

Docket Item # 6
BAR CASE # 2018-00383
2018-00384

BAR Meeting
September 26, 2018

ISSUE: Partial demolition/capsulation and addition

APPLICANT: Michael D. Dosland and Stacy A. Balk

LOCATION: 410 North Fayette Street

ZONE: RB / Residential

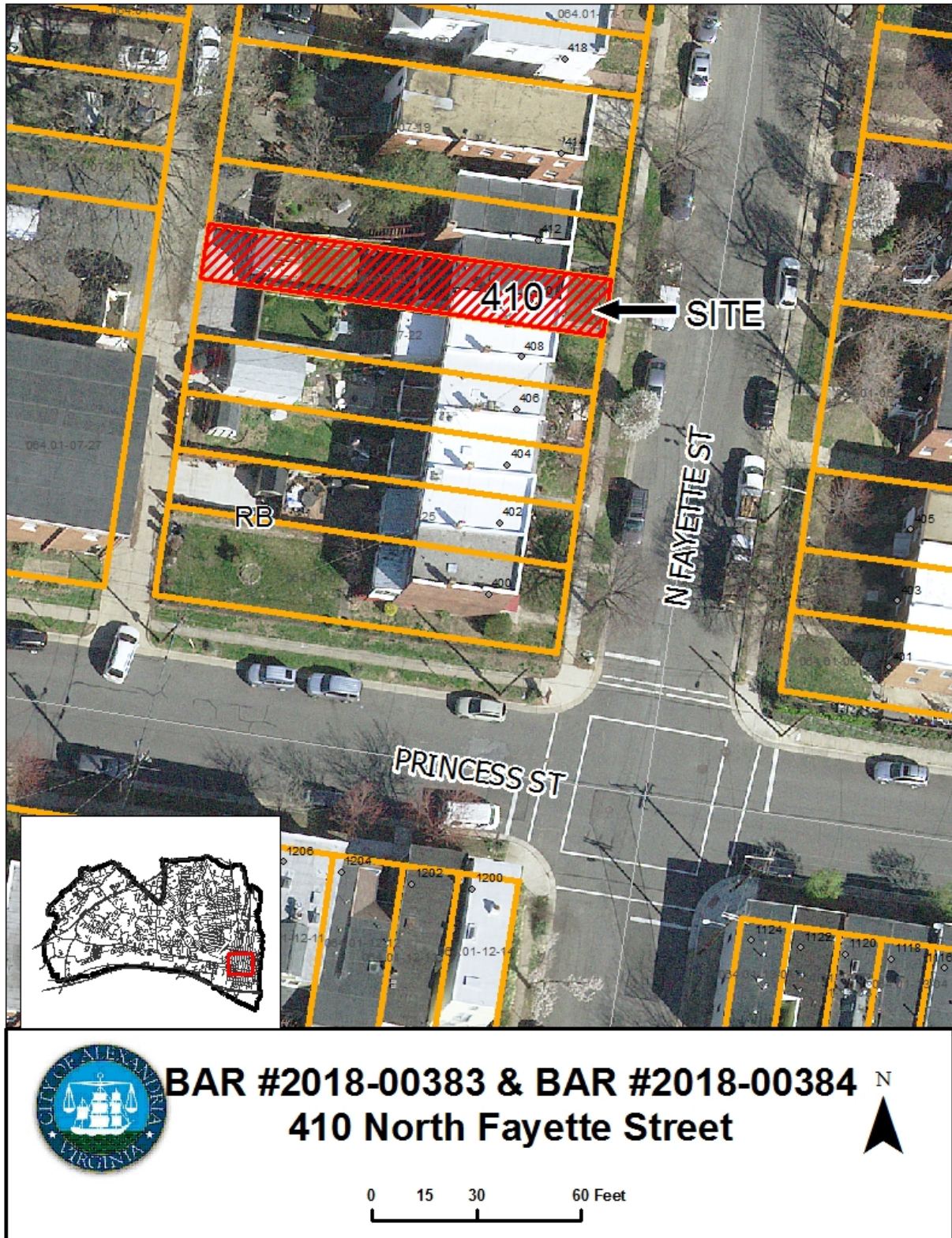
STAFF RECOMMENDATION

Staff recommends approval of the applications with the following conditions:

1. Continue to work with Zoning staff to clarify open space and FAR prior to application for a building permit.
2. Work with BAR staff on any minor refinements to the building design required to be in conformance with zoning regulations.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped 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 Building and Fire 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.



Note: Staff coupled the applications for a Permit to Demolish/Capsulate (BAR #2018-00383) and Certificate of Appropriateness (BAR #2018-00384) for clarity and brevity.

I. ISSUE

The applicant is requesting a Permit to Demolish for the demolition of an existing one-story rear frame porch and for the demolition/capsulation of the two-story brick wall on the rear (west) elevation.

The applicant is requesting a Certificate of Appropriateness for a two-story-plus-basement L-shaped rear addition that will measure approximately 17 feet in width by 18 feet in depth. The proposed addition will have Hardieplank brand fiber-cement siding (10" exposure on the main addition and 7" exposure on the small inset portion), single-light paired and single windows (Jeld-Wen Sitrine Clad-Wood) and a flat roof.

The proposed addition will be visible from Princess Street.

II. HISTORY

410 North Fayette Street is one of a row of six brick-faced cinder block two-story rowhouses constructed by **1941**, according to Sanborn Fire Insurance Maps. It is considered a Later building with respect to the Parker-Gray Residential Reference Guide.

In 2017, a replacement front yard fence was administratively approved (BAR2017-00187).

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-205(B):

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historic interest that its removal 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 an 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 and protect an historic place or area of historic interest in the city?	No

(5)	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 to live?	No
(6)	Would retention of the building or structure help maintain the scale and character of the neighborhood?	No

Staff has no objection to the proposed demolition of the one-story enclosed porch nor the west elevation of the rear brick wall or of the south front elevation of the main block. When the house was constructed, there was an open one-story porch at the rear and at a later point it was enclosed. These areas are not uncommon designs nor built of unusual materials. The amount of demolition and capsulation is limited to one elevation and most of the mid-20th-century townhouse will retain its original material and character.

Certificate of Appropriateness

While BAR staff can administratively approve a one-story rear addition less than 250 square feet on the first floor of a Later building in Parker-Gray, larger additions such as this one require approval by the BAR at a public hearing.

Addition

The *Design Guidelines* state that an addition to a historic building should be clearly distinguishable from the original structure. The new construction is clearly differentiated from the original brick building and will have fiber cement clapboard siding on the first and second stories, in contrast to the red brick on the main house. The flat roof on the addition, while slightly taller than the existing rear wall of the main house, remains below the overall height of the townhouse, making the addition clearly secondary to the historic rowhouse. The L-shape of the addition also reduces the overall mass and form. The change in siding exposure between the smaller portion of the addition and the main body of the addition adds an interesting design detail. The simple canopy at the rear door is appropriate in design and scale for the rear landing.

The proposed use of fiber cement siding and asphalt shingles are appropriate and consistent with the BAR's adopted policies and *Design Guidelines*, provided that the siding has a smooth finish rather than wood-grain. Staff notes that the BAR's *Window Design Guideline* allows for any material on Later buildings that are set back at least 15' from the property line, therefore the proposed clad-wood windows are appropriate.

In summary, staff finds the proposed addition to be well-designed and compatible with the existing rowhouse and the character of the adjacent buildings. There are a few outstanding zoning issues

that require clarification and resolution before a building permit may be approved but BAR staff is confident that responses to these comments will not have a significant impact on the addition's design and recommends approval of the applications, with the applicant to work with BAR staff on any minor design refinements required to comply with zoning. If zoning compliance requires major revisions, these portions will need to come back to the BAR for approval.

STAFF

Catherine K. Miliaras, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning (9/11/18)

- C-1 Applicant must provide FAR/open space form before zoning compliance can be determined.
- C-2 As proposed, the property appears deficient in open space. Applicant must submit a copy of the survey plat with the existing conditions.

Code Administration

No comments received.

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)
- F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (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 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-5 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 There is low potential for significant archaeological resources to be disturbed by this project. No archaeological action is required.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2018-00383 & 2018-00384: 410 North Fayette Street

ADDRESS OF PROJECT: 410 N Fayette Street, Alexandria, VA 22314

TAX MAP AND PARCEL: 064.01-07-21 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: Michael D. Dosland & Stacy A. Balk

Address: 410 N Fayette Street

City: Alexandria State: VA Zip: 22314

Phone: 319-321-7274 E-mail: Stacy.Balk@gmail.com

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

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: Michael D. Dosland & Stacy A. Balk

Address: 410 N Fayette Street

City: Alexandria State: VA Zip: 22314

Phone: 319-321-7274 E-mail: Stacy.Balk@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 ☐ 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).*

Detailed drawings of existing structure and proposed addition are attached.

Demolition: Removal of existing enclosed porch/sun room in the rear of the home, approximately 12'6" x 7'1.25" in dimension.

Addition:

Basement. Creation of a third bedroom with storage area. *First (main) floor.* Expansion to allow for parsed kitchen, dining, and living space. Creation of 1/2 bath, pantry, and coat closet spaces.

Second floor. Creation of new master suite and second full bath. Relocation of laundry from basement to second floor.

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.

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: **Michael D. Dosland & Stacy A. Balk**

Date: **August 15, 2018**

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. Michael D. Dosland	410 N Fayette Street	50%
2. Stacy A. Balk	410 N Fayette Street	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 410 N Fayette 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.

Name	Address	Percent of Ownership
1. Michael D. Dosland	410 N Fayette Street	50%
2. Stacy A. Balk	410 N Fayette Street	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. Michael D. Dosland	No	
2. Stacy A. Balk	No	
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.

August 13, 2018 Michael D. Dosland & Stacy A. Balk Stacy A. Balk Michael D. Dosland
Date Printed Name Signature



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. Street Address Zone

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

B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	B1. <input type="text"/> Sq. Ft. Existing Gross Floor Area*
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	B2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	B3. <input type="text"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	Comments for Existing Gross Floor Area <input type="text"/>
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other**	<input type="text"/>	Other**	<input type="text"/>	
B1. <u>Total Gross</u>	<input type="text"/>	B2. <u>Total Exclusions</u>	<input type="text"/>	

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	<input type="text"/>	Basement**	<input type="text"/>	C1. <input type="text"/> Sq. Ft. Proposed Gross Floor Area*
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	C2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	C3. <input type="text"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other	<input type="text"/>	Other**	<input type="text"/>	
C1. <u>Total Gross</u>	<input type="text"/>	C2. <u>Total Exclusions</u>	<input type="text"/>	

D. Total Floor Area

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

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

E. Open Space (RA & RB Zones)

E1. Sq. Ft.
Existing Open Space 1377.6

E2. Sq. Ft.
Required Open Space 800

E3. Sq. Ft.
Proposed Open Space 1108.1

Notes

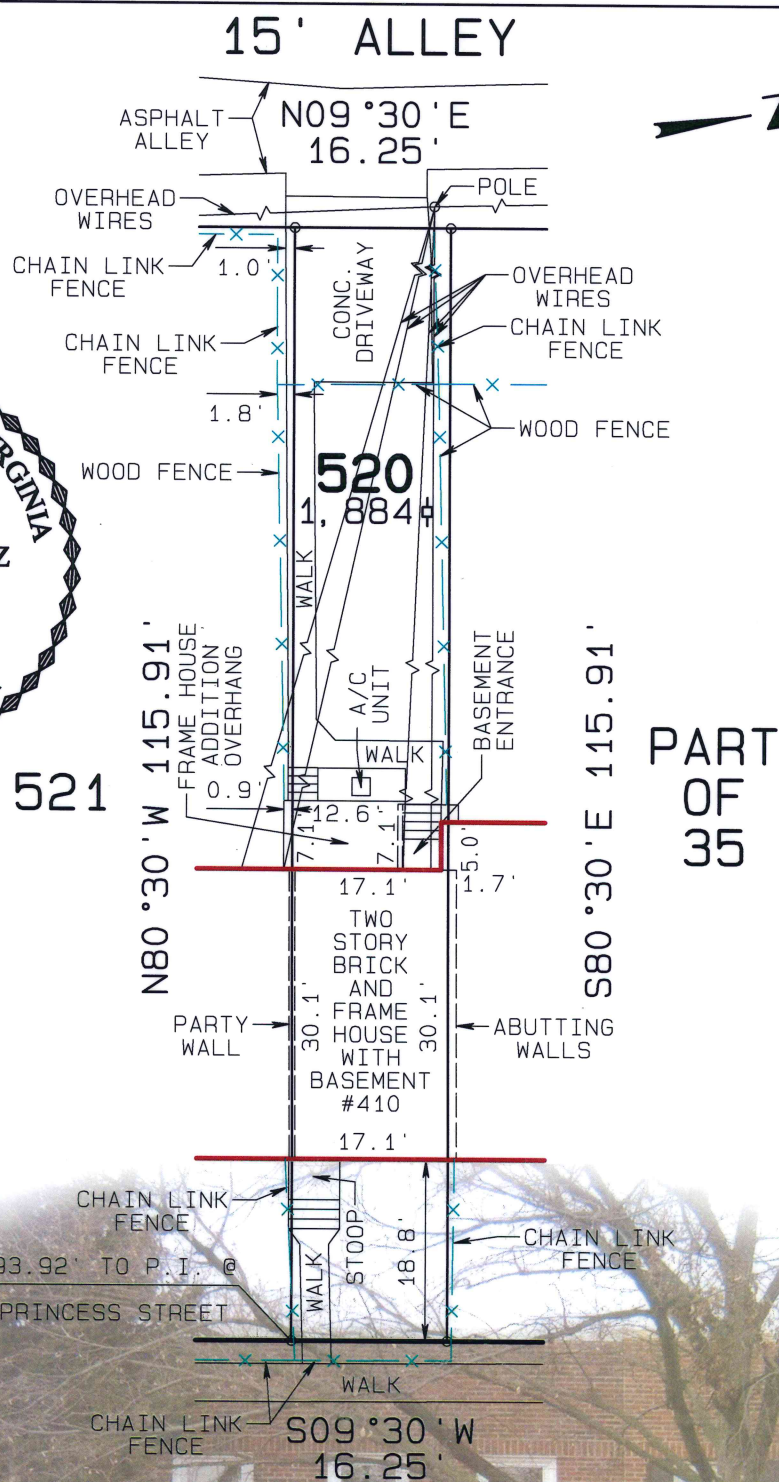
*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

** Refer to the Zoning Ordinance (Section 2-145(B)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

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

Signature: _____ Date: _____



NORTH FAYETTE STREET

PHYSICAL IMPROVEMENTS SURVEY
LOT 520, THE BLOCK BOUNDED BY
**PAYNE, ORONOCO, FAYETTE,
AND PRINCESS STREETS**

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20'

DATE: JANUARY 10, 2013

CASE NAME: BEEREN AND BARRY INVESTMENTS, LLC
TO DOSLAND/BALK (OTAX1301015)

NO TITLE REPORT FURNISHED.

PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE.

FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY
AND DO NOT CERTIFY AS TO OWNERSHIP.

MBH
Settlement Group, L.C.

SCARTZ SURVEYS

LARRY N. SCARTZ
CERTIFIED LAND SURVEYOR
WOODBIDGE, VIRGINIA

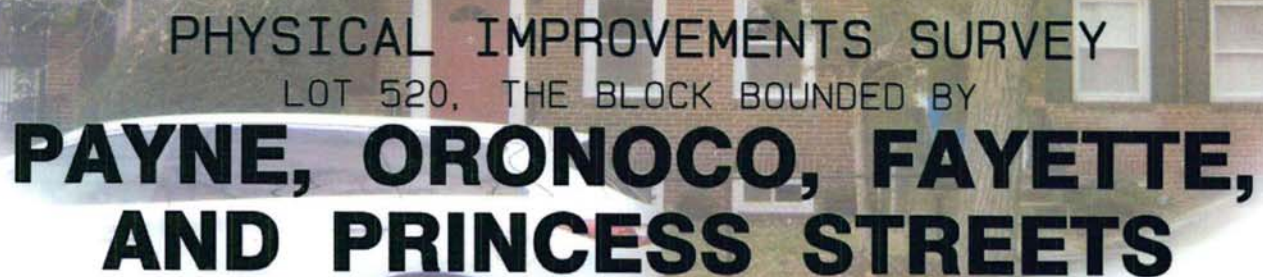
LOCAL (703) 494-4181
FAX (703) 494-3330
LARRY.SCARTZ@SCARTZ.COM

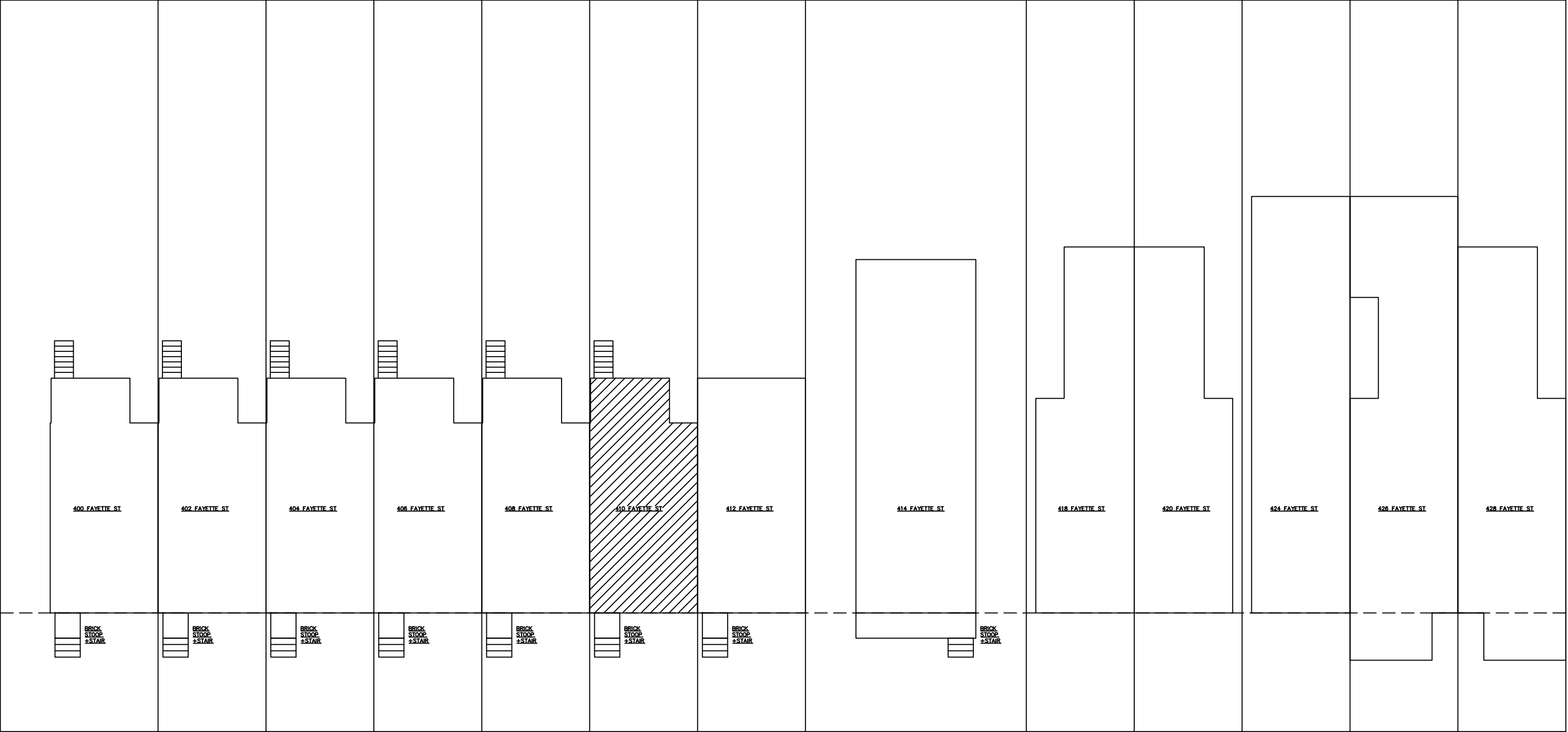


TAX MAP# 064.01-07-21

JOB# 20130022

MN





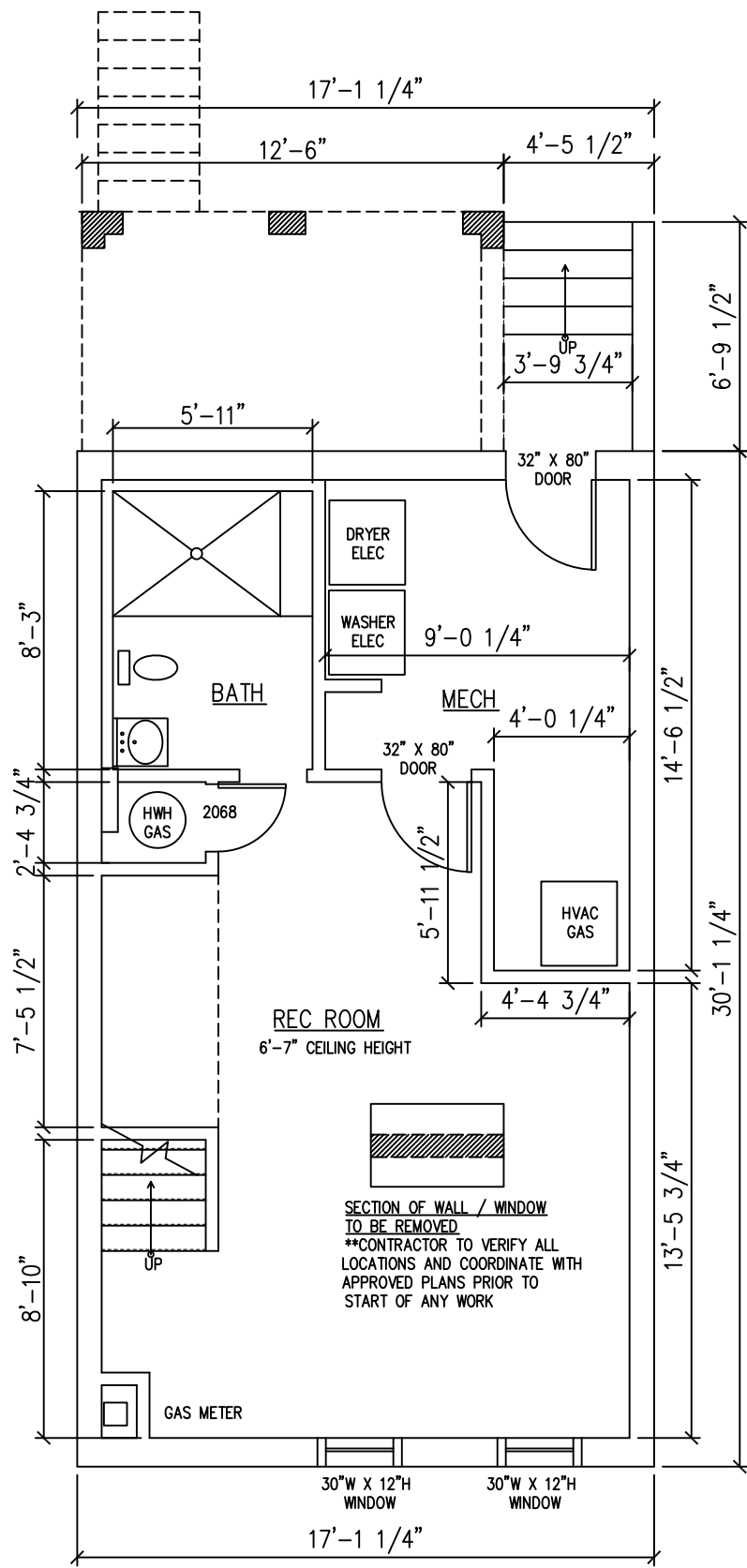
EXISTING BLOCK PLAN 400 – 428



PROPOSED BLOCK PLAN 400 – 428

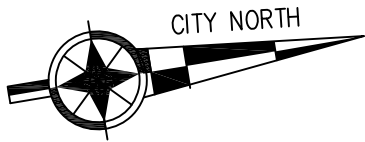
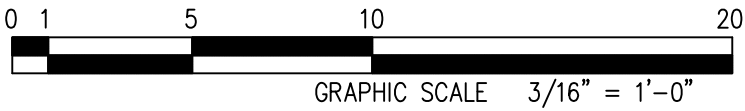


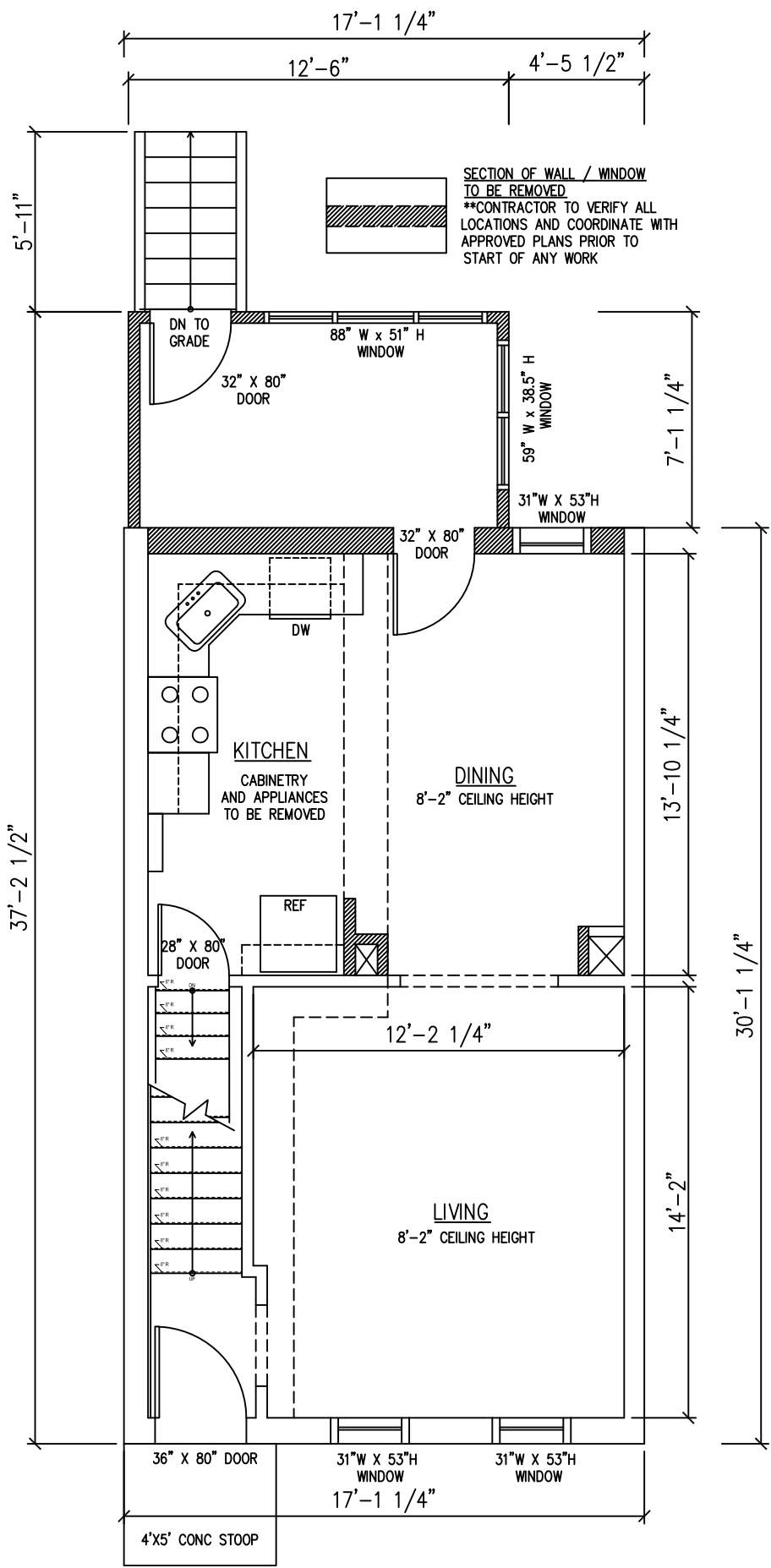
EXISTING STREET SCAPE 400 – 428



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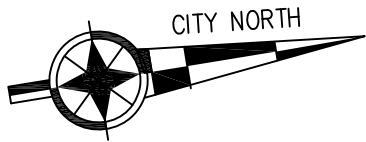
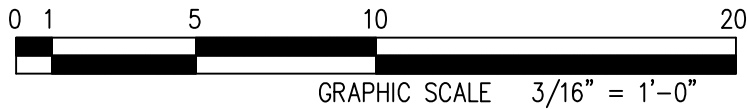
EXISTING BASEMENT PLAN

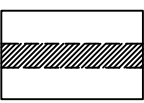




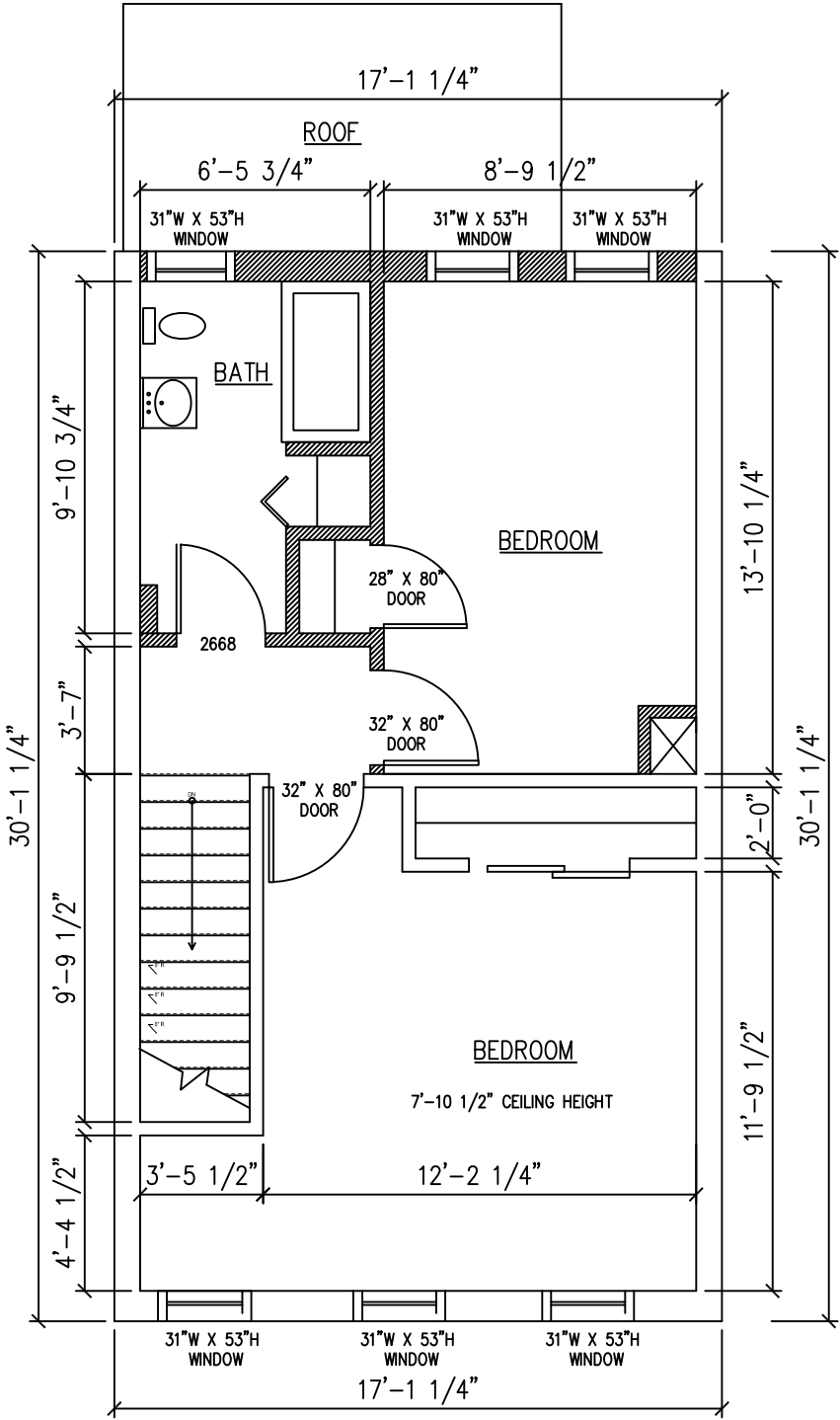
B

EXISTING 1ST FLOOR PLAN





SECTION OF WALL / WINDOW
TO BE REMOVED
**CONTRACTOR TO VERIFY ALL
LOCATIONS AND COORDINATE WITH
APPROVED PLANS PRIOR TO
START OF ANY WORK

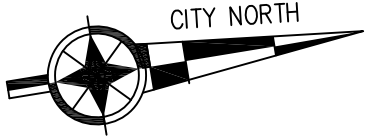


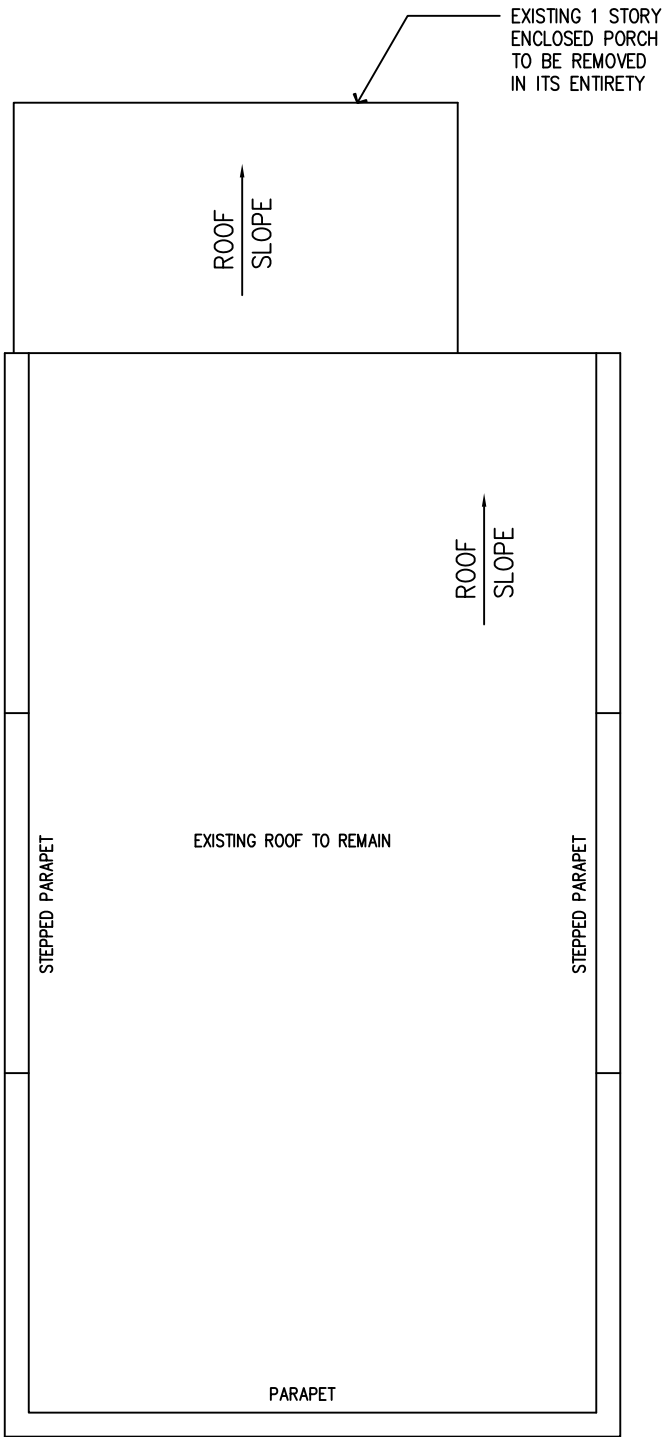
C

EXISTING 2ND FLOOR PLAN



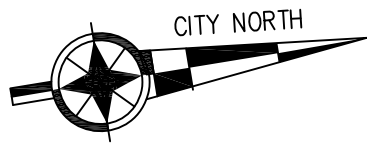
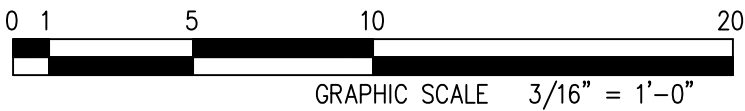
GRAPHIC SCALE 3/16" = 1'-0"

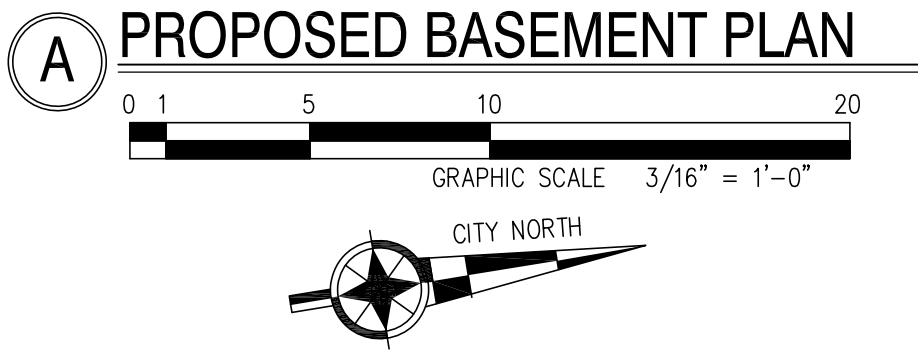
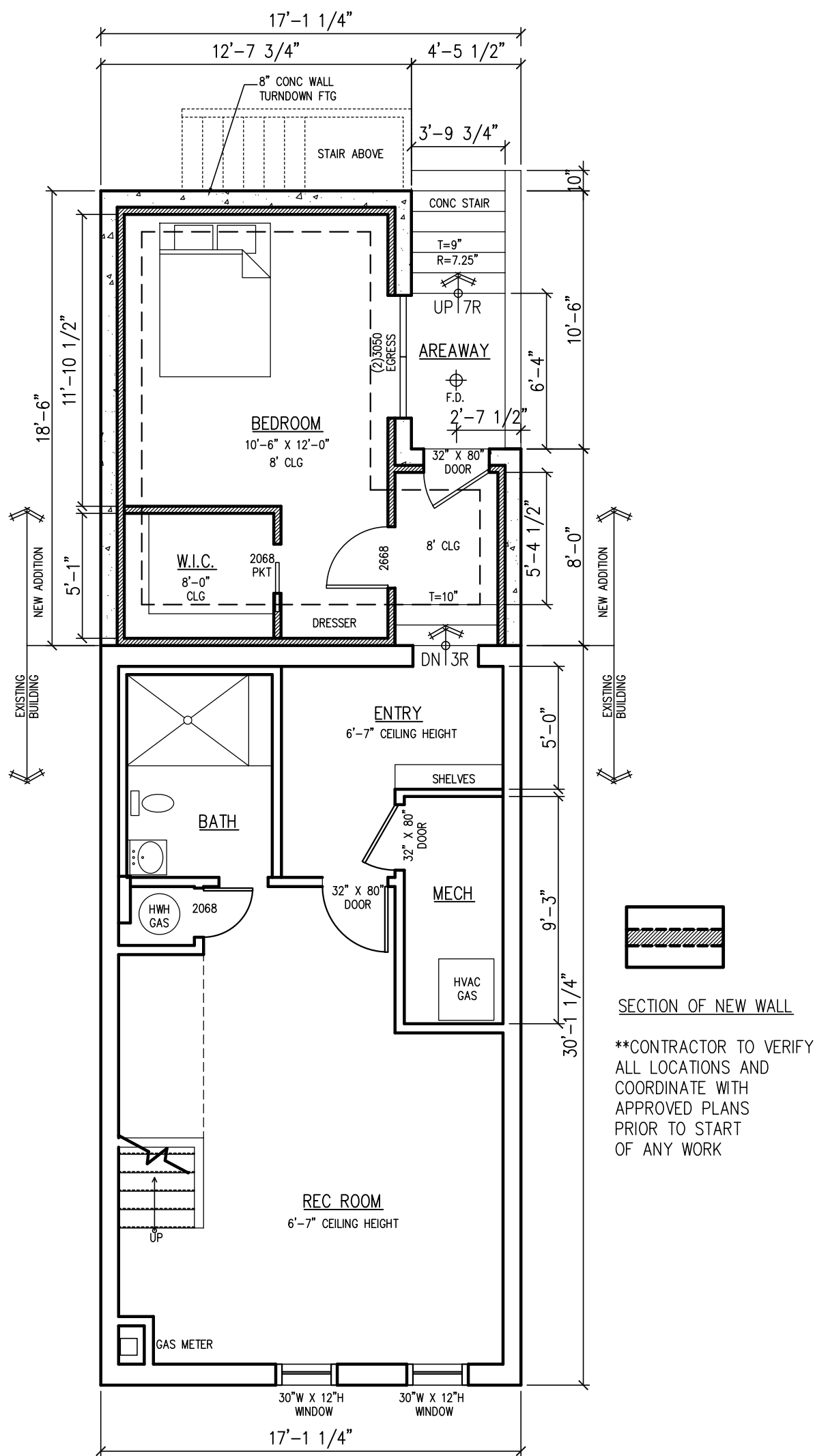


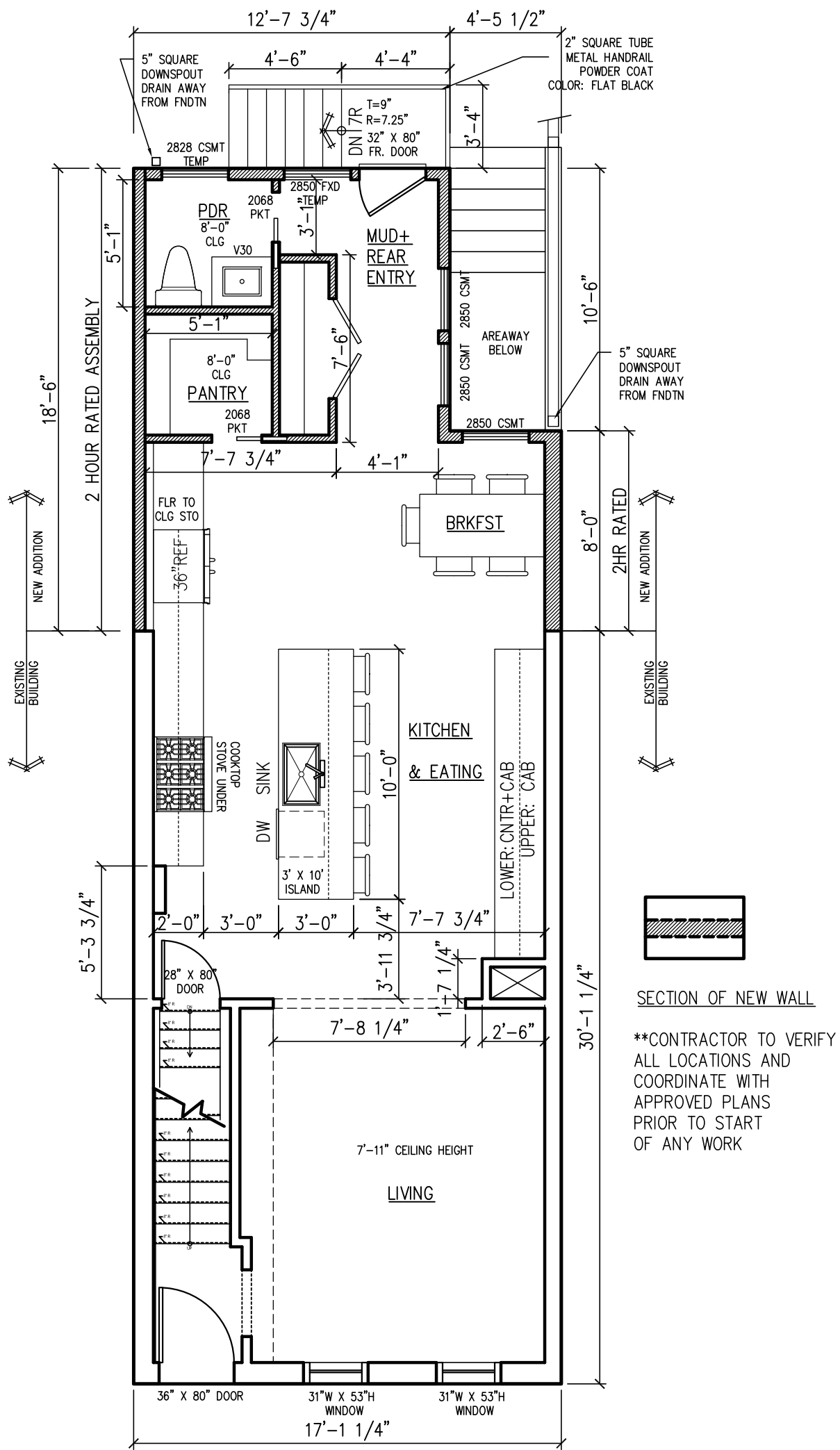


D

EXISTING ROOF PLAN





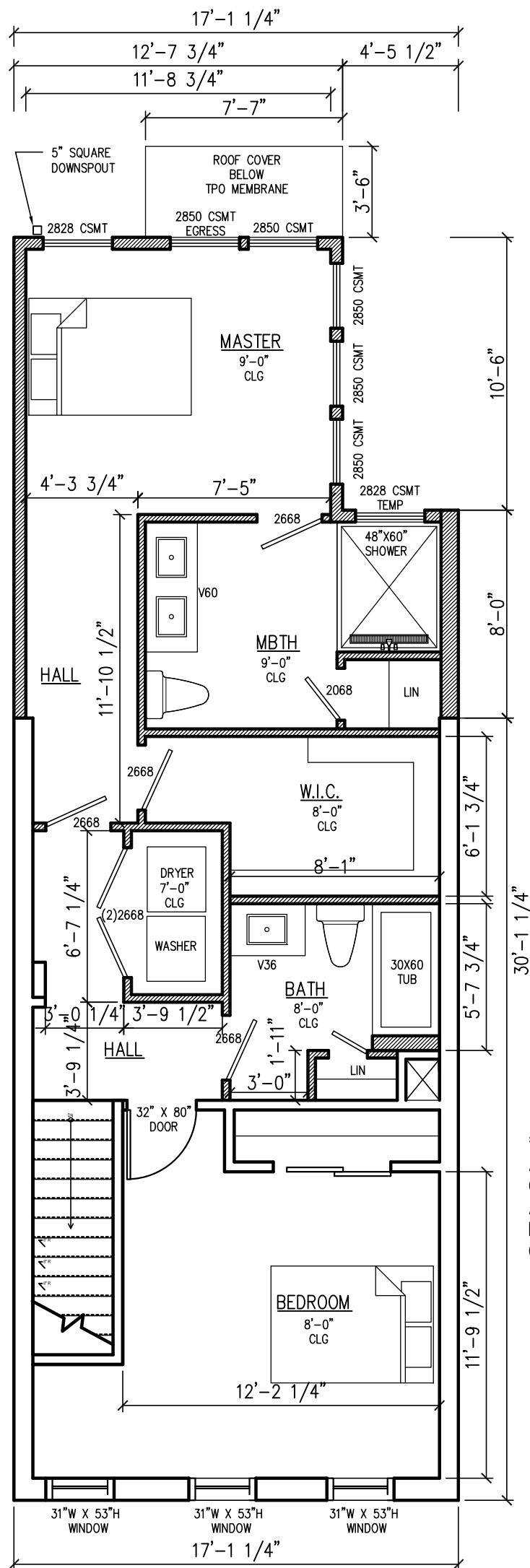


B PROPOSED 1ST FLOOR PLAN

0 1 5 10 20

GRAPHIC SCALE 3/16" = 1'-0"

CITY NORTH



SECTION OF NEW WALL

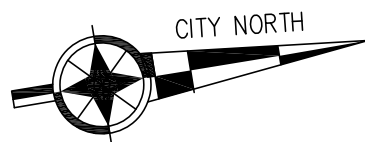
**CONTRACTOR TO VERIFY ALL LOCATIONS AND COORDINATE WITH APPROVED PLANS PRIOR TO START OF ANY WORK

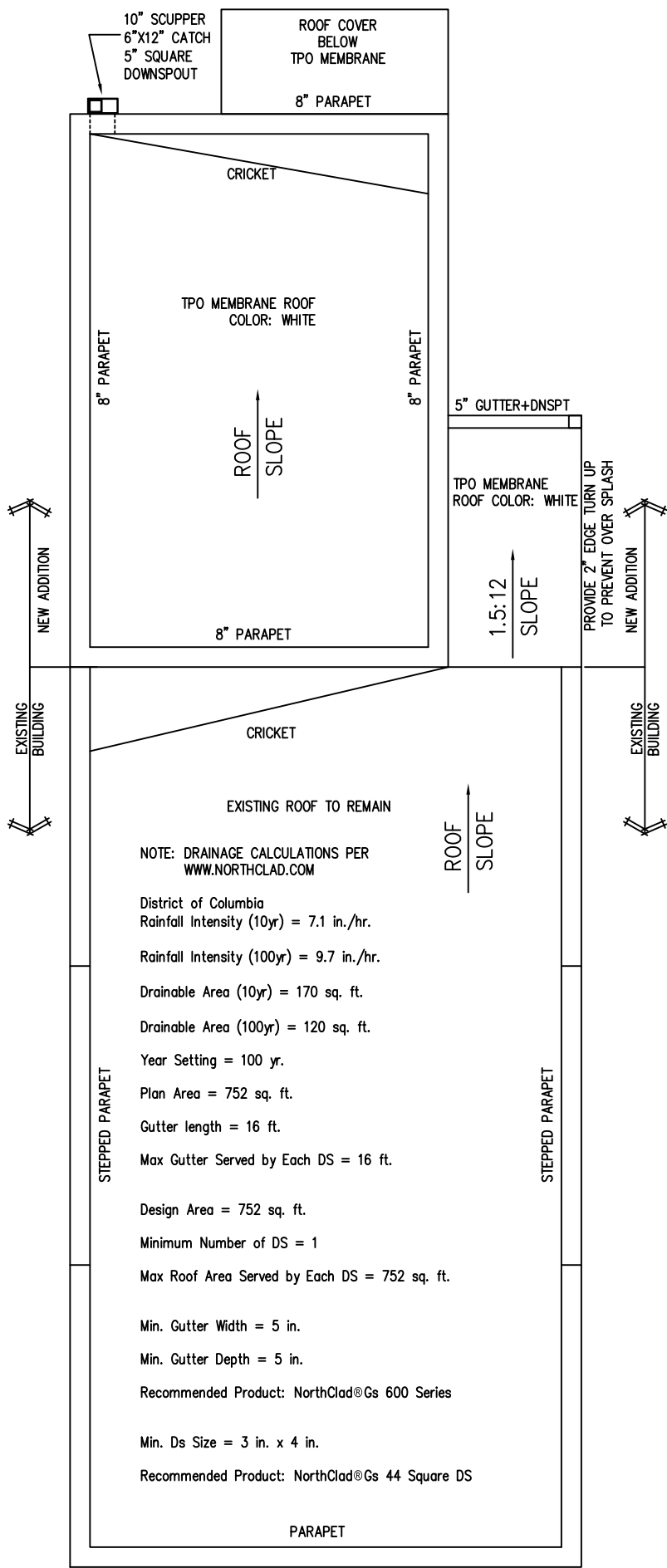
C

PROPOSED 2ND FLOOR PLAN



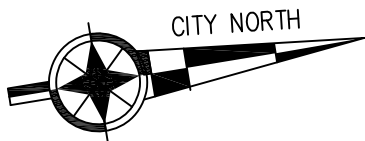
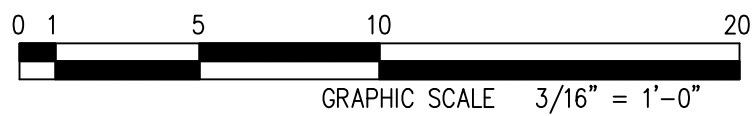
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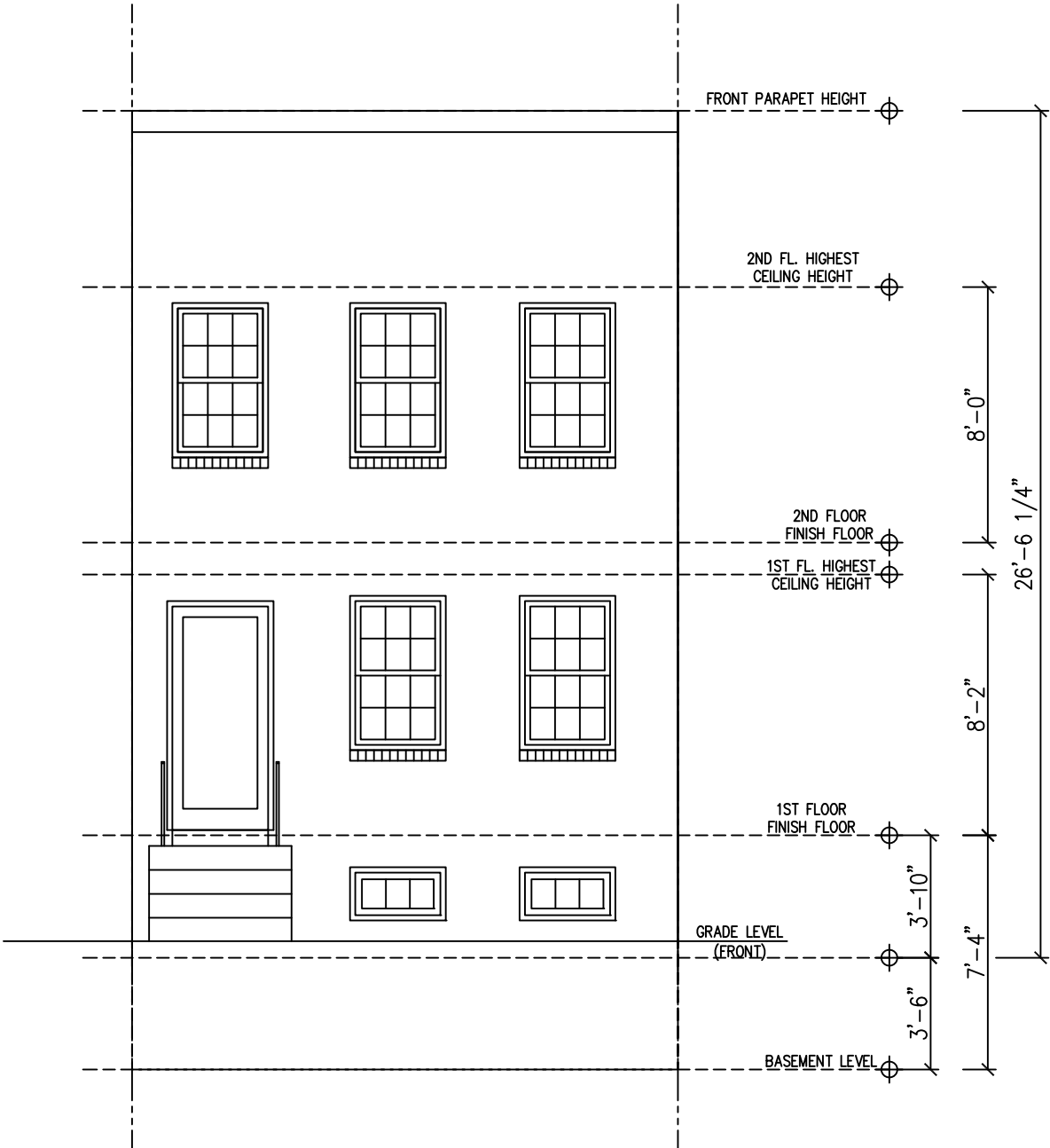




D

PROPOSED ROOF PLAN

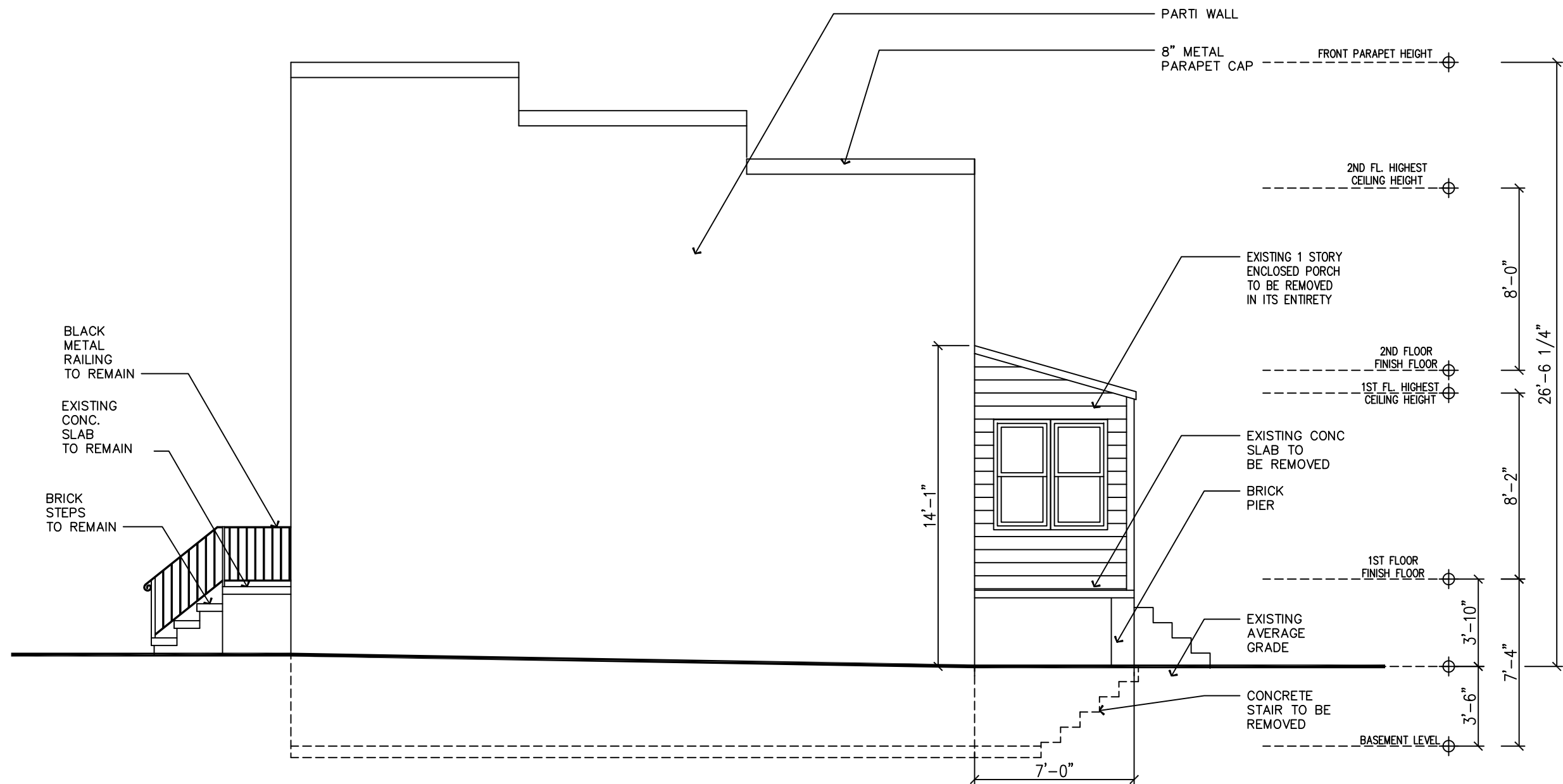




A EXISTING EAST ELEVATION

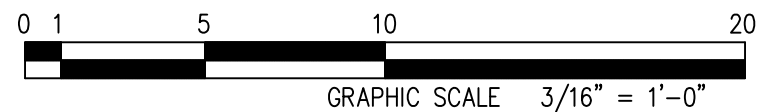
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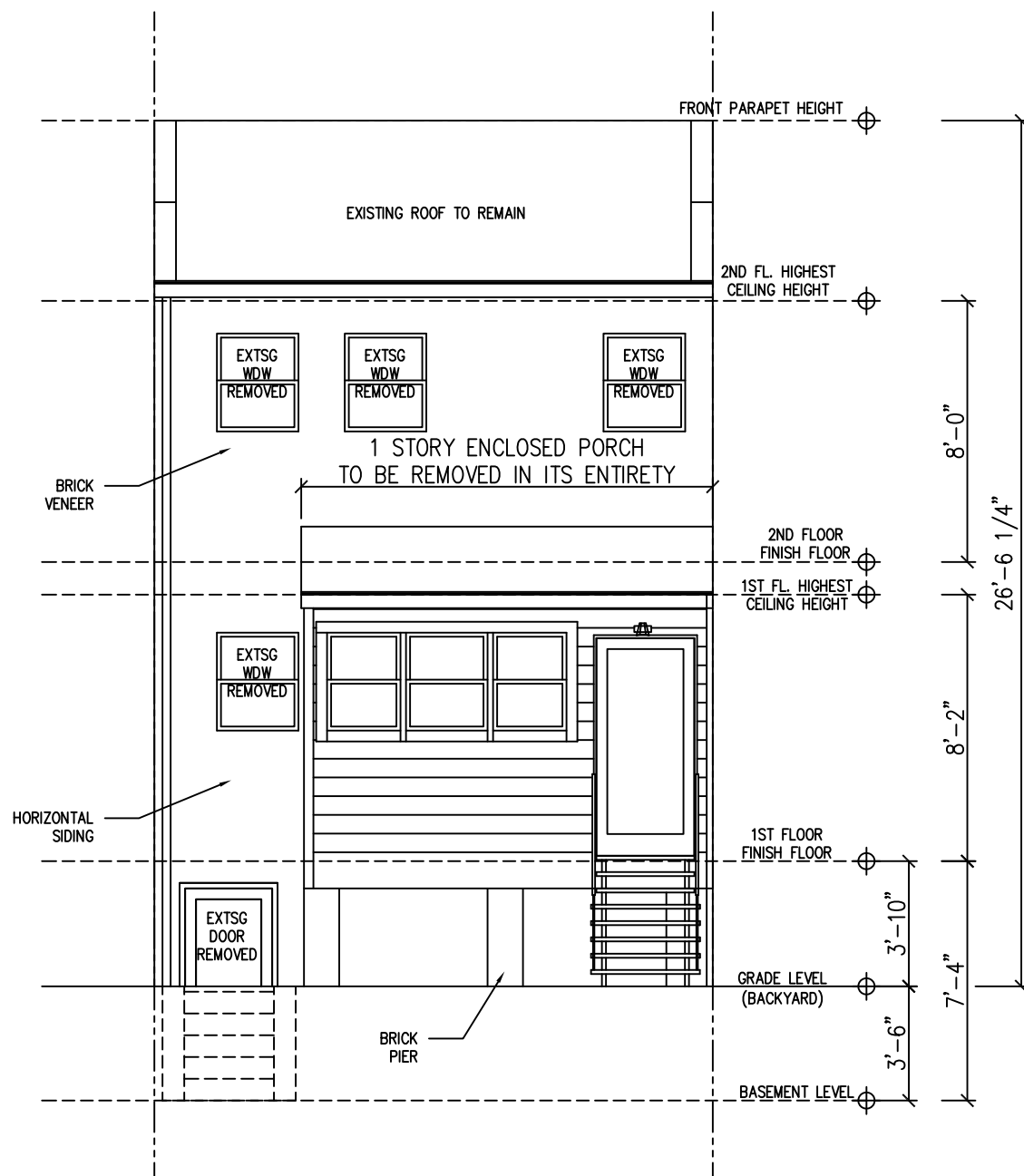
GRAPHIC SCALE 3/16" = 1'-0"



A

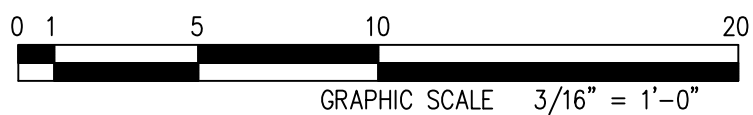
EXISTING NORTH ELEVATION

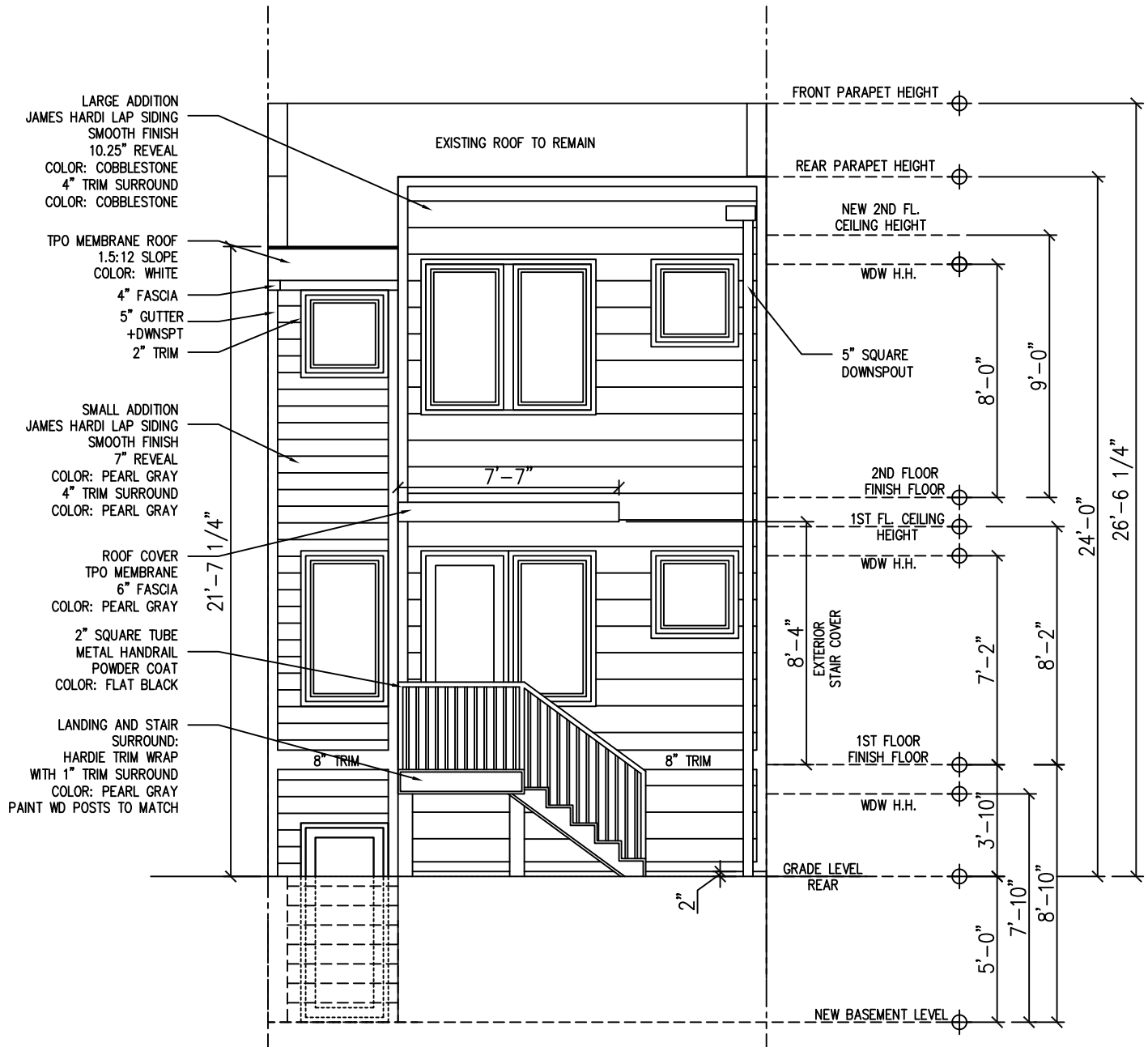




A

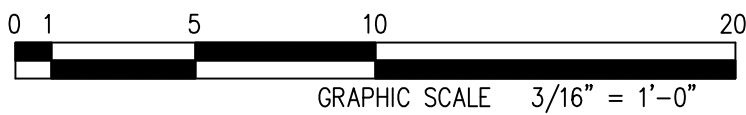
EXISTING WEST ELEVATION

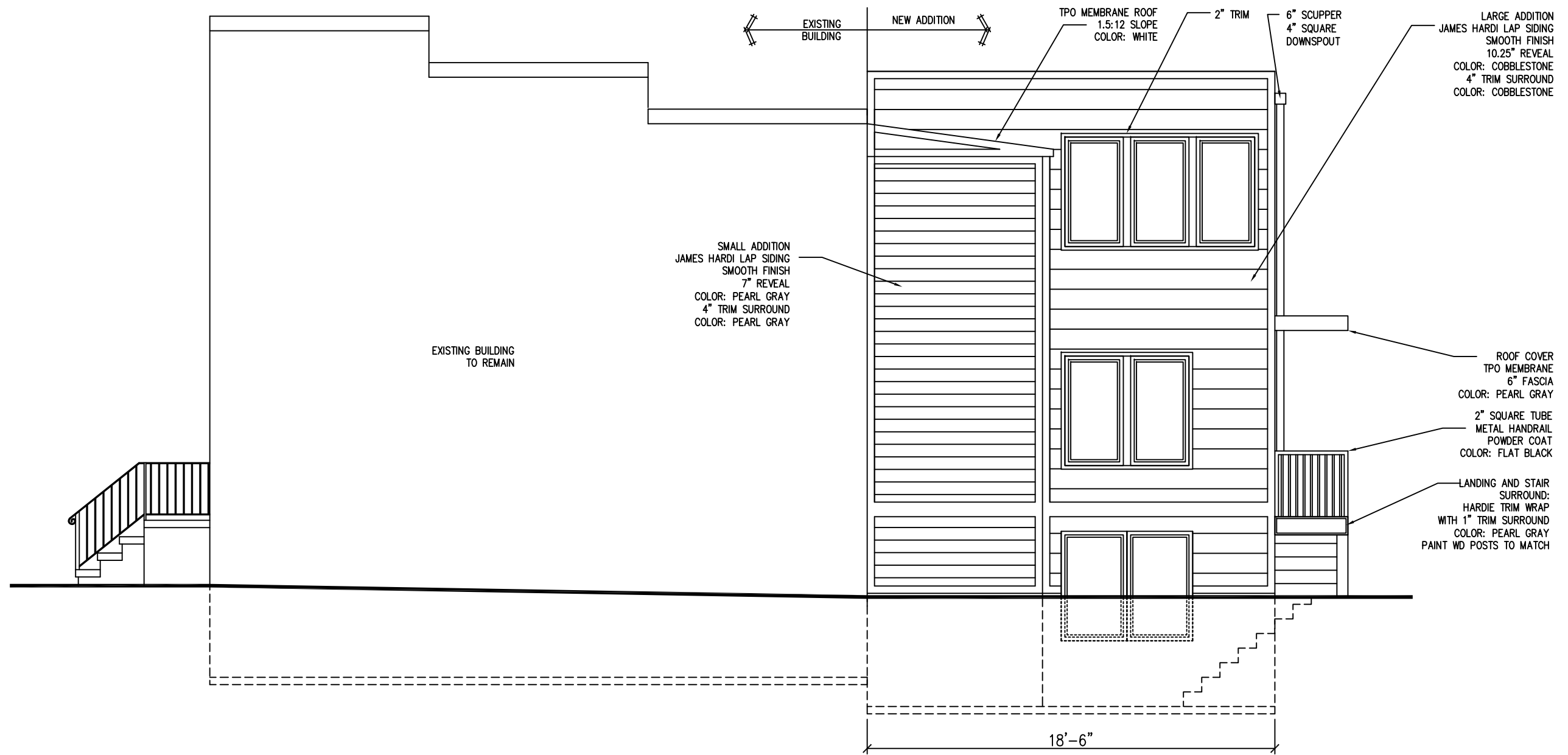




B

PROPOSED WEST ELEVATION

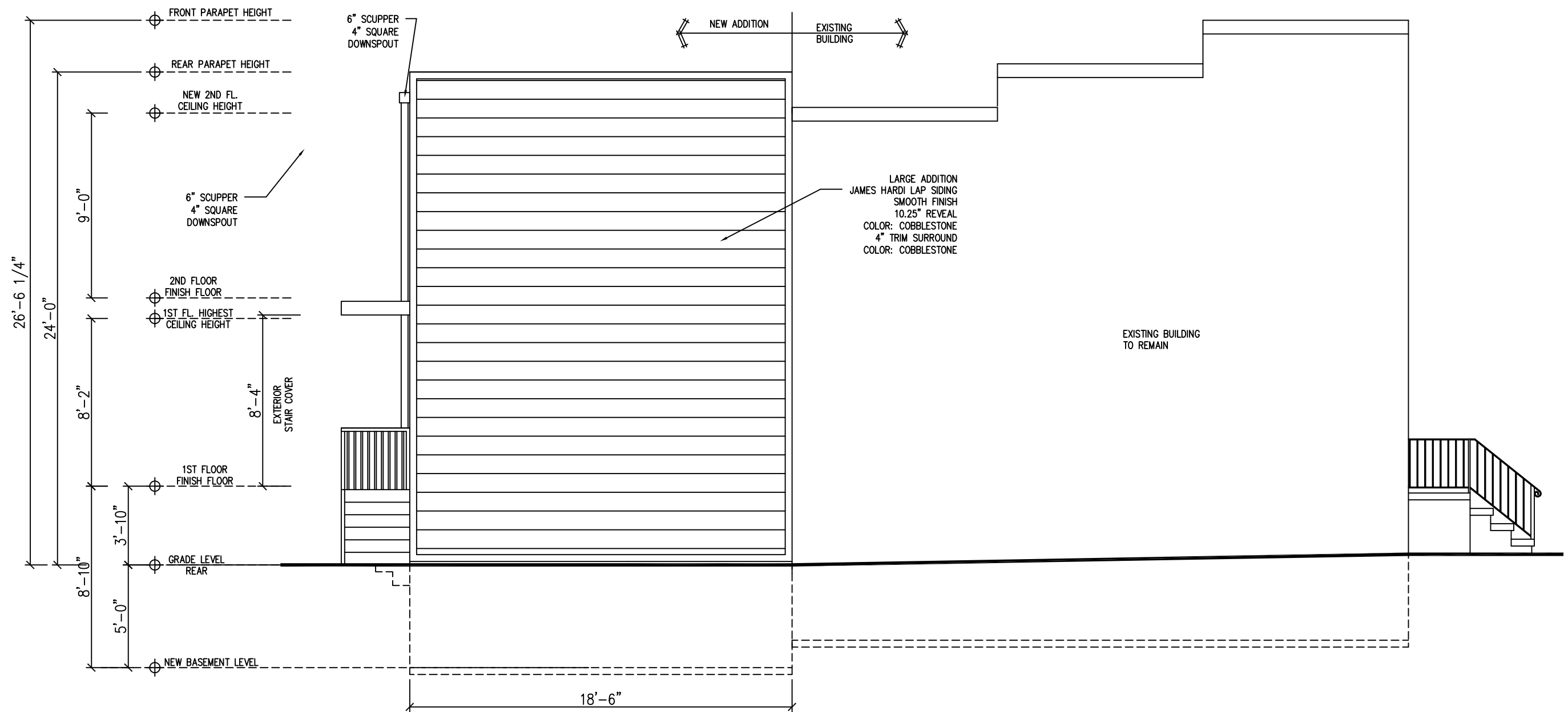




C PROPOSED NORTH ELEVATION

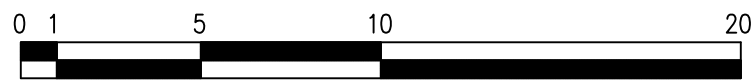
0 1 5 10 20

GRAPHIC SCALE 3/16" = 1'-0"

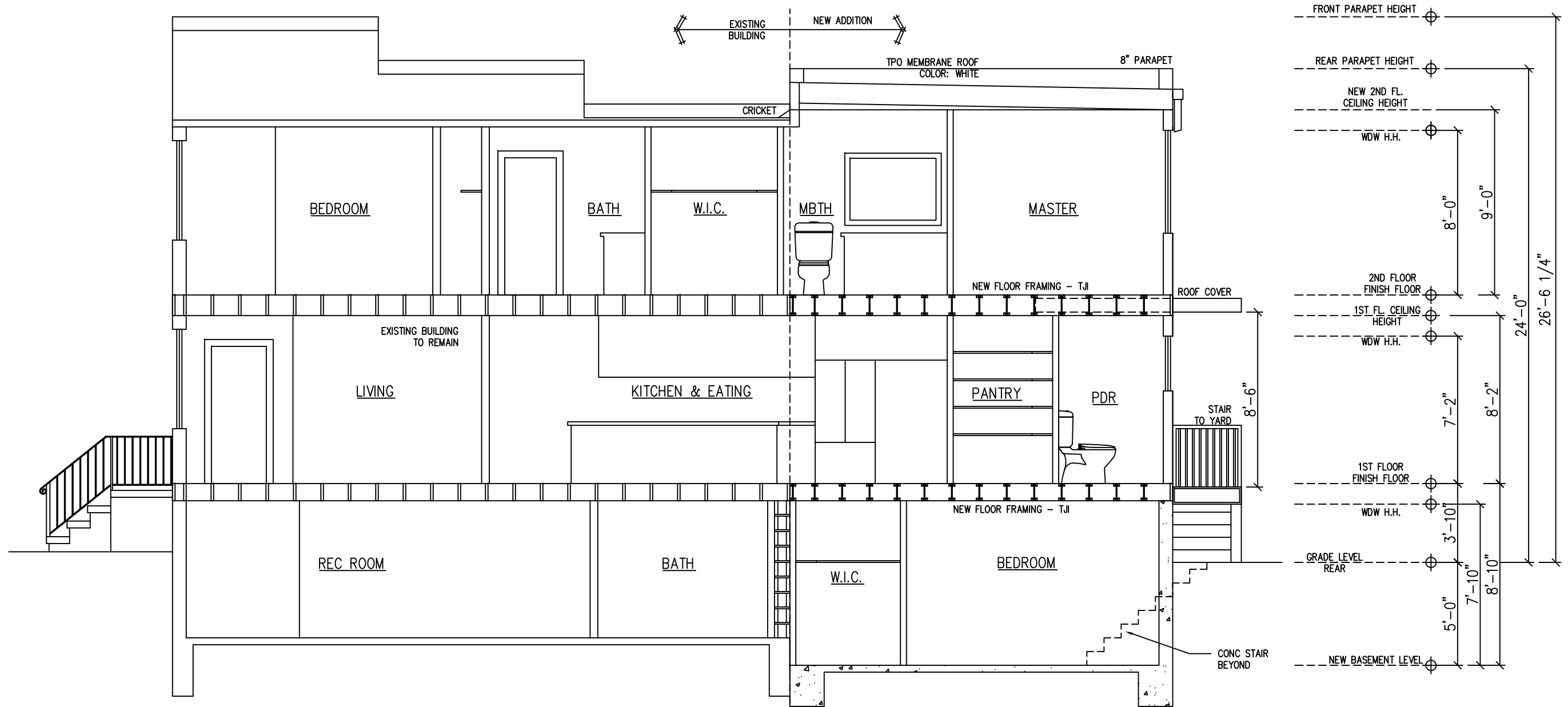


D

PROPOSED SOUTH ELEVATION



GRAPHIC SCALE 3/16" = 1'-0"



A PROPOSED BUILDING SECTION

0 1 5 10 20

GRAPHIC SCALE 3/16" = 1'-0"

EXISTING BUILDING NEW ADDITION

HORIZONTAL SIDING AND TRIM

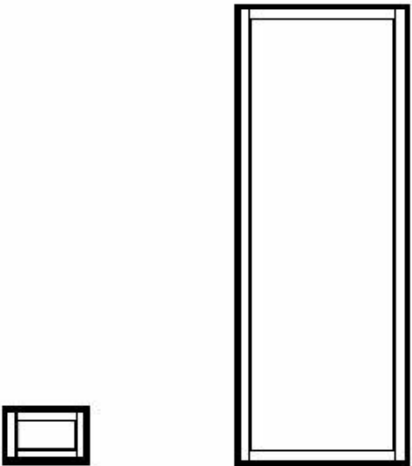


WINDOWS



SITELINE
CLAD-WOOD WINDOW
CASEMENT

MIN-MAX SIZING AND FORMULAS



Minimum Size:
18" x 12"

Maximum Size(s):
36" x 96"

Understanding JELD-WEN Book Codes:

Product	Prefix	Frame Width	Frame Height
Siteline Clad-Wood Casement	SCC	WW	HH
Siteline Clad-Wood Pushout Casement	SCPOC	WW	HH

Sample Book Code: **SCC2432** [Siteline Clad-Wood Casement, 24" Wide, 32" Tall]

Formulas:

Rough Opening
 $(\text{Frame Width} + 3/4") \times (\text{Frame Height} + 3/4")$

Daylight Opening
 $[(\text{Frame Width} - 5.875") \times (\text{Frame Height} - 5.875")]/144$

Masonry Opening
Unit Size (Height or Width) w/Trim - 1/2"

General Casement Notes:

-Siteline Clad Casement (SCC/SCPOC) units are available as operating or fixed units.

-Unit elevations are shown without exterior trim.

-Masonry Opening will depend on type of trim selected. Refer to ADM Unit Sizing page along with above formula to find Masonry Openings.

EGRESS CHART

HEIGHT (INCHES)	WIDTH (INCHES)						
	18	20	24	28	30	32	36
12	0.53	0.63	0.84	1.05	1.16	1.26	1.48
18	0.84	1.13	1.51	1.89	2.08	2.27	2.64
20	1.08	1.30	1.73	2.17	2.38	2.60	3.03
24	1.36	1.63	2.18	2.72	2.99	3.27	3.81
28	1.64	1.97	2.62	3.28	3.61	3.93	4.59
30	1.78	2.13	2.84	3.56	3.91	4.27	4.98
36	2.20	2.63	3.51	4.39	4.83	5.27	6.14
42	2.61	3.13	4.16	5.22	5.75	6.27	7.31
48	3.03	3.64	4.85	6.06	6.66	7.27	8.48
54	3.45	4.14	5.51	6.89	7.58	8.27	9.65
60	3.86	4.64	6.18	7.72	8.50	9.27	10.81
66	4.28	5.14	6.85	8.56	9.41	10.27	11.96
72	4.70	5.64	7.51	9.39	10.33	11.27	13.15
78	5.12	6.14	8.18	10.23	11.25	12.27	14.36 *
84	5.53	6.64	8.85	11.06	12.16	13.27 *	15.57 *

Indicates that the unit meets egress specifications. Clear opening must meet or exceed 20" width, 24" height, and 5.7 ft². The number inside indicates the clear opening square footage. Values are for single operator units only.

* These configurations include 20 degree opening sash limiters that do not meet egress requirements.

28" windows require an egress hinge to meet egress.
LH - W4622/W405H RH - W4623/W405J



410 N FAYETTE ST - REAR CONTEXT FROM ALLEY



Supplemental demolition documentation
410 N Fayette Street

Photographs of structure to be demolished.



Photograph of rear enclosed porch/sunroom to be demolished. Wooden brace in center is currently aiding in support of deteriorating masonry/cracking of concrete supports.



Photograph of rear enclosed porch/sunroom to be demolished (alternate angle). Wooden brace in center is currently aiding in support of deteriorating masonry/cracking of concrete supports.

Description of reason for demolition. The current enclosed porch/sunroom is deteriorating rapidly, with cracking of concrete base. The room is not energy efficient. The removal (in lieu of repair), allows for a full addition to the main home - creating a more comfortable living environment.