



CLASSIC DESIGN
BUILDERS

Making Our Home

Your Home

Appealing Exteriors

- Charming front elevation with James Hardie siding with Board and Batten in gables
- Maintenance Free Aluminum wrapped cornice and vented vinyl soffit for attic air circulation.
- Architectural roof shingles with 30-year warranty
- Hurricane fasteners on every rafter
- Decorative raised panel metal garage doors
- Metal Front door with glass
- Brush Nickel finish exterior door hardware
- Security deadbolt on front and rear doors
- Single hung low-e windows with tilt able sash for easy cleaning.
- Covered front porch (per plan)
- Maintenance Free Wrapped Front Columns
- Screened in covered back porch for outdoor entertaining.
- Front/rear hose connections with winterizing shut off value.
- Two exterior GFCI weatherproof electric outlets.
- Professional termite soil prevention treatment
- Professionally landscape with nursery trees and shrubs

Welcoming Interiors

- Spacious interiors with 9ft ceilings on the first floor

- Floorplans designed for everyday living.
- Luxury Vinyl plank flooring in downstairs
- Premium carpet with stain protection including 6lb pad.
- Gas Fireplace
- LVT floor guest bath and laundry
- Tray ceiling in master bedroom (per plan)
- Custom textured walls and ceilings
- Brush Nickel finished door hardware and hinges.
- Designer interior doors
- Crown Molding family, dining, kitchen, Foyer, and master bedroom
- Brush Nickel finish light fixtures
- Large Master bedroom walk-in master closet with premium ventilated shelving (per plan)
- Recessed lighting (per plan)
- Ceiling fan in family room and master bedroom with light kit
- Pre-wire ceiling fans in all bedrooms
- Structural wiring leads into Smart/Media station with Voice/Data Telecom Module, Video Distribution Module, Multi-Port with RG-6 Broadband Coaxial, CAT5e Network cabling and HDMI cable in family room
- Pre-wired for garage door opener
- Direct-wire and battery backup smoke detectors and carbon monoxide detectors

- Fiberglass tub/shower in hall baths.

Inspiring Kitchen

- Spacious eat-in kitchen with island and pantry (per plan)
- Shaker style kitchen cabinets with soft close cabinets and drawers
- Crown Molding on Kitchen Cabinets
- Multiport Charging Station
- Choice of Granite counter tops with 4" backsplash
- Single Lever Brush Nickel Faucet in Kitchen with Attached Sprayer
- Stainless steel under mount sink with garbage disposal
- Brush Nickel finish pendant lights over island and additional recessed lighting
- Stainless steel appliance including Gas cooktop with stainless steel hood vent, built in microwave, dishwasher, wine cooler and disposal.
- Ice maker hookup

Our Commitment

- Building quality homes since 1986
- Builders one-year warranty
- Termite soil treatment warranty

Energy Efficient Home Features

- Energy Efficient Gas HVAC system 2 zone
- Energy efficient 50-gallon electric hot water heater
- Insulated exterior doors and windows sealed and caulked.
- Energy efficient vinyl Low-E windows with tilt sash and screens
- LED Energy efficient lighting
- R-38 fiberglass insulation in heated ceiling
- R-15 fiberglass insulation in exterior walls
- Premium Moisture and Air Infiltration Weather Resistant Exterior House Wrap

Luxurious Baths

- Master bathroom with Tile shower
- Master Bath with Garden Tub (per Plans)
- LVT Flooring
- Adult height double sink vanities in master bathroom (per plan)
- Cultured marble vanity tops all Bathroom.
- Elongated toilets in all baths

FEATURES OSPREY WATCH

2/13/2023

LOT 210 Sinclair st

Model Pelican elevation B 2 Car Garage

media room dormer Covered Screened

Porch

<u>DATE</u>	<u>DESCRIPTION</u>
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FOYER

2-13-2023 LVT flooring

2-13-2023 Crown Molding

DOWNSTAIRS HALLWAY

2-13-2023 LVT flooring

2-13-2023 Crown Molding

DOWNSTAIRS BATHROOM

2-13-2023 Satin Faucets

2-13-2023 Pedestal sink

2-13-2023 LVT flooring

DINING ROOM

2-13-2023 LVT flooring

2-13-2023 Crown Molding

5-03-2023 Buffet cabinet with Granite top

FAMILY ROOM

2-13-2023 LVT flooring

2-13-2023 Ceiling fan

2-13-2023 Gas Fireplace

2-13-2023 Crown Molding

KITCHEN

2-13-2023 Multiport charging station in island
2-13-2023 WINE COOLER
2-13-2023 LVT flooring
2-13-2023 Crown Molding
2-13-2023 Gas cooktop with Hood Vent

STAIRS

2-13-2023 Carpet

UPSTAIRS BEDROOM

2-13-2023 Carpet

UPSTAIRS BEDROOM

2-13-2023 Carpet

UPSTAIRS BEDROOM

2-13-2023 Carpet

GUEST BATH

2-13-2023 LVT flooring
2-13-2023 Culture Marble counter tops
2-13-2023 Chrome Faucets
2-13-2023 Tub shower combo

MASTER BEDROOM

2-13-2023 Carpet
2-13-2023 Ceiling fan
2-13-2023 Crown Molding

MASTER BATHROOM

2-13-2023 Tile Master shower (floors & Walls)
2-13-2023 LVT flooring
2-13-2023 Granite counter tops

LAUNDRY/Mudroom

2-13-2023 LVT flooring
5-03-2023 Cubbies in mudroom

GARAGE

2-13-2023 2 Car Garage

INTERIOR

2-13-2023 Brush Nickel hardware and lights

EXTERIOR

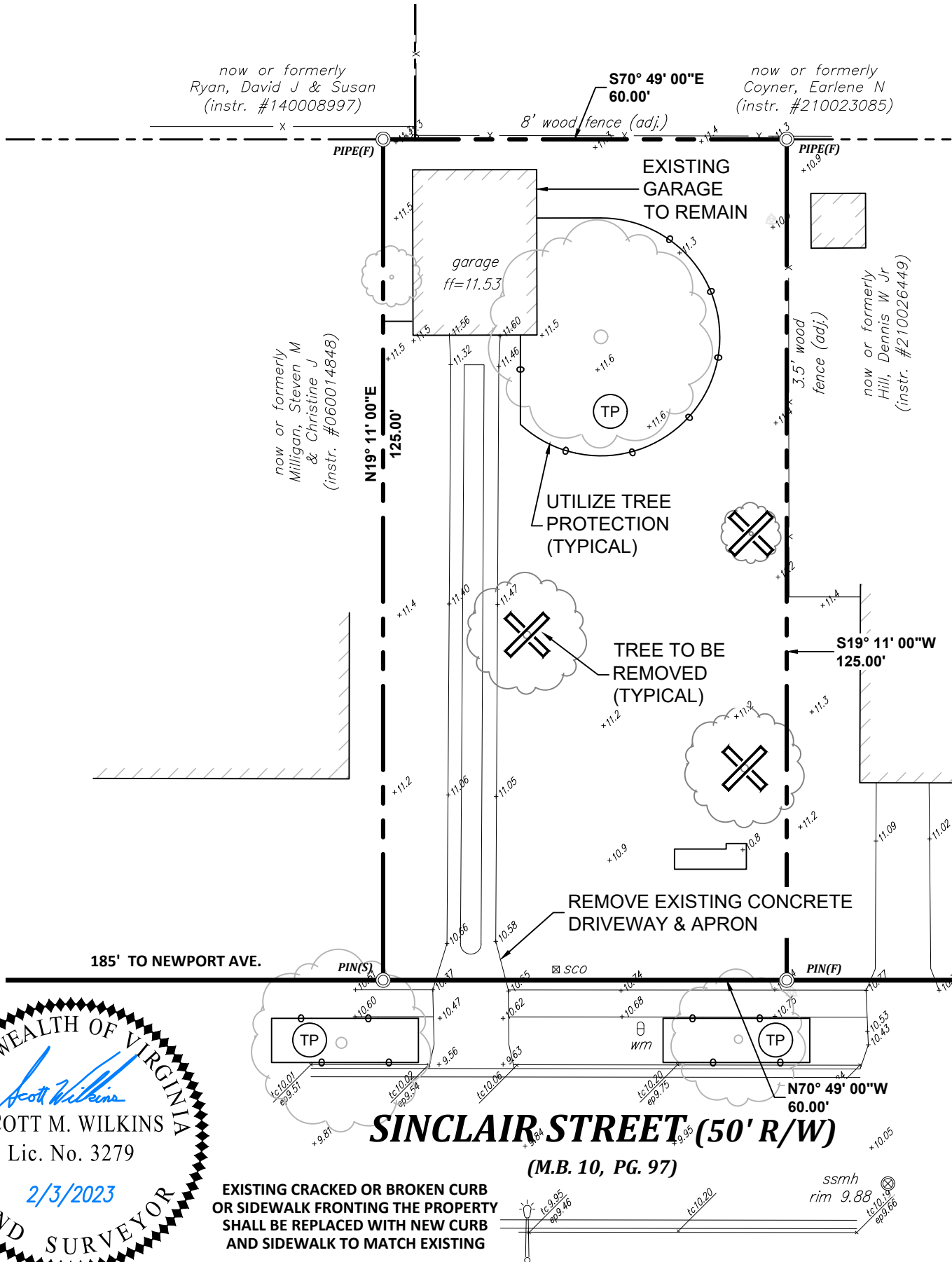
2-13-2023 BRICK SKIRT FRONT ONLY
2-13-2023 GAS HVAC, Fireplace, cooktop
2-13-2023 Columns Straight
2-13-2023 Covered Screen Porch with ceiling fan
2-13-2023 James Hardie Plank Siding
5-03-2023 Existing Shed vinyl siding and new roof with electricity

PARCEL SUMMARY

ADDRESS 210 SINCLAIR STREET
ACCT # 10181810
ZONING SF-6 (PER GIS)
OVERLAY DISTRICTS N/A
CHARACTER DISTRICT SUBURBAN
PLANNING DISTRICT PD 36 - TALBOT PARK
PARCEL AREA 7,500 SF (0.172 AC)

GENERAL NOTES

- EXISTING GRADES SHOWN HERE ARE BASED ON NAVD88. CITY BENCHMARK CN007 (ELEV. 11.09) WAS UTILIZED.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- THIS SURVEY IS NOT INTENDED TO SHOW ANY EASEMENTS OTHER THAN SHOWN ON THE PLAT OF RECORD.
- THE PROPERTY DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA NFIP FIRM FOR THE CITY OF NORFOLK, VIRGINIA, COMMUNITY PANEL NUMBER 510104 0019H, DATED FEBRUARY 17, 2017. THE PROPERTY FALLS WITHIN ZONE(S): X.

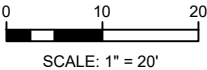


SEE SHEET 2 FOR DEVELOPMENT NOTES AND DETAILS

PREVIOUS VERSIONS: (v1 - 1/13/2023)

DEVELOPER / BUILDER
CLASSIC DESIGN BUILDERS
800 SEAHAWK CIR STE 107
VIRGINIA BEACH, VA 23452
(757) 431-1518
joe@classicdesignbuilders.com

ARCHITECTURAL:
PELICAN, Elev B, 2 Car
1A-1 PELICAN MODEL 18 12222022.pdf



GEOSTAT
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(757) 717-5267

SINGLE FAMILY SITE PLAN
210 SINCLAIR STREET
LOT 6, BLOCK 15
PLAT OF PROPERTY OF
CAROL CORPORATION
(M.B. 10, PG. 97)
NORFOLK, VIRGINIA

DATE: 2/3/2023
VERSION: v2
PROJECT: NF22-0162

EXISTING
CONDITIONS &
DEMOLITION
PLAN

SHEET 1 OF 3

DEVELOPMENT SUMMARY

PARCEL AREA:	7,500 SF (0.172 AC)
EXISTING IMPERVIOUS:	891 SF (11.9%)
EX. IMPERV. TO REMAIN:	455 SF
NEW IMPERVIOUS COVER:	2,591 SF
TOTAL PROP IMPERVIOUS:	3,046 SF (40.6%)

DISTURBED AREA: 0.14 ACRES

TREE CANOPY REQUIREMENT

ZONING DISTRICT	SF-6
REQ.MIN. CANOPY	1,500 SF (20% x 7,500 SF)

PROVIDED CANOPY

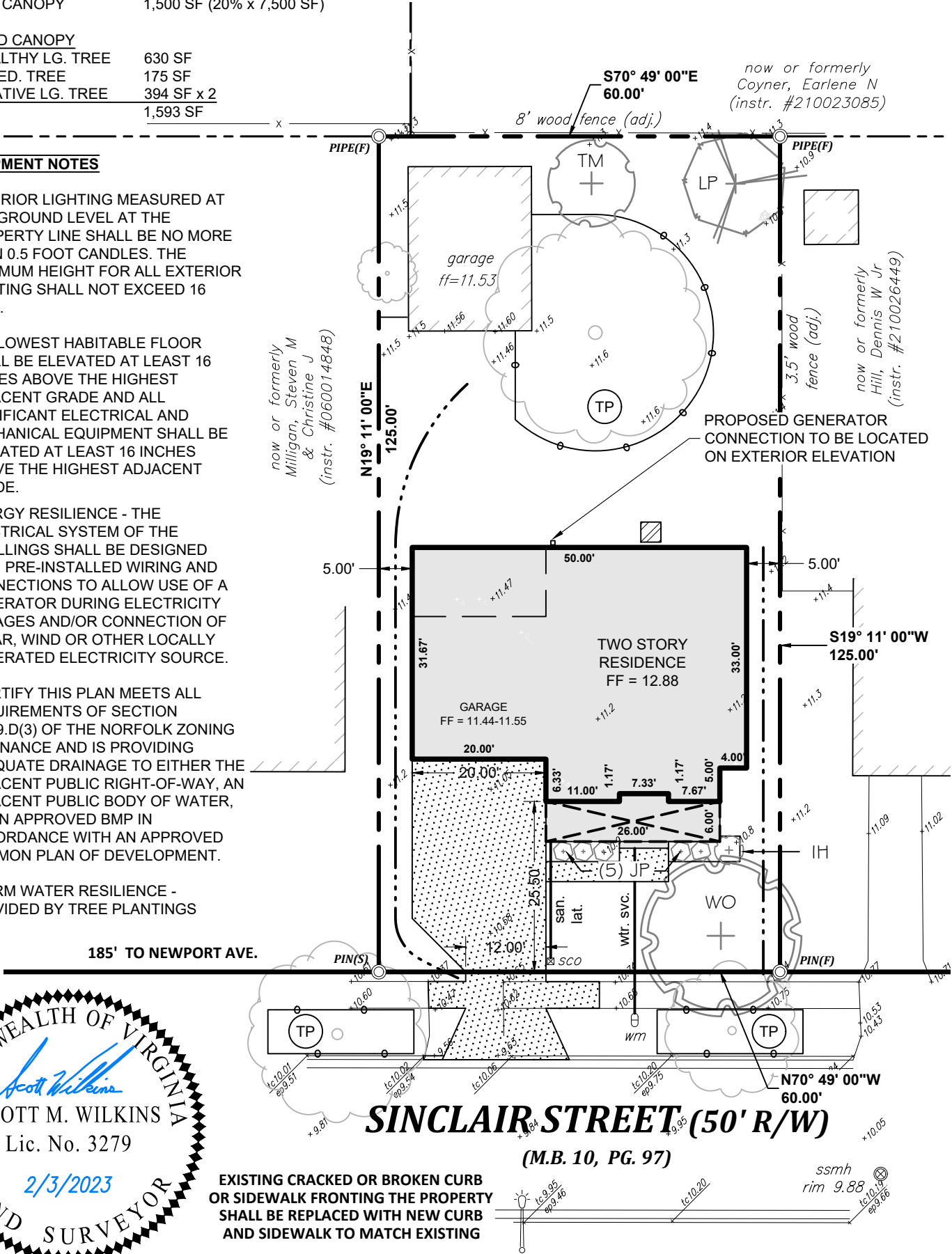
1 EX. HEALTHY LG. TREE	630 SF
1 NEW MED. TREE	175 SF
2 NEW NATIVE LG. TREE	394 SF x 2
TOTAL	1,593 SF

DEVELOPMENT NOTES

- EXTERIOR LIGHTING MEASURED AT THE GROUND LEVEL AT THE PROPERTY LINE SHALL BE NO MORE THAN 0.5 FOOT CANDLES. THE MAXIMUM HEIGHT FOR ALL EXTERIOR LIGHTING SHALL NOT EXCEED 16 FEET.
- THE LOWEST HABITABLE FLOOR SHALL BE ELEVATED AT LEAST 16 INCHES ABOVE THE HIGHEST ADJACENT GRADE AND ALL SIGNIFICANT ELECTRICAL AND MECHANICAL EQUIPMENT SHALL BE ELEVATED AT LEAST 16 INCHES ABOVE THE HIGHEST ADJACENT GRADE.
- ENERGY RESILIENCE - THE ELECTRICAL SYSTEM OF THE DWELLINGS SHALL BE DESIGNED WITH PRE-INSTALLED WIRING AND CONNECTIONS TO ALLOW USE OF A GENERATOR DURING ELECTRICITY OUTAGES AND/OR CONNECTION OF SOLAR, WIND OR OTHER LOCALLY GENERATED ELECTRICITY SOURCE.
- I CERTIFY THIS PLAN MEETS ALL REQUIREMENTS OF SECTION 2.4.19.D(3) OF THE NORFOLK ZONING ORDINANCE AND IS PROVIDING ADEQUATE DRAINAGE TO EITHER THE ADJACENT PUBLIC RIGHT-OF-WAY, AN ADJACENT PUBLIC BODY OF WATER, OR AN APPROVED BMP IN ACCORDANCE WITH AN APPROVED COMMON PLAN OF DEVELOPMENT.
- STORM WATER RESILIENCE - PROVIDED BY TREE PLANTINGS

PLANTING SPECIFICATIONS

key	qty.	common name	botanical name	type	size
IH	1	INDIAN HAWTHORN	Raphiolepis indica	SHRUB	1.5' hgt.
JP	5	JAPANESE PITTOSPORUM	Pittosporum tobira	SHRUB	1' hgt.
LP	1	LOBLOLLY PINE	Pinus taeda	LG. TREE	8' hgt. 2.5" cal
TM	1	TRIDENT MAPLE	Acer beurgerianum	MD. TREE	8' hgt. 2.5" cal
WO	1	WILLOW OAK	Quercus phellos	LG. TREE	8' hgt. 2.5" cal.



SINCLAIR STREET (50' R/W)

(M.B. 10, PG. 97)

EXISTING CRACKED OR BROKEN CURB OR SIDEWALK FRONTING THE PROPERTY SHALL BE REPLACED WITH NEW CURB AND SIDEWALK TO MATCH EXISTING

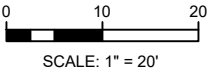
SEE SHEET 1 FOR PARCEL SUMMARY AND GENERAL NOTES

SEE SHEET 3 FOR PROPOSED DRAINAGE PLAN

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PROPOSED
LAYOUT, UTILITY
& LANDSCAPE
PLAN

SHEET 2 OF 3

Diagram illustrating a road cross-section with a 3:1 MAX (TYP.) slope and a 10" MIN. base width. The diagram shows a cross-section of a road with a 3:1 MAX (TYP.) slope and a 10" MIN. base width. The diagram also indicates a 18" MAX. depth for the base layer.

now or formerly
Ryan, David J & Susan
(instr. #140008997)

now or formerly
Coyner, Earlene N
(instr. #210023085)

now or formerly
Milligan, Steven M
& Christine J
(instr. #060014848)

now or formerly
Hill, Dennis W Jr
(instr. #210026449)

8' wood fence (adj.)

3.5' wood fence (adj.)

185' TO NEWPORT AVE.

SINCLAIR STREET (50' R/W)
(M.B. 10, PG. 97)

EXISTING CRACKED OR BROKEN CURB
OR SIDEWALK FRONTING THE PROPERTY
SHALL BE REPLACED WITH NEW CURB
AND SIDEWALK TO MATCH EXISTING

ssmh
rim 9.88

The seal is circular with a black and white serrated border. The text "COMMONWEALTH OF VIRGINIA" is curved along the top inner edge, and "LAND SURVEYOR" is curved along the bottom inner edge. In the center, there is a blue ink signature "Scott Wilkins". Below the signature, the text "SCOTT M. WILKINS" is printed in black. Underneath that, "Lic. No. 3279" is printed in black. At the bottom center, the date "2/3/2023" is printed in blue.

PREVIOUS VERSIONS: (v1 - 1/13/2023)

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**PROPOSED
DRAINAGE PLAN**

SHEET 3 OF 3