



Certificate of Appropriateness Application Renovation

Planning & Zoning Department
412 Tazewell Avenue
Cape Charles, VA 23310
757-331-3259 x31
planningtech@capecharles.org

Revised 02/2026	
Taxes	Paid
Violations	NA
Fee	\$500 PD
Decision	HDRB

Budget Code: HISTF 100-3100-1100

Budget Code VIOLATIONS: PERMZ 100-3100-1370

PART 1: APPLICATION NOTES

A Certificate of Appropriateness is required for all applications for zoning clearances and permits involving any exterior alteration, modification, restoration, reconstruction, demolition, new construction or moving of a property within the Cape Charles Historic District Overlay.

Minor Exterior Work* is exterior maintenance and repair, replacement of missing or broken windowpanes, roofing shingles, slates, tiles, porch floors, posts, rails, or shutters where no substantial change to design or material is proposed and other minor changes that do not materially change the historic characteristics of the building may be reviewed by the Zoning Administrator. Upon approval the applicant is responsible for confirming and obtaining all necessary building permits.

Major Exterior Work: is any alteration of the architectural style of a structure or its significant architectural elements, modifications, additions, and any major or minor work not eligible for administrative review must be reviewed and approved* by the Historic District Review Board. Upon approval the applicant is responsible for confirming and obtaining all necessary building permits.

Note: A pre-application meeting is available upon request prior to submitting this application.

The following documents must be submitted to the Town before this application can be reviewed. In addition to these documents, the COA application and requested supporting information relevant to the applicable sections must be deemed complete by department staff prior to being evaluated.

- A) Zoning Clearance Application
 B) Photos of existing condition
 C) Owner Permission Affidavit
 D) Payment of COA Fee (Residential – Minor \$75, Major \$150 / \$500 OR Commercial/Commercial Residential - \$1,000)
 E) Site Plan/Survey
 F) Material Specifications
 G) Tree Permit Application

Owner signature: _____

Date: _____

PART 2: PROPERTY INFORMATION

Property Address: 614 Peach St, Cape Charles, VA 23310

Tax Map #: 83A1-1-67A

Is there an active Certificate of Appropriateness on this property? No Yes _____ Date

Zoning District: TCC

PART 3: PROPERTY OWNER INFORMATION

Name and/or Company: Loelynn Renovations, LLC

PART 4: APPLICANT INFORMATION

Check here if the applicant is owner. (If applicant is not the property owner, an Owner's Permission Affidavit must be attached.)

Name and/or Company: QS, LLC

PART 5: PROJECT INFORMATION – Describe in detail proposed work.

(If any tree removal is being proposed a Tree Permit Application must be completed):

PART 6. ALTERATIONS, REPAIRS OR ADDITIONS

Select the type of work to be performed (check all that apply):

- Addition
 Doors
 Windows
 Masonry
 Porch
 Roofs
 Siding
 Steps/Stoop & Railings
 Trim Work
 Fence or Wall
 Partial demolition
 Hardscaping
 Appurtenances
 Other:

A. ADDITION Not applicable SEE SECTION 5.6 or 5.12 OF THE HISTORIC DISTRICT DESIGN GUIDELINES

Location (Attach a diagram; Survey/Site Plan is required):

Stories: 2 Building height: 28' Footprint: 506 sq ft additional structures Gross square footage: 1507

Complete all sections below that apply to your addition and supply elevation drawings.

B. ROOF Not applicable SEE SECTION 4.2, 5.2, or 5.8 OF THE HISTORIC DISTRICT DESIGN GUIDELINES

Type of work: New Repair % of roof structure ____ Reroofing: In kind ____ Different in style or material ____
 Add/Repair Gutters and downspouts Solar Panels Other Solar Installation

Location (Pictures of existing condition):

Existing Roof	Proposed Roof
Existing Condition: <input type="checkbox"/> Original <input checked="" type="checkbox"/> Not Original <input type="checkbox"/> Not Sure	Proposed Work: <u>New roof</u>
Existing Material: <u>Shingle</u>	Proposed Material: <u>Architectural shingle</u>
Pitch:	Pitch: <u>8-12</u>
Gutters & Downspouts: (Pictures of Location & Material Specs)	Solar: (Pictures of Location & Material Specs)
Proposed Work: <u>Remove and extend</u>	Proposed Work:
Proposed Material: <u>Shingle</u>	Proposed Material:
Other / Additional Notes:	

C. DOORS Not applicable SEE SECTION 4.5, 5.5, or 5.11 OF THE HISTORIC DISTRICT DESIGN GUIDELINES

Number of doors to be: Added: 2 Removed: ---
 Repaired: --- Replaced: In kind 2 Different in style or material 2

Attach a diagram of the house exterior with all doors numbered. Add documentation for each additional door.

Existing Door	Proposed Door
Door 1: Complete a separate Section C for each door being modified. Original to the home: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Sure	Work to be completed: <input type="checkbox"/> Added <input type="checkbox"/> Removed <input type="checkbox"/> Repaired <input checked="" type="checkbox"/> Replaced
Existing Material: <u>Metal</u>	Proposed Material: <u>Fiberglass</u>
Dimensions: Width _____ Height _____	Dimensions: Width <u>3'0"</u> Height <u>6'8"</u>
Configuration with picture (i.e., glass panes, divisions, decorative details & panels):	Configuration with picture (i.e., glass panes, divisions, decorative details & panels):

Indicate the reason for change: Disrepair

D. WINDOWS Not applicable SEE SECTION 4.5, 5.5, or 5.11 OF THE HISTORIC DISTRICT DESIGN GUIDELINES

Number of windows to be: Added: _____ Removed: _____
 Repaired: _____ Replaced: In kind Different in style or material _____

Minimum Guidelines: Window Sill – thickness of 1-1/2" and Window Casing or Trim – thickness of 3-1/2"

Attach a diagram of the house exterior with all windows numbered. Add documentation for each additional window.

Existing Windows	Proposed Windows
Window 1: Complete a separate Section D for each window being modified if it is a different size, configuration, etc.	Work to be completed: <input type="checkbox"/> Added <input type="checkbox"/> Removed <input type="checkbox"/> Repaired <input checked="" type="checkbox"/> Replaced
Original to the home: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not Sure	
Configuration (i.e., double-hung sash, 2/2, 6/1, 6/6, etc.): Include a picture	Configuration (i.e., double-hung sash, 2/2, 6/1, 6/6, etc.): Include a picture
Width: 28" Height: 54" Depth:	Width: 3'0" Height: 5'0" Depth:
Existing Material:	Proposed Material: Vinyl
Sill: Length: Thickness: Depth:	Sill: Length: 3' Thickness: 2" Depth:
Existing Material:	Proposed Material:
Casing / Trim: Width: Height: Depth:	Casing / Trim: Width: Height: Depth:
Existing Material:	Proposed Material:
Shutters: Original: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Attach Location Picture)	Shutters: <input type="checkbox"/> Repair <input type="checkbox"/> Replace <input type="checkbox"/> New (Attach Location Picture)
Existing Material:	Proposed Material:
Indicate the reason for change:	

E. PORCHES Not applicable SEE SECTION 4.4, 5.4, or 5.10 OF THE HISTORIC DISTRICT DESIGN GUIDELINES

New materials should match the historic material, composition, shape, size, and other visual qualities.

Work to be done: Repair flooring Repair ceiling Repair columns Repair/Add Skirting Repair/Add Screening

Flooring = Alter Replace Repair Columns = Alter Replace Repair

Balustrade = Alter Replace Repair Ceiling = Replace Repair Skirting = New Replace Repair

Location (Attach pictures for all work including existing and proposed; Survey may be requested):

FLOORBOARDS: Number of boards to be: _____ Repaired Replaced _____ Altered _____

Replacement of flooring should match the historic floorboard orientation. Replacement of an entire porch floor, ensure the new floor slopes away from the building.

Existing Condition: <input type="checkbox"/> Original <input type="checkbox"/> Not Original <input type="checkbox"/> Not Sure	Proposed
Existing Material: Wood	Proposed Material: Azek
Dimensions: Length: Width: Depth:	Dimensions: Length: Width: Depth:
CEILING	
Existing Condition: <input type="checkbox"/> Original <input type="checkbox"/> Not Original <input type="checkbox"/> Not Sure	Proposed
Existing Material:	Proposed Material: Vinyl beaded
COLUMNS	
Existing Condition: <input type="checkbox"/> Original <input type="checkbox"/> Not Original <input type="checkbox"/> Not Sure	Proposed
Existing Material & Design:	Proposed Material & Design: Fibercast
Existing Dimensions: Height: Width: Diameter:	Proposed Dimensions: Height: Width: Diameter:

CONTINUE COMPLETING THIS SECTION ON PAGE 4

BALUSTRADE

Existing Condition: Original Not Original Not Sure

Proposed

Existing Material:

Proposed Material: *Azek*

Existing Dimensions: Height: Width: Diameter:

Proposed Dimensions: Height: *4'* Width: Diameter:

Existing Style / Design:

Proposed Style / Design: *Premier rail*

SCREENING

Existing Condition: Original Not Original Not Sure

Proposed Work: New Replace Repair

Existing Material:

Proposed Material:

SKIRTING

Existing Condition: Original Not Original Not Sure

Proposed Work: New Replace Repair

Existing Material: *Concrete*

Proposed Material: *Vinyl lattice*

If replacing any item above, indicate the reason for replacement:

Remodeling the porch style to conform to HR approved material

If altering any item above, describe any proposed change (material, size, etc.):

Changing to fibercast columns, azek flooring, vinyl beaded ceiling + azek

F. STEPS/STOOPS/RAILINGS Not applicable SEE SECTION 4.4, 5.4, or 5.10 OF THE HISTORIC DISTRICT DESIGN GUIDELINES

Location (Attach pictures; Survey may be requested):

Number of Steps to be: Repaired 2 Replaced Altered

Existing Condition: Original Not Original Not Sure

Proposed

Existing Material:

Proposed Material: *Azek*

Dimensions: Rise: Run: Tread Width:

Proposed Dimensions: Rise: *8"* Run: *11"* Tread Width: *6"*

If replacing, indicate the reason for replacement. If altering, describe any proposed change (material, configuration, size, etc.):

Stoop to be: Repaired Replaced Altered

Existing Condition: Original Not Original Not Sure

Proposed

Existing Material & Size:

Proposed Material & Size:

If replacing, indicate the reason for replacement. If altering, describe any proposed change (material, configuration, size, etc.):

Number of Railings to be: Repaired Replaced Altered

Location (Attach pictures; Survey may be requested):

Existing Condition: Original Not Original Not Sure

Proposed

Existing Material: *Siding*

Proposed Material: *Azek*

Existing Dimensions: Height: Width: Diameter:

Proposed Dimensions: Height: *4'* Width: *1"* Diameter:

Existing Style / Design: *Sided front porch*

Proposed Style / Design: *Azek premier rail*

If replacing, indicate the reason for replacement. If altering, describe any proposed change (material, configuration, size, etc.):

G. SIDING <input type="checkbox"/> Not applicable SEE SECTION 4.4, 5.4, or 5.9 OF THE HISTORIC DISTRICT DESIGN GUIDELINES			
Type of work: <input type="checkbox"/> Minor Repair <input type="checkbox"/> Full Re-Siding (same material) <input type="checkbox"/> Full Re-Siding (Change of material)			
Location (Attach diagram & pictures):			
Existing Siding		Proposed Siding	
Original to the home: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Not sure			
Existing Material: <i>Vinyl</i>		Proposed Material: <i>Hardi</i>	
Dimensions: Thickness: Width:		Dimensions: Thickness: <i>5/16"</i> Width: <i>8 1/4" w/ 1" exposure</i>	
Indicate the reason for change, e.g., underlying material condition, rot: <i>Want to upgrade to Hardi siding</i>			
H. TRIM WORK <input type="checkbox"/> Not applicable SEE SECTION 4.4, 5.4, or 5.10 OF THE HISTORIC DISTRICT DESIGN GUIDELINES			
Type of work: <input type="checkbox"/> Minor Repair <input checked="" type="checkbox"/> Alteration			
Location (Attach diagram & pictures):			
Existing Trim		Proposed Trim	
Existing Condition: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Not Original <input type="checkbox"/> Not Sure			
Existing Material: <i>Vinyl</i>		Proposed Material: <i>Azek trim</i>	
Dimensions: Width: Height: Depth:		Dimensions: Width: Height: <i>4"</i> Depth:	
Style / Design: <i>Vinyl</i>		Style / Design: <i>Azek flat style trim</i>	
Reason for repair or alteration (change of material or design): <i>to upgrade to approved trim style</i>			
I. MASONRY <input type="checkbox"/> Not applicable SEE SECTION 4.3 or 5.3 OF THE HISTORIC DISTRICT DESIGN GUIDELINES			
Type of work: <input type="checkbox"/> New foundation <input type="checkbox"/> Substantial Reconstruction <input checked="" type="checkbox"/> Minor Repair <input type="checkbox"/> Repointing			
Location (Attach diagram & pictures):			
Existing Masonry		Proposed Masonry	
Existing Condition: <input type="checkbox"/> Original <input checked="" type="checkbox"/> Not Original <input type="checkbox"/> Not Sure			
Existing Material: <i>block</i>		Proposed Materials: <i>block with stucco face</i>	
Existing mortar: Joints:		Mortar to be used: Mortar joints:	
Other / Additional Notes: (Unpainted masonry cannot be painted.)			
Existing Chimney		Proposed Chimney	
Show location and document conditions with photographs		<input type="checkbox"/> Repair <input checked="" type="checkbox"/> Remove <input type="checkbox"/> Add a chimney cap	
Indicate the reason for change and materials: <i>Separate application submitted for chimney removal</i>			
J. HARDSCAPING <input checked="" type="checkbox"/> Not applicable SEE SECTION 9.1 OF THE HISTORIC DISTRICT DESIGN GUIDELINES			
Location (Attach Site Plan/Survey & pictures):			
<input type="checkbox"/> Driveway:	Length:	Width:	Materials:
<input type="checkbox"/> Walkway:	Length:	Width:	Materials:
<input type="checkbox"/> Other Paving:	Length:	Width:	Materials:

K. FENCE OR WALL Not applicable SEE SECTION 9.2 OF THE HISTORIC DISTRICT DESIGN GUIDELINES

Type of work: New Repair % of structure ___ Replace In kind ___ Different in style or material ___

Location (include survey showing location, setbacks, and height)

Existing Material:	Proposed Material
Height:	Height:
Describe the style:	Describe the style:

L. DECKS & PATIOS Not applicable SEE SECTION 9.3 OF THE HISTORIC DISTRICT DESIGN GUIDELINES

Location (Attach Site Plan/Survey & pictures):

Deck: Length: 10' Width: 20' Materials: *TimberTech Azek 5/4 decking*
 Patio: Length: Width: Materials: *deck premier handrail, azek wrapped posts + screeneeze system*

M. APPURTENCES Not applicable SEE SECTION 9.4 OF THE HISTORIC DISTRICT DESIGN GUIDELINES

Location (Attach Site Plan/Survey & pictures):

New Repair Replacing Other:

Outdoor Shower: Enclosed Length: Width:

Material: Foot Pad Material:

Other, describe:

Dimensions: Material

Other:

Dimensions: Material

I hereby certify that I have the authority to make the foregoing application, that the information given is true and correct, and that the construction or improvements will conform to the regulations in the Virginia Statewide Building Code, all pertinent Town Codes, including fire, sewer and water codes, and private building restrictions, if any, which may be imposed on the property by deed. Furthermore, I certify that the changes to the improvement before or during construction will be provided to the Zoning Administrator and Building Official before such changes are constructed.

Applicant's signature: Heather Behrens Date: 2/24/26

Zoning Administrator's signature: _____ Date: _____

Town Code Chapter 32, Article VIII, Section: 32-226



Owner Affidavit for Permission to Represent

Planning & Zoning Department
2 Plum Street; Cape Charles, VA 23310
757-331-3259 x24

planningtech@capecharles.org

Revised 03/2023

Taxes

Violations

Fees

Decision

PART 1. APPLICATION NOTES

Use this form to give permission for a contractor, architect, or other individual to represent the owner of a property in matters within the Town of Cape Charles.

PART 2: PROPERTY INFORMATION

Property Address: **614 Peach St, Cape Charles, VA 23310**

Tax Map #: **83A1-1-67A**

PART 3: PROPERTY OWNER INFORMATION

Name and/or Company: **LoeLynn Renovations, LLC**

PART 4: REPRESENTATIVE INFORMATION

Name and/or Company: **Heather Behrens - QS LLC**

to file documents on my behalf

To represent me in meetings with Town officials

Name and/or Company:

Mailing Address:

Phone Number:

Email:

to file documents on my behalf

To represent me in meetings with Town officials

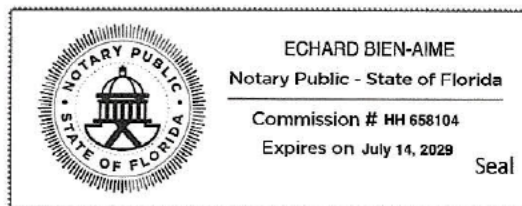
Signature of owner: Dustin Summers Date: 01/23/2026

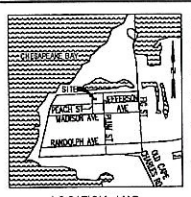
State of Florida, County of Saint Lucie The foregoing instrument was acknowledged before me this 23rd day of January, 20 26, by Dustin Summers (name of person acknowledged)

Signature of Notarial Officer: Echard bien-aime

Notary Registration number: HH 658104

My commission expires: 07/14/2029





LOCATION MAP
 SCALE: 1" = 200'
 TOWN OF CAPE CHARLES, VA
 VIRGINIA STATE PLANE COORDINATE SYSTEM (NORTH ZONE) NAD 83 (G11) U.S. SURVEY FOOT

HORIZONTAL DATUM
 NORTH DATUM ESTABLISHED ON SITE VIA
 -PS DATA TIED TO THE VIRGINIA SOUTH NETWORK AND NOT TIED TO SPENCER HILLS

VERTICAL DATUM
 TOWN OF CAPE CHARLES, VA
 DATUM: NAVD83

FLOOD INFORMATION
 FLOOD INFORMATION INDICATED HEREIN SHOULD NOT BE CONSIDERED AS A DETERMINATION OF THE NEED OR LACK OF NEED FOR FLOOD PROTECTION. PROPERTY OWNERS SHOULD CONSULT A LOCAL FLOOD OFFICIAL FOR MORE INFORMATION.
 F = 1% CHANCE OF ANNUAL FLOOD
 M = 1% CHANCE OF ANNUAL FLOOD
 X = 1% CHANCE OF ANNUAL FLOOD
 Y = 1% CHANCE OF ANNUAL FLOOD
 Z = 1% CHANCE OF ANNUAL FLOOD

THIS SITE APPEARS TO BE IN FLOOD ZONE(S)
 AS SHOWN ON FLOOD MAP(S) OF:
 DATE: 01/13/2007
 PANEL: 02050204
 MFP COMMUNITY NAME: TOWN OF CAPE CHARLES
 MFP COMMUNITY NUMBER: 01000
 FIRM INDEX DATE: 03/05/15

PROPERTY OWNER(S)
 PARCEL: 02M-170A, 02M-147A, 02M-148D
 OWNER(S): LUDOVIN RENOVATIONS, LLC, A FORTINO LIMITED LIABILITY COMPANY
 DEED INSTRUMENT: 2206060
 DATE: 03/05/2022
 RECORDED: 02050204
 CLERK'S OFFICE OF: NORTHAMPTON COUNTY CHIEF OF COURT
 LOCATION: 3024 STIVEN RD, LOATTSVILLE, VA 22970

ZONING
 M-10 DOES NOT APPLY AS TO THE ZONING DESIGNATION OF THIS SITE. FOR ZONING INFORMATION, PLEASE CONTACT THE ZONING DEPARTMENT AT THE NUMBER LISTED BELOW.
 SOURCE: TOWN OF CAPE CHARLES GIS
 ZONING DEPT. PHONE #: (757) 315-2000
 ZONE: R1
 FRONT SETBACK: 25'
 REAR SETBACK: 25'
 SIDE SETBACK (CORNER): 5'

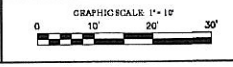
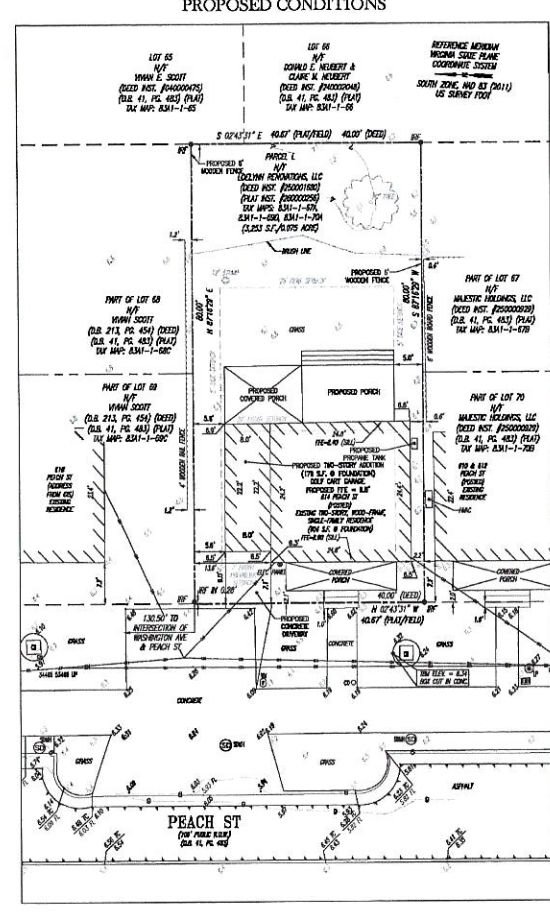
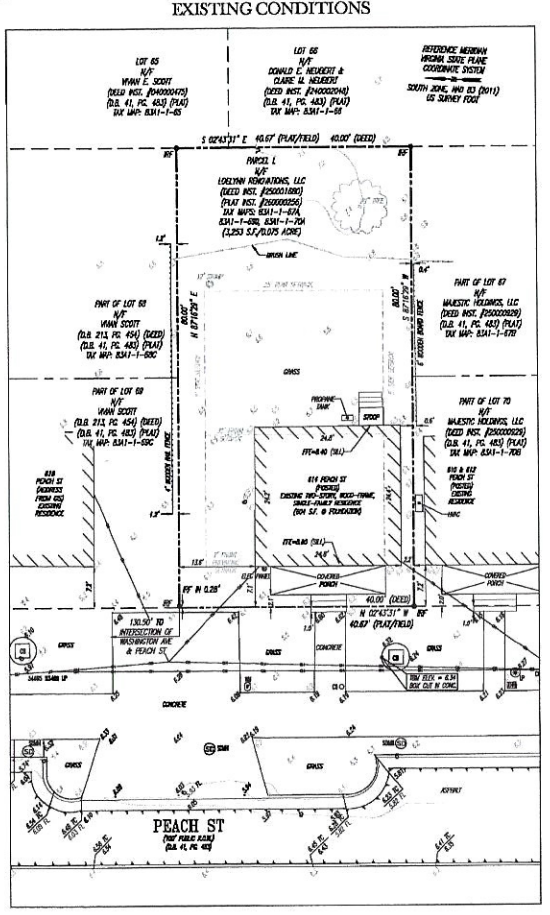
UNDERGROUND UTILITIES
 ALL UTILITIES MAY NOT BE SHOWN
 MMS UTILITY TICKET #: 16022210-00A
 DATE: 02/28/22

GENERAL SURVEY NOTES:
 1. THIS SURVEY WAS PRODUCED BY MECHANICAL SURVEYING AND LAND DESIGN, INC. FOR DUSTIN SUMMERS.
 2. THIS SURVEY WAS PRODUCED WITHOUT BENEFIT OF A TITLE REPORT. ALL EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN.
 3. THE BOUNDARY LINES SHOWN ARE BASED ON A CURRENT FIELD BOUNDARY SURVEY. A TAX MAP NUMBER FOR PARCEL L WAS AVAILABLE AT THE TIME OF DRAFTING.
 4. THIS SURVEY IS NOT INTENDED TO SHOW ALL UNDERGROUND UTILITY FEATURES. IT IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO CONTACT HIS UTILITY SERVICE ANY ENCUMBRANCE OR OTHER EARTH MOVING WORK.
 5. THIS SITE IS NOT LOCATED IN THE MAPS OF THE CHESAPEAKE BAY PRESERVATION AREA PER NORTHAMPTON COUNTY WETLANDS SURVEY. THE SITE IS LOCATED IN THE CHESAPEAKE BAY WETLANDS AND IS SUBJECT TO THE PROVISIONS OF THE CHESAPEAKE BAY PRESERVATION ACT.
 6. THE EXISTING HOUSE WAS MEASURED FROM THE SOUNG AT POINTS ON THE OLD BLOCK PERMS AND THE COASTSPACE FACADE SHEET COVER AS IN PLACE AT THE TIME OF SURVEY THEREFORE, HOUSE DIMENSIONS MEASURED AT THE SOUNG MAY NOT BE CONSISTENT WITH THOSE SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE BUILDER TO DOUBLE CHECK ALIGNMENT AND FITMENT OF THE PROPOSED ADDITION TO THE EXISTING STRUCTURE.

TOPOGRAPHIC SURVEY CERTIFICATION
 THE SURVEY
 "RESIDENTIAL SITE PLAN OF PARCEL L OF TOWN OF CAPE CHARLES (PLAT INST. #20000205) FOR LUDOVIN RENOVATIONS, LLC OF DUSTIN SUMMERS, NORTHAMPTON COUNTY, VIRGINIA 02/04/2022"
 WAS COMPLETED UNDER THE DIRECTION AND RESPONSIBLE CARE OF DUSTIN S. H. LEWIS FROM AN ACTUAL CREATION OF BOUNDARY-DEFINING SURVEY MADE UNDER MY SUPERVISION. THAT THE SURVEY AND/OR ORIGINAL DATA WAS OBTAINED ON 11-24-2022; AND THAT THIS PLAT, MAP, OR OTHER GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
 DATE: 02/08/2022
 Dustin S. H. Lewis
 DUSTIN S. H. LEWIS, L.S., SURVEYOR

MEASURED DIMENSIONS
 AREA OF LOT = 3253 S.F. / 0.075 ACRE
 DISTANCE, RESIDUAL ORDER:
 DRIVEWAY = 8 S.F.
 WALKWAY = 8 S.F.
 HOUSE = 804 S.F.
 PORCHES/DECKS = 132 S.F.
 TOTAL = 726 S.F.
 PERCENT EXISTING IMPERVIOUS COVER: 706 SF./3253 SF. X 100 = 22.0%
 TOTAL LOT COVERAGE: 706 SF.
 PERCENT LOT COVERAGE: 706 SF./3253 SF. X 100 = 21.6%
PROPOSED IMPERVIOUS COVER:
 DRIVEWAY = 75 S.F.
 WALKWAY = 8 S.F.
 HOUSE = 785 S.F.
 PORCHES/DECKS = 438 S.F.
 TOTAL = 1,306 S.F.
 PERCENT PROPOSED IMPERVIOUS COVER: 1,306 SF./3253 SF. X 100 = 40.1%
PROPOSED LOT COVERAGE:
 TOTAL LOT COVERAGE: 1,310 S.F.
 PERCENT LOT COVERAGE: 1,310 SF./3253 SF. X 100 = 40.3%

CHESAPEAKE BAY PRESERVATION AREA
 DRY: RPA
 WET: RWA
ABBREVIATIONS
 APPROX APPROXIMATE
 BUILDING BUILDING
 CONC CONCRETE
 CTRN CURB
 DASH DRAWN ACCORDING TO RECORDS
 D.B. DEED BOOK
 G.C. GEODETIC/CHANGING PANEL
 G.H. GROUND HORIZONTAL SYSTEM
 HCN HIGH ACCURACY
 HRS HIGH ACCURACY
 INST. INSTRUMENT
 INV INVERT
 M.B. MAP BOOK
 M.L. METEOROLOGICAL
 N.F. NORTH OR FORMERLY
 N/T NOT
 P.C. PAGE
 P.W. PARCEL IDENTIFICATION NUMBER
 S.F. SQUARE FEET
 TYP. TYPICAL
COMMUNICATIONS
 CHW COMMUNICATIONS HANG HOLE
 CHN COMMUNICATIONS NEURAL
 CHM COMMUNICATIONS MANHOLE
 CHD COMMUNICATIONS UNDERGROUND
CONTROL
 C/P CONTROL POINT
 C/T CONTROL TEMPORARY BENCHMARK
FENCES
 F/S FENCE SLIT FENCE
 F/W FENCE WOOD
 F/M FENCE METAL
GAS
 G/M GAS METER
 G/W GAS WARE
 G/U GAS UNDERGROUND PIPES
POWER
 P/L POWER LIGHT POLE
 P/C POWER CONDUIT
 P/S POWER LIGHT POLE SINGLE ARM
 P/T POWER LIGHT POLE SINGLE TOWER
 P/W POWER TRANSFORMER
 P/E POWER ELECTRIC PEDestal
 P/W POWER CRY WIRE
 P/U POWER UTILITY POLE
 P/H POWER UTILITY POLE HIGH LIGHT
 P/D POWER ELECTRIC HANDHOLE
 P/O POWER OVERHEAD LINES
 P/B POWER UNDERGROUND
PROPERTY
 P/F PROPERTY BOUNDARY FOUND
 P/S PROPERTY SURVEY FOUND
 P/B PROPERTY BOUNDARY FOUND
 P/R PROPERTY BOUNDARY FOUND
 P/W PROPERTY BOUNDARY FOUND
 P/H PROPERTY BOUNDARY FOUND
 P/M PROPERTY BOUNDARY FOUND
 P/D PROPERTY BOUNDARY FOUND
 P/E PROPERTY BOUNDARY FOUND
SANITARY
 S/W SANITARY WAREHOUSE
 S/C SANITARY CLEANOUT
 S/P SANITARY PIPES
 S/M SANITARY FORCE MAIN
SITE
 S/B SIGN
 S/R SIGN
STORM
 S/W STORM WAREHOUSE
 S/C STORM CLEAN OUT
 S/P STORM PIPES
 S/M STORM FORCE MAIN
 S/D STORM DRAIN
 S/P STORM PIPES
TRAFFIC
 T/B TRAFFIC BOX
 T/W TRAFFIC WAREHOUSE
 T/M TRAFFIC MANHOLE
WATER
 W/V WATER VALVE
 W/W WATER WAREHOUSE
 W/B WATER BOUNDARY
 W/M WATER METER
 W/S WATER SERVICE
 W/P WATER PIPES
 W/D WATER DRAIN
 W/P WATER PIPES
 W/D WATER PIPES
 W/P WATER PIPES



MAS-LD
 Mechanical Surveying and Land Design, Inc.
 5807 Oldham Road, Suite 100
 Cape Charles, VA 23042
 Phone: 757-577-0888
 Fax: 757-577-0889
 Email: info@mas-ld.com
 Website: www.mas-ld.com

RESIDENTIAL SITE PLAN
 OF
 PARCEL L
 TOWN OF CAPE CHARLES
 (PLAT INST. #20000205)
 DUSTIN SUMMERS
 NORTHAMPTON COUNTY, VIRGINIA
 02/08/22

PROJECT #: 221560
 FIELD NO.: 11649025
 DRAWN BY: JML/PLM
 CHECKED BY: MML/JCL

BY: [Signature]
 DATE: 02/08/22

SHEET
 1 of 1

Current condition



Current condition



Current condition



Current condition



Proposed renovation



QS LLC

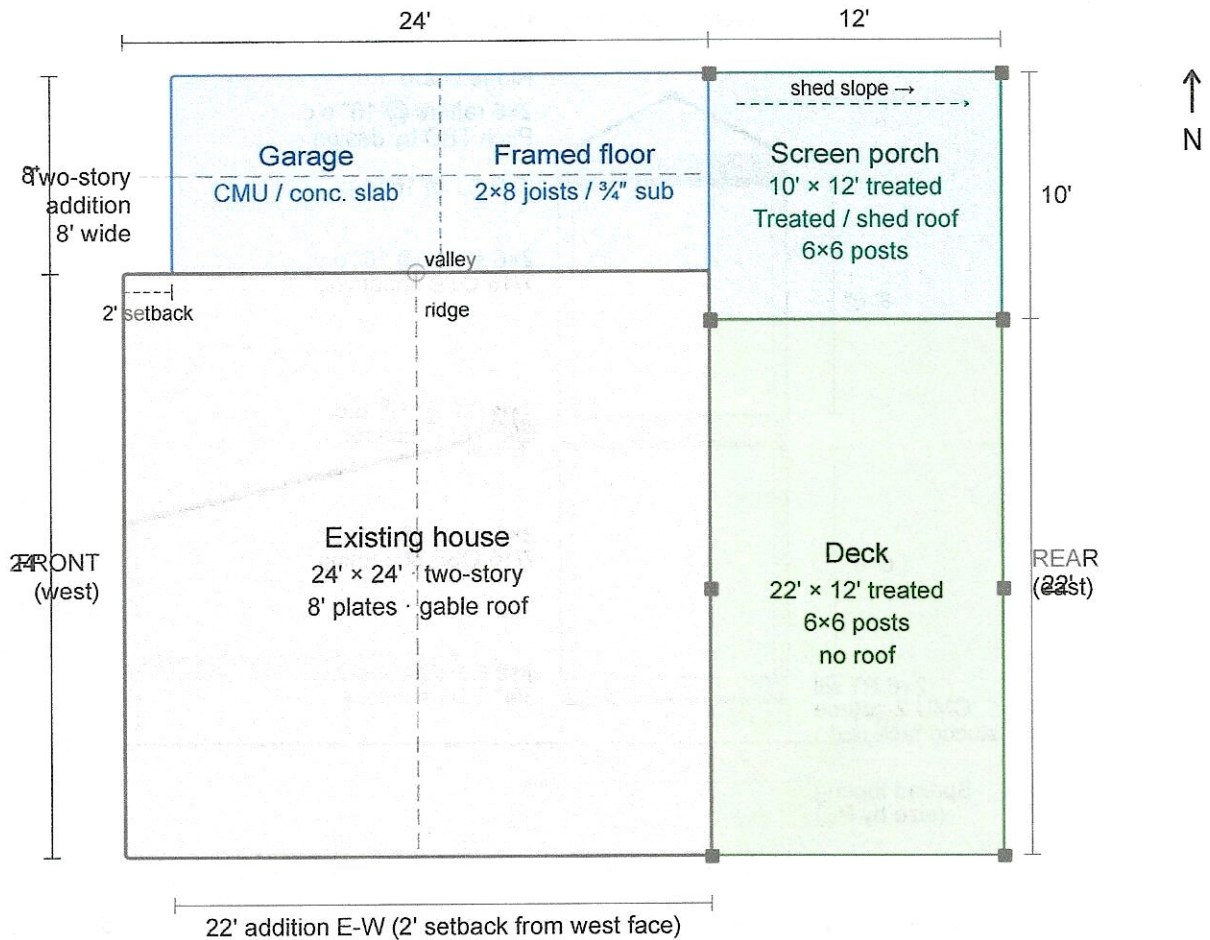
Class A General Contractor · Lic. #2701049002
 Cheriton, Virginia · Eastern Shore

Site Plan Schematic — Plan View

Two-story addition + screened porch + deck · North up

Sheet 1 of 3

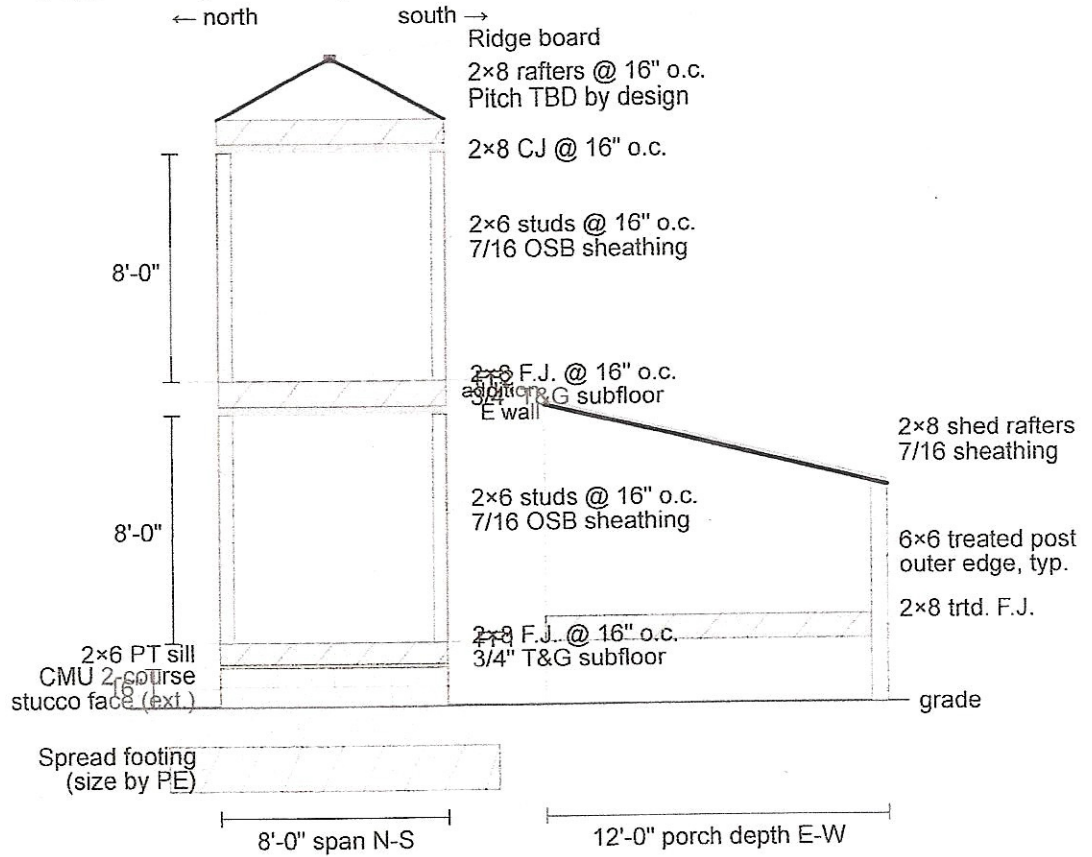
Scale: approx. 1" = 12px
 Project: [Address TBD]



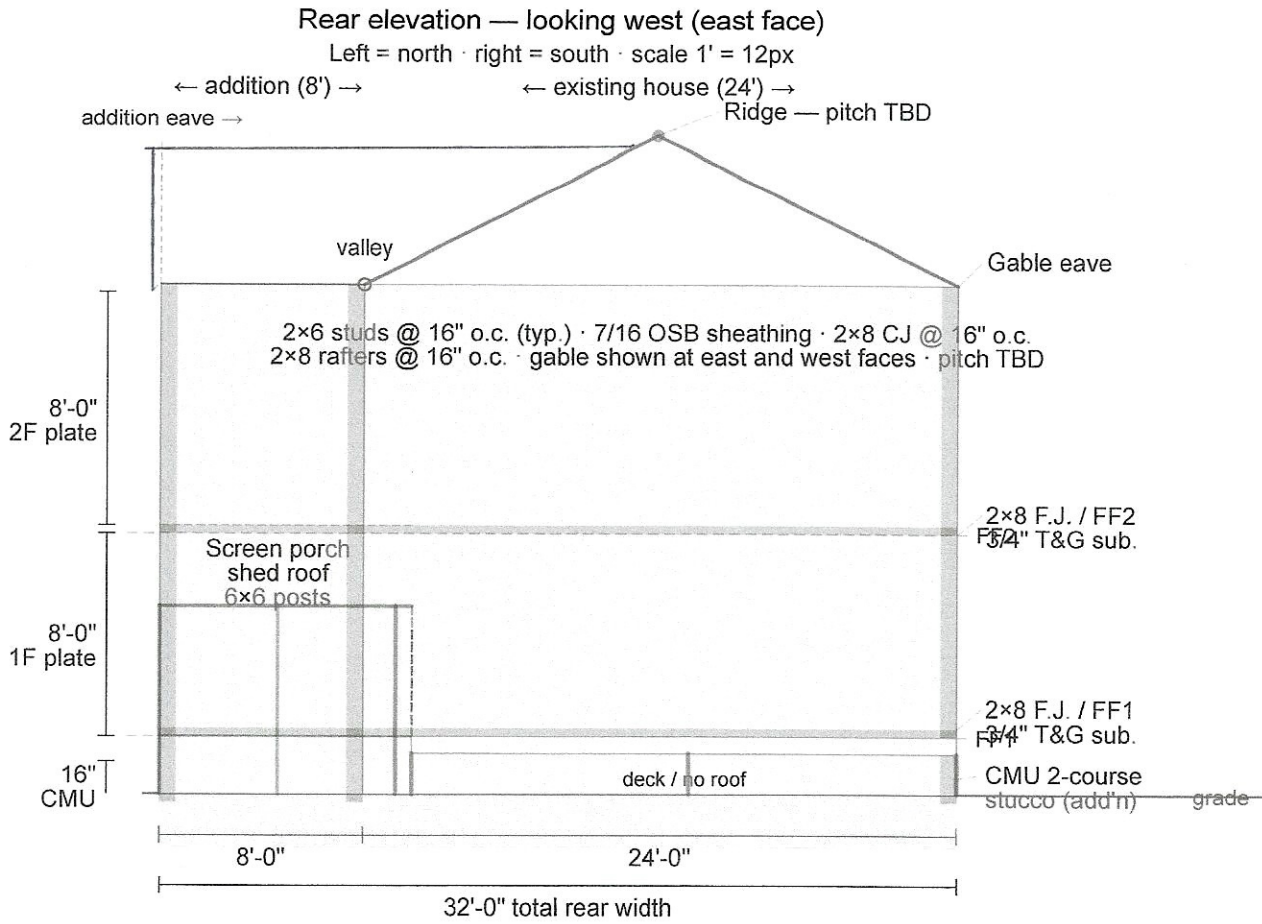
Addition: 2x CMU stem w/ stucco face · 2x6 ext. walls · 7/16 sheathing · 2x8 CJ & rafters · gable perp. to h
 Rear: 6x6 treated posts throughout · screen porch 2x6 framing / 2x8 rafters · shed roof ties into addition E v
 ■ = 6x6 post corners (typical) · intermediate post spacing TBD per engineer · ridge lines shown dashed

Addition framing section — N-S cut, looking east

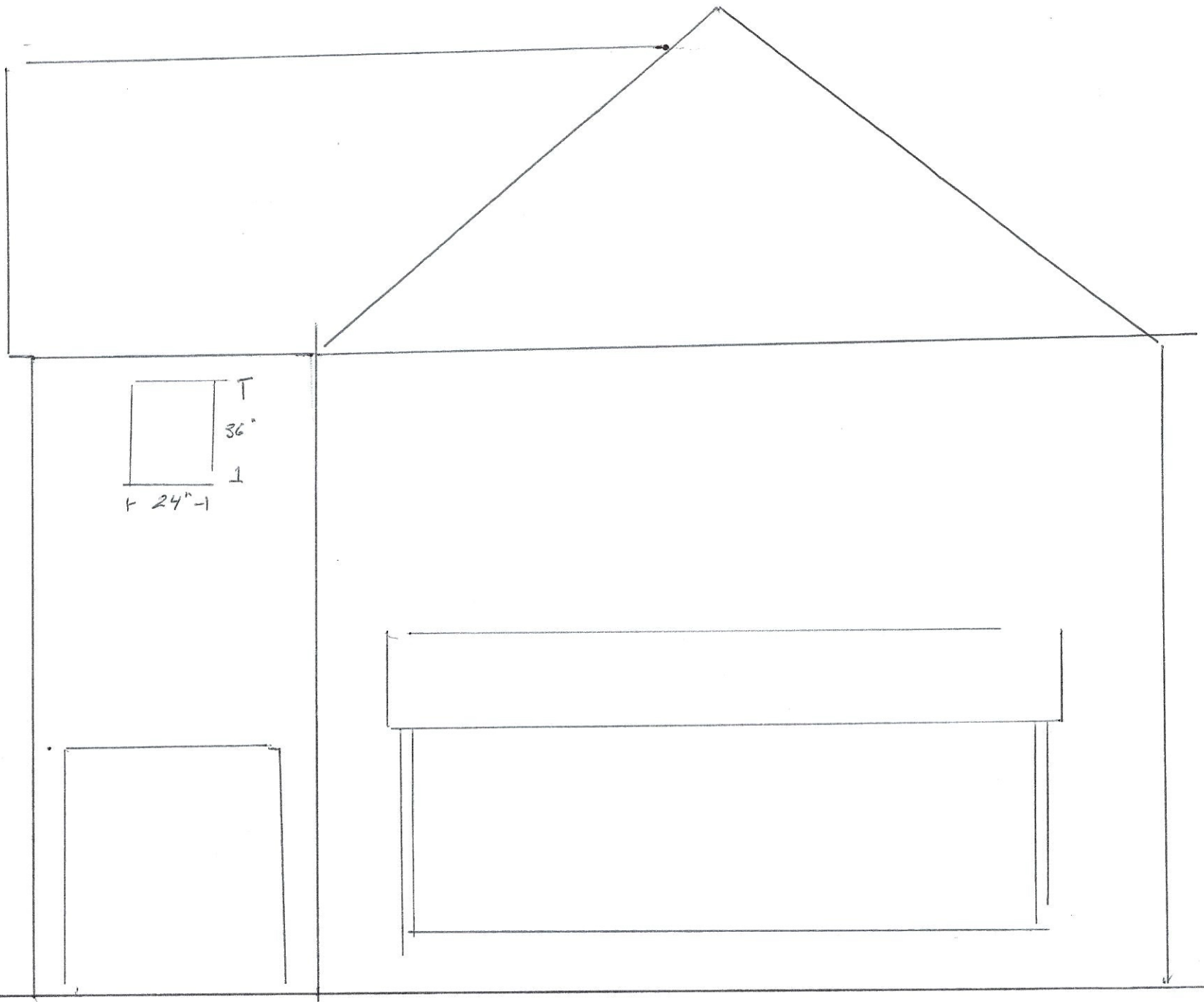
8' span · 2-story · screened porch E-W section at right



Schematic only — pitch, member sizes, bearing & connections require PE stamp. Stud spacing shown typic



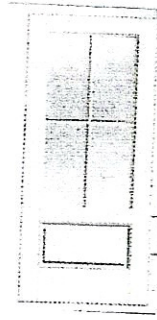
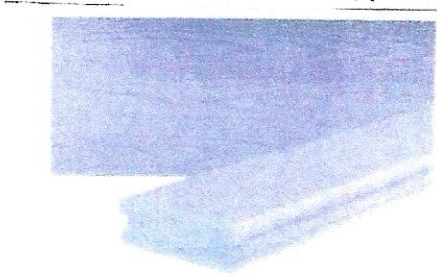
Rear elevation schematic only. Window/door openings, headers, and connection details TBD. All framing require



↑
36"
1
← 24" →

614 Peach St. Materials

Timbertech
Azek tongue & groove
porch
flooring



Exterior
doors

7" exposure Hardi lap siding

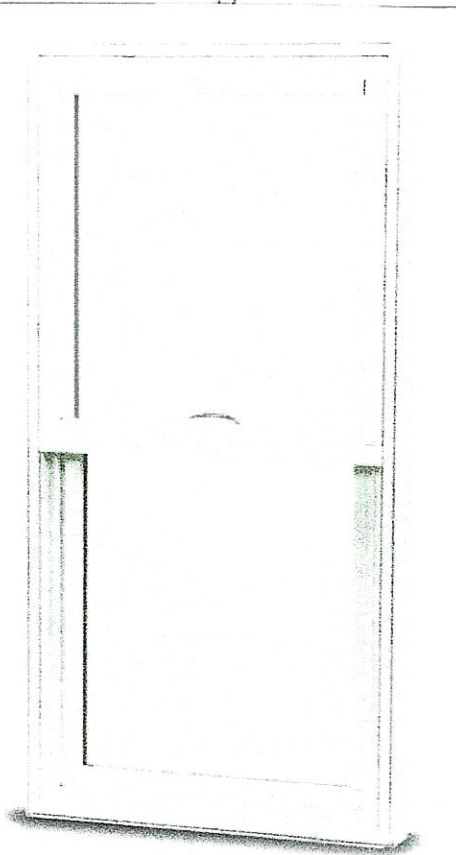


GAF
Architectural shingle



8" Fibercast
column

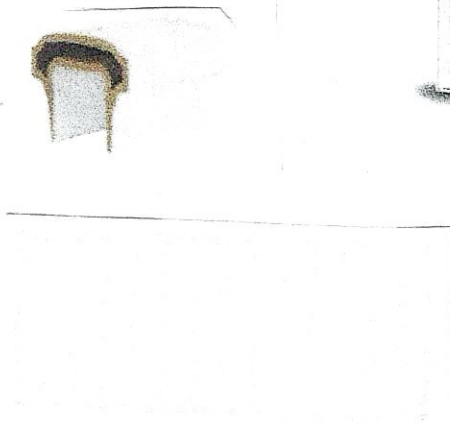
5'14x6
Azek
decking
Anderson
100
series
windows



part

Azek Premier handrail

top



Composite Balusters

4" X 4" Cap on or pinch to expand

4x4
posts between
rail sections

Below deck and porch to be vinyl privacy lattice with 1" holes

8' sections on front 36" height

