



221 S. Nursery Avenue Purcellville, VA 20132
Phone: 540-338-2304 Fax: 540-338-7460

**CERTIFICATE OF
DESIGN APPROVAL**

RECEIVED

SEP - 1 2020

CDA # 20-07

Please fill out all information in order to ensure the scheduling of your agenda item

Street Address of Property: 141, 151, 161 Hatcher Ave. Parcel #: 488380263, 488380172, 488379880
Owner Name: Casey Chapman, Martinsburg Plaza LC, Loudoun West Investments LLC
Business Name: Trails End LLC
Authorized Agent (if applicable): Casey Chapman
Mailing Address: 205 Hirst Rd. Ste 106, Purcellville, VA, 20132
Daytime Telephone Number (s): 540-454-7775 & 540-338-2980

Project Description

☒ New construction ☐ Addition ☐ Alteration ☐ Accessory Structure ☐ Demolition
☐ Repainting ☐ Minor Landscaping Structure ☐ CDA Amendment ☐ Other: _____

Contractor: CaseCo LLC

Address: 205 Hirst Rd. Ste 106, Purcellville, VA 20132

Phone: 540-338-2980

Written Description

Describe clearly and in detail the nature of the project, including exact dimensions for materials to be used (e.g., width of siding, windows and window trim, etc.). Attach additional sheet, if necessary:

The nature of the project is to build a Multiple-use development. See plans for additional information regarding dimensions & materials.

Acknowledgement of Responsibility

I understand that all CDA application materials must be complete and must be submitted fourteen (14) days before the BAR meeting date and that I or an authorized representative must be present at the meeting; otherwise consideration will be deferred to the following meeting. I agree to comply with the conditions of this certificate and all other applicable Town regulations and to pursue this project in strict conformance with the plans approved by the BAR. I also understand that the BAR or Town Staff may need to perform an inspection of my property as it relates to this application. I understand that no changes are permitted without prior approval of the Town, and that failure to follow approved plans is a violation of the Purcellville Town Code and Zoning Ordinance.

Signature of Owner or Authorized Agent: _____

Printed name: Casey Chapman

See reverse side of this form for required submission materials. Applications will not be accepted for scheduling without all required materials. The submission deadline for complete applications is fourteen days prior to the meeting date.

CDA APPLICATION FORM (page 2 of 3)

MINIMUM SUBMISSION REQUIREMENTS: Please note that all of the following materials must be delivered to the Department of Community Development 14 days prior to the BAR meeting or your application will be postponed until the following month's agenda. Include 12 copies of the following information. Use the checklist below to ensure the application is complete. (Use N/A if item is not applicable to your project).

X Application. *12 copies of this application form, filled out in its entirety.*

X Fee. *All applicable fees must be paid to the Town before your agenda item is scheduled.*

X Architectural Drawings – *12 full size copies and one 11"x17" copy. FOLDED:*

All colors, materials and finishes shall be shown by notation or by use of accepted architectural symbols;
Minimum scale: 1/4" = 1'

X Dimensioned outline of the building

X Dimensioned elevation of new construction and adjacent existing elevations

X Site Plan(s) (for new construction and additions)

N/A Site Section(s) (when requested by BAR)

X Photographs – *Provide at least 3 views of building site and adjacent area.*

X Specifications of Exterior Materials – *Please complete the attached Architectural Materials Checklist.*
Specifications to include, but not be limited to: Roofing, siding, windows & doors, trim work, color scheme, chimneys, shutters, utilities and mechanical equipment locations and specifications, exterior lighting, fencing, walls, and paving. (Include color copies of manufacturer's specification sheets.)

N/A Demolition – *See Demolition section of Purcellville Design Guidelines for requirements.*

NOTE: All materials submitted will become the property of the Town of Purcellville.

OFFICE USE ONLY: Date of Application: 2020-09-01 CDA#: 20-07 Fee: \$350 - Paid: ☒

BAR Action: ☐ Approval ☐ Conditional Approval ☐ Denial Date: _____

BAR Comments/Conditions: _____

Application Approved: _____ Date: _____

BAR Chairman

If Appealed, Town Council Action: ☐ Approved ☐ Denied Date: _____

Town Council Conditions: _____

THIS CERTIFICATE EXPIRES ONE YEAR FROM THE APPROVAL DATE IF THE AUTHORIZED ACTIVITY HAS NOT BEEN COMMENCED AND DILIGENTLY PURSUED. NO DEVIATIONS FROM THE APPROVED PLANS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE BAR.

FOR MINOR PROJECTS ONLY

Minor Project Exemption Approved: _____ Date: _____

Zoning Administrator

THIS EXEMPTION EXPIRES ONE YEAR FROM THE APPROVAL DATE IF THE AUTHORIZED ACTIVITY HAS NOT BEEN COMMENCED AND DILIGENTLY PURSUED. ISSUANCE OF A MINOR PROJECT EXCLUSION SHALL NOT RELIEVE THE APPLICANT, CONTRACTOR, TENANT OR PROPERTY OWNER FROM OBTAINING ANY OTHER REQUIRED PERMIT.

CDA APPLICATION FORM (page 3 of 3)

Architectural Materials Checklist:

This checklist is intended to assist you in preparing your application to the Board of Architectural Review. This is not intended to replace your application or any other requirements of the Design Guidelines and Standards.

Foundation:

Material: (example: Brick, Stone, Concrete, etc.) Foundation to be clad in brick - standard brick dimensions

Color: General Shale - Wake Manor, or similar

Roofing:

Material: (example: standing seam metal, shingles, shakes, etc.) TPO/EPDM (Flat roof, not visible)

Color: (example: copper, prefinished, painted, etc.) White

Exterior Wall Surfaces:

Material(s): (example: brick, stucco, hardiplank siding, board and batten, etc.)

Brick (painted - Benjamin Moore "November Rain" or similar)

Cementitious Panel (painted - McCormick Paints "Black Licorice" or similar)

Cementitious Lab Siding (painted - Benjamin Moore "November Rain" or similar)

Color(s): See above

Windows and Doors:

Window/Door Type: (example: Aluminum storefront, Double Hung, Casement, etc.)

Storefront (Aluminum storefront "Black"); Secondary Doors (Steel - "Black" or similar)

Window/Door Material: (example: Wood, aluminum clad, vinyl clad, etc.)

Upper Levels - Single-Hung Windows and Doors (Aluminum-Clad-Jeld-Wen "Black" or similar)

Muntins (example: true divided, simulated divided, etc.)

Upper Levels - simulated divided lites

Other Materials: (to include but not be limited to shutters, trim, porches, chimneys, etc.)

Material(s): Synthetic Trim (painted - McCormick Paints "Black Licorice" or similar)

Awnings (Fabric - "Black" or similar)

Aluminum railing and coping features ("Black" or similar)

Color(s): See above

For Alterations and Renovations – If any changes are proposed to an existing structure's materials and/or color scheme, please outline them below (attach a separate sheet, if needed):

N/A

Written Description

New three-story, multiple-use development, with retail/commercial at street level and two stories of residential use above. The proposed building consists of approximately 18,095 gross square feet on each level. A total of 34 residences are proposed on the upper two levels. 57 surface parking spaces are proposed.

Exterior materials will include standard-sized brick, painted synthetic trim, cementitious lap siding (7" exposure), metal accents and railings, aluminum-clad windows & storefront glazing. The typical storefront windows configuration includes 8'-0" glazing and door height with a 24" transom above. The typical windows on the residential levels will be 3'-0" x 6'-0".

Adjacent Existing Buildings:

131 North Hatcher Avenue

building height = 22'-6"



119-5 MAIN ST E

building height = 34'-6"



Manufacturer's Specification Sheets


Brick at Foudnation and Main Level:
General Shale - Wake Manor






Brick at Upeer Levels:


General Shale - Standard Wire-cut brick (painted)




Benjamin Moore - “November Rain” or similar

 **Benjamin Moore**



 **NOVEMBER RAIN** 

November Rain 
2142-60



GOES WITH **SHADES** **SIMILAR**

November Rain

LRV: 72.71



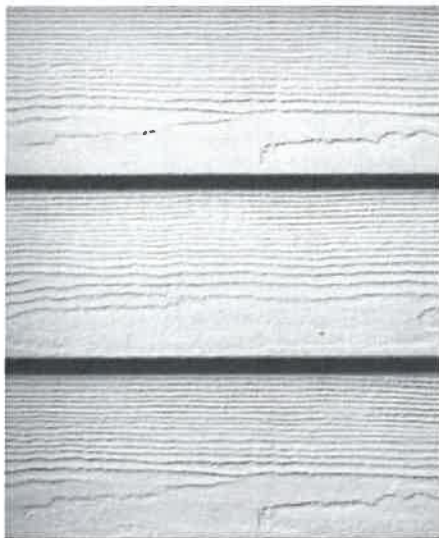
Cementitious Siding at Residential Balconies:

James Hardie - Primed for Paint

Benjamin Moore - "November Rain" or similar

PRIMED FOR PAINT

James Hardie's primed for paint collection gives you the power to choose paint for your home's exterior. It's primed. It's ready for field painting. It's a durable, high-performance canvas.



AVAILABLE SIZES

THICKNESS: 0.312"

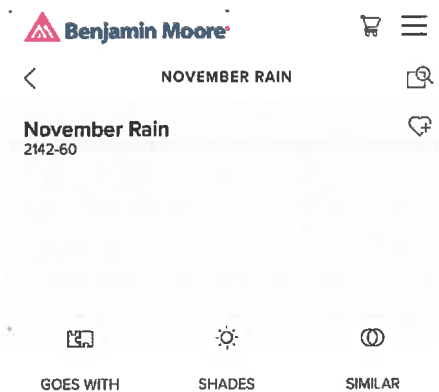
LENGTH: 144" boards

WIDTHS:	6.25"	8.25"
EXPOSURES:	5"	7"
	9.25"	12"
	8"	10.75"
	5.25"	7.25"
	4"	6"

[Warranty Information >](#)

[Request a Quote >](#)

[Request a Sample >](#)



November Rain

LRV: 72.71

Synthetic Trim and Panel:

PVC or similar - Painted

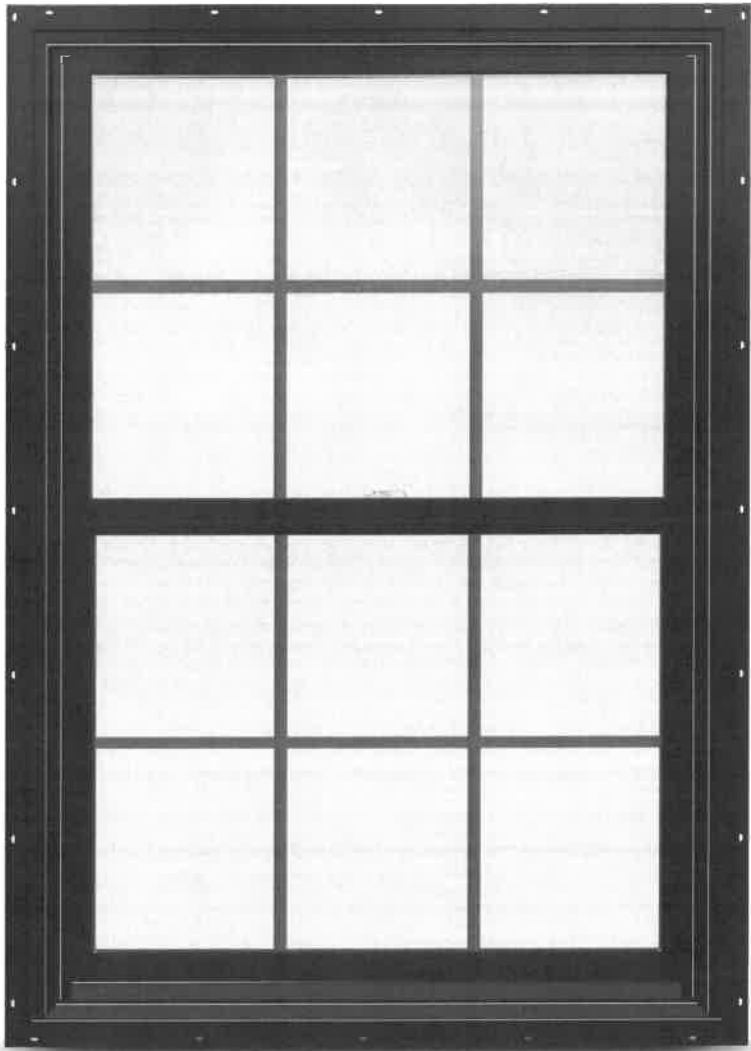
McCormick - "Black Licorice" or similar



Black Licorice

Color Number	0529
Color Family	Grey
LRV	6
CMKY	56, 52, 45, 91
RGB	58, 59, 59
Hex	#3A3B3B
LAB	24.83 -0.75 -0.13

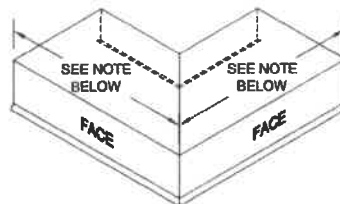
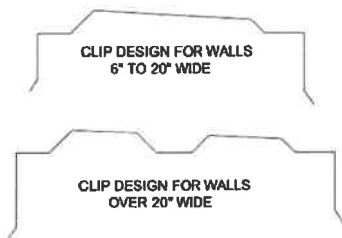
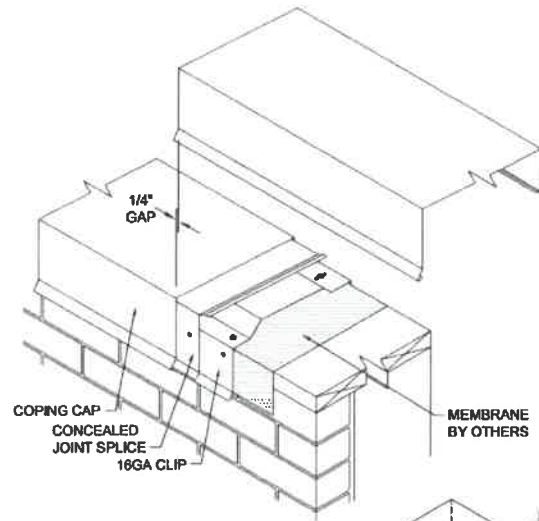
Windows and Doors at Residential Levels:
Jeld-Wen Aluminum Clad (or similar)



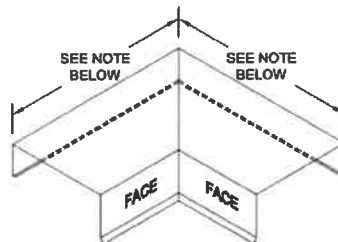
Metal Coping:
 “GAF Formed Coping” or similar
 Prefinished Black

STANDARD COLORS - Other Colors Available

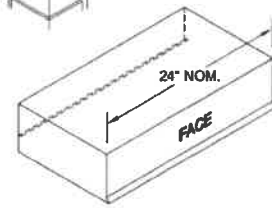
Ascot White	Bone White	Dove Gray	Silversmith	Shale Gray
Rocky Gray	Sandstone	Champagne	Titanium	Charcoal Gray
Concord Cream	Rawhide	Sierra Tan	Coppertone	Mission Red
Bright Red	Redwood	Boysenberry	Chocolate Brown	Antique Patina
Siam Blue	Slate Blue	Turquoise	Regal Blue	Statuary Bronze
Black	Hemlock Green	Patina Green	Forest Green	Hartford Green
Medium Bronze				



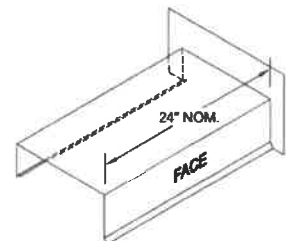
OUTSIDE MITER



INSIDE MITER



**END CAP
LEFT HAND SHOWN**



**END TERM
RIGHT HAND SHOWN**

Standard coping miter leg lengths:
 23 1/4-in. for 6-in. to 16-in. wall widths
 29 1/4-in. for 16-in.+ to 23-in. wall widths
 Custom lengths for wall widths > 23-in.
 Standard coping miter angle is 90°
 For special miter requirements, attach sketches or consult manufacturer for assistance.
 40-in. o.c. cleat spacing for straight lengths - Refer to installation guide for vaulted and radius coping.