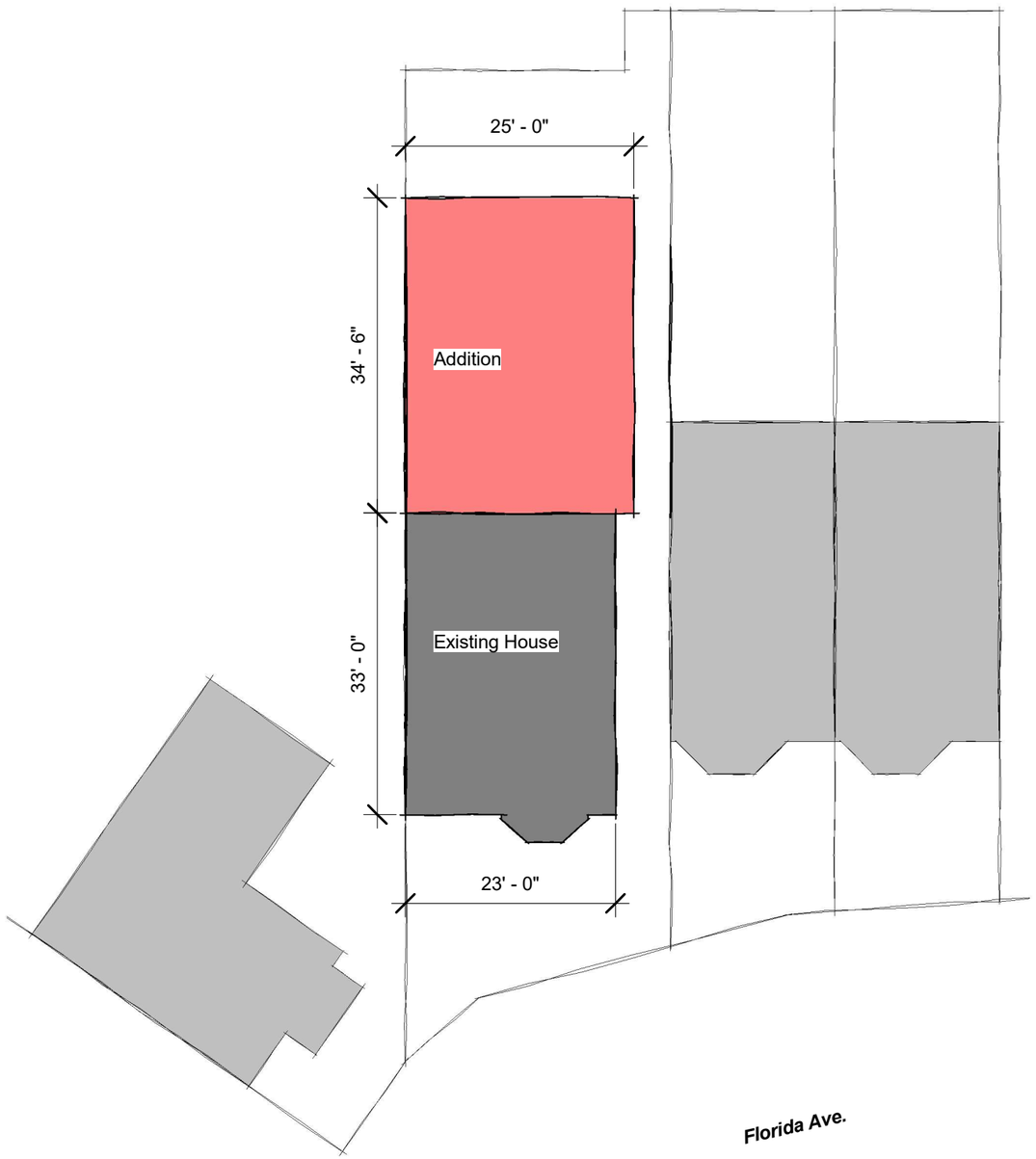
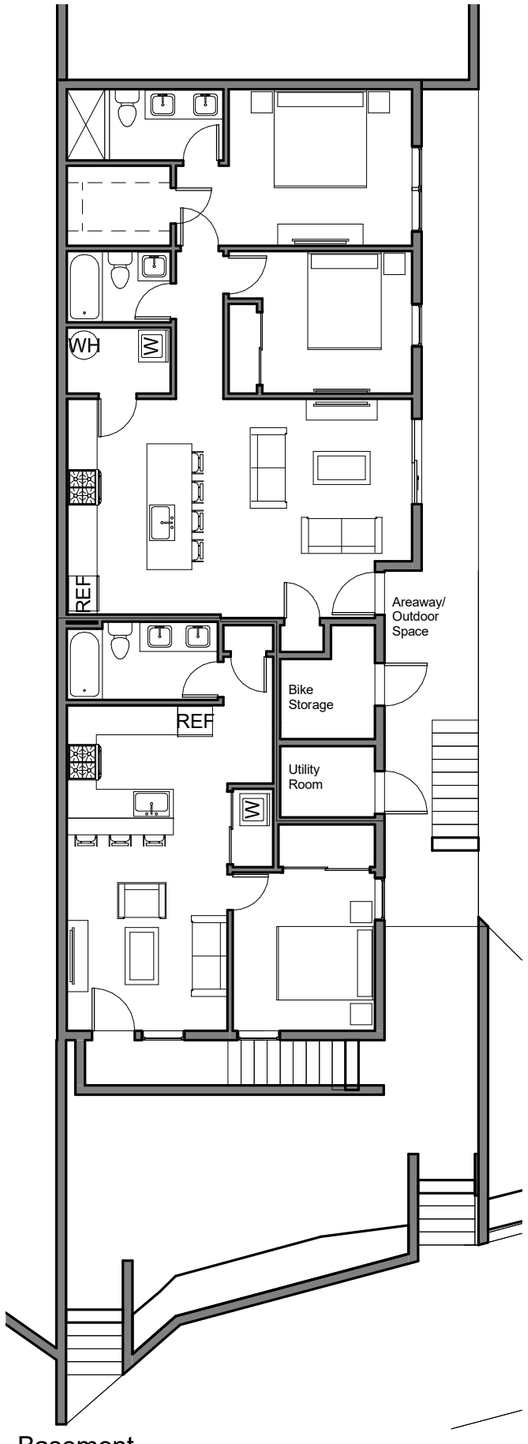
1469 Florida Ave. NW

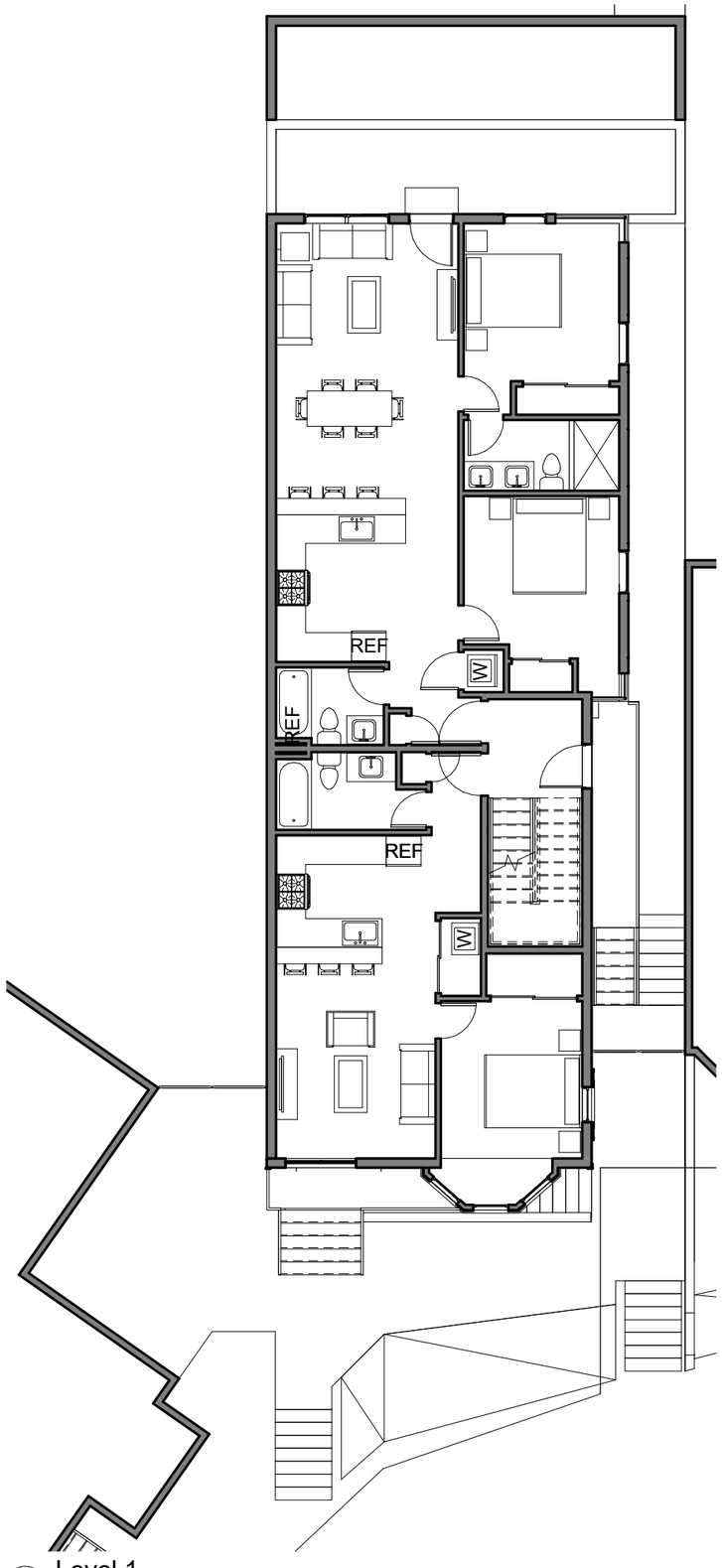


1 Proposed Addition
1/16" = 1'-0"

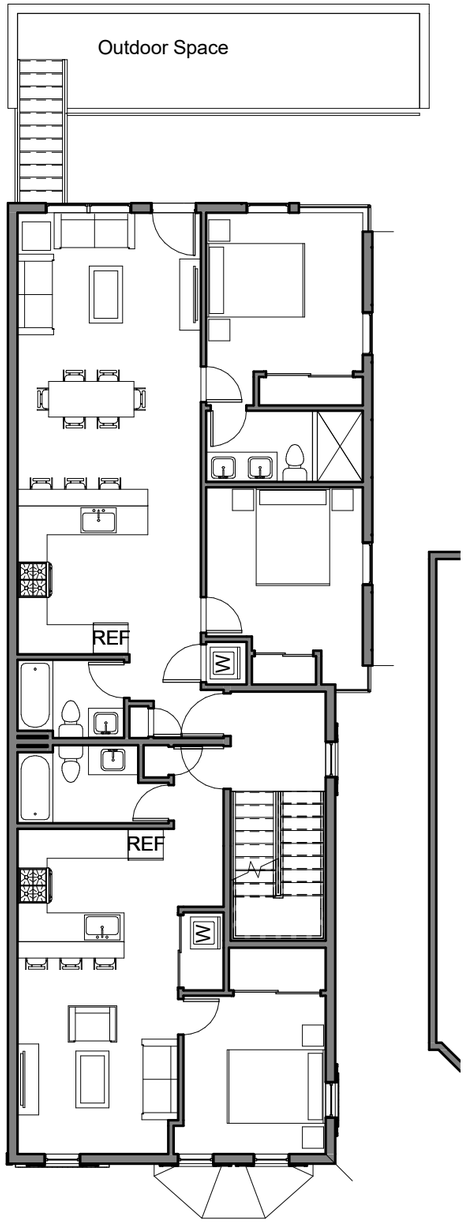
1469 Florida Ave. NW



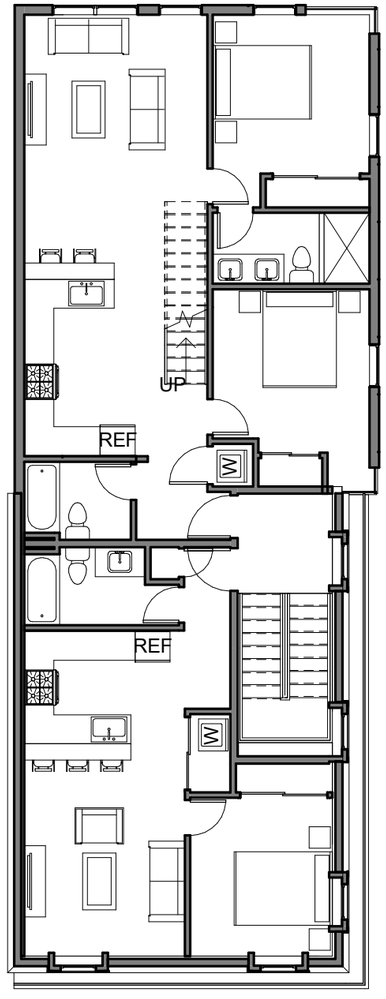
1 Basement
3/32" = 1'-0"



2 Level 1
3/32" = 1'-0"

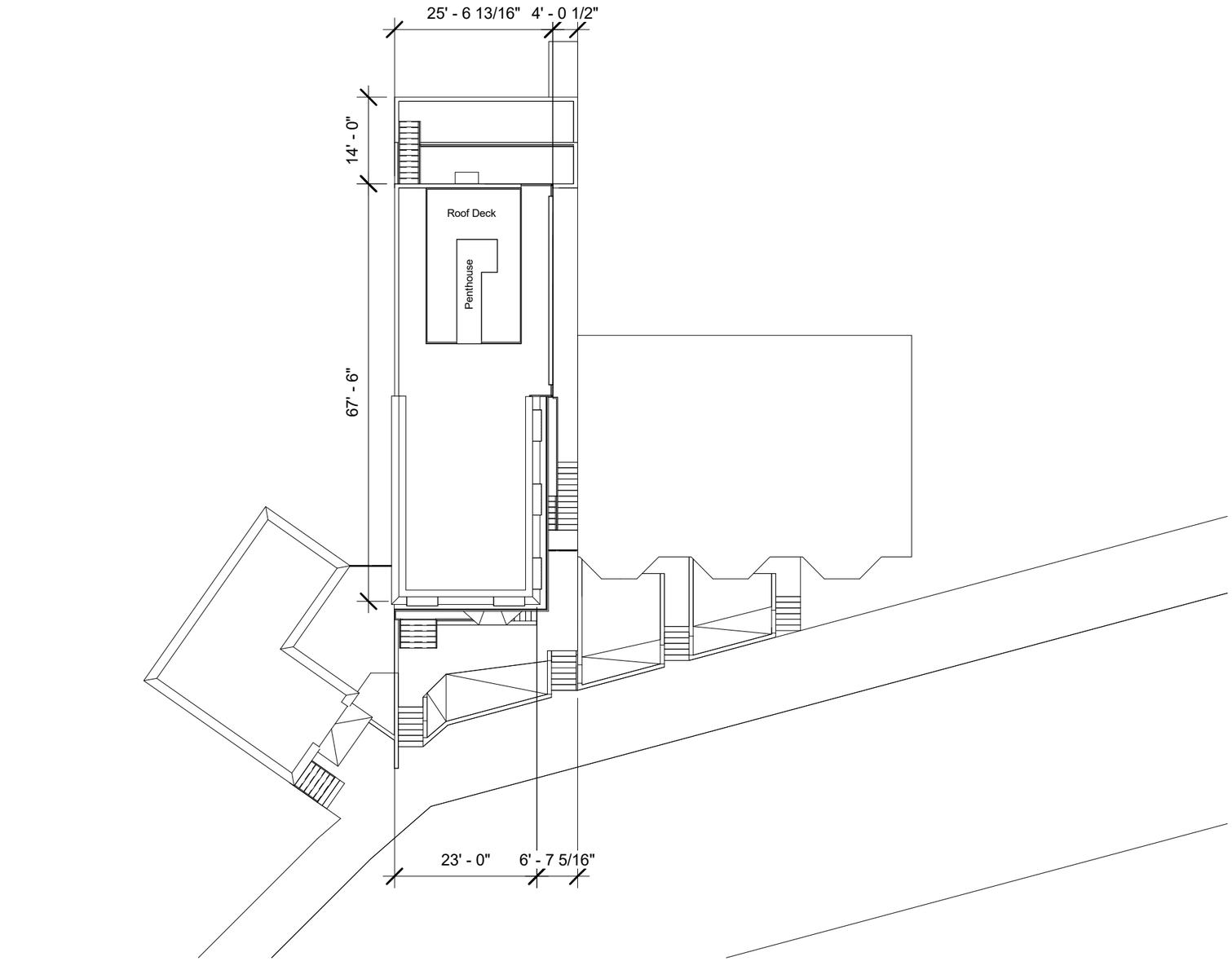


3 Level 2
3/32" = 1'-0"

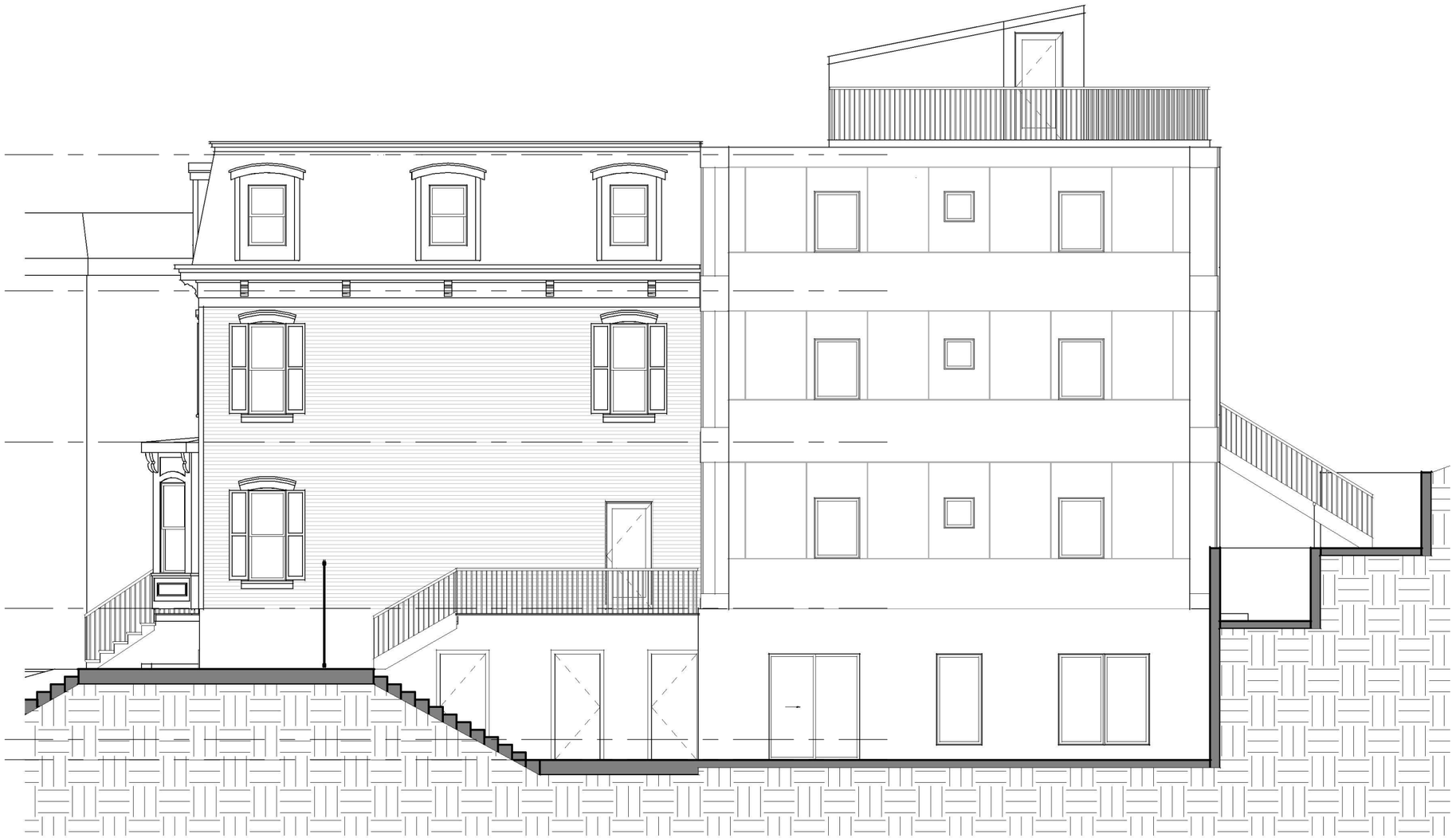


4 Level 3
3/32" = 1'-0"

1469 Florida Ave. NW



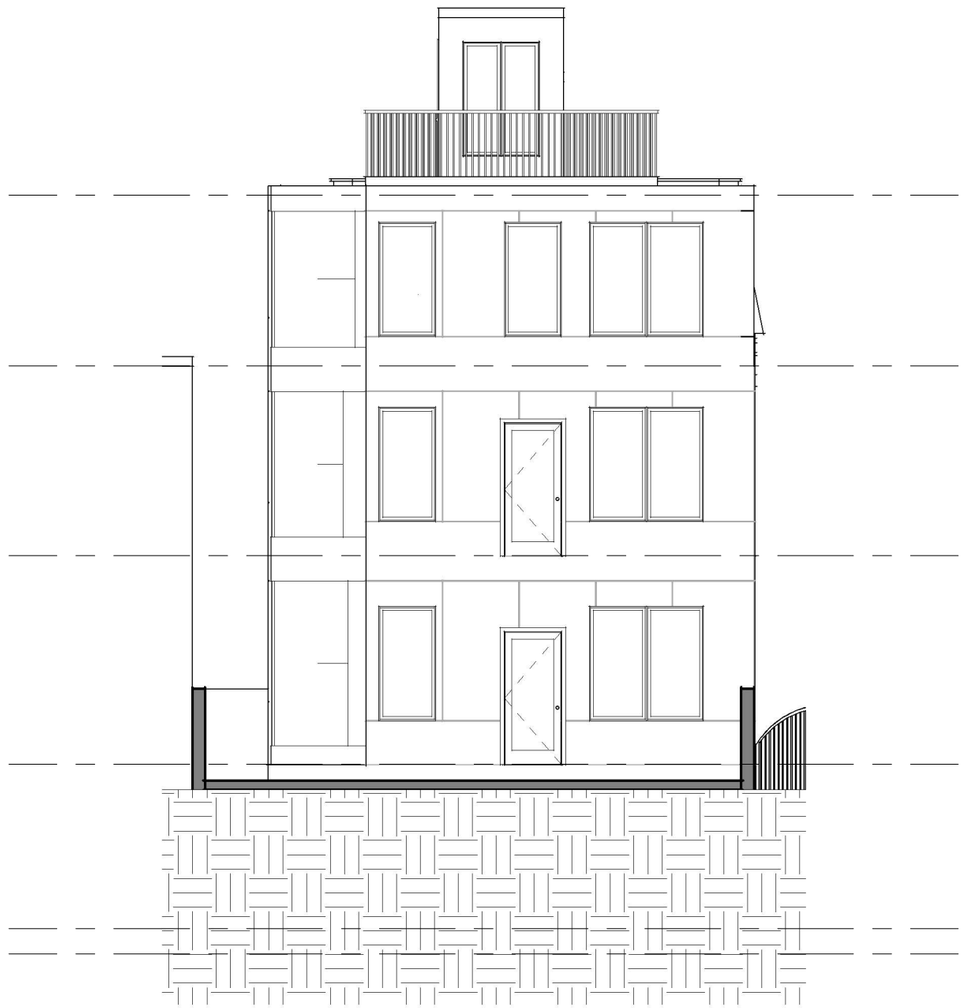
1 Site
1" = 20'-0"



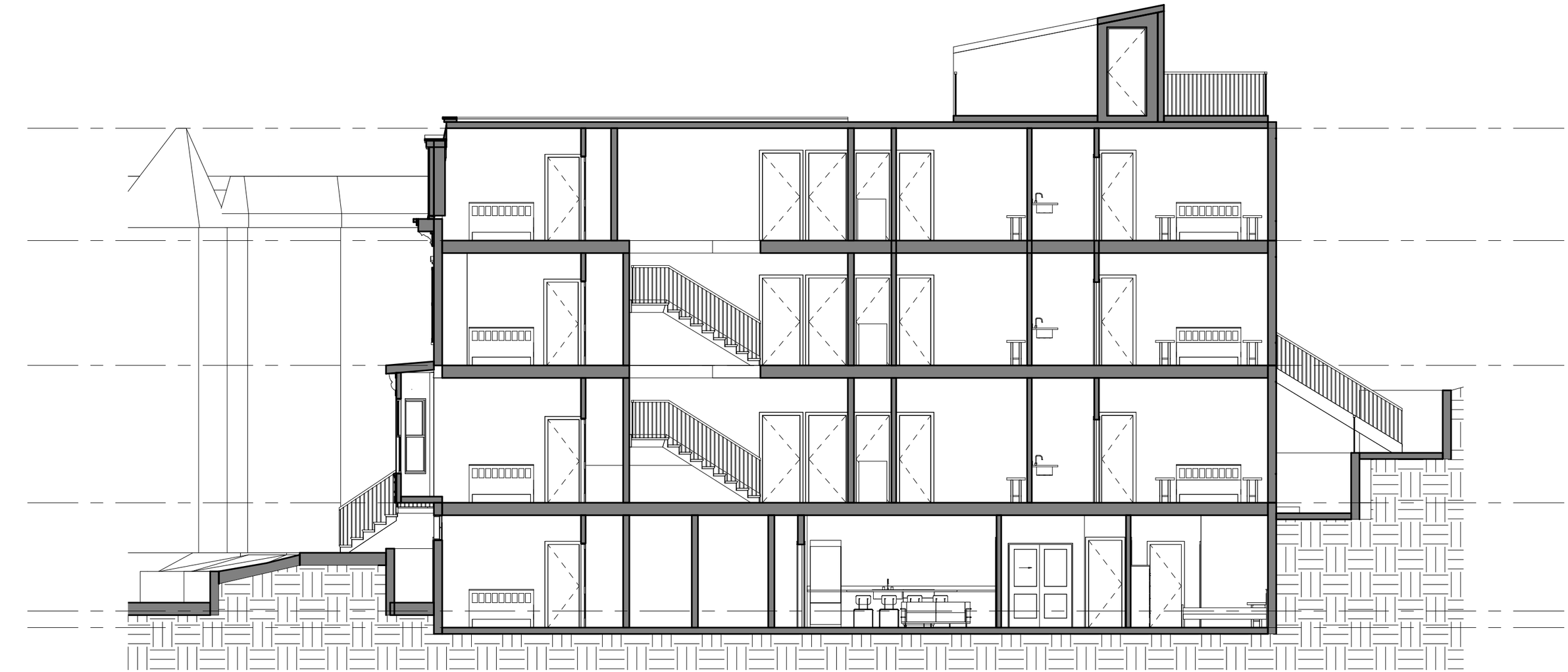
2 Alley Way
1/8" = 1'-0"

1469 Florida Ave. NW

2 South
1/8" = 1'-0"

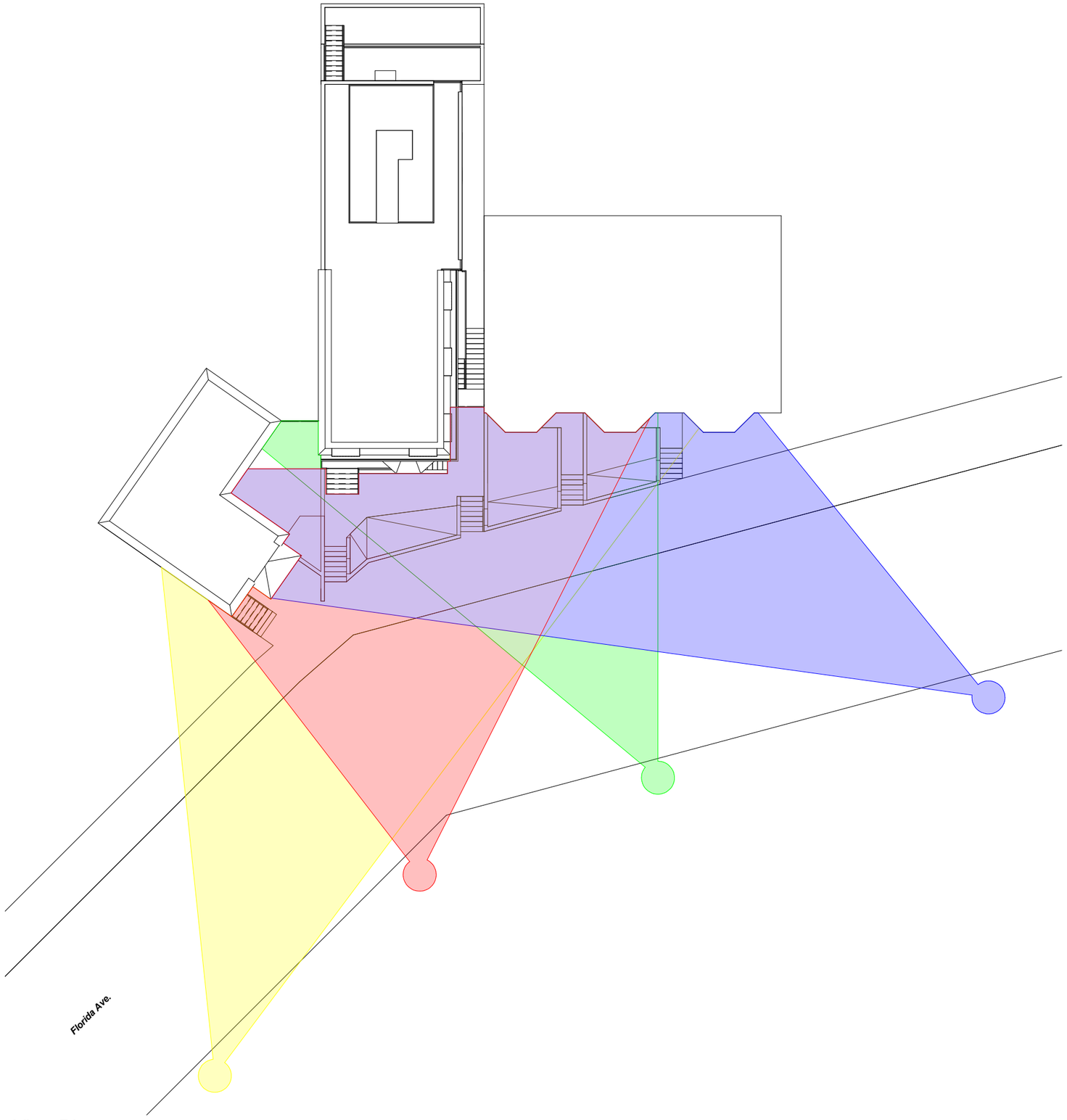


1 Rear
1/8" = 1'-0"



1 Longitudinal Section
1/8" = 1'-0"

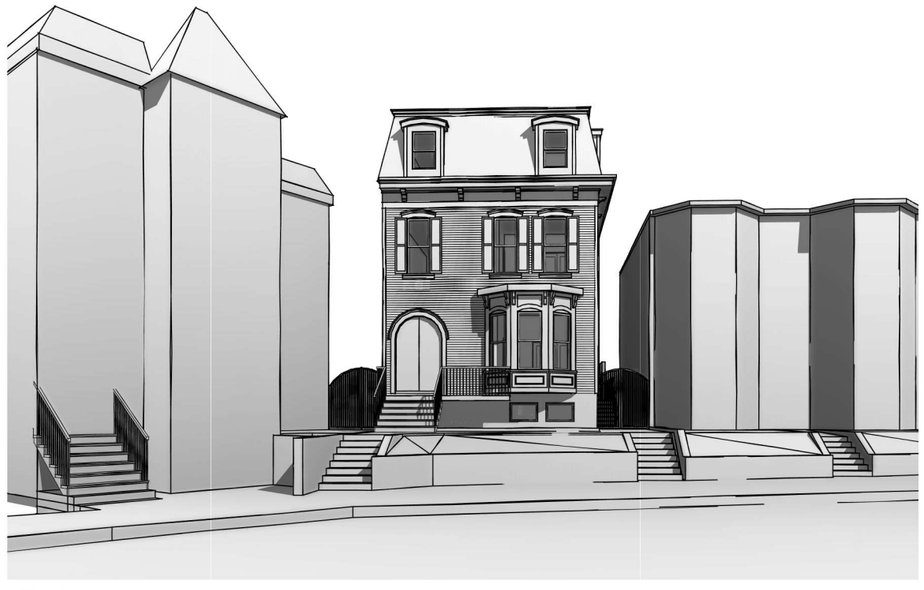
1469 Florida Ave. NW



1 View Diagram
1" = 20'-0"

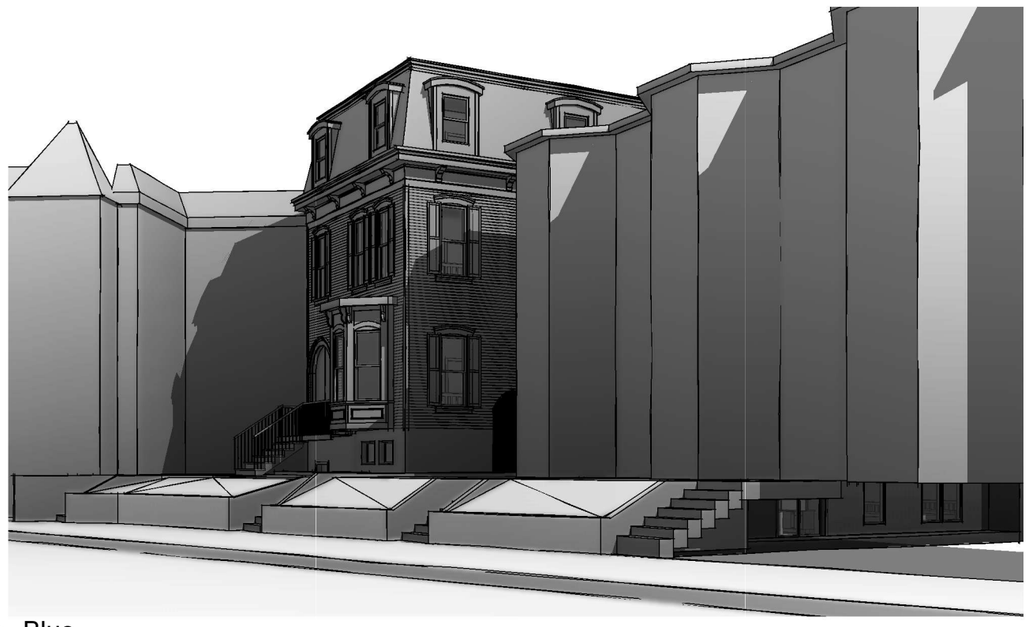
1469 Florida Ave. NW

4 Yellow



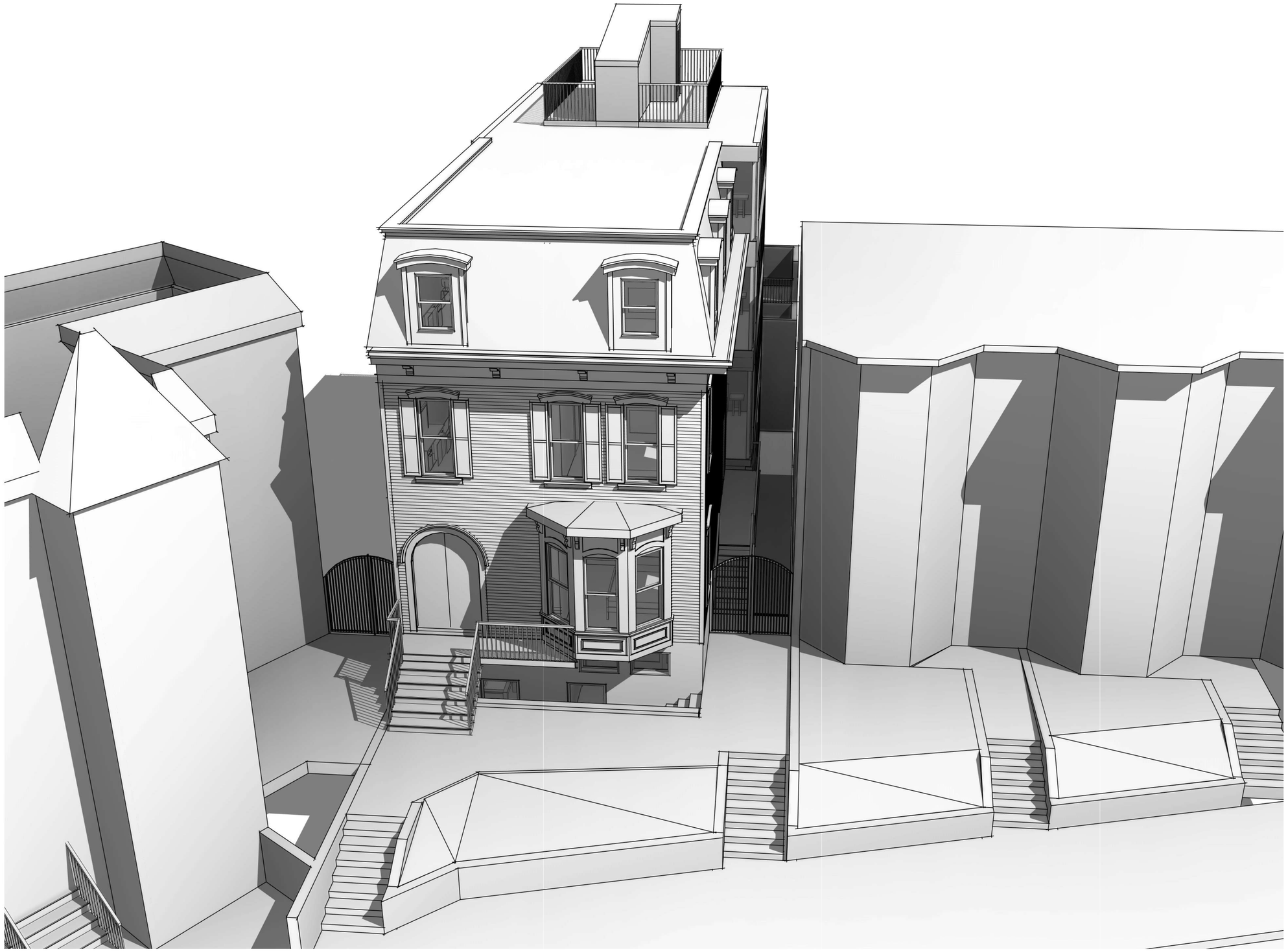
3 Red

2 Green

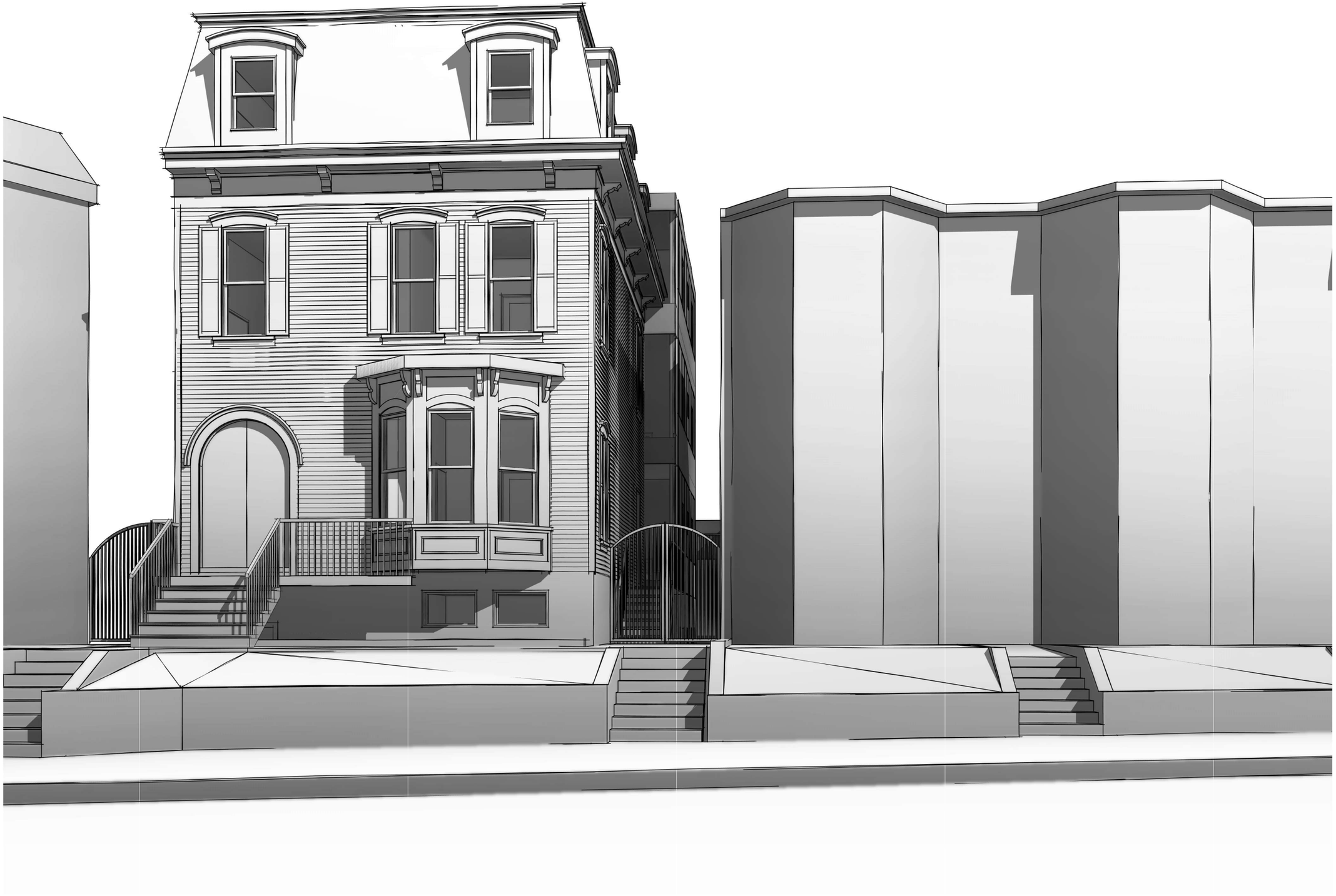


1 Blue

1469 Florida Ave. NW



1 Arial



1 View of Addition Down Sideyard

1469 Florida Ave. NW

Non Original Chimney and
Flue Visable From the Street

HVAC Visable From the
Street

Poor Quality Break Metal
I Disrepair

Dormers Poorly
Wrapped
in Modern
Break Metal

Asphalt Shingles
Should be Slate

Wrong Size
Vinyl Windows

Wall is Dramatically Out of Plumb
and Bowed in the Middle

Shortened Vinyl Windows
With incorrect detailing to fill
void to historic trim above

Break Metal Fascia
Should be Wood

Shortend Windows to Account
of dramatically dropped ceilings
on the interior

Vinyl Windows in Bay

Windows Added for
Apartment Kitchens

Detail of Wrong Sized Vinyl Window that is Typical Throughout

Wood Siding on Front Facade
Hardie Siding on the Side Walls
Neither seem Original or in Good Repair

Detail of Poorly Fit
Bay Window and Slaped on Break Metal at Bay Roof

1469 Florida Ave. NW

Elaborate Cornice

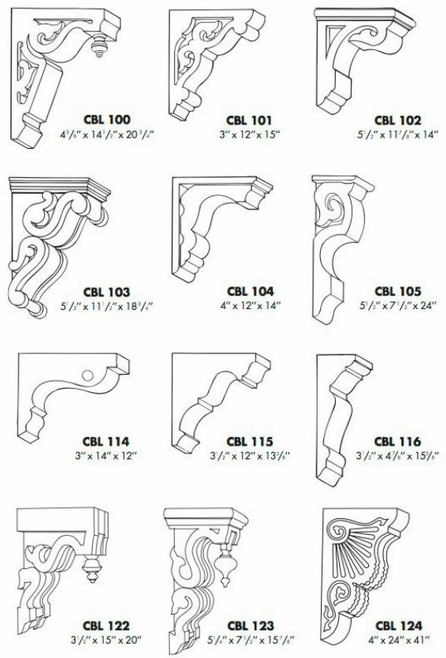
Similarly Scaled Dormers,
Trim Detail Could be Applicable

Shallow Archtop Windows,
Could be what we find we open
the Building

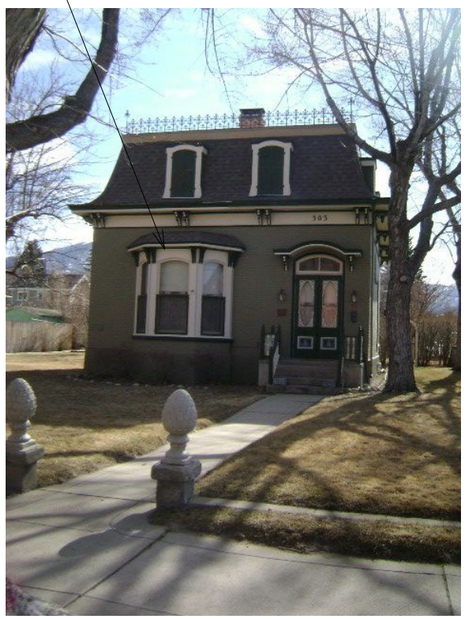
L Shaped Mass

Similar Bay and Window
Rythm

Examples of Commercial Available Corbels



Similarly Scaled and Detailed Bay

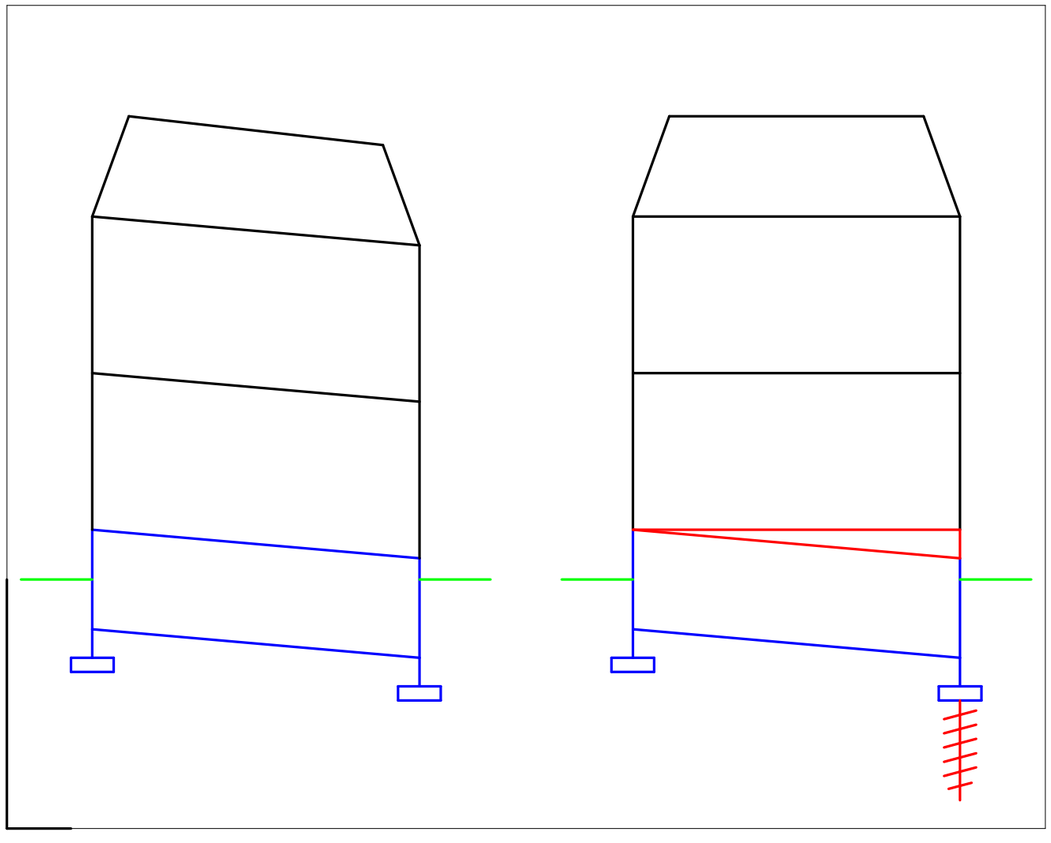


Typical Foundation Problems

This Is Not the Problem We Face

Foundation Out of Level

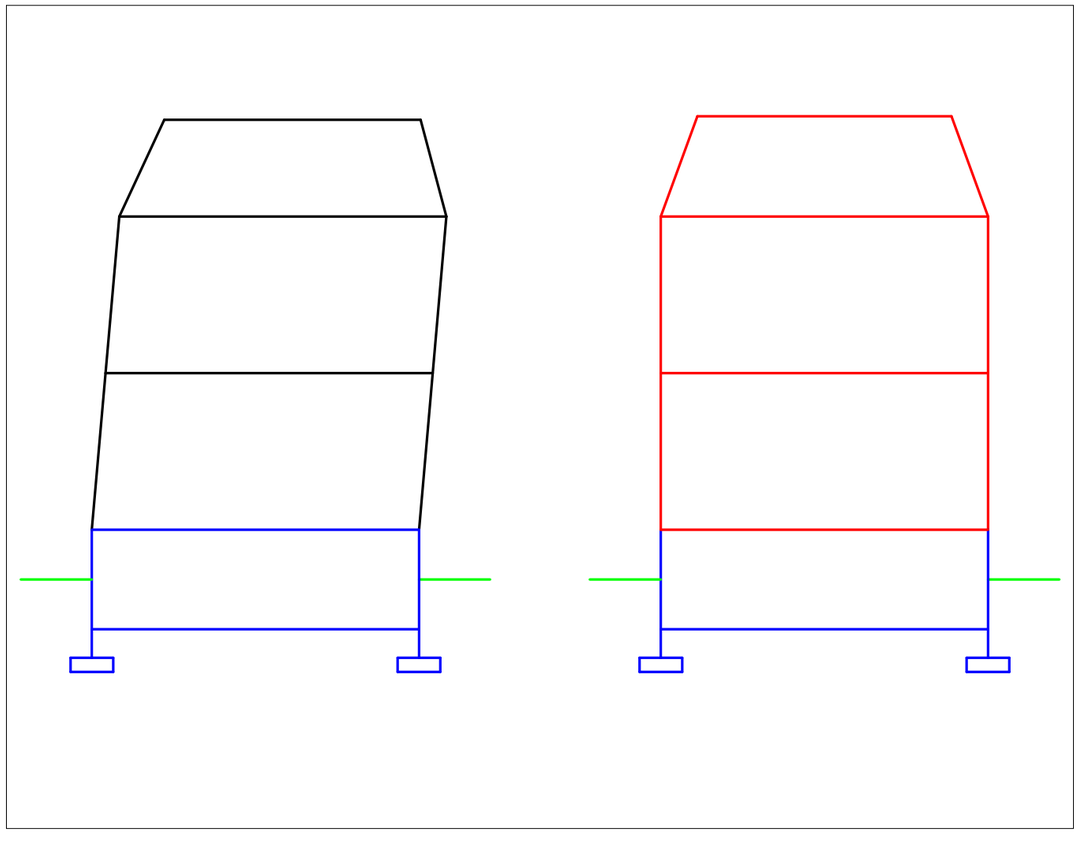
Corrective Intervention is to Stabilize the Foundation and Jack the Framing to Level the Building. (Area of Intervention Shown in Red)



1469 Florida Ave. Framing Problems

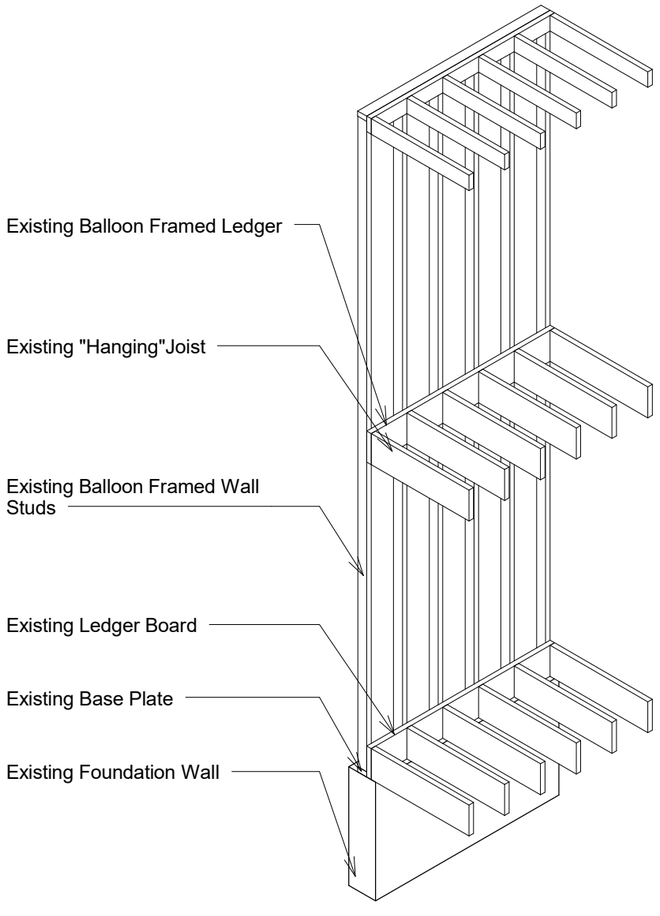
Balloon Framing Out of Plumb

Corrective Intervention is to Re-Rack the Framing of the Intire Structure. Because of Balloon Framing it is Necessary to Take Down to Sticks and Might Not Be Possible to Both Correct and Bring Up to Current Structural Standards (Area of Intervention in Red)



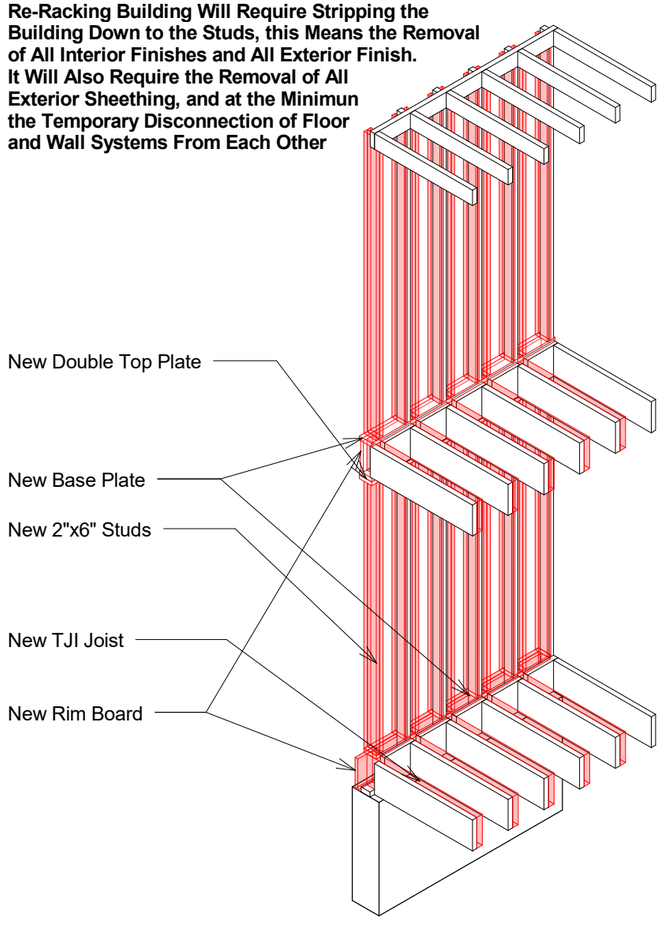
1 Structural Problems
3/32" = 1'-0"

Existing Balloon Framing



Proposed Preservation Fix

Re-Racking Building Will Require Stripping the Building Down to the Studs, this Means the Removal of All Interior Finishes and All Exterior Finish. It Will Also Require the Removal of All Exterior Sheething, and at the Minimun the Temporary Disconnection of Floor and Wall Systems From Each Other



1 Proposed Framing Intervention