



TOWN OF OCCOQUAN

Town Hall, 314 Mill Street, Occoquan, VA 22125
www.occoquanva.gov | info@occoquanva.gov | (703) 491-1918

ARCHITECTURAL REVIEW BOARD MEETING

Tuesday September 8, 2015

7:30 PM

TOWN HALL - 314 MILL STREET

1. Citizen Comments
2. Approval of August 11, 2015 Meeting Minutes
3. ARB2015-029 - Application for Commercial Signage Application- 308 Mill St. (Good Hair Day Salon, Pamela Behbahani)
4. ARB2015-030 - Application for Commercial Signage- 201B Union St. (Angi's Nails and Spa Salon, Gerel Bayaraa)
5. ARB2015-031 - Application for Commercial Signage- 304 Mill St., Suite 201, Karina Elhordoy)
6. ARB2015-032- Application for Exterior Elevation- 304 Commerce St. (Mark and Dawn Burton)
7. Review for Certificates of Appropriateness
8. Town Council Report
9. Town Manager Report
10. Chair Report

Brenda Seefeldt
Chair, Architectural Review Board

SEP 01 2015

Received

Received



TOWN OF OCCOQUAN ARCHITECTURAL REVIEW BOARD

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS COMMERCIAL SIGNS

Applicant's Name: PAMELA BEHBAHANI
 Business Name: GOOD HAIR DAY SALON
 Business Address: 308 Mill St Occoquan VA
 Mailing Address: 8216 Gunston Corner Ln, Lorton VA 22079
 Business Phone: 703 690 4247 Home Phone: 703 843 3091

Please check applicable information:

Property Owner Tenant Corporation Partnership Sole Proprietorship

Many businesses are attracted to Occoquan because of the quaint and historic environment. The Sign Regulations were put in place to protect this environment. Details of our sign regulations are found in Chapter 66, Article VIII of the Town Code, available on the Town's website (www.occoquanva.gov). Businesses should thoroughly read the guidelines before making any signage decisions.

Each business is allowed a total of four signs and flags (See Town Code, Article VIII, Section 66-393, for details). While a maximum of four are allowed, we ask you to take into consideration the frontscape of your building and create signage to maximize your business without cluttering your frontscape. Also note that overall appearance and installation must be of professional quality.

Sign/flag size: The maximum allowed is 4 x 4 feet.

Color: Historic or restoration colors. Some suggested color palettes can be found in the book *Century of Color* (a copy is available for viewing in Town Hall) and online at: <http://www.archive.org/stream/everymanhisownpa00phil#page/n11/mode/2up>, turn to page 6.

Materials: Signs must be constructed of materials which can withstand weather conditions and will be attached on sign holders that are not flimsy.

Commercial flag: A commercial flag is one that contains the store name, logo or the like, is of flexible material, and is flown from a pole that is connected to the building.

Right-of-Way: All signs/flags must have a 7-foot ground clearance and not interfere with traffic on the brick sidewalks.

*This application must be filed and the fee paid at Town Hall by noon on the Wednesday prior to the Architectural Review Board meeting, which is regularly scheduled to meet on the **second Tuesday of each month** at 7:30 p.m. in Town Hall. The applicant or representative must be present at the meeting during which the ARB will review the application.*

SIGN DESCRIPTION

Material: MDO
 Background Color: PMS BLACK C / Neutral Secondary Color(s): WHITE / PMS COOL Gray 11c
 (Actual color name(s) and paint chip(s) is required)
 Font Style: Benton Sans Sign Dimensions: 20" (h) 48" (w) .5" (d)
 Location/Placement: top of front door

(A photo depicting sign placement location is required.)

Will sign be lighted? Yes No
 (If yes, sign must not be internally lit.)

A computer-generated color illustration is required.

SIGN DESCRIPTION

Material: _____
 Background Color: _____ Secondary Color(s): _____
 (Actual color name(s) and paint chip(s) is required)
 Font Style: _____ Sign Dimensions: _____ (h) _____ (w) _____ (d)
 Location/Placement: _____

(A photo depicting sign placement location is required.)

Will sign be lighted? Yes No
 (If yes, sign must not be internally lit.)

A computer-generated color illustration is required.

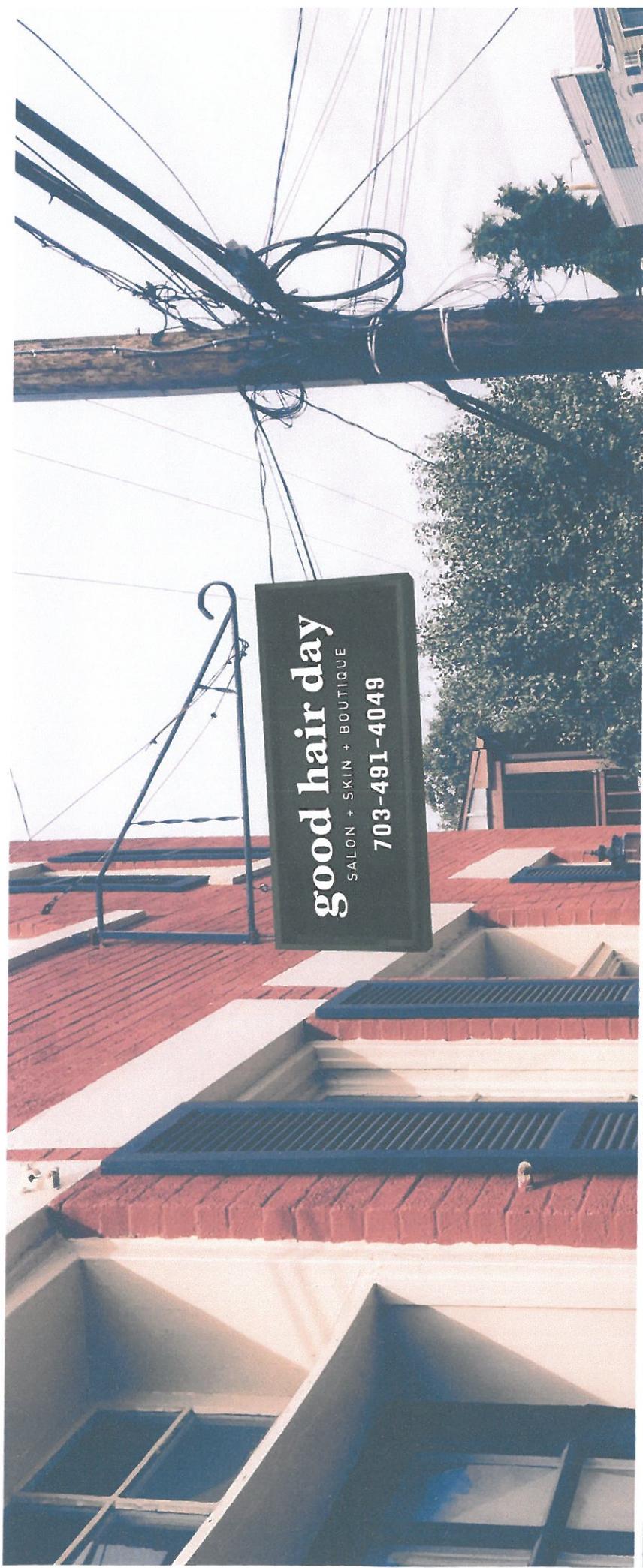
P. Beblinski
 Applicant's Signature

Chair, Architectural Review Board

Date Submitted: 8/31/15

Date approved: _____

| | | | |
|----------------------|----------------------|-------------------|---|
| TOWN USE ONLY | | | |
| Check No.: | <u>4589</u> | Cash Receipt No.: | _____ |
| | | Total Fees: | <u>\$10</u> |
| Fees: | Wall Sign: \$10.00 | _____ | Hanging Sign: \$10.00 <input checked="" type="checkbox"/> |
| | Ground Sign: \$10.00 | _____ | Awning Sign: \$10.00 _____ |



PMS cool
gray 11C



PMS Black C



PMS Neutral
Black C

White

MDO Sign - 48"x20"
.5" material thickness
laminated with poly graphic

Meeting date: Sept. 8 @ 7:30p
Town Hall
314 Mill St.



TOWN OF OCCOQUAN ARCHITECTURAL REVIEW BOARD

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS COMMERCIAL SIGNS

Town of Occoquan, VA

SEP 02 2015

Received

Applicant's Name: Gerel Bayaraa
Business Name: Angis nails and spa salon.
Business Address: 201B Union st Occoquan VA 22125
Mailing Address: Gerel Bayaraa Po Box 752 Occoquan VA
Business Phone: 703-490-6761 Home Phone: _____

Please check applicable information:

Property Owner Tenant Corporation Partnership Sole Proprietorship

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SIGN DESCRIPTION

Material: MDO

Background Color: white Secondary Color(s): Black + Gold
 (Actual color name(s) and paint chip(s) is required)

Font Style: _____ Sign Dimensions: 20 (h) 19 (w) _____ (d)

Location/Placement: Next to front door

(A photo depicting sign placement location is required.)

Will sign be lighted? Yes _____ No (If yes, sign must not be internally lit.)

A computer-generated color illustration is required.

SIGN DESCRIPTION

Material: MDO

Background Color: white Secondary Color(s): Black + Gold
 (Actual color name(s) and paint chip(s) is required)

Font Style: _____ Sign Dimensions: 18 (h) 28 (w) _____ (d)

Location/Placement: Existing hanging sign on Union St. (under Blue Arbor Sign)

(A photo depicting sign placement location is required.)

Will sign be lighted? Yes _____ No (If yes, sign must not be internally lit.)

A computer-generated color illustration is required.

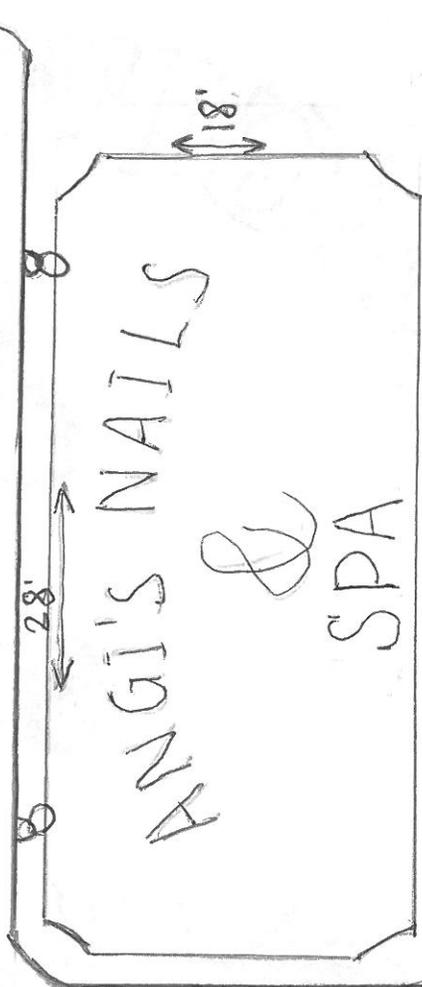
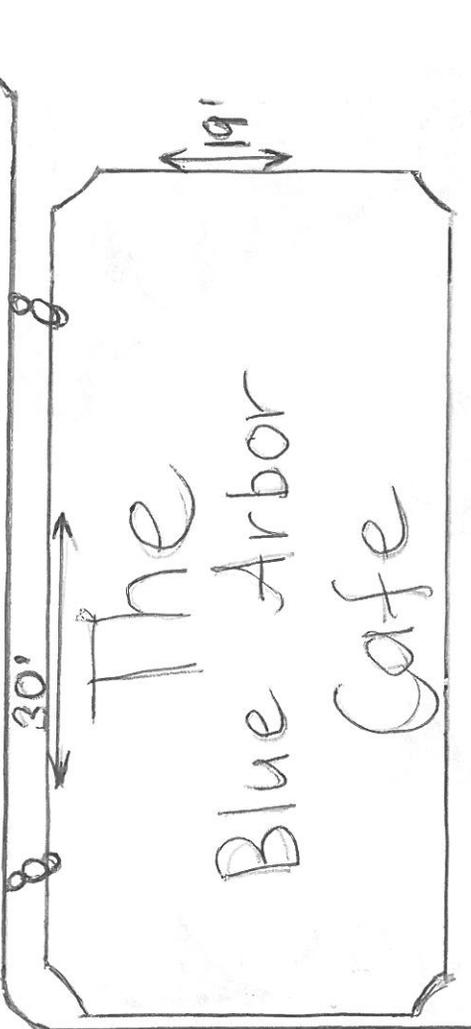
[Signature]
Applicant's Signature

Chair, Architectural Review Board

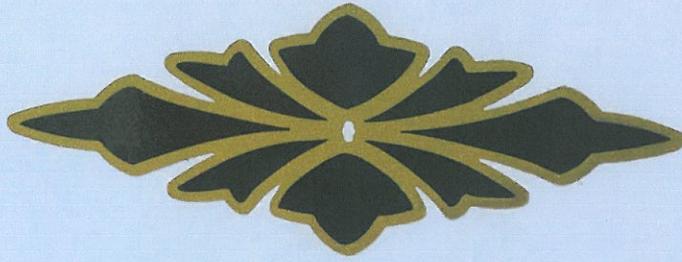
Date Submitted: Aug-02-2015

Date approved: _____

| | | | |
|----------------------|--|---|--|
| TOWN USE ONLY | | | |
| Check No.: _____ | Cash Receipt No.: _____ | Total Fees: _____ | |
| Fees: | Wall Sign: \$10.00 <input checked="" type="checkbox"/> | Hanging Sign: \$10.00 <input checked="" type="checkbox"/> | |
| | Ground Sign: \$10.00 _____ | Awning Sign: \$10.00 _____ | |



19'

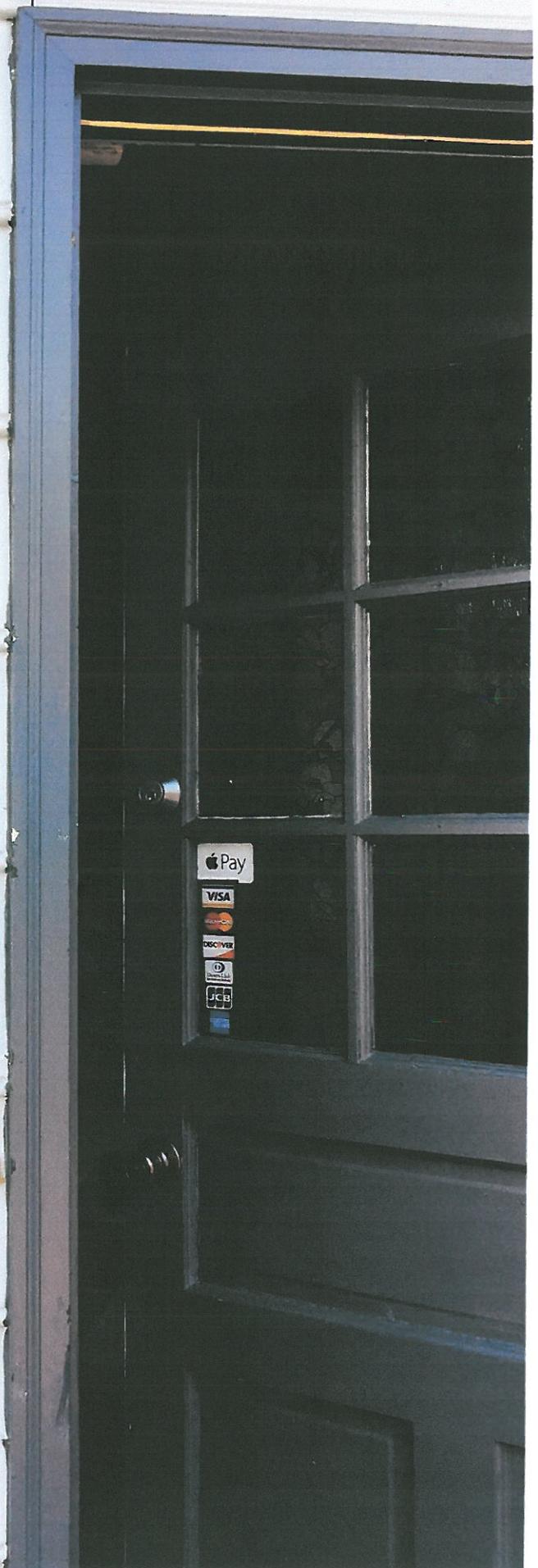


ANGI'S NAILS
&

SPA

201 UNION
STREET

20'







TOWN OF OCCOQUAN ARCHITECTURAL REVIEW BOARD

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS COMMERCIAL SIGNS

Town of Occo
Town of Occoquan, VA

SEP 02 2015

Rec
Received

Applicant's Name: CARINA EKHORDY
Business Name: KALUCA ART
Business Address: 304 MILL ST Suite 201 Occoquan VA 22125
Mailing Address: kalucaart@gmail.com
Business Phone: 571 236 7565 Home Phone: 703 990 5661

Please check applicable information:

Property Owner Tenant Corporation Partnership Sole Proprietorship

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SIGN DESCRIPTION

Material: _____ ARB Approved 36 inch

Background Color: _____ Secondary Color(s): _____ Sign #2 x 12 inch
(Actual color name(s) and paint chip(s) is required)

Font Style: _____ Sign Dimensions: _____ (h) _____ (w) _____ (d)

Location/Placement: 304 Mill St Suite 201 Occoquan VA 22125
One sign on front of post one on rear of post. Top of posts.
(A photo depicting sign placement location is required.)

Will sign be lighted? Yes _____ No
(If yes, sign must not be internally lit.)

A computer-generated color illustration is required.

SIGN DESCRIPTION

Material: _____

Background Color: _____ Secondary Color(s): _____
(Actual color name(s) and paint chip(s) is required)

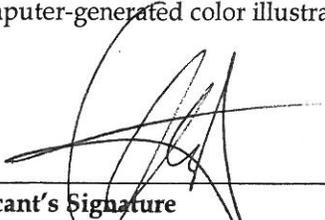
Font Style: _____ Sign Dimensions: _____ (h) _____ (w) _____ (d)

Location/Placement: _____

(A photo depicting sign placement location is required.)

Will sign be lighted? Yes _____ No _____
(If yes, sign must not be internally lit.)

A computer-generated color illustration is required.

Applicant's Signature 

Chair, Architectural Review Board

Date Submitted: 9.3.15

Date approved: _____

| | | | |
|----------------------|----------------------------|---|-----------------|
| TOWN USE ONLY | | | |
| Check No.: | 1008 | Cash Receipt No.: | _____ |
| Fees: | Wall Sign: \$10.00 _____ | Hanging Sign: \$10.00 <input checked="" type="checkbox"/> | Total Fees: 110 |
| | Ground Sign: \$10.00 _____ | Awning Sign: \$10.00 _____ | |

1

KALUCAart

T-Shirt Art &
Personalized Gifts

2

~~KALUCAart T-Shirt Art & Personalized Gifts~~

CE

SAMPLE CARD

"Town and Country" Ready Prepared Paints,
For HOMESTEAD, COTTAGE & VILLA USE.
Manufactured by HARRISON BROS. & CO.,
PHILADELPHIA & NEW YORK



Color used on Sign 1 and 2 :

No. 34

No. 31

No 41

Font Style: Lucida Handwriting,
Times New Roman and
Bella Donna.





TOWN OF OCCOQUAN ARCHITECTURAL REVIEW BOARD

APPLICATION FOR EXTERIOR ELEVATIONS Commercial and Residential

This application must be filed at Town Hall by noon on the Wednesday prior to the Architectural Review Board meeting, which is regularly scheduled on the first Tuesday of each month at 7:30 p.m. in Town Hall. The Board requires that actual paint color samples and product brochures (and a photograph of the structure if there is to be a change to the structure's exterior) accompany this form. Applicants are encouraged to refer to the Guidelines (Residential and Commercial) which are available for review at Town Hall and online at www.occoquanva.gov. The applicant or a representative must be present at the meeting, during which the ARB will review the application.

Name: DAWN & MARK BURTON

Mailing Address: PO Box 299 OCCOQUAN, VA 22125

Phone: (703) 499-8080 Date Submitted: _____

Project Address: 304 COMMERCE STREET OCCOQUAN, VA 22125

Work is scheduled to begin (date): Fall 2015

Roof and Roofing

Pitch: _____ Material: _____ Color: _____

Dormers

Pitch: _____ Material: _____ Color: _____

Windows

Dimensions: NO CHANGE Window Placement: REFURBISH w/ NEW SIDING (REPAIR) EXISTING WINDOW

Grid Pattern/Color: NO CHANGE Grid Profile: _____

Shutter Color: WHITE Trim Paint Color: WHITE

THE PROPOSED CONTRACTOR WILL BE IN ATTENDANCE
AT ARB MTG TO ANSWER ANY QUESTIONS.

Material(s)

Brick, stucco, siding, etc.: EASTERN WHITE PINE

Color(s): DARK BLUE Pattern: _____

Mortar Color: _____ Joint Pattern: _____

Doorway(s)

Design/Pattern: CHANGE ROOF ON ENTRY WAY/PORCH

Column Size: _____ Porch Post(s) Size: _____

Spindle Design: _____ Color(s): SILVER (TIN)

Light Fixtures (color/style/placement): _____

Fences, walls, decks

Material(s) (wood, brick, stucco, etc.): _____

Color(s): _____

Pattern: _____

Decorative Trim and/or Hardware: _____

Mortar Color: _____ Joint Pattern: _____

For new construction or alteration of structure, attach seven copies of scale drawings of the proposal. For new construction, attach a schematics showing building in relation to neighboring buildings.

Landscape Design Plan Attached? Yes No N/A

Dawn Davis Brum
Applicant's Signature

Chair, Architectural Review Board

Date Submitted: 9/1/15

Date Approved: _____

| | | |
|-----------------------|-------------------------|-------------------------------|
| TOWN USE ONLY | | <u>Bringing fee on 9.8.15</u> |
| Check No.: _____ | Cash Receipt No.: _____ | |
| Application Fee: \$10 | | |

Siding Replacement and Painting Specifications

All work will be performed in accordance with State and Local Building Codes, abiding by the specifications and guidelines of the manufacturer, and with the utmost common sense throughout the project

Pre-Construction Walk-Thru:

- ✦ Designate project location and job perimeter.
- ✦ Complete overview of project with foreman assigned to job.
- ✦ Job foreman will oversee crew throughout the completion.
- ✦ Job foreman will direct homeowners as needed, establish and monitor safety measures during the job.

Job Site Preparation:

✦ Evaluate premises for optimal landscaping protection. **(Special attention will be paid to the deck and pond in the back of the home to protect them from exposure to lead paint or any other debris.)**

✦ **Job site will need to be contained following the guidelines and practices set forward by the EPA for lead paint.**

✦ **Homeowner will need to coordinate with the power company to have any power lines that are run in from above the ground disconnected while the crew is working in that location.**

- ✦ Outline perimeter for safety reasons with yellow caution tape and bright orange cones.
- ✦ Set up scaffolding where necessary in order to remove and install the new siding.
- ✦ Designate debris removal location and ensure all crew members are aware of this location.

Removal and Substrate Preparation:

- ✦ Remove the roofing materials and structure from above the front entry way of the home.
- ✦ Remove the gutters and downspouts from all elevations of the home.
- ✦ Remove the storm windows from all window locations.
- ✦ Remove the fascia boards and the rake boards from all locations on the home.
- ✦ Remove the window cladding from all windows on the home.
- ✦ Remove the vinyl siding, any underlayment and the wooden siding from all elevations of the home.

✦ Inspect underlying condition of any substrate, insulation, and structural members and make recommendations for any necessary repairs.

Underlayment:

- ✦ Install Green Guard RainDrop 3D barrier over all exposed surfaces ensuring the seams are taped with Green Guard seam tape.
- ✦ Install Green Guard Seam Tape window and seam tape around the perimeter of each window and any other opening.

Flashing Detail:

- ✦ Install appropriate aluminum "Z" flashing above window and door locations.
- ✦ Install aluminum intersection flashing as needed at wall intersections.
- ✦ Install new custom formed aluminum drip cap over intersection points of siding and the brick ledge on the right side of the home.

Specifications Continued ➤

Siding Installation:

- ✦ Install new Prime-Lock plus (Eastern White Pine) siding to cover all four sides of the home. All Siding will be installed using 2 ½" stainless steel siding nails. **(This does not include the structure on the back of the home that houses the well.)**
- ✦ Install new Cerfi-grade #1 cedar shake siding on the structure that houses the well on the back of the home. Shakes will be installed using stainless steel siding nails.
- ✦ Siding clearance along all roof lines, decks, paths, and steps will be maintained at a 2" minimum.
- ✦ Siding clearance will be maintained at a 6" minimum from finished grade on exterior of the home.
- ✦ All field cuts will be primed prior to installation.

Trim and Accessories Installation:

- ✦ Install new Prime-Lock plus trim boards in matching size and length to replace the fascia boards, soffit panels, and rake boards that were removed on the home and addition.
- ✦ Install new cedar rake boards, fascia boards, and soffit panels on the structure on the back of the home that houses the well.
- ✦ ~~Install new brick molding around each window.~~
- ✦ Install new light blocks and vents to match existing locations.
- ✦ Re-install existing lights.
- ✦ Seal all trim/siding intersection points in preparation for paint.

Window Restoration & Painting Details:

- ✦ Prep the windows for paint by scraping and sanding the existing windows. Mullions will be restored as possible.
- ✦ Apply two coats of premium Sherwin Williams Durations product as per the manufacturers' guide lines indicate to all painted surfaces.
- ✦ Apply paint with a high grade paint brush and roller

Shutter Installation:

- ✦ Install new pre-finished Timberlane raised panel cedar shutters on the front of the home.

Gutters and Downspouts

- ✦ Install new 6" half-round aluminum (.032 gauge) seamless gutters to replace the gutters that were removed from all locations.
- ✦ Install new 4" round aluminum (.032 gauge) downspouts to match existing locations.

Front Porch Roof Reconstruction:

- ✦ Reconstruct the roof with a lower pitch in order to lower the profile of the front porch roof.
- ✦ Install new ½" CDX plywood using h-clips and 8d sinker nails as substrate for the new roofing system.
- ✦ Install new hi-temperature Ice and Water Shield waterproofing membrane along the eave edges of the new front porch roof.
- ✦ Install new Titanium UDL membrane over the remainder of the decking surface in conjunction with the Ice and Water barrier.
- ✦ Install new custom-formed Metal Sales Manufacturing Corporation 21" O.C. Standing Seam metal roofing panels.
- ✦ Metal panels secured utilizing fastening cleats installed every 16" O.C. and each seam will be crimped to provide secured locking system.
- ✦ Cleats will be fastened with 1" flat head metal roofing screws.