



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, March 13, 2018
7:30 PM

TOWN HALL - 314 MILL STREET

1. Citizen Comments
2. Approval of February 13, 2018 Meeting Minutes
3. ARB2018-001: 204 Center Lane, Exterior Elevation
4. ARB2018-002: 206 Commerce Street, Exterior Elevation
5. ARB2018-003: 201 Union Street, Exterior Elevation
6. Town Council Report
7. Town Manager Report
8. Chair Report

Brenda Seefeldt
Chair, Architectural Review Board

Architectural Review Board Minutes
Tuesday, February 13, 2018
7:30 p.m.

The meeting was called to order at 7:43 p.m. by the Chairman, Brenda Seefeldt.

Attendees: Brenda Seefeldt, Carol Bailey, Laurie Holloway, Kelly Davis, Dan Braswell, Stewart Emenheiser and new alternate member Jonathan Torres. Matthew Dawson was excused absent.

There were no citizen comments.

Laurie Holloway moved that the minutes from the November 21, 2017 meeting be approved and Dan Braswell seconded. All voted aye.

A representative from VFW 7916 presented a proposed project in which the VFW, working with the Town of Occoquan, would make it possible for members of the public to purchase a Military Tribute Banner in memory of a local veteran of their choice. The banners would be displayed in the Historic District of the town for a specific amount of time. The representative answered questions from the members. The recommendation from the ARB was to have as much consistency as possible with the photographs regarding the color and style and our gratitude to the VFW and support for this project.

The Town Manager informed the ARB of Town Council business.

Approved Revised Development Fee Schedule.

Approved Repairs to the Secondary Police Cruiser in the amount of \$1,231.30

There is a plan in place to replace all of the trash cans in the Historic District.

The Town Manager's Report was included in the agenda provided to the ARB.

In the Chair report Brenda asked the Town Manager to pull the Exterior Elevation Design Guidelines from the Town Council's work load. Town Council has had the document since 2015 and has yet to approve it. With so many new members of the ARB, the ARB Chair wishes to update this document again with the added new insight. The Sign Design Guidelines is updated and still awaiting Town Council approval but the ARB Chair is okay with that one not being updated.

The meeting was adjourned at 8:44.

Minutes submitted by Carol Bailey



Town of Occoquan
Virginia
MAR 05 2018
RECEIVED

TOWN OF C...
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: Amy V. Barnes

Mailing Address: P.O. Box 944

Phone: (940) 595 4815 Date Submitted: 3/15/18

Project Address: 204 Center Lane

Work is scheduled to begin (date): 4/15/18

Roof and Roofing

Pitch: _____ Material: _____ Color: _____

Dormers

Pitch: _____ Material: _____ Color: _____

Windows

Dimensions: _____ Window Placement: _____

Grid Pattern/Color: _____ Grid Profile: _____

Shutter Color: _____ Trim Paint Color: Sherwin Williams
Pure White

Work will include replacement of sills with dry rot. New sills will be of wood and painted trim color.

Material(s)

Brick, stucco, siding, etc.: _____

Color(s): Front Bay - Sherwin Williams Intuitive Grey Pattern: _____

Mortar Color: _____ Joint Pattern: _____

Doorway(s)

Design/Pattern: _____

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

Spindle Design: _____ Color(s): Door Paint - Sherwin Williams Purple midnight (gloss)

Light Fixtures (color/style/placement): _____

Fences, walls, decks

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

Color(s): _____

Pattern: _____

Decorative Trim and/or Hardware: Metal Railings - Sherwin Williams Tricorn Black (gloss)
Replace numbers with new ones -> same style in black

Mortar Color: _____ Joint Pattern: black

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



Applicant's Signature

Chair, Architectural Review Board

Date Submitted: 3/5/18

Date Approved: _____

TOWN USE ONLY

Check No.: _____

Cash Receipt No.: 435766

Application Fee: \$10

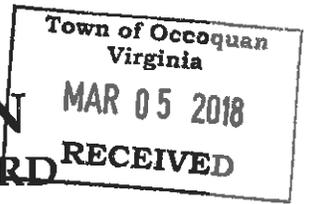
\$10.00







ARB2018-002



JUAN 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: Emine Resulaj (Alba stone Masonry)

Mailing Address: 6914 Gillings Rd Springfield VA 22152

Phone: (703) 203-9095 Date Submitted: 03/05/18

Project Address: 206 Commerce St Occoquan VA 22125

Work is scheduled to begin (date): _____

Roof and Roofing

Pitch: _____ Material: v _____ Color: _____

Dormers

Pitch: _____ Material: _____ Color: _____

Windows

Dimensions: _____ Window Placement: _____

Grid Pattern/Color: _____ Grid Profile: _____

Shutter Color: _____ Trim Paint Color: _____

Material(s)

Brick, stucco, siding, etc.: _____

Color(s): _____ Pattern: _____

Mortar Color: _____ Joint Pattern: _____

Doorway(s)

Design/Pattern: _____

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

Spindle Design: _____ Color(s): _____

Light Fixtures (color/style/placement): _____

Fences, walls, decks

Material(s) (wood, brick, stucco, etc.): ster well railing, metal

Color(s): Black

Pattern: see attached

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


Applicant's Signature

Chair, Architectural Review Board

Date Submitted: 03/05/18

Date Approved: _____

TOWN USE ONLY

Check No.: 1821

Cash Receipt No.: _____

Application Fee: \$10







Town of Occoquan
Virginia
MAR 05 2018
RECEIVED

ARB2018-003

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: HYUN KIM (OWNER REP)

Mailing Address: 608 RIVER BEND RD. GREAT FALLS, VA 22066

Phone: (703) 300-5255 Date Submitted: _____

Project Address: 201 UNION STREET

Work is scheduled to begin (date): APRIL 1, 2018

Roof and Roofing N/A
Pitch: _____ Material: _____ Color: _____

Dormers N/A
Pitch: _____ Material: _____ Color: _____

Windows N/A
Dimensions: _____ Window Placement: _____

Grid Pattern/Color: _____ Grid Profile: _____

Shutter Color: _____ Trim Paint Color: _____

- NEW KITCHEN EXHAUST FAN ON ROOF
REPLACE EXISTING.

Material(s) N/A
Brick, stucco, siding, etc.: _____

Color(s): _____ Pattern: _____

Mortar Color: _____ Joint Pattern: _____

Doorway(s) N/A
Design/Pattern: _____

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

Spindle Design: _____ Color(s): _____

Light Fixtures (color/style/placement): _____

Fences, walls, decks N/A
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

[Signature]
Applicant's Signature

Chair, Architectural Review Board

Date Submitted: 3/5/18

Date Approved: _____

TOWN USE ONLY

Check No.: 1086 Cash Receipt No.: _____

Application Fee: \$10

3/6/2018: Zoning Review Pending K



EXISTING FRONT ELEVATION



EXISTING FRONT ELEVATION



EXISTING ALLEY ELEVATION



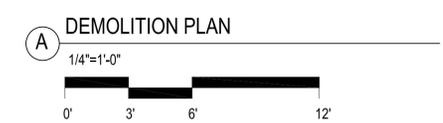
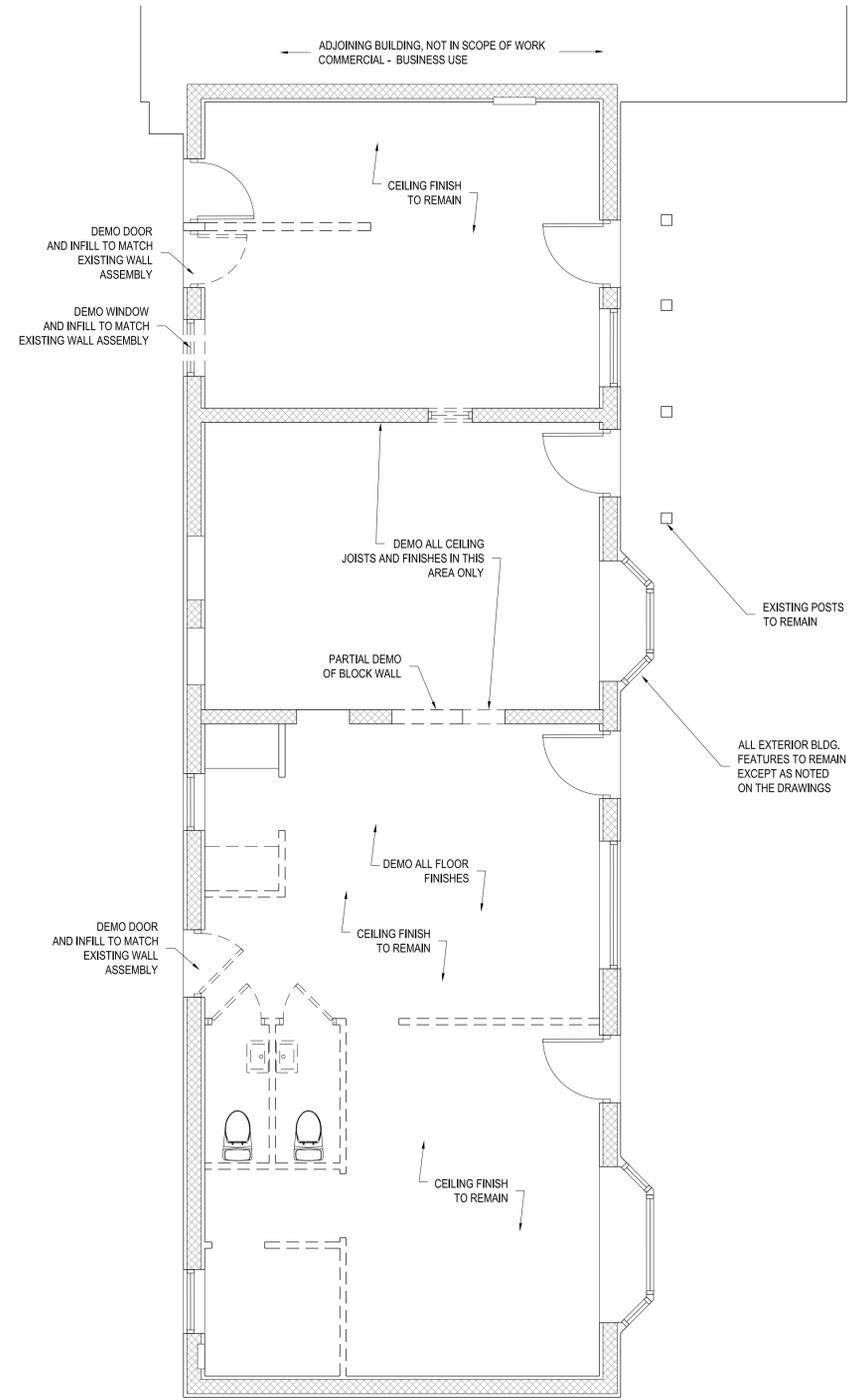
EXISTING ALLEY ELEVATION

DEMO PLAN LEGEND

- - - - - EXISTING WALL TO BE DEMOLISHED
 [Hatched Box] EXISTING WALL TO REMAIN

DEMOLITION GENERAL NOTES

- G.C. IS RESPONSIBLE FOR VERIFYING DRAWINGS AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION. NOTIFY DESIGNER OF ANY DISCREPANCIES.
- THE G.C. SHALL BE RESPONSIBLE FOR ALL DEMOLITION WORK DESCRIBED ON THIS DRAWING AND ANY OTHER DEMOLITION WORK OF FOUND CONDITIONS THAT MAY BE REQUIRED TO ACHIEVE DESIGN INTENT.
- G.C. TO ARRANGE AND PAY FOR DISCONNECTING, REMOVING AND CAPPING UTILITY SERVICES WITHIN AREA OF DEMOLITION. DISCONNECT AND STUB OFF ALL UTILITIES AFFECTED BY DEMOLITION WORK. NOTIFY THE AFFECTED UTILITY COMPANY IN ADVANCE AND OBTAIN APPROVAL PRIOR TO WORK.
- LEGALLY REMOVE ALL DEMOLISHED MATERIALS OFF SITE IMMEDIATELY.
- DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK, INCLUDING THAT REQUIRED FOR CONNECTION TO THE EXISTING BUILDING. PROTECT EXISTING STRUCTURAL MEMBERS.
- PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION.
- THE G.C. SHALL FURNISH ALL LABOR, MATERIAL, EQUIPMENT AND SERVICES. THE G.C. SHALL PERFORM ALL OPERATIONS REQUIRED FOR COMPLETE DEMOLITION REMOVALS AND RELATED WORK AS INDICATED HEREIN, AND AS REASONABLY IMPLIED TO COMPLETE THE WORK IN ALL RESPECTS.
- PATCH AND REPAIR ALL FINISHES THAT ARE TO REMAIN.



201 UNION ST

RESTAURANT

201 UNION STREET
 OCCOQUAN, VA 22125
 TOWN OF OCCOQUAN



DESIGN AMERICA
 CONSULTING ENGINEERS
 14080 RED RIVER DRIVE
 CENTREVILLE, VA 20121
 PH: 571-220-3239
 FAX: 703-222-3591
 daeng2000@aol.com
 www.daeng2000.com

NO.	REVISIONS	DATE

DRAWING TITLE

AS-BUILT PHOTOS & DEMOLITION PLAN

SCALE

REFERENCE NO. 2017-UNION

SHEET NO.

A100

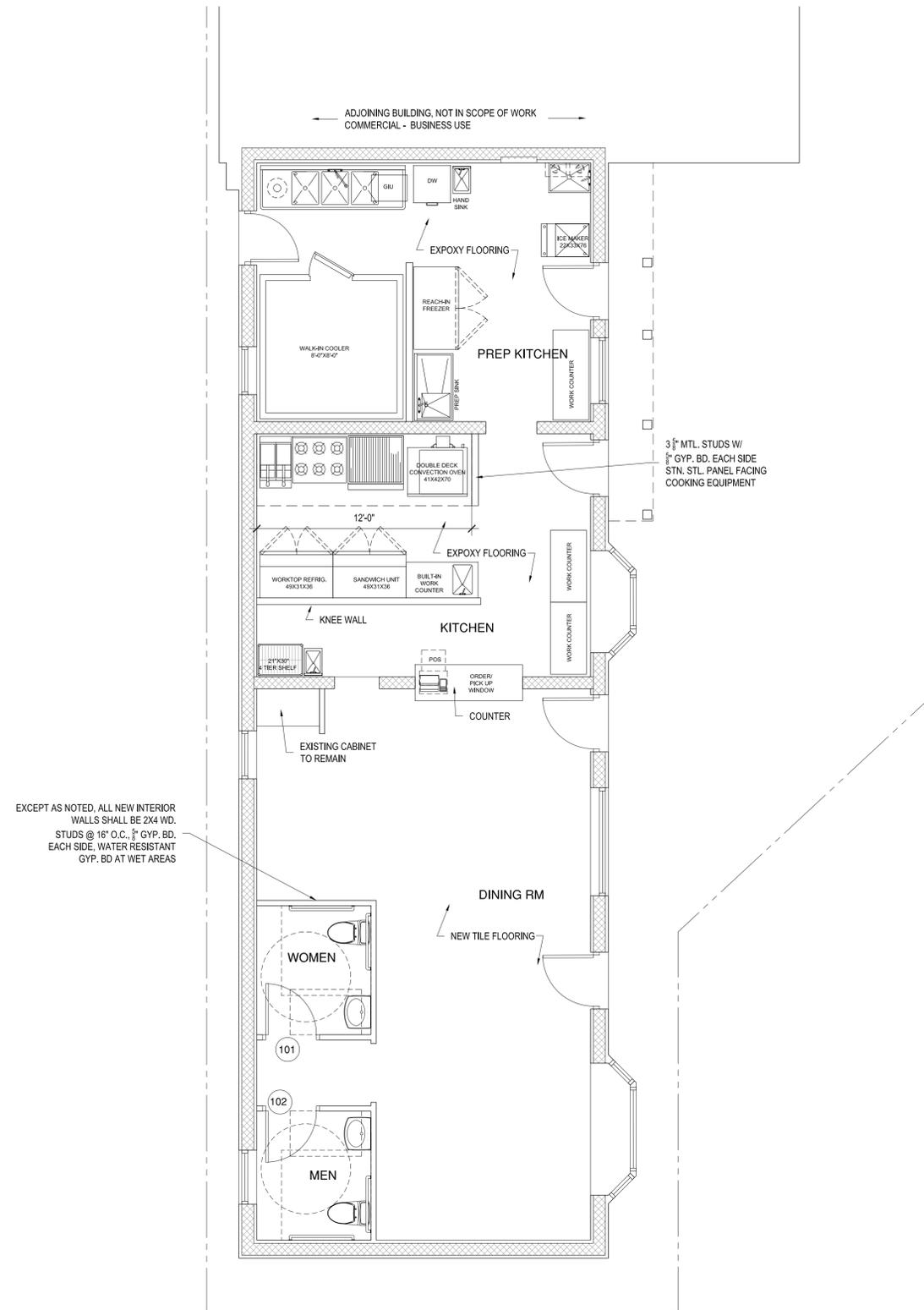
201 UNION ST

RESTAURANT

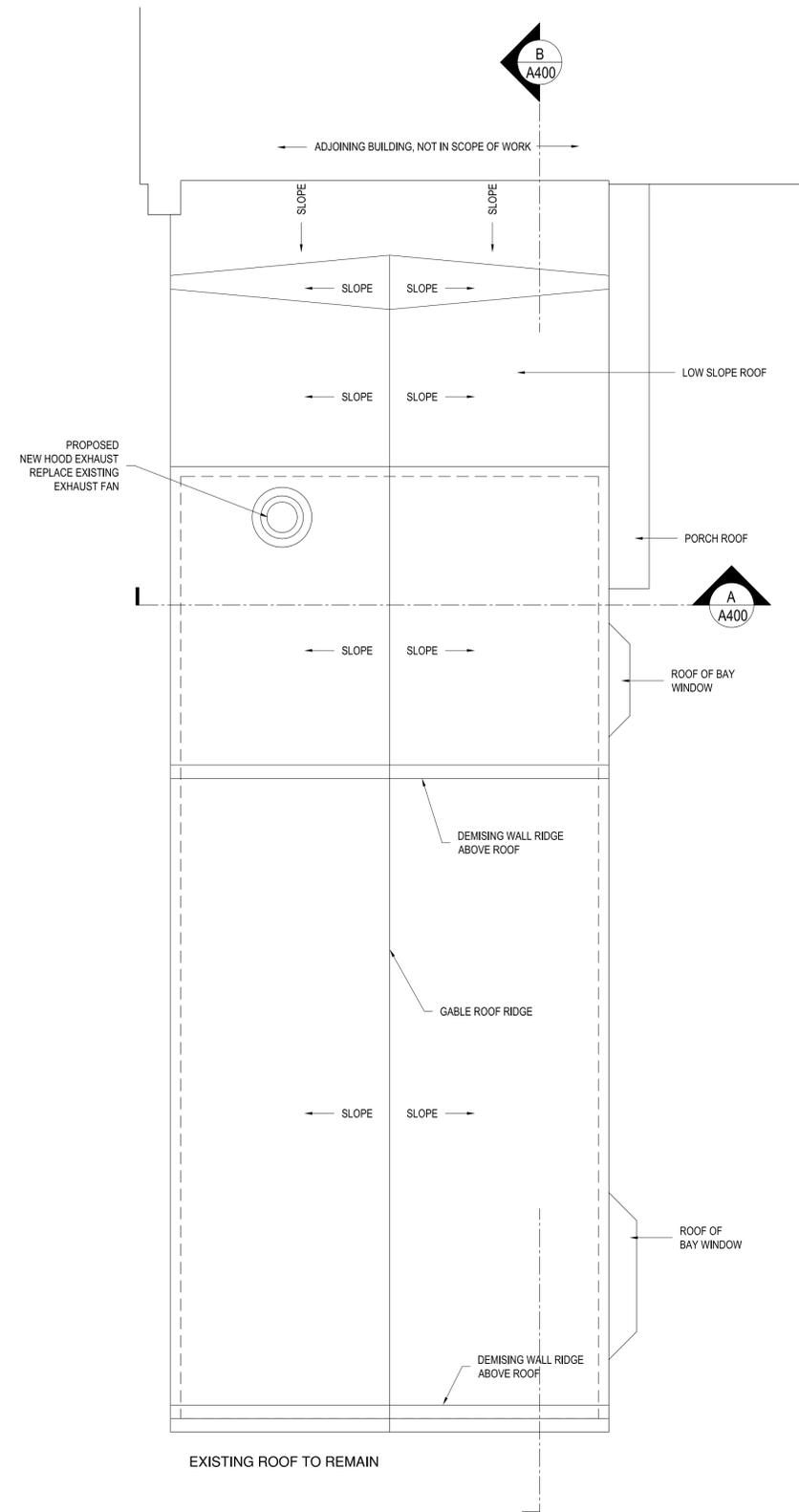
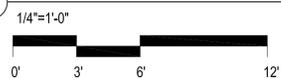
201 UNION STREET
 OCCOQUAN, VA 22125
 TOWN OF OCCOQUAN



DESIGN AMERICA
 CONSULTING ENGINEERS
 14080 RED RIVER DRIVE
 CENTREVILLE, VA 20121
 PH: 571-220-3239
 FAX: 703-222-3591
 daeng2000@aol.com
 www.daeng2000.com



A PROPOSED FIRST FLOOR PLAN



B ROOF PLAN

1/4"=1'-0"

NO.	REVISIONS	DATE

DRAWING TITLE

FLOOR PLAN AND
 ROOF PLAN

SCALE

REFERENCE NO. 2017-UNION

SHEET NO.

A200

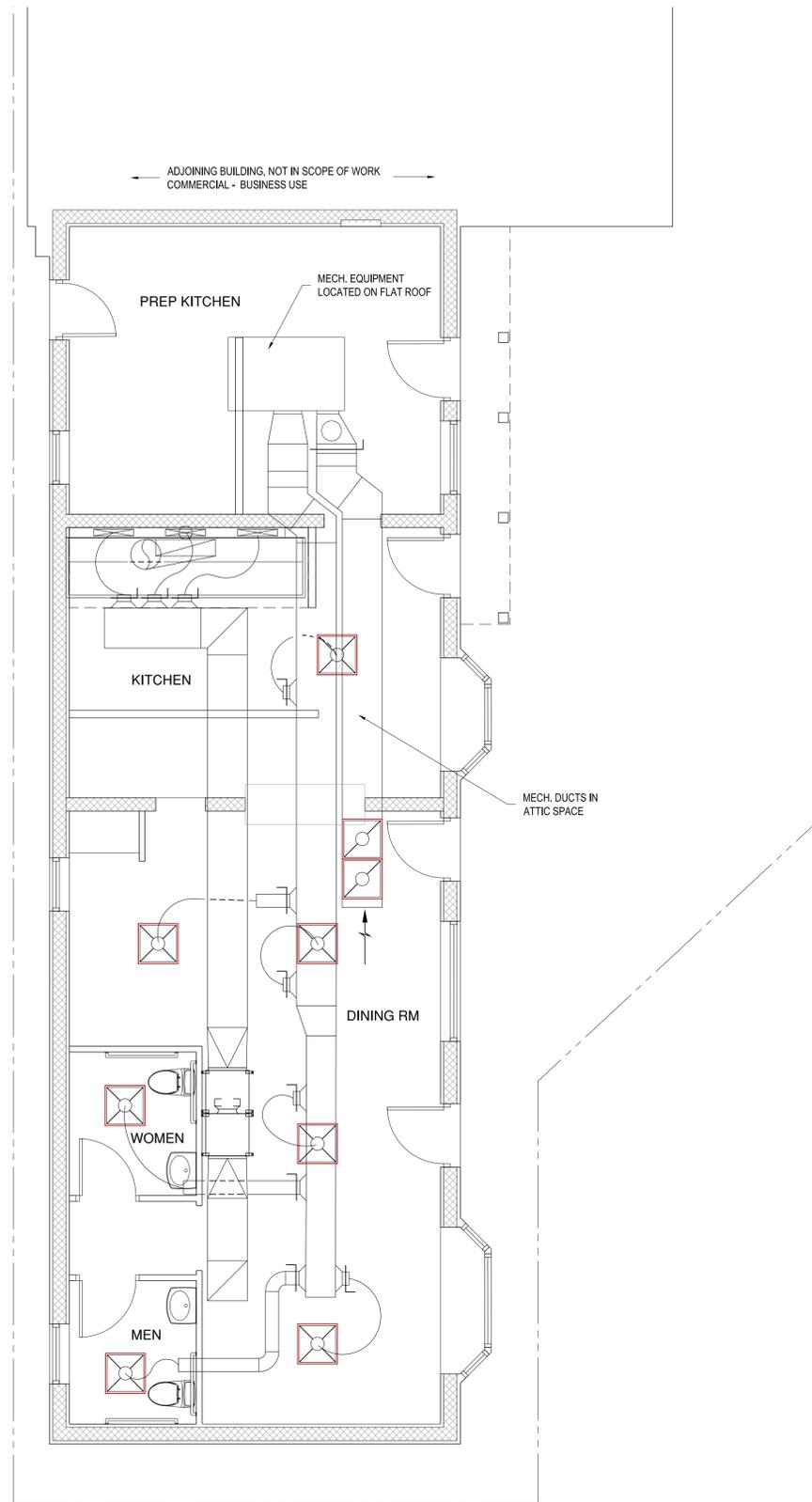
201 UNION ST

RESTAURANT

201 UNION STREET
 OCCOQUAN, VA 22125
 TOWN OF OCCOQUAN



**DESIGN
 AMERICA**
 CONSULTING ENGINEERS
 14080 RED RIVER DRIVE
 CENTREVILLE, VA 20121
 PH: 571-220-3239
 FAX: 703-222-3591
 daeng2000@aol.com
 www.daeng2000.com



(A) PROPOSED MECHANICAL PLAN
 1/4"=1'-0"
 0' 3' 6' 12'

NO.	REVISIONS	DATE

DRAWING TITLE

PROPOSED
 MECHANICAL PLAN

SCALE

REFERENCE NO. 2017-UNION

SHEET NO.

A201

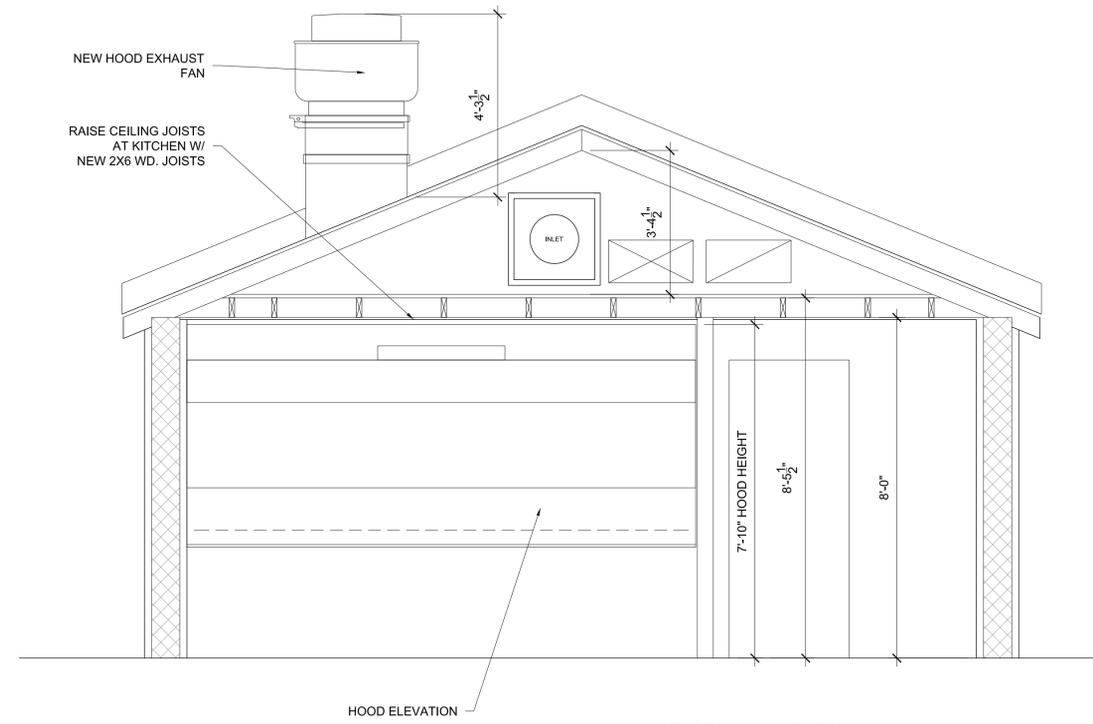
201 UNION ST

RESTAURANT

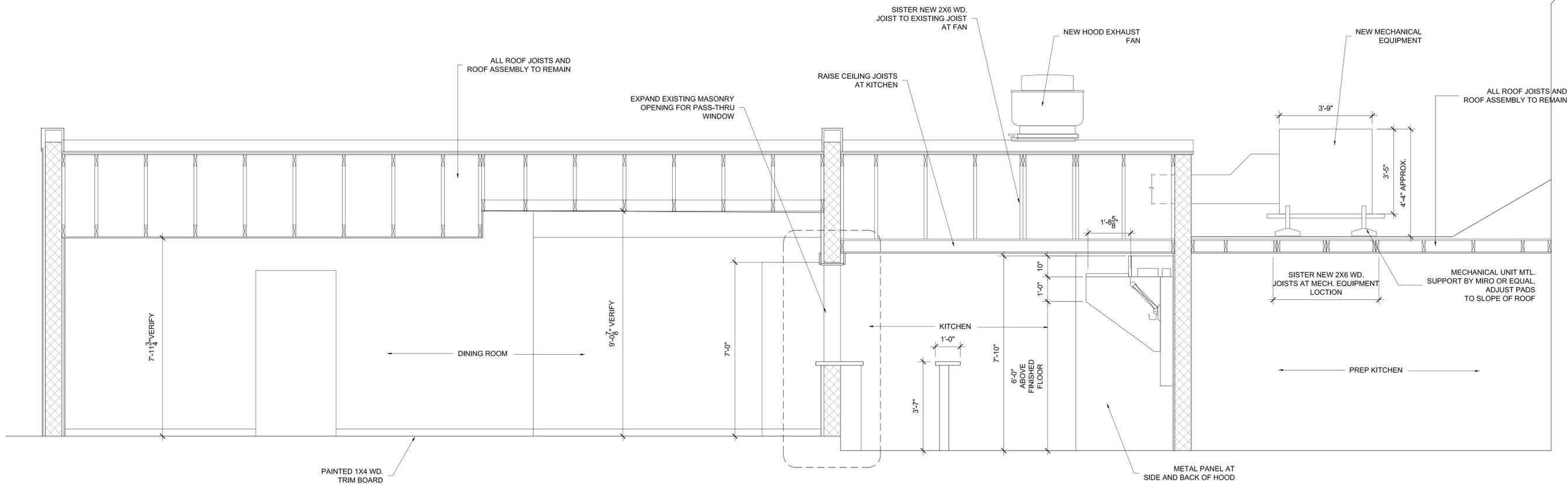
201 UNION STREET
 OCCOQUAN, VA 22125
 TOWN OF OCCOQUAN



DESIGN AMERICA
 CONSULTING ENGINEERS
 14880 RED RIVER DRIVE
 CENTREVILLE, VA 20121
 PH: 571-220-3239
 FAX: 703-222-3591
 daeng2000@aol.com
 www.daeng2000.com



(A) EAST-WEST SECTION
 1/2"=1'-0"



(B) NORTH-SOUTH SECTION
 1/2"=1'-0"

NO.	REVISIONS	DATE

DRAWING TITLE

SECTION

SCALE

REFERENCE NO. 2017-UNION

SHEET NO.

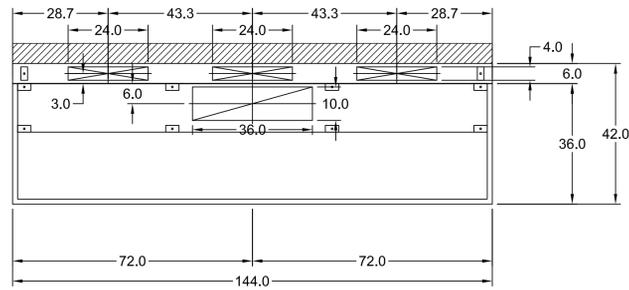
A400

HOOD INFORMATION																	
HOOD NO.	MARK	MODEL	HOOD DIMENSIONS (IN.)			HOOD CONSTR.	COOKING LOAD / DUTY RATING	TOTAL CFM	EXHAUST COLLAR(S)				SUPPLY		TOTAL WEIGHT LBS.	SECTION LOCATION	
			LENGTH	WIDTH	HEIGHT				WIDTH	LENGTH	DIA.	CFM	S.P.	MUA CFM			AC CFM
1	HOOD-1	XXEP-144-S	144	TOP 36 BOT 3	FRT 12 BACK 36	430 SS WHERE EXPOSED	HEAVY	4200	10	36		4200	0.995	2520		299.9	SINGLE

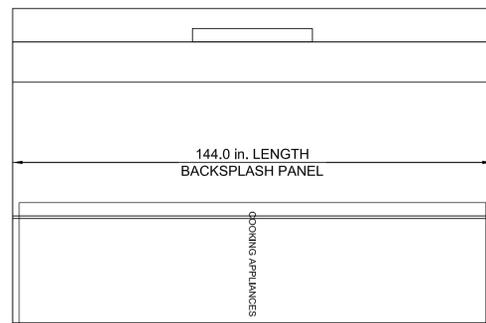
HOOD INFORMATION																	
HOOD NO.	MARK	LIGHTING DETAILS				GREASE FILTRATION DETAILS				UTILITY CABINET(S)							
		FIXTURE TYPE	BULB / LAMP INFO	QTY	FOOT CANDLES	TYPE / MODEL	MATERIAL	QTY	SIZE (IN.)	LOCATION	FIRE SYSTEM TYPE	SIZE	MODEL	CONTROLS INTERFACE			
1	HOOD-1					X-TRACTOR	STAINLESS STEEL	4	16	16							

SUPPLY PLENUM INFORMATION																		
HOOD NO.	MARK	POS.	TYPE	SIZE (IN.)			INSULATED	DAMPER(S)	LED LIGHT(S)	TOTAL CFM	COLLARS							
				L	W	H					TYPE	MOUNTING	QTY	W	L	DIA.	CFM	S.P.
1	HOOD-1	BACK	BSP	144	6	52.75	NO	NO	NO	2520	MUA	FACTORY	3	4	24	840	0.28	1260

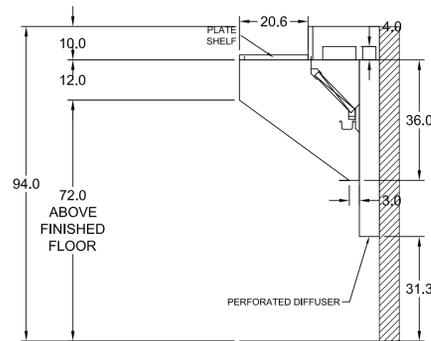
HOOD OPTIONS
 UL 710 LISTED W/ OUT EXHAUST FIRE DAMPER - UL #R25625
 10 IN HIGH CEILING ENCLOSURES - FRONT LEFT RIGHT - FIELD INSTALLED
 FACTORY MOUNTED EXHAUST COLLAR(S)
 BACKSPLASH 32.00 IN HIGH 144.00 IN LONG
 PERFORMANCE ENHANCING LIP (PEL) TECHNOLOGY
 STANDING SEAM CONSTRUCTION FOR SUPERIOR STRENGTH



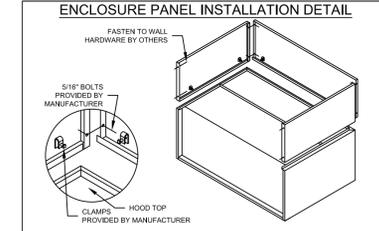
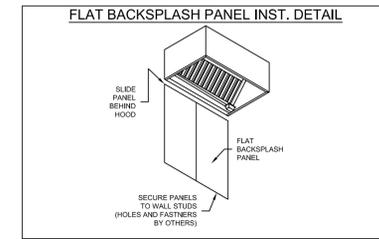
MARK: Hood-1 - SECTION 1
PLAN VIEW



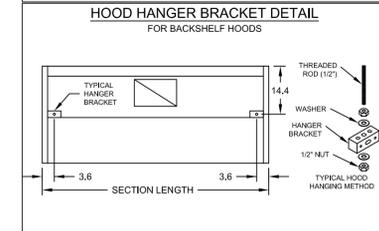
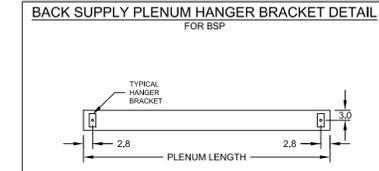
MARK: Hood-1 - SECTION 1
ELEVATION VIEW



MARK: Hood-1
SECTION VIEW



HOOD HANGING HEIGHT FOR FIRE SYSTEMS
 VERIFICATION OF HOOD HANGING HEIGHT ABOVE FINISHED FLOOR (A.F.F.) IS REQUIRED FOR CORRECT PLACEMENT OF FIRE SYSTEM NOZZLES.
 RECOMMENDED HANGING HEIGHT = 72" FROM FINISHED FLOOR TO LOWER FRONT EDGE OF HOOD.
 OTHER HANGING HEIGHT = _____" FROM FINISHED FLOOR TO LOWER EDGE OF HOOD.



UL NSF
DESIGNED FOR THE

WOODBRIDGE RESTAURANT (WOODBIDGE VA) - R2

PROJECT: 1/11/2018
MARK: HOOD-1

ACCUREX - DC, MD, NORTHERN VA
JAMES ZHANG
JAMES.ZHANG@ACCUREX.COM
(703)206-8946

ACCUREX

201 UNION ST

RESTAURANT

201 UNION STREET
 OCCOQUAN, VA 22125
 TOWN OF OCCOQUAN



DESIGN AMERICA
 CONSULTING ENGINEERS
 14080 RED RIVER DRIVE
 CENTREVILLE, VA 20121
 PH: 571-220-3239
 FAX: 703-222-3591
 daeng2000@aol.com
 www.daeng2000.com

NO.	REVISIONS	DATE

DRAWING TITLE
MECHANICAL HOOD DETAILS

SCALE: AS SHOWN

REFERENCE NO. 2017-UNION

SHEET NO.

M5

201 UNION ST

RESTAURANT

201 UNION STREET
 OCCOQUAN, VA 22125
 TOWN OF OCCOQUAN



DESIGN AMERICA
 CONSULTING ENGINEERS
 14080 RED RIVER DRIVE
 CENTREVILLE, VA 20121
 PH: 571-220-3239
 FAX: 703-222-3591
 daeng2000@aol.com
 www.daeng2000.com

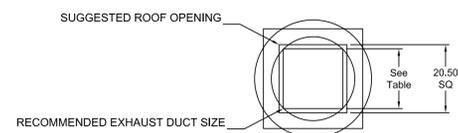
Belt Drive Upblast Centrifugal Roof Exhaust Fan

MARK INFORMATION		FAN INFORMATION						MOTOR INFORMATION					
QTY	MARK	MODEL	VOLUME (CFM)	TOTAL EXTERNAL SP (IN WG)	FAN RPM	OPERATING POWER (HP)	WEIGHT (LB.)	SIZE (HP)	V/C/P	ENCLOSURE	MOTOR RPM	WINDINGS	NEC FLA*
1	HEF-1	XRUB-200HP-30	4,200	1.745	1,453	2.45	241	3	208/60/3	OP	1725	1	10.6

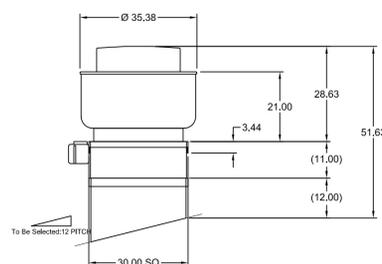
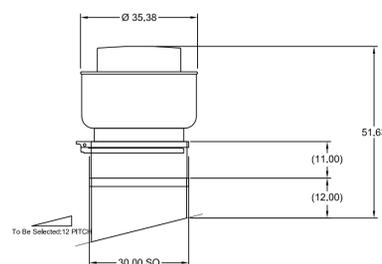
*NEC FLA - Based on tables 150 or 148 of National Electrical Code 2002. Actual motor FLA may vary, for sizing thermal overload, consult factory.

HEF-1 : SELECTED OPTIONS AND ACCESSORIES

UL/cUL 762 Listed - "Power Ventilators for Rest. Exh. Appliances"
 Switch, NEMA-1, Toggle, Shipped with Unit
 Roof Curb-Galv., GPPF-30-G12, Under Sized 1.25 in. Total, Pitch To Be Selected
 Curb Extension-Galv., VCE-30-G11
 Hinged Base (Attached)
 High Temp Curb Seal Rated for Continuous Duty at 2000 F (Attached)
 Grease Trap (PN 475538)
 Heat Baffle (Attached)
 Bearings with Grease Fittings, L10 life of 100,000 hrs (L50 avg. life 500,000 hrs)

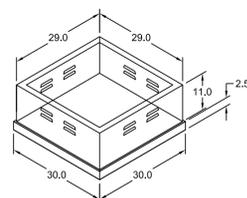


DUCT TYPE	SIZE
STANDARD	18 SQ
FIRE-WRAPPED	10 SQ

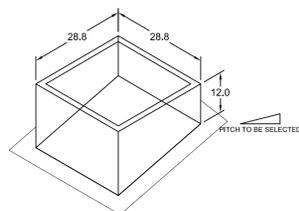


DUCT DIMENSIONS ARE LARGEST POSSIBLE DUCT TO FIT THROUGH CURB.
 CONSULT SYSTEM DESIGN ENGINEER FOR RECOMMENDED DUCT SIZE.

OVERALL HEIGHT MAY BE GREATER DEPENDING ON MOTOR.



ISOMETRIC VIEW



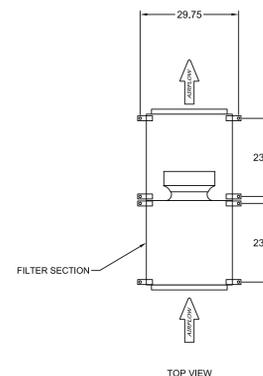
Direct Drive Centrifugal Inline Fan

MARK INFORMATION		FAN INFORMATION						MOTOR INFORMATION					
QTY	MARK	MODEL	VOLUME (CFM)	TOTAL EXTERNAL SP (IN WG)	FAN RPM	OPERATING POWER (HP)	WEIGHT (LB.)	SIZE (HP)	V/C/P	ENCLOSURE	MOTOR RPM	WINDINGS	NEC FLA*
1	MUA-1	XID-160-VG	3,780	1.299	1,657	1.69	257	2	208/60/1	TF	1725	1	13.2

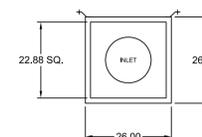
*NEC FLA - Based on tables 150 or 148 of National Electrical Code 2002. Actual motor FLA may vary, for sizing thermal overload, consult factory.

MUA-1 : SELECTED OPTIONS AND ACCESSORIES

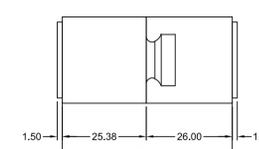
UL/cUL 705 Listed - "Power Ventilators"
 Switch, NEMA-1, Toggle, Shipped with Unit
 Damper Shipped Loose, Inline, WD-330-PB-23X23, Gravity Operated, Not Coated
 Sloped Filter Box, 1 in. Aluminum Filters
 Isolators & Brackets, Spring Hanging (2 Kit(s); Qty 8; PN: 850345) (Shipped Loose)



TOP VIEW



END VIEW



SIDE VIEW

PROJECT: 1/17/2018
 PROJECT: WOODBRIDGE RESTAURANT (WOODBRIDGE VA) - R2
 MARK: HEF-1
 ACCUREX - DC, MD, NORTHERN VA
 JAMES ZHANG
 JAMES.ZHANG@ACCUREX.COM
 (703)206-8946
 UL NSF
 LISTED
 ACCUREX

NO.	REVISIONS	DATE

DRAWING TITLE
MECHANICAL HOOD DETAILS

SCALE: AS SHOWN

REFERENCE NO. 2017-UNION

SHEET NO.

M6