CITY OF CHARLES TOWN
HISTORIC LANDMARKS COMMISSION
AGENDA • JUNE 10, 2024

Commission/Board Meeting **CITY HALL** **7:00 PM**

101 E Washington Street, Charles Town, WV 25414

1. CALL TO ORDER

2. APPROVAL OF MINUTES

2.1 : Draft May 13, 2024 Minutes
5.13.24 HLC MINUTES_DRAFT.pdf

3. UNFINISHED BUSINESS

4. NEW BUSINESS

4.1 : **Public Hearing**: *COA 2024-13* - 206 W. Washington St. - Sign Permit
1. Staff Report.pdf
2. Application.pdf

4.2 : **Public Hearing**: *COA2024-14* - 400 E. Liberty St. - Exterior Alterations
1. Staff Report.pdf
2._Application.pdf
3._Existing_Conditions.pdf
4._Proposed_Changes.pdf
5._Demo_details.pdf

4.3 : *Commission Review* - Augustine Avenue Trail Phase 2
1. Staff Report.pdf
2. State Mandate.pdf
3. Augustine Avenue Phase 2 Plans.pdf

5. ADJOURNMENT

6. NOTICE: The Public May View the Meeting Live by Clicking on the Event Link at:

https://www.charlestownwv.us/government/agendas-and-minutes/

Historic Landmarks Commission
101 East Washington Street
Charles Town, WV 25414

SCHEDULED

Meeting: 06/10/24
Department: Historic Landmarks Commission
Category: Report
Initiator:

AGENDA ITEM (ID #)

Draft May 13, 2024 Minutes

ATTACHMENTS:

- 5.13.24 HLC MINUTES_DRAFT.pdf

CITY OF CHARLES TOWN
HISTORIC LANDMARKS COMMISSION
MINUTES • MAY 13, 2024

Committee Meeting **CITY HALL** **7:00 PM**
101 E Washington Street, Charles Town, WV 25414

1. CALL TO ORDER

Present: Nick Zaglifa, Chair
Amanda Updike
Diane Drake
Randy Hilton

Anthony Troxel - Absent

James Newman, Zoning Administrator
Kimberly Crosson, Permit Technician – Virtual

2. APPROVAL OF MINUTES

2:1 Approval of Minutes – Draft Minutes of April 8, 2024 subject to the following: correct spelling of "roof" in section 4:1.

RESULT:	**Approved Unanimous**
AYES:	Zaglifa, Updike, Drake, Hilton

3. UNFINISHED BUSINESS

4. NEW BUSINESS

4:1 COA2024-09 – Sign request at 130 W. Washington St

Staff Presentation

Motion to open public hearing

RESULT:	**Approved**
MOVER:	Drake
SECONDER:	Hilton
AYES:	Updike, Drake, Hilton, Zaglifa

No Public Comment

Motion to close public hearing

RESULT:	**Approved**

DRAFT

MOVER:	Updike
SECONDER:	Drake
AYES:	Updike, Drake, Hilton, Zaglifa

Motion to approve COA2024-09 – Sign request at 130 W Washington St

RESULT:	**Approved**
MOVER:	Updike
SECONDER:	Drake
AYES:	Updike, Drake, Hilton, Zaglifa

4:2 COA2024-11 – Exterior modifications request at 304 E Congress St

Staff Presentation

Motion to open public hearing

RESULT:	**Approved**
MOVER:	Drake
SECONDER:	Updike
AYES:	Updike, Drake, Hilton, Zaglifa

No public comment.

Carolyn Vinyard, Applicant – Spoke about windows on the front of the house which are not usable. Brother already paid half of total due for project, and the other half is to paid when installation occurs. This was all done prior to the submission of the COA application.

Motion to close public hearing

RESULT:	**Approved**
MOVER:	Drake
SECONDER:	Hilton
AYES:	Updike, Drake, Hilton, Zaglifa

HLC Discussion – Discussion regarding the windows, the front windows are original to the home. Spoke to Applicant regarding details of the proposed windows, discussed motion and requirements.

Motion to approve COA2024-11 – Exterior modifications request at 304 E Congress St

RESULT:	**Denied**
MOVER:	Updike
SECONDER:	Drake
NAYS:	Updike, Drake, Hilton, Zaglifa

4:3 COA2024-12 – Partial demolition request at 307 E Washington St

Staff Presentation

Hilton – What will happen to the house?

DRAFT

Applicant – Intend to turn it into a single-family home.

Motion to open public hearing

RESULT:	**Approved**
MOVER:	Updike
SECONDER:	Drake
AYES:	Updike, Drake, Hilton, Zaglifa

Doug Curtis, owner of 301 E. Washington Street – Wanted to verify that the proposed use is single family. Inquired about timeline on getting repairs completed and expressed he was glad to see that the applicant is cleaning up debris in the backyard.

Hilton – Property has been dilapidated since the 1980's. The structure was added onto in sections over the years.

Roxanne Sandoval, Applicant – We were originally unaware the property was in the Historic District. We thought about selling the property but decided to keep it and put in the effort to fix it up. We are looking to start work as soon as the permits are approved.

Drake – Spoke about the history of the house.

Zaglifa – The demo is only the first phase in your rehabilitation plans, what is the next phase?

German Cisneros, Applicant – We plan to apply for permits to repair and install new foundation as needed.

Motion to close public hearing

RESULT:	**Approved**
MOVER:	Drake
SECONDER:	Hilton
AYES:	Updike, Drake, Hilton, Zaglifa

Motion to approve COA2024-12 – Partial demolition request at 307 E Washington St

RESULT:	**Approved**
MOVER:	Updike
SECONDER:	Drake
AYES:	Updike, Drake, Hilton, Zaglifa

5. ADJOURNMENT

Motion to adjourn.

RESULT:	**Approved**
MOVER:	Drake
SECONDER:	Updike
AYES:	Updike, Drake, Hilton, Zaglifa

DRAFT

Adjourned at 7:59 pm.

DRAFT

Historic Landmarks Commission
101 East Washington Street
Charles Town, WV 25414

Meeting: 06/10/24
Department: Historic Landmarks Commission
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

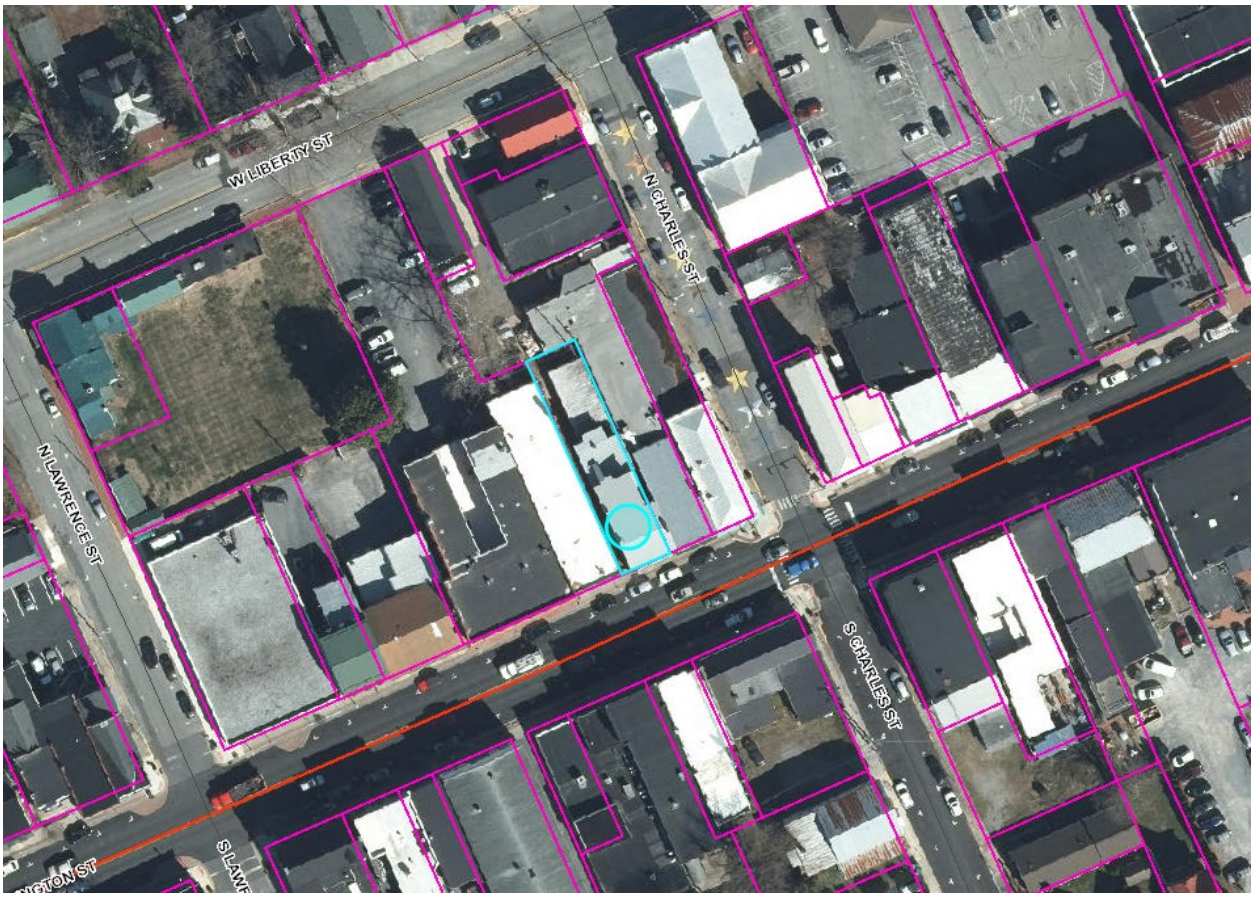
Public Hearing: *COA 2024-13* - 206 W. Washington St. - Sign Permit

ATTACHMENTS:

- 1. Staff Report.pdf
- 2. Application.pdf

Public Hearing – Certificate of Appropriateness
COA-2024-03

Date: For the June 10, 2024 Historic Landmarks Commission meeting
Applicant: DM Executive Properties
Property Owner: Evolution Properties
Report by: James Newman, City Planner, Zoning/Subdivision Administrator
Proposal: Certificate of Appropriateness for a wall-mounted sign
Address: 206 W. Washington Street
Zoning: Old Town Mixed Use Commercial



HISTORIC SURVEY BUILDING INFORMATION: Downtown Historic District.
Vernacular, Georgian-Federal influence, c. 1800. This stuccoed building is of timber framed construction. **Contributing.**

PROPOSAL
A request for a Certificate of Appropriateness to install a wall sign, placed over an entrance to the business.

PROPOSED SIGN LOCATION



MATERIAL: Sign body made of Aluminum Composite Materials-Brushed Aluminum, letters made of acrylic.

"ACM is made of aluminum and a small density plastic core material. Because of that, when compared to aluminum panel, or other metals, ACM has the same rigidity and thickness but is smaller and less hefty too." Source: https://lairdplastics.com/resources/what-is-aluminum-composite-material-acm-/

SIZE:
Height: 32 inches/ 2.6 ft.
Width: 120 inches/10 ft.
Depth of .5 inch.

ORDINANCE REQUIREMENTS

Wall sign regulations per Table 1324.06B:

1. *One per road frontage*
   This criteria is met.

2. *One (1) ft² per lineal foot of the individual tenant/business occupied building wall where the sign will be attached; Up to 64 ft².*
   Proposed sign area is 26 sq. ft. Per GIS, the building frontage is 30 ft. This criteria is met.

HISTORIC DISTRICT REQUIREMENTS

In general, painted wood or metal is the preferred background for a sign. Glossy materials that reflect glare and reduce legibility should be avoided, unless the material is appropriate to the façade.

The sign will not be lit, keeping in accordance with the signage guidelines.

STAFF RECOMMENDATION

Approval. The proposed sign meets zoning ordinance and design standard requirements.

COA Application No._____

CERTIFICATE OF APPROPRIATENESS APPLICATION

ZONING ORDINANCE SECTION 1322.13, HISTORIC OVERLAY DISTRICT
AND
ARTICLE 141 OF THE CHARLES TOWN CODIFIED ORDINANCE
AND
DESIGN REVIEW STANDARDS

All proposed activity must be approved by the Historic Landmarks Commission (HLC) via issuance of a Certificate of Appropriateness (COA).

Many of the activities for which a COA is required also requires building permit, which is a separate process from obtaining a COA.

If applying for the Façade Improvement Program, the "Addendum – Façade Improvement Program" will be required in addition to this application.

1. APPLICANT'S NAME DM Executive Properties

Address: 206 W. Washington St Charles Town WV 25414

Telephone Number: (304) 268-7588 Fax Number ( )

Email Address: donna.execprop@gmail.com

Relationship to Owner: ___Lessee ___Contractor ___Architect ___Consultant ____Other: (explain) Owner.

2. CURRENT PROPERTY OWNER'S NAME Donna Morrow / Evolution Properties

Address: 1033 Brucetown Rd Kearneysville WV 25430

Telephone Number: (304) 268-7588 Fax Number ( )

Email Address: donna.execprop@gmail.com

3. PHYSICAL ADDRESS: 201 W. Washington St Charles Town WV 25414.

Tax Map # and Parcel(s): 2 B 0021 0000 0000.

Zoning District: 03.

4. DESCRIPTION OF FORMER USE(S) OF THE PROPERTY

Office - Jackson Hewitt tax

5. DESCRIBE THE CURRENT OR PROPOSED USE OF THE SUBJECT PROPERTY

Real Estate office

6. TYPE OF WORK:

A. _____ Exterior alteration or repairs.

B. _____ New Construction: 1)____Primary Structure; 2)____Garage;
3)____New Addition; 4)✓____Other;

C. _____Demolition: 1)____Whole Structure; 2)____Part of Structure;

D. _____Relocation of Structure

7. EXTERIOR ALTERATION OR REPAIR

A. Check all that apply for which approval of the proposed activity is requested.

____Architectural feature (decorative ornamentation)	____Metal trim	____Iron fences
____Material changes (wood, brick, metal, etc.)	____Windows - replacement, removal, elimination or new opening	____New construction
____Roof – Change in shape/profile	____Shutters	____Additions or alterations
____Skylights or dormers	____Door and transoms	✓ Signs
____Masonry - cleaning, tuckpointing, removal of masonry or other changes to the masonry	____Cut stone steps	____Solar panels
____Removal of historic markings and paintings	____Security Features	____Mothballing
____Wood cornices and concealed box gutters	____Porch or deck	____Demolition
____Wood trim	____Awnings and canopies	

B. List and describe in detail all work to be done for each item checked. Include the following materials when appropriate:

1) Sketches, photographs, specifications, manufacturer's illustrations or other description of proposed changes to the building's exterior. Detailed drawings are required for major changes in architectural features.
2) If material changes are proposed, please provide a description of them. The architect's specifications or brochures may suffice; however, the Commission may request samples of new materials.

C. SIGNS:

1) See page 6 of this application for more information.
2) Signage activities are regulated under Article 1324 (Signs) and Section 1322.13 (Historic Overlay District) of the City of Charles Town's Zoning Ordinance and by extension the Design Review Standards. **All permitted sign sizes, location of placement and additional sign standards are regulated by Article 1324 and shall meet those standards.** The HLC role is to review the sign for appropriateness within the Historic Overlay District.

D. NEW CONSTRUCTION: Describe the nature of the proposed project. Include the following materials when appropriate:

1) Site plan with measured distances.
2) Elevation drawings of each façade and specifications which clearly show the exterior appearance of the project.
3) Samples or other description of materials to be used.
4) Drawings or other description of site improvements such as fences, sidewalks, lighting, pavement, decks, etc.

E. DEMOLITION OF STRUCTURE

1) Describe the structure's condition and reason for demolition.
2) Additional criteria is found in the Design Review Standards, including the need to prove economic hardship.
3) Describe the proposed reuse of the site, including drawings of any proposed new structure or landscaping.

F. RELOCATION OF STRUCTURE

1) Explain what will be moved, why, and proposed changes.
2) If a building will be moved into a district from outside, include photographs.
3) Include a site plan of the proposed location in the district and describe any site features which will be altered or may be disturbed, including foundations, walls, vegetation, etc.

G. MOTHBALLING OF STRUCTURE

1) Describe how the structure will be secured from unwanted entry.
2) Describe measures to be taken to keep the weather and pest out.
3) If the property owner will not be in the state of West Virginia, designate a local contact.
4) If any door(s) or window(s) are to be boarded up, they must be painted to look like a door or window or decals that look like door and window must be adhered to the boards on the window or door.
5) Additional criteria is found in the Design Review Standards, including the need to prove economic hardship.
6) Describe how the property will be maintained so as to not become a code violation, such yard maintenance.

DESCRIPTION OF THE PROPOSED ACTIVITY:

New Building Sign - Sign made of ACM - Brushed Aluminum, and letters are Acrylic.

Window ~~Sign~~ will be the round logo letters with phone numbers added.

CERTIFICATION

I certify that, to the best of my knowledge, the submitted information and statements are true and correct. I also certify that I have received and read Article 1324, Section 1322.12, of the Zoning Ordinance and relevant provisions of the Charles Town Design Review Standards pertaining to this application.

Signature of Applicant

Donna Marone Date 5/1/2024

Signature of Property Owner

Donna Marone Date 5/1/2024.

Please submit an original completed petition to the following:

Zoning Administrator
City of Charles Town
101 E. Washington Street
Charles Town, WV 25414

Signs – Additional Information

ESTIMATED COST OF SIGN(S) (Excluding Labor & Installation): $3000.00

SIGN CONTRACTOR: AMI Signs

Contractor License #: WV & City of Charles Town: N/A

TYPE OF SIGN

Type of Sign	Check One	Type of Sign	Check One
Free Standing		Suspended	
Building Mounted	✓	Awning	
Window Lettering	✓	Other (List)	

Where on the property or building will the sign(s) be located?

SIGN MATERIAL: Above Awning

SIGN DIMENSIONS:

Height	Width	Depth
32 inches	120 inches	1/2 inch

WILL SIGN(S) BE LIGHTED? If yes, list the type of lighting to be used: NO.

PLEASE PROVIDE PROOF OF INSURANCE (In case of sign damage) Insurance Company:

PROVIDE AN ILLUSTRATION OR PHOTOGRAPH OF THE PROPOSED SIGN(S)

FOR CITY USE ONLY

Application Number:_____ Date Application Received:_____

Zoning District: _____

Fee: $_____ Paid: $_____ Check No._____

Receipt No._____

Zoning Administrator Approval:_____ Date:_____

Historic Landmarks Commission Approval:_____Date:_____

Comments:_____

_____

_____

_____

_____

_____



DARK purple & Black letters

large Rt. side window.

Window Graphic w/ phone numbers Added.



Historic Landmarks Commission
101 East Washington Street
Charles Town, WV 25414

Meeting: 06/10/24
Department: Historic Landmarks Commission
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

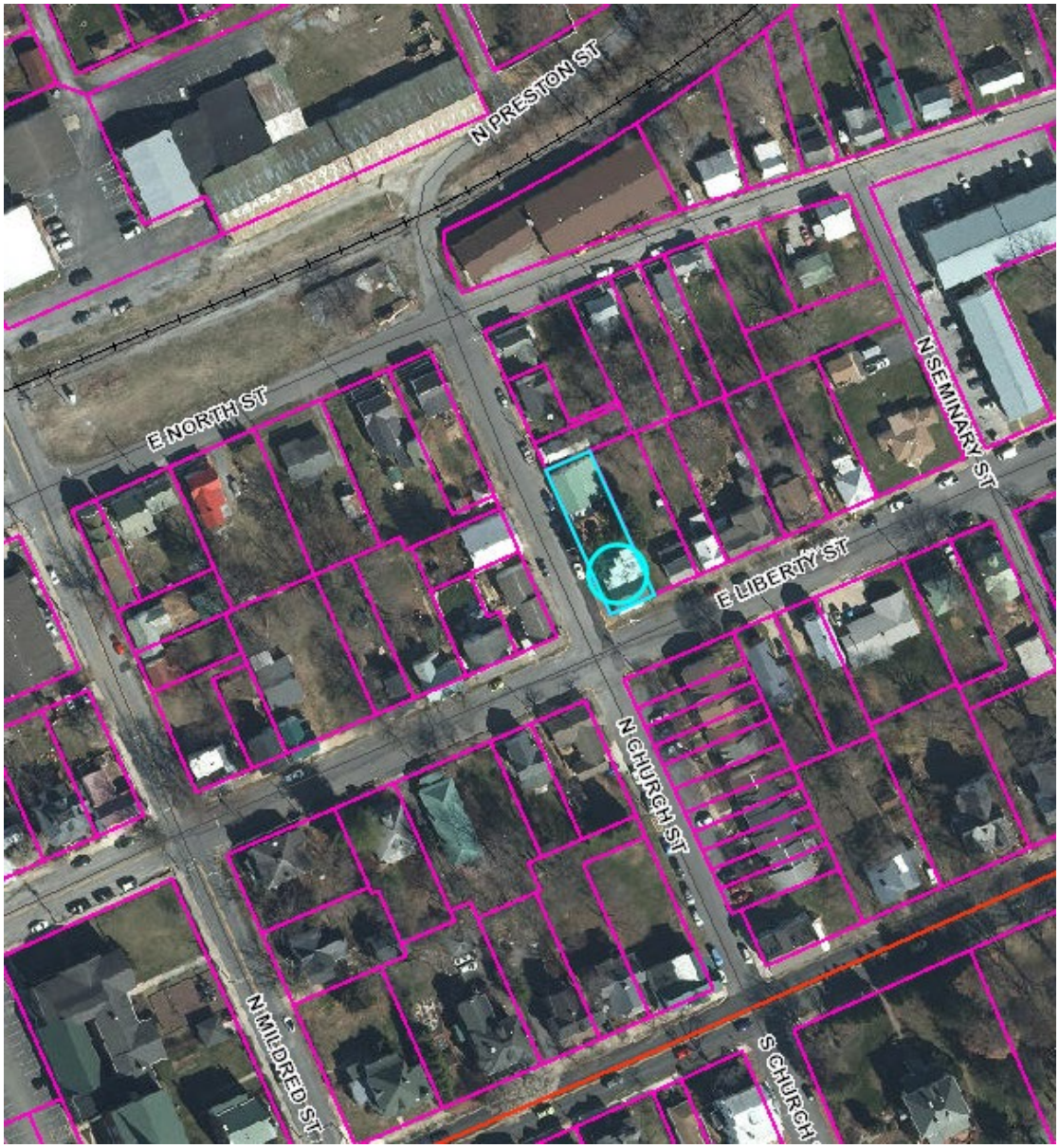
Public Hearing: *COA2024-14* - 400 E. Liberty St. - Exterior Alterations

ATTACHMENTS:

- 1. Staff Report.pdf
- 2._Application.pdf
- 3._Existing_Conditions.pdf
- 4._Proposed_Changes.pdf
- 5._Demo_details.pdf

Public Hearing – Certificate of Appropriateness
COA-2024-14

Date: For the June 10, 2024, Historic Landmarks Commission meeting
Applicant: Jenkins Restoration
Property Owner: HASLE JAMES & AUDREY
Report by: James Newman, City Planner, Zoning/Subdivision Administrator
Proposal: Certificate of Appropriateness for exterior alterations
Property Location: 400 E. Liberty St, TD: 03 / Map: 2 / Pcl: 226
Current Zoning: Old Town Residential (OT-R)



<u>HISTORIC SURVEY BUILDING INFORMATION</u>: Downtown Charles Town Historic District. Vernacular, late 19th century. Two story, three bay, stuccoed house, possible log construction. **Contributing**

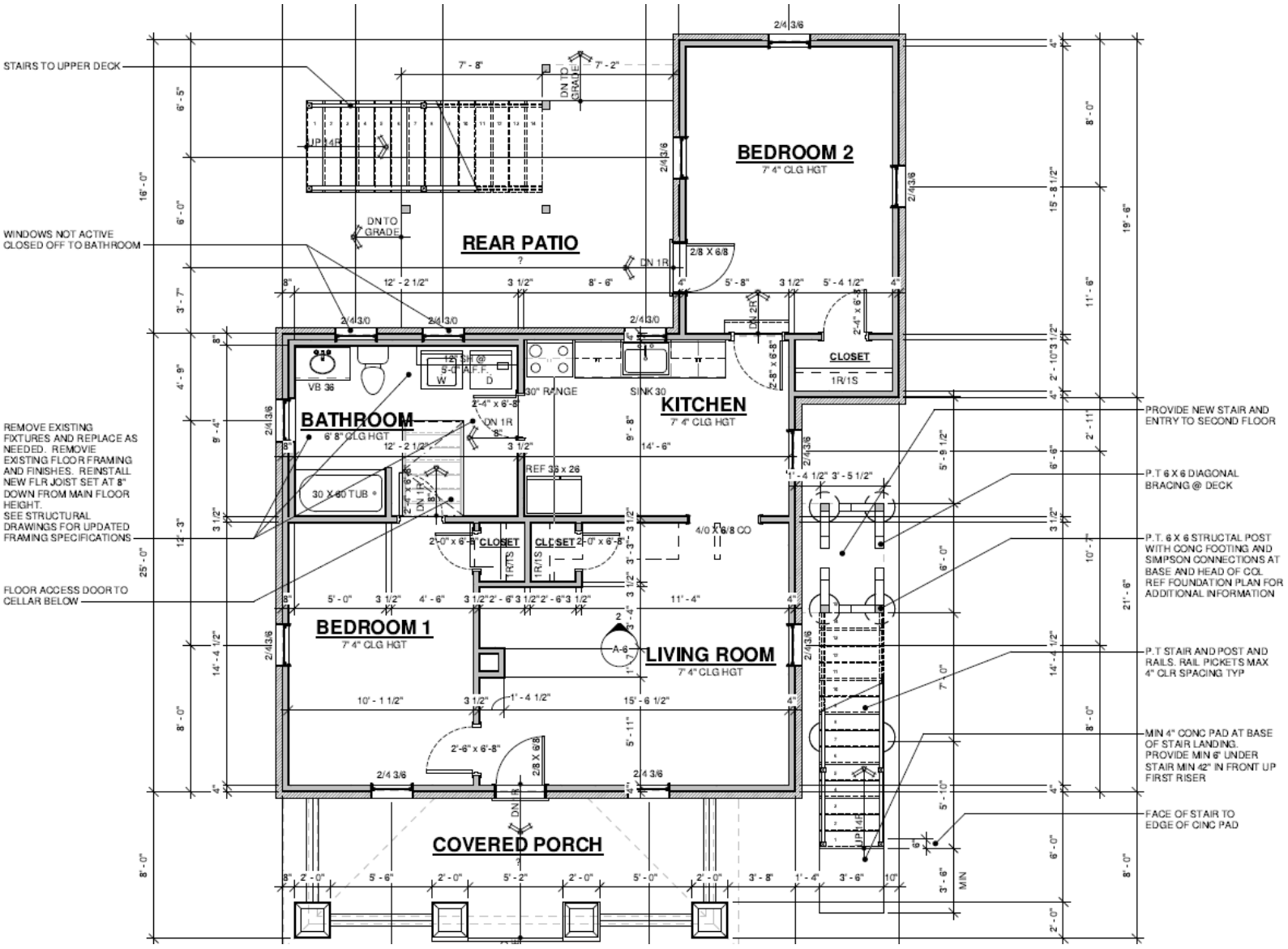
PROPOSAL

1. Demolish first floor bathroom walls, install new to-Code foundation to better support the structure, and then build new walls in the same place.

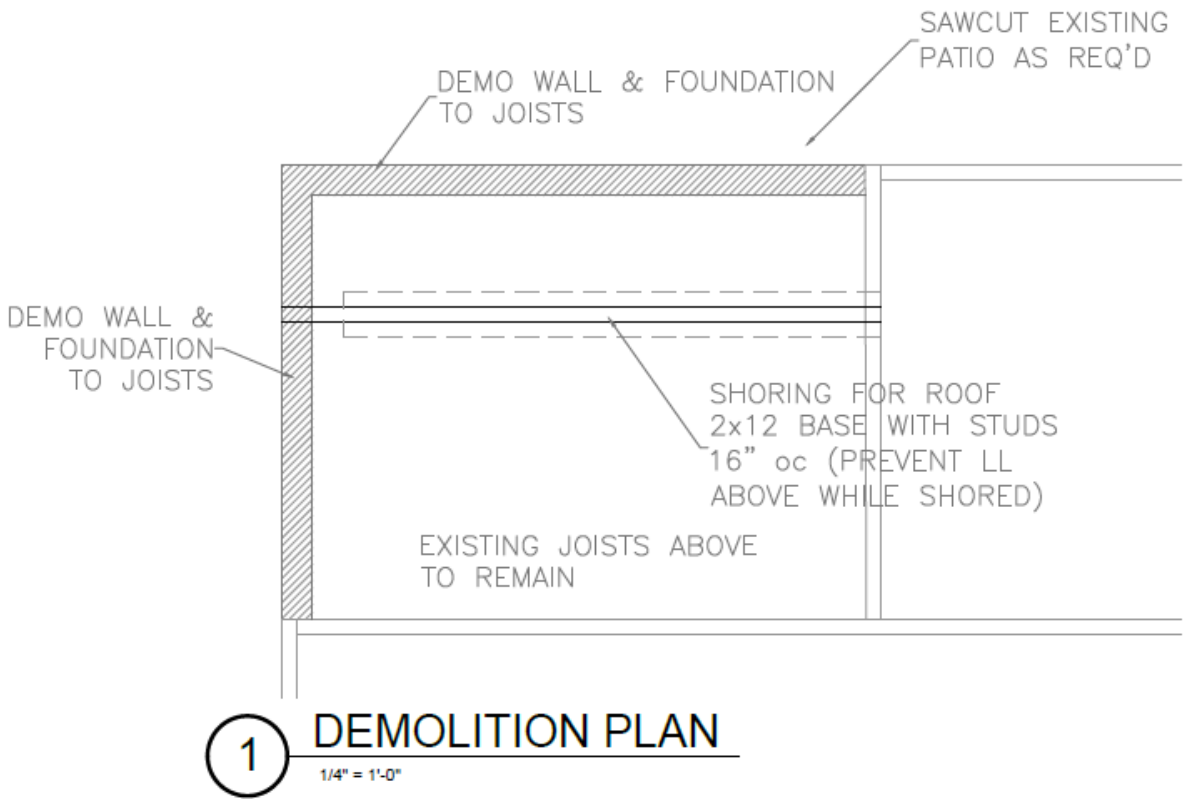
2. Place a concrete pad at the base of the exterior stair landing which leads to the 2nd floor deck and landing.

3. Provide new exterior stairs and landing to the second floor, along with new decking and safety rails.

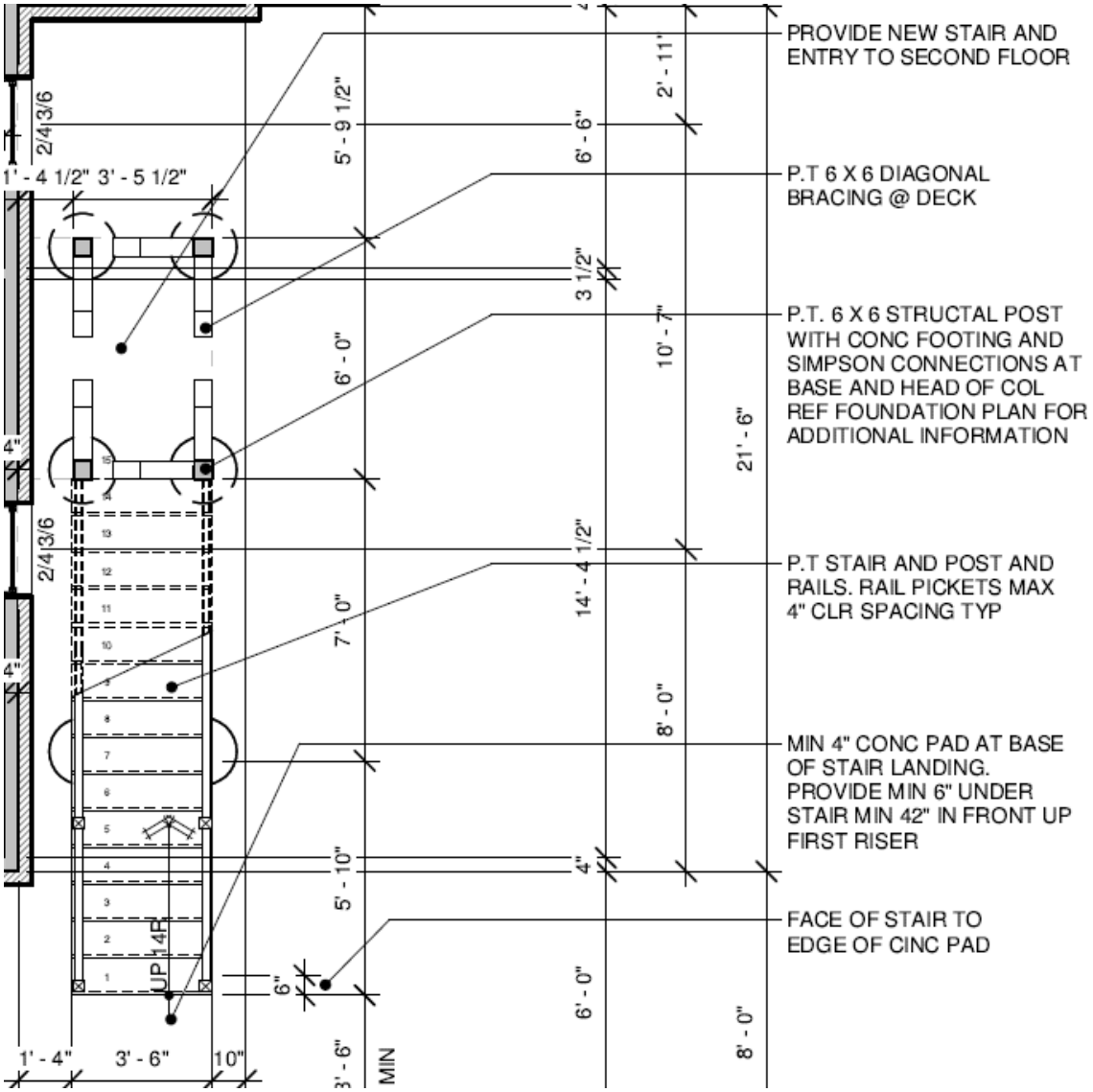
4. New second floor 36" wide door for ingress/egress.



DEMO AND REPLACEMENT PLAN - FIRST FLOOR BATHROOM EXTERIOR WALLS



NEW CONSTRUCTION – EXTERIOR STAIRS TO SECOND FLOOR



EXISTING STRUCTURE – Staff Pictures of June 6, 2024

Right/east wall where stairs are to be placed and exterior door added onto second floor.



Views of rear of structure where walls are to be demolished and replaced.





HISTORIC DISTRICT REQUIREMENTS

From page 55 of the Design Review Standards:

> *Demolition is forever. Once a building is gone it takes away another piece of the City's character. Demolition of a historic building or resource that has most of its original design and features should be an action of last resort.*

Review Criteria

1. *Whether or not the structure is of such old or distinctive design, texture, or scarce materials that it could not be reproduced or could be reproduced only with great difficulty and expense and, whether or not the structure is one of only a few remaining of that style or is particularly unique in its character.*

   The proposed demolition is for an exterior stair-case and two exterior walls. Both the staircase and the walls will be replaced in-kind. The proposed demolitions are to enhance the stability and safety of the structure by installing modern elements which meet current building code requirements.

2. *Whether or not the proposed demolition may adversely affect other historic buildings or the character of the historic district.*

   The proposed demolition will not affect other structures or the character of the district.

3. *The reason for demolishing the structure and whether or not alternatives exist.*

   The structure has been modified with in the past without permits. Not all work was done according to Code, and not all tenants have treated the building in a safe manner, with interior additions and demolitions committed without permits.

   The proposed demolition will strengthen the foundations of the building and provide a safe means on ingress/egress to the second floor.

4. *Whether or not there has been a professional economic and structural feasibility study for rehabilitating or reusing the structure and if so, whether or not its findings support the proposed demolition.*

   None has been provided to City Staff.

5. *Whether or not the structure is so significantly altered, so as to have irretrievably "lost" it's architectural and historical integrity. The fact that two significant historical styles may exist within a structure will not, in itself, constitute loss of architectural and historical integrity for the purposes of this paragraph.*

The house is described as "*Vernacular, late 19th century. Two story, three bay, stuccoed house, possible log construction.* ***Contributing.***" The proposed changes will not impact the majority of structure, and are in-kind replacements or structural improvements.

NEW CONSTRUCTION – EXTERIOR STAIRS, WINDOW REPLACEMENT WITH DOOR

1. **Window replacement with door**
   The applicant seeks to remove a window on the second floor and replace it with a 3ft wide door leading to an exterior landing and stairs.

   Per the design guidelines: "*The CTHLC generally will not approve creation of new window openings, enlargement of historical window openings or eliminating existing historical window openings. Any such request shall require extensive documentation, including architectural renderings and explaining why such elimination, enlargement or new opening is needed. The onus will be on the applicant to detail the need.*"

   The stairs will provide an second means of ingress/egress beyond the existing stairs in the rear of the house. The proposed door and stairs provides a quicker route of egress form the 2nd floor bedroom in event of a fire or other disaster.



2. **New Stairs**

The proposed stairs will lead from the ground level to the second floor and proposed new doorway. They will have a width of 3 ft. 6 in. The proposed stairs will look like the rendering below:



The Design Guidelines state:

Porches/decks should not mimic an architectural style not found on the structure or in the districts. Porches are very common on many of the architectural styles found in the Historic Districts.

…

-Design and materials should coordinate with those of the structure and decks should have a design similar to the detailing on the building. Simple structures call for simple decks.

…

-Railings should coordinate with the features of the new porch/deck and the existing structure in details, materials, scale and texture.

-Railings should be of similar material to the porch/deck. Wood is preferred.

CONCLUSION

The applicant is proposing to remove and replace exterior walls to enhance structural stability, and to add stairs and a door to second floor to allow for improved ingress/egress for access and safety.

STAFF RECOMMENDATION
Approval.

The Commission may approve, approve with conditions, deny, or table action on the request.

DocuSign Envelope ID: 1E4CC835-C82B-487A-B3D7-1A1CBED076BE

COA Application No._____

CERTIFICATE OF APPROPRIATENESS APPLICATION

ZONING ORDINANCE SECTION 1322.13, HISTORIC OVERLAY DISTRICT
AND
ARTICLE 141 OF THE CHARLES TOWN CODIFIED ORDINANCE
AND
DESIGN REVIEW STANDARDS

All proposed activity must be approved by the Historic Landmarks Commission (HLC) via issuance of a Certificate of Appropriateness (COA).

Many of the activities for which a COA is required also requires building permit, which is a separate process from obtaining a COA.

If applying for the Façade Improvement Program, the "Addendum – Façade Improvement Program" will be required in addition to this application.

1. DATE May 13, , 2024
2. APPLICANT'S NAME* Rich Shecton / Jenkins Restorations
   Address: 3750 Centerview Rd, Chantilly, VA 20151
   Telephone Number: (571) 538-2946 Fax Number ( )
   Email Address: rshelton@jenkinsrestorations.com
   Relationship to Owner: ___Lessee ✓Contractor ___Architect ___Consultant ____Other: (explain)_____
3. PROPERTY OWNER'S NAME Jim + Audrey Hasle
   Address: 291 Ball Ct. Purcellville, VA 20132
   Telephone Number: (907) 229-4012 Fax Number ( )
   Email Address: jhasle907@gmail.com

*Applicants include: Property owner(s), Engineer(s), Surveyor(s), or Consultant(s)

DocuSign Envelope ID: 1E4CC835-C82B-487A-B3D7-1A1CBED076BE

4. LEGAL DESCRIPTION OF THE SUBJECT PROPERTY (List all parcels that apply)

Property Address: 400 E. Liberty St. Charlestown, W.V.

Tax Map # and Parcel(s): 0002 + 0226

Deed Book and Page #: _____

Zoning District: OTR

5. DESCRIPTION OF FORMER USE(S) OF THE PROPERTY

Duplex

6. DESCRIBE THE CURRENT OR PROPOSED USE OF THE SUBJECT PROPERTY

Duplex

7. TYPE OF WORK:

A. ✓ Exterior alteration or repairs.

B. _____ New Construction: 1)____Primary Structure; 2)____Garage; 3)____New Addition; 4)____Other;

C. ✓ Demolition: 1)____Whole Structure; 2)✓ Part of Structure;

D. _____Relocation of Structure

8. EXTERIOR ALTERATION OR REPAIR

A. Check all that apply for which approval of the proposed activity is requested:

DocuSign Envelope ID: 1E4CC835-C82B-487A-B3D7-1A1CBED076BE

____Architectural feature (decorative ornamentation)	____Metal trim	____Iron fences
✓Material changes (wood, brick, metal, etc.)	____Windows - replacement, removal, elimination or new opening	____New construction
____Roof – Change in shape/profile	____Shutters	✓Additions or alterations
____Skylights or dormers	____Door and transoms	____Signs
____Masonry - cleaning, tuckpointing, removal of masonry or other changes to the masonry	____Cut stone steps	____Solar panels
____Removal of historic markings and paintings	____Security Features	____Mothballing
____Wood cornices and concealed box gutters	____Porch or deck	____Demolition
____Wood trim	____Awnings and canopies	

B. List and describe in detail all work to be done for each item checked. Include the following materials when appropriate:

1) Sketches, photographs, specifications, manufacturer's illustrations or other description of proposed changes to the building's exterior. Detailed drawings are required for major changes in architectural features.
2) If material changes are proposed, please provide a description of them. The architect's specifications or brochures may suffice; however, the Commission may request samples of new materials.

C. SIGNS:

1) See page 6 of this application for more information.
2) Signage activities are regulated under Article 1324 (Signs) and Section 1322.13 (Historic Overlay District) of the City of Charles Town's Zoning Ordinance and by extension the Design Review Standards. **All permitted sign sizes, location of placement and additional sign standards are regulated by Article 1324 and shall meet those standards.** The HLC role is to review the sign for appropriateness within the Historic Overlay District.

D. NEW CONSTRUCTION: Describe the nature of the proposed project. Include the following materials when appropriate:

1) Site plan with measured distances.
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4) Drawings or other description of site improvements such as fences, sidewalks, lighting, pavement, decks, etc.

DocuSign Envelope ID: 1E4CC835-C82B-487A-B3D7-1A1CBED076BE

E. DEMOLITION OF STRUCTURE

1) Describe the structure's condition and reason for demolition.
2) Additional criteria is found in the Design Review Standards, including the need to prove economic hardship.
3) Describe the proposed reuse of the site, including drawings of any proposed new structure or landscaping.

F. RELOCATION OF STRUCTURE

1) Explain what will be moved, why, and proposed changes.
2) If a building will be moved into a district from outside, include photographs.
3) Include a site plan of the proposed location in the district and describe any site features which will be altered or may be disturbed, including foundations, walls, vegetation, etc.

G. MOTHBALLING OF STRUCTURE

1) Describe how the structure will be secured from unwanted entry.
2) Describe measures to be taken to keep the weather and pest out.
3) If the property owner will not be in the state of West Virginia, designate a local contact.
4) If any door(s) or window(s) are to be boarded up, they must be painted to look like a door or window or decals that look like door and window must be adhered to the boards on the window or door.
5) Additional criteria is found in the Design Review Standards, including the need to prove economic hardship.
6) Describe how the property will be maintained so as to not become a code violation, such yard maintenance.

DESCRIPTION OF THE PROPOSED ACTIVITY:

Support 2nd Level And Demolish 2 Exterior Approx 23 LF. Install Concrete Footer + Block Foundation. Infill Same Two Walls In Same Location. Exterior Finish To Be Lap Siding or Exterior Bead Board. Install Treated Stairs + Landing to opposite Side of the House + Change Double Hung Window to 36" Exterior Door For Entrance to upper Dwelling.

DocuSign Envelope ID: 1E4CC835-C82B-487A-B3D7-1A1CBED076BE

APPLICANT CERTIFICATION

I certify that, to the best of my knowledge, the submitted information and statements are true and correct. I also certify that I have read the relevant provisions of the Charles Town Design Review Standards pertaining to this application, Section 1322.13, of the Zoning Ordinance and for a sign request, Article 1324 of the Zoning Ordinance.

Signature of Applicant _____ Date 5/13/24

Signature of Property Owner(s) (If different than Applicant)

DocuSigned by:
_____
1E5A214FB0A4499... Date 5/13/2024 | 8:47 AM EDT

Please submit an original completed petition to the following:

Zoning Administrator
City of Charles Town
101 E. Washington Street
Charles Town, WV 25414

DocuSign Envelope ID: 1E4CC835-C82B-487A-B3D7-1A1CBED076BE

Signs – Additional Information

ESTIMATED COST OF SIGN(S) (Excluding Labor & Installation):

SIGN CONTRACTOR:

Contractor License #: WV & City of Charles Town:

TYPE OF SIGN

Type of Sign	Check One	Type of Sign	Check One
Free Standing		Suspended	
Building Mounted		Awning	
Window Lettering		Other (List)	

Where on the property or building will the sign(s) be located?

SIGN MATERIAL:

SIGN DIMENSIONS:

Height	Width	Depth

WILL SIGN(S) BE LIGHTED? If yes, list the type of lighting to be used:

PLEASE PROVIDE PROOF OF INSURANCE (In case of sign damage) Insurance Company:

PROVIDE AN ILLUSTRATION OR PHOTOGRAPH OF THE PROPOSED SIGN(S)

DocuSign Envelope ID: 1E4CC835-C82B-487A-B3D7-1A1CBED076BE

FOR CITY USE ONLY

Application Number:_____ Date Application Received:_____

Zoning District: _____

Fee: $_____ Paid: $_____ Check No._____

Receipt No._____

Zoning Administrator Approval:_____ Date:_____

Historic Landmarks Commission Approval:_____Date:_____

Comments:_____

HASLE RESIDENCE

12/18/2023 8:26:56 AM

BUILDER

JENKINS RESTORATION
3750 CENTREVIEW DR
CHANTILLY, VIRGINIA 20151
CELLI: (571)352-1829
CONTACT: MIKE SAUER
EMAIL: rsauer@jenkinsrestorations.com

PROJECT LOCATION

HASLE RESIDENCE
400 E LIBERTY STREET
CHARLES TOWN, WVA 25414
CONTACT:
CELL:
EMAIL:

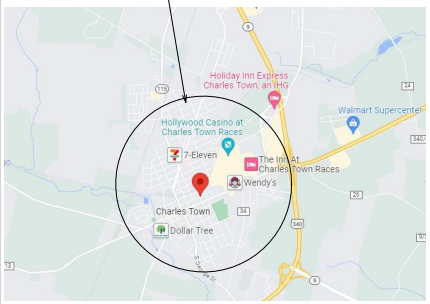
ARCHITECT OF RECORD

MW ARCHITECTS LLC
761C MONROE STREET, SUITE 201
HERNDON, VA 20170
MICHAEL WIJDOOGEN, AIA
PHONE: (833) 819.9461
EMAIL: michaelw@mwarchitects.com

SQUARE FOOTAGE

PROJECT LOCATION

PROJECT LOCATION



BUILDING CODE - SCOPE OF WORK

GOVERNING CODE- IRC 2018
USE GROUP- R-3
CONSTRUCTION TYPE- VB

JEFFERSON COUNTY, WEST VIRGINIA

EXISTING TWO STORY DUPLEX RENOVATION AND PROVIDE PERMIT DOCUMENTATION TO CONVERT EXISTING STRUCTURE TO TWO RESIDENTIAL RENTAL UNITS

ISSUED TO CLIENT FOR PERMIT
12/18/2023

DRAWING INDEX

SHEET NUM.	SHEET TITLE
A-1	COVER SHEET
A-2	GEN NOTES AND ABBREVAITIONS
A-3	BASEMENT PLAN - EXISTING
A-5	FIRST FLOOR PLAN - EXISTING
A-6	SECOND FLOOR PLAN - EXISTING
A-7	ROOF PLAN - EXISTING
A-10	FRONT AND LEFT SIDE ELEVATIONS
A-11	REAR AND RIGHT SIDE ELEVATIONS
A-14	BUILDING SECTION

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Herndon, VA 20170
(833)-819-9461
www.mwarchitects.com

HASLE RESIDENCE
400 E LIBERTY STREET
CHARLESTOWN, WVA 25414

PROJECT NUMBER: 23.192
DATE:
DRAWN BY: MAC
CHECKED BY: MSW

REVISIONS:

SEAL:

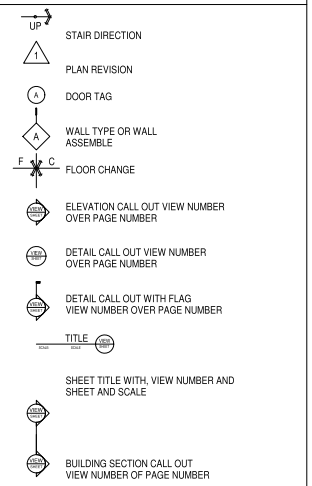
Michael Wijdoogen
STATE OF VIRGINIA
MICHAEL WIJDOOGEN
No. 3974
REGISTERED ARCHITECT

SCALE:
SHEET TITLE: COVER SHEET
SHEET NUMBER: A-1

ABBREVATIONS

#	NUMBER
@	AT
ABV.	ABOVE
ACC.	ACCESS
	ACC.PNL
	ACCESS PANEL
ACOUS.	ACOUSTICAL
ADJ.	ADJUSTABLE
AFF.	ABOVE FINISHED FLOOR
AL.	ALUMINUM
APPROX	APPROXIMATE
ATT.	ATTACHED
BD.	BOARD
B.F.	BI FOLD DOOR
BLDG.	BUILDING
BLK.	BLOCKING.
BM.	BM. BEAM
BOT.	BOTTOM
BP.	BEAM POCKET
BRG.	BEARING
BSMT.	BASEMENT
C.O.	CASED OPENING
C.T.	CERAMIC TILE
CAB.	CABINET
CEM.	CEMENT
CER.	CERAMIC
CPT.	CARPET
CLG.	CEILING
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONT.	CONTINUOUS
CRS.	COURSE
CSMT.	CASEMENT
D.	DRYER
D.B.	DRAWER BASE
D.H.	DOUBLE HUNG
DECOR.	DECORATIVE
DES.	DESIGNED
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
DS.	DOWNSPOT
DW.	DISHWASHER
DWG.	DRAWING
EA.	EACH
EL.	ELEVATION (HEIGHT)
ELEC.	ELECTRICAL
ELEV.	ELEVATION (FACADE)
ENG.	ENGINEERED
EQ.	EQUAL
E.W.	EACH WAY
EXH.	EXHAUST
EXP.	EXPANSION
EXT.	EXTERIOR
EXIST.	EXISTING
F.D.	FLOOR DRAIN
FIN.	FINISH
FLR.	FLOOR
FLASH.	FLASHING
FLOUR	FLUORESCENT
F.O.	FRAMED OPENING
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.P.	FIREPLACE
FR DR.	FRENCH DOOR
FT.	FOOT/FEET
FTG.	FOOTING
FURN.	FURNACE
GA.	GAUGE
GALV.	GALVANIZED
GL.	GLASS
GR.	GRADE
GYP. BD.	GYPSUM BOARD
H.	HIGH
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
HDWD.	HARDWOOD
HDWE.	HARDWARE
HGT.	HEIGHT
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HRDW.	HARDWARE
HRW.	HALF ROUND WINDOW
HVAC	HEATING, VENTILATION,& AIR CONDITIONING
I.D.	INSIDE DIAMETER
INCAND	INCANDESCENT
INSUL.	INSULATION
INT.	INTERIOR
JST.	JOIST
JT.	JOINT
K.D.	KILN DRIED
LAM.	LAMINATE
LAUND.	LAUNDRY
LAV.	LAVATORY
LIN.	LINEN
LOC.	LOCATION
LT.	LAUNDRY TRAY
LVL.	LAMINATED VENEER LUMBER
MAX.	MAXIMUM
MC.	MEDICINE CABINET
MECH.	MECHANICAL
MIN.	MINIMUM
MET.	METAL
MFR.	MANUFACTURER
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTD.	MOUNTED
MUL.	MULLION
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NOT TO SCALE
O.A.	OVERALL
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.C.I.	OWNER FURNISH/ CONTRACTOR INSTALL
OFF.	OFFICE
OH.	OVERHANG
OHD.	OVERHEAD DOOR
OPNG.	OPENING
OPP.	OPPOSITE
OPT.	OPTIONAL
O. BATH.	OWNERS BATH
O. BED	OWNERS BEDROOM
PC.	PRECAST
PL.	PLATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PNL.	PANEL
POLY.	POLYETHYLENE
PR.	PAIR
PRCST.	PRECAST
PREFAB	PRE FABRICATED
PROJ.	PROJECTION
PT.	PRESSURE TREATED
PTN.	PARTITION
PWDR.	POWDER
R.	RISER
RAD.	RADIUS
REC.	RECREATION
REF.	REFRIGERATOR
REINF.	REINFORCE
REQ.	REQUIRED
RFTR.	RAFTER
RM.	ROOM
R.O.	ROUGH OPENING
R/S.	ROD/SHELF
R.W.L.	RAIN WATER LEADER
S.C.	SOLID CORE
SCHED.	SCHEDULE
S.F.	SQUARE FOOT/FEET
SGD.	SLIDING GLASS DOOR
SHLVS.	SHELVES
SHT.	SHEET
SIM.	SIMILAR
SPF.	SPRUCE PINE FIR
SQ.	SQUARE
SST.	STAINLESS STEEL
STAG.	STAGGERED
STD.	STANDARD
STL.	STEEL
STL. BM	STEEL BEAM
STOR.	STORAGE
STRUCT	STRUCTURAL
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
SYP.	SOUTHERN YELLOW PINE
T.	THREAD
TB.	TOWEL BAR
T&B.	TOP & BOTTOM
T.C.	TOP OF CURB
TEL.	TELEPHONE
T&G.	TONGUE & GROOVE
THK.	THICK
T.O.C.	TOP OF CHIMNEY
T.O.FR.	TOP OF FRAMING
T.O.L.	TOP OF LEDGER
T.O.P.	TOP OF PLATE
TPH.	TOILET PAPER HOLDER
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
W	WASHING MACHINE
W/	WITH
WC	WATER CLOSET
WD.	WOOD
WH.	WATER HEATER
WIN.	WINDOW
WO.	WALL OPEN
WWM.	WELDED WIRE MESH

PLAN SYMBOLS



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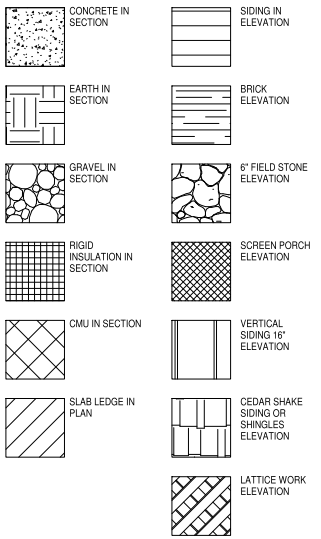

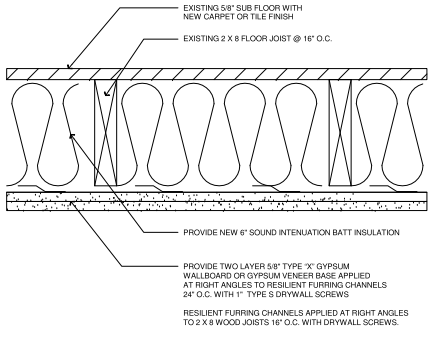

② DETAIL FLOOR ASSEMBLY
Scale 3" = 1'-0"

1 Hour fire rated ceiling assembly:

Code provisions: R302.3 Two-family dwellings. Dwelling units in two-family dwellings shall be separated from each other by wall and floor assemblies having not less than a 1 hour fire resistance rating where tested in accord with ASTM E-119 or UL 263. Fire resistance rated floor/ceiling and wall assemblies shall extend to and be tight against the exterior wall and wall assemblies shall extend to the underside of the roof sheathing.

Proposed design: In lieu of a tested assembly, we propose a component rated assembly approach of using two layers of 5/8" Type X drywall over resilient channel and 7-1/4" (R-30) of mineral wool insulation on 2x8" nominal floor/ceiling joists.

Reason for alternate: None of the rated assemblies are specified for 2x8 joists. Also, most if not all rated assemblies require modification of the floor above the proposed ADU. Using the approach of the 2018 IBC, Table 722.6.2(1), and Table 722.6.2(2) each layer of 5/8" Type X drywall contributes 40 minutes of fire separation and the wood floor framing another 10 minutes for a total of 90 minutes. The addition of R-30 insulation will add additional time to the assembly.
(SEE SKETCH)

Sound transmission

Code provisions: IRC 2018 - Appendix K 102 Wall and floor-ceiling assemblies separating dwelling units, including those separating adjacent townhouse units, shall provide airborne sound insulation for walls, and both airborne and impact sound insulation for floor-ceiling assemblies
Airborne sound insulation for wall and floor-ceiling assemblies shall meet a sound transmission class (STC) rating of 45 when tested in accordance with ASTM E90.

Proposed design: The proposed floor/ceiling assembly is two layers of 5/8" Type X drywall over resilient channel and 7-1/4" (R-30) of mineral wool insulation on 2x8" nominal floor/ceiling joists.

Reason for alternate: Making changes to the thickness of the floor system would be prohibitively expensive, existing structure is 2 x 8 @ 16" O.C. Although we cannot find a tested assembly with STC and IIC ratings meeting our project's floor framing and covering profile, we believe that the addition of R-30 mineral wool insulation, resilient channel, two layers of Type X 5/8" drywall and acoustical sealant at panel joints and edges should provide adequate sound separation.
(SEE SKETCH)

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HASLE RESIDENCE

400 E LIBERTY STREET
CHARLESTOWN, WVA 25414

PROJECT NUMBER:	23.192
DATE:	
DRAWN BY:	MAC
CHECKED BY:	MSW

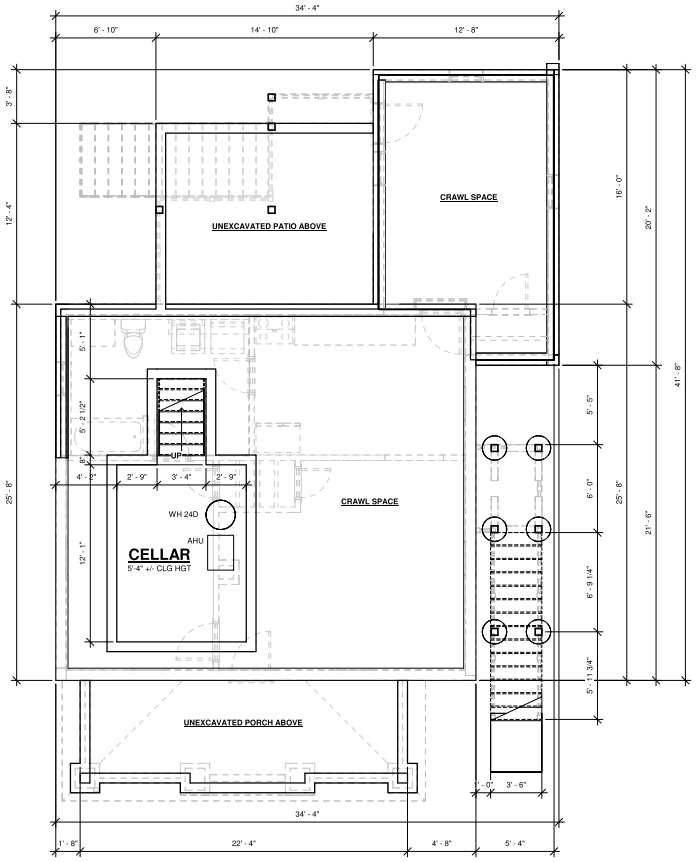
REVISIONS:

SEAL:

Michael Wijdoogen

STATE OF WEST VIRGINIA — MICHAEL S WIJDOOGEN — No. 3974 — REGISTERED ARCHITECT

SCALE:	As indicated
SHEET TITLE:	GEN NOTES AND ABBREVAITIONS
SHEET NUMBER:	A-2



1 A.0 FOUNDATION PLAN - EXISTING
Scale 1/4" = 1'-0"

DEMOLITION GEN NTS:

1. DEMOLITION SCHEDULE/PROCEDURES: CONTRACTOR SHALL SUBMIT PROPOSED DEMOLITION SCHEDULE AND SAFETY PROCEDURES TO BUILDING OWNER AND SHALL NOT PROCEED WITH DEMOLITION UNTIL THESE ARE APPROVED.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. ALL EXISTING CONDITIONS COULD NOT NECESSARILY BE OBSERVED DURING THE DESIGN PHASE. CONTRACTOR TO PROCEED CAREFULLY WITH DEMOLITION WORK, OBSERVING EXISTING CONSTRUCTION. IF ANY CONDITIONS ARE OBSERVED WHICH WOULD RESULT IN UNSTABLE OR UNSAFE CONDITIONS IF THE INDICATED DEMOLITION IS CARRIED OUT, CONTRACTOR SHALL STOP DEMOLITION WORK IN THAT AREA AND NOTIFY THE DESIGNER.
3. ALL EXISTING DIMENSIONS TO BE FIELD VERIFIED
4. REMOVAL/SALVAGE: DEMOLISHED ITEMS SHALL BE REMOVED FROM THE SITE EXCEPT WHERE INDICATED TO BE SALVAGED. ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED WITHOUT DAMAGE AND STORED ON SITE, OR AS DIRECTED BY THE DESIGNER.
5. CLEAR PATHS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES.
6. CONTRACTOR SHALL REVIEW AND COORDINATE ALL DEMOLITION WORK WITH NEW WORK PLAN AND FINISH SCHEDULE PRIOR TO PROCEEDING WITH WORK. REVIEW DEMOLITION WITH DESIGNER AS REQUIRED.
7. EXISTING CONDITIONS INDICATED ARE BASED ON LIMITED SURVEY WORK. NO DRAWINGS WERE PROVIDED BY THE OWNER. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS INDICATED OR REQUIRED TO PROVIDE THE FINAL PRODUCT SHOWN ON THESE DRAWINGS.
8. DUST BARRIERS: DUST BARRIERS CONSISTING OF POLYETHYLENE ON FIRE-RESISTANT STUDS AND SHALL BE ERECTED AROUND THE AREA OF WORK PRIOR TO DEMOLITION AND CUTTING WORK.
9. ALL MODIFICATIONS TO EXISTING MECHANICAL AND PLUMBING CONNECTIONS SHALL BE PERFORMED IN CONFORMANCE WITH ALL LOCAL BUILDING CODES AND ORDINANCES.
10. GENERAL CONTRACTOR SHALL VERIFY CONDITIONS OF ALL PARTITIONS AND OTHER ELEMENTS INDICATED TO BE REMOVED AS NON-LOAD BEARING PRIOR TO PROCEEDING WITH REMOVAL WORK.
11. 1REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR DEMOLITION WORK RELATED TO MECHANICAL AND ELECTRICAL CHANGES NOT INDICATED ON THIS SHEET.

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HASLE RESIDENCE

400 E LIBERTY STREET
CHARLESTOWN, WVA 25414

PROJECT NUMBER:	23.192
DATE:	
DRAWN BY:	MAC
CHECKED BY:	MSW

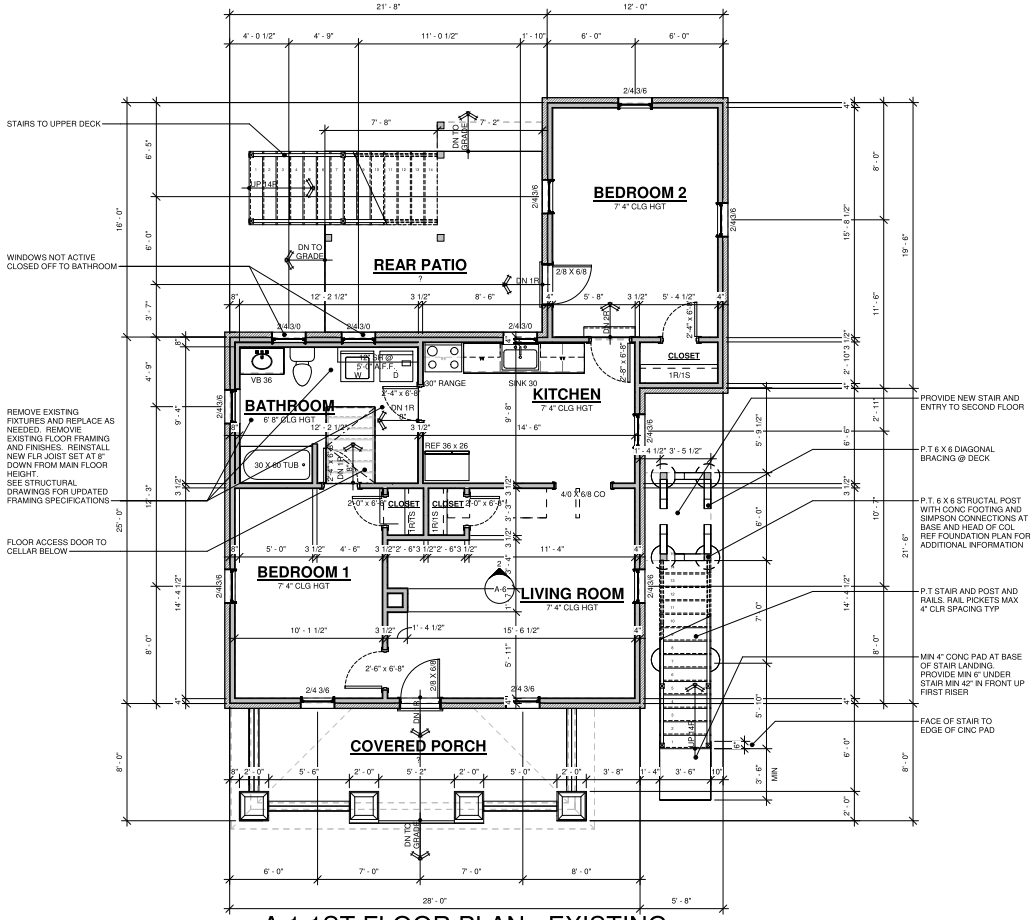
REVISIONS:

SEAL:

Michael Wijdoogen

STATE OF VIRGINIA
MICHAEL S WIJDOOGEN
No. 3974
REGISTERED ARCHITECT

SCALE:	As indicated
SHEET TITLE:	BASEMENT PLAN - EXISTING
SHEET NUMBER:	A-3



1 A.1 1ST FLOOR PLAN - EXISTING

Scale 1/4" = 1'-0"

DEMOLITION GEN NTS:

1. DEMOLITION SCHEDULE/PROCEDURES: CONTRACTOR SHALL SUBMIT PROPOSED DEMOLITION SCHEDULE AND SAFETY PROCEDURES TO BUILDING OWNER AND SHALL NOT PROCEED WITH DEMOLITION UNTIL THESE ARE APPROVED.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. ALL EXISTING CONDITIONS COULD NOT NECESSARILY BE OBSERVED DURING THE DESIGN PHASE. CONTRACTOR TO PROCEED CAREFULLY WITH DEMOLITION WORK, OBSERVING EXISTING CONSTRUCTION. IF ANY CONDITIONS ARE OBSERVED WHICH WOULD RESULT IN UNSTABLE OR UNSAFE CONDITIONS IF THE INDICATED DEMOLITION IS CARRIED OUT, CONTRACTOR SHALL STOP DEMOLITION WORK IN THAT AREA AND NOTIFY THE DESIGNER.
3. ALL EXISTING DIMENSIONS TO BE FIELD VERIFIED
4. REMOVAL/SALVAGE: DEMOLISHED ITEMS SHALL BE REMOVED FROM THE SITE EXCEPT WHERE INDICATED TO BE SALVAGED. ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED WITHOUT DAMAGE AND STORED ON SITE, OR AS DIRECTED BY THE DESIGNER.
5. CLEAR PATHS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES.
6. CONTRACTOR SHALL REVIEW AND COORDINATE ALL DEMOLITION WORK WITH NEW WORK PLAN AND FINISH SCHEDULE PRIOR TO PROCEEDING WITH WORK. REVIEW DEMOLITION WITH DESIGNER AS REQUIRED.
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8. DUST BARRIERS: DUST BARRIERS CONSISTING OF POLYETHYLENE ON FIRE-RESISTANT STUDS AND SHALL BE ERECTED AROUND THE AREA OF WORK PRIOR TO DEMOLITION AND CUTTING WORK.
9. ALL MODIFICATIONS TO EXISTING MECHANICAL AND PLUMBING CONNECTIONS SHALL BE PERFORMED IN CONFORMANCE WITH ALL LOCAL BUILDING CODES AND ORDINANCES.
10. GENERAL CONTRACTOR SHALL VERIFY CONDITIONS OF ALL PARTITIONS AND OTHER ELEMENTS INDICATED TO BE REMOVED AS NON-LOAD BEARING PRIOR TO PROCEEDING WITH REMOVAL WORK.
11. 1REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR DEMOLITION WORK RELATED TO MECHANICAL AND ELECTRICAL CHANGES NOT INDICATED ON THIS SHEET.

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HASLE RESIDENCE

400 E LIBERTY STREET
CHARLESTOWN, WVA 25414

PROJECT NUMBER:	23.192
DATE:	
DRAWN BY:	MAC
CHECKED BY:	MSW

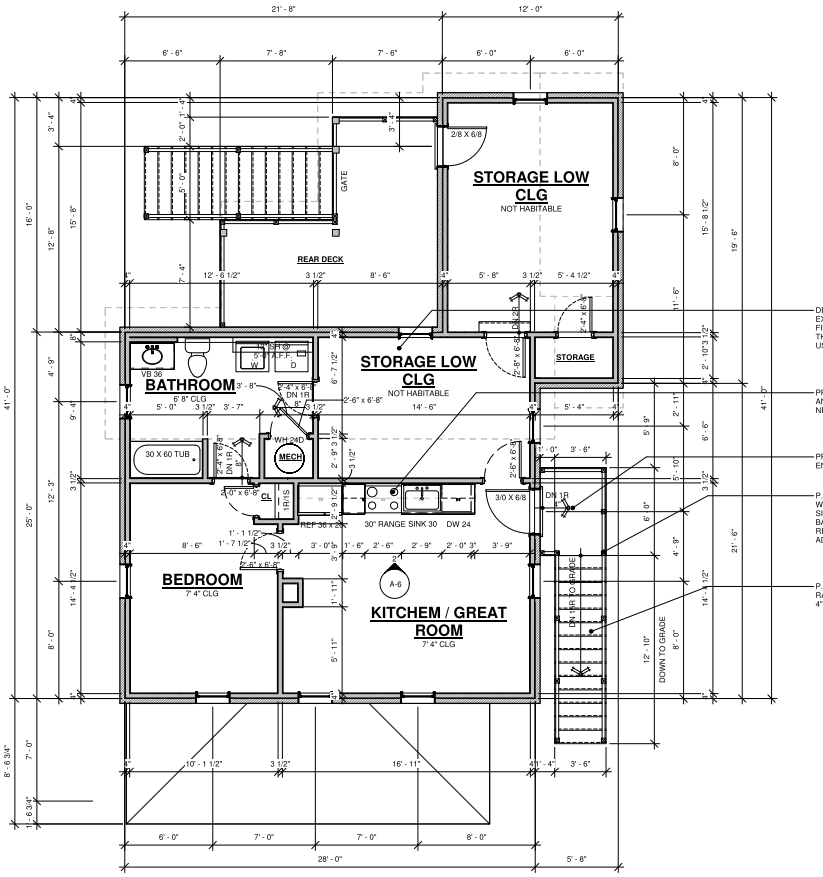
REVISIONS:

SEAL:

Michael Wijdoogen

STATE OF WEST VIRGINIA — MICHAEL S WIJDOOGEN — No. 3974 — REGISTERED ARCHITECT

SCALE:	As indicated
SHEET TITLE:	FIRST FLOOR PLAN - EXISTING
SHEET NUMBER:	A-5



① A.2 2ND FLOOR PLAN - EXISTING
Scale 1/4" = 1'-0"

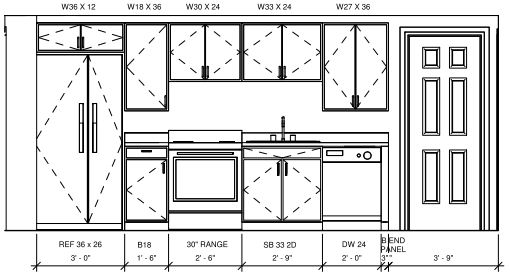
DEMO AND REMOVE EXISTING KITCHEN AND ALL FINISHES AS NECESSARY THIS SPACE IS NOT TO BE USED AS HABITABLE SPACE

PROVIDE NEW CABINETS AND FINISHES AS NECESSARY FOR KITCHEN

PROVIDE NEW STAIR AND ENTRY TO SECOND FLOOR

P.T. 6 X 6 STRUCTAL POST WITH CONC FOOTING AND SIMPSON CONNECTIONS AT BASE AND HEAD OF COL REF FOUNDATION PLAN FOR ADDITIONAL INFORMATION

P.T STAIR AND POST AND RAILS. RAIL PICKETS MAX 4" CLR SPACING TYP



② Elevation 1 - a
Scale 1/2" = 1'-0"

DEMOLITION GEN NTS:

1. DEMOLITION SCHEDULE/PROCEDURES: CONTRACTOR SHALL SUBMIT PROPOSED DEMOLITION SCHEDULE AND SAFETY PROCEDURES TO BUILDING OWNER AND SHALL NOT PROCEED WITH DEMOLITION UNTIL THESE ARE APPROVED.
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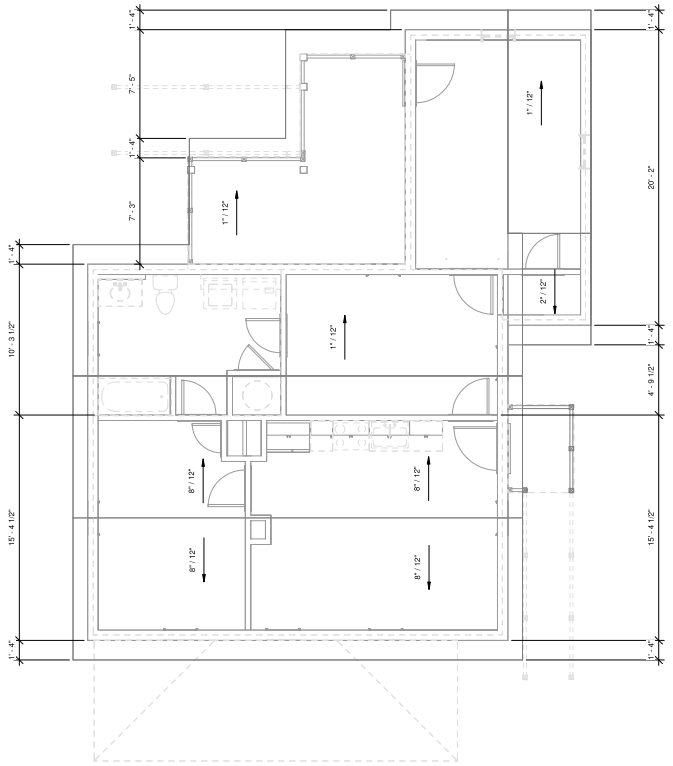
REVISIONS:

SEAL:

Michael Wijdoogen
STATE OF WEST VIRGINIA
MICHAEL S WIJDOOGEN
No. 3974
REGISTERED ARCHITECT

SCALE:	As indicated
SHEET TITLE:	SECOND FLOOR PLAN - EXISTING
SHEET NUMBER:	A-6



① A.3 ROOF PLAN - EXISTING
Scale 1/4" = 1'-0"

DEMOLITION GEN NTS:

1. DEMOLITION SCHEDULE/PROCEDURES: CONTRACTOR SHALL SUBMIT PROPOSED DEMOLITION SCHEDULE AND SAFETY PROCEDURES TO BUILDING OWNER AND SHALL NOT PROCEED WITH DEMOLITION UNTIL THESE ARE APPROVED.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. ALL EXISTING CONDITIONS COULD NOT NECESSARILY BE OBSERVED DURING THE DESIGN PHASE. CONTRACTOR TO PROCEED CAREFULLY WITH DEMOLITION WORK, OBSERVING EXISTING CONSTRUCTION. IF ANY CONDITIONS ARE OBSERVED WHICH WOULD RESULT IN UNSTABLE OR UNSAFE CONDITIONS IF THE INDICATED DEMOLITION IS CARRIED OUT, CONTRACTOR SHALL STOP DEMOLITION WORK IN THAT AREA AND NOTIFY THE DESIGNER.
3. ALL EXISTING DIMENSIONS TO BE FIELD VERIFIED
4. REMOVAL/SALVAGE: DEMOLISHED ITEMS SHALL BE REMOVED FROM THE SITE EXCEPT WHERE INDICATED TO BE SALVAGED. ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED WITHOUT DAMAGE AND STORED ON SITE, OR AS DIRECTED BY THE DESIGNER.
5. CLEAR PATHS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES.
6. CONTRACTOR SHALL REVIEW AND COORDINATE ALL DEMOLITION WORK WITH NEW WORK PLAN AND FINISH SCHEDULE PRIOR TO PROCEEDING WITH WORK. REVIEW DEMOLITION WITH DESIGNER AS REQUIRED.
7. EXISTING CONDITIONS INDICATED ARE BASED ON LIMITED SURVEY WORK. NO DRAWINGS WERE PROVIDED BY THE OWNER. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS INDICATED OR REQUIRED TO PROVIDE THE FINAL PRODUCT SHOWN ON THESE DRAWINGS.
8. DUST BARRIERS: DUST BARRIERS CONSISTING OF POLYETHYLENE ON FIRE-RESISTANT STUDS AND SHALL BE ERECTED AROUND THE AREA OF WORK PRIOR TO DEMOLITION AND CUTTING WORK.
9. ALL MODIFICATIONS TO EXISTING MECHANICAL AND PLUMBING CONNECTIONS SHALL BE PERFORMED IN CONFORMANCE WITH ALL LOCAL BUILDING CODES AND ORDINANCES.
10. GENERAL CONTRACTOR SHALL VERIFY CONDITIONS OF ALL PARTITIONS AND OTHER ELEMENTS INDICATED TO BE REMOVED AS NON-LOAD BEARING PRIOR TO PROCEEDING WITH REMOVAL WORK.
11. 1REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR DEMOLITION WORK RELATED TO MECHANICAL AND ELECTRICAL CHANGES NOT INDICATED ON THIS SHEET.

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HASLE RESIDENCE
400 E LIBERTY STREET
CHARLESTOWN, WVA 25414

PROJECT NUMBER:	23.192
DATE:	
DRAWN BY:	MAC
CHECKED BY:	MSW

REVISIONS:

SEAL:

Michael Wijdoogen
STATE OF VIRGINIA
MICHAEL S WIJDOOGEN
No. 3974
REGISTERED ARCHITECT

SCALE:	As indicated
SHEET TITLE:	ROOF PLAN - EXISTING
SHEET NUMBER:	A-7



1 EL1 FRONT ELEVATION - EXISTING
Scale 1/4" = 1'-0"



2 EL2 LEFT ELEVATION - EXISTING
Scale 1/4" = 1'-0"

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SEAL:

Michael Wijdoogen

STATE OF WEST VIRGINIA
MICHAEL S WIJDOOGEN
No. 3974
REGISTERED ARCHITECT

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

SHEET TITLE: FRONT AND LEFT SIDE ELEVATIONS

SHEET NUMBER: A-10



1 EL4 REAR ELEVATION - EXISTING
Scale 1/4" = 1'-0"



2 EL3 RIGHT ELEVATION - EXISTING
Scale 1/4" = 1'-0"

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Michael Wijdoogen

STATE OF WEST VIRGINIA
MICHAEL S. WIJDOOGEN
No. 3974
REGISTERED ARCHITECT

SCALE:	1/4" = 1'-0"
SHEET TITLE:	REAR AND RIGHT SIDE ELEVATIONS
SHEET NUMBER:	A-11

STANDARDS AND CODES

A. DESIGN BUILDING CODE: IRC 2018
B. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
1. CONCRETE: ACI-301, ACI-318 , ACI-332 AND ACI-302.
2. MASONRY: ACI-530/ASCE-5, "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES"; ACI-530.1/ASCE-6, "SPECIFICATIONS FOR MASONRY STRUCTURES".
3. STRUCTURAL STEEL: AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", EXCEPT CHAPTER 4.2.1, CODE OF STANDARD PRACTICE.
4. LIGHT GAUGE FRAMING: AISC "THE SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS".
5. WOOD FRAMING: AWC "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION".
C. IN ADDITION TO THE REQUIREMENTS INCLUDED IN THESE STRUCTURAL NOTES, ALL CONSTRUCTION AND MATERIALS SHALL FURTHER CONFORM TO THE APPLICABLE PROVISIONS OF LATEST EDITIONS OF THE FOLLOWING STANDARDS:
1. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)
2. AMERICAN CONCRETE INSTITUTE (ACI)
3. NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA)
4. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC)
5. AMERICAN WELDING SOCIETY (AWS)
6. AMERICAN IRON AND STEEL INSTITUTE (AISI)
7. STEEL STRUCTURES PAINTING COUNCIL (SSPC)
8. AMERICAN WOOD COUNCIL (AWC)
9. AMERICAN WOOD PROTECTION ASSOCIATION (AWPA)
10. MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE-7)

DESIGN CRITERIA

A. THESE NOTES/SPECIFICATIONS TAKE PRECEDENCE IF CONFLICTS EXIST WITH PROJECT SPECIFICATIONS OR ARCHITECTURAL NOTES.
B. RISK CATEGORY = II
C. ROOF LOADS

1. GROUND SNOW LOAD, Pg = 30 PSF
2. DEAD LOAD
2.1. PITCHED ROOF = 17 PSF
2.2. FLAT ROOF = 20 PSF
3. SNOW DRIFT & SLIDING SURCHARGE PER CODE REQUIREMENTS
4. ROOF TERRACE - SEE FLOOR LOADS FOR LIVE (CONCURRENT WITH SNOW) & DEAD LOADS.

D. FLOOR LOADS (PSF)

		DEAD LOAD	LIVE LOAD	TOTAL LOAD
1. LIVING AREAS	=	15	40	55
1.1. CERAMIC TILE	=	7 ADD'L	-	-
1.2. GYPCRETE	=	10 ADD'L	-	-
1.3. KITCHEN ISLAND	=	25 ADD'L	-	-
1.4. SOAKER TUB	=		40 ADD'L	-
1.5. MARBLE	=	25 ADD'L	-	-
2. SLEEPING AREAS	=	15	30	45
3. UNINHABITABLE ATTIC	=	10	20	30
4. HABITABLE ATTIC	=	10	30	40
5. DECKS & BALCONIES	=	10	60	70
6. TERRACE	=	25	60	85
7. STAIRS	=	10	40	50
8. GARAGE FLOOR (S.O.G.)	=	50	75	125

A. WIND LOADS

1. WIND SPEED (ULTIMATE) = 115 MPH
2. WIND SPEED (ASD) = 90 MPH
3. WIND EXPOSURE = B
4. DESIGN WIND PRESSURE (ASD) = 18 PSF

F. EARTHQUAKE LOADS

1. SEISMIC DESIGN CATEGORY = B

G. FOUNDATION

1. FROST DEPTH = 30" MIN. OR TO LOCAL CODE.
2. ASSUMED ALLOWABLE SOIL BEARING PRESSURE = 1500 PSF
3. ASSUMED EQUIVALENT FLUID PRESSURE = 60 PSF/FT
4. A GEOTECHNICAL REPORT HAS NOT BEEN PROVIDED
5. SOIL PROPERTIES DIFFERING FROM ABOVE THAT ARE NOTED IN SITE SPECIFIC GEOTECHNICAL REPORTS CONDUCTED BY A LICENSED GEOTECH OR APPROVED BY AN ON-SITE GEOTECHNICAL ENGINEER ARE ACCEPTABLE.

H. DEFLECTION LIMITS

	LIVE LOAD	TOTAL LOAD
1. FLOOR JOIST/TRUSS	SPAN/480	SPAN/240 (0.5" MAX)
UNDER CERAMIC TILE	SPAN/720	SPAN/360 (0.3" MAX)
2. ROOF TRUSSES	SPAN/360	SPAN/240 (1" MAX)
3. ROOF RAFTERS	SPAN/240	SPAN/180
4. CEILING JOIST	SPAN/360	SPAN/240
5. ROOF RIDGE BEAM	SPAN/360	SPAN/240
6. LINTELS		SPAN/600 (0.3" MAX.)

7. DIFFERENTIAL DEFLECTION SHALL BE RESTRICTED ACCORDING TO THE ABOVE LIMITS. "SPAN" TO BE TAKEN AS TWICE THE ON-CENTER SPACING TO THE NEAREST ADJACENT MEMBER.

GENERAL

A. NO PORTION OF THE STRUCTURAL DRAWINGS CAN BE USED AS SHOP DRAWINGS.
B. DETAILS, SECTION, AND NOTES SHOWN ON THESE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR CONDITIONS ELSEWHERE UNLESS OTHERWISE SHOWN OR NOTED.
C. MORE STRINGENT DESIGN CRITERIA REFERENCED IN THE DETAILS, SECTIONS, AND NOTES TAKE PRECEDENCE IF CONFLICTS EXIST WITH THE GENERAL NOTES.
D. CONTRACTOR SHALL REVIEW AND VERIFY ALL FIELD CONDITIONS, DIMENSIONS AND CONTRACT DOCUMENTS PRIOR TO COMMENCING WORK AND SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR OMISSIONS BEFORE PROCEEDING WITH WORK.
E. THE STRUCTURAL INTEGRITY OF THE BUILDING IS DEPENDENT UPON COMPLETION OF WORK ACCORDING TO THE STRUCTURAL DRAWINGS AND SPECIFICATIONS. THE STRUCTURAL ENGINEER ASSUMES NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION. THE METHOD OF CONSTRUCTION AND SEQUENCE OF OPERATIONS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
F. STACKING OF PLYWOOD, GYPSUM SHEATHING, OR OTHER BUILDING MATERIALS ON WOOD FRAMING IS NOT ALLOWED.
G. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY BRACING AND SHORING, AS REQUIRED, TO ENSURE VERTICAL AND LATERAL STABILITY OF THE ENTIRE STRUCTURE OR PORTION THEREOF DURING CONSTRUCTION. THE DESIGN PROCEDURES SHALL CONFORM TO ALL GOVERNING CODES AND SAFETY REQUIREMENTS. TEMPORARY BRACING AND SHORING SHALL BE IN CONFORMANCE WITH OSHA REGULATIONS.

SUBMITALS

A. THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO THE ARCHITECT, STRUCTURAL ENGINEER, AND OWNER AS REQUIRED BY THE LOCAL JURISDICTION.
B. CONTRACTOR SHALL NOT REPRODUCE ANY PORTION OF CONTRACT DOCUMENTS IN THE SHOP DRAWINGS.
C. ALL SUBMITTALS SHALL CONTAIN A STATEMENT OF COMPLIANCE OR NON-COMPLIANCE WITH THE CONTRACT DOCUMENTS. SUBMITTALS WITHOUT THIS STATEMENT MAY BE RETURNED FOR RESUBMITTAL.
D. SUBMITTALS REQUIRING A REGISTERED PROFESSIONAL ENGINEERS SEAL OR REQUIRING SUPERVISION BY A REGISTERED PROFESSIONAL ENGINEER: THE ENGINEER SHALL HAVE A CURRENT REGISTRATION IN THE STATE IN WHICH THE PROJECT IS LOCATED.
E. THE CONTRACTOR SHALL COORDINATE ALL DIMENSIONS AND ELEVATIONS SHOWN ON THESE DRAWINGS WITH THE DRAWINGS OF THE ARCHITECT AND OTHER TRADES PRIOR TO THE SUBMISSION OF SHOP DRAWINGS AND CONSTRUCTION.

SITE WORK

A. GENERAL
1. SEE DESIGN CRITERIA, FOUNDATION SECTION FOR THE DESIGN SOIL PROPERTIES.
2. UN-BRACED EXCAVATIONS SHALL BE SLOPED NO GREATER THAN (2) HORIZONTAL TO (1) VERTICAL
3. WHERE QUANTIFIABLE DATA CREATED BY ACCEPTED SOIL SCIENCE METHODOLOGIES INDICATE EXPANSIVE, COMPRESSIBLE, SHIFTING OR OTHER QUESTIONABLE SOIL CHARACTERISTICS ARE LIKELY TO BE PRESENT, USE THE REQUIREMENTS OF THE GEOTECHNICAL REPORT.
4. ALL BEARING STRATA SHALL BE ADEQUATELY DRAINED PRIOR TO PLACING FOUNDATION CONCRETE.
5. NO EXCAVATION SHALL BE CLOSER THAN AT LEAST A SLOPE OF TWO HORIZONTAL TO ONE VERTICAL TO THE UNDERSIDE OF ANY EXISTING OR NEW FOOTING WITHOUT THE WRITTEN AND CERTIFIED PERMISSION OF THE GEOTECHNICAL ENGINEER.
6. FOUNDATION ELEMENTS THAT ARE TO SUPPORT FILL ON BOTH SIDES SHALL BE BACKFILLED SIMULTANEOUSLY AND UNIFORMLY ON BOTH SIDES.
7. FOUNDATION ELEMENTS THAT ARE TO SUPPORT FILL ON ONE SIDE ONLY SHALL BE PROPERLY BRACED BY PERMANENT STRUCTURAL ELEMENTS PRIOR TO BACKFILLING. PROVIDE TEMPORARY BRACING AS REQUIRED UNTIL PERMANENT BRACING IS IN PLACE. BRACING IS NOT REQUIRED FOR WALLS SUPPORTING UP TO 4'-0" OF UNBALANCED BACKFILL.
8. PROVIDE SHORING AND PROTECTION FOR EXCAVATION BANKS AS NECESSARY TO PREVENT CAVING.
9. ENGINEERED FILL SHALL BE PLACED IN 8" MAXIMUM HEIGHT LOOSE LIFTS AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT AS ESTABLISHED BY ASTM D-698.

B. FOOTINGS
1. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL PROJECT 1'-0" INTO UNDISTURBED VIRGIN SOIL OR ENGINEERED FILL.
2. DROP THE FOOTING DEPTH OR BACKFILL WITH LEAN CONCRETE AS REQUIRED TO ACHIEVE THE DESIGN SOIL BEARING VALUE.
3. DO NOT UNDERMINE FOOTINGS ONCE THEY HAVE BEEN POURED.
4. THE SIDES OF FOOTINGS MAY BE EARTH-FORMED IF THE EXCAVATION CAN BE KEPT VERTICAL, CLEAN, AND STABLE. OTHERWISE, FORMS MUST BE USED.
5. STEP FOOTINGS WITH A RATIO OF TWO HORIZONTAL TO ONE VERTICAL.

CONCRETE

A. GENERAL
1. CONCRETE COMPRESSIVE STRENGTHS AT 28 DAYS, f'c[PSI] SHALL BE:
a. 4000 PSI - GARAGE SLABS AND OTHER HORIZONTAL SURFACES EXPOSED TO WEATHER
b. 3000 PSI - FOOTINGS, FOUNDATION WALLS, PIERS, AND SLABS-ON-GRADE IN ENCLOSED SPACES.
2. SLUMP:
a. CONCRETE MIX SHALL BE PROPORTIONED TO PROVIDE ADEQUATE WORKABILITY AND CONTROL SEGREGATION OF AGGREGATE
b. IN NO CASE SHALL SLUMP EXCEED 8 INCHES.
3. CAST-IN-PLACE CONCRETE SHALL BE READY-MIX PER ASTM C94. THE MIX SHALL BE PROPORTIONED WITH:
a. PORTLAND CEMENT - ASTM C150
b. AGGREGATES - ASTM C33 WITH 0.75 INCH MAXIMUM DIAMETER
c. NO CALCIUM CHLORIDE SHALL BE PERMITTED
d. AIR ENTRAINMENT - ASTM C260
e. WATER REDUCING ADMIXTURE - ASTM C494
f. FLYASH - ASTM C618-78 CLASS F, 20% MAXIMUM BY WEIGHT
g. BLAST SLAG - ASTM C989, MAX 50%
h. SILICA FUME - ASTM C1240, MAX 10%
i. WATER - CLEAN AND POTABLE PER ASTM C1602
4. ALL CONCRETE EXPOSED TO WEATHER SHALL HAVE A MINIMUM AIR ENTRAINMENT OF 6% +/- 1% PER ACI-318 4.1.1.
5. ALL GROUT SHALL BE PRE-MIXED NON-SHRINKABLE, NON-METALLIC FORMULA CONFORMING TO ASTM C827, AND SHALL HAVE A SPECIFIED COMPRESSIVE STRENGTH OF 3000 PSI WITHIN 24 HOURS AND 6000 PSI AT 28 DAYS. PRE-GROUTING OF BASE PLATES WILL NOT BE PERMITTED.

B. PLACEMENT
1. RESTRICT THE ADDITION OF MIX WATER AT THE JOB SITE. DO NOT ADD WATER WITHOUT THE APPROVAL OF THE INSPECTIONS ENGINEER AND DO NOT EXCEED SLUMP LIMITATIONS. USE COLD WATER FROM THE TRUCK TANK AND REMIX TO ACHIEVE CONSISTENCY. THE REPORTS SHALL INDICATE HOW MUCH WATER WAS ADDED AT THE JOB SITE.
2. ALL CONCRETE SHALL BE PLACED WITHIN 90 MINUTES OF BATCH TIME.
3. ALL CONCRETE SHALL BE CONSOLIDATED IN PLACE USING INTERNAL VIBRATORS.
4. ALL CONCRETE SHALL BE CURED IMMEDIATELY AFTER FINISHING OPERATIONS.
5. REPAIR AND PATCH DEFECTIVE AREAS WITH CEMENT MORTAR IMMEDIATELY AFTER REMOVAL OF FORMS, EXCEPT WHERE REINFORCING IS VISIBLE. CONTACT STRUCTURAL ENGINEER FOR EVALUATION OF EXPOSED REINFORCING.
6. PROVIDE KEYED JOINTS OR DOWELS BETWEEN ALL NON-MONOLITHIC INTERSECTING CONCRETE WALLS AND SLABS. LOCATE JOINTS ALL KEY WAYS SHALL BE MIN. 2x4 (1.5"x3.5").
7. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PROPER DESIGN AND CONSTRUCTION OF ALL FORMWORK, SHORING, AND RESHORING.
8. GENERAL CONTRACTOR TO VERIFY ALL EMBEDDED ITEMS PRIOR TO POURING.
9. SEE ARCHITECTURAL DRAWINGS FOR REQUIRED CONCRETE FINISHES.
10. PROVIDE 3/4" CHAMFERS ON ALL EXPOSED CORNERS OF COLUMNS/PIERS, BEAMS, AND WALLS UNLESS NOTED OTHERWISE ON ARCHITECTURAL DRAWINGS.
11. STEP AND SLOPE ALL GARAGES, PATIOS, AND WALKWAYS MINIMUM 1/8" PER FOOT AWAY FROM THE BUILDING.

C. REINFORCING
1. ALL REINFORCING STEEL SHALL BE DEFORMED BILLET STEEL CONFORMING TO ASTM A615 GRADE 60 AND DETAILED, FABRICATED, AND PLACED CONFORMING TO THE MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES. (ACI 315).
2. ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185. ALL MESH EDGES SHALL LAP A MINIMUM OF 2 SQUARES U.N.O.
3. PROVIDE VAPOR BARRIER UNDER ALL CONCRETE SLABS ON GRADE, MIN. 6-MIL POLYETHYLENE U.N.O. ON PLAN.
4. CONCRETE COVER BETWEEN FACE OF REINFORCING BAR AND FACE OF CONCRETE SHALL BE PLACED ACCORDING TO THE FOLLOWING MINIMUM DIMENSIONS UNLESS NOTED OTHERWISE. ACI 117 TOLERANCES APPLY (⅜" MORE COVER IS OK, BUT NO LESS COVER THAN SPECIFIED):
a. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH = 3"
b. FORMED CONCRETE EXPOSED TO WEATHER OR EARTH
WITH #6 THROUGH #18 BARS = 2"
WITH #5 BARS AND SMALLER = 1½"
c. FORMED CONCRETE NOT EXPOSED TO WEATHER OR EARTH
BEAMS OR COLUMNS/PIERS (TIES, PRIMARY REINF. W/O TIES) = 1½"
SLABS OR WALLS WITH #11 AND SMALLER BARS, OR WWF = ¾"
5. PROVIDE PROPERLY TIED SPACERS, CHAIRS, BOLSTERS, ETC, AS REQUIRED AND NECESSARY TO ASSEMBLE, PLACE AND SUPPORT ALL REINFORCING IN PLACE. USE WIRE BAR TYPE SUPPORTS COMPLYING WITH CRSI RECOMMENDATIONS. USE PLASTIC TIP LEGS ON ALL EXPOSED SURFACES.
6. REINFORCEMENT SPLICES SHALL BE LAP SPLICES PER ACI-318 CHAPTER 12 WITH A MINIMUM LAP OF 48 BAR DIAMETERS UNLESS NOTED OTHERWISE.
7. PROVIDE CORNER BARS AT ALL WALL, BEAM, AND FOOTING INTERSECTIONS. UNLESS NOTED OTHERWISE, MATCH CONTINUOUS REINFORCING.

POST INSTALLED ANCHORS

A. ALL DRILLED HOLES SHALL BE THOROUGHLY CLEANED, INSPECTED, AND IN STALLED PER THE MANUFACTURER'S INSTRUCTIONS. USE HILTI "SAFE SET" OR SIMPSON "SPEED CLEAN XOS" SYSTEM OR EQ WITH HOLLOW DRILL BIT TO ENSURE PROPER INSTALLATION.
B. SPACING AND EDGE DISTANCE OF CONNECTIONS ARE CRITICAL TO ENSURE PROPER STRENGTH. FOLLOW SPECIFIED DETAILS.
C. ALL POST INSTALLED ANCHORS FOR USE IN STRUCTURAL APPLICATIONS SHOULD BE APPROVED FOR CRACKED AND UNCRACKED CONCRETE AND HAVE AN APPROVED AND CURRENT TESTING REPORT.
D. THE CONTRACTOR SHALL ARRANGE FOR A MANUFACTURER'S FIELD REPRESENTATIVE TO PROVIDE INSTALLATION TRAINING FOR ALL PRODUCTS TO BE USED, PRIOR TO COMMENCEMENT OF WORK. ONLY TRAINED INSTALLERS SHALL PERFORM POST INSTALLED ANCHOR INSTALLATION. A RECORD OF TRAINING SHALL BE KEPT ON SITE, AND BE MADE AVAILABLE AS REQUESTED.
E. ADHESIVE ANCHORS MUST BE INSTALLED IN CONCRETE AGED A MINIMUM OF 21 DAYS.
F. ADHESIVE ANCHORS SHALL USE ANY OF THE FOLLOWING, U.N.O. ON PLANS OR DETAILS:
1. THREADED ROD FOR USE WITH ADHESIVE SHALL BE GRADE 36.
2. ATTACHMENT TO CONCRETE:
HILTI HY-200, RE-500
DEWALT AC200+, PURE 110+, AC100+ GOLD, PE 1000+
SIMPSON SET-XP, AT-XP
3. ATTACHMENT TO FULLY GROUTED MASONRY:
HILTI HY-70
DEWALT AC100+ GOLD
SIMPSON ET-HP, SET-XP, AT-XP
G. CONCRETE SCREW TYPE ANCHORS SHALL USE ANY OF THE FOLLOWING (U.N.O.):
SIMPSON TITEN HD
HILTI KWIK HUS-EZ
DEWALT SCREW BOLT+

WOOD PROPERTIES

A. THE FOLLOWING SPECIES AND MINIMUM GRADES SHALL APPLY FOR ALL WOOD FRAMING:

1. ALL JOISTS AND HEADERS SHALL BE MINIMUM HEM-FIR #2 GRADE (HF#2).
2. ALL BEARING & BRACED/SHEAR WALL STUDS, AND TOP & BOTTOM (SILL) PLATES SHALL BE STANDARD OR STUD GRADE LUMBER.
3. ALL BOTTOM (SILL) PLATES IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE TREATED (P.T.) SOUTHERN PINE #2 GRADE (SP#2).
4. ALL LUMBER USED IN DECKS AND BALCONIES, EXPOSED TO WEATHER, OR OTHERWISE REQUIRED TO BE TREATED SHALL BE PRESERVATIVE TREATED (P.T.) SOUTHERN PINE #2 GRADE (SP#2).
5. ALL 4x4 & LARGER POSTS SHALL BE PRESERVATIVE TREATED (P.T.) SOUTHERN PINE #2 GRADE (SP#2).

B. THE FOLLOWING MINIMUM REFERENCE DESIGN PROPERTIES SHALL APPLY FOR ALL WOOD FRAMING:

1. HEM-FIR #2 GRADE (HF#2) TO HAVE THE FOLLOWING REFERENCE DESIGN VALUES UNLESS NOTED OTHERWISE:

- Fb = 850 PSI
- Fc PERP. = 405 PSI
- Fv = 150 PSI
- E = 1,300,000 PSI

2. SPRUCE PINE FIR (NORTH PRODUCT) #2 GRADE (SPF#2) TO HAVE THE FOLLOWING REFERENCE DESIGN VALUES UNLESS NOTED OTHERWISE:

- Fb = 875 PSI
- Fc PAR. = 1150 PSI
- E = 1,400,000 PSI

3. NON-P.T. SOUTHERN PINE #1 GRADE (SP#1) FOR 2x4 AND #2 GRADE (SP#2) FOR 2x6 TO HAVE THE FOLLOWING REFERENCE DESIGN VALUES UNLESS NOTED OTHERWISE (REVISED PER 2013 SPIB SUPPLEMENT #13):

	2x4 (SP#1)	2x6 (SP#2)
Fb =	1500 PSI	1000 PSI
Fv =	175 PSI	175 PSI
Fc PERP. =	565 PSI	565 PSI
E =	1,600,000 PSI	1,400,000 PSI

4. PRESERVATIVE TREATED SOUTHERN PINE #2 (SP#2) LUMBER SHALL HAVE THE FOLLOWING MINIMUM DESIGN VALUES (REVISED PER 2013 SPIB SUPPLEMENT #13):

	2x6	2x8	2x10	2x12
Fb =	1000 PSI	925 PSI	800 PSI	750 PSI
Fv =	175 PSI	175 PSI	175 PSI	175 PSI
Fc PERP. =	565 PSI	565 PSI	565 PSI	565 PSI
E =	1,400,000 PSI	1,400,000 PSI	1,400,000 PSI	1,400,000 PSI

5. PRESERVATIVE TREATED SOUTHERN PINE #2 (SP#2) 4x4 & LARGER POSTS TO HAVE THE FOLLOWING REFERENCE DESIGN VALUES UNLESS NOTED OTHERWISE (WET SERVICE CONDITIONS):

- Fb = 850 PSI
- Fc PERP. = 375 PSI
- Fc PAR. = 525 PSI
- E = 1,200,000 PSI

6. LAMINATED VENEER LUMBER (LVL) SHALL BE 1-¾" WIDE, OF THE DEPTH SPECIFIED ON THE PLANS, AND SHALL BE SECURED TOGETHER AS DIRECTED BY THE MANUFACTURER. LVL'S SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE DESIGN VALUE: (100% LOAD DURATION)

- Fb = 2600 PSI (FOR 12" DEPTH)
- Fc PERP = 750 PSI
- Fv = 285 PSI
- E = 2,000,000 PSI

7. LAMINATED STRAND LUMBER (LSL) SHALL BE 3-½" WIDE OF THE DEPTH SPECIFIED ON THE PLANS. LSL'S SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE DESIGN VALUE: (100% LOAD DURATION)

- Fb = 2325 PSI (FOR 12" DEPTH)
- Fc PERP = 800 PSI
- Fv = 310 PSI
- E = 1,550,000 PSI
- ALL MEMBERS 7-¼" AND LESS IN DEPTH ARE RESTRICTED TO MAX. DEFLECTION OF ½".
- PLANK ORIENTATION IS NOT ALLOWED.

8. PARALLEL STRAND LUMBER (PSL) 2.0E HEADERS AND BEAMS SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE DESIGN VALUE; (100% LOAD DURATION)

- Fb = 2,900 PSI (FOR 12" DEPTH)
- Fc PERP. = 750 PSI
- Fv = 290 PSI
- E = 2,000,000 PSI

9. PARALLEL STRAND LUMBER (PSL) 1.8E COLUMNS SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE DESIGN VALUE. (100% LOAD DURATION)

- Fb = 2,400 PSI (FOR 12" DEPTH)
- Fc PAR. = 2,500 PSI
- E = 1,800,000 PSI

10. WOLMANIZED PARALLEL STRAND LUMBER (PSL) HEADERS AND BEAMS SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE DESIGN VALUE; (100% LOAD DURATION)

	DRY CONDITION (SERVICE LEVEL 1)	EXPOSED TO WEATHER (SERVICE LEVEL 2)
G =	103,750 PSI	91,250 PSI
E =	1,660,000 PSI	1460,000 PSI
Fb =	2117 PSI	1827 PSI (FOR 12" DEPTH)
Fc PERP. =	533 PSI	368 PSI
Fc PAR. =	2,030 PSI	1,508 PSI
Fv =	241 PSI	197 PSI
C =	1.2	1.6

WALL FRAMING

1. ALL WOOD TOP PLATE SPLICES SHALL BE STAGGERED 4'-0" MINIMUM.
2. ALL BEARING WALLS, POSTS, JACKS, AND MULTIPLE STUDS SHALL BE RUN CONTINUOUSLY TO SOLID BEARING ON FOUNDATION WALLS OR BEAMS. PROVIDE SOLID BLOCKING AT FLOOR DIAPHRAGM TO CONTINUE POST ABOVE AND BELOW. BLOCKING TO MATCH SIZE ABOVE, TYPICAL.
3. ALL STEEL COLUMNS MUST BE DIRECTLY SUPPORTED BY A STEEL BEAM OR CONTINUED/SPLICED TO A CONCRETE FOUNDATION WALL OR CONCRETE FOOTING UNLESS NOTED OTHERWISE ON PLAN.
4. ALL WINDOW HEADERS TO BE MINIMUM (2) 2x8 W/ (1) JACK & (1) KING STUD @ EACH END UNLESS NOTED OTHERWISE ON PLAN.
5. PROVIDE (2) 2x _ POST AT EACH END OF MULTI-PLY FLOOR MEMBERS, UNLESS NOTED OTHERWISE ON PLAN.
6. STUDS SHALL BE DOUBLED AT ALL ANGLES AND AROUND ALL OPENINGS WITH TRIPLE STUDS AT CORNERS. UNLESS NOTED OTHERWISE ON PLANS AND OR DETAILS.
7. BALLOON FRAME ALL GABLE END WALLS TO UNDER SIDE OF CEILING.
8. ALL EXTERIOR WALL SHEATHING SHALL BE ½" APA RATED OSB/PLYWOOD SHEATHING NAILED W/ 8d NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT ALL INTERMEDIATE SUPPORTS, UNLESS NOTED OTHERWISE ON PLANS, SCHEDULES, AND DETAILS.
9. PROVIDE CONTINUOUS SHEATHING ON AT LEAST ONE SIDE OF ALL BEARING STUD WALLS, INCLUDING IN THE BASEMENT OR ATTIC SPACE.
10. ALL WALL SHEATHING SHALL BE CONTINUOUS BETWEEN TOP PLATES AND BOTTOM PLATE OF WALL ABOVE.
11. WHERE WALL SHEATHING IS REQUIRED TO HAVE BLOCKED PANEL EDGES, COORDINATE MID-HEIGHT BLOCKING LOCATION WITH SHEATHING SPLICING.

FLOOR FRAMING

1. ALL PLYWOOD/OSB SUB-FLOORING SHALL BE ¾" THICK T&G APA RATED 48/24 SHEATHING OR STURD-I-FLOOR 24" O.C. RATED PLYWOOD SHALL BE GLUED AND NAILED. INSTALL 100 PERCENT GLUE-LINE AND A MINIMUM-NAILING PATTERN OF 8d COMMON (2 ½" x 0.131") NAILS SPACED AT 6" CENTERS AT EDGE SUPPORTS AND 12" CENTERS AT INTERMEDIATE SUPPORTS SHALL BE USED
2. SPACE JOISTS/TRUSSES UNDER CERAMIC TILE/MARBLE FLOOR FINISHES @ 16" O.C. MAX.
3. PROVIDE DOUBLE JOISTS OR SPECIAL TRUSS UNDER ALL WALLS/PARTITIONS THAT EXTEND ONE-HALF OR MORE OF THE FLOOR FRAMING SPAN, UNDER ALL KITCHEN ISLANDS, AND UNDER FREESTANDING SOAKER TUBS.
4. PROVIDE SOLID BLOCKING BETWEEN JOISTS AND RAFTERS AT ALL BEARING POINTS AND AT A MINIMUM OF EIGHT-FOOT O.C. ALONG JOIST AND RAFTER SPANS.
5. WHERE SINGLE-PLY LVL BEAM IS USED, SUPPORT JOISTS W/ TOP FLANGE HANGERS CAPABLE OF SUPPORTING THE JOIST REACTION.
6. FLOOR MEMBERS THAT DO NOT MEET INTERIOR LOAD BEARING WALLS MUST BE SHIMMED. DO NOT PULL TRUSSES/JOISTS DOWN TO INTERIOR BEARINGS.

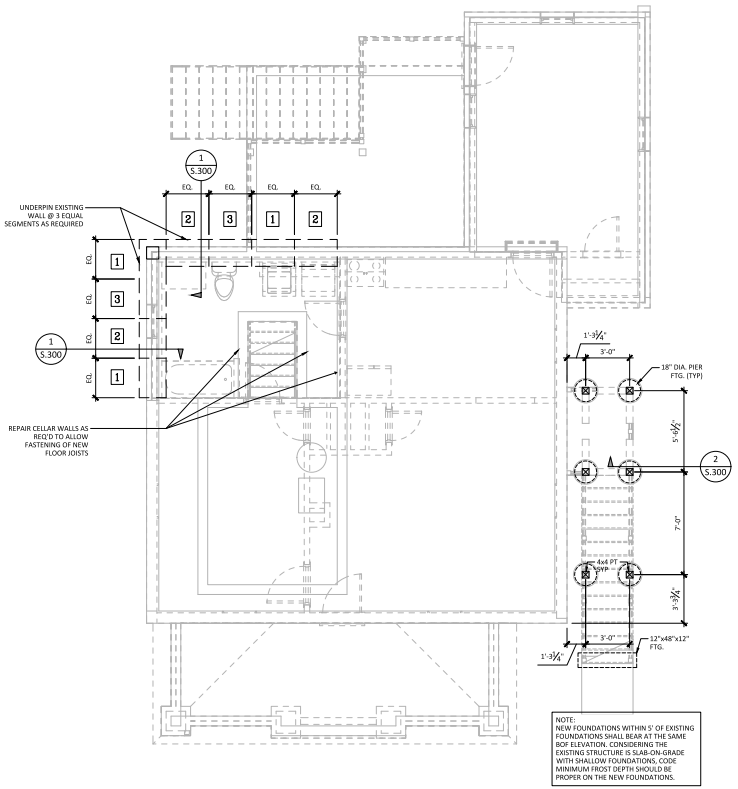
ROUGH CARPENTRY

A. GENERAL
1. DIMENSIONED LUMBER SHALL BE DRESSED S4S, AND SHALL BEAR THE GRADE STAMP OF THE MANUFACTURER'S ASSOCIATION.
2. ALL LUMBER SHALL BE SOUND, SEASONED, AND FREE FROM WARP.
3. MINIMUM GRADES, FOR DIMENSIONED LUMBER, SHALL BE AS DEFINED BY THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, AWC. ALL WOOD MEMBERS SHALL BE MANUFACTURED TO COMPLY WITH PS20 OF "AMERICAN SOFTWOOD LUMBER STANDARDS" AND SHALL HAVE 19% MAXIMUM MOISTURE CONTENT.
4. ALL ENGINEERED LUMBER SHALL CONFORM TO THE MINIMUM PRODUCT SPECIFICATIONS, INSTALLATION AND MINIMUM FASTENING REQUIREMENTS AS PROVIDED BY THE PRODUCT MANUFACTURER.
5. PROVIDE 3-1/2" INCH MINIMUM BEARING FOR STANDARD LUMBER BEAMS.

B. FASTENERS & CONNECTORS
1. ALL CONNECTION HARDWARE SHALL BE GALVANIZED AND SUPPLIED BY SIMPSON STRONG-TIE, HILTI, OR BY AN APPROVED EQUIVALENT MANUFACTURER.
2. NAIL DIMENSIONS SHALL COMPLY WITH ASTM F1667. WOOD SCREWS DIMENSIONS SHALL COMPLY WITH ANSI/ASME B18.6.1. BOLT AND LAG SCREW DIMENSIONS SHALL COMPLY WITH ANSI/ANSI B18.2.1.
2. WHERE SPECIFIED, "SDS" SCREWS REFER TO "SIMPSON STRONG DRIVE" AND SHALL CONFORM TO ESR REPORT #2236. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. WOOD OR LAG SCREWS ARE NOT ACCEPTABLE REPLACEMENTS. SUBMIT ANY ALTERNATES FOR APPROVAL.
3. MINIMUM BENDING STRESS Fyb FOR FASTENERS SHALL BE AS FOLLOWS:
a. BOLTS
Fyb = 45,000 PSI
b. LAG SCREWS
¼"Ø Fyb= 70,000 PSI
⅜"Ø Fyb = 60,000 PSI
½"Ø AND LARGER Fyb = 45,000 PSI
c. NAILS AND WOOD SCREWS
0.099" ≤ D ≤ 0.142" Fyb = 100,000 PSI
0.142" ≤ D ≤ 0.177" Fyb = 90,000 PSI
0.177" ≤ D ≤ 0.236" Fyb = 80,000 PSI
0.236" ≤ D ≤ 0.273" Fyb = 70,000 PSI
2. THRU BOLTS SHALL BE INSTALLED AS FOLLOWS
a. BOLT HOLES SHALL BE A MINIMUM OF 1/16" TO A MAXIMUM OF ⅛" LARGER THAN THE BOLT DIAMETER.
b. CAREFUL CENTERING OF HOLES IN MAIN MEMBERS AND SPLICE PLATES IS REQUIRED. TIGHT FIT REQUIRING FORCIBLE DRIVING OF BOLTS SHALL NOT BE DONE.
c. A METAL PLATE OR WASHER NOT LESS THAN A STANDARD OVERSIZED CUT WASHER SHALL BE BETWEEN THE WOOD AND THE BOLT HEAD AND BETWEEN THE WOOD AND THE NUT.
d. ALL BOLTS SHALL BE SNUGLY TIGHTENED. CONNECTIONS, WHICH HAVE LOOSENED DUE TO SHRINKAGE OF THE WOOD MEMBERS, SHALL BE RE-TIGHTENED.
e. BOLTS SHALL BE INSTALLED SUCH THAT THE THREADED PORTIONS OF THE BOLTS ARE EXCLUDED FROM THE SHEAR PLANES.
f. CARRIAGE BOLTS ARE NOT PERMITTED
2. LAG SCREWS SHALL BE INSTALLED AS FOLLOWS.
a. LAG SCREWS SHALL BE INSTALLED IN PRE-DRILLED HOLES.
b. THE SHANK CLEARANCE HOLE FOR THE SHANK SHALL HAVE THE SAME DIAMETER AS THE SHANK, AND THE SAME DEPTH OF PENETRATION AS THE LENGTH OF THE SHANK.
c. THE LEAD HOLE FOR THE THREADED PORTION SHALL HAVE A DIAMETER EQUAL TO 75% FOR SOUTHERN PINE, 70 % FOR OTHER SPECIES, OF THE SHANK DIAMETER AND A LENGTH EQUAL TO AT LEAST THE LENGTH OF THE THREADED PORTION.
d. THE THREADED PORTION OF THE LAG SCREW SHALL BE INSERTED IN ITS LEAD HOLE BY TURNING WITH A WRENCH, NOT BY DRIVING WITH A HAMMER.
e. SOAP OR OTHER LUBRICANT SHALL BE USED ON THE LAG SCREWS OR IN THE LEAD HOLES TO FACILITATE INSERTION AND PREVENT DAMAGE TO THE LAG SCREW.

PRESERVATIVE TREATED LUMBER

A. PROTECT ALL UNTREATED LUMBER FROM EXPOSURE TO WEATHER. NOTIFY ENGINEER OTHERWISE.
B. PRESERVATIVE TREATED WOOD SHALL BE IN ACCORDANCE WITH AWPA U1, SECTION 4.
C. ALL EXTERIOR WOOD MEMBERS SHALL BE PRESERVATIVE TREATED UC4A OR HIGHER.
D. ALL INTERIOR WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED TO UC2 OR HIGHER.
E. ALL HANGERS, ANCHORS, FASTENERS, AND ANY STEEL IN CONTACT WITH PRESERVATIVE TREATED WOOD SHALL BE STAINLESS STEEL OR HAVE SUITABLE COATING



1 FOUNDATION PLAN

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

FOUNDATION NOTES:

1. COORDINATE ALL DIMENSIONS WITH THE ARCHITECTURAL DRAWINGS AND NOTIFY STRUCTURAL ENGINEER IF ANY DISCREPANCY IS FOUND.
2. PROVIDE MINIMUM FROST DEPTH FOR ALL EXTERIOR FOOTINGS AND FOOTINGS IN UNHEATED AREAS AS NOTED IN THE DESIGN CRITERIA SECTION OF SHEET S.001
3. ISOLATED CONCRETE PAD FOOTINGS TO BE REINFORCED W/ #4 REBAR @ 12" O.C. BOTTOM EACH WAY U.N.O.
4. PROVIDE 4" CONC. SLAB W/ 6x6-W1.4xW1.4 W.W.F TYP. AT LOWEST INTERIOR LEVEL U.N.O.
5. PROVIDE 4" CONC. SLAB W/ #4 @ 12" O.C. B.E.W. TYP. AT GARAGE AND EXTERIOR SLABS U.N.O.
6. PROVIDE SLAB CONTROL JOINT @ 15' O.C. PER TYPICAL DETAILS ON SHEET S.300.
7. PROVIDE MIN. 6-MIL POLYETHYLENE VAPOR BARRIER OVER MIN. 4" CRUSHED STONE OR GRAVEL BELOW ALL SLABS, TYP.
8. LEGEND:

⊛ = TENSION TIE - HOLD DOWN ANCHOR SIMPSON - HDU2-SDS2.5 U.N.O

MATTHEW W ANDERSON REGISTERED 15111 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER

Digitally signed by Matthew W Anderson
Date: 2023.12.05 08:17:32-05'00'

SPOINT1 ENGINEERING
50 CARROLL CREEK WAY
SUITE 310
FREDERICK, MD 21701
240.822.3016
SPOINT1.COM

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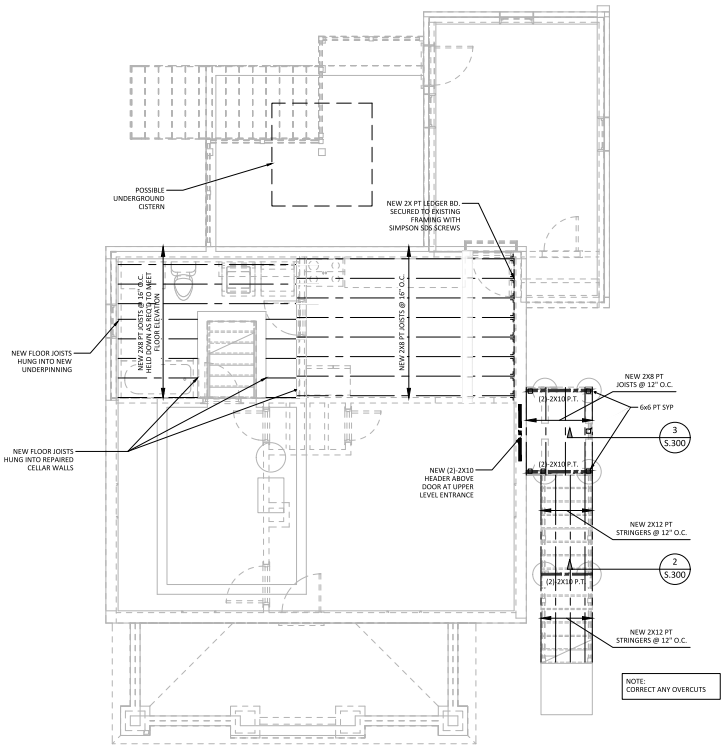
MW ARCHITECTS, LLC
761C Monroe St.
Herdon, VA 20170

Project:
HASLE RESIDENCE
400 East Liberty St.
Charlestown, WV 25414

Sheet Title:
FOUNDATION PLAN

Revisions:

Project No:	873
Date:	12/04/23
Designer:	AJH
Scale:	1/4" = 1'-0"
Page:	
Sheet No.:	S.100



1 FIRST FLOOR FRAMING PLAN

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

FRAMING NOTES:

1. DIMENSIONS SHOWN ARE TO FRAMING. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS. NOTIFY STRUCTURAL ENGINEER IF ANY DISCREPANCY IS FOUND.
2. ALL HEADERS TO BE MINIMUM (2) 2X8 WITH (1) JACK STUD AND (1) KING STUD U.N.O.
3. ALL ROOF FRAMING TO BE PRE-ENGINEERED WOOD ROOF TRUSSES @ 24" O.C. UNLESS NOTED OTHERWISE.
4. ALL FLOOR JOIST TO BE ENGINEERED WOOD I-JOIST UNLESS NOTED OTHERWISE.
5. THE FLOOR AND ROOF FRAMING SHALL MEET THE REQUIREMENTS SPECIFIED ON THE GENERAL NOTES AND DETAILS SHEETS PROVIDED WITH THIS SET.
5. ROOF TRUSS AND FLOOR LAYOUT SHOWN IS ONLY FOR GUIDANCE & SHALL NOT BE USED AS SHOP DRAWINGS. ROOF MANUFACTURER AND FLOOR SUPPLIER SHALL PROVIDE LAYOUT & ENSURE NOT TO OBSTRUCT PLUMBING & HVAC OPENINGS & TO VERIFY HEADROOM CLEARANCES.
6. ALL SUPPORT HANGERS TO BE PROVIDED BY ROOF TRUSS MANUFACTURER AND FLOOR JOIST SUPPLIER. GENERAL CONTRACTOR TO ENSURE ALL HANGERS SPECIFIED ARE INSTALLED IN THE FIELD.
7. PROTECT ALL UNTREATED LUMBER FROM EXPOSURE TO WEATHER. NOTIFY ENGINEER OTHERWISE.

= EXTERIOR BEARING WALLS
= INTERIOR BEARING WALLS
= PLUMBING DRAINS
= JACK STUD OR POST
= JACK STUD OR POST FROM ABOVE
= KITCHEN ISLAND ABOVE: ADD'L 25 PSF DEAD LOAD
= TILE BATHROOM ABOVE: ADD'L 7 PSF DEAD LOAD

MATTHEW W ANDERSON REGISTERED 15111 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER

Digitally signed by Matthew W Anderson
Date: 2023.12.05 08:17:33-05'00'

SPOINT1 ENGINEERING
50 CARROLL CREEK WAY
SUITE 310
FREDERICK, MD 21701
240.822.3016
SPOINT1.COM

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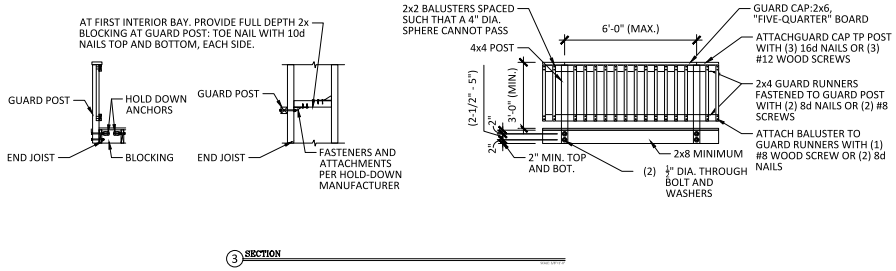
MW ARCHITECTS, LLC
761C Monroe St.
Herdon, VA 20170

Project:
HASLE RESIDENCE
400 East Liberty St.
Charlestown, WV 25414

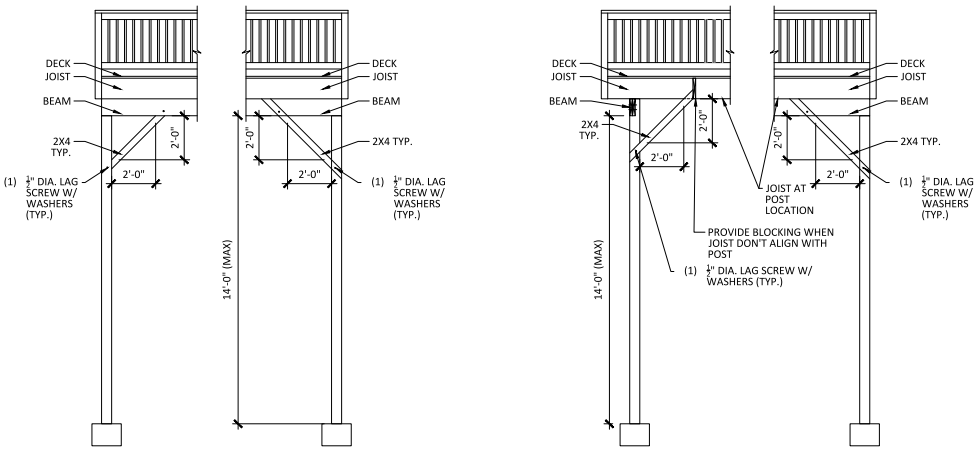
Sheet Title:
FIRST FLOOR FRAMING PLAN

Revisions:

Project No:	873
Date:	12/04/23
Designer:	AJH
Scale:	1/4" = 1'-0"
Page:	
Sheet No.:	S.110

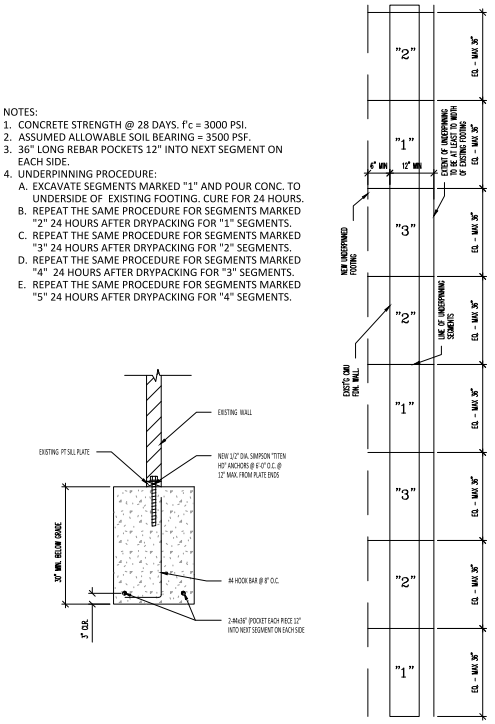


3 SECTION

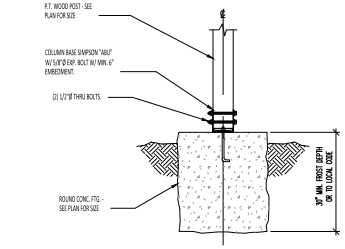


4 ANGLE BRACING DETAILS

NOTES:
1. CONCRETE STRENGTH @ 28 DAYS. f'c = 3000 PSI.
2. ASSUMED ALLOWABLE SOIL BEARING = 3500 PSF.
3. 36" LONG REBAR POCKETS 12" INTO NEXT SEGMENT ON EACH SIDE.
4. UNDERPINNING PROCEDURE:
   A. EXCAVATE SEGMENTS MARKED "1" AND POUR CONC. TO UNDERSIDE OF EXISTING FOOTING. CURE FOR 24 HOURS.
   B. REPEAT THE SAME PROCEDURE FOR SEGMENTS MARKED "2" 24 HOURS AFTER DRYPACKING FOR "1" SEGMENTS.
   C. REPEAT THE SAME PROCEDURE FOR SEGMENTS MARKED "3" 24 HOURS AFTER DRYPACKING FOR "2" SEGMENTS.
   D. REPEAT THE SAME PROCEDURE FOR SEGMENTS MARKED "4" 24 HOURS AFTER DRYPACKING FOR "3" SEGMENTS.
   E. REPEAT THE SAME PROCEDURE FOR SEGMENTS MARKED "5" 24 HOURS AFTER DRYPACKING FOR "4" SEGMENTS.



1 UNDERPINNING DETAIL



2 SECTION



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50 CARROLL CREEK WAY
SUITE 310
FREDERICK, MD 21701
240.822.3016
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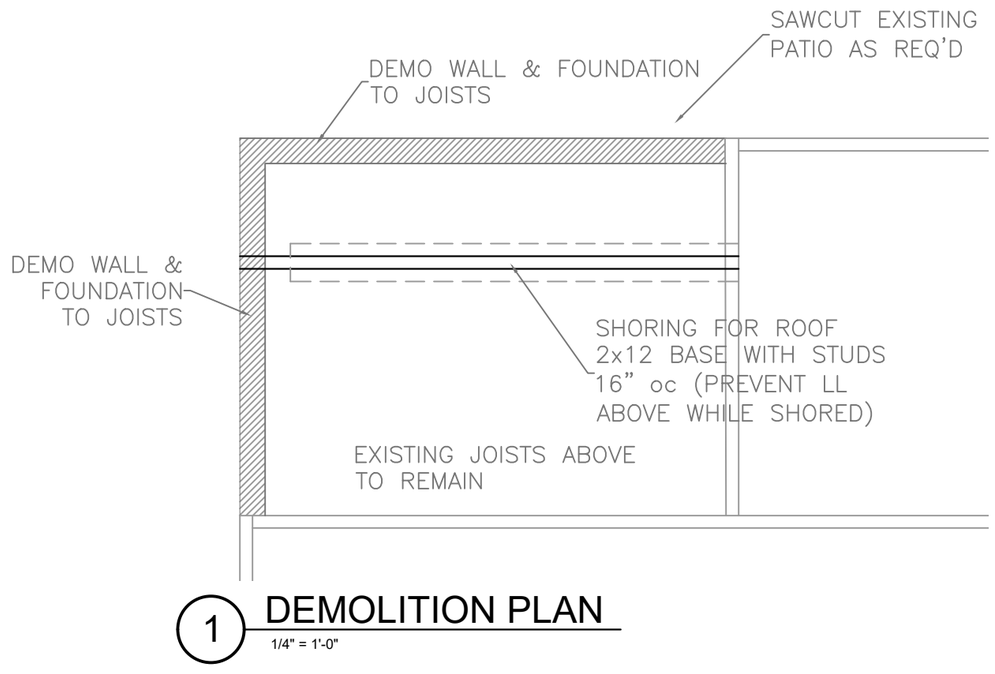
761C Monroe St.
Herdon, VA 20170

Project:
HASLE RESIDENCE
400 East Liberty St.
Charlestown, WV 25414

Sheet Title:
STRUCTURAL DETAILS

Revisions:

Project No:	873
Date:	12/04/23
Designer:	AJH
Scale:	3/4" = 1'-0"
Page:	
Sheet No.:	S.300



1 DEMOLITION PLAN
1/4" = 1'-0"

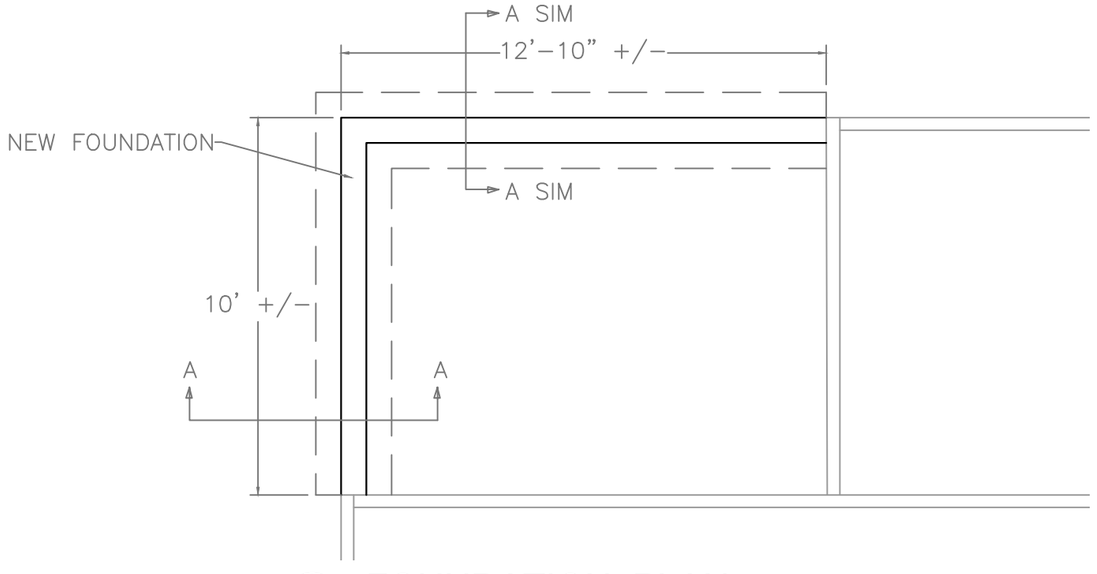
NOTES:

DEMOLITION:
INSTALL SHORING PER PLAN.
REMOVE EXISTING WALLS AS SHOWN.
SAWCUT PATIO TO EXTENTS OF FOUNDATION.

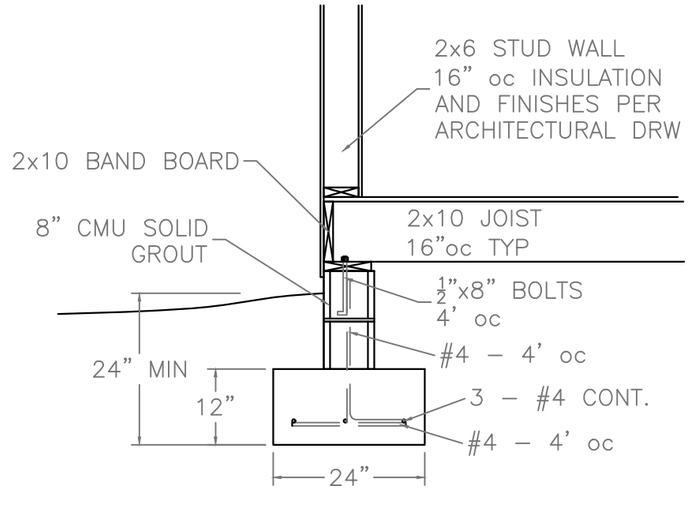
LL = 40 PSF 1ST FLOOR
LL = 30 PSF 2ND FLOOR
Pg = 35 PSF SNOW LOAD
WL = 115 MPH PER CODE

SOIL BEARING ASSUMED TO BE 1500 PSF

CONCRETE 3000 PSI @ 28 DAYS
REBAR GRADE 60



1 FOUNDATION PLAN
1/4" = 1'-0"



A CONCRETE SECTION
1/2" = 1'-0"

General Notes

BENJAMIN C. MONTGOMERY
REGISTERED
17994
STATE OF
4/19/24
WEST VIRGINIA
PROFESSIONAL ENGINEER

MONTGOMERY
Engineering Group, Inc.
1105 Redbud Road
Winchester, VA 22603
(540) 974-7382
ben@MEGinc.biz

No.	Revision/Issue	Date
A	FOR APPROVAL	4/20/24

Firm Name and Address

MONTGOMERY ENGR. GROUP, INC.
1105 REDBUD ROAD
WINCHESTER, VA 22603
MEGinc.biz

Project Name and Address

HASLE RESIDENCE
400 E LIBERTY ST
CHARLESTOWN, WV 25414

Project 24 -65	Sheet S1
Date APRIL 17, 2024	
Scale AS NOTED	

Historic Landmarks Commission
101 East Washington Street
Charles Town, WV 25414

Meeting: 06/10/24
Department: Historic Landmarks Commission
Category: Report
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

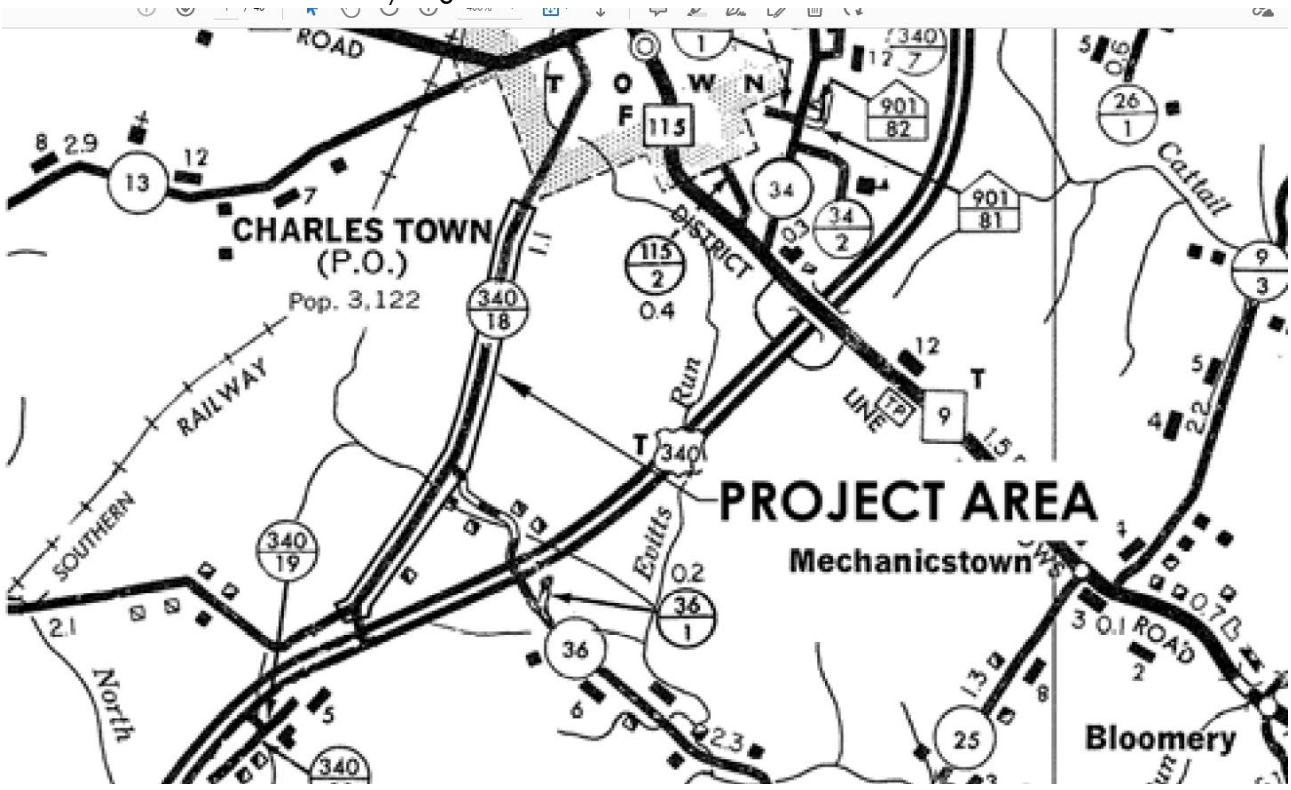
Commission Review - Augustine Avenue Trail Phase 2

ATTACHMENTS:

- 1. Staff Report.pdf
- 2. State Mandate.pdf
- 3. Augustine Avenue Phase 2 Plans.pdf

Discussion Item
Augustine Avenue Trail

Date: For the June 10, 2024 Historic Landmarks Commission meeting
Applicant: Karen E. Allen on behalf of the West Virginia Department of Highways
Property Owner: City of Charles Town
Report by: James Newman, City Planner, Zoning/Subdivision Administrator.
Proposal: Construction of a sidewalk /trail
Project Location: From intersection of Washington Patriots Drive/Augustine Avenue to the intersection of Old Cave Road/Augustine Avenue



HISTORIC SURVEY BUILDING INFORMATION: Area is located outside of the Historic District.

PROPOSAL

The City of Charles Town received a Transportation Alternatives Program grant through the West Virginia Division of Highways (WVDOH) in the amount of $560,000 (80% federal) for the construction of 5,971 linear feet of new concrete sidewalk along the western side of Augustine Avenue between the driveway at The Hill property and Page Jackson School Drive.

The sidewalk will be ten feet wide with the exception of seven locations where it narrows to between six feet to eight feet wide due to the location of utility poles. It will also include Americans with Disabilities Act and drainage improvements (see attached plans). As part of the Section 106 process of the National Historic Preservation Act, the WVDOH is soliciting comments in regards to any effects to historic resources.

TRAIL INFORMATION

The trail will be between 6 to10 ft wide (depending its location along the project area) and made of concrete.

IMPACT TO ADJACENT PROPERTIES

The proposed work is construction of sidewalks, curb, and gutters along the road. All work will take place on public right-of-way.

STAFF RECOMMENDATION

This item is for discussion by the Commission. If the Commission has questions, comments, or concerns, those comments will be taken by staff and provided to the Department of Highways. No action is required.

From: Allen, Karen E
To: James Newman
Subject: Augustine Avenue Phase 2 Section 106 Comments
Date: Thursday, May 16, 2024 11:44:48 AM
Attachments: Augustine Avenue Phase 2 Plans.pdf

Good afternoon James,

The City of Charles Town received a Transportation Alternatives Program grant through the West Virginia Division of Highways (WVDOH) for the construction of phase 2 of the Augustine Avenue multi-purpose path project. The scope of work entails the construction of a total of 3,356 linear feet of new multi-purpose path along the western side of Augustine Avenue between: (1) Washington High School and Page Jackson Middle School and (2) a small segment between The Hill property (JF-0065-0140) and the existing concrete sidewalk at the Save A Lot parking lot. The multi-purpose path will vary in width and will include Americans with Disabilities Act and drainage improvements (see attached plans).

As part of the Section 106 process of the National Historic Preservation Act, the WVDOH is soliciting comments in regards to any effects to historic resources.

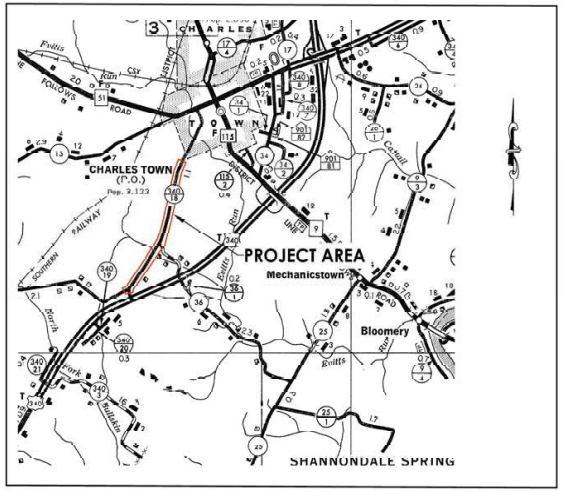
Please feel free to contact me with any questions you may have.

Karen Ebert Allen

Transportation Environmental Resource Specialist Senior

304-414-6901

Beware - This email comes from outside the City of Charles Town.



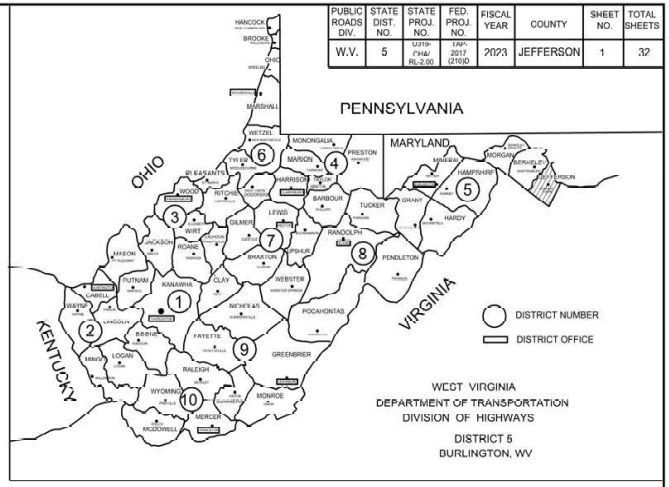
WEST VIRGINIA
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PLANS FOR CONSTRUCTION

OF

STATE HIGHWAY
FEDERAL PROJECT NO. TAP-2017(210)D
STATE PROJECT NO. U319-CHA/RL-2.00
WV COUNTY ROUTE 340/18
CHARLES TOWN, WV
JEFFERSON COUNTY

CHARLES TOWN AUGUSTINE AVENUE
PHASE 2

PUBLIC ROADS DIV.	STATE DIST. NO.	STATE PROJ. NO.	FED. PROJ. NO.	FISCAL YEAR	COUNTY	SHEET NO.	TOTAL SHEETS
W.V.	5	U319-CHA/RL-2.00	TAP-2017 (210)D	2023	JEFFERSON	1	32



UTILITIES ENCOUNTERED

WATER / SEWER

CHARLES TOWN UTILITY BOARD
661 S. GEORGE STREET
SUITE 101
CHARLES TOWN, WV 25414

POWER

POTOMAC EDISON
901 WILSON STREET
MARTINSBURG, WV 25401
1-(304) 267-3248

CABLE

COMCAST
208 MILDRED STREET
RANSON, WV 25438

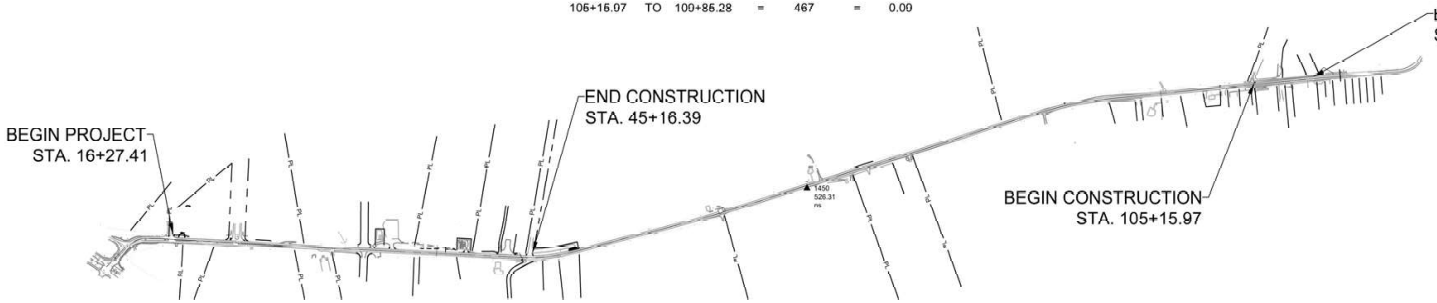
TELEPHONE

FRONTIER COMMUNICATIONS
1 (304) 271 8646

	STATION		STATION		LF		MILE(S)
MULTI-USE PATH	16+27.41	TO	45+16.39	=	2,889	=	0.55
	105+16.07	TO	109+85.28	=	467	=	0.09

TYPE OF CONSTRUCTION

MULTI-PURPOSE PATH - PHASE 2



CONVENTIONAL SIGNS

STATE LINE
COUNTY LINE
CORPORATION LINE
PROPOSED R/W & EASEMENT LINE
EXISTING R/W LINE
PROPERTY LINE
EXISTING FENCE
PROPOSED FENCE
EDGE OF STREAM
PROPOSED GUARD RAIL
EXISTING GUARD RAIL
RAILROAD
SANITARY LINE
WATER LINE
TELEPHONE LINE
ELECTRIC LINE
TELEPHONE POLE
POWER POLE
COMBINE POWER AND TELEPHONE POLE
TREE
SHRUB
RIGHT OF WAY MARKER

SCALES

PLAN HOR. 0 20 ft.
VERT. 0 10 ft.
PROFILE HOR. 0 10 ft.

INDEX TO SHEETS

NO.	DESCRIPTION
1	TITLE SHEET
2	TYPICAL SECTIONS
3	SUMMARY OF QUANTITIES
4-5	QUANTITY TABLES
6	GENERAL NOTES
7	REFERENCE POINTS - SURVEY
8-9	MAINTENANCE OF TRAFFIC
10-14	PLAN VIEWS
15	DETAILS
16-18	SIGNING & PAVEMENT SHEETS
19-26	CROSS SECTIONS

I HEREBY CERTIFY THAT THIS IS A CORRECT COPY OF THE PLANS OF PROJECT U319-CHA/RL-2.00& TAP-2017(210)D.

EXECUTIVE SECRETARY

30___

PREPARED BY:
ALPHA ASSOCIATES, INC.

REC. PROF. ENG.

ALPHA ASSOCIATES, INC.
207 PRAIRIE AVENUE
MORGANTOWN, WV 26501
PHONE/FAX: 304-296-8216
TOLL FREE: 800-640-8216
www.thinkALPHAfirst.com
PROJECT NUMBER: 2205061.00

RECOMMENDED _____ PROJECT MANAGER

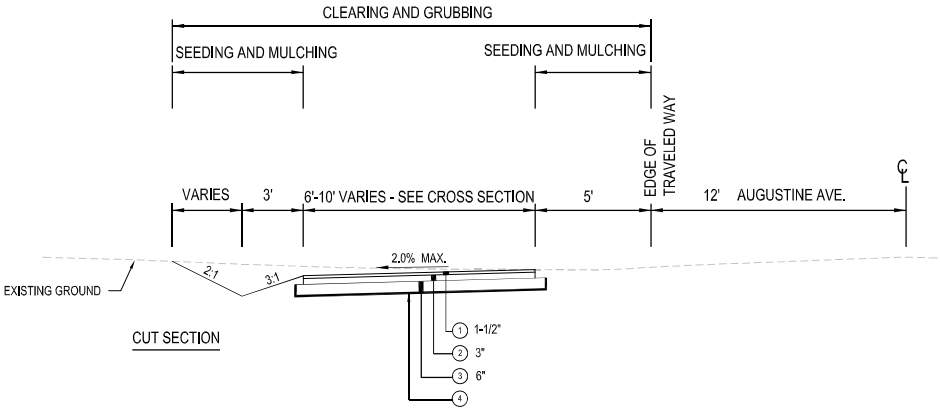
RECOMMENDED FOR APPROVAL _____ STATE HIGHWAY ENGINEER

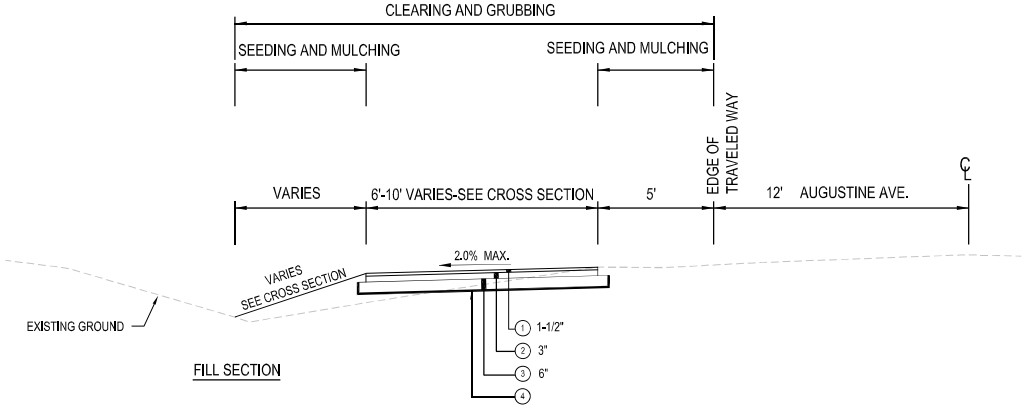
APPROVED _____ COMMISSIONER OF HIGHWAYS

SUBMITTED: NOVEMBER 8, 2023

PROJECT NO. U319-CHA/RL-2.00, TAP-2017(210)D

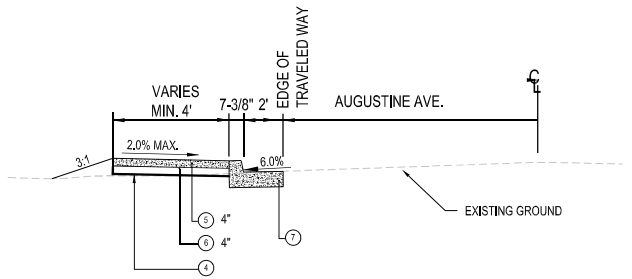
PUBLIC ROADS DIV.	STATE DIST. NO.	STATE PROJ. NO.	FED. PROJ. NO.	FISCAL YEAR	COUNTY	SHEET NO.	TOTAL SHEETS
W.V.	5	USTS-CHA-RL-2(20	TAP-2017 (210)D	2023	JEFFERSON	2	32





TYPICAL MULTI-USE ASPHALT PATH SECTIONS

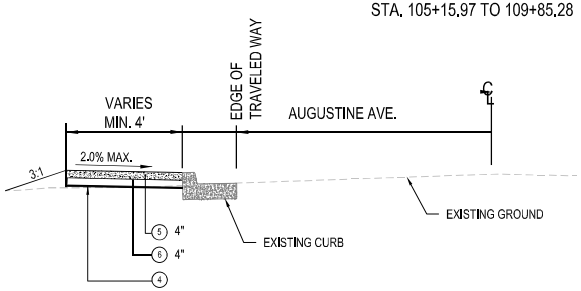
NOT TO SCALE



TYPICAL MULTI-USE CONCRETE PATH SECTION

NOT TO SCALE

STA. 105+15.97 TO 109+85.28



TYPICAL MULTI-USE CONCRETE PATH W/ EXISTING CURB SECTION SECTION

NOT TO SCALE

STA. 17+03.85 TO 20+90.53

STA. 21+85.55 TO 22+09.31

LEGEND

1. ITEM 401002-020 MARSHALL ASPHALT WEARING CRSE, SG, TYPE I, TON
   ITEM 401002-021 MARSHALL ASPHALT WEARING CRSE, S, TYPE I, TON
2. ITEM 401001-023 MARSHALL ASPHALT BASE CRSE, SG, TYPE II, TON
   ITEM 401001-024 MARSHALL ASPHALT BASE CRSE, S, TYPE II, TON
3. ITEM 307001-000 AGGREGATE BASE COURSE, CLASS I, CY
4. ITEM 207034-000 FABRIC FOR SEPARATION
5. ITEM 609001-001 CONCRETE SIDEWALK, SY
6. ITEM 609002-001 BED COURSE MATERIAL, CY
7. ITEM 610003-001 CONCRETE CURB & GUTTER, TYPE I, LF

SUBMITTED: NOVEMBER 8, 2023

ALPHA ASSOCIATES, INC.
209 PRAIRIE AVENUE
MORGANTOWN, WV 26501
PHONE/FAX: 304-296-8216
TOLL FREE: 800-640-8216
www.thinkALPHAlist.com ALPHA PROJECT: 2205061

PHASE 2

REVISION NUMBER	SHEET NUMBER	REVISIONS	DATE	BY

THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

CHARLES TOWN AUGUSTINE AVE.

TYPICAL SECTIONS

Z:\Projects\2022_Jobs\220506100\Drawings\Civil\Current\Construction\PHASE 2\2-TYPICAL SECTIONS - Phase 2.dwg

PUBLIC ROADS DIV.	STATE DIST. NO.	STATE PROJ. NO.	FED. PROJ. NO.	FISCAL YEAR	COUNTY	SHEET NO.	TOTAL SHEETS
W.V.	5	U319-CHW RLC/00	TAP-2017 (210)D	2023	JEFFERSON	3	32

SUMMARY OF ESTIMATED QUANTITIES

ITEM NO.	ALTERNATE	ITEM DESCRIPTION	UNIT	QUANTITY
		ROADWAY ITEMS		
201001-000		CLEARING AND GRUBBING	LS	1
204001-000		MOBILIZATION	LS	1
207001-001		UNCLASSIFIED EXCAVATION	CY	1049
207034-000		FABRIC FOR SEPARATION	SY	3580
240001-000		CLEAN CULVERT	LF	100
307001-000		AGGREGATE BASE COURSE, CLASS 1	CY	472
508001-001		SAWING EXISTING CONCRETE PAVING	LF	262
601002-001		CLASS B CONCRETE	CY	1
604037-016		18 INCH REINFORCED CONCRETE PIPE, CLASS 1	LF	6
604050-012		15 INCH HIGH DENSITY POLYETHYLENE PIPE	LF	95
604050-016		18 INCH HIGH DENSITY POLYETHYLENE PIPE	LF	500
605004-001		TYPE B INLET	EA	4
609001-001		CONCRETE SIDEWALK	SY	708
609002-001		BED COURSE MATERIAL	CY	80
609005-001		CURB RAMP	EA	3
609006-001		DETECTABLE WARNING SURFACE	EA	7
610003-001		COMBINATION CONCRETE CURBING & GUTTER, TYPE 1	LF	465
636001-001		TRAFFIC CONTROL	LS	1
636011-001		TRAFFIC CONTROL DEVICE	UNIT	9,000
636014-001		FLAGGER	HR	120
636022-001		CHANGEABLE MESSAGE SIGN	DA	380
636025-002		WARNING LIGHTS, TYPE B	DA	720

SUMMARY OF ESTIMATED QUANTITIES

ITEM NO.	ALTERNATE	ITEM DESCRIPTION	UNIT	QUANTITY
639001-001		CONSTRUCTION LAYOUT STAKE	LS	1
640005-001		MINIMAL FIELD OFFICE	MO	6
640003-001		BUILDING EQUIPMENT	LS	1
642012-001		SILT FENCE	LF	5000
652001-001		AGRICULTURAL LIMESTONE	TN	3
652002-001		FERTILIZER, 10-20-10	TN	0.8
652003-001		SEED MIXTURES, B, C-1, OR C-2	LB	200
652003-002		SEED MIXTURE, D	LB	134
652004-001		STRAW OR HAY MULCH	TN	4
657008-001		2.00 LB CHANNEL POST	LF	172
661001-001		0.080 IN FLAT SHEET SIGN	SF	36
663001-026		EDGE LINE, TYPE II - 4 IN., WHITE	LF	200
663005-010		STOP LINE, TYPE V - 12 IN.	LF	10
663006-010		CROSSWALK LINE, TYPE V - 12 IN. x 6 FT.	LF	140
		ROADWAY ALTERNATES		
401002-020	AA1	MARSHALL ASPHALT WEARING CRSE, SG, TYPE I	TN	205
401002-021	AA2	MARSHALL ASPHALT WEARING CRSE, S, TYPE I	TN	195
401001-023	BB1	MARSHALL ASPHALT BASE CRSE, SG, TYPE II	TN	426
401001-024	BB2	MARSHALL ASPHALT BASE CRSE, S, TYPE II	TN	407

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ALPHA ASSOCIATES, INC.
209 PRAIRIE AVENUE
MORGANTOWN, WV 26501
PHONE/FAX: 304-296-8216
TOLL FREE: 800-640-8216
www.thinkALPHA1st.com

ALPHA PROJECT: 2205061

PHASE 2

REVISION NUMBER	SHEET NUMBER	REVISIONS	DATE	BY

THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

CHARLES TOWN AUGUSTINE AVE.

SUMMARY OF QUANTITIES

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PUBLIC ROADS DIV.	STATE DIST. NO.	STATE PROJ. NO.	FED. PROJ. NO.	FISCAL YEAR	COUNTY	SHEET NO.	TOTAL SHEETS
W.V.	5	0515-CHA/RL-2.00	TAP-2017 (210)D	2023	JEFFERSON	4	32

GRADING SUMMARY*

LOCATION		(1) TOTAL UNCLASSIFIED EXCAVATION ITEM 207001-001	(2) UNSUITABLE EXCAVATION	(3) USABLE EXCAVATION	(4) SHRINK OR SWELL FACTOR	(5) ADJUSTED EXCAVATION	(6) UNCLASSIFIED EMBANKMENT	(7) SELECT EMBANKMENT	(8) TOTAL EMBANKMENT	(9) EXCESS (+) OR BORROW (-)
STATION	STATION	CY	CY	CY		CY	CY	CY	CY	CY
16+27.41	16+65.45	20.72	0	20.72	0.85	17.61	0.63	0	0.63	16.98
16+65.45	17+00.00	10.41	0	10.41	0.85	8.85	10.74	0	10.74	-1.89
17+00.00	17+50.25	11.06	0	11.06	0.85	9.40	16.85	0	16.85	-7.45
17+50.25	18+00.00	8.05	0	8.05	0.85	6.84	3.59	0	3.59	3.25
18+00.00	18+49.74	7.75	0	7.75	0.85	6.59	1.42	0	1.42	5.17
18+49.74	19+00.00	9.21	0	9.21	0.85	7.83	1.35	0	1.35	6.48
19+00.00	20+00.00	32.00	0	32.00	0.85	27.20	1.44	0	1.44	25.76
20+00.00	20+32.40	15.36	0	15.36	0.85	13.06	0.00	0	0.00	13.06
20+32.40	21+00.00	18.78	0	18.78	0.85	15.96	0.00	0	0.00	15.96
21+00.00	22+00.00	8.70	0	8.70	0.85	7.40	0.94	0	0.94	6.46
22+00.00	22+16.73	3.47	0	3.47	0.85	2.95	0.37	0	0.37	2.58
22+16.73	23+00.00	21.09	0	21.09	0.85	17.93	3.33	0	3.33	14.60
23+00.00	24+00.00	17.54	0	17.54	0.85	14.91	3.54	0	3.54	11.37
24+00.00	24+12.21	2.08	0	2.08	0.85	1.77	0.32	0	0.32	1.45
24+12.21	24+59.00	8.49	0	8.49	0.85	7.22	0.68	0	0.68	6.54
24+59.00	25+00.00	9.90	0	9.90	0.85	8.42	0.31	0	0.31	8.10
25+00.00	26+00.00	36.09	0	36.09	0.85	30.68	0.50	0	0.50	30.18
26+00.00	26+10.19	4.14	0	4.14	0.85	3.52	0.00	0	0.00	3.52
26+10.19	27+00.00	31.23	0	31.23	0.85	26.55	0.00	0	0.00	26.55
27+00.00	28+00.00	56.41	0	56.41	0.85	47.95	0.00	0	0.00	47.95
28+00.00	28+14.56	6.75	0	6.75	0.85	5.74	0.00	0	0.00	5.74
28+14.56	29+00.00	34.95	0	34.95	0.85	29.71	0.14	0	0.14	29.57
29+00.00	30+00.00	39.07	0	39.07	0.85	33.21	0.17	0	0.17	33.04
30+00.00	30+10.43	8.96	0	8.96	0.85	7.62	0.00	0	0.00	7.62
30+10.43	31+00.00	79.52	0	79.52	0.85	67.59	0.00	0	0.00	67.59
31+00.00	32+00.00	49.74	0	49.74	0.85	42.28	0.00	0	0.00	42.28
32+00.00	32+10.49	4.90	0	4.90	0.85	4.17	0.00	0	0.00	4.17
32+10.49	32+33.27	15.11	0	15.11	0.85	12.84	0.00	0	0.00	12.84
32+33.27	33+00.00	71.57	0	71.57	0.85	60.83	0.00	0	0.00	60.83
33+00.00	33+84.25	92.75	0	92.84	0.85	78.91	0.00	0	0.00	78.91
33+84.25	34+00.00	12.87	0	12.87	0.85	10.94	0.00	0	0.00	10.94
34+00.00	34+18.64	12.72	0	12.72	0.85	10.81	0.00	0	0.00	10.81
34+18.64	35+00.00	6.98	0	6.98	0.85	5.93	0.12	0	0.12	5.81
35+00.00	36+00.00	26.11	0	26.11	0.85	22.19	2.37	0	2.37	19.82
36+00.00	37+00.00	21.09	0	21.09	0.85	17.93	5.57	0	5.57	12.36
37+00.00	38+00.00	17.56	0	17.56	0.85	14.93	15.15	0	15.15	-0.22
38+00.00	39+00.00	18.98	0	18.98	0.85	16.13	11.43	0	11.43	4.70
39+00.00	39+84.10	35.91	0	35.91	0.85	30.52	0.12	0	0.12	30.40
39+84.10	40+00.00	8.37	0	8.37	0.85	7.11	0.00	0	0.00	7.11
40+00.00	40+09.97	3.52	0	3.52	0.85	2.99	0.00	0	0.00	2.99
40+09.97	41+00.00	21.87	0	21.87	0.85	18.59	1.02	0	1.02	17.57
41+00.00	42+00.00	16.50	0	16.50	0.85	14.03	9.48	0	9.48	4.55
42+00.00	42+55.40	19.32	0	19.32	0.85	16.42	4.63	0	4.63	11.79
42+55.40	43+00.00	20.85	0	20.85	0.85	17.72	0.00	0	0.00	17.72
43+00.00	44+00.00	27.06	0	27.06	0.85	23.00	2.26	0	2.26	20.74
44+00.00	45+00.00	8.65	0	8.65	0.85	7.35	2.26	0	2.26	5.09
45+00.00	45+16.39	0.00	0	0.00	0.85	0.00	0.00	0	0.00	0.00
0	0	0.00	0	0.00	0.85	0.00	0.00	0	0.00	0.00

GRADING SUMMARY*

LOCATION		(1) TOTAL UNCLASSIFIED EXCAVATION ITEM 207001-001	(2) UNSUITABLE EXCAVATION	(3) USABLE EXCAVATION	(4) SHRINK OR SWELL FACTOR	(5) ADJUSTED EXCAVATION	(6) UNCLASSIFIED EMBANKMENT	(7) SELECT EMBANKMENT	(8) TOTAL EMBANKMENT	(9) EXCESS (+) OR BORROW (-)
STATION	STATION	CY	CY	CY		CY	CY	CY	CY	CY
105+15.97	106+00.00	8.30	0	8.30	0.85	7.06	6.57	0	6.57	0.49
106+00.00	107+00.00	5.02	0	5.02	0.85	4.27	11.61	0	11.61	-7.34
107+00.00	108+00.00	5.11	0	5.11	0.85	4.34	8.72	0	8.72	-4.38
108+00.00	109+00.00	5.13	0	5.13	0.85	4.36	6.39	0	6.39	-2.03
109+00.00	109+85.28	11.39	0	11.39	0.85	9.68	2.31	0	2.31	7.37
		0.00	0	0.00	0.85	0.00	0.00	0	0.00	0.00
		0.00	0	0.00	0.85	0.00	0.00	0	0.00	0.00
		0.00	0	0.00	0.85	0.00	0.00	0	0.00	0.00
		0.00	0	0.00	0.85	0.00	0.00	0	0.00	0.00
	TOTALS	1049.20		1049.20		891.82	525.49		136.33	755.49

SUMMARY OF PAVING QUANTITIES

LOCATION		ITEM 207034-000 FABRIC FOR SEPARATION	ITEM 307001-000 AGGREGATE BASE COURSE, CLASS 1	ITEM 401001-023 MARSHALL ASPHALT BASE COURSE, STONE OR GRAVEL, TYPE II	ITEM 401002-020 MARSHALL ASPHALT WEARING COURSE, STONE OR GRAVEL, TYPE I	REMARKS
STATION	STATION	SY	CY	TN	TN	
16+27.41	45+16.39	3308	472	548	263	
105+15.97	109+85.28	272				
TOTALS		3580	472	548	263	

ALPHA ASSOCIATES, INC.
209 PRAIRIE AVENUE
MORGANTOWN, WV 26501
PHONE/FAX: 304-296-8216
TOLL FREE: 800-640-8216
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ALPHA PROJECT: 2205061

PHASE 2

REVISION NUMBER	SHEET NUMBER	REVISIONS	DATE	BY

THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

CHARLES TOWN AUGUSTINE AVE.

QUANTITY TABLES 1

SUBMITTED: NOVEMBER 8, 2023

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PUBLIC ROADS DIV.	STATE DIST. NO.	STATE PROJ. NO.	FED. PROJ. NO.	FISCAL YEAR	COUNTY	SHEET NO.	TOTAL SHEETS
W.V.	5	U319-CHW RL-2.00	TAP-2017 (210)D	2023	JEFFERSON	5	32

CLEARING AND GRUBBING AND SEEDING AND MULCHING

LOCATION		CLEARING AND GRUBBING	SEEDING AND MULCHING	REMARKS
STATION	STATION	AC	AC	
16+27.41	16+65.45	0.03	0.01	
16+65.45	17+00.00	0.02	0.01	
17+00.00	17+50.25	0.03	0.02	
17+50.25	18+00.00	0.03	0.01	
18+00.00	18+49.74	0.02	0.01	
18+49.74	19+00.00	0.02	0.01	
19+00.00	20+00.00	0.04	0.02	
20+00.00	20+32.40	0.01	0.01	
20+32.40	21+00.00	0.02	0.10	
21+00.00	22+00.00	0.02	0.01	
22+00.00	22+16.73	0.01	0.004	
22+16.73	23+00.00	0.04	0.04	
23+00.00	24+00.00	0.03	0.03	
24+00.00	24+12.21	0.004	0.002	
24+12.21	24+59.00	0.01	0.01	
24+59.00	25+00.00	0.01	0.01	
25+00.00	26+00.00	0.06	0.03	
26+00.00	26+10.19	0.01	0.01	
26+10.19	27+00.00	0.020	0.010	
27+00.00	28+00.00	0.06	0.04	
28+00.00	28+14.56	0.01	0.01	
28+14.56	29+00.00	0.06	0.04	
29+00.00	30+00.00	0.06	0.04	
30+00.00	30+10.43	0.01	0.01	
30+10.43	31+00.00	0.06	0.04	
31+00.00	32+00.00	0.06	0.04	
32+00.00	32+10.49	0.01	0.01	
32+10.49	32+33.27	0.02	0.01	
32+33.27	33+00.00	0.04	0.03	
33+00.00	33+84.25	0.05	0.01	
33+84.25	34+00.00	0.01	0.01	
34+00.00	34+18.64	0.02	0.01	
34+18.64	35+00.00	0.01	0.01	
35+00.00	36+00.00	0.04	0.02	
36+00.00	37+00.00	0.04	0.02	
37+00.00	38+00.00	0.05	0.03	
38+00.00	39+00.00	0.05	0.02	
39+00.00	39+84.10	0.03	0.01	
39+84.10	40+00.00	0.01	0.002	
40+00.00	40+09.97	0.004	0.002	
40+09.97	41+00.00	0.04	0.02	
41+00.00	42+00.00	0.05	0.02	
42+00.00	42+55.40	0.03	0.01	
42+55.40	43+00.00	0.02	0.00	
43+00.00	44+00.00	0.04	0.01	
44+00.00	45+00.00	0.02	0.01	
45+00.00	45+16.39	0.00	0.00	

CLEARING AND GRUBBING AND SEEDING AND MULCHING

LOCATION		CLEARING AND GRUBBING	SEEDING AND MULCHING	REMARKS
STATION	STATION	AC	AC	
105+15.97	106+00.00	0.02	0.005	
106+00.00	107+00.00	0.02	0.008	
107+00.00	108+00.00	0.02	0.006	
108+00.00	109+00.00	0.02	0.010	
109+00.00	109+85.28	0.02	0.010	
	TOTALS	1.44	0.88	

SUBMITTED: NOVEMBER 8, 2023

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MORGANTOWN, WV 26501
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REVISION NUMBER	SHEET NUMBER	REVISIONS	DATE	BY

PHASE 2

THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

CHARLES TOWN AUGUSTINE AVE.

QUANTITY TABLES 2

Z:\Projects\2022_Jobs\220506100\Drawings\Civil\Current\Construction\PHASE 2\5-Quantities 2 - Phase 2.dwg

09

PUBLIC ROADS DIV.	STATE DIST. NO.	STATE PROJ. NO.	FED. PROJ. NO.	FISCAL YEAR	COUNTY	SHEET NO.	TOTAL SHEETS
W.V.	5	US15-CHW RS-2(X)	TAP-2017 (210)D	2023	JEFFERSON	6	32

GOVERNING SPECIFICATIONS

THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, STANDARD SPECIFICATIONS ROADS AND BRIDGES, JANUARY 1, 2023 , THE CONTRACT DOCUMENTS, AND THE CONTRACT PLANS ARE THE GOVERNING PROVISIONS APPLICABLE TO THIS PROJECT.

THE FOREST SERVICE TRAIL ACCESSIBILITY GUIDELINES (FASTAG), THE FOREST SERVICE OUTDOOR RECREATION ACCESSIBILITY GUIDELINES (FSORAG), THE US FOREST SERVICE TRAIL FUNDAMENTALS AND TRAIL MANAGEMENT OBJECTIVES,THE ABA ACCESSIBILITY GUIDELINES (EFFECTIVE NOVEMBER 2013) ARE APPLICABLE TO THIS PROJECT.

THE ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY (PROWAG) SHALL BE APPLICABLE TO THIS PROJECT.

THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS (WVDOH) STANDARD DETAILS BOOK, VOLUME 1, DATED MAY 2016 WITH REVISIONS THROUGH DECEMBER 2021, IS HEREBY INCORPORATED INTO THESE PLANS EXCEPT AS OTHERWISE NOTED.

NOTICE TO CONTRACTORS

IT IS TO BE ANTICIPATED THAT OTHER CONTRACTORS MAY BE WORKING IN THIS AREA, AND IT IS IMPERATIVE THAT A STRICT PLAN OF COORDINATION BETWEEN CONTRACTORS BE AGREED ON IN REFERENCE TO WORKING PLANS AND STORAGE AREAS. THIS PLAN OF COORDINATION WILL BE PRESENTED TO THE PROJECT ENGINEER IN WRITING FOR REVIEW. THE CONTRACTOR SHALL COORDINATE WITH AND ALLOW ACCESS TO ALL OTHER CONTRACTORS.

EXISTING UTILITIES

THE LOCATION AND/OR ELEVATIONS OF ALL KNOWN UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION FROM EXISTING PLANS AND FROM FIELD INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE STATUS AND LOCATION OF EACH UTILITY PRIOR TO BEGINNING WORK AND TO TAKE THE NECESSARY PRECAUTIONS TO AVOID DAMAGE TO THESE UTILITIES. IN THE EVENT OF DAMAGE OR DISRUPTION OF THESE UTILITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY AN OFFICIAL OF THE AFFECTED UTILITY AND LEND ALL POSSIBLE ASSISTANCE IN RESTORING SERVICE. THE CONTRACTOR SHALL ASSUME ALL COSTS ASSOCIATED WITH THE REPAIR AND INTERRUPTION OF SUCH SERVICES.

THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-245-4848 AT LEAST 72 HOURS BEFORE COMMENCING WORK ON THIS PROJECT.

HMA PAVEMENT MIX

ALL HMA PAVEMENT FOR THIS PROJECT SHALL BE A MEDIUM MIX DESIGN.

BENCH MARKS

THE CONTRACTOR SHALL HOLD BENCH MARK LOCATIONS THROUGHOUT THE LIFE OF THE PROJECT. IN THE EVENT THAT A BENCH MARK IS DISTURBED, THE CONTRACTOR, AS DIRECTED BY THE PROJECT ENGINEER, WILL RELOCATE OR REESTABLISH THE BENCH MARK. NO ADDITIONAL PAYMENT OR COMPENSATION WILL BE MADE FOR THIS WORK.

ELEVATIONS

ALL ELEVATIONS SHOWN REFER TO NAVD 1988 DATUM.

COORDINATES

ALL COORDINATES SHOWN ARE WEST VIRGINIA STATE PLANE NORTH ZONE NAD 83 (2001).

EXISTING MANHOLES

ALL EXISTING MANHOLES TO BE ADJUSTED, AND OTHER UTILITIES WITHIN THE PROJECT AREA SHALL BE INCIDENTAL TO ITEM 201001-000 CLEARING AND GRUBBING.

EROSION AND SEDIMENT CONTROL

THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATER QUALITY THROUGHOUT THE DURATION OF CONSTRUCTION IN ACCORDANCE WITH THE GENERAL WEST VIRGINIA/NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) WATER POLLUTION CONTROL PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES, PERMIT NUMBER WV0115924 ISSUED JANUARY 10, 2019 BY THE WEST VIRGINIA DEPARTMENT OF ENVIRONMENTAL PROTECTION (WVDEP), AND ANY MODIFICATION(S) THERE TO. THE NPDES PERMIT EXPIRES FEBRUARY 9, 2024.

THE CONTRACTOR SHALL DEVELOP A SITE-SPECIFIC STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR THIS PROJECT BASED ON THE CONTRACTOR(S) MEANS AND METHODS, AND IN ACCORDANCE WITH THE WVDEP EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE MANUAL (2006 EDITION, REVISED AUGUST 29, 2016) AND THE NPDES PERMIT. THE CONTRACTOR(S) SWPPP SHALL INCLUDE ALL EROSION AND SEDIMENT CONTROL DETAILS INCLUDED IN THE CONSTRUCTION PLANS AND DETAILS OF ADDITIONAL OR ALTERNATE BEST MANAGEMENT PRACTICES (BMPS)/ENHANCED BMPS PROPOSED BY THE CONTRACTOR.

THE CONTRACTOR SHALL PREPARE A GROUNDWATER PROTECTION PLAN (GPP) AS A SEPARATE, STAND-ALONE DOCUMENT SIGNED BY A COMPANY OFFICER. THE GPP WILL INCLUDE A SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) PLAN AND, IF THE PROJECT IS LOCATED IN AN AREA KNOWN TO HAVE KARST TOPOGRAPHY, A KARST MITIGATION PLAN (KMP) IS REQUIRED. THE CONTRACTOR MAY USE THE KMP TEMPLATE PROVIDED BY THE WVDOH OR DEVELOP AND SUBMIT AN ALTERNATIVE KMP.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SPECIFIC EROSION AND SEDIMENT CONTROL (ESC) FEATURES BASED ON THE CONTRACTOR(S) MEANS, METHODS, AND PHASING. THE CONTRACTOR(S) SWPPP SHALL PROVIDE THE LOCATION OF THE ESC FEATURES INCLUDING BUT NOT LIMITED TO SEDIMENT TRAPS, ACCESS ROADS, INTERNAL CONTROLS, ETC. THE ESC FEATURES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE WVDEP EROSION ANS SEDIMENT CONTROL BEST MANAGEMENT PRACTICE MANUAL (2006 EDITION, REVISED AUGUST 29, 2016). DETAILS IN THE PLANS, THE CONDITIONS OF THE NPDES PERMIT AND THE MANUFACTURER(S) RECOMMENDATIONS (AS APPLICABLE).

ENHANCED BMPS SHALL BE USED ON THIS PROJECT, INCLUDING BUT NOT LIMITED TO:
* INSPECTION OF ALL ESC BMPS WITHIN THE PROJECT AREA BY A QUALIFIED PERSON AT LEAST ONCE EVERY FOUR (4) CALENDAR DAYS AND WITHIN 24 HOURS AFTER ANY PRECIPITATION EVENT OF 0.25 INCHES OR GREATER PER 24 HOUR PERIOD OR THE OCCURRENCE OF RUNOFF FROM SNOWMELT SUFFICIENT TO CAUSE A DISCHARGE.
* REPAIRS OR MAINTENANCE OF ANY DEFECTIVE BMPS IDENTIFIED DURING THE INSPECTION SHALL BE PERFORMED WITH IN 24 HOURS. HOWEVER, PERMITTEES MUST IMPLEMENT ALTERNATE BMPS PRIOR TO STORM EVENTS WHILE AWAITING REPAIR OF THE PRIMARY ENHANCED BMP.
* TEMPORARY SEEDING AND MULCHING OF DISTURBED AREAS WITHIN FOUR (4) DAYS WHEN THOSE AREAS WILL NOT BE RE-DISTURBED FOR MORE THAN 14 DAYS.
* PERMANENT SEEDING AND MULCHING WITHIN FOUR (4) DAYS OF REACHING FINAL GRADE.
* FINAL STABILIZATION WITHIN FOUR (4) DAYS AFTER CONSTRUCTION HAS BEEN COMPLETE.

THE CONTRACTOR SHALL PROVIDE THE WVDOH WITH A COPY OF THE SWPPP, GPP, KMP (IF REQUIRED), AND THE ORIGINAL CO-APPLICANT/PERMITTEE *1 SIGNATURE PAGE SIGNED BY AN OFFICER OF THE COMPANY OR A DESIGNEE. A DESIGNEE MAY HAVE SIGNATURE AUTHORITY IF A CORPORATE OFFICER PROVIDES A LETTER OF DESIGNATED AUTHORITY. THE WVDOH WILL PREPARED AND SUBMIT AN APPLICATION TO MODIFY THE NPDES PERMIT REGISTRATION ADDING THE SWPPP, GPP, KMP (IF REQUIRED), THE WVDOH CO-APPLICANT/PERMITTEE *2 SIGNATURE PAGE, AND THE CONTRACTOR(S) CO-APPLICANT/PERMITTEE *1 SIGNATURE PAGE.

EARTH DISTURBING ACTIVITIES SHALL NOT BE INITIATED UNTIL THE WVDEP HAS APPROVED THE NPDES PERMIT MODIFICATION. SWPPP, GPP, AND KMP (IF REQUIRED). THE WVDOH WILL NOT BE RESPONSIBLE FOR ANY DELAYS IN OBTAINING WVDEP APPROVAL OF THE NPDES PERMIT MODIFICATIONS DUE TO THE TIMELESS OF WVDEP(S) REVIEW OR THE CONTRACTOR(S) FAILURE TO PROVIDE A COMPLETE SWPPP, GPP, KMP (IF REQUIRED) OR SUBMIT CORRECTIONS AND/OR ADDITIONAL INFORMATION REQUIRED BY WVDEP IN A TIMELY MANNER. ANY ADDITIONAL/FUTURE NPDES PERMIT REGISTRATION MODIFICATION APPLICATIONS SHALL BE SUBMITTED BY THE CONTRACTOR THROUGH THE WVDEP ELECTRONIC SUBMISSION SYSTEM (ESS).

THE CONTRACTOR SHALL HAVE THE PRIMARY RESPONSIBILITY FOR COMPLIANCE WITH THE NPDES PERMIT.

IF ANY OF THE COMPONENTS OF THE APPROVED SWPPP PROVE INEFFECTIVE AT MINIMIZING OR PREVENTING SEDIMENT LADEN STORMWATER FROM LEAVING THE PROJECT SITE, THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL BMPS, MODIFY THE SWPPP, AND MODIFY THE NPDES PERMIT REGISTRATION TO PROVIDE A MORE EFFECTIVE MEANS OF CONTROLLING/ELIMINATING EROSION AND SILTATION FROM THE STORMWATER RUNOFF. IF APPROVED BMPS ARE INEFFECTIVE AT PROTECTING RECEIVING WATERS AND THE CONTRACTOR IS UNABLE TO IDENTIFY AND EMPLOY BMPS CAPABLE OF PREVENTING SEDIMENT LADEN RUNOFF FROM LEAVING THE PROJECT SITE, THE CONTRACTOR SHALL IMMEDIATELY CEASE FURTHER LAND DISTURBANCE UNTIL SUCH TIME THAT THE UNAUTHORIZED DISCHARGE CEASES.

IN THE EVENT THAT TEMPORARY EROSION AND POLLUTION CONTROL MEASURES ARE ORDERED BY THE ENGINEER DUE TO THE CONTRACTOR'S NEGLIGENCE, CARELESSNESS, OR FAILURE TO INSTALL PERMANENT CONTROLS AS PART OF THE WORK SCHEDULED, SUCH WORK SHALL BE PERFORMED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF FUTURE NPDES PERMIT MODIFICATION APPLICATION FEES, ANNUAL RENEWAL FEES, AND PENALTIES/FINES/CONSENT ORDERS ASSOCIATED WITH THE NPDES PERMIT REGISTRATION UNTIL SUCH TIME THE CONTRACTOR IS RELEASED FROM THE CONSTRUCTION CONTRACT.

THE CONTRACTOR SHALL ESTABLISH ESC PLAN FEATURES AT THE EARLIEST POSSIBLE DATE. THE CONTRACTOR(S) FIRST ORDER OF WORK IS THE INSTALLATION OF SEDIMENT STRUCTURES AND BMPS/ENHANCED BMPS SUCH AS SUPER SILT FENCE, STABILIZED CLEAN STORMWATER DIVERSIONS, ETC. INITIAL CLEARING AND GRUBBING SHALL BE LIMITED TO WHAT IS NECESSARY TO ESTABLISH THE ESC PLAN FEATURES FOR THE PROPOSED DISTURBED AREA.

THE CONTRACTOR SHALL ENSURE THAT ALL ESC FEATURES ON THE PROJECT ARE INSPECTED AS REQUIRED BY THE NPDES PERMIT. THE CONTRACTOR SHALL REPLACE, CLEAN, AND/OR INSTALL ADDITIONAL ESC FEATURES, AS NECESSARY, TO REMAIN IN COMPLIANCE WITH THE NPDES PERMIT.

EROSION AND SEDIMENT CONTROL (CONT.)

IF OFF-SITE WASTE AND/OR BORROW AREAS ARE PROPOSED, THE CONTRACTOR AND/OR PROPERTY OWNER SHALL BE RESPONSIBLE TO APPLY FOR NPDES REGISTRATION OF ANY OFF-SITE WASTE AND/OR BORROW SITES (IF APPLICABLE). A COPY OF THE NPDES REGISTRATION AND ANY MODIFICATION(S) THERETO, AS WELL AS THE APPROVED SWPPP, GPP, ESC PLAN, AND SPILL PREVENTION, CONTROL AND COUNTERMEASURES PLAN, SHALL BE KEPT ON-SITE AND AVAILABLE FOR REVIEW AT ALL TIMES BY THE CONTRACTOR(S) EMPLOYEES, WVDOH, RESOURCE AGENCIES OR OTHER INTERESTED PARTIES UPON DEMAND. WVDOH SHALL NOT BE A CO-APPLICANT/PERMITTEE ON WASTE AND/OR BORROW SITES LOCATED OUTSIDE OF WVDOH RIGHT OF WAY.

FLOCCULANTS, OR OTHER TREATMENT CHEMICALS MAY BE USED ONLY IN ACCORDANCE WITH GOOD ENGINEERING PRACTICES AND THE MANUFACTURER/SUPPLIER SPECIFICATIONS. DOSING RATES SHALL BE SPECIFIED AND MATERIAL SAFETY DATA SHEETS (MSDS) SHALL BE INCLUDED IN THE CONTRACTOR(S) SWPPP AND GPP, MAINTAINED ON SITE, AND AVAILABLE FOR INSPECTION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR QUARTERLY TRAINING OF ALL ON-SITE PERSONNEL ON SPILL AND LEAK RESPONSE, INTERNAL REPORTING, GOOD HOUSEKEEPING, ROUTINE INSPECTION, AND MAINTENANCE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NPDES PERMIT, SWPPP, AND GPP.

PERIODIC INSPECTIONS OF THE SITE AND ESC BMPS WILL BE CONDUCTED BY REPRESENTATIVES OF THE WVDEP TO ENSURE COMPLIANCE WITH THE CONDITIONS AND REQUIREMENTS OF THE NPDES PERMIT. REPRESENTATIVES OF OTHER RESOURCE AGENCIES MAY ALSO CONDUCT SITE INSPECTIONS THROUGHOUT THE LIFE OF THE CONSTRUCTION CONTRACT.

WATER QUALITY

FOR THE DURATION OF CONSTRUCTION, THE PROJECT ENGINEER WILL WORK CLOSELY WITH THE CONTRACTOR SUPERINTENDENT. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE FOLLOWING:

- IMPLEMENTING AND MAINTAINING THE EROSION CONTROL PLAN.
- DIRECTING THE CONSTRUCTION, OPERATION, AND DISMANTLING OF TEMPORARY EROSION CONTROL FEATURES.
- IMPLEMENTING REMEDIAL ACTION REQUIRED TO REPAIR FAILING EROSION AND SEDIMENTATION CONTROL FEATURES.
- IMPLEMENTING STORM AND WINTER SHUTDOWN PROCEDURES.
- SHAPING EARTHWORK PRIOR TO THE SUSPENSION OF GRADING OPERATIONS EACH DAY IN A MANNER THAT WILL PERMIT STORM RUNOFF WITH A MINIMUM OF EROSION.
- OPERATING AND MAINTAINING EROSION CONTROL FEATURES IN AN ACCEPTABLE MANNER.
- CLEANING AND RESTORING, TO ITS ORIGINAL CONDITION, ANY EROSION OR SEDIMENT CONTROL FEATURE THAT HAS REACHED HALF OF ITS CAPACITY.

THE CONTRACTOR WILL BE REQUIRED TO PREPARE A SPILL PREVENTION, CONTROL AND COUNTERMEASURES (SPCC) PLAN THAT ITEMIZES SPECIFIC MEASURES THAT WILL BE IMPLEMENTED TO PREVENT AND CLEAN UP CHEMICAL AND PETROLEUM PRODUCT SPILLS THAT MAY OCCUR DURING ALL PHASES OF PROJECT CONSTRUCTION. FUEL STORAGE AND REFUELING ACTIVITIES, EQUIPMENT MAINTENANCE ACTIVITIES, AND EQUIPMENT WASHING WILL BE KEPT AT LEAST 500 FEET AWAY FROM ANY PERENNIAL OR INTERMITTENT WATERCOURSE OR WETLAND.

DRAINAGE

THE CONTRACTOR SHALL MAINTAIN WORKING STORM DRAINAGE SYSTEMS THROUGHOUT THE WORK AREAS AT ALL TIMES DURING CONSTRUCTION. THE WORKING SYSTEM MAY CONSIST OF THE EXISTING STORM DRAINAGE SYSTEM, THE PROPOSED STORM DRAINAGE SYSTEM, OR A COMBINATION THEREOF. DRAINAGE PIPES FOR THE PROPOSED SYSTEMS SHALL BE CONSTRUCTED IN SECTION LENGTHS NECESSARY TO MAINTAIN THE LANES OF TRAFFIC INDICATED IN THE MAINTENANCE OF TRAFFIC NOTES OR DESIGNATED BY THE PROJECT SUPERVISOR. NO ADDITIONAL PAYMENT OR COMPENSATION WILL BE MADE FOR THIS WORK.

ALL PIPES TO REMAIN SHALL BE CONNECTED TO THE DRAINAGE SYSTEM OR HAVE A POSITIVE OUTLET.

ALL DRAINAGE OUTLET STRUCTURES SHALL BE FIELD ADJUSTED AS REQUIRED TO MATCH THE EXISTING GROUND AS DIRECTED BY THE ENGINEER.

ALL EXISTING DRAINAGE FACILITIES SHALL BE FIELD VERIFIED BY THE CONTRACTOR.

WHERE THE EXISTING CULVERTS UNDER ROADWAYS WITHIN WORK LIMITS ARE TO REMAIN, THE CULVERTS ARE TO REMAIN OPEN AND ARE TO BE CLEANED. THE COST OF THIS WORK SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEM 240001-000, "CLEAN CULVERTS."

ALL DITCHES SHALL BE LINED WITH TYPE A MATTING UNLESS OTHERWISE NOTED.

PAVEMENT UNDERCUT

WHEN MATERIAL IS ENCOUNTERED AT SUBGRADE ELEVATION WHICH CANNOT BE COMPACTED TO THE REQUIRED DENSITY, IT SHALL BE UNDERCUT AND BACKFILLED WITH SELECT EMBANKMENT. THE VOLUME EXCAVATED SHALL BE PAID FOR AS ITEM 207001-001, UNCLASSIFIED EXCAVATION. THE BACKFILL SHALL BE SELECT EMBANKMENT. IF SELECT EMBANKMENT IS NOT AVAILABLE OR NOT ENOUGH QUANTITY IS AVAILABLE, THE ADDITIONAL NEEDED SELECT EMBANKMENT SHALL BE PAID FOR UNDER ITEM 211002-000, ROCK BORROW EXCAVATION. THE TOP 6" OF THE BACKFILL SHALL BE MADE WITH PARTICLES NOT LARGER THAN 3". THE DECISION FOR UNDERCUTTING AND THE DEPTH OF UNDERCUT WILL BE DETERMINED BY THE ENGINEER.

SIGNS -

ALL SIGNS WITHIN THE PROJECT AREA ARE TO BE REMOVED AND RESET INCIDENTAL TO ITEM #201001-000 CLEARING AND GRUBBING.

LEGEND

EXISTING	PROPOSED
INDEX CONTOUR	INDEX CONTOUR
INTERMEDIATE CONTOUR	INTERMEDIATE CONTOUR
WATERLINE	STORM SEWER
SANITARY SEWER LINE	STEAM LINE
OVERHEAD ELECTRIC	PROPERTY LINE
UNDERGROUND ELECTRIC	FENCE
OVERHEAD UTILITIES	GUARD RAIL
GAS LINE	SILT FENCE
STORM SEWER	LIMITS OF DISTURBANCE
STEAM LINE	DEMOLITION LINE
PROPERTY LINE	UTILITY POLE
FENCE	POLE MOUNTED LIGHT
GUARD RAIL	FIRE HYDRANT
UTILITY POLE	WATER VALVE
LIGHT POLE	SANITARY SEWER MANHOLE
CONTROL POINTS	INLET PROTECTION
FIRE HYDRANT	CONCRETE/SIDEWALK
SANITARY SEWER MANHOLE	
CONCRETE/SIDEWALK	

ABBREVIATIONS

AC	ACRES
BLDG	BUILDING
CONC	CONCRETE
CMP	CORRUGATED METAL PIPE
CRBF	CAPPED REBAR FOUND
DB	DEED BOOK
ELEV	ELEVATION
EX	EXISTING
FFE	FIRST FLOOR ELEVATION
GM	GAS METER
HDPE	HIGH DENSITY POLYETHYLENE
INV	INVERT
LF	LINEAR FEET
LT	LEFT
N/F	NOW OR FORMERLY
PCL	PARCEL
PG	PAGE
PROP	PROPOSED
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
RR	RAILROAD
RT	RIGHT
SF	SQUARE FEET
STA	STATION
SWM	STORM WATER MANAGEMENT
TBR	TO BE REMOVED
TBRL	TO BE RELOCATED
TM	TAX MAP
TYP	TYPICAL
WM	WATER METER
W/	WITH

PHASE 2

ALPHA ASSOCIATES, INC.
209 PRAIRIE AVENUE
MORGANTOWN, WV 26501
PHONE/FAX: 304-296-8216
TOLL FREE: 800-640-8216
www.thinkALPHAfirst.com
ALPHA PROJECT: 2205061

REVISION NUMBER	SHEET NUMBER	REVISIONS	DATE	BY

THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

CHARLES TOWN AUGUSTINE AVE.

GENERAL NOTES

SUBMITTED: NOVEMBER 8, 2023

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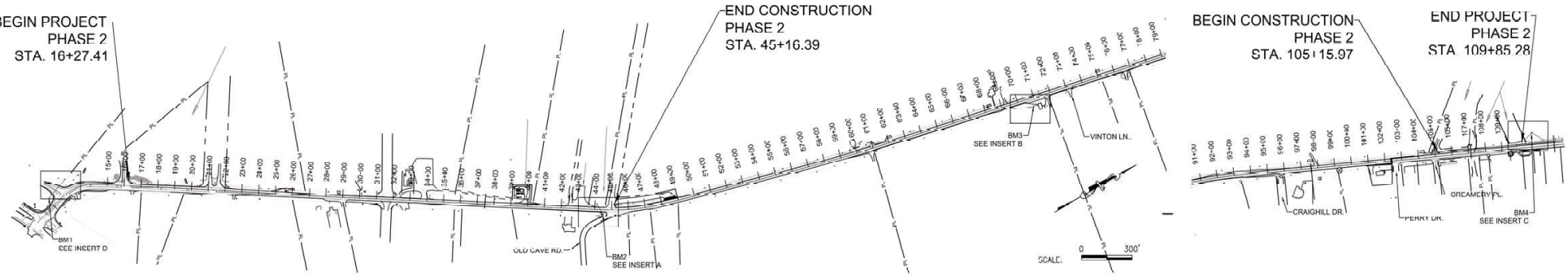
PUBLIC ROADS DIV.	STATE DIST. NO.	STATE PROJ. NO.	FED. PROJ. NO.	FISCAL YEAR	COUNTY	SHEET NO.	TOTAL SHEETS
W.V.	5	U319-CHA/ RL-2.00	TAP-2017 (210)D	2023	JEFFERSON	7	32



NAD83 WVSP NORTH ZONE (4701)

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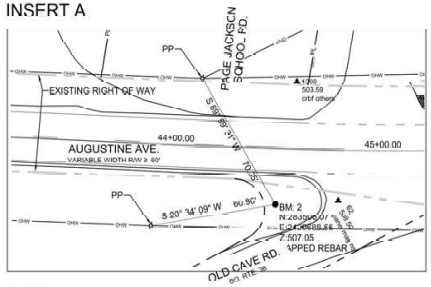

BM2
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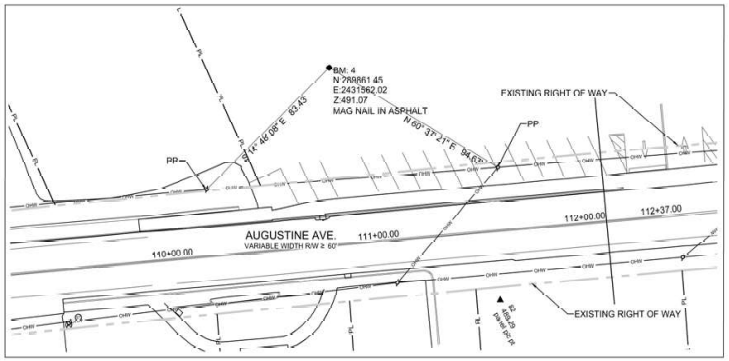

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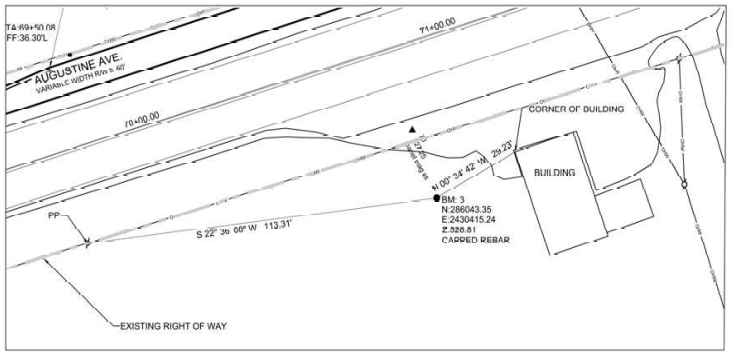

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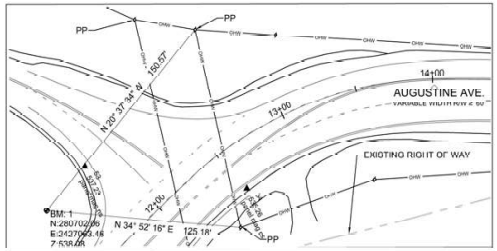

BM1
NOT TO SCALE

PHASE 2

ALPHA ASSOCIATES INC.
209 PRAIRIE AVENUE
MORGANTOWN, WV 26501
PHONE/FAX: 304-296-8216
TOLL FREE: 800-640-8216
www.thinkALPHAfirst.com

REVISION NUMBER	SHEET NUMBER	REVISIONS	DATE	BY

THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

CHARLES TOWN AUGUSTINE AVE.

REFERENCE POINTS

SUBMITTED: NOVEMBER 8, 2023

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PUBLIC ROADS DIV.	STATE DIST. NO.	STATE PROJ. NO.	FED. PROJ. NO.	FISCAL YEAR	COUNTY	SHEET NO.	TOTAL SHEETS
WV	5	U319-CHA/RL-2.90	TAP-2017 (210)D	2023	JEFFERSON	8	32

TEMPORARY TRAFFIC CONTROL PLAN

TEMPORARY TRAFFIC CONTROL NOTES

1 MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH SECTION 636 OF THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, STANDARD SPECIFICATIONS, ROADS AND BRIDGES, JANUARY 1, 2023, THE CONTRACT DOCUMENTS AND THE CONTRACT PLANS ARE THE GOVERNING PROVISIONS APPLICABLE TO THIS PROJECT, AND THE "MANUAL ON TEMPORARY TRAFFIC CONTROL FOR STREETS AND HIGHWAYS" 2006 EDITION, WHICH IS MADE PART OF THIS CONTRACT AND THE TRAFFIC PLAN FOR INDIVIDUAL SEGMENTS AS DESCRIBED BELOW:

2. REFLECTIVE SHEETING ON TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE OF NEW CONDITION AT THE BEGINNING OF THE PROJECT LIFE. THIS TO ENSURE THAT NIGHT VISIBILITY AND LEGIBILITY SHALL BE MAINTAINED.

3. WHEN COVERING EXISTING SIGNS THE CONTRACTOR HAS THE OPTION OF USING:
   A. HEAVY DUTY BLACK OVERLAY (PLASTIC OR BURLAP TYPE)
   B. THIN WOOD OVERLAY (E.G. PLYWOOD)
   C. TAKING SIGNS DOWN AND REINSTALLING WHEN APPROPRIATE.
   D. ANY DAMAGES CAUSED BY ABOVE-NAMED SHALL BE REPLACED/REPAIRED TO ORIGINAL CONDITION AT CONTRACTORS EXPENSE.
   E. ALL ABOVE OPERATIONS SHALL BE BID INCIDENTAL TO ITEM 636011-001.

4. ACCESS TO ALL HOUSES AND BUSINESSES SHALL BE MAINTAINED AT ALL TIMES.

5. WORK ZONE SPEED LIMIT SIGNS (R2-1M; 25 MPH) SHALL BE INSTALLED FOR THIS PROJECT. THIS SIGN SHALL BE DUAL INSTALLED 500 FT. IN ADVANCE OF THE "SHOULDER CLOSED 1000 FT." SIGN. ANOTHER SIGN (R2-IM) SHALL BE INSTALLED 500 FT. AFTER THE BEGINNING OF THE FULL SHOULDER CLOSURE AND ONE EVERY 1/2 MILE FOR THE FULL LENGTH OF THE SHOULDER CLOSURE. ALL EXISTING SPEED LIMIT SIGNS WITHIN THIS CLOSURE SHALL BE COVERED. ALL WORK ZONE SPEED LIMIT SIGNS WITHIN THE CLOSURE SHALL BE MOUNTED ON THE RIGHT SIDE OF THE OPEN LANE.

6. EXISTING SIGNS
   ANY SUCH EXISTING FACILITIES MODIFIED, REMOVED OR DAMAGED BY THE CONTRACTOR SHALL BE REPLACED TO ITS ORIGINAL CONDITION BY THE CONTRACTOR AT HIS EXPENSE AND SUCH SHALL BE BID INCIDENTAL TO ITEM 636011-001.

7. NOTICE TO CONTRACTORS
   IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE TRAFFIC CONTROL WITH ANY ADJACENT CONSTRUCTION PROJECT. THIS COORDINATION SHALL BE DONE SO THAT ANY CLOSURE SHALL NOT CONFLICT WITH ANY OTHER CLOSURE. THIS PLAN OF COORDINATION SHALL BE PRESENTED TO THE ENGINEER IN WRITING FOR HIS APPROVAL.

8. MOVING FLAGGER SPECIAL PROVISIONS
   ALL FLAGGERS SHALL BE FURNISHED BY THE CONTRACTOR AND ALL FLAGGING SHALL BE HIS RESPONSIBILITY. WHERE A MOVING FLAGGER IS NOTED OR CALLED FOR, TWO FLAGGERS SHALL BE PROVIDED AT EACH END OF THE AREAS WHERE TRAFFIC IS BEING STOPPED. ONE FLAGGER IS TO BE POSITIONED IN ACCORDANCE WITH THE MANUAL, WHILE THE OTHER FLAGGER IS TO CONTINUALLY MOVE WITH STOPPING TRAFFIC. TWO-WAY RADIOS SHALL BE PROVIDED TO THE FLAGGERS WHEN THEY ARE OUT OF SIGHT OF EACH OTHER.

9. CHANGEABLE MESSAGE SIGNS
   THE CHANGEABLE MESSAGE SIGNS USED ON THIS PROJECT SHALL CONFORM TO SUBSECTION 636.19 OF THE CURRENT SPECIFICATIONS, CURRENT SUPPLEMENTAL SPECIFICATIONS, AND THE SPECIAL PROVISIONS WHICH ARE MADE A PART OF THESE PLANS. THESE SIGNS SHALL BE MANUFACTURED BY ADDCO, WINKOMATIC, OR AN APPROVED EQUAL. TWO CHANGEABLE MESSAGE SIGNS HAVE BEEN INCLUDED FOR THIS PROJECT. LOCATIONS AND NEED FOR USE TO BE DETERMINED BY THE CONTRACTOR. THEY WILL HAVE LEAD-INS 10 DAYS PRIOR TO BEGIN OF WORK FOR BOTH DIRECTIONS OR AS DIRECTED BY THE ENGINEER.

10. A ATSSA CERTIFIED OR EQUIVALENT TRAFFIC PERSON SHALL BE PROVIDED AT ALL TIMES WHEN WORKERS ARE PRESENT IN THE WORK ZONE AND AS DIRECTED BY THE ENGINEER.

11. USE CASE A3 OR APPLICABLE FOR TRAIL CONSTRUCTION AND TO INSTALL PERMANENT SIGNING AND PAVEMENT MARKINGS.

12. USE CASE A5 FOR CONSTRUCTION OF RECTANGULAR RAPID FLASHING BEACON AND CROSSWALK.

13. TYPE B LIGHTS SHALL BE INSTALLED ON ALL LEAD-IN SIGNING. ANY ADDITIONAL LIGHTS NEEDED SHALL BE AT THE DISCRETION OF THE PROJECT ENGINEER. THESE LIGHTS SHALL BE BID AS ITEM NUMBER 636025-001, WARNING LIGHTS, TYPE B.

SEQUENCE OF CONSTRUCTION

1. BEGIN GRADING IN AREAS OF PROPOSED WORK. DISPOSE OF WASTE MATERIAL PER SPECIFICATIONS. MILL EDGE OF EXISTING PAVEMENT SURFACE PER TYPICAL SECTION.
2. INSTALL EXTENDED PIPES AND HEADWALLS.
3. INSTALL SEPARATION FABRIC, BEDDING STONE FOR SIDEWALKS AND AGGREGATE BASE FOR DRIVEWAY PADS.
4. CONSTRUCT ASPHALT SIDEWALKS, CURB RAMPS, AND DETECTABLE WARNING SURFACES.
5. REPLACE ASPHALT PAVEMENT IN AREAS THAT WERE MILLED PER TYPICAL SECTION.
6. SEED AND MULCH DISTURBED AREAS.
7. CLEAN UP SITE PRIOR TO DE-MOBILIZATION.

TRAFFIC CONTROL SUMMARY OF QUANTITIES

ITEM NO.	DESCRIPTION	QUANTITY	
		UNIT	TOTAL
636011-001	TRAFFIC CONTROL DEVICE	UNIT	9000
636014-001	FLAGGER	HOUR	120
636022-001	CHANGEABLE MESSAGE SIGN	DAY	380
636025-001	WARNING LIGHTS, TYPE A	DAY	0
636025-001	WARNING LIGHTS, TYPE B	DAY	720

TEMPORARY TRAFFIC CONTROL DEVICE QUANTITY TABLE

DEVICE #	DESCRIPTION	VALUE IN UNITS EACH TRAFFIC CONTROL DEVICE	QUANTITIES	TOTAL UNITS
1	SIGNS ON PORTABLE MOUNTS AND BARRICADES (TOTAL SIGN AREA 16 SQ. FT. OR GREATER)	170	0	0
2	SIGNS ON PORTABLE MOUNTS AND BARRICADES (TOTAL SIGN AREA LESS THAN 16 SQ. FT.)	80	0	0
3	SIGNS ON PERMANENT POSTS (TOTAL SIGN AREA 16 SQ. FT. OR GREATER)	180	10	1800
4	SIGNS ON PERMANENT POSTS (TOTAL SIGN AREA LESS THAN 16 SQ. FT.)	90	0	0
5	BARRICADES-TYPE I	35	0	0
6	BARRICADES-TYPE II	60	0	0
7	BARRICADES-TYPE III	90	0	0
8	DRUMS	60	120	7200
9	CONES	5	0	0
10	VERTICAL PANEL OR GROUND MOUNTED DELINEATORS	10	0	0
11	BARRIER OR GUARDRAIL MOUNTED DELINEATORS (BID INCIDENTAL TO BARRIER OR GUARDRAIL)	0	0	0
12	CHANNELIZER CONES	40	0	0
13	OVERSIZE SIGNS	300	0	0
			TOTAL	9000

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ALPHA ASSOCIATES, INC.
209 PRAIRIE AVENUE
MORGANTOWN, WV 26501
PHONE/FAX: 304-296-8216
TOLL FREE: 800-640-8216
www.thinkALPHAfirst.com

PHASE 2

REVISION NUMBER	DRFT NUMBER	REVISIONS	DATE	BY

THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

CHARLES TOWN AUGUSTINE AVE.

MAINTENANCE OF TRAFFIC - 1

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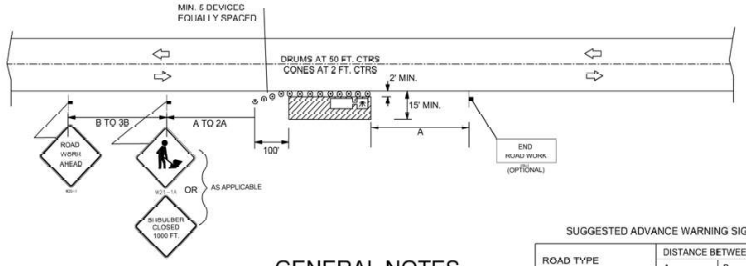
PUBLIC ROADS DIV.	STATE DIST. NO.	STATE PROJ. NO.	FED. PROJ. NO.	FISCAL YEAR	COUNTY	SHEET NO.	TOTAL SHEETS
W.V.	5	U319-(JHA/RL-2.00	TAP-2017 (210)D	2023	JEFFERSON	9	32



SYMBOLS

- WORK AREA
- SIGN
- SIGN ON PORTABLE OR PERMANENT SUPPORT
- CHANNELIZATION DEVICES (DRUMS OR CONES)

TYPICAL APPLICATIONS

CULVERT EXTENSIONS
SIDE SLOPE CHANGES
GUARDRAIL INSTALLATION AND MAINTENANCE
DELINEATOR INSTALLATION AND MAINTENANCE
LANDSCAPING OPERATIONS
CLEANING DITCHES AND DRAINAGE STRUCTURES
SHOULDER REPAIR
ADJACENT WORK ON SIDE ROADS/BRIDGES
SIGNING OPERATIONS

GENERAL NOTES

1. OVERNIGHT OPERATIONS ILLUSTRATED AND IF SUCH, USE DRUMS. FOR DAYLIGHT OPERATIONS ONLY, USE CONES OR DRUMS AS DIRECTED BY THE ENGINEER.
2. ANY UNATTENDED OBSTACLE OR EXCAVATION IN THE WORK AREA OVERNIGHT SHALL BE PROTECTED BY TYPE I OR TYPE II BARRICADES.
3. IF THE WORK OPERATION REQUIRES THAT FOUR OR MORE WORK VEHICLES ENTER THE THROUGH TRAFFIC LANES IN A ONE HOUR PERIOD A FLAGGER SHALL BE PROVIDED AND THE FLAGGER SIGN SHALL BE USED (AT 500 FT. IN ADVANCE).
4. ALL VEHICLES, EQUIPMENT, WORKERS AND THEIR ACTIVITIES ARE RESTRICTED AT ALL TIMES TO ONE SIDE OF THE PAVEMENT UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.
5. FLASHING WARNING LIGHTS AND/OR FLAGS MAY BE USED TO CALL ATTENTION TO THE ABOVE WARNING SIGNS, AS NEEDED ON THE PLANS, AND/OR AS DIRECTED BY THE ENGINEER.

* WORK VEHICLE (IF USED) SHALL HAVE DUAL FLASHERS AND FLASHING AMBER DOME LIGHT OPERATING.

SUGGESTED ADVANCE WARNING SIGN SPACING

ROAD TYPE	DISTANCE BETWEEN SIGNS (IN FT)		
	A	B	C
URBAN (LOW SPEED)*	100	100	100
URBAN (HIGH SPEED)*	350	350	350
RURAL	500	500	500
EXPRESSWAY/FREEWAY	1,000	1,500	2,640

*SPEED CATEGORY TO BE DETERMINED BY WVDOH

CASE A3

TWO-LANE, TWO-WAY TRAFFIC
DAY OR NIGHT OPERATIONS.
(STATIONARY)

WHERE, AT ANY TIME, ANY VEHICLE, EQUIPMENT, WORKERS OR THEIR ACTIVITIES WILL ENCROACH ON THE AREA BETWEEN 2 FT. AND 15 FT. FROM THE EDGE OF PAVEMENT.

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209 PRAIRIE AVENUE
MORGANTOWN, WV 26501
PHONE/FAX: 304-296-8216
TOLL FREE: 800-640-8216
www.thinkALPHAfirst.com

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THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

CHARLES TOWN AUGUSTINE AVE.

MAINTENANCE OF TRAFFIC - 2

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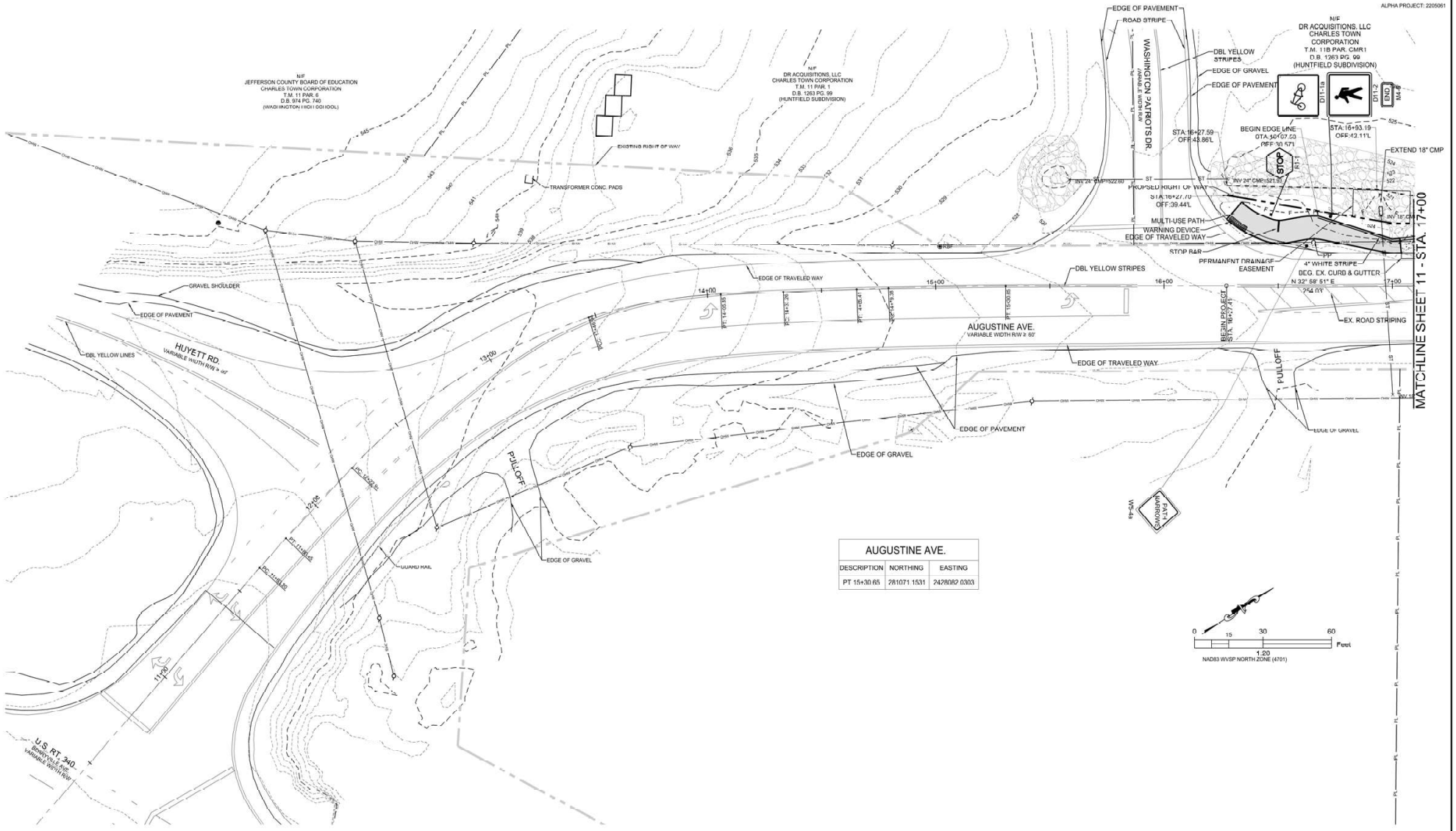
PUBLIC ROADS DIV.	STATE DIST. NO.	STATE PROJ. NO.	FED. PROJ. NO.	FISCAL YEAR	COUNTY	SHEET NO.	TOTAL SHEETS
W.V.	5	U319-CHA/RL-2.00	TAP-2017 (210)D	2023	JEFFERSON	10	32

ALPHA PROJECT: 2205061



AUGUSTINE AVE.		
DESCRIPTION	NORTHING	EASTING
PT 15+30.65	281071.1531	2428082.0303

0 15 30 60 Feet

1:20

NAD83 WVSP NORTH ZONE (4701)

PHASE 2

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ALPHA ASSOCIATES INC.
209 PRAIRIE AVENUE
MORGANTOWN, WV 26501
PHONE/FAX: 304-296-8216
TOLL FREE: 800-640-8216
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THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

CHARLES TOWN AUGUSTINE AVE.

PLAN VIEW 1

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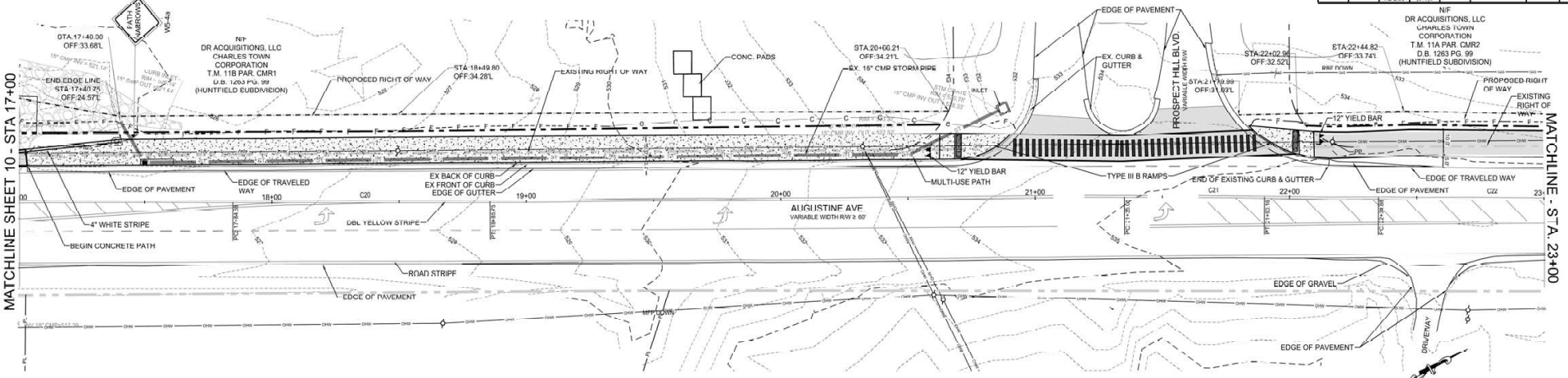
PUBLIC ROADS DIV.	STATE DIST. NO.	STATE PROJ. NO.	FED. PROJ. NO.	FISCAL YEAR	COUNTY	SHEET NO.	TOTAL SHEETS
W.V.	5	U319-CHA/RL-2.00	TAP-2017 (210)D	2023	JEFFERSON	11	32



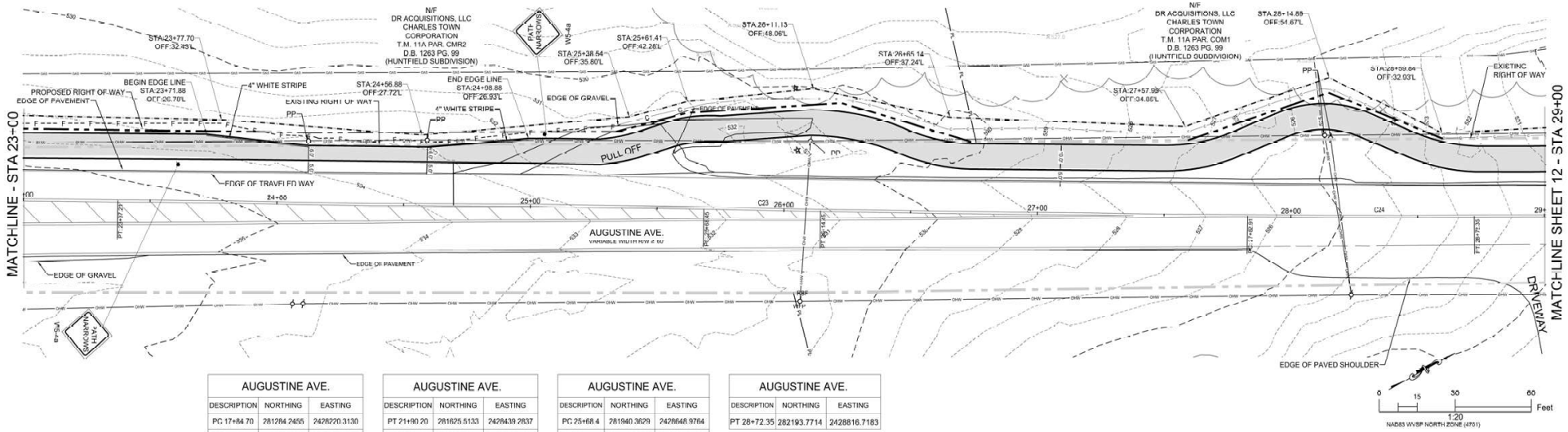
CURVE C20	
PI STA	18+35.22
Δ	0°23'00"
R	16000.00'
T	50.54'
L	101.07'
E	0.08'
S.E.	N/A

CURVE C21	
PI STA	21+62.61
Δ	0°37'53"
R	6000.00'
T	27.55'
L	55.11'
E	0.06'
S.E.	N/A

CURVE C22	
PI STA	22+86.05
Δ	0°35'11"
R	10000.00'
T	51.17'
L	102.33'
E	0.13'
S.E.	N/A

CURVE C23	
PI STA	25+91.45
Δ	0°07'54"
R	30000.00'
T	23.00'
L	46.00'
E	0.01'
S.E.	N/A

CURVE C24	
PI STA	28+27.64
Δ	1°16'52"
R	4000.00'
T	44.72'
L	89.44'
E	0.25'
S.E.	N/A



AUGUSTINE AVE.		
DESCRIPTION	NORTHING	EASTING
PC 17+84.70	281284.2455	2428220.3130
PT 18+85.80	281369.2157	2428275.0470
PC 21+35.10	281579.2497	2428409.3424

AUGUSTINE AVE.		
DESCRIPTION	NORTHING	EASTING
PT 21+90.20	281625.5133	2428439.2837
PC 22+34.90	281662.9231	2428463.7885
PT 23+37.2	281748.2361	2428520.2976

AUGUSTINE AVE.		
DESCRIPTION	NORTHING	EASTING
PC 25+68.4	281940.3629	2428648.9764
PT 26+14.4	281978.6106	2428674.5295
PC 27+82.9	282118.7976	2428767.9548

AUGUSTINE AVE.		
DESCRIPTION	NORTHING	EASTING
PT 28+72.35	282193.7714	2428816.7183

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209 PRAIRIE AVENUE
MORGANTOWN, WV 26501
PHONE/FAX: 304-296-8216
TOLL FREE: 800-640-8216
www.thinkALPHAfirst.com

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CHARLES TOWN AUGUSTINE AVE.

PLAN VIEW 2

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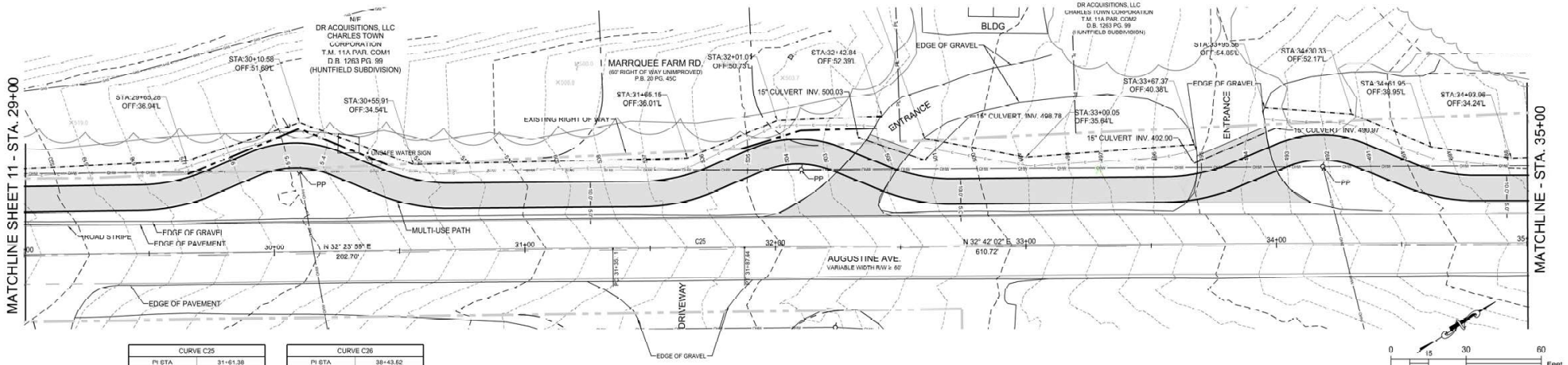
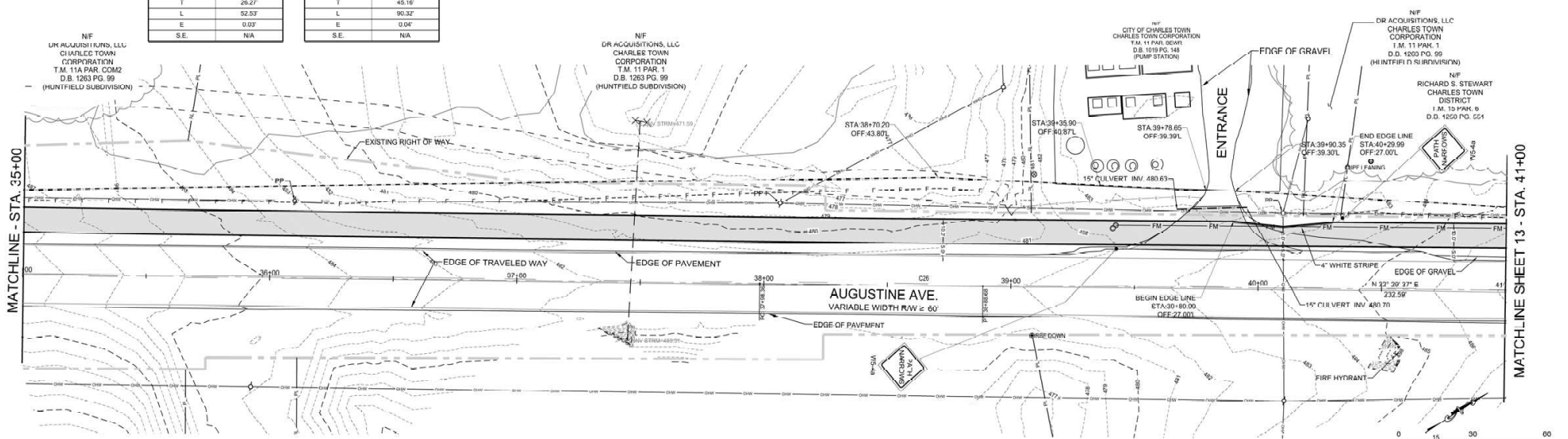
PUBLIC ROADS DIV.	STATE DIST. NO.	STATE PROJ. NO.	FED. PROJ. NO.	FISCAL YEAR	COUNTY	SHEET NO.	TOTAL SHEETS
W.V.	5	U319-CHA/RL-2.00	TAP-2017 (210)D	2023	JEFFERSON	12	32



CURVE C25	
PI STA	31+61.38
Δ	0°40'04"
R	15666.66'
T	26.27'
L	52.53'
E	0.03'
S.E.	N/A

CURVE C26	
PI STA	38+43.52
Δ	0°42'05"
R	25666.66'
T	45.16'
L	90.32'
E	0.04'
S.E.	N/A



AUGUSTINE AVE.		
DESCRIPTION	NORTHING	EASTING
PC 31+35.11	282413.6266	2428557.5103
PT 31+87.64	282459.9057	2428985.7737
PC 37+98.36	282973.8257	2429315.7130
PT 38+88.68	283049.9215	2429364.3730

PHASE 2

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209 PRAIRIE AVENUE
MORGANTOWN, WV 26501
PHONE/FAX: 304-296-8216
TOLL FREE: 800-640-8216
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CHARLES TOWN AUGUSTINE AVE.

PLAN VIEW 3

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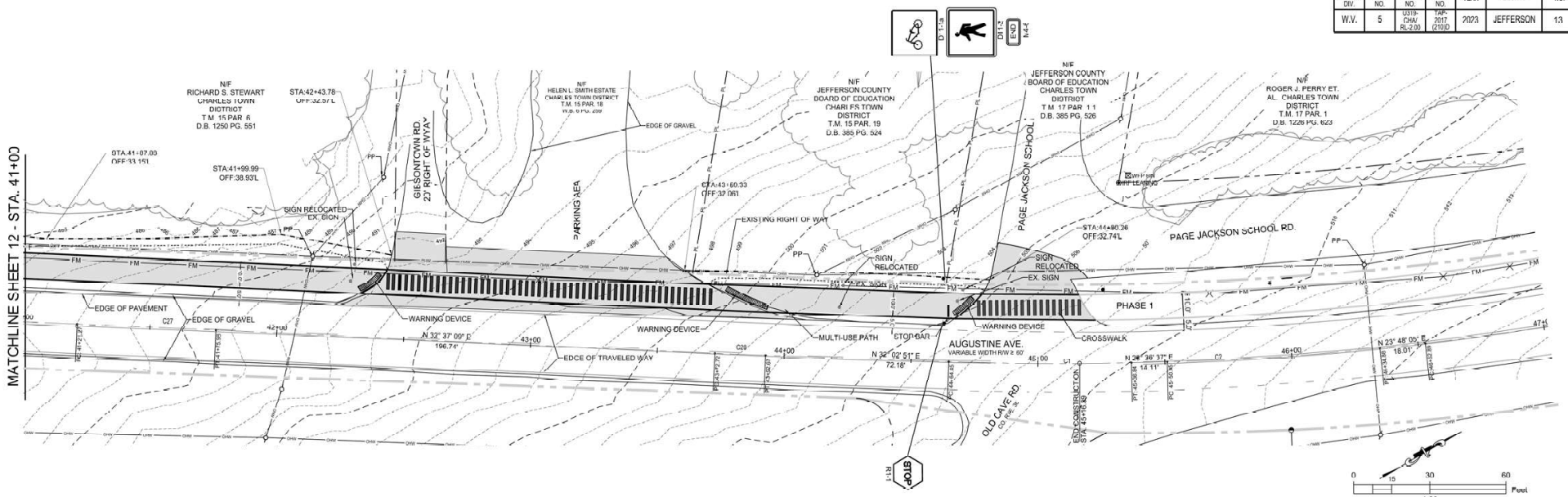
PUBLIC ROADS DIV.	STATE DIST. NO.	STATE PROJ. NO.	FED. PROJ. NO.	FISCAL YEAR	COUNTY	SHEET NO.	TOTAL SHEETS
W.V.	5	U319-CHA/RL-2.00	TAP-2017 (210)D	2023	JEFFERSON	13	32



AUGUSTINE AVE. - 41+21.27 TO 41+75.98	
PI STA	41+48.63
Δ	0°07'31"
R	25000.00'
T	27.35'
L	54.71'
E	0.01'
S.E.	N/A

AUGUSTINE AVE. - 43+72.72 TO 43+92.67	
PI STA	43+82.69
Δ	0°34'18"
R	2000.00'
T	9.98'
L	19.96'
E	0.02'
S.E.	N/A

AUGUSTINE AVE.		
DESCRIPTION	NORTHING	EASTING
PC 41+21.27	283246.1015	2429489.3229
PT 41+75.98	283292.2129	2429518.7629
PC 43+72.72	283457.9177	2429624.8132

AUGUSTINE AVE.		
DESCRIPTION	NORTHING	EASTING
PT 43+92.67	283474.7776	2429635.4853
PC: 44+64.85	283535.9550	2429673.7836
PT: 45+36.84	283598.0829	2429710.1301

PHASE 2

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209 PRAIRIE AVENUE
MORGANTOWN, WV 26501
PHONE/FAX: 304-296-8216
TOLL FREE: 800-640-8216
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THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
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CHARLES TOWN AUGUSTINE AVE.

PLAN VIEW 4

SUBMITTED: NOVEMBER 8, 2023

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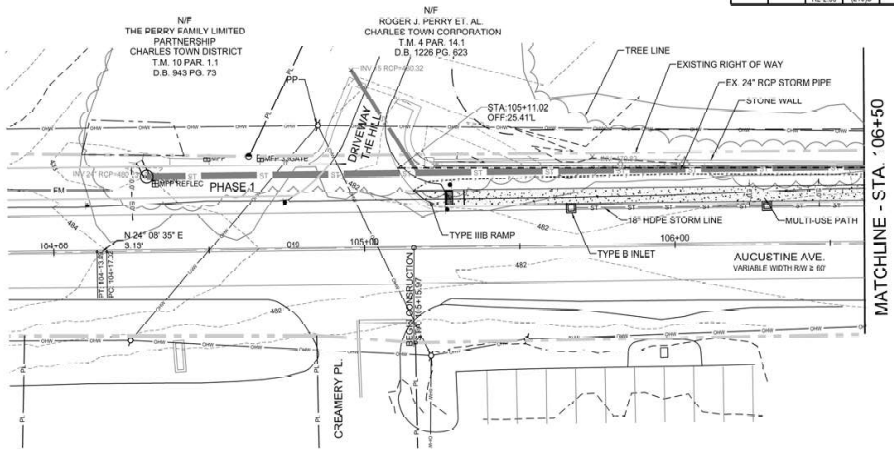
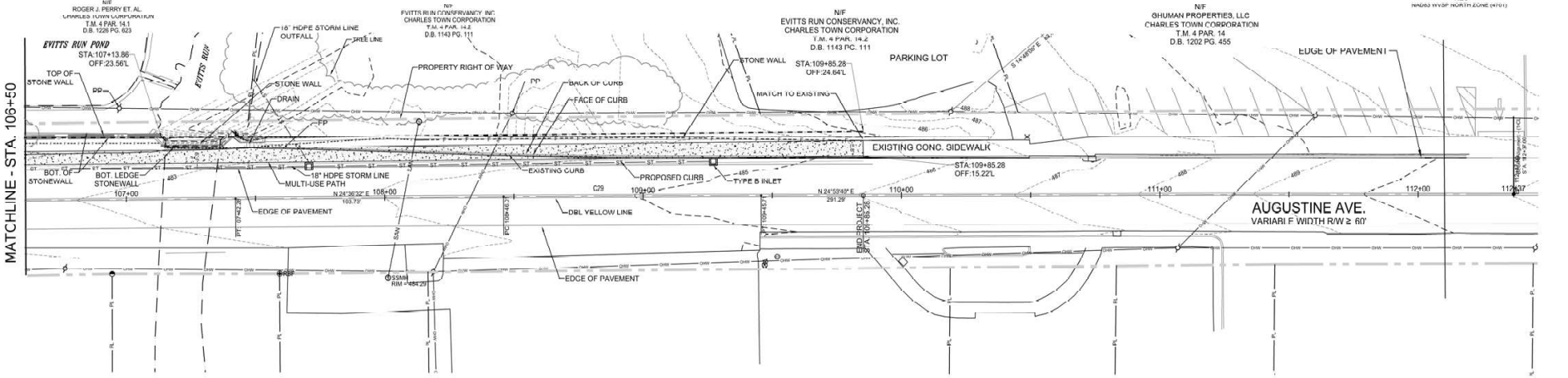
PUBLIC ROADS DIV.	STATE DIST. NO.	STATE PROJ. NO.	FED. PROJ. NO.	FISCAL YEAR	COUNTY	SHEET NO.	TOTAL SHEETS
W.V.	5	U319-CHA/RL-2.00	TAP-2017 (210)D	2023	JEFFERSON	14	32

CURVE C29	
PI STA	108+95.06
Δ	6°17'08"
R	20000.00'
T	49.85'
L	99.70'
E	0.06'
S.E.	N/A

AUGUSTINE AVE.		
DESCRIPTION	NORTHING	EASTING
PC: 104+17.02	289219.3810	2431362.6617
PT: 107+42.28	289515.6461	2431496.9037
PO 100+40.0	289009.9502	2431540.0999





0 15 30 60 Feet
1:20
NAD83 WVSP NORTH ZONE (4701)

PHASE 2

ALPHA ASSOCIATES INC.
209 PRAIRIE AVENUE
MORGANTOWN, WV 26501
PHONE/FAX: 304-296-8216
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CHARLES TOWN AUGUSTINE AVE.

PLAN VIEW 5

SUBMITTED: NOVEMBER 8, 2023

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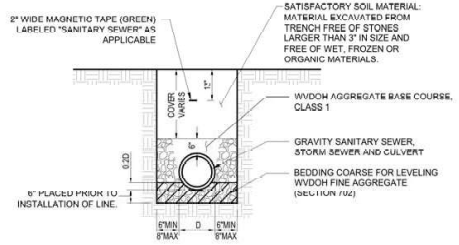
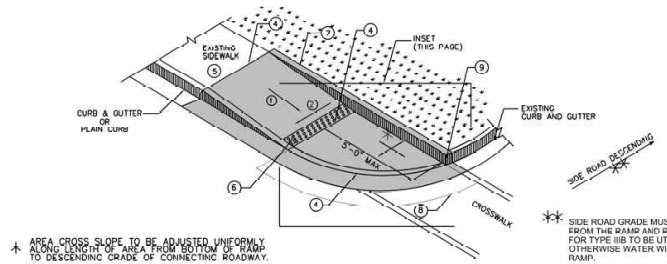
PUBLIC ROADS DIV.	STATE DIST. NO.	STATE PROJ. NO.	FED. PROJ. NO.	FISCAL YEAR	COUNTY	SHEET NO.	TOTAL SHEETS
W.V.	5	U319-CHA/RL-2.99	TAP-2017 (210)D	2023	JEFFERSON	15	32



TRENCH DETAIL FOR GRAVITY SANITARY SEWER, STORM SEWER + CULVERT

NOT TO SCALE

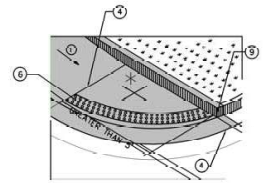


✳ AREA CROSS SLOPE TO BE ADJUSTED UNIFORMLY ALONG LENGTH OF AREA FROM BOTTOM OF RAMP TO DESCENDING GRADE OF CONNECTING ROADWAY.

✳✳ SIDE ROAD GRADE MUST DECEND AWAY FROM THE RAMP AND PARALLEL ROAD FOR TYPE IIIB TO BE UTILIZED. OTHERWISE WATER WILL POOL ON THE RAMP.

TYPE IIIB

(DESCENDING SIDE ROAD ONLY)

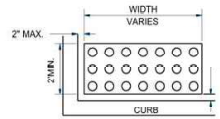


TYPE IIIB (INSET)

LEGEND

1. 8.33% (12:1) MAXIMUM RAMP SLOPE INCLUDING CONSTRUCTION TOLERANCE SLOPE OF RAMP SHALL CARRY THROUGH TO FACE OF CURB
2. CROSS SLOPE: 2.00% MAXIMUM INCLUDING CONSTRUCTION TOLERANCE
3. CURB RAMPS REQUIRE A (5'-0") MINIMUM TURNING SPACE WHERE PEDESTRIANS PERFORM TURNING MANEUVERS WITH A MAXIMUM CROSS SLOPE OF 2% AND LONGITUDINAL SLOPE MATCHING ROADWAY
4. GRADE BREAK REQUIRED TO BE FLUSH (0") AND PERPENDICULAR TO PEDESTRIAN PATH OF TRAVEL
5. IF SIDEWALK IS EXISTING AND NON-COMPLIANT SEE "TRANSITION TO EXISTING NON COMPLIANT SIDEWALK" DETAIL SHEET 12
6. DETECTABLE WARNING SURFACE SEE "DETECTABLE WARNING SURFACE (DWS)" DETAIL SHEET 11
7. CURB WALL OR CHEEK WALL AS DICTATED BY FIELD CONDITIONS. SEE "EXISTING ADJACENT SURFACE TRANSITION" DETAIL SHEET 13
8. CLEAR SPACE – WIDTH OF CURB RAMP AND EXTENDING 4' MINIMUM
9. 3/4" CHAMFER EDGE

PAY LIMITS FOR CURB RAMPS (EXCLUDING DWS)



2" MAX CLEARANCE FROM JOINTS. TYPICAL ALL SIDES (EXCEPT BACK)

DETECTABLE WARNING SURFACE (DWS)

NOT TO SCALE

NOTES

DETECTABLE WARNING SURFACES (DWS'S) SHALL ONLY BE PURCHASED FROM VENDORS ON THE WEST VIRGINIA DIVISION OF HIGHWAYS APPROVED VENDOR LIST 609.2 - DETECTABLE WARNING SURFACES.

DESIGN AND PLACEMENT OF DETECTABLE WARNING SURFACE (DWS) SHALL BE IN ACCORDANCE WITH SECTION 609 OF THE CURRENT WVDOT, DOH STANDARD SPECIFICATIONS ROADS AND BRIDGES AND SUBSEQUENT DOH SUPPLEMENTAL SPECIFICATIONS AND THE PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) DATED JULY 26, 2011.

DETECTABLE WARNING SURFACES SHALL EXTEND ACROSS THE FULL WIDTH OF THE CURB RAMP THRESHOLD WHERE THE CURB IS FLUSH WITH THE ROADWAY AND SHALL BE PLACED AT THE BACK OF THE CURB WITH A 0" MINIMUM, 2" MAXIMUM BORDER DIMENSION FROM JOINTS ON EACH SIDE OF THE DWS. WHERE THE BACK OF THE CURB EDGE IS TOOLED TO PROVIDE A RADIUS, THE BORDER DIMENSION SHOULD BE MEASURED FROM THE END OF THE RADIUS.

DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, STREET, OR HIGHWAY, EITHER LIGHT ON DARK OR DARK ON LIGHT.

A WET OR PLASTIC SET-IN-PLACE DETECTABLE WARNING SURFACE (DWS) SHALL BE INSTALLED AT THE TIME OF THE PLACEMENT OF THE CURB RAMP, WHILE THE ASPHALT IS STILL PLASTIC.

MOLD-IN-PLACE CONCRETE DOMES, BRICK PAVERS, OR IRON OR STEEL WARNING SYSTEMS SHALL NOT BE USED.

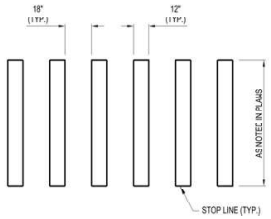
SET-IN-PLACE DWS SHALL BE USED IN NEW CONSTRUCTION. SURFACE MOUNTED DWS ARE NOT PERMITTED.

A SINGLE DWS PANEL SHALL BE USED WITH CURB RAMP WIDTHS OF 5' OR LESS.

ANY CUTTING OF DWS DURING INSTALLATION SHALL BE APPROVED BY PROJECT ENGINEER.

IF DWS IS CUT TO CONFORM TO A SPECIFIC SHAPE OF RAMP AND ANCHORING DEVICES BECOME PART OF THE WASTE. THEN ANCHOR WILL BE REMOVED AND REATTACHED INTO THE DWS AT THE ORIGINAL EDGE OFFSET AS PER MANUFACTURER.

ALL DOWEL BARS SHALL BE EPOXY COATED IN ACCORDANCE WITH SECTION 709.1 OF THE CURRENT WVDOH STANDARD SPECIFICATIONS ROADS AND BRIDGES.



CROSS WALK DETAIL

NOT TO SCALE

NOTES

THE TYPE OF RAMP TO BE USED SHALL BE AS SPECIFIED ON THE PLANS. THESE STANDARDS CAN BE CONSIDERED GUIDELINES IN SELECTING RAMP TYPES, HOWEVER THEY CAN BE DEVIATED FROM WITH A SPECIAL DETAIL AS NOTED IN PLANS.

RAMP CONCRETE SHALL MEET THE REQUIREMENTS OF SECTION 609 OF THE CURRENT WVDOT, DOH STANDARD SPECIFICATIONS ROADS AND BRIDGES AND ANY SUBSEQUENT DOH SUPPLEMENTAL SPECIFICATIONS AND THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG) DATED JULY 26, 2011. RAMP SURFACE SHALL INCLUDE A "DETECTABLE WARNING SURFACE" (SEE PVT7 SHT. 11 OF 13) AS SHOWN FOR EACH RAMP TYPE. A LIGHTLY BROOM FINISH, TRANSVERSE TO FLARE SLOPES, OR EQUAL NON-SKID FINISH SHALL BE PROVIDED ON CONCRETE SURFACES.

NORMAL GUTTER FLOW LINE AND PROFILE SHALL BE MAINTAINED THROUGH THE RAMP AREA, UNLESS OTHERWISE SHOWN OR SPECIFIED. POSITIVE DRAINAGE MUST BE MAINTAINED SO THAT NO PONDING OCCURS WITHIN THE RAMP OR CLEAR SPACE AREA.

1/4" MINIMUM, 1/2" MAXIMUM PREFORMED EXPANSION JOINT FILLER, MEETING THE REQUIREMENTS OF SECTION 609 OF THE SPECIFICATIONS, AS NOTED ABOVE, SHALL BE PLACED AT ALL LOCATIONS WHERE RAMP CONTACTS CURB, GUTTER, CONCRETE PAVEMENT, OR OTHER RIGID OBJECTS.

WHERE EXISTING SIDEWALK CONNECTS TO PROPOSED SIDEWALK OR RAMPS, EXPANSION JOINTS ALONG WITH DOWEL BARS WILL BE PLACED. DOWEL BARS WILL BE UTILIZED BETWEEN EXISTING AND PROPOSED TO REDUCE VERTICAL CHANGE. SEE SHEET 11 FOR ADDITIONAL INFORMATION.

SAWCUTS WILL BE UTILIZED DURING DEMOLITION OF EXISTING SIDEWALKS. SIMILAR METHODS MAY BE USED UPON APPROVAL BY FIELD ENGINEER.

RAMPS SHALL NOT BE PLACED IN LINE WITH DRAINAGE STRUCTURES. LOCATION OF THE RAMP SHALL TAKE PRECEDENCE OVER LOCATION OF THE DRAINAGE STRUCTURE, EXCEPT WHERE EXISTING STRUCTURES ARE BEING UTILIZED FOR CONSTRUCTION OF NEW RAMPS.

ANY GRATE IN PEDESTRIAN AREAS SHALL HAVE OPENINGS NOT GREATER THAN 1/2" AND SHALL BE PLACED WITH LONG DIMENSION OF OPENING PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL.

IF THE 8.33% (12:1) SLOPE CANNOT BE OBTAINED DUE TO GRADE OF THE ADJACENT ROADWAY, THE SLOPED PORTION OF THE RAMP SHALL BE EXTENDED TO A MINIMUM LENGTH OF 15'-0".

EXISTING CROSS WALK AND STOP BAR MARKINGS TO BE ERADICATED AND RELOCATED AS DICTATED BY PROPOSED RAMP LOCATIONS. COST INCIDENTAL TO COST OF PROPOSED RAMP.

CURB RAMP WIDTH SHALL MATCH SIDEWALK WIDTH PLUS CLEARANCE. TYPICAL SIDEWALK WIDTH IS 5' MINIMUM. RAMP WIDTHS LESS THAN 5' REQUIRE DIVISION/DISTRICT ENGINEER APPROVAL. WIDTHS LESS THAN 4' REQUIRE AN EXCEPTION JUSTIFICATION REPORT. SEE SHEET 11 FOR INFORMATION REGARDING RAMP THICKNESS.

GRADE BREAKS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.

CLEAR SPACE– BEYOND THE BOTTOM GRADE BREAK, A CLEAR SPACE THE WIDTH OF THE CURB RAMP AND EXTENDING 4' MINIMUM INTO THE ABUTTING ROADWAY SHALL BE PROVIDED WITHIN THE WIDTH OF THE PEDESTRIAN STREET CROSSING AND WHOLLY OUTSIDE THE PARALLEL TRAVEL LANE. SURFACE TO MATCH EXISTING. ANY CLEAR SPACE WORK TO BE COMPLETED WILL BE INCIDENTAL TO THE COST OF THE RAMP.

ALL CURB RAMPS SHALL BE CONSTRUCTED TO PROVIDE ACCESS TO EXISTING OPERABLE PARTS. AN EXAMPLE OF THIS WOULD BE PEDESTRIAN PUSH BUTTONS.

SUBMITTED: NOVEMBER 8, 2023

ALPHA ASSOCIATES INC.
209 PRAIRIE AVENUE
MORGANTOWN, WV 26501
PHONE/FAX: 304-296-8216
TOLL FREE: 800-640-8216
www.thinkALPHAfirst.com
ALPHA PROJECT: 2205061

PHASE 2

REVISION NUMBER	SHEET NUMBER	REVISIONS	DATE	BY

THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

CHARLES TOWN AUGUSTINE AVE.

DETAILS

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PUBLIC ROADS DIV.	STATE DIST. NO.	STATE PROJ. NO.	FED. PROJ. NO.	FISCAL YEAR	COUNTY	SHEET NO.	TOTAL SHEETS
W.V.	5	U310-CHA/RL-2.00	TAP-2017 (210)D	2023	JEFFERSON	16	32

SIGNING AND PAVEMENT MARKING GENERAL NOTES

GOVERNING SPECIFICATIONS

THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, STANDARD SPECIFICATIONS ROAD AND BRIDGES, ADOPTED 2017, AS AMENDED BY THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, SUPPLEMENTAL SPECIFICATIONS, ISSUED JANUARY 1, 2023, THE PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG; CURRENT EDITION), THE CONTRACT DOCUMENTS AND THE CONTRACT PLANS ARE THE GOVERNING PROVISIONS APPLICABLE TO THIS PROJECT.

STANDARD DETAILS

THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS STANDARD DETAILS BOOK, VOLUME I, DATED MAY 2016 AND VOLUME II, DATED JANUARY 2019 SHALL APPLY TO THIS PROJECT.

STANDARD DETAILS MAY BE FOUND ONLINE AT THE FOLLOWING URL:
HTTP://TRANSPORTATION.WV.GOV/HIGHWAYS/ENGINEERING/PAGES/PUBLICATIONS.ASPX

CORNERS

CORNERS OF ALL ALUMINUM SIGNS SHALL BE ROUNDED, HOWEVER, CORNERS OF ALUMINUM SIGN FACES (EXTRUDED OR OVERLAYS) SHALL NOT BE ROUNDED. FABRICATED SIGNS WITH DIRECT APPLIED COPY (BLUE, GREEN OR BROWN BACKGROUND) SHALL HAVE A 1 ½ INCH CORNER RADIUS ON THE ALUMINUM BLANK.

SIGN FABRICATION

ALL SIGNS SHALL BE FABRICATED IN ACCORDANCE WITH THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS "SIGN FABRICATION MANUAL", "DESIGN GUIDE FOR SIGNING", "STANDARD SPECIFICATIONS ROADS AND BRIDGES", LATEST EDITIONS.

HARDWARE

THE MOUNTING HARDWARE SHALL BE OF VANDAL-RESISTANT DESIGN MEETING THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS ON ALL FLAT SHEET SIGNS. THE FABRICATOR SHALL SUPPLY FIVE (5) PIECES OF MATERIAL TO THE DIVISION OF HIGHWAYS FOR TESTING PRIOR TO THE MANUFACTURE OF SIGNS. THE DIVISION OF HIGHWAYS ALSO RESERVES THE RIGHT TO RANDOM TEST THIS MATERIAL AFTER SHIPMENT TO THE PROJECT.

SURFACE MOUNT BREAKAWAY DEVICE

THE FOLLOWING ASSEMBLIES SHALL BE ON SURFACE MOUNT BREAKAWAY DEVICE BY SIGN SUPPORT SYSTEMS OR APPROVED EQUAL. COST FOR THE BREAKAWAY MOUNTING DEVICE SHALL BE BID AS 657042-001, SURFACE MOUNT BREAKAWAY DEVICE. SEE SECTION 657 OF THE 2022 SUPPLEMENTAL SPECIFICATIONS.
APPLIES TO THE FOLLOWING ASSEMBLIES: 0, 0, 0

SHOP DRAWING SUBMISSION

THE CONTRACTOR SHALL SUBMIT SIGN FABRICATION SHOP DRAWINGS IN EITHER ONE OF TWO WAYS. A SINGLE SUBMISSION OF ALL FLAT SHEET SIGNS AND A SINGLE SUBMISSION OF ALL EXTRUDED PANEL SIGNS, OR A SINGLE COMBINED SUBMISSION OF ALL SIGN FABRICATION DETAILS.

SEGMENTED OR PARTIAL SHOP DRAWING SUBMISSIONS FOR SIGNS OR BREAKAWAYS WILL NOT BE ACCEPTED.

SHOP DRAWINGS FOR STANDARD FLAT SHEET SIGNS ARE NOT REQUIRED TO BE SUBMITTED FOR APPROVAL.

CLEARING BRUSH AND TREE TRIMMING

BRUSH OR OTHER VEGETATION WHICH BLOCKS THE VISIBILITY OF A SIGN INSTALLED IN THIS PROJECT SHALL BE CUT AND REMOVED FROM THE RIGHT OF WAY. THERE IS NO SEPARATE PAYMENT FOR THIS WORK AND ALL COSTS SHALL BE INCLUDED IN THE BID PRICE FOR ITEM 661001-001. THE AMOUNT TO BE REMOVED SHALL BE DETERMINED BY STANDING ON THE RIGHT EDGE OF PAVEMENT AT A MINIMUM DISTANCE OF 500 FT IN ADVANCE OF THE SIGN.

IDENTIFICATION CODE FOR SCREENED SIGNS

AN IDENTIFICATION CODE SHALL BE PLACED ON ALL SIGNS WITH SCREENED MESSAGES THAT ARE MANUFACTURED FOR THE DIVISION OF HIGHWAYS. THE CODE SHALL CONSIST OF THE LETTERS "WVDH" WITH AN ABBREVIATED FORM OF THE MONTH AND YEAR OF FABRICATION DIRECTLY BELOW. IT SHALL ALSO INCLUDE AN ABBREVIATED NAME OF THE SHEETING MANUFACTURER AND THE INK MANUFACTURER

EXAMPLE: WVDH 3M
8/19 A

EACH LINE OF LETTERS OR NUMERALS SHALL BE 1/4 INCH HIGH, NO GREATER THAN ONE INCH IN LENGTH AND OF THE SAME COLOR AS THAT BEING SCREENED. THE CODE SHALL BE PLACED ON THE LOWER RIGHT HAND EDGE OF THE SIGN. IF THE SIGN HAS BOTH BORDER AND MARGIN, THE IDENTIFICATION CODE SHALL BE WITHIN THE BORDER, BUT MAY EXTEND INTO THE MARGIN AND/OR SIGN AREA. IF THE SIGN HAS BORDER ONLY, THE CODE SHALL BE WITHIN THE BORDER, BUT MAY EXTEND INTO THE SIGN AREA.

PAVEMENT MARKING NOTES

1. ALL 4 INCH SOLID WHITE EDGE LINES, LANE LINES, AND CENTERLINES SHALL BE TYPE II PAVEMENT MARKINGS.

2. EDGE LINES SHALL BE CENTERED 4 INCHES FROM EDGES OF TRAIL.

3. ALL MARKINGS SHALL BE CONTINUOUS AND CONSISTENT WITH EXISTING MARKINGS WHERE THEY JOIN.

4. NO MARKINGS SHALL BE PLACED ON EXPANSION JOINTS ON STRUCTURES OR ON LONGITUDINAL CONSTRUCTION JOINTS UNLESS SO DIRECTED BY THE ENGINEER.

SUBMITTED: NOVEMBER 8, 2023

ALPHA ASSOCIATES, INC.
207 PRAIRIE AVENUE
MORGANTOWN, WV 26501
PHONE/FAX: 304-296-8216
TOLL FREE: 800-640-8216
www.thinkALPHAfirst.com

PHASE 2

REVISION NUMBER	SHEET NUMBER	REVISIONS	DATE	BY

THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
CHARLES TOWN AUGUSTINE AVE.
SIGNING GENERAL NOTES

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PUBLIC ROADS DIV.	STATE DIST. NO.	STATE PROJ. NO.	FED. PROJ. NO.	FISCAL YEAR	COUNTY	SHEET NO.	TOTAL SHEETS
W.V.	5	U319-CHAP-RL-2.00	TAP-2017 (210)D	2023	JEFFERSON	17	32

SUMMARY OF QUANTITIES			
ITEM NO.	DESCRIPTION	UNIT	QUANTITY
657008-001	2.00 LB CHANNEL POST	LF	171.50
657018-001	SUPPORT OR BRACKET REMOVAL	EA	0.0
657042-001	SURFACE MOUNT BREAKAWAY DEVICE	EA	0.0
660007-002	RECTANGULAR RAPID FLASHING BEACON ASSEMBLY	EA	0
661001-001	0.080 IN FLAT SHEET SIGN	SF	35.25
663001-026	EDGE LINE, TYPE II - 4 IN, WHITE	LF	200
663005-010	STOP LINE, TYPE V - 12 IN	LF	10
663006-010	CROSSWALK LINE, TY V, 12 IN x 6 FT	LF	140

SUBMITTED: NOVEMBER 8, 2023

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209 PRAIRIE AVENUE
MORGANTOWN, WV 26501
PHONE/FAX: 304-296-8216
TOLL FREE: 800 440 8214
www.thinkALPHAfirst.com

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REVISION NUMBER	SHEET NUMBER	REVISIONS	DATE	BY

THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

CHARLES TOWN AUGUSTINE AVE.

PAVEMENT MARKING QUANTITIES

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PUBLIC ROADS DIV.	STATE DIST. NO.	STATE PROJ. NO.	FED. PROJ. NO.	FISCAL YEAR	COUNTY	SHEET NO.	TOTAL SHEETS
W.V.	5	U319-CHA/RL-2.00	TAP-2017 (210)D	2023	JEFFERSON	1R	32

ASSEMBLY NUMBER	PROPOSED SIGN NUMBER	EXISTING SIGN NUMBER	PROPOSED LOCATION	EXISTING LOCATION	LAYOUT SHEET NUMBER	FABRICATION DETAIL SHT. NO.	SIGN DISPOSITION	SIGNS					SUPPORT & FOUNDATIONS													
													U-CHANNEL							STEEL BEAM SUPPORT				FOUNDATION		
								WIDTH	HEIGHT	FLAT SHEET 0.080	PANEL	INSTALL REUSED SIGN	2.00	3.00	4.00BB	6.00BB	REFLECTIVE INSERTS	SUPPORT OR BRACKET REMOVAL	REUSE STUB/SPT	S4x7.7	W6x12	W8x18	W10x22	DIA.	DEPTH	CONC.
								FT.	FT.	S.F.	S.F.		#/FT.	#/FT.	#/FT.	#/FT.				L.F.	L.F.	L.F.	L.F.	FT.	FT.	C.Y.
MULTI-USE PATH																										
	R1-1		16+47, LT		10		NEW	1.50	1.50	2.25			12.5													
	W5-4a		16+02, LT		10		NEW	1.50	1.50	2.25			12.5													
	DII-1a		16+73, LT		10		NEW	1.50	1.50	2.25			15.5													
	DII-2						NEW	1.50	1.50	2.25																
	M4-6						NEW	1.00	0.50	0.50																
													12.5													
	W5-4a		17+46, LT		11		NEW	1.50	1.50	2.25			12.5													
	W5-4a		23+81, LT		11		NEW	1.50	1.50	2.25			12.5													
	W5-4a		25+05, LT		11		NEW	1.50	1.50	2.25			12.5													
	W5-4a		39+43, LT		12		NEW	1.50	1.50	2.25			12.5													
	W5-4a		40+34, LT		12		NEW	1.50	1.50	2.25			12.5													
	DII-1a		44+62, LT		13		NEW	1.50	1.50	2.25			15.5													
	DII-2						NEW	1.50	1.50	2.25																
	M4-6						NEW	1.00	0.50	0.50																
	R1-1		44+63, LT		13		NEW	1.50	1.50	2.25			12.5													
	DII-1a		105+27, LT		14		NEW	1.50	1.50	2.25			15.5													
	DII-2						NEW	1.50	1.50	2.25																
	M4-6						NEW	1.00	0.50	0.50																
	R1-1		105+28, LT		14		NEW	1.50	1.50	2.25			12.5													

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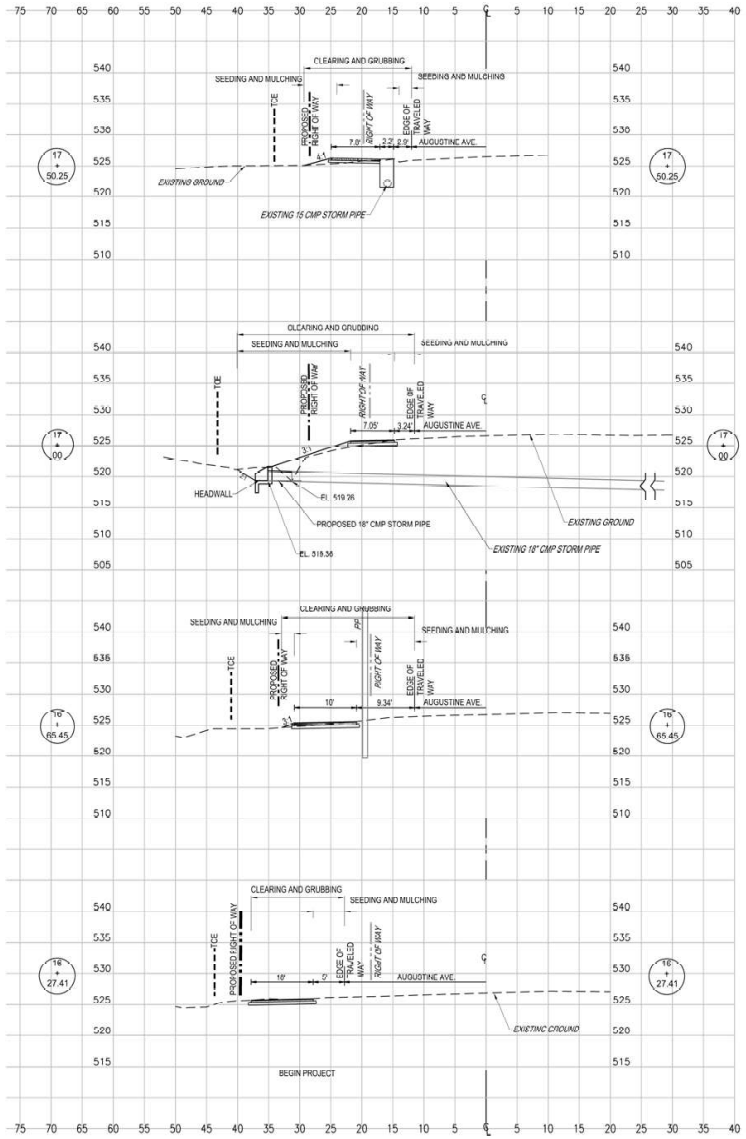
W.V.	5	U319-CHA-RL-2.00	TAP-2017 (210)D	2023	JEFFERSON	19	32



STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
17+50.25		6.13		16.13		1.82		0.00		1.80		0.00	
	50.25		694.71		1122.59		11.06		0.00		16.85		0.00
17+00.00		21.52		28.55		10.07		0.00		16.31		0.00	

STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
17+00.00		21.52		28.55		10.07		0.00		16.31		0.00	
	34.55		568.87		863.06		10.41		0.00		10.74		0.00
16+65.45		11.41		21.41		6.20		0.00		0.47		0.00	

STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
16+65.45		11.41		21.41		6.20		0.00		0.47		0.00	
	72.59		595.60		1321.50		20.72		0.00		0.63		0.00
16+27.41		5.00		15.00		9.21		0.00		0.00		0.00	

SUBMITTED: NOVEMBER 8, 2023

ALPHA ASSOCIATES, INC.
209 PRAIRIE AVENUE
MORGANTOWN, WV 26501
PHONE/FAX: 304-296-8216
TOLL FREE: 800-440-8216
www.thinkALPHAfirst.com

SCALES: 10' 0 0 10'

PHASE 2

THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

CHARLES TOWN AUGUSTINE AVE.

CROSS SECTIONS 1

REVISION NUMBER	SHEET NUMBER	REVISIONS	DATE	BY

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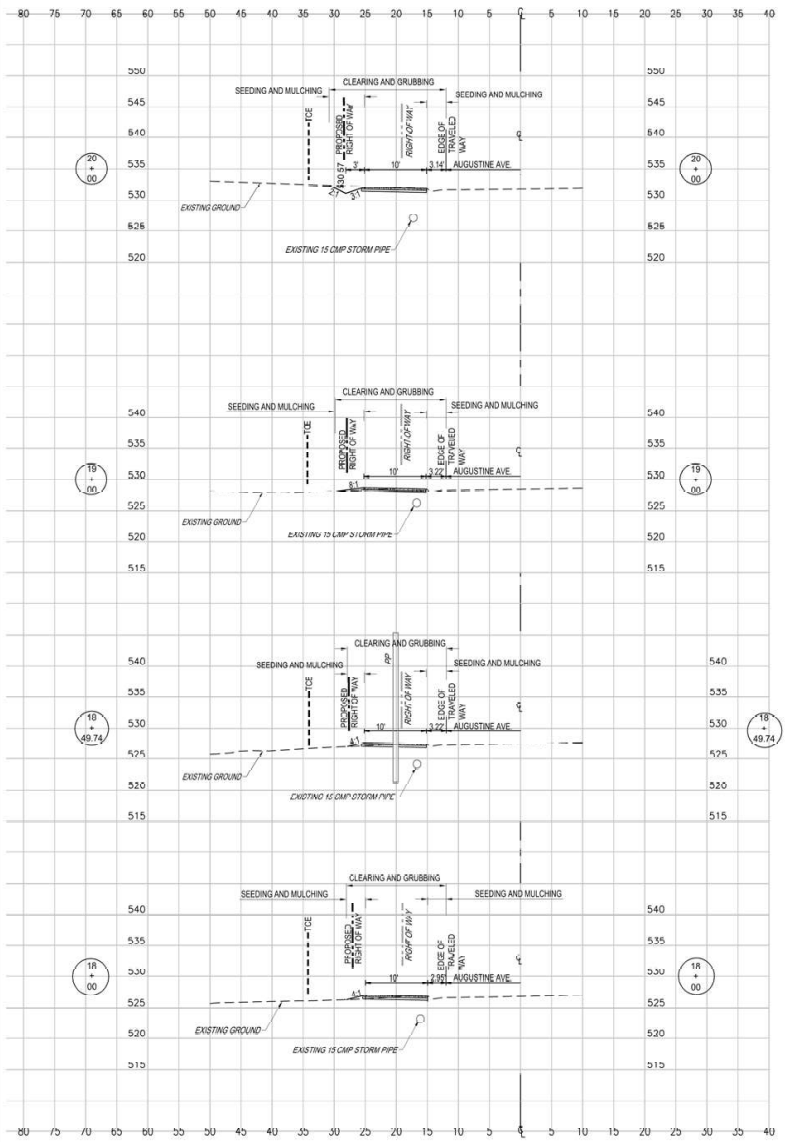
PUBLIC ROADS DIV.	STATE DIST. NO.	STATE PROJ. NO.	FED. PROJ. NO.	FISCAL YEAR	COUNTY	SHEET NO.	TOTAL SHEETS
W.V.	5	U315-CHA-RL-2.00	TAP-2017 (210)D	2023	JEFFERSON	20	32



STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
20+00.00		8.82		18.82		11.63		0.00		0.00		0.00	
	100.00		845.00		1834.00		32.00		0.00		1.44		0.00
19+00.00		8.08		17.86		5.65		0.00		0.78		0.00	

STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
19+00.00		8.08		17.86		5.65		0.00		0.78		0.00	
	50.26		352.07		849.14		9.21		0.00		1.35		0.00
18+49.74		5.93		15.93		4.24		0.00		0.67		0.00	

STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
18+49.74		5.93		15.93		4.24		0.00		0.67		0.00	
	49.74		293.47		790.62		7.75		0.00		1.42		0.00
18+00.00		5.87		15.86		4.17		0.00		0.87		0.00	

STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
18+00.00		5.87		15.86		4.17		0.00		0.87		0.00	
	72.59		435.54		1161.08		8.05		0.00		3.59		0.00
17+50.25		6.13		16.13		1.82		0.00		1.80		0.00	

ALPHA ASSOCIATES, INC.
209 PRAIRIE AVENUE
MORGANTOWN, WV 26501
PHONE/FAX: 304-296-8216
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SCALES: 10' 0 0 10'

PHASE 2

THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

CHARLES TOWN AUGUSTINE AVE.

CROSS SECTIONS 2

REVISION NUMBER	SHEET NUMBER	REVISIONS	DATE	BY

SUBMITTED: NOVEMBER 8, 2023

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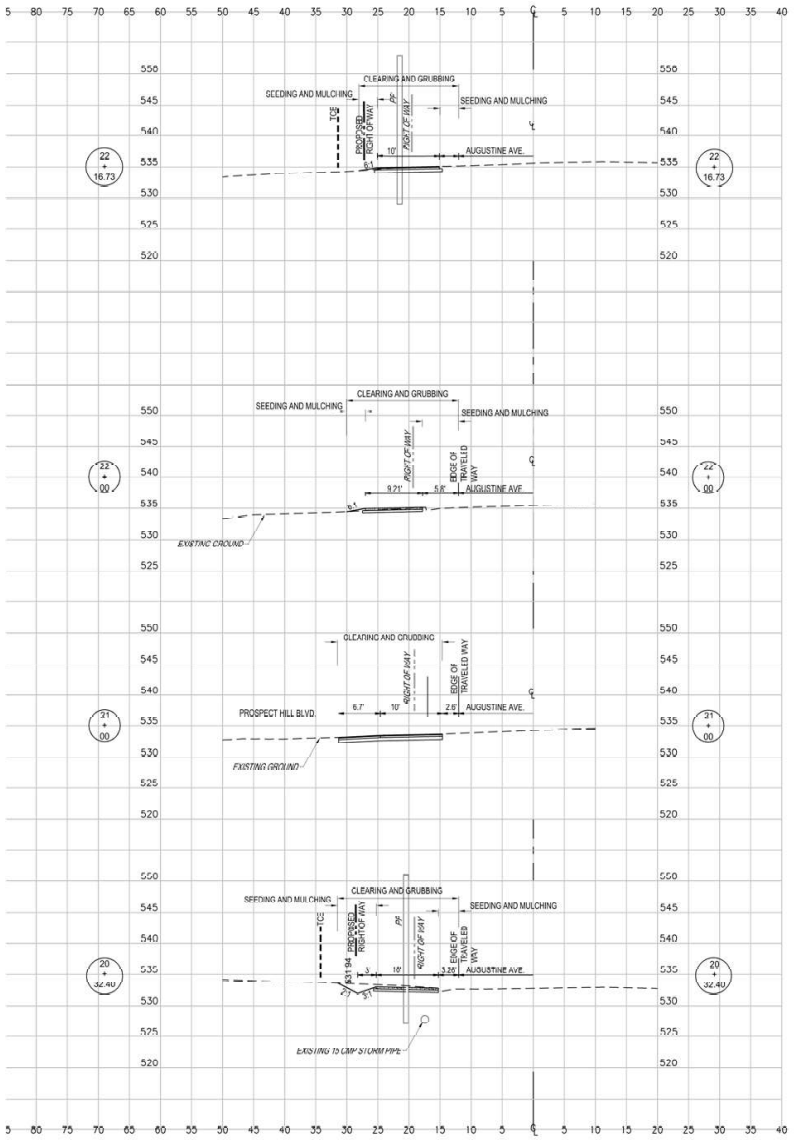
PUBLIC ROADS DIV.	STATE DIST. NO.	STATE PROJ. NO.	FED. PROJ. NO.	FISCAL YEAR	COUNTY	SHEET NO.	TOTAL SHEETS
W.V.	5	U315-CHA-RL-2.00	TAP-2017-(210)D	2023	JEFFERSON	21	32



STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
22+16.73		14.10		24.10		6.50		0.00		0.67		0.00	
	16.73		191.81		352.33		3.47		0.00		0.37		0.00
22+00.00		8.83		18.02		4.70		0.00		0.51		0.00	

STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
22+00.00		8.83		18.02		4.70		0.00		0.51		0.00	
	100.00		441.50		1744.50		8.70		0.00		0.94		0.00
21+00.00		0.00		16.87		0.00		0.00		0.00		0.00	

STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
21+00.00		0.00		16.87		0.00		0.00		0.00		0.00	
	72.59		344.80		1320.05		18.78		0.00		0.00		0.00
20+32.40		9.50		19.50		13.97		0.00		0.00		0.00	

STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
20+32.40		9.50		19.50		13.97		0.00		0.00		0.00	
	32.40		296.78		620.78		15.36		0.00		0.00		0.00
20+00.00		8.82		18.82		11.63		0.00		0.00		0.00	

SUBMITTED: NOVEMBER 8, 2023

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209 PRAIRIE AVENUE
MORGANTOWN, WV 26501
PHONE/FAX: 304-296-8216
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PHASE 2

THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

CHARLES TOWN AUGUSTINE AVE.

CROSS SECTIONS 3

REVISION NUMBER	SHEET NUMBER	REVISIONS	DATE	BY

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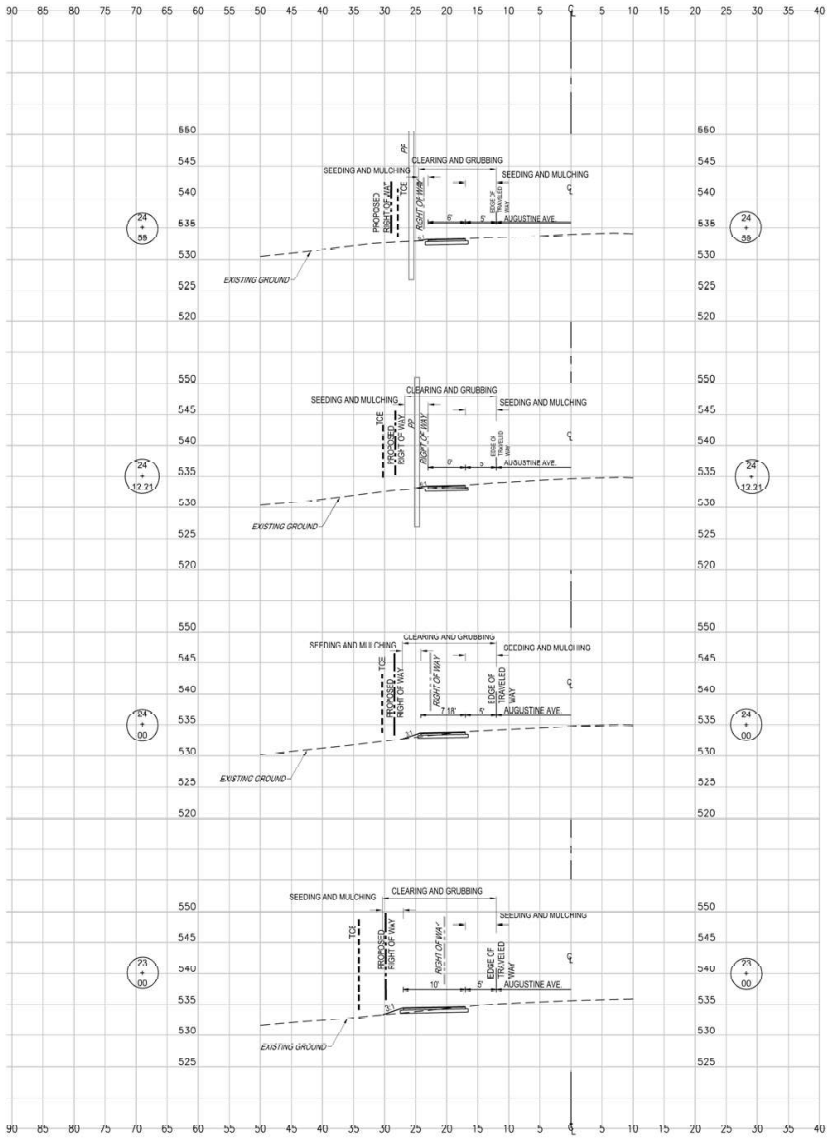
PUBLIC ROADS DIV.	STATE DIST. NO.	STATE PROJ. NO.	FED. PROJ. NO.	FISCAL YEAR	COUNTY	SHEET NO.	TOTAL SHEETS
W.V.	5	U315-CHA-RL-2.00	TAP-2017-(210)D	2023	JEFFERSON	22	32



STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
24+59.00		6.50		12.91		5.16		0.00		0.14		0.00	
	46.79		356.54		636.58		8.49		0.00		0.68		0.00
24+12.21		8.74		14.70		4.64		0.00		0.64		0.00	

STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
24+12.21		8.74		14.70		4.64		0.00		0.64		0.00	
	12.21		102.01		182.17		2.08		0.00		0.32		0.00
24+00.00		7.97		16.14		4.58		0.00		0.78		0.00	

STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
24+00.00		7.97		15.14		4.58		0.00		0.78		0.00	
	100.00		1315.00		1174.00		17.54		0.00		3.54		0.00
23+00.00		18.33		8.34		4.89		0.00		1.13		0.00	

STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
23+00.00		18.33		8.34		4.89		0.00		1.13		0.00	
	100.00		1621.50		1622.00		21.09		0.00		3.33		0.00
22+16.73		14.10		24.10		6.50		0.00		0.67		0.00	

SUBMITTED: NOVEMBER 8, 2023

ALPHA ASSOCIATES, INC.
209 PRAIRIE AVENUE
MORGANTOWN, WV 26501
PHONE/FAX: 304-296-8216
TOLL FREE: 800-440-8216
www.thinkALPHAfirst.com

SCALES: 10' 0 0 10'

PHASE 2

THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

CHARLES TOWN AUGUSTINE AVE.

CROSS SECTIONS 4

REVISION NUMBER	SHEET NUMBER	REVISIONS	DATE	BY

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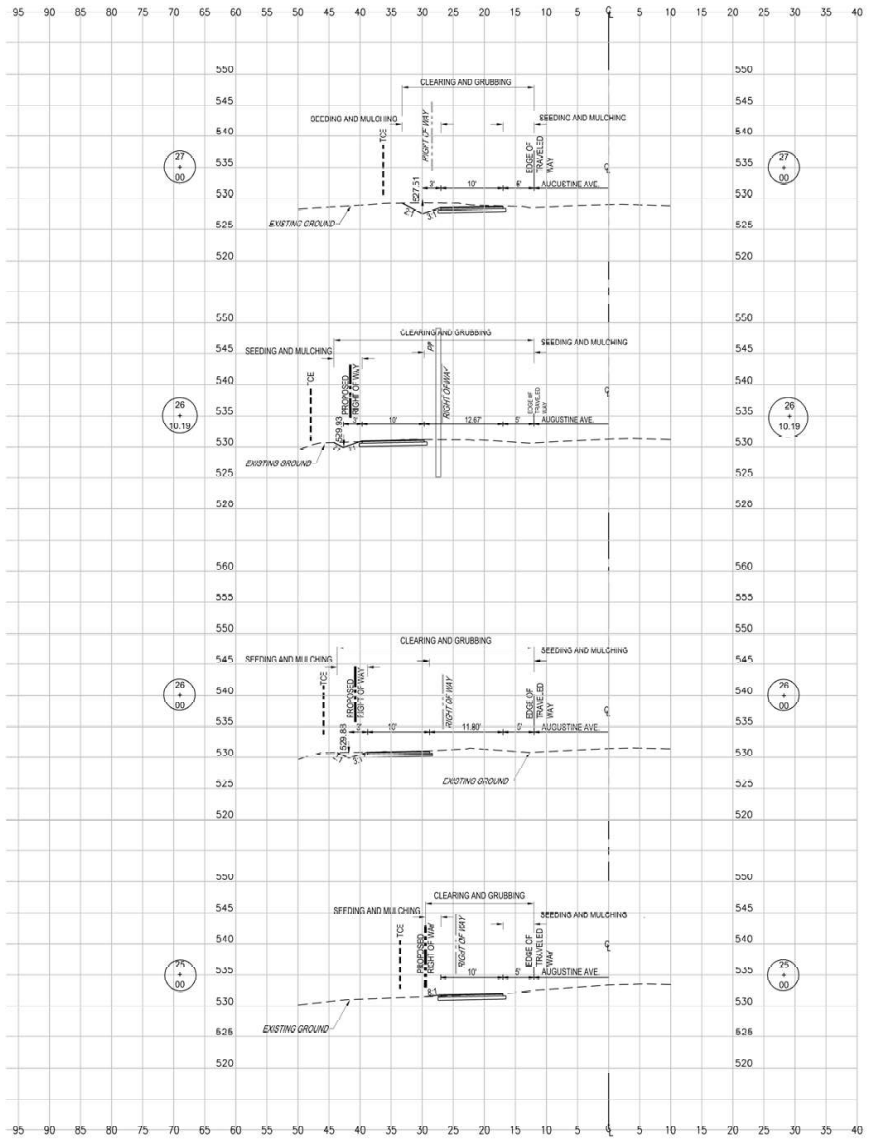
PUBLIC ROADS DIV.	STATE DIST. NO.	STATE PROJ. NO.	FED. PROJ. NO.	FISCAL YEAR	COUNTY	SHEET NO.	TOTAL SHEETS
W.V.	5	U315-CHA-RL-2.00	TAP-2017-(210)D	2023	JEFFERSON	23	32



STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
27+00.00		11.26		21.26		18.78		0.00		0.00		0.00	
	89.81		505.18		954.23		31.23		0.00		0.00		0.00
26+10.19		0.00		0.00		0.00		0.00		0.00		0.00	

STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
26+10.19		22.22		32.22		10.36		0.00		0.00		0.00	
	10.19		223.87		328.42		4.14		0.00		0.00		0.00
26+00.00		21.72		32.24		11.61		0.00		0.00		0.00	

STATION	LENGTH FT.	BEEDINC & MULCHINC		CLEARINC & CRUBBINC		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
26+00.00		21.72		32.24		11.61		0.00		0.00		0.00	
	100.00		1460.00		2484.50		36.09		0.00		0.50		0.00
25+00.00		7.48		17.45		7.88		0.00		0.27		0.00	

STATION	LENGTH FT.	SEEDING & MULCHINC		CLEARING & CRUBBINC		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
25+00.00		7.48		17.45		7.88		0.00		0.27		0.00	
	41.00		286.59		614.18		9.90		0.00		0.31		0.00
24+59.00		0.50		12.51		5.10		0.00		0.14		0.00	

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209 PRAIRIE AVENUE
MORGANTOWN, WV 26501
PHONE/FAX: 304-296-8216
TOLL FREE: 800-440-8216
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PHASE 2

THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

CHARLES TOWN AUGUSTINE AVE.

CROSS SECTIONS 5

REVISION NUMBER	SHEET NUMBER	REVISIONS	DATE	BY

SUBMITTED: NOVEMBER 8, 2023

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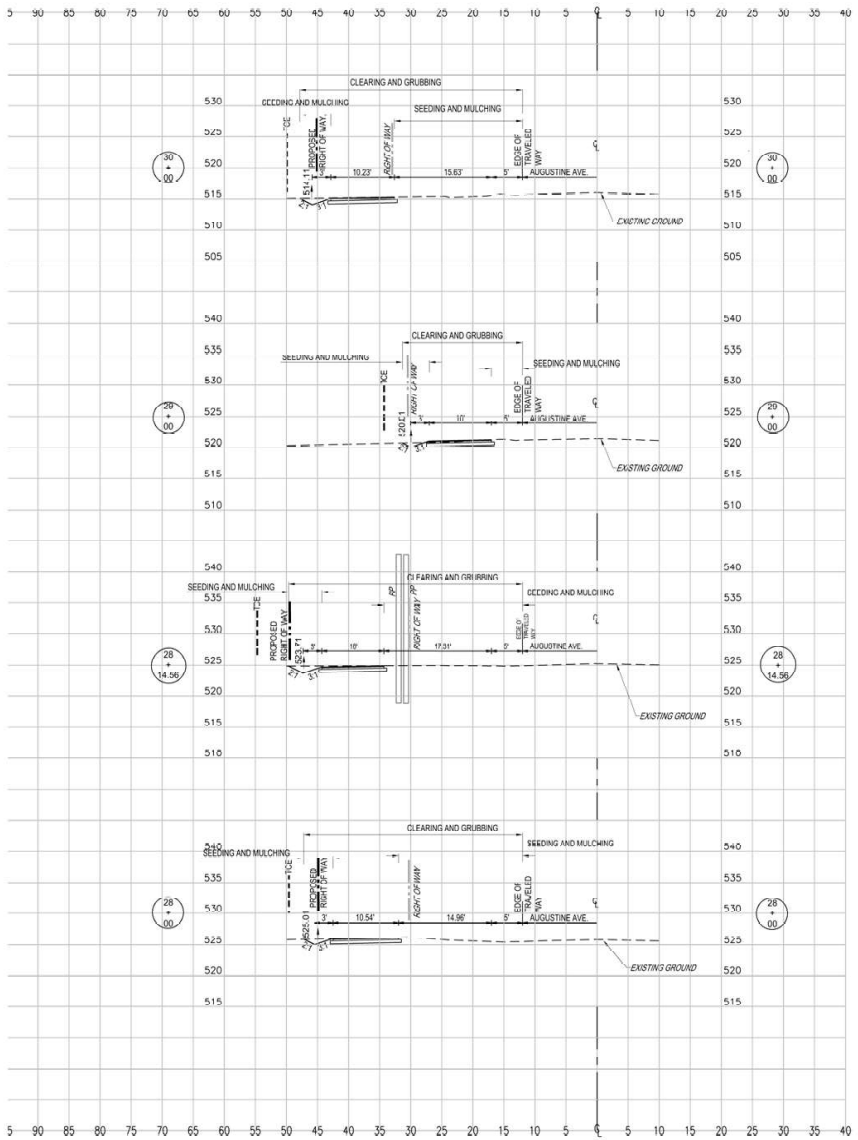
PUBLIC ROADS DIV.	STATE DIST. NO.	STATE PROJ. NO.	FED. PROJ. NO.	FISCAL YEAR	COUNTY	SHEET NO.	TOTAL SHEETS
W.V.	5	U315-CHA-RL-2.00	TAP-2017-(210)D	2023	JEFFERSON	24	32



STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
30+00.00		25.63		35.86		12.37		0.00		0.00		0.00	
	100.00		1748.00		2759.50		39.07		0.00		0.17		0.00
29+00.00		9.33		19.33		8.73		0.00		0.09		0.00	

STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
29+00.00		9.33		19.33		8.73		0.00		0.09		0.00	
	85.44		1581.07		2435.47		34.95		0.00		0.14		0.00
28+14.56		27.68		37.68		13.36		0.00		0.00		0.00	

STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
28+14.56		27.68		37.68		13.36		0.00		0.00		0.00	
	14.56		382.27		530.42		6.75		0.00		0.00		0.00
28+00.00		24.83		35.18		11.68		0.00		0.00		0.00	

STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
28+00.00		24.83		35.18		11.68		0.00		0.00		0.00	
	100.00		1804.00		2821.50		56.41		0.00		0.00		0.00
27+00.00		11.25		21.25		18.78		0.00		0.00		0.00	

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PHASE 2

THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

CHARLES TOWN AUGUSTINE AVE.

CROSS SECTIONS

REVISION NUMBER	SHEET NUMBER	REVISIONS	DATE	BY

SUBMITTED: NOVEMBER 8, 2023

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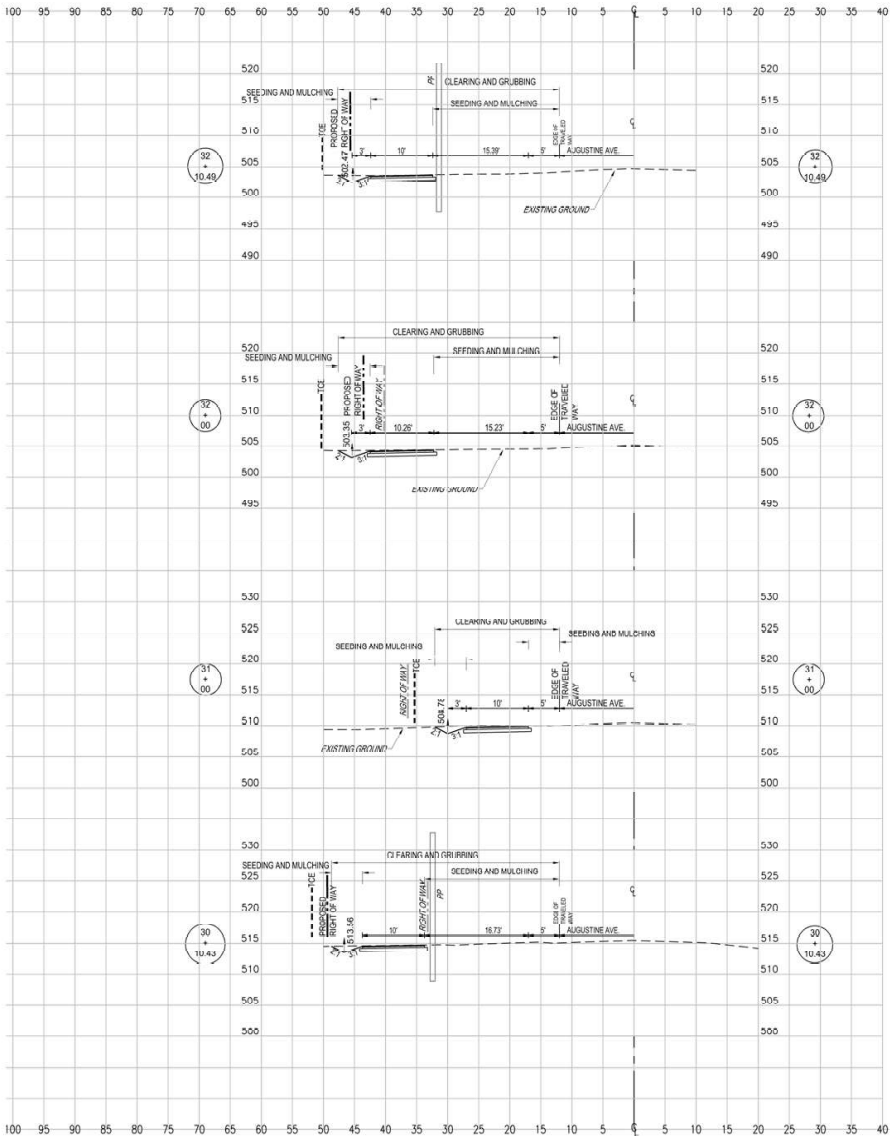
PUBLIC ROADS DIV.	STATE DIST. NO.	STATE PROJ. NO.	FED. PROJ. NO.	FISCAL YEAR	COUNTY	SHEET NO.	TOTAL SHEETS
W.V.	5	U315-CHA-RL-2.00	TAP-2017-(210)D	2023	JEFFERSON	25	32



STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
32+10.49		25.68		35.68		12.31		0.00		0.00		0.00	
	10.49		267.76		374.07		4.90		0.00		0.00		0.00
32+00.00		26.37		36.64		12.02		0.00		0.00		0.00	

STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
32+00.00		25.37		35.64		12.92		0.00		0.00		0.00	
	100.00		1773.00		2787.00		48.74		0.00		0.00		0.00
31+00.00		10.09		20.10		13.04		0.00		0.00		0.00	

STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
31+00.00		10.09		20.10		13.94		0.00		0.00		0.00	
	80.57		1647.19		2543.34		79.52		0.00		0.00		0.00
30+10.43		26.69		36.69		34.00		0.00		0.00		0.00	

STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
30+10.43		26.69		36.69		34.00		0.00		0.00		0.00	
	10.43		272.85		378.35		8.96		0.00		0.00		0.00
30+00.00		25.63		35.86		12.37		0.00		0.00		0.00	

SUBMITTED: NOVEMBER 8, 2023

ALPHA ASSOCIATES, INC.
209 PRAIRIE AVENUE
MORGANTOWN, WV 26501
PHONE/FAX: 304-296-8216
TOLL FREE: 800-440-8216
www.thinkALPHAfirst.com

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PHASE 2

THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

CHARLES TOWN AUGUSTINE AVE.

CROSS SECTIONS 7

REVISION NUMBER	SHEET NUMBER	REVISIONS	DATE	BY

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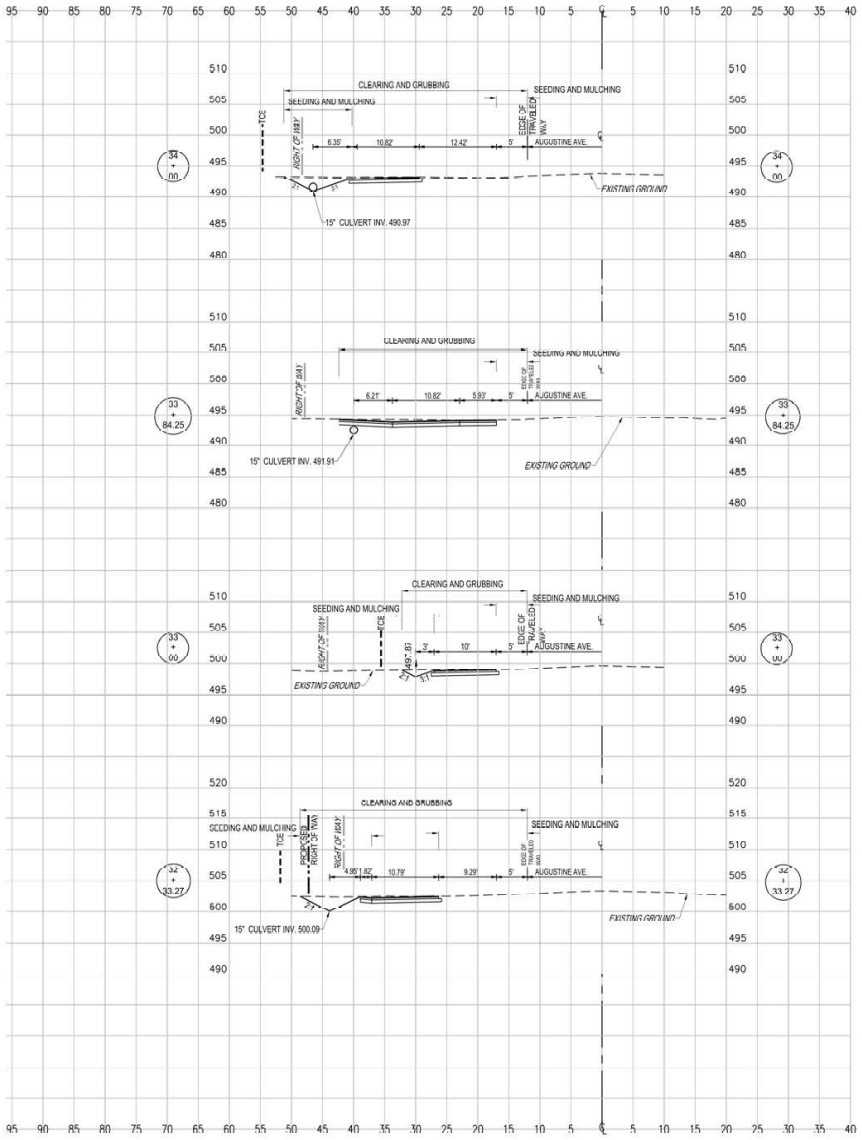
PUBLIC ROADS DIV.	STATE DIST. NO.	STATE PROJ. NO.	FED. PROJ. NO.	FISCAL YEAR	COUNTY	SHEET NO.	TOTAL SHEETS
W.V.	5	U315-CHA-RL-2.00	TAP-2017-(210)D	2023	JEFFERSON	26	32



STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
34+00.00		26.41		39.23		24.22		0.00		0.00		0.00	
	15.75		262.95		547.86		12.87		0.00		0.00		0.00
33+84.26		4.08		30.34		10.80		0.00		0.00		0.00	

STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
33+84.25		4.08		30.34		25.04		0.00		0.00		0.00	
	84.25		639.04		2128.59		92.75		0.00		0.00		0.00
33+00.00		10.19		20.19		34.41		0.00		0.00		0.00	

STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
33+00.00		10.19		20.19		34.41		0.00		0.00		0.00	
	66.73		1201.41		1894.80		71.57		0.00		0.00		0.00
32+33.27		25.82		36.60		23.51		0.00		0.00		0.00	

STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
32+33.27		25.82		36.60		23.51		0.00		0.00		0.00	
	22.78		586.59		823.27		15.11		0.00		0.00		0.00
32+10.49		25.68		35.68		12.31		0.00		0.00		0.00	

SUBMITTED: NOVEMBER 8, 2023

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MORGANTOWN, WV 26501
PHONE/FAX: 304-296-8216
TOLL FREE: 800-440-8216
www.thinkALPHAfirst.com

SCALES: 10' 0 10'

PHASE 2

THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

CHARLES TOWN AUGUSTINE AVE.

CROSS SECTIONS 8

REVISION NUMBER	SHEET NUMBER	REVISIONS	DATE	BY

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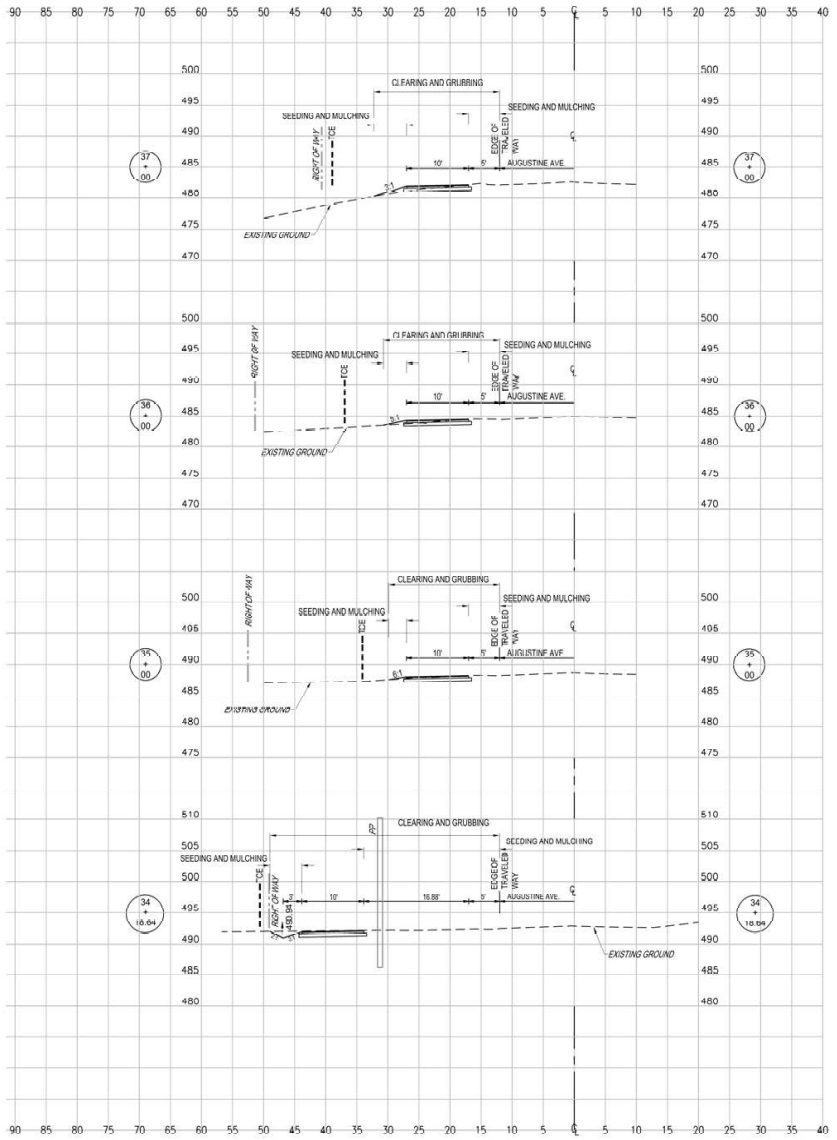
PUBLIC ROADS DIV.	STATE DIST. NO.	STATE PROJ. NO.	FED. PROJ. NO.	FISCAL YEAR	COUNTY	SHEET NO.	TOTAL SHEETS
W.V.	5	U315-CHA-RL-2.00	TAP-2017-(210)D	2023	JEFFERSON	27	32



STATION	LENGTH FT	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
37+00.00		10.26		20.24		5.17		0.00		2.09		0.00	
	100.00		948.50		1947.00		21.09		0.00		5.57		0.00
36+00.00		8.71		18.70		6.22		0.00		0.02		0.00	

STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
36+00.00		8.71		18.70		6.22		0.00		0.02		0.00	
	100.00		829.00		1828.50		26.11		0.00		2.37		0.00
35+00.00		7.87		17.87		7.88		0.00		0.36		0.00	

STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
35+00.00		7.87		17.87		7.88		0.00		0.36		0.00	
	18.36		320.01		503.13		6.98		0.00		0.12		0.00
34+18.64		26.99		36.97		12.64		0.00		0.00		0.00	

STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
34+18.64		26.99		36.97		12.64		0.00		0.00		0.00	
	18.64		516.33		710.18		12.72		0.00		0.00		0.00
34+00.00		28.41		39.23		24.22		0.00		0.00		0.00	

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THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

CHARLES TOWN AUGUSTINE AVE.

CROSS SECTIONS 9

REVISION NUMBER	SHEET NUMBER	REVISIONS	DATE	BY

SUBMITTED: NOVEMBER 8, 2023

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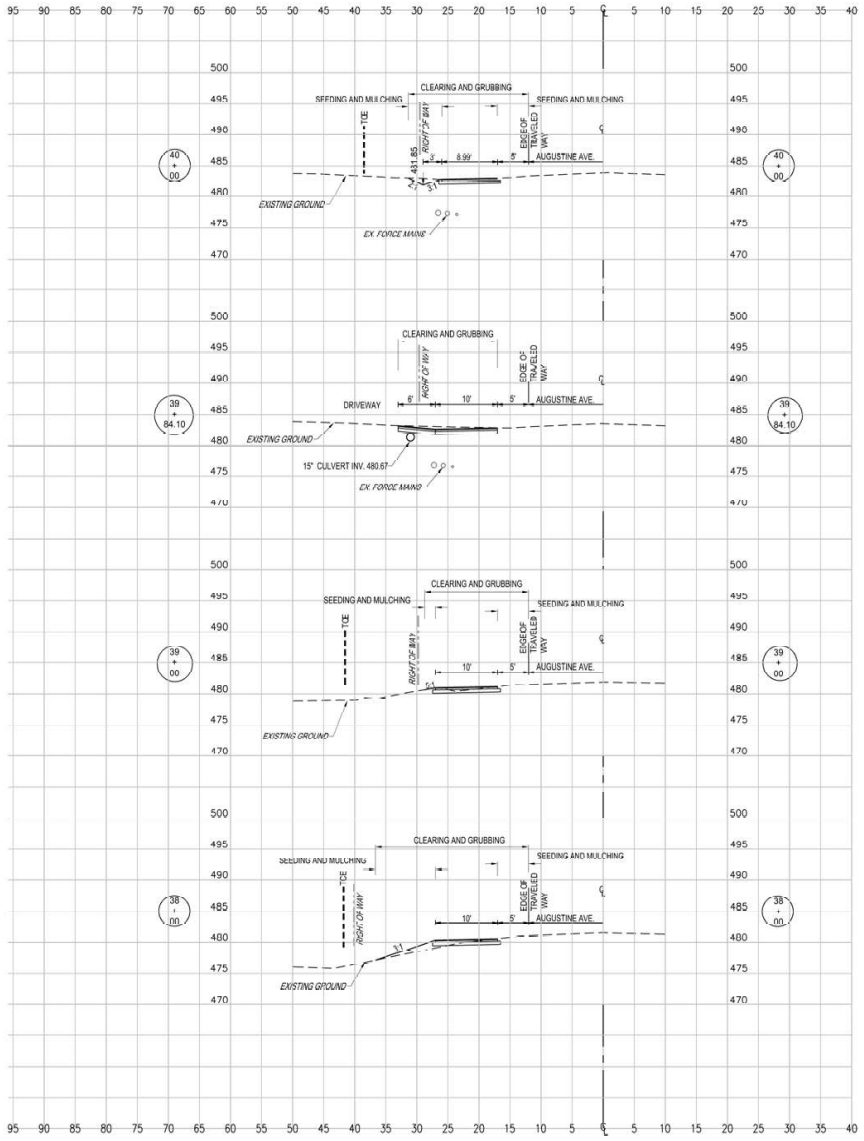
PUBLIC ROADS DIV.	STATE DIST. NO.	STATE PROJ. NO.	FED. PROJ. NO.	FISCAL YEAR	COUNTY	SHEET NO.	TOTAL SHEETS
W.V.	5	U315-CHA-RL-2.00	TAP-2017-(210)D	2023	JEFFERSON	28	32



STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
40+00.00		10.40		19.36		11.30		0.00		0.00		0.00	
	15.90		82.68		261.11		8.37		0.00		0.00		0.00
39+84.10		0.00		10.00		17.12		0.00		0.00		0.00	

STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
39+84.10		0.00		16.00		17.12		0.00		0.00		0.00	
	84.10		283.42		1375.88		35.91		0.00		0.12		0.00
39+00.00		6.74		16.72		5.94		0.00		0.08		0.00	

STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
39+00.00		6.74		16.72		5.94		0.00		0.08		0.00	
	100.00		1070.50		2068.00		18.98		0.00		11.43		0.00
38+00.00		14.67		24.64		4.31		0.00		6.09		0.00	

STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
38+00.00		14.67		24.64		4.31		0.00		6.00		0.00	
	100.00		1246.50		2244.00		17.56		0.00		15.15		0.00
37+00.00		10.26		20.24		5.17		0.00		2.09		0.00	

SUBMITTED: NOVEMBER 8, 2023

ALPHA ASSOCIATES, INC.
209 PRAIRIE AVENUE
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PHONE/FAX: 304-296-8216
TOLL FREE: 800-440-8216
www.thinkALPHAfirst.com

SCALES: 10' 0 0 10'

PHASE 2

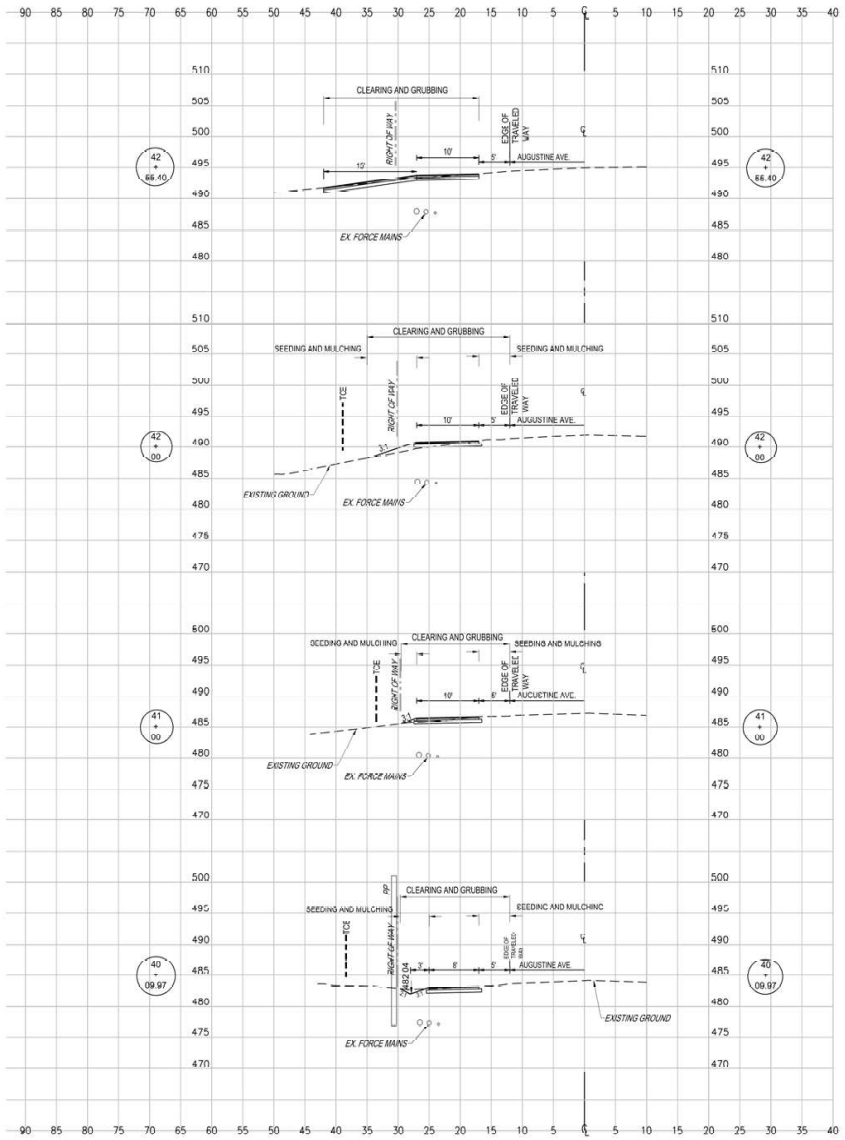
THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

CHARLES TOWN AUGUSTINE AVE.

CROSS SECTIONS 10

Z:\Projects\2022_Jobs\220506100\Drawings\Civil\Current\Construction\PHASE 2\Cross Section 10 - PHASE 2.dwg

PUBLIC ROADS DIV.	STATE DIST. NO.	STATE PROJ. NO.	FED. PROJ. NO.	FISCAL YEAR	COUNTY	SHEET NO.	TOTAL SHEETS
W.V.	5	U315-CHA-RL-2.00	TAP-2017-(210)D	2023	JEFFERSON	29	32



STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
42+55.40		0.00		25.00		15.00		0.00		0.00		0.00	
	55.40		380.10		1329.32		19.32		0.00		4.63		0.00
42+00.00		13.00		22.99		3.53		0.00		4.51		0.00	

STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
42+00.00		13.00		22.99		3.53		0.00		4.51		0.00	
	100.00		1025.50		2024.00		16.50		0.00		9.48		0.00
41+00.00		7.51		17.49		5.38		0.00		0.61		0.00	

STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
41+00.00		7.51		17.49		5.38		0.00		0.61		0.00	
	90.03		773.81		1581.83		21.87		0.00		1.02		0.00
40+09.97		9.68		17.65		7.74		0.00		0.00		0.00	

STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
40+09.97		9.68		17.65		7.74		0.00		0.00		0.00	
	9.97		100.10		184.49		3.52		0.00		0.00		0.00
40+00.00		10.40		19.36		11.30		0.00		0.00		0.00	

SUBMITTED: NOVEMBER 8, 2023

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SCALES: 10' 0 0 10'

PHASE 2

THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

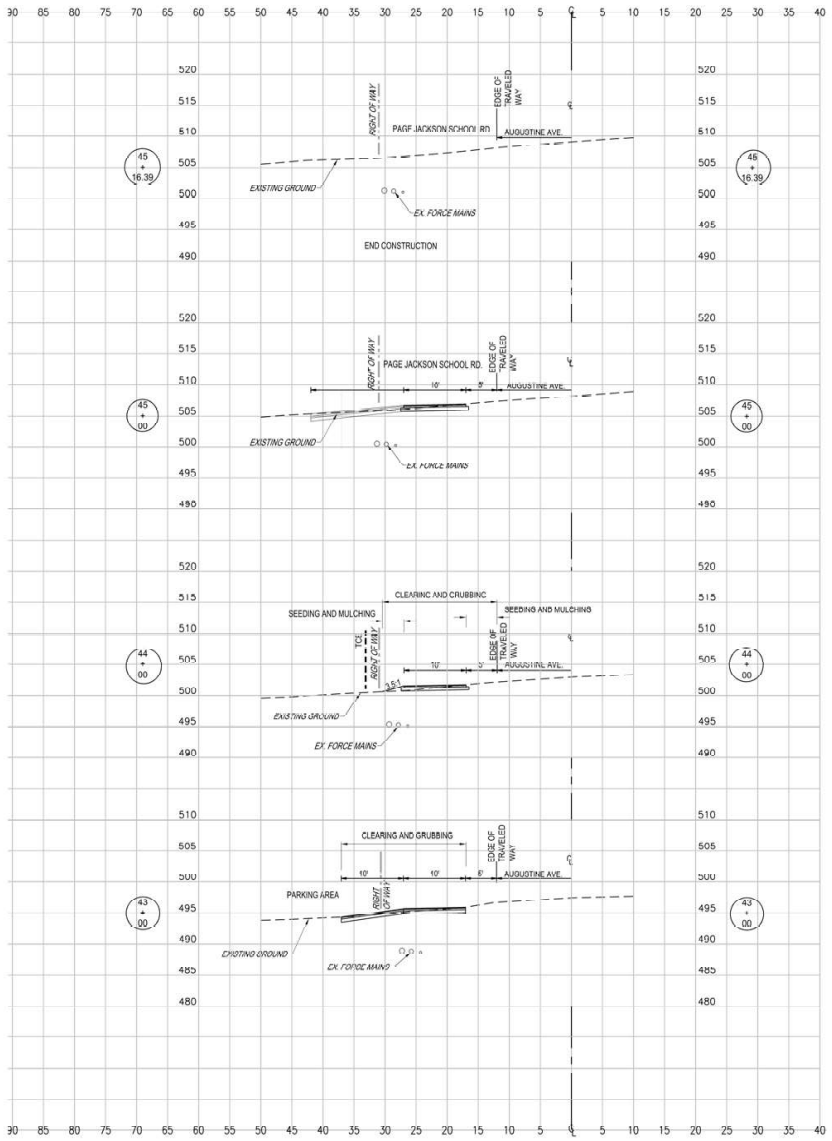
CHARLES TOWN AUGUSTINE AVE.

CROSS SECTIONS 11

REVISION NUMBER	SHEET NUMBER	REVISIONS	DATE	BY

Z:\Projects\2022_Jobs\220506100\Drawings\Civil\Current\Construction\PHASE 2\Cross Section 11 - PHASE 2.dwg

PUBLIC ROADS DIV.	STATE DIST. NO.	STATE PROJ. NO.	FED. PROJ. NO.	FISCAL YEAR	COUNTY	SHEET NO.	TOTAL SHEETS
W.V.	5	U315-CHA-RL-2.00	TAP-2017-(210)D	2023	JEFFERSON	30	32



STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
45+16.39		0.00		0.00		0.00		0.00		0.00		0.00	
	16.39		0.00		0.00		0.00		0.00		0.00		0.00
45+00.00		0.00		0.00		0.00		0.00		0.00		0.00	

STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
45+00.00		0.00		0.00		0.00		0.00		0.00		0.00	
	100.00		423.50		922.50		8.65		0.00		2.36		0.00
44+00.00		8.47		18.45		4.67		0.00		1.22		0.00	

STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
44+00.00		8.47		18.45		4.67		0.00		1.22		0.00	
	100.00		423.50		1920.50		27.00		0.00		2.20		0.00
43+00.00		0.00		20.08		9.94		0.00		0.00		0.00	

STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
43+00.00		0.00		20.08		9.94		0.00		0.00		0.00	
	44.60		0.00		1005.28		20.85		0.00		0.00		0.00
42+55.40		0.00		25.00		15.30		0.00		0.00		0.00	

SUBMITTED: NOVEMBER 8, 2023

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SCALES: 10' 0 0 10'

PHASE 2

THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

CHARLES TOWN AUGUSTINE AVE.

CROSS SECTIONS 12

REVISION NUMBER	SHEET NUMBER	REVISIONS	DATE	BY

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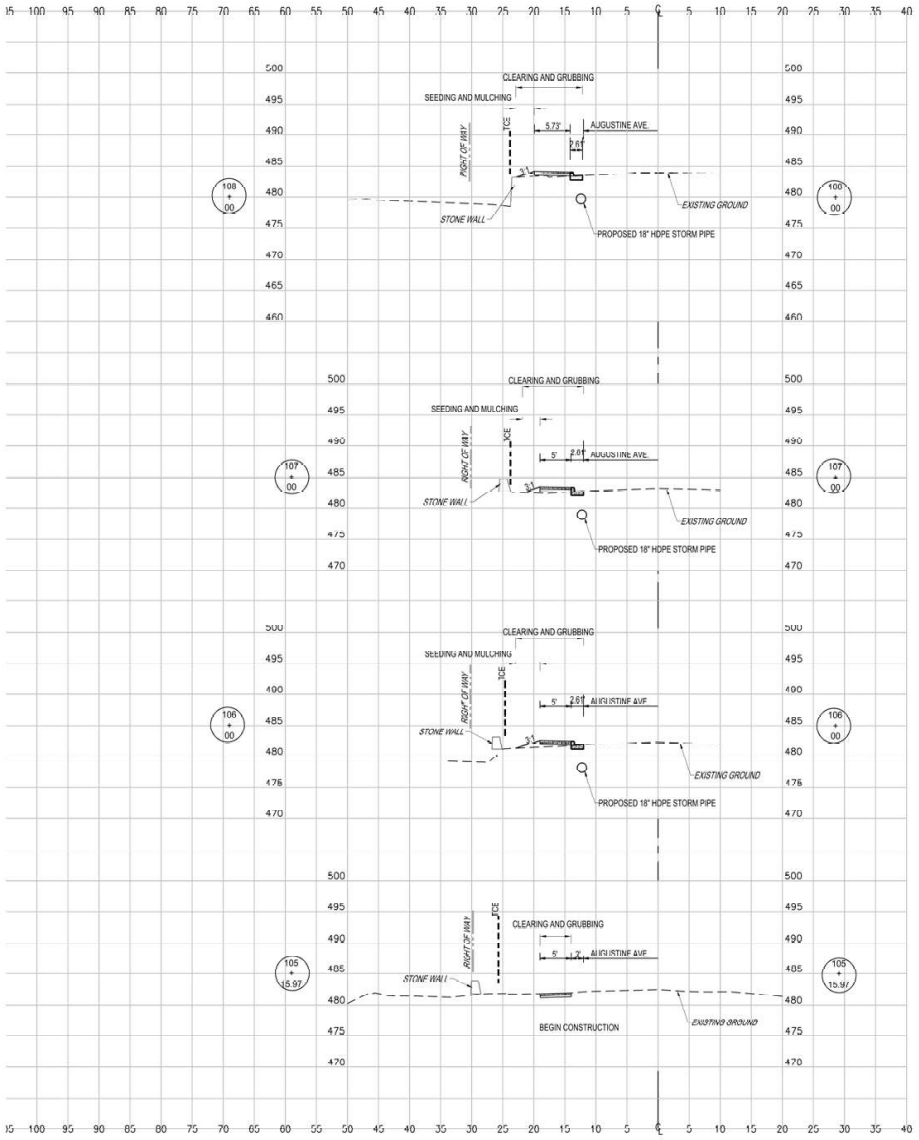
PUBLIC ROADS DIV.	STATE DIST. NO.	STATE PROJ. NO.	FED. PROJ. NO.	FISCAL YEAR	COUNTY	SHEET NO.	TOTAL SHEETS
W.V.	5	U315-CHA-RL-2.00	TAP-2017-(210)D	2023	JEFFERSON	31	32



STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
108+00.00		3.01		10.74		1.39		0.00		1.99		0.00	
	100.00		291.00		1027.50		5.11		0.00		8.72		0.00
107+00.00		2.81		9.81		1.37		0.00		2.72		0.00	

STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
107+00.00		2.81		9.81		1.37		0.00		2.72		0.00	
	100.00		337.50		1037.50		5.02		0.00		11.61		0.00
106+00.00		3.94		10.94		1.34		0.00		3.55		0.00	

STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
106+00.00		3.94		10.94		1.34		0.00		3.55		0.00	
	100.00		197.00		797.00		8.30		0.00		6.57		0.00
105+15.97		0.00		5.00		3.14		0.00		0.00		0.00	

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SCALES: 10' 0 0 10'

PHASE 2

THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

CHARLES TOWN AUGUSTINE AVE.

CROSS SECTIONS 13

REVISION NUMBER	SHEET NUMBER	REVISIONS	DATE	BY

SUBMITTED: NOVEMBER 8, 2023

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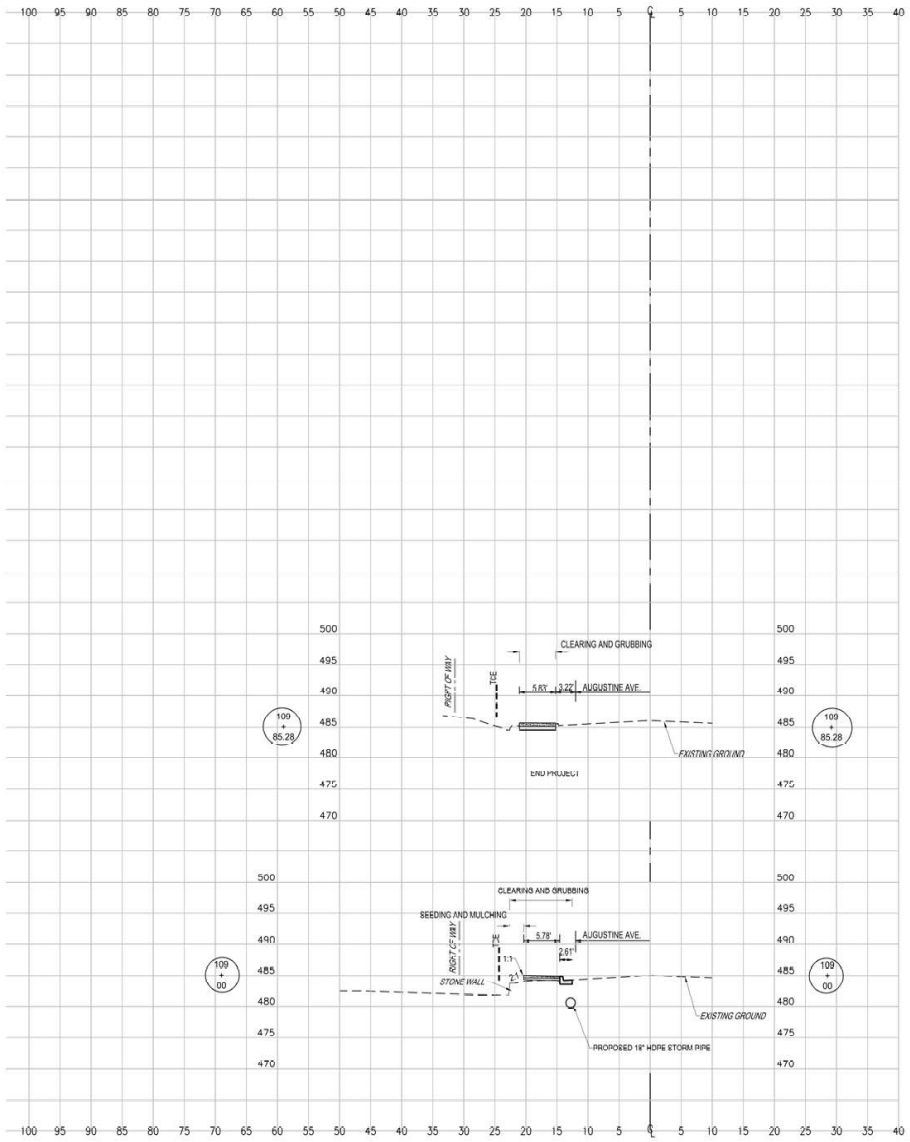
PUBLIC ROADS DIV.	STATE DIST. NO.	STATE PROJ. NO.	FED. PROJ. NO.	FISCAL YEAR	COUNTY	SHEET NO.	TOTAL SHEETS
W.V.	5	U315-CHA-RL-2.00	TAP-2017-(210)D	2023	JEFFERSON	32	32



STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
109+85.28		0.00		5.83		5.83		0.00		0.00		0.00	
	85.28		97.22		677.55		11.39		0.00		2.31		0.00
109+00.00		2.28		10.06		1.38		0.00		1.46		0.00	

STATION	LENGTH FT.	SEEDING & MULCHING		CLEARING & GRUBBING		EXCAVATION				EMBANKMENT			
		WIDTH	AREA	WIDTH	AREA	UNCLASSIFIED		UNSUITABLE		UNCLASSIFIED		SELECT	
		FT.	SF.	FT.	SF.	SF.	CY.	SF.	CY.	SF.	CY.	SF.	CY.
109+00.00		2.28		10.06		1.38		0.00		1.46		0.00	
	100.00		264.50		1040.00		5.13		0.00		6.39		0.00
108+00.00		3.01		10.74		1.39		0.00		1.99		0.00	

SCALES: 10' 0 0 10'

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PHASE 2

THE WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

CHARLES TOWN AUGUSTINE AVE.

CROSS SECTIONS 9

REVISION NUMBER	SHEET NUMBER	REVISIONS	DATE	BY

SUBMITTED: NOVEMBER 8, 2023

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DocuSign Envelope ID: 1E4CC835-C82B-487A-B3D7-1A1CBED076BE

COA Application No._____

CERTIFICATE OF APPROPRIATENESS APPLICATION

ZONING ORDINANCE SECTION 1322.13, HISTORIC OVERLAY DISTRICT
AND
ARTICLE 141 OF THE CHARLES TOWN CODIFIED ORDINANCE
AND
DESIGN REVIEW STANDARDS

All proposed activity must be approved by the Historic Landmarks Commission (HLC) via issuance of a Certificate of Appropriateness (COA).

Many of the activities for which a COA is required also requires building permit, which is a separate process from obtaining a COA.

If applying for the Façade Improvement Program, the "Addendum – Façade Improvement Program" will be required in addition to this application.

1. DATE May 13, , 2024
2. APPLICANT'S NAME* Rich Shecton / Jenkins Restorations
   Address: 3750 Centerview Rd, Chantilly, VA 20151
   Telephone Number: (571) 538-2946 Fax Number ( )
   Email Address: rshelton@jenkinsrestorations.com
   Relationship to Owner: ___Lessee ✓Contractor ___Architect ___Consultant ____Other: (explain)_____
3. PROPERTY OWNER'S NAME Jim + Audrey Hasle
   Address: 291 Ball Ct. Purcellville, VA 20132
   Telephone Number: (907) 229-4012 Fax Number ( )
   Email Address: jhasle907@gmail.com

*Applicants include: Property owner(s), Engineer(s), Surveyor(s), or Consultant(s)

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4. LEGAL DESCRIPTION OF THE SUBJECT PROPERTY (List all parcels that apply)

Property Address: 400 E. Liberty St. Charlestown, W.V.

Tax Map # and Parcel(s): 0002 + 0226

Deed Book and Page #: _____

Zoning District: OTR

5. DESCRIPTION OF FORMER USE(S) OF THE PROPERTY

Duplex

6. DESCRIBE THE CURRENT OR PROPOSED USE OF THE SUBJECT PROPERTY

Duplex

7. TYPE OF WORK:

A. ✓ Exterior alteration or repairs.

B. _____ New Construction: 1)____Primary Structure; 2)____Garage; 3)____New Addition; 4)____Other;

C. ✓ Demolition: 1)____Whole Structure; 2)✓ Part of Structure;

D. _____Relocation of Structure

8. EXTERIOR ALTERATION OR REPAIR

A. Check all that apply for which approval of the proposed activity is requested:

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____Architectural feature (decorative ornamentation)	____Metal trim	____Iron fences
✓Material changes (wood, brick, metal, etc.)	____Windows - replacement, removal, elimination or new opening	____New construction
____Roof – Change in shape/profile	____Shutters	✓Additions or alterations
____Skylights or dormers	____Door and transoms	____Signs
____Masonry - cleaning, tuckpointing, removal of masonry or other changes to the masonry	____Cut stone steps	____Solar panels
____Removal of historic markings and paintings	____Security Features	____Mothballing
____Wood cornices and concealed box gutters	____Porch or deck	____Demolition
____Wood trim	____Awnings and canopies	

B. List and describe in detail all work to be done for each item checked. Include the following materials when appropriate:

1) Sketches, photographs, specifications, manufacturer's illustrations or other description of proposed changes to the building's exterior. Detailed drawings are required for major changes in architectural features.
2) If material changes are proposed, please provide a description of them. The architect's specifications or brochures may suffice; however, the Commission may request samples of new materials.

C. SIGNS:

1) See page 6 of this application for more information.
2) Signage activities are regulated under Article 1324 (Signs) and Section 1322.13 (Historic Overlay District) of the City of Charles Town's Zoning Ordinance and by extension the Design Review Standards. **All permitted sign sizes, location of placement and additional sign standards are regulated by Article 1324 and shall meet those standards.** The HLC role is to review the sign for appropriateness within the Historic Overlay District.

D. NEW CONSTRUCTION: Describe the nature of the proposed project. Include the following materials when appropriate:

1) Site plan with measured distances.
2) Elevation drawings of each façade and specifications which clearly show the exterior appearance of the project.
3) Samples or other description of materials to be used.
4) Drawings or other description of site improvements such as fences, sidewalks, lighting, pavement, decks, etc.

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E. DEMOLITION OF STRUCTURE

1) Describe the structure's condition and reason for demolition.
2) Additional criteria is found in the Design Review Standards, including the need to prove economic hardship.
3) Describe the proposed reuse of the site, including drawings of any proposed new structure or landscaping.

F. RELOCATION OF STRUCTURE

1) Explain what will be moved, why, and proposed changes.
2) If a building will be moved into a district from outside, include photographs.
3) Include a site plan of the proposed location in the district and describe any site features which will be altered or may be disturbed, including foundations, walls, vegetation, etc.

G. MOTHBALLING OF STRUCTURE

1) Describe how the structure will be secured from unwanted entry.
2) Describe measures to be taken to keep the weather and pest out.
3) If the property owner will not be in the state of West Virginia, designate a local contact.
4) If any door(s) or window(s) are to be boarded up, they must be painted to look like a door or window or decals that look like door and window must be adhered to the boards on the window or door.
5) Additional criteria is found in the Design Review Standards, including the need to prove economic hardship.
6) Describe how the property will be maintained so as to not become a code violation, such yard maintenance.

DESCRIPTION OF THE PROPOSED ACTIVITY:

Support 2nd Level And Demolish 2 Exterior Approx 23 LF. Install Concrete Footer + Block Foundation. Infill Same Two Walls In Same Location. Exterior Finish To Be Lap Siding or Exterior Bead Board. Install Treated Stairs + Landing to opposite Side of the House + Change Double Hung Window to 36" Exterior Door For Entrance to upper Dwelling.

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APPLICANT CERTIFICATION

I certify that, to the best of my knowledge, the submitted information and statements are true and correct. I also certify that I have read the relevant provisions of the Charles Town Design Review Standards pertaining to this application, Section 1322.13, of the Zoning Ordinance and for a sign request, Article 1324 of the Zoning Ordinance.

Signature of Applicant _____ Date 5/13/24

Signature of Property Owner(s) (If different than Applicant)

DocuSigned by:
_____
1E5A214FB0A4499... Date 5/13/2024 | 8:47 AM EDT

Please submit an original completed petition to the following:

Zoning Administrator
City of Charles Town
101 E. Washington Street
Charles Town, WV 25414

DocuSign Envelope ID: 1E4CC835-C82B-487A-B3D7-1A1CBED076BE

Signs – Additional Information

ESTIMATED COST OF SIGN(S) (Excluding Labor & Installation):

SIGN CONTRACTOR:

Contractor License #: WV & City of Charles Town:

TYPE OF SIGN

Type of Sign	Check One	Type of Sign	Check One
Free Standing		Suspended	
Building Mounted		Awning	
Window Lettering		Other (List)	

Where on the property or building will the sign(s) be located?

SIGN MATERIAL:

SIGN DIMENSIONS:

Height	Width	Depth

WILL SIGN(S) BE LIGHTED? If yes, list the type of lighting to be used:

PLEASE PROVIDE PROOF OF INSURANCE (In case of sign damage) Insurance Company:

PROVIDE AN ILLUSTRATION OR PHOTOGRAPH OF THE PROPOSED SIGN(S)

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FOR CITY USE ONLY

Application Number:_____ Date Application Received:_____

Zoning District: _____

Fee: $_____ Paid: $_____ Check No._____

Receipt No._____

Zoning Administrator Approval:_____ Date:_____

Historic Landmarks Commission Approval:_____Date:_____

Comments:_____