# CITY OF CHARLES TOWN
## HISTORIC LANDMARKS COMMISSION
## AGENDA • MARCH 10, 2025

**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 Minutes - February 10, 2025
2.10.25 Minutes DRAFT.pdf

**3. UNFINISHED BUSINESS**

**4. NEW BUSINESS**

4.1 : **Public Hearing** - *COA2025-02*: 108 N Charles St. - Funtopia
1. Staff Report.pdf
2. Application.pdf
3. Narrative.pdf
4. Plan Set.pdf
5. CURRIES 707 DOORS.pdf
6. MASONRY FRAME.pdf
7. Letter of Support.pdf

4.2 : **Public Hearing** - *COA2025-03*: 318 W Liberty St. - Mark Roper
1. Staff Report.pdf
2. Application.pdf
3. Narrative.pdf

4.3 : **Public Hearing** - *COA2025-03*: 500 E Washington St. - Jessica & Andrew Griffin
1. Staff Report.pdf
2. Application.pdf
3. Narrative.pdf
4. Interior Plan Set.pdf

4.4 : *Commission Review* - Historical wayside signs review
1. Email detailing sign issues.pdf
2. Afoot in Hist C Town.pdf
3. C Washington's Town.pdf
4. Exploring the WHT.pdf
5. Two treason trials.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: 03/10/25
Department: Historic Landmarks Commission
Category: Report
Initiator:

## AGENDA ITEM (ID # )

### Draft Minutes - February 10, 2025

**ATTACHMENTS:**
- 2.10.25 Minutes DRAFT.pdf

**CITY OF CHARLES TOWN**
**HISTORIC LANDMARKS COMMISSION**
**MINUTES • February 10, 2025**

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

## 1. CALL TO ORDER

Present: Amanda Updike – Chair
Diane Drake
Randy Hilton
Nick Zaglifa
Anthony Troxel

James Newman, Zoning Administrator
Wendy Schutz, Permit Technician

## 2. APPROVAL OF MINUTES

**2:1 January 13, 2025 - Minutes**

| | |
|---|---|
| **RESULT:** | **Approved Unanimously** |
| **AYES:** | Updike, Drake, Hilton, Zaglifa, Troxel |

## 3. NEW BUSINESS

**3.1 : COA2025-01** – 205 W. Liberty Street – Wall Sign

Staff presentation.

Motion to open public hearing:

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

Amy Grove, owner of Smallwood & Small Insurance: Sign is black lettering, not lit, mounting will be screwed into mortar so as to not cause damage to brick.

Motion to close public hearing:

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

Motion to approve the COA as recommended by staff:

| | |
|---|---|
| **RESULT:** | **Approved** |

DRAFT

| | |
|---|---|
| **MOVER:** | Zaglifa |
| **SECONDER:** | Hilton |
| **AYES:** | Updike, Drake, Hilton, Zaglifa, Troxel |

## 4. UNFINISHED BUSINESS

### 4:1 COA2024-25 – 524/526 E. Washington St.

Staff presentation**.**

HLC discussion. Have not approved vinyl windows in the past, would like the applicant to provide options that will meet the Historical criteria.

Motion to table item:

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

## 5. ADJOURNMENT

Motion to adjourn:

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

Adjourned at 7:24 pm.

DRAFT

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

Meeting: 03/10/25
Department: Historic Landmarks Commission
Category: Report
Initiator:

**SCHEDULED**

**AGENDA ITEM (ID # )**

## Public Hearing - *COA2025-02*: 108 N Charles St. - Funtopia

**ATTACHMENTS:**

- 1. Staff Report.pdf
- 2. Application.pdf
- 3. Narrative.pdf
- 4. Plan Set.pdf
- 5. CURRIES 707 DOORS.pdf
- 6. MASONRY FRAME.pdf
- 7. Letter of Support.pdf

**Certificate of Appropriateness**
**COA-2025-02**

**Date:** For the February 10, 2025 Historic Landmarks Commission meeting
**Applicant**: Funtopia LLC
**Property Owner:** MLB-FINANCE INC
**Report by**: James Newman, City Planner, Zoning/Subdivision Administrator
**Proposal:** Certificate of Appropriateness for exterior changes
**Address**: 108 N. Charles St.
**Zoning**: Old Town Mixed-Use Commercial




**HISTORIC SURVEY BUILDING INFORMATION: Downtown Historic District.**
Commercial Vernacular, c. 1890-1910. One story gable roofed storefront with standing seam roof. **Contributing.**

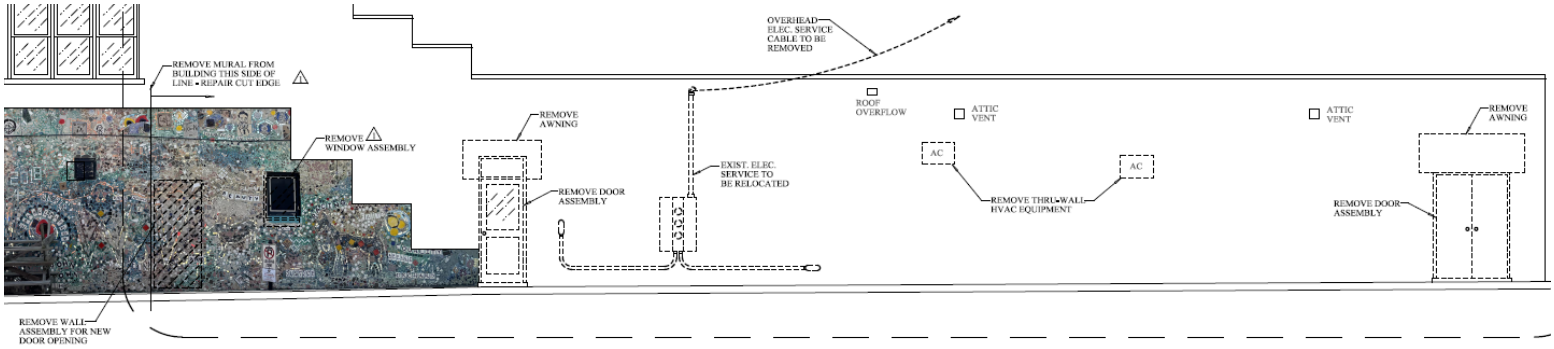
**PROPOSAL**
A request for a Certificate of Appropriateness to remove a window, remove an awning, remove a door, and create a new entrance.

**VIEW**

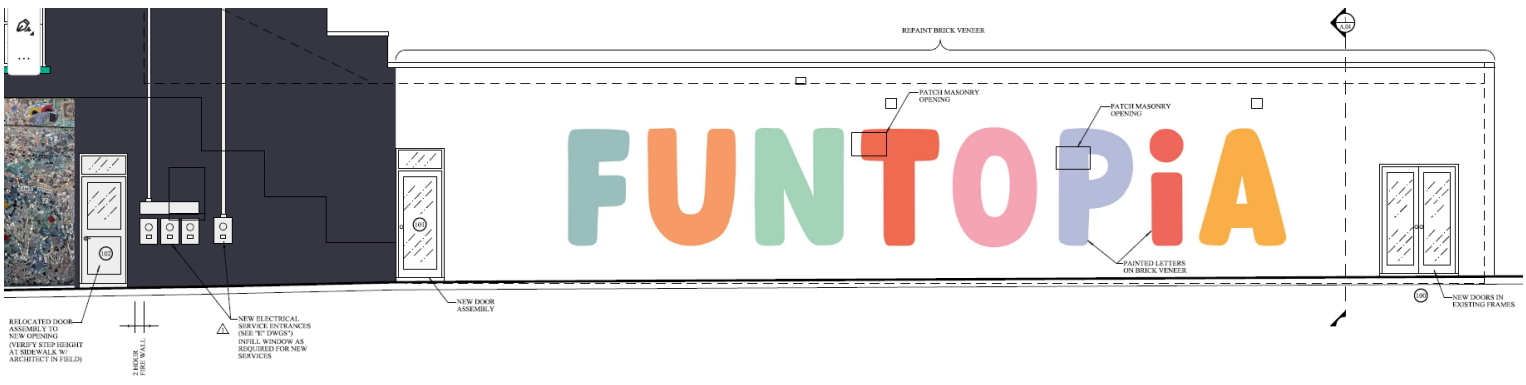
Google Streetview dated October 2024, view from N. Charles St:



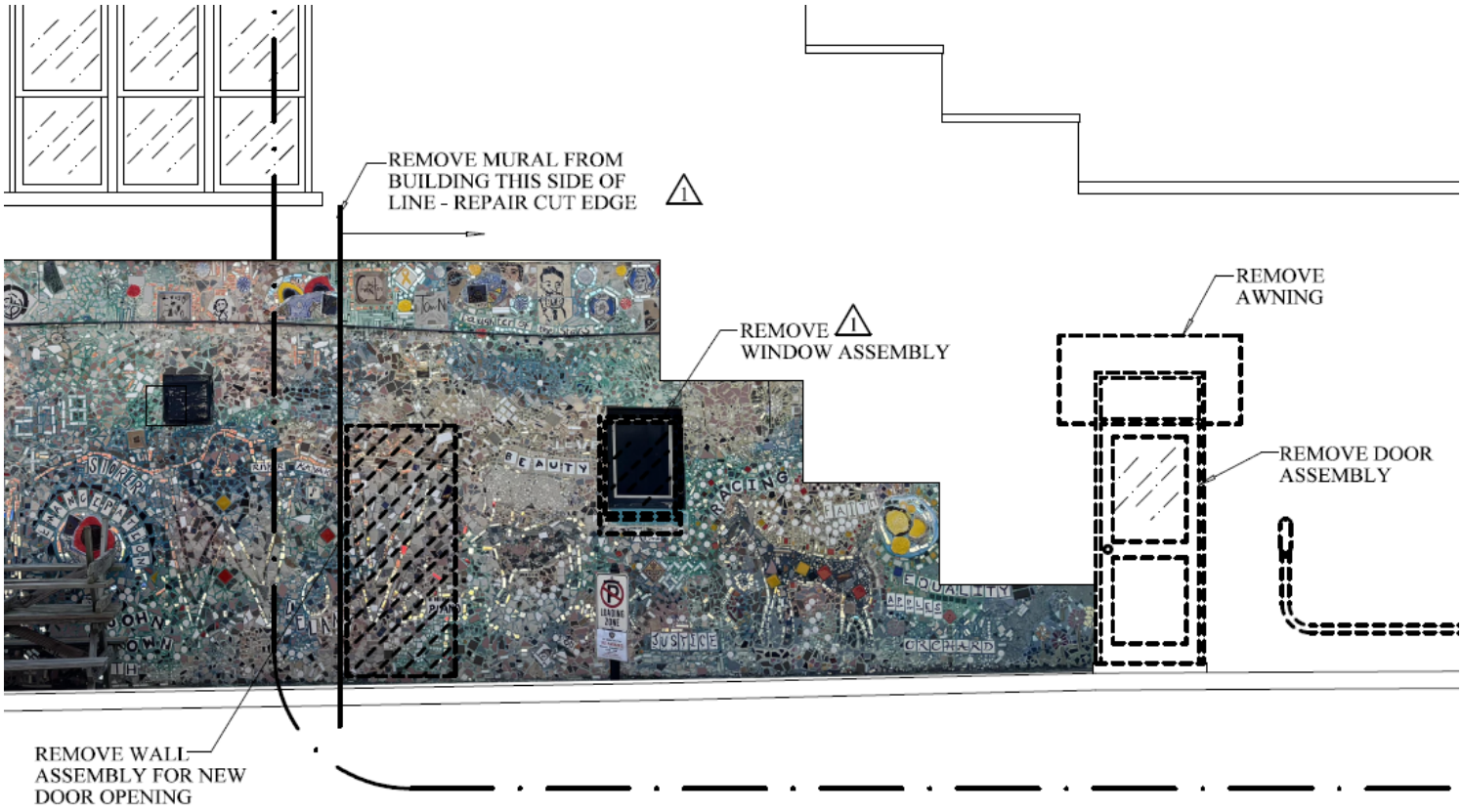

**OVERVIEW - DEMOLITION**



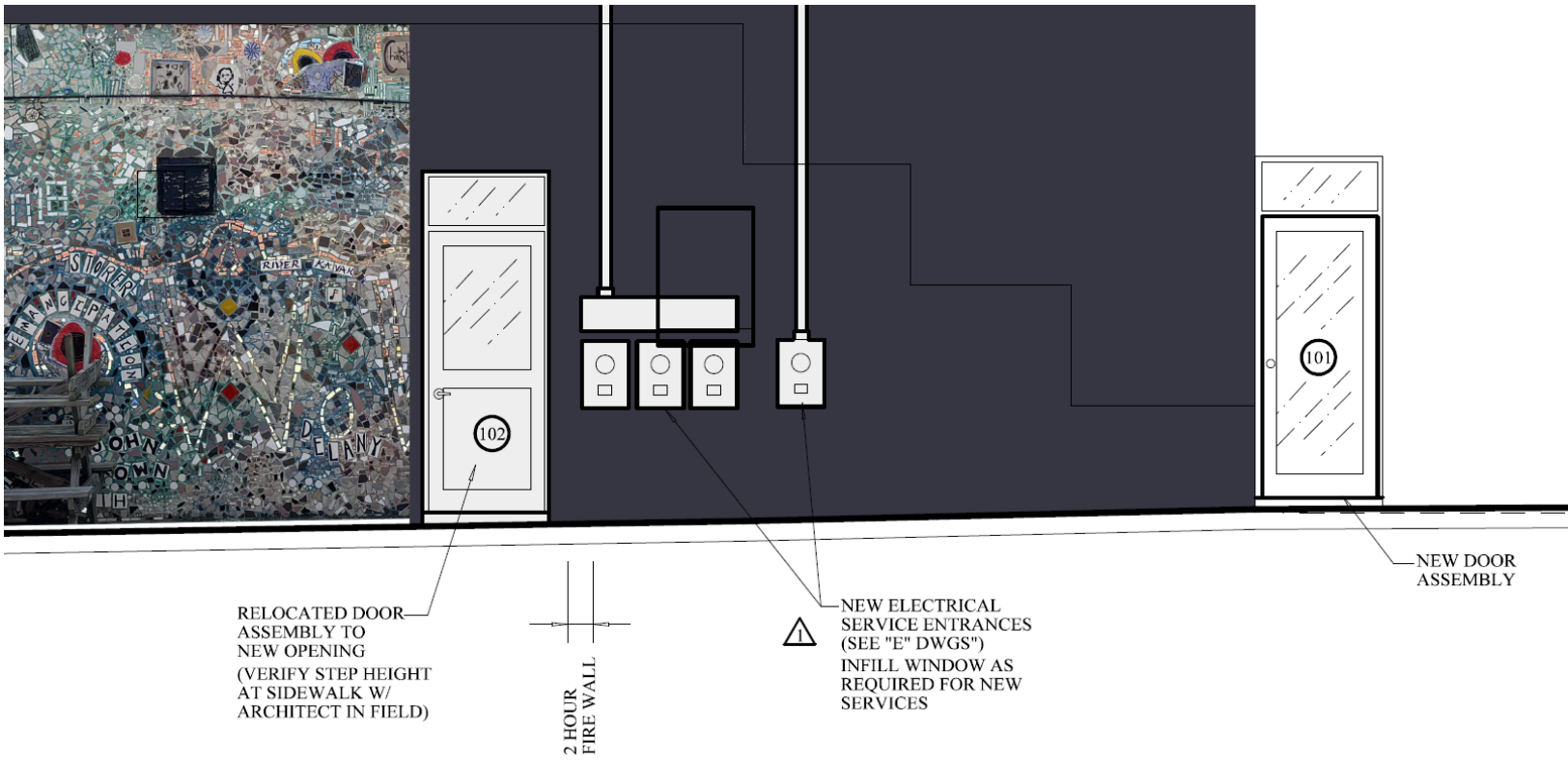

**OVERVIEW - FINAL RESULTS**



## AREA FOCUS: LEFT SIDE – DOORS, AWNINGS, MURAL, ELEC. SERVICE

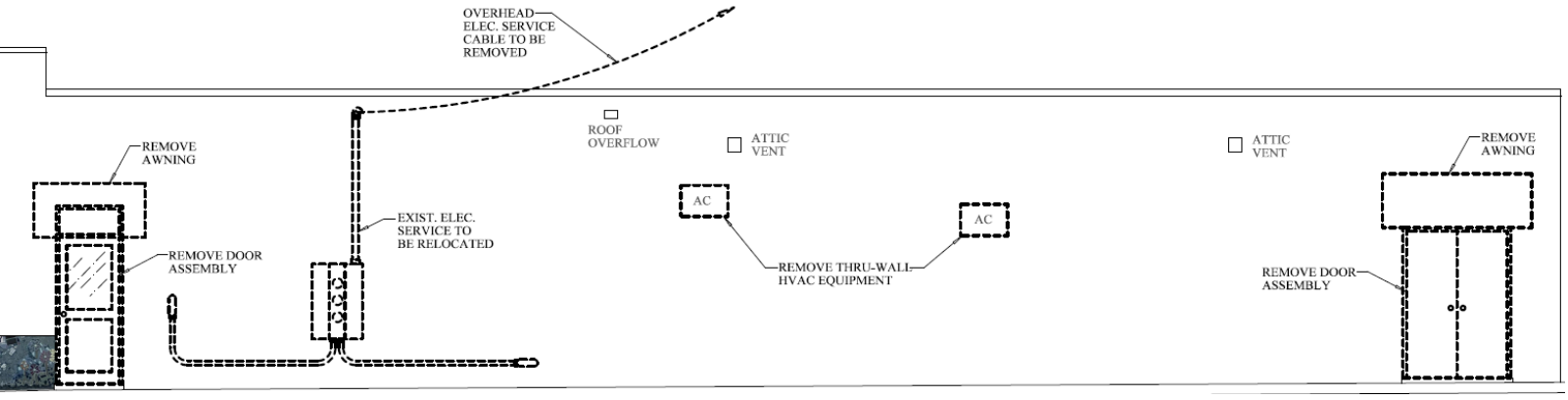



**DEMOLITION PLAN (TOP IMAGE), NEW CONSTRUCTION (BOTTOM IMAGE)**

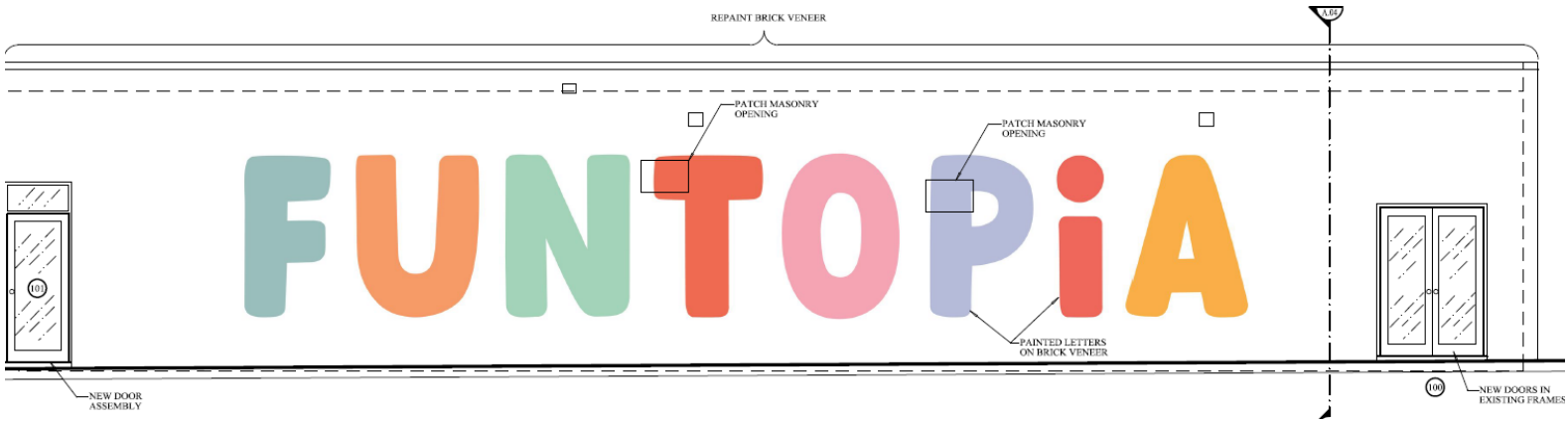



3

## AREA FOCUS: RIGHT SIDE - DOORS, AWNINGS, ELEC. SERVICE, HVAC




**DEMOLITION PLAN (TOP IMAGE), NEW CONSTRUCTION (BOTTOM IMAGE)**




## ORDINANCE REQUIREMENTS

None.

**HISTORIC DISTRICT REQUIREMENTS**

1. **Windows:**

   "*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.*" Guidelines pg. 31.

The applicant will be removing a window and bricking over the opening, and relocating electric service lines to this area. This is needed due to the proposed changes to the internal layout of the building. The window to be removed is shown below:




2. **Masonry work:**

"*Any repairs to historic masonry should be made using material that matches the original masonry as closely as possible in color, texture, composition, and tooling*". – Guidelines pg 28.

As stated above, the applicant will be removing a window and bricking over the opening. The image on the next page shows the HVAC and electrical panels to be moved.




**3. Doors**

*Doors and entranceways are important to the character of a building. Original doors shall be preserved and repaired whenever possible. If it is impossible to retain an original door, a replacement door should match the original as closely as possible in panel configuration, trim ornamentation. It is not acceptable to replace double doors with a single door.*

The existing doors can be seen on the following page. They are of a commercial design, made of metal and lacking in historic character. The applciant proposes to replce the metal doyuble doors with a new set of double doors, and to replace the single door with a new one. A new entrance willa lso be placed in the mural. The door placed there will have a screen print that depicts the section of the mural it is replacing







7

4. **Awnings**
   The applicant will remove both awnings.

**CONCLUSION**

The applicant proposes to remove a set of metal double doors and a metal door, and to replace them with new doors that have glass insets. The applicant proposes to install a new door within the mural; this door will have a screen print of the missing mural area. Transom windows will be installed above the two new single doors.

The applicant will relocate the electrical panel and the HVAC systems.

The applicant will remove a window within the mural and brick up the opening.

**STAFF RECOMMENDATION**

**Approval subject to conditions:**

1. Any damage to the mural caused by the actions authorized by this Certificate shall be repaired prior to issuance of a Certificate of Occupancy.

**COA Application No.** COA 2025-01

# CERTIFICATE OF APPROPRIATENESS APPLICATION

Fee: $60

No buildings, site or structure shall be moved or demolished until after an application for a certificate of appropriateness has been submitted to and approved by the Historic Landmarks Commission. 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.**

**COA Application No.**_____

1. DATE: 1/29/2025

2. APPLICANT'S NAME* Funtopia LLC

Address: 108 N Charles Street Suite 100

Telephone Number: 571-435-0230

Email Address: hello@funtopiaplay.com

Relationship to Owner: ☐ Lessee ☐ Contractor ☐ Architect ☐ Consultant

Other: Owner

3. PROPERTY OWNER'S NAME Gary Nathan Smith

Address: 27 Sternway Drive

Telephone Number: 571-435-0230

Email Address: gnathansmith@gmail.com

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

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

Property Address: 108 N Charles St Suite 100

Tax Map # and Parcel(s): _____

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

Indoor Playground

6. DESCRIBE THE CURRENT (or if vacant, former) USE OF THE SUBJECT PROPERTY

Formerly Inkwells

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

E. Other:

Cut out part of exterior wall and place new door for entrance to Funtopia. Remove both green awnings.

See attached documents for more details

8. City of Charles Town Business License # if work is being performed for a commercial use:

_____

9. 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. **PROVIDE A NARRATIVE. 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) 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.**

(continued on next page)

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.

## Signs

Estimated Cost of Signage (**Excluding** Labor & Installation):

Sign Contractor:

Contractor License #: WV & City of Charles Town:

Constructive Solutions/Matt Printz License #WV061530

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?

On the side of Funtopia. Please see .doc attached for rendering.

Sign Material:

PVC or Aluminum

SIGN DIMENSIONS:

| Height | Width | Depth |
|---|---|---|
| ~4 feet | ~8 feet | ~4 inches |
| Not sure how big, but under 64sqft | | |

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

1 or 2 led lights illuminating the sign from above

PLEASE PROVIDE PROOF OF INSURANCE (In case of sign damage), and attach to this form.

PROVIDE AN ILLUSTRATION OR PHOTOGRAPH of the PROPOSED SIGN(S) and LOCATION.

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 1/29/25

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

_____ Date _____

Please submit an original completed application to the following:

| At City Hall: | Or | Via Mail: |
|---|---|---|
| Zoning Administrator<br>City of Charles Town<br>101 E. Washington Street<br>Charles Town, WV 25414 | | Zoning Administrator<br>City of Charles Town<br>PO BOX 14<br>Charles Town, WV 25414 |

***CITY USE ONLY***

Application Number:_____ Date Application Received:_____

Zoning District: _____

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

Receipt No._____

Historic Landmarks Commission Approval or Denial and date of action:

_____

Comments:_____

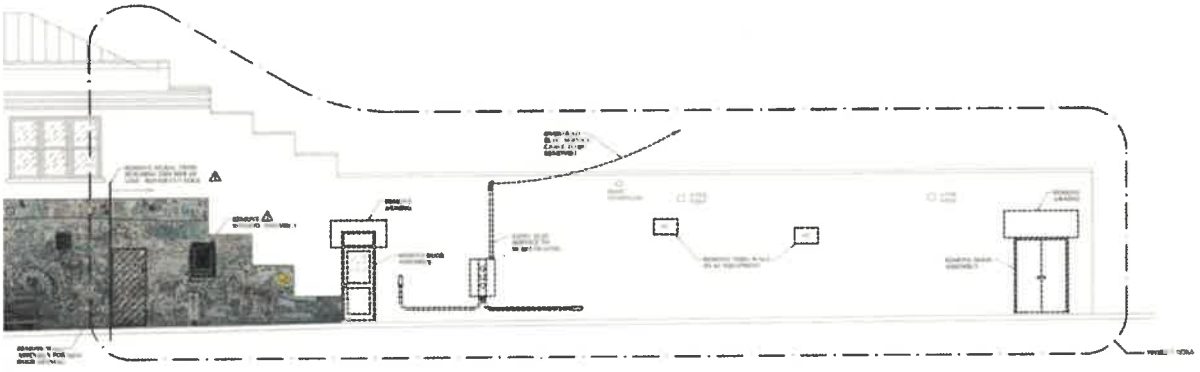
_____

_____

_____

Jefferson County's Department of Information Technology GIS/Addressing Office has granted Funtopia a new location address:
**108 N. Charles Street, Suite 100**
**Charles Town, WV 25414**

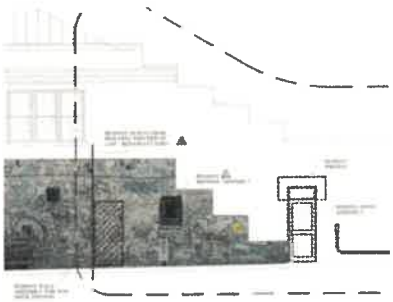
We are requesting permission and approval to create a new door opening to the left of the current apartment door. As seen in the picture below, the plan is to create a new door that is cut into the existing mural, that leads to a new perpendicular flight of stairs that is adjacent to a new fire will that will divide the building into two; the back space for Funtopia and the front space for leasing. We will attempt to salvage the mural where the door is cut and place the salvaged art back onto the outside of the new door or create a vinyl image replicant for the glass. This is in hopes of keeping the mural design as close to its original layout as possible.





The new door will be a solid version of the door seen above, with:

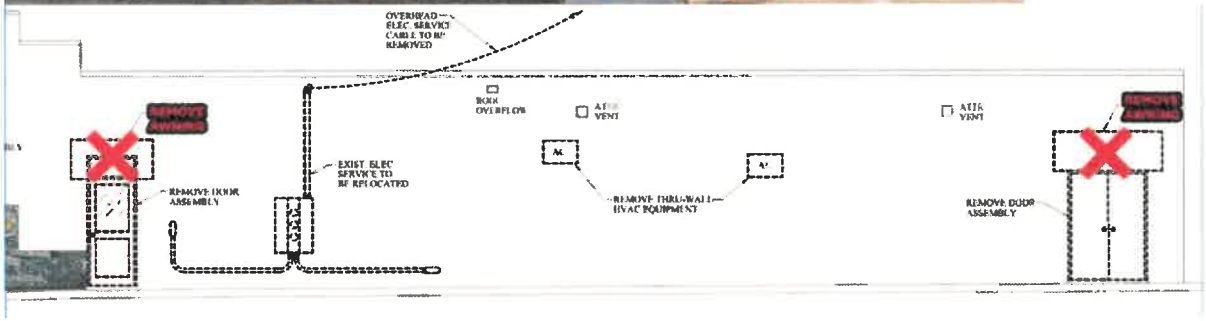
1) plans of reattaching the salvaged mural onto the external part of the door (if possible)or;
2) a windowed door (as seen above), featuring a high-resolution image replicant of the art area and placing it (most likely vinyl) onto the window areas to help it blend into the original art.





We also want to remove the current old faded, green awnings found above the current tenant apartment door (future Funtopia entrance), as well as the awning above the emergency exit at the far end of the building (future party room exit/emergency exit for Funtopia).




We would like to have a sign created to hang on the side of the building, likely a white background aluminum or wood with our Funtopia logo or a custom cut logo made from PVC, illuminated by one or two top lights. We will be in contact with Vital Signs and a couple other vendors in regards to quotes for this sign.



## NOTES

1. PLAY STRUCTURE BY OWNER.
2. ---
3. ---
4. ---
5. ---
6. ---
7. ---
8. ---

24-654
Permit Number

Approved for:

COMMERCIAL RENOVATION

Plan Reviewer

02/10/2025 2:16:06 PM
Date

PLANS REVIEWED AND ACCEPTED BY CITY OF CHARLES TOWN WV PER THE **2018 INTERNATIONAL BUILDING CODE (IBC)**

**Minimum required inspections in order:**
**(Must be ready by 8am on scheduled day)**

1. Footing (prior to pour)
2. Rough-in Framing (including 3rd party Rough Electrical Approval, Rough Plumbing, & Rough Mechanical)
3. Insulation & Fireblocking
4. Final (including 3rd party Final Electrical Approval)

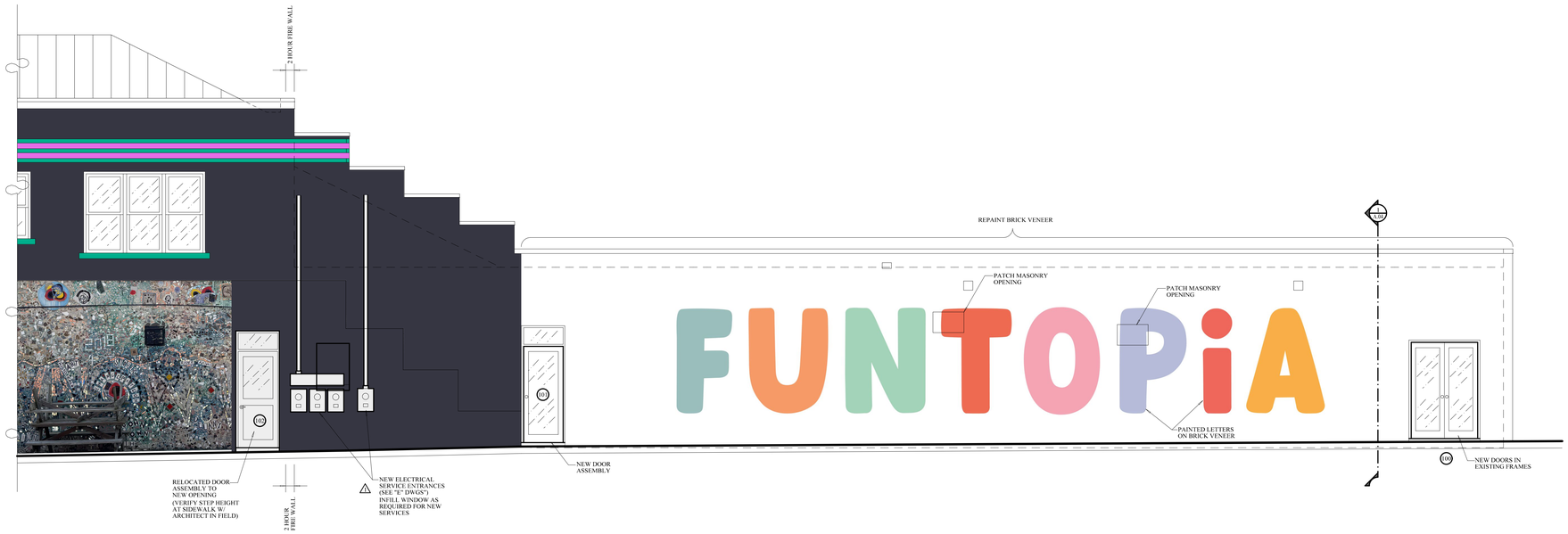
**PLEASE NOTE THE FOLLOWING:**

Per **2018 IBC 107.3.1**, an approved set of construction documents **MUST** be kept at the site of work and be available to the inspector at time of inspection.

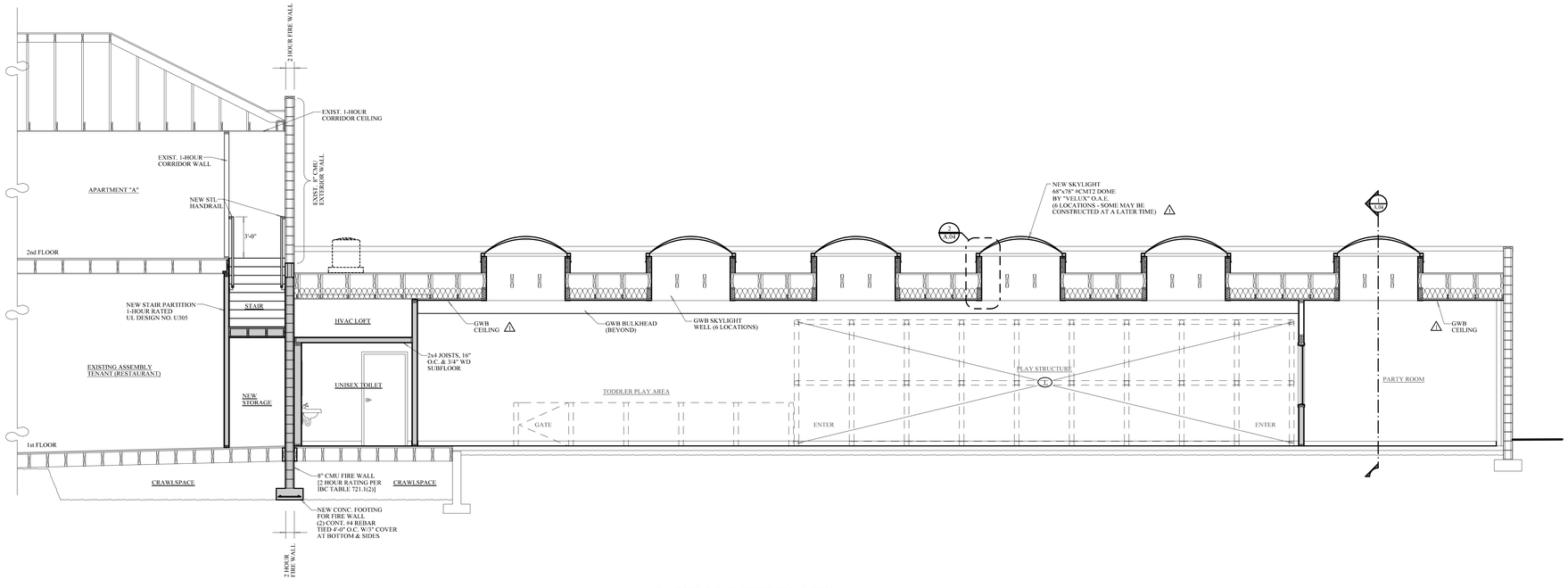
**Non-compliance may result in re-inspection fees.**

**STAIRCASE REQUIREMENTS**

**ALL** stairways must meet requirements of having risers and treads that vary no more that 3/8" from the largest to the smallest in each flight.
**Per 2018 IBC Section 1011**
Guards and their support posts **must** meet 200 LBS lateral load
**Per 2018 IBC 1607.8.1.1**
Graspable Handrails must be provided on both sides of each continuous flight
**Per 2018 IBC 1011.11**




1 / A.03 EAST ELEVATION - NEW
1/4" = 1'-0"




2 / A.03 BUILDING SECTION - NEW
1/4" = 1'-0"

VANNOSTRAND ARCHITECTS
29 E. MAIN STREET, STE 4
P.O. BOX 572
BUCKHANNON, WV
304-473-0555 26201

BUILDING RENOVATIONS
# FUNTOPIA
108 NORTH CHARLES STREET
CHARLES TOWN, WEST VIRGINIA 25414

| rev | date | description |
|---|---|---|
| 1 | 1/21/25 | REVISIONS |

STATE OF WEST VIRGINIA
JAMES BRYSON VANNOSTRAND
NO. 3098
REGISTERED ARCHITECT
24060585 10-30-2024

| | |
|---|---|
| job: | 24060585 |
| drawn: | LAS |
| checked: | BVN |
| date: | 10/30/2024 |
| scale: | AS SHOWN |

SHEET
A.03

**Department of Homeland Security**
Cabinet Secretary Rob Cunningham
State Fire Marshal Kenneth E. Tyree, Jr.
Phone: (304) 558-2191 Fax: (304) 558-2537
**OFFICE OF THE STATE FIRE MARSHAL**
1700 MacCorkle Ave. S.E. 4th Floor
Charleston, WV 25314
www.firemarshal.wv.gov

12/15/24

Date Received: 11/7/24
Date Reviewed: 12/15/24
Document No: PR32375
Phone Number: 304-473-0555

VanNostrand Architects PLLC
29 East Main St, Buckhannon WV 26201

Re: FUNTOPIA
Jefferson County / 108 N. Charles St, Charles Town WV 25414
Arch: Assembly Type Const.: III 200 # Stories: 1 SF: 2070 Occ Load <50

Dear Mr. VanNostrand;

The plans for the referenced project have been received and reviewed as submitted. This review relates to State Fire Code requirements only. It does not address Building Code or ADA requirements. *This review procedure is NOT AN APPROVAL and does not relieve the owner, architect, or engineer of responsibility. Project approval is only given after the Final Inspection for Occupancy. The above referenced project has been reviewed as submitted, and the following comments apply:

1. This project's plan(s) submittal intent shall be to meet the WV State Fire Code and other. applicable codes and standards (i.e., NFPA 101, NFPA, 72 Underwriters Laboratory (UL), etc.
2. Any Revisions to the project after the issuance of this letter are to be submitted to the office of the WV State Fire Marshal immediately.
3. The review fee for this project is $130.00 .

**All review fees must be paid before the final inspection can be scheduled. Review fee includes all construction inspections, final inspections, and the occupancy permit**

**Two weeks prior to completion of the project, you must submit a final inspection request to allow time for scheduling**

** Notify the Inspection Division at (304) 558-2191 no later than two weeks after the start of the project for an initial construction meeting**

All electrical work must be supervised by West Virginia Licensed Electricians.

*The Authority Having Jurisdiction (AHJ), and other individuals charged by the AHJ, charged with the enforcement of this Code or any other official duties, acting in good faith and without malice in the discharge of their duties, shall not thereby be rendered personally liable for any damage that could accrue to persons or property as a result of any act or by reason of any act or omission in the discharge of their duties. The AHJ, acting in good faith and without malice in the discharge of the organizations' public duty, shall not thereby be rendered liable for any damage that could accrue to persons or property as a result of any act or by reason of any act or omission in the discharge of such duties. Any suit brought against the AHJ, or such individuals because of such act or omission performed in the enforcement of any provision of such codes or other pertinent laws or ordinances implemented through the enforcement of this Code or enforced by the code enforcement agency shall be defended by this jurisdiction until final termination of such proceedings, and any judgment resulting therefrom shall be assumed by this jurisdiction. This Code shall not be construed to relieve from or lessen the responsibility of any person owning, operating, or controlling any building or structure for any damages to persons or property caused by defects, nor shall the code enforcement agency or its parent jurisdiction be held as assuming any such liability by reason of the inspections authorized by this Code or any permits or certificates issued under this Code. (See NFPA 1, Section 1.9)
Should you have any further questions about this or other projects that would be serviced by this office, contact me at 304-558-2191.

Yours for better fire protection,

*J.M. Armentrout, CFPE CFI 2*

J.M. Armentrout
Fire and Life Safety Plans Examiner
JMA
Cc: File, Inspection, Owner




CHARLES TOWN DOWNTOWN DISTRICT
SCALE: 1" = 60'-0"

VANNOSTRAND ARCHITECTS
29 E. MAIN STREET, STE 4
P.O. BOX 572
BUCKHANNON, WV
304-473-0555 26201

BUILDING RENOVATIONS
# FUNTOPIA
108 NORTH CHARLES STREET
CHARLES TOWN, WEST VIRGINIA 25414

| rev. | date | description |
|---|---|---|

JAMES BRYSON VANNOSTRAND NO. 3198 REGISTERED ARCHITECT STATE OF WEST VIRGINIA
24060585 10-30-2024

| | |
|---|---|
| job: | 24060585 |
| drawn: | AJC |
| checked: | BVN |
| date: | 10/30/2024 |
| scale: | AS SHOWN |

SHEET
G.00
1 OF 2

## ABBREVIATIONS

| | |
|---|---|
| **A** | |
| @ | AT |
| A, AMP | AMPERES |
| AB | ANCHOR BOLT |
| ABV | ABOVE |
| AC | AIR CONDITIONING |
| ACOU | ACOUSTICAL |
| ADJ. | ADJUSTABLE |
| ADMIN | ADMINISTRATIVE |
| AFF | ABOVE FINISHED FLOOR |
| AHU | AIR HANDLING UNIT |
| ALUM | ALUMINUM |
| ALT | ALTERNATE |
| ∠ | ANGLE |
| ANOD | ANODIZED |
| AP | ACCESS PANEL |
| APPROX | APPROXIMATELY |
| ARCH, ARCHL | ARCHITECTURAL |
| AWI | ARCHITECTURAL WOODWORK INSTITUTE |
| **B** | |
| BD | BOARD |
| BLDG | BUILDING |
| BLK | BLOCK |
| BLKG | BLOCKING |
| BLKHD | BULKHEAD |
| BM | BEAM |
| BOS | BOTTOM OF STEEL |
| B, BOTT | BOTTOM |
| BTU | BRITISH THERMAL UNIT |
| BUR | BUILT-UP ROOF |
| **C** | |
| C | CENTIGRADE |
| CAB | CABINET |
| CBB | CEMENTITIOUS BACKER BOARD |
| CCJ | COLD-CONSTRUCTION JOINT |
| CFMF | COLD-FORMED METAL FRAMING |
| CH | COAT HOOK |
| CI | CAST IRON |
| CJ | CONTROL JOINT |
| CL, ℄ | CENTER LINE |
| CLG | CEILING |
| CL. | CLOSET |
| CLR | CLEAR |
| CMU | CONCRETE MASONRY UNIT |
| COL | COLUMN |
| CONC | CONCRETE |
| CONST. | CONSTRUCTION |
| CONT | CONTINUOUS |
| CT | CERAMIC TILE |
| CWFP | CEMENTITIOUS WOOD FIBER PLANK |
| **D** | |
| DBL | DOUBLE |
| DF | DRINKING FOUNTAIN |
| DIA, Ø | DIAMETER |
| DIM | DIMENSION |
| DIV | DIVISION |
| DN | DOWN |
| DP | DAMPPROOFING |
| DR | DOOR |
| DS | DOWNSPOUT |
| DTL | DETAIL |
| DWG | DRAWING |
| DWLS | DOWELS |
| **E** | |
| E, ELEC | ELECTRICAL |
| EA | EACH |
| EF | EXHAUST FLUE |
| EIFS | EXTERIOR INSULATED FINISH SYSTEM |
| EJ | EXPANSION JOINT |
| EL, ELEV | ELEVATION |
| EQ | EQUAL |
| EQUIP | EQUIPMENT |
| ETC | ET CETERA |
| EW | EACH WAY |
| EXIST, EXG | EXISTING |
| EXP | EXPANSION |
| EXPD | EXPOSED |
| EXT | EXTERIOR |
| **F** | |
| F | FAHRENHEIT |
| FD | FLOOR DRAIN |
| FE | FIRE EXTINGUISHER |
| FEC | FIRE EXTINGUISHER CABINET |
| FF | FINISH FLOOR |
| FFE | FINISH FLOOR ELEVATION |
| FIN | FINISH |
| FOC | FACE OF CONCRETE |
| FOM | FACE OF MASONRY |
| FRGB | FIBER REINFORCED GYPSUM BOARD |
| FRP | FIBER REINFORCED PLASTIC |
| FSEC | FOOD SERVICE EQUIPMENT CONTRACTOR |
| FT | FEET |
| FUR | FURRING |
| **G** | |
| GA | GAUGE |
| GALV | GALVANIZED |
| GB | GRAB BAR |
| GC | GENERAL CONTRACTOR |
| GD | GRADE |
| GL | GLASS |
| GWB | GYPSUM WALL BOARD |
| GYP | GYPSUM |
| **H** | |
| HB | HOSE BIBB |
| HC | HOLLOW CORE |
| H/C | HANDICAPPED |
| HDWR | HARDWARE |
| HM | HOLLOW METAL |
| HORIZ, H | HORIZONTAL |
| HR, HRS | HOUR, HOURS |
| HT | HEIGHT |
| HWD | HARD WOOD |
| **I** | |
| ID | INSIDE DIAMETER, DIMENSION |
| IG | INSULATING GLASS |
| IN | INCH, INCHES |
| INC | INCANDESCENT |
| INCL | INCLUDING |
| INSUL | INSULATION |
| INT | INTERIOR |
| **J** | |
| JAN | JANITOR |
| JST | JOIST |
| JT | JOINT |
| **L** | |
| L | ANGLE SHAPE |
| LAV | LAVATORY |
| LB | POUND |
| LF | LINEAR FOOT |
| LLH | LONG LEG HORIZONTAL |
| LLV | LONG LEG VERTICAL |
| LVR | LOUVER |
| LW | LIGHTWEIGHT |
| **M** | |
| MAX | MAXIMUM |
| MECH, MECH'L | MECHANICAL |
| MFR | MANUFACTURER |
| MID | MIDDLE |
| MIN | MINIMUM |
| MISC | MISCELLANEOUS |
| MM | MILLIMETER |
| MMB | MEMBRANE |
| MO | MASONRY OPENING |
| MTD | MOUNTED |
| MTL,MET | METAL |
| MULL | MULLION |
| **N** | |
| NA | NOT APPLICABLE |
| NIC | NOT IN CONTRACT |
| NO, # | NUMBER |
| NTS | NOT TO SCALE |
| **O** | |
| OAE | OR APPROVED EQUAL |
| OC | ON CENTER |
| OD | OUTSIDE DIAMETER/DIMENSION |
| OFF | OFFICE |
| OH | OVERHEAD |
| ORD | OVERFLOW ROOF DRAIN |
| **P** | |
| PL, P ∟ | PLATE |
| PLAM | PLASTIC LAMINATE |
| PLYWD | PLYWOOD |
| PNL | PANEL |
| PR | PAIR |
| PREFAB | PREFABRICATED |
| PREFIN, PF | PREFINISHED |
| PNT,PTD | PAINT, PAINTED |
| PNTGR | PAINT GRADE |
| PT | PRESSURE TREATED |
| PTN | PARTITION |
| PVC | POLYVINYL CHLORIDE |
| PVMT | PAVEMENT |
| **Q** | |
| QA | QUALITY ASSURANCE |
| QT | QUARRY TILE |
| **R** | |
| R | RADIUS |
| R.C. | REINFORCED CONCRETE |
| RD | ROOF DRAIN |
| REINF | REINFORCED, REINFORCEMENT |
| REF | REFER, REFERENCE |
| REQD | REQUIRED |
| RO | ROUGH OPENING |
| RM | ROOM |
| RV | ROOF VENT |
| **S** | |
| SAC | SUSPENDED ACOUSTICAL CEILING |
| SC | SOLID CORE |
| SCHED | SCHEDULE |
| SD | SMOKE DETECTOR |
| SF | SQUARE FEET |
| SFC | SPLIT FACED |
| SGL | SINGLE |
| SH, SHT | SHEET |
| SHR | SHOWER |
| SIM | SIMILAR |
| SJ | SAWN CONTROL JOINT |
| SOG | SLAB-ON-GRADE |
| SQ | SQUARE |
| SS | SOLID SURFACE |
| S/S | STAINLESS STEEL |
| STD | STANDARD |
| STL | STEEL |
| STOR | STORAGE |
| STRUCT,STRCT | STRUCTURE, STRUCTURAL |
| SUS | SUSPENDED |
| **T** | |
| T, TEL | TELEPHONE |
| T | TOP |
| TLT | TOILET |
| TOC | TOP OF CURB |
| TOD | TOP OF DRAIN |
| TOM | TOP OF MASONRY |
| TOS | TOP OF STEEL |
| TP | TOILET PARTITION |
| TTD | TOILET TISSUE DISPENSER |
| TWC | TEXTILE WALL COVERING |
| TYP | TYPICAL |
| **U** | |
| UNO | UNLESS NOTED OTHERWISE |
| UTIL | UTILITY |
| **V** | |
| V | VOLTS |
| V, VERT | VERTICAL |
| VCT | VINYL COMPOSITION TILE |
| VEST | VESTIBULE |
| VIF | VERIFY IN FIELD |
| VTR | VENT THROUGH ROOF |
| VWC | VINYL WALL COVERING |
| **W** | |
| W | WATTS |
| W/ | WITH |
| WC | WATER CLOSET |
| WD | WOOD |
| WH | WATER HEATER/WALL HYDRANT |
| WO | WITHOUT |
| WP | WEATHERPROOF |
| WPG | WATERPROOFING |
| WSTRIP | WEATHER-STRIP |
| WT | WEIGHT |
| WWF | WELDED-WIRE FABRIC |

## GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM WITH ALL REQUIREMENTS OF THE "INTERNATIONAL BUILDING CODE", "NATIONAL FIRE PROTECTION ASSOCIATION", CITY OF CHARLES TOWN, COUNTY OF JEFFERSON AND STATE OF WEST VIRGINIA.
2. VERIFY ALL DIMENSIONS IN FIELD AND COORDINATE FOR PRE-FABRICATED ITEMS. COORDINATE ALL DIMENSIONAL QUESTIONS WITH THE ARCHITECT FOR INTREPRETATION. DO NOT SCALE DRAWINGS!!!!
3. ALL FIELD ADJUSTMENTS RELATED TO STRUCTURAL SYSTEMS SHALL BE REFERED FIRST TO THE ARCHITECT FOR APPROVAL.
4. THESE DRAWINGS DO NOT INCLUDE OR IMPLY REQUIREMENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE LATEST VERSION OF THE OCCUPATIONAL SAFEITY AND HEALTH ACT REQUIREMENTS AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.
5. ONCE CONSTRUCTION HAS BEGUN, THE CONTRACTOR IS TO PROVIDE TEMPORARY PROTECTION TO THE STRUCTURE TO PREVENT ANY DAMAGE FROM RAIN, WIND, ETC. REPAIR OF ALL DAMAGES TO THE FLOORS, WALLS, CEILINGS, ETC., IS TO BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
6. ALL MANUFACTURED PRODUCTS TO BE INSTALLED IN THE PROJECT SHALL BE DONE IN ACCORDANCE WITH THE MFR'S RECOMMENDATIONS. WORK NOT INSTALLED PROPERLY SHALL BE REMOVED, REPAIRED AS NECESSARY, AND REINSTALLED AT THE CONTRACTOR'S EXPENSE.
7. DURING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL KEEP THE PROJECT AREA FREE OF TRASH AND DEBRIS AT ALL TIMES.
8. IF ANY NECESSARY INFORMATION IS NOT PROVIDED ON THESE DRAWINGS, THE CONTRACTOR SHALL REQUEST THE INFORMATION FROM THE ARCHITECT PRIOR TO PROCEEDING WITH THAT PORTION OF THE WORK.
9. PROVIDE AND INSTALL SUPPORT AS REQUIRED IN WALLS BEHIND ALL WALL MOUNTED ACCESSORIES. (DISTRIBUTE LOADS TO STRUCTURE.)

## PARTITION SCHEDULE

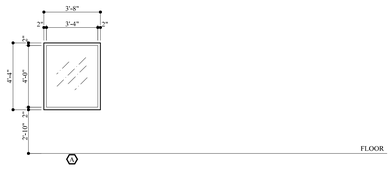
1. 2x4 WOOD STUDS (16" OC), 5/8" GWB BOTH FACES OF WALL.
2. 2x6 WOOD STUDS (16" OC), 5/8" GWB ONE SIDE OF WALL.
3. ...
4. ...
...

## PARTITION NOTES

1. ALL INTERIOR WALLS SHALL BE TYPE "1" U.N.O.
2. ...

## WINDOW TYPES

(VERIFY ALL DIMENSIONS IN FIELD)




## WINDOW NOTES

1. ALL INTERIOR WINDOWS TO BE PAINTED WOOD JAMBS AND CASING, U.N.O.
2. ALL INTERIOR GLAZING TO 1/4" CLEAR, TEMPERED.
3. ...
4. ...
5. ...
...

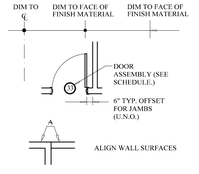
## DRAWING SYMBOLS

#100 ROOM NUMBER/NAME

1 / A.01 SECTION

1 / A.01 ELEVATION

A WINDOW TYPE




## DOOR ASSEMBLY SCHEDULE

| TAG | LOCATION - LOCATION | INSULATED | DOOR TYPE | DOOR MAT'L WD | DOOR MAT'L HM | DOOR MAT'L ALUM | FRAME TYPE | FRAME MAT'L WD | FRAME MAT'L HM | FRAME MAT'L ALUM | HDWR SET | FIRE RATING 20 MIN. | FIRE RATING 45 MIN. | FIRE RATING 60 MIN. | FIRE RATING 90 MIN. | REMARKS # |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | PARTY ROOM - OUTSIDE | ○ | C | | ○ | | 1 | | ○ | | 1 | | | | | 1 |
| 101 | OUTSIDE - PLAY AREA | ○ | A | | | ○ | 2 | | | ○ | 2 | | | | | |
| 102 | OUTSIDE - STAIRS | ○ | B | | | ○ | 2 | | | ○ | 3 | | | | | 2 |
| 103 | STAIRS - ADJACENT BLDG | | D | ○ | | | 3 | ○ | | | 4 | | | ○ | | |
| 104 | ADJACENT BLDG - MECH | | D | ○ | | | 3 | ○ | | | 5 | | | ○ | | |
| 105 | HALL - UNISEX TOILET | | D | ○ | | | 3 | ○ | | | 6 | | | | | |
| 106 | JANITOR - HALL | | D | ○ | | | 3 | ○ | | | 7 | | | | | |
| 107 | HALL - UNISEX ADA TOILET | | D | ○ | | | 3 | ○ | | | 6 | | | | | |
| 108 | PLAY AREA - PARTY ROOM | | D | ○ | | | 3 | ○ | | | 8 | | | | | 3 |
| 109 | PLAY AREA - HALL | | | | | | 3 | ○ | | | | | | | | 3 |
| 110 | PLAY AREA - RECEPTION | | D | ○ | | | 3 | ○ | | | 9 | | | | | |

## DOOR HARDWARE SCHEDULE

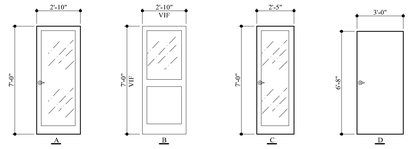
| | HDWR SET | LOCK/LATCH SET: ENTRANCE | DEADLOCK | PRIVACY | PASSAGE | OFFICE | STOREROOM | EXIT ONLY | PANIC | HINGES | CLOSER | WALL BUMPER | THRESHOLD | WEATHERSTRIP | KICK PLATE | REMARKS # |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | | | | | | | | ○ | ○ | 4 | ○ | ○ | | ○ | ○ | |
| 2 | | ○ | ○ | | | | | | | 4 | ○ | ○ | | ○ | ○ | |
| 3 | | ○ | | | | | | ○ | | 4 | ○ | ○ | ○ | ○ | ○ | |
| 4 | | ○ | ○ | | | | | | | 4 | ○ | ○ | ○ | | | |
| 5 | | | | | | | | ○ | | 4 | ○ | ○ | | | | |
| 6 | | | ○ | | | | | | | 3 | ○ | | | | | |
| 7 | | | | | | | | ○ | | 3 | ○ | | | | | |
| 8 | | ○ | | ○ | | | | | | 3 | ○ | | | | | |
| 9 | | | | | | | | ○ | | 3 | ○ | | | | | |

○ = SCHEDULED ITEM
# = QUANTITY OF ITEM

## DOOR ASSEMBLY NOTES

1. EXISTING HM FRAME TO REMAIN.
2. EXISTING STOREFRONT ASSEMBLY TO BE RELOCATED.
3. ALL EXTERIOR GLAZING TO BE 3/4" INSULATED, CLEAR, TEMPERED, U.N.O.
4. ALL INTERIOR GLAZING TO BE 1/4" CLEAR, TEMPERED, U.N.O.
5. CASED OPENING.
6. ...

## DOOR TYPES




## FINISH SCHEDULE

| ROOM NUMBER | ROOM NAME | # | REMARKS | WALL GWB-1 | WALL ∟ | WALL ∟ | WALL WB-1 | WALL WB-2 | WALL WB-3 | FLOOR CPT | FLOOR CT-1 | FLOOR F+R | FLOOR VCT-1 | FLOOR ∟ | CEILING GWB-1 | CEILING SAC | CEILING GWB-2 | CEILING ∟ | HEIGHT 7'-6" | HEIGHT 10'-0" | HEIGHT VARIES | HEIGHT SEE DWGS | HEIGHT ∟ | HEIGHT ∟ |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | PLAY AREA | | | ○ | | | | | ○ | ○ | | | | | ○ | △ | | | | ○ | | | | |
| 101 | RECEPTION | | | ○ | | | ○ | | | | | | ○ | | ○ | | | | ○ | | | | | |
| 102 | HALL | | | ○ | | | | ○ | ○ | | | | | | ○ | | | | ○ | | | | | |
| 103 | UNISEX TOILET | | | ○ | | | ○ | | | ○ | | | | | ○ | | | | ○ | | | | | |
| 104 | JANITOR | | | ○ | | | ○ | | | ○ | | | | | ○ | | | | ○ | | | | | |
| 105 | UNISEX ADA TOILET | | | ○ | | | ○ | | | ○ | | | | | ○ | | | | ○ | | | | | |
| 106 | PARTY ROOM | | | ○ | | | | | ○ | ○ | | | | | ○ | △ | | | | ○ | | | | |
| 107 | STAIRS | | | ○ | | | ○ | | | | | ○ | | | | | | | | | | | | |
| 108 | STORAGE | | | ○ | | | ○ | | | | | | ○ | | | | | | | | | | | |

## FINISH NOTES

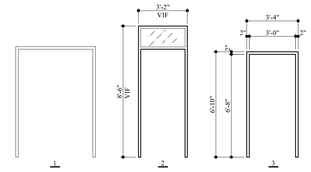
1. SUBMIT ALL FINISHES FOR FINAL SELECTION.
2. ALL INTERIOR DOORS TO BE WOOD, PAINT-GRADE, SOLID CORE.
3. ALL GWB WALL FINISHES EXPOSED TO VIEW SHALL BE TAPED, AND FINISHED WITH JOINT COMPOUND, SUCH THAT ALL DEPRESSIONS AND IMPERFECTIONS ARE CONCEALED, AND THE FINAL SURFACE IS SMOOTH AND UNIFORM. CONTRACTOR SHALL PREVENT ANY GYPSUM DUST FROM ENTERING THE BUILDING HVAC SYSTEM.
4. ALL SUBSTRATES TO BE PREPARED AS NECESSARY FOR FASTENING AND APPLYING NEW FINISHES.
5. PAINTABLE LATEX CAULKING AT ALL JOINTS WITH CABINETS AND WALLS. MATCH WALL COLOR.
6. ...

## FINISH SCHEDULE LEGEND

(ALL ITEMS O.A.E.)

| | | |
|---|---|---|
| ○ | SCHEDULED ITEM THROUGHOUT SPACE | |
| ◒ | SCHEDULED ITEM MIXED USE - SEE DRAWINGS | |
| | | |
| GWB-1 | (1) LAYER 5/8" GWB | LEVEL 4 FINISH & PAINT |
| GWB-2 | (2) LAYERS 5/8" GWB | LEVEL 4 FINISH & PAINT |
| ... | ... | ... |
| | | |
| WB-1 | 4" RUBBER WALL BASE | ROPPE |
| WB-2 | 12"x4" CERAMIC TILE COVE BASE W/BULLNOSE TOP | CROSSVILLE - COLOR MATCH GROUT |
| WB-3 | 4" CARPET BASE | MOHAWK |
| | | |
| VCT | 12"x12" VINYL COMPOSITION TILE | ARMSTRONG |
| CT-1 | 12"x12" CERAMIC TILE | DALTILE - COLOR MATCH GROUT |
| CPT-1 | BROADLOOM CARPET "FACULTY-REMIX" | MOHAWK |
| | | |
| RUBBER T+R | RUBBER TREADS, RISERS, AND TILE LANDING | MUSSON / ROPPE |
| | | |
| SAC | #1717 SUSPENDED ACOUSTICAL CEILING W/ INTERMEDIATE GRID | ARMSTRONG |

## FRAME TYPES




## PROJECT NARRATIVE

THE PROJECT INVOLVES THE SEPARATION OF A HISTORIC BUILDING INTO TWO SEPARATE STRUCTURES. THE FRONT STRUCTURE WILL CONTAIN AN EXISTING ASSEMBLY (RESTAURANT) OCCUPANCY ON THE 1st FLOOR AND TWO EXISTING DWELLINGS ON THE 2nd FLOOR. NO WORK IS ANTICIPATED IN THE FRONT STRUCTURE OTHER THAN THAT NECESSARY TO SEPARATE THE TWO STRUCTURES. THE REAR STRUCTURE WILL CONTAIN AN EXISTING ASSEMBLY OCCUPANCY OF ONLY ONE STORY. THE ASSEMBLY USE WILL HOUSE AN INDOOR PLAY STRUCTURE COMPOSED OF PLASTIC MATERIALS THAT WILL BE LESS THAN 10 FEET IN HEIGHT AND LESS THAN 600 SQUARE FEET IN AREA. PURSUANT TO NFPA 1 (2021), 10.20.1, ALL PLASTIC MATERIALS OF THE PLAY STRUCTURE WILL PASS FIRE TESTS OF UL 1975, NFPA 701, AND ASTM E1354. TEST RESULTS OF ALL MATERIALS WILL BE ATTACHED TO THESE CONSTRUCTION DRAWINGS.

THE NUMBER OF OCCUPANTS IN THIS INDOOR PLAY FACILITY IS ANTICIPATED TO BE EVENLY DIVIDED IN HALF BETWEEN ADULTS (PARENTS) AND CHILDREN. IT ANTICIPATES 24 ADULTS SUPERVISING 24 CHILDREN, AND ONE EMPLOYEE. AS SUCH, THIS USE IS NOT EXPECTED TO MEET THE CRITERIA FOR CLASSIFICATION AS AN EDUCATIONAL OCCUPANCY OR A DAYCARE OCCUPANCY.

THE PRIMARY WORK OF THIS PROJECT IS THE COMPLETION OF THE 2 HOUR FIRE WALL, AND RECONSTRUCTION OF THE STAIR TO THE DWELLINGS ON THE 2ND FLOOR. THE RECONSTRUCTED STAIR WILL BE SEPARATED FROM THE EXISTING ASSEMBLY ON THE 1st FLOOR WITH 1 HOUR FIRE RATED ASSEMBLIES. A NEW STORAGE ROOM WILL CONSTRUCTED BENEATH THE STAIR, WHICH WILL ALSO BE ENCLOSED WITH 1 HOUR FIRE RATED ASSEMBLIES. THE WORK WILL ALSO INVOLVE THE RELOCATION OF THE EXISTING ELECTRICAL SERVICE FROM OVERHEAD TO UNDERGROUND CABLE. ONCE THE BUILDINGS ARE SEPARATED, THE REAR STRUCTURE WILL BE RENOVATED WITH NEW TOILET ROOMS, NEW HVAC, PLUMBING, AND ELECTRICAL SYSTEMS, NEW INTERIOR FINISHES, AND THE INDOOR PLAY STRUCTURE.

BEING LOCATED IN A HISTORIC DOWNTOWN DISTRICT, EXISTING MASONRY 2-HOUR FIRE WALLS SEPARATE THE BUILDING FROM ADJACENT STRUCTURES. NO GAS-FIRED APPLIANCES WILL BE UTILIZED - ALL WILL BE POWERED BY ELECTRICITY.

## CODE ANALYSIS (NFPA 101 - 2021)

| *DESCRIPTION* | *INTERPRETATION* | *CODE REFERENCE* |
|---|---|---|
| OCCUPANCY TYPE | EXISTING ASSEMBLY (MODIFICATIONS) | CHAPTER 43 & 13 |
| CONSTRUCTION TYPE | TYPE IIB(200) | ... |
| BUILDING AREA | 2,070 SQ. FT. | ... |
| OCCUPANT LOAD | LESS THAN 50 | ... |
| NATURE OF OCCUPANTS | CAPABLE OF SELF PRESERVATION | ... |
| HAZARD OF CONTENTS | LOW | ... |
| FIRE ALARM SYSTEM | NOT PROVIDED | 13.3.4.1.1 |
| AUTOMATIC SPRINKLER SYSTEM | NOT PROVIDED | 13.3.5.1 |
| FIRE EXTINGUISHERS | PROVIDED | ... |
| EMERGENCY LIGHITING | PROVIDED | 13.2.9.1 |
| NUMBER OF EXITS | (2) PROVIDED | ... |
| FIRE RATED ASSEMBLIES | 2 HOUR FIRE WALL, 1 HOUR DWELLING STAIR & STORAGE ROOM | ... |
| CORRIDOR SEPARATION | N/A | ... |
| VERTICAL OPENINGS | NONE | ... |
| INTERIOR WALL FINISH | CLASS A, B, OR C PERMITTED | 13.3.3.3 |
| INTERIOR FLOOR FINISH | CLASS I IN PLAY STRUCTURE AREA | (NFPA 1) 10.20.1 |
| TRAVEL DISTANCE TO EXITS | < 200' | 13.2.6.2 |
| COMMON PATH OF TRAVEL | <75' | 13.2.5.2 |
| DRAFT STOP | N/A | ... |

## LIST OF DRAWINGS

| | | |
|---|---|---|
| GENERAL | G.00 | PROJECT LOCATION / CITY MAP |
| | G.01 | GENERAL NOTES AND SCHEDULES |
| | | |
| DEMOLITION | D.01 | DEMOLITION PLANS |
| | D.02 | DEMOLITION PLANS |
| | | |
| ARCHITECTURAL | A.01 | FOUNDATION PLAN & 1st FLOOR PLAN |
| | A.02 | 1st FLOOR REFLECTED CEILING PLAN, ROOF PLAN & PARTIAL 2nd FLOOR PLAN |
| | A.03 | BUILDING ELEVATIONS & BUILDING SECTION |
| | A.04 | BUILDING SECTION AND DETAILS |
| | | |
| PLUMBING | P.01 | SANITARY & SUPPLY PIPING PLANS |
| | | |
| MECHANICAL | H.00 | HVAC NOTES, SPECIFICATIONS AND SCHEDULES |
| | H.01 | HVAC PLANS |
| | | |
| ELECTRICAL | E.00 | ELECTRICAL NOTES, SPECIFICATIONS AND SCHEDULES |
| | E.01 | POWER & LIGHTING PLANS |
| | E.02 | PANEL SCHEDULES |

## TOILET FIXTURE SCHEDULE

(ALL ITEMS O.A.E.)

| TAG | DESCRIPTION | MFR | MODEL | MTD HGT | REMARKS |
|---|---|---|---|---|---|
| A | FLOOR MOUNTED TOILET (ADA) | ... | | | SEE "P" DWGS |
| B | WALL MTD LAVATORY (ADA) | ... | | | SEE "P" DWGS |
| | LAVATORY FAUCET (ADA) | | | | |
| C | UNDER SINK PIPE COVER | TRUEBRO | NO. 102 | | COLOR: WHITE |
| D | TOUCHLESS SOAP-DISPENSER | CINTAS | ... | ... | SURFACE MTD |
| E | TOUCHLESS PAPER TOWEL DISPENSER | CINTAS | ... | ... | SURFACE MTD |
| F | TOILET TISSUE DISPENSER | AMERICAN SPECIALTIES | 0030 | 28" AFF | SURFACE MTD. |
| G | MIRROR W/ CHANNEL FRAME | BOBRICK | B-165 1830 | 44" AFF TO BOT | 18"W x 30"H |
| H | GRAB RAIL | BOBRICK | B-5806x42 | 36" AFF | 1 1/2" DIA., SATIN S.S. |
| I | ... | | | | |
| J | GRAB RAIL | BOBRICK | B-5806x36 | 36" AFF | 1 1/2" DIA., SATIN S.S. |
| K | GRAB RAIL | BOBRICK | B-5806x18 | 40" AFF TO BOT | 1 1/2" DIA., SATIN S.S. |


VANNOSTRAND ARCHITECTS
29 E. MAIN STREET, STE 4
P.O. BOX 572
BUCKHANNON, WV
26201
304-473-0555

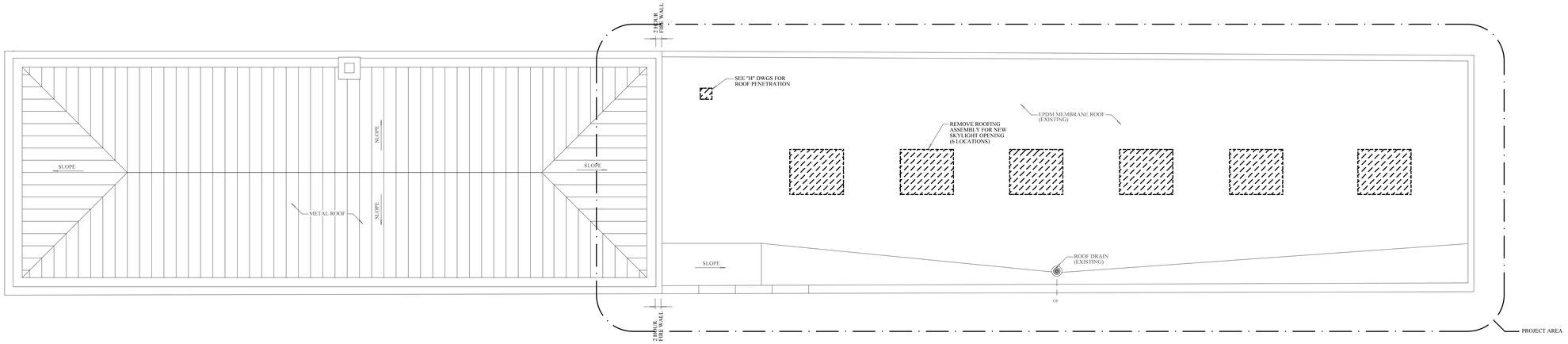

BUILDING RENOVATIONS
FUNTOPIA
108 NORTH CHARLES STREET
CHARLES TOWN, WEST VIRGINIA 25414

| rev | date | description |
|---|---|---|
| 1 | 1/21/25 | REVISIONS |

STATE OF WEST VIRGINIA
JAMES BRYSON VANNOSTRAND
NO. 3198
REGISTERED ARCHITECT
24060585 10-30-2024

| | |
|---|---|
| job: | 24060585 |
| drawn: | LAS |
| checked: | BVN |
| date: | 10/30/2024 |
| scale: | AS SHOWN |

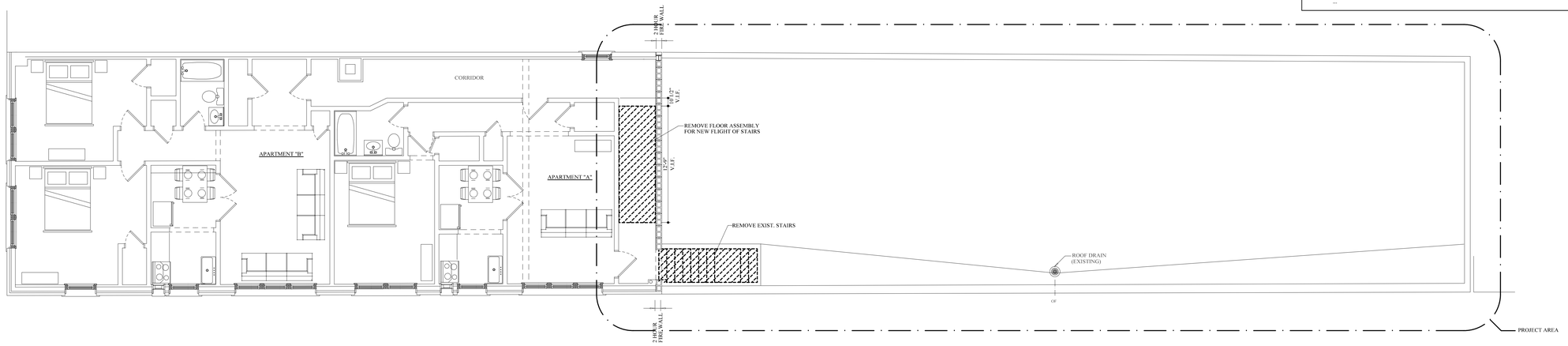
SHEET
G.01
2 OF 2



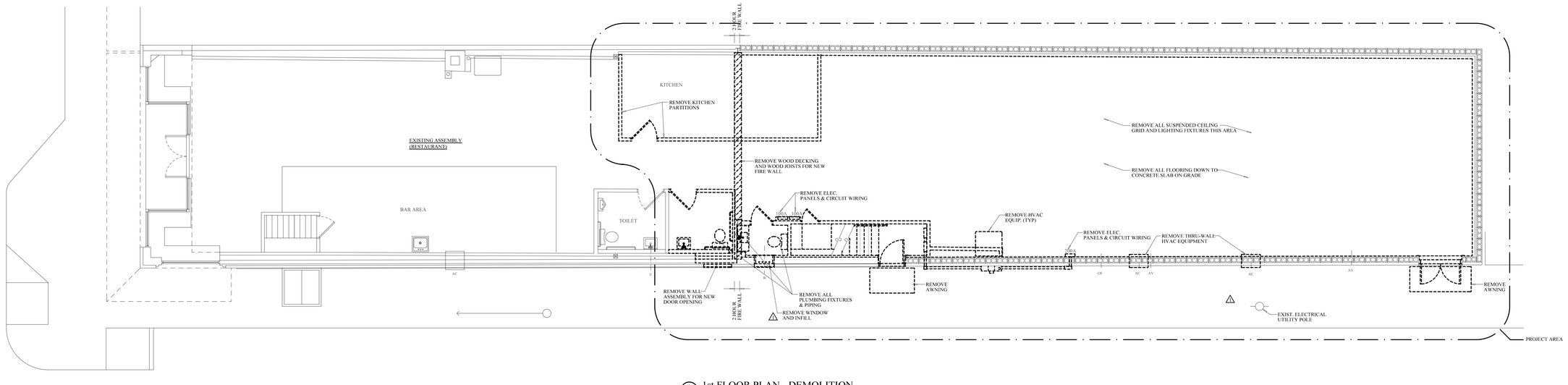

1 D.01 ROOF PLAN - DEMOLITION
3/16" = 1'-0"

## DEMOLITION NOTES

1. ALL ITEMS SHOWN IN BOLD DASHED LINES (- - - - - - - - - -) ARE TO BE REMOVED AND LEGALLY DISPOSED OF OFF SITE.




2 D.01 2nd FLOOR PLAN - DEMOLITION
3/16" = 1'-0"




1 D.01 1st FLOOR PLAN - DEMOLITION
3/16" = 1'-0"

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BUILDING RENOVATIONS
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CHARLES TOWN, WEST VIRGINIA 25414

| rev | date | description |
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| 1 | 1/15/25 | REVISIONS |

STATE OF WEST VIRGINIA
JAMES BRYSON VANNOSTRAND
NO. 398
REGISTERED ARCHITECT
24066585 10-30-2024

| | |
|---|---|
| job: | 24066585 |
| drawn: | DCS |
| checked: | BVN |
| date: | 10/30/2024 |
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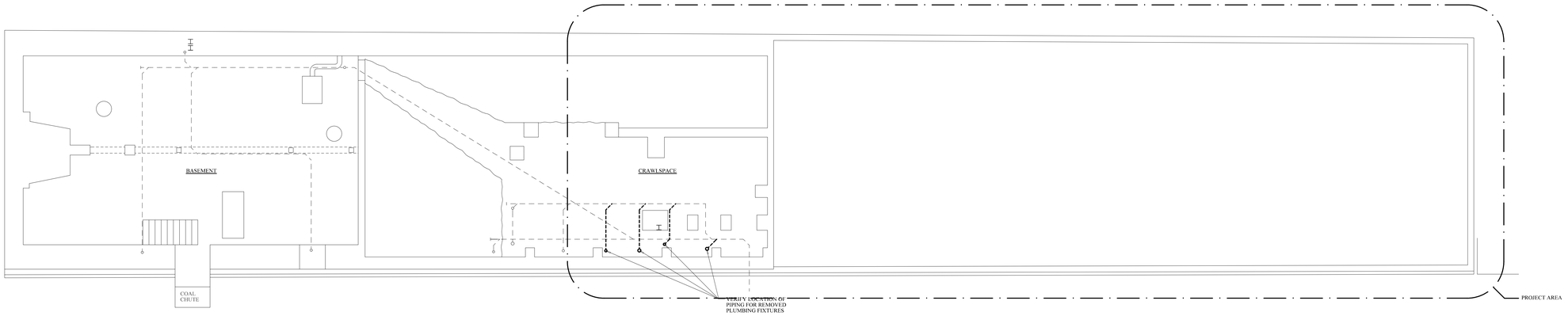
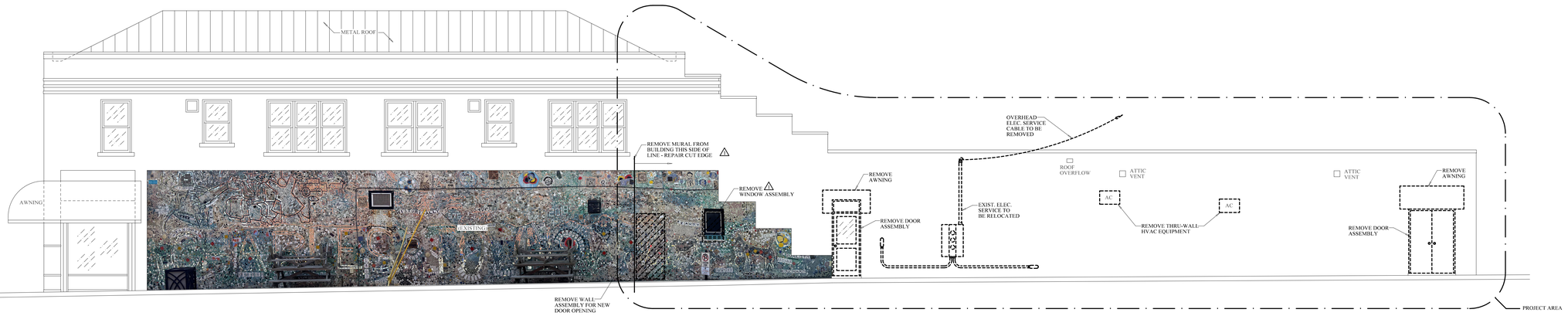
SHEET
D.01
1 OF 2




1 / D.05 CRAWLSPACE - DEMOLITION
3/16" = 1'-0"

## DEMOLITION NOTES

1. ALL ITEMS SHOWN IN BOLD DASHED LINES (- - - - - - - - - -) ARE TO BE REMOVED AND LEGALLY DISPOSED OF OFF SITE.




2 / D.05 EAST ELEVATION - DEMOLITION
3/16" = 1'-0"




1 / D.07 SOUTH ELEVATION
3/16" = 1'-0"

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STATE OF WEST VIRGINIA
JAMES BRYSON VANNOSTRAND
NO. 3198
REGISTERED ARCHITECT
24060585 10-30-2024

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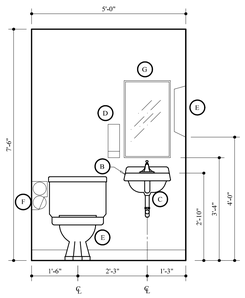
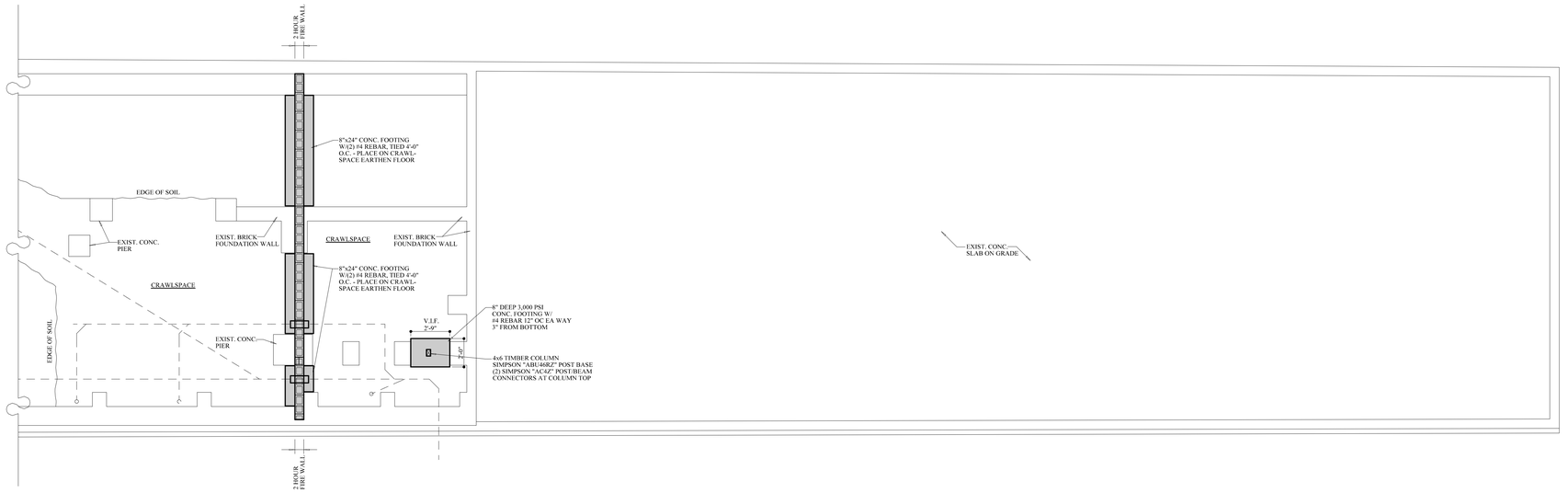
SHEET
D.02
2 OF 2

## NOTES

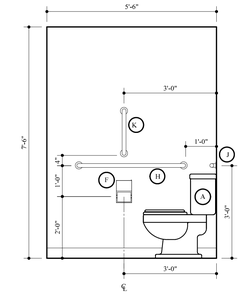
1. PLAY STRUCTURE BY OWNER.
2. RECESSED FIRE EXTINGUISHER AND CABINET BY "LARSENS MFG." O.A.E.. CABINET TO BE "C3216-R" PAINTED WHITE. EXTINGUISHER TO BE "MP20" (10A:120B:C).
3. 24"x24" NON-HINGED FLUSH DIAMOND PLATE FLOOR DOOR "FD-8060" BY "ACUDOR" (800-722-0501) O.A.E. VERIFY EXACT LOCATION IN FIELD WITH ARCHITECT.
4. ...
5. ...

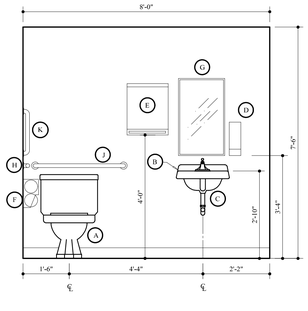



3 / A.01 UNISEX ADA TOILET #105 ELEVATIONS
1/2" = 1'-0"

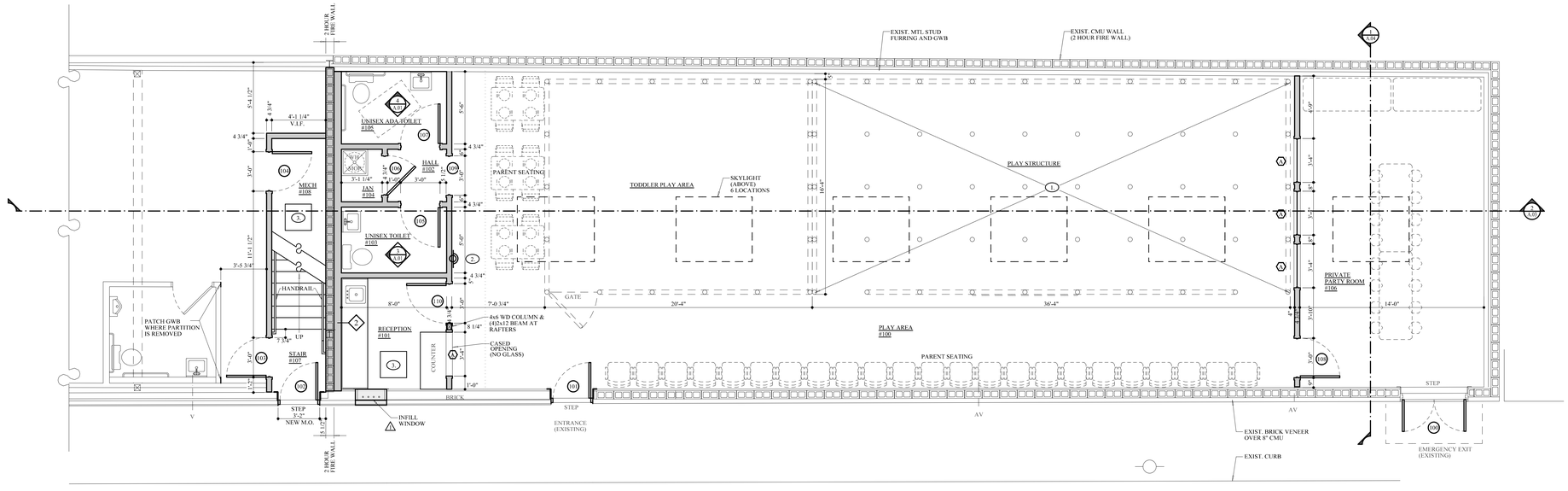



1 / A.01 FOUNDATION PLAN
1/4" = 1'-0"




2 / A.01 UNISEX TOILET #103 ELEVATION
1/2" = 1'-0"




1 / A.01 1st FLOOR PLAN
1/4" = 1'-0"

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BUILDING RENOVATIONS
# FUNTOPIA
108 NORTH CHARLES STREET
CHARLES TOWN, WEST VIRGINIA 25414

| rev | date | description |
|---|---|---|
| 1 | 1/21/25 | CEILING REV |

STATE OF WEST VIRGINIA
JAMES BRYSON VANNOSTRAND
NO. 3198
REGISTERED ARCHITECT
24060585 10-30-2024

| | |
|---|---|
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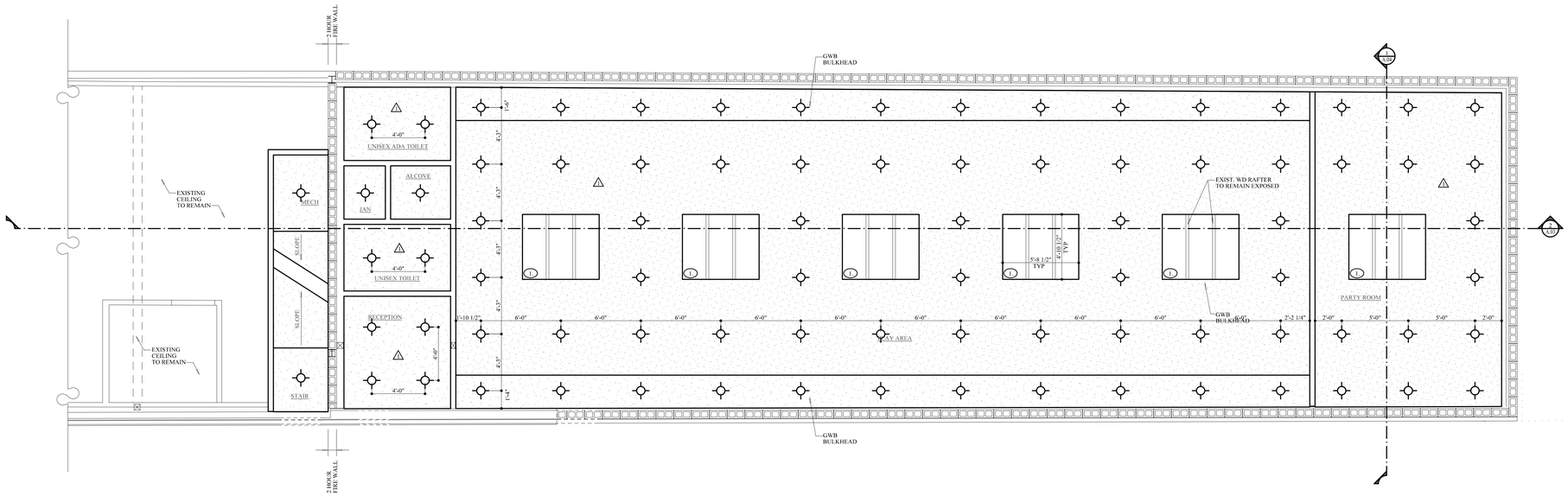
| date: | 10/30/2024 |
| scale: | AS SHOWN |

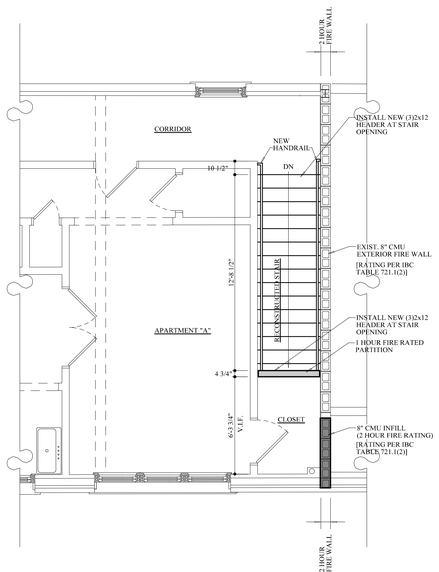
SHEET
A.01
1 OF 4

## NOTES

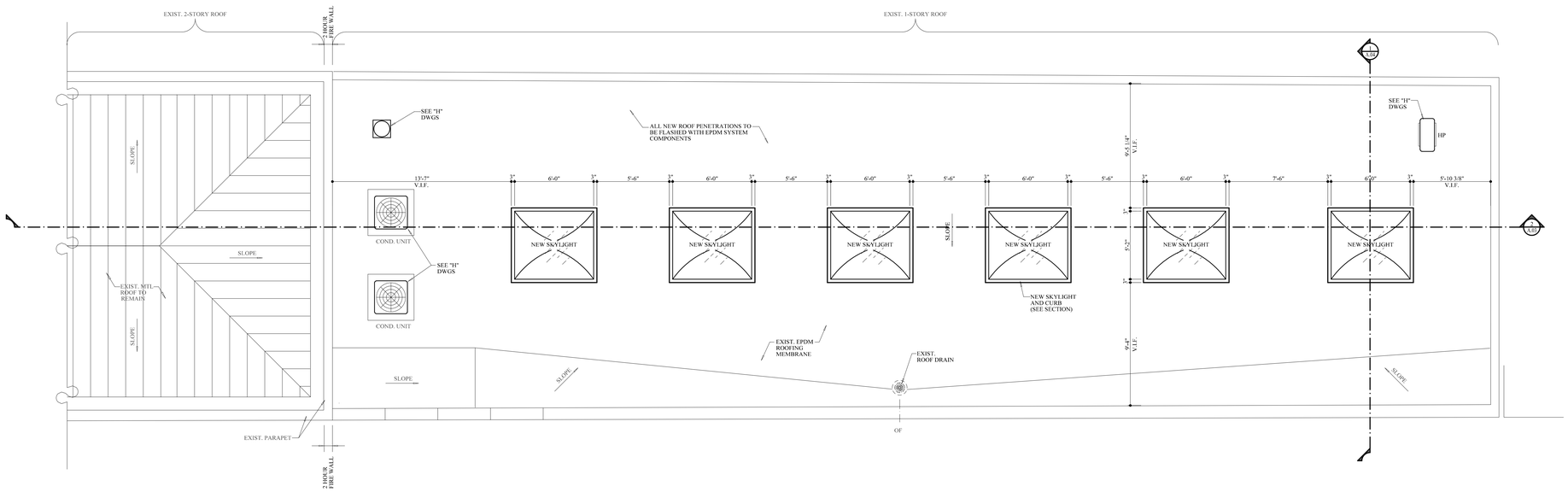
1. GWB BULKHEAD (SKYLIGHT WELL). SEE SECTION.
2. REFER TO FINISH SCHEDULE ON SHEET G.01 FOR CEILING INFORMATION.
3. REFER TO "E" SHEETS FOR LIGHTING SPECIFICATIONS.
4. ...
5. ...




1st FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"




PARTIAL 2nd FLOOR PLAN
1/4" = 1'-0"




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

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BUILDING RENOVATIONS
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| 1 | 1/21/25 | CEILING REV |




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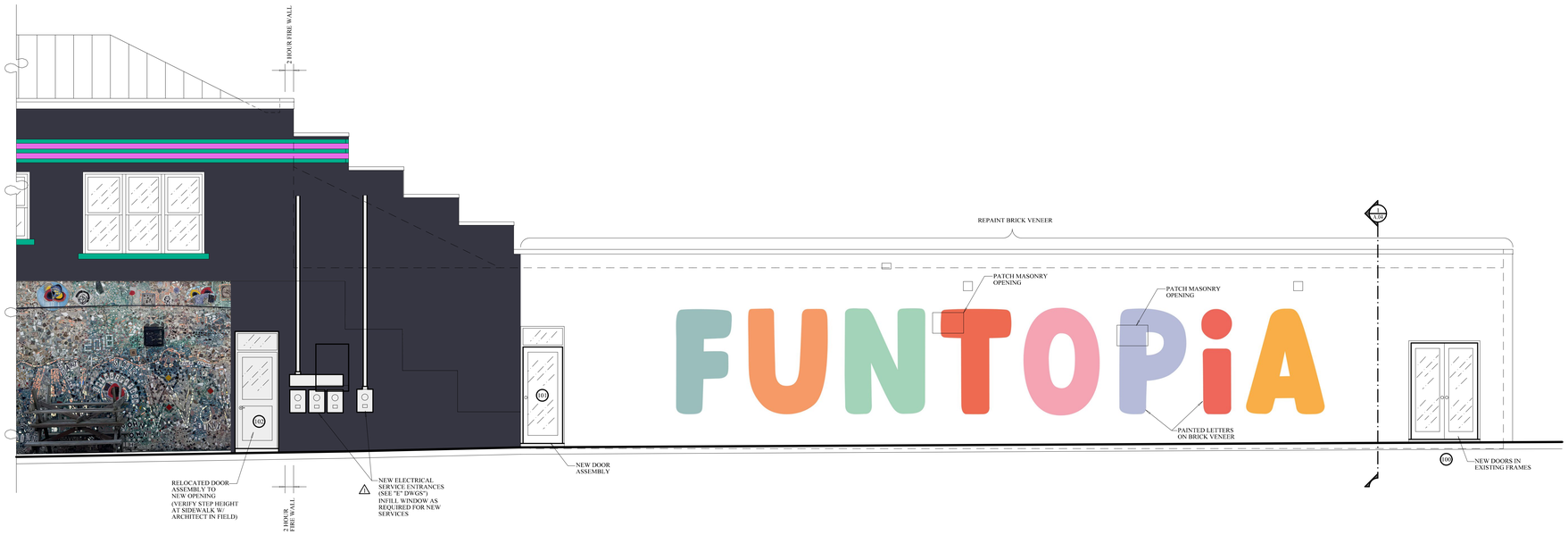
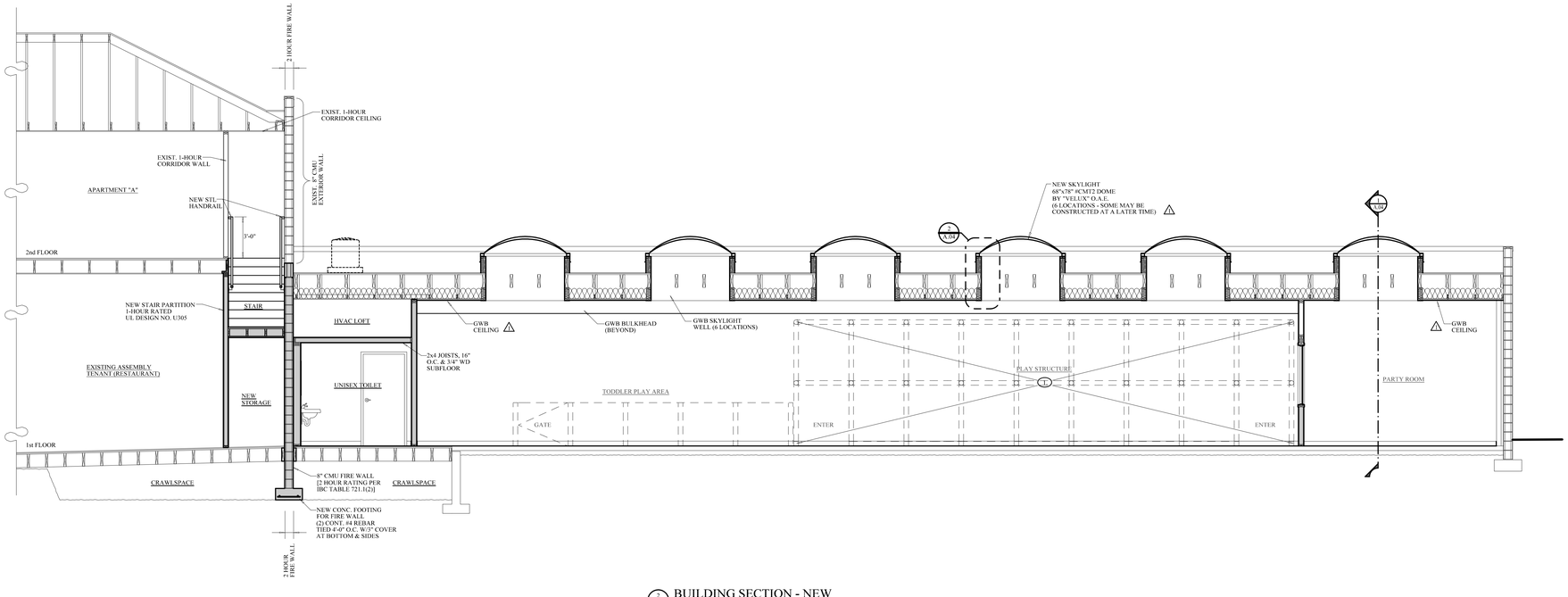
SHEET
A.02
2 OF 4

## NOTES

1. PLAY STRUCTURE BY OWNER.
2. ...
3. ...
4. ...
5. ...
6. ...
7. ...
8. ...




1/A.05 EAST ELEVATION - NEW
1/4" = 1'-0"




2/A.05 BUILDING SECTION - NEW
1/4" = 1'-0"

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| rev | date | description |
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| 1 | 1/21/25 | REVISIONS |

STATE OF WEST VIRGINIA
JAMES BRYSON VANNOSTRAND NO. 3098 REGISTERED ARCHITECT
24060585 10-30-2024

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SHEET
A.03
3 OF 4




ALL PLAY STRUCTURE COMPONENTS AND ASSEMBLY BY THE OWNER

1/A.04 PLAY STRUCTURE ISOMETRIC
N.T.S.

ALL PLAY STRUCTURE COMPONENTS AND ASSEMBLY BY THE OWNER

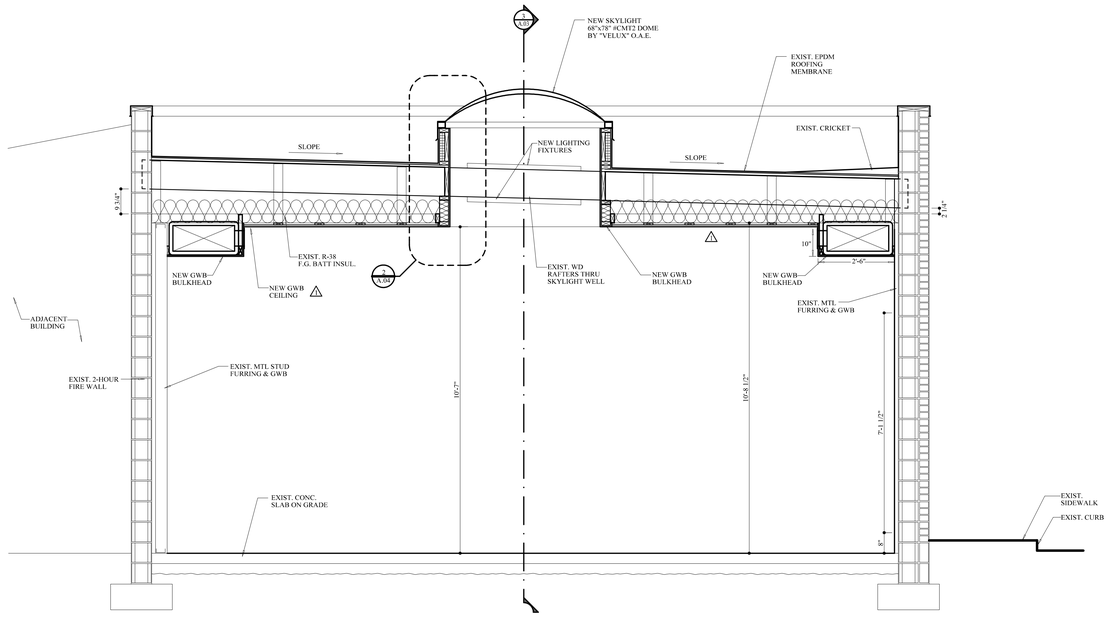


1/A.04 PLAY STRUCTURE - LOWER LEVEL PLAN VIEW
N.T.S.

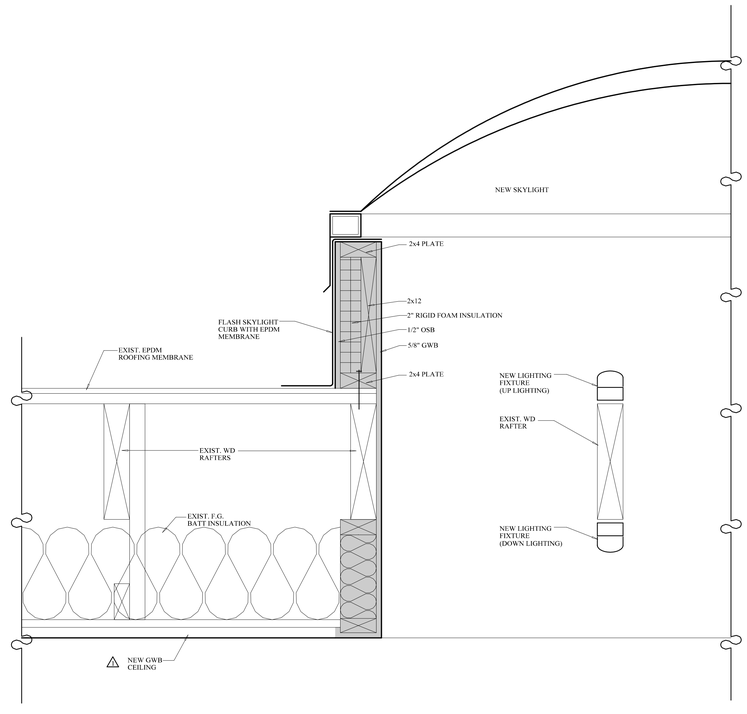


ALL PLAY STRUCTURE COMPONENTS AND ASSEMBLY BY THE OWNER

1/A.04 PLAY STRUCTURE - UPPER LEVEL PLAN VIEW
N.T.S.




1/A.04 BUILDING SECTION - NEW
1/2" = 1'-0"




1/A.04 ENLARGED SKYLIGHT SECTION
N.T.S.

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BUILDING RENOVATIONS
FUNTOPIA
108 NORTH CHARLES STREET
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| rev | date | description |
|---|---|---|
| 1 | 1/21/25 | CEILING REV |

JAMES BRYSON VANNOSTRAND
STATE OF WEST VIRGINIA
NO. 3198
REGISTERED ARCHITECT
24060585 10-30-2024

| | |
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SHEET
A.04
4 OF 4

## PLUMBING NOTES

1. PROVIDE DEEP-SEAL TRAP FOR ALL CONDENSATE DRAINS WITH AN INDIRECT CONNECTION.
...
2. INSTALL 1 1/2" P-TRAP AND NECESSARY FITTINGS AT ALL SINK DRAIN CONNECTIONS. PROVIDE MIXING VALVES AT ALL LAVATORIES IN COMMERCIAL TENANT AREA.
3. TIE ALL VENTS TOGETHER IN WALL OR IN ATTIC WITH ONE 3" PVC VENT THROUGH ROOF (VTR). VERIFY LOCATION WITH ARCHITECT.
4. PLUMBING CONTRACTOR SHALL PROVIDE ALL WARRANTY AND SYSTEM COMPONENT DATA DOCUMENTATION TO THE OWNER.
5. ...
...

## PLUMBING SPECIFICATIONS

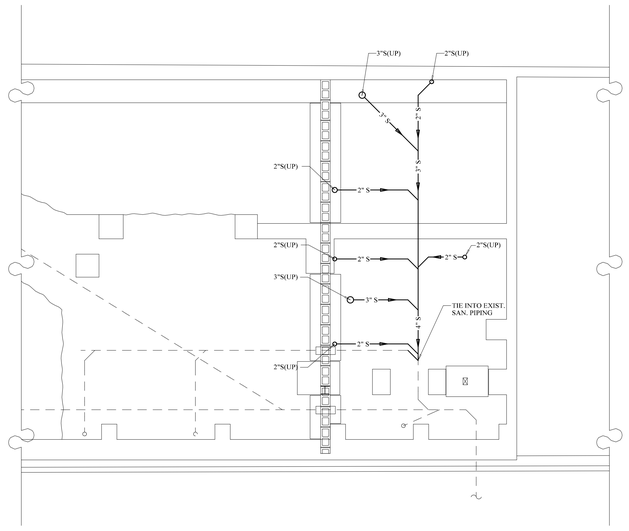
1. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR A COMPLETE, LEGAL, AND FULLY FUNCTIONING SYSTEM. ALL THE PLUMBING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLUMBING CODE, AND WITH THE AUTHORITY HAVING JURISDICTION.
2. PROVIDE BALL SHUTOFF VALVES AT ALL FIXTURE CONNECTIONS , U.N.O.
3. PLUMBING WORK SHALL CONSIST OF PROVIDING A COMPLETE OPERATIONAL SYSTEM INCLUDING ALL FIXTURES, PIPING, VALVES, AND OTHER DEVICES EQUIPMENT ETC. WHERE CONFLICTS BETWEEN THE CONTRACT DOCUMENTS AND CODE REQUIREMENTS OCCUR, MAKE ADJUSTMENTS NECESSARY FOR COMPLIANCE WITH ALL APPLIABLE CODES. PLUMBING SYSTEMS WILL EXTEND TO AND CONNECT TO APPROVED WATER AND WASTE SYSTEMS. PLUMBING CONTRACTOR WILL OBTAIN THE NECESSARY PERMITS AND COORDINATE THE REQUIRED INSPECTIONS TO SECURE OPERATIONAL CERTIFICATION OF THE PLUMBING SYSTEMS.
4. ALL WATER PIPING SHALL BE PEX WITH COMPRESSION FITTING, WASTE PIPING SHALL BE SCH. 40 PVC PIPE W/ SCHEDULE 40 PVC FITTINGS. ALL STORM WATER PIPING SHALL BE SDR35 PVC.
5. ALL HOT AND COLD WATER SHALL BE INSULATED WITH 1/2" CLOSED-CELL FOAM INSULATION (MIN.). ALL JOINTS SHALL BE LAPPED AND SEALED WITH AN APPROVED TYPE ADHESIVE AND END STRIPS AS RECOMMENDED BY THE INSULATION SUPPLIER AND / OR MANUFACTURER.
6. THE ENTIRE PLUMBING SYSTEM SHALL BE UNCONDITIONALLY GUARANTEED FOR 1 YEAR FROM THE ACCEPTANCE OF THE OWNER. ALL GUARANTEES SHALL BE WRITTEN, DATED, AND FORWARDED TO THE OWNER. ALL DEFECTIVE EQUIPMENT AND / OR MATERIAL SHALL BE REPLACED AT NO EXPENSE TO THE OWNER.
7. PROVIDE 1/4 TURN CHROME VAVLES W/ ESCUTCHEONS AT ALL FIXTURE SUPPLY CONNECTIONS. INSTALL AT MOUNTING HEIGHT ABOVE FLOOR AS RECOMMENDED BY FIXTURE MFR.
8. WRAP EXPOSED P-TRAPS WITH TRU-BRO INSULATION, WHERE INSTALLED ON WALL-MOUNTED LAVATORIES.
...

## PLUMBING LEGEND

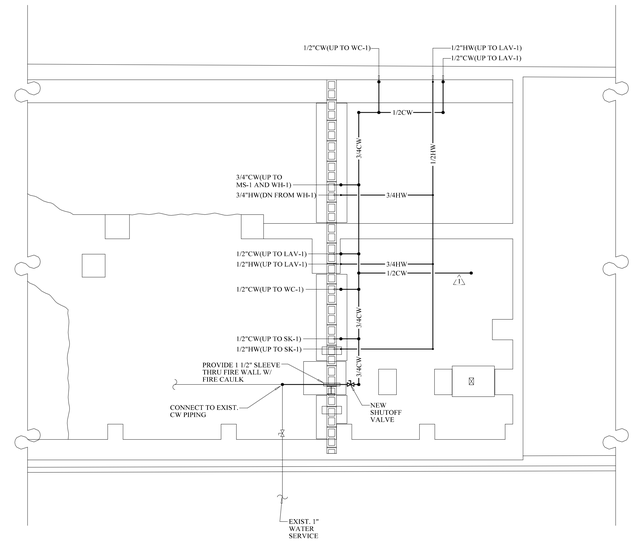
| TAG | DESCRIPTION | MANUFACTURER/MODEL# |
|---|---|---|
| WC-1 | WATER CLOSET (ADA) | 17" (ADA APPROVED) W/ SOLID PLASTIC SEAT |
| WC-2 | WATER CLOSET | 17" W/ SOLID PLASTIC SEAT |
| SK-1 | SINGLE BOWL SINK W/ FAUCET | 15"x12" STAINLESS STEEL SINK |
| LAV-1 | 19"x17" LAVATORY | ... |
| | W/ FAUCET (ADA) | DELTA 520 SERIES, SINGLE HANDLE W/ 4" CENTER PIECE |
| MS-1 | MOP SINK | ... |
| WH-1 | 40 GAL. ELEC. WATER HEATER W/ DRAIN PAN & INSULATION KIT | A.O. SMITH |
| CO-1 | CLEAN-OUT | FLUSH WITH FINISHED FLOOR |
| AAV | AIR ADMITTANCE VALVE | ... |
| DF-1 | DRINKING FOUNTAIN ⚠1 | AQUVERSE 5H, O.A.E. |

## PLUMBING FIXTURE CONNECTION

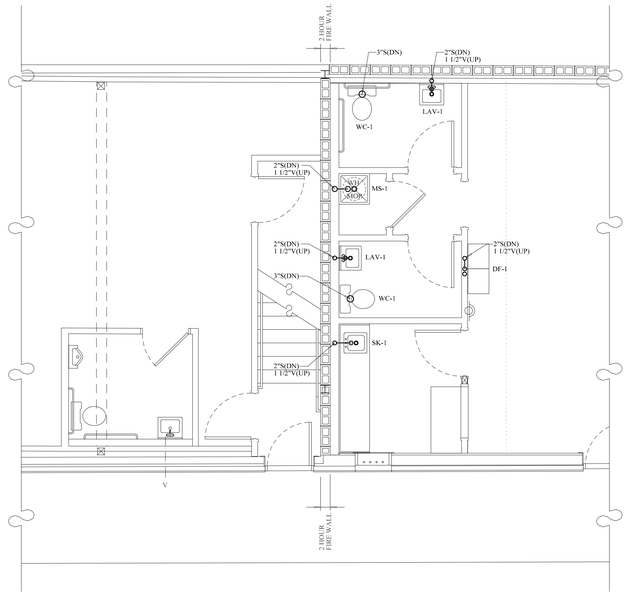
| TAG | DESCRIPTION | SAN | VENT | CW | HW | GAS |
|---|---|---|---|---|---|---|
| WC-1 | WATER CLOSET (ADA) | 3" | 1 1/2" | ... | ... | ... |
| | | ... | ... | 1/2" | ... | ... |
| LAV-1 | LAVATORY W/ FAUCET (ADA) | 2" | 1 1/2" | ... | ... | ... |
| | | ... | ... | 1/2" | 1/2" | ... |
| SK-1 | SINGLE BOWL SINK W/ FAUCET | 2" | 1 1/2" | ... | ... | ... |
| | | ... | ... | 1/2" | 1/2" | ... |
| MS-1 | MOP SINK | 2" | 1 1/2" | ... | ... | ... |
| | | ... | ... | 1/2" | 1/2" | ... |
| WH-1 | ELEC. WATER HEATER | ... | ... | 3/4" | 3/4" | ... |
| CO-1 | CLEAN-OUT | 4" | ... | ... | ... | ... |
| DF-1 | DRINKING FOUNTAIN ⚠1 | ... | ... | 1/2" | ... | ... |



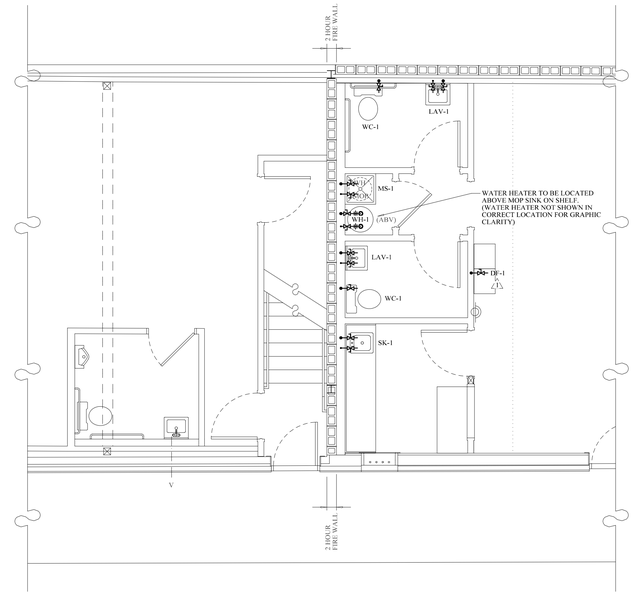

1 P.01 CRAWLSPACE SANITARY PIPING PLAN
1/4" = 1'-0"




2 P.01 CRAWLSPACE SUPPLY PIPING PLAN
1/4" = 1'-0"




3 P.01 1st FLOOR SANITARY PIPING PLAN
1/4" = 1'-0"




4 P.01 1st FLOOR SUPPLY PIPING PLAN
1/4" = 1'-0"

VANNOSTRAND ARCHITECTS
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BUILDING RENOVATIONS
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108 NORTH CHARLES STREET
CHARLES TOWN, WEST VIRGINIA 25414

| rev | date | description |
|---|---|---|
| ⚠1 | 2/04/25 | REVISIONS |

STATE OF WEST VIRGINIA
JAMES BRYSON VANNOSTRAND NO. 3898 REGISTERED ARCHITECT
10-30-24
24060585

| | |
|---|---|
| job: | 24060585 |
| drawn: | LAS |
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| scale: | AS SHOWN |

SHEET
P.01
1 OF 1

## FAN COIL UNIT SCHEDULE – DX HEAT PUMP WITH ELECTRIC HEAT

| TAG NO. | CFM/ ESP | FAN HP/ AMPS | O.A. CFM | COOLING(95°F AMB) | | | | HEATING(30F AMB) | | | ELECTRIC HEAT | | | ELECTRICAL | | | MODEL | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | TMBH | SMBH | EAT | LAT | MBH | EAT | LAT | KW@ 240 | ELECT. HT STAGES | ELECT. HEAT MBH @208 | AMPS@ 208V/1 | V/PH/HZ | MCA | MFA | | |
| FC-1 | 1550/ 0.80" | 0.75 6.1 | 355 | 44.9 | 35 | 83/68 | 56/55 | 37.1 | 68 | 90.9 | 15 | 1 | 51.2 MBH | 59.1 | 240/1/60 | 81.0 | 90 | CARRIER FJ4DNXC48L00 HORIZONTAL | 1,2,3,4,5,6,7,8,9 |
| FC-2 | 1550/ 0.80" | 0.75 6.1 | 355 | 44.9 | 35 | 83/68 | 56/55 | 37.1 | 68 | 90.9 | 15 | 1 | 51.2 MBH | 59.1 | 240/1/60 | 81.0 | 90 | CARRIER FJ4DNXC48L00 HORIZONTAL | 1,2,3,4,5,6,7,8,9 |

NOTES APPLY TO ALL FAN COIL UNITS.
1. PROVIDE TXV SUITABLE FOR HEAT PUMP DUTY.
2. PROVIDE FIELD INSTALLED ELECTRIC HEATING COIL.
3. PROVIDE FIELD INSTALLED INSULATED PRE-CHARGED REFRIGERANT PIPING SETS AND REFRIGERANT SPECIALTIES (CHARGING PORTS, FILTER-DRIER, SITE GLASS).
4. PROVIDE ROOM THERMOSTAT SUITABLE FOR HEAT PUMP DUTY AND SINGLE OR MULTI STAGE ELECTRIC HEATING COIL AS SCHEDULED – BRAEBURN MODEL 4235
5. PROVIDE SINGLE POINT ELECTRICAL CONNECTIONS FOR FAN COILS WITH INSTALLED ELECTRIC HEATING COILS.
6. PROVIDE 4" MERV-13 FILTERS IN RACK WITH CLOSEABLE COVER, VERIFY LOCATION IN FIELD WITH ARCHITECT.
7. CARRIER MODEL NUMBERS SUBJECT TO CHANGE AT MANUFACTURER'S WHIM. PROVIDE THE EQUIVALENT EQUIPMENT FOR THE MANUFACTURER'S REVISED DESIGNATION.
8. PROVIDE CONDENSATE OVERFLOW FLOAT SWITCH TO STOP UNIT FOR OVERFLOW CONDITIONS.

## HEAT PUMP UNIT SCHEDULE

| TAG NO. | MBH CLG/HTG | SUCTION TEMP. | COND. TEMP. | REFRIG. | ELECTRICAL | | | | | | | | SEER | SIZE WxDxH | SHIP. WGHT. | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | COMPR. | RLA(EA) | LRA(EA) | FANS | H.P. | FLA(EA) | V/PH/HZ | MCA | MFA | | | | | |
| HP-1 | 45/37 | 45 | 120 | R410a | 1 | 25.0 | 120.0 | 1 | 1/4 | 1.52 | 230/1/60 | 32.8 | 50 | 15.0 | 31.2"x31.2"x35.5" | 260# | CARRIER 25SCA548A003 |
| HP-2 | 45/37 | 45 | 120 | R410a | 1 | 25.0 | 120.0 | 1 | 1/4 | 1.52 | 230/1/60 | 32.8 | 50 | 15.0 | 31.2"x31.2"x35.5" | 260# | CARRIER 25SCA548A003 |

NOTES:
1. HEAT PUMP UNIT 4"x4" TREATED WOOD SLEEPER SUPPORTS ARE PROVIDED BY THE HVAC CONTRACTOR.
2. CARRIER MODEL NUMBERS SUBJECT TO CHANGE AT MANUFACTURER'S WHIM. PROVIDE THE EQUIVALENT EQUIPMENT FOR THE MANUFACTURER'S REVISED DESIGNATION.

## SPLIT DUCTLESS SYSTEM – OUTDOOR HEAT PUMP UNIT

| TAG No. | TOT MBH COOL | SEER/ SEER2 | HTG MBH HIGH(47)/LOW(5) | HSPF2/ COP(17) | ELECTRICAL | | | | | | | | SIZE WxDxH | WT | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | COMP | RLA(EA) | LRA(EA) | FANS | FLA(EA) | V/PH/HZ | MCA | MFA | | | |
| HP-3 | 24.7 | --/ 21.3 | 28.0/15.2 | 9.3/ 2.95 | 1 | 7 | 11.0 | 1 | 0.4 | 208/1/60 | 19.0 | 26 | 24 | 24 | MITSUBISHI PUZ-HA24NHA1 |

NOTES:
1. PROVIDE CONDENSING UNIT PADS SUITABLE FOR INSTALLATION ON EXISTING ROOFING SYSTEM (BY THE HVAC CONTRACTOR).
2. PROVIDE FIELD INSTALLED INSULATED (3/4" ARMAFLEX) PRE-CHARGED REFRIGERANT PIPING SETS.
3. PROVIDE EQUIPMENT SUPPORT STANDS FOR OUTDOOR HEAT PUMP UNITS PER MANUFACTURER.

## SPLIT DUCTLESS SYSTEM – INDOOR FAN-COIL UNIT

| UNIT TYPE | CFM | FAN WATTS | O.A. CFM | CAPACITY(BTUH) | | EAT | REFRIG. | ELECTRICAL | | | REMARKS | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | COOLING | HEATING | | | V/PH/HZ | FLA | MFA | | |
| FC-3 | 700 | 69 | 0 | 24,000 | 26,000 | 80/67 | R410A | 208/1/60 | 0.265 | (1) | MITSUBISHI PKA-A24KA8 WALL-MOUNTED | 1,3,4,5,6,7 |

NOTES:
1. POWER INDOOR FAN COIL UNIT FROM OUTDOOR UNIT.
2. PROVIDE TXV SUITABLE FOR DX HEAT PUMP DUTY.
3. PROVIDE FIELD INSTALLED INSULATED PRE-CHARGED REFRIGERANT PIPING SETS. PAINT OUTDOOR INSULATED REFRIGERANT PIPING WITH ARMAFLEX UV PROTECTIVE PAINT. SEE HVAC GENERAL NOTES, DRWG H.00.
4. PROVIDE UNITS WITH AN INTERNAL TOGGLE DISCONNECT SWITCH.
5. PROVIDE UNIT WITH A REMOTE WIRED PROGRAMMABLE THERMOSTAT, MITSUBISHI SMART ME CONTROLLER PAR-U01MEDU.
6. PROVIDE INDOOR UNIT WITH A CONDENSATE PUMP AND A SHUT-OFF FLOAT SWITCH TO STOP THE UNIT FOR OVERFLOW CONDITIONS.

## EXHAUST FAN SCHEDULE

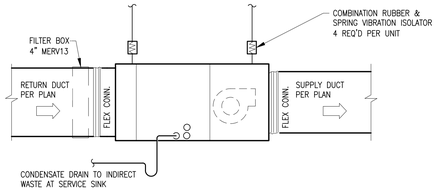
| TAG NO. | CFM | EXT. S.P. | FAN RPM | FAN BHP | MOTOR HP/W | INLET SONES | ELECTRICAL | | | INLET WxH | OUTLET WxH | REMARKS | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | V/PH/HZ. | FLA | MCA | | | | |
| EF1 | 300 | 0.375 | 925 | 0.02 | 38W | 2.1 | 120/1/60 | 1.42 | 1.8 | 13x10 | 8x8 | GREENHECK CSP-A390 INLINE CABINET DIR DR EXHAUST FAN W/SPD CNTL, ISOL HANGERS | 1 |

NOTES
1. PROVIDE VARIABLE SPEED CONTROLLER AND BACKDRAFT DAMPER.
2. PROVIDE INTEGRAL DISCONNECT

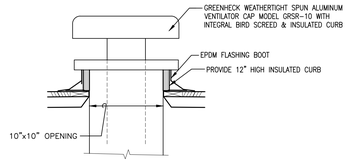
## AIR INLET & OUTLET SCHEDULE

| TAG | FACE SIZE | NECK SIZE | MAX. CFM * | MAX. S.P. IN W.C. | MAX N.C. | MOUNTING | REMARKS |
|---|---|---|---|---|---|---|---|
| RG | SEE DWG | SEE DWG | SEE DWG | 0.08 | 22 | SURFACE | KRUEGER S80, 3/4" O.C. BLADES, 35 DEG. DEFL. NOTES: 2,3 |
| ER | SEE DWG | SEE DWG | SEE DWG | 0.08 | 22 | SURFACE | KRUEGER S80, 3/4" O.C. BLADES, 35 DEG. DEFL. NOTES: 1,2,3 |
| ER-1 | 6x6 | 6x6 | 100 | 0.08 | 22 | SURFACE | KRUEGER S80, 3/4" O.C. BLADES, 35 DEG. DEFL. NOTES: 1,2,3 |
| TG | SEE DWG | SEE DWG | SEE DWG | 0.08 | 22 | SURFACE | KRUEGER S80, 3/4" O.C. BLADES, 35 DEG. DEFL. NOTES: 2,3 |
| SR | SEE DWG | SEE DWG | SEE DWG | 0.08 | 22 | SURFACE | KRUEGER 880, STEEL, DBL DEFL, 3/4" O.C., NOTES: NOTES: 2,3 |
| * ACTUAL DESIGN AIR FLOW LISTED ON PLANS | | | | | | | |

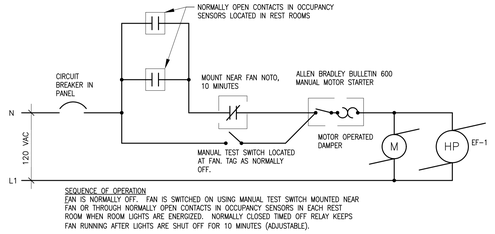
1. PROVIDE NECK MOUNTED OPPOSED BLADE DAMPER (OBD)
2. PROVIDE MANUFACTURERS STANDARD WHITE BAKED ENAMEL FINISH.
3. PROVIDE SURFACED MOUNTED 1.25" WIDE FRAME WITH EXPOSED FASTENERS.




H.00 HORIZONTAL FAN-COIL DETAIL
NO SCALE




H.00 TOILET EXHAUST ROOF CAP INSTALLATION DETAIL
NO SCALE




SEQUENCE OF OPERATION
FAN IS NORMALLY OFF. FAN IS SWITCHED ON USING MANUAL TEST SWITCH MOUNTED NEAR FAN OR THROUGH NORMALLY OPEN CONTACTS IN OCCUPANCY SENSORS IN EACH REST ROOM WHEN ROOM LIGHTS ARE ENERGIZED. NORMALLY CLOSED TIMED OFF RELAY KEEPS FAN RUNNING AFTER LIGHTS ARE SHUT OFF FOR 10 MINUTES (ADJUSTABLE).

H.00 TOILET ROOM EXHAUST FAN CONTROL DETAIL
NO SCALE

### HVAC GENERAL NOTES

1. FIELD VERIFY ALL EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH THE WORK.
2. ALL WORK OF ALL TRADES SHALL BE DONE UNDER ONE CONTRACT BETWEEN THE OWNER'S REPRESENTATIVE AND THE GENERAL CONTRACTOR WHO SHALL BE RESPONSIBLE FOR HIRING ALL REQUIRED SUB-CONTRACTORS FOR THIS PROJECT.
3. THE ENTIRE INSTALLATION SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. THE WORK UNDER THIS PROJECT SHALL MEET THE CURRENT REQUIREMENTS OF THE WEST VIRGINIA STATE BUILDING, LIFE SAFETY, MECHANICAL, ENERGY CONSERVATION, PLUMBING, AND ELECTRIC CODES CURRENTLY BEING ENFORCED. WHERE A CONFLICT ARISES BETWEEN PLANS, DETAILS, SCHEDULES, APPLICABLE CODES OR REGULATIONS, THE MOST STRINGENT SHALL APPLY.
4. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, LICENSES, AND INSPECTION FEES FOR THIS WORK.
5. PROVIDE LABOR AND MATERIALS NECESSARY TO ENSURE COMPLETE OPERATIONAL SYSTEMS ARE INSTALLED AS STATED OR IMPLIED BY THE DRAWINGS AND SPECIFICATIONS.
6. ALL MATERIALS, EQUIPMENT AND LABOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR AFTER FINAL COMPLETION.
7. LISTED DUCT SIZES INDICATE THE FREE INSIDE AREA REQUIRED. FIRST NUMBER IS THE SIDE BEING VIEWED. EQUIVALENT ROUND SIZES MAY BE USED. MAKE ALLOWANCES FOR DUCT LININGS REQUIRED.
8. THE HVAC CONTRACTOR SHALL PROVIDE ALL CONTROL DEVICES AND CONTROL WIRING. THE ELECTRICAL REQUIREMENTS OF THE CONTROL WIRING INSTALLATION SHALL MEET THE CURRENT EDITION OF THE NEC (NFPA 70).
9. FURNISH ACCESS DOORS FOR INSTALLATION IN DRYWALL CEILINGS AND WALLS TO THE GENERAL CONTRACTOR TO PERMIT ACCESS TO ALL CONCEALED EQUIPMENT IN NEED OF ADJUSTMENT. COORDINATE ACCESS DOOR PLACEMENT AND LOCATION WITH THE ARCHITECT AND GENERAL CONTRACTOR.
10. THE DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO SHOW THE GENERAL LAYOUT OF DUCTWORK, PIPING, CONTROLS AND PLANNED OPERATION. FIELD VERIFY ALL ROUTINGS AND ACTUAL FIELD CONDITIONS AT THE SITE PRIOR TO PROCEEDING WITH THE WORK. CAREFULLY COORDINATE ALL MECHANICAL WORK WITH OTHER TRADES AND EXISTING CONDITIONS.
11. PROVIDE SLEEVES AND FIRE STOP SEALANTS AT ALL PENETRATIONS THROUGH FIRE RATED WALLS AND FLOORS. FIRE STOPPING SHALL COMPLY WITH THE REQUIREMENTS OF ASTM E-814 AND UL 1479. ALL WALLS AROUND THE STAIRWELL HAVE A ONE HOUR FIRE RATING.
12. SUBMIT SHOP DRAWINGS TO THE ARCHITECT AND ENGINEER FOR REVIEW. SUBMITTALS SHALL INCLUDE CATALOG NUMBERS, CUTS SHEETS, PERFORMANCE, DIAGRAMS, AND OTHER DESCRIPTIVE DATA FOR ALL EQUIPMENT AND MATERIALS TO BE FURNISHED.
13. THERMOSTATS SHALL BE MOUNTED AT 44 INCHES ABOVE THE FINISHED FLOOR OR WHEN IN CLOSE PROXIMITY, ALIGN WITH WALL SWITCHES. THE INSTALLATION MUST MEET ADA MOUNTING HEIGHT AND ACCESSIBILITY REACH REQUIREMENTS.
14. INDIVIDUALLY MOUNTED MANUAL MOTOR STARTERS, FUSED DISCONNECT SWITCHES, AND NON-FUSED DISCONNECT SWITCHES FOR MOTOR DRIVEN HVAC EQUIPMENT SHALL BE FURNISHED BY THE HVAC CONTRACTOR. THE ELECTRICAL CONTRACTOR SHALL MOUNT THE DEVICES AND PROVIDE THE POWER WIRING THROUGH THE DEVICES TO THE MOTORS AND MAKE ALL FINAL TERMINATIONS. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR CORRECT ROTATION OF ALL MOTOR DRIVEN EQUIPMENT AND SHALL ASSIST THE HC IN STARTUP PROCEDURES.
15. DUCTWORK FABRICATION SHALL BE GALVANIZED SHEET METAL TO MEET ASHRAE AND SMACNA STANDARDS, 2" PRESSURE CLASSIFICATION.
16. ALL SHEET METAL SUPPLY DUCT SHALL BE INSULATED. INSULATION SHALL HAVE A MAXIMUM FLAME SPREAD/SMOKE DEVELOPED RATING OF 25/50 IN ACCORDANCE WITH NFPA 90A AND ASTM E84. SUPPLY DUCTS SHALL BE PROVIDED WITH EXTERNAL 1½" FOIL FACED SCRIM REINFORCED FIBERGLASS DUCT WRAP, 0.75# DENSITY. RETURN DUCT PLENUMS SHALL BE LINED WITH ½" THICK INTERNAL ARMACEL CLOSED CELL DUCT LINER. OUTSIDE AIR DUCTS SHALL BE WRAPPED WITH 2" FOIL FACED SCRIM REINFORCED FIBERGLASS DUCT WRAP, 0.75# DENSITY. EXHAUST AIR DUCTS ARE NOT INSULATED.
17. MOUNT DUCTWORK TIGHT TO THE STRUCTURE, ROUTE BETWEEN JOISTS WHERE POSSIBLE.
18. HVAC CONTRACTOR SHALL OPERATE, TEST, AND PROVDE TEST REPORTS ON EACH FAN COIL UNIT. BALANCE SYSTEM TO AIR QUANTITIES SHOWN ON PLAN. SUBMIT FINAL AIR BALANCE REPORT TO ARCHITECT AND ENGINEER FOR REVIEW. INCLUDE FINAL AIR FLOW OBTAINED AT EACH AIR INLET AND OUTLET, AND FINAL CFM AND STATIC PRESSURE AT DISCHARGE OF EACH FAN COIL UNIT.
19. PIPING SPECIFICATIONS
    - 19.2. REFRIGERANT PIPING: COPPER REFRIGERANT TUBING WITH SILFOS JOINTS IN SIZES REQUIRED BY THE HEAT PUMP UNIT MANUFACTURER FOR THE DISTANCES NEEDED. INSULATE SUCTION PIPING WITH 0.625" ARMACEL AP, WITH COMPLETE VAPOR SEAL. COAT OUTDOOR PIPING INSTALLATIONS WITH UV-INHIBITED WEATHER-PROOF PAINT, APPROVED OR MANUFACTURED BY INSULATION MANUFACTURER.
    - 19.3. CONDENSATE PIPING: SCHEDULE 40 PVC PIPE WITH PVC FITTINGS, SOLVENT WELDED JOINTS.

### HVAC SYMBOLS

- NEW SUPPLY AIR DIFFUSER
- NEW RETURN AIR GRILLE
- NEW RETURN AIR GRILLE (RAG-X)
- NEW SUPPLY REGISTER (SR-X, X CFM)
- NEW DUCTWORK
- NEW EXHAUST FAN
- RS — REFRIGERANT SUCTION PIPING
- RL — REFRIGERANT LIQUID PIPING
- CD — CONDENSATE PIPING
- T — THERMOSTAT

### HVAC ABBREVIATIONS

| | |
|---|---|
| ACCU | AIR COOLED CONDENSING UNIT |
| AD | ACCESS DOOR |
| AFF | ABOVE FINISHED FLOOR |
| APPROX | APPROXIMATELY |
| BHP | BRAKE HORSEPOWER |
| CD | CEILING DIFFUSER |
| CFM | CUBIC FEET PER MINUTE |
| CKT | CIRCUIT |
| CLG | CEILING |
| CONC | CONCRETE |
| CONT | CONTINUED |
| EC | ELECTRICAL CONTRACTOR |
| EF | EXHAUST FAN |
| EG | EXHAUST GRILLE |
| ER | EXHAUST REGISTER |
| DEGF | DEGREES FAHRENHEIT |
| FCU | FAN COIL UNIT |
| FLA | FULL LOAD AMPERES |
| HVAC | HEATING, VENTILATING AND AIR-CONDITIONING |
| MAX | MAXIMUM |
| MBH | THOUSAND BTUH |
| N.C. | NORMALLY CLOSED |
| N.I.C. | NOT IN CONTRACT |
| N.O. | NORMALLY OPEN |
| NTS | NOT TO SCALE |
| OA | OUTSIDE AIR |
| OB | OPPOSED BLADE |
| RA | RETURN OR RELIEF AIR |
| RAT | RETURN AIR TEMP |
| RG | RETURN GRILLE |
| RLA | RUNNING LOAD AMPERES |
| RR | RETURN REGISTER |
| SA | SUPPLY AIR |
| SAT | SUPPLY AIR TEMP |
| SF | SUPPLY FAN |
| SG | SUPPLY GRILLE |
| SP | STATIC PRESSURE |
| SPEC | SPECIFICATIONS |
| SR | SUPPLY REGISTER |
| T | THERMOSTAT |
| TOD | TOP OF DUCT |
| TYP | TYPICAL |

VANNOSTRAND ARCHITECTS
29 E. MAIN STREET, STE 4
P.O. BOX 572
BUCKHANNON, WV
304-473-0555 26201

ENGINEERING
CENKNER ENGINEERING ASSOCIATES, INC.
1314 FOURTH AVE.
CORAOPOLIS, PA 15108

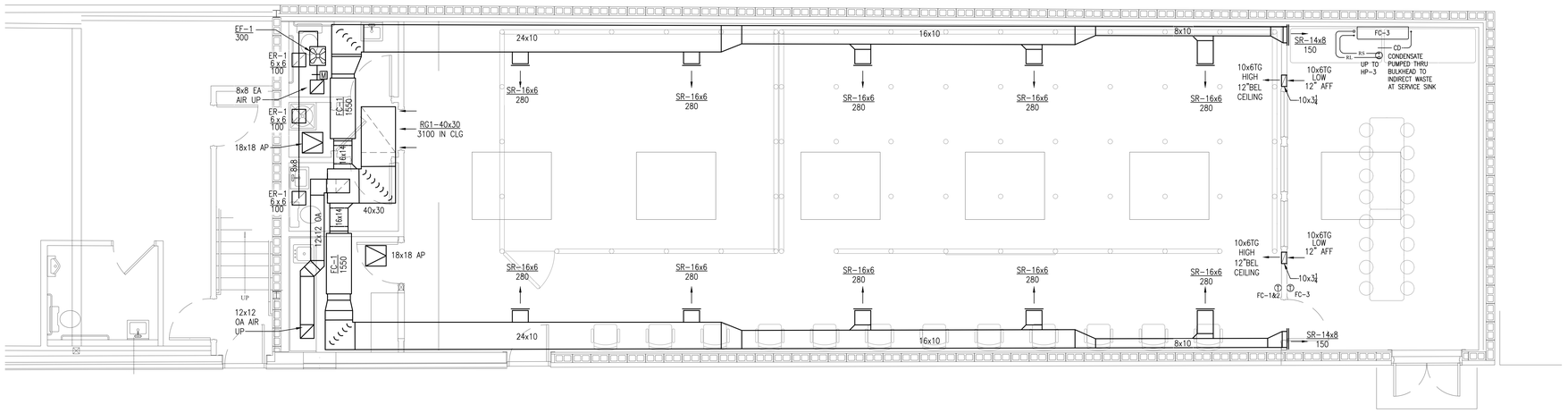
BUILDING RENOVATIONS
FUNTOPIA
CHARLES STREET
CHARLES TOWN, WEST VIRGINIA 25414

| rev | date | description |
|---|---|---|
| | | |

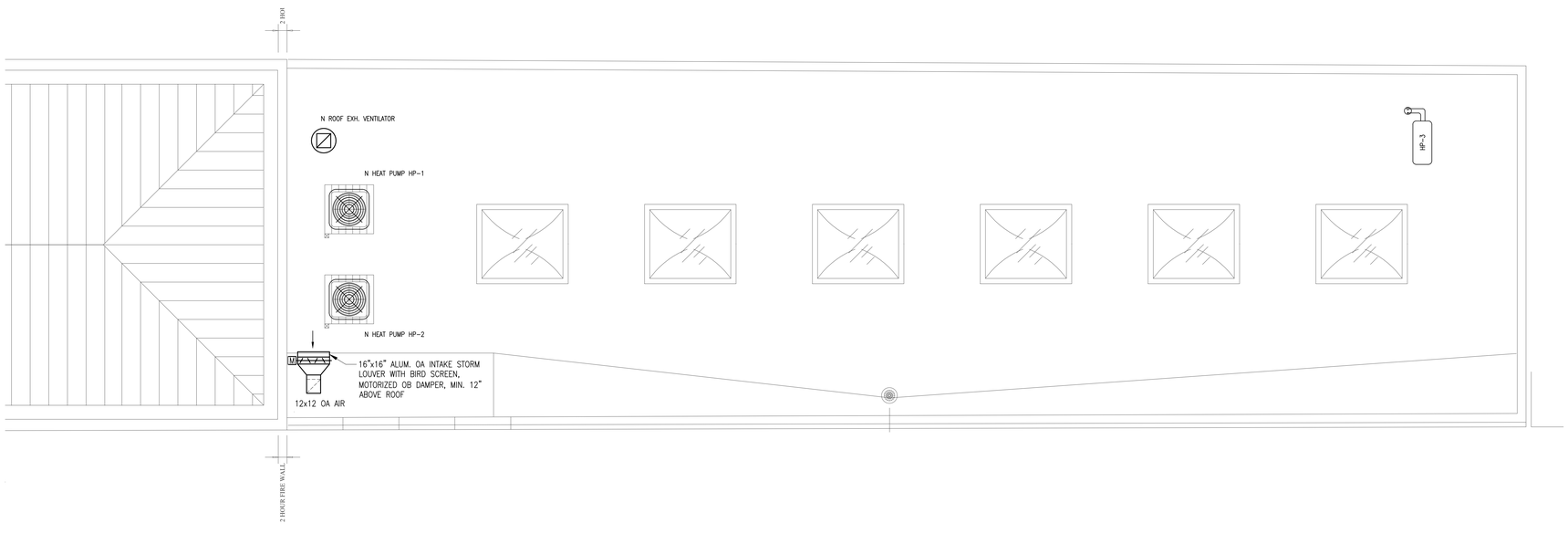
MICHAEL E. CENKNER REGISTERED PROFESSIONAL ENGINEER 14736 10/31/2023 STATE OF WEST VIRGINIA

| | |
|---|---|
| job: | 24060585 |
| drawn: | KMC |
| checked: | MEC |
| date: | 10/31/2023 |
| scale: | AS SHOWN |

SHEET
H.00
1 OF 2




1 H1.01 HVAC PLAN
SCALE: 1/4" = 1'-0"




2 H1.01 HVAC ROOF PLAN
SCALE: 1/4" = 1'-0"

VANNOSTRAND ARCHITECTS
29 E. MAIN STREET, STE 4
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CENKNER ENGINEERING ASSOCIATES, INC.
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BUILDING RENOVATIONS
# FUNTOPIA
CHARLES STREET
CHARLES TOWN, WEST VIRGINIA 25414

| rev | date | description |
|---|---|---|
| | | |

MICHAEL E. CENKNER
REGISTERED
14736
10/31/2024
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER

| | |
|---|---|
| job: | 24060585 |
| drawn: | KMC |
| checked: | MEC |
| date: | 10/31/2023 |
| scale: | AS SHOWN |

SHEET
H.01
2 OF 2

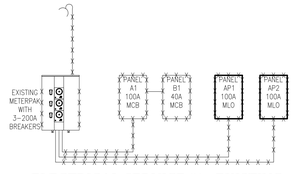
## PANELBOARD SCHEDULE

PANEL TAG NO.: NEW A1
VOLTAGE: 120/240 VOLTS
PHASE: ☒ SINGLE ☐ THREE
WIRES: ☒ THREE ☐ FOUR
BUS RATING: 225 AMPERES
INTERRUPTING RATING: 22 K.A.I.C.
MOUNTING: ☐ SURFACE ☒ RECESSED

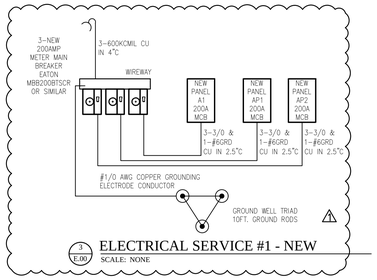
MAINS:
☐ LUGS ONLY
☒ CIRCUIT BREAKER
FRAME/TRIP: 200 AMPERES
☒ NEUTRAL BUS
☒ GROUND BUS
☐ _____

| KVA | DESCRIPTION | CB | CKT. NO. | | CB | DESCRIPTION | KVA |
|---|---|---|---|---|---|---|---|
| – | SPARE | 20 | 1 | 2 | 20 | SPARE | – |
| – | SPARE | 20 | 3 | 4 | 20 | SPARE | – |
| – | SPARE | 20 | 5 | 6 | 20 | SPARE | – |
| – | SPARE | 20 | 7 | 8 | 20 | SPARE | – |
| – | SPARE | 20 | 9 | 10 | 20 | SPARE | – |
| – | SPARE | 20 | 11 | 12 | 20 | SPARE | – |
| – | SPARE | 20 | 13 | 14 | 20 | SPARE | – |
| – | SPARE | 20 | 15 | 16 | 20 | SPARE | – |
| – | SPARE | 20 | 17 | 18 | 20 | SPARE | – |
| – | SPARE | 20 | 19 | 20 | 20 | SPARE | – |
| – | SPARE | 20 | 21 | 22 | 20 | SPARE | – |
| – | SPARE | 20 | 23 | 24 | 20 | SPARE | – |
| – | SPARE | 20 | 25 | 26 | 20 | SPARE | – |
| – | SPARE | 20 | 27 | 28 | 20 | SPARE | – |
| – | SPARE | 20 | 29 | 30 | 20 | SPARE | – |
| – | SPARE | 20 | 31 | 32 | 30 | SPARE | – |
| – | SPARE | 25 | 33 | 34 | 2 | | |
| – | SPARE | 20 | 35 | 36 | 20 | SPARE | – |
| | | 2 | 37 | 38 | 2 | | |
| – | SPARE | 30 | 39 | 40 | 30 | SPARE | – |
| | | 2 | 41 | 42 | 2 | | |
| – | TOTAL CONNECTED | | | | | TOTAL CONNECTED | – |

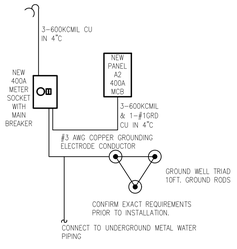
TOTAL CONNECTED LOAD = – KVA AMPS =




2 E.00 ELECTRICAL SERVICE #1 - EXISTING
SCALE: NONE




3 E.00 ELECTRICAL SERVICE #1 - NEW
SCALE: NONE




1 E.00 ELECTRICAL SERVICE #2 - NEW
SCALE: NONE

## ELECTRICAL SYMBOLS

EBU — EM – WALLMOUNTED LED EMERGENCY LIGHTING UNIT

S — SINGLE POLE TOGGLE SWITCH, 20 AMPERES, 120–277 VOLTS

D — 0–10V DIMMER SWITCH

D VS — DIMMER SWITCH DECORATOR SENSOR MICROPHONIC & PIR – DUAL TECHNOLOGY

S VS — DECORATOR SENSOR MICROPHONIC & PIR – DUAL TECHNOLOGY – DAYLIGHT SENSING AND DIMMING REQUIRED, VACANCY SETTING IS THE DEFAULT MODE– 2P INDICATES 2 POLE

OS — CEILING MOUNTED DUAL TECHNOLOGY LINE VOLTAGE DIGITAL DEVICE

UNSWITCHED LIGHTING CIRCUIT

DUPLEX RECEPTACLE, NEMA 5–20R, 2 POLE, 3 WIRE GROUNDING, 20 AMPERES, 125 VOLTS, "C" INDICATES MOUNTED AT COUNTER HEIGHT.

DOUBLE DUPLEX RECEPTACLE

GFC — GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE, NEMA 5–20R, 2 POLE, 3 WIRE GROUNDING, 20 AMPERES, 125 VOLTS, SELF TESTING DEVICE, PER UL 943 STANDARD. "C" INDICATES MOUNTED AT COUNTER HEIGHT.

## ELECTRICAL ABBREVIATIONS

| | |
|---|---|
| A, AMP | AMPERE |
| ABV | ABOVE |
| ACCU | AIR COOLED CONDENSING UNIT |
| AFF | ABOVE FINISHED FLOOR |
| AFG | ABOVE FINISHED GRADE |
| AL | ALUMINUM |
| AP | ACCESS PANEL |
| APPROX | APPROXIMATELY |
| C | CONDUIT |
| CB | CIRCUIT BREAKER |
| CKT | CIRCUIT |
| CLG | CEILING |
| CONC | CONCRETE |
| CONT | CONTINUED |
| CT | CURRENT TRANSFORMER |
| CU | COPPER |
| CUH | CABINET UNIT HEATER |
| DWG | DRAWING |
| EA | EACH |
| EBR | ELECTRIC BASEBOARD RADIATION |
| EC | ELECTRICAL CONTRACTOR |
| EF | EXHAUST FAN |
| EHC | ELECTRIC HEATING COIL |
| EMT | ELECTRIC METALLIC TUBING |
| EOL | END OF LINE |
| EWH | ELECTRIC WALL HEATER |
| EXIST | EXISTING |
| FLA | FULL LOAD AMPERES |
| FLUOR | FLUORESCENT |
| FT | FEET |
| GC | GENERAL CONTRACTOR |
| GFI | GROUND FAULT CIRCUIT INTERRUPTER |
| GND | GROUND |
| HC | HEATING CONTRACTOR |
| HOR | HORIZONTAL |
| HP | HORSEPOWER |
| HVAC | HEATING, VENTILATING & AIR CONDITIONING |
| HZ | HERTZ |
| IC | INTERUPTING CAPACITY |
| IDC | INITIATING DEVICE CIRCUIT |
| INCAND | INCANDESCENT |
| JB | JUNCTION BOX |
| KVA | KILOVOLT – AMPERE |
| KW | KILOWATT |
| LRA | LOCKED ROTOR AMPERES |
| LTG | LIGHTING |
| MAX | MAXIMUM |
| MCB | MAIN CIRCUIT BREAKER |
| MED | MEDIUM |
| MH | METAL HALIDE |
| MIN | MINIMUM |
| MTD | MOUNTED |
| MTG | MOUNTING |
| NAC | NOTIFICATION APPLIANCE CIRCUIT |
| NIC | NOT IN CONTRACT |
| NL | NIGHT LIGHT |
| NO. (#) | NUMBER |
| NTS | NOT TO SCALE |
| PB | PULL BOX |
| PH | PHASE |
| PNL | PANEL |
| PVC | POLY VINYL CHLORIDE |
| RLA | RUNNING LOAD AMPERES |
| ROR | RATE OF RISE |
| RTS | REMOTE TEST SWITCH |
| RTU | ROOF TOP UNIT |
| SPEC | SPECIFICATION |
| SWBD | SWITCHBOARD |
| TTB | TELEPHONE TERMINAL BOARD |
| TYP | TYPICAL |
| U.N.O. | UNLESS NOTED OTHERWISE |
| US | UNSWITCHED WIRE |
| VR | VANDAL–RESISTANT |
| VVT | VARIABLE VOLUME DAMPER |
| WP | WEATHERPROOF |
| XR | EXISTING TO REMAIN |

## PANELBOARD SCHEDULE

PANEL TAG NO.: A2
VOLTAGE: 120/240 VOLTS
PHASE: ☒ SINGLE ☐ THREE
WIRES: ☒ THREE ☐ FOUR
BUS RATING: 400 AMPERES
INTERRUPTING RATING: 22 K.A.I.C.
MOUNTING: ☐ SURFACE ☒ RECESSED

MAINS:
☐ LUGS ONLY
☒ CIRCUIT BREAKER
FRAME/TRIP: 400 AMPERES
☒ NEUTRAL BUS
☒ GROUND BUS
☐ _____

| KVA | DESCRIPTION | CB | CKT. NO. | | CB | DESCRIPTION | KVA |
|---|---|---|---|---|---|---|---|
| 0.8 | OUTLETS | 20 | 1 | 2 | 20 | OUTLETS | 0.8 |
| 0.8 | OUTLETS | 20 | 3 | 4 | 20 | OUTLETS | 0.8 |
| 0.8 | OUTLETS | 20 | 5 | 6 | 20 | OUTLETS | 0.8 |
| 0.8 | OUTLETS | 20 | 7 | 8 | 20 | OUTLETS | 0.8 |
| 0.8 | OUTLETS | 20 | 9 | 10 | 20 | OUTLET–JAN. CLOSET | 0.4 |
| 1.2 | LIGHTING | 20 | 11 | 12 | 20 | ROOF DECK PT | 0.2 |
| 1.2 | LIGHTING | 20 | 13 | 14 | 20 | LIGHTING | 0.8 |
| – | SPARE | 20 | 15 | 16 | 20 | SPARE | – |
| – | SPARE | 20 | 17 | 18 | 20 | SPARE | – |
| – | SPARE | 20 | 19 | 20 | 20 | SPARE | – |
| – | SPARE | 20 | 21 | 22 | 20 | SPARE | – |
| – | SPARE | 20 | 23 | 24 | 20 | SPARE | – |
| – | SPARE | 20 | 25 | 26 | 20 | SPARE | – |
| – | SPARE | 20 | 27 | 28 | 20 | SPARE | – |
| – | SPARE | 20 | 29 | 30 | 20 | SPARE | – |
| 0.2 | EXHAUST FAN | 20 | 31 | 32 | 25 | HP–3 | 4.1 |
| 3.0 | WATER HEATER & CIRC | 25 | 33 | 34 | 2 | | |
| 7.6 | HP–1 | 50 | 35 | 36 | 50 | HP–2 | 7.6 |
| | | 2 | 37 | 38 | 2 | | |
| 15.0 | FC–1, SINGLE POINT CONN | 90 | 39 | 40 | 90 | FC–2, SINGLE POINT CONN | 15.0 |
| | | 2 | 41 | 42 | 2 | | |
| 32.2 | TOTAL CONNECTED | | | | | TOTAL CONNECTED | 31.3 |

TOTAL CONNECTED LOAD = 63.5 KVA, AMPS = 265

1

## ELECTRICAL GENERAL NOTES

1. THE ELECTRICAL SYSTEM SCOPE OF WORK INCLUDES, BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING:
   1.1. ALL WORK OF THE ELECTRICAL CONTRACTOR SHALL BE UNDER ONE CONTRACT WITH THE GENERAL CONTRACTOR OR THE CONSTRUCTION MANAGER FOR THIS PROJECT.
   1.2. PROVIDING THE POWER, CONTROL POWER TRANSFORMERS, AND POWER WIRING FOR HVAC SYSTEM CONTROL COMPONENTS.
   1.3. COORDINATE THE INSTALLATION WITH THE MANUFACTURER'S SHOP DRAWINGS FOR EXACT LOCATION AND ROUGH–IN DIMENSIONS OF ALL EQUIPMENT AND SHALL MAKE ALL FINAL CONNECTIONS AS REQUIRED, I.E., POWER, CONTROL, ETC.
   1.4. PROVIDE LABOR, MATERIALS, EQUIPMENT, WIRING, SUPPORTS, DEVICES, LIGHT FIXTURES AND SERVICES FOR A COMPLETE OPERATIONAL AND READY TO OCCUPY PROJECT. THE INSTALLATION SHALL MEET THE REQUIREMENTS OF THE CURRENT EDITION OF THE NATIONAL ELECTRIC CODE ADOPTED IN THE LOCAL JURISDICTION.
   1.5. INCLUDE THE PRICE OF OBTAINING LOCAL PERMITS IF REQUIRED.
   1.6. COORDINATE DELIVERY, RECEIPT, UNLOADING, AND UNPACKING OF ALL REQUIRED EQUIPMENT, DEVICES, WIRING, AND ACCESSORIES IN THE BID PRICE, AND THE DISPOSAL AND REMOVAL OF PACKING MATERIALS FROM THE SITE.
   1.7. FURNISH AND INSTALL ALL INCIDENTAL ACCESSORIES NECESSARY TO MAKE THE ELECTRICAL WORK COMPLETE AND READY FOR OPERATION.
   1.8. PROVIDE TEMPORARY POWER THROUGHOUT THE PROJECT AREA.
   1.9. PROVIDE TEMPORARY LIGHTING THROUGHOUT THE PROJECT AREA.
2. MATERIAL AND EQUIPMENT FOR THIS PROJECT SHALL BEAR THE LABEL OF UL OR FM OR ANOTHER TESTING AGENCY ACCEPTABLE TO THE LOCAL JURISDICTION.
3. THE ENTIRE INSTALLATION SHALL BE WARRANTED FREE OF DEFECTS FOR A PERIOD OF 1 YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION, AS DETERMINED BY THE ARCHITECT.
4. SYMBOLS ⌒ ⌒ ⌒ INDICATE HOME RUNS WITH 2, 3, 4, OR 5 NO. 12 AWG COPPER CONDUCTORS RESPECTIVELY, AND 1 NO. 12 AWG GREEN INSULATED COPPER CONDUCTORS. CONTINUE THE BRANCH CIRCUIT CONDUCTORS TO THE FIXTURES AND DEVICES INDICATED BY THE CIRCUIT NUMBERS.
6. ALL BRANCH CIRCUIT CONDUCTORS SHALL BE 98 PERCENT CONDUCTIVITY COPPER MINIMUM #12 AWG, SIZE, THWN/THHN INSULATION, 600 VOLTS RATED, UNLESS OTHERWISE NOTED. ALL CONDUCTORS SHALL BE SELECTED AT 75 DEG C.
7. EQUIPMENT GROUNDING CONDUCTORS: ALL BRANCH CIRCUITS AND FEEDERS SHALL CONTAIN A GREEN INSULATED COPPER GROUND CONDUCTOR OR CONDUCTORS, SIZED IN ACCORDANCE THE NEC.
8. ALL CONTROL WIRING SHALL BE STRANDED COPPER AWG NO. 14 MINIMUM SIZE.
9. THE MINIMUM SIZE CONDUCTOR FROM A 20 AMPERE SINGLE POLE CIRCUIT BREAKER TO THE LOAD SHALL BE AS FOLLOWS:

| CONDUCTOR SIZE | 120 VOLT LENGTH | 240 VOLT LENGTH |
|---|---|---|
| AWG NO. 12 | 100 FEET OR LESS | 200 FEET OR LESS |
| AWG NO. 10 | 101 TO 200 FEET | 201 TO 300 FEET |
| AWG NO. 8 | 201 TO 300 FEET | 301 TO 400 FEET |

10. PANEL BOARDS: THE PANEL BOARDS SHALL BE BOLT–ON BREAKER TYPE. THE PANEL BOARD BUSES SHALL BE COPPER. THE NEUTRAL BUS AND THE GROUND BUS SHALL BE FULL SIZE AND ISOLATED. A MAIN CIRCUIT BREAKER SHALL BE PROVIDED ON EACH PANEL. PROVIDE TYPED PANEL BOARD CIRCUIT DIRECTORY CARDS IN ALL PANELS.
11. PROVIDE A SECOND NAMEPLATE INDICATING THE SHORT CIRCUIT CURRENT AVAILABLE WITH THE DATE OF CALCULATION. REFER TO THE PANEL SCHEDULE FOR THE INTERRUPTING CURRENT VALUE.
12. CIRCUIT NUMBERS ARE SHOWN FOR CLARITY AND PHASING. THE CONTRACTOR SHALL REARRANGE CIRCUITS ON EACH PANEL BOARD TO BALANCE THE LOADS ON EACH PHASE TO WITHIN PLUS OR MINUS TEN PERCENT.
13. EC'S CHOICE: PROVIDE GFCI BREAKERS OR GFCI RECEPTACLES FOR THE FOLLOWING:
   13.1. CIRCUITS SERVING LOADS WITHIN 6 FEET OF A WATER SOURCE.
   13.2. ALL CIRCUITS IN MECHANICAL ROOMS.
   13.3. ALL CIRCUITS WITH EQUIPMENT EXPOSED TO THE WEATHER.
14. MOUNT ALL DEVICES AS SHOWN IN THE MOUNTING HEIGHT DETAIL, U.O.N. ON THE DRAWINGS OR DETAILS.
15. COORDINATE ROUGH IN LOCATIONS WITH ARCHITECTURAL ELEVATIONS AND MANUFACTURERS SHOP DRAWINGS PRIOR TO INSTALLATION.
16. VERIFY ALL CATALOG NUMBERS WITH DEVICE DESCRIPTIONS BEFORE PURCHASING.
17. PROVIDE FIRE STOP SEALANTS AT ALL CONDUIT PENETRATIONS THROUGH FIRE RATED FLOORS AND WALLS. COMPLY WITH ASTM E–814 AND UL 1479. THE FOLLOWING SHALL APPLY, UON.
   17.1. WALLS, INTERIOR PARTITIONS: ZERO HOUR.
   17.2. WALLS, INTERIOR ELECTRIC & MECHANICAL ROOMS: 1 HOUR
   17.3. ROOF: 0 HOUR
18. ELECTRICAL CONTRACTOR SHALL INSTALL ALL SWITCHES, STARTERS, AND DEVICES FOR MOTOR DRIVEN EQUIPMENT FURNISHED BY OTHERS, PROVIDE POWER WIRING THROUGH THE DEVICES TO THE MOTORS, AND VERIFY PROPER MOTOR ROTATION.
19. DRAWINGS ARE DIAGRAMMATIC ONLY: EXACT LOCATION, MOUNTING HEIGHTS OF EQUIPMENT AND ROUTING OF CABLES AND RACEWAYS SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR, THE ARCHITECT, EQUIPMENT REQUIREMENTS AND FIELD CONDITIONS.
20. ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH OSHA, THE NATIONAL ELECTRICAL CODE AND LOCAL GOVERNING AUTHORITIES. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ON SITE JOB SAFETY.
21. DISCONNECT SWITCHES: MOTOR DISCONNECTING SWITCHES SHALL BE HEAVY DUTY TYPE. THE SWITCH ENCLOSURE SHALL BE RATED FOR THE INTENDED ENVIRONMENT; NEMA 1 FOR INDOORS, NEMA 3R FOR OUTDOOR USE. SWITCHES SHALL BE HORSEPOWER RATED AND SIZED FOR THE MOTOR SERVED IN ACCORDANCE WITH THE NEC OR MANUFACTURER'S RECOMMENDATIONS.

DEVICE AND COVER PLATE COLORS:
22. COVER PLATES SHALL BE UNBREAKABLE NYLON PLATES, UON.
23. COLORS FOR DEVICES AND COVER PLATES SHALL BE SELECTED BY THE ARCHITECT, U.O.N.

THE FOLLOWING NOTES APPLY TO NM, AC, OR MC FLEXIBLE CABLE INSTALLATIONS:
24. CONCEALED WIRING SHALL BE TYPE MC OR AC #12–2 MINIMUM WITH INSULATED GREEN GROUND CABLES, 600 VOLT RATED INSULATION, SELECTED AT 75 DEG C.
25. WIRING ABOVE ACCESSIBLE CEILINGS SHALL BE TYPE MC OR AC, NO EXCEPTIONS.
26. PROVIDE METAL PROTECTIVE PLATES OVER BORE HOLES THROUGH WOOD MEMBERS, IF ANY, IN ACCORDANCE WITH THE NEC.
27. EXPOSED WIRING SHALL BE AS FOLLOWS:
   27.1. IN MECHANICAL ROOMS: EMT CONDUIT ¾" MINIMUM SIZE.
   27.2. OUTDOORS: IN RIGID ALUMINUM CONDUIT.
   27.3. ABOVE ROOFS
   27.4. AT MOTORS: LIQUID TIGHT FLEXIBLE CONDUIT

THE FOLLOWING NOTES APPLY TO CONDUIT INSTALLATIONS:
28. 3#12 W/ 1#12 GRD IN 3/4"C INDICATES THREE NO. 12 AWG AND ONE NO. 12 AWG GREEN INSULATED GROUND IN A 3/4" CONDUIT. WIRE AND CONDUIT SIZES INDICATED ON HOME RUNS SHALL BE CONTINUOUS THROUGH CIRCUIT.
29. THE CONTRACTOR SHALL DETERMINE THE EXACT NUMBER OF CONDUCTORS WITHIN A CONDUIT AND THE CONDUIT SIZE AND ROUTING. THE CONDUCTOR SIZES SHALL BE INCREASED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE WHERE THE NUMBER OF CURRENT CARRYING CONDUCTORS WITHIN A RACEWAY EXCEEDS THREE.
30. DO NOT INSTALL MORE THAN FOUR 90 DEGREE BENDS BETWEEN JUNCTION OR PULL BOXES.

## LIGHTING FIXTURE SCHEDULE

| TYPE | MOUNTING | DESCRIPTION | MANUFACTURER AND CATALOG No. | WATTS | VOLT | REMARKS |
|---|---|---|---|---|---|---|
| A | | | | | | |
| B | SURFACE | 4FT LED STRIP | LITHONIA LIGHTING MNSS L48 ALO3 MVOLT SWW3 | 44W | MVOLT | ADJUSTABLE LUMEN AND SWITCHABLE CCT INTEGRATED LED WHITE STRIP LIGHT FIXTURE |
| C | RECESSED | 6INCH LED DISC CEILING LIGHT | WAC LIGHTING FM–306 930 15W 950 WT | 15W | 120V | MOUNTED DIRECTLY TO JUNCTION BOX AT CEILING |
| D | SURFACE | 1–PIECE GLAZED PORCELAIN OUTLET BOX MOUNT | LEVITON R50–49875–000 | 10W | MVOLT | BASIC SOCKET FIXTURE, INCLUDE 75WATT EQUIVALENT LED BULB |
| G | SURFACE | EXTERIOR LED SCONCE | COMMERCIAL ELECTRIC S10WPK8400DBZHD | 21W | MVOLT | 100–WATT EQUIVALENT INTEGRATED LED BRONZE SECURITY DUSK TO DAWN PHOTOCELL SENSOR OUTDOOR WALL PACK LIGHT 4000K |
| EBU | SURFACE | 2–LAMP LED BATTERY EMERGENCY UNIT | LITHONIA LIGHTING EU2C M6 | 3W | MVOLT | INTEGRATED LED WHITE EMERGENCY LIGHT FIXTURE WITH BATTERY |
| EX1 | AS REQUIRED | COMBO LED EXIT LIGHT AND EMERGENCY LAMPS | LITHONIA LIGHTING ECRG SQ M6 | 3W | MVOLT | COMPLETE WITH DIRECTIONAL ARROWS AS SHOWN ON DRAWINGS. PROVIDE WITH MOUNTING BRACKET |

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1314 FOURTH AVE.
CORAOPOLIS, PA 15108

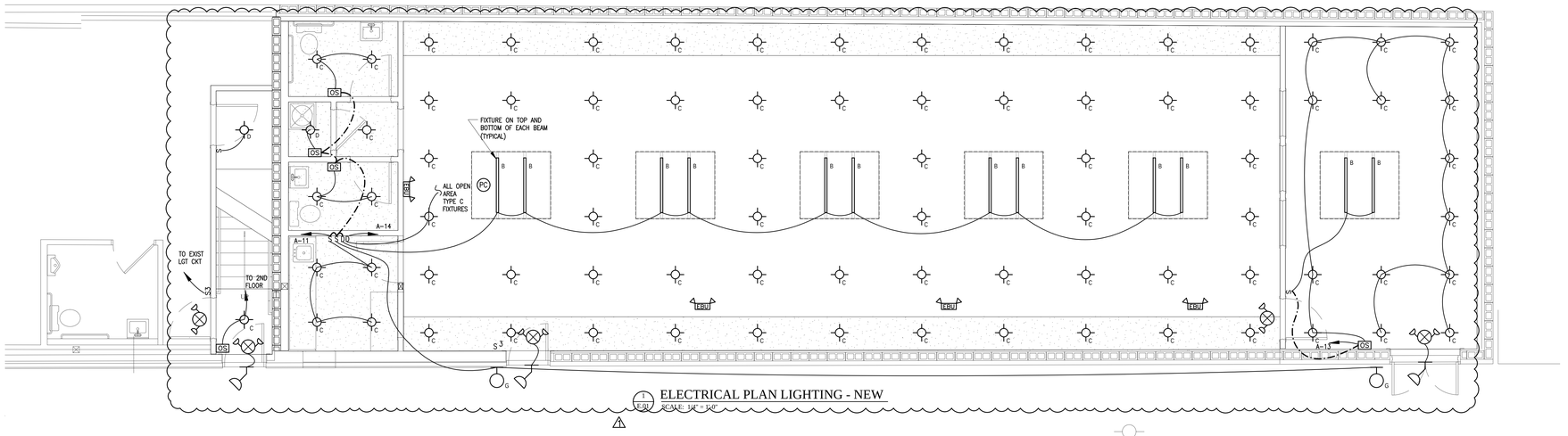
BUILDING RENOVATIONS
FUNTOPIA
108 NORTH CHARLES STREET
CHARLES TOWN, WEST VIRGINIA 25414

| rev | date | description |
|---|---|---|
| | | |
| | | |
| | | |
| 1 | 1/24/25 | SERVICE/LIGHTING |

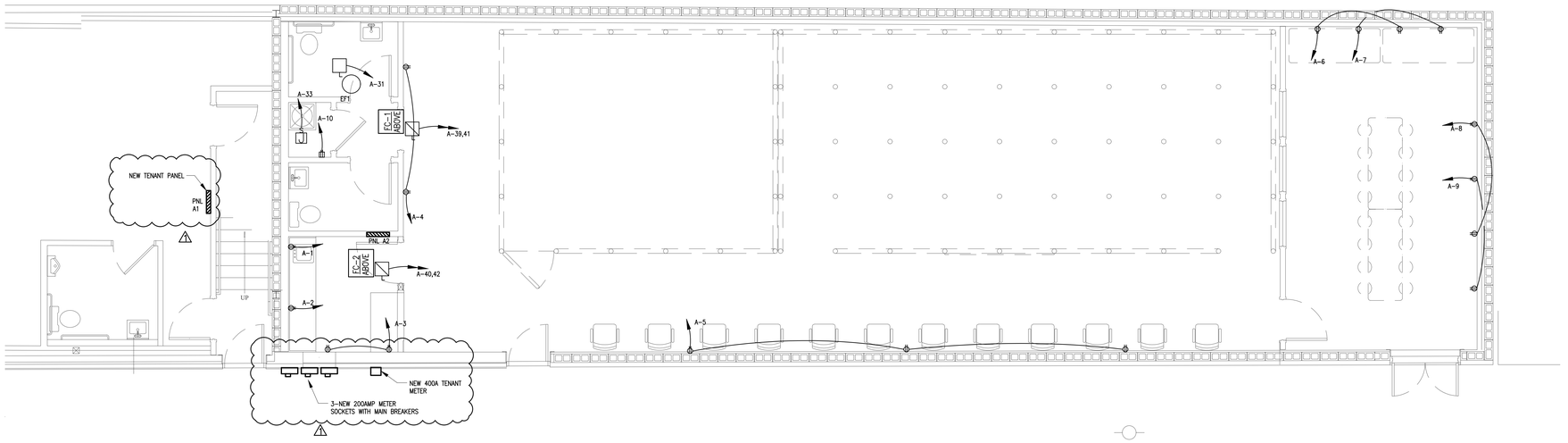
MICHAEL E. CENKNER REGISTERED PROFESSIONAL ENGINEER 14736 01/24/2025 STATE OF WEST VIRGINIA

| | |
|---|---|
| job: | 24060585 |
| drawn: | KMC |
| checked: | MEC |
| date: | 10/31/2023 |
| scale: | AS SHOWN |

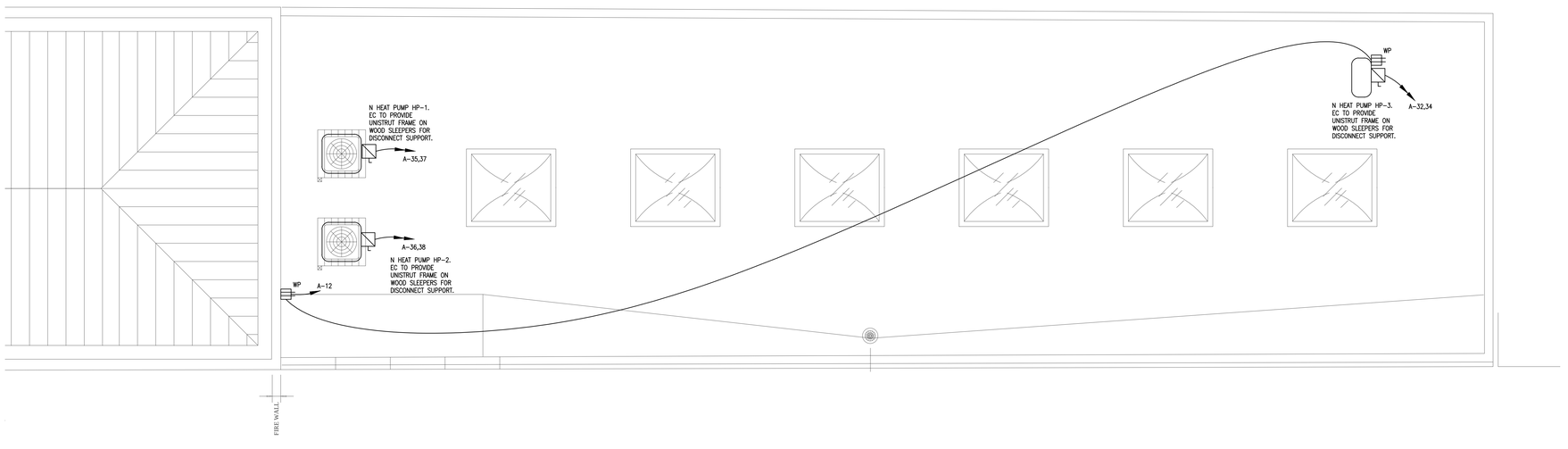
SHEET
E.00




1 E.01 ELECTRICAL PLAN LIGHTING - NEW
SCALE: 1/4" = 1'-0"




2 E.01 ELECTRICAL FLOOR PLAN - NEW
SCALE: 1/4" = 1'-0"




3 E.01 ELECTRICAL ROOF PLAN - NEW
SCALE: 1/4" = 1'-0"

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29 E. MAIN STREET, STE 4
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BUILDING RENOVATIONS
FUNTOPIA
108 NORTH CHARLES STREET
CHARLES TOWN, WEST VIRGINIA 25414

| rev | date | description |
|---|---|---|
| 1 | 1/24/25 | SERVICE/LIGHTING |

MICHAEL E. CENKNER REGISTERED 14736 01/24/2025 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER

| | |
|---|---|
| job: | 24060585 |
| drawn: | KMC |
| checked: | MEC |
| date: | 10/31/2023 |
| scale: | AS SHOWN |

SHEET
E.01
2 OF 3

## PANELBOARD SCHEDULE

PANEL TAG NO.: AP1 NEW
VOLTAGE: 120/240 VOLTS
PHASE: ☒ SINGLE ☐ THREE
WIRES: ☒ THREE ☐ FOUR
BUS RATING: 200 AMPERES
INTERRUPTING RATING: 22 K.A.I.C.
MOUNTING: ☐ SURFACE ☒ RECESSED

MAINS:
☐ LUGS ONLY
☒ CIRCUIT BREAKER
FRAME/TRIP: 200 AMPERES
☒ NEUTRAL BUS
☒ GROUND BUS
☐ _____

| KVA | DESCRIPTION | CB | CKT. NO. | | CB | DESCRIPTION | KVA |
|---|---|---|---|---|---|---|---|
| 1.0 | MICROWAVE | 20 | 1 | 2 | 20 | BEDROOM | 0.8 |
| 0.8 | KITCHEN RECEPTACLES | 20 | 3 | 4 | 20 | LTG & E.F. – TOILET ROOM | 1.0 |
| 0.8 | KITCHEN RECEPTACLES | 20 | 5 | 6 | 20 | REFRIGERATOR | 1.2 |
| 0.8 | LIGHTING | 20 | 7 | 8 | 20 | LIVINGROOM | 1.0 |
| 0.8 | WINDOW A/C | 20 | 9 | 10 | 20 | LIVINGROOM | 1.0 |
| | | | 11 | 12 | 20 | WINDOW A/C | 0.8 |
| | | | 13 | 14 | 20/2 | EXISTING RANGE (VERIFY) | 8.0 |
| | | | 15 | 16 | | | |
| 10.0 | EXISTING HVAC (VERIFY) | 60/2 | 17 | 18 | 30/2 | WATER HEATER | 4.5 |
| | | | 19 | 20 | | | |
| – | TOTAL CONNECTED | | | | | TOTAL CONNECTED | – |

TOTAL CONNECTED LOAD = X KVA, AMPS = X AMPS CONNECTED

NOTES:

1. PROVIDE PANELS AND COMPATIBLE AFCI CIRCUIT BREAKERS FOR EACH AND EVERY BREAKER THAT SERVES DEVICES AND EQUIPMENT THROUGHOUT THE DWELLING UNIT IN ACCORDANCE WITH NEC ARTICLE 210.

## PANELBOARD SCHEDULE

PANEL TAG NO.: AP2 NEW
VOLTAGE: 120/240 VOLTS
PHASE: ☒ SINGLE ☐ THREE
WIRES: ☒ THREE ☐ FOUR
BUS RATING: 200 AMPERES
INTERRUPTING RATING: 22 K.A.I.C.
MOUNTING: ☐ SURFACE ☒ RECESSED

MAINS:
☐ LUGS ONLY
☒ CIRCUIT BREAKER
FRAME/TRIP: 200 AMPERES
☒ NEUTRAL BUS
☒ GROUND BUS
☐ _____

| KVA | DESCRIPTION | CB | CKT. NO. | | CB | DESCRIPTION | KVA |
|---|---|---|---|---|---|---|---|
| 1.0 | MICROWAVE | 20 | 1 | 2 | 20 | BEDROOM #1 | 0.8 |
| 0.8 | KITCHEN RECEPTACLES | 20 | 3 | 4 | 20 | LTG & E.F. – TOILET ROOM | 1.0 |
| 0.8 | KITCHEN RECEPTACLES | 20 | 5 | 6 | 20 | REFRIGERATOR | 1.2 |
| 0.8 | LIGHTING | 20 | 7 | 8 | 20 | LIVINGROOM | 1.0 |
| 0.8 | WINDOW A/C | 20 | 9 | 10 | 20 | LIVINGROOM | 1.0 |
| 0.8 | BEDROOM #2 | 20 | 11 | 12 | 20 | WINDOW A/C | 0.8 |
| | | | 13 | 14 | 20/2 | EXISTING RANGE (VERIFY) | 8.0 |
| | | | 15 | 16 | | | |
| 10.0 | EXISTING HVAC (VERIFY) | 40/2 | 17 | 18 | 30/2 | WATER HEATER | 4.5 |
| | | | 19 | 20 | | | |
| – | TOTAL CONNECTED | | | | | TOTAL CONNECTED | – |

TOTAL CONNECTED LOAD = X KVA, AMPS = X AMPS CONNECTED

NOTES:

1. PROVIDE PANELS AND COMPATIBLE AFCI CIRCUIT BREAKERS FOR EACH AND EVERY BREAKER THAT SERVES DEVICES AND EQUIPMENT THROUGHOUT THE DWELLING UNIT IN ACCORDANCE WITH NEC ARTICLE 210.

## PANELBOARD SCHEDULE

PANEL TAG NO.: AP1 EXISTING
VOLTAGE: 120/240 VOLTS
PHASE: ☒ SINGLE ☐ THREE
WIRES: ☒ THREE ☐ FOUR
BUS RATING: 100 AMPERES
INTERRUPTING RATING: 22 K.A.I.C.
MOUNTING: ☐ SURFACE ☒ RECESSED

MAINS:
☒ LUGS ONLY
☐ CIRCUIT BREAKER
FRAME/TRIP: _____ AMPERES
☒ NEUTRAL BUS
☒ GROUND BUS
☐ _____

| KVA | DESCRIPTION | CB | CKT. NO. | | CB | DESCRIPTION | KVA |
|---|---|---|---|---|---|---|---|
| 1.4 | APARTMENT | 20 | 1 | 2 | 20 | APARTMENT | 1.4 |
| | BLANK | | 3 | 4 | | BLANK | |
| | BLANK | | 5 | 6 | | BLANK | |
| | BLANK | | 7 | 8 | | BLANK | |
| 8.0 | EXISTING RANGE (VERIFY) | 20/2 | 9 | 10 | 60/2 | EXISTING HVAC (VERIFY) | 10.0 |
| | | | 11 | 12 | | | |
| – | TOTAL CONNECTED | | | | | TOTAL CONNECTED | – |

TOTAL CONNECTED LOAD = X KVA, AMPS = X AMPS CONNECTED

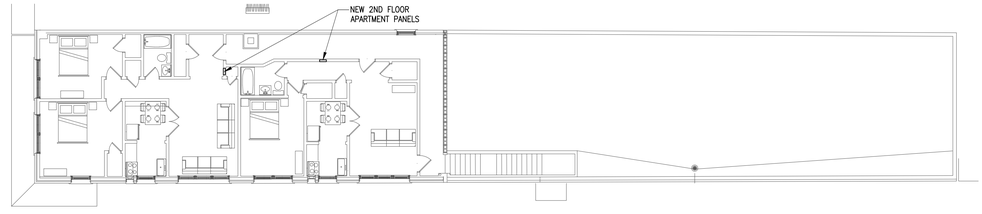
## PANELBOARD SCHEDULE

PANEL TAG NO.: AP2 EXISTING
VOLTAGE: 120/240 VOLTS
PHASE: ☒ SINGLE ☐ THREE
WIRES: ☒ THREE ☐ FOUR
BUS RATING: 100 AMPERES
INTERRUPTING RATING: 22 K.A.I.C.
MOUNTING: ☐ SURFACE ☒ RECESSED

MAINS:
☒ LUGS ONLY
☐ CIRCUIT BREAKER
FRAME/TRIP: _____ AMPERES
☒ NEUTRAL BUS
☒ GROUND BUS
☐ _____

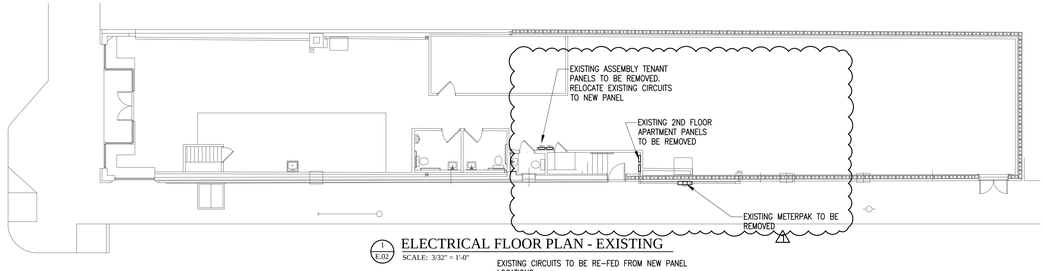
| KVA | DESCRIPTION | CB | CKT. NO. | | CB | DESCRIPTION | KVA |
|---|---|---|---|---|---|---|---|
| 1.4 | APARTMENT | 20 | 1 | 2 | 20 | APARTMENT | 1.4 |
| | BLANK | | 3 | 4 | 15 | ROOF PUMP | 0.4 |
| | BLANK | | 5 | 6 | | BLANK | |
| | BLANK | | 7 | 8 | | BLANK | |
| 8.0 | EXISTING RANGE (VERIFY) | 20/2 | 9 | 10 | 40/2 | EXISTING HVAC (VERIFY) | 10.0 |
| | | | 11 | 12 | | | |
| – | TOTAL CONNECTED | | | | | TOTAL CONNECTED | – |

TOTAL CONNECTED LOAD = X KVA, AMPS = X AMPS CONNECTED




2 / E.02 ELECTRICAL 2ND FLOOR PLAN - EXISTING
SCALE: 3/32" = 1'-0"

EXISTING CIRCUITS TO BE RE-FED FROM NEW PANEL LOCATIONS.




1 / E.02 ELECTRICAL FLOOR PLAN - EXISTING
SCALE: 3/32" = 1'-0"

EXISTING CIRCUITS TO BE RE-FED FROM NEW PANEL LOCATIONS.

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BUILDING RENOVATIONS
FUNTOPIA
108 NORTH CHARLES STREET
CHARLES TOWN, WEST VIRGINIA 25414

| rev | date | description |
|---|---|---|
| | | |
| | | |
| | | |
| 1 | 1/24/25 | SERVICE/LIGHTING |

MICHAEL E. CENKNER
REGISTERED
PROFESSIONAL ENGINEER
14736 01/24/2025
STATE OF
WEST VIRGINIA

| | |
|---|---|
| job: | 24060585 |
| drawn: | KMC |
| checked: | MEC |
| date: | 10/31/2023 |
| scale: | AS SHOWN |

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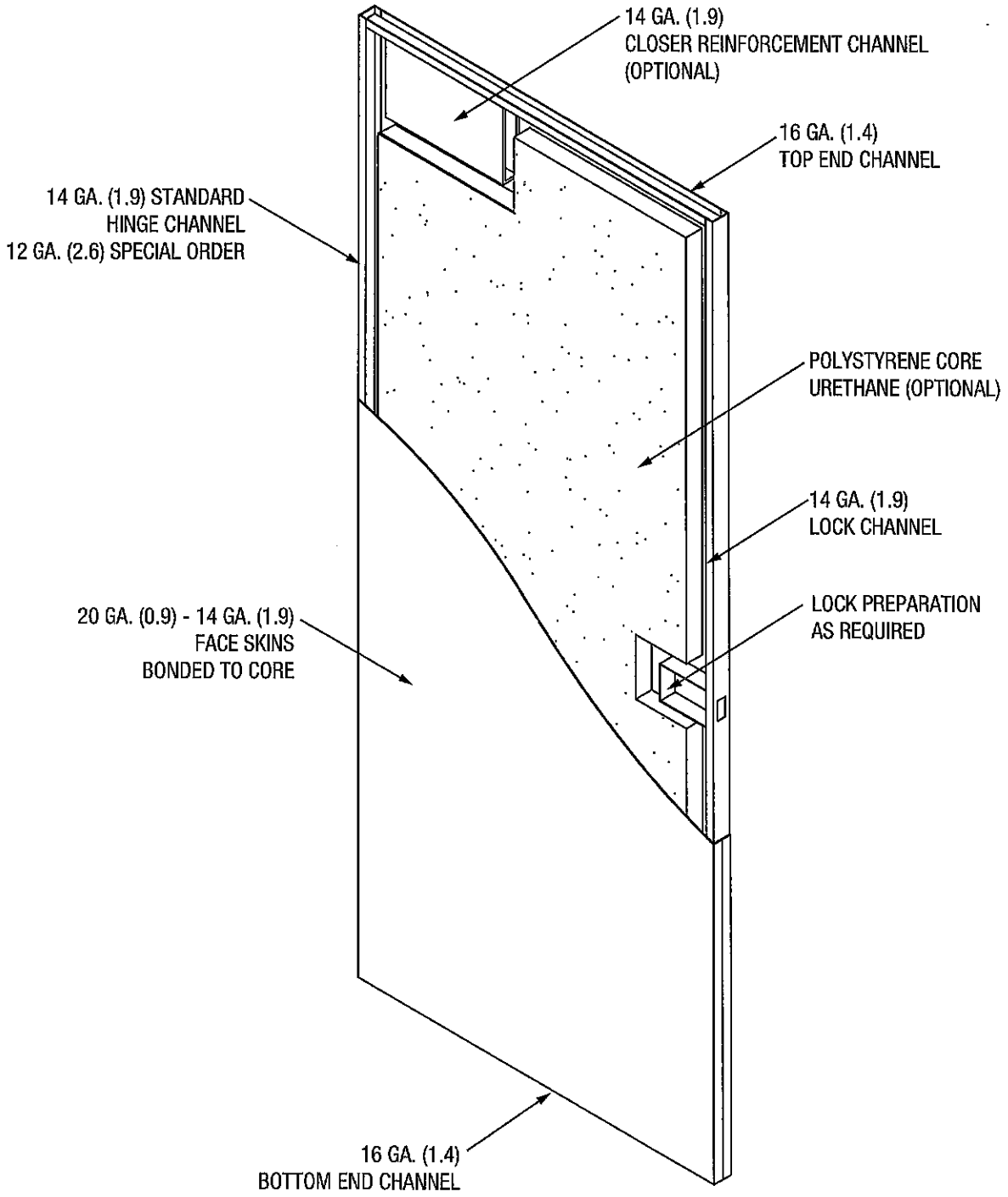
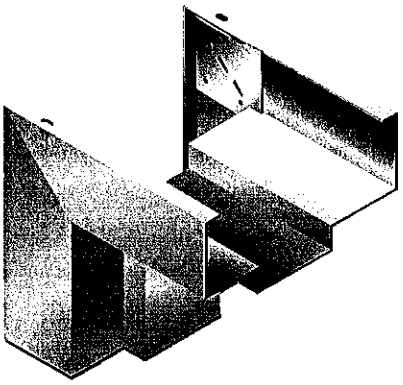
E.02




**NOTE:** SEE PAGE 162 FOR HONEYCOMB OPTION

Standard and Custom Metal Doors +
Standard Metal Frames ×
**Masonry**
Drywall
Custom Metal Frames +
Specialty Products +
Factory Pre-Finish +
Decorative Openings
Energy Efficient Solutions
School Security Solutions
Behavioral Health Series
CURRIES & LEED
GREENGUARD
Warranty
Technical Manuals

# Masonry



**Masonry / Flush Frames**

CURRIES offers a complete line of flush frames that are available in 18, 16, 14, and 12 gauge cold-rolled or galvannealed steel and in 16 or 14 gauge stainless steel. Frames can be knocked down, set up and spot welded at miters, or set up and arc welded at miters and ground smooth. The 12 gauge frames are saw miter welded or saw butt end welded, corner construction only. They are available for either 1-3/8" (35) or 1-3/4" (44) thick doors. CURRIES frames are manufactured for all wall conditions such as masonry, steel stud, wood stud, and poured concrete.

## Narrow Face Frames

Identical profile jambs and heads 1" face through 2" face in 1/8" increments are now available KD, M, G and MK profile.

## Frame Sizes

Frame sizes are available to match door sizes, in any combination of singles or pairs. Non-Standard width or height frames are available on special order.

## Specifications

Frames shall be M Series as manufactured by CURRIES of Mason City, Iowa. Frames are to be fabricated of either cold-

ASSA ABLOY Hands-Free Opening Solutions

rolled or galvannealed steel (as specified) of either 18, 16, or 14 gauge. Joints are to be diemitered with integral tabs for reinforcement and interlocking of the jambs to the head. 12 gauge frames are saw miter or saw butt end corner construction. Frames shall be knock-down or set-up and welded. Frames shall be thoroughly cleaned and receive an iron phosphate treatment prior to receiving one coat of baked on prime paint. Frames are to be reinforced only for surface mounted hardware, with drilling and tapping to be done in the field by others. Metal plaster guards are to be provided for all mortise cutouts. Minimum requirements for hardware reinforcements are to be as follows: Hinge Reinforcing-7 gauge, Lock Strike Reinforcing-14 gauge conforming to template requirements and closer reinforcing-14 gauge.

**Anchors**

CURRIES offers standard and custom anchor systems to meet almost any job conditions. Anchors are available loose or welded in.

Find technical information here >>

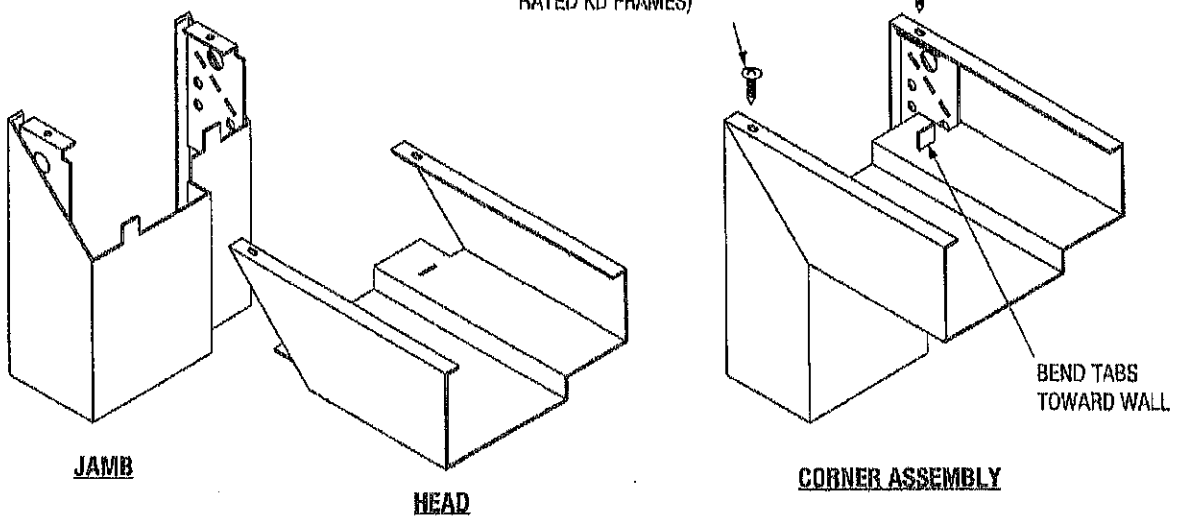
Masonry Frame Information

masonryframe.png
(..png, 425 kB)

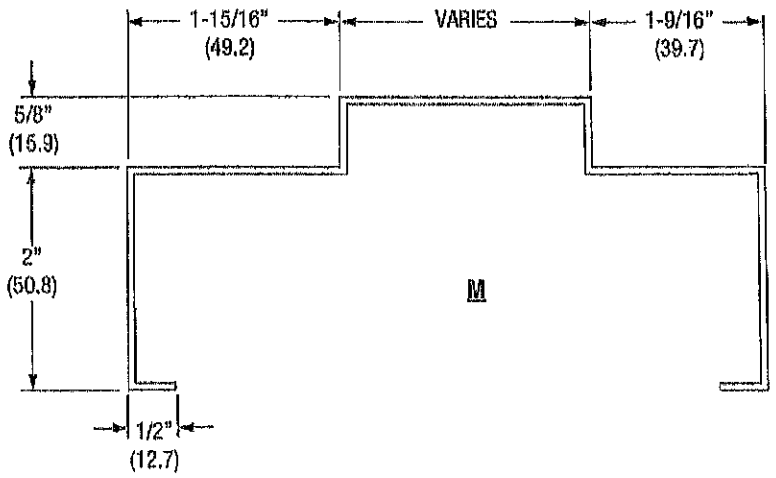
# Masonry KD "G" Profile - Corner Details

Frame Technical Data

March, 2015




## Masonry KD 2" Face Flush Frame Unequal Rabbet




Optional face dimension:
1" through 2" in 1/8" increments

Optional return dimension:
7/16" through 1"

Rabbets can vary 5/8" through 6" on non door rabbet.

KD "M" TYPE FLUSH
GAUGE - 18 GA. (1.2), 16 GA. (1.4), 14 GA. (1.9)
VARIABLE SOFFIT
JAMB DEPTH 4-1/2" (114.3) THRU 14" (355.6) (1/8"(3.2) INCREMENTS)
AVAILABLE WITH 4" (101.6) FACE HEADS
**NOTE:** 5-3/4" (146.1) JAMB DEPTH STANDARD WITH 7/16" (11.1) RETURNS
TO PROVIDE 4-7/8" (123.8) THROAT OPENING

**From:** Elizabeth Cook
**To:** James Newman
**Cc:** Alissa Meeks; Nathan Smith
**Subject:** Mosaic
**Date:** Monday, February 24, 2025 2:53:03 PM

---

Good afternoon James,

I just spoke with Liz Goins who was in charge of the mosaic project. She is happy to hear that Nathan is trying to save the piece that he needs to cut into. She would like to be a part of the removal process. She plans to call the artist, Isaiah Zagar, to ask for advise on removal.

We are meeting with Clissy on Wednesday as she has contact with the person who put up the back boards that may be able to help too.

All that to say that Liz is supportive of our efforts to save the pieces and will help with the process. Please feel free to share this with HLC.

Liz

**Liz Cook**
**Business Development and Downtown Coordinator**
City of Charles Town
101 E. Washington Street, PO Box 14, Charles Town, WV 25414
Direct: 304-724-3256 Cell: 304-982-2944 Email: ecook@charlestownwv.us

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

Meeting: 03/10/25
Department: Historic Landmarks Commission
Category: Report
Initiator:

**SCHEDULED**

**AGENDA ITEM (ID # )**

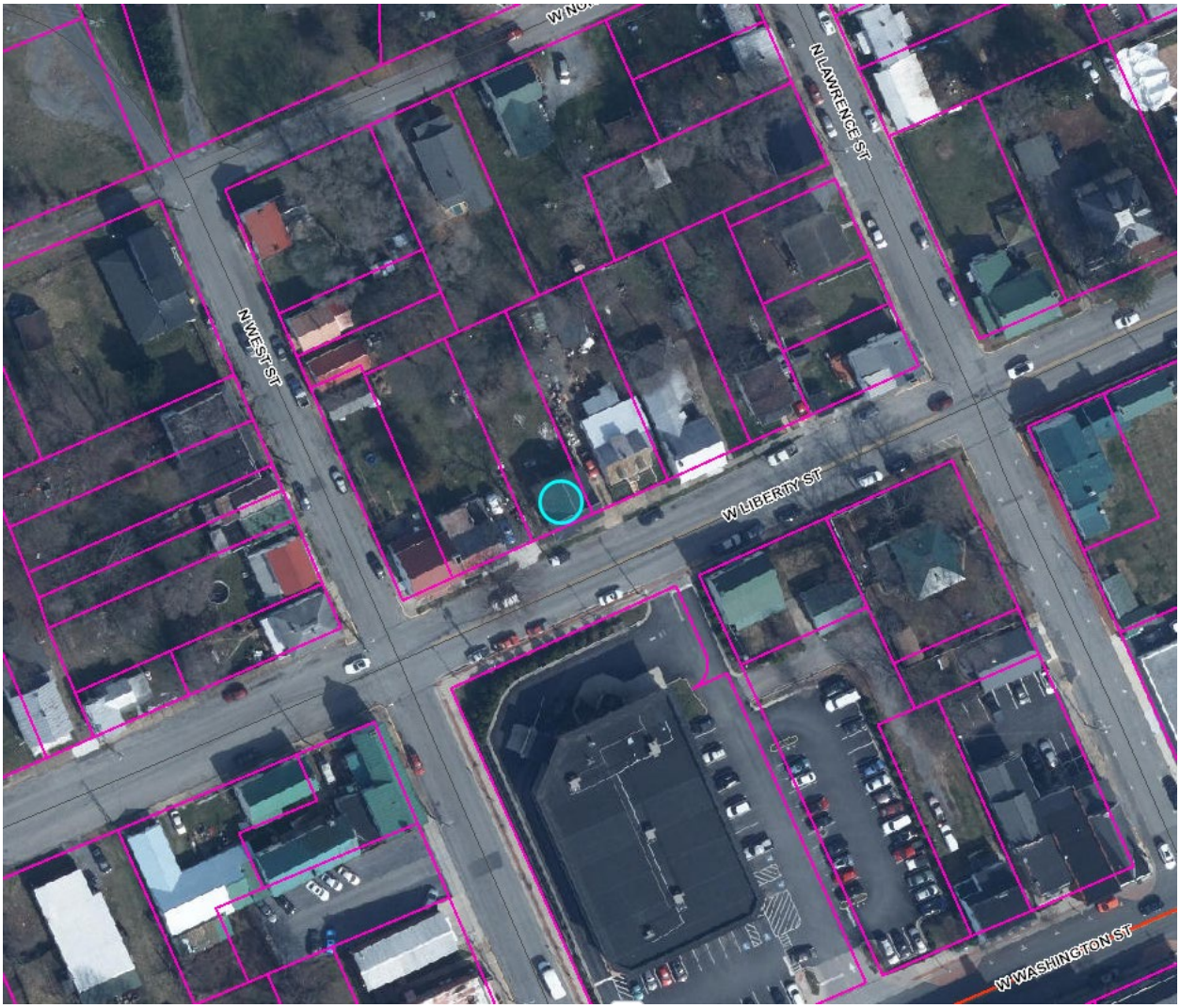
## Public Hearing - *COA2025-03*: 318 W Liberty St. - Mark Roper

**ATTACHMENTS:**

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

**Certificate of Appropriateness**
**COA-2025-03**

**Date:** For the February 10, 2025 Historic Landmarks Commission meeting
**Applicant**: Mark Roper
**Property Owner**: The Beacon Group LLC
**Report by**: James Newman, City Planner, Zoning/Subdivision Administrator
**Proposal:** Certificate of Appropriateness for deck railings
**Address**: 318 W Liberty St.
**Zoning**: Old Town Residential




**HISTORIC SURVEY BUILDING INFORMATION: Downtown Historic District.**
Vernacular, c. 1870s-80s. Two story, three bay frame dwelling with wood siding. L-extension to rear. Entrance in west front bay. **Contributing.**

**PROPOSAL**
A request for a Certificate of Appropriateness to install wooden balusters and railings.

**VIEW**
Staff picture taken February 24, 2025




Per Google Maps-Streetview, the building was clad in vinyl sometime between 2014 and 2021.

**ORDINANCE REQUIREMENTS**
None.

**HISTORIC DISTRICT REQUIREMENTS**

*The railing systems on these structures can have a very large influence on the appearance of the streetscape. Therefore, consider the following when deciding on a railing for your porch or deck:*

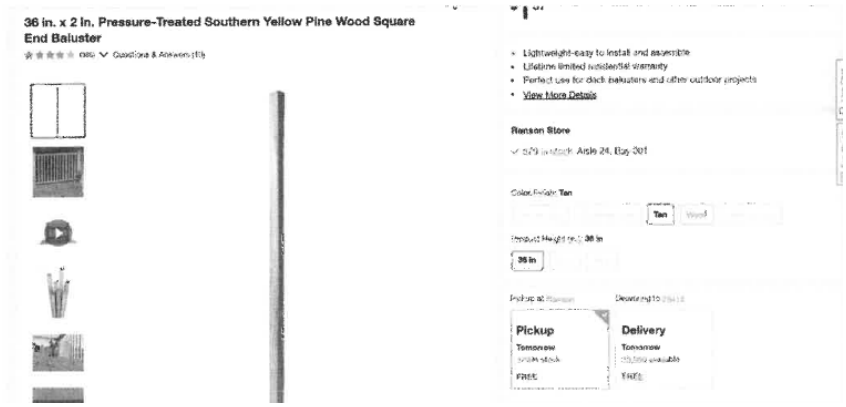
*• Railings should coordinate with the features of the new porch/deck and the existing structure in details, materials, scale and texture.*

*• Railings should be of similar material to the porch/deck. Wood is preferred. The Commission will consider railings of plastic, vinyl, brick, concrete or other materials on a case-by-case basis.*

**PROPOSAL**

Pressure-treated square wooden balusters with pressure treated wood railing.






2x6 on edge  Handrail (see next page)  2x2 pickets




**CONCLUSION**

The proposed work is of a simple design using wood, as recommended by the Guidelines. The railings coordinate with the size of the porch and structure, and will provide safety.

**STAFF RECOMMENDATION**

**Approval**

COA Application No. COA 2025-03

# CERTIFICATE OF APPROPRIATENESS APPLICATION

Fee: $60

No buildings, site or structure shall be moved or demolished until after an application for a certificate of appropriateness has been submitted to and approved by the Historic Landmarks Commission. 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.**

RECEIVED

JAN 31 2025

BY: VB

**COA Application No.**_____

1. DATE: January 28, 2025

2. APPLICANT'S NAME* Mark Roper

Address: 418 S. Samuel Street

Telephone Number: (304) 671-5262

Email Address: mrconstructionwv@gmail.com

Relationship to Owner: ☐ Lessee ☑ Contractor ☐ Architect ☐ Consultant

Other:_____

3. PROPERTY OWNER'S NAME The Beacon Group, LLC

Address: 918 DARKE LANE KEARNEYSVILLE, WV, 25430

Telephone Number: (304) 839 4555

Email Address: _____

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

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

Property Address: 318 W. Liberty St.

Tax Map # and Parcel(s): Map: 1 Parcel 154

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

Finish renovations of a vacant structure. Porch railing was removed sometime in 2017.

Proposing to install railing on deck. See attached.

6. DESCRIBE THE CURRENT (or if vacant, former) USE OF THE SUBJECT PROPERTY

Structure has been vacant for over 15 years. Exterior and interior renovations began in 2018 under prior owner, contractor, and permit.

7. TYPE OF WORK:

A. [x] 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

E. Other:

8. City of Charles Town Business License # if work is being performed for a commercial use:

N/A

9. 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. **PROVIDE A NARRATIVE. 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) 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.**

(continued on next page)

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.

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 JAN 29 2025

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

_____ Date JAN 29 2025

Please submit an original completed application to the following:

| At City Hall: | Or | Via Mail: |
|---|---|---|
| Zoning Administrator<br>City of Charles Town<br>101 E. Washington Street<br>Charles Town, WV 25414 | | Zoning Administrator<br>City of Charles Town<br>PO BOX 14<br>Charles Town, WV 25414 |

***CITY USE ONLY***

Application Number:_____ Date Application Received:_____

Zoning District: _____

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

Receipt No._____

Historic Landmarks Commission Approval or Denial and date of action:

_____

Comments:_____

_____

_____

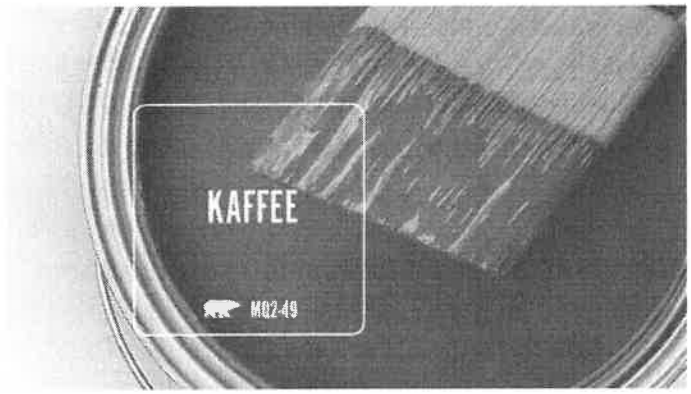
_____

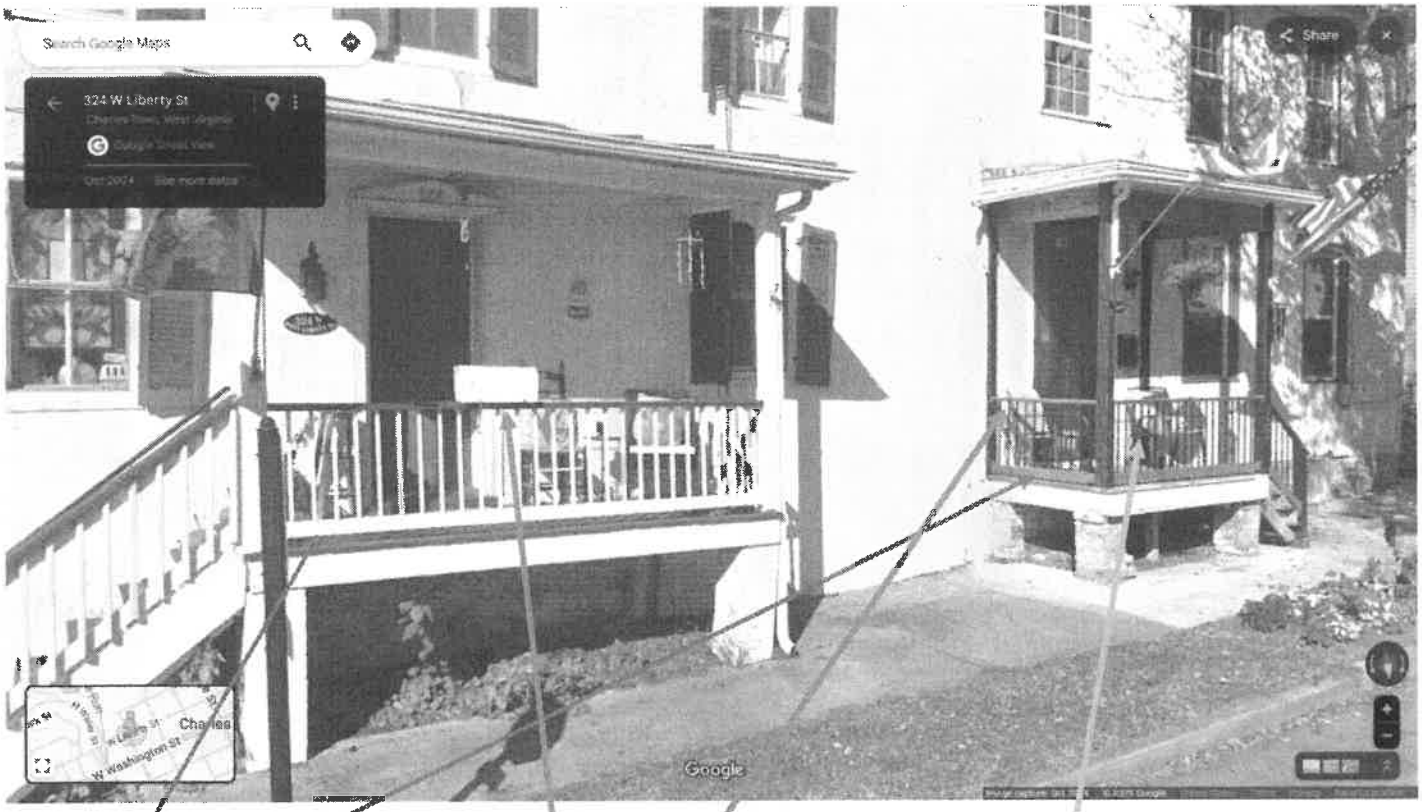
History of Renovation of the Property

- This property was on the Vacant Structures list for a period of time.
- It was sold to someone who began renovations in 2018 and continued thoughout 2019.
- Somewhere in late 2019 renovations stopped.
- The structure has sat vacant in its current condition since 2019.
- A new buyer purchased the prooperty in 2024 and is planning to finalize the renovaitons and eliminate a vacant structure in the City.

Proposed Request

- With the prior renovation permit from 2018, significant exterior work was completed on this property.
- The current owner is now proposing to finalize that work and will be installing a handrail on the porch.
- Proposed below is the design of the porch railing the applicant is requesting permission to install.
- As you can see, the design takes inspiraiton from adjacent residences.
- Provided below is the materials the applicant is proposing to use.
- Color of ralings and pickets/spindles
    - Top rail and bottom rail to be paitned Kaffee (see below), which is a Behr brand paint.
    - The pickets/spindles will be painded Ultra Pure White, which a Behr brand paint.






2x6 on edge

Handrail (see next page)

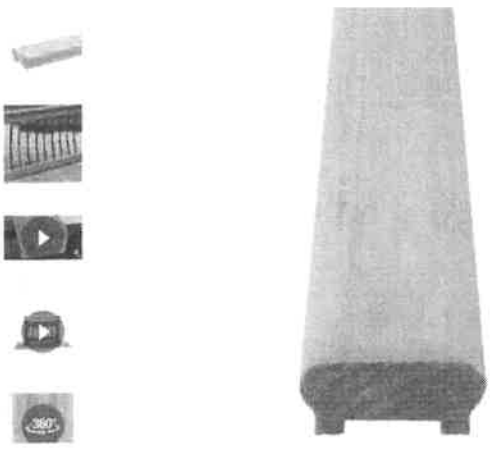
2x2 pickets



/ Lumber & Composites / Decking / Deck Stairs / Outdoor Handrails

## 2 in. x 4 in. x 6 ft. Pressure-Treated Wood Moulded Hand Rail

(472) Questions & Answers (116)



$8.98

- Ideal for use with balusters or spindles
- Treated to protect against decay and rot
- Caps the railings with a perfect, finished appearance
- View More Details

Ranson Store

In stock Aisle 24, Bay 001

Pickup
Tomorrow
FREE

Delivery
Friday, Jan 31
FREE

Get it as soon as tomorrow.
Schedule your delivery in checkout.

## 36 in. x 2 in. Pressure-Treated Southern Yellow Pine Wood Square End Baluster

Questions & Answers (10)



- Lightweight-easy to install and assemble
- Lifetime limited residential warranty
- Perfect use for deck balusters and other outdoor projects
- View More Details

Ranson Store

In stock Aisle 24, Bay 001

Color/Finish: Tan

Tan

Product Height (in.): 36 in

36 in

Pickup
Tomorrow
FREE

Delivery
Tomorrow
FREE

★★★★★ (619) ⌄ Questions & Answers (89)







- Can be stained or painted to match your existing decor
- Pressure treated to provide resistance against rot/decay/termites
- View More Details

**Ranson Store**

✓144 in stock, Aisle 17, Bay 013

Pickup at [redacted] Delivering to 25432

**Pickup**
Today
144 in stock
FREE

**Delivery**
Tomorrow
1,127 available

**Get it as soon as tomorrow.**
Schedule your delivery in checkout.

- 1 +

Add to Cart

PayPal

Pay in 4 interest-free payments on

Live Chat

Feedback

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

Meeting: 03/10/25
Department: Historic Landmarks Commission
Category: Report
Initiator:

**SCHEDULED**

**AGENDA ITEM (ID # )**

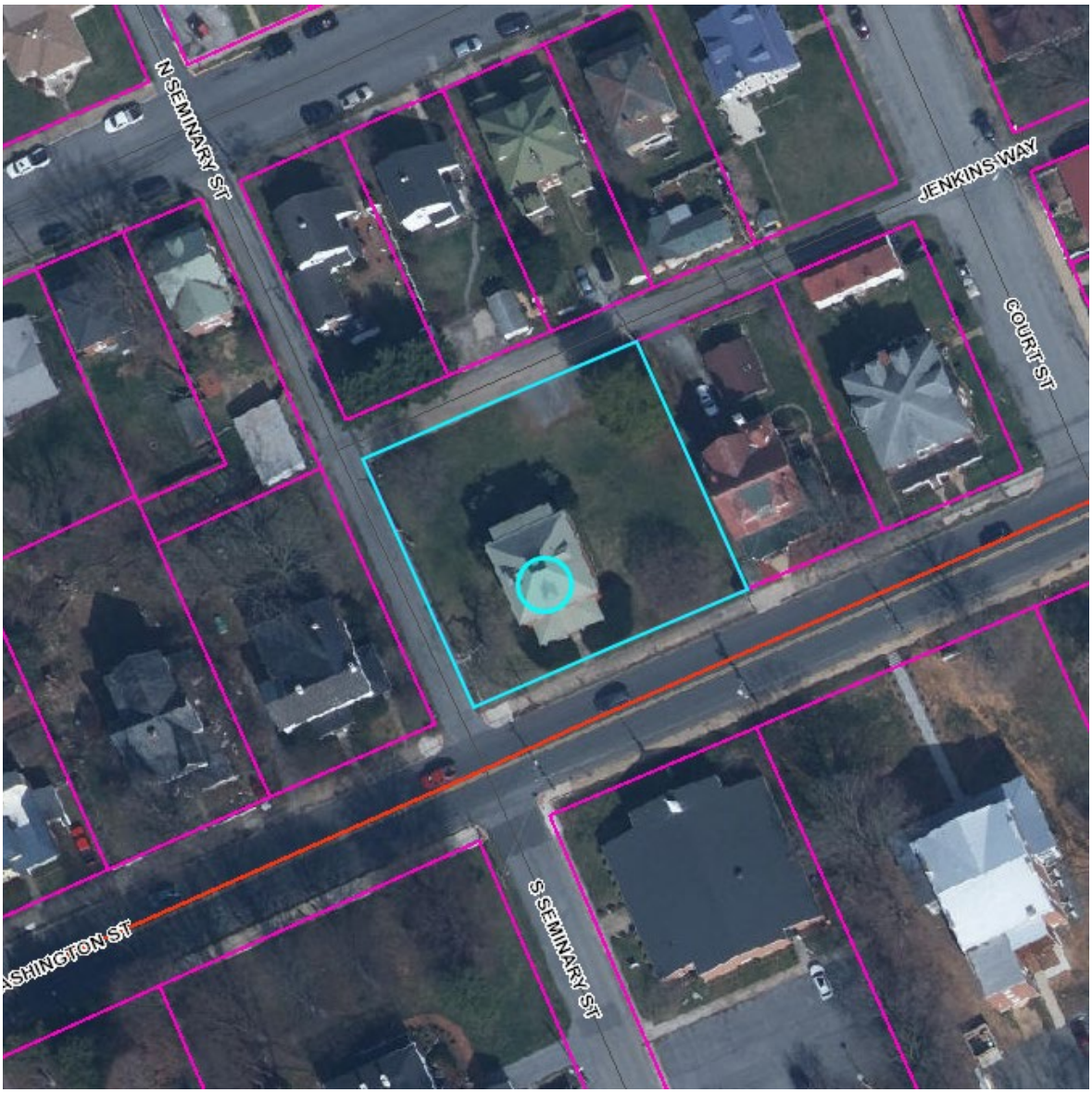
## Public Hearing - *COA2025-03*: 500 E Washington St. - Jessica & Andrew Griffin

**ATTACHMENTS:**

- 1. Staff Report.pdf
- 2. Application.pdf
- 3. Narrative.pdf
- 4. Interior Plan Set.pdf

**Certificate of Appropriateness**
**COA-2025-04**

**Date:** For the February 10, 2025 Historic Landmarks Commission meeting
**Applicant**: Jessica and Andrew Griffin
**Property Owner**: Jessica and Andrew Griffin
**Report by**: James Newman, City Planner, Zoning/Subdivision Administrator
**Proposal:** Certificate of Appropriateness for exterior changes
**Address**: 500 E. Washington St.
**Zoning**: Old Town Residential




**HISTORIC SURVEY BUILDING INFORMATION: Downtown Historic District.**
Foursquare, c. 1910. Brick, three bays, central front entrance. **Contributing.**

**PROPOSAL**

A request for a Certificate of Appropriateness to replace windows, doors, and decking features.

**VIEW**

Staff pictures taken February 24, 2025:



Front of the structure, seen from E. Wahington St.



Left/west side of the structure, as seen from N. Seminary St.



Right/east side of the structure, as seen from Jenkins Way.



Rear of the structure, as seen from Jenkins Way.

**DETAILS**

-Enlarge central window on main floor to match size of other windows.

-Swap rear-right door with rear-left window to allow for kitchen layout renovations. Swapping door and window location will also allow for easier access to parking area at rear-left of house, while providing additional light to the kitchen area.

-Install balusters on deck railing for increased safety and to comply with current building code safety requirements:



**ORDINANCE REQUIREMENTS**

None.

**HISTORIC DISTRICT REQUIREMENTS**

1. ***Deck Railings***

*The railing systems on these structures can have a very large influence on the appearance of the streetscape. Therefore, consider the following when deciding on a railing for your porch or deck:*

- *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. The Commission will consider railings of plastic, vinyl, brick, concrete or other materials on a case-by-case basis.*

Design Guidelines pg. 36.

The propsoed balusters will be made of wood and instlaled per the image shown above.

2. ***Windows***

- *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.*

Design Gudlines pg. 38.

The window design should be made to match the exisintg window design: double-hung with a wooden frame. Per the applciant, the central window to be rpalced was instlaled circa 1950.

The applciatn proposes to move the exisitng rear-left window to where the rear-right door is, and to use brick to fill in any gaps at the new location.

3. ***Doors***

- *Original doors shall be preserved and repaired whenever possible. If it is impossible to retain an original door, a replacement door should match the original as closely as possible in panel configuration, trim ornamentation.*

Design Gudlines pg. 33.

The applicant is keeping the orignal doors, simply moving the location of one.

**CONCLUSION**

The proposed work will ensure compliance with current building code safety requirements, replacing a non-historic window, and switching the locations of an existing door and window.

**STAFF RECOMMENDATION**

**Approval subject to conditions**

1. Window replacements are to be double-hung design with wooden frame, matching the design of the existing windows on the rear of the structure.

COA Application No. COA 2025-04

RECEIVED
FEB 03 2025
BY:

# CERTIFICATE OF APPROPRIATENESS APPLICATION

Fee: $60

No buildings, site or structure shall be moved or demolished until after an application for a certificate of appropriateness has been submitted to and approved by the Historic Landmarks Commission. 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.**

**COA Application No.**_____

1. DATE: 1/30/25

2. APPLICANT'S NAME* Jessica & Andrew Griffin

Address: 500 E. Washington St.

Telephone Number: (301) 367-4844

Email Address: jess.griffin@novacrc.org, amgriffin85@outlook.com

Relationship to Owner: ☐ Lessee ☐ Contractor ☐ Architect ☐ Consultant

Other: Self

3. PROPERTY OWNER'S NAME SAME AS BOVE

Address: _____

Telephone Number: (____) _____

Email Address: _____

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

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

Property Address: 500 E. Washington Street

Tax Map # and Parcel(s): Map 2 Parcel 19-03-0002-0249-0000

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

ResidentialSingle Family

6. DESCRIBE THE CURRENT (or if vacant, former) USE OF THE SUBJECT PROPERTY

Former owner used as duplex rental, current owners haven't occupied yet.

Need approval for modications and completion of said modifications.

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

E. Other:

8. City of Charles Town Business License # if work is being performed for a commercial use:

9. 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. **PROVIDE A NARRATIVE. 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) 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.**

(continued on next page)

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.

## Signs

Estimated Cost of Signage (**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 LIT? If yes, describe the type of lighting to be used:

_____

PLEASE PROVIDE PROOF OF INSURANCE (In case of sign damage), and attach to this form.

PROVIDE AN ILLUSTRATION OR PHOTOGRAPH of the PROPOSED SIGN(S) and LOCATION.

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

Jessica Dyer _____ Date 1/30/25

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

_____ Date _____

Please submit an original completed application to the following:

| At City Hall: | Or | Via Mail: |
|---|---|---|
| Zoning Administrator<br>City of Charles Town<br>101 E. Washington Street<br>Charles Town, WV 25414 | | Zoning Administrator<br>City of Charles Town<br>PO BOX 14<br>Charles Town, WV 25414 |

***CITY USE ONLY***

Application Number:_____ Date Application Received:_____

Zoning District: _____

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

Receipt No._____

Historic Landmarks Commission Approval or Denial and date of action:

_____

Comments:_____

_____

_____

_____

## 500 E. Washington Street

## COA Narrative

**Proposed Activity:**

- Door and Window replacement and relocation: On the rear of the house, there used to be a central door which was turned into a window most likely in the 50's when new owners installed a bathroom. We want to enlarge that window to match the other existing original windows. We also plan to renovate the kitchen layout (rear right side of house) which will require moving the current back door (right side) to the furthest left location of a current window opening. We would install that removed window into the place of the door, matching any bricks that need to be added. The other purpose of this is that the parking location is to the left of the rear, and eventually we will apply to have stairs coming down next to where we park. Having the door close to parking will increase the home's utility and safety. Our intention is to reuse everything we need to relocate and to add additional materials as needed, matching as close as possible to existing ones.



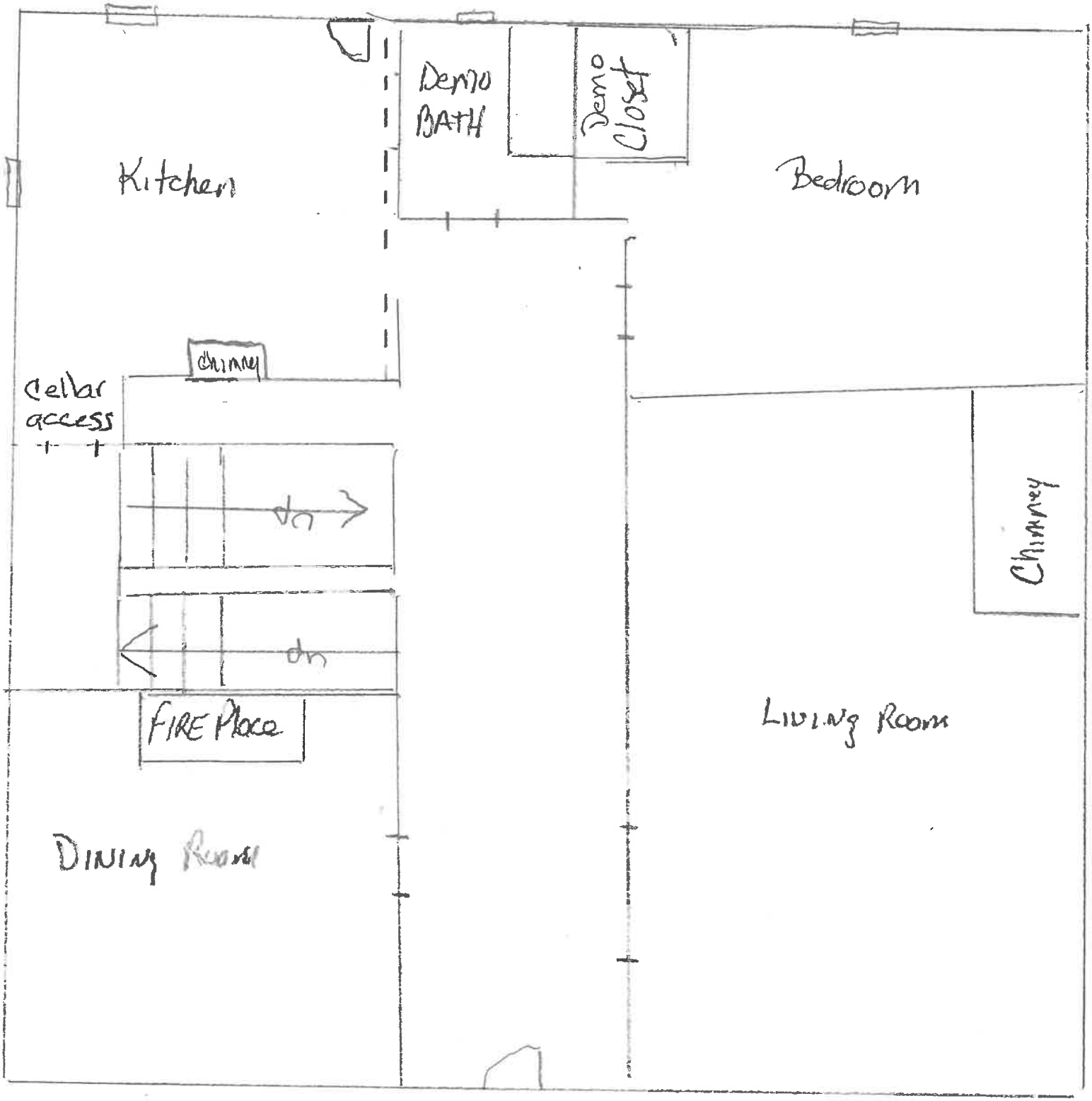
- Porch/deck: On the rear of the house, in order to bring the house up to code, we have to install spindles in place of the current 'X' design on the railings. We will choose a spindle similar in style to the main posts of the deck and match the color. The stairs coming down will be replaced with new wood as current boards are not in a safe condition, and the railings will match, spindles on the way down.
    - In order to relocate the back door as mentioned above, the stairs to the second story deck will need to be removed and closed off.

Example of spindle:

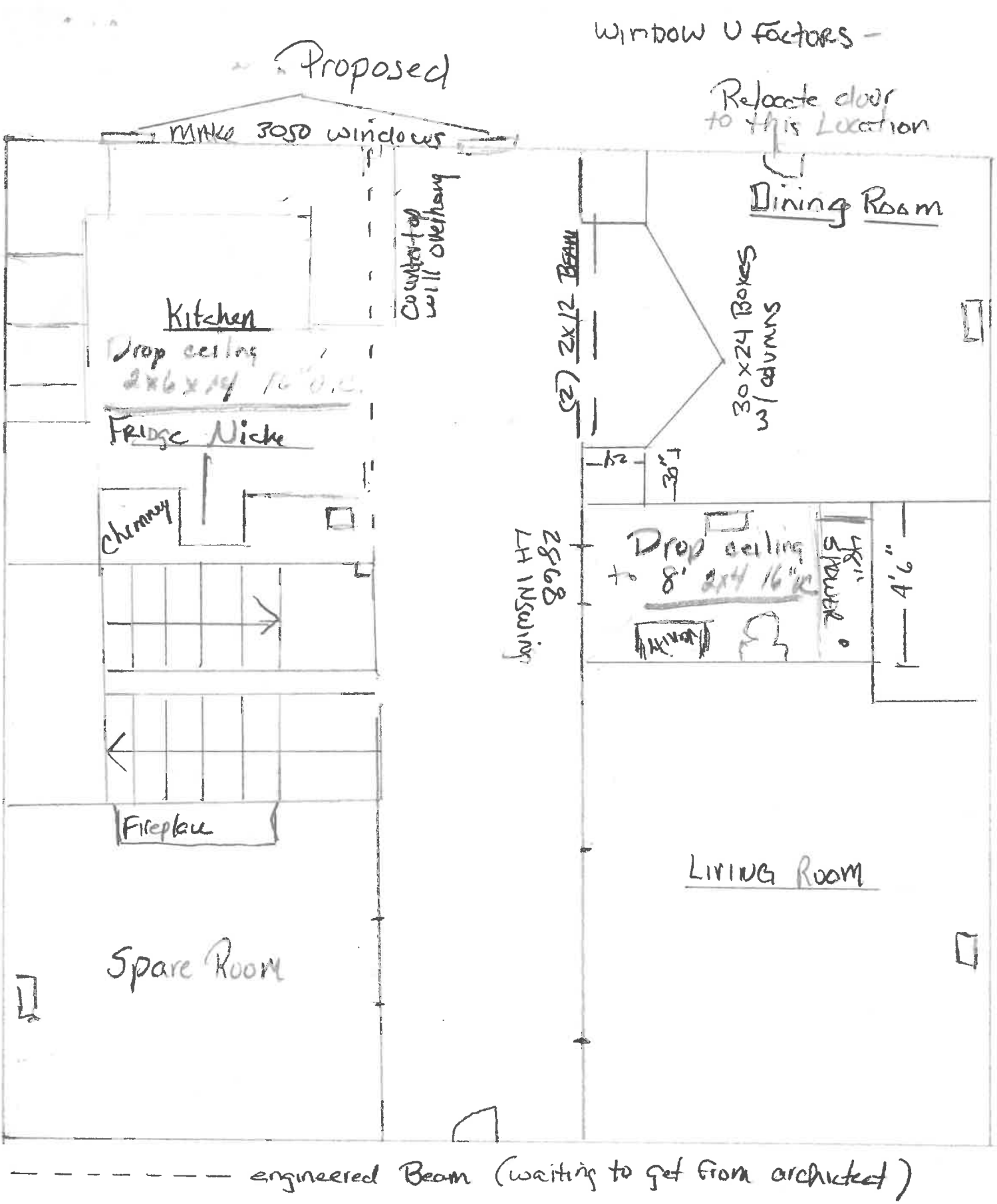


**Thank you for your consideration**

existing




500 E. WASHINGTON (25-171)


Window U factors -
Proposed
Make 3050 windows
Relocate door to this Location
Dining Room
Counter top will overhang
Kitchen
Drop ceiling 2x6 x 16" o.c.
Fridge Niche
Chimney
(2) 2x12 Beam
30 x 24 Boxes 3 columns
32"
30"
2868 LH INSWING
Drop ceiling to 8' 2x4 16" oc
4½" Shower
4'9"
Fireplace
Living Room
Spare Room
engineered Beam (waiting to get from architect)

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

Meeting: 03/10/25
Department: Historic Landmarks Commission
Category: Report
Initiator:

**SCHEDULED**

**AGENDA ITEM (ID # )**

## *Commission Review* - Historical wayside signs review

**ATTACHMENTS:**

- 1. Email detailing sign issues.pdf
- 2. Afoot in Hist C Town.pdf
- 3. C Washington's Town.pdf
- 4. Exploring the WHT.pdf
- 5. Two treason trials.pdf

**From:** Matt Ward <matt.ward@strategiesdc.com>
**Sent:** Tuesday, February 18, 2025 3:59 PM
**To:** Walter Washington [redacted] Elizabeth Cook <ECook@charlestownwv.us>; Alissa Meeks <AMeeks@charlestownwv.us>; Randolph Hilton (jrhiltonwv@gmail.com) <jrhiltonwv@gmail.com>
**Subject:** Finalizing Historical Wayside signs beside Jefferson County Courthouse on N. George Street

Hi all –

I talked this morning with Bruce Kaiser about him replacing the existing upright signs on the west side of the Jefferson County Courthouse on N. George Street. He is waiting for us to finalize the text on the signs.

I asked about this in 2022, and did not get any input from anybody on this email or from others I have spoke with. I am going to go ahead and finalize the text/content on the signs now, so that we can get that going. This email is the last "speak now or forever hold your peace" email. I am copying in Councilmember Priscilla Rodd, as she has been active in African American history, the walking brochure, signage celebrating that community, and more.

Please consider:

1. We cannot make wholesale changes to the signs, without re-designing them entirely which will take $$. Only small edits.

2. **<u>"C. Washington's Town" panel:</u>**

- The spacing on the paragraphs seems off, but I think that's just how my

PDF opened these up. Will check with Bruce to make sure they are ok. Same with other three panels.

- We have newer/better pictures of the Happy Retreat mansion, which do not have the modern-era bushes obscuring the foundation of the structure. If it is easy to switch out to a better picture, Friends of Happy Retreat can provide one. If not, we can leave it the same.
- We have a better picture of Charles hanging in the mansion. Should we substitute a photo of that portrait?
- Do we have a better 1830 map of the town?
- The blurb under Charles' portrait face: I would add this to the end of the blurb: "For more about Happy Retreat, now a public center for arts, culture, education and entertainment, see www.HappyRetreat.org."
- In the text to the left of Charles Washington's face, third paragraph starting with "When Charles petitioned . . .", change text to add the underlined:

**"When Charles petitioned the General Assembly of Virginia to incorporate his new town in 1786, he donated four lots here, at the center, to be available for <u>public buildings [cut out "town and county buildings". He sold real estate from his office, still standing a short walk from here on N. Lawrence Street.</u> Although Charles Washington died shortly before . . ."**

3.) **<u>"Afoot in Charles Town" panel</u>**

- Our significant African-American historical sites are under-represented here, but we may not be able to pull a couple of the more important ones in, as they would be located off this map.
    - I would change the text on the Locke House listing to something like the following (see here for reference https://starlodge1.com/history.shtml):

**Locke House / Star Lodge No. 1**
**John Locke built this stone house, one of Charles Town's oldest. In 1877 African-American Masons and Odd Fellows created the first Free & Accepted Masons lodge in the state here, naming it Star Lodge No. 1. They still meet at Star Lodge.**

- I do not know if it is feasible to add a green dot and a label on

the bottom of the page, just below the "Liberty Street" label and just above the North compass arrow, that says something like:

**Webb-Blessing House**
**These two joined houses include one of the oldest structures first owned by free African-Americans in the region. Built in 1829-1830 by Isaac & Charlotte Gray, then deeded to Patty Webb, and then to her sons Fielding Webb and James Webb, all free African-Americans. In 1859, the property was sold to John Blessing, who joined the houses. Blessing was a Confederate soldier and baker who served abolitionist John Brown his last meals in jail. Brown gave Blessing his own Bible as he was led off to execution.**

- Red dot for First Black Schools (on 199 E. Liberty, and MLK Blvd)

**First Black Schools**
**Established in 1865 by the Freedmens' Bureau, the first African American school in Charles Town was located in the Achilles Dixon home, named the Liberty Street School, and taught by graduate of local HBCU Storer College. In 1874, the first Free Black School was built on what is now MLK Jr. Boulevard, from the bricks of the U.S. Armory in Harpers Ferry raided by John Brown and burnt in the Civil War.**

- Should we add a label at the green dot that is on the right of the pink George Street line and below the white Liberty Street line, with the phrase, "**The Old Opera House**, opened in 1911 under the patronage of Annie Gibson Packette, a relation of the Washington Family".
- We should add a green dot at the area south of Avis Street and west of Seminary Street with this blurb, "In 1836, Andrew Hunter, a prominent politician, pro-slavery advocate and later prosecutor of John Brown, sold "Potter's Field" to the City of Charles Town to be used as a burial ground for enslaved African Americans."

**“Two Treason Trials” panel**

- The artist’s depiction of the John Brown trial with the big “1859” label has a blurb under it ending, “All were subsequently hanged.” Add the underlined text, “All were subsequently hanged nearby this spot, guarded by 1,500 U.S. soldiers including Professor Thomas J. (later Stonewall) Jackson and John Wilkes Booth.”
- Under the blurb “Treason Trials in Charles Town – Again”, after the first sentence ending “. . . brought to this historic courthouse for trial.”, perhaps add, “The Coal Minors’ Treason Trials were national events, attended by the likes of Mother Jones, the labor activist who helped found the United Mine Workers”.

**“Exploring the Washington Heritage Trail” panel**

- The blurb on the top right starting with “Follow the blue and white byway signs . . . .”. There is room, and I might add the following at the end of the last sentence: “. . . farmlands and mountain forests, along with charming towns and heritage tourism spots.”

LMK soon please, thanks, Matt

Attachments (4)

**Matt Ward**
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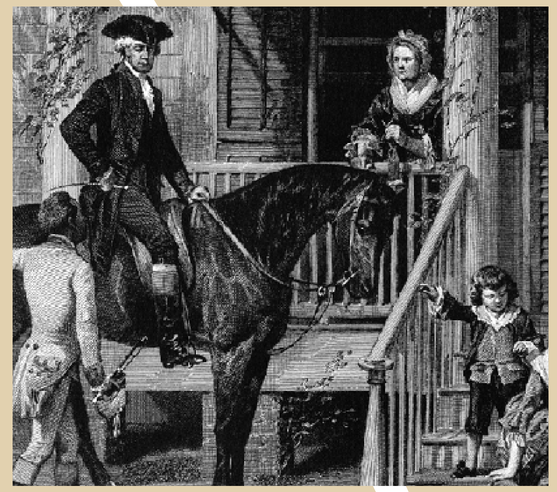
202-422.2411
www.StrategiesDC.com

# Afoot in Historic Charles Town

The history of Charles Town is best explored by taking a walk. On these streets you can see sites that go back to the founding years of the Republic, as well as many homes that weathered the tumult of John Brown and the Civil War.

Walking tour pamphlets are free at the Charles Town Visitors Center across the street.

**Happy Retreat**
*1780*
Charles Town's founder moved into a log cabin here one year before his older brother George's great victory at Yorktown. Charles Washington continually improved his estate until his death in 1799.



**Gibson-Todd House**
*1892*
Colonel John Gibson built a Victorian-era home here on the site of John Brown's gallows. Gibson collected John Brown memorabilia.

**Site of John Brown's execution December 2,1859**

**Chew House**
*early 1800s*
Louisa Washington, one of the last Washingtons born at Mount Vernon, and Colonel Roger Chew, a well-known Confederate artilleryman, lived here. The couple is buried in Charles Town's Zion cemetery.

**Confederate Cemetery**

**Zion Episcopal Church and Graveyard** *1851*
Some 80 descendents of the Washington family - including twenty who were born at Mount Vernon - are buried here.

**Washington House Inn**
*1833*
Descendents of Samuel and John Augustine Washington lived in this home from 1833 to 1939.

**Locke House**
*mid-1790s*
John Locke built this stone house, one of Charles Town's oldest. African-American Masons and Odd Fellows met here for over a century.

**Fisherman's Hall**

**Tate-Fairfax-Muse House**
*early 1800s*
Ferdinando Fairfax, great-nephew of both George Washington and Thomas Lord Fairfax, lived here. He served as one of Jefferson County's first justices of the peace.

**Charles Washington set aside this central square for town and county government buildings.**

**Stribling House**
*1836*
Union Army headquarters in the summer of 1864. General Grant met General Sheridan here to plan the 1864 Valley campaign.

**Flagg House**

**Library**

**Jefferson County Museum**

**Hunter House**
*1810s*
Andrew Hunter, John Brown's prosecuting attorney, lived here.

**You Are Here**

**Courthouse** *1837*

**Visitors Center**

**Charles Washington's Office** *1797*
Charles Washington sold lots in is new town from this small brick building.

**Halls Pump**
*1755*
British general Edward Braddock's army watered their horses here enroute to attack the French at Pittsburgh/Fort Duquesne.

**Charles Washington Hall**
*1874*
Used during the Civil War to store ammunition, the first marketplace exploded. After the war, it was rebuilt.

**Episcopal Lecture Room**
*1830s*
The actor John Wilkes Booth, in town as part of the militia guarding John Brown's trial, entertained townspeople here with his dramatic readings from Shakespeare.

Mason St
Hunter St
Academy St
Avis St
Congress St
Washington St
Liberty St
Blakeley Place
Mordington Ave
George St
Seminary St
Church St
Mildred St
Samuel St
Charles St
Martin R Delany Pl
municipal parking
municipal parking
Lawrence St
West St

Washington family related site
John Brown or Civil War site
Other site
Visitors Center

North

0 100 Meters
0 0.1 Mile

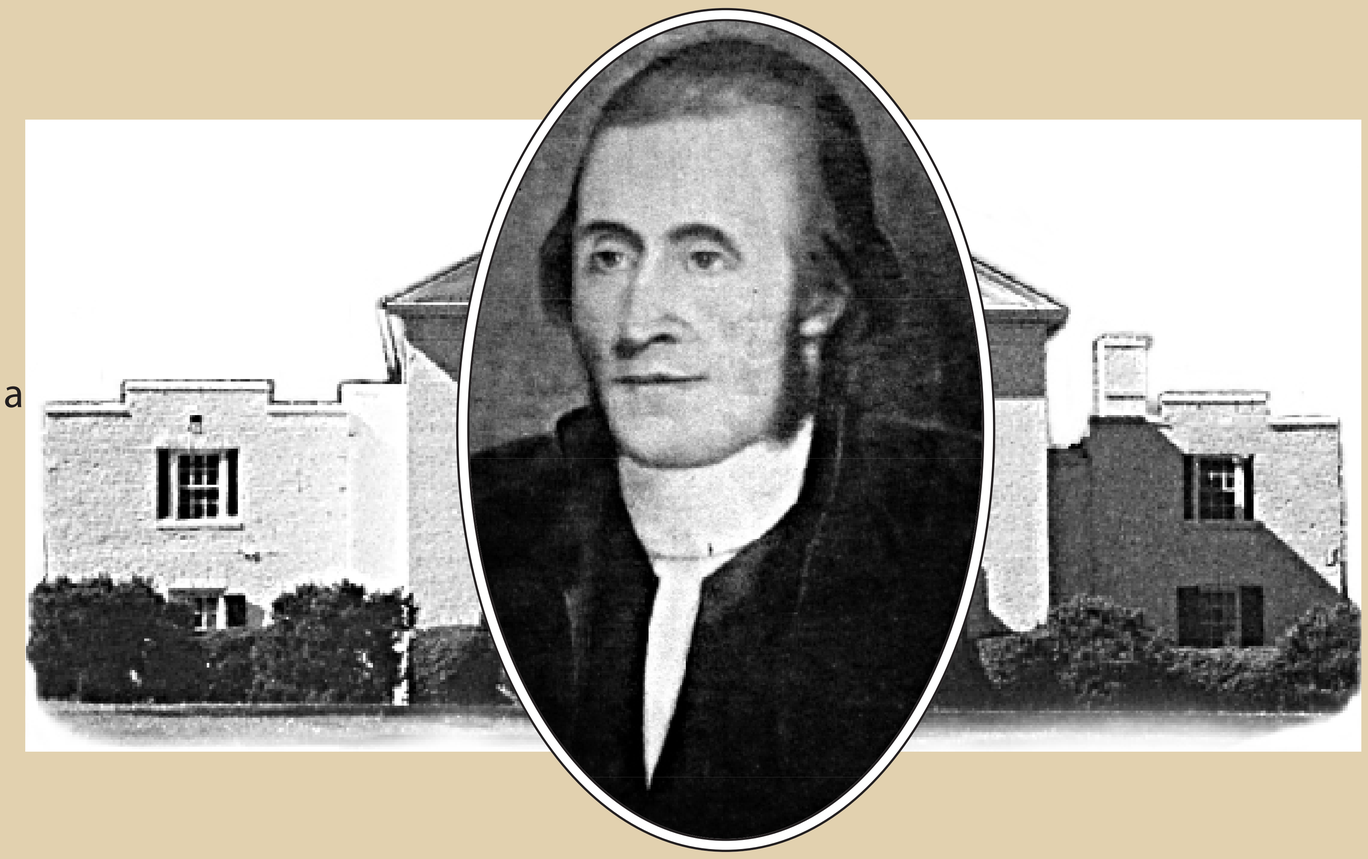


# Charles Washington's Town

You now stand in the center of a town that is almost as old as the United States, laid out on 80 acres of Washington lands in 1786 — four years before the First President took office.

Charles Washington, youngest of the five brothers of the General, spent most of his life as a successful businessman in Fredericksburg, Virginia. In the fall of 1780, 42-year-old Charles moved here, bringing his family west of the Blue Ridge, and building a new log home he called Happy Retreat on lands he had inherited at the death of his half-brother Lawrence. Brother George was a frequent guest.

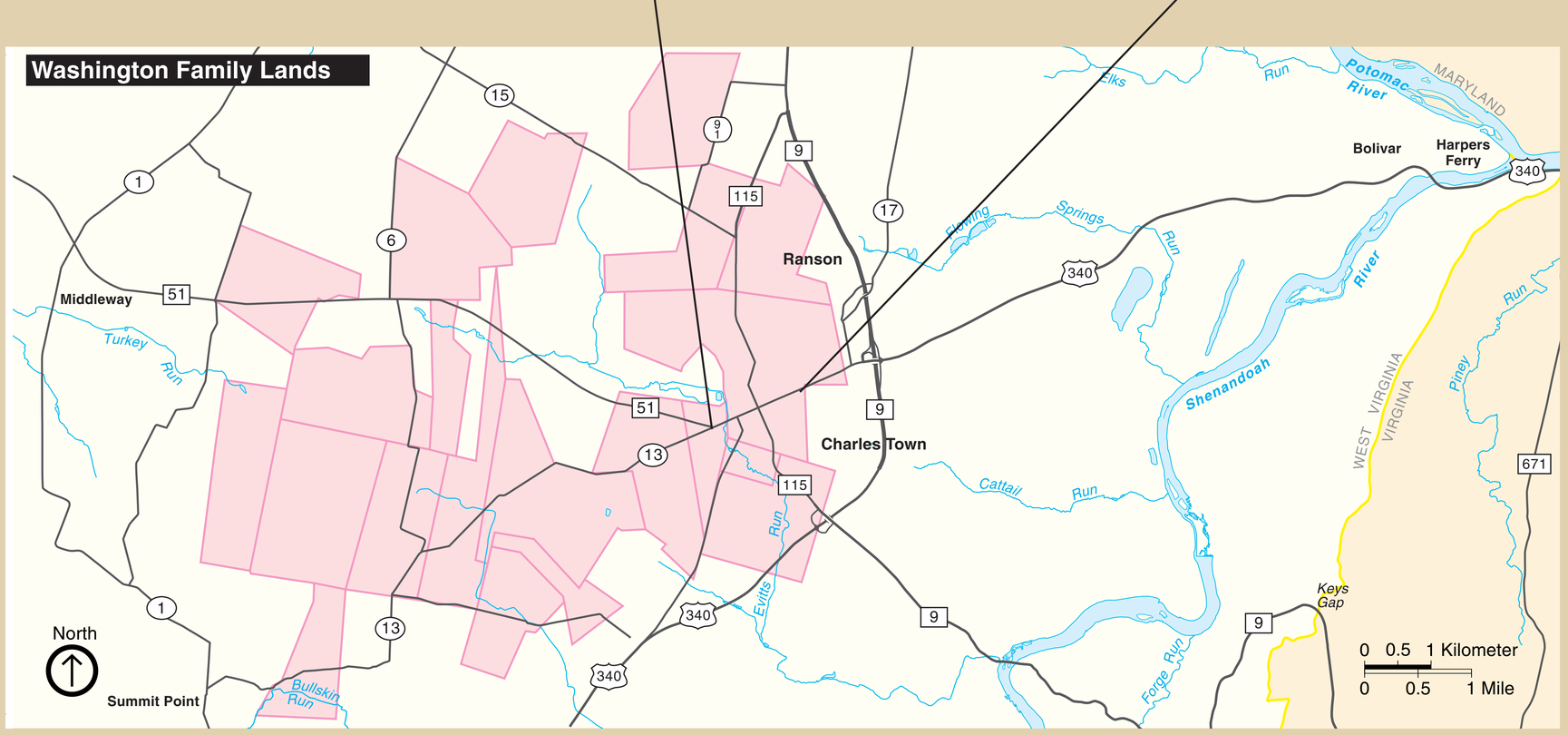
When Charles petitioned the General Assembly of Virginia to incorporate his new town in 1786, he donated four lots here, at the center, to be available for town and county buildings. Although Charles Washington died shortly before today's Jefferson County was established, his "public lots" grew to be the hub for business and government for a county he accurately forecast would grow and prosper.



This is the only known portrait of Charles Washington (1738-1799). You can still see his home Happy Retreat about one half mile from here if you take the walking tour of historic Charles Town.




Charles named the streets of his town for liberty, Congress, and his brothers and sister.




Eighteen-year-old surveyor George Washington bought his first 453 acres of real estate just a few miles southwest of where you now stand in 1750.

George quickly convinced other members of his family to buy lands he had seen in the Shenandoah Valley while surveying for Lord Fairfax. Before long, the Washingtons held title to over 6,000 acres of today's Jefferson County, all close to Charles Town.

Washington property information courtesy Galtjo Geertsema.

# Explore the Washington Heritage Trail

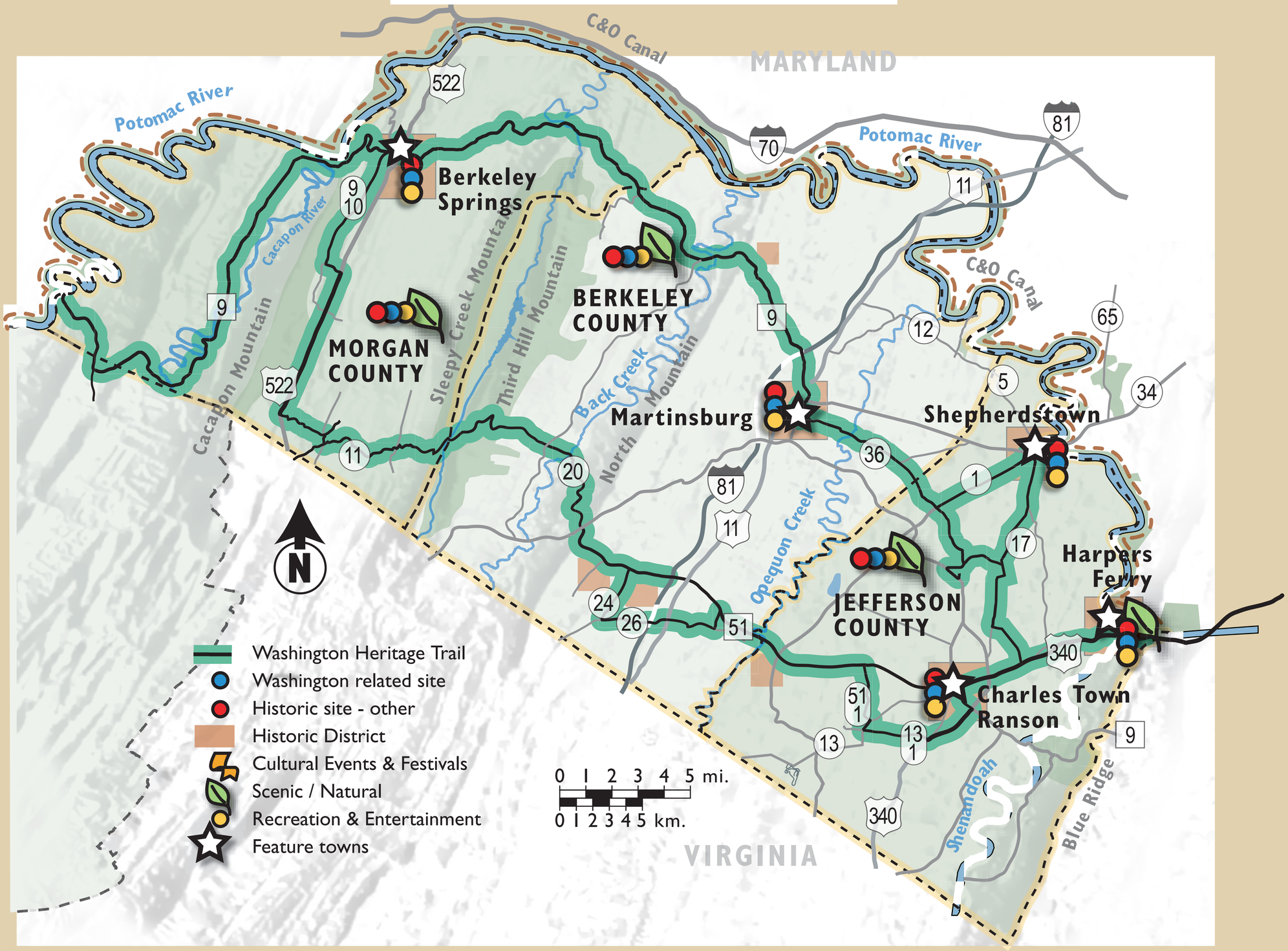
George Washington knew the portion of the Shenandoah Valley that forms West Virginia's Eastern Panhandle well. The Washington Heritage Trail lets you drive the scenic backroads that join Charles Town to Bath, the popular 18th-century resort town now called Berkeley Springs. The scenery and historic homes along the byway show you what the First President saw the many times he rode horseback on his way west to take the waters.



George Washington enjoying an outing in the countryside.

Follow the blue and white byway signs to wind your way through Jefferson, Berkeley, and Morgan counties. Allow 6-8 hours driving time if you want to explore the entire 138-mile circuit. The way is well marked. These colonial-era roads, now paved, meander through fertile farmlands and mountain forests.




Ask at the Visitors Center across the street for guide maps, or visit http:// www.washingtonheritagetrail.org

# Two Treason Trials

## Jefferson County's Most Famous Trial

In the room immediately behind this wall, the abolitionist John Brown and five of his raiders were tried for treason against the state of Virginia, murder, and inciting slaves to rebel. Brown had led 21 men to seize the federal arsenal and armory at Harpers Ferry on the night of October 16, 1859 to start an insurrection to topple slavery. Fifteen people died before the raiders were taken.



John Brown




Jefferson County jurors in the court rooms in front of you found Bill Blizzard innocent. Then miner J.E. Wilburn and his son were found guilty of murder and sent to prison.

One other miner, Walter Allen, was convicted of treason. The rest of the 1922 miner trials were moved to other venues.




Jurors in this courthouse convicted Brown and his surviving men. All were subsequently hanged.



Bill Blizzard and his wife outside this courthouse.

## Treason Trials in Charles Town — Again

Sixty three years after John Brown' s raid, labor leader Bill Blizzard and about 800 miners from the coalfields near the Kentucky border were brought to this historic courthouse for trial. The charges were treason against the state of West Virginia and murder. Violence between mine guards and miners in counties 250 miles away had boiled over into full-scale open warfare in the summer of 1921. Fifteen thousand miners armed themselves and marched toward Blair Mountain, going up against trenches and machine guns. At least two dozen men died before
federal troops arrived and the fighting subsided.