

ISSUE: Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for an addition and alterations, and a Waiver of the Rooftop HVAC Screening Requirement

APPLICANT: Billy Klipstein, LLC

LOCATION: Old and Historic Alexandria District
605 Prince Street

ZONE: CD / Commercial Downtown

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate, Certificate of Appropriateness and Waiver of the Rooftop HVAC Screening Requirement with the condition that the brick installed in the former window openings be set back approximately 1" from the building wall and that the applicant consider using salvaged brick from other portions of the building.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



3 N

0 15 30 60 Feet

Note: *Staff coupled the applications for a Permit to Demolish (BAR #2019-0037) and Certificate of Appropriateness (BAR #2019-0038) for clarity and brevity. The Permit to Demolish requires a roll call vote.*

I. APPLICANT'S PROPOSAL

The applicant is requesting a Permit to Demolish/Capsulate and a Certificate of Appropriateness for several modifications at 605 Prince Street in order to convert the existing commercial office space to an apartment hotel. The apartment hotel will have nine guest rooms that will be reserved on-line. The applicant received approval of a Special Use Permit (SUP) in February 2019 for the proposed zoning change, which requires two means of egress from the building. One stair will be accommodated in the interior of the building but the other must be accommodated within a new addition behind the main block.

Permit to Demolish / Capsulate

- Three historic four-over-four wood windows and the surrounding masonry on the north elevation of the main block not visible from the right-of-way will be demolished (170 square feet). (Figure 1)
- Three windows on the east elevation of the main building will be removed and their openings filled with new brick. (Figure 2)
- The second and third floor of the east wall of the ell between the main block and the masonry portion of the ell will be demolished, as well as the two doors and masonry on the first floor (approximately 370 square feet).
- A single window and the masonry below will be demolished to accommodate a new ADA compliant ramp and door (6 square feet).

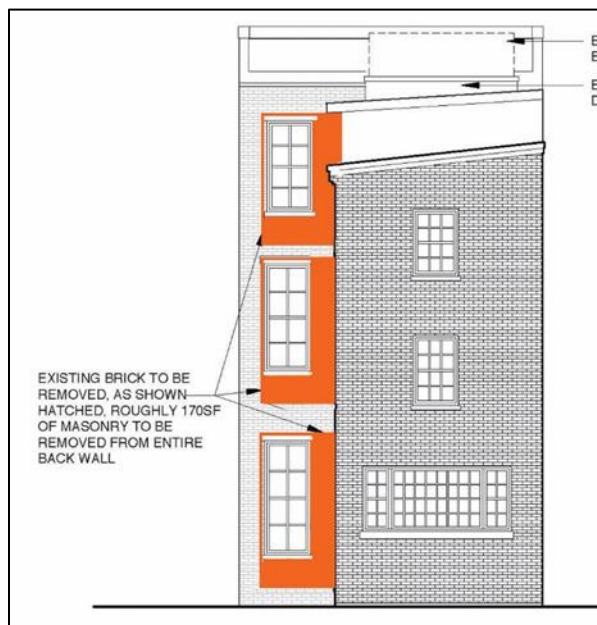


Figure 1: North elevation area of demolition in orange

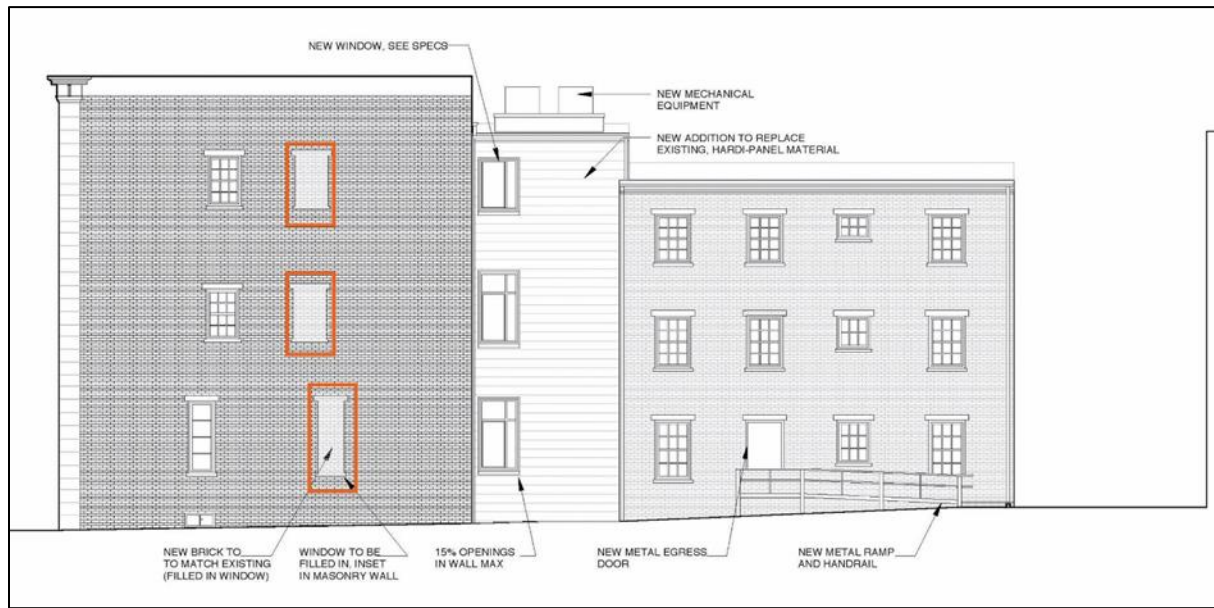


Figure 2: Proposed area of masonry infill indicated in orange

Certificate of Appropriateness

East elevation (main block)

Following the removal of the three windows on the east elevation the openings will be infilled with brick and the brick will be painted.

Rear ell

Where the modern infill wall is being demolished a new addition will be constructed three stories in height projecting approximately 5 feet beyond the existing plane of the rear ell into the side yard. The shed roof addition will be clad with fiber cement siding and have three modern windows on the east facade. A new metal egress ramp and handrail will be installed at grade level.

Waiver of Rooftop HVAC Screening Requirement

The applicant proposes to install all mechanical equipment on the existing mechanical dunnage located on the roof of the rear ell.

II. HISTORY

According to Ethelyn Cox's in her book *Historic Alexandria Virginia Street by Street*, the buildings at 607 and 605 Prince Street were "Probably built or restyled by William B. Klipstein, who in **1858** bought 607 for \$3000 from William H. McKnight, who had purchased it from his brother Charles in 1852 for \$1,150. Klipstein acquired the lot of 605 in 1853 by assuming payment of an annual ground rent of \$60."

Most likely constructed in the federal style in the mid-1850s with an exposed brick façade, the building today would be best described as Italianate with a stucco façade. Defining details include articulated 4-over-4 windows, cast iron railings and heavily protruding window hoods. The first Sanborn Fire Insurance Map (1885) shows the building in its current configuration.

Office and institutional uses are located on the 600 block of Prince Street surrounding the project site. To the east is the Washington-Alexandria Architecture Center, an extension of Virginia Tech's College of Architecture and Urban Studies; to the west are offices for the Society of American Military Engineers and the former headquarters for the National Center for Missing and Exploited Children, which is slated to be redeveloped as a hotel; to the south is the United States Bankruptcy Court. Commercial uses are located to the north.

The north elevation of the main block and the rear ell are not visible from the public right-of-way and the fenestration changes on the east elevation of the main block will be minimally visible from an oblique angle (Figure 3).



Figure 3: View between 605 and 601 Prince Street

Previous BAR Approvals

Staff located only one previous BAR approval for the subject property in September 1974 when the applicant requested the removal of the stucco to expose the original brick façade. The Board

denied the request on the basis that the property should have the same exterior cladding as the adjoining building at 607 Prince Street.

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

While some of the areas proposed for demolition are historic – namely the windows on the east and north elevations of the main block, as well as some surrounding historic masonry, they do not exhibit a high degree of design or architectural detail and could be reproduced easily. The Board routinely approves modifications to historic buildings to accommodate new uses and compliance with building code requirements, particularly on secondary elevations. Staff does not find that the proposed demolition compromises the integrity of this historic building nor will the project negatively impact nearby buildings of historic merit. In the opinion of Staff, none of the criteria are met and the Permit to Demolish should be granted.

Certificate of Appropriateness

A basic principle of historic preservation is to retain as much original historic material as possible and staff's goal is always to work to that end. In this case, the applicant has studied multiple solutions and worked with staff to minimize the loss of historic material and construct new features with minimal impact on the historic building. Staff believes that the design is generally successful and that the new materials proposed on the addition are distinct, yet compatible.

Because the addition is not visible from the right-of-way, staff's comments on the proposed work is limited to the fenestration change on the east wall of the historic main block. It is not unusual for applicants to ask to remove fenestration as part of a larger project and the Board generally supports such requests, provided they are proposed on secondary elevations. Given the location of the windows facing the narrow alley and the very limited public visibility, staff does not believe that the loss of these windows is detrimental to the historic building. In order to recall the previous windows, staff recommends that the masonry infill be set back approximately one inch and suggests that the applicant consider reusing the historic brick removed from other locations on the building.

Waiver of Rooftop Mechanical Screening Requirement

The zoning ordinance requires that all rooftop mechanical equipment throughout the city be concealed or screened, however it does not clearly define where the HVAC units must be screened from. Section 6-403(B)(3) of the zoning ordinance permits the BAR to waive the screening requirement for rooftop mechanical equipment, should the BAR find that the screening would be more visually obtrusive than the units themselves, or if the screening would damage a historic structure. As the BAR's purview is limited to what may be seen from a public way, the BAR has, generally, considered the units to be functionally concealed if they were not visible from a pedestrian standing on the sidewalk across the street, though in some cases views from neighbor's upper floors has also been considered when a waiver of screening was being requested. In this case, the new mechanical equipment replaces existing HVAC equipment in size and location. The current HVAC units are not visible from Prince Street and are expected to remain not visible with the new installation.

STAFF

Henry Hollander, Planning & Zoning
Stephanie Sample, Historic Preservation Planner, Planning and Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

Legend: C- code requirement R- recommendation S- suggestion F- finding

Zoning

C-1 Proposal must comply with all terms and conditions of SUP2018-00110 and SUP2019-00050.

- C-2 Proposed roof top units will comply with zoning is waiver of screening is approved by the Board.

Code Administration

- F-1 The applicant must seek relief from several code requirements due to the new use and must obtain the appropriate code modifications prior to approval of a building permit.

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

F-1 No archaeological oversight necessary for this undertaking.

V. ATTACHMENTS

1 – Supplemental Materials

2 - Application for BAR 2019-00037 & 00038: 605 Prince Street

ADDRESS OF PROJECT: 605 Prince Street

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

TAX MAP AND PARCEL: 074.02-09-20 ZONING: CD

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: Billy Klipstein, LLC

Address: 1828 15th Street NW

City: Washington State: DC Zip: 20009

Phone: E-mail :

Authorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____

Name: Megan Downey Phone: 832-216-2662

E-mail: meganmills2@me.com

Legal Property Owner:

Name: Billy Klipstein, LLC

Address: 1828 15th Street, NW

City: Washington State: DC Zip: 20009

Phone: E-mail:

- ☐ Yes ☒ No Is there an historic preservation easement on this property?
- ☐ Yes ☒ No If yes, has the easement holder agreed to the proposed alterations?
- ☐ Yes ☒ No Is there a homeowner's association for this property?
- ☐ Yes ☒ No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

NATURE OF PROPOSED WORK: *Please check all that apply*

- ☐ NEW CONSTRUCTION
☐ EXTERIOR ALTERATION: *Please check all that apply.*
 ☐ awning ☐ fence, gate or garden wall ☐ HVAC equipment ☐ shutters
 ☐ doors ☐ windows ☐ siding ☐ shed
 ☐ lighting ☐ pergola/trellis ☐ painting unpainted masonry
 ☐ other _____
☒ ADDITION
☒ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

Some demolition of existing masonry. Infill of existing three windows. Small addition and re-cladding of middle section of building. New exterior egress door and ramp.

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- ☒ N/A
☒ ☐ Survey plat showing the extent of the proposed demolition/encapsulation.
☒ ☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
☒ ☐ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
☒ ☐ Description of the reason for demolition/encapsulation.
☐ ☒ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: *Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. 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 or 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 have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
 - ☒ 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 3 sets of 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: Megan DowneyPrinted Name: Megan DowneyDate: 05/20/19

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. Joshua Hoffman	1828 15th Street, NW Washington, DC 20009	50%
2. Benjamin Safran	1828 15th Street, NW Washington, DC 20009	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 605 Prince Street (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.

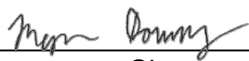
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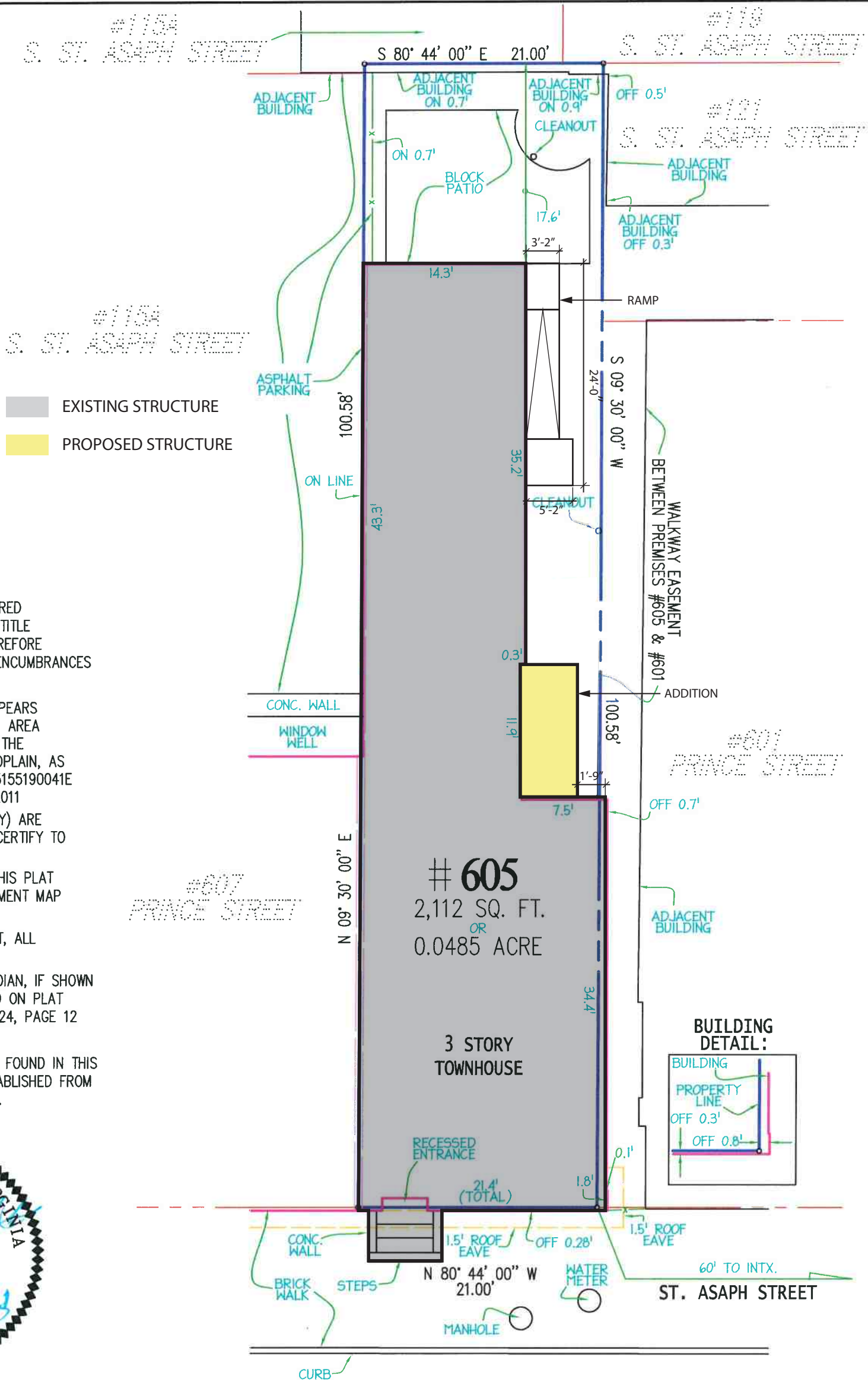
3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of 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. N/A		
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.

05/20/19 Megan Downey 
 Date Printed Name Signature



NOTES:

- 1) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- 2) THE LOT SHOWN HEREON APPEARS TO PLOT IN FLOOD ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.E.M.A. MAP# 5155190041E EFFECTIVE DATE: JUNE 16, 2011
- 3) LOCATION OF FENCES (IF ANY) ARE APPROXIMATE AND DO NOT CERTIFY TO OWNERSHIP.
- 4) THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP # 74.02-09-20
- 5) PROPERTY CORNERS NOT SET, ALL CORNERS WITHIN BUILDINGS.
- 6) EASEMENTS, B.R.L.'S & MERIDIAN, IF SHOWN HEREON, ARE AS DELINEATED ON PLAT RECORDED IN DEED BOOK 1224, PAGE 12 (UNLESS NOTED OTHERWISE).
- 7) NO CORNER MONUMENTATION FOUND IN THIS AREA. BOUNDARY LINES ESTABLISHED FROM EXISTING PHYSICAL EVIDENCE.



LAND BOUNDARY SURVEY
605 PRINCE STREET
CITY OF ALEXANDRIA, VIRGINIA

PRINCE STREET
(66' WIDE)

DISTRICT TITLE & ESCROW

MAVERICK LLC / NORITAKE

B.W. SMITH AND ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYING
MANASSAS, VIRGINIA (703) 368-5866 www.bwsmithassoc.com

FIELD CREW: D. TANNHEISER

JOB# 20181890

DATE: 11/14/2018

DFT: D.B.T.

CHK: L.S.W.

NO TITLE REPORT FURNISHED

SCALE= 1" = 10'

605 Prince Street

BAR SUBMISSION

PREPARED BY MEGAN DOWNEY

MAY 20, 2019



VICINITY MAP
SCALE ON MAP

SITE

605 PRINCE STREET - BAR SUBMISSION 5/20/19

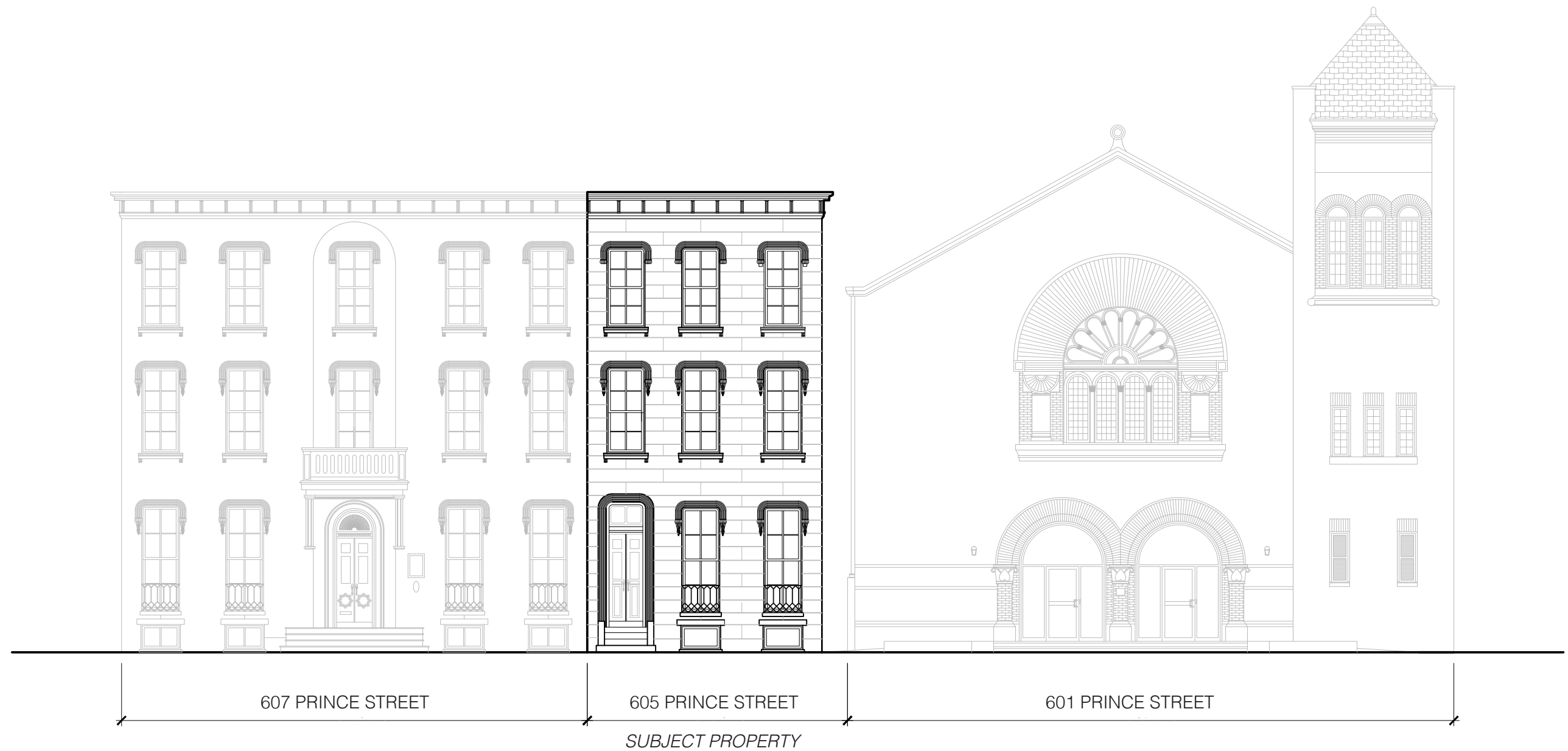


SITE I 605 PRINCE STREET, ALEXANDRIA VA



605 PRINCE STREET, ALEXANDRIA VA

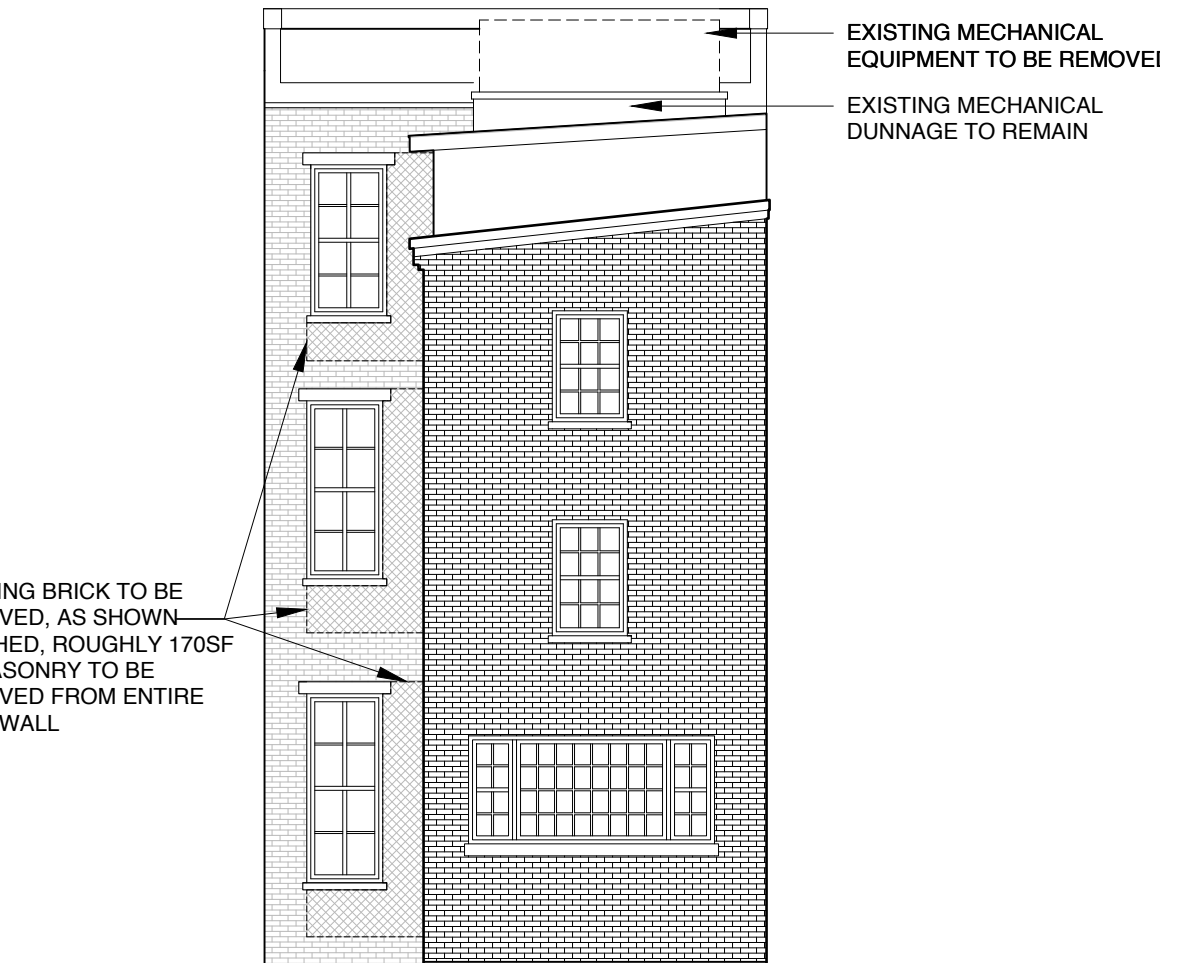
ELEVATIONS | STREETSCAPE



ELEVATIONS I STREETSCAPE

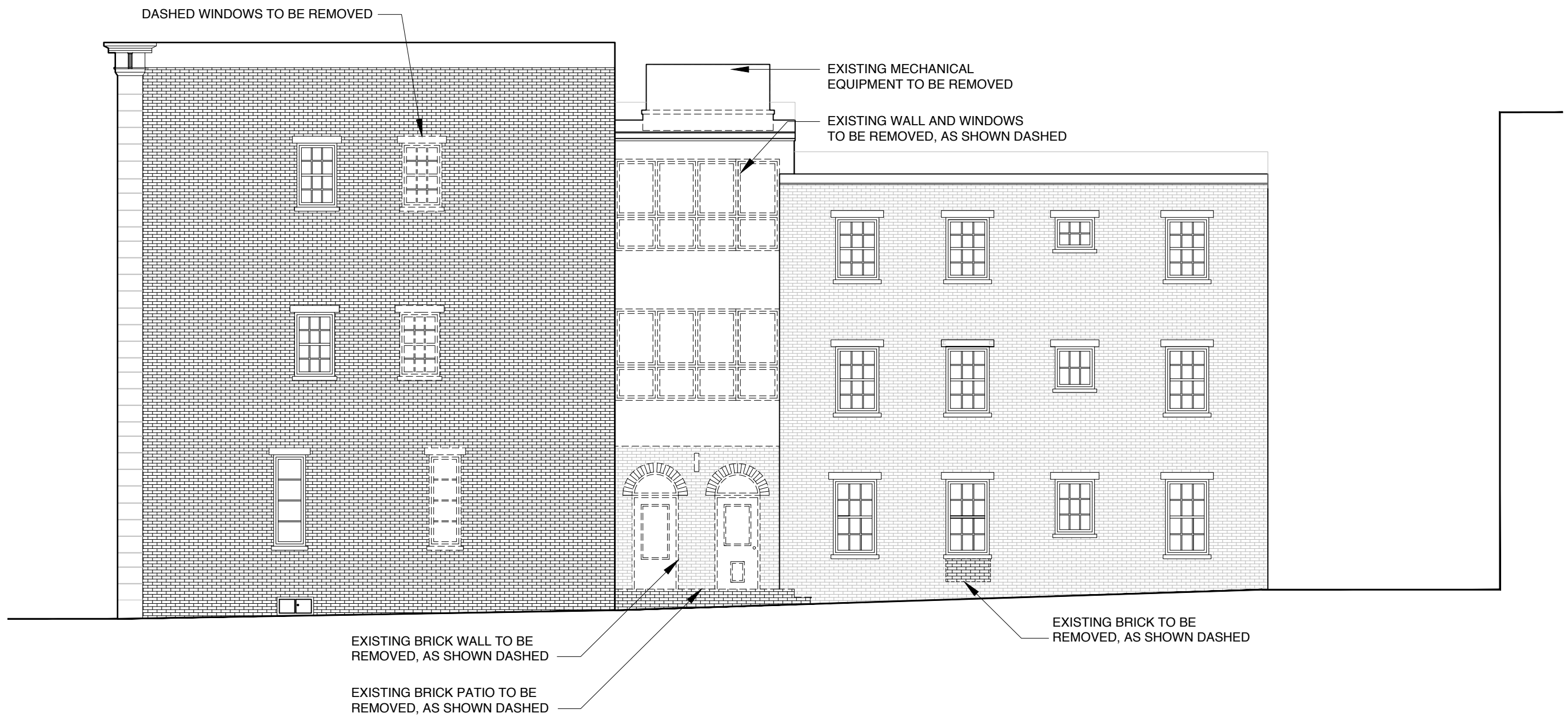


FRONT ELEVATION
SCALE = 1/8" = 1'-0"



REAR ELEVATION
SCALE = 1/8" = 1'-0"

ELEVATIONS I DEMOLITION

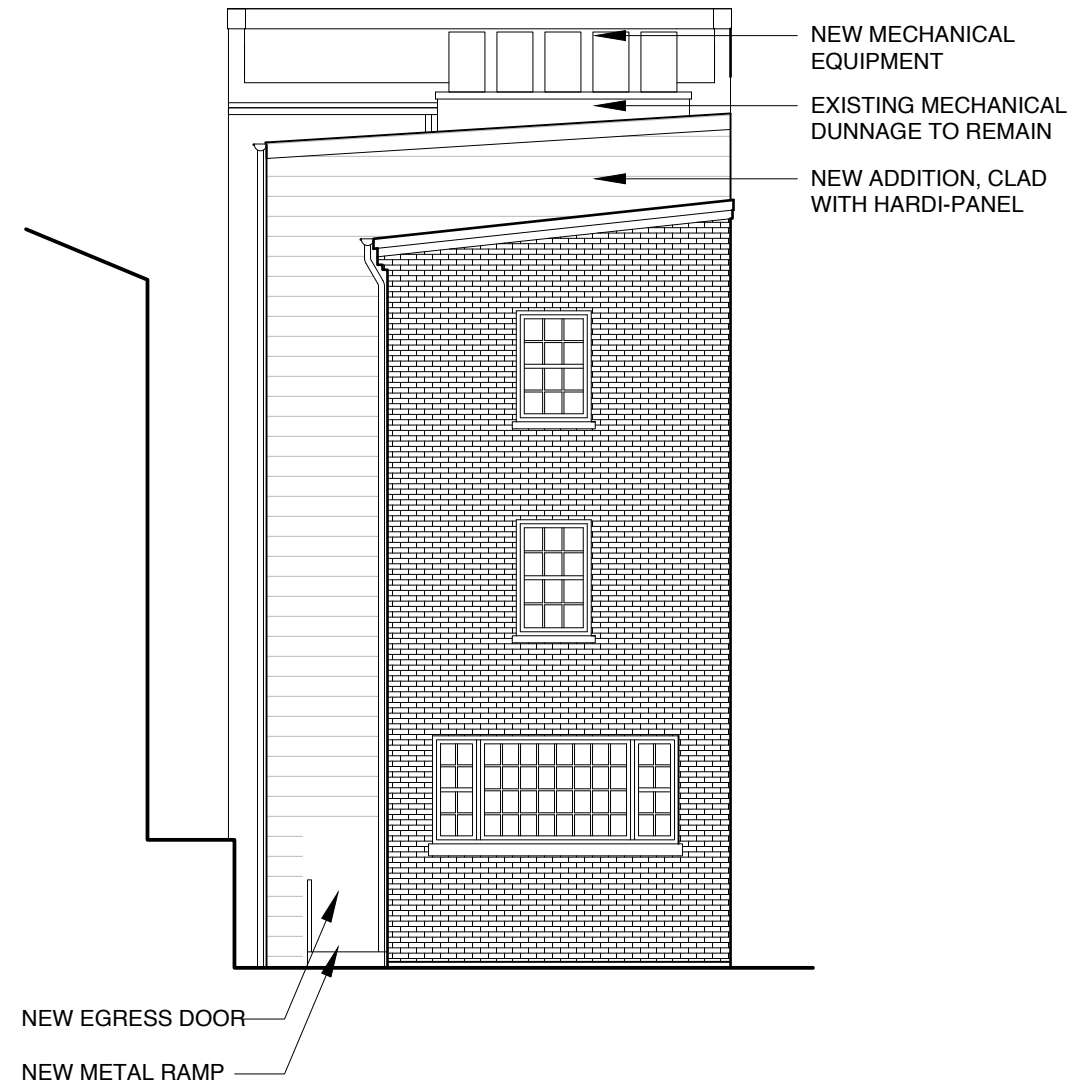


SIDE ELEVATION
SCALE = 1/8" = 1'-0"

ELEVATIONS I DEMOLITION

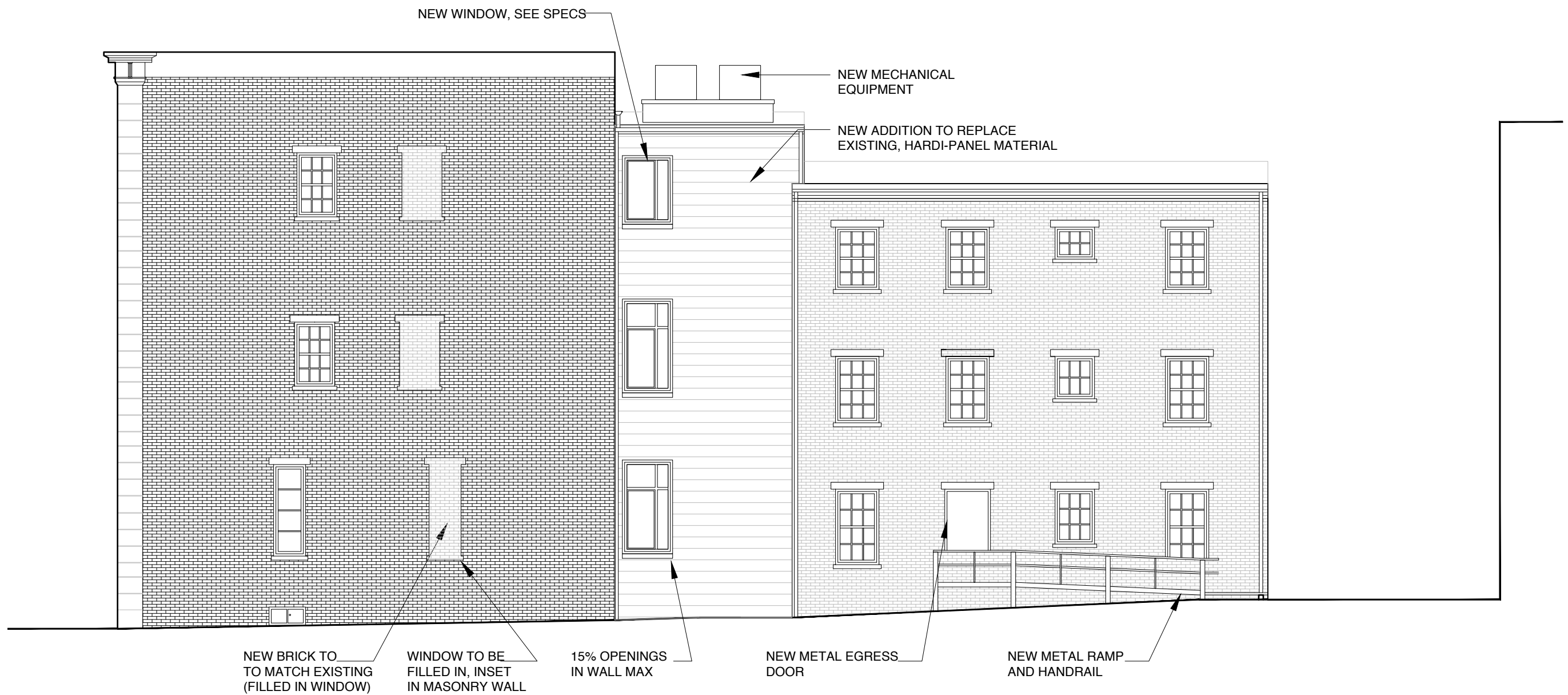


FRONT ELEVATION
SCALE = 1/8" = 1'-0"



REAR ELEVATION
SCALE = 1/8" = 1'-0"

ELEVATIONS I PROPOSED



SIDE ELEVATION
SCALE = 1/8" = 1'-0"

ELEVATIONS I PROPOSED

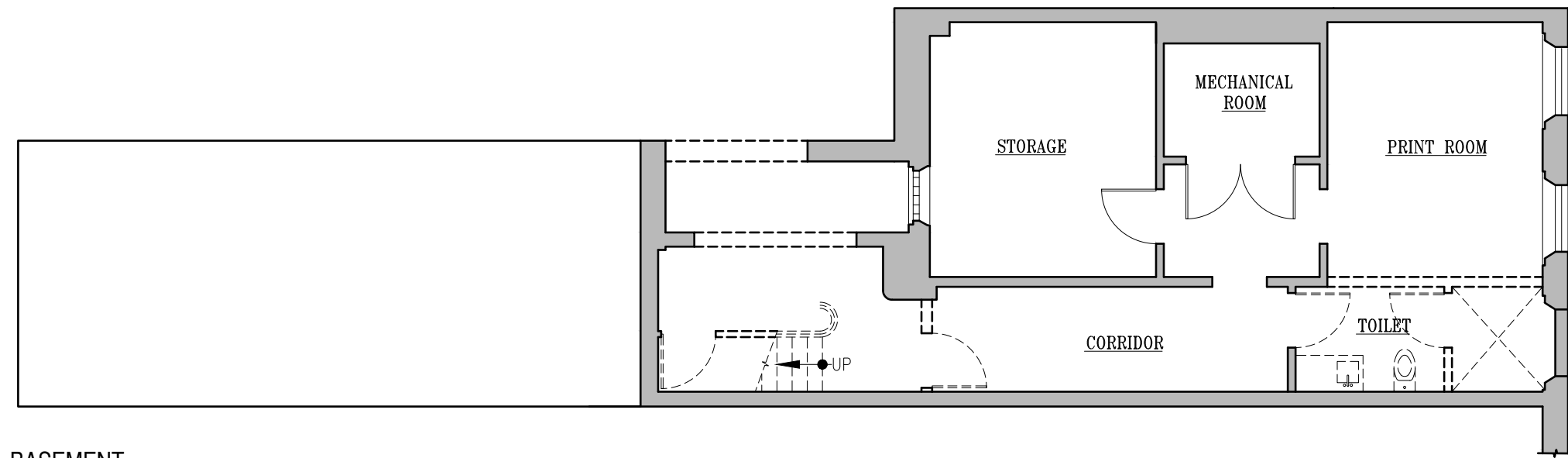
NO SITE LINES OF ADDITION:
TOP LEFT, VIEW OF PROJECT FROM CORNER
TOP RIGHT, VIEW DOWN PROJECT'S SIDE YARD



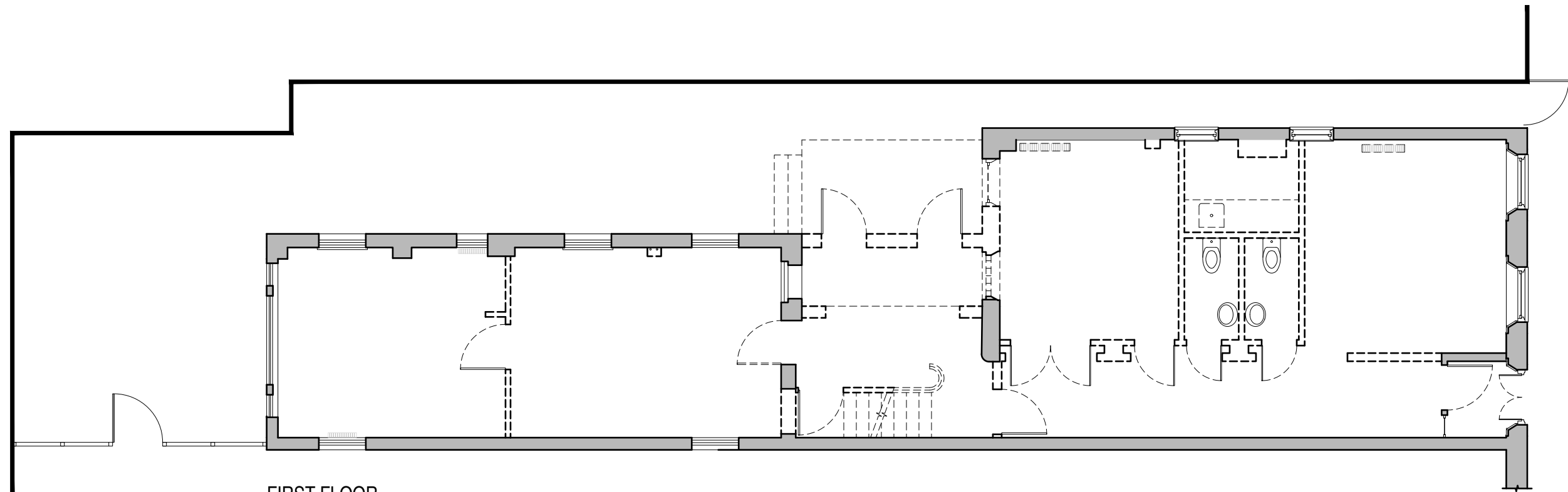
COURTYARD / EASEMENT:
BOTTOM LEFT, IMAGE OF COURTYARD FROM BEYOND REAR OF BUILDING;
BOTTOM RIGHT, PIMAGE OF COURTYARD



ELEVATIONS I IMAGES

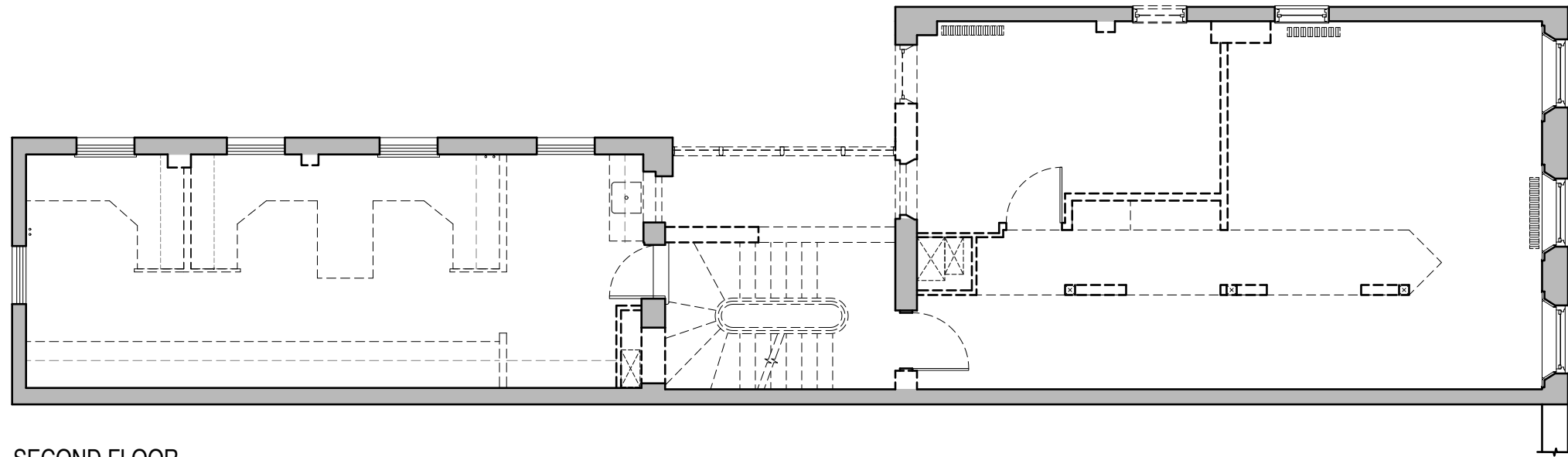


BASEMENT
SCALE: $\frac{1}{8}" = 1'-0"$

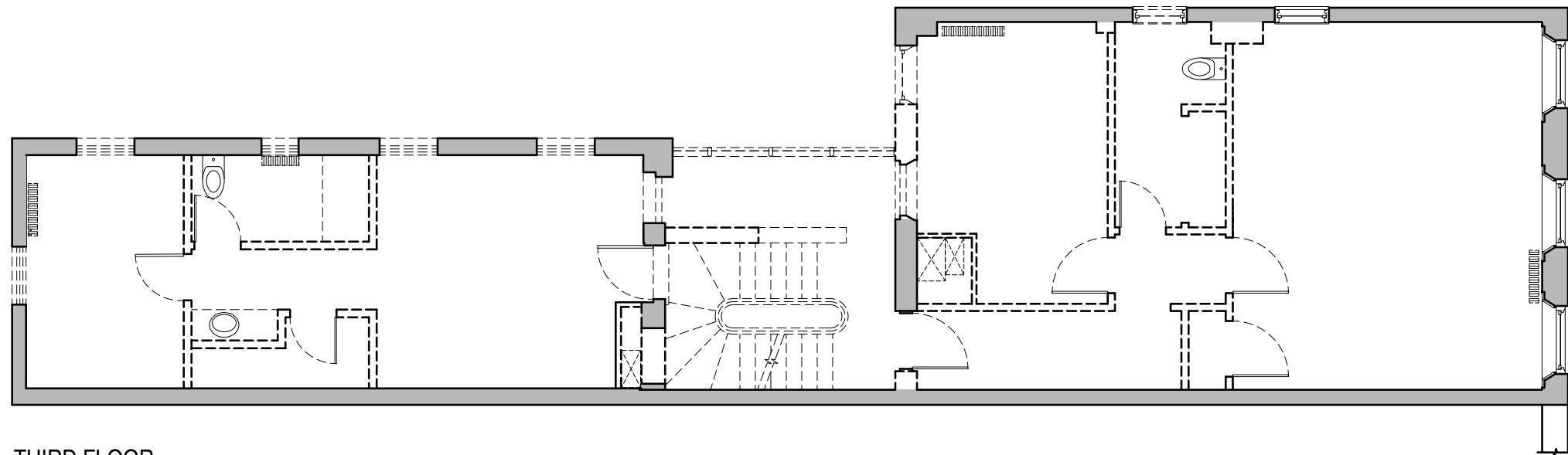


FIRST FLOOR
SCALE: $\frac{1}{8}" = 1'-0"$

FLOOR PLANS | DEMOLITION

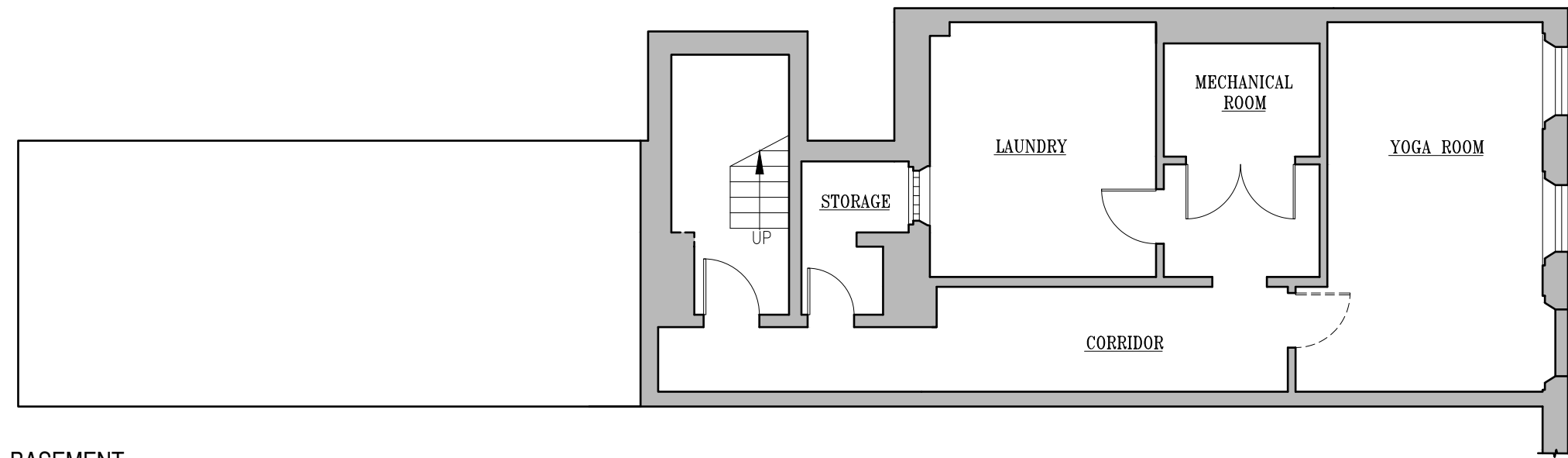


SECOND FLOOR
SCALE: $\frac{1}{8}" = 1'-0"$

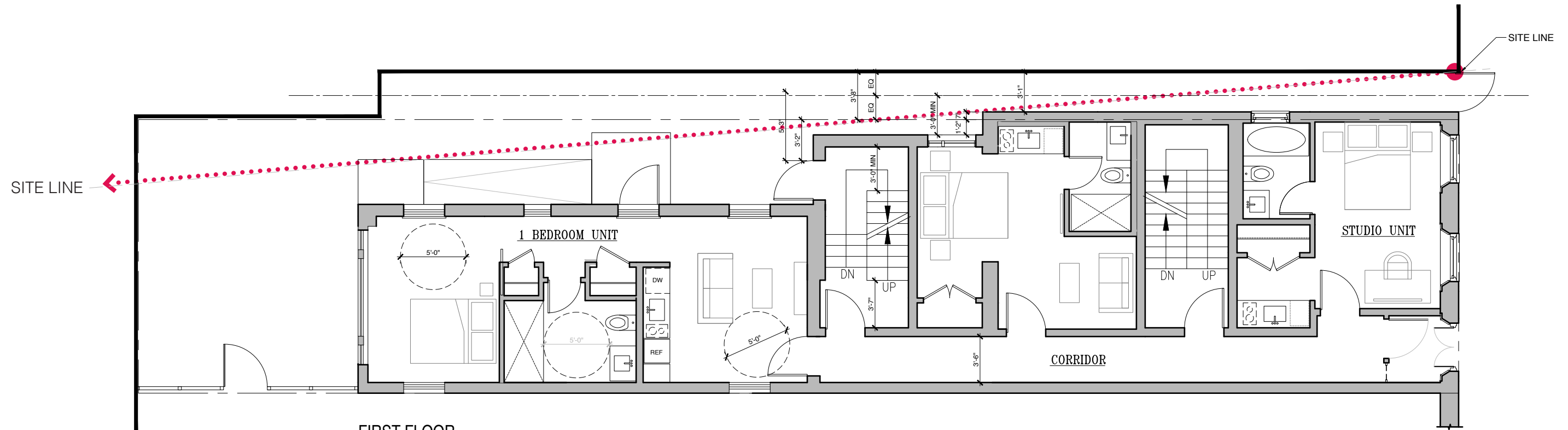


THIRD FLOOR
SCALE: $\frac{1}{8}" = 1'-0"$

FLOOR PLANS | DEMOLITION

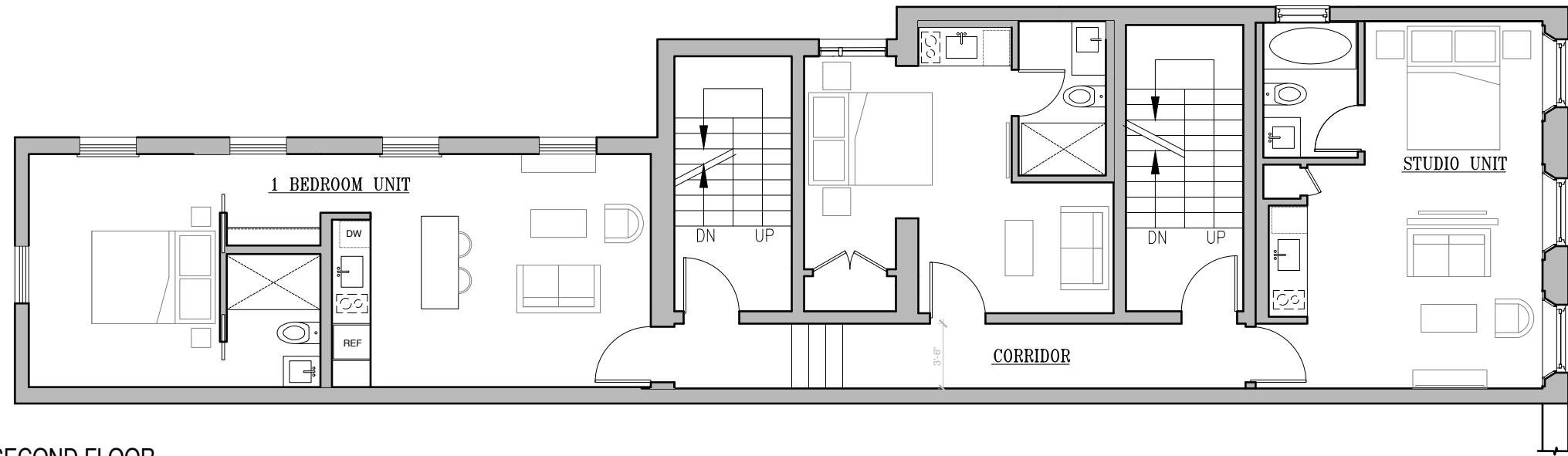


BASEMENT
SCALE: $\frac{1}{8}" = 1'-0"$



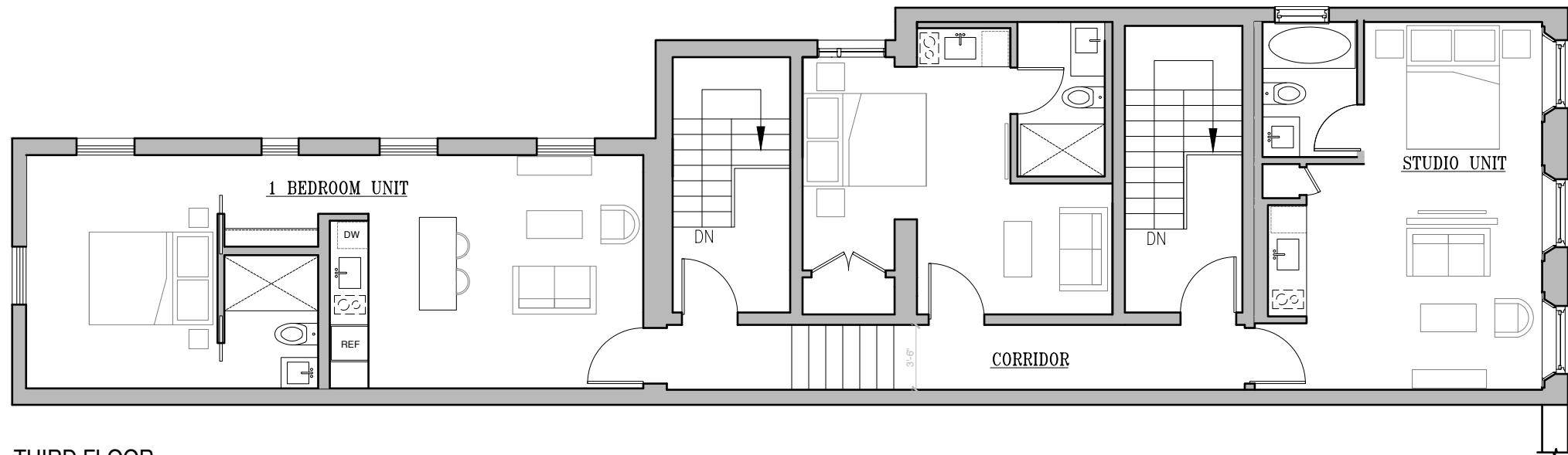
FIRST FLOOR
SCALE: $\frac{1}{8}" = 1'-0"$

FLOOR PLANS | PROPOSED



SECOND FLOOR

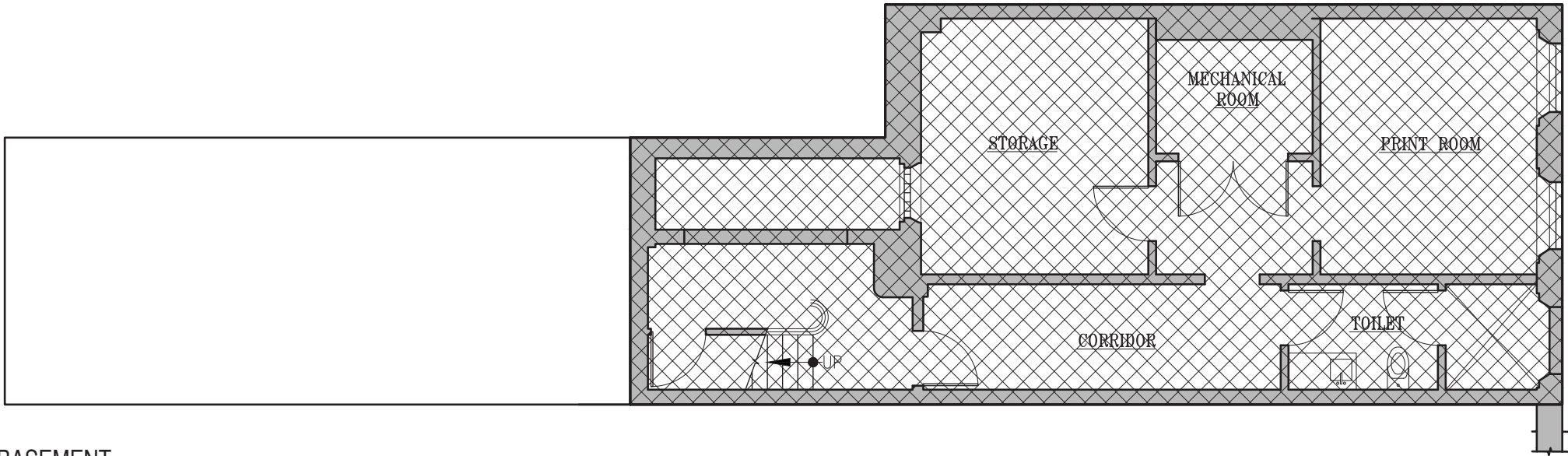
SCALE: $\frac{1}{8}" = 1'-0"$



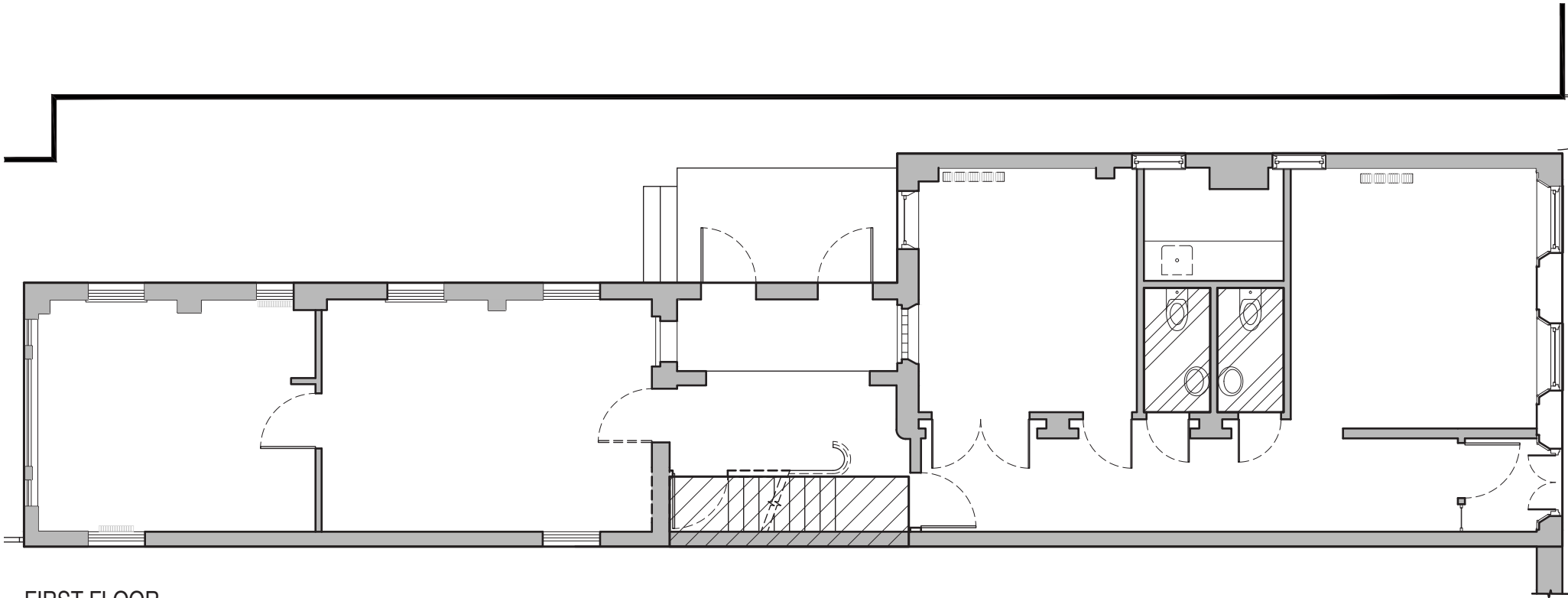
THIRD FLOOR

SCALE: $\frac{1}{8}" = 1'-0"$

FLOOR PLANS | PROPOSED



BASEMENT
SCALE: $\frac{1}{8}" = 1'-0"$

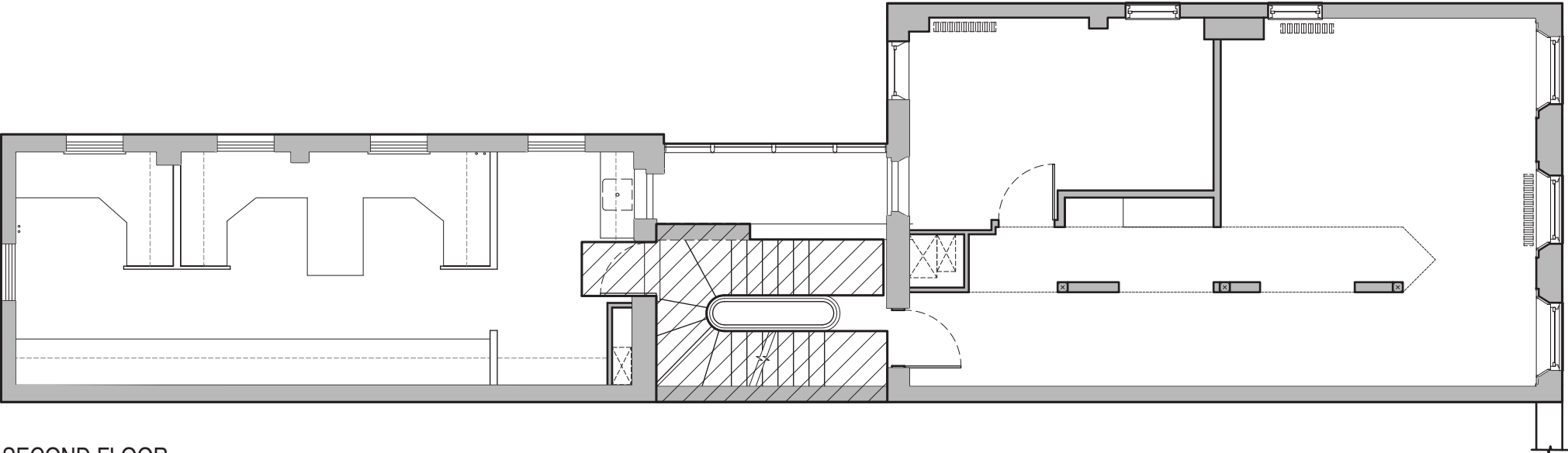


FIRST FLOOR
SCALE: $\frac{1}{8}" = 1'-0"$

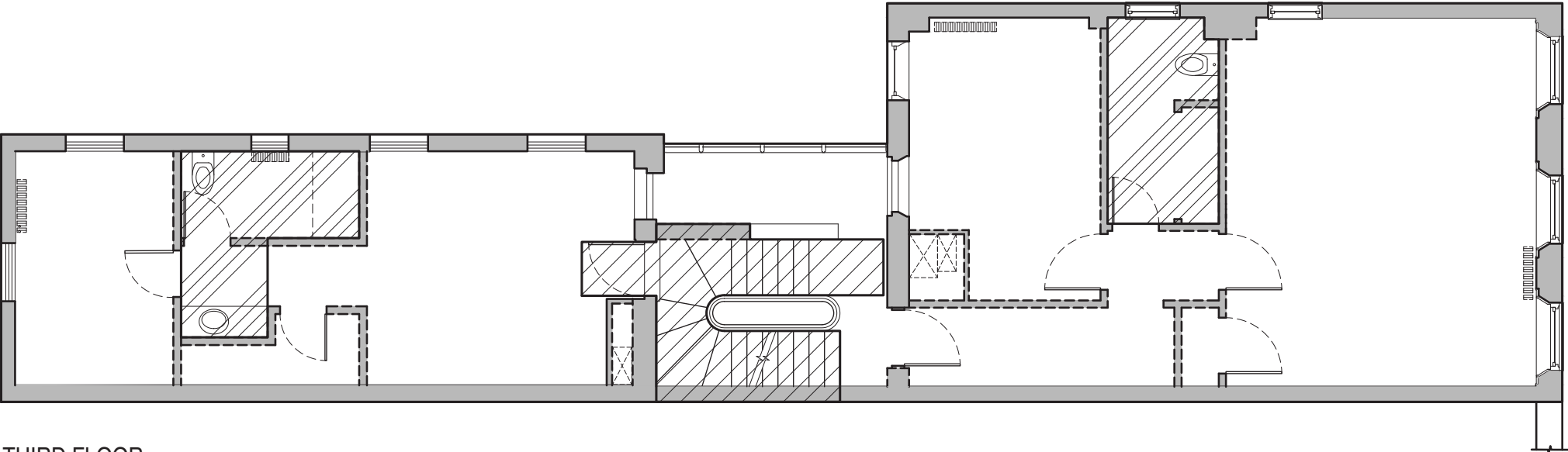
	TOTAL	FAR DEDUCTS			TOTAL
	GROSS	BASEMENT	BATHROOM	STAIR	FAR AREA
3RD FLOOR	1,455 SF		134 SF	96 SF	1,225 SF
2ND FLOOR	1,455 SF			105 SF	1,350 SF
1ST FLOOR	1,460 SF		48 SF	50 SF	1,362 SF
BASEMENT	970 SF	970 SF			0 SF
TOTAL					3,937 SF

	TOTAL	FAR DEDUCTS			TOTAL
	GROSS	BASEMENT	BATHROOM	STAIR	FAR AREA
3RD FLOOR	1,529 SF		113 SF	185 SF	1,231 SF
2ND FLOOR	1,529 SF		113 SF	185 SF	1,231 SF
1ST FLOOR	1,529 SF		143 SF	186 SF	1,200 SF
BASEMENT	1,020 SF	1,020 SF			0 SF
TOTAL					3,662 SF

FAR DIAGRAMS I EXISTING



SECOND FLOOR
SCALE: $\frac{1}{8}" = 1'-0"$

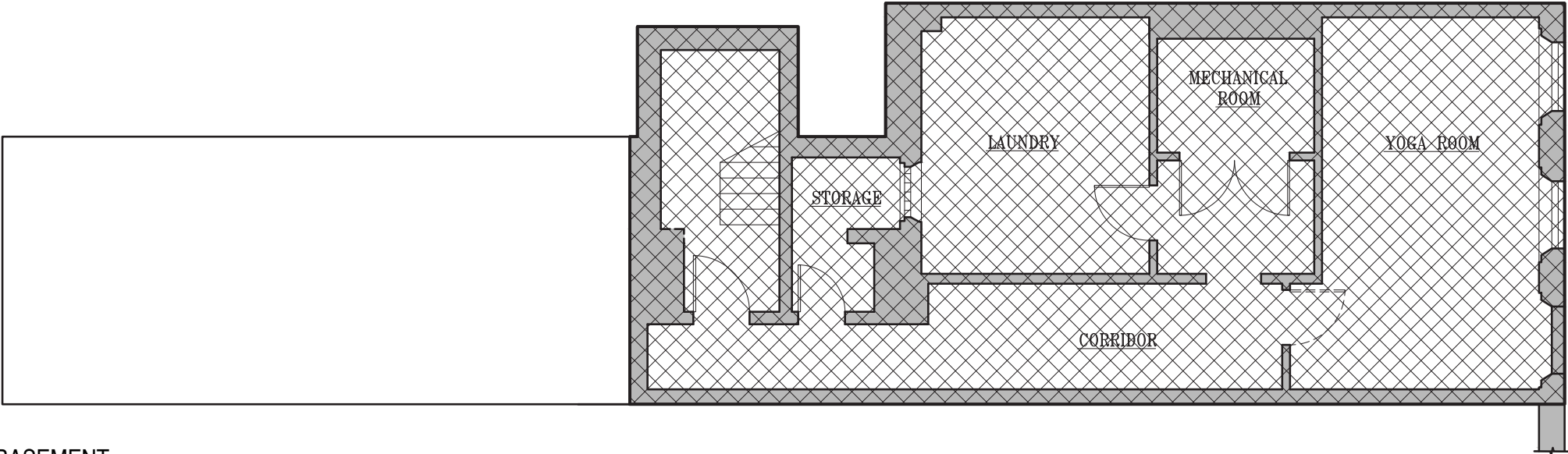


THIRD FLOOR
SCALE: $\frac{1}{8}" = 1'-0"$

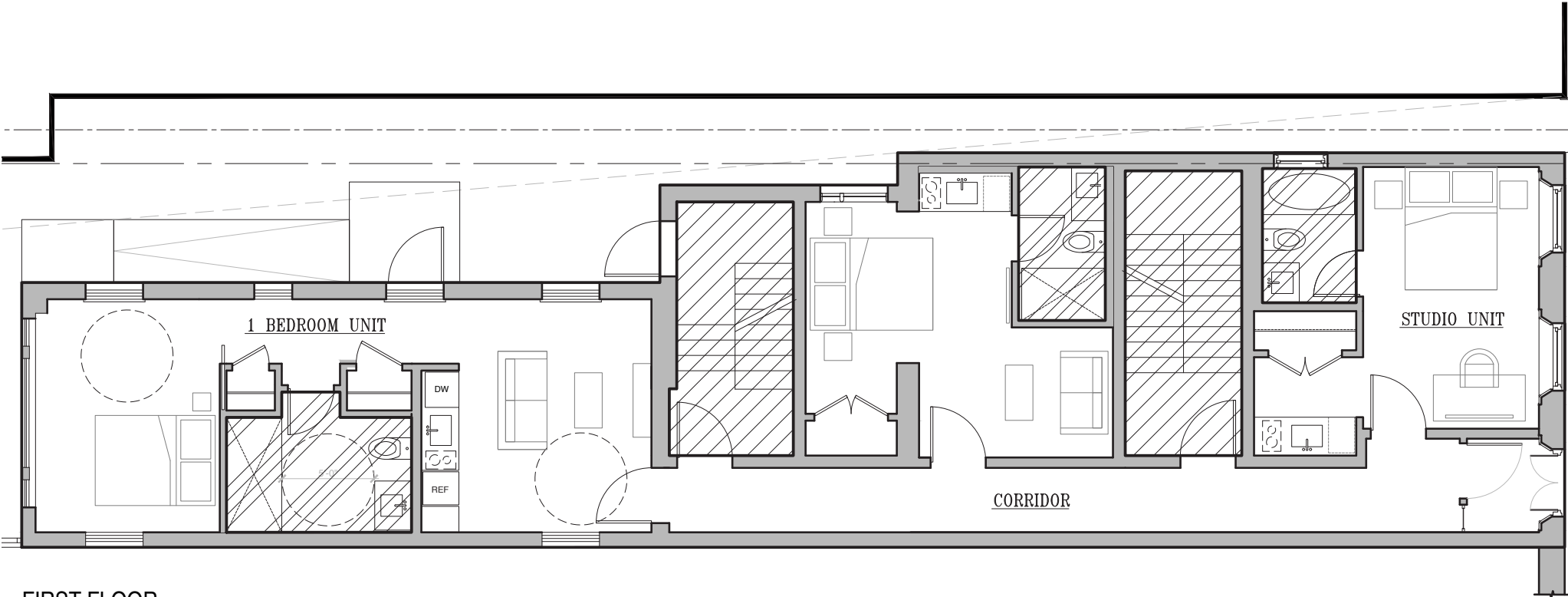
	TOTAL	FAR DEDUCTS			TOTAL
	GROSS	BASEMENT	BATHROOM	STAIR	FAR AREA
3RD FLOOR	1,455 SF		134 SF	96 SF	1,225 SF
2ND FLOOR	1,455 SF			105 SF	1,350 SF
1ST FLOOR	1,460 SF		48 SF	50 SF	1,362 SF
BASEMENT	970 SF	970 SF			0 SF
TOTAL					3,937 SF

	TOTAL	FAR DEDUCTS			TOTAL
	GROSS	BASEMENT	BATHROOM	STAIR	FAR AREA
3RD FLOOR	1,529 SF		113 SF	185 SF	1,231 SF
2ND FLOOR	1,529 SF		113 SF	185 SF	1,231 SF
1ST FLOOR	1,529 SF		143 SF	186 SF	1,200 SF
BASEMENT	1,020 SF	1,020 SF			0 SF
TOTAL					3,662 SF

FAR DIAGRAMS I EXISTING



BASEMENT
SCALE: 1/8" = 1'-0"

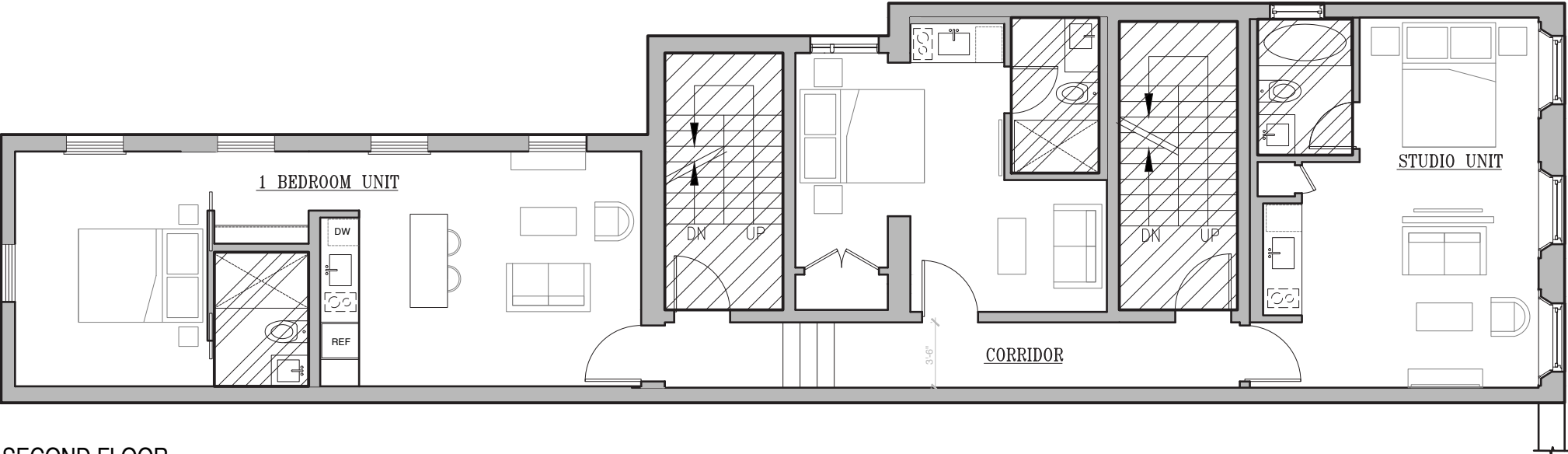


FIRST FLOOR
SCALE: 1/8" = 1'-0"

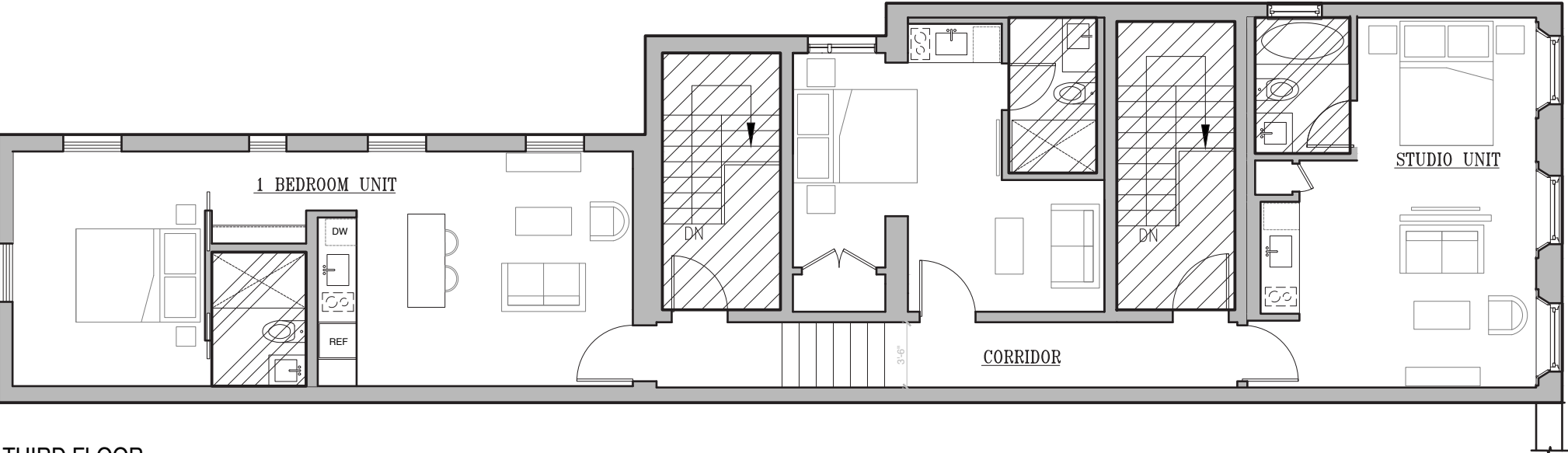
	TOTAL	FAR DEDUCTS			TOTAL
	GROSS	BASEMENT	BATHROOM	STAIR	FAR AREA
3RD FLOOR	1,455 SF		134 SF	96 SF	1,225 SF
2ND FLOOR	1,455 SF			105 SF	1,350 SF
1ST FLOOR	1,460 SF		48 SF	50 SF	1,362 SF
BASEMENT	970 SF	970 SF			0 SF
TOTAL					3,937 SF

PROPOSED FAR					
	TOTAL	FAR DEDUCTS			TOTAL
	GROSS	BASEMENT	BATHROOM	STAIR	FAR AREA
3RD FLOOR	1,529 SF		113 SF	185 SF	1,231 SF
2ND FLOOR	1,529 SF		113 SF	185 SF	1,231 SF
1ST FLOOR	1,529 SF		143 SF	186 SF	1,200 SF
BASEMENT	1,020 SF	1,020 SF			0 SF
TOTAL					3,662 SF

FAR DIAGRAMS I PROPOSED



SECOND FLOOR
SCALE: $\frac{1}{8}" = 1'-0"$



THIRD FLOOR
SCALE: $\frac{1}{8}" = 1'-0"$

	TOTAL	FAR DEDUCTS			TOTAL
	GROSS	BASEMENT	BATHROOM	STAIR	FAR AREA
3RD FLOOR	1,455 SF		134 SF	96 SF	1,225 SF
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	TOTAL	FAR DEDUCTS			TOTAL
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1ST FLOOR	1,529 SF		143 SF	186 SF	1,200 SF
BASEMENT	1,020 SF	1,020 SF			0 SF
TOTAL					3,662 SF

FAR DIAGRAMS I PROPOSED

A



NEW LAP SIDING:

*HARDI-PANEL, BEADED SMOOTH LAP SIDING
COLOR: WHITE**

B



NEW METAL HANDRAIL AND RAMP:

*RAMP HANDRAIL DESIGN BASIS***

C



NEW DOUBLE HUNG WINDOW:

PELLA ARCHITECT SERIES TRADITIONAL
TO MATCH EXISTING WINDOWS IN FACADE*

NOTES:

** OR SIMILAR MATERIAL PRODUCT*

*** TO BE CODE COMPLIANT*

SPECIFICATIONS

D



NEW CASEMENT WINDOW:

PELLA ARCHITECT SERIES TRADITIONAL
TO MATCH EXISTING WINDOWS IN FACADE*

E



ENTRY DOORS:

TRUDOOR FLUSH COMMERCIAL HOLLOW METAL DOOR
COLOR & FINISH OPTIONS TBD*

