

## **Harbor Area Review Board Staff Report**

**From:** Rob Testerman  
**Date:** December 20, 2013  
**Item:** The Shanty  
**Attachments:** General and Detailed Application information.

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### **Application Specifics**

The Shanty restaurant has applied for a review by the Harbor Area Review Board for modifications to the exterior of the building. The first proposed modification is to extend, cover and enclose the front entrance.

- The roof of the extended area will be 26 gauge metal roof to match the existing roof. The roof proposed over the front entrance will be 6:12, matching the existing pitch at the front door, and consistent with the guidelines.
- The additional area will use vinyl windows to match existing windows.
- The existing railing system will be extended to match the existing railing.
- Board & batten vertical siding will be used on the exterior walls.

Also in the front of the building, to the right of the front entrance, an addition is proposed to house a market.

- Like the proposed entrance expansion, the new roof will be 26 gauge metal roof, matching the existing roof. The proposed roof pitch for this section is 3:12. The guidelines state that secondary metal roofs may have slopes less than 6:12.
- Vinyl windows to match existing will be used.
- Board & batten vertical siding is proposed for the exterior walls.

In the rear of the building, the applicant is proposing to cover the existing deck area.

- 26 gauge metal roof is proposed for covering the deck area, matching the existing roof. The proposed pitch of the roof over the back deck is 3:12, again, as this is a secondary roof, the proposed pitch is acceptable.
- The cover will be supported by treated 6x6 posts.

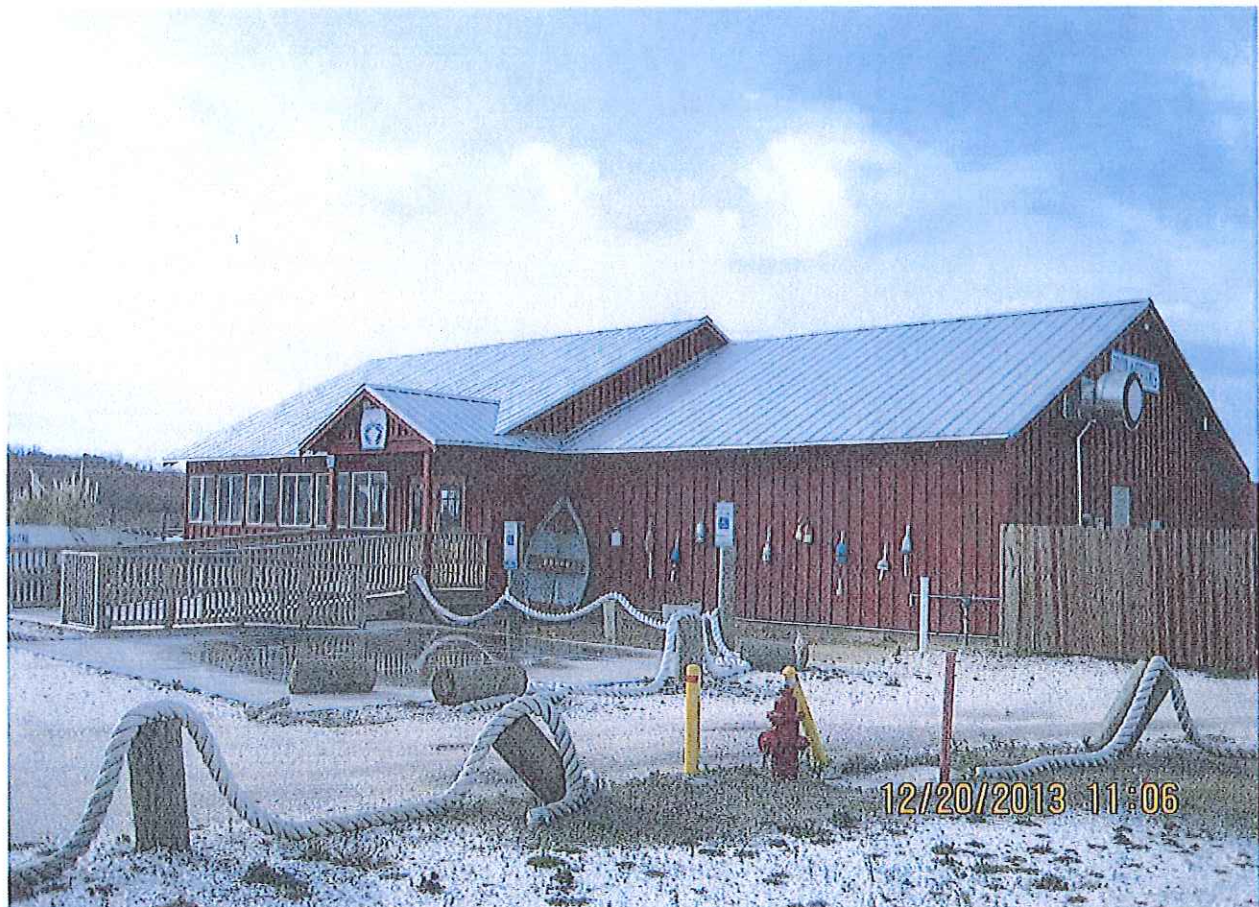
The Shanty was originally presented to and approved by the Harbor Area Review Board in December 2011

### **Recommendation**

Review the plan and determine if a Certificate of Appropriateness should be issued.



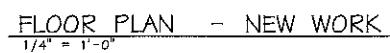










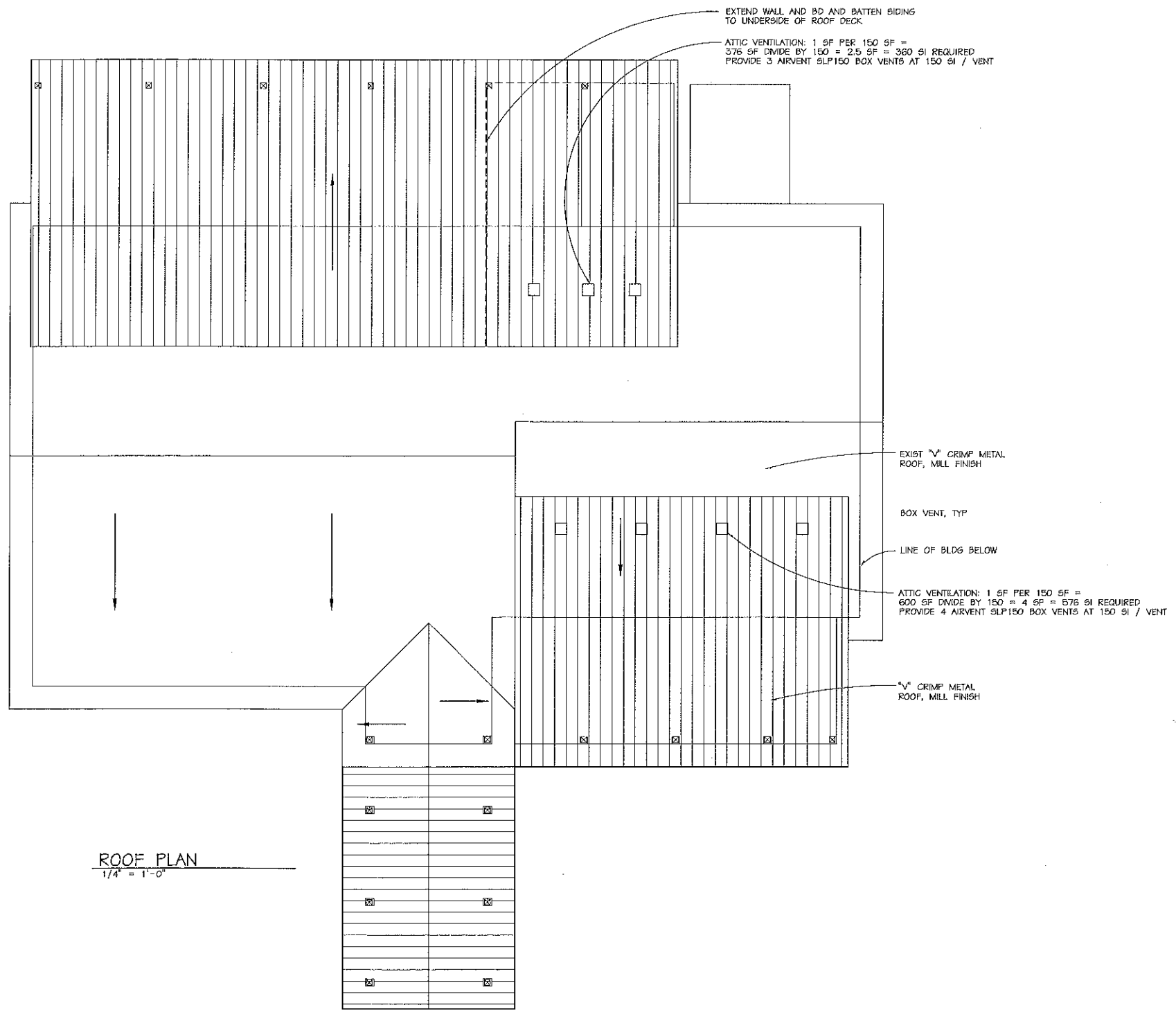






## CEILING PLAN LEGEND

	EMERGENCY BATTERY UNIT (E.B.U.)
	EMERGENCY BATTERY UNIT (E.B.U.) AND EXIT LIGHT
	EXIT LIGHT FIXTURE
	EXTERIOR EGRESS LIGHT FIXTURE PROVIDE 90 MINUTE EMERGENCY BATTERY BACKUP PROVIDE MINIMUM 1 FC AT WALKING SURFACE



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

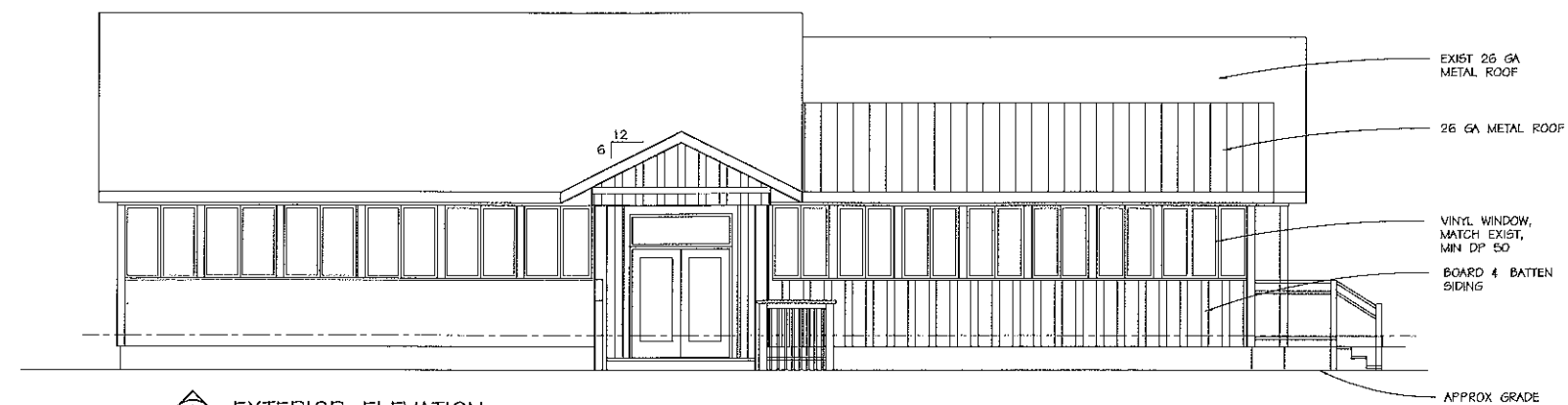



PROJ USE	SRL	DESIGNED	SRL	DRAWN	SRL	CHECKED	SRL
DATE							
REVISION							
EXHIBIT							
PROJECT NO.	13032	DATE	18 NOV 2013				

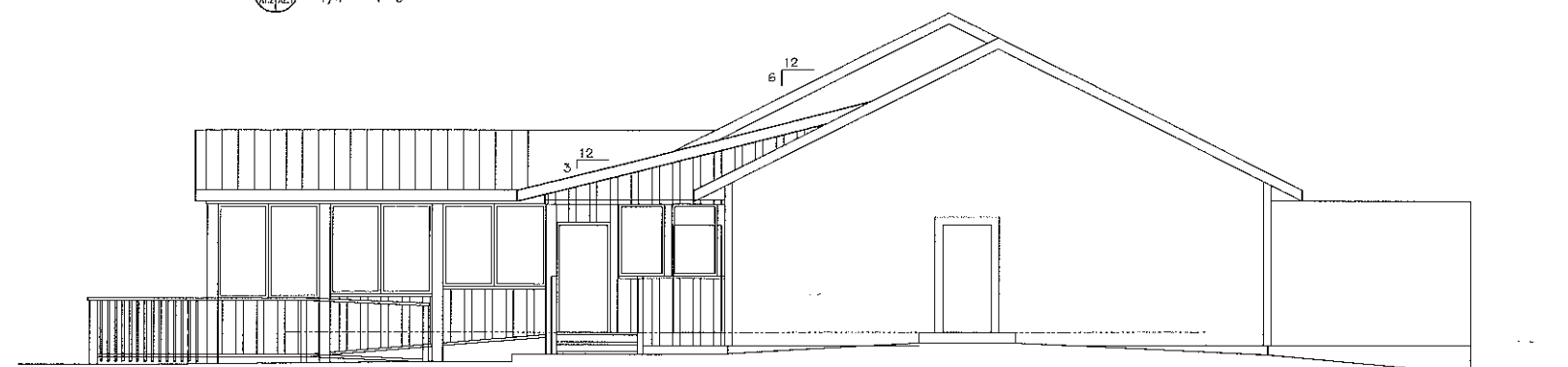
THE SHANTY RESTAURANT	VIRGINIA
CAPE CHARLES	ROOF PLAN
SHEET TITLE	


**LPA**  
ARCHITECTURE  
2665 PRODUCTION RD  
SUITE 106  
VIRGINIA BEACH, VIRGINIA 23454  
(757) 627-5261  
(757) 627-5765 fax

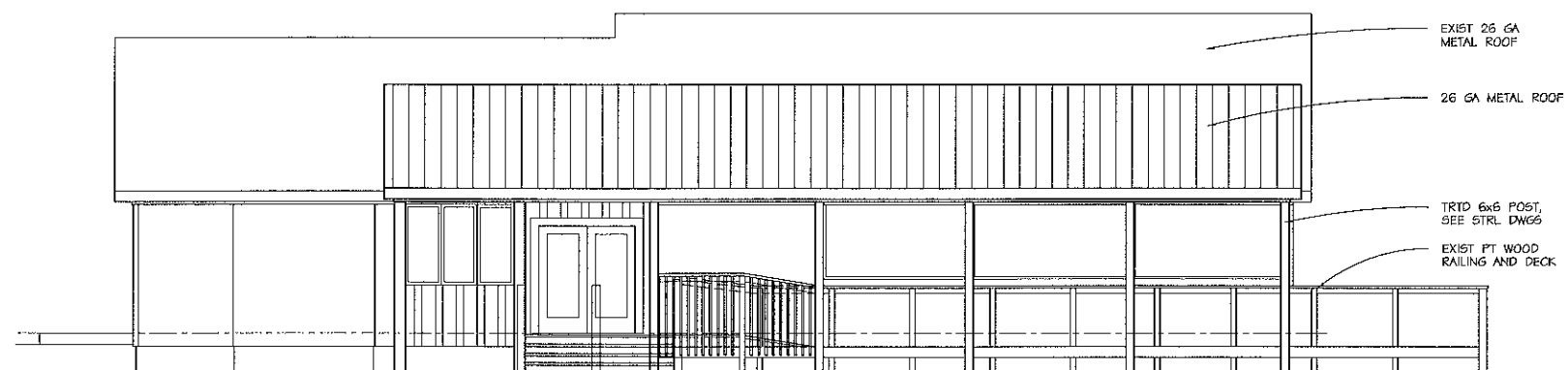
SHEET NUMBER  
**A-1.2**  
B 0' 11"




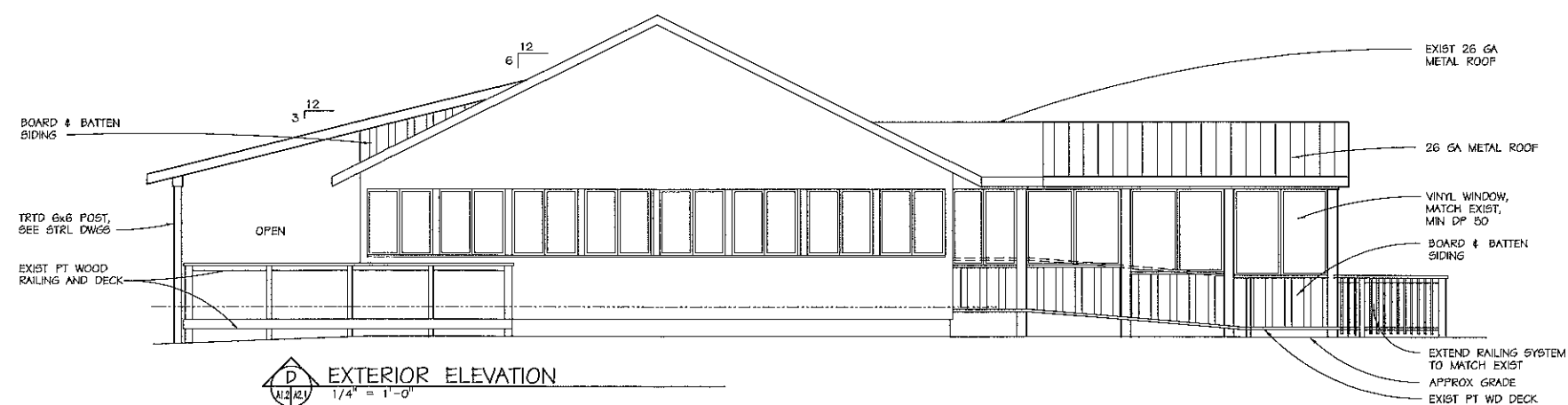
 EXTERIOR ELEVATION  
1/4" = 1'-0"




 EXTERIOR ELEVATION  
1/4" = 1'-0"



 EXTERIOR ELEVATION



 EXTERIOR ELEVATION

**THE SHANTY RESTAURANT**

CAPE CHARLES

LPA  
ARCHITECTS

2655 PRODUCTION  
SUITE 106  
VIRGINIA BEACH, VIRGINIA  
(757) 627-575  
(757) 627-5760 fax

SHEET NUMBER

A-2.1