the signage at 79 Main Street and asked about any progress on the Baptist Church steeple.

Ms. Burgess confirmed she is meeting with the church next week to put together a stronger grant application.

ADJOURNMENT.

Chair. Beidler moved to adjourn the meeting at 7:42, seconded by Mr. Hemmingson.

All ayes.

With no further business, this meeting was adjourned at 7:42 PM on Thursday August 27, 2026.



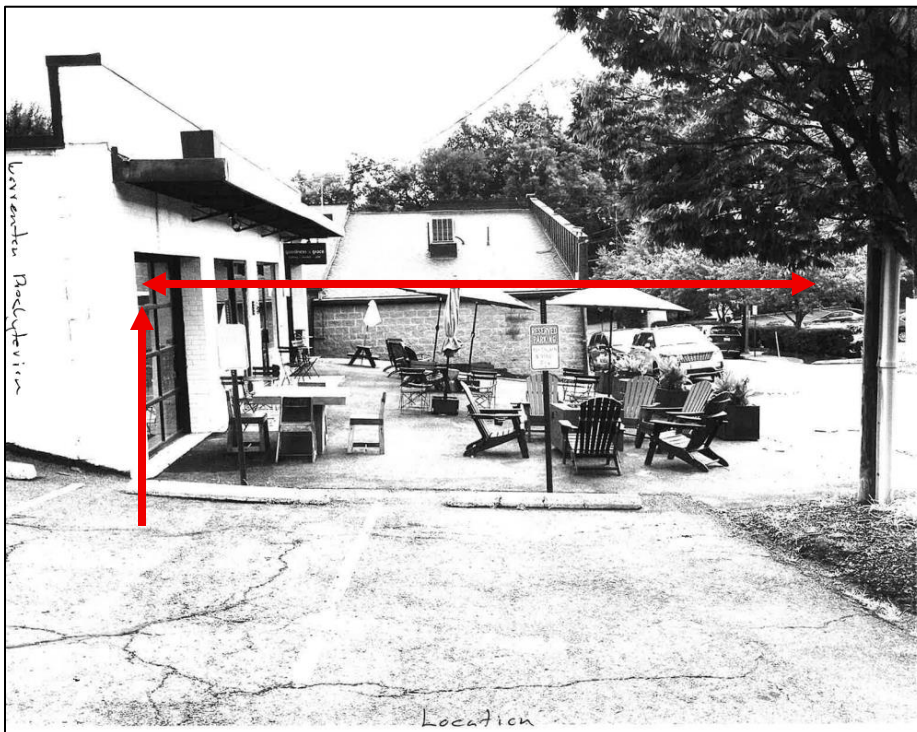
Community Development
Department

STAFF REPORT

Meeting Date:	September 24, 2026
Agenda Title:	COA 26-38 101 Main Street
Requested Action:	Construct Fence Along Rear Property Line
Department / Agency Lead:	Community Development
Staff Lead:	Whitney Burgess, Preservation Planner

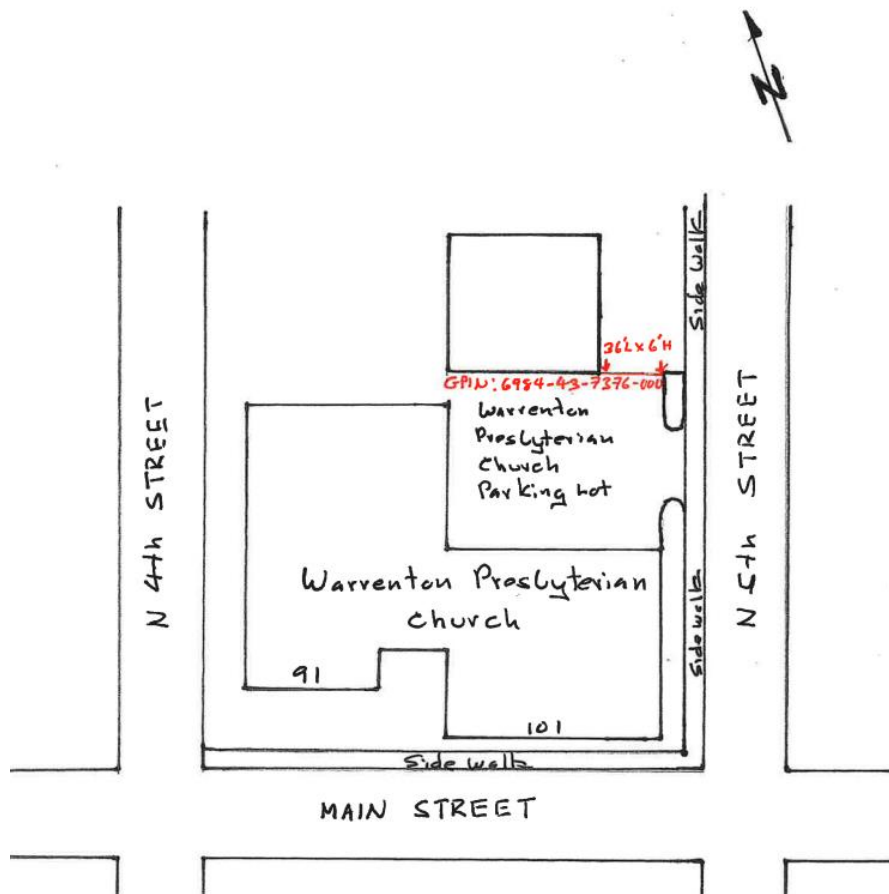
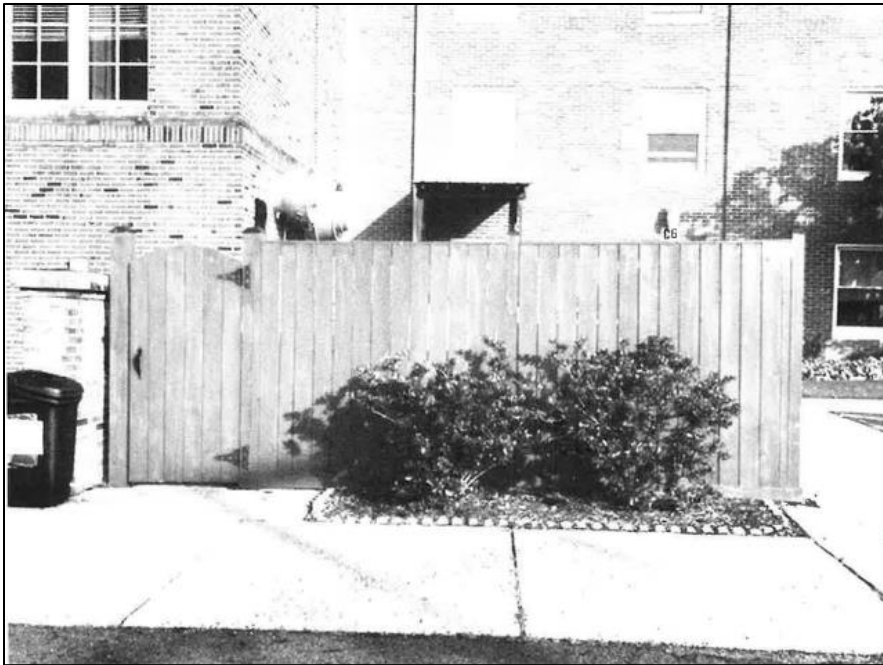
EXECUTIVE SUMMARY

The applicant, representing Warrenton Presbyterian Church at 91-101 Main Street, is requesting to construct a 36' L x 6' H wooden privacy fence at the north (rear) property line of the east parcel. The fence would extend from the edge of the west sidewalk along North Fifth Street and travel along the parking lot boundary to abut the adjacent building located at 20 North Fifth Street.



Proposed Fence Location at 101 Main Street

Example Design



BACKGROUND

The congregation of Warrenton Presbyterian Church originated in 1777, but the existing church was constructed in c.1855 and is in excellent condition. The property was used as a hospital during the Civil War. This is a good example of Greek Revival style and represents a mid-nineteenth-century high style building within the district. According to the church website, the current sanctuary and fellowship hall were added in 1999. Both of these structures are sympathetic to the historic building. One noticeable difference between the historic sanctuary and the 1999 addition is the color of the brick. The 1855 sanctuary has a traditional red brick and the brick on the 1999 addition has more of a brown tone. The building retains integrity across all criteria, falls within the district's period of significance, and contributes to the architectural character of the district. The building is recommended for further study to determine whether the history of the church does possess sufficient historical significance to qualify for individual listing in the National Register under Criterion A for religious and social, as well as its connection to the Civil War as a hospital.

DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Analysis
2. SITE DESIGN		
B. Guidelines for Fences & Walls		
2. New fences should not exceed six feet in height, or the maximum allowed by the zoning district regulations	3.8	
3. Design fencing and gates for visual interest in addition to function; choose appropriate materials such as stone, brick, cast stone, rusticated concrete block, cast cement, wood, iron, steel, or metal wire	3.8	
4. For wooden stockade fences, avoid simplicity. Design with architectural details such as capped posts, pointed or shaped boards, varied board heights, or scalloped sections, for example. The rails should face the interior lot. Pressure treated lumber is acceptable but stained or painted is recommended.	3.8	
Best Practices		
For fences and walls between properties, permission and approval of the adjoining owner should accompany the Architectural Review Board application for review consideration	3.8	

STAFF RECOMMENDATION

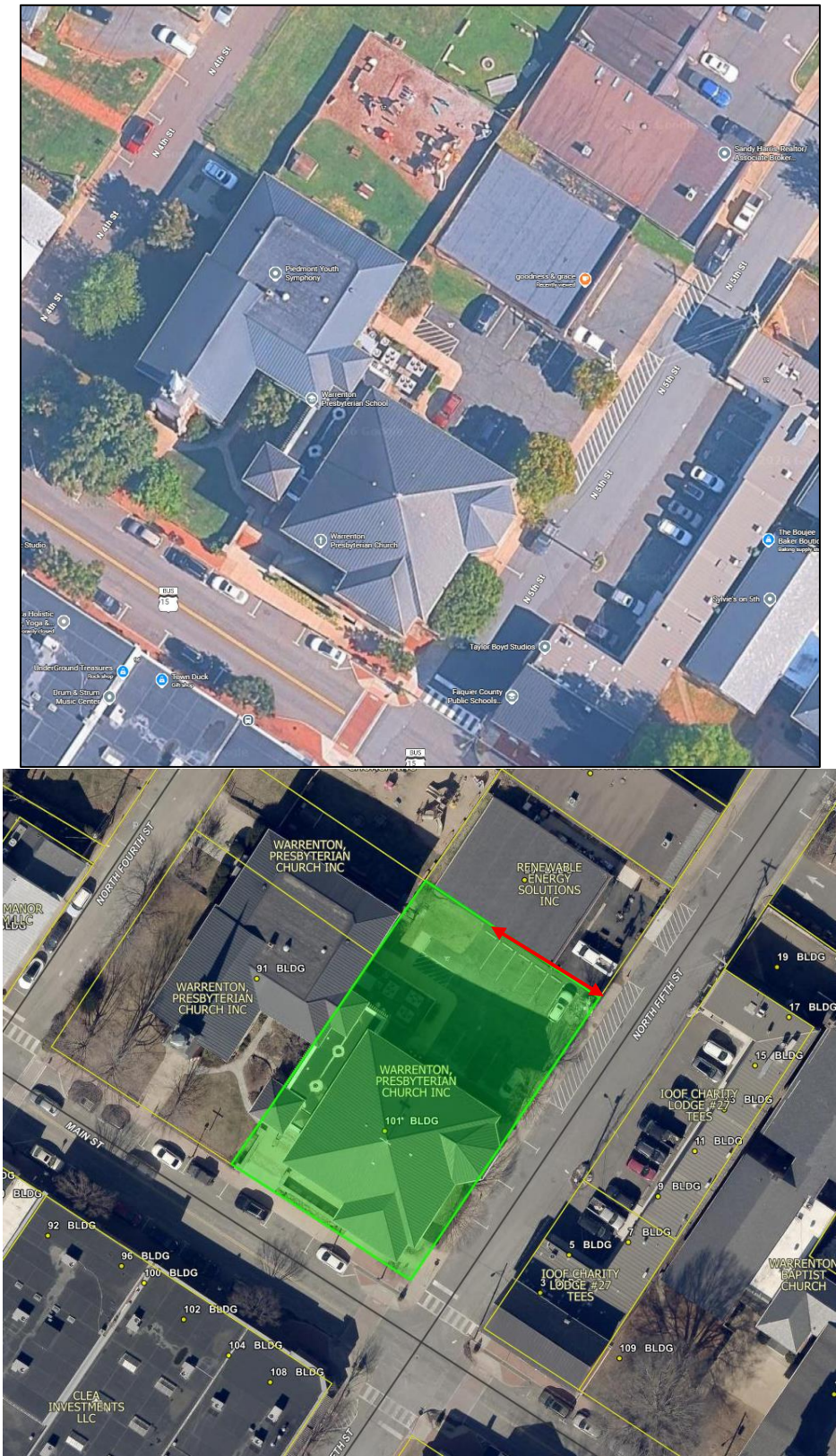
Staff recommends approval of Certificate of Appropriateness 26-38 for the request to construct a wooden privacy fence along the rear property line at 101 Main Street, as described and depicted in the application and plans, provided the following conditions are met:

- 1) All necessary permits are acquired; and
- 2) The fence should be stained or painted; and
- 3) Fence height cannot exceed 6 ft tall, per Zoning Ordinance 2-19.1

ATTACHMENTS

1. Attachment A- Photos and Plans
2. Attachment B- Draft Motion

Vicinity Map



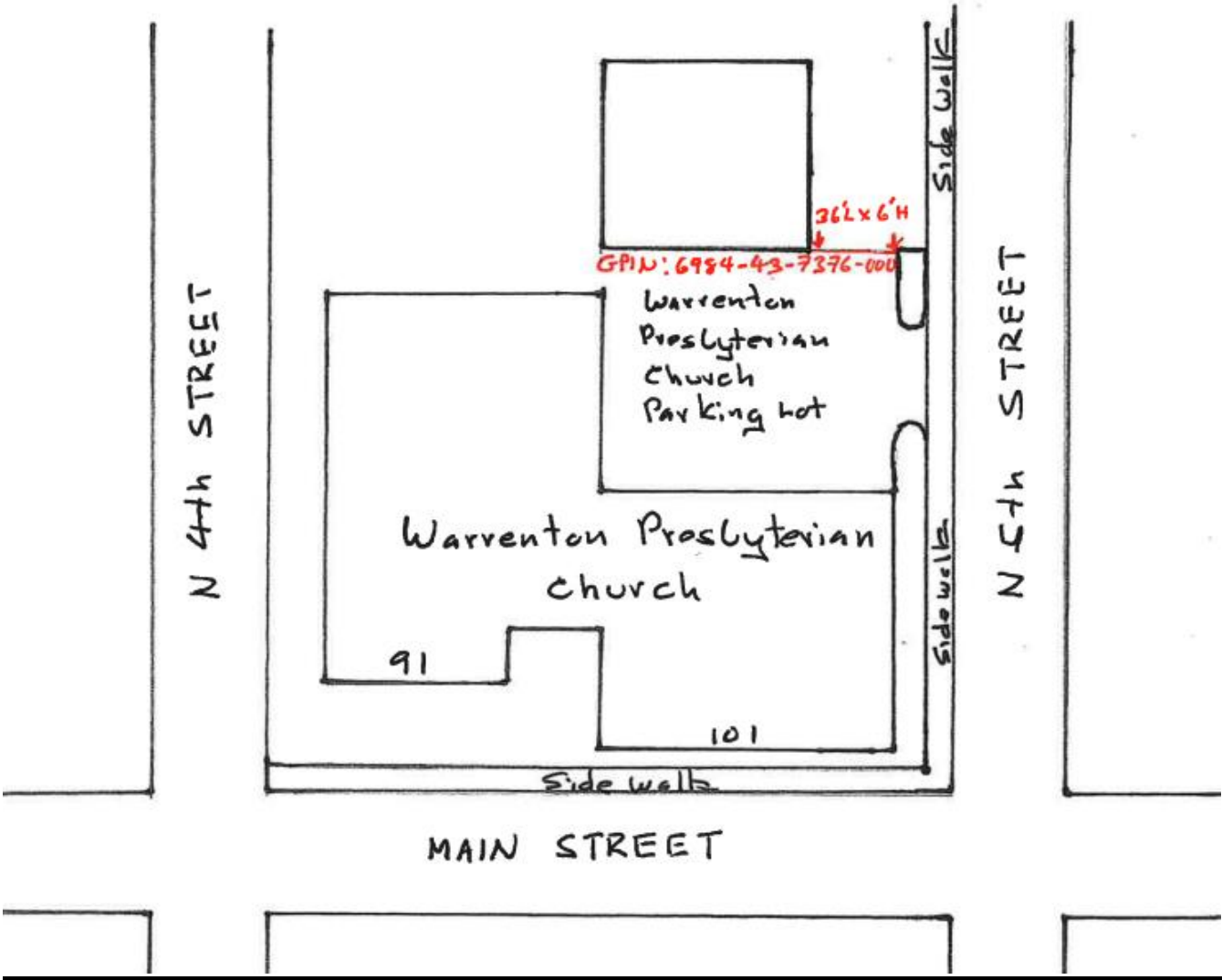
Street View



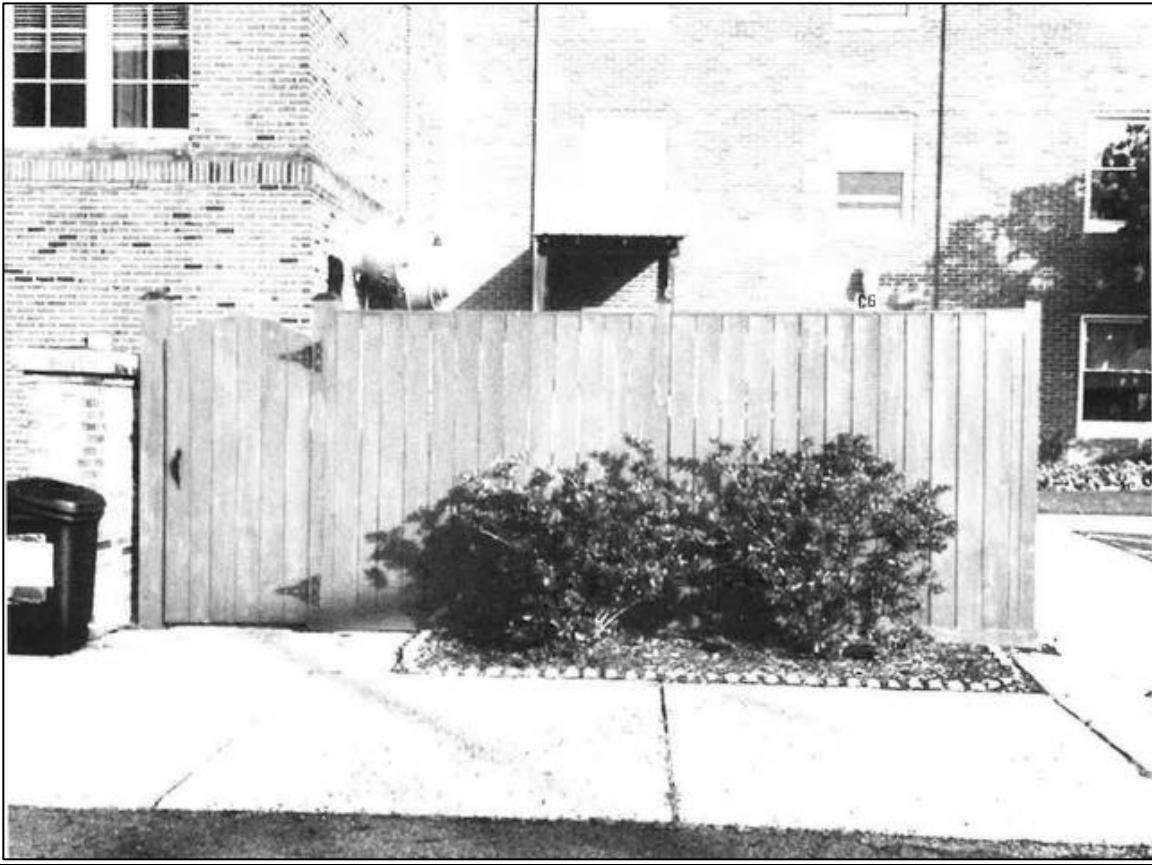
Street View



Proposed Project Location



Proposed Design



ARCHITECTURAL REVIEW BOARD
 CERTIFICATE OF APPROPRIATENESS COA #26-38

September 24, 2026

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness #26-38** for the proposed 36' x 6' privacy fence at **101 Main Street** with the following conditions:

1. All necessary permits are acquired; and
2. The fence should be stained or painted; and
3. Fence height cannot exceed 6 ft tall, per Zoning Ordinance 2-19.1

Motion to Approve By: NAME

Seconded By: NAME

For: # Against: # Abstained: #



Community Development
Department

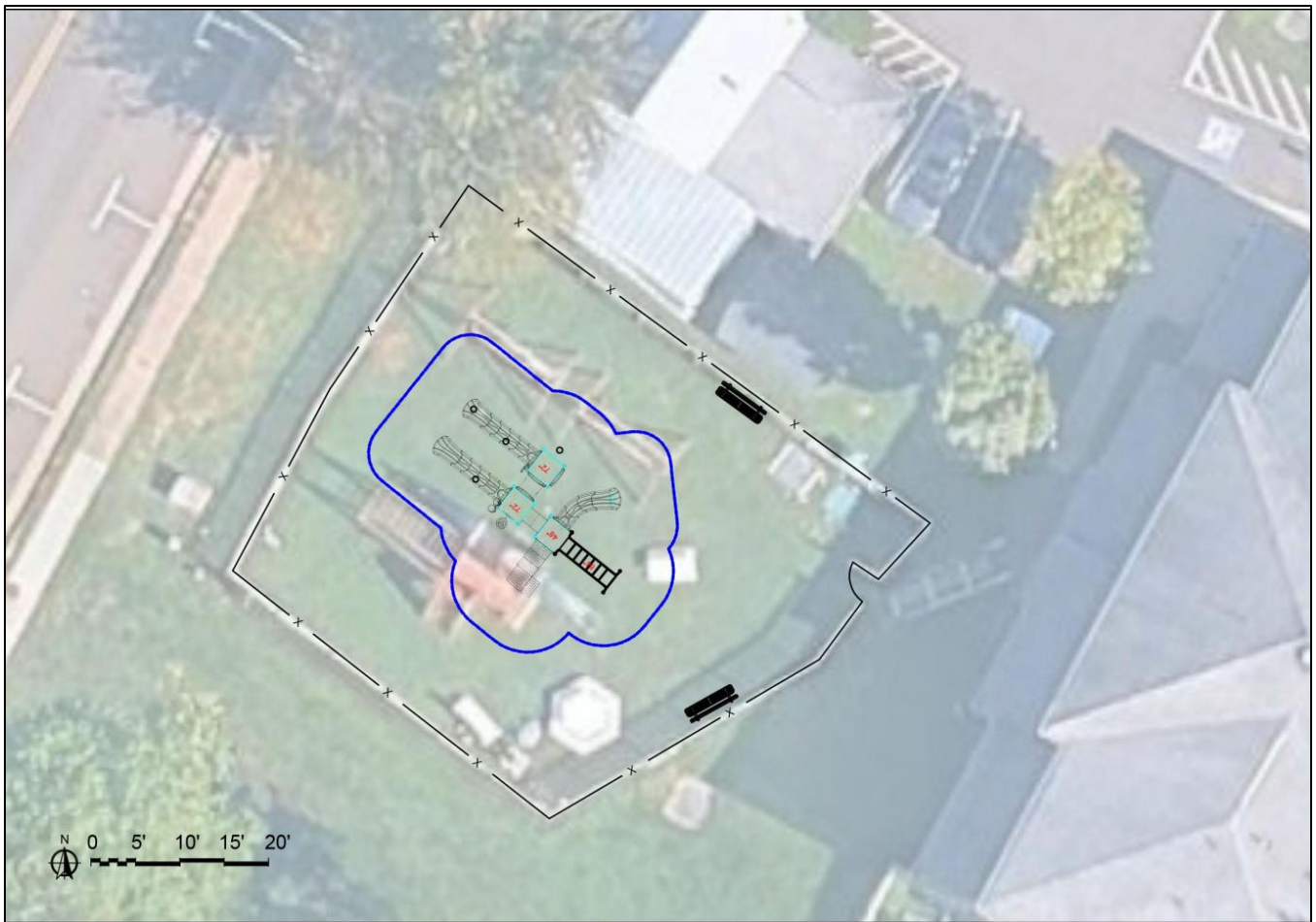
STAFF REPORT

Meeting Date:	September 24, 2026
Agenda Title:	COA 26-41 95 Keith Street
Requested Action:	New 4' metal safety fence around the playground
Department / Agency Lead:	Community Development
Staff Lead:	Whitney Burgess, Preservation Planner

EXECUTIVE SUMMARY

The applicant, Fauquier Family Shelter Services, is requesting to install a 4' tall black metal fence around their playground area to ensure child safety. This new fence would replace a preexisting fence that was removed for recent playground landscaping and equipment upgrades. The fence will round out the overall amenity improvement project. Although the proposed fence design meets Historic District Guidelines, the scale is just over the maximum height allowed for Admin Approval by Staff (3.5'), so ARB review is required.





BACKGROUND

Fauquier Family Shelter Services, located at 85-95 Keith Street, is situated on a moderately-sized rectangular lot on the southeast side of Keith Street. The circa 1909 house is minimally set back from the road and features a very small grass lawn in the front. An asphalt driveway immediately adjacent to the northeast of the dwelling provides access to the rear of the property and a large, modern secondary dwelling to the east. A playground area stretches between the adjacent road, original house, and secondary building. The property has served as a family shelter facility since at least 1999.



Example Fencing

DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	Analysis
2. SITE DESIGN		
B. Guidelines for Fences & Walls		
2. New fences should not exceed six feet in height, or the maximum allowed by the zoning district regulations	3.8	
3. Design fencing and gates for visual interest in addition to function; choose appropriate materials such as stone, brick, cast stone, rusticated concrete block, cast cement, wood, iron, steel, or metal wire	3.8	
4. For wooden stockade fences, avoid simplicity. Design with architectural details such as capped posts, pointed or shaped boards, varied board heights, or scalloped sections, for example. The rails should face the interior lot. Pressure treated lumber is acceptable but stained or painted is recommended.	3.8	
Best Practices		

Historic District Guideline	Page No.	Analysis
For fences and walls between properties, permission and approval of the adjoining owner should accompany the Architectural Review Board application for review consideration	3.8	

STAFF RECOMMENDATION

Staff recommends that the request to construct new metal fencing for child safety around the existing playground area should be approved with the following conditions:

1. All necessary permits are acquired; and
2. Fence height cannot exceed 6 ft tall, per Zoning Ordinance 2-19.1

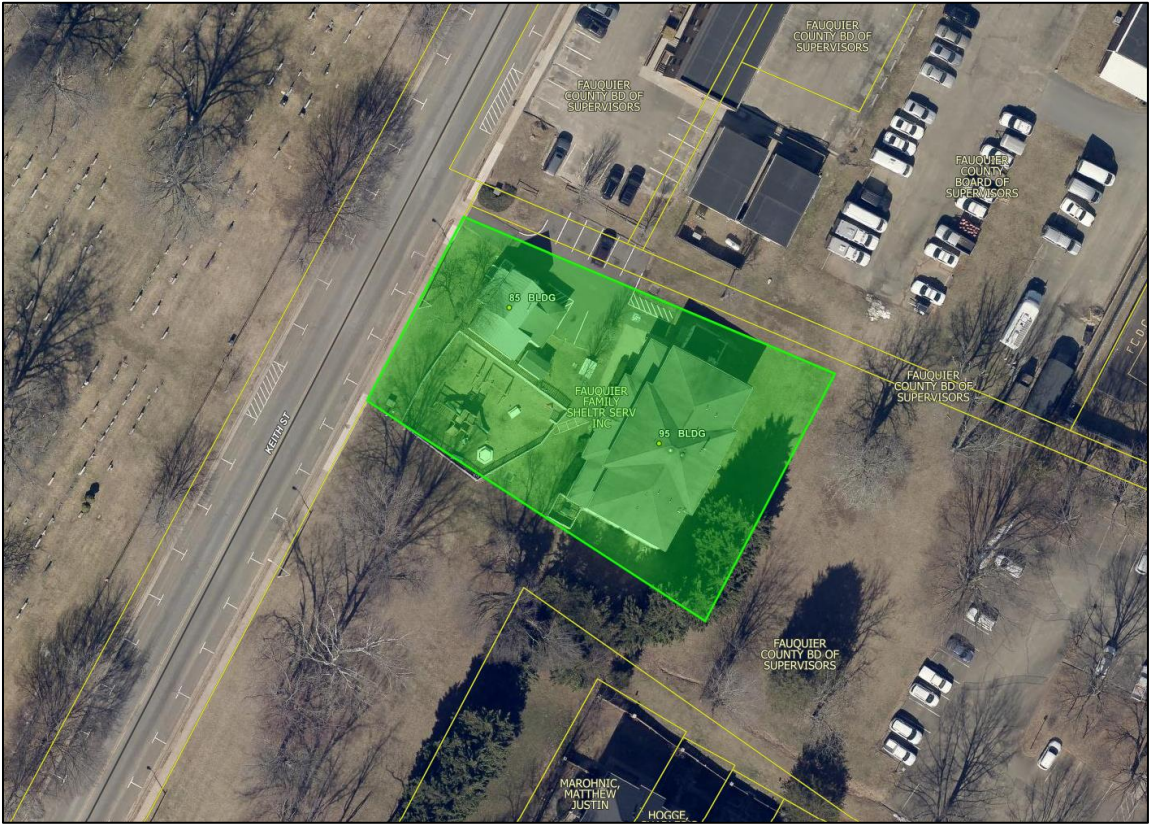
ATTACHMENTS

1. Attachment A- Photos and Plans
2. Attachment B- Draft Motion

ATTACHMENTS

3.

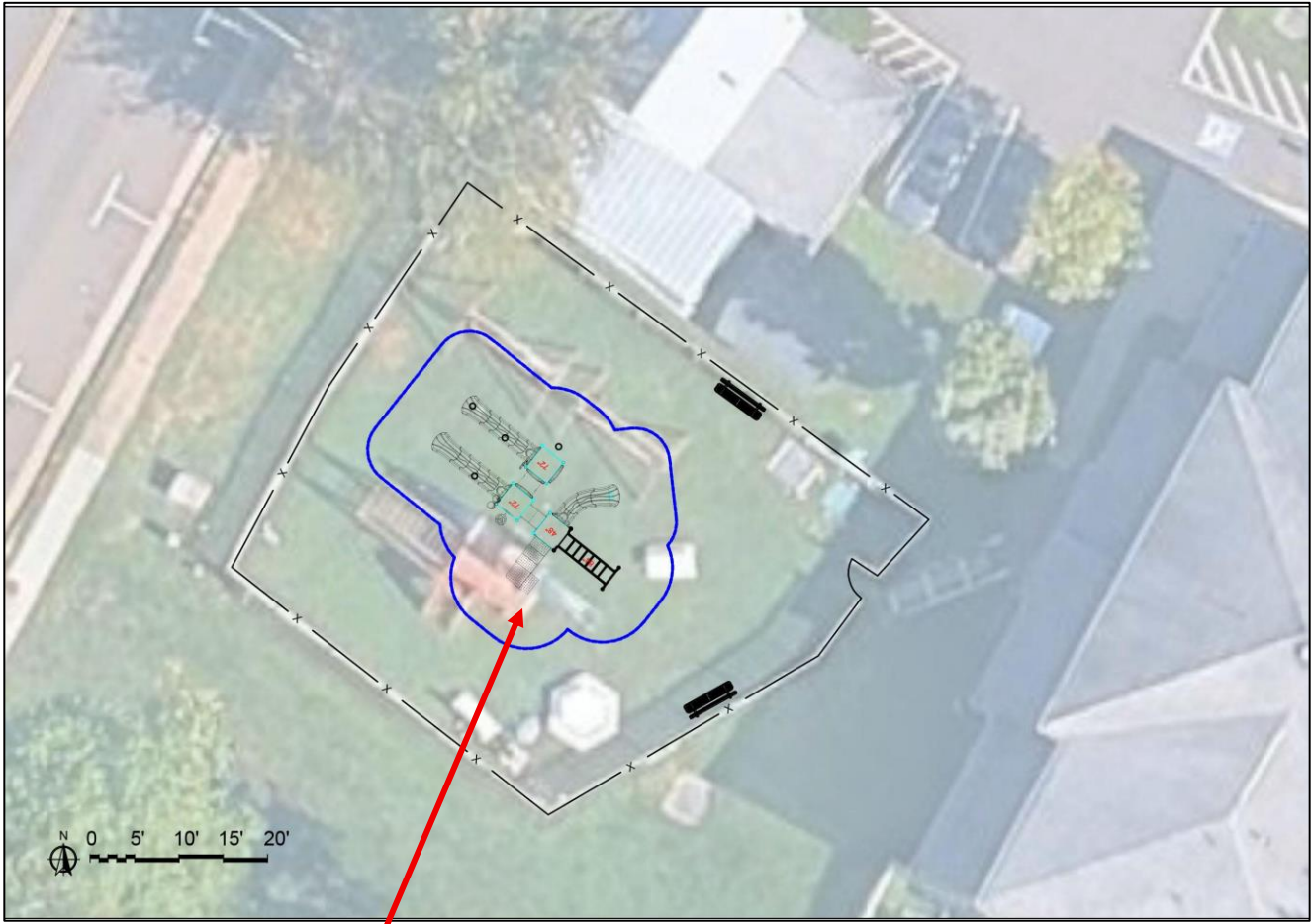
Vicinity Map



Street View



Proposed Project Location



Recently upgraded playground equipment

PLAYGROUND EQUIPMENT

RIDGE RACER COMMERCIAL
PLAY SYSTEM

Quantity: 1
SKU: WKP35-00012
Use Zone: 46'X 29'
Age Group: 5 to 12 Years
Color: Primary



6' ULTRALEISURE STANDARD
BENCH WITH BACK

SKU: B6WBULP
Quantity: 2
Color: Blue



New fencing will replace previous in same location

Previous Fencing



Proposed Design





Beitzell Fence Co
16351 Lee HWY
Gainesville, VA 20155 USA
+17037540011
www.beitzellfence.com

Estimate

ADDRESS
Fauquier Family Shelter 95 Keith Street Warrenton, Va 20186

ESTIMATE #	DATE	EXPIRATION DATE
147912	04/07/2026	04/14/2026

SALES REP
Bruce Silvernale

SIGNATURE

ACTIVITY	AMOUNT
Remove and haul approximately 210' of existing fence and gate material. Posts cut below grade and covered.	650.00
RESIDENTIAL STEEL Furnish and install approximately 210' of 4' tall black steel fence. Manufacturer: Iron World Model: 3- rail Aberdeen	7,700.00
Furnish and install (1) 4' wide single. Gate to have 20" Magna latch and heavy duty TRU-Close hinges. Gate to open in.	
Post holes dug to a depth of approximately 24"	
All posts set in approximately 80 lbs. of dry packed concrete.	
Fence Posts to be 2" x 2" 16 gauge steel. Gate posts to be 2" x 2" 14 gauge steel. Pickets size to be 5/8". Rails are 15 gauge steel U channel measuring 1 1/4" x 1 1/16" x 1 1/4". ***Promotional Discount.	-200.00

ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS COA #26-41

September 24, 2026

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness #26-41** for the proposed new metal safety fence around the playground at **95 Keith Street** with the following conditions:

- 1.All necessary permits are acquired; and
- 2.Fence height cannot exceed 6 ft tall, per Zoning Ordinance 2-19.1

Motion to Approve By: NAME

Seconded By: NAME

For: # Against: # Abstained: #



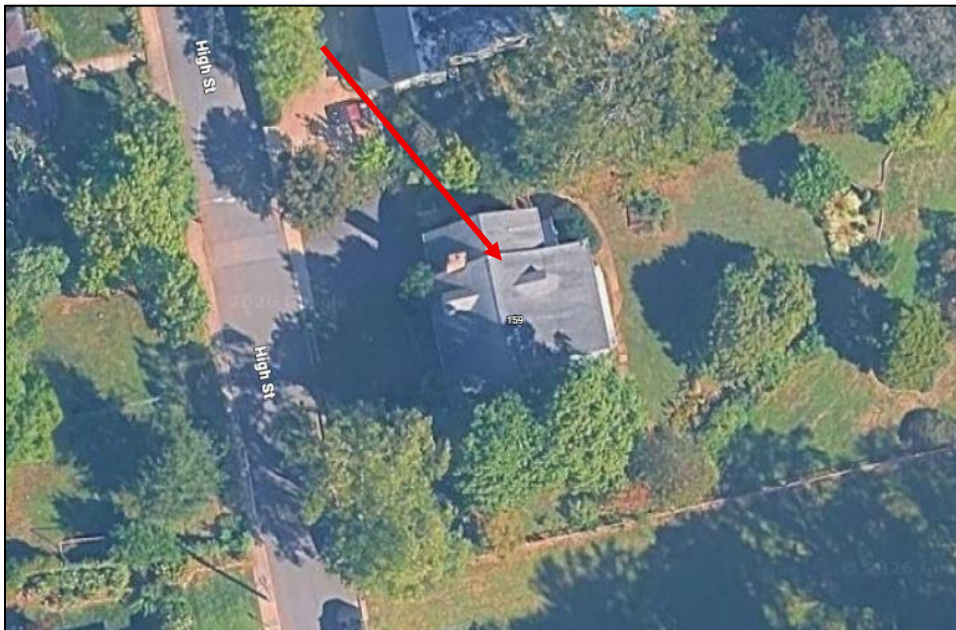
Community Development
Department

STAFF REPORT

Meeting Date:	September 24, 2026
Agenda Title:	COA 26-46 159 High Street
Requested Action:	Proposed Roof and Siding Replacements, Exterior Alterations
Department / Agency Lead:	Community Development
Staff Lead:	Whitney Burgess, Perseveration Planner

EXECUTIVE SUMMARY

The applicant previously had a Work Session with Staff and Chair Beidler on August 21, 2026, to discuss the proposed project, which includes the replacement of exterior Masonite siding with hardi plank and the recladding of the roof with new asphalt shingles, as well as façade alterations such as the removal of decorative shutters, the replacement of existing exterior lanterns, and the addition of new moldings/pilasters around the central entry. Although common to Minimal Traditional and Cape Cod style residences from the mid-twentieth century, the non-operational wood shutters are not a significant characteristic so their removal will not impact the overall integrity of the resource. Additionally, the application of simple wood pilasters and a flat crosshead above the entry would be a sympathetic alteration to the historic type and style while adding architectural interest to the facade. The stone and concrete stoop will also be repaired. The applicant has proposed polyurethane trim work and pilasters around the entry but real wooden products would be preferred.





Current Façade



Proposed Façade (AI Rendering- Not to Scale)

BACKGROUND

The one-and-a-half story Cape Cod Cottage at 159 High Street was constructed in 1966 for Mr. and Mrs. Tom Frost by architect Washington Reed. Mr. Frost owned the Ford dealership in Warrenton during the 1950s-1960s, held membership in the VA House of Delegates, and served as President of the VA chapter for the American Automobile Association (AAA). A wing of the Fauquier County Hospital is named for Mr. Frost, was passed in 1969. The house remained in the Frost family until the 1990s.

The Cape Cod Cottage has rectangular form on a continuous concrete block foundation and a side-gable roof framed by two gabled dormers. The three-bay façade faces southwest with a central entry and paired sash windows. A massed exterior end brick chimney rises between the northwest elevation and the one-car garage which extends under a secondary gable roof. The Masonite siding is discontinued, making an in-kind replacement costly, if possible. The Masonite siding is not original to the house and likely replaced original wood or aluminum siding in the 1980s. The sash windows appear to be circa 2000.

This property is used as an example for Minimal Traditional style architecture in our HD Guidelines.

DESIGN GUIDELINE CONSIDERATIONS

Historic District Guideline	Page No.	
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	
3. Building Components		
A4. Foundations & Walls : Trim, Decoration, & Siding		
1. Identify, preserve, and retain all original 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	
4. If using the same kind of material is not technically feasible, then a compatible substitute material may be considered. The following materials have been used successfully in the past: wood composite materials (including extruded wood composites) and fiber cement siding that is historically appropriate in texture and profile, is used in limited applications, and is applied on non-primary facades. Alternate materials may be considered if there are inherent flaws in the original materials, and/or if code requirements prompt a change.	3.19	
B. Windows & Doors		
7. Design new windows, doors, and other elements to be compatible with the original building.	3.21	
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	
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 material 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	

STAFF RECOMMENDATION

Staff recommends approval for the proposed exterior alterations as they do not negatively impact on the overall integrity of the resource and fit within the typical appearance for mid-20th century Cape Cod style cottage dwellings. The following conditions for approval are recommended:

1. All required permits are acquired; and
2. Although color choice is not enforced within the district, maintaining a high contrast between siding and trim color is an important facet of the overall style; and
3. In lieu of polymer products, real wooden pilasters and trim work should be utilized for the new entry detailing; and
4. The overall simplicity in form and style of the historic resource should be maintained because the property serves as an example for Minimal Traditional architecture within the historic district; and
5. Any further design changes beyond the scope presented in the application may require a new COA and additional review.

ATTACHMENTS

1. Attachment A- Photos and Plans
2. Attachment B- Draft Motion Sheet

Vicinity Map



Street View



Existing Facade



Proposed Design (AI Rendering)



Proposed Materials



SHOP LABOR DAY SALE >

Labor Day

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24.3 in. 3-Light Black Motion Sensing Dusk to Dawn Large Outdoor Wall Lantern Scone Light with Clear Glass

★★★★★ (12) Questions & Answers (9)

SPECIAL BUY \$116⁰⁰ ~~\$200.00~~ Save \$84.00 (42%) ⓘ

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[Apply for a Home Depot Consumer Card](#)

- 24.3 in 3-Light Large Outdoor Wall Lantern
- Dusk-to-Dawn & Motion Sensor
- Durable Metal Frame
- [View More Details](#)

Fixture Color/Finish: **Black**





Replacement shingles



white half round gutters

Unit Detail

Item: 0002: Pr Pilaster 7" X 102"

Location:



Exterior View

Pr Pilaster 7" X 102"

Configuration Options [Hide](#)

- **Product Category:** Fypon Moulded Millwork
- **Manufacturer:** Fypon Moulded Millwork
- **Product Type:** Window/Door Trim
- **Window/Door Trim Sub Type:** Pilaster
- **Window/Door Trim Item:** Fluted w/ Plinth
- **Trim Size:** 7" x 102"
- **Model:** PIL7X102
- **Product Material:** Polyurethane

Item: 0004: Large Door Crosshead 58" X 18 1/4"

Large Door Crosshead 58" X 18 1/4"



Exterior View

Configuration Options [Hide](#)

- **Product Category:** Fypon Moulded Millwork
- **Manufacturer:** Fypon Moulded Millwork
- **Product Type:** Window/Door Trim
- **Window/Door Trim Sub Type:** Crosshead
- **Window/Door Trim Item:** Large Door Crosshead
- **Window / Door Trim Width:** 58" X 18 1/4"
- **Model:** LDCH58X18
- **Product Material:** Polyurethane
- **Overall Width:** 67-1/2"
- **Top Width:** 67-1/2"
- **Bottom Trim Width:** 60-1/2"
- **Finish:** Unfinished

ARCHITECTURAL REVIEW BOARD
 CERTIFICATE OF APPROPRIATENESS COA #26-46

September 24, 2026

MOTION TO APPROVE

I move to approve the application for **Certificate of Appropriateness #26-46** for the proposed façade alterations at **159 High Street** with the following conditions:

1. All required permits are acquired; and
2. Although color choice is not enforced within the district, maintaining a high contrast between siding and trim color is an important facet of the overall style; and
3. In lieu of polymer products, real wooden pilasters and trim work should be utilized for the new entry detailing; and
4. The overall simplicity in form and style of the historic resource should be maintained because the property serves as an example for Minimal Traditional architecture within the historic district; and
5. Any further design changes beyond the scope presented in the application may require a new COA and additional review.

Motion to Approve By: NAME

Seconded By: NAME

For: # Against: # Abstained: #



Community Development
Department

STAFF REPORT

Meeting Date:	September 24, 2026
Agenda Title:	COA 26-47
Requested Action:	Proposed exterior alterations, porch reconstruction, rear addition, and new garage outbuilding
Department / Agency Lead:	Community Development
Staff Lead:	Whitney Burgess, Preservation Planner

EXECUTIVE SUMMARY

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 to add a third dormer to the 1.5-story roofline, and cut a new doorway where the faux-door (decorative) is now. 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 and possibly an extra doorway 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 balance needs to be struck here between the historic guidelines and functionality for new tenants to bring this resource back into residential use.

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	

STAFF RECOMMENDATION

The plan set has some errors and typos and design components that could use clarifications. The only matter to waffle over is the addition of the third dormer and the door/window across the original portion of the façade (1.5 story). It would not be an adverse effect and would complement the existing symmetry, but it will alter the fenestration pattern. If those items are not deal breakers for any ARB members, I recommend conditional approval with the following stipulations:

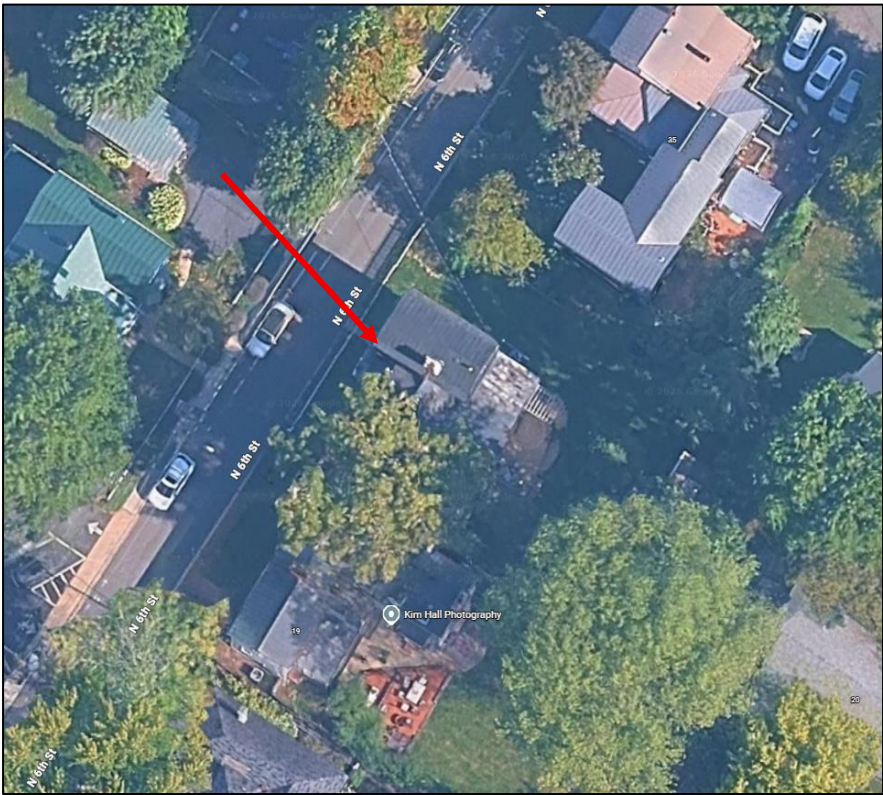
1. All required permits must be acquired; and
2. An updated plan sheet showing accurate depiction of existing architectural details and proposed details across the façade is submitted for final review; and
3. The new second-floor addition must extend southeast from the rear of the existing one-and-a-half 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. 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
6. The existing stone and brick foundations should be maintained and unpainted, and the proposed new brick foundation for the front stairs should be visually distinguishable from the adjacent historic brick foundation; and
7. The proposed new garage building should be constructed with a simple style and massing to distinguish historic from new materials; 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



Street View



Proposed (AI Rendering)



Site Photos





^Approx. Addition Location/size

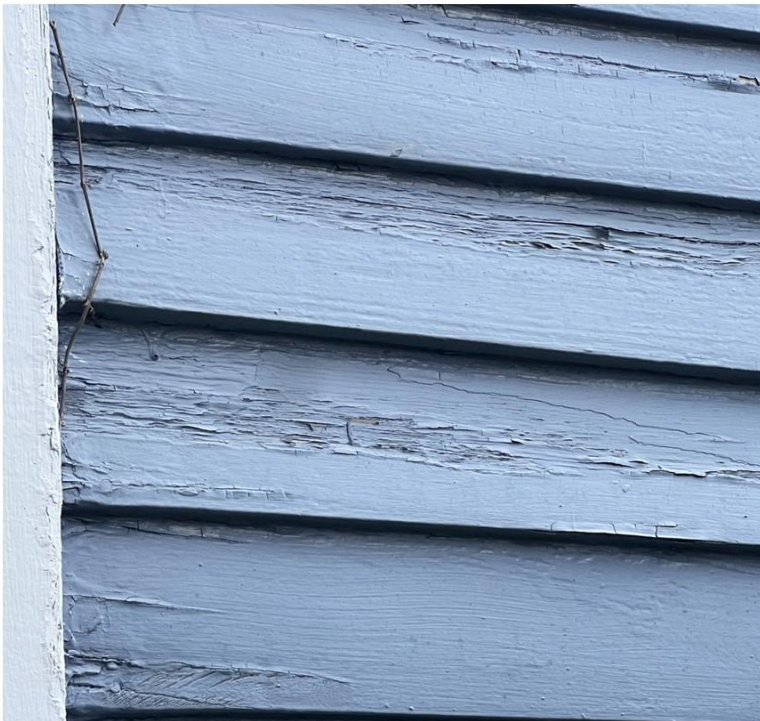


^Location for proposed garage outbuilding

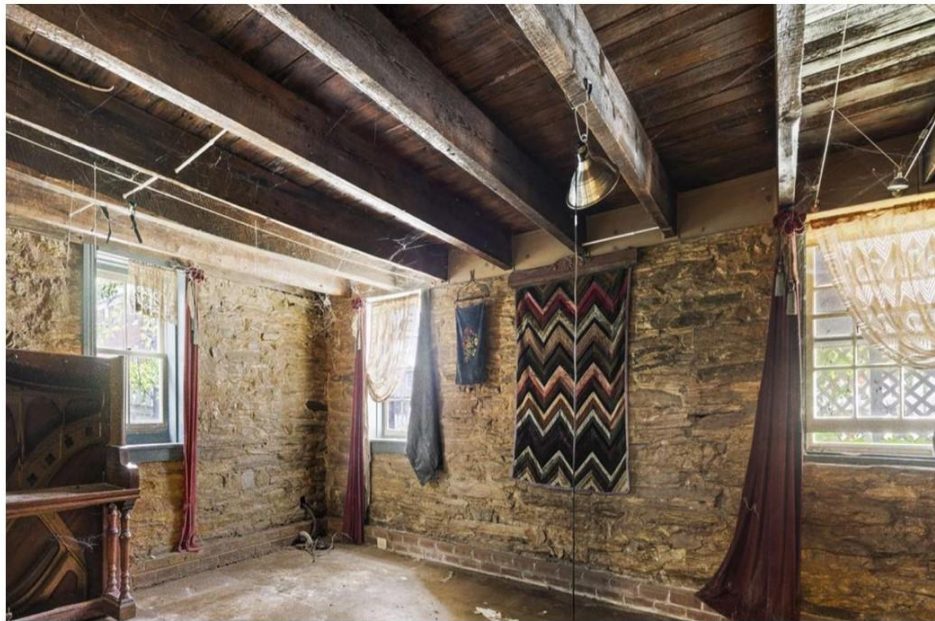
Conditions



Current
Front Porch



Siding soft
w/ woodrot
throughout

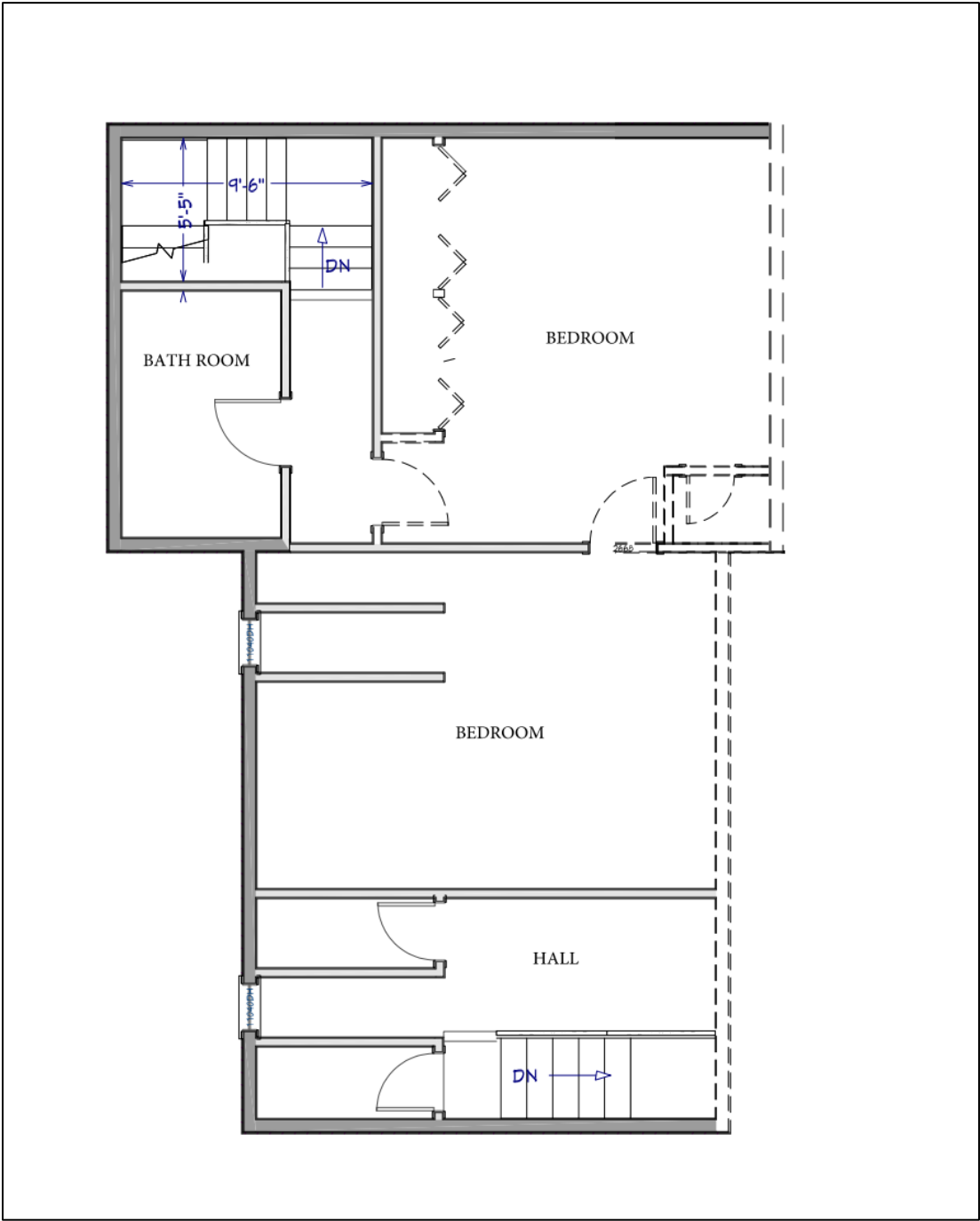


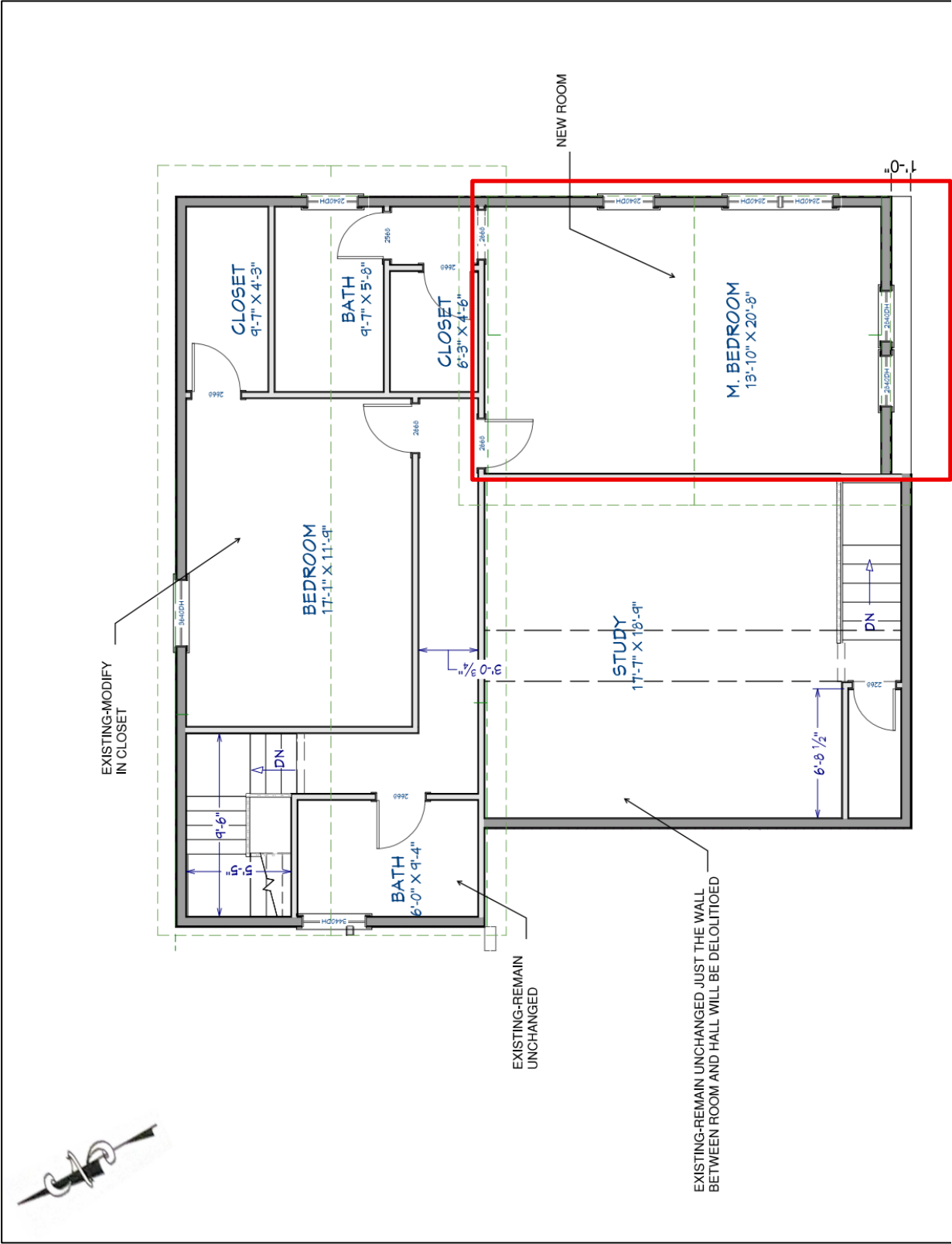
Mix-matched window w/ soft wood rot throughout



Proposed Design (Second Floor Plans)

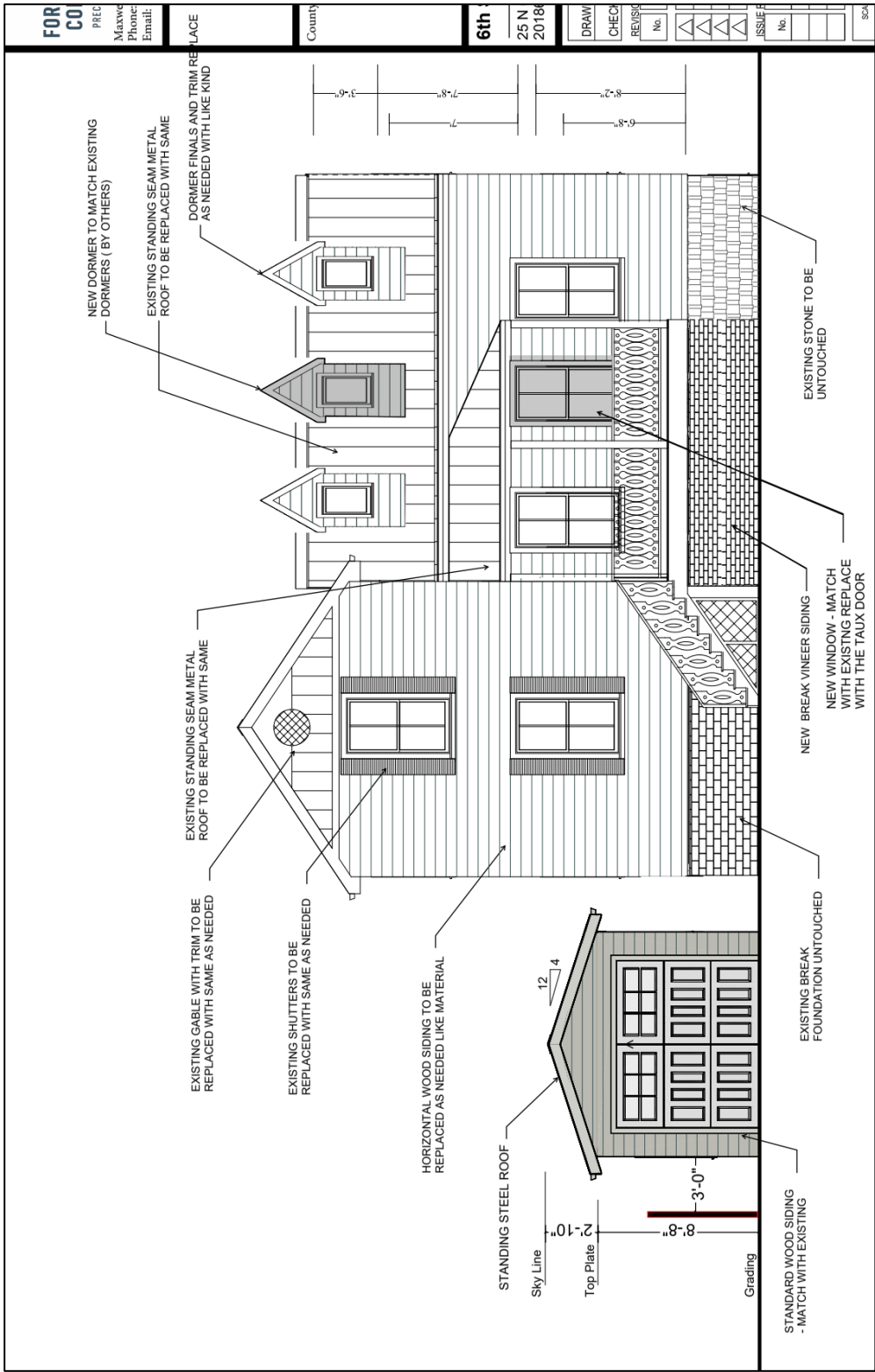
- Existing Walls - Remain Unchanged
- Existing Walls - To be Demolished

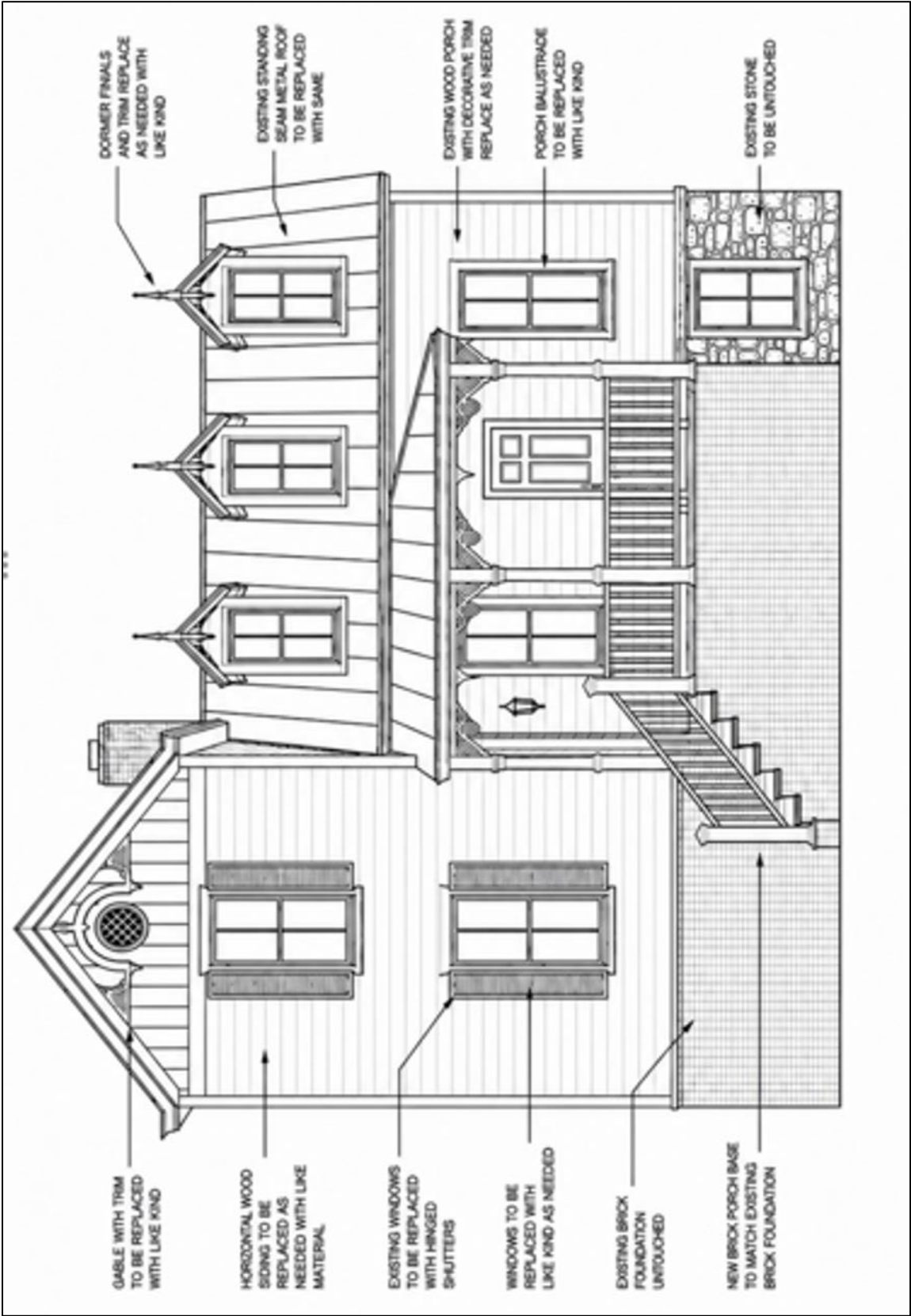




Addition

Proposed Designs (Facade)

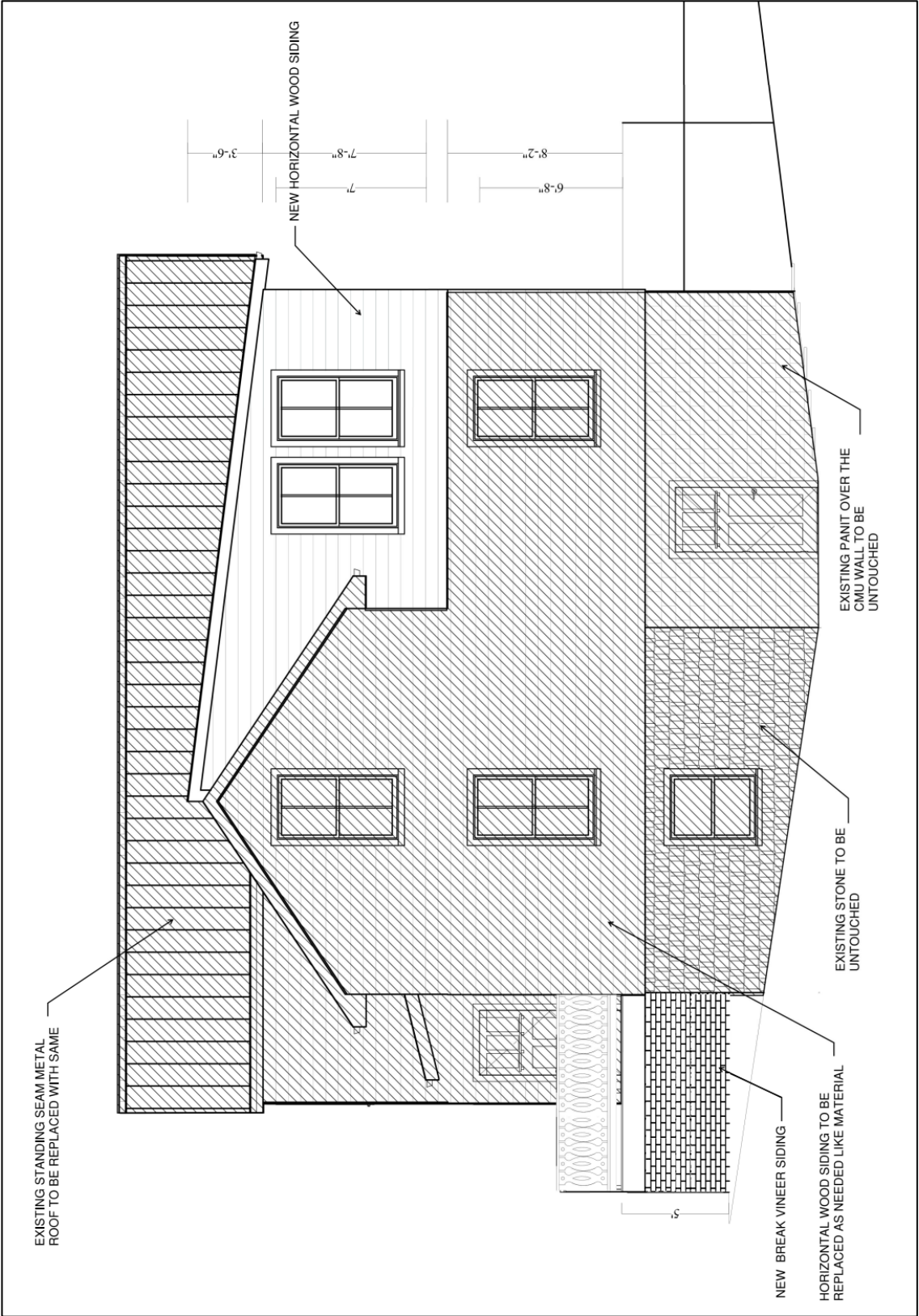




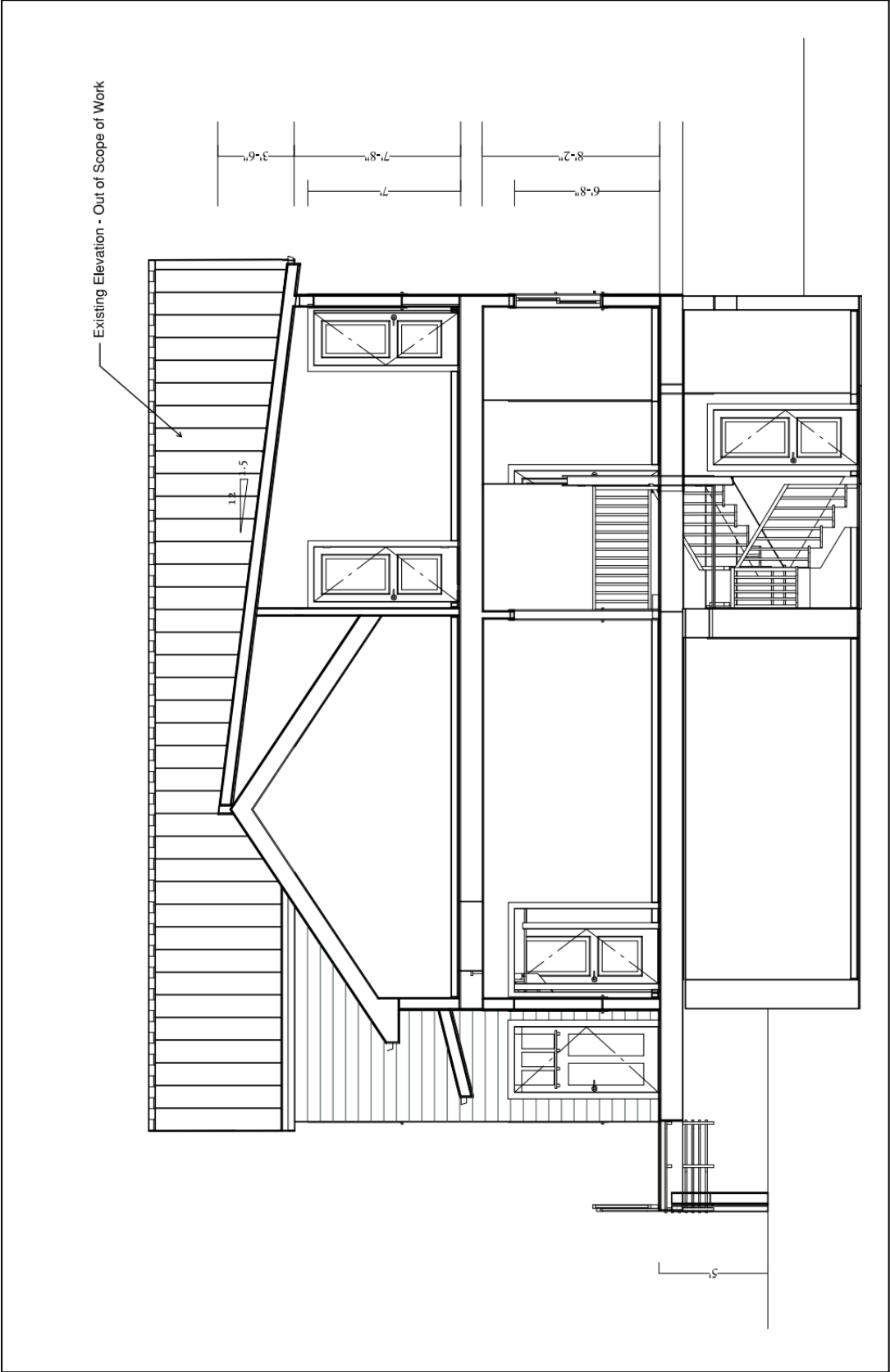
Proposed Design (Rear Elevation)



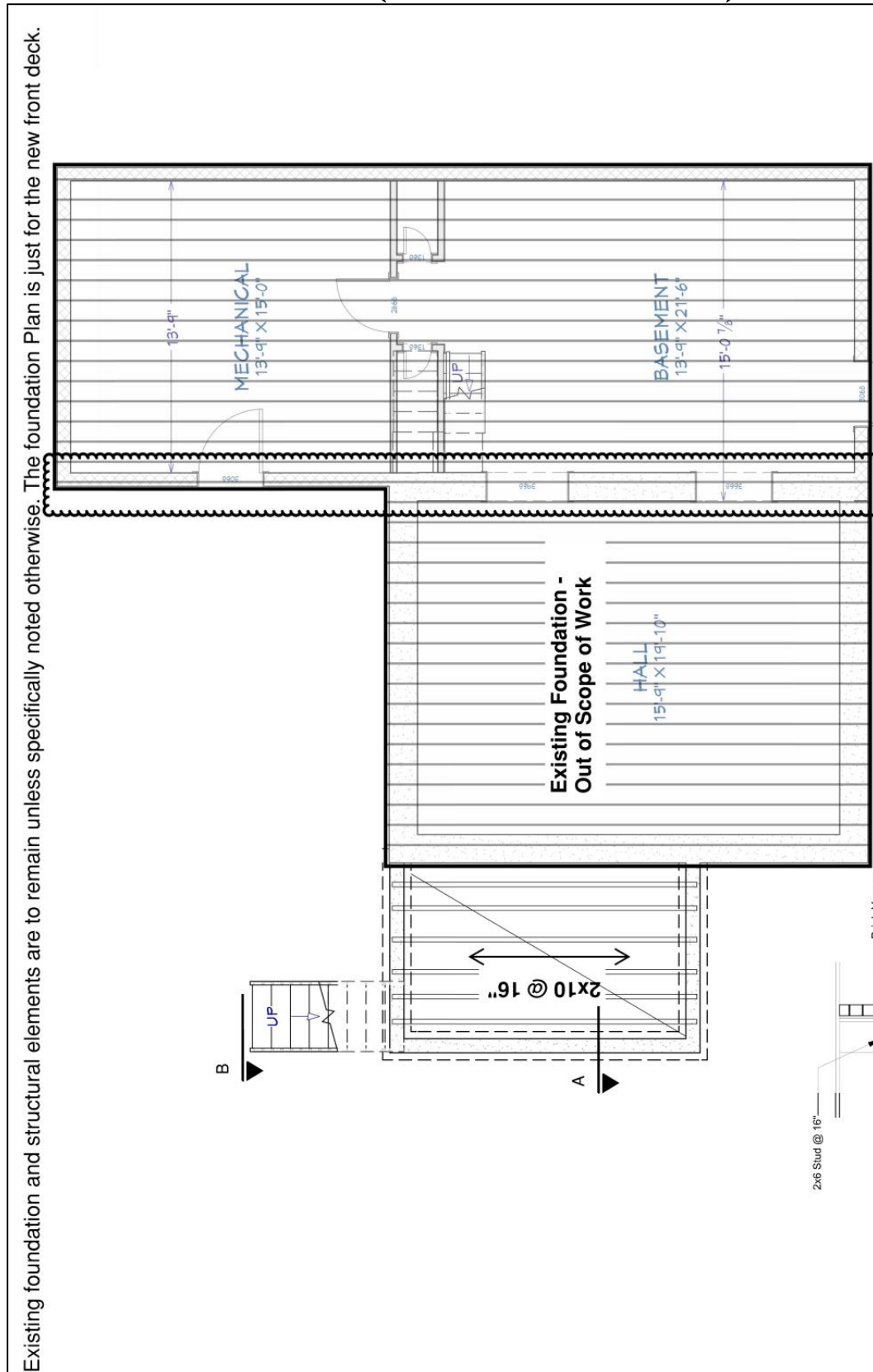
Proposed Design (Southwest Elevation)

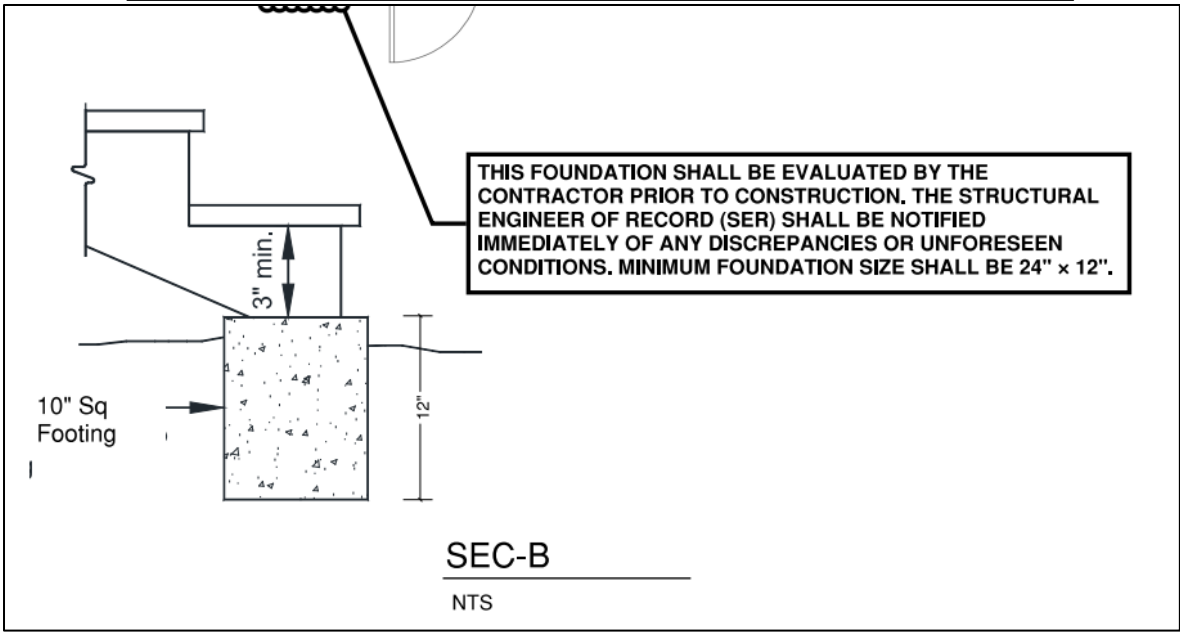
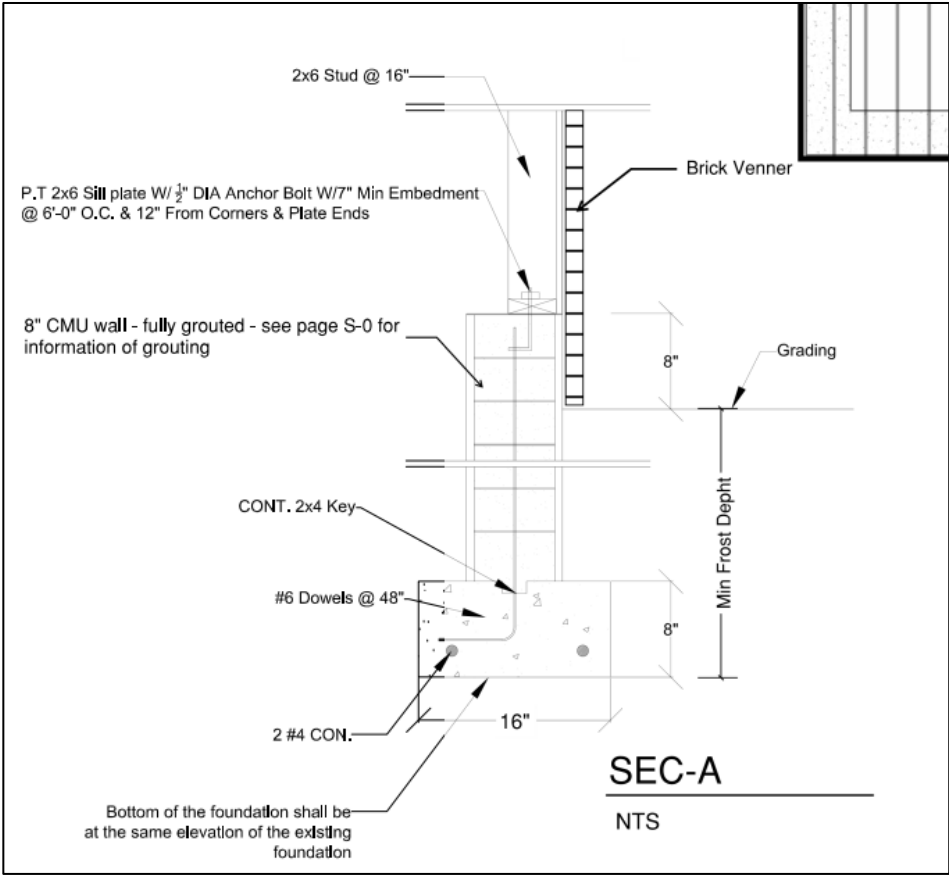


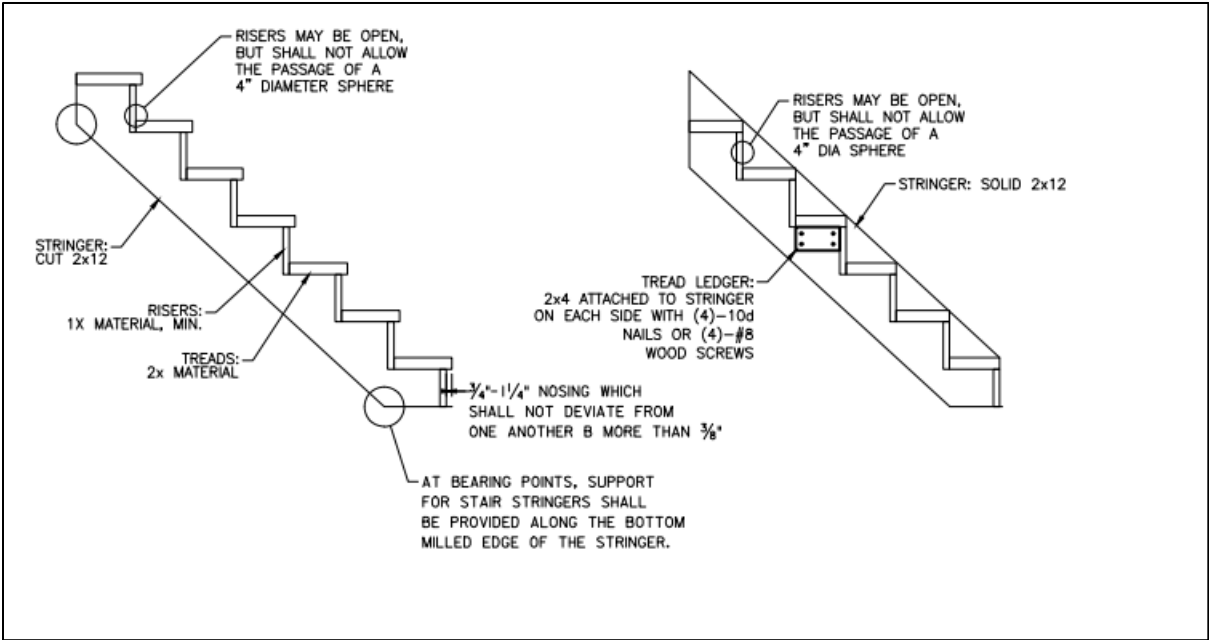
Section A-A



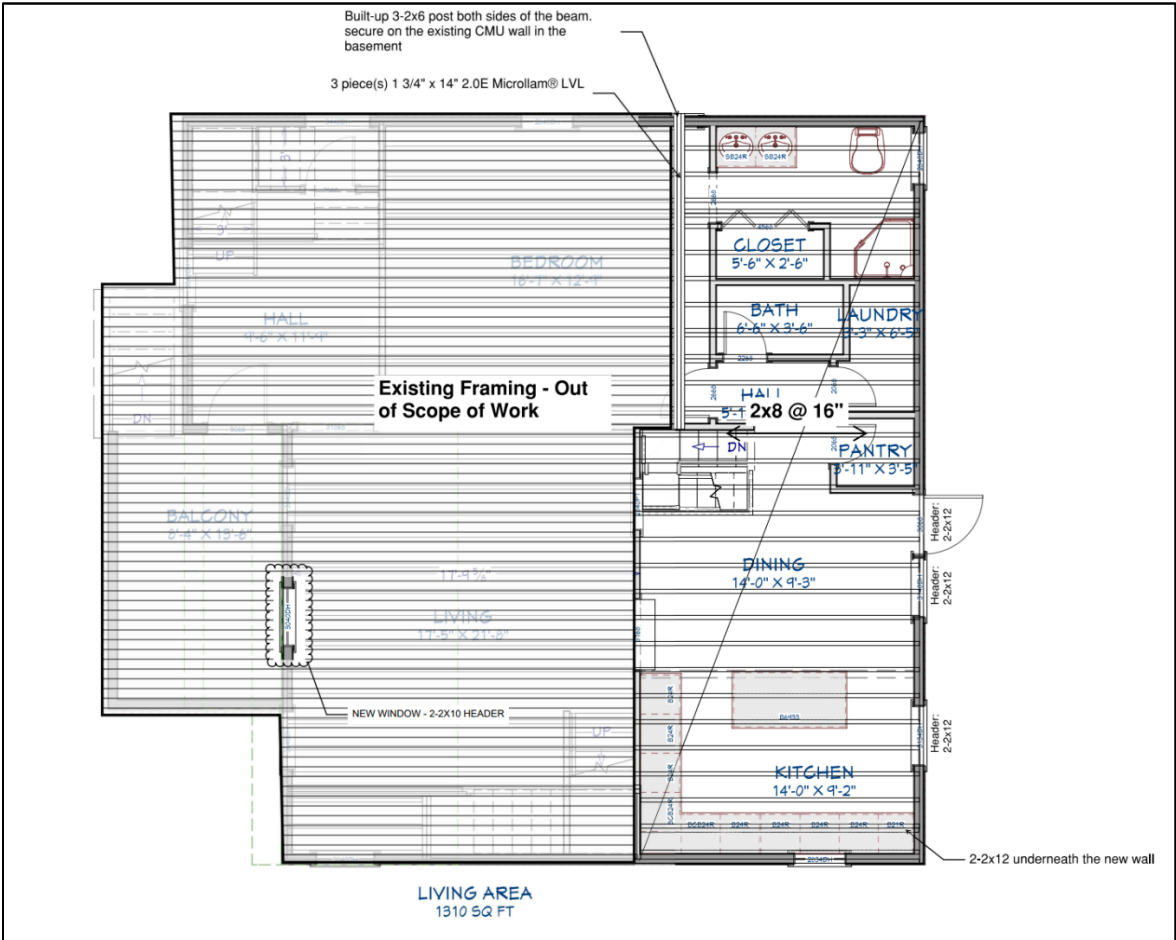
Foundation Plan (See Porch Reconstruction)

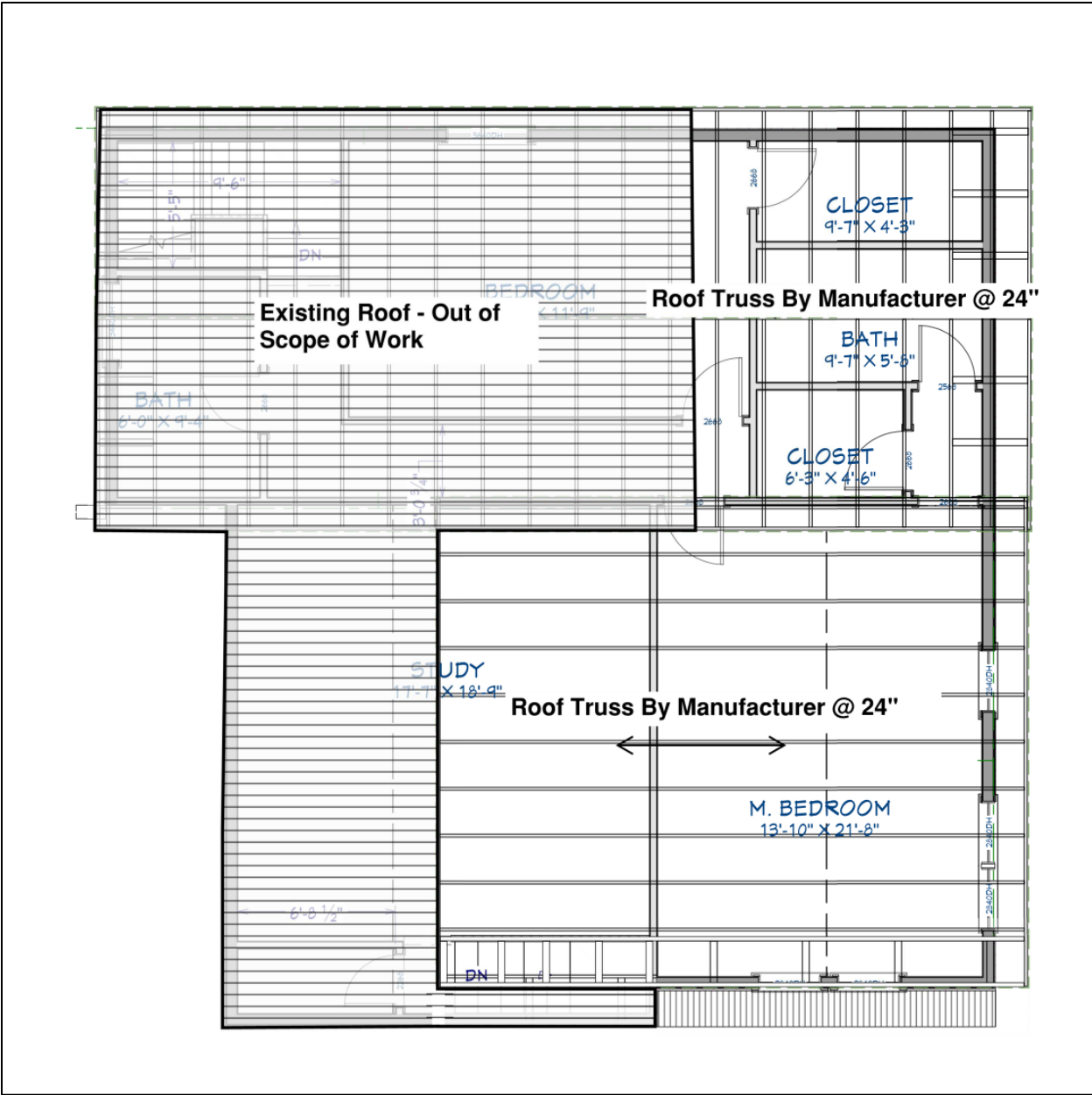




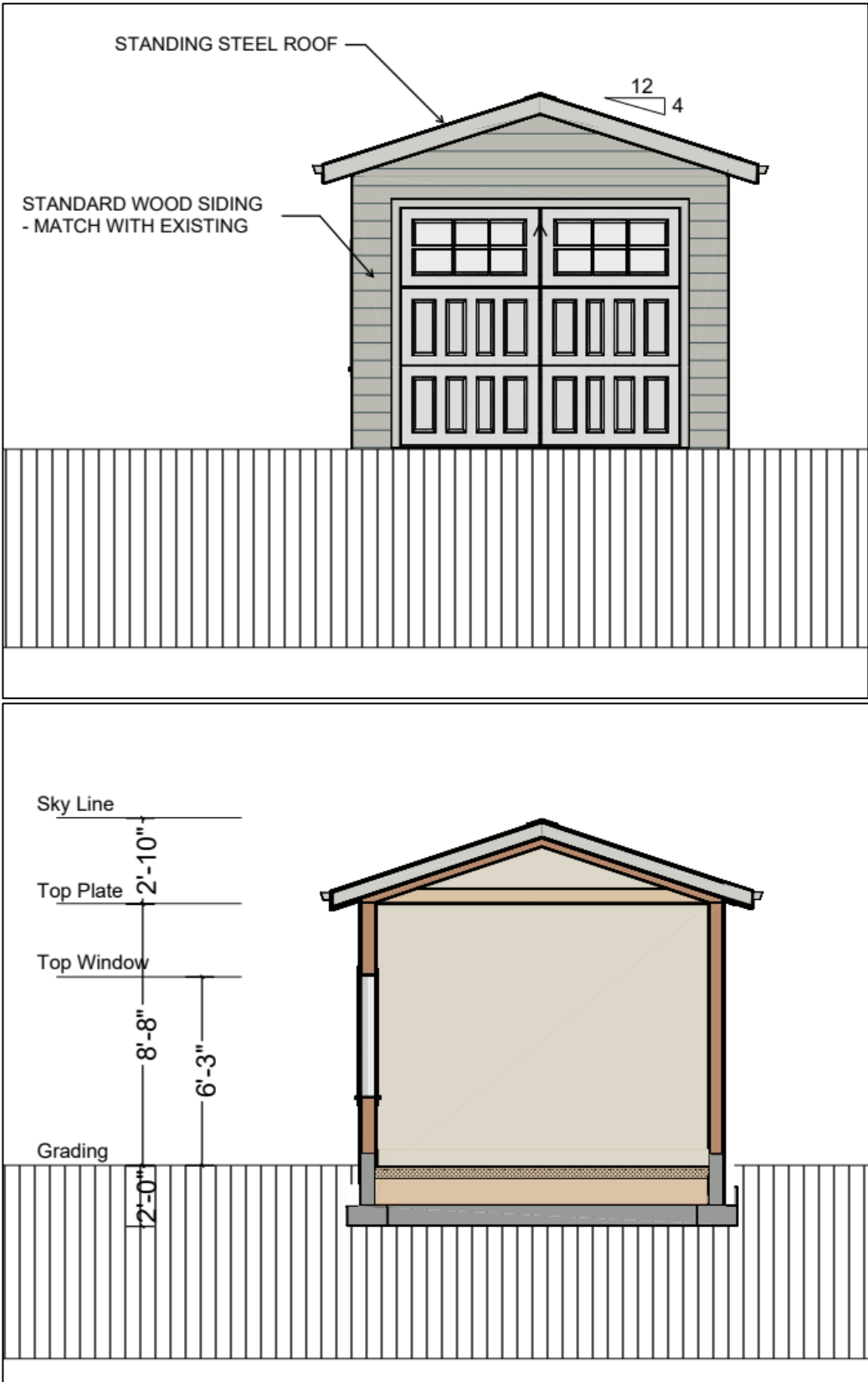


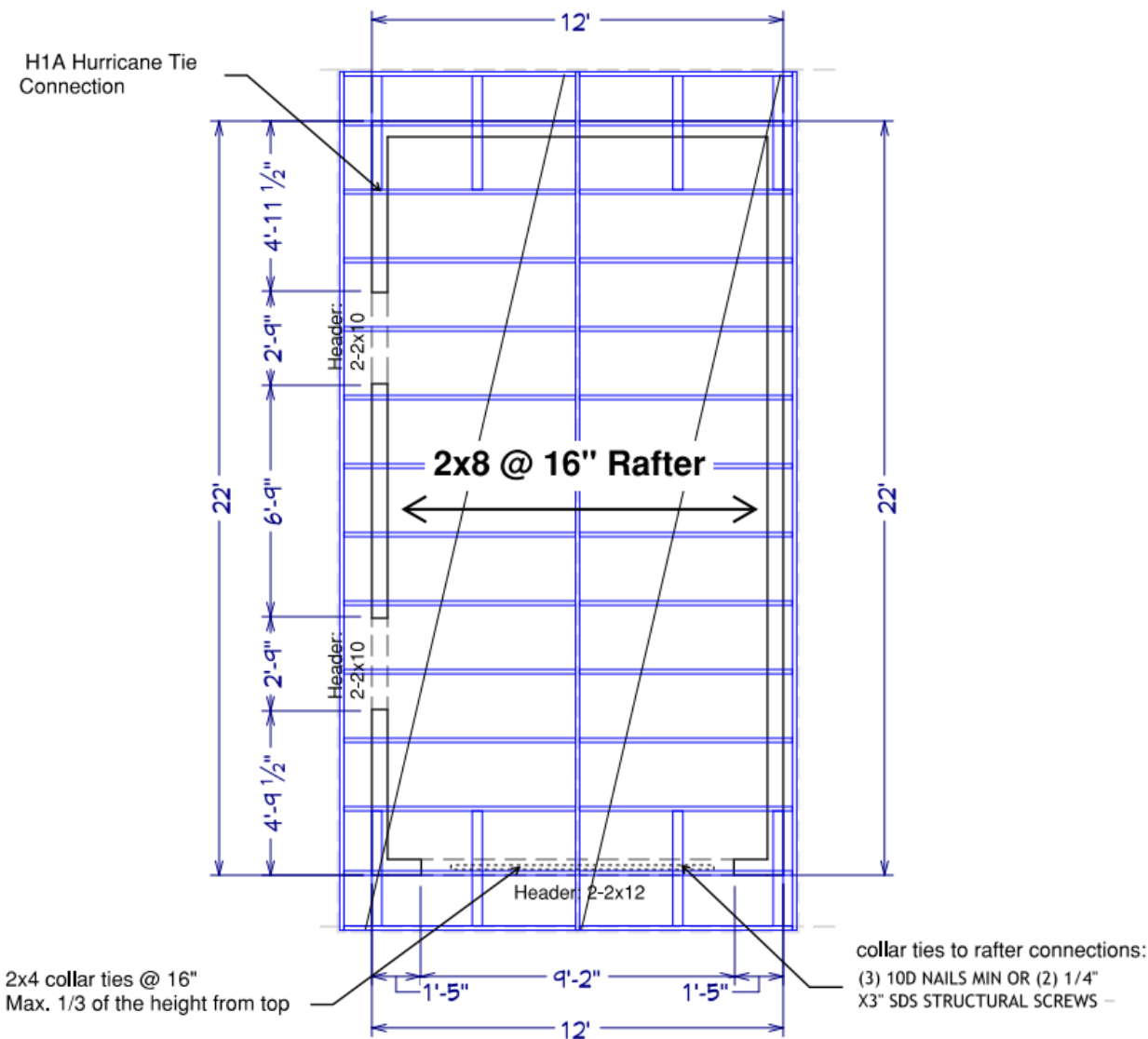
Framing Plan (Second Floor)



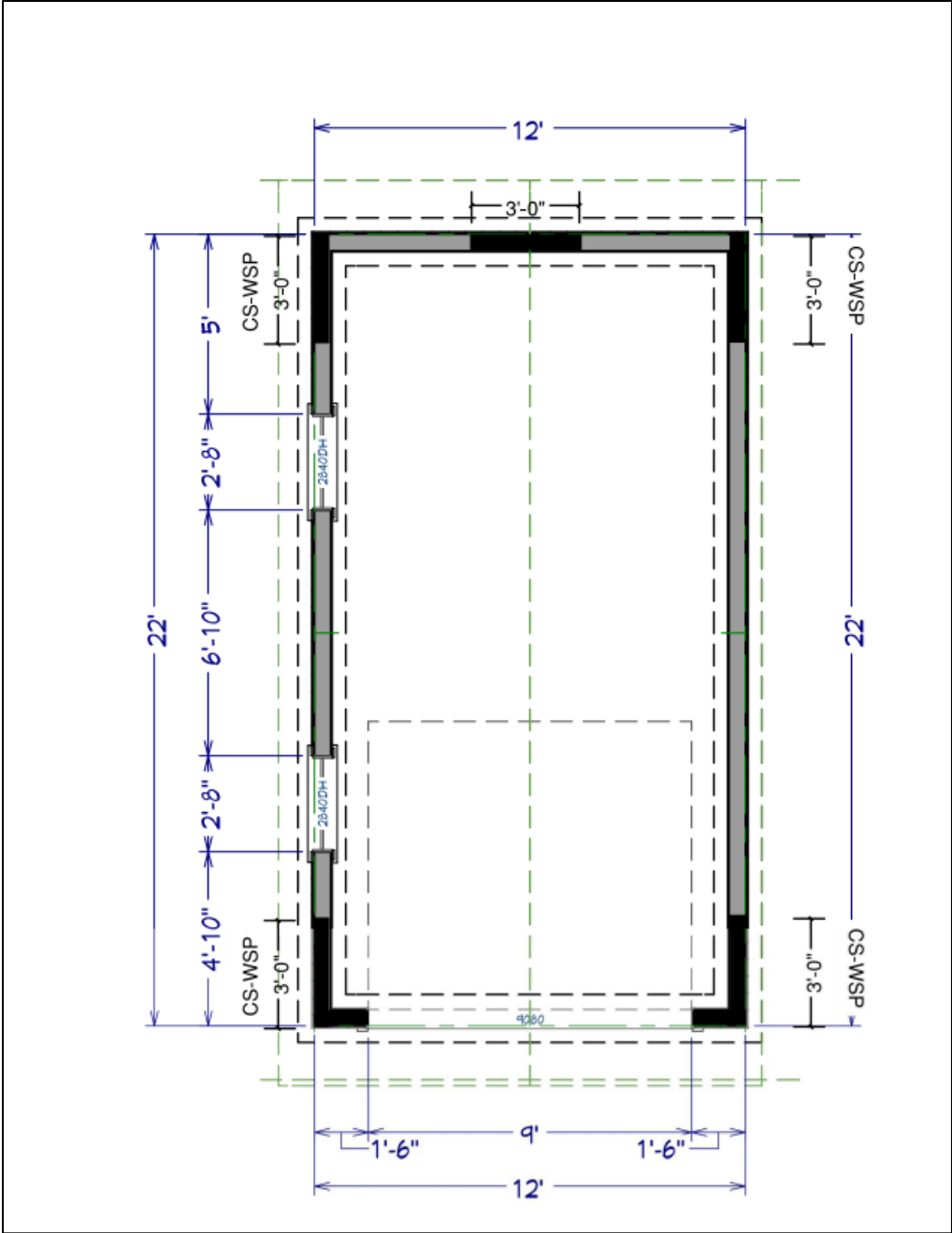


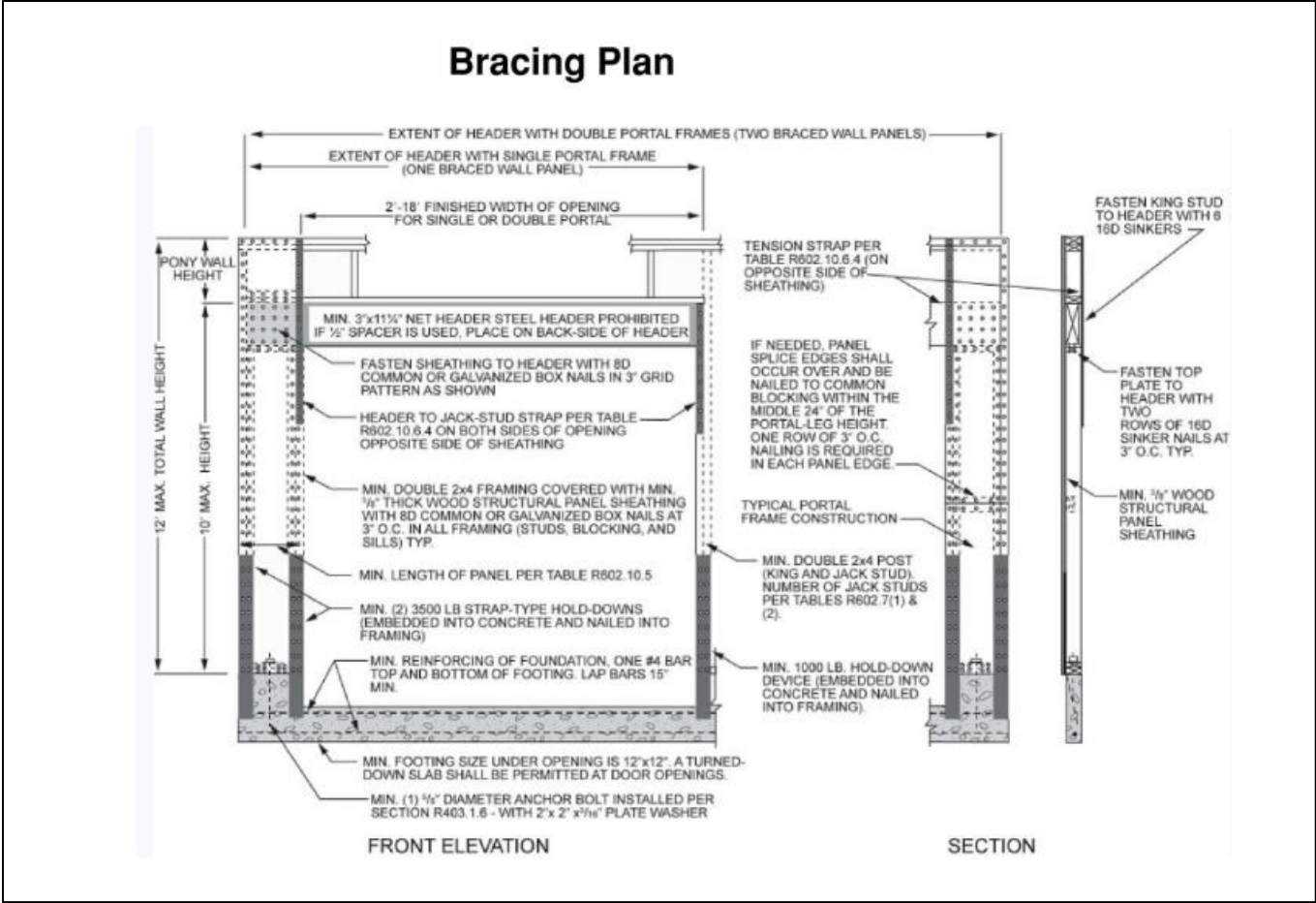
NEW GARAGE DETAILS





Roof Framing Plan





PRELIMINARY EXTERIOR MATERIALS LIST

25 North 6th Street, Warrenton, Virginia | Circa 1879 Historic Residence

Purpose

This preliminary schedule summarizes the exterior materials and finishes proposed for historic review. Final manufacturers, product selections, dimensions, profiles, colors, and installation details remain subject to field verification, architectural drawings, product availability, and approval by the Town of Warrenton.

EXISTING MATERIALS TO REMAIN AND BE REPAIRED

Historic brick masonry	Retain existing brick masonry where present. Clean gently and repair or repoint only as needed, using mortar compatible in composition, color, joint profile, and hardness with the historic masonry.
Historic stone masonry	Retain the existing stone facade and exposed stone foundation. Repair and repoint in kind where deterioration is present; preserve visible historic stone wherever applicable.
Historic massing and roof form	Maintain the established front massing and principal roof configuration shown on the submitted elevation. New work shall remain compatible with the original form.
Existing architectural features	Preserve serviceable historic trim, framing, and character-defining details where feasible. Replace deteriorated elements in kind or with approved matching profiles.

PROPOSED NEW MATERIALS

Roofing	Standing-seam metal roofing with a historically appropriate seam profile; dark charcoal or black factory-applied finish.
Exterior siding	LP SmartSide or approved comparable smooth-finish engineered lap siding, installed with a narrow exposure appropriate to the historic residence; painted finish.

PROPOSED NEW MATERIALS

Roofing	Standing-seam metal roofing with a historically appropriate seam profile; dark charcoal or black factory-applied finish.
Exterior siding	LP SmartSide or approved comparable smooth-finish engineered lap siding, installed with a narrow exposure appropriate to the historic residence; painted finish.
Windows	Vinyl, Composite or fiberglass/composite double-hung replacement windows with narrow historic-profile sash and frame; two-over-two simulated divided-light pattern; painted exterior finish coordinated with the trim.
Window trim	Painted wood or approved smooth composite trim, sized and detailed to replicate traditional historic window surrounds, including appropriate sill, casing, and head proportions.
Exterior shutters	Painted wood louvered shutters, sized to fully cover the corresponding window openings when closed and installed as operable units with traditional hinges, shutter dogs/holdbacks, and compatible black-finish hardware.

PROPOSED NEW MATERIALS - CONTINUED

Dormers	Matching smooth lap siding and trim with standing-seam metal roofing; proportions and detailing as shown on the approved elevation.
Gable finials	Historically appropriate decorative wood or approved composite finials/spires at the gable and dormer peaks, matching the character and proportions shown on the approved elevation.
Gable trim	Painted wood or approved smooth composite decorative trim at the principal gables and reverse gable, including fascia, rake trim, and applied detailing configured to match the approved elevation.
Porch flooring	Painted tongue-and-groove wood or approved historically compatible composite porch flooring with a traditional narrow-board appearance.
Porch columns	Square painted wood or approved composite columns with simple traditional capitals and base trim, matching the approved historic reference style.
Porch railing	Several missing sections to be replaced with historically appropriate design
Porch foundation and piers	Brick masonry piers or columns compatible in color, scale, bond, and detailing with the existing masonry.
Porch skirt	Brick or compatible masonry infill/treatment; lattice is not proposed.
Porch steps	Brick masonry side-entry steps with traditional detailing, coordinated with the existing brick facade and the approved stair configuration.
Exterior entry door	Historically appropriate paneled wood or paneled steel door at the side-facing porch entrance; painted finish and traditional proportions.
Door hardware	Traditional black iron or black-finish exterior hardware.

PROPOSED NEW MATERIALS - CONTINUED

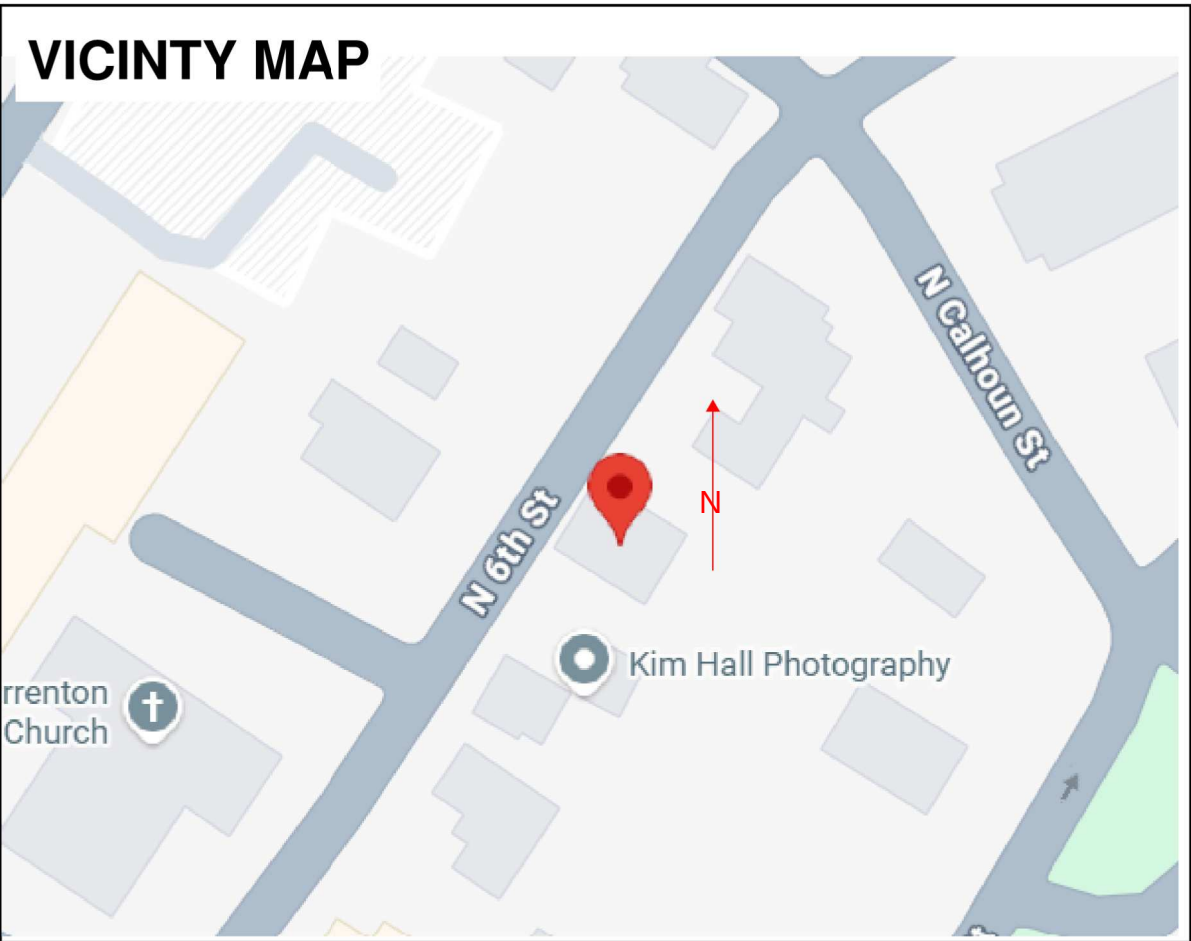
Fascia and soffits	Painted wood or approved smooth composite material matching the dimensions, profiles, and visual character of traditional historic components.
Corner boards and trim	Painted wood or approved smooth composite trim with traditional dimensions and profiles.
Gutters and downspouts	Half-round or otherwise historically compatible metal gutters and downspouts in a dark or trim-coordinated finish.
Exterior lighting	Period-compatible wall lanterns in a black or dark bronze finish; scale and placement to complement the historic architecture.
Rear addition	Where visible from the front or side, use compatible lap siding, trim, roofing, window proportions, and detailing. The addition shall be distinguishable as new construction while remaining visually compatible with the historic residence.

COLORS AND FINISHES

Body color	Historic slate blue-gray painted finish, subject to final sample and approval.
Trim color	Contrasting historically appropriate light trim color, subject to final sample and approval.
Center false door/detail	Soft charcoal-black painted finish.
Roof and metalwork	Dark charcoal or black; low-sheen finish where available.
Hardware and lighting	Black or dark bronze traditional finish.

Specification note: References to named products are intended to establish the desired material type, appearance, and performance. 'Or approved comparable product' and 'historically appropriate profile' shall apply where appropriate. Final selections will be submitted or confirmed as required by the reviewing authority.

Prepared as a preliminary materials schedule for design coordination and historic-review submission. This document is not a construction specification and does not supersede sealed architectural drawings, applicable codes, or manufacturer installation requirements.



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		SYMBOLS	
ACT - ACOUSTIC CEILING TILE	ILO - IN LIEU OF		PROPERTY LINE
AD - AREA DRAIN	INSUL - INSULATED OR INSULATION		SETBACK LINE
AFF - ABOVE FINISHED FLOOR	INT - INTERIOR		ROOF LINE
ALUM - ALUMINUM	LO - LOW		6" INT. WALL
ANOD - ANODIZED	MAX - MAXIMUM		4" INT. WALL
BSMT - BASEMENT	MO - MASONRY OPENING		CMU WALL
BYND - BEYOND	MECH - MECHANICAL		BRICK
BOT - BOTTOM	MEMBR - MEMBRANE		DEMO AREA
CIP - CAST IN PLACE	MIN - MINIMUM		ELEVATION MARKER
CHNL - CHANNEL	MRGWB - MOISTURE-RESISTANT GYPSUM WALL BOARD		
CJ - CONTROL JOINT	MTL - METAL		
CLG - CEILING	NIC - NOT IN CONTACT		
CLR - CLEAR	NO - NUMBER		
CMU - CONCRETE MASONRY UNIT	NOM - NOMINAL		
COL - COLUMN	OC - ON CENTER		
COMPR - COMPRESSIBLE	OH - OVERHANG OR OPPOSITE HAND		
CONC - CONCRETE	OPP - OPPOSITE OR OPPOSITE HAND		
CONT - CONTINUOUS	OZ - OUNCE		
CPT - CARPET	PCC - PRE CAST CONCRETE		
CT - CERAMIC TILE	PLYB - PLUMBING		
CTYD - COURTYARD	PLYD - PLYWOOD		
DRL - DOUBLE	PT - PRESSURE TREATED		
DEMO - DEMOLISH OR DEMOLITION	PNT - PAINT OR PAINTED		
DIA - DIAMETER	PVC - POLYVINYL CHLORIDE		
DIM - DIMENSION	RB - RUBBER		
DIMS - DIMENSIONS	RCP - REFLECTED CEILING		
DN - DOWN	RD - ROOF DRAIN		
DR - DOOR	REQD - REQUIRED		
DWG - DRAWING	RM - ROOM		
EA - EACH	SIM - SIMILAR		
EJ - EXPANSION JOINT	SPEC - SPECIFIED OR SPECIFICATION		
EL - ELEVATION	SPK - SPRINKLER OR SPEAKER		
ELEC - ELECTRICAL	SSTL - STAINLESS STEEL		
ELEV - ELEVATOR OR ELEVATION	STC - SOUND TRANSMISSION COEFFICIENT		
EP - ELECTRIC PANEL	STL - STEEL		
EPDM - ETHYLENE PROPYLENE DIENE M-CLASS (ROOFING)	STRUCT - STRUCTURE OR STRUCTURAL		
EQ - EQUAL	T&G - TONGUE AND GROOVE		
EXIST - EXISTING	TELE - TELEPHONE		
EXP JT - EXPANSION JOINT	TME - TO MATCH EXISTING		
EXT - EXTERIOR	TO - TOP OF		
FD - FLOOR DRAIN OR FIRE DEPT.	TOC - TOP OF CONCRETE		
FEC - FIRE EXTINGUISHER CABINET	TOS - TOP OF STEEL		
FIXT - FIXTURE	TD - TELEPHONE/DATA		
FLR - FLOOR	TYP - TYPICAL		
FM - FILLED METAL	UNO - UNLESS NOTED OTHERWISE		
FO - FACE OF	UIS - UNDERSIDE		
FND - FOUNDATION	VIF - VERIFY IN FIELD		
GA - GAUGE	VP - VISION PANEL		
GALV - GALVANIZED	W - WITH		
GWB - GYPSUM WALL BOARD	WD - WOOD		
HC - HOLLOW CORE			
HI - HIGH			
HM - HOLLOW METAL			
HP - HIGH POINT			
HR - HOUR			
HVAC - HEATING, VENTILATING, AND AIR CONDITIONING			

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

GENERAL 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-Factor¹	0.30
Skylight U-Factor	0.55
Glazed Fenestration SHGC²	0.40
Ceiling R-Value	60
Wood Frame Wall R-Value	20 + 5 or 13 + 10
Mass Wall R-Value³	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

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 ADDRESS:
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



**FORTIS ENGINEERING
CONSULTANTS LLC**

PRECISION · INNOVATION · STRENGTH

Maxwell Sharafi P.E.

Phone: (703)517-5398

Email: Max@Fortisconsultantsllc.com



County Review Stamp

6th St. Renovation

25 N 6th St, Warrenton, VA
20186

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REVISIONS:

No.	DESCRIPTION	DATE

ISSUE RECORD:

No.	DESCRIPTION	DATE

SCALE: NTS

SHEET CONTENTS:

Cover Sheet

PROJECT NO.: BD26-053

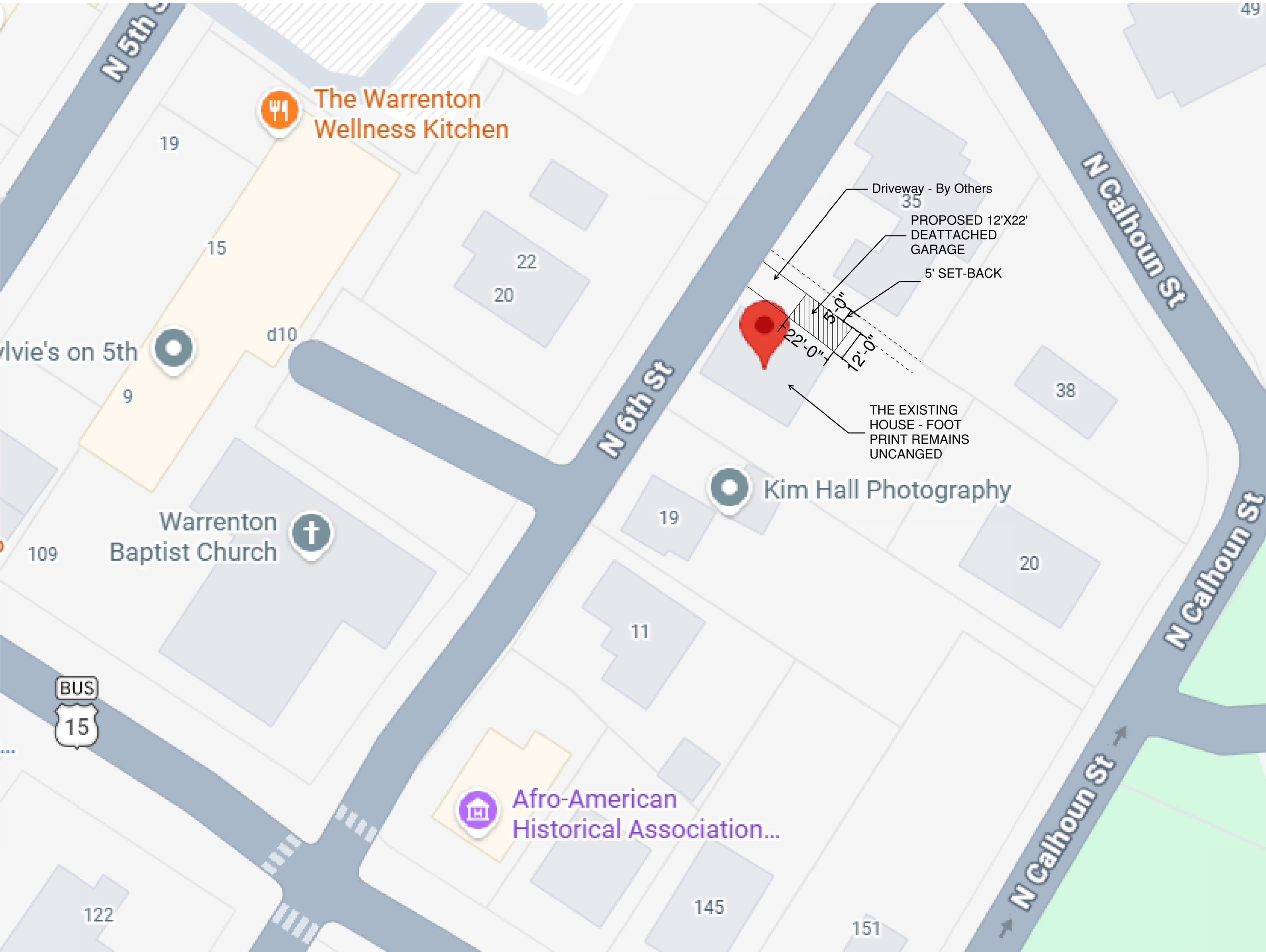
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Email: Max@Fortisconsultantsllc.com



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SCALE:		NTS

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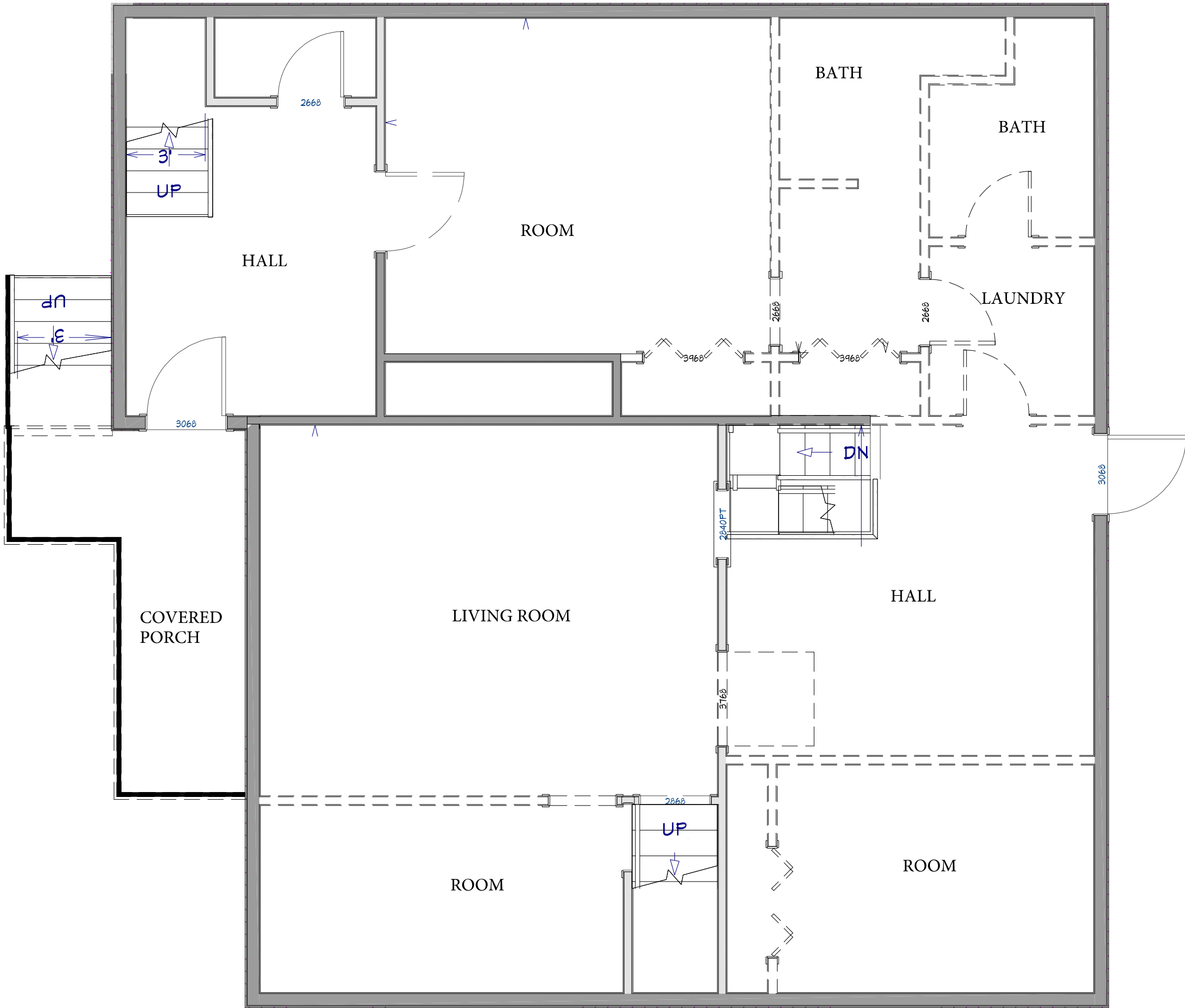
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Existing Walls - Remain Unchanged
Existing Walls - To be Demolished



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SHEET CONTENTS:

First Floor Plan
(Demolition Plan)

PROJECT NO.:	BD26-053
DATE:	9/12/2026

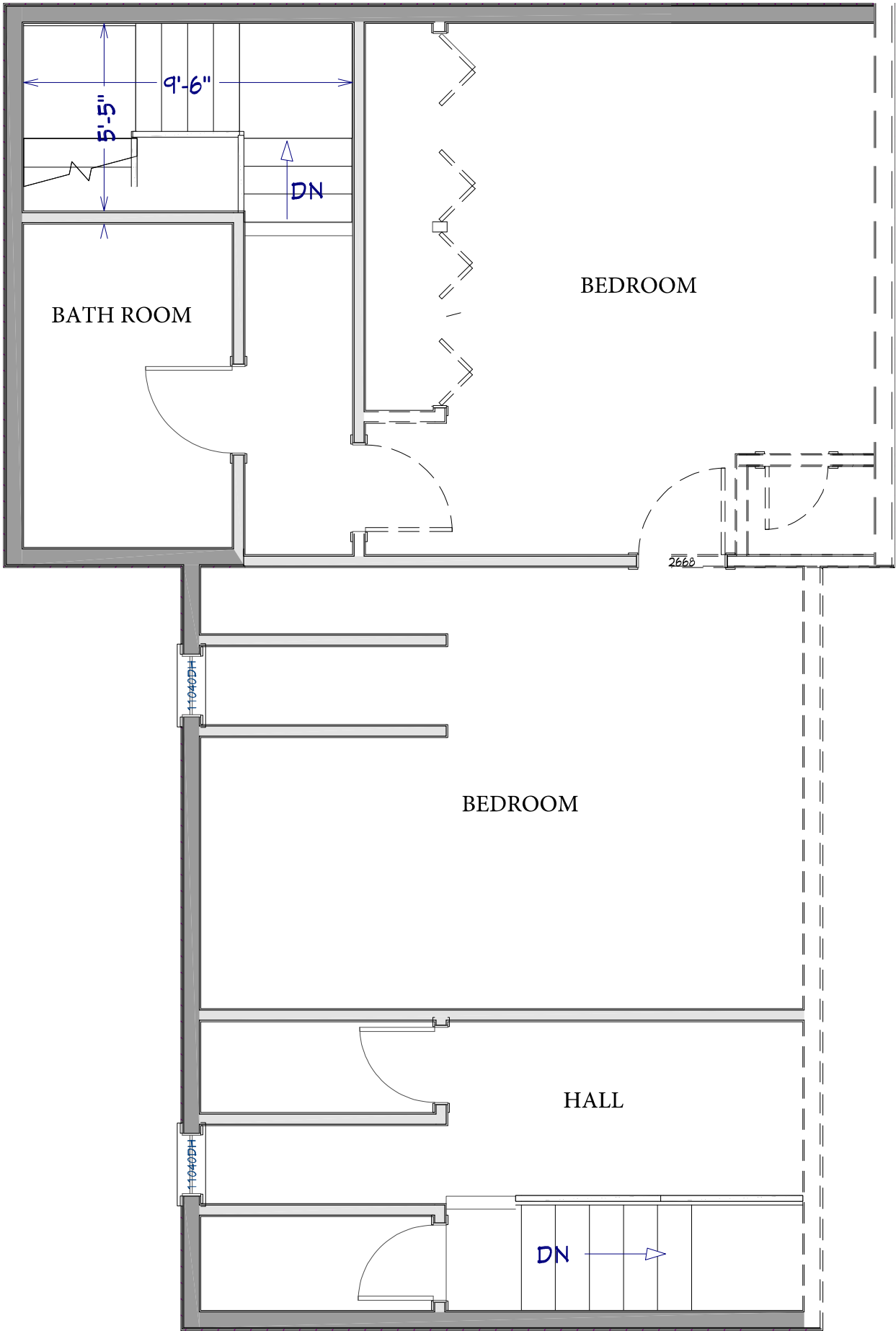
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	A-1

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Existing Walls - Remain Unchanged

Existing Walls - To be Demolished



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6th St. Renovation

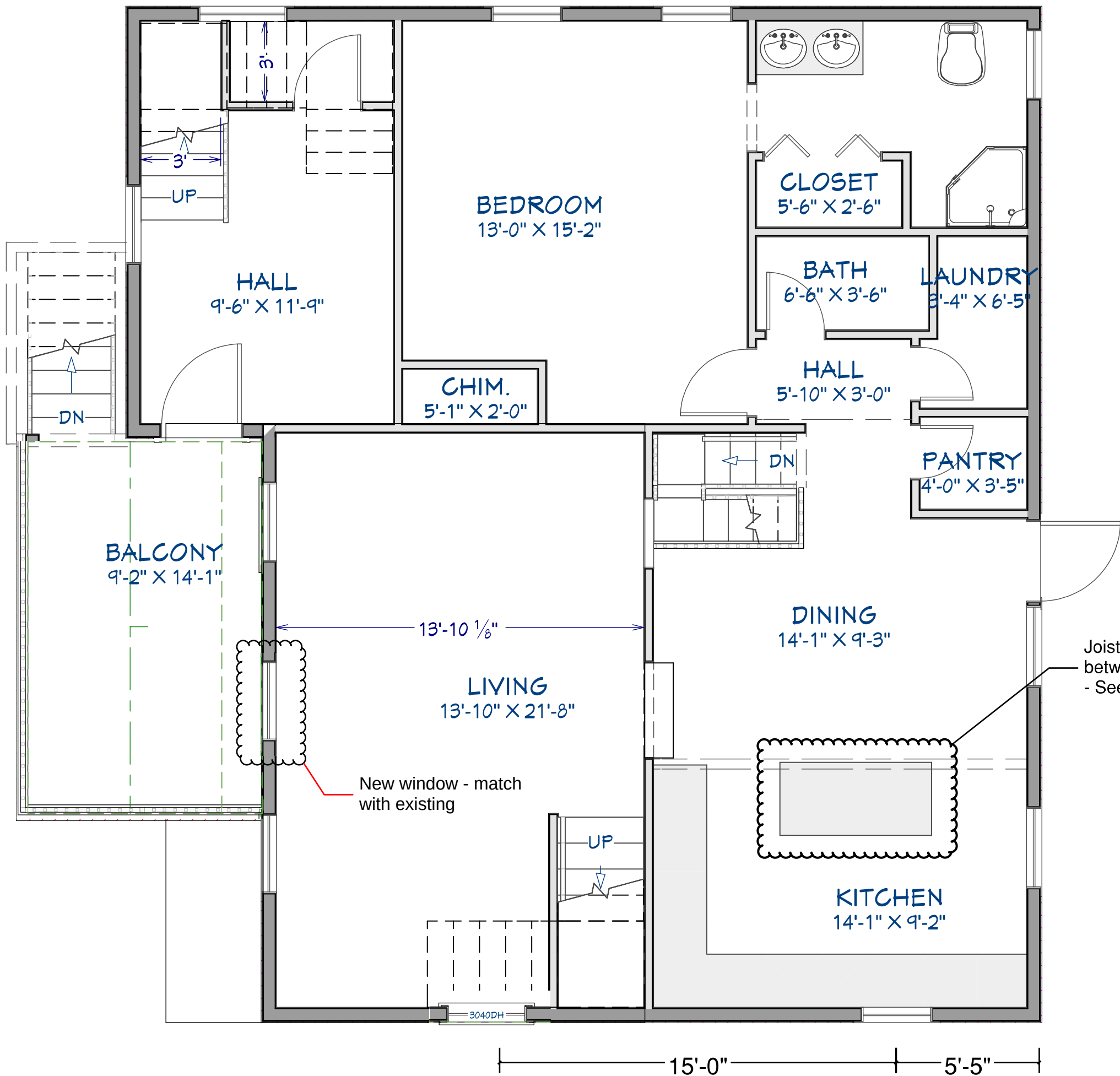
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SHEET CONTENTS:
**Second Floor Plan
(Demolition Plan)**

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DATE: 9/12/2026	
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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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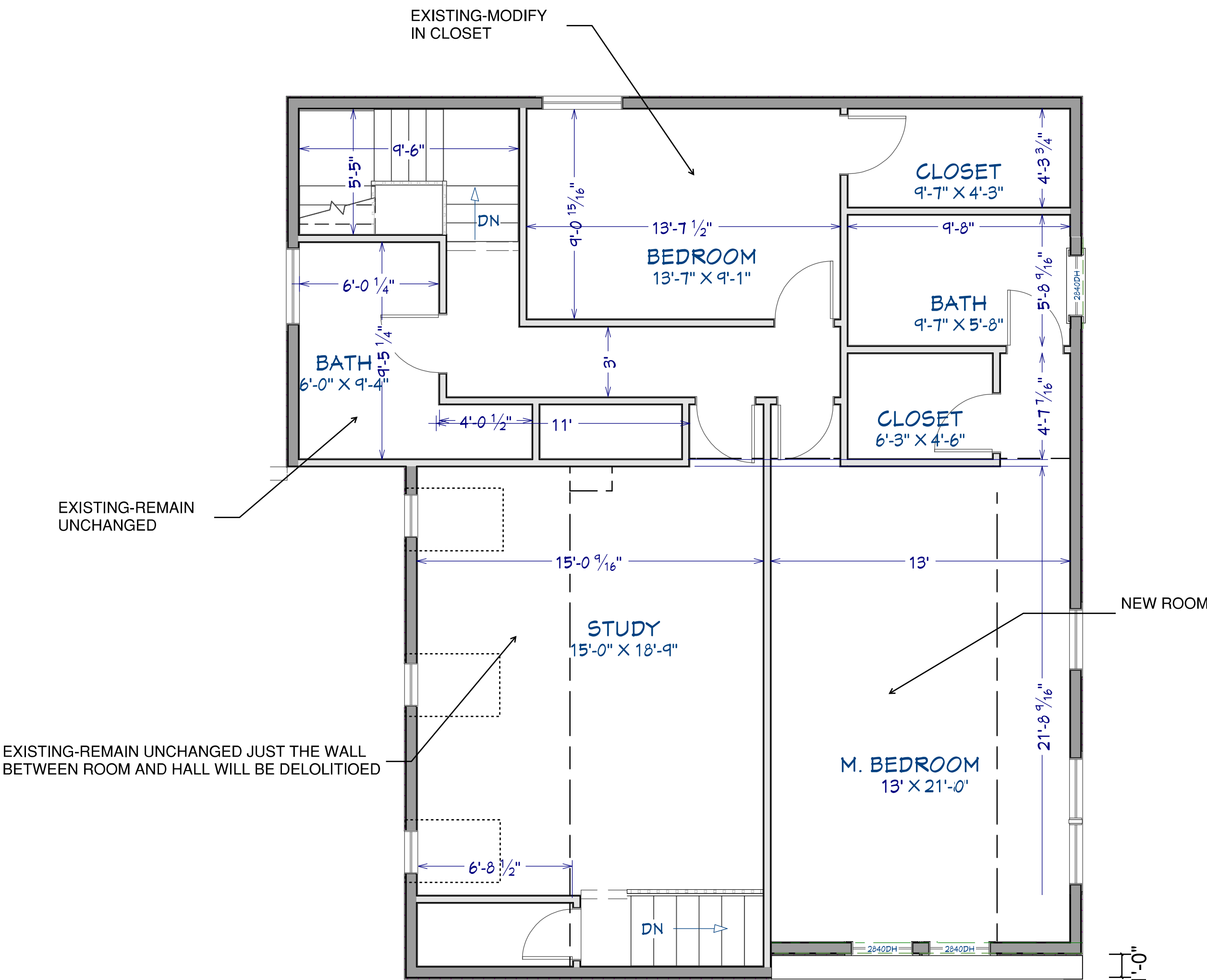
SHEET CONTENTS:
First Floor Plan

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A-3

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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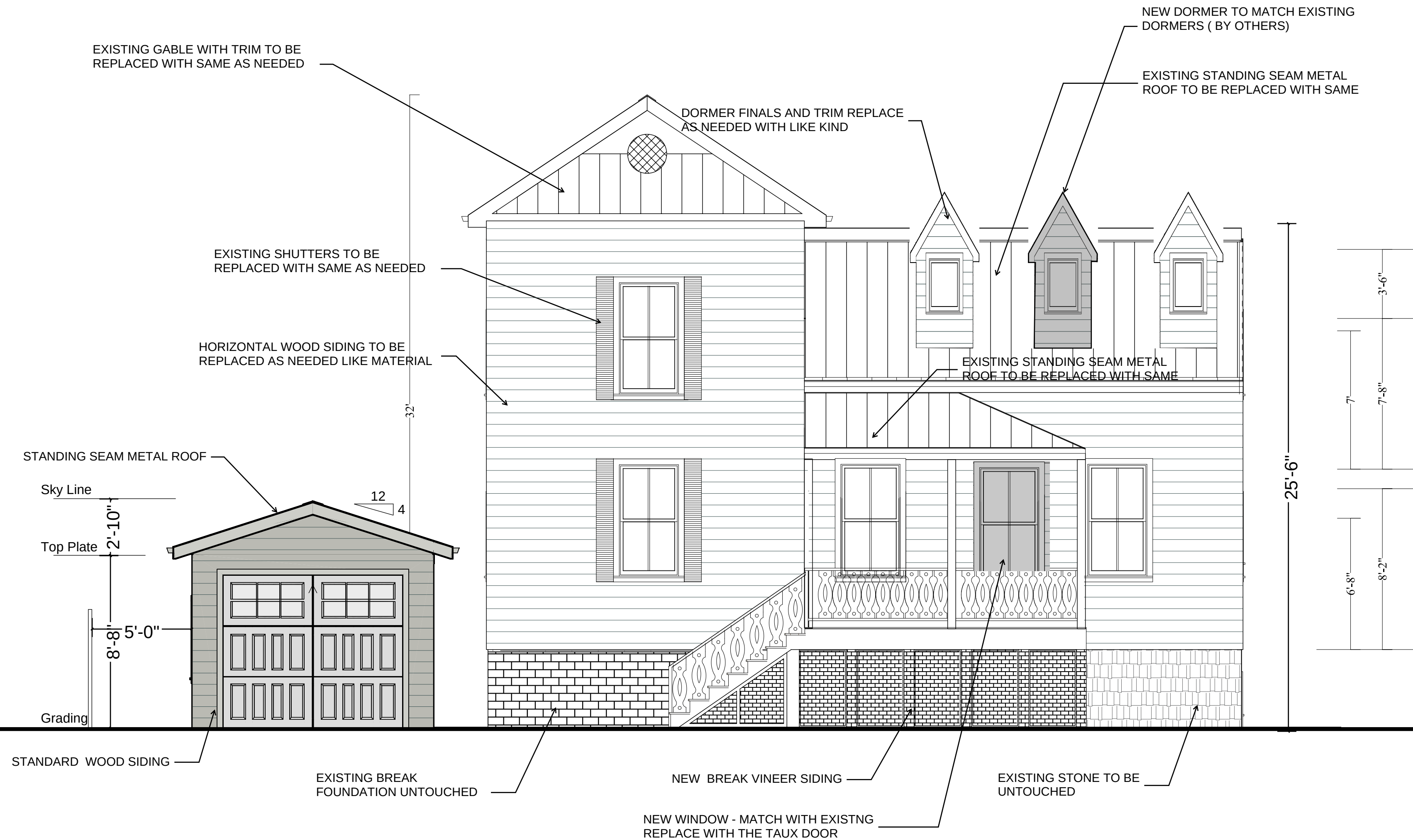
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SHEET CONTENTS:
2nd Floor Plan

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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

PROJECT NO.: BD26-053

DATE: 9/12/2026

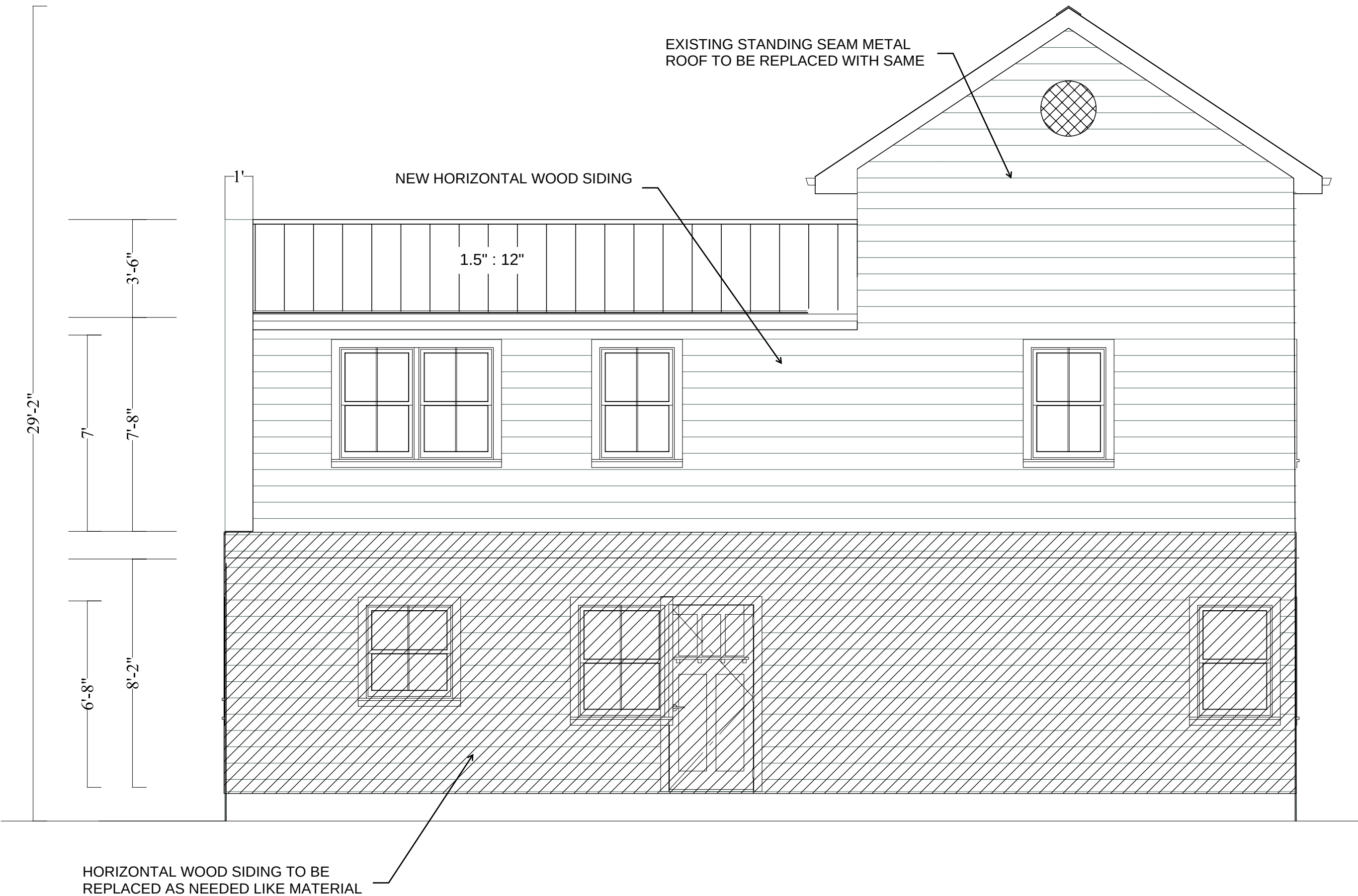
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A-5

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EXISTING / PROPOSED NOTE
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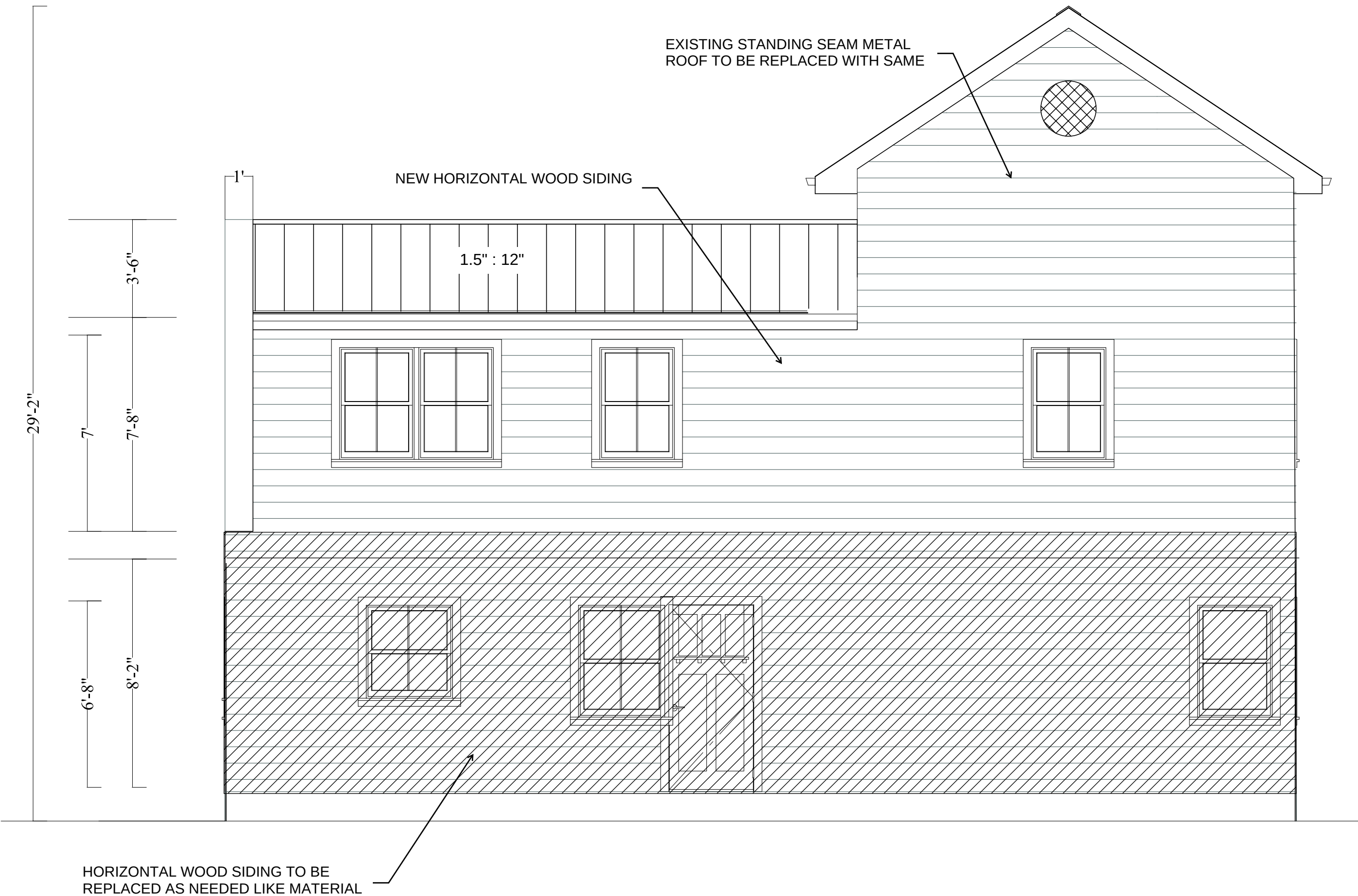
SHEET CONTENTS:
Rear Elevation

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	A-6

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SHEET CONTENTS:
Rear Elevation

PROJECT NO.:	BD26-053
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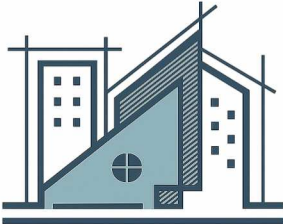
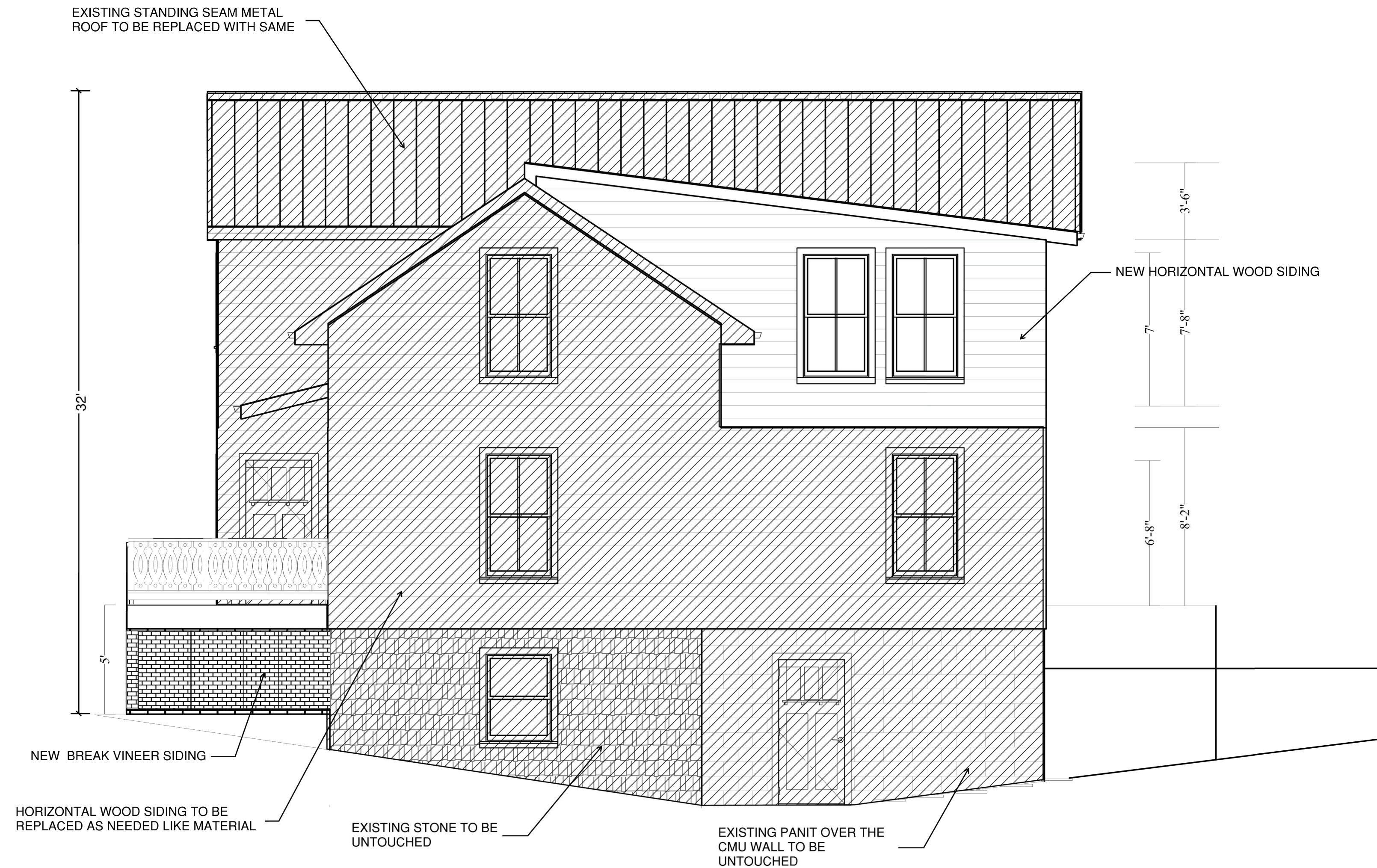
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	A-6

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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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Email: Max@Fortisconsultantsllc.com



County Review Stamp

6th St. Renovation

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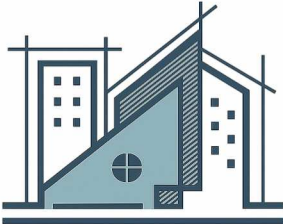
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SHEET CONTENTS:
Rear Elevation

PROJECT NO.:	BD26-053
DATE:	9/12/2026

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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

PROJECT NO.: BD26-053
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A-8

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SIDING

GENERAL NOTES:

- *SEAL ALL TYVEK® JOINTS OR PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT™ CONTRACTOR TAPE).
- *FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (ex. DUPONT™ WRAPCAPS).
- *LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.

ROOFING SHINGLES
MEMBRANE TYPE EAVE PROTECTION
(48" HIGH MIN.)
ROOF SHEATHING c/w H CLIPS
2"x2" WOOD FURRINGS
12" PLYWOOD
WOOD ROOF RAFTERS
BATT INSULATION
CEILING JOISTS
12" GYPSUM BOARD

EXTEND TYVEK® HEADER WRAP® AT TOP PLATE OVER SHEATHING

12" GYPSUM BOARD (SEAL ALL JOINTS & PENETRATIONS)
CAULK TYVEK® TO GYPSUM BOARD

CUT PLYWOOD TO ALLOW FOR VENTILATION BETWEEN WOOD FURRINGS

TAPE TYVEK® AT JOINTS

VINYL J TRIM

VENTED VINYL SOFFIT

EAVESTROUGH

WOOD FASCIA

TYVEK® HOMEWRAP®
7/16" PLYWOOD SHEATHING
2"x4" WOOD STUDS
w/ R-15 BATT INSULATION
12" GYPSUM BOARD

MINIMALLY EXPANDING POLYURETHANE FOAM OR APPROVED CAULK (AROUND WINDOW RSO)

WRAP TYVEK® INTO OPENING & TAPE TO SILL (EST. @ CORNERS) USING TYVEK® FLEXWRAP™

LAP AND TAPE TYVEK® AT JOINTS (UPPER SHEET OVER LOWER SHEET)

FASTEN TYVEK® FLEXWRAP™ CORNER USING MECHANICAL FASTENER

INSTALL TYVEK® FLEXWRAP™ AROUND PERIMETER OF OPENING

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

GENERAL NOTES:

- *SEAL ALL TYVEK® JOINTS OR PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT™ CONTRACTOR TAPE).
- *FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (ex. DUPONT™ WRAPCAPS).
- *LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.

WINDOW WITH INTEGRAL MOUNTING FLANGE

CAULKING

MINIMALLY EXPANDING POLYURETHANE FOAM OR APPROVED CAULK (AROUND WINDOW RSO)

WRAP TYVEK® INTO OPENING & TAPE TO SILL (EST. @ CORNERS) USING TYVEK® FLEXWRAP™

LAP AND TAPE TYVEK® AT JOINTS (UPPER SHEET OVER LOWER SHEET)

FASTEN TYVEK® FLEXWRAP™ CORNER USING MECHANICAL FASTENER

INSTALL TYVEK® FLEXWRAP™ AROUND PERIMETER OF OPENING

WINDOW SILL DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ VINYL SIDING (COOLING CLIMATE)

GENERAL NOTES:

- *SEAL ALL TYVEK® JOINTS OR PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT™ CONTRACTOR TAPE).
- *FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (ex. DUPONT™ WRAPCAPS).
- *LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.

FLOOR

12" GYPSUM BOARD

WOOD JOISTS

5/8" TONGUE & GROOVE PLYWOOD SUB-FLOOR

TYVEK® HOMEWRAP®
7/16" PLYWOOD SHEATHING
2"x4" WOOD STUDS
w/ R-15 BATT INSULATION
12" GYPSUM BOARD

LAP & TAPE TYVEK® AT JOINTS (UPPER SHEET OVER LOWER SHEET)

BATT INSULATION

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

GENERAL NOTES:

- *SEAL ALL TYVEK® JOINTS OR PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT™ CONTRACTOR TAPE).
- *FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (ex. DUPONT™ WRAPCAPS).
- *LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.

WINDOW WITH INTEGRAL MOUNTING FLANGE

CAULKING

MINIMALLY EXPANDING POLYURETHANE FOAM OR APPROVED CAULK (AROUND WINDOW RSO)

INSTALL TYVEK® FLEXWRAP™ OVER MOUNTING FLANGE, LAP TYVEK® & TAPE JOINTS

SECURE TAPED JOINT w/ VINYL J TRIM

WINDOW HEAD DETAIL
RESIDENTIAL WOOD FRAME STRUCTURE w/ VINYL SIDING (COOLING CLIMATE)

GENERAL NOTES:

- *SEAL ALL TYVEK® JOINTS OR PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT™ CONTRACTOR TAPE).
- *FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (ex. DUPONT™ WRAPCAPS).
- *LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.

CANTILEVERED FLOOR

METAL SOFFIT

TYVEK® HOMEWRAP®
7/16" PLYWOOD SHEATHING
2"x4" WOOD STUDS
w/ R-15 BATT INSULATION
12" GYPSUM BOARD

LAP & TAPE TYVEK® AT JOINTS (UPPER SHEET OVER LOWER SHEET)

SOFFIT

TYVEK® HOMEWRAP®
7/16" PLYWOOD SHEATHING
2"x4" WOOD STUDS
w/ R-15 BATT INSULATION
12" GYPSUM BOARD

LAP & TAPE TYVEK® FROM WALL OVER TYVEK® FROM EXPOSED FLOOR. SECURE SIDING STARTER STRIP OVER JOINT.

MINIMALLY EXPANDING POLYURETHANE FOAM OR APPROVED CAULK

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

GENERAL NOTES:

- *SEAL ALL TYVEK® JOINTS OR PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT™ CONTRACTOR TAPE).
- *FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (ex. DUPONT™ WRAPCAPS).
- *LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.

TYVEK® HOMEWRAP®
7/16" PLYWOOD SHEATHING
2"x4" WOOD STUDS
w/ R-15 BATT INSULATION
12" GYPSUM BOARD

PENETRATION (ex. EXHAUST VENT)

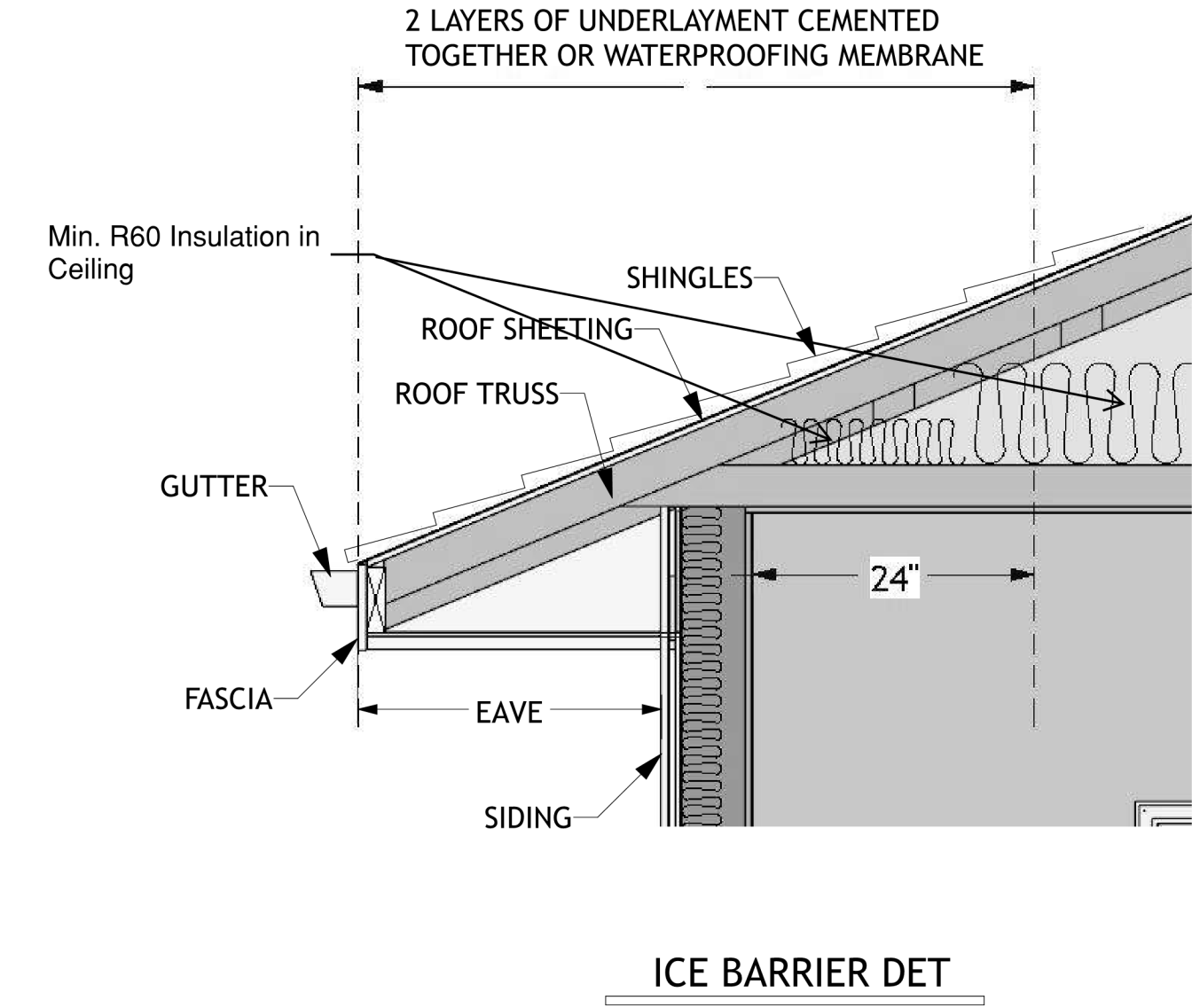
CAULKING

FLANGE (SEALED TO PENETRATION)

SEAL/TAPE TYVEK® TO FLANGE (USE TYVEK® FLEXWRAP™ FOR LARGE OPENINGS)

PROVIDE WOOD BLOCKING AND SEAL AROUND PENETRATION USING MINIMALLY EXPANDING POLYURETHANE FOAM OR APPROVED CAULK

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



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.



FORTIS ENGINEERING CONSULTANTS LLC

PRECISION · INNOVATION · STRENGTH

Maxwell Sharafi P.E.
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General Details

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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 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

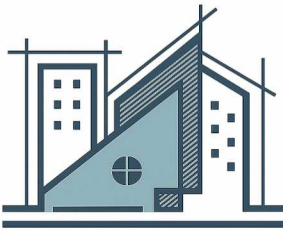
1. ROOF TRUSSES
ROOF TRUSSES AND PREFABRICATED STRUCTURAL COMPONENTS FOR THE NEW ROOF SHALL BE DESIGNED BY A QUALIFIED SPECIALTY ENGINEER OR TRUSS MANUFACTURER IN ACCORDANCE WITH THE APPLICABLE BUILDING CODE AND THE DESIGN CRITERIA INDICATED ON THESE DRAWINGS.THE DELEGATED DESIGN SHALL INCLUDE, BUT NOT 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 PROPERTYED 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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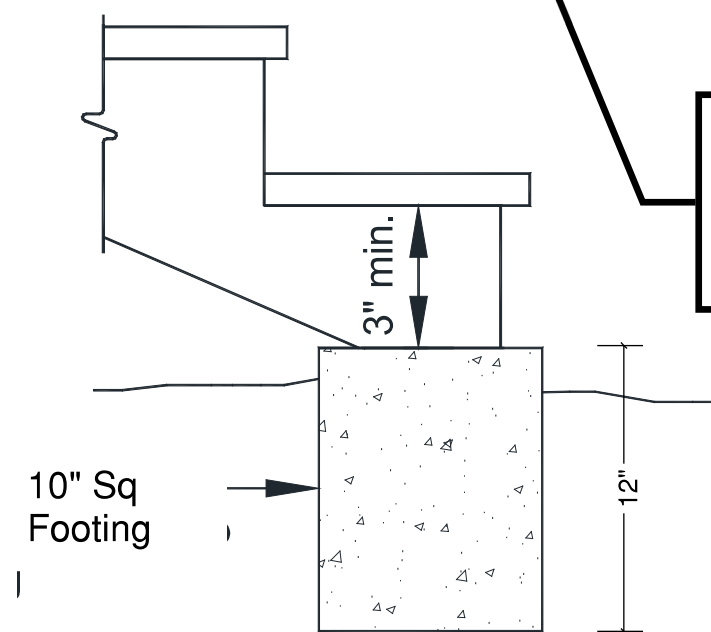
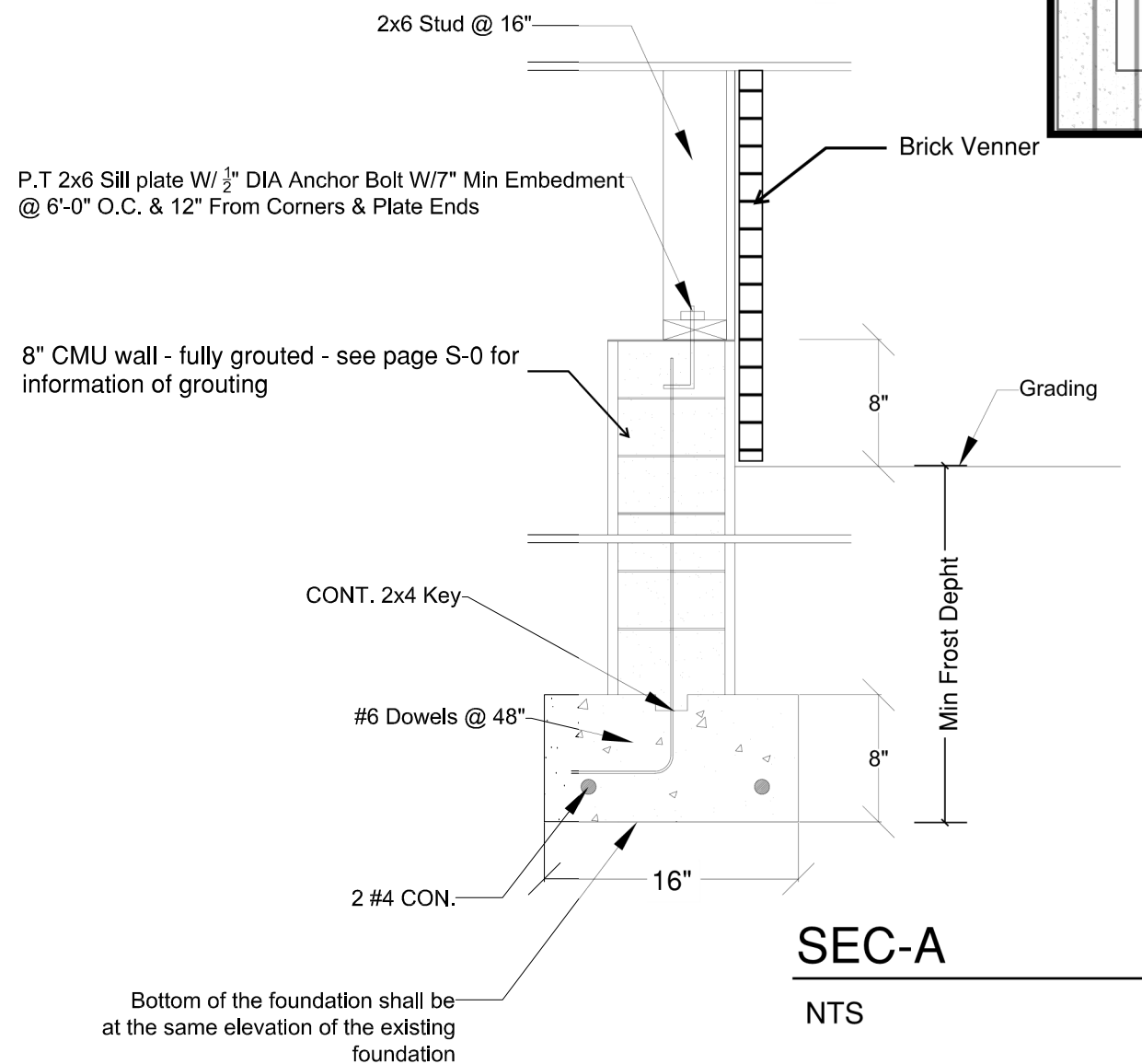
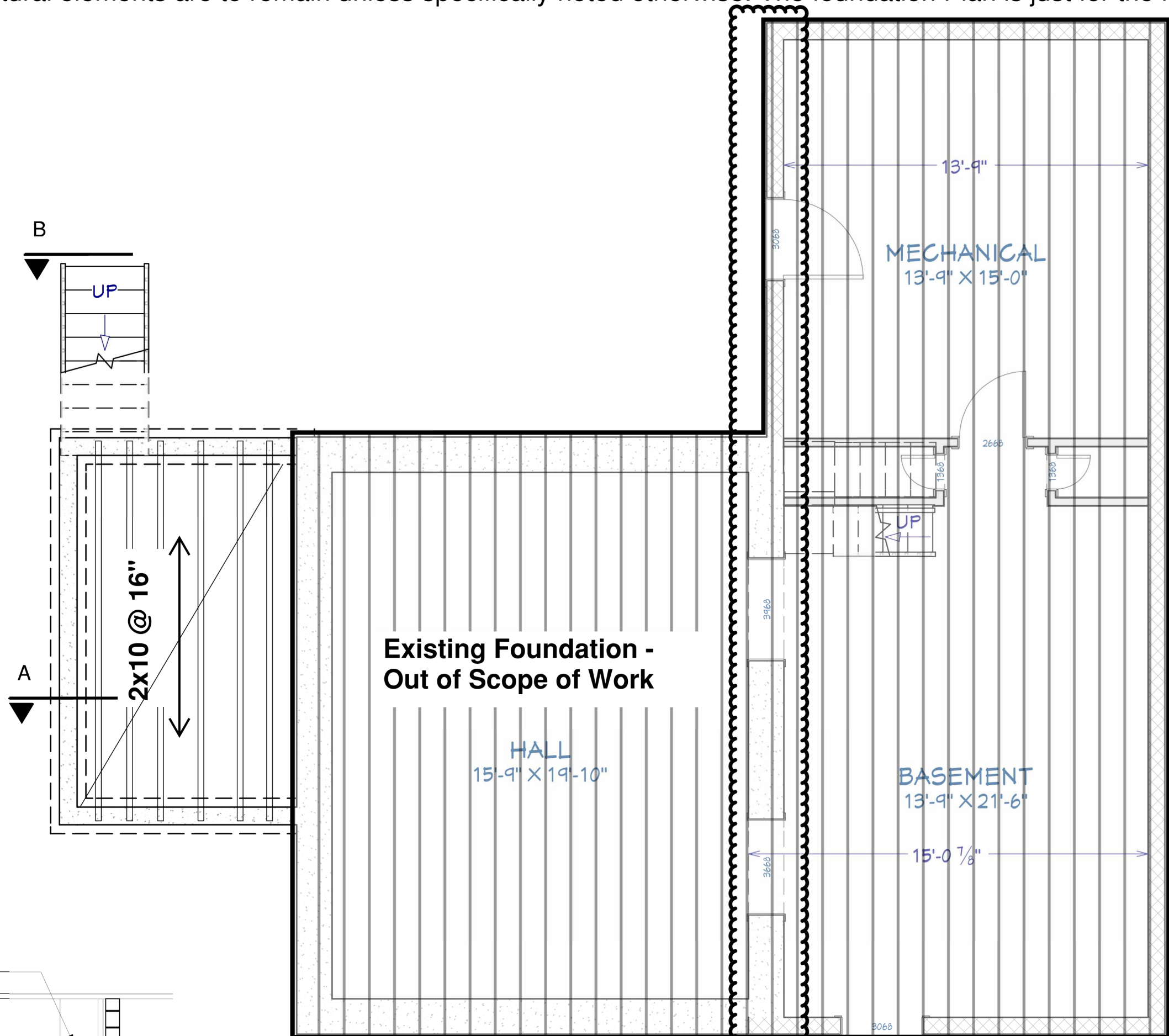
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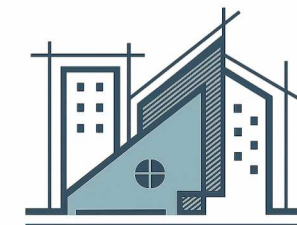
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Existing foundation and structural elements are to remain unless specifically noted otherwise. The foundation Plan is just for the new front deck.



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" x 12".



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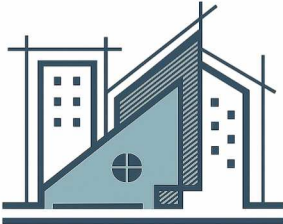
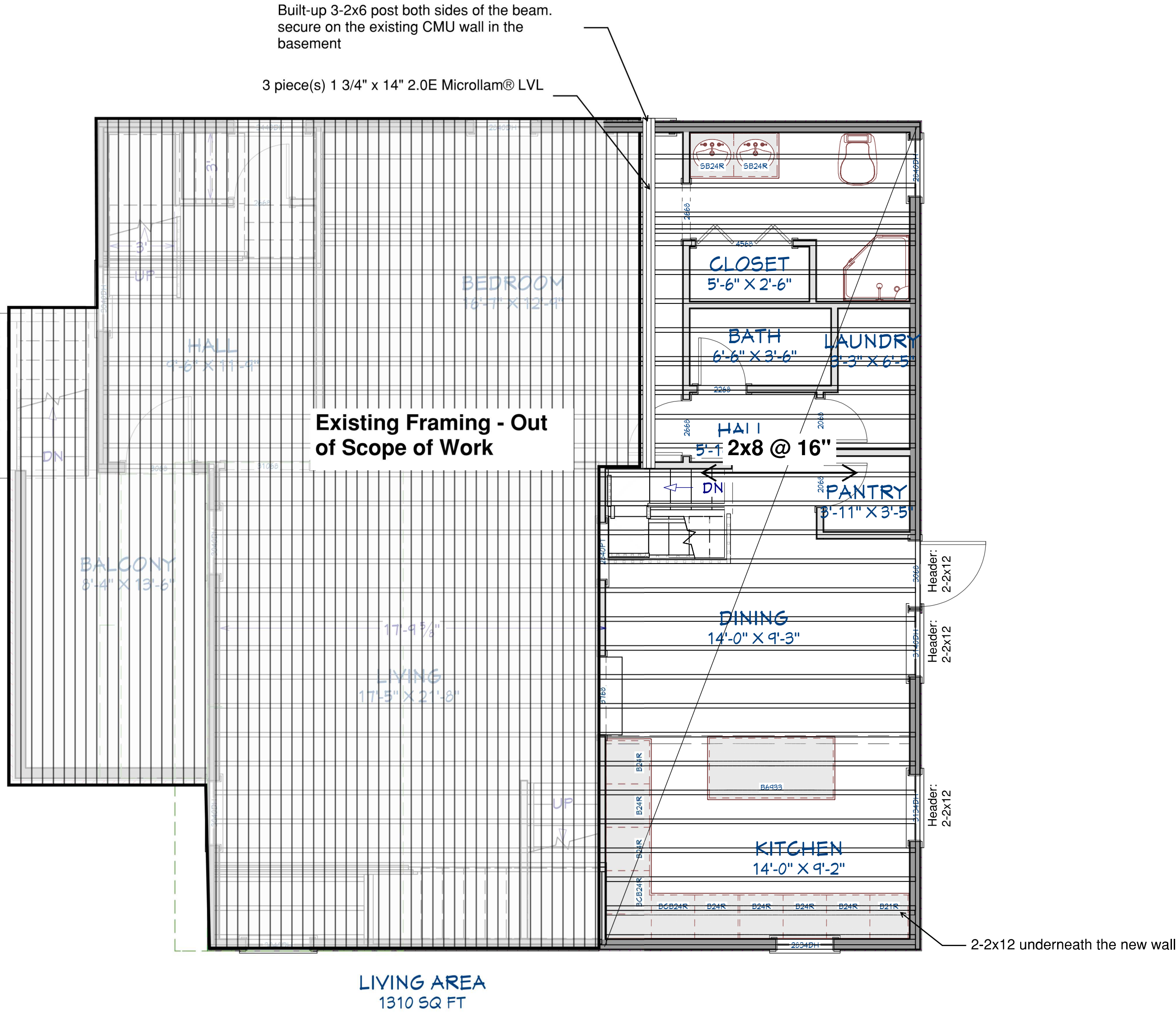
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SHEET CONTENTS:
Foundation Plan (Front
Deck)

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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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SHEET CONTENTS:
Second Floor Framing

PROJECT NO.: BD26-053

DATE: 9/12/2026

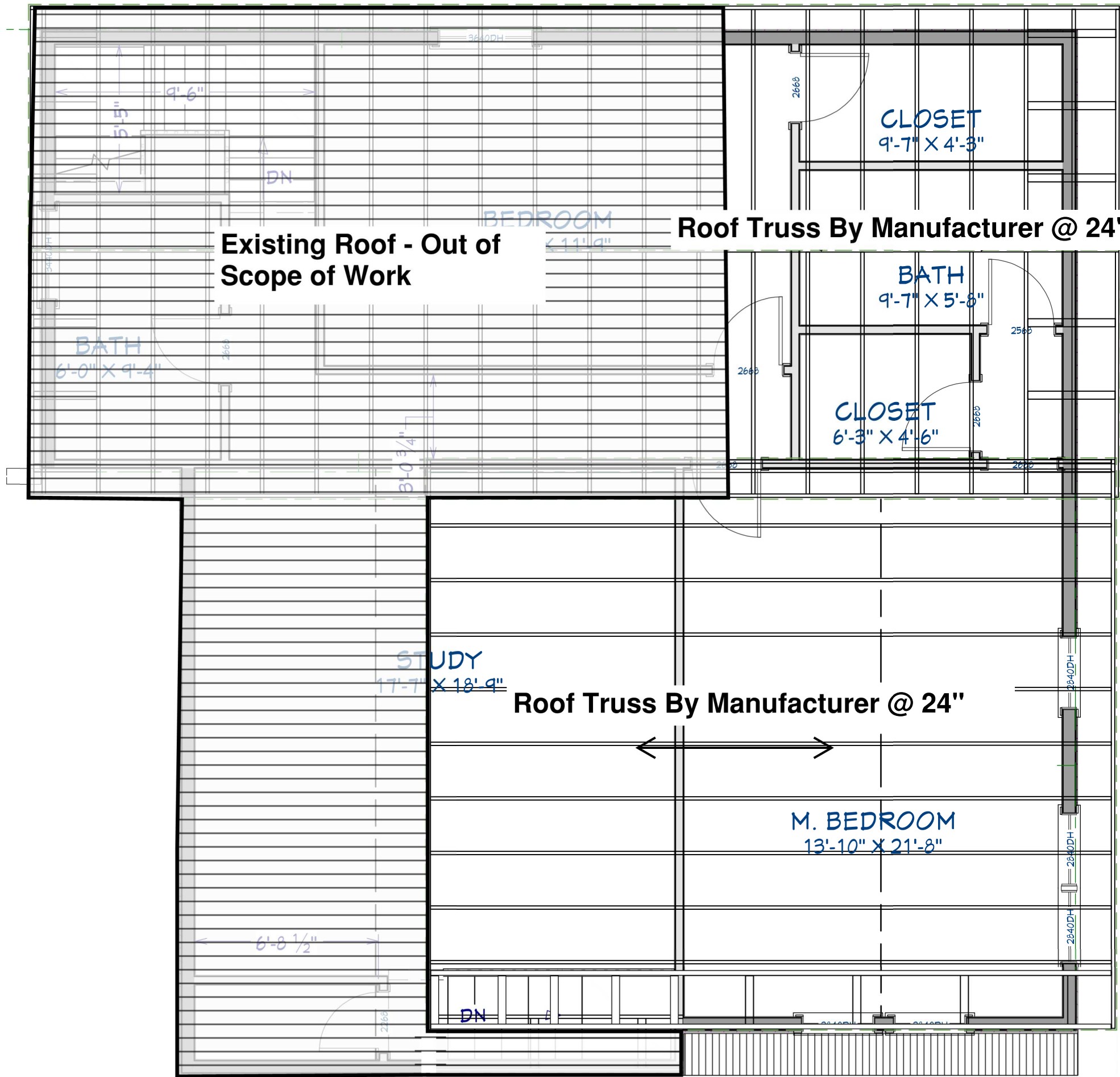
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New structural floor framing for the proposed second-floor area over the existing rear one-story portion. Framing members, spans, connections, bearing conditions, and supporting elements shall be provided as indicated on the structural drawings.



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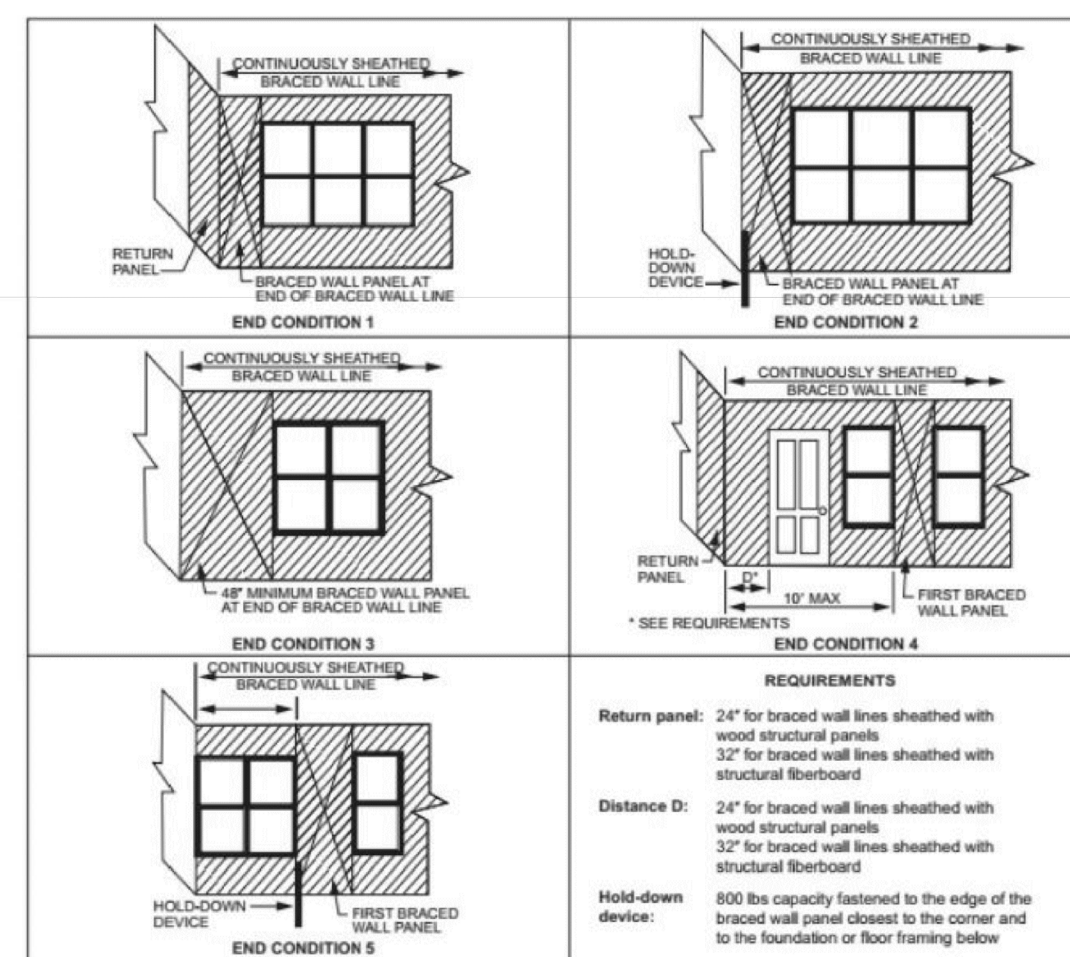
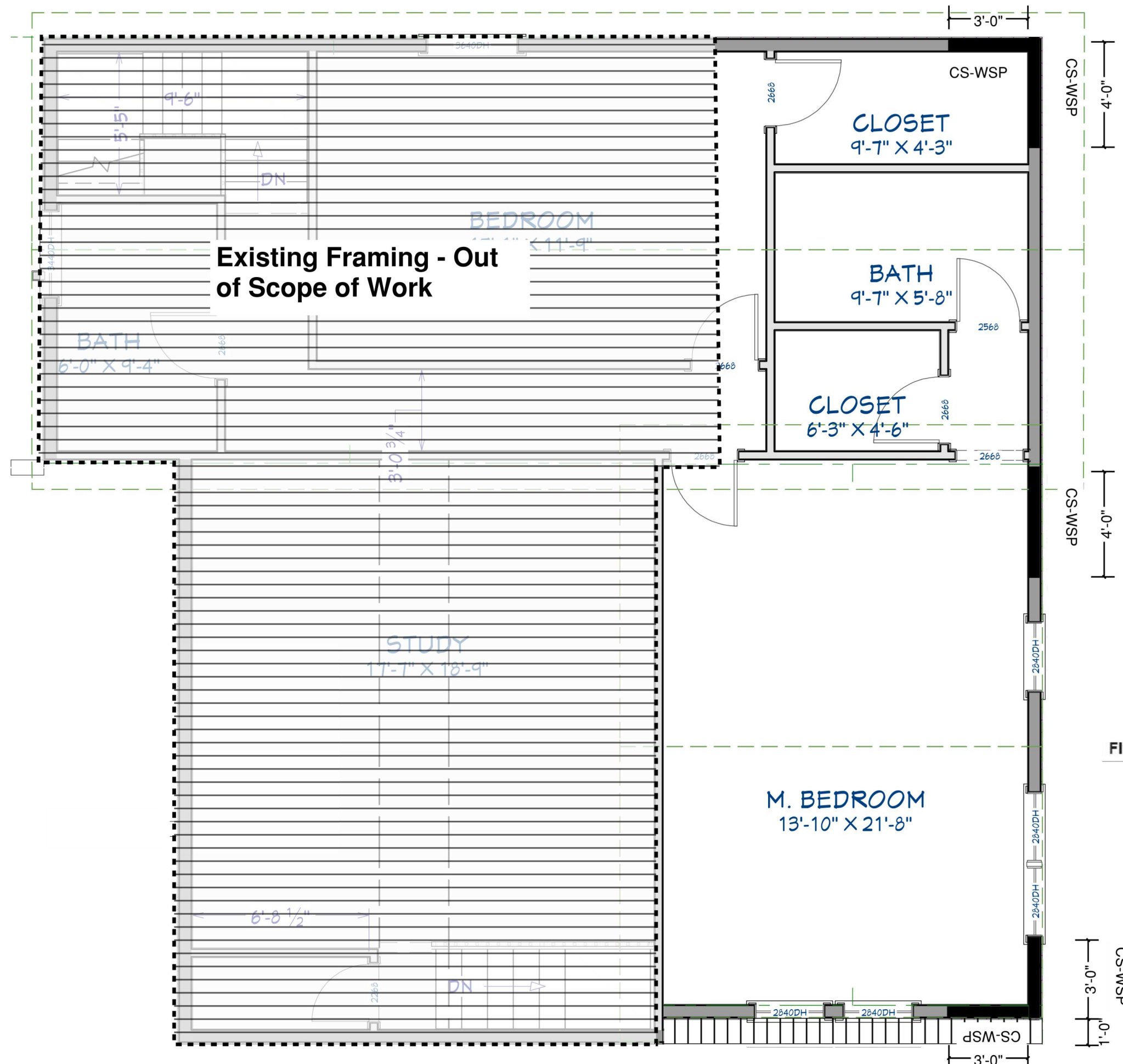
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Second Floor Framing

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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 R602.10.7 END 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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NO.:

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FORTIS ENGINEERING CONSULTANTS LLC

PRECISION · INNOVATION · STRENGTH

Maxwell Sharafi P.E.

Phone: (703) 517-5398

Email: Max@Fortisconsultantsllc.com



County Review Stamp

6th St. Renovation

25 N 6th St, Warrenton, VA
20186

DRAWN BY: MXS

CHECKED BY: MXS

REVISIONS:

No.	DESCRIPTION	DATE

ISSUE RECORD:

No.	DESCRIPTION	DATE

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

SHEET CONTENTS:

Structural Details

PROJECT NO.: BD26-053

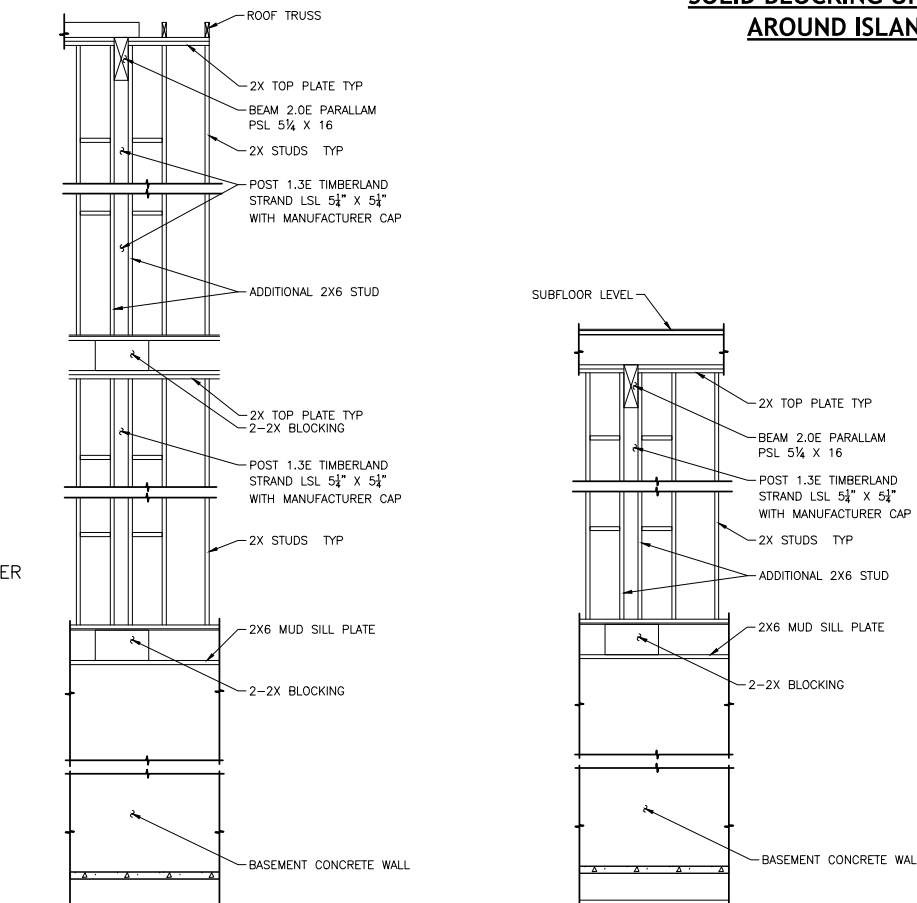
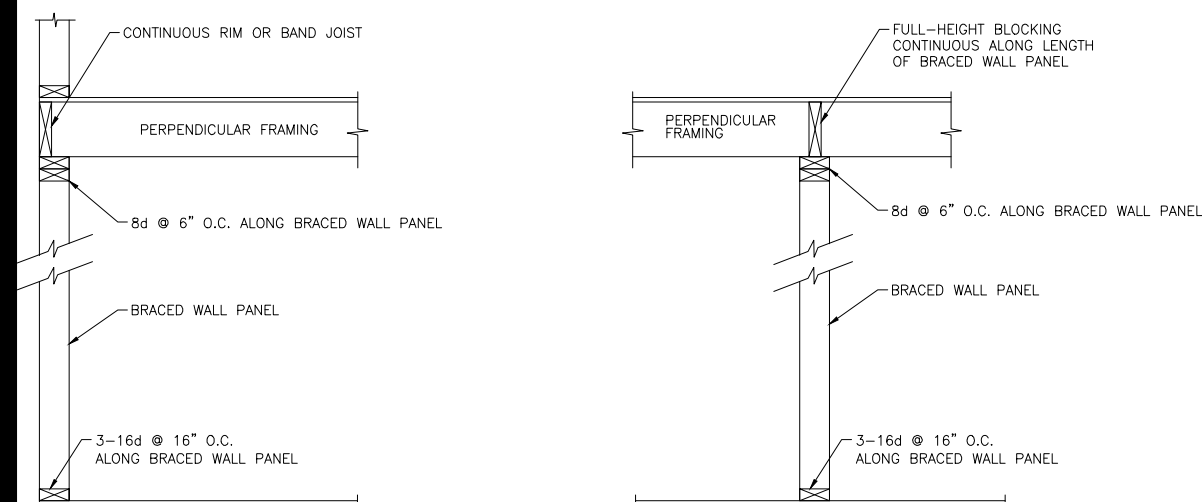
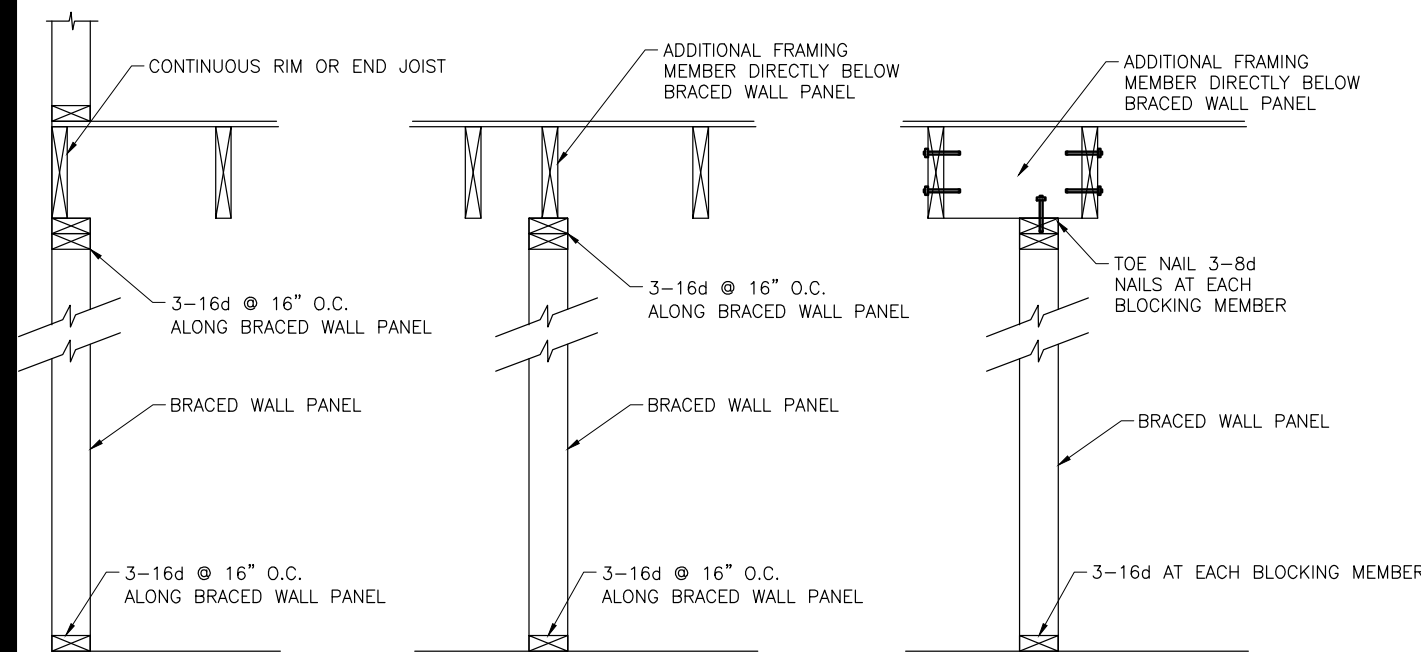
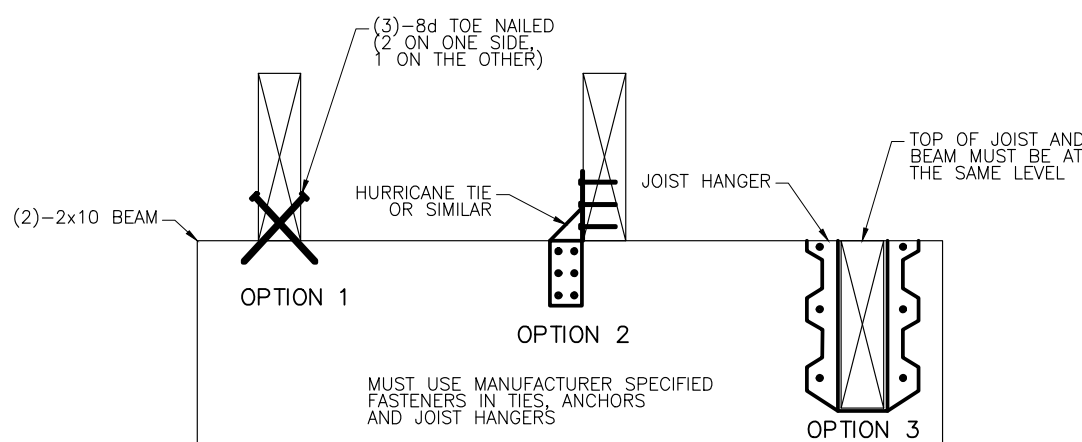
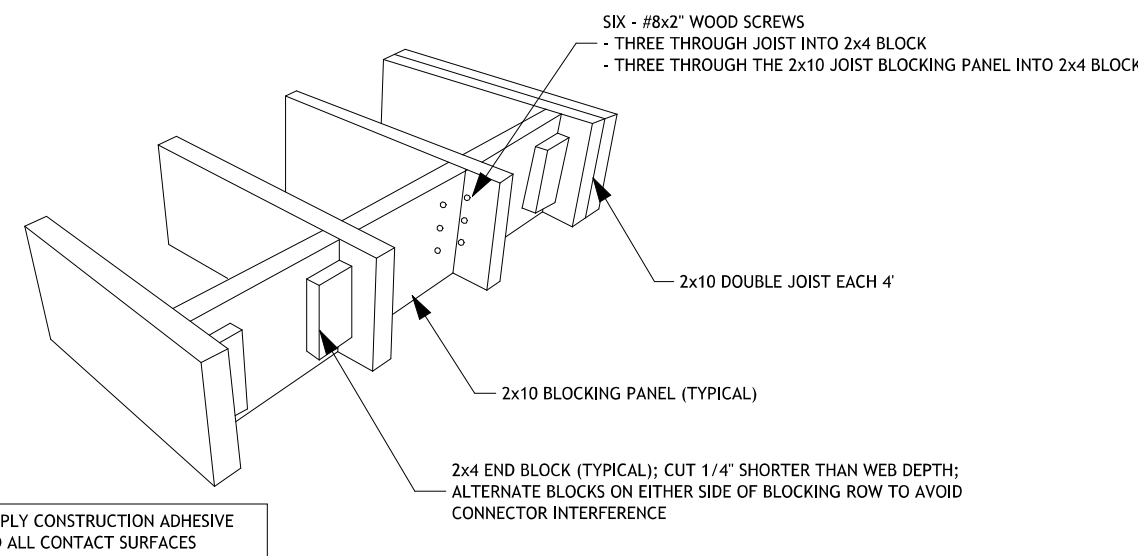
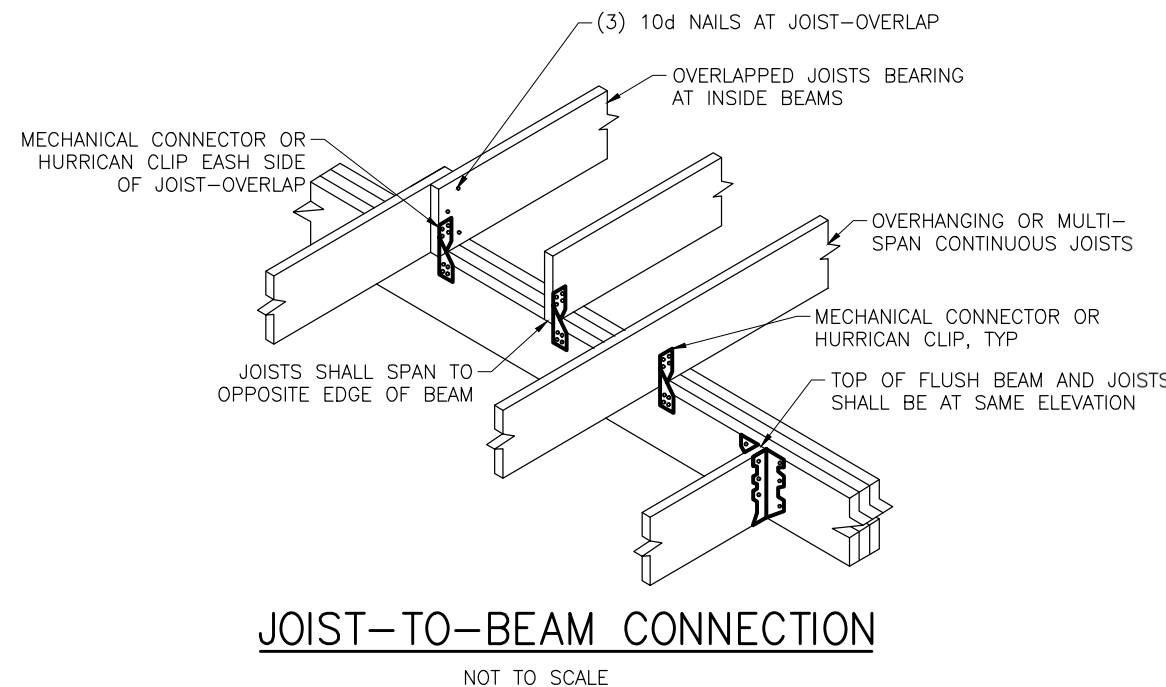
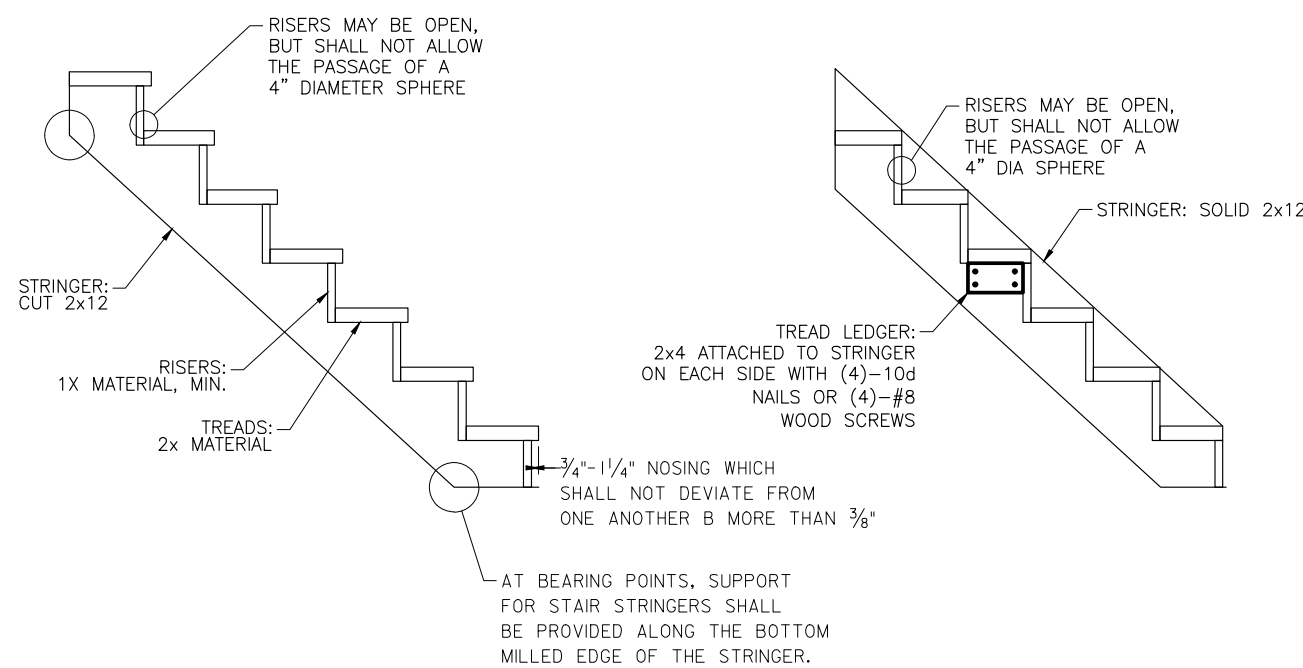
DATE: 9/12/2026

DRAWING NO.:

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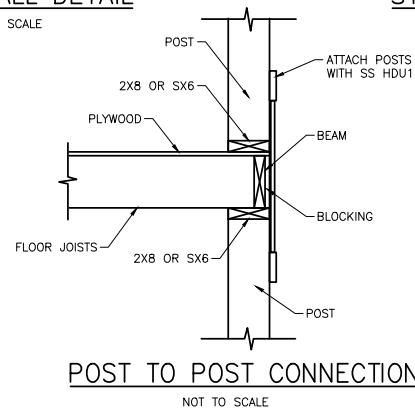
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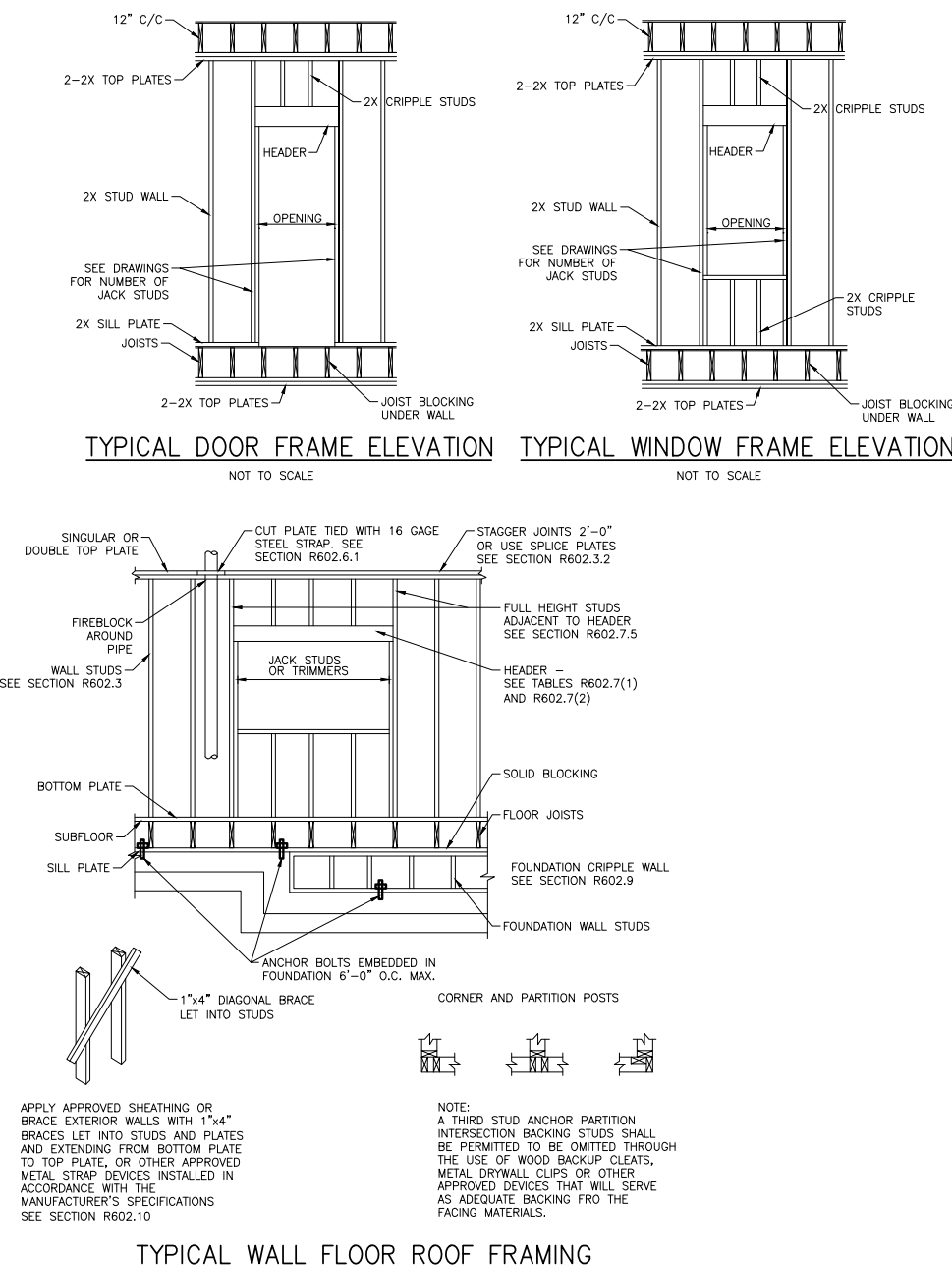


ROOF BEAM POST INSIDE STUD WALL DETAIL

FLOOR BEAM POST INSIDE STUD WALL DETAIL

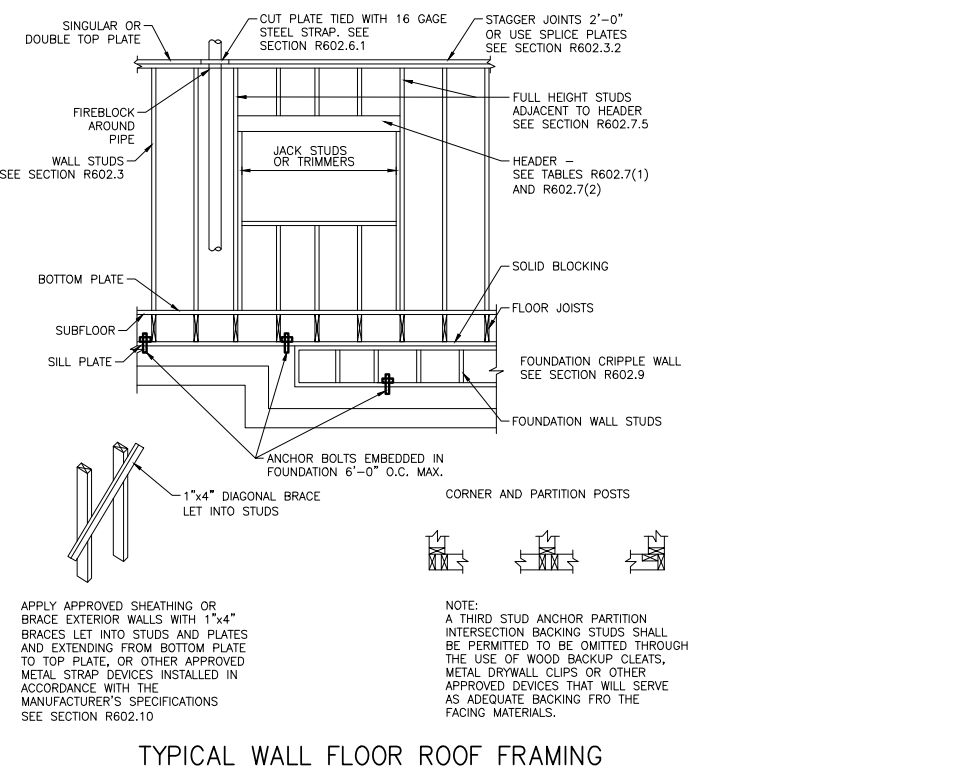


POST TO POST CONNECTION



TYPICAL DOOR FRAME ELEVATION

TYPICAL WINDOW FRAME ELEVATION



TYPICAL WALL FLOOR ROOF FRAMING



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20186

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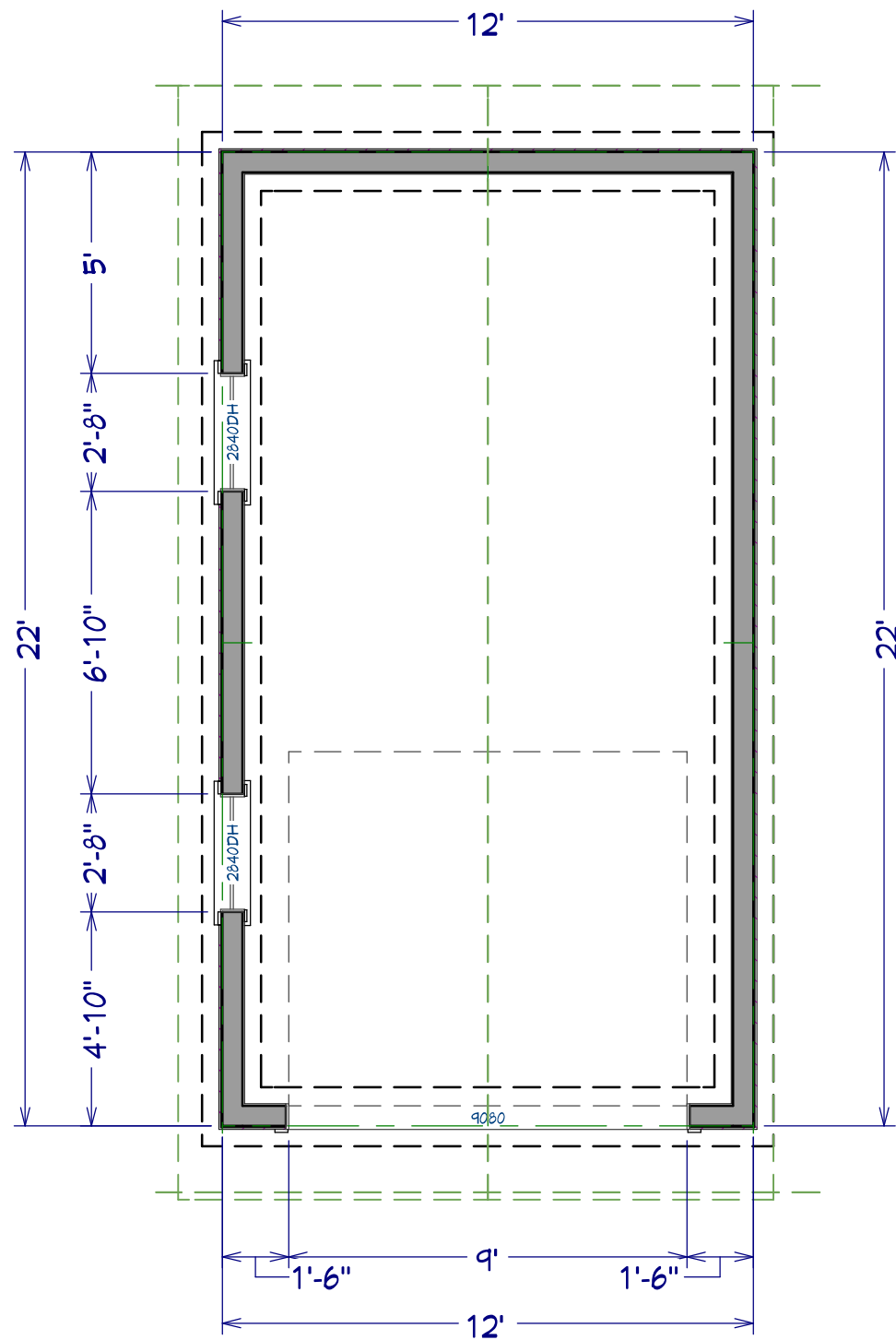
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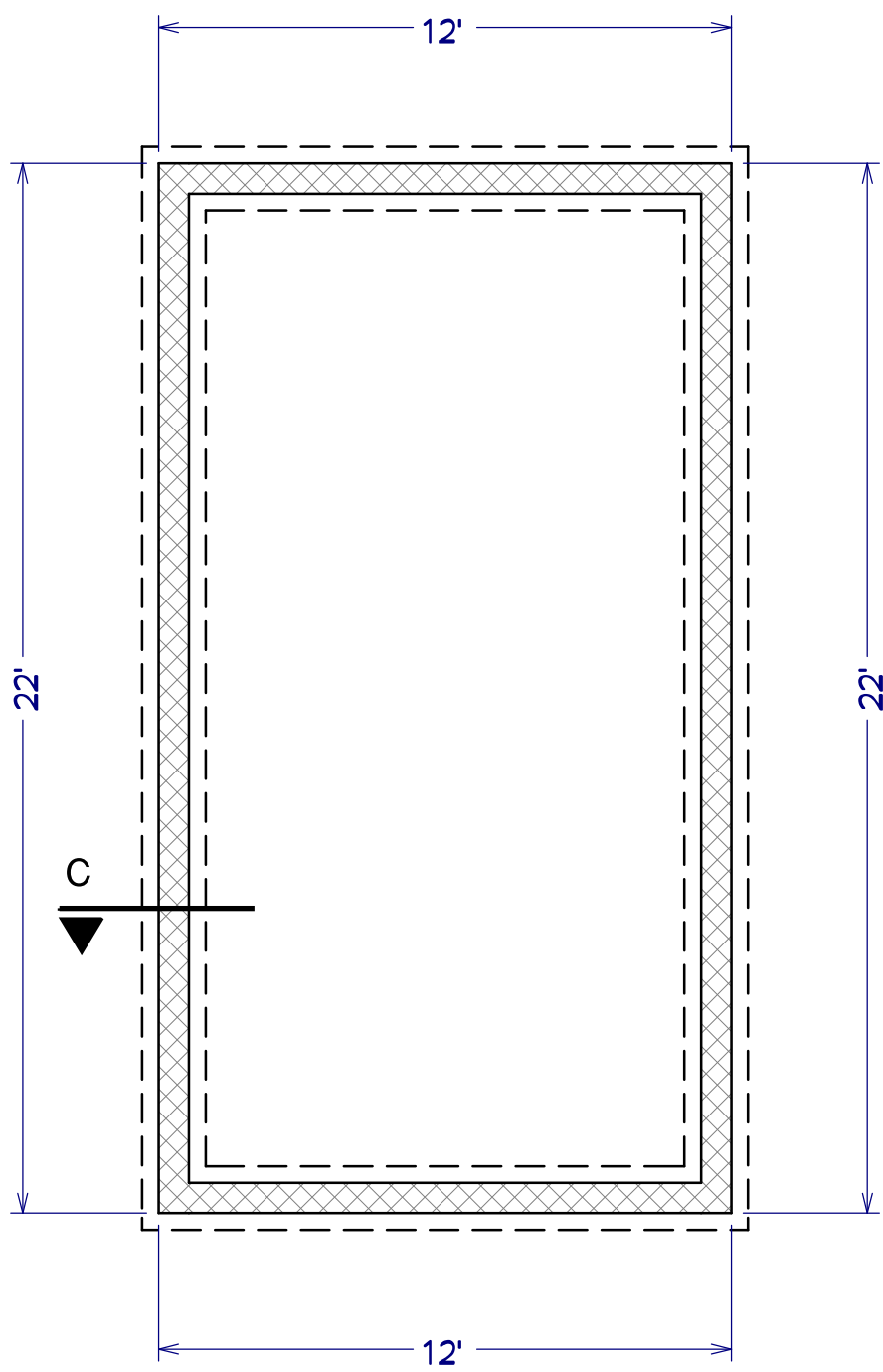
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Garage Plan-Elevation

PROJECT NO.:	BD26-053
DATE:	9/12/2026

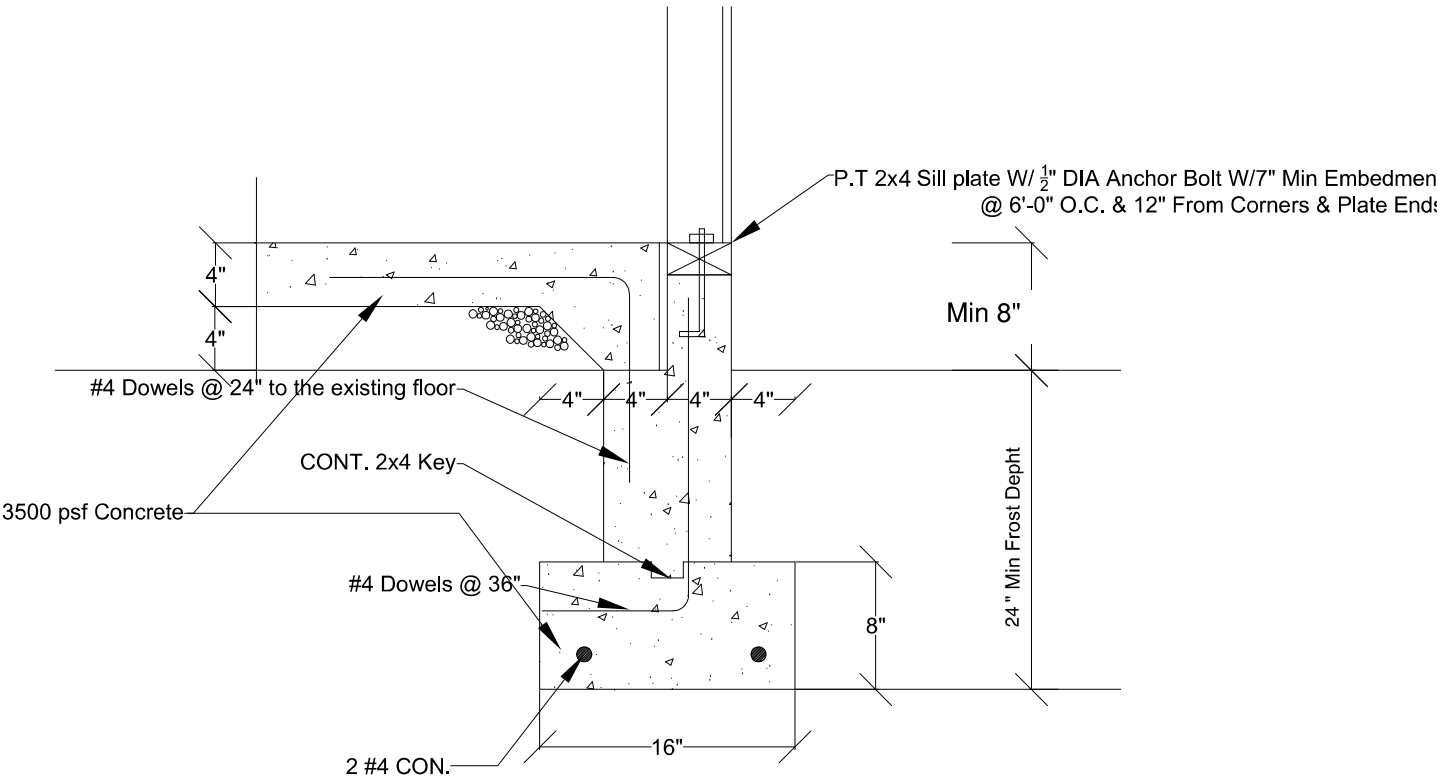
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SG-1	Sheet Size 22.00x17.00



1st Floor Plan



Foundation Plan



Section C

NTS



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6th St. Renovation

25 N 6th St, Warrenton, VA
20186

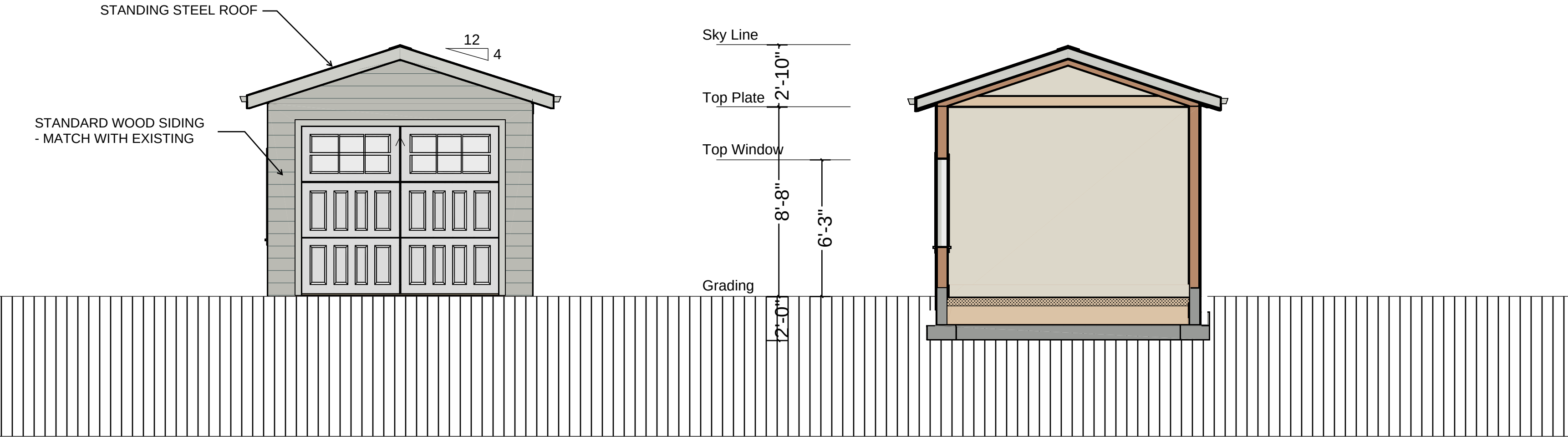
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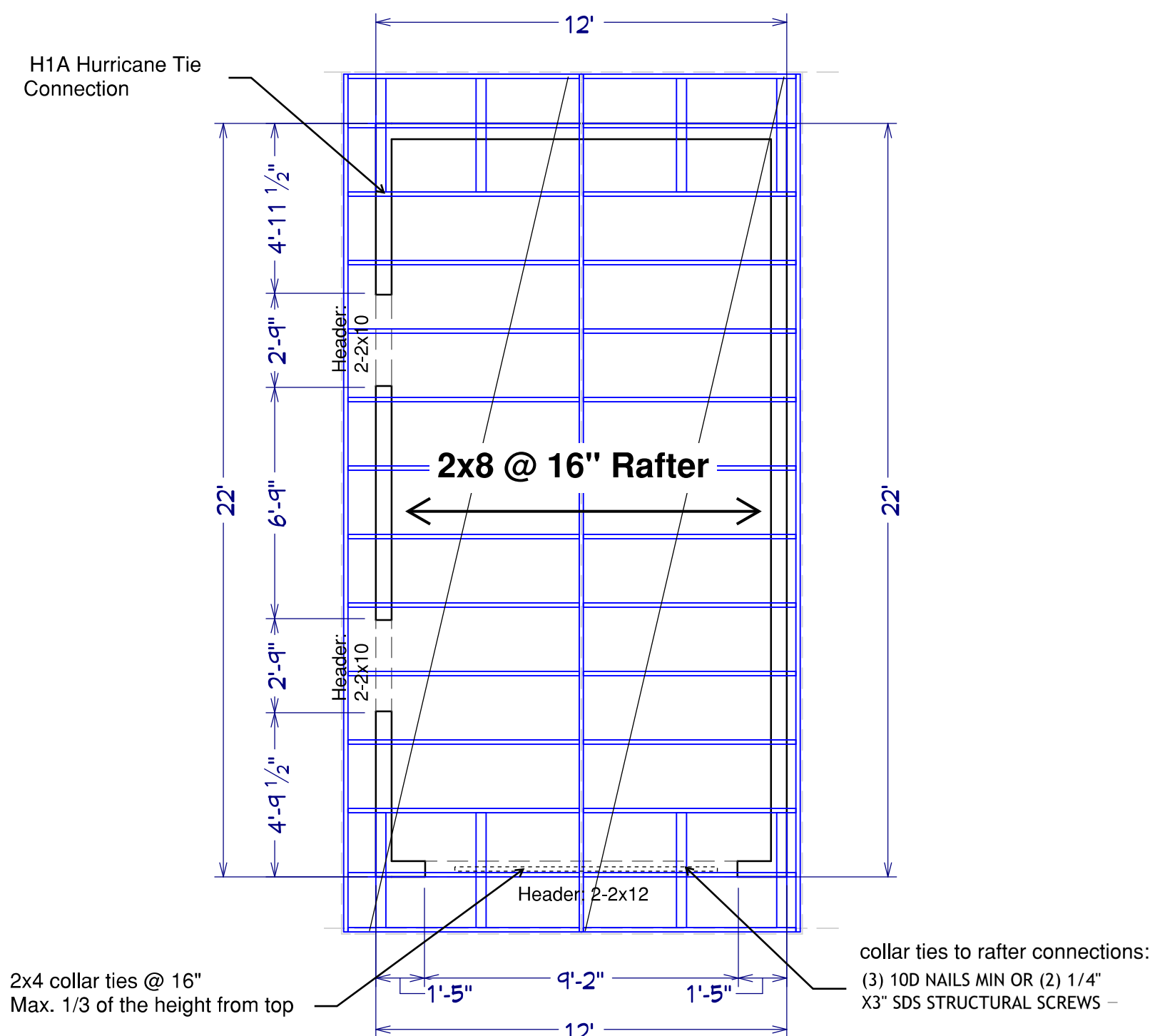
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Garage
Elevation/Section

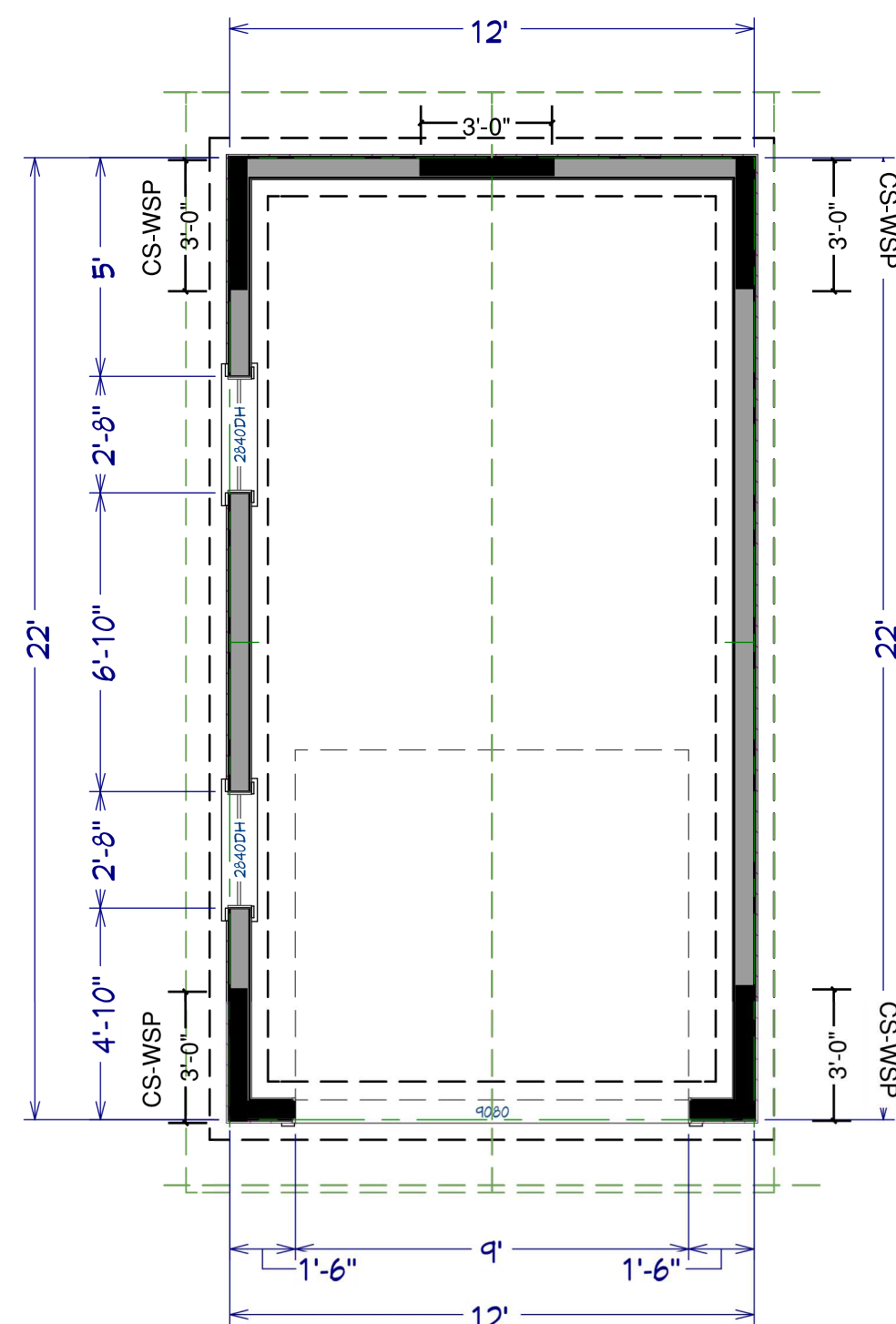
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DATE:	9/12/2026

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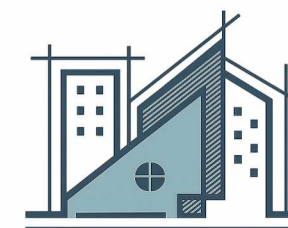
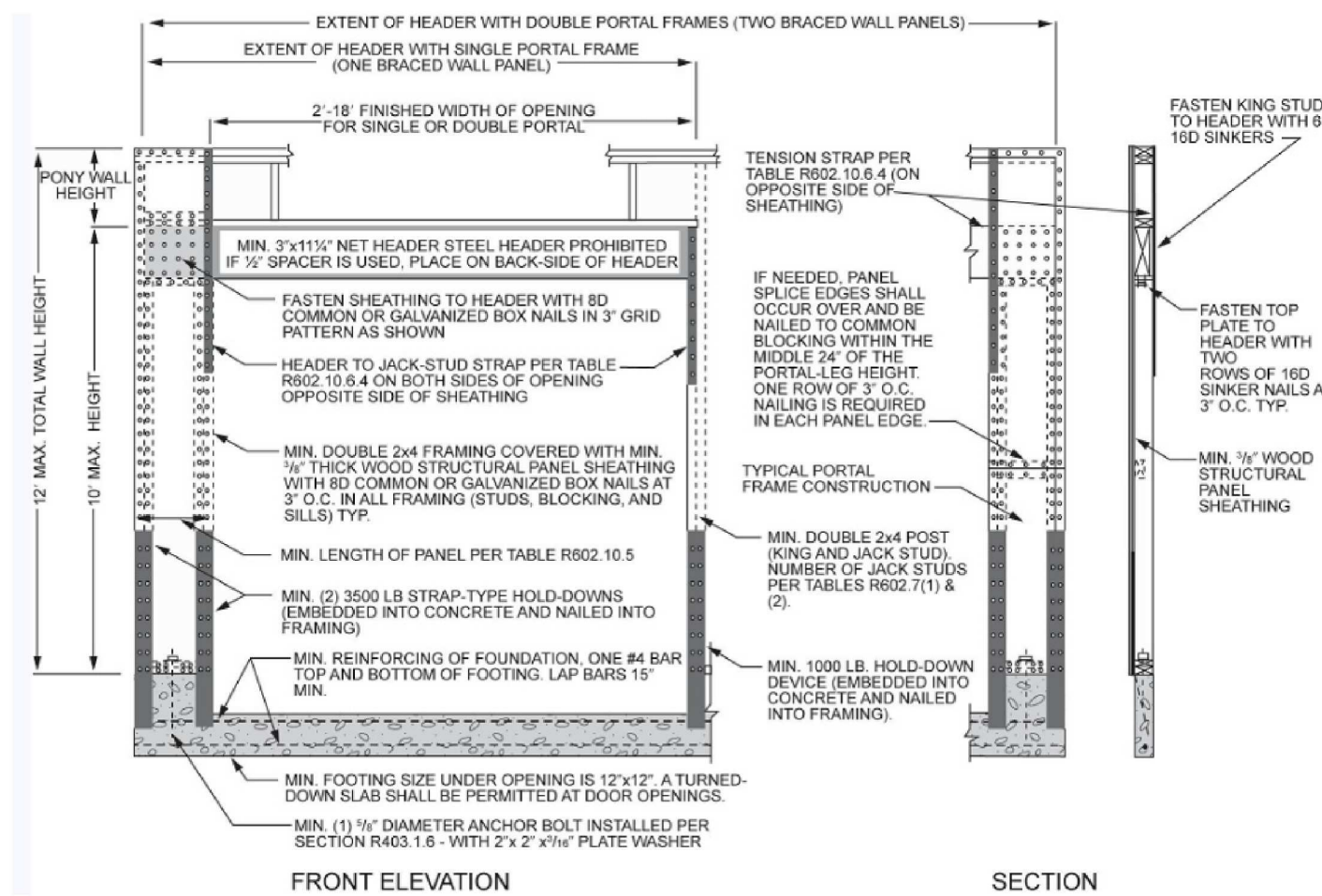




Roof Framing Plan



Bracing Plan



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

SHEET CONTENTS:

Plans

PROJECT NO.: BD26-053

DATE: 9/12/2026

DRAWING NO.: SG-3

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ARCHITECTURAL REVIEW BOARD
CERTIFICATE OF APPROPRIATENESS COA #26-47

September 24, 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. An updated plan sheet showing accurate depiction of existing architectural details and proposed details across the façade is submitted for final review; and
3. The new second-floor addition must extend southeast from the rear 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. 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
6. The existing stone and brick foundations should be maintained and unpainted, and the proposed new brick foundation for the front stairs should be visually distinguishable from the adjacent historic brick foundation; and
7. The proposed new garage building should be constructed with a simple style and massing to distinguish historic from new materials; 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: #