

ADDRESS OF PROJECT: 1308 Michigan Ave

DISTRICT: Old & Historic Alexandria Parker – Gray 100 Year Old Building

TAX MAP AND PARCEL: 044.04-03-06 ZONING: RB

APPLICATION FOR: (Please check all that apply)

- CERTIFICATE OF APPROPRIATENESS
- PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)
- WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)
- WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: Property Owner Business (Please provide business name & contact person)

Name: Michelle Garafalo and Daniel Boger

Address: [Redacted]

City: [Redacted] State: [Redacted] Zip: [Redacted]

Phone: [Redacted] E-mail: [Redacted]

Authorized Agent (if applicable): Attorney Architect Gen Contractor

Name: Beverly Thomas LLC Phone: [Redacted]

E-mail: beverlythomasllc@comcast.net

Legal Property Owner:

Name: Michelle Garafalo and Daniel Boger

Address: [Redacted]

City: [Redacted] State: [Redacted] Zip: [Redacted]

Phone: [Redacted] E-mail: [Redacted]

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

- ^{N/A} Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- FAR & Open Space calculation form.
- Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- Existing elevations must be scaled and include dimensions.
- Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- ^{N/A} Linear feet of building: Front: _____ Secondary front (if corner lot): _____.
- Square feet of existing signs to remain: _____.
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

- ^{N/A} Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

ALL APPLICATIONS: *Please read and check that you have read and understand the following items:*

- I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: Tom Bijak

Printed Name: Tom Bijak

Date: 10/30/2024

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1308 Michigan Ave (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Michelle Garafalo	████████████████████	50
2. Daniel Boger	████████████████████	50
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

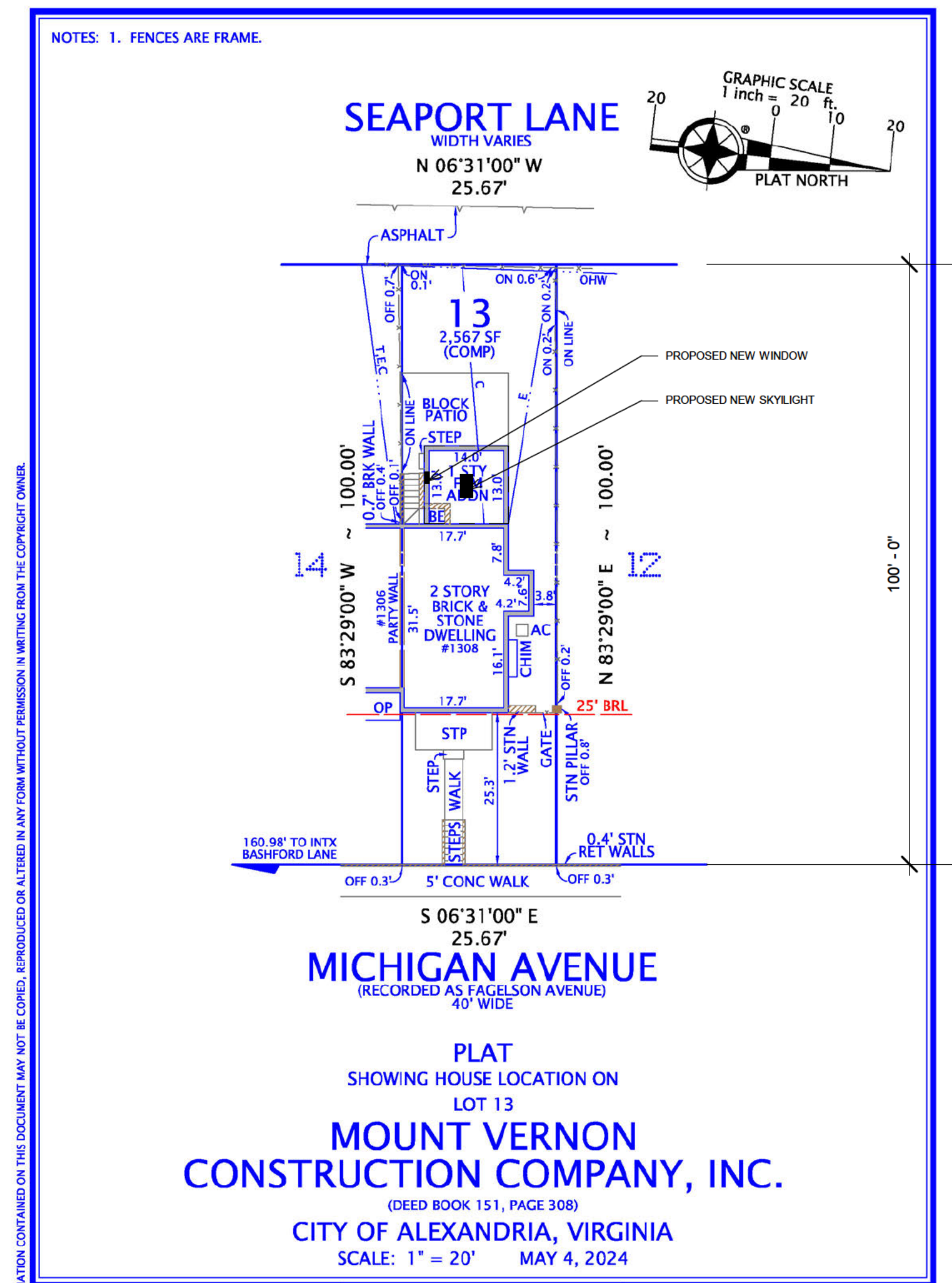
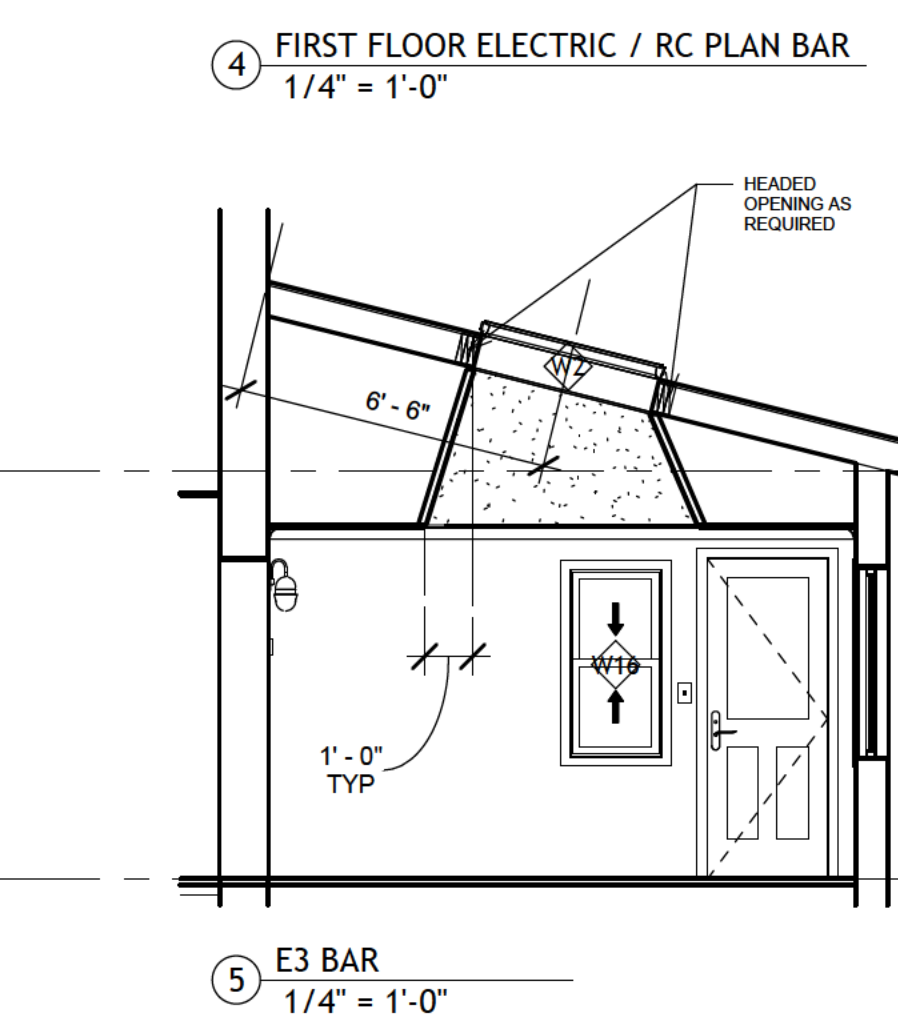
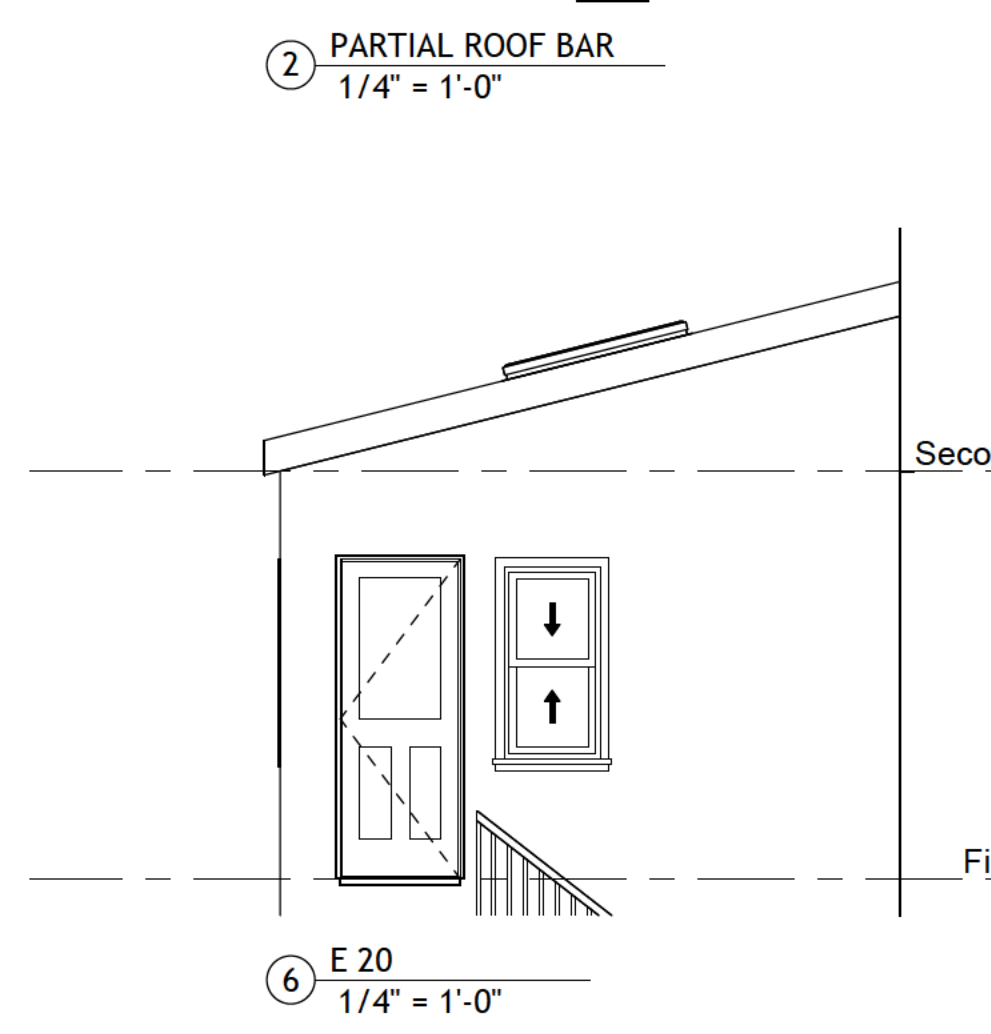
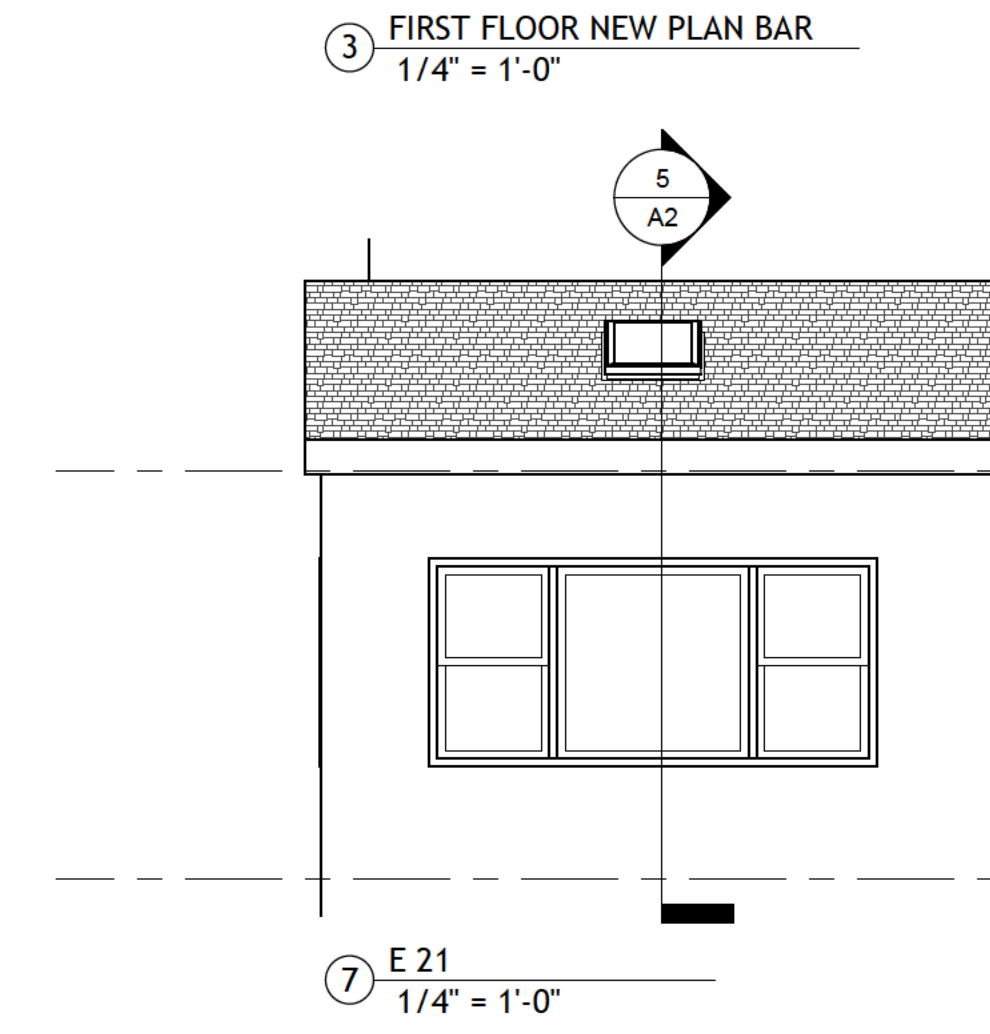
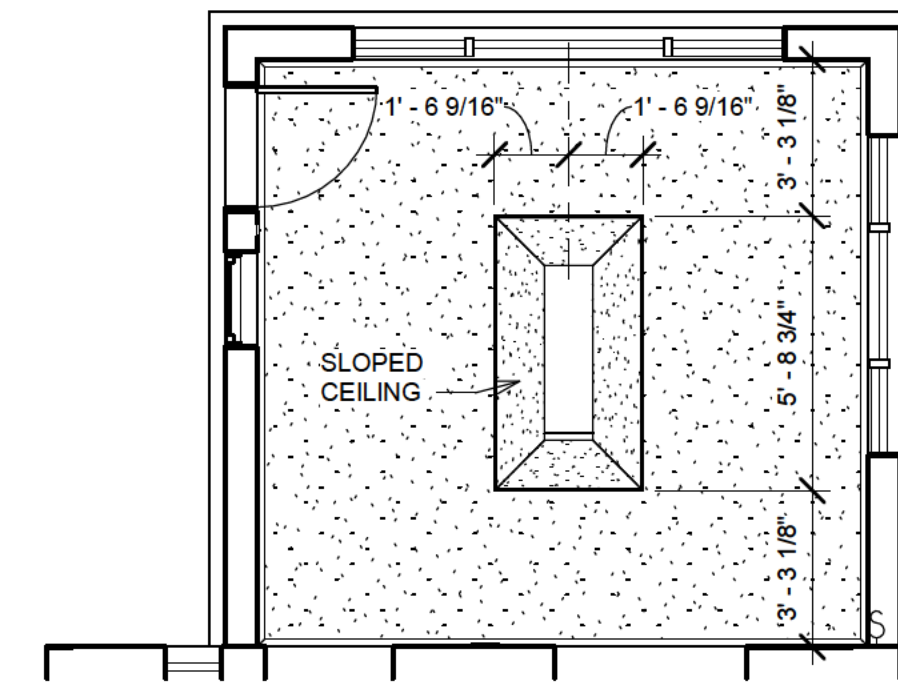
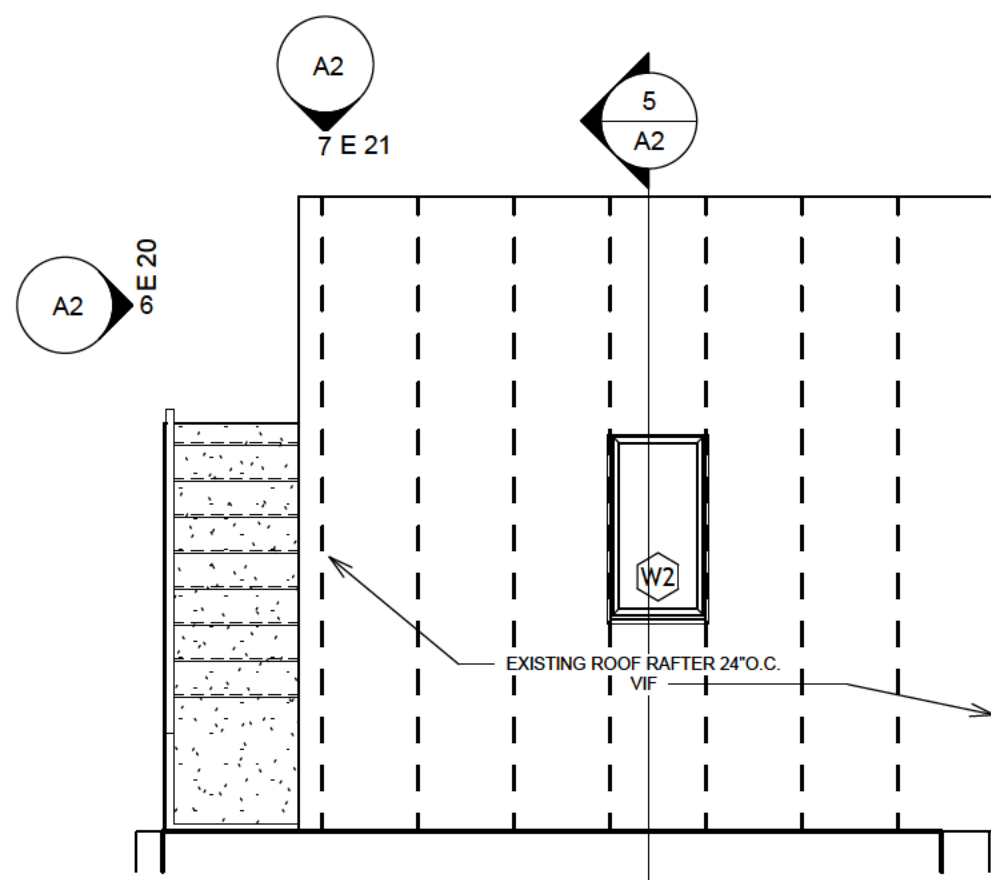
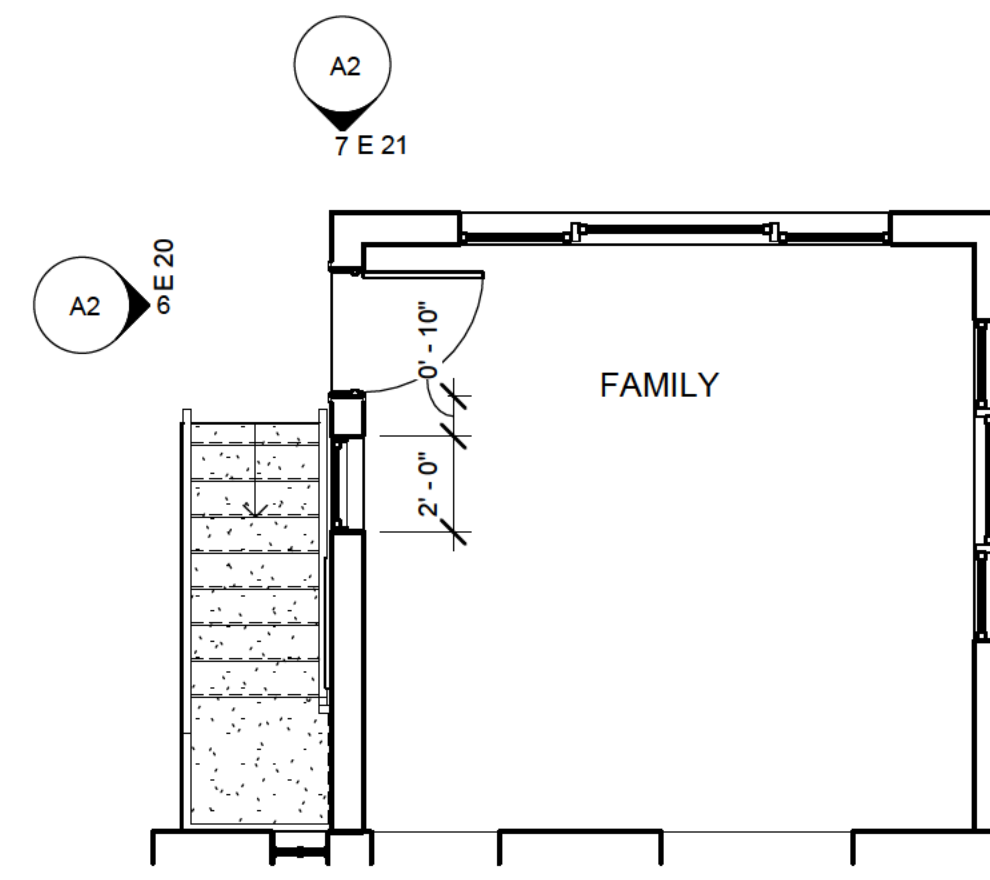
NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

10/30/2024
Date

Tom Bijak
Printed Name

Tom Bijak 
Signature



Product Specifications

1556 VINYL DOUBLE-HUNG WINDOW

Mainframe - Head, jamb, and sill shall be made from rigid, multi-lou, polyvinylchloride (PVC) extrusions, which are .070" thick. Main frame to be of welded corner construction. Overall frame depth is 3-1/4". Integral mounting fin and J-channel standard and misgra fin without J-channel frame in.

Sash - Sash to be made from rigid PVC extrusions, which have a minimum wall thickness of .062". Sash to be of welded corner construction. The bottom sash to have a metal reinforcement in the top rail.

Gazing - Sash to be drop-in silicone glazed using 3/4" thick insulating glass with rigid, extruded, vinyl, exterior glazing beads. Low-E glass, argon gas and other glazing options available. Movable sash glass panel shall consist of 3/4" thick insulating glass. Glass to be held securely in place with silicone and sash rigid, extruded, vinyl, interior glazing beads. Note: 7/8" thick insulated glass used on select configurations.

Weatherstripping - A lead weather-strip to be located on both the main frame head and sill. Two strips of fenest weatherstripping to be located at each sash side. The top rail of the top sash and each interlock rail are to receive fenest weatherstripping to be located at each sash side. The bottom rail of bottom sash is to receive two "tub type" weatherstrips. A polyurea dust strip shall be located at the top of each interior sash side.

Hardware - Sash balancing mechanisms to consist of stainless steel constant force springs. Two hybrid, recessed mount, cam-type sweep locks are to be located equidistant from each end of the interlocking rail. Two metal, recessed sweep lock levers to be fastened to the exterior reinforcing rail. One injection molded thermoplastic ball bush to be used at the ends of the top rail of each sash. A vinyl sash stop shall be used at the bottom of each exterior pane track and a rigid vinyl balance cover on the interior pane track. All screws, clips and other fasteners to be made of non-corrosive materials compatible with reinforcement.

Screen - Flanged full screen to be standard. Screens to be made from roll-formed aluminum, .03" x 3/4", with a .017" thickness. Screen sash shall be made from 18x18 fiberglass mesh and held secure by flexible, vinyl splices. Screens meet ANSI/AMA standard. NOTE: insect screens are standard only to provide reasonable insect control. They are not intended to prevent people or objects from exiting the window or to provide security against forced entry.

Installation - To be done by others. Frame shall be installed straight, plumb and level, without twisting, bowing or springing. Manufacturer's recommended installation procedures are to be used. Installer shall make final adjustments to ensure proper sash operation and window performance.

NOTE: MI WINDOWS AND DOORS LLC designs and manufacturing methods are continually being improved. Individual products may be subject to a variation in performance. Due to this and other factors, we reserve the right to change specifications without notice. It is the sole responsibility of the purchaser/installer to be sure that the intended use of this product complies with any and all applicable building codes (i.e. egress, safety glass near doorways, etc.) If you require further technical information regarding this product please contact your representative.



What you can expect

ENERGY EFFICIENCY
Our dual- and triple-pane insulated glass package reduces heat loss on heating and cooling bills while enhancing frame comfort.
In cool weather, it provides outstanding thermal performance to minimize cold spots near windows.
In warm weather, insulated glass reduces solar heat gain and minimizes exterior glare.

CONVENIENCE AND STYLE
Beveled exterior profile creates a timeless aesthetic.
Dust-repelling, non-stick recessed lock creates a stronger sash seal.
Full "FlexScreen"™ with "Clear Screen"™ mesh allows for optimal ventilation without compromising visibility.
Thru-sloping sill optimizes water drainage and minimizes water damage.
155 on top and bottom sash for easy cleaning.
Push button vent stops enable ventilation without touching safety and security.
Inverted-coil balances with desiccant chip provide smooth operation and prevent sash from drifting.



Engineered to perform

- Welded, multi-chamber frame and sash
- Interlocking sash
- Heat-reinforced meeting rail
- Available frame styles: mounting fin, fenest
- 3-1/4" frame depth
- Wood extension panes available for 1 1/4" and 1 1/2" wall depths
- Optional film-applied dual-pane returns, exterior brickwork, and factory-applied 500 Finish.

Min and max sizing

	MIN	MAX
Head Depth	4 1/2"	4 1/2"
Head Width	4 1/2"	4 1/2"
Head Height	4 1/2"	4 1/2"
Sash Depth	4 1/2"	4 1/2"
Sash Width	4 1/2"	4 1/2"
Sash Height	4 1/2"	4 1/2"

Energy efficient glass

Custom tempered glass adds additional strength and obscures or rain glass. Rain glass is available in select panes.

GLAZING TYPE	U-VALUE	SHGC	VTG
48 Single-pane	0.80	0.56	0.64
48 Double-pane	0.32	0.24	0.66
48 Triple-pane	0.22	0.22	0.66
48 Quad-pane	0.15	0.18	0.66
48 Five-pane	0.12	0.15	0.66
48 Six-pane	0.10	0.12	0.66
48 Seven-pane	0.08	0.10	0.66
48 Eight-pane	0.07	0.08	0.66
48 Nine-pane	0.06	0.07	0.66
48 Ten-pane	0.05	0.06	0.66

MI Build boldly by choosing a range of MI window and door styles with extensive design and manufacturing capabilities. www.miwindows.com

Create a customized look

Enhance your frame's space with a variety of finish options and grid configurations.

FINISH OPTIONS



GRID TYPES



GLAZING BETWEEN THE GLASS



MI Build boldly by choosing a range of MI window and door styles with extensive design and manufacturing capabilities. www.miwindows.com



EXISTING CONDITIONS 01



EXISTING CONDITIONS 02

FS Fixed Skylight

Technical Product Data Sheet

Description
• FS Fixed Deck Mount Skylight that mounts to the roof deck. Fixed skylight, provided with various glazing, is manufactured with a white finished, optional stain grade pine frame/shash, a neutral gray aluminum profile (optional copper) and an insulated glass unit.

- Single unit applications or combination flashing for multiple skylight applications, over/under, side by side.
- 14 degrees to 85 degrees, use standard installation procedure.

Flashing
• EDL - Engineered neutral gray flashing for single installation with this roofing material (1/4" max) for roof pitches from 14-85 degrees.
• EDW - Engineered neutral gray flashing for single installation with the lower 1/2" roofing material for roof pitches from 14-85 degrees.
• EDK - Engineered neutral gray flashing for single installation with metal roof (1/2"-1 1/2" max profile) for roof pitches from 14-85 degrees.

Interior Accessories
• FSC1 - Solar powered Room darkening - double pleated shade.
• FS1L - Solar powered Light filtering - single pleated shade.

Warranty
• **Installation** - 10 years from the date of purchase. VELUX No Leak Warranty warrants skylight installation. Must be installed with VELUX flashings and included adhesive underlayment.
• **Skylight** - 10 years from the date of purchase. VELUX warrants that the skylight will be free from defects in material and workmanship.
• **Glass Seal** - 20 years from the date of purchase. VELUX warrants that the insulated glass pane will not develop a material defect due to failure of the glass seal.

Standard Sizes
• A06, C01, C04, C08, C12, D08, D08, M02, M04, M06, M08, S01, D04.
• No custom sizes available.

Accessories and Electrical Components - 5 years from the date of purchase. VELUX warrants Velux shades and control systems will be free from defects in material and workmanship.

VELUX

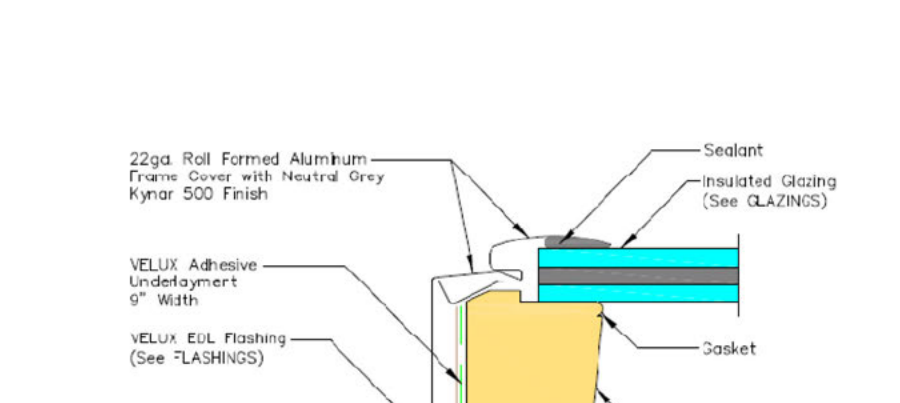
Size	Depth (Optional)	Frame Height (Std.)	Frame Height (Optional)	Frame Aperture	Frame Height	Skylight Height	Skylight Area (sq. ft.)	Daylight Area (sq. ft.)
A06	14 1/4"	15 1/2"	11 1/4"	8 1/2"	45 1/2"	42 1/4"	47 1/2"	3.58
C08	21"	25 1/4"	18 3/8"	22 1/4"	58 3/8"	54 1/4"	59 1/4"	3.08
C04	21"	21 1/4"	18 3/8"	22 1/4"	58 3/8"	54 1/4"	59 1/4"	4.43
C08	21"	21 1/4"	18 3/8"	22 1/4"	58 3/8"	54 1/4"	59 1/4"	6.43
C08	21"	21 1/4"	18 3/8"	22 1/4"	58 3/8"	54 1/4"	59 1/4"	6.52
C12	21"	21 1/4"	18 3/8"	22 1/4"	58 3/8"	54 1/4"	59 1/4"	7.78
D08	25 1/4"	29 1/4"	19 3/4"	26 1/4"	64 1/4"	60 1/4"	65 1/4"	5.94
D02	30 1/4"	34 1/4"	27 1/4"	31 1/4"	70 1/4"	66 1/4"	71 1/4"	5.15
M04	30 1/4"	30 1/4"	27 1/4"	31 1/4"	66 1/4"	62 1/4"	67 1/4"	8.13
M08	30 1/4"	30 1/4"	27 1/4"	31 1/4"	66 1/4"	62 1/4"	67 1/4"	9.77
S01	44 1/4"	44 1/4"	41 1/4"	40 1/4"	72 1/4"	68 1/4"	69 1/4"	6.92
S06	44 1/4"	44 1/4"	41 1/4"	40 1/4"	72 1/4"	68 1/4"	69 1/4"	30.36

Glazings and Certification

Glazing	NFRC U-Value	NFRC SHGC	NFRC VTG	Haltmark	ISO-9001	ISO-14001	Fed Approvals	ISO 9001	ISO 14001	ISO 27001
84 Laminated - 2-3 mm laminated (0.76 mm interlayer) with tempered Low E360 outer pane.	0.44	0.26	0.60	✓	✓	✓	✓	✓	✓	✓
86 Tempered - 3 mm laminated (0.28 mm interlayer) with tempered Low E360 outer pane for hurricane impact.	0.41	0.26	0.60	✓	✓	✓	✓	✓	✓	✓
88 White laminated - 2-3 mm laminated (0.76 mm interlayer) with tempered Low E360 outer pane.	0.44	0.26	0.42	✓	✓	✓	✓	✓	✓	✓
89 Beveled - 3 mm laminated (0.28 mm interlayer) with tempered Low E360 outer pane.	0.48	0.27	0.45	✓	✓	✓	✓	✓	✓	✓

Consult with Customer Service for special glazing options.

VELUX



22ga Roll Formed Aluminum Frame, Cover with Neutral Grey Vinyl 500 Finish
 VELUX Adhesive Underlayment
 VELUX ECL Flashing (See "FLASHINGS")
 Shingles by Others
 Decking
 Factory Installed 21ga Steel Deck Seal Mounting Bracket with Corrosion Resistant Finish "W" x "W"
 Sealant
 Insulating Glazing (See "GLAZING")
 Gasket
 Flange Frame with White Finish
 Drywall Trim Groove
 Drywall
 1/2" or 3/4" Drywall by Others

Corner keys made of ASA Luran in neutral grey finish.

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE.

George M. O'Quinn
 05/04/2024
 License No. 2089
 DOMINION SURVEYORS®

8808-H PEAR TREE VILLAGE COURT
 ALEXANDRIA, VIRGINIA 22309
 703-619-6555
 www.dominionsurveyors.com

CASE NAME: HOUSEKNECHT - BOGER/GARAFALO
 CASE NO: VA-24-682ES
 #240422006

1 SURVEY SITE PLAN

1" = 20'-0"

Type Mark	Width	Height	Description
W16	2' - 0"	4' - 0"	MATCH EXISTING PROFILE AND LIGHT
W2	1' - 4 1/8"	3' - 11 1/4"	D06 VELUX DECK MOUNTED SKYLIGHT

ENVIRONMENTAL CONDITIONS	MATERIAL SPECIFICATIONS
Wind Speed: 115 MPH	Concrete: 2500 PSI @ 28 days min.
Seismic Design Category: B	Steel Pipe Columns: PIPE 3 STD
Soil Bearing Capacity: 1500 psf	Other Steel: A36
Snow Load: 25 psf	Timber: #2 Southern Pine or equivalent
Roof Dead Load: 15 psf	2x10, Fb = 980 psi, E = 1.4 x 10 ⁶ psi
Attic Floor Live Load: 20 psf	2x12, Fb = 865 psi, E = 1.4 x 10 ⁶ psi
Sleeping Area Load: 30 psf	LVL, Fb = 2600psi, E = 1.9 x 10 ⁶ psi
1st Floor Live Load: 40 psf	PSL, Fb = 2900 psi, E = 2.0 x 10 ⁶ psi
1st, 2nd and Attic Dead Load: 10 psf	

REMODEL: BASEMENT, KITCHEN AND FAMILY ROOM

INSTALL SKYLIGHT AND WINDOW

CLIENT	PREPARED BY	SEAL	SHEET NAME
Michelle Garafalo, Daniel Boger	MICHAEL SCHWARTZ, AIA FOR BEVERLY THOMAS LLC 105 EUHLER AVENUE ALEXANDRIA, VA 22301	 MICHAEL F. SCHWARTZ 0401007659 ARCHITECT	BAR APPLICATION SITE PLAN, CERTIFICATE OF APPROPRIATENESS MATERIAL SPECIFICATIONS & ENVIRONMENTAL CONDITIONS, 1ST FLR PLAN, ROOF PLAN, SOUTH ELEVATION, WEST ELEVATION
			A2

10/28/2024
SCALE AS NOTED