



## LEXINGTON ARCHITECTURAL REVIEW BOARD

Thursday, July 6, 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. June 1, 2023 Minutes\*
4. NEW BUSINESS:
  - A. Elect Chairperson**
    - 1) Nominations
    - 2) Motion & Vote
  - B. Elect Vice-Chairperson**
    - 1) Nominations
    - 2) Motion & Vote
  - C. COA 2023-19: an application by Malvud Tashtan for a Certificate of Appropriateness for new signage at 106 E. Washington Street, Tax Map #24-1-7, owned by Century Link.**
    - 1) Staff Report\*
    - 2) Applicant Statement
    - 3) Public Comment
    - 4) Board Discussion & Decision
  - D. COA 2023-20: an application by Laura Mulitalo for a Certificate of Appropriateness for exterior improvements and signage for the Cupcake Heaven business at 20 W. Washington Street, Tax Map #23-1-66, owned by Jody Mask.**
    - 1) Staff Report\*
    - 2) Applicant Statement
    - 3) Public Comment
    - 4) Board Discussion & Decision

**E. COA 2023-21: an application by Pat Hennis for a Certificate of Appropriateness for exterior improvements at 7 N. Jefferson Street, Tax Map # 16-4-9A, owned by 2022Plus3, LLC.**

- 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, June 1, 2023 – 5:00 p.m.**  
**Second Floor Conference Room**  
**Lexington City Hall**  
**MINUTES**

**Architectural Review Board:**

Present: R. LeBlanc, Chair  
A. Bartenstein  
J. Goyette

**City Staff:**

Arne Glaeser, Planning Director  
Kate Beard, Administrative Assistant

Absent: C. Alexander  
E. Teaff, Vice-Chair  
J. Taylor, Alternate A  
B. Crawford, Alternate B

**CALL TO ORDER:**

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

**AGENDA:**

Director Glaeser requested two items be added to the Other Business section of the agenda. The agenda was unanimously approved with that amendment. (J. Goyette / A. Bartenstein)

**MINUTES:**

The minutes from the May 18, 2023 were unanimously approved as presented. (A. Bartenstein / J. Goyette)

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

None

**NEW BUSINESS:**

**A. COA 2023-17: an application by Maryann Kaminsky for a Certificate of Appropriateness for a new projecting sign and sign bracket for the In Plain English business at 116 N. Main Street, Tax Map #17-3-B, owned by Investment, LLC.**

- 1) Staff Report – This was an application to approve a Certificate of Appropriateness for a new projecting sign and sign bracket for In Plain English, LLC at 116 N. Main Street. The proposed projecting sign would be 26" x 24.7" x 19mm and made of double-sided, expanded PVC with laminated digital decals applied to both sides. The sign's edges would be sealed and painted black. It would feature black and blue (PMS 299) lettering on a white background with black edges. The sign would be hung from a new 30" Milano Arch Hanging Blade sign bracket with a textured black powder coat. It would not be illuminated. Additional design details for the proposed projecting sign and bracket were included in the application materials, as was information about the other existing signage on the building. Staff found the proposal met the zoning criteria.
- 2) Applicant Statement – Sign designer, Donelle DeWitt, was present to answer questions.
- 3) Public Comment – None

- 4) Board Discussion & Decision – **J. Goyette moved to approve the application as presented. A. Bartenstein seconded and the motion passed unanimously. (3-0)**

**B. COA 2023-18: an application by Warren White and Elizabeth Rassiga for a Certificate of Appropriateness for an exterior paint refresh at 23 W. Washington Street, Tax Map #16-1-50A, owned by the applicants.**

- 1) Staff Report – This was an application for approval of a paint refresh for the exterior painted elements of the building at 23 W. Washington Street. The applicants were requesting to repaint the trim details on the front of the building, specifically the trim around the storefront window and above the entrance, the trim around the two front entry doors, and the trim on the overhang between the first and second floors. The applicants also wished to repaint the rear façade of the building, facing the alley. The proposal was to use the same paint color for all of the painted elements, and three paint colors were submitted for consideration. In order of the applicants' preference, the paint choices were Bunglehouse Blue (SW 0048), Refuge (SW 6228), and Rookwood Sash Green (SW 2810). Staff reported that the applicants were pleased to be able to consult the recently compiled library of approved Downtown Historic District paint colors when making their color selection. R. LeBlanc sought confirmation that the request was for approval of only one paint color for all painted elements. A. Glaeser confirmed that his understanding of the request was for the Board to approve one of the three paint colors to be used on the entire rear wall and the painted elements on the front.
- 2) Applicant Statement – None.
- 3) Public Comment – None
- 4) Board Discussion & Decision – A. Bartenstein asked for confirmation that the request did not include painting the trim around the upper floor windows on the front of the building. There was general agreement that the application was not clear on that point, but that the Board could specify what should happen with the second floor windows in its motion. J. Goyette said she also felt the application was unclear about would be painted on the back of the building. She suggested the motion also provide clarity about that portion of the approval. R. LeBlanc agreed and pointed out that everything on the rear façade was currently painted one color, likely to reduce directing attention to any specific element. A. Bartenstein said he liked the contrasting window color on an adjacent building and suggested a contrasting color for the rear windows and second floor windows on the subject building might be preferable. R. LeBlanc agreed, suggesting that could be an appropriate way to provide a distinction between the commercial storefront and the historically residential space on the second story. R. LeBlanc suggested the Board consider the color options and J. Goyette indicated her preference would be for the lighter of the two blue colors (Refuge). A. Bartenstein agreed and, noting the Bunglehouse Blue color was similar to the dark blue color showing up on a number of downtown storefronts, suggested it might be nice to have a more distinct color for this building. **A. Bartenstein moved to approve repainting the doors, shop window, and overhang on the front elevation, as well as all painted surfaces on the rear elevation with the Refuge color (SW6228), as requested. The motion specifically excluded approving painting the second story windows on the front of the building. J. Goyette seconded and the motion passed unanimously. (3-0)** R. LeBlanc remarked that the Board could also suggest the applicants consider a contrasting color for the trim on the rear of the building

should it so choose. J. Goyette and A. Bartenstein indicated they were not opposed to giving the applicants the option of considering a lighter trim color, but that they were not inclined to approve either of the other, darker colors requested by the applicant as a rear trim color. **A. Bartenstein moved to allow the applicants, if they wished, to propose a lighter, contrasting paint color for the trim on the rear of the building and to waive the application fee for that request. J. Goyette seconded and the motion passed unanimously. (3-0)**

#### **OTHER BUSINESS:**

- A. Discussion about COA approvals and completed work at 7 N. Jefferson Street** – Having visited the site, R. LeBlanc remarked that the foundation had been made tidier, but the column was significantly larger than what was shown on the plans approved by the Board, and it and the wall were constructed in such a way as to be actually attached to the adjacent building – also contrary to the approved plans. She questioned whether this created a safety issue in terms of emergency exits from the other building. A. Glaeser reported the City had received a complaint from a tenant of the adjacent building, but after a site inspection by the Building Official, it was determined the now blocked rear exit was not an egress requirement for that building and was beyond the City’s control. He explained the adjacent property owner, who had not voiced objections to the construction, did have options for creating a second exit if desired. R. LeBlanc suggested the Board establish that the work completed at 7 N. Jefferson Street was not what was presented to the Board and not what was approved. A. Glaeser noted the application requested a 42” x 24” block column and the completed structure certainly exceeded those dimensions. He also confirmed that its location was not exactly as shown on the applicant’s approved drawing. R. LeBlanc acknowledged that the weird relationship between the two buildings likely made the wall’s construction difficult, but suggested the work, as completed, warranted a response from the Board, given that it was not what was approved. Following additional discussion about the project, the response options available to the Board, and Director Glaeser’s explanation of the enforcement process, **J. Goyette moved to have the Zoning Administrator issue a Notice of Violation giving the property owners the option of fixing the work to comply with the approved plan, or to come before the Board to seek approval of the completed work. A. Bartenstein seconded and the motion passed unanimously. (3-0)**
- B. 201 N. Randolph Street** – A. Glaeser reported the Building Official had issued a Notice of Violation to the owner of the vacant, burned building at 201 N. Randolph Street giving her 60 days to notify the City of her intentions for the building which could likely include demolition. Because the building is in the Residential Historic District, its demolition would need to be approved by the Board. He wanted to make the Board aware of this possible eventuality. He and R. LeBlanc then provided a synopsis of the Board’s denial of the original demolition application and the history of issues that have thwarted the rehabilitation of the building since that time.
- C. Wayfinding QR Codes stickers to appear on light poles in the Downtown Historic District** – A. Glaeser wanted to make the Board aware of this program, spearheaded by Main Street Lexington.

R. LeBlanc announced this was her final meeting as an Architectural Review Board Member.

**ADJOURN:**

The meeting adjourned at 6:03 p.m. (J. Goyette / R. LeBlanc)

---

R. LeBlanc, Chair, Architectural Review Board

**Lexington, VA Historic Downtown Preservation District COA  
COA 2023-19 106 E. Washington Street New Signage**

---

<b>Project Name</b>	Rebranding of CenturyLink to Brightspeed
<b>Property Location</b>	106 E. Washington Street
<b>Zoning</b>	C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District
<b>Owner/Applicant</b>	Century Link / Mavlud Tashtan

---

**OVERVIEW OF REQUEST**

This is an application to approve a Certificate of Appropriateness (COA) to replace all of the existing CenturyLink signage at 106 E. Washington Street with new Brightspeed branded signs. The request includes replacing the wall plaque next to the E. Washington Street entrance and the three informational signs located on the north east side of the building, facing the alley. The wall plaque will be a 42” x 78” aluminum panel with the Brightspeed logo on a black background and the informational signs will be 24” x 18” aluminum panels featuring the Brightspeed logo and white informational text on a black background. The signs will be mounted in the approximate locations as the existing CenturyLink signs. Additional sign details, including logo, color and typeface details are included in the application materials. The existing signage for the Lexington Visitors Center will not be altered.

*106 E. Washington Street existing conditions*



**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 IX.A & B Guidelines for Signs. on page IX-1)

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

Section 420-8.10. (Historic Downtown Preservation District) states that the Board shall prescribe the character, type, color and materials used in the erection, posting, display or maintenance of signs permitted in the Historic Downtown Preservation District, and, in so doing, the Board shall give due consideration to the purposes of such signs and require that they be in harmony with the exterior general design, arrangement, textures, materials, color and use of the building or structure on or at which they are erected, posted, displayed or maintained and congruous with the purposes and objectives declared in 420-151, without defeating the purpose for which such signs are intended.

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 Comment**

Staff finds the proposed improvements meet the zoning criteria.



www.lexingtonva.gov

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

### SIGN PERMIT APPLICATION

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

Name: Mavrud Tashitan Phone: 434 242 2234.

Company: Graphitone Signs Fax: \_\_\_\_\_

Address: 1823 Seminole Tr. Charlottesville VA Email: info@graphitonesigns.com

Applicant's Signature: [Signature] Date: 06.01.23

#### Property Owner

Name: James Martin Phone: 980-376-1222

Address: 112 6th St Bristol TN 37620 Email: James.martin@brightspeed.com

Owner's Signature: (Letter attached) Date: \_\_\_\_\_

#### Sign Contractor

Name: Mavrud Tashitan Phone: 434 242 2234

Company: Graphitone Signs Fax: \_\_\_\_\_

Address: 1823 Seminole Tr. Charlottesville Email: info@graphitonesigns.com

#### Proposal Information<sup>2</sup> "Brightspeed"

Address (or location description): 106 E Washington St. Lexington VA

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

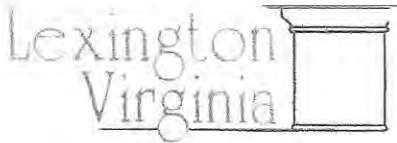
Acreage: \_\_\_\_\_ Zoning (attach any existing conditions or proffers): \_\_\_\_\_

Property Doing Business As: Bright speed internet company

Overlay District:

- Historic (requires Architectural Review Board review and approval)
- Entrance Corridor (requires Planning Commission review and approval)
- None (requires Planning and Development Department review and approval only)

1. Prior to submitting an application, the applicant is required to meet with staff for a pre-application meeting.
2. Any application deemed incomplete by staff will not be accepted.



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

www.lexingtonva.gov

**Sign Information**

	<u>Sign Type</u>	<u>Square Feet</u>	<u>Width</u>	<u>Height</u>
Sign 1	<u>wall plaque</u>	<u>22.75 SF</u>	<u>42"</u>	<u>78"</u>
Sign 2	<u>Aluminum sign</u>	<u>3 SF</u>	<u>24"</u>	<u>18"</u>
Sign 3	<u>Aluminum sign</u>	<u>3 SF</u>	<u>24"</u>	<u>18"</u>
Sign 4	<u>Aluminum sign</u>	<u>3 SF</u>	<u>24"</u>	<u>18"</u>

Street Frontage (width) of business space in feet \_\_\_\_\_

Street Frontage (width) of building in feet \_\_\_\_\_

Are other signs currently displayed on the same building?  Yes  No

If "Yes", please provide the size of each existing building sign that is to remain.

Width 42" Height 78" (1)

Width 24" Height 18" (3)

If a projecting sign, clearance from sidewalk: \_\_\_\_\_ feet

What materials will be used? Aluminum

Will the sign be illuminated?  Yes  No

Please attach a sketch of sign(s) and samples showing the following:

- Dimensions of sign
- Lettering style and size
- How colors will be used
- Photo showing building and adjoining structures
- Exact wording layout of sign
- Paint samples
- Style of bracket, stand, and/or awning



**LETTER OF AUTHORIZATION**

**Location –** \_\_\_\_\_

Site Address: \_\_\_\_\_

Landlord: \_\_\_\_\_

Contact: James Martin

Telephone: 980-376-1221

Email: James.Martin@brightspeed.com

On behalf of the owner and/or as owner representative,

I, (PLEASE PRINT) James C. Martin, give **Pattison Sign Group/ and their agents** authorization to apply for permits, secure all necessary municipal approvals and install proposed sign package at the above mentioned property.

Date: \_\_\_\_\_

Signed: *James C. Martin*

Printed Name & Title: James Martin, Manager Facilities Operations

Company Name: Brightspeed

Address: 112 6<sup>th</sup> Street, Bristol TN 37620

Telephone: 980-376-1222

Email: james.martin@brightspeed.com



# brighthouse

**EB078L**  
**106 E WASHINGTON ST**  
**LEXINGTON, VA 24450**

**Project ID**  
RH2-50977

Date: 03-23-2023  
Scale: n/a  
Sales: E Mackle  
Designer: R Andree

**Rev. #:**  
**Date:**

Revision Note:

**Missing Information**

Required:

**Electrical**

120V  347V  
 Other \_\_\_\_\_

**Customer Approval**

Signature \_\_\_\_\_

MM/DD/YYYY \_\_\_\_\_

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

All rights reserved. The artwork depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without written permission by Pattison Sign Group.

EB078L Lexington  
106 E Washington St  
Lexington, VA  
24450

**13**  
**Sign Item**  
Cover



**Pattison Sign Group**  
Powering Your Brand

520 W Summit Hill, Suite 702, Knoxville TN, 37902  
(Toll Free) 1.866.635.1110 (Fax) 1.888.694.1106  
www.pattisonsign.com



This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Fluorescent, Neon and HID lamps contain Mercury (Hg).  
Dispose of the lamps according to Local, Provincial, State or Federal Laws.

IDENTITY STANDARDS

# Typography

The Brightspeed brand uses the Graphik and Nexa typefaces. Graphik Regular is used when copy is required to meet ADA compliance.

**Graphik Regular**

ABCDEFGHIJKLMN**OPQR**ST

abcdefghijklmnopqrs**tuvw**xyz

**Graphik Semibold**

ABCDEFGHIJKLMN**OPQR**ST

abcdefghijklmnopqrs**tuvw**xyz

**Nexa Bold**

ABCDEFGHIJKLMN**OPQR**ST

abcdefghijklmnopqrs**tuvw**xyz

**Nexa Heavy**

ABCDEFGHIJKLMN**OPQR**ST

abcdefghijklmnopqrs**tuvw**xyz

**Bright Palette**

<b>Bold Orange</b> PMS Bright Red	<b>Approachable Orange</b> PMS 1575	<b>Bright Yellow</b> PMS Yellow 012
<b>Opaque Vinyl</b>		
Avery Tangerine #315	Avery Orange #360	Avery Primrose Yellow #210
<b>Translucent Vinyl</b>		
3M 3630-43 Light Tomato Red	3M 3630-84 Tangerine	3M 3630-015 Yellow
<b>Sign Paint</b>		
Matthews Paint MP77099 Satin finish	Matthews Paint MP00182 Satin finish	Matthews Paint MP00108 Satin finish
<b>Wall Paint</b>		
Benjamin Moore 2012-10 Tawny Day Lily	Benjamin Moore 2015-10 Electric Orange	Benjamin Moore 2021-30 Sunshine

**Neutral Palette**

<b>Reliable Gray</b> PMS Cool Gray 1	<b>Strong Black</b> PMS Black 6	<b>Simple White</b> PMS N/A
<b>Opaque Vinyl</b>		
3M Pearl Gray #11	3M Black #12 or Avery Gloss Black #190	3M White #10 or Avery White #101
<b>Translucent Vinyl</b>		
3M 3630-111 Dover White	3M 3635-222 Dual Color Black	3M 3630-20 White
<b>Sign Paint</b>		
Matthews Paint MPO0574 Satin Finish	Matthews Paint MPO1078 Satin finish	Matthews Paint 202SP White Satin finish
<b>Wall Paint</b>		
Benjamin Moore 1555 Winter Orchard	TBD	

**Project ID**

RH2-50977

Date: 03-23-2023  
Scale: n/a  
Sales: E Mackle  
Designer: R Andree

**Rev. #:**  
**Date:**

Revision Note:

**Missing Information**

Required:

**Electrical**

120V  347V  
 Other \_\_\_\_\_

**Customer Approval**

Signature \_\_\_\_\_  
MM/DD/YYYY \_\_\_\_\_

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required. All rights reserved. The artwork depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without written permission by Pattison Sign Group.

EB078L Lexington  
106 E Washington St  
Lexington, VA  
24450

**Sign Item**  
14  
Fonts & Colors



**Pattison Sign Group**  
Powering Your Brand

520 W Summit Hill, Suite 702, Knoxville TN, 37902  
(Toll Free) 1.866.635.1110 (Fax) 1.888.694.1106  
www.pattisonsign.com



This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

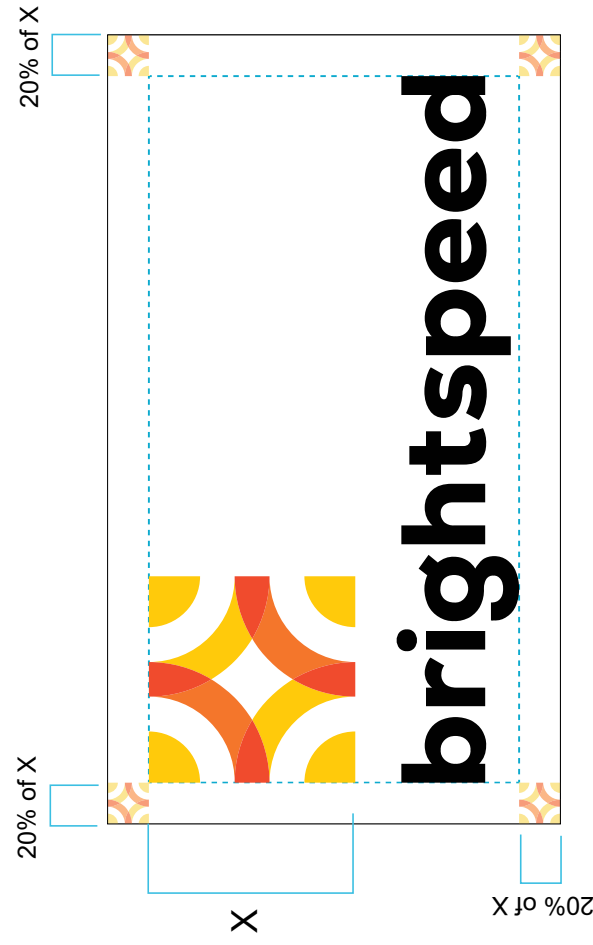


Fluorescent, Neon and HID lamps contain Mercury (Hg). Dispose of the lamps according to Local, Provincial, State or Federal Laws.

## IDENTITY STANDARDS

# Logo

## Logotype/Lockup Clear space

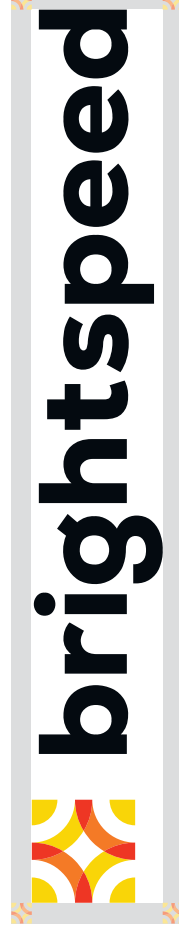


The minimum clear space around the logotype should be equal to the logomark portion of the lockup scaled down to 20% of its original size and placed all the way around the border of the logotype.

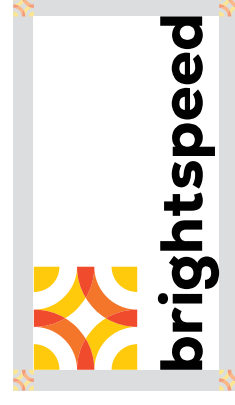
## Logo Placement New Signage



Primary Logo



Stacked Logo



Logo type



Project ID  
RH2-50977

Date: 03-23-2023  
Scale: n/a  
Sales: E Mackle  
Designer: R Andree

Rev. #:   
Date:

Revision Note:

### Missing Information

Required:

⚡ Electrical

120V  347V  
 Other \_\_\_\_\_

### Customer Approval

Signature \_\_\_\_\_

MM/DD/YYYY \_\_\_\_\_

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

All rights reserved. The artwork depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without written permission by Pattison Sign Group.

EB078L Lexington  
106 E Washington St  
Lexington, VA  
24450

15

Sign Item

Clear Space



**Pattison Sign Group**  
Powering Your Brand

520 W Summit Hill, Suite 702, Knoxville TN, 37902  
(Toll Free) 1.866.635.1110 (Fax) 1.888.694.1106  
www.pattisonsign.com

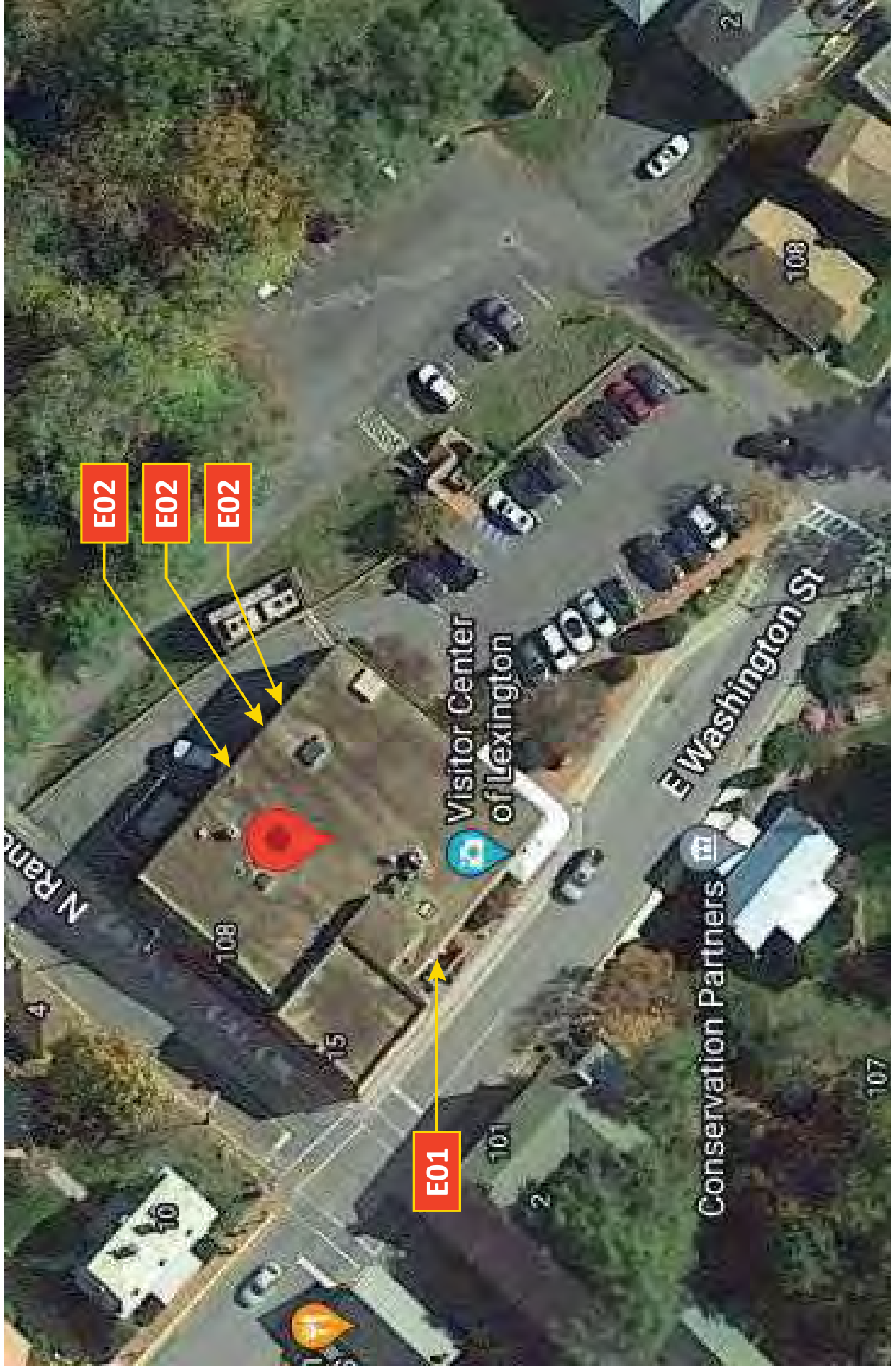


This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Fluorescent, Neon and HID lamps contain Mercury (Hg).  
Dispose of the lamps according to Local, Provincial, State or Federal Laws.

# SITE PLAN



## SCOPE OF WORK

- E01 - Wall Plaque 42" x 78"
- E02 - 24" x 18" Aluminum Sign Qty of 3

**Project ID**  
SP2-44545

Date: 03-14-2023  
Scale: n/a  
Sales: E Mackle  
Designer: R Andree

**Rev. #:**  
**Date:**

Revision Note:

### Missing Information

Required:

### Electrical

120V  347V  
 Other \_\_\_\_\_

### Customer Approval

Signature \_\_\_\_\_  
MM/DD/YYYY \_\_\_\_\_

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

All rights reserved. The artwork depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without written permission by Pattison Sign Group.

EB039L  
Brightspeed  
417-419 W MAIN ST  
CHARLOTTESVILLE, VA 22903

**16**  
Sign Item  
Siteplan



**Pattison Sign Group**  
Powering Your Brand

520 W Summit Hill, Suite 702, Knoxville TN, 37902  
(Toll Free) 1.866.635.1110 (Fax) 1.888.694.1106  
www.pattisonsign.com



This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



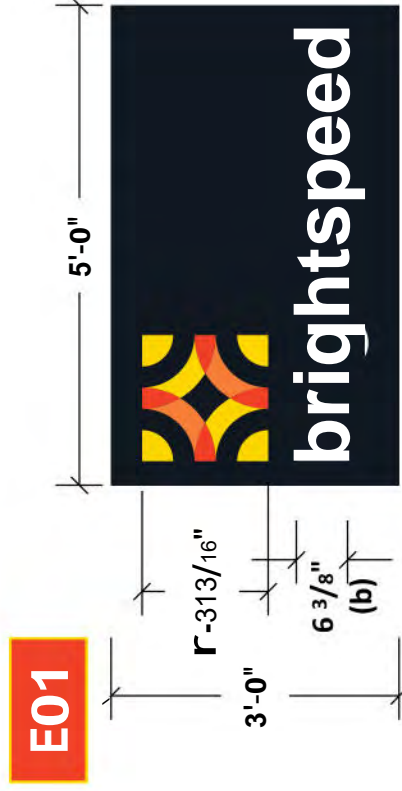
Fluorescent, Neon and HID lamps contain Mercury (HG).  
Dispose of the lamps according to Local, Provincial, State or Federal Laws.



# E01 - Exterior Wall Plaque

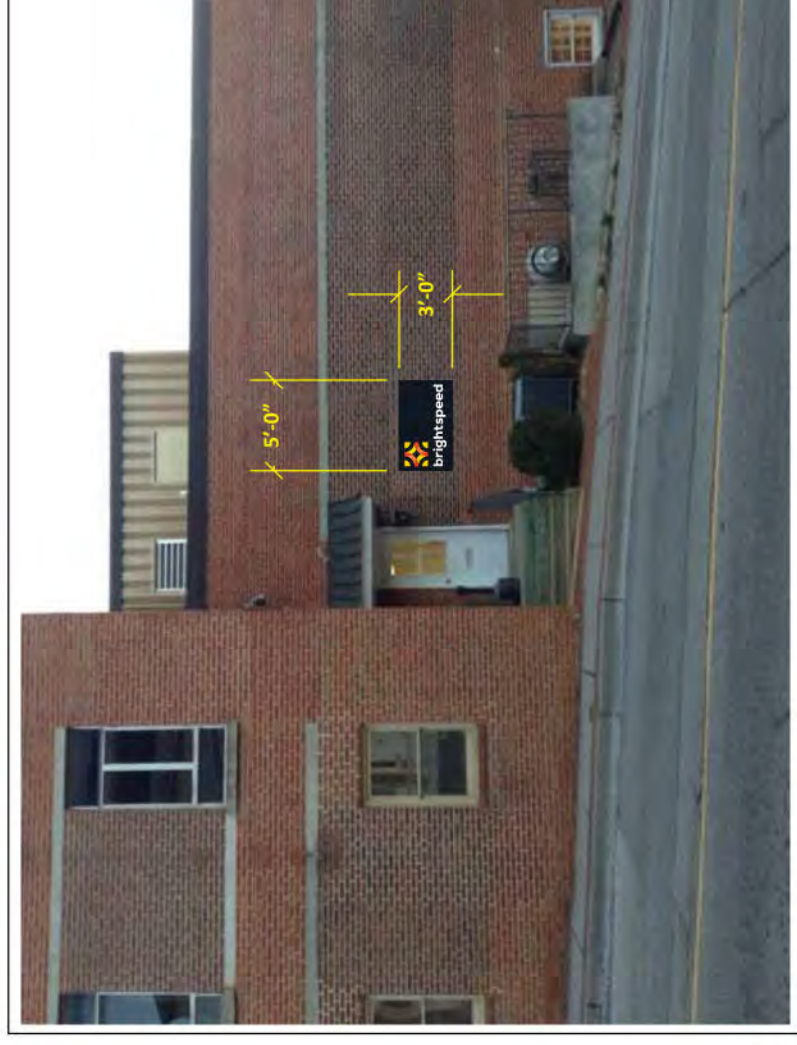


## EXISTING



**15 Sq.Ft.**  
Scale: 1/2" = 1'

Note: Size of signage in relation to the building is approximate. This photo mock-up is intended for location purposes only and may not accurately represent the scale of the proposed signage to the building.



## PROPOSED

### Colors

- to match Black Pantone 6C
- to match Approachable Orange 1575 C
- to match Bold Orange Bright Red C
- to match Yellow 012 C
- White

### Specifications

Aluminum Panel - White  
Black Brightspeed & full color logo

### Scope

Remove existing sign & install new sign in same place.

**Project ID**  
RH2-50977

Date: 03-23-2023  
Scale: as noted  
Sales: E Mackle  
Designer: R Andree

Rev. #: **R1 CAM**  
Date: **06-12-2023**

Revision Note:  
Revised to stacked 3'x5'

### Missing Information

Required:

**f** Electrical

120V  347V  
 Other

### Customer Approval

Signature \_\_\_\_\_

MM/DD/YYYY \_\_\_\_\_

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

All rights reserved. The artwork depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without written permission by Pattison Sign Group.

EB078L Lexington  
106 E Washington St  
Lexington, VA  
24450

**Sign Item**  
E01



**Pattison Sign Group**  
Powering Your Brand

520 W Summit Hill, Suite 702, Knoxville TN, 37902  
(Toll Free) 1.866.635.1110 (Fax) 1.888.694.1106  
www.pattisonsign.com



This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Fluorescent, Neon and HID lamps contain Mercury (Hg). Dispose of the lamps according to Local, Provincial, State or Federal Laws.

# E02 - Informational Sign

**Project ID**  
RH2-50977

Date: 03-23-2023  
Scale: as noted  
Sales: E Mackle  
Designer: R Andree

**Rev. #:**  
**Date:**

Revision Note:

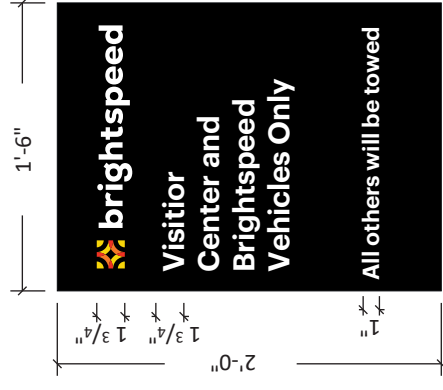
## Missing Information

Required:

## EXISTING

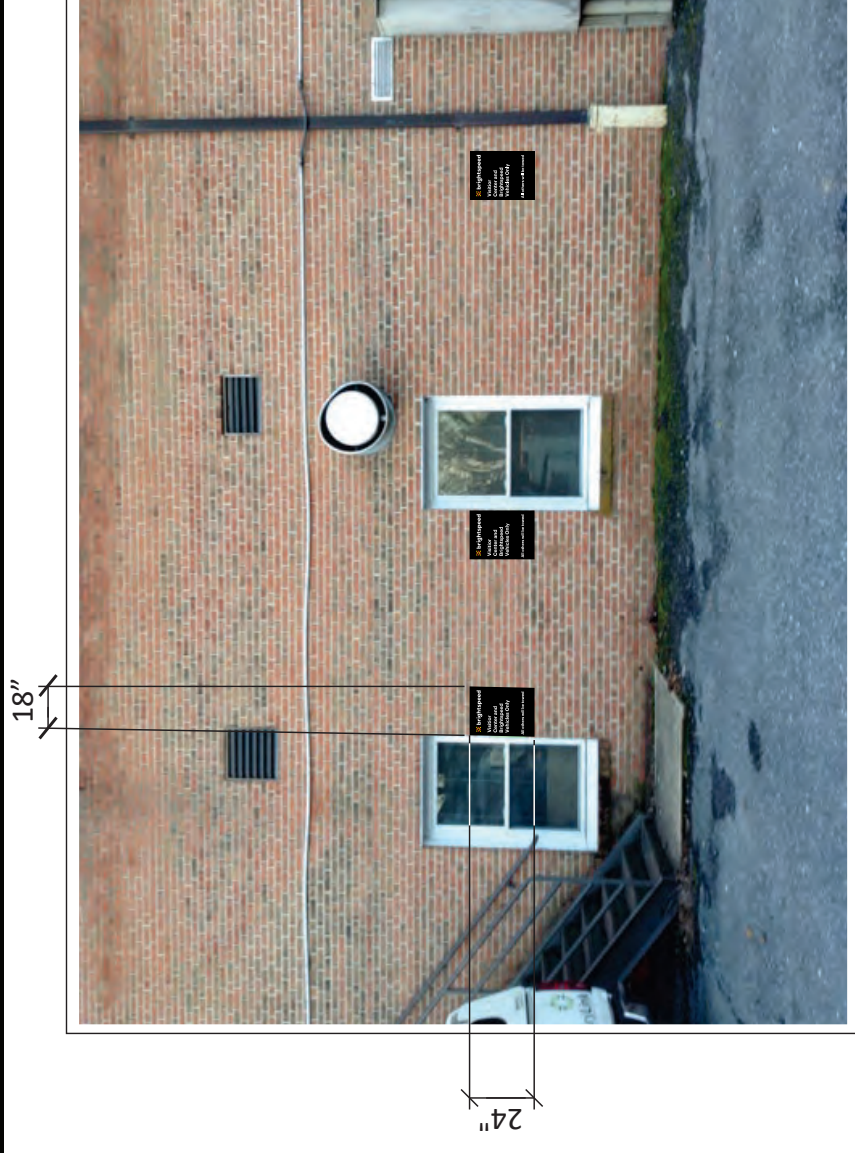


**E02**  
*Qty of 3*



**3.0 SF.**    **Scale: 1"=1'**

Note: Size of signage in relation to the building is approximate. This photo mock-up is intended for location purposes only and may not accurately represent the scale of the proposed signage to the building.



## PROPOSED

- Colors**
- to match Black Pantone 6C
  - to match Approachable Orange 1575 C
  - to match Bold Orange Bright Red C
  - to match Yellow 012 C
  - White

- Specifications**
- Aluminum Panel - painted black
  - 1st Surface Vinyl Graphics
  - Font: Graphik Semibold
  - Flush Mount

- Scope**
- Remove & Install

## Electrical

120V     347V  
 Other \_\_\_\_\_

## Customer Approval

Signature \_\_\_\_\_  
MM/DD/YYYY \_\_\_\_\_

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

All rights reserved. The artwork depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without written permission by Pattison Sign Group.

EB078L Lexington  
106 E Washington St  
Lexington, VA  
24450

# Existing Signage



EXISTING



EXISTING



EXISTING



EXISTING



EXISTING



EXISTING

**Project ID**  
SP2-44545

Date: 03-23-2023  
Scale: n/a  
Sales: E Mackle  
Designer: R Andree

**Rev. #:**  
**Date:**

Revision Note:

### Missing Information

Required:

**Electrical**  
 120V  347V  
 Other \_\_\_\_\_

### Customer Approval

Signature \_\_\_\_\_  
MM/DD/YYYY \_\_\_\_\_

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

All rights reserved. The artwork depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without written permission by Pattison Sign Group.

EB039L  
Brightspeed  
417-419 W MAIN ST  
CHARLOTTESVILLE, VA 22903

**Sign Item**  
Photos



**Pattison Sign Group**  
Powering Your Brand

520 W Summit Hill, Suite 702, Knoxville TN, 37902  
(Toll Free) 1.866.635.1110 (Fax) 1.888.694.1106  
www.pattisonsign.com



This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Fluorescent, Neon and HID lamps contain Mercury (Hg).  
Dispose of the lamps according to Local, Provincial, State or Federal Laws.

# Existing Signage



EXISTING



EXISTING



EXISTING



EXISTING



EXISTING



EXISTING

**Project ID**  
RH2-50977

Date: 03-23-2023  
Scale: n/a  
Sales: E Mackle  
Designer: R Andree

**Rev. #:**  
**Date:**

Revision Note:

## Missing Information

Required:

## Electrical

120V  347V  
 Other \_\_\_\_\_

## Customer Approval

Signature \_\_\_\_\_  
MM/DD/YYYY \_\_\_\_\_

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

All rights reserved. The artwork depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without written permission by Pattison Sign Group.

EB078L Lexington  
106 E Washington St  
Lexington, VA  
24450

20  
Sign Item  
Photos



**Pattison Sign Group**  
Powering Your Brand

520 W Summit Hill, Suite 702, Knoxville TN, 37902  
(Toll Free) 1.866.635.1110 (Fax) 1.888.694.1106  
www.pattisonsign.com



This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes.  
This includes proper grounding and bonding of the sign.

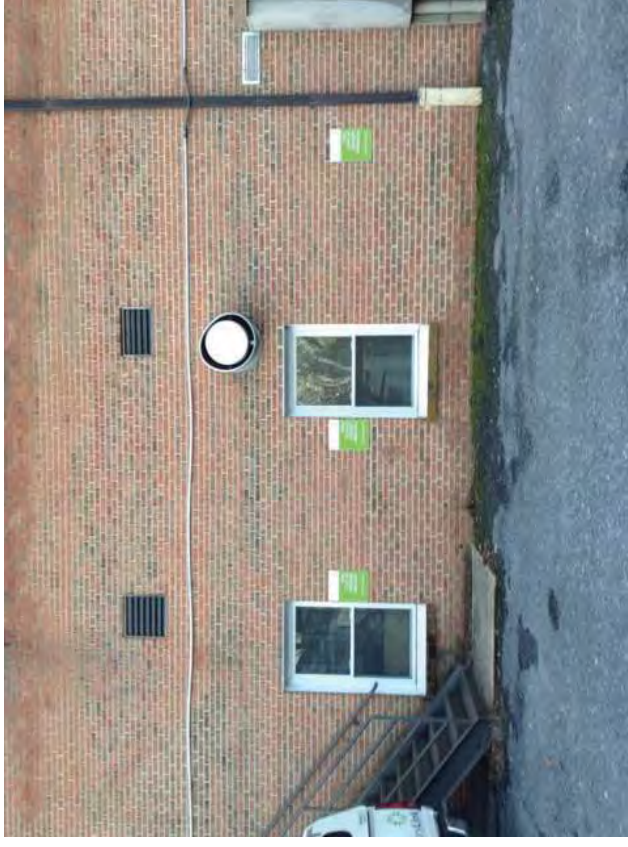


Fluorescent, Neon and HID lamps contain Mercury (Hg).  
Dispose of the lamps according to Local, Provincial, State or Federal Laws.

# Existing Signage



EXISTING



EXISTING



EXISTING



EXISTING



EXISTING



EXISTING

Project ID  
RH2-50977

Date: 03-23-2023  
Scale: n/a  
Sales: E Mackle  
Designer: R Andree

Rev. #:  
Date:

Revision Note:

## Missing Information

Required:

Electrical  
 120V  347V  
 Other \_\_\_\_\_

## Customer Approval

Signature \_\_\_\_\_  
MM/DD/YYYY \_\_\_\_\_

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

All rights reserved. The artwork depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without written permission by Pattison Sign Group.

EB078L Lexington  
106 E Washington St  
Lexington, VA  
24450

21  
Sign Item  
Photos



**Pattison Sign Group**  
Powering Your Brand

520 W Summit Hill, Suite 702, Knoxville TN, 37902  
(Toll Free) 1.866.635.1110 (Fax) 1.888.694.1106  
www.pattisonsign.com



This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Fluorescent, Neon and HID lamps contain Mercury (Hg).  
Dispose of the lamps according to Local, Provincial, State or Federal Laws.

# Existing Signage



EXISTING



EXISTING



EXISTING



EXISTING



EXISTING



EXISTING

**Project ID**  
RH2-50977

Date: 03-23-2023  
Scale: n/a  
Sales: E Mackle  
Designer: R Andree

**Rev. #:**  
**Date:**

Revision Note:

## Missing Information

Required:

## Electrical

120V  347V  
 Other \_\_\_\_\_

## Customer Approval

Signature \_\_\_\_\_  
MM/DD/YYYY \_\_\_\_\_

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

All rights reserved. The artwork depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without written permission by Pattison Sign Group.

EB078L Lexington  
106 E Washington St  
Lexington, VA  
24450

**Sign Item**  
Photos

# Existing Signage



EXISTING



EXISTING

**Project ID**  
RH2-50977

Date: 03-23-2023  
Scale: n/a  
Sales: E Mackle  
Designer: R Andree

**Rev. #:**  
**Date:**

Revision Note:

### Missing Information

Required:

### Electrical

120V  347V  
 Other \_\_\_\_\_

### Customer Approval

Signature \_\_\_\_\_

MM/DD/YYYY \_\_\_\_\_

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

All rights reserved. The artwork depicted herein are copyright and are the exclusive property of Pattison Sign Group and as such cannot be reproduced in whole or in part without written permission by Pattison Sign Group.

EB078L Lexington  
106 E Washington St  
Lexington, VA  
24450

23  
Sign Item  
Photos



**Pattison Sign Group**  
Powering Your Brand

520 W Summit Hill, Suite 702, Knoxville TN, 37902  
(Toll Free) 1.866.635.1110 (Fax) 1.888.694.1106  
www.pattisonsign.com



This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Fluorescent, Neon and HID lamps contain Mercury (Hg).  
Dispose of the lamps according to Local, Provincial, State or Federal Laws.

**Lexington, VA Historic Downtown Preservation District COA  
COA 2023-20 20 W. Washington Street Exterior Improvements & Signage**

---

<b>Project Name</b>	Exterior Improvements and Signage for <i>Cupcake Heaven</i>
<b>Property Location</b>	20 West Washington Street
<b>Zoning</b>	C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District
<b>Owner/Applicant</b>	Jody R. Mask / Laura Mulitalo

---

### OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for exterior improvements and new signage for the Cupcake Heaven business at 20 West Washington Street.

#### *20 W. Washington Street existing conditions*



On the front of the building, the applicant proposes replacing the two existing double hung windows and center post with a single 63.5" x 77" 400 series Andersen picture window. The applicant requests approval to replace the window trim, only if the existing trim is rotted, with trim made from treated wood. The window and door trim would be painted Whitewater Bay (OC-69) and the entry door would be painted Springtime Bloom (2079-40). The applicant also proposes installing an awning (42" tall x 90" wide x 32" deep) over the window. The proposed awning is from the Miami Corp Tempotest line in the Boras pattern. New signage would include a new projecting sign, window sign and door



**Lexington, VA Historic Downtown Preservation District COA  
COA 2023-20 20 W. Washington Street Exterior Improvements & Signage**

---

sign. The projecting sign would measure 39" x 32.5" x 19mm and be made of double-sided, expanded PVC with digitally printed and laminated decals and painted pink edges. The business logo features pink (PMS 2385) and brown (PMS 497) text and graphics on a white background. The projecting sign will be hung from the existing sign bracket and will not be illuminated. The door sign would consist of the business logo and hours of operation in white vinyl text/graphics applied to the entrance door glass. It would measure 13" x 18". The applicant proposes applying a 63.5" x 32" frosted vinyl film to the lower portion of the storefront window and removing a logo image from the frosted film to create a 22" x 21.25" window sign. The awning would feature CUPCAKES • COFFEE & MORE! in pink vinyl to match the logo. The letters would measure 5.25" tall and be applied to the bottom of the window awning.



On the rear of the building, the applicant proposes replacing the existing door with a TruPro Construction series steel, half-light door and replacing the existing, rotten door trim with new, wooden trim. The door would be painted Springtime Bloom (2079-40) and the door trim would be painted Whitewater Bay (OC-69). The applicant also proposes replacing the existing metal awning with 32" x 52" x 40" awning to match the awning proposed for the front of the building. New signage on the rear of the building would include a 39" x 32.5" x 4mm single-sided wall sign mounted above the window to the right of the rear door, and a 13" x 18" vinyl door sign applied to the door glass. The wall sign would be made of composite board with a digitally printed and laminated logo detail matching the projecting sign on the front of the building and the rear door sign would match the sign on the front entrance.

**Lexington, VA Historic Downtown Preservation District COA  
COA 2023-20 20 W. Washington Street Exterior Improvements & Signage**

---

Additional details, including color samples, door and window specifications, and sign details are included in the application.

### **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.

(Section V Guidelines for Existing Buildings on pages V-1-V-22, and  
Section IX.A & B Guidelines for Signs on page IX-1.)

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

Section 420-8.10. (Historic Downtown Preservation District) states that the Board shall prescribe the character, type, color and materials used in the erection, posting, display or maintenance of signs permitted in the Historic Downtown Preservation District, and, in so doing, the Board shall give due consideration to the purposes of such signs and require that they be in harmony with the exterior general design, arrangement, textures, materials, color and use of the building or structure on or at which they are erected, posted, displayed or maintained and congruous with the purposes and objectives declared in 420-151, without defeating the purpose for which such signs are intended.

Staff Report

**Lexington, VA Historic Downtown Preservation District COA  
COA 2023-20 20 W. Washington Street Exterior Improvements & Signage**

---

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 Comment**

Staff finds the proposed improvements meet the zoning criteria.

## SIGN PERMIT APPLICATION

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

Name: Laura Mulitalo Phone: 435-691-0884  
 Company: Cupcake Heaven/Lexington Fax: \_\_\_\_\_  
 Address: 20 W. Washington, Lexington, VA Email: mulitalocupcakes@gmail.com  
 Applicant's Signature: *Laura Mulitalo* Date: 16 June 23

### Property Owner

Name: Jody R. Mask Phone: 956-221-1619  
 Address: 994 Forge Rd. Lexington<sup>24450</sup> Email: jody@masklaw.com  
 Owner's Signature: *JRM* Date: 6/15/2023

### Sign Contractor

Name: Donelle De Witt Phone: 540-460-2045  
 Company: DDGA&I Fax: \_\_\_\_\_  
 Address: 94 Little House Lane, Lexington, VA Email: donelle888@mac.com

### Proposal Information<sup>2</sup>

Address (or location description): \_\_\_\_\_  
 Tax Map: \_\_\_\_\_ Deed Book and Page #: \_\_\_\_\_  
 Acreage: \_\_\_\_\_ Zoning (attach any existing conditions or proffers): \_\_\_\_\_  
 Property Doing Business As: \_\_\_\_\_  
 Overlay District:

- Historic (requires Architectural Review Board review and approval)
- Entrance Corridor (requires Planning Commission review and approval)
- None (requires Planning and Development Department review and approval only)

1. Prior to submitting an application, the applicant is required to meet with staff for a pre-application meeting.
2. Any application deemed incomplete by staff will not be accepted.



www.lexingtonva.gov

Planning & Development Department

P.O. Box 922

300 East Washington Street

Lexington, Virginia 24450

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

**Sign Information**

STORE FRONT !!!

	<u>Sign Type</u>	<u>Square Feet</u>	<u>Width</u>	<u>Height</u>
Sign 1	<u>Projecting</u>	<u>8.8<sup>sq</sup></u>	<u>39"</u>	<u>32.5"</u>
Sign 2	<u>main window vinyl</u>	<u>full film 14.1<sup>sq</sup></u> <u>LOGO 3.25<sup>sq</sup></u>	<u>63.5"</u> <u>22"</u>	<u>32"</u> <u>21.25"</u>
Sign 3	<u>Entrance door vinyl</u>	<u>1.62<sup>sq</sup></u>	<u>13"</u>	<u>18"</u>

Street Frontage (width) of business space in feet 14'-6"

Street Frontage (width) of building in feet 14'-6"

Are other signs currently displayed on the same building?  Yes  No

If "Yes", please provide the size of each existing building sign that is to remain.

Width \_\_\_\_\_ Height \_\_\_\_\_

Width \_\_\_\_\_ Height \_\_\_\_\_

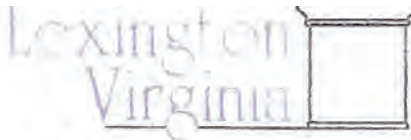
If a projecting sign, clearance from sidewalk: 7'8" feet

What materials will be used? Komacel (expanded PVC, 19mm) decals w/w lamination both sides, edges painted/sealed, cut vinyl

Will the sign be illuminated?  Yes  No

Please attach a sketch of sign(s) and samples showing the following:

- Dimensions of sign
- Lettering style and size
- How colors will be used
- Photo showing building and adjoining structures
- Exact wording layout of sign
- Paint samples
- Style of bracket, stand, and/or awning



www.lexingtonva.gov

Planning & Development Department

P.O. Box 922

300 East Washington Street

Lexington, Virginia 24450

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

Sign Information

REAR OF STORE !!!

	<u>Sign Type</u>	<u>Square Feet</u>	<u>Width</u>	<u>Height</u>
Sign 1	wall mount	8.8 <sup>sq</sup>	39"	32.5"
Sign 2	door glass vinyl	1.62 <sup>sq</sup>	13"	18"
Sign 3				

Street Frontage (width) of business space in feet 14'-6"

Street Frontage (width) of building in feet 14'-6"

Are other signs currently displayed on the same building?  Yes  No

If "Yes", please provide the size of each existing building sign that is to remain.

Width \_\_\_\_\_ Height \_\_\_\_\_

Width \_\_\_\_\_ Height \_\_\_\_\_

If a projecting sign, clearance from sidewalk: \_\_\_\_\_ feet

What materials will be used? 4mm composite board (aluminum with plastic core), printed/W/laminated decal, cut vinyl

Will the sign be illuminated?  Yes  No

Please attach a sketch of sign(s) and samples showing the following:

- Dimensions of sign
- Lettering style and size
- How colors will be used
- Photo showing building and adjoining structures
- Exact wording layout of sign
- Paint samples
- Style of bracket, stand, and/or awning

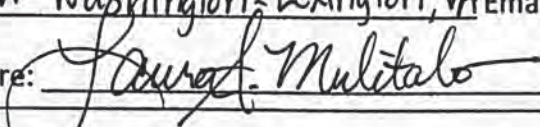


www.lexingtonva.gov

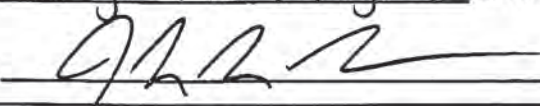
Planning & Development Department  
 P.O. Box 922  
 300 East Washington Street  
 Lexington, Virginia 24450  
 Phone: (540) 462-3704 Fax: (540) 463-5310

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

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

Name: Laura Mulitalo Phone: 435-691-0884  
 Company: Cupcake Heaven/Lexington Fax: \_\_\_\_\_  
 Address: 20 W. Washington, Lexington, VA Email: mulitalocupcakes@gmail.com  
 Applicant's Signature:  Date: 16 June 23

### Property Owner

Name: Jody R. Mask Phone: 956-221-1619  
 Address: 994 Forge Rd. Lexington 24450 Email: jody@masklaw.com  
 Owner's Signature:  Date: 6/15/2023

### Architect/Designer

Name: Donelle De Witt Phone: 540-460-2045  
 Company: DDGA&I Fax: \_\_\_\_\_  
 Address: 94 Little House Lane, Lexington, VA Email: donelle888@mac.com

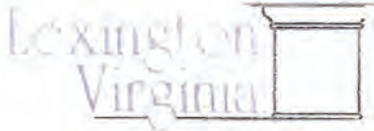
### Administration

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.

\*Fees Non Refundable



www.lexingtonva.gov

**Planning & Development Department**

P.O. Box 922

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): 20 W. Washington St., Lexington, VA

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

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

Property Doing Business As: Cupcake Heaven

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

Approximate Age of Building: \_\_\_\_\_ 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 *front window, rear door*
- 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





32.5"

39"

# CUPCAKE HEAVEN

20 W. Washington St.

Laura Mulitalo

Linear Frontage = 14' -6"

39" x 32.5" x 19mm (8.8 sq. ft.)  
 double-sided, expanded PVC with  
 digitally printed and laminated decals,  
 painted pink edges (PMS 2385).  
 Logo also uses a brown (PMS 497)  
 See decal sample

### Triangle Trussed Hanging Sign Bracket:

(Existing)

Length: 50"

Constructed from steel, powder-coated black

Showing sign imposition only.  
 See Page 2 for additional modifications  
 to storefront

<-----



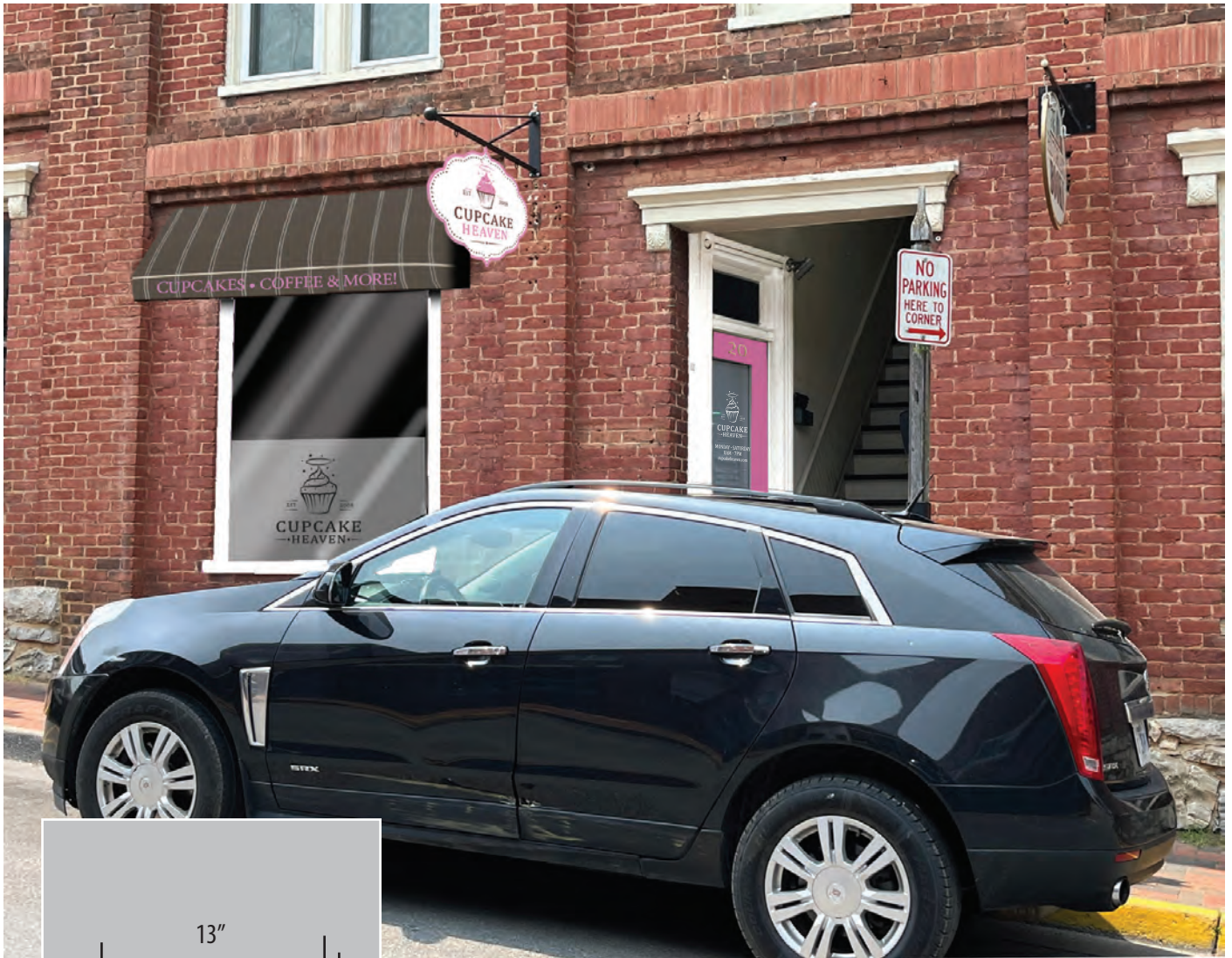
Prepared by



**Donelle DeWitt**  
 Graphic Arts &  
 Illustration, LLC  
 A Local Professional  
 Design Studio

*Logo Design, Desktop Publishing,  
 Signs, Banners & more*

**Cell: 540-460-2045**  
**donelle888@mac.com**



white vinyl applied to clear glass



**Front Entrance door glass:**  
 22" x 56" + transom  
**white vinyl lettering/graphic:**  
 Width: 13"  
 Height: 18"  
 Sq Ft: 1.62 sq ft



(frosted etch-look film applied to glass with logo image removed to reveal bare glass)

**Modification to front picture window:**

Solid piece of glass: 63.5"W x 77"T (34 sq ft)  
*see attachment*  
 Trim painted white

**Modification to window and door trim:**

Frosted film: 63.5"W x 32"T (14.1 sq ft)  
 applied to bottom portion of window to obscure counter edge on inside.  
 22"W x 21.25"T logo reversed out of film.  
 What appears as black is simply clear, bare glass

Trim painted white: Benjamin Moore "Whitewater Bay" OC-70

**Modification to door:**

Painted pink: Benjamin Moore "Springtime Bloom" 2079-40  
 Glass: applied white vinyl lettering

**Awning - front**

Height: 42", Width: 90", Depth: 32"

**Awning lettering:** letter height = 5.25" x length = 72" in matching pink

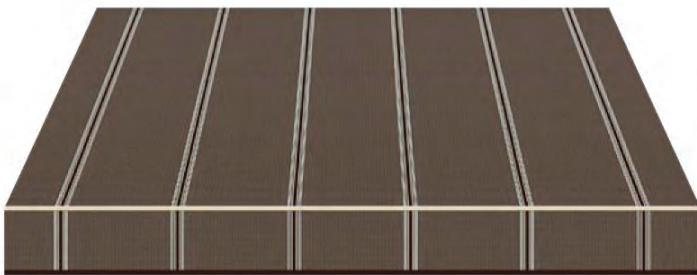
**CUPCAKES • COFFEE & MORE!**



**Rear sign - wall mounted**  
**39" x 32.5" x 4 mm (8.8 sq. ft.)**  
 single-sided, composite board (aluminum with plastic core) with digitally printed and laminated decal.

**Rear door replacement:**  
 [see specs attached]  
 Painted pink with white trim to match front

**Door glass white vinyl:**  
 Height: 18"



repeat 8"

**T1081/81 -47** Boras

*New*

w 47"



white vinyl applied to clear glass



**Both front and back awnings:**  
**Manufacturer:** *miamicorp.com*  
**Line:** *Tempotest*  
**Pattern:** *Boras*

**Awning - back:**  
 Height: 32"  
 Width: 52"  
 Depth: 40"

**Rocco Building Supplies, LLC**

Address: PO Box 1860  
Harrisonburg, VA 22801

Phone: 1-800-476-7900  
Fax: 1-877-476-7640  
Website: www.roccobuilding.com  
Email: orders@roccobuilding.com



**Quote**

Page 1 of 1

Quote Number: 201660  
Sales Person: DAWN

Date: 6/14/2023

**Customer Information**

**Name:** SPENCER HOME CENTER, INC.  
**Address:** 81612\_1  
1398 N. LEE HWY.  
LEXINGTON, VA 24450  
**Phone 1:** 5404637393  
**Phone 2:**  
**Fax:** 5404634826  
**Contact:** GENE

**Job Name:** QUOTE

**Specifications**

U.D. = 37-7/16" x 81-5/16"; R.O. = 38-7/16" x 81-13/16"  
O.M. of Brick Mould = 39-15/16" x 82-9/16"



Image is viewed from Exterior!

Lead Time: Stock (Call to verify)

Item Description	Qty	Price	Extended
3' 0" x 6' 8" TTTP-684BDG-2P TruPro Construction Series Steel Door - Internal Blind - White w/Evolve White Lite Frame (Part #320716) - Left Hand Inswing	1		
2-3/8" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing)	1		
Set of Satin Nickel Hinges	1		
Primed Frame Saver Frame - 4-9/16" Jamb w/PVC Brick Mould Exterior Trim (Applied)	1		
Compression Weatherstrip	1		
Z-Articulating - Mill Finish Sill	1		

**Item Total**

*\*Prices are good for 30 days\**

Distributed by:



Version #: 1.22-O  
Version Date: 4/4/2023



**SOLD BY:**  
 Spencer Home Center, Inc. Lexington  
 PO Box 1307  
 Lexington, VA 24450-1307  
 Fax: 540-463-4826

**SOLD TO:**

**CREATED DATE**  
5/16/2023

**LATEST UPDATE**  
5/16/2023

**OWNER**  
JENNIFER Wells

**Abbreviated Quote Report - Customer Pricing**

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
TJ WHITT	TJ WHITT	4049815		

**ORDER NOTES:**

**DELIVERY NOTES:**

Item	Qty	Operation	Location	Unit Price	Ext. Price
100	1	Fixed	None Assigned	\$1,398.50	\$1,398.50
RO Size = 63 1/2" x 77"		Unit Size = 63 1/8" x 76 3/4"			



DHPWI 5' 3 1/8"X6' 4 3/4", Unit, 0 Degrees - Flat, 400 Series Picture Window-Insert, White Exterior Frame, Pine w/White - Painted Interior Frame, Fixed, Dual Pane Low-E4 Standard Argon Fill Stainless Glass / Grille Spacer

Unit #	U-Factor	SHGC	ENERGY STAR
A1	—	—	NO

**Comments:**

SUB-TOTAL:	\$1,398.50
FREIGHT:	\$0.00
LABOR:	\$0.00
TAX:	\$74.12
<b>TOTAL:</b>	<b>\$1,472.62</b>

CUSTOMER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

Quote #: 4049815

Print Date: 5/16/2023 3:50:05 PM UTC

All Images Viewed from Exterior

Page 1 of 2



Spencer Home Center  
 1398 N. Lee Highway  
 PO Box 1307  
 Lexington VA 24450  
 540-463-7393



**QUOTE**

2306-232741

PAGE 1 OF 1

SOLD TO
Cash Sales

JOB ADDRESS
TJ WHITT

ACCOUNT	JOB
CASH	0
CREATED ON	06/15/2023
EXPIRES ON	06/22/2023
BRANCH	1000
CUSTOMER PO#	
STATION	GENE
CASHIER	09
SALESPERSON	
ORDER ENTRY	09
MODIFIED BY	

Returns: 45 days from receipt;  
 original packaging; subject to  
 30% restock fee.

Item	Description	D	Quantity	UM	Price	Per	Amount
SOEXTERIORDOOR	3/0 X 6/8 1/2 LITE WITH BLINDS STEEL UNIT 4 9/16 FRAMESAVER JAMB, DOUBLE BORE, SATIN NICKEL HINGES		1	EACH	698.7000	EACH	698.70
SOANDERSEN	400 SERIES PICTURE WINDOW INSERT, WHITE EXTERIOR FRAME PRIMED ARGON GLASS		1	EACH	1398.5000	EACH	1,398.50
QUOTES ARE GOOD FOR 7 DAYS FROM CREATION DATE. ESTIMATES OF MATERIALS REPRESENT NO GUARANTEE OF ACTUAL AMOUNT OF MATERIAL NEEDED.					VA 5.30%	Subtotal	2,097.20
						Sales Tax	111.15
						Total	2,208.35

Buyer:

Signature



### blink | ENTRY DOORGLASS

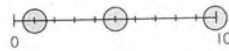
### Standard Colors

White and Tan



Raise/Lower & Tilt  
 20 Year Warranty  
 Available in Tan or White  
 Available in Low-E Glass - Special Order

Privacy Rating = 1/5/10



Available in Severe Weather - Special Order

- Light and Privacy Control - EasyGlide System allows our blinds to tilt completely closed
- Easy to Operate - Ergonomically placed operator lets you raise, lower and tilt
- Low Maintenance - No dusting blinds are sealed between tempered safety glass
- Safety - no dangling cords

\*Models 684, 672, 686, 687 have separate controls for the tilt and raise/lower functions.



Full Doorlight  
686/687-RLB\*  
Tan



Half Doorlight  
684-RLB\*  
Tan



Full Doorlight  
624-RLB



Full Doorlight 686/687-RLB\*  
Full Sidelight 690-RLB  
SM, HDST, PRST



3/4 Doorlight  
607-RLB



Half Doorlight 684/672-RLB\*  
Half Sidelight 692-RLB  
SM, HDST, PRST



Full 8'0"  
Doorlight  
612/496-RLB



Full 8'0"  
Doorlight  
487-RLB

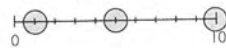
## TRIPLE-GLAZED DOORGLASS BLINDS



Raise/Lower & Tilt  
 20 Year Warranty



Privacy Rating = 1/5/10



### 1 1/16" White Contoured Grilles

- Suppresses sound with an STC\* value of 35.
- Triple-glazed design reduces heat transmission by up to 28%.

\* STC = Sound Transmission Coefficient.  
 See odl.com for more information.



Blinds completely disappear into top valance when fully raised.

### CONTOUR GRILLES BETWEEN GLASS



Half Doorlight  
684-CM-BLD 9-light  
SM, HDST, PRST



Full Doorlight  
686-CM-BLD  
10-light



Full Doorlight  
686-CM-BLD 15-light  
SM, HDST, PRST

### LOW-E GLASS



Half Doorlight  
684-LE-H-BLD



Full Doorlight  
686-LE-H-BLD

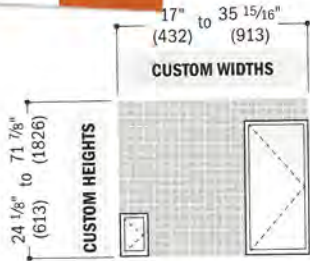
All items marked with are stock items

Indicates Low-E Glass  
 Only Available in Low-E

## 100 SERIES

### Sizes and Specification Formulas

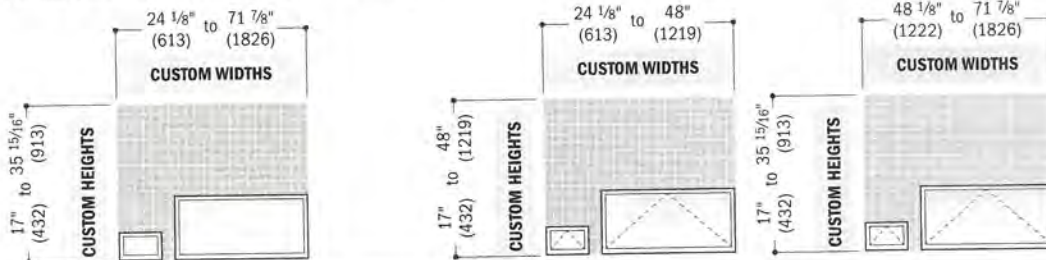
#### Windows (stationary and venting)



Available in 1/8" (3) increments between minimum and maximum widths and heights. Windows can also be custom sized to match standard sizes ending in a sixteenth of an inch. Some restrictions apply; contact your Andersen supplier. Custom sizing is available for single windows only. To achieve custom-size 2- or 3-wide combinations, join custom-size single windows. For minimum rough opening dimensions for joined windows, see specific joining instruction guides. Measurement guide for custom-size windows can be found at [andersenwindows.com/measure](http://andersenwindows.com/measure). Thick replacement extension jambs are available to preserve original alignment of trim and paint lines. Shown on page 39; see page 34 for detail.

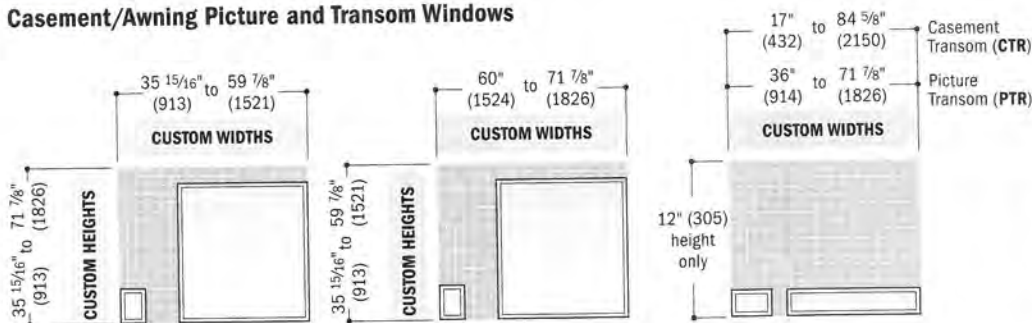
	<b>Clear Opening</b> Width = window width - 5.81" (148) = (window width - 9.66" (245)) x 1.07 = window width - 9.70" (246)  Height = window height - 4.43" (113) = window height - 4.85" (123)	Width ≥ 24 1/8" (613) (hinge for widest clear opening) Width ≥ 28 3/8" (721) (hinge with wash mode and control bracket) Width ≥ 17" (432) (hinge with wash mode)  Height ≥ 40 13/16" (1037) and < 48" (1219); Width ≥ 28 3/8" (721) and < 31 1/2" (800) All other window heights		<b>Min. R.O.</b> Width = window width + 1/2" (13) Height = window height + 1/2" (13)
	<b>Vent Opening</b> Width = window width - 5.81" (148) = window width - 6.10" (155)  Height = window height - 4.43" (113) = window height - 4.85" (123)	Width ≥ 24 1/8" (613) (hinge for widest clear opening) Width ≥ 17" (432) (hinge with wash mode)  Height ≥ 40 13/16" (1037) and < 48" (1219); Width ≥ 28 3/8" (721) and < 31 1/2" (800) All other window heights		<b>Unobst. Gls.</b> Width = window width - 4.40" (112) Height = window height - 4.95" (126)

#### Awning Windows (stationary and venting)



	<b>Clear Opening</b> Width = window width - 4.53" (115)  Depth = 6.38" (162) = 6.44" (164) = 6.50" (165)	Height ≥ 17" (432) and < 20 1/2" (521) Height ≥ 20 1/2" (521) and < 24 1/8" (613) All other window heights		<b>Min. R.O.</b> Width = window width + 1/2" (13) Height = window height + 1/2" (13)
	<b>Vent Opening</b> Width = window width - 4.53" (115)  Depth = 6.38" (162) = 6.44" (164) = 6.50" (165)	Height ≥ 17" (432) and < 20 1/2" (521) Height ≥ 20 1/2" (521) and < 24 1/8" (613) All other window heights		<b>Unobst. Gls.</b> Width = window width - 4.81" (122) Height = window height - 4.51" (115)

#### Casement/Awning Picture and Transom Windows



	<b>Min. R.O.</b> Width = window width - 1/2" (13) Height = window height - 1/2" (13)
	<b>Unobst. Gls.</b> Width = window width - 4.80" (122) Height = window height - 4.80" (122)

\* Dimensions in parentheses are in millimeters.  
 • **Clear Opening** formulas provide dimensions for determining area available for egress. **Vent Opening** formulas provide dimensions for determining area available for passage of air. **Min. R.O.** (minimum rough opening) formulas provide minimum rough opening width and height dimensions. **Unobst. Gls.** (unobstructed glass) formulas provide dimensions for determining area available for passage of light.  
 \* Refer to [andersenwindows.com/measure](http://andersenwindows.com/measure) for detailed instructions on how to properly measure for custom-size windows.



**Lexington, VA Historic Downtown Preservation District COA  
COA 2023-21 7 North Jefferson Street Additional Exterior Improvements**

---

<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

---

### **OVERVIEW OF REQUEST**

This is an application to approve a Certificate of Appropriateness (COA) for additional exterior improvements at 7 North Jefferson Street.

On June 1, 2023, the Architectural Review Board directed the Zoning Administrator to issue a Notice of Violation to the owners of the property for failure to comply with the plans approved by the Board for the construction of block column and wall at the southwest end of the building. The Board gave the owners the option of either fixing the work to comply with the plan approved with HD COA 2023-11, or seeking approval from the Board for the work as completed.

#### *7 North Jefferson Street existing conditions*



Lexington, VA Historic Downtown Preservation District COA  
COA 2023-21 7 North Jefferson Street Additional Exterior Improvements

---



In addition to the completed column, the applicant is also seeking approval for a 6" concrete curb along the northeast wall of the building to control water flowing down the alley.

**Lexington, VA Historic Downtown Preservation District COA  
COA 2023-21 7 North Jefferson Street Additional Exterior Improvements**

---

**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.



www.lexingtonva.gov

Planning & Development Department  
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: PAT HEWIS Phone: 540 464 1133  
Company: PHOENIX CONSTRUCTION LLC Fax: PHEWIS@AOL.COM  
Address: 328 WEST MIDWAY TR LEX Email: \_\_\_\_\_  
Applicant's Signature: [Signature] Date: 6/24/23

### Property Owner

Name: THOMAS LANGSTON Phone: 412 996 9414  
Address: 7 NORTH DEXFORD ST Email: \_\_\_\_\_  
Owner's Signature: \_\_\_\_\_ Date: 6/21/23

### Architect/Designer

Name: BOB STABLE Phone: 804 344 0066  
Company: BOB ARCHITECTURE Fax: \_\_\_\_\_  
Address: 108 N. KATE ST, Email: \_\_\_\_\_

### Administration

Richmond  
23219

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.



www.lexingtonva.gov

**Planning & Development Department**  
 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 JEFFERSON ST

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: 68 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**

6/21/2023

**Regarding 7 North Jefferson Street**

We are seeking approval for the column built to define the residential entrance and the restaurant. The column is intended to give a clean finish to edge of the owners property line. If the column was 24" wide it would leave a 6" space which water would continue to flow between and beneath the space left, undermining the rear wall of the nail salon foundation, and potential icing to the sidewalk in the winter.

Another part of our work was to pour a concrete grade beam to support the rear wall of the nail salon (which we believe is encroaching on to Mr Langston's property). The owner has also gone to the expense of collecting gutter drains from the neighbors in the courtyard. We have also graded, put down geotech fabric and stone to make that area better functioning and better looking.

Part 2 of our request is to install a 6" concrete curb along the north east wall of the building to control water coming down the alley.

Thank you,



Pat Hennis

Fon 804.344.0060

bobarchitecture.net



108 N. 1st Street

Richmond, VA 23219

June 29, 2023

Mr. Arne Glaeser  
 City of Lexington  
 300 E. Washington Street  
 Lexington, VA 24450

Re: 7 N. Jefferson Street  
 ARB Review

Hello Arne,

As we discussed on site on Friday, June 23, 2023, I have prepared the following narrative of the necessary design modifications made to the apartment entry terrace. Please note the following,

"During the course of construction of the approved 2' wide masonry pier framing the apartment entry terrace at 7 N. Jefferson Street, it was discovered that there was an exposed foundation wall of the rear of the building located at the corner of W. Washington & N. Jefferson Streets. Upon investigation it was further discovered that the building was located on our clients property. The survey data suggests anywhere from inches to feet of the rear of the adjacent building is located on the property at 7 N. Jefferson Street.

The recommended design and remedial structural work necessitated by the exposed foundation, the underpinning and vertical stabilization of the masonry wall included extensive concrete and masonry repairs. Tom Langston spoke with his neighbors and offered to make the structural repairs as part of the construction of the apartment entry terrace. They agreed.

The construction included a new concrete door stoop with paver stone to match the surrounding stone walkway, a vertical concrete underpinning between that step and the inside corner of the building. A portion of the concrete underpinning remains exposed between the new step and the entry pier. The entry pier was built at a width of approximately 2'-6" (6" greater than the 2' dimension approved originally) to reinforce the rear wall of the adjacent building and conceal the concrete underpinning. The interior masonry wall between the entry pier and the apartment stair mass also had to be shifted approximately 8" into the terrace to allow space for the remedial structural repairs. Once this concrete and masonry work was completed, the drainage and fill in the space between the buildings behind the apartment entry walls were graded to control surface water using the new masonry walls to stabilize the site conditions.

As architect, the as built solution provides 1) comfort for their neighbor that the foundation of the rear of their building has been properly repaired and stabilized, 2) A stable site on the neighbor's property with all building utilities, roof drains, and piping concealed below



grade and running under the new terrace and front walkway, 3) and a visually appealing solution to the myriad of complications that provides a safe and secure residential entry space.

Both Tom Langston, property owner and I are unable to attend the ARB meeting scheduled for July 6<sup>th</sup>. Please share this narrative with members of the Board. If there is any other information you feel pertinent that you would like for me to address, please let me know.

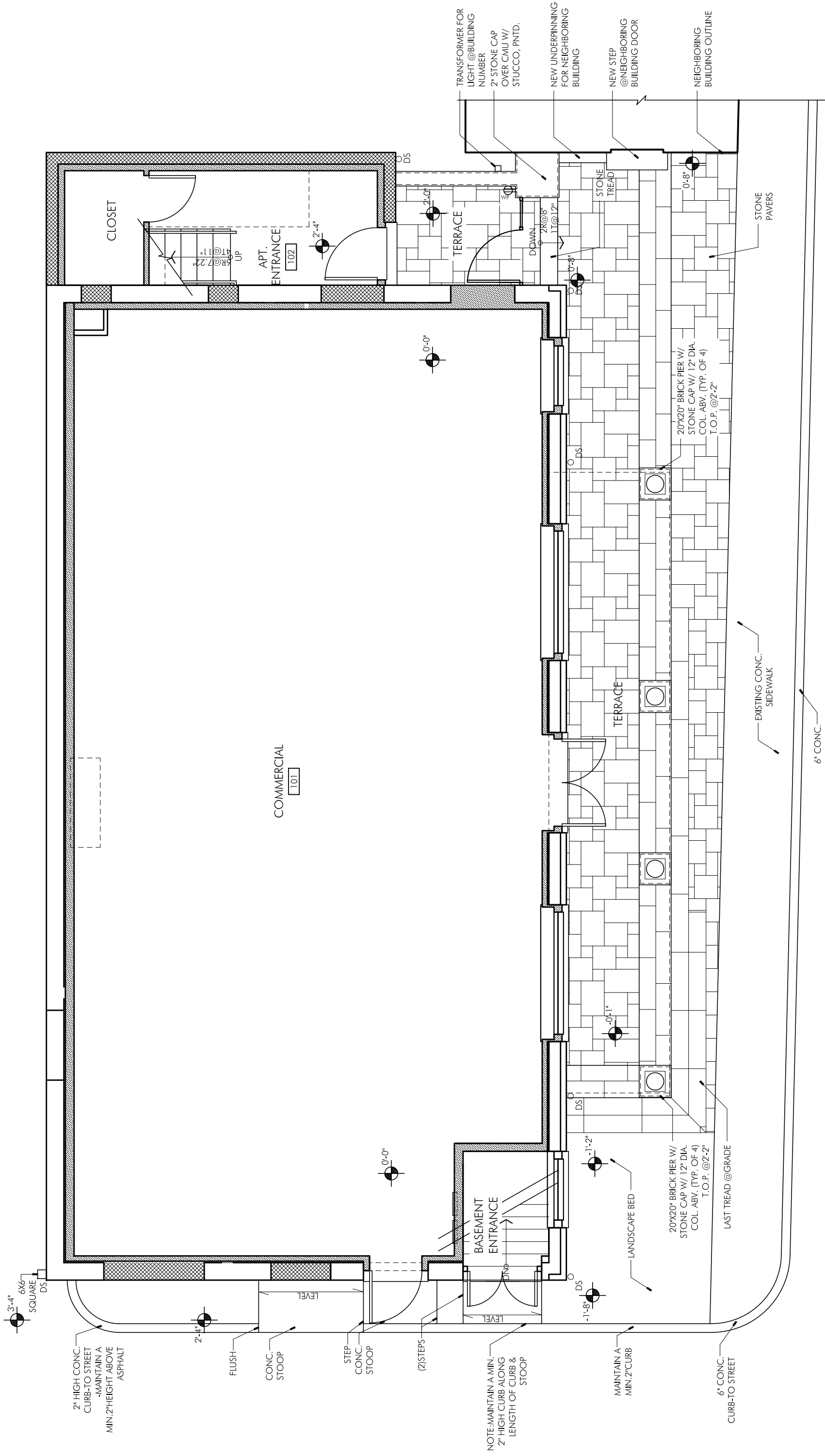
We look forward to the Board's review and approval. Mr. Langston has spared no expense in providing his neighbors with the many utility, site and structural work on their property and his.

Thank you for your time and consideration.

My Best Regards,

Robert A. Steele, FAIA  
President





7 N JEFFERSON ST  
FLOOR PLAN

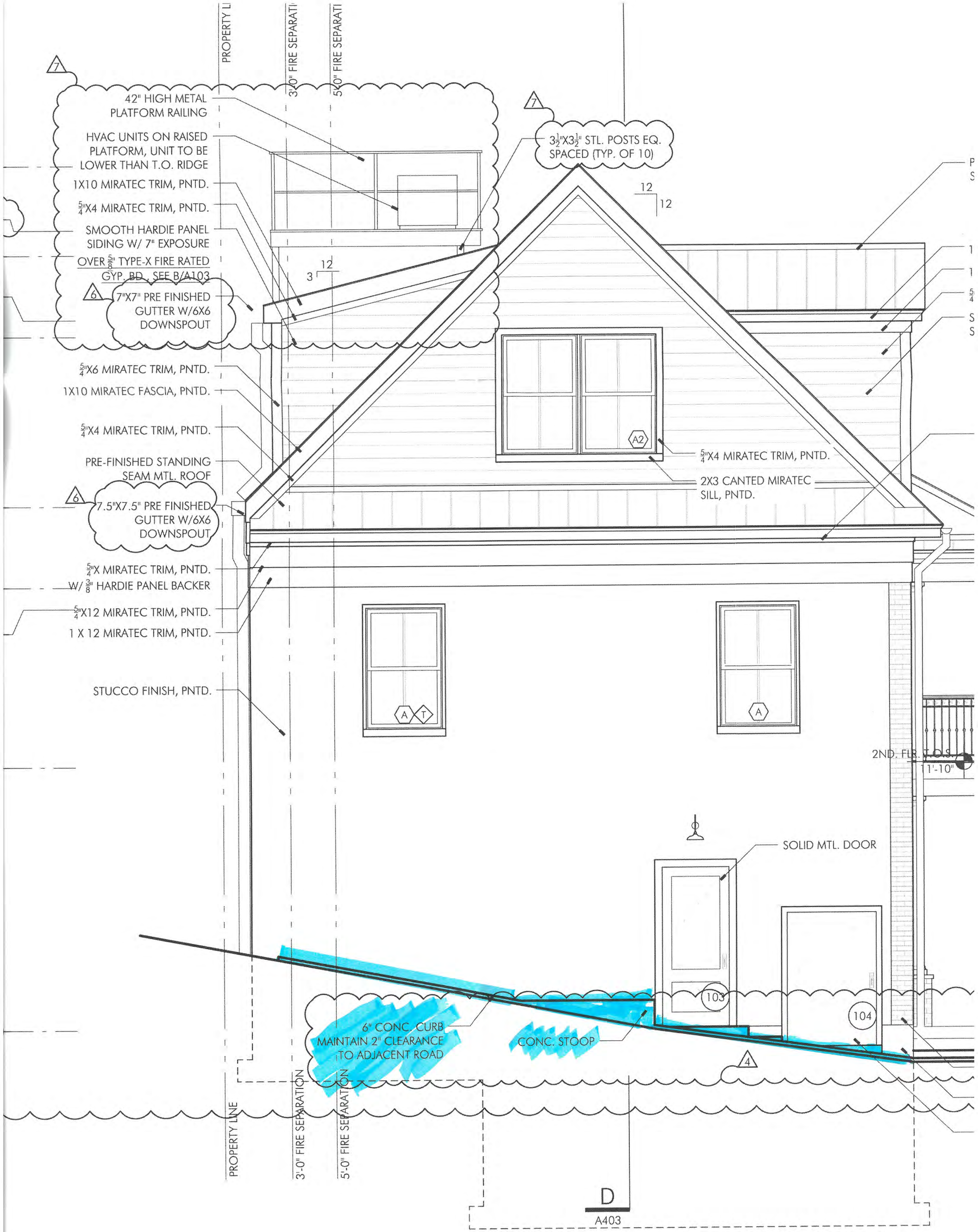
3/16" = 1'-0"  
B.O.B. ARCHITECTURE

06.28.2023

- NEW RIDGE 38'-10.75"
- EXISTING RIDGE 34'-10.5"
- WNDW. HD. HGT. 31'-2.5"
- WNDW. HD. HGT. - STAIR 30'-3.25"
- 3RD FLR. S.F. 23'-6.25"
- EXST. B.O. TRIM 19'-10.5"
- WNDW. HD HGT. 18'-11"
- 2ND. FLR. T.O.S. 11'-10"
- WNDW. HD. HGT. 9'-5"
- T.O.W 7'-0"
- T.O.W. 3'-6"
- STAIRWELL 1ST FLR. 2'-4"
- TERRACE 2'-0"
- 1ST FLR. 0'-0"



NEW UNDERPINNING @  
NEIGHBORING BLDG.  
NEW STEP  
@NEIGHBORING BLDG.



NOTE: NEW ROOVES ON SOUTHEAST FACE TO HAVE 5/8" TYPE-X GYP. BD. OVER 5/8" EXT. ROOF SHEATHING.

NORTHEAST

2 |

3 |

4 |

5 |

6 |

7 |

8 |