



ARCHITECTURAL REVIEW BOARD

REGULAR MEETING ~ AGENDA ~

Kenneth Luersen,
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100
Haymarket, VA 20169

Wednesday, May 21, 2014

7:00 PM

Council Chambers

1. Call to Order

2. Citizens Time

3. Minutes Approval

- a. Architectural Review Board - Regular Meeting - Apr 16, 2014 7:00 PM

4. Certificate of Appropriateness

- a. 14990 Gossom Manor Place - Deck
- b. 4426 Costello Way - Deck
- c. 14721 Alexandra's Keep Lane - Deck

5. Town Council/Planning Commission Update

6. New Business

7. Old Business

- a. Town Organization Sign - Colt Bradley
- b. ARB Task List

8. Adjournment



ARCHITECTURAL REVIEW BOARD

REGULAR MEETING ~ MINUTES ~

Kenneth Luersen,
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100
Haymarket, VA 20169

Wednesday, April 16, 2014

7:00 PM

Council Chambers

A Regular Meeting of the Architectural Review Board of the Town of Haymarket, VA, was held this evening in the Board Room, Commencing at 8:00 PM

Chair Kenneth Luersen called the meeting to order.

1. Call to Order

Sheila Jarboe: Present, Chair Kenneth Luersen: Present, Architect John Parham: Absent, Councilwoman Katherine Harnest: Present, Commissioner Ralph Ring: Present.

2. Citizens Time

No citizens spoke.

3. Minutes Approval

a. Architectural Review Board - Regular Meeting - Mar 19, 2014 7:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Katherine Harnest, Councilwoman
SECONDER:	Ralph Ring, Commissioner
AYES:	Sheila Jarboe, Kenneth Luersen, Katherine Harnest, Ralph Ring
ABSENT:	John Parham

4. Certificate of Appropriateness

a. 6825 Saint Paul Drive - Deck

6825 Saint Paul Drive - Deck

Harnest - Has your application fee been satisfied?

Homeowner - Yes it has.

This deck was approved with no exceptions.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Katherine Harnest, Councilwoman
SECONDER:	Ralph Ring, Commissioner
AYES:	Sheila Jarboe, Kenneth Luersen, Katherine Harnest, Ralph Ring
ABSENT:	John Parham

b. 14955 Keavy Place - Deck

14955 Keavy Place - Deck

Luersen - Deck will be approved once application fee has been paid.

Minutes Acceptance: Minutes of Apr 16, 2014 7:00 PM (Minutes Approval)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Katherine Harnest, Councilwoman
SECONDER:	Ralph Ring, Commissioner
AYES:	Sheila Jarboe, Kenneth Luersen, Katherine Harnest, Ralph Ring
ABSENT:	John Parham

5. Town Council/Planning Commission Update

TC Update Harnest - Certified Local Government got deferred to next month. The Historic Overlay piece of it.

PC Update Ring - I don't know if this pertains to the ARB or not.. Forward to Council 2 of 4 responses for the parking study. I also believe Sheetz will be coming back soon.

6. New Business

7. Old Business

a. 15250 Washington Street - Chick-Fil-A

Here to present rendering revisions for the proposed Chick-Fil-A at the 15250 Washington Street location are, Matt Knoll Chief Architect with E & E Architects in Nashville, Tennessee and Travis D'Amico Project Engineer with Bohler Engineering.

Ring - Since I wasn't here at the last meeting, other than the ordering boards are there any other free standing signage.

Knoll with Chick-Fil-A - Three building signs and the ordering boards. I also, have the new narrative to reflect the changed items.

Luersen - Are those the samples of the new brick styles?

Knoll with Chick-Fil-A - Yes. We now have Dark Bronze, Silver Stone and Mt. Vernon.

Harnest - The only question I have is on the right side of the building there is a path and are those parking spaces right in front of the path going to your designated handicap spaces?

DiAmico with Chick-Fil-A - Yes. It will be designated ADA.

Harnest - Great! That was my only question. Everything else looks fantastic!

Jarboe - I agree.

Knoll with Chick-Fil-A - Here is a small breakdown of what we've changed. We replaced the straight arm fixtures with Gooseneck style lights. A soldier course was added above the playground windows on the front elevation. A dumpster enclosure rendering and site view of the drive-thru have been added as well. We also added the frosted panels like John suggested last time.

Luersen - I think it looks much better. It will blend in with the Town much better that the flashing material. It will give it a new modern look. We are strictly evaluating the architecture of this. There will be a package that will come later with site plans that will need to go through someone else.

Travis with Chick-Fil-A - The Special Use Permit application is in process with Marchant. Our signage guy has been through the requirements of what you see here.

Harnest - The ARB vote on the is permit is good for 1 year and only applies to the architecture.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ralph Ring, Commissioner
SECONDER:	Sheila Jarboe
AYES:	Sheila Jarboe, Kenneth Luersen, Katherine Harnest, Ralph Ring
ABSENT:	John Parham

b. Task List

Luersen Task List Update - I have everything in hand. I need to communicate with Bud about the signs. I would like to get the signs just paring up with Haymarket town limit signs. If I could get a larger version of it more of the shape that fits the 45 mph limit sign like the one down by the concrete business. Regarding the sign in front of the Museum I'm not sure if we want to use the old design or the newly adopted Town logo? I will need to get with Jennifer on the Museum sign.

Harnest - You should get with Denise, she's our museum director.

Luersen - Yes. I will get with Denise.

c. Signage - Colt Bradley

Colt Bradley - Signage Update

Luersen - Since Colt is not here maybe you can give us an update.

Harnest - Kip and Colt meet with Shawn Landry of the QBE property. Shawn would love the sign to be there on his property. Colt has been in contact with Jennifer regarding signs we have in storage that will be able to go on the new signage board. As well as contact information of any new organizations that are in Town that would like to be added. As regards to the sign its self, everything looks fantastic!

My only question to them is there going to be any time of base? If so, what kind of base? Type of wood, color, stain etc... How is it going into the ground? Will they use cement? Will there be anything at the base of it?

Ring - I'm not sure what Shawn Landry is doing regarding landscaping. If flowers are planted he will be the one maintaining it.

Harnest - I'm assuming it will be 12 feet above ground. Is there any utility lines underground that he will need to be aware of?

Ring - If so, Miss Utility will need to be called.

Luersen - Please let him know if he talks to any community organizations that would like to get a sign on the board, they have to first come to the ARB for approval.

Ring - Is there a size limitation where we don't get involved? Is there anything in the Town Code?

Harnest - No. The ones we have are around a 30" diameter in range. Not all of them are round. We have several signs and we have 3 more signs on the existing board. Looks good so far, we need more information.

Do you have any questions you would like for me to ask?

Luersen - How permanent is it going to be? Are they going to use concrete? With there be a gravel bottom for drainage?

Jarboe - Who will handle the up keep? Who's responsible for that?

Ring - Unless we get an easement in the deed, the Town cannot be responsible.

Jarboe - I'm just concerned about the wear and tear over the years. If it's on Pace West property, who's responsible for it?

Ring - It is the landlords responsibility to maintain it. They can maintain it or remove it.

8. Adjournment

Harnest motions to adjourn the meeting. Ring seconds.

Meeting adjourned at 7:39 pm.



TO: Architectural Review Board
SUBJECT: 14990 Gossom Manor Place - Deck
DATE: 05/21/14

Stephen Alvernaz would like to have an open deck including landing and steps to be built with Trex composite material.

ATTACHMENTS:

- 14990 Gossom Manor Place - Deck (PDF)



RECEIVED

MAY - 1 2014

ZONING PERMIT APPLICATION

ZONING PERMIT #: ZP20140501 TOWN OF HAYMARKET

NOTE: This application must be filled out completely and all components of submission requirements must be met before the application can be accepted and scheduled for review/hearing.

ZONING ACTIVITY: [] New Construction [] Alteration/Repair [x] Addition [] Sign [] New Tenant/Use [] Change of Use [] Relocation

NAME OF BUSINESS/APPLICANT: SUNBURST CONSTRUCTION INC

PROPOSED USE: BUILD OPEN DECK Size (Sq. Ft./Length) of Construction: 302 sq ft

SITE ADDRESS: 14990 GOSSOM MANOR PLACE Parcel ID #: 7298-90-1783

Subdivision Name: SHERWOOD FOREST Lot Size: .1253 ACRES

ZONING DISTRICT: [] R-1 [] R-2 [] B-1 [] B-2 [] I-1 [] C-1 - ? Site Plan Required: [] Yes [x] No

Special Use Permit Required: [] Yes [x] No Homeowners Association (HOA) Approval: [x] Yes [] No

Off-street Parking: Spaces Required: n/a Spaces Provided: n/a

BRIEF DESCRIPTION OF ACTIVITY: (i.e. previous use, type and dimensions of signs, height/length of fencing, etc.)

BUILD 302 sq ft OPEN DECK INCLUDING LANDING & STEPS TO GRADE DECK LEVEL TO BE 6'-8" ABOVE GRADE. DECKING & RAILING TO BE TREX COMPOSITE MATERIAL

Supporting Documentation (attached): [] Narrative [x] Plan/Plat [] Specification Sheet

FEE: [x] \$25.00 Residential [] \$50.00 Commercial PAID MAY - 1 2014

CERTIFICATE OF APPROPRIATENESS

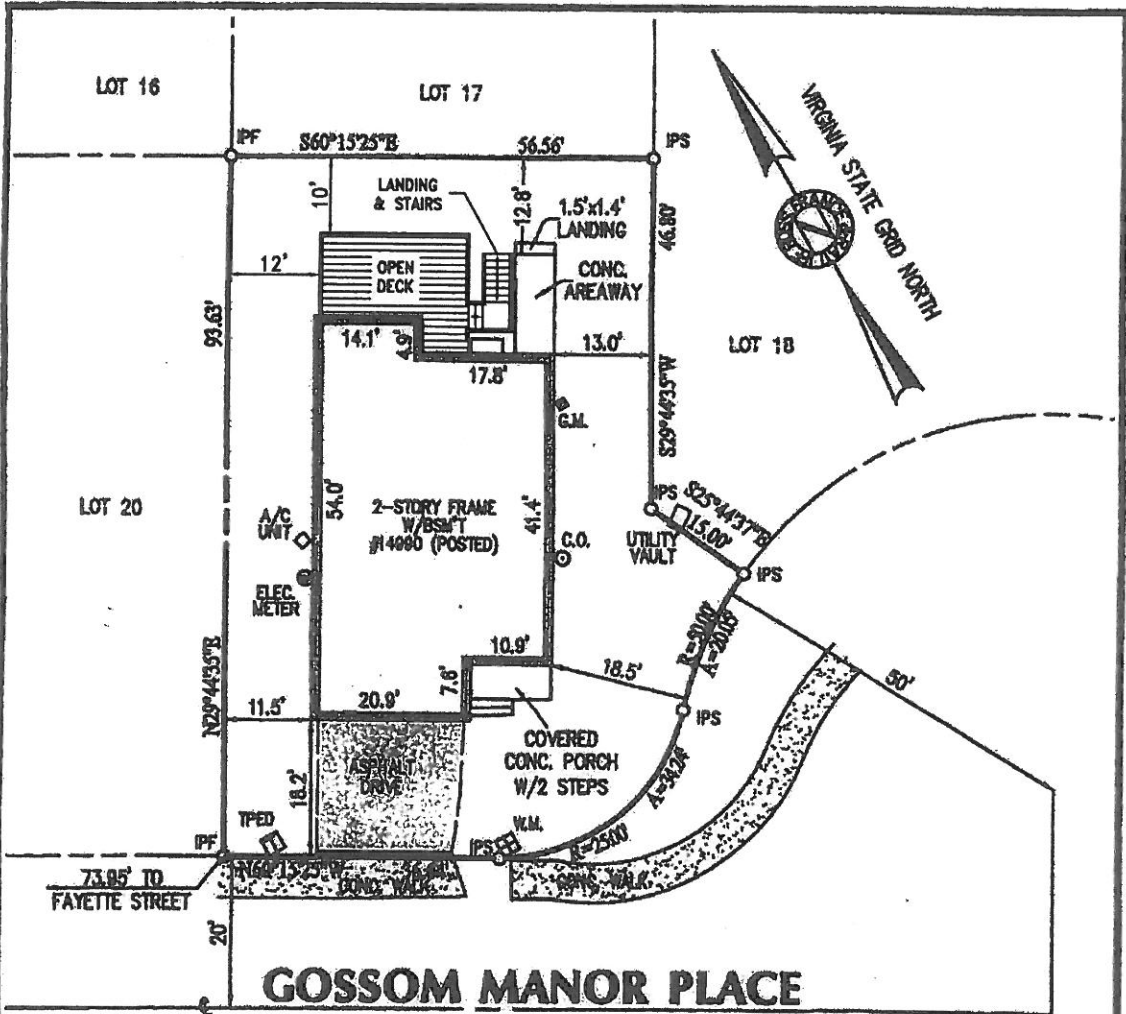
ADDITIONAL DESCRIPTION: (i.e. color, type of material, font style, etc.)

SEE ATTACHED DRAWING w/ MATERIAL INFO & SPECS

Supporting Documentation (attached): [x] Specification Sheet [x] Photograph(s)

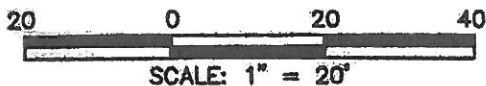
PERMIT HOLDER INFORMATION: SUNBURST CONSTRUCTION INC, 44675 CAPE COURT SUITE 150, ASHBURN VA 20147, 703-406-0914, office@sunburstdeck.com. PROPERTY OWNER INFORMATION: STEPHEN ALVERNAZ, 14990 GOSSOM MANOR PLACE, HAYMARKET VA 20169, 813-967-4693, salvernaz@msn.com.

Attachment: 14990 Gossom Manor Place - Deck (1855 : 14990 Gossom Manor Place - Deck)



GOSSOM MANOR PLACE

(40' RIGHT-OF-WAY)



- A/C - AIR CONDITIONER
- BSM'T - BASEMENT
- C.O. - CLEANOUT
- CONC. - CONCRETE
- ELEC. - ELECTRIC
- G.M. - GAS METER
- IPF - IRON PIPE FOUND
- IPS - IRON PIPE SET
- SQ. FT. - SQUARE FEET
- TPED - TELEPHONE PEDESTAL
- W.M. - WATER METER

THE GEOGRAPHIC PARCEL IDENTIFICATION NUMBER (G.P.I.N.) FOR THE PROPERTY SHOWN HEREON IS 7298-90-1783. THIS PROPERTY WAS ACQUIRED BY DEED RECORDED AS INSTRUMENT #201011050098724 IN THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.

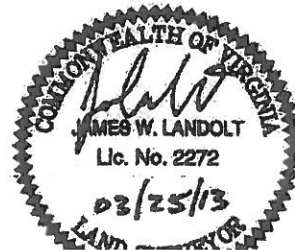
THE PROPERTY DELINEATED HEREON DOES NOT LIE WITHIN THE LIMITS OF A 100-YEAR FLOODPLAIN EASEMENT.

HOUSE LOCATION SURVEY
LOT 19

SHERWOOD FOREST

GAINESVILLE MAGISTERIAL DISTRICT
TOWN OF HAYMARKET
PRINCE WILLIAM COUNTY, VIRGINIA

I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN CAREFULLY ESTABLISHED BY A FIELD SURVEY AND THAT UNLESS OTHERWISE SHOWN THERE ARE NO ENCROACHMENTS.



3D:\House-Loc\dwg\Lot-19-Hls.DWG Mar, Mar 25 2013 kblake

COPYRIGHT © 2013

Attachment: 14990 Gossom Manor Place - Deck (1855 : 14990 Gossom Manor Place - Deck)

THIS DRAWING AND ALL DESIGNS AND DETAILS SHOWN ARE CONFIDENTIAL. THIS DRAWING IS NOT TO BE COPIED OR DISTRIBUTED TO THIRD PARTIES WITHOUT PERMISSION OF SUNBURST AND IS RETURNABLE UPON DEMAND. ALL PATENT AND DESIGN RIGHTS ARE RESERVED.

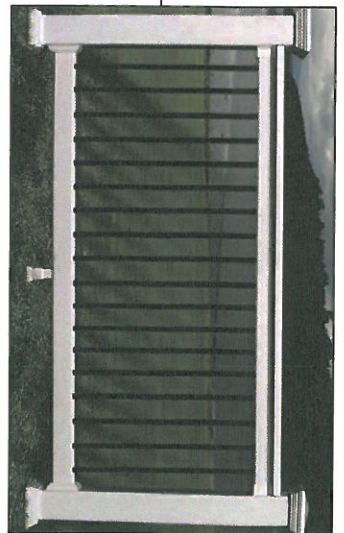
Attachment: 14990 Gossom Manor Place - Deck (1855 : 14990 Gossom Manor Place - Deck)



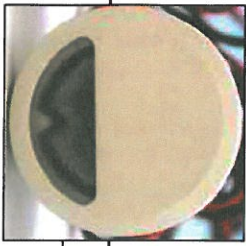
TREX WHITE PVC WRAP ON DECK FASCIA, BEAM, POSTS, STAR RISERS & STRINGERS



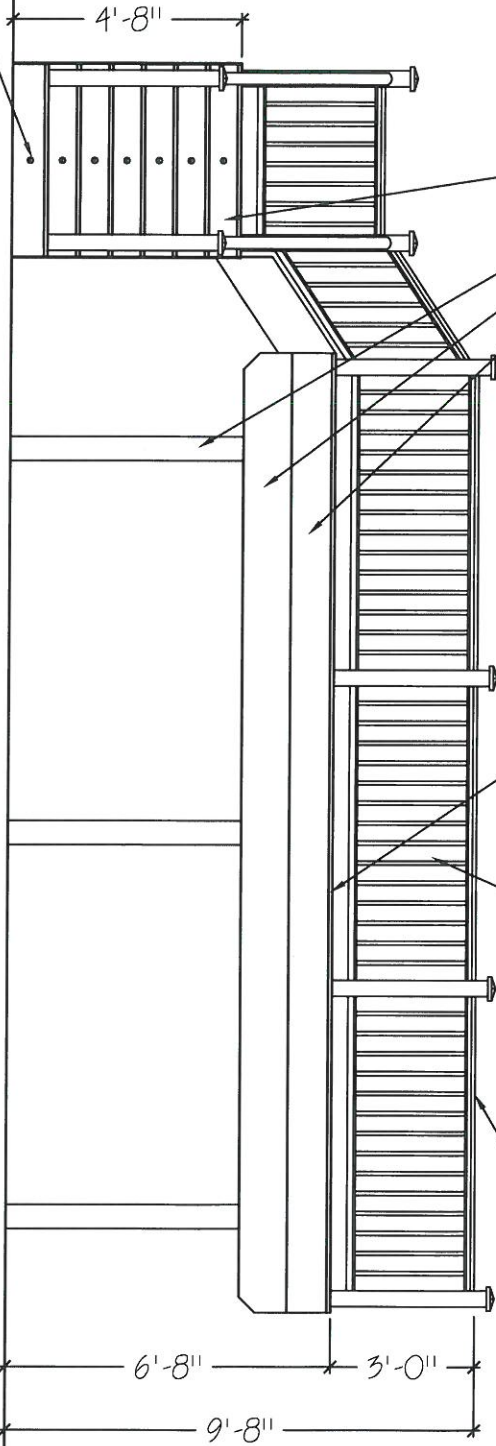
TREX FIRE RTR DECKING



TREX WHITE RAILING w/ BLACK ALUMINUM BALUSTERS & FIRE RTR TOP PLATE



TREX LED RISER LIGHT (ONE PER RISER)



SUNBURST CONSTRUCTION

44675 CAPE COURT
SUITE 150
ASHBURN, VA 20147
PHONE: 703-406-0914
FAX: 571-918-4279

ALVERNANZ

14990 Gossom Manor Place
Haymarket

SALESPERSON: Chad Brofemacher

DRAWN BY: Todd McKinney

DATE: 1/08/14

SUNBURST CONSTRUCTION
PRE-PRODUCTION

SCALE
1/4" = 1'

PAGE

1



SEQUOIA MANAGEMENT COMPANY, INC. • 13998 PARKEAST CIRCLE • CHANTILLY, VIRGINIA 20151-2283 • 703-803-9641 • FAX 703-968-0936
www.sequoiamanagement.com

April 14, 2014

Stephen and Angella Alvernaz
14990 Gossom Manor Place
Haymarket, VA 20169

RE: Architectural Improvement Request

Dear Mr. and Mrs. Alvernaz,

I am pleased to inform you that the Sherwood Forest Homeowners Association Architectural Review Board has approved your application to build a ground level deck as submitted.

A copy of your approved application is enclosed.

Should you have any questions, please do not hesitate to contact us at (703) 803-9641 or by e-mail to kwalent@sequoiamgmt.com.

Kind regards,
SEQUOIA MANAGEMENT COMPANY, INC.

A handwritten signature in black ink, appearing to read "K. Walent".

Kervi Walent
Administrative Assistant

Enclosures

All applications must be accompanied by the following materials:

- Attached architectural plans/drawings or photographs of the proposed project. Drawings MUST show elevations, dimensions, height off the ground, relationship to existing structures, railings, footings, color samples if necessary and manufacturer's brochure, if available.
- Attach a copy of the property plat showing size, shape and location of improvement to residence and to adjoining properties (including specific dimensions of improvement and distances to adjoining properties.) Grading plan must be included, if applicable.
- Obtain the signatures of all adjacent or affected property owners. The signatures only indicate their awareness of your proposed plans, not their approval. Signatories having concerns about your proposed plan must notify the Association of specific concerns in writing.

Name: Kenjo and Cardice Posey Phone Number: 703-754-3960
 Address: 14986 Gossom Manor Pl. Lot Number: 18
 Signature: [Signature]

Name: Elizabeth Schmidt Phone Number: 760-212-7096
 Address: 14989 Keavy Place Lot Number: 17
 Signature: [Signature]

Name: Hossein Aloni Phone Number: _____
 Address: 14994 Gossom Manor Pl. Lot Number: 20
 Signature: Unable to contact. Refuses to open door. See attached letters.

I understand and agree to the following:

- that this modification may require a County building permit or may be subject to other governmental regulations. I agree to obtain all required city/county approvals. Miss Utility will be contacted prior to the commencement of any construction. Approval of this application satisfies only the requirements of the Association and not any obligations to the County or as may be required.
- that I assume full responsibility for all landscaping, grading and/or drainage issues relating to the improvements, including applicable replacing bonds or escrows posted by Developer/Builder currently in place affecting the lot. All work associated with the project will be completed within the property lines. Any damage to adjoining property (including common area) or injury to third persons associated with the improvement.
- that no work on this proposal will commence until I receive written approval of the Association. To do so is a violation of the Covenants of the Association and may result in my being required to remove an unapproved modification and restore my property to its original condition at my own expense if this application is disapproved. I also understand I may be held responsible for any legal fees incurred on behalf of the Association in enforcing this provision.
- that an approval is contingent upon the construction being completed in a timely and a professional and workmanlike manner as per the specifications as submitted in this applications.
- the members of the Association may enter upon my property to make a routine inspections.
- that there are architectural requirements addressed in the Design Standards and the Declaration and a review process as established by the Board of Directors.
- that the approval authority granted by the Association (if so granted) will automatically expire should the proposed project not be commenced within six (6) months of the approval or completed within thirty (30) days of the approval
- that a variation from the original application must be submitted for approval of the Association

Owner/Applicant's Signature: [Signature] Date: 4/3/14

(For committee Use Only)

- Approved
- Disapproved
- Approved with conditions: Deck approved w/ applicable permits.

Committee Representative: [Signature] Date of Decision: 4/10/14

Attachment: 14990 Gossom Manor Place - Deck (1855 : 14990 Gossom Manor Place - Deck)



TO: Architectural Review Board
SUBJECT: 4426 Costello Way - Sign
DATE: 05/21/14

Tiffany Ferguson with KRT Architectural Signage - Would like to have installed a temporary banner on wall above suite entry door.

ATTACHMENTS:

- 4426 Costello Way - Temporary Banner (PDF)

RECEIVED

APR 23 2014

TOWN OF HAYMARKET



ZONING PERMIT APPLICATION

ZONING PERMIT #: ZP20140423

NOTE: This application must be filled out completely and all components of submission requirements must be met before the application can be accepted and scheduled for review/hearing.

ZONING ACTIVITY: New Construction Alteration/Repair Addition Sign (See Spec sheet)
(Check all that apply) New Tenant/Use Change of Use Relocation

NAME OF BUSINESS/APPLICANT: Tiffany Ferguson - KRT Architectural Signage

PROPOSED USE: Temporary Banner Size (Sq. Ft./Length) of Construction: 2'x4" = 8'

SITE ADDRESS: 4426 Costello Way Parcel ID #: 7298-70-9053

Subdivision Name: _____ Lot Size: _____

ZONING DISTRICT: R-1 R-2 B-1 B-2 I-1 C-1 Site Plan Required: Yes No

Special Use Permit Required: Yes No Homeowners Association (HOA) Approval: Yes No

Off-street Parking: Spaces Required: _____ Spaces Provided: _____

BRIEF DESCRIPTION OF ACTIVITY: (i.e. previous use, height/length of fencing, deck specs, etc.)
Installation of temporary banner on wall above suite entry door.

Supporting Documentation (attached): Narrative Plan/Plat Specification Sheet

FEE: \$25.00 Residential \$50.00 Commercial

CERTIFICATE OF APPROPRIATENESS

ADDITIONAL DESCRIPTION: (i.e. color, type of material, font style, etc. See Sign Spec Sheet for Signage detail)

white banner w/ printed logo - logo colors are dark gray, orange + gold

Supporting Documentation (attached): Specification Sheet Photograph(s)

PERMIT HOLDER INFORMATION			PROPERTY OWNER INFORMATION		
<u>KRT Architectural Signage</u> Name			<u>Marsden Landry Properties LLC</u> Name		
<u>16799 Kennedy Rd, Ste C</u> Address			<u>15000 Washington St # 200</u> Address		
<u>Warrenton VA</u> City	<u>VA</u> State	<u>20187</u> Zip	<u>Haymarket VA</u> City	<u>VA</u> State	<u>20169</u> Zip
<u>540-428-3801</u> Phone#	<u>tiffany@krtsignage.net</u> Email		<u>410-804-2546</u> Phone#	<u>mike.marsden@marsdenproperties.com</u> Email	

Attachment: 4426 Costello Way - Temporary Banner (1854 : 4426 Costello Way - Sign)

APPLICANT / PROPERTY OWNER SIGNATURE

*****REQUIRED*****

I, as owner or authorized agent for the above-referenced parcel, do hereby certify that I have the authority to make the foregoing application and that the information provided herein is correct. Construction of improvements described herein and as shown on the attached plat, plan and/or specifications will comply with the ordinances of the Town of Haymarket and any additional restrictions and/or conditions prescribed by the Architectural Review Board (ARB), Planning Commission, or the Town Council and all other applicable laws.

[Signature]
Applicant Signature

VERBAL APPROVAL FROM MIKE MARDEN
Property Owner Signature

OFFICE USE ONLY

Date Filed: 4-23-2014 Fee Amount: 50.00 Date Paid: _____

DATE TO ZONING ADMINISTRATOR: 4-24-2014

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

[Signature] M. SCHWEIDER
SIGNATURE PRINT

CONDITIONS:
Approved per SECTION 58-342(1).

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): 5-21-2014

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE PRINT

CONDITIONS:

DATE TO TOWN COUNCIL (IF APPLICABLE): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

TOWN COUNCIL (where required):

SIGNATURE PRINT

CONDITIONS:

Attachment: 4426 Costello Way - Temporary Banner (1854 : 4426 Costello Way - Sign)

SIGN SPECIFICATION SHEET

SIGN 1: TEMPORARY

Type of Sign: Wall Hanging Freestanding Menu Individual Letter Window
 Other _____

Height above Ground at Signs: Lower Edge: _____ Upper Edge: _____
Height of Sign Structure: _____ Sign Width: 2' Length: 4' Area in Sq Ft: 8

Number of Faces: 1 Sign Material/Color/Font: Banner / white, gray, orange + green

Location of Sign (Include photo): _____

Lighting Type/Fixture (No internal illumination is allowed): none

SIGN 2:

Type of Sign: Wall Hanging Freestanding Menu Individual Letter Window
 Other _____

Height above Ground at Signs: Lower Edge: _____ Upper Edge: _____
Height of Sign Structure: _____ Sign Width: _____ Length: _____ Area in Sq Ft: _____

Number of Faces: _____ Sign Material/Color/Font: _____

Location of Sign (Include photo): _____

Lighting Type/Fixture (No internal illumination is allowed): _____

SIGN 3:

Type of Sign: Wall Hanging Freestanding Menu Individual Letter Window
 Other _____

Height above Ground at Signs: Lower Edge: _____ Upper Edge: _____
Height of Sign Structure: _____ Sign Width: _____ Length: _____ Area in Sq Ft: _____

Number of Faces: _____ Sign Material/Color/Font: _____

Location of Sign (Include photo): _____

Lighting Type/Fixture (No internal illumination is allowed): _____

SIGN 4:

Type of Sign: Wall Hanging Freestanding Menu Individual Letter Window
 Other _____

Height above Ground at Signs: Lower Edge: _____ Upper Edge: _____
Height of Sign Structure: _____ Sign Width: _____ Length: _____ Area in Sq Ft: _____

Number of Faces: _____ Sign Material/Color/Font: _____

Location of Sign (Include photo): _____

Lighting Type/Fixture (No internal illumination is allowed): _____

Attachment: 4426 Costello Way - Temporary Banner (1854 : 4426 Costello Way - Sign)

S4

Temporary Banner

Temporary banner to be white with digitally printed graphics. Hemmed at the edges with grommets.



The **Alternate Artwork Lockup** is the approved layout when:
 Your available height is lower than 36% of the available length.

Example:

Available Height = 3'

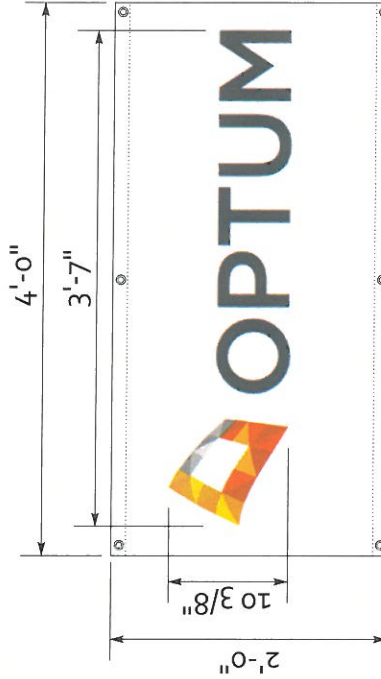
Available Length = 15'

Formula:

Available Height / Available Length = Available %

therefore: 3/15 = 20%

20% is less than 36%



Scale: 3/16" = 1'-0"



prioritysign

Revisions:

Remove Lighter / 4/23/14 / JM	X
Approved Temporary Banner over the door / 4/23/2014 / PM	X
	X

File Location:
 ArtDept\Cad\Colors\Optum

Date: 03-20-14

Designer: AH

PM: KJ

City/State: Haymarket, VA

Address: 4425/4428 Constello Way

Drawing #

Site Name

C39985-S4

4.b.a

S4

Temporary Banner

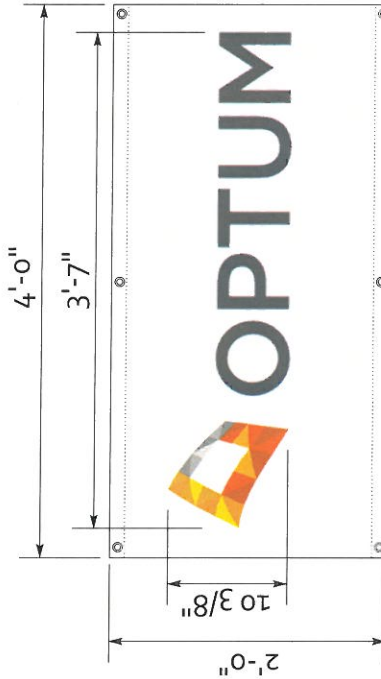
Temporary banner to be white with digitally printed graphics. Hemmed at the edges with grommets.



The **Alternate Artwork Lockup** is the approved layout when: Your available height is lower than 36% of the available length.

Example:
Available Height = 3'
Available Length = 15'

Formula:
Available Height / Available Length = Available %
therefore: 3/15 = 20%
20% is less than 36%



Scale: 3/16" = 1'-0"



prioritysign

Revisions:

X	
X	Remove Tagline / 4/13/14 / JMB
X	Added Temporary Banner over the door / 4/23/2011 / PH
X	

File Location:
ArtDept\Core\Colors\Optum

Date: 03-20-14

Designer: AH

PM: KJ

City/State: Haymarket, VA

Address: 4426/4428 Constello Way

Drawing #

Site Name

C39985-S4

4.b.a

Tiffany Ferguson

From: Mike Marsden <mike.marsden@marsdenproperties.net>
Sent: Wednesday, March 26, 2014 5:48 PM
To: Kallie Johnson
Cc: Kaylin Marsden
Subject: RE: Marsden Building / Sign Drawings

Kallie,

Got your voicemail. I suggest that the banner go directly over the QBE sign. The new sign plan (with hanging signs) has not been approved yet.

When I spoke with Pam about this I suggested she get in touch with the town of haymarket for approval. I'm comfortable with the temporary banner, but will require that it be placed above the suite door.

I'm available this evening to discuss if needed.

Thanks,

Mike

Cell 410-804-2546

From: Kallie Johnson [mailto:kjohnson@PrioritySign.com]
Sent: Wednesday, March 26, 2014 10:08 AM
To: Mike Marsden
Subject: RE: Marsden Building / Sign Drawings
Importance: High

Mike,

As a follow-up to my voicemail, would the attached temporary banner be approved to install until the permanent signage is ready?

Thanks,

Kallie Johnson - Senior Project Manager

prioritysign

O 920.694.3320 • F 952-892-1442 • M 612-298-0131

10579 165th Street West Lakeville, MN 55044

kjohnson@prioritysign.com · www.prioritysign.com

An Employee-Owned Company

From: Mike Marsden [mailto:mike.marsden@marsdenproperties.net]
Sent: Tuesday, March 11, 2014 10:17 PM
To: Doyle, Pam
Cc: Kallie Johnson; Kaylin Marsden
Subject: RE: Marsden Building / Sign Drawings

Pam, let me try and respond to your questions. See my comments inline.

DEPARTMENT OF PROFESSIONAL AND OCCUPATIONAL REGULATION
COMMONWEALTH OF VIRGINIA

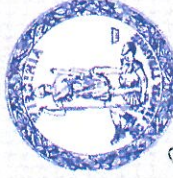
9960 Mayland Dr., Suite 400, Richmond, VA 23233
Telephone: (804) 367-8500

EXPIRES ON
11-30-2014

NUMBER
2705070403

BOARD FOR CONTRACTORS
CLASS C CONTRACTOR
INVALID ON JOBS \$10,000 OR MORE
CLASSIFICATIONS BSC

KRT ARCHITECTURAL SIGNAGE INC
6799 KENNEDY RD
SUITE C
WARRENTON, VA 20187



Gordon N. Dixon
Gordon N. Dixon, Director

ALTERATION OF THIS DOCUMENT, USE AFTER EXPIRATION, OR USE BY PERSONS OR FIRMS OTHER THAN THOSE NAMED MAY RESULT IN CRIMINAL PROSECUTION UNDER THE CODE OF VIRGINIA.

(SEE REVERSE SIDE FOR NAME AND/OR ADDRESS CHANGE)

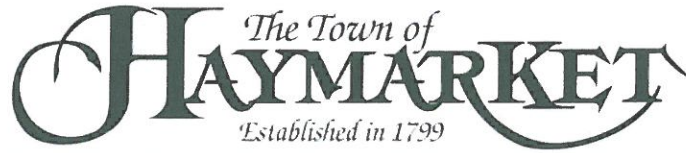


TO: Architectural Review Board
SUBJECT: 14721 Alexandra's Keep Lane - Deck
DATE: 05/21/14

Mr. And Mrs. Hart would like to build a second story deck. Deck is proposed to be natural wood in color. The Hart's home backs to I-66.

ATTACHMENTS:

- SKMBT_C45214052014010 (PDF)



RECEIVED
MAY 20 2014

ZONING PERMIT APPLICATION TOWN OF HAYMARKET

ZONING PERMIT #: 20140520

NOTE: This application must be filled out completely and all components of submission requirements must be met before the application can be accepted and scheduled for review/hearing.

ZONING ACTIVITY: ^{DECK} New Construction Alteration/Repair Addition Sign
(Check all that apply) New Tenant/Use Change of Use Relocation

NAME OF BUSINESS/APPLICANT: ZACHARY HART / KATELYN HART

PROPOSED USE: BUILD DECK Size (Sq. Ft./Length) of Construction: _____

SITE ADDRESS: 14721 ALEXANDRAS KEEP LANE Parcel ID #: _____

Subdivision Name: ALEXANDRAS KEEP Lot Size: SEE ATTACHED SURVEY

ZONING DISTRICT: R-1 R-2 B-1 B-2 I-1 C-1 Site Plan Required: Yes No

Special Use Permit Required: Yes No Homeowners Association (HOA) Approval: Yes No

Off-street Parking: Spaces Required: _____ Spaces Provided: _____

BRIEF DESCRIPTION OF ACTIVITY: (i.e. previous use, type and dimensions of signs, height/length of fencing, etc.)

BUILDING DECK OFF OF THE 2ND FLOOR OF OUR TOWNHOME. WILL USE PRESSURE TREATED WOOD. DECK WILL BE BUILT TO PRINCE WILLIAM COUNTY CODE. PLEASE SEE ALL ATTACHED INFORMATION.

Supporting Documentation (attached): Narrative Plan/Plat Specification Sheet

FEE: \$25.00 Residential \$50.00 Commercial

CERTIFICATE OF APPROPRIATENESS

ADDITIONAL DESCRIPTION: (i.e. color, type of material, font style, etc.)

DECK/WOOD WILL BE STAINED WITH A CLEAR TYPE STAIN/SEALER.

Supporting Documentation (attached): Specification Sheet Photograph(s)

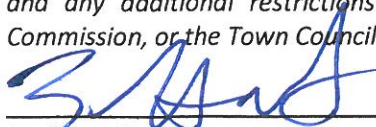
PERMIT HOLDER INFORMATION			PROPERTY OWNER INFORMATION		
<u>ZACHARY HART</u>			<u>ZACHARY HART</u>		
Name			Name		
<u>14721 ALEXANDRAS KEEP LANE</u>			<u>14721 ALEXANDRAS KEEP LANE</u>		
Address			Address		
<u>HAYMARKET</u>	<u>VA</u>	<u>20169</u>	City	State	Zip
City	State	Zip	City	State	Zip
<u>(103) 981-7721</u>		<u>zachhart30@hotmail.com</u>	Phone#	Email	
Phone#	Email		Phone#	Email	

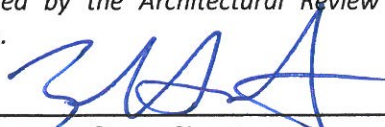
Attachment: SKMBT_C45214052014010 (1862 : 14721 Alexandra's Keep Lane - Deck)

APPLICANT / PROPERTY OWNER SIGNATURE

*****REQUIRED*****

I, as owner or authorized agent for the above-referenced parcel, do hereby certify that I have the authority to make the foregoing application and that the information provided herein is correct. Construction of improvements described herein and as shown on the attached plat, plan and/or specifications will comply with the ordinances of the Town of Haymarket and any additional restrictions and/or conditions prescribed by the Architectural Review Board (ARB), Planning Commission, or the Town Council and all other applicable laws.


Applicant Signature


Property Owner Signature

*****OFFICE USE ONLY*****

Date Filed: 5/20/14 Fee Amount: _____ Date Paid: _____

DATE TO ZONING ADMINISTRATOR: _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE PRINT

CONDITIONS:

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE PRINT

CONDITIONS:

DATE TO TOWN COUNCIL (IF APPLICABLE): _____

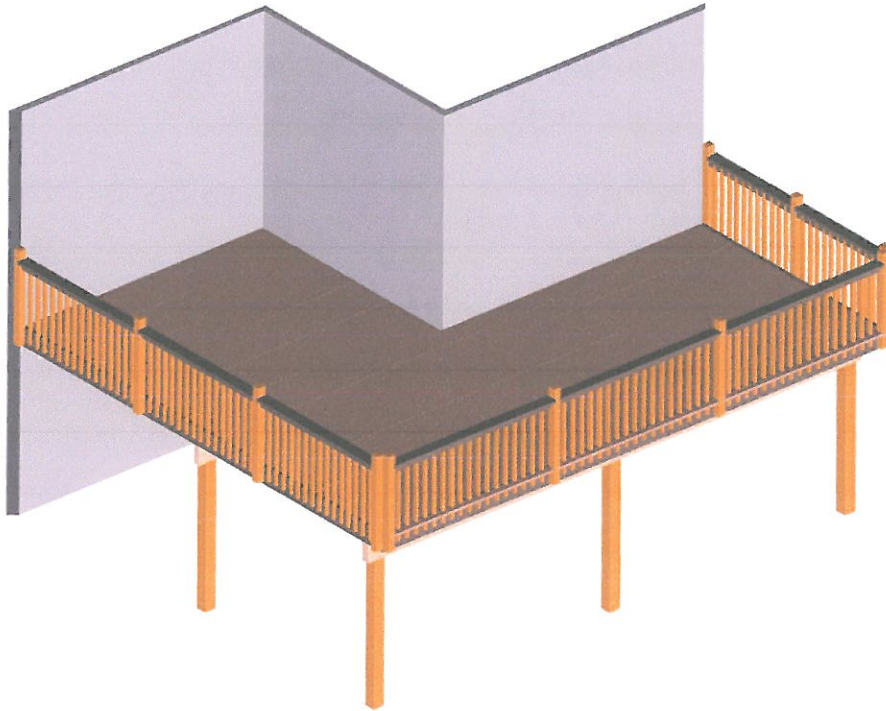
APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE PRINT

TOWN COUNCIL {where required):
CONDITIONS:

Attachment: SKMBT_C45214052014010 (1862 : 14721 Alexandra's Keep Lane - Deck)

DECK TO BE BUILT TO P.N.C. CODE



Lowe's Deck Design

Hart's Deck 2

Print this document and take it to the Doors and Windows desk or Commercial Sales desk
at your local Lowe's store.

One of our associates will help you find the materials you need.

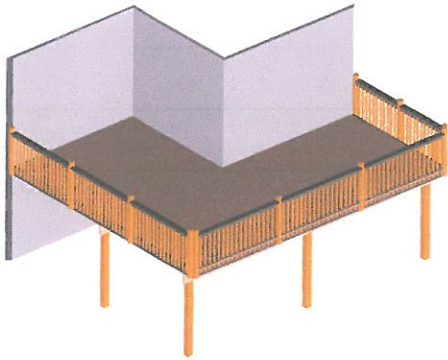
Your Deck Design's Project ID is:
708090548

Created on May-08-2014
All rights reserved copyright ©2014 DIY Technologies
Project ID: 708090548
Store# 1870

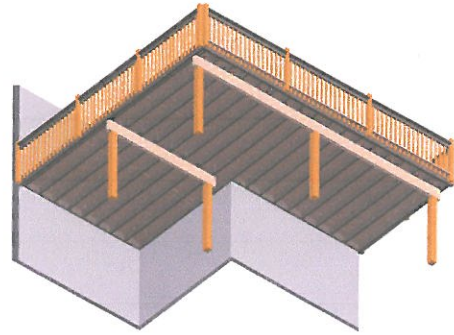
Attachment: SKMBT_C45214052014010 (1862 : 14721 Alexandra's Keep Lane - Deck)

TO BE BUILT TO PWC CODE

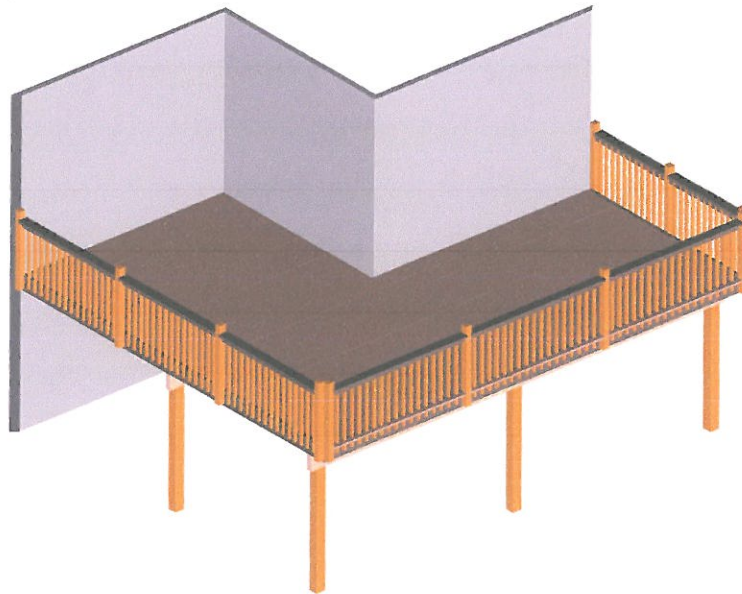
Deck layout diagram



Top view without planks



Bottom view with planks

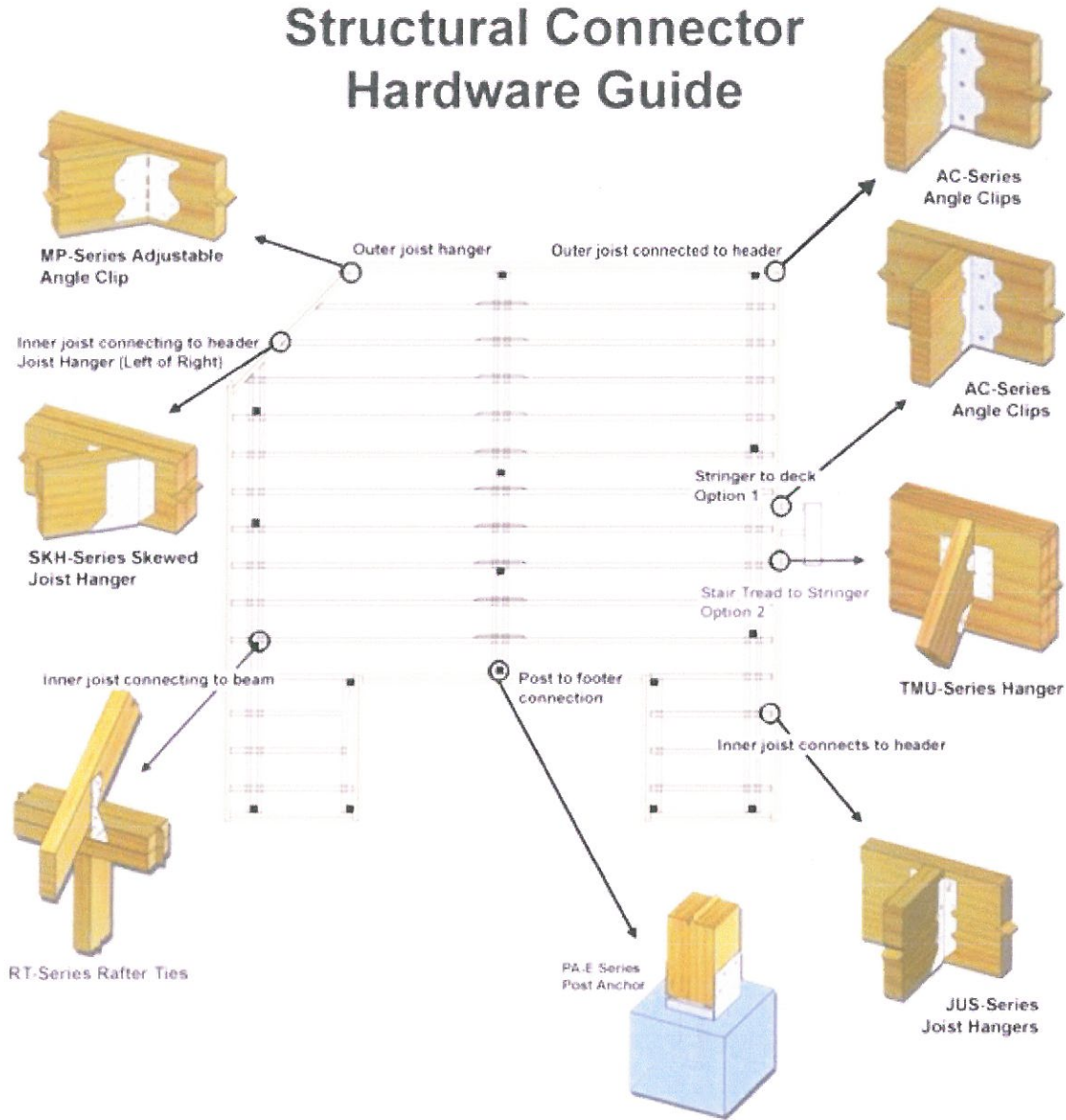


Top view with planks

Attachment: SKMBT_C45214052014010 (1862 : 14721 Alexandra's Keep Lane - Deck)

TO BE BUILT TO P.W.C. CODE

Structural Connector Hardware Guide



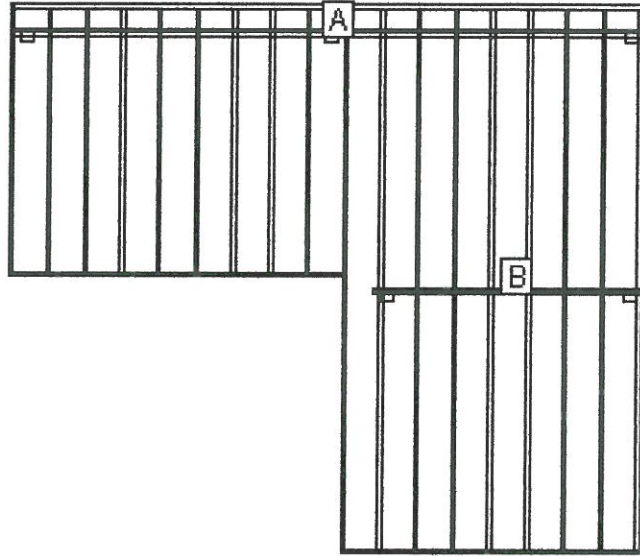
Attachment: SKMBT_C45214052014010 (1862 : 14721 Alexandra's Keep Lane - Deck)



NEVER STOP
IMPROVING

DECK DESIGNER
powered by DIY Technologies

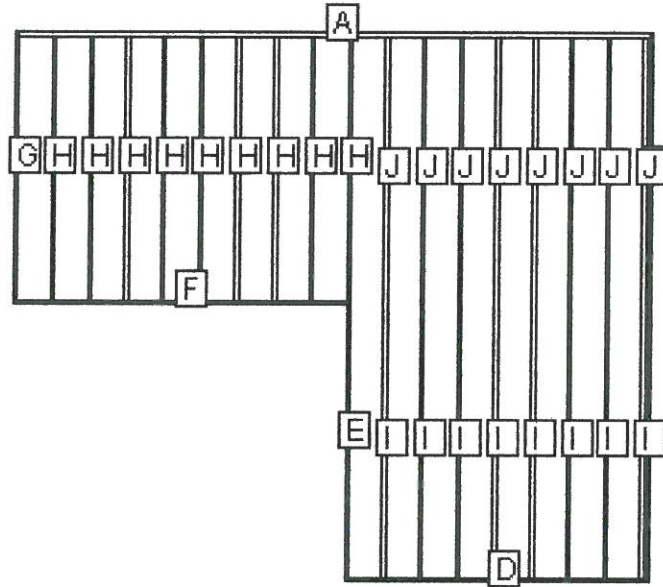
TO BE BUILT TO P.W.C. COPE
Beam Layout Level 1



BEAM LABEL	BEAM LENGTH	POST COUNT	POST SPACING
A	23'	3	10' 11 1/4"
B	9' 11"	2	8' 9 1/2"

Attachment: SKMBT_C45214052014010 (1862 : 14721 Alexandra's Keep Lane - Deck)

TO BE BUILT TO P.W.C. CODE
Materials Cut List: Level 1



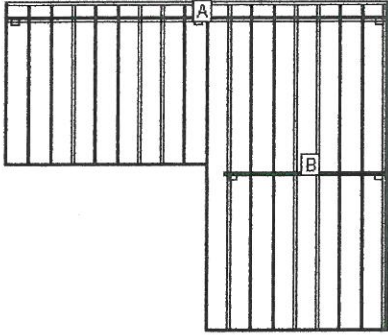
LABEL	NAME	QTY	LENGTH	BEVELS	LABEL	NAME	QTY	LENGTH	BEVELS
A	Header	1	22' 9"	0, 0	F	Header	1	12'	0, 0
B	Rim Joist	1	9' 5 1/2"	0, 0	G	Rim Joist	1	9' 9"	0, 0
C	Rim Joist	1	10' 3 1/2"	0, 0	H	Internal Joist	9	9' 6"	0, 0
D	Header	1	10' 9"	0, 0	I	Internal Joist	8	9' 4"	0, 0
E	Rim Joist	1	10'	0, 0	J	Internal Joist	8	10' 2"	0, 0

Cut Angles: L=Left, R=Right, F=Front, S=Side

Attachment: SKMBT_C45214052014010 (1862 : 14721 Alexandra's Keep Lane - Deck)

TO BE BUILT TO P.W.C. CODE

Analysis Page: Level 1



LOAD AND SUPPORT:

Your deck will support a 48 PSF live load.
 Posts have 24" below ground support.

DECK AND POST HEIGHT:

You selected a height of 96" from the top of the decking to the ground level. The top of the deck support posts will therefore be 86" above ground level.

Joists:

Set joists on top of beams, 16"; center to center.

Stress Analysis: Level 1

Joist Deflection	150
Joist Bending	58
Joist Shear	117
Joist Compression	117
Beam Deflection	167
Beam Bending	66
Beam Shear	64
Post Stability	137



NEVER STOP
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DECK DESIGNER

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TO BE BUILT TO P.W. C. CODE

Below are the Specifications And Materials
that you have selected for your deck.

Overview	Number of Levels: 1	Footer Depth: 24"
	Total Square Feet: 345	Live Load: 48 Dead Load: 10

Component	Size	Wood Type
Joists	2x8	Top Choice Treated
Beams	2x12	Top Choice Treated
Posts	6x6	Top Choice Treated
Decking	2x6	Pressure Treated
Railing		Pressure Treated
Lattice		

FooterDepth	24"	Live Load	48 psf
		Dead Load	10 psf

Attachment: SKMBT_C45214052014010 (1862 : 14721 Alexandra's Keep Lane - Deck)

Material List

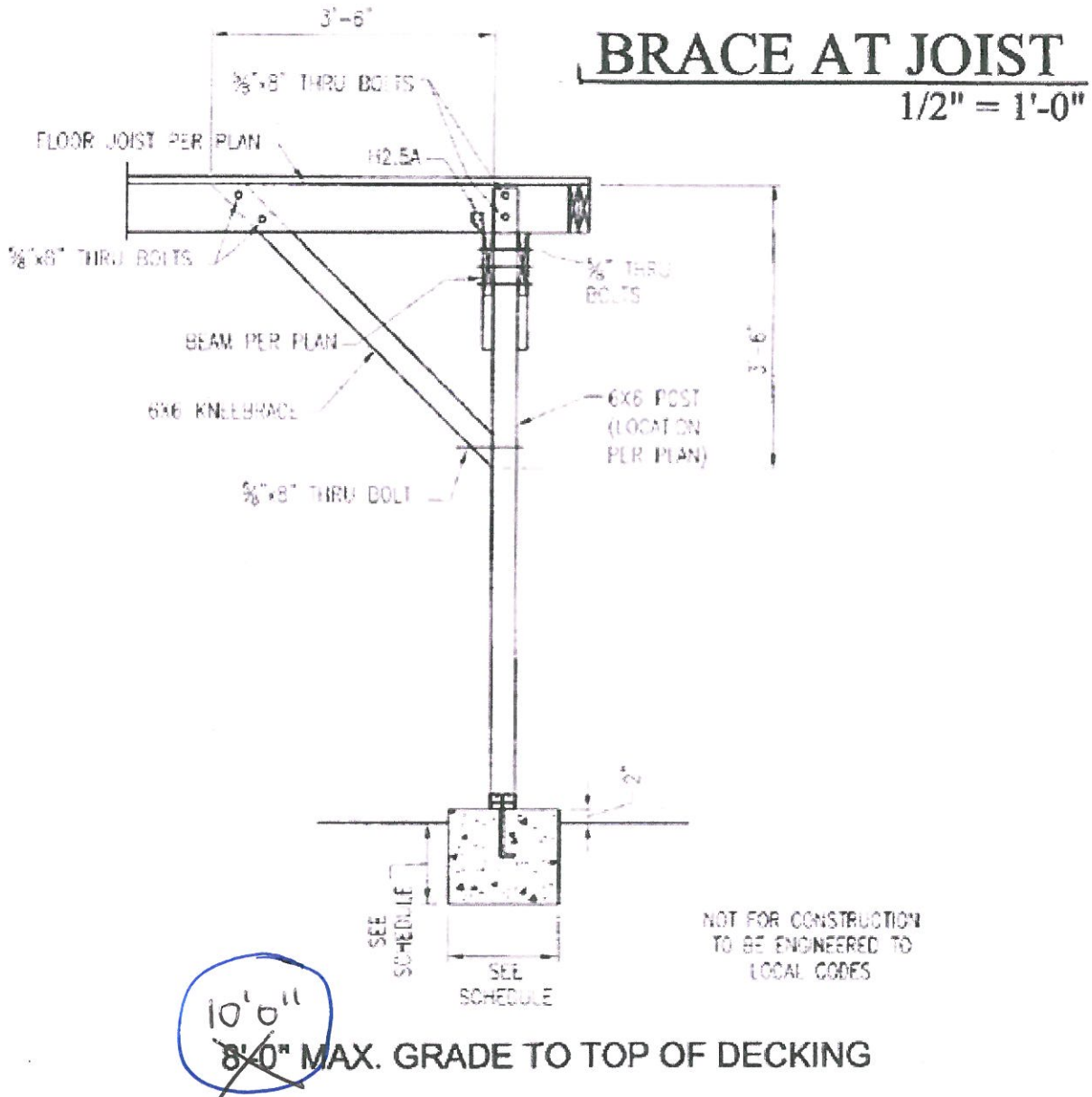
Lumber Materials			
Item Number	Quantity	Description	Usage
92334	21	Top Choice 2 x 8 x 10 #2 Prime Pressure Treated Lumber	Internal Joist
92781	11	Top Choice 2 x 8 x 12 #2 Prime Pressure Treated Lumber	Internal Joist
201578	6	Top Choice 2 x 12 x 12 #2 Prime Pressure Treated Lumber	Beam
444961	1	4 x 4 x 12 #2 Pressure Treated Lumber	Railing Post
444966	2	4 x 4 x 16 #2 Pressure Treated Lumber	Railing Post
7950	118	2-in x 2-in x 42-in Square Treated Deck Baluster	Baluster
46905	4	Top Choice 2 x 4 x 8 #2 Prime Pressure Treated Lumber	Railing Section
77671	2	Top Choice 2 x 4 x 12 #2 Prime Pressure Treated Lumber	Railing Section
30906	4	Top Choice 2 x 6 x 8 #2 Prime Pressure Treated Lumber	Railing Section
84981	2	Top Choice 2 x 6 x 12 #2 Prime Pressure Treated Lumber	Railing Section
201523	1	Top Choice 2 x 10 x 10 #2 Prime Pressure Treated Lumber	Cladding
201524	1	Top Choice 2 x 10 x 12 #2 Prime Pressure Treated Lumber	Cladding
201525	2	Top Choice 2 x 10 x 16 #2 Prime Pressure Treated Lumber	Cladding
30906	22	Top Choice 2 x 6 x 8 #2 Prime Pressure Treated Lumber	Decking
84981	21	Top Choice 2 x 6 x 12 #2 Prime Pressure Treated Lumber	Decking
90297	22	Top Choice 2 x 6 x 16 #2 Prime Pressure Treated Lumber	Decking
91658	1	Top Choice 2 x 8 x 8 #2 Prime Pressure Treated Lumber	Header
201519	1	Top Choice 2 x 8 x 16 #2 Prime Pressure Treated Lumber	Header
444980	5	6 x 6 x 8 #2 Pressure Treated Lumber	Post
Other Materials			
Item Number	Quantity	Description	Usage
116239	34	USP 2-in x 8-10-in Triple Zinc Slant Nail Joist Hanger	Joist Framing
184955	2	USP 1 lb 9-Gauge 1-1/2-in Galvanized Smooth Joist Hanger	Joist Framing
69262	2	Grip-Rite 5 lb 9-Gauge 3-in Hot-Dipped Galvanized Smooth Nails	Joist Framing
69139	1	Grip-Rite 1 lb 9-Gauge 3-in Hot-Dipped Galvanized Smooth Nails	Joist Framing
37164	5	USP1-5/16-in x 2-3/8-in x 6-15/16-in Triple Zinc Angle Clip	Joist Framing
21993	28	USP 1-1/2-in x 6-1/2-in Triple Zinc Rafter Tie	Joist Framing
68408	2	JOIST HGR.NAIL 1 LB 1-1/2"NA111CD	Joist Framing
68408	1	1.5"1LB HDG STRCTURAL NAIL	Joist Framing
10385	12	QUIKRETE 80 lbs Setting Post Concrete Mix	Footing to Post
10430	1	QUIKRETE 10 lbs Concrete Mix	Footing to Post
10150	3	QUIKRETE 12-in Concrete Forming Tube	Footing to Post
193212	5	The Hillman Group 1/2-in x 10-in HDG Anchor Bolt	Footing to Post
69141	1	1 lb 8-Gauge 3-1/2-in Hot-Dipped Galvanized Smooth Nails	Footing to Post
6472	5	USP 6-in x 6-in Steel G185 Post Base	Footing to Post
163411	20	USP 6-in x 6-in Steel G185 Post Cap	Post to Beam
67357	72	The Hillman Group 1/2-in-13 x 8-in Hot-Dipped Galvanized Carriage Bolt	Railing Post
41762	5	Project Pak 25-Count 1/2-in x 1-in Galvanized/Un-Coated Standard (SAE) Flat Washer	Railing Post

Other Materials			
Item Number	Quantity	Description	Usage
58128	5	The Hillman Group 4-Count 1/2-in x 1-in Zinc Plated Standard (SAE) Flat Washer	Railing Post
43647	2	The Hillman Group 25-Count 1/2-in-13 Zinc Plated Standard (SAE) Hex Nuts	Railing Post
135639	11	The Hillman Group 2-Count 1/2-in-13 Zinc Plated Standard (SAE) Hex Nuts	Railing Post
2438	9	USP 2-1/4-in x 2-1/4-in x 6-7/8-in Triple Zinc Framing Angle	Joist Framing
9470	3	5 lbs #8 x 3-in Countersinking-Head Galvanized Deck Screws	Deck Planking
9457	1	1 lbs #8 x 3-in Countersinking-Head Galvanized Deck Screws	Deck Planking

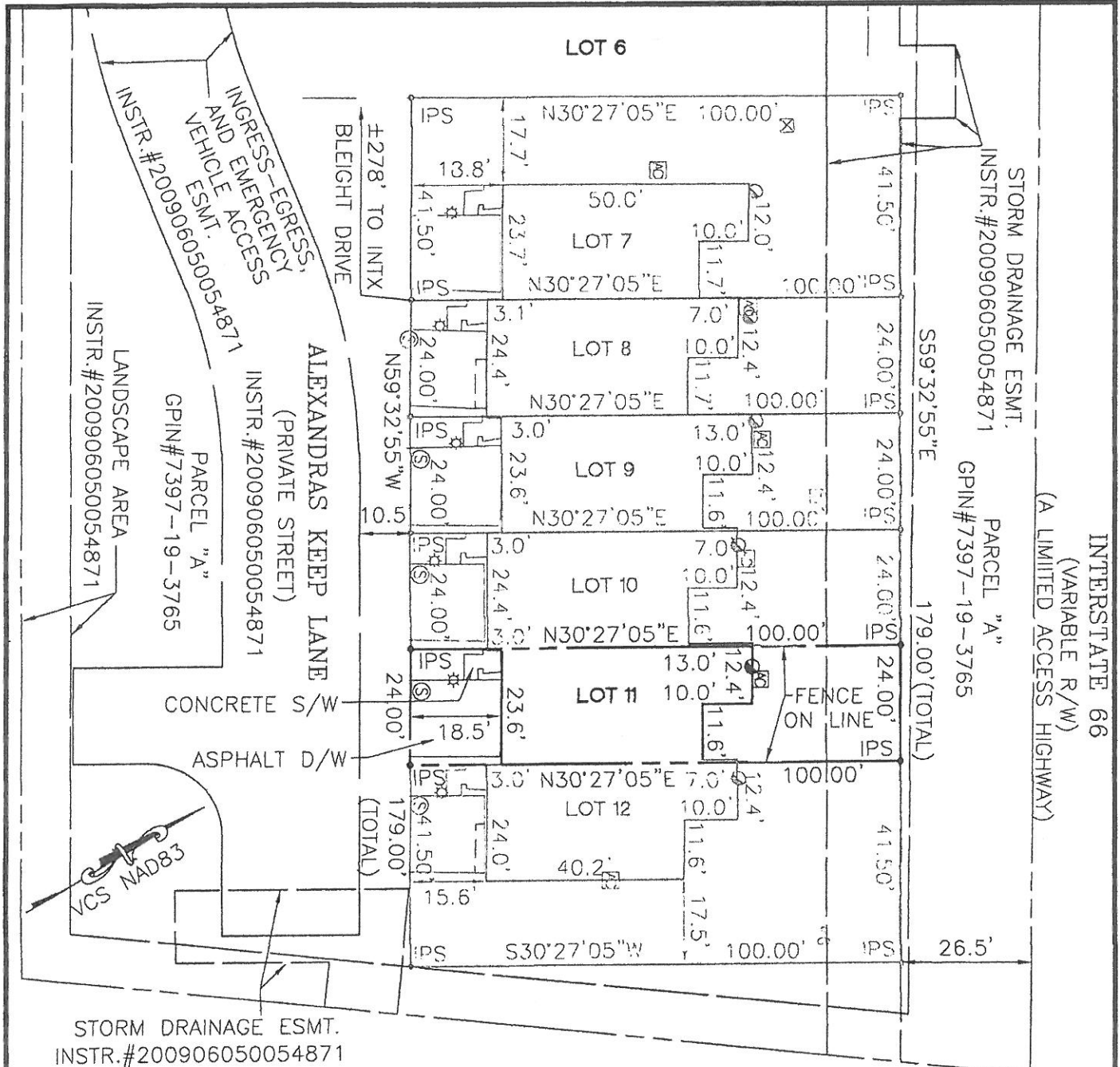
TO BE BUILT TO P.W.C. CODE
INSTALLATION CHECKLIST

Post bracing

Brace posts as dictated by local codes and by-laws.



Attachment: SKMBT_C45214052014010 (1862 : 14721 Alexandra's Keep Lane - Deck)



LOT 11 2400 S.F.
#14721 POSTED GPIN#7397-19-5168

N/F
 TRUSTED MANAGEMENT AND SERVICES, LLC
 GPIN #7397-19-4508
 INSTR. #200312010218900

- LEGEND**
- D/W DRIVEWAY
 - S/W SIDEWALK
 - IPS IRON PIPE SET
 - ⊙ SANITARY MANHOLE
 - ⊗ AIR CONDITIONING UNIT
 - ⊛ YARD LIGHT
 - GAS METER
 - ⊙ GAS MARKER
 - ⊠ ELECTRIC TRANSFORMER

- NOTES:**
1. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS SHOWN ON F.I.R.M. COMMUNITY PANEL 51153C0067 D, DATED JANUARY 5, 1995.
 2. NO TITLE REPORT FURNISHED.
 3. ALL IMPROVEMENTS NOT SHOWN.

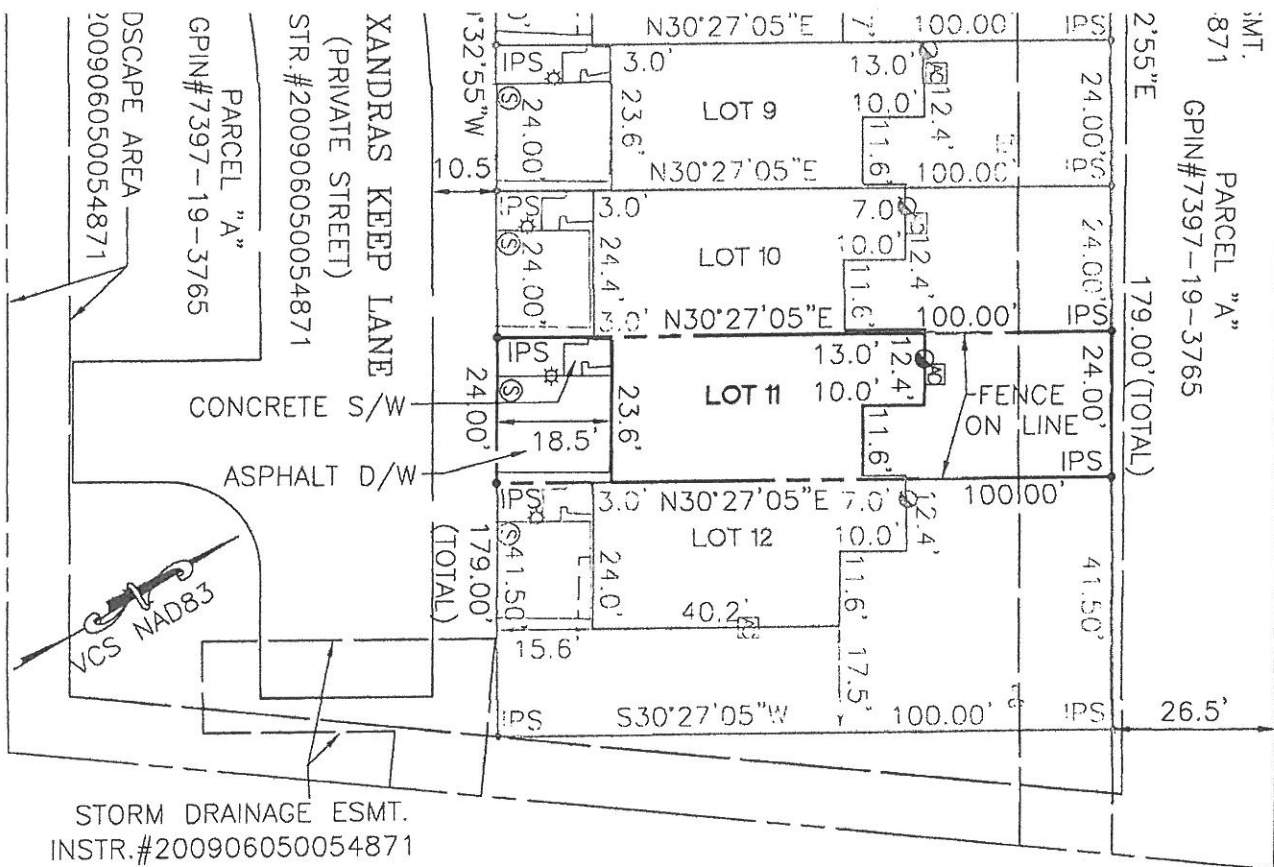
PHYSICAL IMPROVEMENT SURVEY
 LOT 11
Alexandras Keep

INSTR. #200906050054871

p-Lot11-Final.dwg 2012/07/11 14:47:17 Stokley, Donella

INTERSTATE 66
(VARIABLE R/W)
(A LIMITED ACCESS HIGHWAY)

PARCEL "A"
GPIN#7397-19-3765



STORM DRAINAGE ESMT.
INSTR.#200906050054871

LOT 11 2400 S.F.
#14721 POSTED GPIN#7397-19-5168

N/F
TRUSTED MANAGEMENT AND SERVICES, LLC
GPIN #7397-19-4508
INSTR. #200312010218900

- LEGEND**
- D/W DRIVEWAY
 - S/W SIDEWALK
 - IPS IRON PIPE SET
 - ⊙ SANITARY MANHOLE
 - ⊠ AIR CONDITIONING UNIT
 - ⊛ YARD LIGHT
 - ⊙ GAS METER
 - ⊙ GAS MARKER
 - ⊠ ELECTRIC TRANSFORMER

- NOTES:**
- THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS SHOWN ON F.I.R.M. COMMUNITY PANEL 51153C0067 D, DATED JANUARY 5, 1995.
 - NO TITLE REPORT FURNISHED.
 - ALL IMPROVEMENTS NOT SHOWN.
 - FIELD WORK PERFORMED ON 07-10-2012

PHYSICAL IMPROVEMENT SURVEY

LOT 11
Alexandras Keep

INSTR. #200906050054871
TOWN OF HAYMARKET
PRINCE WILLIAM COUNTY, VIRGINIA

REV:	
REV:	
REV:	
REV: FINAL DATE:	07-10-2012
REV: WALL CHECK DATE:	4-23-12
DRAWN BY: DMS	CHECKED: JDB
SCALE: 1"=30'	DATE: 4-23-12
SHEET 1	OF 1



BURGESS & NIPLE

12700 BLACK FOREST LANE, SUITE 100
WOODBRIDGE, VA 22192
PH. (703) 670-6400 FAX (703) 670-6250

JOB: 49943 WO:

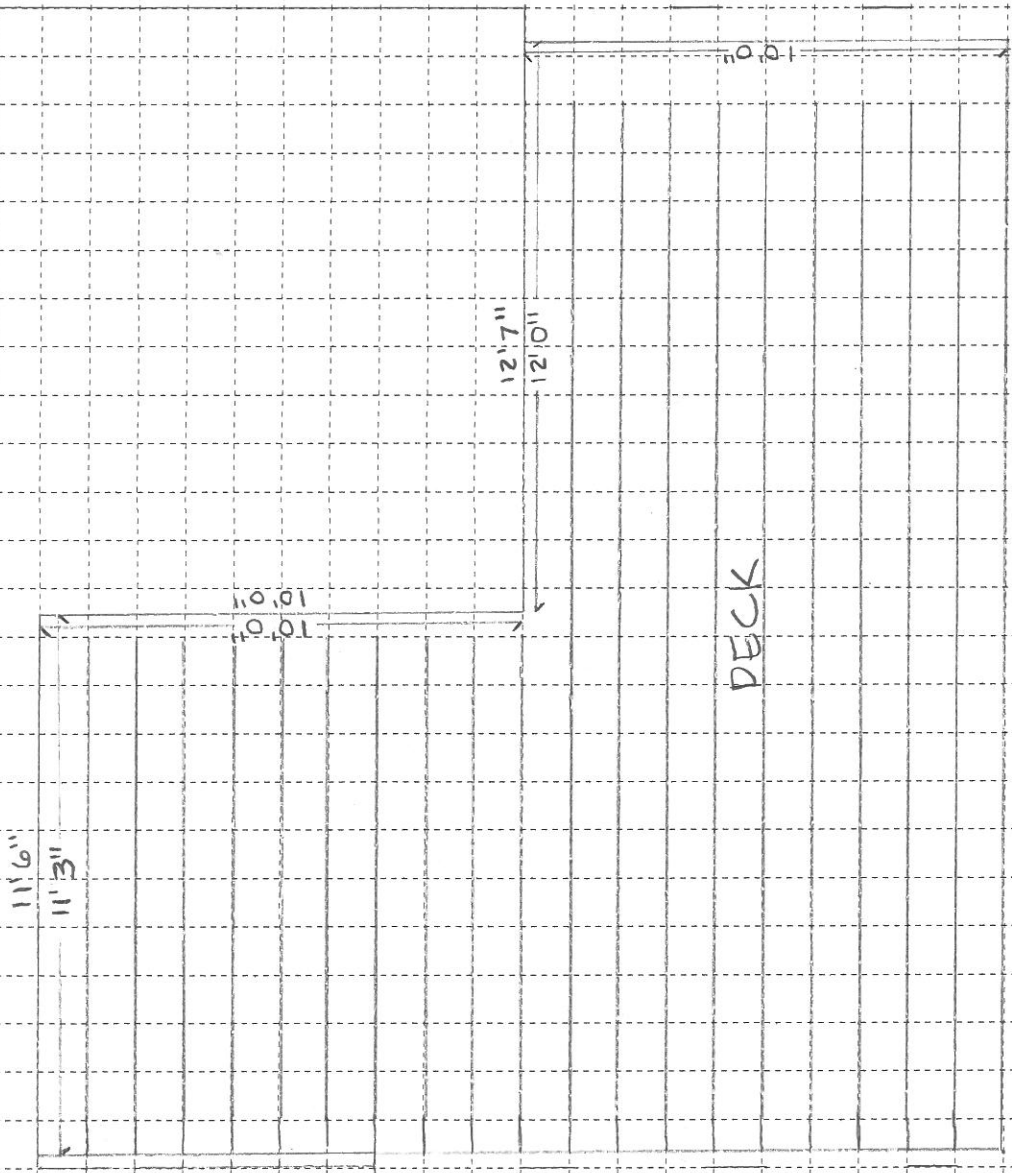
path: S:\proj\34602\cadd\AlexandrasKeep-Lot11-Final.dwg 2012/07/11 14:47:17 Stokley, Donella

Attachment: SKMBT_C45214052014010 (1862) : 14721 Alexandras Keep Lane - Deck

HART'S DECK
CODE

TO BE BUILT TO P.W.C.

SCALE - 1/4" = 1'





SEQUOIA MANAGEMENT COMPANY, INC. • 13998 PARKEAST CIRCLE • CHANTILLY, VIRGINIA 20151-2283 • 703-803-9641 • FAX 703-968-0936
www.sequoiamanagement.com

May 15, 2014

Zachary and Katelyn Hart
14721 Alexandras Keep Lane
Haymarket, VA 20169

Dear Mr. and Mrs. Hart,

I am pleased to inform you that the Alexandra's Keep Homeowners Association Architectural Review Committee has approved your application to install a deck, as submitted, for the above referenced property.

A copy of your approved application is enclosed.

If you should have any questions, please do not hesitate to contact me.

Sincerely,
SEQUOIA MANAGEMENT COMPANY, INC.

Kervi Walent
Administrative Assistant

Enclosure(s)

Alexandras Keep Homeowners Association Architectural Review Application

Please note: In order for your application to be processed, you must provide a picture of your home and the proposed change(s), and complete in full for approval.

Please Mail or Deliver To: Architectural Review Board
C/o Sequoia Management Company, Inc.
13998 Parkcrest Circle
Chantilly, VA 20151-2283
Phone: 703-803-9641
Fax: 703-968-0976

*Alex Keep
Lot 11*

1. Name: ZACHARY HART, KATELYN HART
(Please Type or Print)

2. Address of Proposed Change: 14721 ALEXANDRAS KEEP LN, HUNNIMANGET, VA 20169
Mailing Address of Applicant: ↑

3. Parcel/Lot Number: LOT 11

4. Home Telephone: (703) 754-3147 Work Telephone: (703) 981-7727

5. General Description of Proposed Change:
Provide a description of the proposed change, including the purpose or reason for the change, the type and color of materials to be used, location of property, and any other pertinent information required to evaluate the proposed changes.

DECK MADE OF PRESSURE TREATED WOOD. TO BE ATTACHED TO HOUSE AT SECOND LEVEL GRADE IN THE BACK YARD.

6. Required Exhibits and Supporting Documentation:
The supporting exhibits or documentation listed below must accompany this design review application for the proposed changes. An application submitted without all required information will be considered incomplete. In such case, the Architectural Control Committee's sixty (60) day review period will not commence until all required information has been received. Applicants should provide all documents and exhibits required by Fairfax County.

- a. Paint or Stain Colors - A sample and model number of the color(s) to be used must be provided, both for repainting or restaining existing improvements and for structural additions, together with a list of existing paint colors on the house or appurtenant structures that will remain unchanged.
- b. Finish Materials - A description and/or sample of all finish materials to be used for the exterior surface of proposed improvements must be provided.
- c. Site Plan (Recorded Plat) - A site plan, drawn to scale, showing the location and dimensions of the proposed improvement, including orientation with respect to the property lines, unit, and adjacent dwelling units must be provided for decks, patios, walls, storage sheds, fences, recreation equipment, major landscape changes that require approval, and structural additions to the home.

Attachment: SKMBT_C45214052014010 (1862 : 14721 Alexandra's Keep Lane - Deck)

Alexandras Keep Homeowners Association Architectural Review Application

- d. Architectural Drawings and Landscape -- Detailed architectural drawings or plans must be provided for decks, storage sheds, and structural additions to the home and major landscape improvements that would change the topography of the lot or landscape plan originally provided by the builder.
- e. Photographs -- The inclusion of photographs is appropriate for exterior lighting fixtures, decorative objects and similar cosmetic additions to the unit or lot.
- f. Other Exhibits -- Other exhibits may be required in order to permit adequate evaluation of the proposed change. Homeowners are advised to seek guidance from the Architectural Control Committee or Managing Agent before submitting an application.

7. Notification of Adjacent Lot Owners

A homeowners submitting a design review application is required to provide notice of the application to all lot owners (other than builders) whose lots immediately abut the applicant's lot or are separated from the applicant's lot by a street or common area and for whom the proposed improvement will be visible from the adjacent lots.

Proof of notice is required through the signing of the design review application by the adjacent lot owners.

Signatures and Address(es) of adjoining lot owners:

[Signature] - 14719 ALEXANDRAS KEEP LANE

[Signature] - 14723 ALEXANDRAS KEEP LANE

8. Estimated Starting Date of Construction (After Approval by the Architectural Review Board):

MAY 20, 2014

9. Estimated Completion Date: JUNE 20, 2014

10. Owner acknowledges that he/she is familiar with the design review requirements and procedures for the Preserve at Great Oak Homeowners Association.

11. Owner understands that the authority to perform an alteration granted by this application will automatically expire if the work is not commenced within one-hundred eighty (180) days following approval and work completed within three-hundred sixty (360) days of approval of other time frame authorized by the Architectural Review Board.

Owner's Signature and Date:

[Signature] 5.8.14

[Signature] 5/8/14

Alexandras Keep Homeowners Association Architectural Review Application

Approved w/ applicable permits

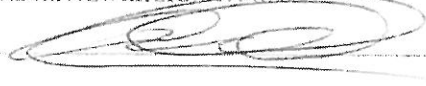
Disapproved _____

Additional Information needed to process application: _____

Comments or restrictions: _____

Approval for any project by the Association does not in any way imply waiver or approval of Fairfax County requirements. Newgate residents must comply with all Fairfax County Requirements. Thank you for helping to keep our community beautiful!

ARB REVIEWER SIGNATURES

Date 5/14/14 
Date _____
Date _____

Notes

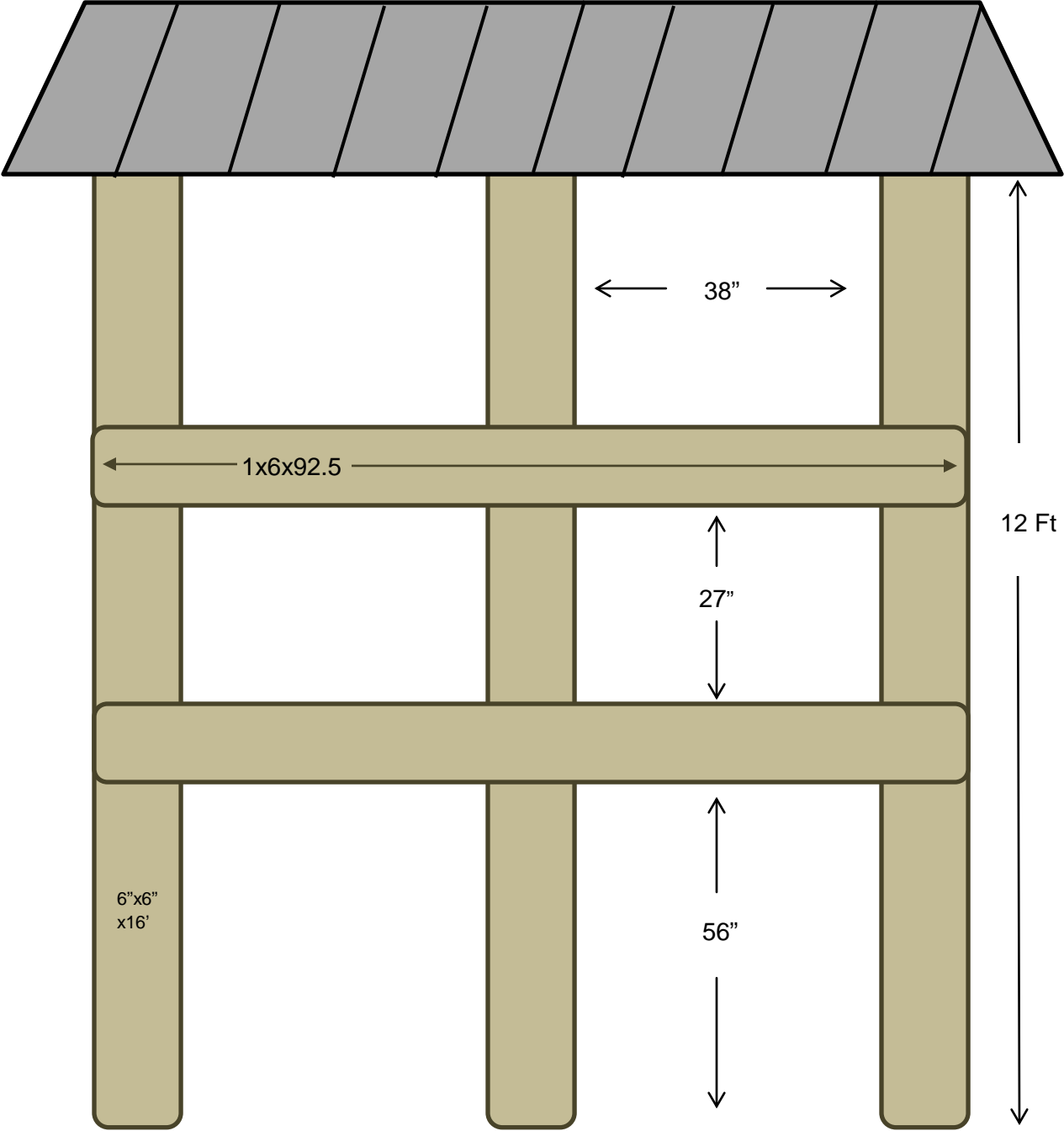
1. Nothing contained herein shall be construed to represent that alterations to lots or buildings in accordance with these plans shall not violate any of the existing provisions of local building and zoning codes. Further, nothing contained herein shall be construed as a waiver or modification of any restrictions.
2. When required, building permits shall be obtained prior to start of any construction. Nothing contained herein shall be construed as a waiver or permit requirements.
3. Owner understands and agrees that no work on this request will commence until written approval has been obtained from the Architectural Review Board.
4. Owner further understands and agrees that any exterior alterations undertaken before written approval is obtained are not permitted and that the owner may be required to restore the property to its former condition at the owner's expense if such alterations are made and subsequently disapproved in whole or in part. Further, owner understands that any legal expense associated therewith will be the responsibility of the owner.
5. Owner agrees to give the Architectural Review Board and/or Managing Agent, express permission to enter on the owner's property at a reasonable time to inspect the proposed project in progress, and the completed project.
6. Owner understands that any approval is contingent upon the completion of alterations in a workmanlike manner and in accordance with the approved plan and specifications for alterations.



TO: Architectural Review Board
SUBJECT: Town Organization Sign
DATE: 05/21/14

ATTACHMENTS:

- Haymarket_Sign_Diagram (PDF)
- ARB Questions Regarding Sign (PDF)



Attachment: Haymarket_Sign_Diagram (1863 : Town Organization Sign)

From: Colt Bradley [<mailto:colt1@rcn.com>]
Sent: Monday, May 05, 2014 9:31 PM
To: Katherine Harnest; Katherine Harnest
Cc: Jennifer Preli; 'Kipp Bradley'; 'Abbie Bradley'
Subject: Questions on sign

Dear Mrs. Harnest

Here are the answers to the questions from the last ARB Meeting:

Any base? Based on fundraising concerns, I have not planned to build a base.

Permanence? I plan on this being a permanent structure to last for a long time.

Concrete? Yes, the frame will be anchored with concrete.

Color/stain? If the town wishes the sign to be colored or stained I will be happy to do so.

Type of wood? Pressure-treated lumber.

Ongoing maintenance? I can't obligate the troop to perform ongoing maintenance, but I'm sure the Scout Master will be willing to make a service project to fix the sign when needed.?

Height of the roof? 18 inches.

I plan on attending the May 21st ARB meeting to answer any additional questions you may have.

Very Respectfully
Colt Bradley
Life Scout, Troop Guide
Troop 924
703-349-3441



TO: Architectural Review Board
SUBJECT: ARB Task List
DATE: 05/21/14

Update of the ARB task list.

ATTACHMENTS:

- ARB Tasking 201405 (PDF)

May ARB Tasking Status

Task Description	Owner	Date Started	Status	Chronologic Detail
Welcome Signs at Town entrance	Luersen	Aug. 2012	Open	<p>???? – Task Created</p> <p>Aug. 2012 – Tabled ‘til next meeting</p> <p>Sep. 2012 – Board to review other towns signs via internet and prepare for Oct. 2012 concept discussion.</p> <p>Oct. 2012 – Concept Created. Ken to create formal ARB request package for town council. ARB review set for Nov. 2012. Packet submission to town council set for Dec. 2012 town meeting</p> <p>Nov. 2012 – ARB requested that town properties be included in package. ARB moved to submit document to Town council at the December TC meeting after changes are made.</p> <p>Dec. 2012 – Task tabled for the holidays</p> <p>Jan. 2013 – Town Council approved the concept and requested ARB to move forward with sign designs and costing. Next step. Get VDOT correspondence started and a list of road sign manufacturers.</p> <p>Feb. 2013 – Got feedback from VDOT to what concepts are possible and procedures to apply for right of way use. Also got POC’s for PWC’s sign designer/builder. Asked Marchant to contact Leesburg to request cost for their stone sign structure on 15 at the south entrance.</p> <p>Mar. 2013 – Luersen will be meeting with Bud Craiger, PWC sign designer, on March 22 to discuss fabrication costs. Marchant to initiate Leeseburg costs for Stone sign and landscaping costs for their sign at the south Rt15 entrance.</p> <p>Apr. 2013 – Bud Craiger to develop sign design/costs/time frame packet to ARB. No delivery date was set. Luersen to keep communications with Bud to determine a delivery date for the packet. Marchant talking with Leesburg and will be getting the RFP quotes for us to use as reference costs.</p>

Attachment: ARB Tasking 201405 (1857 : ARB Task List)

May ARB Tasking Status

Task Description	Owner	Date Started	Status	Chronologic Detail
				<p>May 2013 – Got two drawings from Bud’s group. Comments requested during meeting</p> <p>June 2013 – Luersen to reach out to Bud Craiger to reignite progress</p> <p>July 2013 – No change</p> <p>Aug. 2013 – Luersen reached out to Bud Craiger to start back up after Summer Vacation</p> <p>Sep. 2013 – Bud said review sign types and we can meet again to develop costing figures.</p> <p>Oct. 2013 – Luersen to meet with Jenifer to get sign count for Town owned buildings and give Bud Craiger details to make up the build plan.</p> <p>Nov. 2013 – Luersen met with Jenifer and determined that only the Museum needed to be updated. Luersen working with Craiger to use the new town Logo. Craiger waiting to receive the Logo from Luersen.</p> <p>Dec. 2013 – No Change. Luersen still to follow up.</p> <p>Jan. 2014 – No Change. Luersen still to follow up.</p> <p>Feb. 2014 – No Change. Luersen still to follow up.</p> <p>Mar. 2014 – No Change. Luersen still to follow up.</p> <p>Apr. 2014 – No Change. Luersen still to follow up.</p> <p>May 2014 – No Change. Luersen still to follow up.</p>
Commercial Fencing	Marchant and ARB staff	December 2014	On Hold	<p>Jan. 2014 – A COA for a commercial Fence, led to the discussion that commercial fences are not addressed in the ARB Guidelines. With the changes of the Historic district overlay, and comp-plan review, the ARB Guidelines will need to be updated. To that note, it was determined to begin outlining acceptable commercial fencing to include with the guideline changes.</p>

Attachment: ARB Tasking 201405 (1857 : ARB Task List)

May ARB Tasking Status

Task Description	Owner	Date Started	Status	Chronologic Detail
				May 2014 – On hold until Historic Distric overlayis determined, requiring Guideline changes..

Attachment: ARB Tasking 201405 (1857 : ARB Task List)