



## LEXINGTON ARCHITECTURAL REVIEW BOARD

Thursday, May 4, 2023 at 5:00 P.M.  
 Second Floor Conference Room, Lexington City Hall  
 300 E. Washington Street, Lexington, VA

### AGENDA

1. CALL TO ORDER
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES:
  - A. April 20, 2023 Minutes\*
4. NEW BUSINESS:
  - A. **COA 2032-13: an application by Pat Hennis for a Certificate of Appropriateness for exterior improvements at 7 North Jefferson Street, Tax Map # 16-4-9A, owned by 2022Plus3, LLC.**
    - 1) Staff Report\*
    - 2) Applicant Statement
    - 3) Public Comment
    - 4) Board Discussion & Decision
  - B. **COA 2023-12: an application by Tim Hickman for a Certificate of Appropriateness for exterior improvements and the construction of a new accessory structure at 313 South Jefferson Street, Tax Map #23-1-23, owned by Tori and Joey Bates.**
    - 1) Staff Report\*
    - 2) Applicant Statement
    - 3) Public Comment
    - 4) Board Discussion & Decision
5. OTHER BUSINESS
6. ADJOURN

\*indicates attachment

**Lexington Architectural Review Board**  
**Thursday, April 20, 2023 – 5:00 p.m.**  
**Second Floor Conference Room**  
**Lexington City Hall**  
**MINUTES**

**Architectural Review Board:**

Present: R. LeBlanc, Chair  
 C. Alexander  
 A. Bartenstein  
 B. Crawford, Alternate B

**City Staff:**

Arne Glaeser, Planning Director  
 Kate Beard, Administrative Assistant

Absent: J. Goyette  
 E. Teaff, Vice Chair  
 J. Taylor, Alternate A

**CALL TO ORDER:**

Chair LeBlanc called the meeting to order at 5:00 p.m.

**AGENDA:**

C. Alexander moved to amend the agenda to review items B & C ahead of item A. A. Bartenstein seconded and the agenda was approved unanimously as amended.

**MINUTES:**

The minutes from the April 6, 2023 were unanimously approved as presented. (C. Alexander /A. Bartenstein)

**CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA:**

None

**NEW BUSINESS:**

**A. COA 2023-10: an application by Paige Williams for a Certificate of Appropriateness for new signage for the new Downtown Books location at 34 South Main Street, Tax Map #23-1-188, owned by Robert E. Lee Properties LLC.**

- 1) Staff Report – This was an application for approval of a projecting sign and door sign for Downtown Books' new location at 34 South Main Street. The applicant proposed hanging a 36" x 24", hand painted, wooden projecting sign from the existing sign bracket. The sign would feature the business' logo on a white background and would not be illuminated. This would be the same sign that was approved for the business's current location at 13 W. Nelson Street. The proposed door sign would be an 18" x 18" logo decal in white vinyl centered on the upper half of the entry door. Logo details and a schematic of the proposal were included in the application materials.
- 2) Applicant Statement – Paige Williams said the intent was to simply move the exact projecting sign and recreate the existing door sign from the business' current location at 13 W. Nelson Street.
- 3) Public Comment – None

- 4) Board Discussion & Decision – **B. Crawford moved to approve the application as presented. C. Alexander seconded and the motion passed unanimously. (4-0)**

**B. COA 2023-11: an application by Pat Hennis for a Certificate of Appropriateness for exterior improvements at 7 North Jefferson Street, Tax Map #16-4-9A, owned by 2022Plus3, LLC.**

- 1) Staff Report – This was an application for additional exterior improvements at 7 N. Jefferson Street. A. Glaeser reminded the Board of the previously approved improvements to this building and explained the applicant now wishes to create a private courtyard area in front of the new stair tower on the south end of the building. The proposal was to enclose the residential entrance with a pier and metal gate and to install an additional light fixture beside the entry door. The wall would be a 42” tall and 24” wide block column, covered in stucco, to match the finish previously approved for the stair tower addition. The metal gate would be custom fabricated with a black finish to match the railings previously approved for the second story porch. The proposed wall and gate would be constructed and installed as shown in the plan drawings included in the application. The proposed light fixture would match the fixtures previously approved for the rest of the building’s exterior. B. Crawford asked about the color proposed for the stucco wall and staff provided a material sample that had been included in the previously approved application
- 2) Applicant Statement – None
- 3) Public Comment – None
- 4) Board Discussion & Decision – R. LeBlanc reminded the Board of her objection to the original proposal for the property and stated her opinion had not changed. B. Crawford indicated she believed the proposal would be an improvement to the alley on the south side of the building and suggested there was precedent in Lexington for the changes being made to the style of the building. C. Alexander said she did not understand the rationale for the use of such large block with a stucco finish, given that the main façade is painted brick. She indicated she had no objection to the metal gate but suggested continuing the railing or using brick for the proposed courtyard wall would be a more appropriate approach than the proposed stucco covered block. There was concern about how the proposed wall would impact the adjoining property’s egress and its ability to access its utility boxes at the rear of the building and there was general agreement that more information was needed to allay those concerns. **B. Crawford moved to deny the application but to permit the applicant to return once with no additional fee to provide more information. C. Alexander seconded and the motion passed unanimously. (4-0)**

**C. COA 2023-09: an application by Tim Hickman for a Certificate of Appropriateness for exterior improvements and the construction of a new accessory building at 313 South Jefferson Street, Tax Map #23-1-23, owned by Tori and Joey Bates.**

A. Bartenstein recused himself from discussion of this application due to its proximity to his property. A. Glaeser confirmed there was a sufficient number of voting members, provided they were able to reach a unanimous decision.

- 1) Staff Report – Director Glaeser reported this was an application to approve the replacement of a second story balcony door and the construction of a new detached garage at 313 S.

Jefferson Street. The applicant was proposing to replace the existing second floor balcony door and window with a smooth, fiberglass double door, painted to match the other trim details on the existing dwelling. This was the only improvement requested for the existing building. Addressing the proposed new 1 ½ story, 3 car garage, A. Glaeser noted the dimensions included in the staff report were incorrect and the correct dimensions were 35' by 30'-4". He pointed to the plan details, elevation drawings and multiple product cut sheets provided by the applicant. He added the structure would have to meet setback requirements which would be 10' off of White Street and 5' off of the rear property line. He indicated the applicant could address the exact placement of the structure.

- 2) Applicant Statement – The applicant, Tim Hickman, and the property owners, Tori and Joey Bates were present to answer the Board's questions.
- 3) Public Comment – None
- 4) Board Discussion & Decision – **C. Alexander moved to separate consideration of the improvements being requested for the existing residence from consideration of the new garage. B. Crawford seconded and the motion passed unanimously. (3-0)**

Responding to questions about the proposed balcony double door, Mr. Hickman clarified the doors were ¾ glass and would be centered in the space between the existing light fixtures. Ms. Bates spoke to the intent by explaining that the balcony had been added by the previous owners and the existing door and window do not match those on the rest of the house. C. Alexander indicated she liked the idea but felt a wood door would be more in keeping with the house. Mr. Hickman said fiberglass was chosen for ease of maintenance and longevity. B. Crawford offered that she believed the style to be more important than the material in this case and that the proposal would be an improvement to the existing conditions. **C. Alexander moved to approve the replacing the existing second floor balcony door and window with the French door as proposed by the applicant. B. Crawford seconded and the motion passed unanimously. (3-0)**

Addressing the application materials for the proposed garage, C. Alexander said she had found the narrative helpful and she appreciated the modifications being proposed to make the final structure more in keeping with the main house and surroundings. She added that given the number of details to consider, a fully annotated set of plans to review with the narrative and cut sheets would be helpful. She added that an elevation or photo simulation showing the heights of the existing residence, the adjoining residence, and the proposed garage would help the Board get a sense of scale and massing. She also suggested a dimensioned site plan or plat showing the true proposed location of the garage on the parcel would aid her review of the project. R. LeBlanc agreed and explained the job of the ARB "is to protect what the street looks like." She assured the applicant that the Board has approved new structures in the residential historic district but that the additional information would be helpful for them to be able to imagine how the proposed garage would look and feel within the context of the streetscape.

During discussion of the roofline of the proposed garage, Ms. Bates indicated that one of the things that she admired about the house involved its interesting roof lines, angles and changes in elevation. She stated the intent was for the garage to match the house as much as possible.

C. Alexander suggested reappraisal of the style options for the garage doors to determine if there was an option that would correlate more closely to the house. Ms. Bates said she was not tied to the garage door style and was open to suggestions. R. LeBlanc explained the Board could not make design decisions, but appreciated the attention paid to insuring the railings and columns match the house and suggested the garage door be chosen similarly.

Chair LeBlanc then explained the procedural timeline associated with the ARB's approval process. She assured the applicant that a denial could be made without prejudice to the project but simply to allow for sufficient time for the requested additional information to be gathered.

**C. Alexander moved to deny the application to allow the applicant sufficient time to return, with no fee, with the additional requested information. B. Crawford seconded and the motion passed unanimously. (3-0)** The Board clarified the additional information being requested as: 1) an elevation showing the height and massing of the proposed garage in relation to the main house and adjacent residence, 2) spec sheet(s) for the final choice for the style of the garage doors, 3) a plat or dimensioned site plan showing the precise proposed location of the garage, and 4) a fully annotated elevation drawing that can be used to cross reference the proposed modifications to the stock building with the appropriate cut sheets.

#### **OTHER BUSINESS:**

C. Alexander asked if Director Glaeser knew when or if the stairway connecting Lee Avenue to the parking lot behind 115 W. Nelson Street would be painted per the COA approval. A. Glaeser remarked that pressure treated wood often needs some time to dry out before it can be painted, but confirmed the plan was that it would be painted. She then mentioned the sandwich sign that continues to direct pedestrian traffic to the building along a route farther north on Lee Avenue and said she hoped it would be removed.

R. LeBlanc inquired about the work underway for the Triangle Park at the juncture of Jefferson and Main Streets. She received confirmation that the work being done conforms to what was approved by the Board.

#### **ADJOURN:**

The meeting adjourned at 6:18 p.m.

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R. LeBlanc, Chair, Architectural Review Board

Staff Report

**Lexington, VA Historic Downtown Preservation District COA  
COA 2023-13 7 North Jefferson Street Additional Exterior Improvements**

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<b>Project Name</b>	Exterior Improvements at 7 North Jefferson Street
<b>Property Location</b>	7 N. Jefferson Street
<b>Zoning</b>	C-1 Commercial/ Historic District
<b>Owner/Applicant</b>	Thomas Langston/Patrick Hennis

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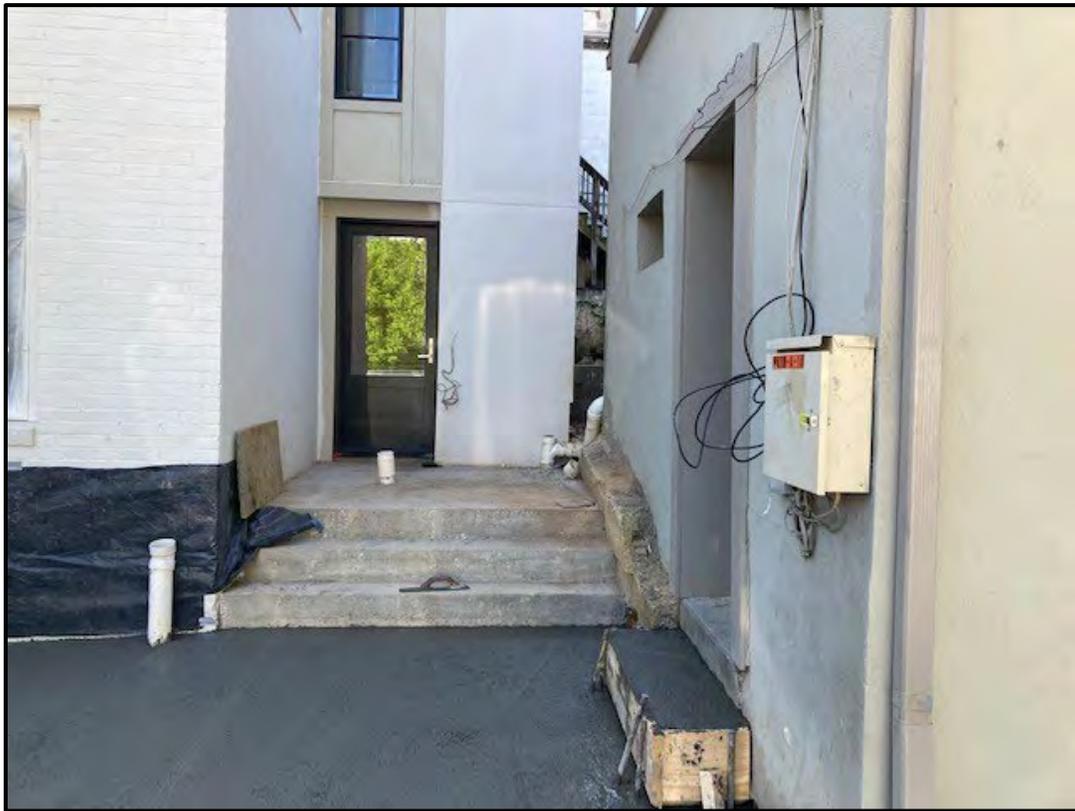
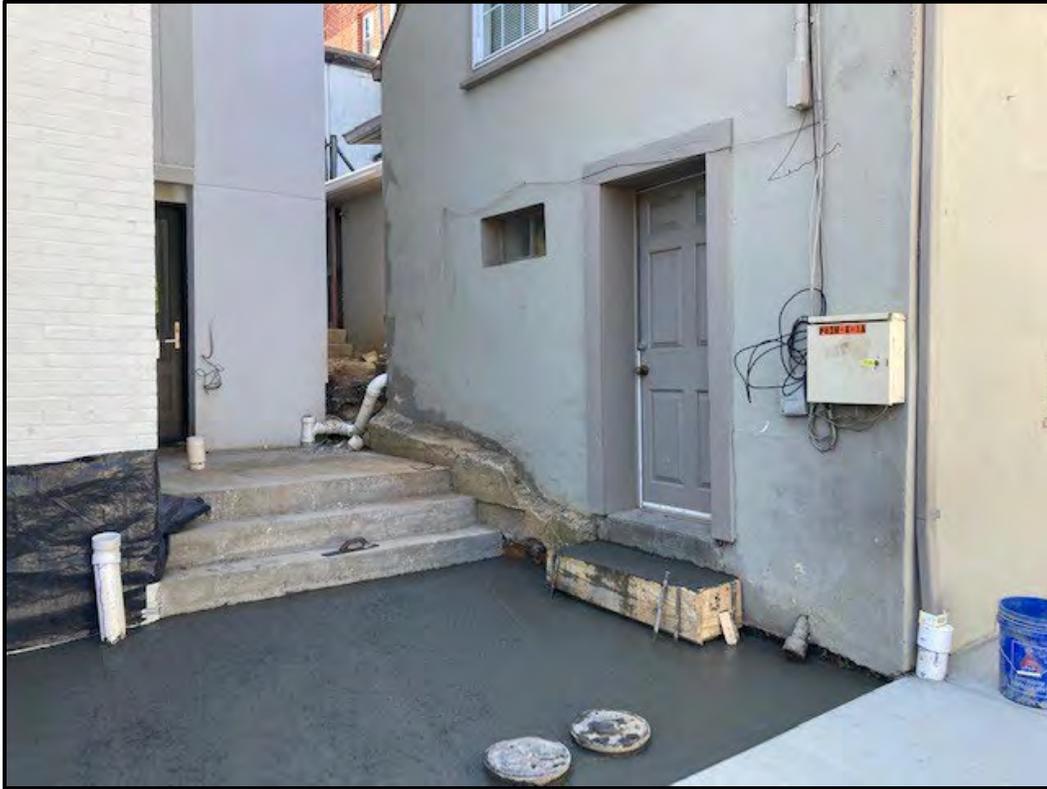
**OVERVIEW OF REQUEST**

This is an application to approve a Certificate of Appropriateness (COA) for additional exterior improvements at 7 North Jefferson Street. The proposal is to enclose the residential entrance with a pier and metal gate, install an additional exterior light fixture beside the residential entry door, and install a 3” wall sconce on the column to the right of the gate to illuminate the addressing numeral. The applicant proposes constructing a 42” tall, 24” wide block column (highlighted in yellow in the drawings included with the application), extending from the south end of the new stair tower toward Jefferson Street. The column will be covered in stucco to match the exterior finish approved for the rest of the stair tower addition. A custom fabricated metal gate, finished in black and matching the railings previously approved for the second floor porch, will be installed as shown in the attached architectural drawings (highlighted in blue). The proposed light fixture would match the fixtures already approved for the rest of the building’s exterior.

The Architectural Review Board reviewed this proposal on April 20, 2023 and requested additional information, which the applicant has since supplied.

*7 North Jefferson Street existing conditions*





**Lexington, VA Historic Downtown Preservation District COA  
COA 2023-13 7 North Jefferson Street Additional Exterior Improvements**

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**ARB Considerations**

Section 420-8.5.A. (Historic Downtown Preservation District) requires a Certificate of Appropriateness. No improvement, structural or otherwise, in the Historic Downtown Preservation District shall be located, constructed, reconstructed, altered, repaired or demolished unless a permit therefor is issued by the Zoning Administrator. No such permit shall be issued unless a certificate of appropriateness is issued for such purpose by the Architectural Board and unless the location, construction, reconstruction, alteration, repair or demolition thereof otherwise complies with the requirements of the Building Code and other ordinances and laws applicable and relating thereto.

Section 420-8.6.B. (Historic Downtown Preservation District) directs the Architectural Review Board to consider the following factors to be evaluated before issuing a Certificate of Appropriateness (COA):

1. The historical or architectural value and significance of the building or structure and its relationship to or congruity with the historic value of the land, place or area in the Historic Downtown Preservation District upon which it is proposed to be located, constructed, reconstructed, altered or repaired.
2. The appropriateness of the exterior architectural features of such building or structure to such land, place or area and its relationship to or congruity with the exterior architectural features of other land, places, areas, buildings or structures in the Historic Downtown Preservation District and environs.
3. The general exterior design, arrangement, textures, materials, planting and color proposed to be used in the location, construction, alteration or repair of the building, structure or improvement and the types of window, exterior doors, lights, landscaping and parking viewed from a public street, public way or other public place and their relationship to or congruity with the other factors to be considered by the Board under this section.
4. Any applicable provisions of the city's design guidelines.

(Applicable sections of the Lexington Design Guidelines are:  
Section IV. Guidelines for Site Design on page IV-2.)

<https://www.lexingtonva.gov/home/showpublisheddocument/1506/637661128242230000>

The Board shall take all of the above factors into consideration when considering the application. The Board shall not necessarily consider detailed designs, interior arrangement or features of a building or structure which are not subject to public view from a public street, public way or other public place and shall not impose any requirements except for the purpose of preventing developments incongruous with the historic aspects of the surroundings and the Historic Downtown Preservation District.

**Staff Recommendation**

Staff finds the proposed improvements meet the zoning criteria.



Planning & Development Department  
300 East Washington Street  
Lexington, Virginia 24450  
Phone: (540) 462-3704 Fax: (540) 463-5310

www.lexingtonva.gov

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

### Applicant<sup>1</sup>

Name: PATRICK HENNIS Phone: 540 464 1183

Company: PHOENIX CONSTRUCTION LLC Fax: \_\_\_\_\_

Address: 328 W MIDWAY RD LOT 604 Email: pchenmis@jdoe.com

Applicant's Signature: [Signature] Date: 4/25/23

### Property Owner

Name: TRAVIS LAWRENCE Phone: 412 996 9414

Address: 7 NORTH JEFFERSON ST Email: \_\_\_\_\_

Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

### Architect/Designer

Name: BOB STONE Phone: 804 344 0065

Company: BOB ARCHITECTURE Fax: \_\_\_\_\_

Address: 108 NORTH FIFE ST, RICHMOND Email: \_\_\_\_\_

### Administration

Application is hereby made to the Lexington Architectural Review Board for a Certificate of Appropriateness (COA) to make repairs, alterations, or improvements in the Historic District in accordance with Chapter 28, Article XVII and Article XVIII of the Lexington City Code.

This document shall constitute a valid COA upon its completion and execution by the Chairperson or Acting Chairperson of the Architectural Review Board. The recipient of a COA is responsible for obtaining any and all other certificates and permits required by the Code of the City of Lexington through the Office of the Planning and Development Administrator.

1. Prior to submitting an application, the applicant is required to meet with staff for a pre-application meeting.



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 300 East Washington Street  
 Lexington, Virginia 24450  
 Phone: (540) 462-3704 Fax: (540) 463-5310

## Proposal Information<sup>2</sup> (attach list of properties if request includes multiple properties)

Address (or location description): 7 NORTH SEPTEMBER ST "A"

Tax Map: \_\_\_\_\_ Deed Book and Page #: \_\_\_\_\_

Acreage: \_\_\_\_\_ Zoning (attach any existing conditions or proffers): \_\_\_\_\_

Property Doing Business As: \_\_\_\_\_

Historical Name of Building: \_\_\_\_\_

Approximate Age of Building: 108 yrs Applicant seeking Federal Tax Credit:  Yes  No

**2. Any application deemed incomplete by staff will not be accepted.**

## Alteration Description (complete a City Sign Permit Application for sign alterations)

I. Please check action(s) for which this COA is requested:

- Remodeling or renovation of the exterior of a building
- Total restoration of the exterior of a building
- Removal of any architectural element
- Painting of any building exterior
- Cleaning of wall surfaces or architectural elements
- Repair of all surfaces or architectural elements
- Any removal, alternation, repair, or construction of amenities such as fences or walls
- Demolition of part or all of an existing building
- Moving a building (complete Part III)
- Construction of a new building (complete Part III)
- Construction of any addition to an existing building (complete Part III)

II. For **ALL** projects, please attach the following:

- Photographs or drawings from the site showing adjoining structures, streets, and sidewalks
- Scale drawings of the improvements
- Detailed drawings of significant decorative or architectural elements
- Indication of exterior lighting adequate to determine its character and impact on the public and adjoining properties
- Samples of exterior materials and paint colors to be used

III. For **NEW CONSTRUCTION**, please provide the above attachments in addition to the following:

- Dimensions, orientation, and acreage of each lot or plot to be built upon
- Layout of the project and its relation to surrounding structures
- Location of points of entry and exit for motor vehicles and internal vehicular circulation pattern and parking facilities
- The size, shape, and location of existing and proposed construction on the parcel
- Location of walls, fences, and railings, and the indication of their height and the materials of their construction

## Phoenix Construction LLC

328 West Midland Trail Suite A

Lexington, VA 24450

(540) 464-1133

CBC, RBC #2705076196

4/3/2023

### Regarding 7 North Jefferson Street

We would like to enclose the residential entrance with a pier and metal gate. The materials will be as follows; approx. 42" tall, 24" wide, block column covered in stucco matching other stucco. A custom fabricated metal gate, matching the 2<sup>nd</sup> floor porch railings, finished in black.

Thank you,



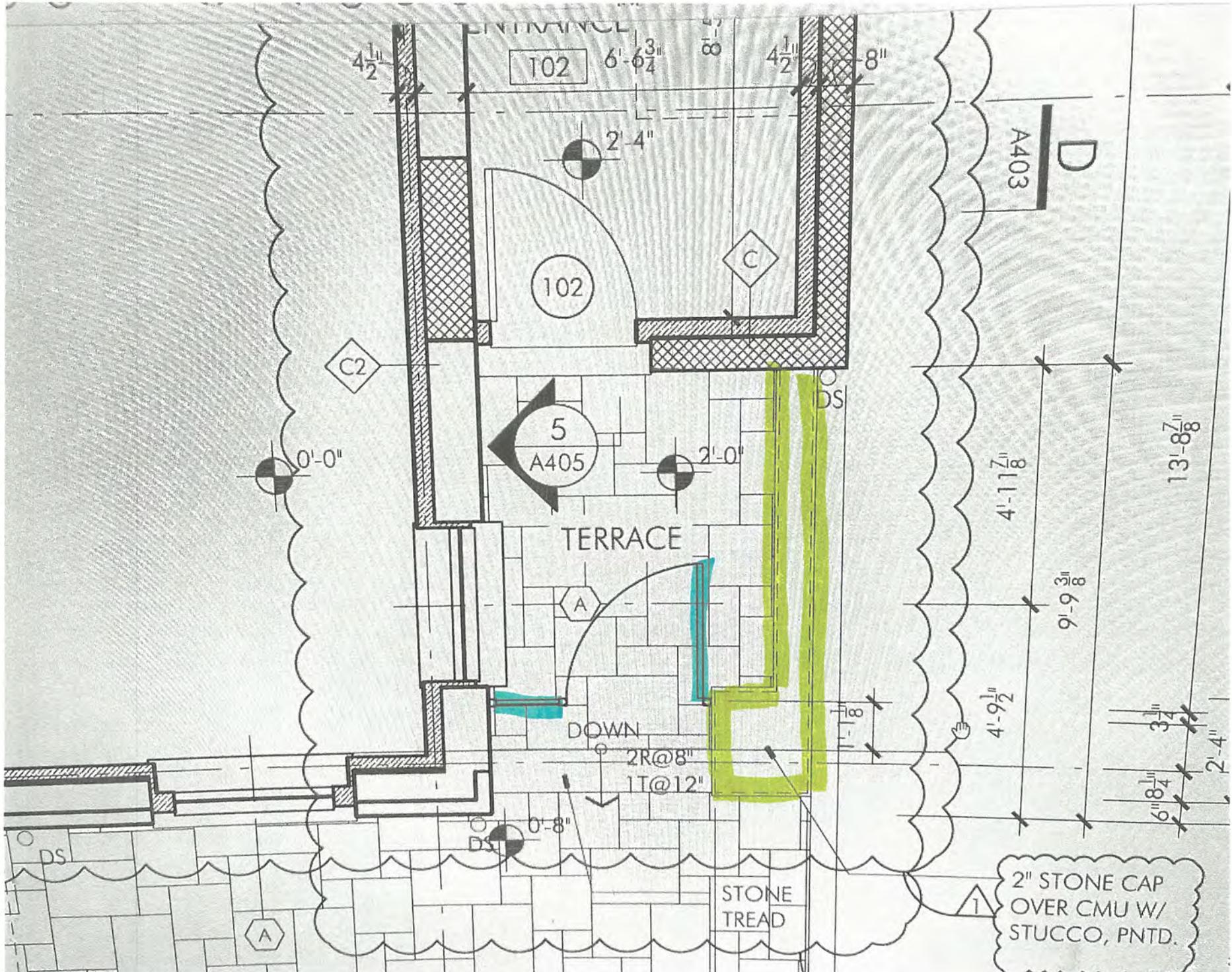
Pat Hennis

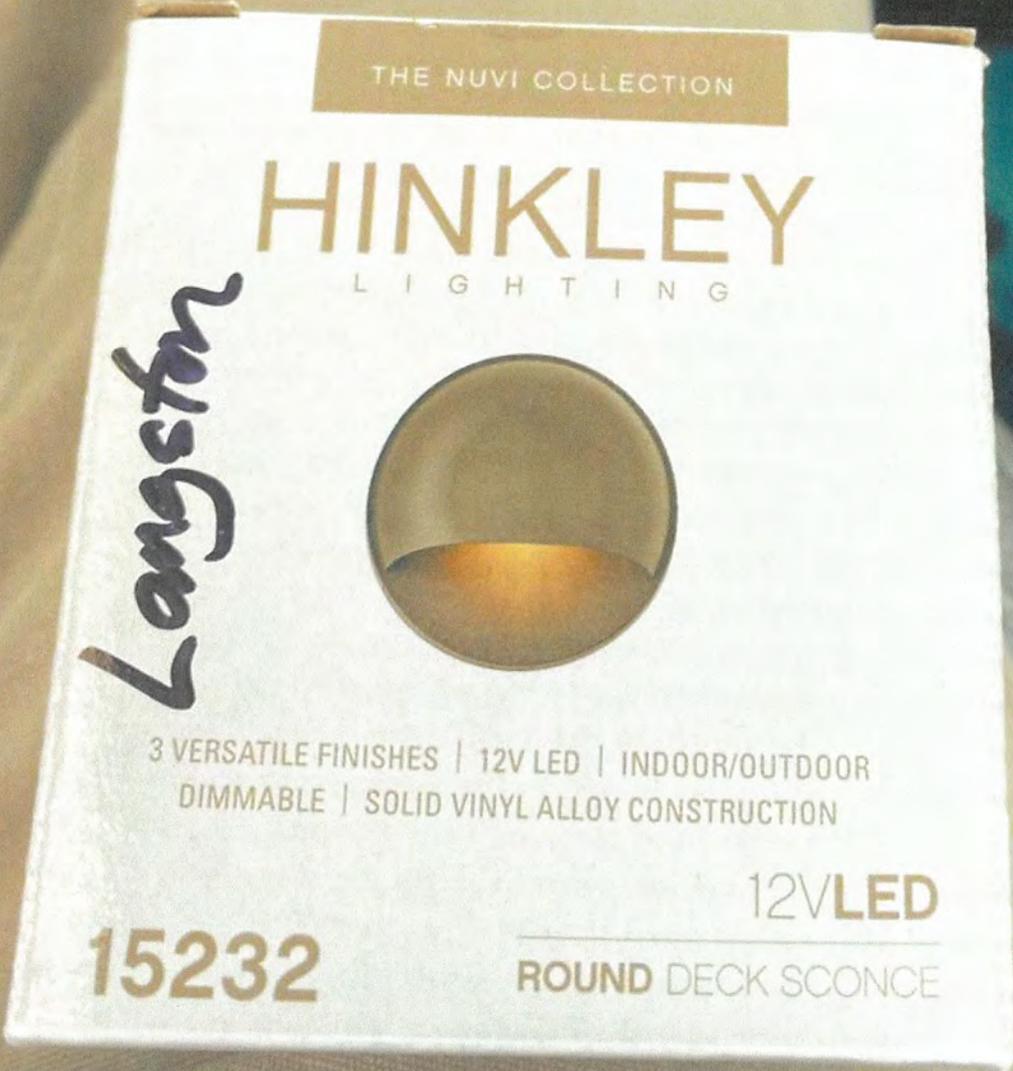
BWE GATE - METAL TO MATCH  
2ND FLOOR RAILING  
ALREADY APPROVED

YELLOW COLUMN - 5' x 2' x 2' w/ STUCCO  
TO MATCH  
ALREADY APPROVED

LIGHT FOR DOOR - MATCHES PORCH LIGHTS  
ALREADY APPROVED.







FIXTURES



15232 12V LED  
ROUND DECK SCONCE

NUVI  
COLLECTION

Hinkley's durable, long lasting  
Nuvi material is a vinyl alloy tested  
to withstand harsh environments and  
backed by an industry leading  
Lifetime Warranty.

HINKLEY  
LIGHTING

COLOR

**Lexington, VA Historic Downtown Preservation District COA  
COA 2023-12 New Garage at 313 S. Jefferson Street**

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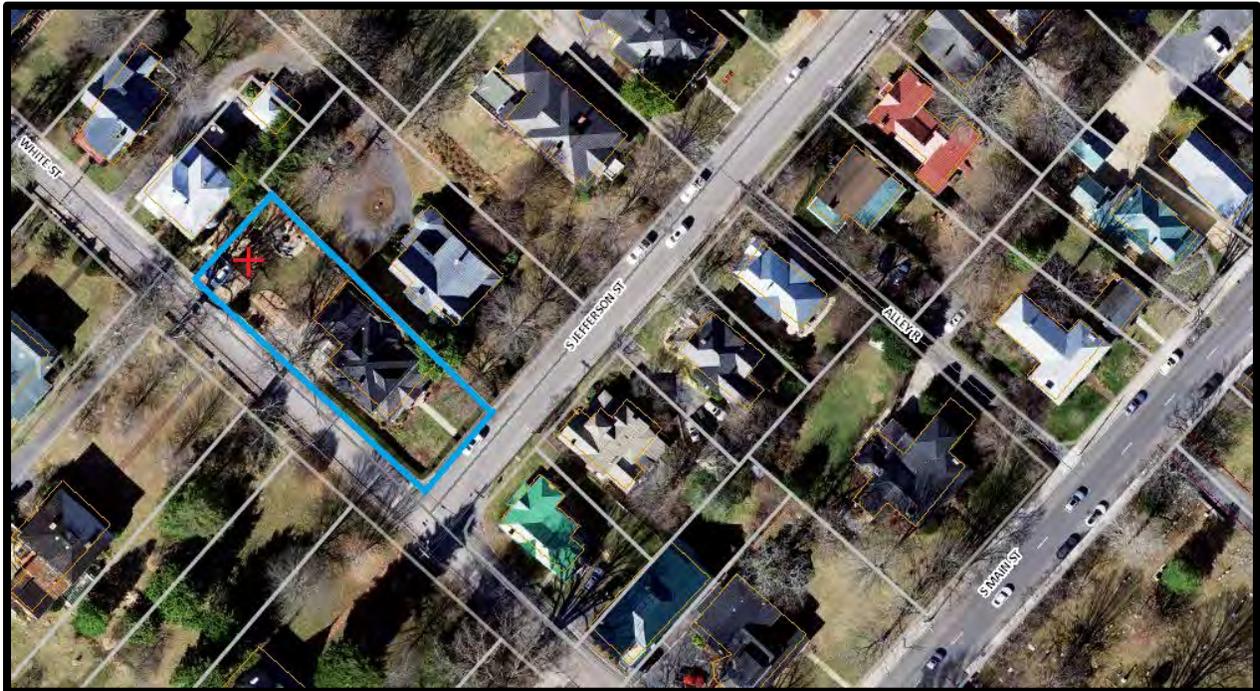
<b>Project Name</b>	New accessory building at 313 S. Jefferson Street
<b>Property Location</b>	313 S. Jefferson Street
<b>Zoning</b>	R-1 (General Residential) & Residential Historic District
<b>Owner/Applicant</b>	Tori and Joey Bates/Tim Hickman

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### Overview of Request

This is an application to approve a Certificate of Appropriateness (COA) for the construction of a new detached garage at 313 S. Jefferson Street.

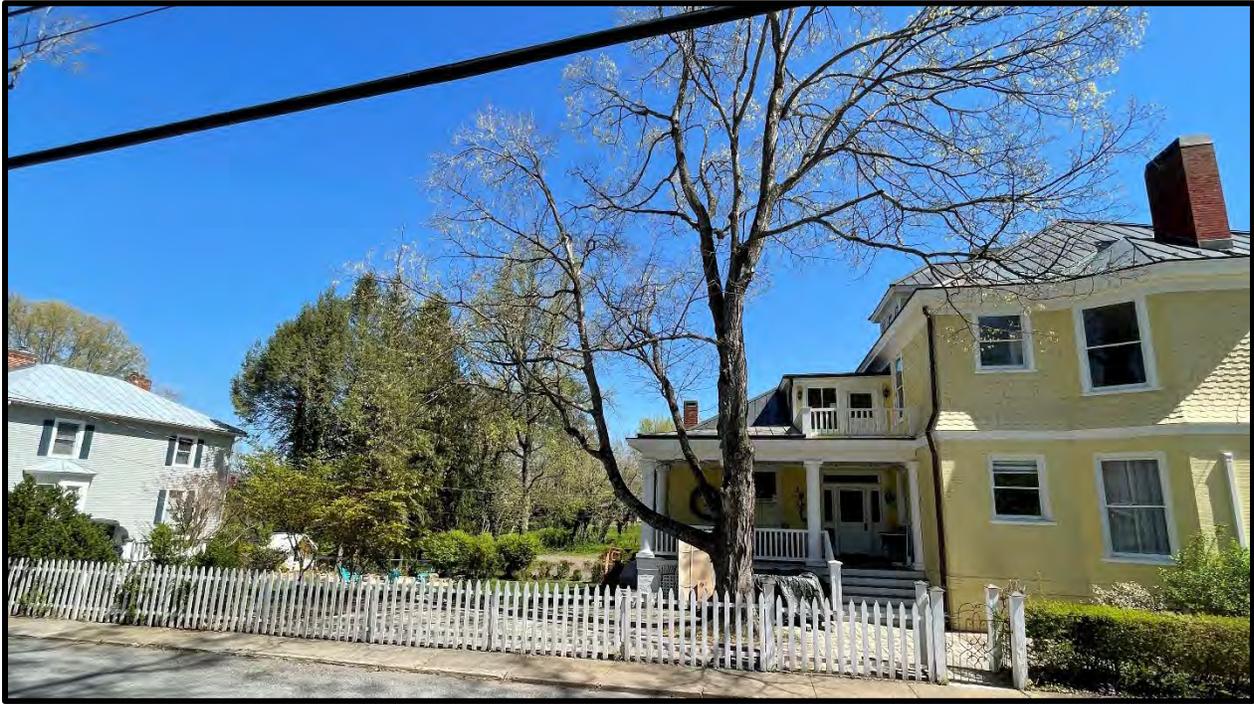
### *Location map*



The design of the proposed 1 ½ story, 3 car garage was chosen based on its resemblance to the main house. It will face White Street and will be approximately 55' by 50'-4" with Hardie shingle siding and Hardie and Azek exterior trim boards. The shingles will be painted Butter (Benjamin Moore 2023-60) and all exterior trim will be painted Simply White (Benjamin Moore 2143-70) to match the house. The metal pan roofing material will match the color of the weathered copper roof of the main house.

The Architectural Review Board reviewed this proposal on April 20, 2023 and requested additional information, which the applicant has since supplied.

*313 South Jefferson Street existing conditions*



**ARB Considerations**

Section 420-9.5 (Residential Historic Neighborhood) requires a Certificate of Appropriateness for any improvement requiring approval by the Architectural Board in Section 420-9.4. The items listed in Section 420-9.4 requiring a public meeting and review by the Architectural Board are:

- A. Demolishing or moving of a main or accessory building, or
- B. Construction of a new main building or a new accessory building.

Section 420-9.8. (Residential Historic Neighborhood) directs the Architectural Review Board to consider the following factors to be evaluated before issuing a Certificate of Appropriateness (COA):

- A. The appropriateness of the exterior architectural features of the building and its relationship to or congruity with the exterior architectural features of other land, places, areas, buildings or structures in the Residential Historic Neighborhood Conservation District and environs.
- B. The general exterior design, arrangement, textures, and materials proposed to be used in the construction of the building when viewed from the public street (or streets in the case of a corner lot) along the lot front of said building and its relationship to the other factors to be considered by the Board under this section. Among other things, the Board is to consider the overall architectural design, form and style, including the height, mass, proportion and scale; architectural details, such as the design and style of decorative or functional fixtures, such as

lighting, windows and doors; the design and arrangement of buildings on the site; and the texture and materials of a proposal when assessing architectural compatibility.

C. Any applicable provisions of the city's design guidelines.

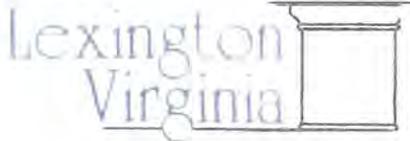
(Applicable sections of the Lexington Design Guidelines are: Section IV.E. Site Design. Guidelines for Outbuildings, Garages, & Other Site Features on page IV-7, and Section VII. Guidelines for New Construction & Additions on page VII-1.)

<https://www.lexingtonva.gov/home/showpublisheddocument/1506/637661128242230000>

The Board shall take all of the above factors into consideration when considering the application. The Board shall not consider the interior arrangement of a building or features of a building which are not subject to public view from the contiguous public street or streets. The Board shall not impose any requirements except for the purpose of preventing developments incongruous with the historic and architectural aspects of the building and its surroundings or the character of the Residential Historic Neighborhood Conservation District.

**Staff Recommendation**

Staff finds the proposed project meets the zoning criteria.



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300 East Washington Street  
Lexington, Virginia 24450  
Phone: (540) 462-3704 Fax: (540) 463-5310

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

### Applicant<sup>1</sup>

Name: Tim Hickman Phone: 540-460-8031

Company: Rockbridge Homes and More Fax: \_\_\_\_\_

Address: 70 Old Buena Vista Rd lex Email: tim@rockbridgehb.com

Applicant's Signature:  Date: 4-3-23

### Property Owner

Name: Tori and Joey Bates Phone: 704-634-7601

Address: 313 S. Jefferson St. Email: VMcCoyne@aol.com

Owner's Signature:  Date: 4-3-23

### Architect/Designer

Name: Tony Soper Phone: 1-888-884-9488

Company: Cornerstone Designs Fax: 425-487-9488

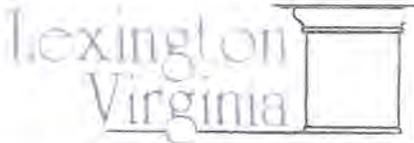
Address: 18915 142nd Ave NE #100 Woodinville WA Email: \_\_\_\_\_  
98072

### Administration

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This document shall constitute a valid COA upon its completion and execution by the Chairperson or Acting Chairperson of the Architectural Review Board. The recipient of a COA is responsible for obtaining any and all other certificates and permits required by the Code of the City of Lexington through the Office of the Planning and Development Administrator.

1. Prior to submitting an application, the applicant is required to meet with staff for a pre-application meeting.



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Phone: (540) 462-3704 Fax: (540) 463-5310

Proposal Information^2 (attach list of properties if request includes multiple properties)

Address (or location description): 313 S. Jefferson St

Tax Map: 23-1-23 Deed Book and Page #:

Acreage: .31 Zoning (attach any existing conditions or proffers):

Property Doing Business As: Single Family Residence

Historical Name of Building: The William T Shields House

Approximate Age of Building: 113 Applicant seeking Federal Tax Credit: [ ] Yes [X] No

2. Any application deemed incomplete by staff will not be accepted.

Alteration Description (complete a City Sign Permit Application for sign alterations)

I. Please check action(s) for which this COA is requested:

- [X] Remodeling or renovation of the exterior of a building
[ ] Total restoration of the exterior of a building
[X] Removal of any architectural element
[ ] Painting of any building exterior
[ ] Cleaning of wall surfaces or architectural elements
[ ] Repair of all surfaces or architectural elements
[ ] Any removal, alternation, repair, or construction of amenities such as fences or walls
[ ] Demolition of part or all of an existing building
[ ] Moving a building (complete Part III)
[ ] Construction of a new building (complete Part III)
[ ] Construction of any addition to an existing building (complete Part III)

II. For ALL projects, please attach the following:

- [X] Photographs or drawings from the site showing adjoining structures, streets, and sidewalks
[X] Scale drawings of the improvements
[X] Detailed drawings of significant decorative or architectural elements
[X] Indication of exterior lighting adequate to determine its character and impact on the public and adjoining properties
[X] Samples of exterior materials and paint colors to be used

III. For NEW CONSTRUCTION, please provide the above attachments in addition to the following:

- [X] Dimensions, orientation, and acreage of each lot or plot to be built upon
[X] Layout of the project and its relation to surrounding structures
[X] Location of points of entry and exit for motor vehicles and internal vehicular circulation pattern and parking facilities
[X] The size, shape, and location of existing and proposed construction on the parcel
[X] Location of walls, fences, and railings, and the indication of their height and the materials of their construction

**From:** [Arne Glaeser](#)  
**To:** [Kate Beard](#)  
**Subject:** FW: Garage Letter  
**Date:** Friday, April 14, 2023 9:38:44 AM

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**From:** Kim Hickman [mailto:kim@rockbridgehb.com]  
**Sent:** Wednesday, April 5, 2023 11:35 AM  
**To:** Arne Glaeser <aglaeser@lexingtonva.gov>  
**Subject:** Fwd: Garage Letter

## Mr. Gleaser / Lexington ARB

Rockbridge Homes and Barns / Hickman-Oliver Inc. has been selected to construct the garage for the Bates family at 313 S. Jefferson St. The garage would be accessible from White St. We are also seeking approval for replacing a balcony door on the left side of the house.

We have submitted the overall plans for review but I would like to include some notes as well as a few changes to the garage plans.

The garage was chosen due to its design closely resembles the main house.

The construction of the garage would include the below elements:  
(Product information / specifications are included in the package submittal).

**Garage Doors:** Wayne Dalton Carriage Series -

Providence

~~Lexington~~ with the Stockton windows.

**Columns** - The columns on the plans are fluted, we would purchase the standard round columns to match the size and shape of the ones on the main residence.

**Windows:** The windows shown on the plans are casement windows that do not meet the egress requirements. We plan to purchase double-hung windows without grids for each end of the garage to match the house. This also allows for code compliance.

**Doors:** All of the doors are smooth fiberglass painted to match the house, again with no grids. The upper double door on the garage balcony will not have a transom.

**Siding / Trim** - To maintain the shingle siding look of the main house, we are installing James Hardie Cedar Shake siding. The trim boards will be both Hardie and Azek exterior trim boards. The siding / trim will match the house.

**Roof:** The roof will be metal pans to match the main house. The main house is weathered copper. The metal color matches the current roof.

**Sky Lights:** There are three skylights that are located on the rear of the garage. They will be fixed and the color closely matches the roof.

**Exterior Lights:** There will be three dark sky approved light fixtures, two beside the upstairs double door and one inbetween the two entry doors. The three garage doors will have a small can light in the soffit pointing straight down in front of each door.

Color samples were submitted with the package.

The foundation of the garage will be masonry block that will be stuccoed. It will be painted and landscaped around.

The apron of the garage as well as the pad in front leading to the sidewalk will be concrete.

Tim Hickman  
540-460-8031

----- Forwarded message -----

From: **Kim Hickman** <[kim@rockbridgehb.com](mailto:kim@rockbridgehb.com)>  
Date: Tue, Apr 4, 2023 at 2:46 PM  
Subject: Fwd: Garage Letter  
To: Tim Hickman <[tim@rockbridgehb.com](mailto:tim@rockbridgehb.com)>

Sent from my iPhone

Begin forwarded message:

**From:** Victoria Bates <[vmcoyne@aol.com](mailto:vmcoyne@aol.com)>  
**Date:** April 4, 2023 at 1:07:17 PM EDT  
**To:** Kim Hickman <[kim@rockbridgehb.com](mailto:kim@rockbridgehb.com)>  
**Subject:** Fwd: Garage Letter

To Whom it May Concern: Lexington City Planning  
Commission

We are current applying for permission to build a 3-car garage in our back yard along White Street. We currently have off-street parking in this location and believe that building this garage (which will match our house) will enhance the aesthetics of the neighborhood, while allowing us to park our vehicles not only off-street but also out of the weather. We chose a garage design that matches the historical style of our house. We also intend to move our trash storage along the garage, away from the sidewalk and out of view from pedestrians. Additionally, this garage will provide us much needed storage for yard equipment, children's recreational/sports equipment, holiday decorations, etc.

Thank you,

Joey and Tori Bates  
313 S. Jefferson Street  
Lexington, VA 24450

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CONFIDENTIALITY NOTICE: This e-mail message and all attachments may contain legally privileged and confidential information intended solely for the use of the addressee. If the reader of this message is not the intended recipient, any reading, dissemination, distribution, copying, or other use of this message or its attachments is prohibited. If you have received this communication in error, please notify the sender immediately by telephone at 704.844.3100 and delete this message and all copies and backups thereof. Thank you.

--

Kim Hickman  
Office Manager  
Rockbridge Homes and Barns  
Hickman-Oliver, Inc.  
70 Old Buena Vista Rd.  
Lexington, VA 24450  
(540) 460 5708  
We're on the web! <https://rockbridge-homes-and-barns.business.site>

---

Your Family Home Designer

GENERAL

PLANS COMPLY TO THE 2018 INTERNATIONAL RESIDENTIAL CODE. CONTRACTOR SHALL VERIFY ALL NOTES, DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION...

- CODES: ALL APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION SHALL BE FOLLOWED. 1. 2018 INTERNATIONAL CODE (IRC)

Table with 4 columns: BUILDING CONSTRUCTION TYPE, OCCUPANCY GROUP, FIRE ZONE, SEISMIC ZONE, PER LOCATION PER LOCATION, PER LOCATION PER LOCATION.

SITE WORK

GENERAL EXTERIOR FOOTINGS SHALL BEAR TO A MINIMUM DEPTH BELOW FINISHED GRADE AS SET FORTH BY THE LOCAL JURISDICTION. ALL FOOTINGS TO BEAR ON FIRM UNDISTURBED EARTH...

CONCRETE

- GENERAL CLASS AND USE: A. FOOTINGS, B. SLABS ON GRADE. FCG, SLABF, MINIMUM BACKS / C.Y. values.

REINFORCING STEEL ASH AND GRADE 40 REINFORCING STEEL DETAILS SHALL BE PREPARED BY AN EXPERIENCED APPROVED DETAILER AND CONFORM TO STANDARD PRACTICE OUTLINED IN ACI REPORT 89.

CONCRETE COVER OF REINFORCING STEEL CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO WEATHER. 1/2" CONCRETE EXPOSED TO EARTH OR GROUND WATER.

CARPENTRY

- GENERAL ALL FRAMING SHALL COMPLY WITH THE APPLICABLE SECTIONS OF THE 2018 IRC/IRC. PRESSURE TREATED WOOD REQUIRED IN LOCATIONS LISTED IN IRC R301.1.

Table with 4 columns: STUDS, JOISTS & RAFTERS, BEAMS, HEADERS, LINTELS & ORDERS. Values for 2x4, 2x6, 2x8, 2x10.

Table with 4 columns: BLUE LAMINATED TIMBERS, STRUCTURAL COMPOSITE TIMBERS, LAMINATED VENEER LUMBER, PARALLEL STRAND LUMBER.

Table with 4 columns: LOADINGS, ROOF, FLOOR, CEILING, DECK, INTERIOR PARTITION, EXTERIOR PARTITION.

WOOD BEARINGS ON OR INSTALLED WITHIN 2" OF MASONRY OR CONCRETE TO BE TREATED WITH AN APPROVED PRESERVATIVE. SOLID BLOCKS OF NOT LESS THAN 2x THICKNESS SHALL BE PROVIDED AT ENDS AND AT ALL SUPPORT OF JOISTS AND RAFTERS.

PROVIDE FIRE BLOCKING IN CONCEALED SPACES OF STUDS & PARTITIONS, INCLUDING PURSED SPACES & PARALLEL JOISTS OF STUDS OR STAGGERED STUDS AS FOLLOWS:

- 1. VERTICALLY AT THE CEILING & FLOOR LEVELS. 2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.

PROVIDE FIRE BLOCKING AT OTHER LOCATIONS PER 2018 IRC R302.1.

PLYWOOD ALL PLYWOOD WALL AND ROOF SHEATHING SHALL BE 5/8" CDX UNLESS NOTED OTHERWISE. MINIMUM WALLING SHALL BE 8d @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN FIELD.

CARPENTRY (CONT.)

MANUFACTURED TRUSSES ALL TRUSSES SHALL BE DESIGNED BY A REGISTERED STATE ENGINEER AND FABRICATED FROM ONLY THESE DESIGNS. TRUSSES SHALL BE STAMPED BY THE ENGINEER OR BY A QUALITY CONTROL AGENCY SUCH AS THE STATE TRUSS FABRICATORS COUNCIL.

APPROVED HANDBOOKS SHALL BE USED AT ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN SURFER TRUSSES. ALL ROOF TRUSSES SHALL BE FRAMED AND TIED INTO THE FRAME WORK AND SUPPORTING WALLS 50 AS TO FORM AN INTEGRAL PART OF THE WHOLE STRUCTURE.

INSULATION & MOISTURE PROTECTION

GENERAL INSULATION BAFFLES TO MAINTAIN 1" CLEAR SPACE ABOVE INSULATION. BAFFLES TO EXTEND 6" ABOVE BATT INSULATION & 12" ABOVE LOOSE FILL INSULATION.

INFILTRATION CONTROL 1. EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, OPENINGS BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AND ROOF AND BETWEEN WALL PANELS, OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH WALLS, FLOORS, AND ROOF, AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE, INCLUDING ACCESS PANELS INTO UNFINISHED SPACES, SHALL BE SEALED, CALKED, BASKETED OR WEATHER-STRIPPED TO LIMIT AIR INFILTRATION.

VAPOR BARRIERS / GROUND COVERS AN APPROVED VAPOR BARRIER SHALL BE INSTALLED IN ROOF DECKS, IN ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND AT EXTERIOR WALLS.

VAPOR RETARDERS AT WALLS PER IRC R702.1 A GROUND COVER OF 6 MIL (0.006") BLACK POLYETHYLENE OR EQUIVALENT SHALL BE LAID OVER THE GROUND IN ALL GRASS AREAS.

DOORS, WINDOWS AND SKYLIGHTS

GENERAL THE REQUIRED EGRESS DOOR MAY HAVE A MAXIMUM 1 3/4" STEP FROM TOP OF THE THRESHOLD TO A MINIMUM 36" DEEP LANDING ON THE EXTERIOR SIDE OF THE DOOR.

SAFETY GLAZING LOCATIONS PER 2018 IRC SECTION R308.4 R308.4.1 GLAZING IN ALL FIXED AND OPERABLE PANELS OF SPINNING, SLIDING AND BI-FOLD DOORS.

R308.4.2 GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24 INCH ARC OF THE CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.

R308.4.3 GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS: 1. THE EXPOSED AREA OF AN INDIVIDUAL PANEL IS LARGER THAN 4 SQUARE FEET.

R308.4.4 GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL INFILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE.

R308.4.5 GLAZING IN WALLS, ENCLOSURES OR FENCED CONTAINERS OR FACING HOT TUBS, SPAS, HOT TUBS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY WALKING SURFACE.

R308.4.6 GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES (14 1/4") ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMP.

R308.4.7 GLAZING IN DOORS OR PARTITIONS WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES (1334 1/4") HORIZONTALLY OF THE BOTTOM TREAD.

FIREPLACES ALL MASONRY FIREPLACES AND CHIMNEYS SHALL BE CONSTRUCTED TO CONFORM TO ALL APPLICABLE PORTIONS OF THE 2018 IRC/IRC CODE. FLUE LINER MINIMUM 3/4" FIRE CLAY (OR EQUIVALENT) PER IRC. FLUE AREA PER IRC. CHIMNEYS SHALL SUPPORT ONLY THEIR OWN WEIGHT UNLESS SPECIFICALLY DESIGNED TO SUPPORT ADDITIONAL LOADS.

MECHANICAL

GENERAL SOLID FUEL BURNING APPLIANCES INCLUDE AIRTIGHT STOVES, FIREPLACE STOVES, ROOM HEATERS, FACTORY BUILT FIREPLACES AND FIREPLACE INSERTS. ALL SOLID FUEL BURNING APPLIANCES SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 24 OF THE 2018 INTERNATIONAL RESIDENTIAL CODE.

HEATING EACH DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A TEMPERATURE OF 68 DEGREES FAHRENHEIT AT A HEIGHT OF 3'-0" ABOVE THE FLOOR AND TWO FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS WHEN THE OUTSIDE TEMPERATURE IS AS SET FORTH IN THE 2018 IBC/IRC, OR PER LOCAL JURISDICTION.

1. FUEL BURNING APPLIANCES LOCATED WITHIN THE BUILDING ENVELOPE SHALL OBTAIN AIR FROM OUTDOORS, MEETING THE PROVISIONS OF CHAPTER 24 OF THE 2018 IRC. 2. FUEL BURNING APPLIANCES LOCATED OUTSIDE THE BUILDING ENVELOPE SHALL MEET THE PROVISIONS OF CHAPTER 24 OF THE 2018 IRC.

ALL MAIN AIR PURNACES SHALL BE LISTED AND LABELED BY AN APPROVED AGENCY AND INSTALLED PER CHAPTER M1403 OF THE 2018 IRC. NO MAIN AIR PURNACE SHALL BE INSTALLED IN A ROOM USED OR DESIGNED TO BE USED AS A BEDROOM, BATHROOM, CLOSET OR IN ANY ENCLOSED SPACE WITH ACCESS ONLY THROUGH SUCH ROOM OR SPACE, EXCEPT DIRECT VENT PURNACE, ENCLOSED PURNACE, AND ELECTRIC HEATING PURNACE.

NO MAIN AIR PURNACE SHALL BE INSTALLED IN A CLOSET OR ALCOVE WITH A SPACE LESS THAN 12" WIDER THAN THE PURNACE OR A CLEARANCE OF 3" AROUND THE SIDES, BACK AND TOP. LIQUEFIED PETROLEUM GAS BURNING APPLIANCES SHALL NOT BE INSTALLED IN A PIT, BASEMENT OR SIMILAR LOCATION WHERE HEAVIER THAN AIR GASES MIGHT COLLECT.

HEATING AND COOLING APPLIANCES LOCATED IN A GARAGE AND HIGH ABOVE A GLOW, SPARK OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS SHALL BE INSTALLED WITH THE PILOTS AND BURNERS OR HEATING ELEMENTS AND SWITCHES AT LEAST 18" ABOVE THE FLOOR SURFACE.

FIRE DAMPERS NEED NOT BE INSTALLED IN AIR DUCTS PASSING THROUGH THE WALL, FLOOR OR CEILING SEPARATING A RESIDENCE (GROUP B, DIVISION 3 OCCUPANCY) FROM A GARAGE (GROUP H, DIVISION 1 OCCUPANCY), PROVIDED SUCH DUCTS WITHIN THE GARAGE ARE CONSTRUCTED OF STEEL HAVING THICKNESS NOT LESS THAN 0.014" (NO. 28 GALVANIZED SHEET GAUGE) AND HAVE NO OPENINGS INTO THE GARAGE.

EVERY APPLIANCE DESIGNED TO BE VENTED SHALL BE CONNECTED TO A VENTING SYSTEM COMPLYING WITH CHAPTER 18 OF THE 2018 IRC. EVERY FACTORY BUILT CHIMNEY, TYPE L VENT, TYPE B GAS VENT OR TYPE B1 GAS VENT SHALL BE INSTALLED IN ACCORDANCE WITH THE TERMS OF ITS LISTING, MANUFACTURERS INSTALLATION INSTRUCTIONS AND THE REQUIREMENTS PER CHAPTER 10 OF THE 2018 IRC.

HEATING EQUIPMENT ALL HEATING EQUIPMENT SHALL MEET THE REQUIREMENTS OF THE 1401 NATIONAL APPLIANCE ENERGY CONSERVATION ACT (NAECA) AND BE SO LABELED. DUCTWORK 1. DUCT SYSTEMS OR FACTORY BUILT AIR DUCTS SHALL BE OF METAL AS SET FORTH BY TABLE 1801.1 (1) & 1801.1 (2) OF THE 2018 IRC.

2. RECTANGULAR, FLAT, DUCT AND ROUND DUCT JOINTS AND SEAMS SHALL BE AIRTIGHT PER SECTION M1403.4.1 OF THE 2018 IRC. 3. INSTALLATION OF DUCTS SHALL COMPLY WITH SECTION M1403.4 OF THE 2018 IRC.

4. DUCT INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH SECTION M1403.5 OF THE 2018 IRC. 5. FINAL DUCT LEAKAGE APPROVANT IS TO BE PROVIDED TO THE BUILDING INSPECTOR PRIOR TO FINAL INSPECTION. DUCT LEAKAGE AND SEALING REQUIREMENTS.



WHOLE HOUSE VENTILATION

SPECIFICATIONS FROM THE 2018 IRC SECTION M1501. SOURCE SPECIFIC VENTILATION REQUIREMENTS. MINIMUM EXHAUST FAN REQUIREMENTS: A. BATHROOMS, LAUNDRIES AND POWDER ROOMS - 50 CFM @ 0.25" I.P.S.

PRESCRIPTIVE REQUIREMENTS FOR OPTION 1, INTERMITTENT WHOLE HOUSE VENTILATION USING EXHAUST FANS (IRC M1501.4.1). OUTDOOR AIR SHALL BE SUPPLIED TO ALL HABITABLE ROOMS AT FLOW RATES SPECIFIED IN TABLE M1501.5(B) ON THIS SHEET, USING THE FOLLOWING METHODS:

- 1. ROOM OUTDOOR AIR INLETS SHALL COMPLY WITH THE FOLLOWING: A. HAVE CONTROLLABLE AND SECURE OPENINGS. B. BE SLEEVED OR DAMAGED SO AS TO NOT COMPROMISE THE THERMAL PROPERTIES OF THE WALL OR FLOOR IN WHICH THEY ARE PLACED.

2. WHOLE HOUSE EXHAUST FANS SHALL: A. BE SIZED ACCORDING TO TABLE M1501.5(B) ON THIS SHEET. B. BE FLOW RATED AT 0.25" I.P.S. C. SOUND RATED AT 10 SOA MAXIMUM.

3. WHOLE HOUSE EXHAUST FAN CONTROLS: A. BE CONTROLLED BY A 24-HOUR CLOCK TIMER. B. PROVIDE CAPABILITY OF CONTINUOUS OPERATION, MANUAL AND AUTOMATIC CONTROL. C. THE 24-HOUR CLOCK TIMER SHALL BE READILY ACCESSIBLE. D. AT THE TIME OF FINAL INSPECTION, THE AUTOMATIC CONTROL TIMER SHALL BE SET TO OPERATE THE WHOLE HOUSE FAN ACCORDING TO THE SCHEDULED USE TO CALCULATE THE WHOLE-HOUSE FAN SIZING.

4. WHOLE HOUSE EXHAUST DUCTS: A. BE INSTALLED TO A MINIMUM R-4 IN UNCONDITIONED SPACES. B. TERMINATE OUTSIDE THE BUILDING.

IRC TABLE M1501.5(B) CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS (AIRFLOW IN CFM)

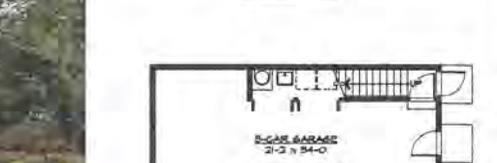
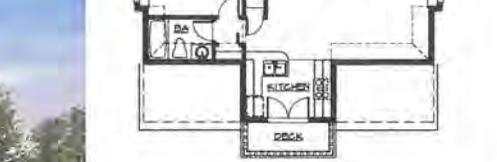
Table with 5 columns: FLOOR AREA (SQ. FT.), NUMBER OF BEDROOMS, and rows for 0-1, 2-3, 4-5, 6-7 bedrooms.

VENT CONNECTORS SHALL BE INSTALLED WITHIN THE SPACE OR AREA IN WHICH THE APPLIANCE IS LOCATED AND SHALL BE CONNECTED TO A CHIMNEY OR VENT IN SUCH A MANNER AS TO MAINTAIN THE CLEARANCE TO COMBUSTIBLES PER SECTION M1403 OF THE 2018 IRC.

PLUMBING

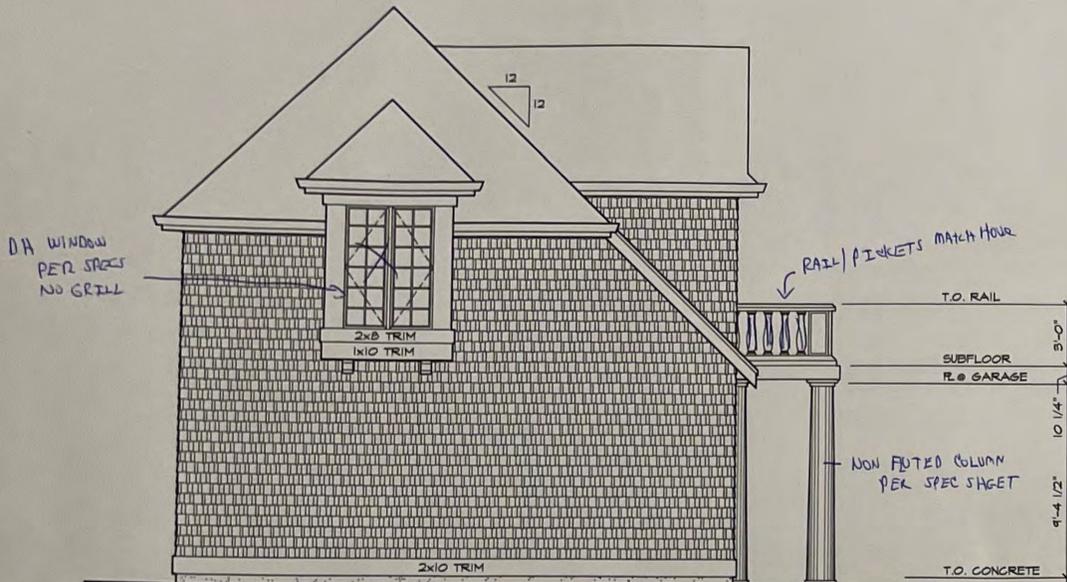
GENERAL WATER HEATERS ARE REQUIRED TO MEET THE REQUIREMENTS OF THE N.A.E.C.A. STANDARD AND BE LABELED AS SUCH. IN ADDITION, ELECTRIC WATER HEATERS INSTALLED IN UNHEATED SPACES SHALL BE PLACED ON AN INCOMPRESSIBLE SURFACE OR FLOOR INSULATED TO A MINIMUM OF R-10.

WATER TANKS TO BE LABELED PER N.A.E.C.A. WATER HEATERS ARE REQUIRED TO MEET THE REQUIREMENTS OF THE N.A.E.C.A. STANDARD AND BE LABELED AS SUCH. IN ADDITION, ELECTRIC WATER HEATERS INSTALLED IN UNHEATED SPACES SHALL BE PLACED ON AN INCOMPRESSIBLE SURFACE OR FLOOR INSULATED TO A MINIMUM OF R-10.



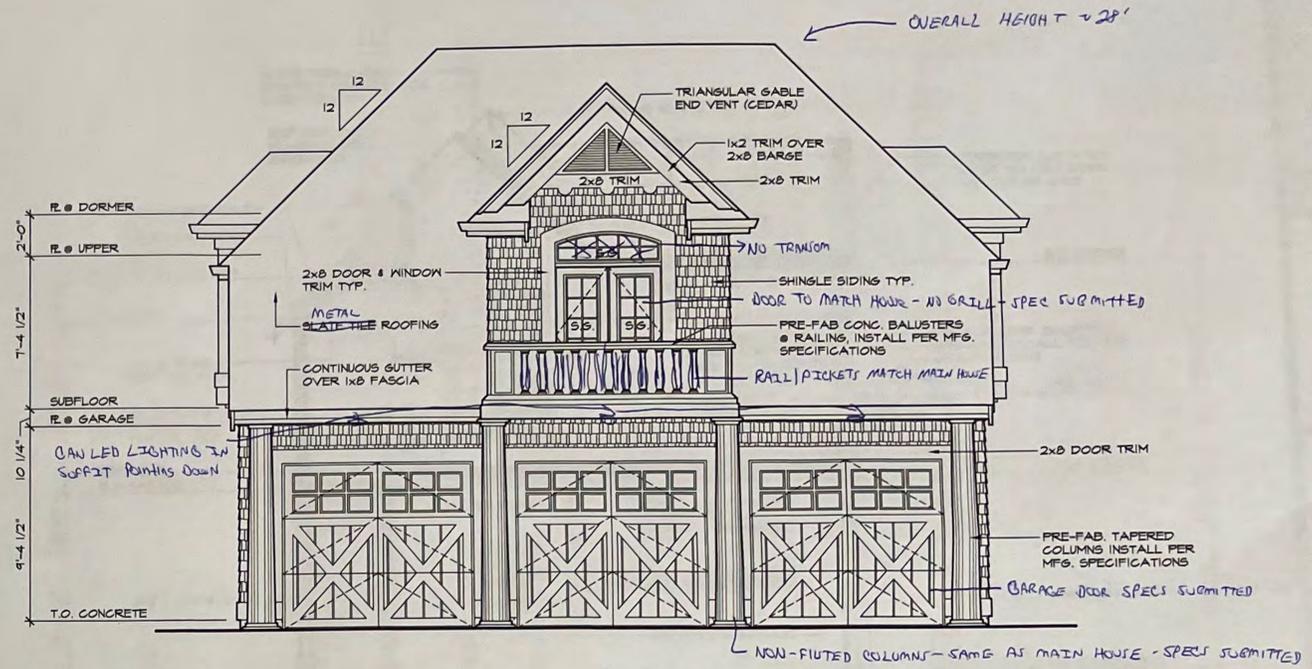
REVISIONS: 1. DATE: 8/23/2018. 2. DATE: 8/23/2018. PROJECT MANAGER: TONY SOFER. DRAWN BY: CV. 11/8/2018.

CORNERSTONE DESIGNS logo and contact information: GO BLUE INVESTMENTS PROPERTIES, PLAN A755A3F-OR-CSD, 15500 W. STATE RD. SUITE 100, DENVER, CO 80242. TEL: 303.440.1111. FAX: 303.440.1112. WWW.CORNERSTONEDESIGNS.COM



**LEFT ELEVATION**

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

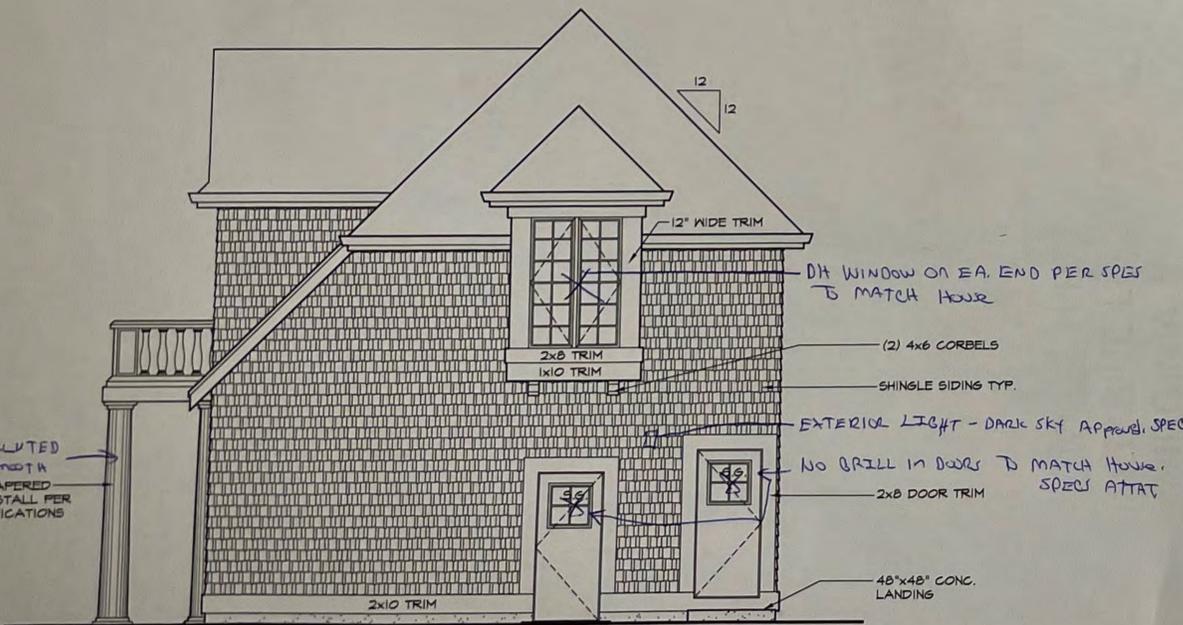


**FRONT ELEVATION**

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

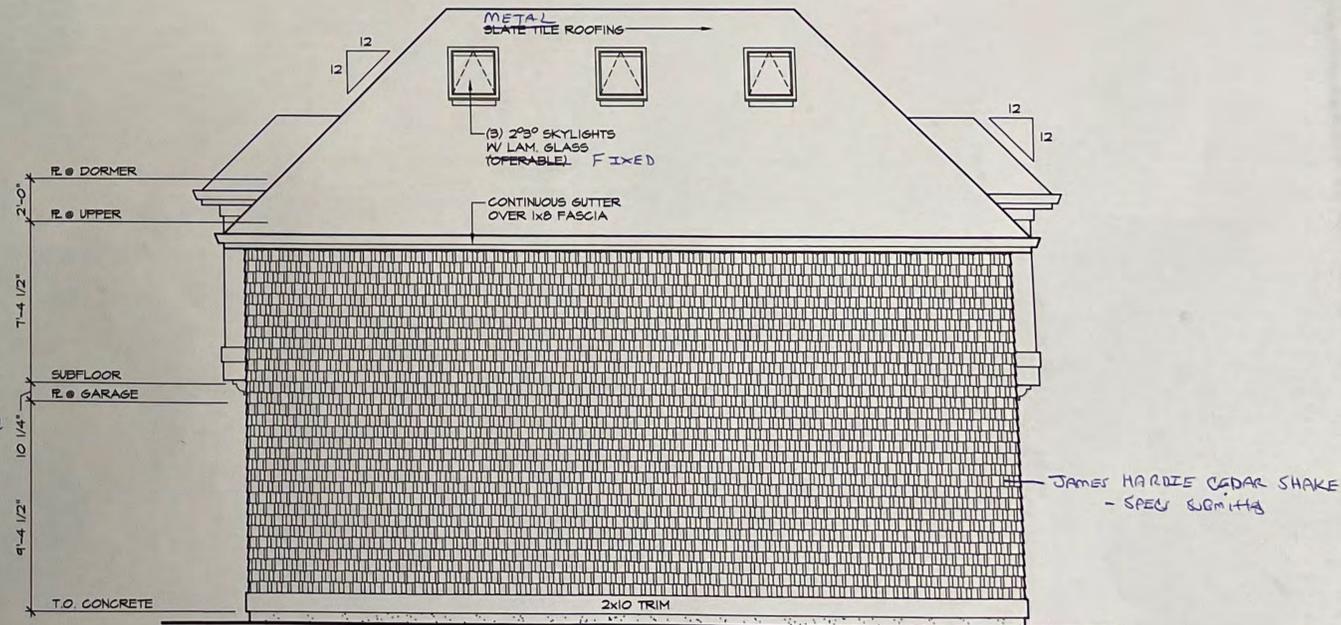
**ELEVATION NOTES:**

1. VERIFY SHEAR WALL NAILING & HOLDDOWNS PER PLAN & SCHEDULE PRIOR TO INSTALLING SIDING.
2. MASONRY & WOOD FRAME CHIMNEYS ARE TO BE CONSTRUCTED PER I.R.C. CHAPTER 10
3. CAULK ALL EXTERIOR JOINTS & PENETRATIONS.
4. PROVIDE APPROVED CORROSION RESISTANT FLASHING AT EXTERIOR WALL ENVELOPE PER I.R.C. R103.2
5. PROVIDE FLASHING AT ROOF PENETRATIONS PER I.R.C. R403.2 & R403.2.1
6. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR & GARAGE-INTERIOR DOORS.
7. PROVIDE CONTINUOUS GUTTERS & DOWNSPOUTS @ ALL EAVES, TYP.
8. SEE SHEET 1 FOR ADDITIONAL NOTES.



**RIGHT ELEVATION**

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



**REAR ELEVATION**

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

PAYMENT OF FEE TO CONSTITUTE CONSTRUCTION FOR EACH...  
 DESIGNER'S SEAL AND SIGNATURE SHALL BE IN ACCORDANCE WITH...  
 PLANS AND SPECIFICATIONS. REPRODUCTION OF PLANS OR...  
 METHOD OF ALL OR ANY PART WITHOUT WRITTEN PERMISSION...  
 FROM THE DESIGNER IS PROHIBITED. THIS SHEET AS INSTRUMENT OF SERVICE...

18915 142nd AVENUE NE SUITE 100  
 WOODINVILLE, WA 98072  
 TEL: (206) 885-9488  
 TOLL FREE: 1-888-884-9488  
 FAX: (425) 487-6585

GO BLUE INVESTMENTS PROPERTIES  
 DESIGN: TC  
 DRAWN: SW  
 PROJECT: TO  
 REVISION: CV







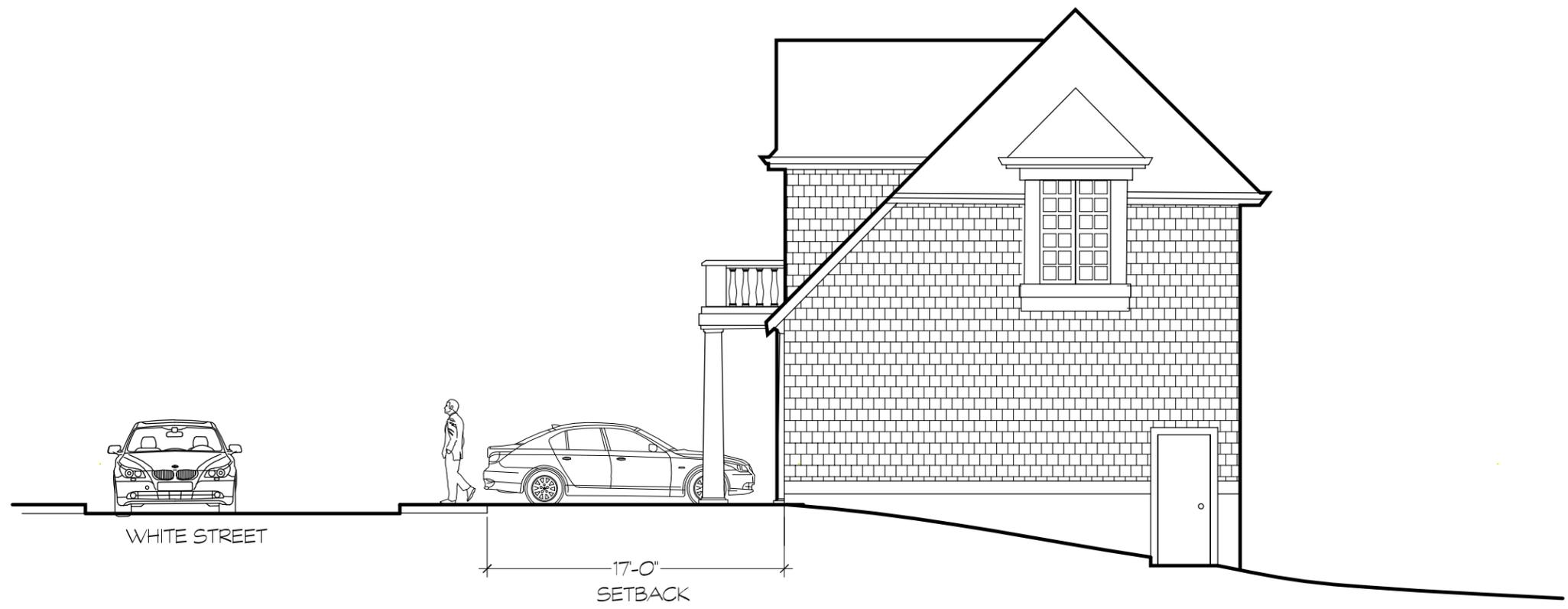












BATES RESIDENCE - PROPOSED GARAGE  
SECTION ELEVATION  
SCALE:  $\frac{1}{8}'' = 1' 0'' 0''$

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND, THEREFORE, MAY NOT, NECESSARILY, INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

THIS PROPERTY LIES IN FLOOD ZONE "X" ("AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN") AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR ROCKBRIDGE COUNTY, VIRGINIA AND INCORPORATED AREAS. MAP NUMBER 51163C0262 C; EFFECTIVE DATE: APRIL 6, 2000.

# BOUNDARY SURVEY FOR VICTORIA MORGAN BATES & JOSEPH LARRY BATES, JR.

CITY OF LEXINGTON, VIRGINIA  
GREEN FOREST JOB # GF01624A  
REVISION 1, OCTOBER 28, 2020  
SHEET 1 OF 1



SOURCE OF MERIDIAN  
VA GRID

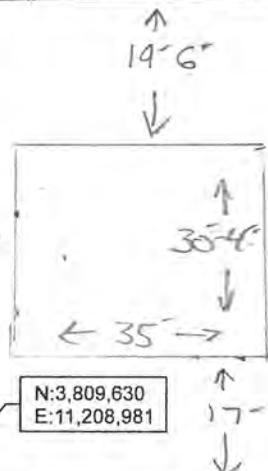
N/F  
**G. OTIS MEAD, III**  
Instrument# 160001778  
TM# 23-1-24

IRON ROD SET @  
1.44' FROM  
CORNER ON LINE

N/F  
**JEFFREY G. SMITH, JR. and  
DEBORAH S. SMITH**  
Instrument# 180001550  
TM# 22-1-28

PIPE FOUND  
67.00'  
N 42°04'19" E

FENCE  
196.00'  
S 48°22'41" E



OWNER OF RECORD:  
**ANNE-MARIE BELOTT and  
ANDREW C. JOHNSON, JR.**  
Instrument# 170002838  
TM# 21-1-23  
**0.308 ACERS**

196.00'  
N 47°30'23" W

69.98'  
S 42°04'17" W

POINT IN  
SIDEWALK

SOUTH JEFFERSON STREET

SIDEWALK

WHITE STREET

*Drawing  
to Scale*



A PORTION OF THIS PROPERTY LIES WITHIN OR ADJACENT TO THE TRAVELED WAYS OF SOUTH JEFFERSON STREET AND WHITE STREET AND, IS SUBJECT TO ANY PUBLIC OR DEEDED RIGHTS NORMALLY ASSOCIATED WITH A ROAD AND, OTHER RIGHTS OR RESTRICTIONS REVEALED BY A TITLE REPORT.

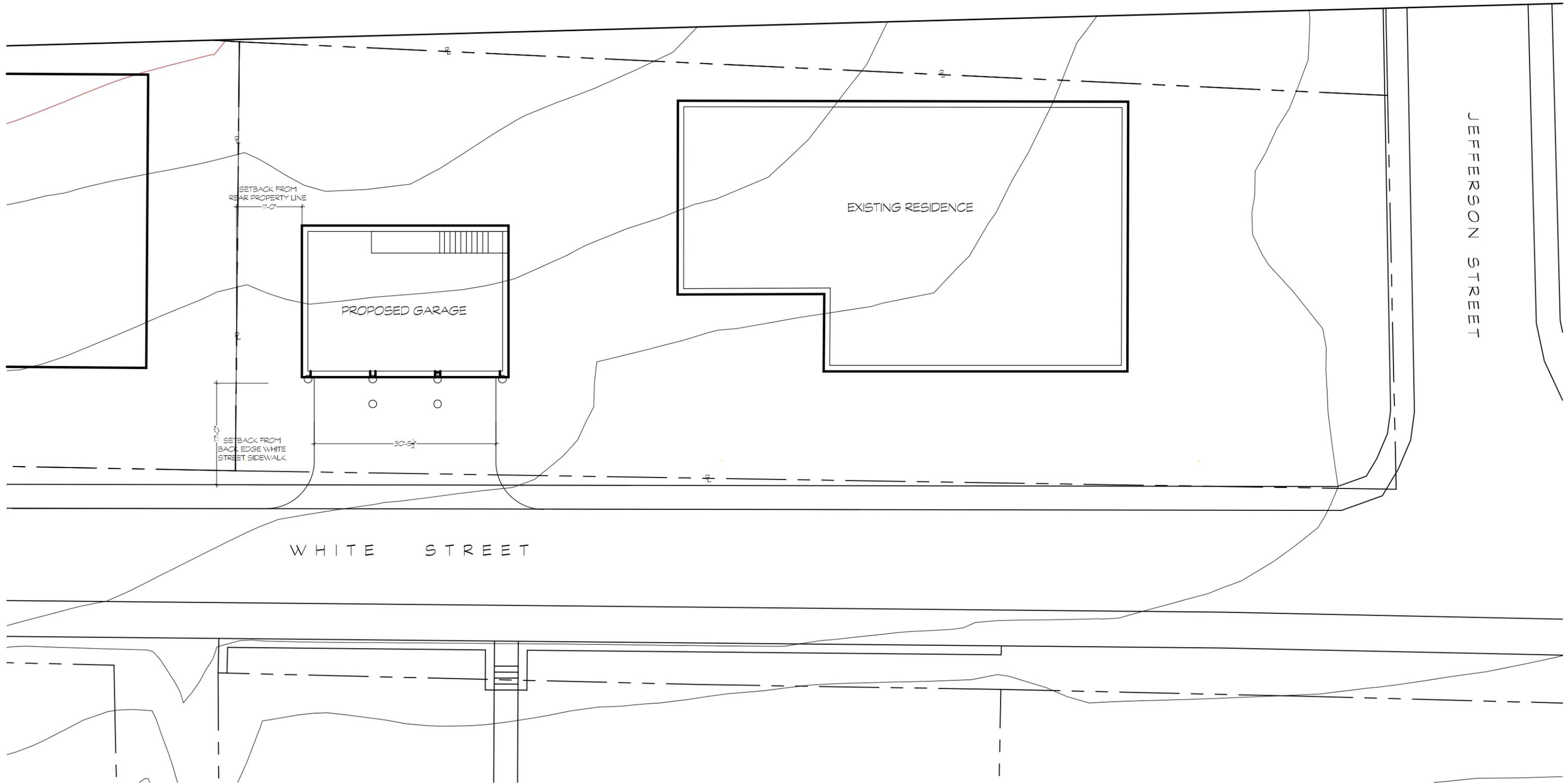


## GREEN FOREST SURVEYS, LLC

WWW.GREENFORESTSURVEYS.COM

P.O. BOX 428  
BUENA VISTA, VA 24416  
(540) 261-1077

GF01624A	1	28 OCT 2020	BATES	1 OF 1
JOB NO.	REV	REV. DATE	NAME	SHEET



BATES RESIDENCE - PROPOSED GARAGE  
SITE PLAN  
SCALE: 1" = 16' 0"



BATES RESIDENCE - PROPOSED GARAGE  
WHITE STREET ARCHITECTURAL CONTEXT SCALE: 1" = 10' 0"



# Hardie® Shingle Siding

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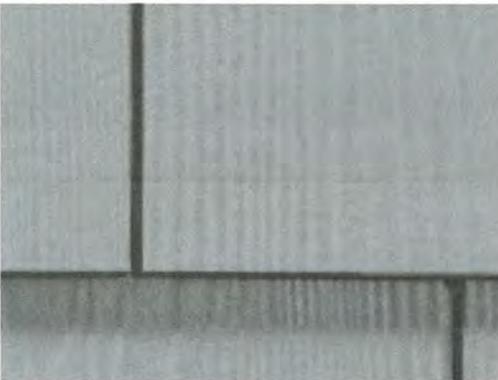
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While they are most often associated with Cape Cod-style homes, shingles siding (also referred to as shake siding) can add instant character to any style home, anywhere. For the distinct look of cedar shake with less maintenance, choose Hardie® Shingle siding.

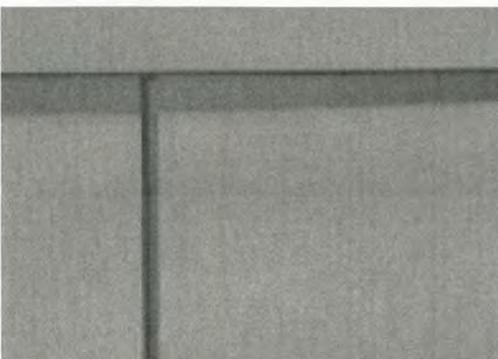
## HARDIE® SHINGLE SIDING PRODUCTS

---

The products you'll see below are readily available for zip code **90002**. Not your zip code? [Update it now](#).



HARDIE® SHINGLE SIDING  
**STRAIGHT EDGE PANEL**



HARDIE® SHINGLE SIDING  
**STAGGERED EDGE PANEL**

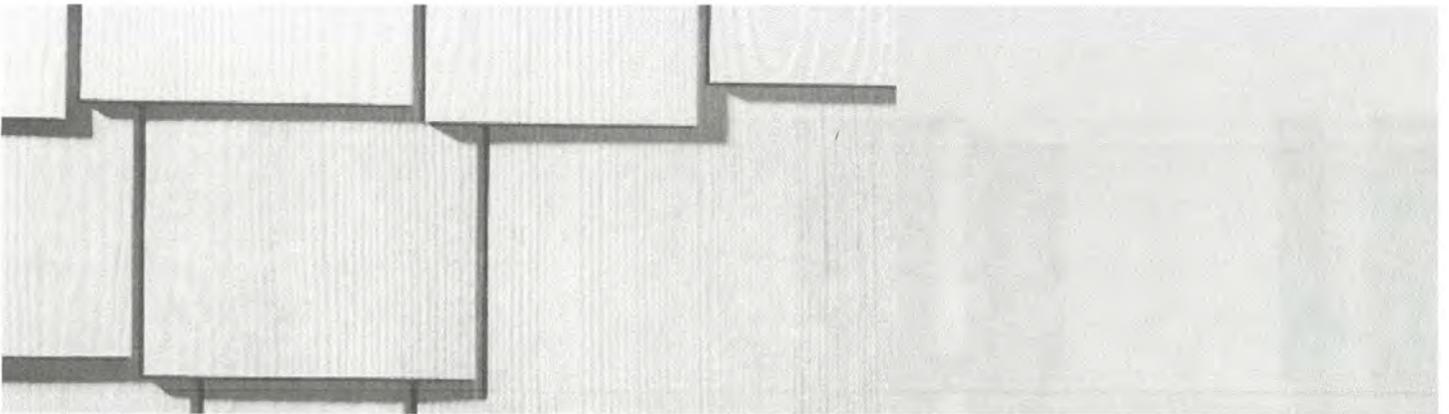


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looking for?

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## PRIMED FOR PAINT

James Hardie's primed for paint collection gives you the power to choose paint for your home's exterior. It's primed. It's ready for field painting. It's a durable, high-performance canvas.



### AVAILABLE SIZES

<b>THICKNESS:</b>	0.25"
<b>LENGTH:</b>	48" boards
<b>WIDTHS:</b>	15.25"
<b>EXPOSURES:</b>	6"

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Contractors should be as happy as homeowners who...  
AZEK® helps contractors and homeowners stay satisfied.

### AESTHETIC APPEAL

AZEK Trim complements the setting so the entire exterior...  
designs to texturized cornerboards, AZEK Trim brings visual and performance enhancements to  
its surroundings.

### WORKABLE SUBSTRATES

Every piece of AZEK Trim can be easily milled, routed or moulded for use in almost any  
application in mind. Shape our trim to your heart's desire. Creativity is encouraged.

### DESIGN CHOICES

Pair multiple trims and mouldings for a unique look that’s consistently elegant. The uniformity of AZEK Trim and Moulding ensures a smooth blend.

## UNIQUE ATTRIBUTES

AZEK Trim is as attractive as it is durable. A clean, crisp finish on every piece maintains its like-new appearance through the harshest weather conditions. Easily curve and shape through heat forming. Beautifully decorative, complementary, and enduring.

## SAVE TIME ON THE JOB

The AZEK Trim family includes one-piece cornerboards, column wraps and trim designed for ease of installation. The beautiful white semimatte finish means no paint is required, saving time and money on the job site.

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### Trim Boards

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- [AZEK TRIM](#)
- [AZEK PAINTPRO TRIM](#)
- [AZEK RABBETED TRIM](#)
- [FLANGE SLOTTED WINDOW TRIM](#)

---

### Skirt Boards

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- [UNIVERSAL SKIRT BOARD](#)
- [ONE-PIECE SKIRT BOARD](#)
- [INTEGRATED DRIP EDGE](#)
- [TONGUE & GROOVE](#)

---

### Cornerboards

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- [AZEK CORNERBOARDS](#)
- [RABBETED CORNERBOARDS](#)

---

### BIM Library

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- [BIM LIBRARY](#)

## FREQUENTLY ASKED QUESTIONS

### Do I need to paint AZEK® Trim?

No. AZEK® Trim products do not require paint for protection, but may be painted to achieve a custom color or to cover nail holes that have been filled. If you choose to paint, use 100% acrylic latex paint with an LRV of 55 or higher.

[▶ LEARN MORE](#)

### Does AZEK® Trim come in colors?

No, AZEK® Trim products are manufactured in a matte white finish only, but can be painted to achieve a custom color. Please refer to the painting section in our Trim Installation Guidelines.

[▶ LEARN MORE](#)

### What can I use to clean AZEK® Trim?

Depending on degree of cleaning needed, power wash or hose loose dirt off of the trim board. If using a power washer, be sure to test the pressure setting and nozzle first to ensure that the surface of the trim will not be damaged. Other cleaning methods include using a soft cloth and a mixture of mild detergent.

[▶ LEARN MORE](#)



#### PRODUCTS

Trim  
Moulding  
Siding  
Cladding

#### RESOURCES

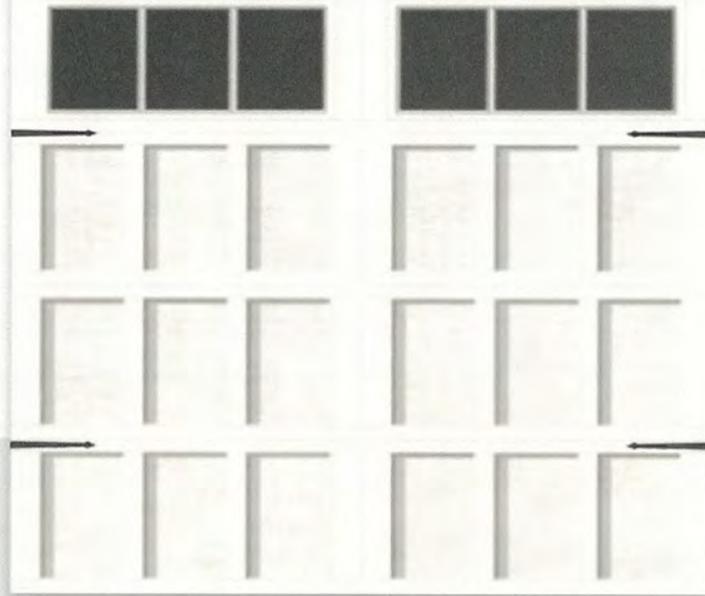
Catalogs  
Order Samples  
Installation Help  
Painting

Garage Door Design Center

Access my

### Choose a Garage Door Style

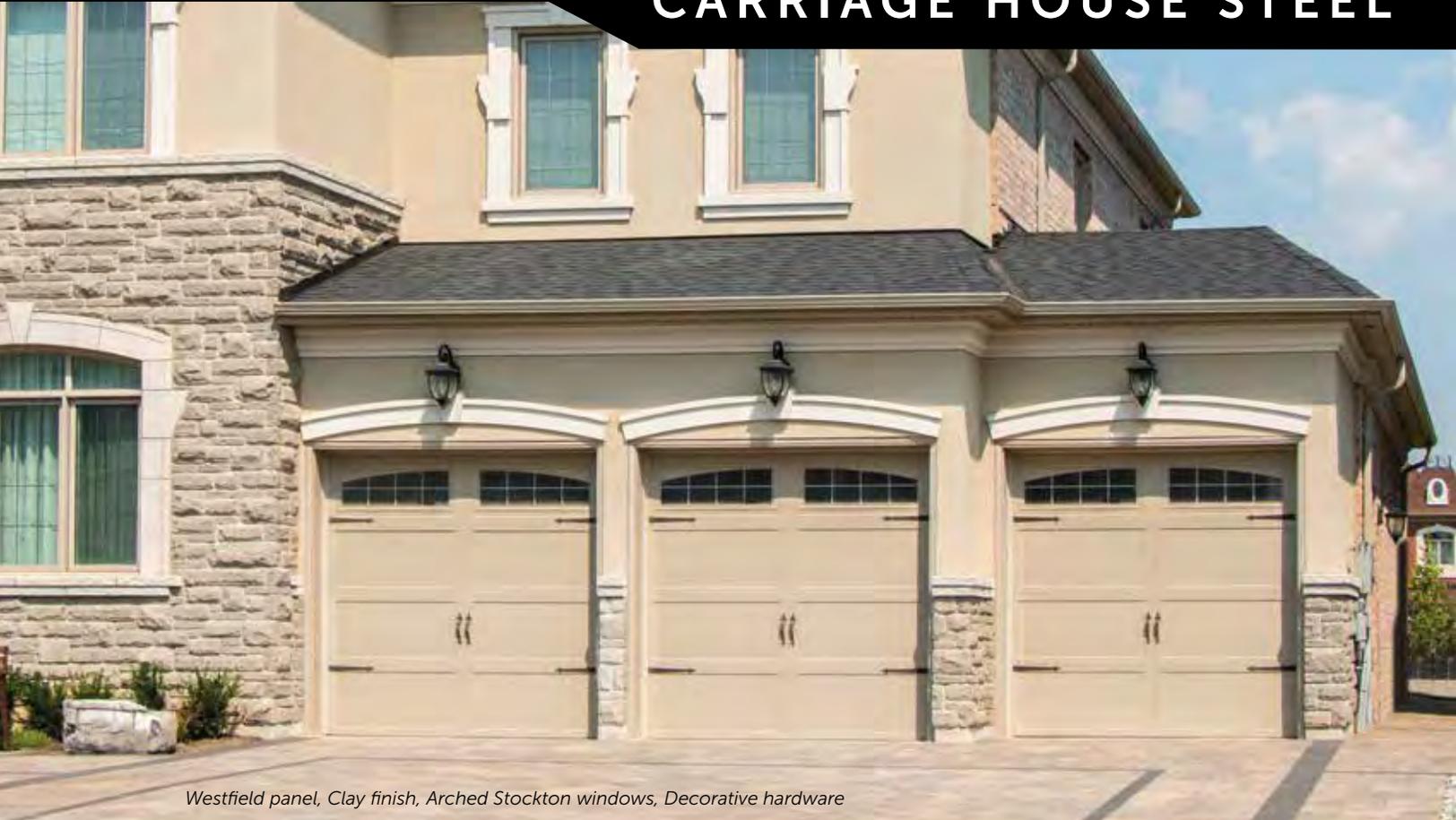
My Selections: Carriage House Steel **edit** Model 9700 Providence Arched **edit**



undo redo zoom

Disclaimer: Actual products and colors may vary from the images displayed here.  
 We strongly recommend that you view actual product samples before making a final product/color selection.  
 If you are having difficulty with the site, please contact Chameleon Power at [866-380-9080](tel:866-380-9080) for assistance.

**CARRIAGE HOUSE STEEL**



*Westfield panel, Clay finish, Arched Stockton windows, Decorative hardware*

**DOOR FEATURES**

**Pinch-Resistant Door Panels**

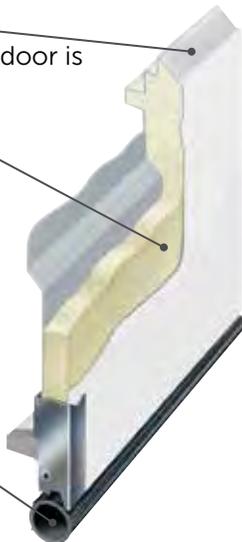
Help prevent finger injuries while the door is closing.

**Foamed-In-Place Polyurethane Insulation**

Provides thermal efficiency with an R-value\* of 10, helps block street noise and makes the door operate more quietly.

**Bottom Weather Seal**

This bulb shaped seal blocks draft and debris from entering the garage.



**High Cycle Spring Option**

Choose a 25,000 cycle spring for more than twice the life of a standard torsion spring.

**TorqueMaster® Plus Counterbalance System**

Contains springs safely inside a steel tube to prevent accidental release of tension that could cause injury and features anti-drop safety technology.

**Wind Load Options**



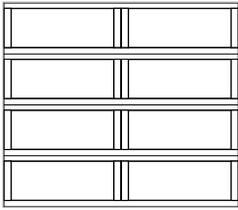
Model 9405 is available with hardware and reinforcements to comply with building codes in regions with high winds.

**Limited Lifetime Warranty**

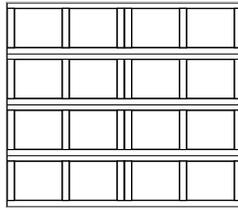


\*Wayne Dalton uses a calculated door section R-value for our insulated doors.

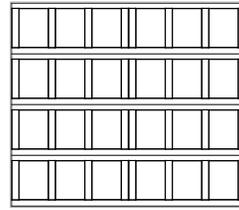
# 1 Choose Your Style



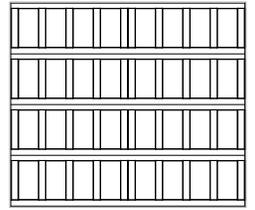
Westfield



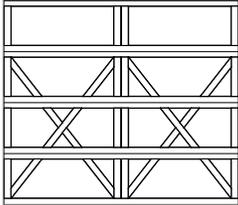
Newport



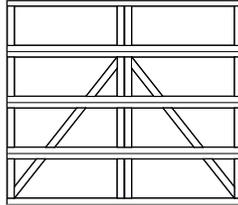
Providence



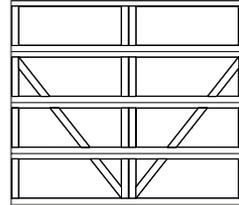
Oak Park



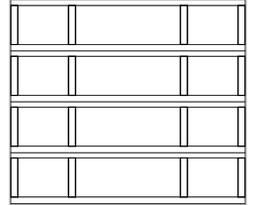
Lexington



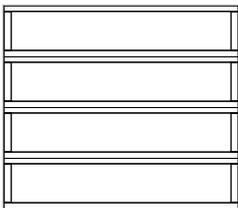
Charleston



Bellview



Hampton



Camden

Available in 8', 9', 10', 15', 16' and 18' wide by 7' and 8' high. Doors measuring over 15' wide come with a double-car door design, which is equivalent to 2 single-car doors side by side. See dealer for details on double car door designs for Hampton and Camden.

# 2 Choose Your Color

## Painted Finishes



White (Standard)



Almond



Clay



Gray



Green



Brown

## Two-Toned Painted Finishes

All door sections will be painted in the color chosen. All trim pieces will be white.



Green/White



Gray/White



Clay/White



Wayne Dalton's custom painting process offers more than 6,000 colors. See dealer for details.

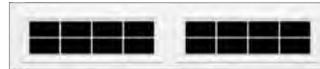
### 3 Choose Your Windows



Cascade III



Clear II



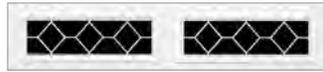
Stockton III



Arched Stockton



Stockbridge



Waterton III



Arched Stockton Single



Arched Stockton Double

#### Glass Options



Clear



Gray Tinted



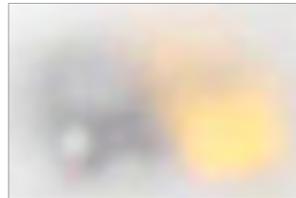
Green Tinted



Bronze Tinted

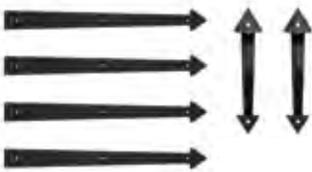


Obscure



Satin Etched Privacy

### 4 Choose Your Decorative Hardware



Arrow



Aspen



Barcelona



Bean



Conifer



Fleur De Lis



Spear

BEFORE



*Lexington panel, White finish, Stockton III windows, Decorative hardware*



## Garage Door Design Center

To see this door on your home, visit [wayne-dalton.com](http://wayne-dalton.com), or download our Garage Door Design Center app. Upload a photo of your home and experiment with panel designs, color options, window styles and decorative hardware designs. Instant curb appeal awaits you with just a click of your mouse.

**Wayne Dalton**  
GARAGE DOORS

DISTRIBUTED BY:

2501 S. State Hwy. 121 Bus., Ste 200  
Lewisville, TX 75067

[wayne-dalton.com](http://wayne-dalton.com)



## Quote Form



BUILDERS FIRSTSOURCE-VERONA  
51 LAUREL HILL ROAD  
VERONA VA 24482  
540-248-0301



### Project Information (ID #7039156 Revision #10702539) [Hide](#)

<b>Project Name:</b> RHB - Bates Columns	<b>Quote Date:</b> 4/3/2023
<b>Customer:</b>	<b>Submitted Date:</b>
<b>Contact Name:</b>	<b>PO#:</b>
<b>Phone (Main):</b>	
<b>Phone (Cell):</b>	<b>Sales Rep Name:</b> Larry Mayo
<b>Customer Type:</b>	<b>Salesperson:</b>
<b>Terms:</b>	

### Delivery Information [Hide](#)

<b>Shipping Contact:</b>	<b>Comments:</b>
<b>Shipping Address:</b>	
<b>City:</b>	
<b>State:</b>	
<b>Zip:</b>	

### Unit Detail [Hide All Configuration Options](#)

Item: 0001: PLAIN ROUND COLUMN 12" X 10' PERMACAST	<b>Location:</b>	<b>Quantity:</b> 1
	PLAIN ROUND COLUMN 12" X 10' PERMACAST	494.37

#### Configuration Options [Hide](#)

- **Product Category:** HBG Columns, Porch Post & Rail
- **Manufacturer:** HB&G
- **Category:** Shelf Items
- **Material Type:** Permacast
- **Product Type:** Columns
- **Item Type:** Plain Round
- **Size:** 12"
- **Height:** 10'
- **Model:** 45170

Item Total: \$ 494.37  
 Item Quantity Total: \$ 494.37

Item: 0002: SET CAP/BASE 12" PERMACAST ROUND	Location:	Quantity: 1
	SET CAP/BASE 12" PERMACAST ROUND	136.68

**Configuration Options** [Hide](#)

- **Product Category:** HBG Columns, Porch Post & Rail
- **Manufacturer:** HB&G
- **Category:** Shelf Items
- **Material Type:** Permacast
- **Product Type:** Caps & Bases
- **Item Type:** Round Tuscan Cap & Base Set
- **Size:** 12"
- **Model:** 45261

Item Total: \$ 136.68  
 Item Quantity Total: \$ 136.68

<b>Unit Summary</b>		<a href="#">Hide</a>		
Item	Description	Quantity	Unit Price	Total Price
<a href="#">0001</a>	PLAIN ROUND COLUMN 12" X 10' PERMACAST	1	\$ 494.37	\$ 494.37
<a href="#">0002</a>	SET CAP/BASE 12" PERMACAST ROUND	1	\$ 136.68	\$ 136.68

SUBMITTED BY: _____	SUBTOTAL: \$ 631.05
ACCEPTED BY: _____	TAXES (5.3 %): \$ 33.45
DATE: _____	GRAND TOTAL: \$ 664.50

**Additional Information:**

I understand that this order will be placed according to these specifications and is non-refundable.  
 All products are unfinished unless otherwise specified and should be finished as per the

Search Amazon



Select a location to see product availability

Be ready to say thanks in the moment  
Shop multipack gift cards >



Brand: World Imports

World Imports 61301-06 Dark Sky Revere Collection Wall-Mount



Size: 8-1/2-Inch Diameter, 9-3/4-Inch Height, 13-1/2-In

\$59<sup>95</sup>

FREE delivery April 11 - 13. [Details](#)

Select delivery location

Only 6 left in stock - order soon



Get real-time delivery alerts with the Amazon Shopping app

Add to Cart

Buy Now

 Secure transaction

Ships from Smart Deals Finder

Sold by Smart Deals Finder

Returns Eligible for Return, Refund or Replacement within 30 days of receipt

[Details](#)

### Add a Protection Plan

4-Year Protection for \$9.99



[Add to List](#)

### Details

Brand	World Imports
Color	Flemish
Material	Other Metals
Style	Traditional
Light fixture form	Wall

### About this item

- Solid Brass Construction
- Flemish finish
- Weather resistant
- Requires a single 100-Watt medium bulb
- Reduces light pollution for approval by the international dark sky association

> Upgrades and Accessories

> Specifications

## Product Features



## Price Range for a Single Electric "Fresh Air" Skylight Install

With a small investment, you can dramatically transform any room in your home with daylight and fresh air. In the long run, installing skylights will help you save on your utility bills.

### Installation Costs

Installation costs will vary according to the skylight model, number of skylights and your ceiling type. Listed below are price ranges for installation of a new, single skylight, including labor for interior and exterior finish work and for replacing an old skylight.



Homeowner

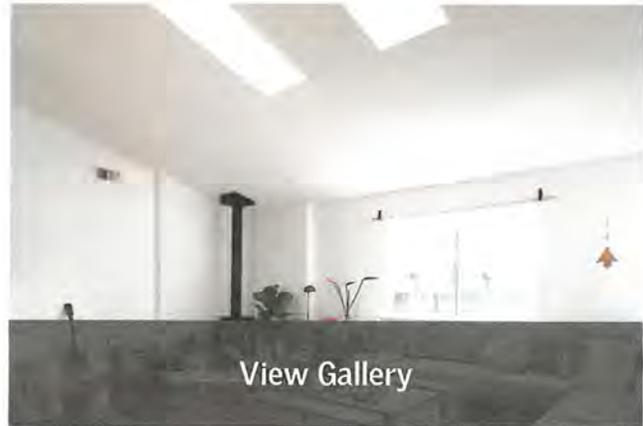


# Electric "Fresh Air" Skylight

## VSE/VCE

The VELUX Electric "Fresh Air" Skylight is designed for curb- and deck-mounted installations. It brings in abundant natural light and, with the touch of a button, opens to let stale air out and fresh air in. It's compatible with [VELUX skylight shades](#), which are available in a variety of styles and colors to create just the right look for your home.

Bundle the skylight with a [pre-installed solar shades](#) and [VELUX ACTIVE with NETATMO](#) to add voice control, automatic control, and smart home automation.



View Gallery

★★★★★ 4.7 | 57 Reviews

54 out of 56 (96%) reviewers recommend this product

[Write a review](#) for VSE - Deck Mounted

Find an installer near you >



### Explore:

> Product Features

> Price Ranges



# Proposal - Detailed

Builders FirstSource #1010  
 51 Laurel Hill Road  
 Verona, VA 24482

Phone: (540) 248-0301 Fax: (540) 248-0418

Sales Rep Name: BFSVERON, A

Sales Rep Phone: 540-248-0301

Sales Rep E-Mail: larry.mayo@bldr.com

Sales Rep Fax:

Customer Information	Project/Delivery Address	Order Information
BUILDERS FIRST SOURCE - 01010 BUILDERS FIRST SOURCE 2001 Bryan Street DALLAS, TX 75201 Primary Phone: (540) 2480301 Mobile Phone: Fax Number: (540) 2480418 E-Mail: Contact Name:  Great Plains #: 7401010 Customer Number: 1007545282 Customer Account: 7401010	Rockbridge Homes & Barns BUILDERS FIRST SOURCE - 01010 51 LAUREL HILL ROAD Lot # VERONA, VA 24482 County: AUGUSTA Owner Name: BUILDERS FIRST SOURCE - 01010 Owner Phone: (540) 2480301	Quote Name: Garage job  Order Number: P74 Quote Number: 16669242 Order Type: Non-Installed Sales Wall Depth: Payment Terms: C.O.D. Tax Code: 5.3% Cust Delivery Date: 4/24/2023 Quoted Date: 4/3/2023 Contracted Date: Booked Date: Customer PO #:

Line #	Location:	Attributes
25	None Assigned	

## Lifestyle, Double Hung, 41.5 X 71.5, Without HGP, White

Item Price	Qty	Ext'd Price
\$741.08	2	\$1,482.16



PK #  
2131

### 1: 41.571.5 Double Hung, Equal

Frame Size: 41 1/2 X 71 1/2

Unit Type: No Program

General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jamliner Color: **Gray**

Exterior Color / Finish: **Standard Enduraclad, White**

Interior Color / Finish: **Prefinished White Paint Interior**

Glass: **Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude**

Hardware Options: **Cam-Action Lock, White, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor**

Screen: **Full Screen, White, InView™**

Performance Information: **U-Factor 0.30, SHGC 0.30, VLT 0.56, CPD PEL-N-35-00426-00001, Performance Class LC, PG 30, Calculated Positive DP**

**Rating 30, Calculated Negative DP Rating 30, Year Rated 08|11, Clear Opening Width 38.312, Clear Opening Height 32.5, Clear Opening Area**

**8.646806, Egress Meets Typical 5.7 sqft (E) (United States Only)**

Grille: **No Grille,**

Wrapping Information: **Foldout Fins, Factory Applied, No Exterior Trim, 4 9/16", 5 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella**

**Recommended Clearance, Perimeter Length = 226".**

Viewed From Exterior

Rough Opening: 42 - 1/4" X 72 - 1/4"

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)