

ADDRESS OF PROJECT: 215 S Lee Street

TAX MAP AND PARCEL: 075.03-01-20 ZONING: RM

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: Pamela Tiemeyer

Address: 215 S Lee Street

City: Alexandria State: VA Zip: 22314

Phone: 703-403-6003 E-mail: pst2283@gmail.com

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

Name: John Linam Jr, AIA Phone: 703-980-3117

E-mail: john@linamjr.com

**Legal Property Owner:**

Name: Pamela Tiemeyer

Address: 215 S Lee Street

City: Alexandria State: VA Zip: 22314

Phone: 703-403-6003 E-mail: pst2283@gmail.com

- ☐ 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  
☐ doors  
☐ lighting  
☐ other \_\_\_\_\_

☐ fence, gate or garden wall  
☐ windows  
☐ pergola/trellis

☐ HVAC equipment  
☐ siding  
☐ painting unpainted masonry

☐ shutters  
☐ shed

☒ ADDITION  
☐ DEMOLITION/ENCAPSULATION  
☐ SIGNAGE

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

Two story frame addition to side and portion of the rear of existing frame structure (behind the original brick structure) with new windows and doors, lap siding, and painted trim. Addition will remain be in compliance with current zoning regulations. New low slope membrane roof will tie to existing frame area low slope roof. New exterior columns will support portion of second story addition area to provide for covered entry into new space. The addition will not affect or cover the existing side wall of the original brick structure. Minor repair/revision of existing stone terrace required to accommodate the new columns.

**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 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 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.

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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: 

Printed Name: John Linam Jr, AIA

Date: January 5, 2015

# 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 ten 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. Pamela Tiemeyer	215 S. Lee St. Alexandria, VA 22314	100%
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 215 S. Lee St. Alexandria, VA 22314 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. Pamela Tiemeyer	215 S. Lee St. Alexandria, VA 22314	100%
2.		
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.

12/28/15      Pamela Tiemeyer      Pamela Tiemeyer  
 Date                      Printed Name                      Signature





**CITY OF ALEXANDRIA, VIRGINIA  
DEPARTMENT OF CODE ADMINISTRATION**

301 King Street, Room 4200, Alexandria, VA 22314  
703.746.4200 www.alexandriava.gov/code

**Property Owner's Affidavit**

**This affidavit certifies that the party listed, who is not a lessee, licensed architect, engineer, or contractor, has been granted authorization to obtain a permit(s) on behalf of a property owner. This affidavit must be filled out completely by the property owner if another party is submitting an application(s) on the owner's behalf. This form must be notarized and must be submitted prior to permit issuance. Copies of affidavits are not acceptable. (Please Print).**

I Pamela Teimeyer Owner of the property

listed below, certify that I have granted John Linam Jr, AIA

my duly authorized agent, permission to obtain the permit(s) for the construction (or installation) of a two story addition to the existing rowhouse

at my property at the following address (include suite no. if available)

215 S. Lee Street, Alexandria, VA 22314

I understand that the permits obtained pursuant to this affidavit will be in my name and that I am acting as contractor for this project. I accept full responsibility for the work performed.

Pamela Teimeyer  
Signature of the Property Owner

12/28/15  
Date

State/ District of

Virginia

City/ County of

Fairfax

I

AMANJOT KAUR

, a Notary Public in and for the

aforsaid State/ District hereby certify that

PAMELA TEIMEYER

Appeared before me in the State/District and city / County aforsaid and executed this

affidavit on this 28 day of December 20 15



Notary Public

[Signature]

My commission expires on the 28 day of December, 2015

**NOTE TO PROPERTY OWNERS BEFORE SIGNING THIS AFFIDAVIT:**

If you've made arrangements with a contractor to do the work intended by this permit(s), the City of Alexandria strongly recommends that the contractor be the responsible party to secure the permits required by the Uniform Statewide Building Code (USBC). When contractors apply for permits, the City will verify that he/she is properly licensed by the State and City to perform the intended work. Unwillingness by the contractor to obtain required permits may be an indication that he/she is not properly licensed. **For your protection, don't deal with unlicensed contractors.** If you have any questions about licensing regulations, please contact the Permit Center on 703.746.4200 or DPOR/State Board for Contractors, on 804.367.8511 or [www.dpor.virginia.gov](http://www.dpor.virginia.gov)



# DEPARTMENT OF PLANNING AND ZONING

## FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

### A. Property Information

A1. Street Address 215 S Lee Street Zone RM

A2. 3332 x 1.5 = 4998  
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

### B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	635	Basement**	
First Floor	854	Stairways**	60
Second Floor	760	Mechanical**	
Third Floor		Other**	
Porches/ Other	126	Total Exclusions	
<b>Total Gross *</b>	<b>2409</b>		

B1. Existing Gross Floor Area \*  
2375 Sq. Ft.

B2. Allowable Floor Exclusions\*\*  
60 Sq. Ft.

B3. Existing Floor Area minus Exclusions  
2315 Sq. Ft.  
 (subtract B2 from B1)

### C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor	78	Stairways**	
Second Floor	218	Mechanical**	
Third Floor		Other**	
Porches/ Other	40	Total Exclusions	
<b>Total Gross *</b>	<b>336</b>		

C1. Proposed Gross Floor Area \*  
336 Sq. Ft.

C2. Allowable Floor Exclusions\*\*  
         Sq. Ft.

C3. Proposed Floor Area minus Exclusions  
336 Sq. Ft.  
 (subtract C2 from C1)

### D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2651 Sq. Ft.

D2. Total Floor Area Allowed by Zone (A2) 4998 Sq. Ft.

\*Gross floor area is the sum of all gross horizontal areas under roof, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

\*\* Refer to the zoning ordinance (Section 2-145(B)) and consult with zoning staff for information regarding allowable exclusions.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

### F. Open Space Calculations

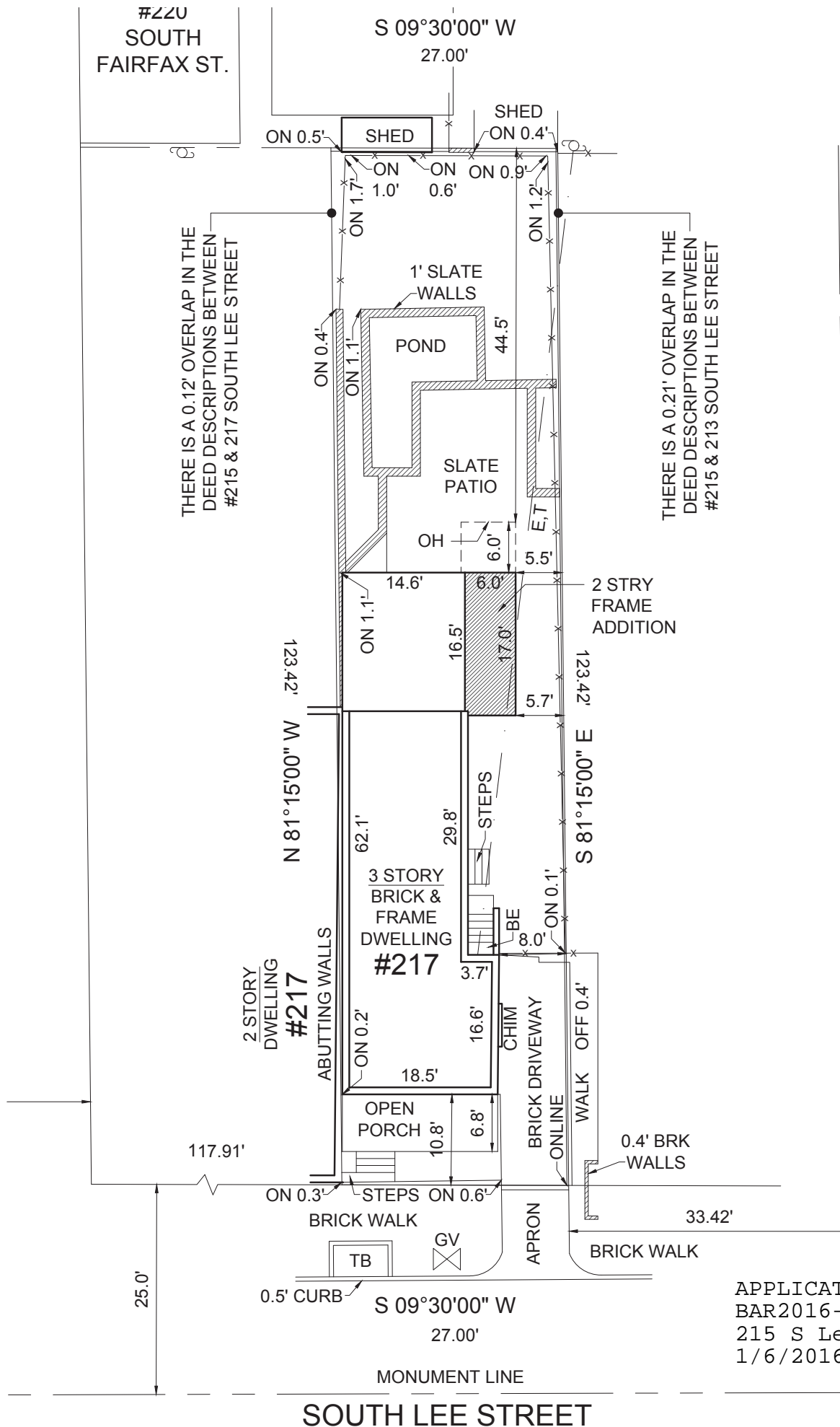
Existing Open Space	2044
Required Open Space	1166
Proposed Open Space	1894

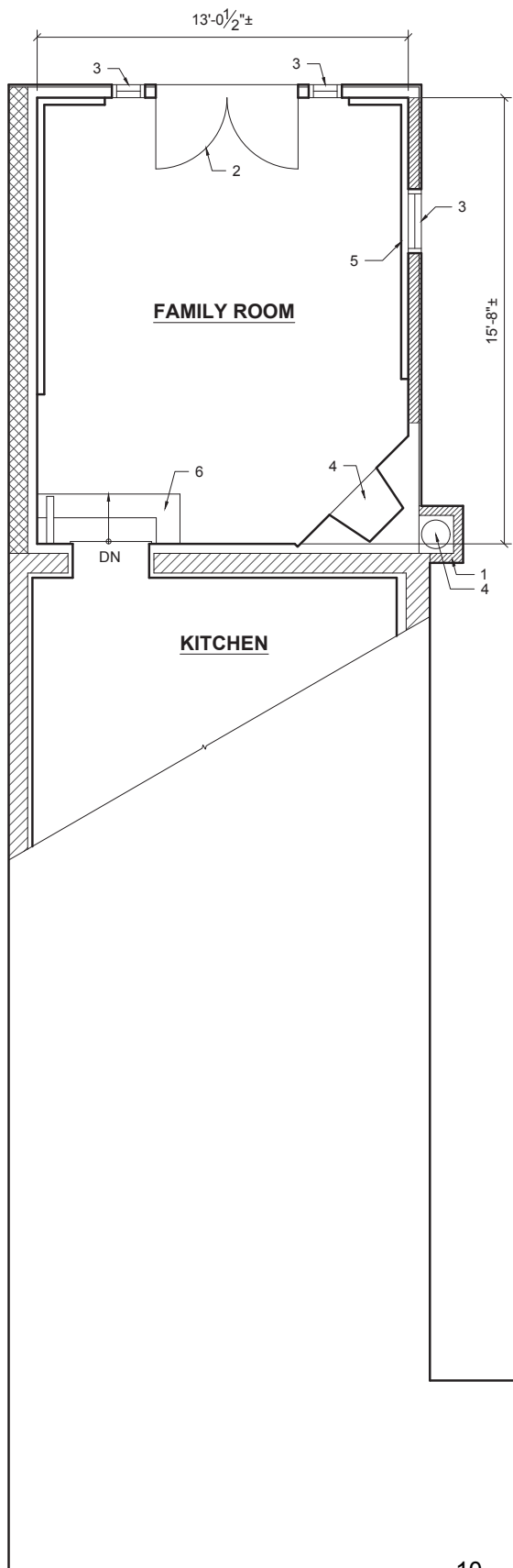
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: \_\_\_\_\_ Date: 1/5/2015

A01

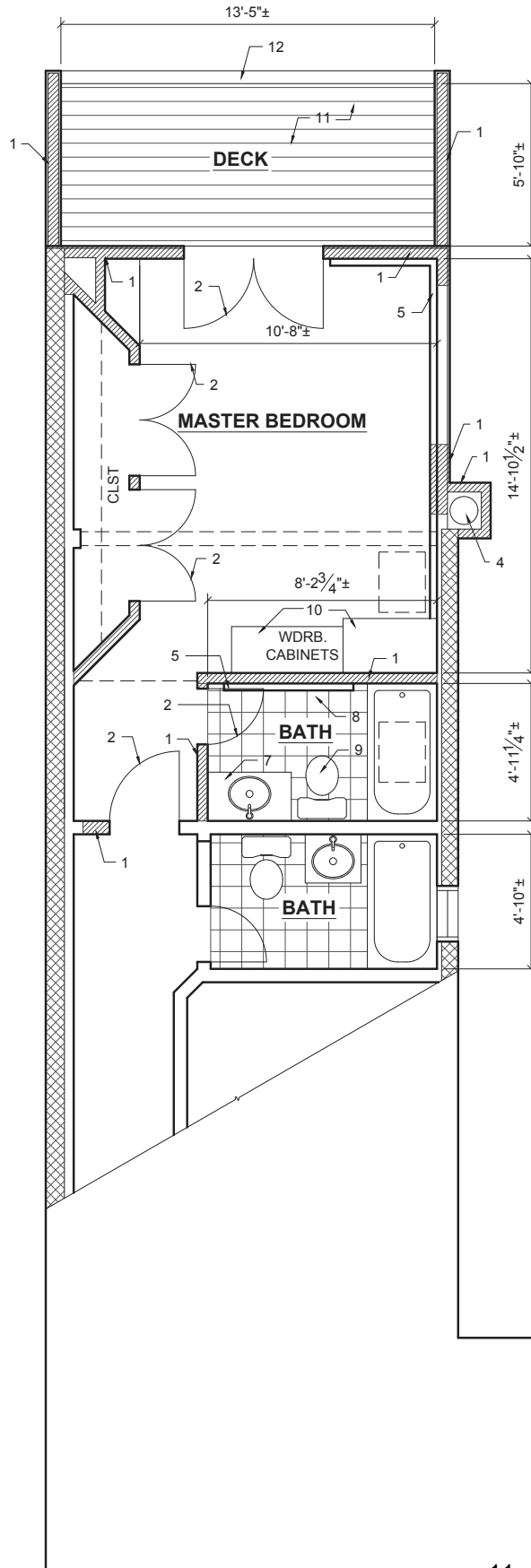






- DEMOLITION NOTES
- EXISTING DIMENSIONS PROVIDED FOR GENERAL REFERENCE ONLY, CONTRACTOR TO VERIFY EXISTING CONDITIONS IN FIELD
- CONTRACTOR TO REVIEW ALL EXISTING SITE CONDITIONS PRIOR TO STARTING WORK. CONTRACT PRICE MUST INCLUDE ALL INCIDENTAL WORK TO SUPPORT DESIGN INTENT IN PROPOSED PLANS. NOTIFY ARCHITECT/OWNER OF ANY DISCREPANCIES FOUND, EXCLUDING UNFORESEEN CONDITIONS, PRIOR TO STARTING WORK.
- 1. DEMO (PORTION OF) WALL
  - 2. DEMO DOOR
  - 3. DEMO WINDOW
  - 4. DEMO PREFAB FIREPLACE AND CHIMNEY
  - 5. DEMO BASEBOARD HEAT UNIT(S)
  - 6. DEMO A PORTION OF THE WIDTH OF THE EXISTING STEPS TO ALLOW FOR NEW WALL. MAINTAIN/REUSE TREAD AND RISER MATERIAL
  - 7. DEMO CASEWORK/COUNTER
  - 8. DEMO FLOOR AND WALL TILE IN THE ROOM
  - 9. DEMO PLUMBING FIXTURES IN THE ROOM
  - 10. REMOVE/SALVAGE EXISTING WARDROBE CABINETS AND RELOCATE TO THE BASEMENT, EXACT LOCATION TO BE COORDINATED WITH OWNER
  - 11. DEMO EXISTING DECK SURFACE AND REMOVE/REPLACE EXISTING ROOF MEMBRANE AND ASSOCIATED FLASHING BELOW DECK
  - 12. DEMO RAILING

DEMOLITION



#### DEMOLITION NOTES

EXISTING DIMENSIONS PROVIDED FOR GENERAL REFERENCE ONLY, CONTRACTOR TO VERIFY EXISTING CONDITIONS IN FIELD

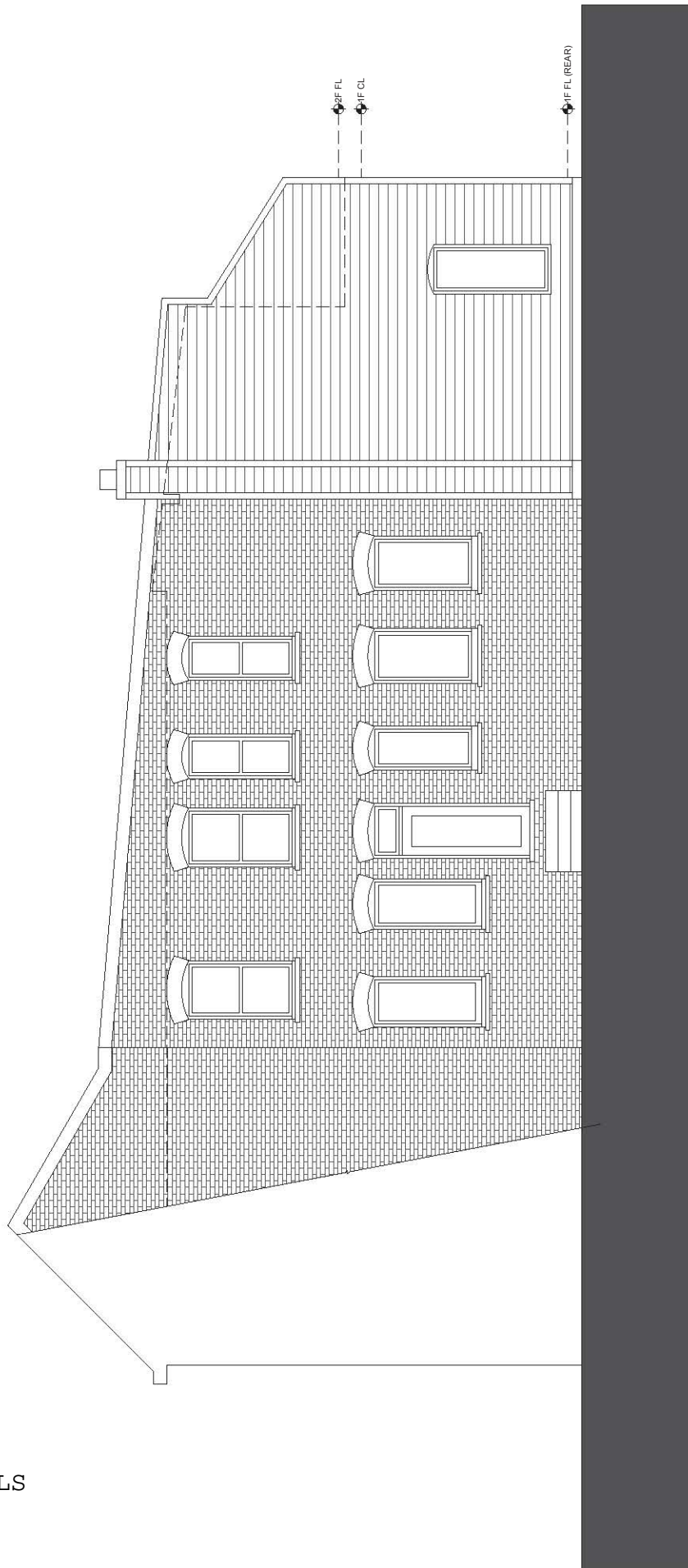
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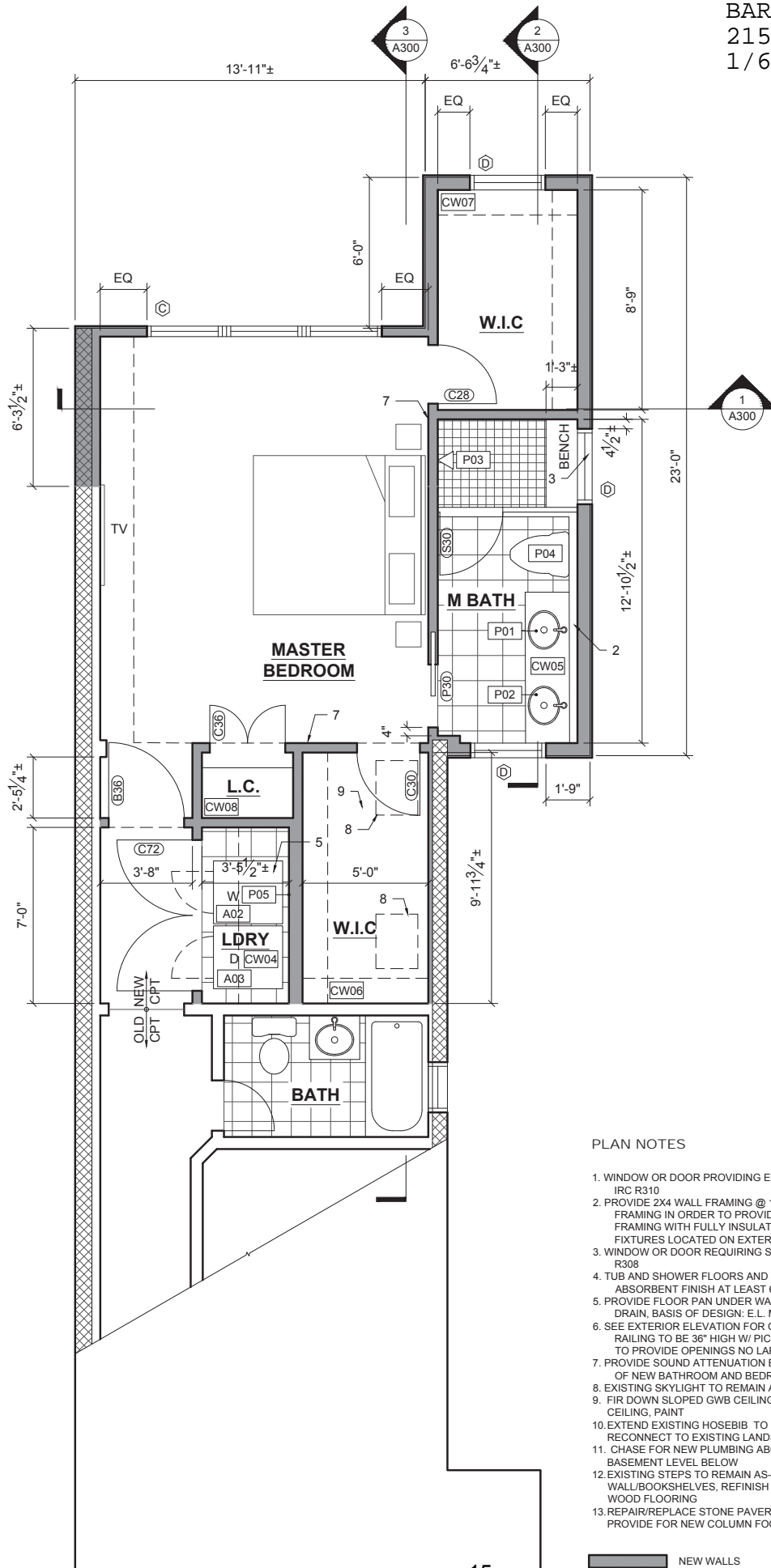
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 BAR2016-00010/00011  
 215 S Lee St  
 1/6/2016



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#### PLAN NOTES

1. WINDOW OR DOOR PROVIDING EMERGENCY EGRESS IN COMPLIANCE WITH IRC R310
2. PROVIDE 2X4 WALL FRAMING @ 16" O.C. INSIDE LINE OF EXTERIOR WALL FRAMING IN ORDER TO PROVIDE FOR PLUMBING LINES INSIDE OF 2X4 FRAMING WITH FULLY INSULATED WALL BEHIND PLUMBING, TYP AT FIXTURES LOCATED ON EXTERIOR WALLS, U.N.O.
3. WINDOW OR DOOR REQUIRING SAFETY GLAZING IN COMPLIANCE WITH IRC R308
4. TUB AND SHOWER FLOORS AND WALLS SHALL BE FINISHED WITH A NON ABSORBENT FINISH AT LEAST 6'-0" ABOVE FLOOR
5. PROVIDE FLOOR PAN UNDER WASHER W/ EMERGENCY 2" PVC OVERFLOW DRAIN, BASIS OF DESIGN; E.L. MUSTEE DURAPAN, SIZE AS REQUIRED
6. SEE EXTERIOR ELEVATION FOR GUARDRAIL MATERIAL DESCRIPTION, RAILING TO BE 36" HIGH W/ PICKETS, BOTTOM RAILS AND SUPPORT POST TO PROVIDE OPENINGS NO LARGER THAN PRESCRIBED IN IRC R312.3
7. PROVIDE SOUND ATTENUATION BATT INSULATION (R-15 MIN.) AT PERIMETER OF NEW BATHROOM AND BEDROOM WALLS.
8. EXISTING SKYLIGHT TO REMAIN AS-IS
9. FIR DOWN SLOPED GWB CEILING TO ALIGN FLAT WITH EXISTING FLAT CEILING, PAINT
10. EXTEND EXISTING HOSEBIB TO LOCATION OF NEW EXTERIOR WALL, RECONNECT TO EXISTING LANDSCAPE IRRIGATION SYSTEM
11. CHASE FOR NEW PLUMBING ABOVE TO TIE INTO SUPPLY/DRAIN STACK AT BASEMENT LEVEL BELOW
12. EXISTING STEPS TO REMAIN AS-IS, TRIM EDGE AS NEEDED FOR NEW WALL/BOOKSHELVES, REFINISH TO MATCH NEW REFINISHED FAMILY ROOM WOOD FLOORING
13. REPAIR/REPLACE STONE PAVERS AS NEEDED AT EXISTING PATIO TO PROVIDE FOR NEW COLUMN FOOTINGS

NEW WALLS



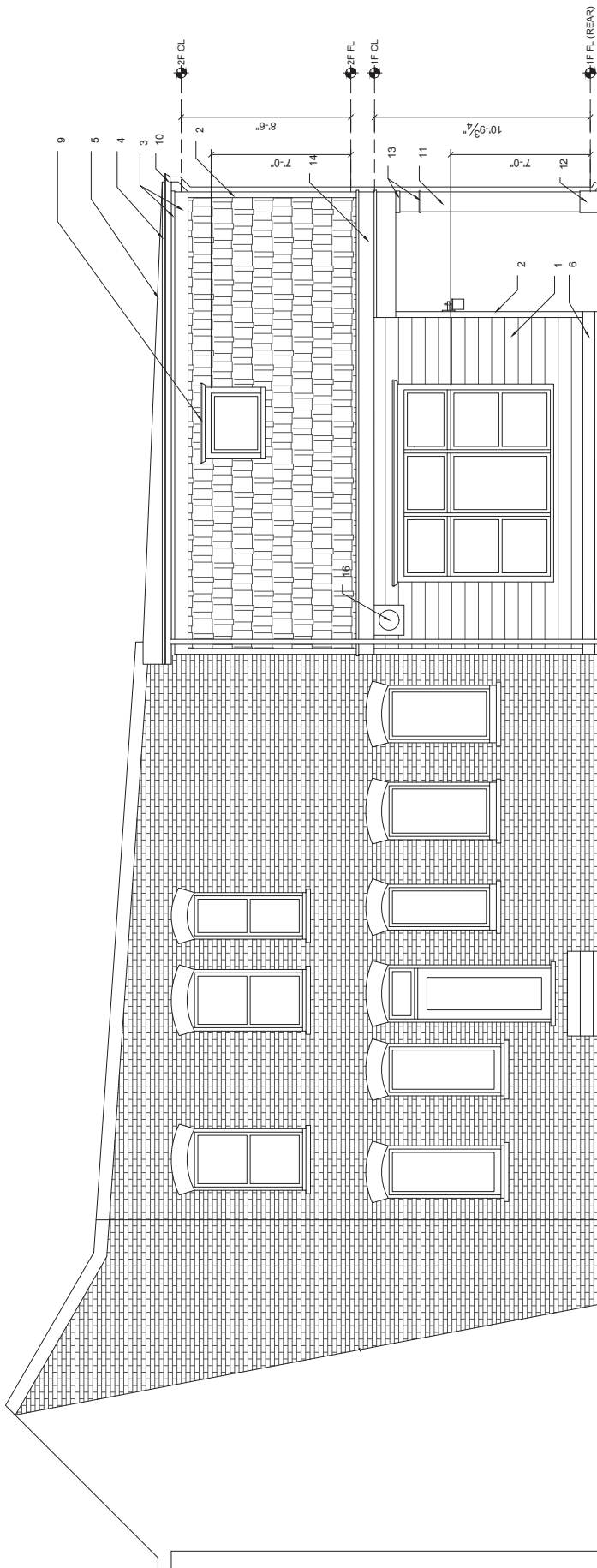
#### GENERAL ELEVATION NOTES

EXISTING DIMENSIONS PROVIDED FOR GENERAL REFERENCE ONLY, CONTRACTOR TO VERIFY EXISTING CONDITIONS IN FIELD

1. CEMENTITIOUS SIDING: HARDIEPLANK LAP SIDING, CEDARMILL SELECT, 7" EXPOSURE, SAILCLOTH COLOR
2. 1X4 CPVC CORNER BOARD TRIM
3. 1X8 CPVC FRIEZE BOARD
4. 1X6 CPVC FASCIA BOARD
5. ASPHALT SHINGLES (TO MATCH EXISTING / BASIS OF DESIGN: CERTAINEED LANDMARK, LIFETIME WARRANTY)
6. 1X8 CPVC BAND BOARD TRIM
7. DORMER TRIM AND FINISH TO MATCH EXISTING
8. DORMER ROOF TRIM TO MATCH EXISTING
9. PARGE COAT OVER FOUNDATION WALL, COLOR TBD
10. SHUTTERS TO MATCH EXISTING
11. PAINTED STEEL HANDRAILS, 36" TALL
12. RAKE TRIM TO MATCH PROFILE OF EXISTING
13. PROVIDE STEP FLASHING AT EDGE OF EXISTING ROOF TRANSITION TO NEW ROOF
14. EXTERIOR WINDOW TRIM PER SCHEDULE
15. NEW GUTTER AND DOWNSPOUT (BASIS OF DESIGN: ALUMINUM, .032 GAUGE, 6 INCH, COVE STYLE, SEAMLESS GUTTERS W/ 3X4 .025 GAUGE, SEAMLESS DOWNSPOUT, BAKED COLOR FINISH), COLOR TBD, TYP
16. GAS FIREPLACE EXHAUST VENT, PROVIDE REQUIRED CLEARANCE TO WINDOW

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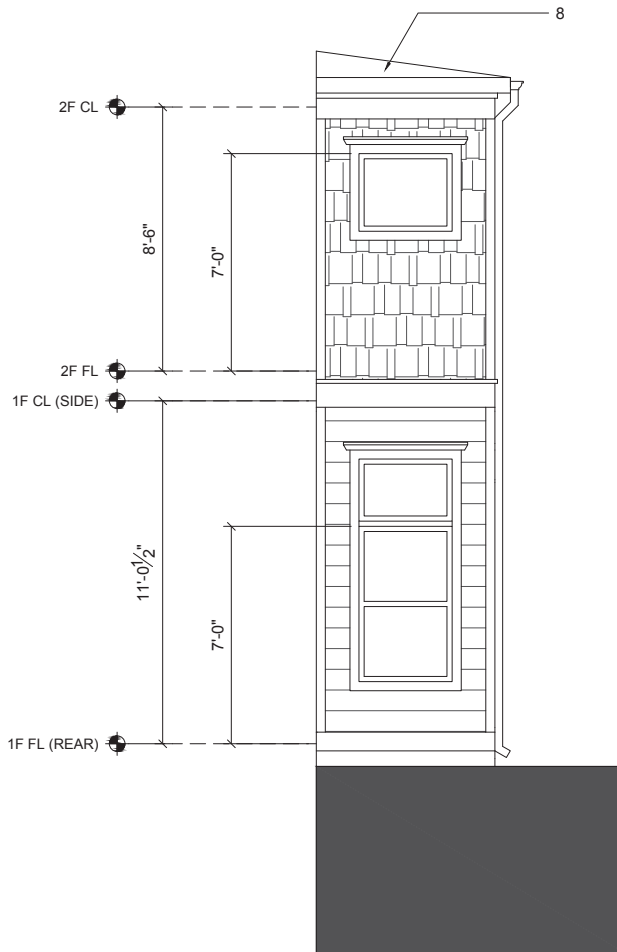
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16. GAS FIREPLACE EXHAUST VENT, PROVIDE REQUIRED CLEARANCE TO WINDOW



#### GENERAL ELEVATION NOTES

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