

OPEN PORTION

Chairman Miozzi called the meeting to order. We have one item on our agenda tonight, a sunroom addition for Robert Weinland at 687 Echo Dr. Whoever is presenting, please state your name for the record and take us through your proposal.

Pamela Haberman with Makovich & Pusti Architects introduced herself.

Donald Rerko with Makovich & Pusti Architects introduced himself.

Presentation by Pamela Haberman, AIA

- **Site Plan**

Pamela Haberman states, the site is located at 687 Echo Dr. It has approximately 186' of frontage and goes back about 575'. It's heavily wooded around all sides. Our addition is on the eastern side of the site, it's in the back of the house. The addition is 12'-8" set back from the property line, on the rear of the house.

- **Existing house photos**

These are some existing house photos, first is the street view, heavily wooded so you can't really see the house from the street. Next photo towards the bottom left is inside their front yard, right in front of the tree lawn. Photo on the bottom right is the front of their house just closer up. Next slide is the side of the house, north west facing & south east facing. Next is the rear of the house and this is where the addition would take place.

- **Existing Plan**

Right now they have an existing deck and hot tub along the eastern side of the house.

- **Basement Plan**

This is the proposed new basement plan. Where that existing deck was, we'd remove that. Right now there's a slope to the ground, we'd have a drain running the perimeter around it and that would tie into existing. The 4' door to the outside, the client is requesting it be two 30" doors instead of the 4' door.

- **Floor Plan**

This is the plan right off from the existing house. This will be in replacement of the deck. Right now it's squared off in a lot of natural light. We have windows along all the walls. The sliding door is to be reused from the existing one, it's an expensive one. We're re-working the deck to squaring it off around the perimeter of the new addition. We have a little stair going down to the ground below. They want a corner fireplace and a small little deck extension to their existing hot tub just for easier access for them. Right now the windows along the deck, the more north western side are sliding windows and then on the south eastern side the windows are going to be casement.

- **3D Floor Plan**

This is a 3D view of the same plan.

- **Finishes – Exterior**

All the finishes we plan to match existing. Roof and siding to match existing. Brick to match existing, we have Thomas Brick on board to match the brick pretty identically.

Chairman Miozzi said, right now the house is vinyl siding and here you have fiber cement siding. It says paint to match existing, but the existing house is vinyl siding.

Pamela Haberman replied, right now it's metal siding. We plan on getting the fiber cement siding and paint to match existing.

Chairman Miozzi asked, so you're going to keep the same overlap then?

Pamela Haberman replied, yes.

- **Fireplace**

This is their existing interior fireplace right now in stone. We found the cultured stone to match pretty identically, it's the Ancient Villa Ledgestone in Chianti. We'll match that so it brings the same look into the house as they currently have.

- **Windows**

These are the windows they plan on using, a casement and a sliding both Pella, both white to match existing.

- **Skylights**

On the addition, the 3 skylights that are showing, they don't want those anymore, those are being removed. They do want 2 skylights above their existing Dining Rm. In this existing photo, it would be behind the one tree along the roof, you can't see it in this photo.

- **3D Images
Interior & Exterior**

These three picture windows, the client does not want these anymore, so those will be removed (the client would like to hang pictures next to the fireplace) and same thing with the skylights, those will be removed. Everything else right now stays the same.

This concludes the presentation.

OPEN DISCUSSION

Mr. Lawler said, I'm looking at the floor plan. There's a note that says deck extension to be cantilevered along stone face. Can you expand on that?

Pamela Haberman said, the owner doesn't want the structure to be seen below. So that 3' that the deck overlaps the stone facing, you won't see the support right in front of the deck.

Chairman Miozzi asked Mr. Lawler what he's referring to.

Mr. Lawler said, pg #9 of 25, that note on the bottom right, I was asking what it meant. It looks like this whole structure is being extended from the existing face of the house and it looks like it's going flush with that retaining wall. I was trying to understand what that note meant.

Chairman Miozzi said, it's coming out even with the face of the fireplace.

Pamela Haberman replied, yes.

Chairman Miozzi asked, does anyone have any other comments on the actual structure itself?

Mr. Varelmann said, on pg#17, have you looked at what requirements are for shear walls? Typically unless you do something special, the code has like 24" dimension from the corner to windows and doors so you could get the shear wall that's required. That may affect how your windows and doors are unless you do something special.

Pamela Haberman said, we have a Structural Engineer on this project. We'll be in discussion. He plans on doing collar ties.

Mr. Marrelli asked, what about over the windows? I think that's what he's bringing up. And you don't have much of a return between the sliding doors and the window bank. I can't tell how wide that is.

Pamela Haberman replied, 8 inches.

Mr. Marrelli said, and you have the roof on top of the windows, do you have some kind of a beam going across the windows?

Pamela Haberman replied, yes.

Chairman Miozzi pointed to the side with both windows and the 3 windows coming out.

Mr. Marrelli said, I'm not worried about those. That whole wall doesn't mean anything, that other wall's holding up half a roof, the side with the 6 windows and the door. There's really nothing there except a beam and a post probably. We'll let the Structural Engineer figure it out.

Dr. Triner asked Steve for clarification, the corner there between the slider and the windows should be 24"?

Mr. Varelmann replied, if they just follow the prescriptive code. But if they have a Structural Engineer who can design a connection or other way to develop the shear required to resist the dynamic loading. I'm sure a Structural Engineer should be able to figure that out.

Mr. Marrelli said, they'll probably do something different and won't worry about the 24 inches.

Mr. Varelmann asked, with all the glazing, have you looked at the Energy Code, if you're going to meet the Energy Code?

Mr. Marrelli asked, is this heated and cooled as well?

Pamela Haberman replied, yes. Right now we're doing triple pane Pella.

Mr. Marrelli asked, how are you insulating the roof?

Pamela Haberman replied, rigid insulation.

Mr. Marrelli asked, the roof joists are 2 by what?

Pamela Haberman replied, 2 x 10.

Mr. Marrelli said, that'll work.

Mr. Lawler asked, are you putting gutters on there?

Pamela Haberman replied, yes.

Mr. Lawler asked, color to match existing?

Mr. Marrelli asked, are the gutters going to go down through the deck?

Pamela Haberman replied, yes.

Mr. Lawler asked, do we have downspout locations?

Mr. Marrelli replied, not yet.

Mr. Varelmann said, if there's going to be any trim, the way you have the siding, the siding is tight at the corner. Typically there might be some kind of a trim board or something and then around the windows and doors there might be trim. I'm curious about what's really going to be happening with the treatment of the siding and the trim.

Pamela Haberman said, if you go back to existing photo's we plan to match what's going on back here.

Mr. Varelmann said, that's well and good, but you said it's metal siding, right? Metal siding has a J trim that you can butt the siding into. That's how it gets resolved against the vertical surfaces. But if you're proposing a Hardie Board, that typically has to transition into some kind of a piece of trim. Typically you have to treat the edges. That Hardie Board is going to want the ends to be

sealed. They typically don't like exposed edges just because of water. I think you'll find your detailing is going to be different for Hardie Board than it is for a metal or vinyl type of siding.

Dr. Triner asked, how many sides of the structure will have the Hardie Board on it, 3 sides?

Chairman Miozzi said, on the Hardie Board you have to create a corner post, like the corner on the vinyl siding.

Dr. Triner said, if you go back to the view of the addition, it looks like there's 3 sides, are those 3 sides going to be Hardie Board? That would be Hardie Board by the windows, by the patio and then on the other side of the chimney.

Chairman Miozzi said, the fireplace creates the transition point, I think.

Dr. Triner said, it's got to be a Hardie Board on the side of that fireplace.

Mr. Lawler said, I think you're referring to the inside corners Carmen.

Dr. Triner said, on the outside, if you go from that fireplace towards the house, it looks like there's windows there and then there's a transition coming back into the house. You have the Hardie Board on what looks like 4 surfaces of that structure.

Donald Rerko with Makovich & Pusti Architects said, I'm not on camera, but I'm here with Pam. When you do these sides with the windows, there's going to be so little of the Hardie Board siding, it's mostly going to be trim board. When we get to the corners there, you're only going to have a little bit of actual siding. Most of it's going to be trim board as you go around. When we get to the corners, we're going to have two pieces to case it off and frame that as the trim and it'll look the same as their existing corners were. Then we'll have the Hardie Board come up and die into that piece. When we transition over to the house, we'll transition into it with a piece of Hardie Board trim on one side and then we'll have a J trim that we'll put on for the existing metal siding. When you get around to the other end of the house, all of that's going to be the same as Hardie Board, but there's not going to be a lot of siding around that because of the amount of windows on the house.

Chairman Miozzi said, I think that's what the Board's leaning to, it's not drawn the way you're planning on actually trimming it.

Donald Rerko said, that's true. There'll be less siding than shown on there, most of that will be trim.

Chairman Miozzi said, assuming that outside corner by the deck is going to be 8", you're probably going to get an 8" Hardie Board, and it would be a solid corner, correct?

Donald Rerko replied, that's correct.

Chairman Miozzi said, that's a detail we're here to look at and it's not on the drawing. I think what he's proposing, that corner that's facing out, that whole corner would be one big piece of trim probably with the embossed wood look 1-x that's going to encase the whole corner down to the deck and then butt his Hardie Board into there. Then probably on the side of that man door up against the house, he's probably going to trim with a solid piece of 1-x going up against the actual metal siding, you could probably put a corner in there or cut the metal siding back.

Donald Repko replied, that's correct.

Chairman Miozzi asked, is that trim going to be the same color as that siding?

Donald Repko replied, trim will be white and the siding will be painted that olive green color. We may have some reveals where it gets underneath the windows it gets too big to have just trim so we'll have a recess panel with the trim around. Where the chimney comes down, that wall is where the siding is going to occur. The existing gutter on the existing house drains to your right so we're going to tie in this gutter into that and then go to an existing downspout so there are no downspouts coming through the deck on this side.

Mr. Lawler asked, is there a new downspout on the west side of the structure?

Donald Repko replied, there will be because that's not in the same plane anymore, but that's where another gutter already had a downspout so we're lucky that in the ground we've got the storm drain going exactly where we want it.

Dr. Triner asked, are you going to be increasing the gutter size, because you're going to be draining another roof into that gutter?

Donald Repko replied, we're matching the gutter size 5 1/2".

Mr. Lawler said, it looks like the downspout is on the south face, I don't see how that can be maintained. Are you kicking it out then to that inside corner where the new structure meets the existing?

Pamela Haberman replied, yes.

Mr. Varelmann asked, is this a wood burning fireplace?

Pamela Haberman replied, yes.

Mr. Varelmann said, your chimney might be a little short. It'll have to be 2' higher than any corner of the roof within 20 feet.

Pamela Haberman said correct, it will be.

Mr. Lawler asked, have we talked about your door material?

Pamela Haberman said, it'll be metal.

Mr. Lawler asked, same with the frame?

Pamela Haberman replied, yes.

Chairman Miozzi said, on the trim detail, are we good with what he's saying he's proposing, to wrap the corners and the insides?

Mr. Lawler replied, I'm having trouble picturing the detail.

Pamela Haberman said, we can provide elevations.

Chairman Miozzi asked, when are you planning to start this?

Pamela Haberman replied, one month.

Discussion ensued whether to Table or Approve Drawings as noted

Mr. Lawler suggests John, if he's comfortable with it, could review the revisions.

Mr. Marrelli said, I could take care of the revision details.

Mr. Varelmann said, I think our only options are to table it until we get the revised graphics or approve it with the way we've noted it. I prefer not to hold up the project because I don't know that it's that critical.

Mr. Marrelli said, I don't believe it's important enough to delay the project.

Chairman Miozzi said, then they'll submit the elevations to you and if you deem it necessary, we can convene at our next meeting and go over it.

Mr. Marrelli said, if I can't get that good feeling after I see it, then I can always reach out and we can discuss it at the next meeting. You could do a conditional approval if you want to.

Mr. Varelmann said, before we go there, I'm looking at this door, when you step out of this door there's not a landing. I don't think that meets code.

Mr. Marrelli said, you can't build it like that, it's got to be 3' out.

Mr. Lawler asked, how are you setting this is the masonry?

Chairman Miozzi said, to be clear, Tom is referring to the basement door.

Pamela Haberman replied, it'll have a concrete stoop off of it.

Mr. Lawler asked, and that concrete pad would be 6 x 5, the width of the double door?

Pamela Haberman replied, right.

- **Step Down from Sliders**

Mr. Marrelli asked, what do you plan on doing where the sliding doors seem to go out to a ledge? How wide is that?

Pamela Haberman replied, right now it's 1'-8" but we'll bump it out to 3'.

Mr. Marrelli said, you have to have at least 3'.

Mr. Varelmann said, Carmen if you go to the floor plan on pg #9, you can see what that condition is, where it says "step down". That's a pretty odd condition.

Mr. Lawler said, I was looking at that earlier. It looks like their existing deck is already at that elevation and the only way maybe for them to revise that is to take that step out further and meet the existing deck at a step down in a different location. You can see that on the 3D view on pg #17.

Discussion on design options ensued.

Chairman Miozzi suggested an option of adding a step by the man door and extending and connecting the two railings.

Dr. Triner said, they only have 2' between where that step off's going to be and those posts right now if you extend it. You'll be stepping off into those railing posts which is not the most convenient thing, you have foot hazards there.

Mr. Varelmann agreed, it creates an odd condition.

Chairman Miozzi demonstrates on the drawing; you have a 3' walkway by the man door, if you add a step underneath here and continue that all the way over here, then connect these two railings-

Pamela Haberman said, that's a good solution.

Chairman Miozzi said, you need to get it to code.

- **Lighting**

Mr. Lawler asked, any sconce lighting or soffit lighting?

Pamela Haberman replied, right now there's lighting on the north façade up above the windows there beneath the soffit and then down along above the sliding windows, underneath that soffit.

Mr. Lawler asked, is that can lighting in the soffit?

Pamela Haberman replied, sponce.

Dr. Triner said, where you have that step coming off onto the deck, you also might want to light that edge too.

Pamela Haberman said, right now we have that proposed, that white line along the bottom of the step is a strip of light.

Dr. Triner said, you might want to mark the edge of that deck too, that's a very good way for people to fall and flip off of that, either with a yellow paint or some sort of reflective surface so people can see there's a transition there so they don't come rolling off that step. That would be very helpful, especially at night.

Mr. Lawler summaries;

- We'd like to see a landing at the double door in the basement
- Detail on the trim siding – Hardie Board
- Downspout placement
- Detail on bringing out the floor
- Door finish & color
- How frame is being set in masonry

Chairman Miozzi asked Pam, do you think you could have this redrawn with our suggestions by our next meeting in two weeks?

Pamela Haberman replied, yes.

Chairman Miozzi said, we have a lot of changes and marked up notes on your drawing here. I think it'll be a lot clearer for you to come back with a revision drawing. Elevations would help.

Mr. Varelmann said, to add onto that, how quickly could you have your Structural Engineer look at it to know if you have to modify the windows to develop your shear loading.

Mr. Marrelli said, you might lose one of the windows out of the six.

Pamela Haberman said, he could look at it relatively fast.

- **Basement Plan**

Mr. Varelmann said, could you go to pg #8 please. We were just looking on the elevation, that 3D perspective, the ground was sloping towards the building and it looks to me like they're

proposing to not drain the water away with the grade but if you look at these details on the right side, they're showing the ground is level, but in reality is that ground sloping?

Pamela Haberman replied yes, it's sloping.

Mr. Varelmann asked, do you anticipate water's going to run into the building, it's going to hit the wall on a heavy rain event?

Donald Rerko said, there's going to be stone at the foundation drain down at the footer and then stone going around the perimeter of that wall. As the water comes in, it'll drain down, the wall will be waterproofed to the existing basement. It'll hit that stone, drain down into the footer drain, then that ties into a storm drain, in this photo it's immediately to the left of this addition, there's an existing storm drain there.

Mr. Varelmann said, your detail shows the ground going over top of the gravel and if you think to the quantity of rain we had on Saturday, it's hard for me to imagine that the water's going to seep into that gravel before it hits that mud sill and runs over top of the foundation wall and into the basement.

Dr. Triner said, you almost want to put a trench drain right at the ground level to siphon it away immediately.

Mr. Varelmann said, it's a good suggestion to have some kind of a manufactured drain to catch all that water if your ground is really sloping as much as your showing it on pg #17. It seems to me there's going to be a lot of water going down there.

Mr. Marrelli said, maybe you could create a swale like 6' or 8' out and then bank your ground up, create a swale between the wall and the ground level. You'll create a low spot maybe 8' or 10' out and then redirect it away from the building.

Mr. Varelmann asked, can you guys elaborate why you chose to do it this way versus another more orthodox way?

Pamela Haberman said, we figured because we had the drain there to tie into, we figured we'd do it that way, but we agree and we like your suggestion of the swale and we would still use a foundation drain.

Mr. Varelmann said, you're showing on the drainage detail a crawl space, but on the plan it's shown as storage like a basement, what's really happening there?

Pamela Haberman said, it's a basement, it's not a crawl space, that was just a quick detail.

Chairman Miozzi asked, any more suggestions for them for the next meeting?

Mr. Lawler said, even if they haven't chosen the sconces at that point, could you at least mark the location of them.

Pamela Haberman replied, absolutely.

Dr. Triner said, could you do a calculation on the roof drainage into those gutters to make sure you have the right size gutter in there.

DECISION

PROPOSAL TABLED

Next A.R.B. meeting date Wed, Sept 23rd at 6:00 pm. Applicant to return with revised drawings as discussed and noted.

ADJOURNMENT

There being no further business, Mr. Miozzi, seconded by Dr. Triner made a motion to adjourn the meeting.

ROLL CALL

Ayes: All

Nays: None

Motion Carried

Meeting adjourned at 7:20 p.m.

Chairman

Secretary