


From: **Dan and Nick Scott** scottbrothers608@gmail.com 
Subject: Qt 1 of 3 emails
Date: October 13, 2021 at 3:17 PM
To: **bernice wahle** wahlebernice@gmail.com



Plan For 26 Wood Haven Way Screen Porch

Our plan is to Build a New 23 ' / 10 ' screened in porch to take the place of the existing Brick Patio. The structure will have qt 3 concrete footings framed with Ac2 lumber.

The roof style will be a shed style. The interior will be sheeted with cedar tongue and groove. There will be exterior french drains installed as well as gutters allowing water to flow to the back of home additional photos provided.

The exterior of the structure will be constructed of Stucco to match the exterior of the homes finishes. There will be qt 2 exterior light sconces located at front and back storm door per Code requirements. Qt 4 exterior electrical outlets and qt 2 fans

Capitol Heights Home Owners Association
October 18, 2021 - Board Meeting Notes
Subject: 26 Wood Haven Way Screen Porch Addition Request

Description:

Michael & Bernice Wahle, 26 Wood Haven Way (unit #16), have requested to construct a screened porch addition to their existing house structure. A submittal consisting of a short narrative, 3 black & white architectural renderings, a sheet representing 3 concrete footings and an edited site plan showing a 15' separation from the proposed addition to the neighboring structure on unit #17 was submitted for review. The proposed screened porch size is 23'x 10' or 230 SF. It is understood that the proposed screened porch is considered part of the principal structure.

It is also understood that the Capitol Heights Homes Condominium was originally approved by the City of Fitchburg in 2011 using a Planned Development District – Specific Implementation Plan (PDD-SIP). This plan was approved with a limit to the “impervious surface pool”. According to Lisa McNabola in a July 2021 email, there currently is 1,655 SF of impervious surface area available for Capitol Heights and the proposed screened porch could be submitted to the City of Fitchburg for review through a minor PDD modification. This submittal also requires review of the Capitol Heights Board.

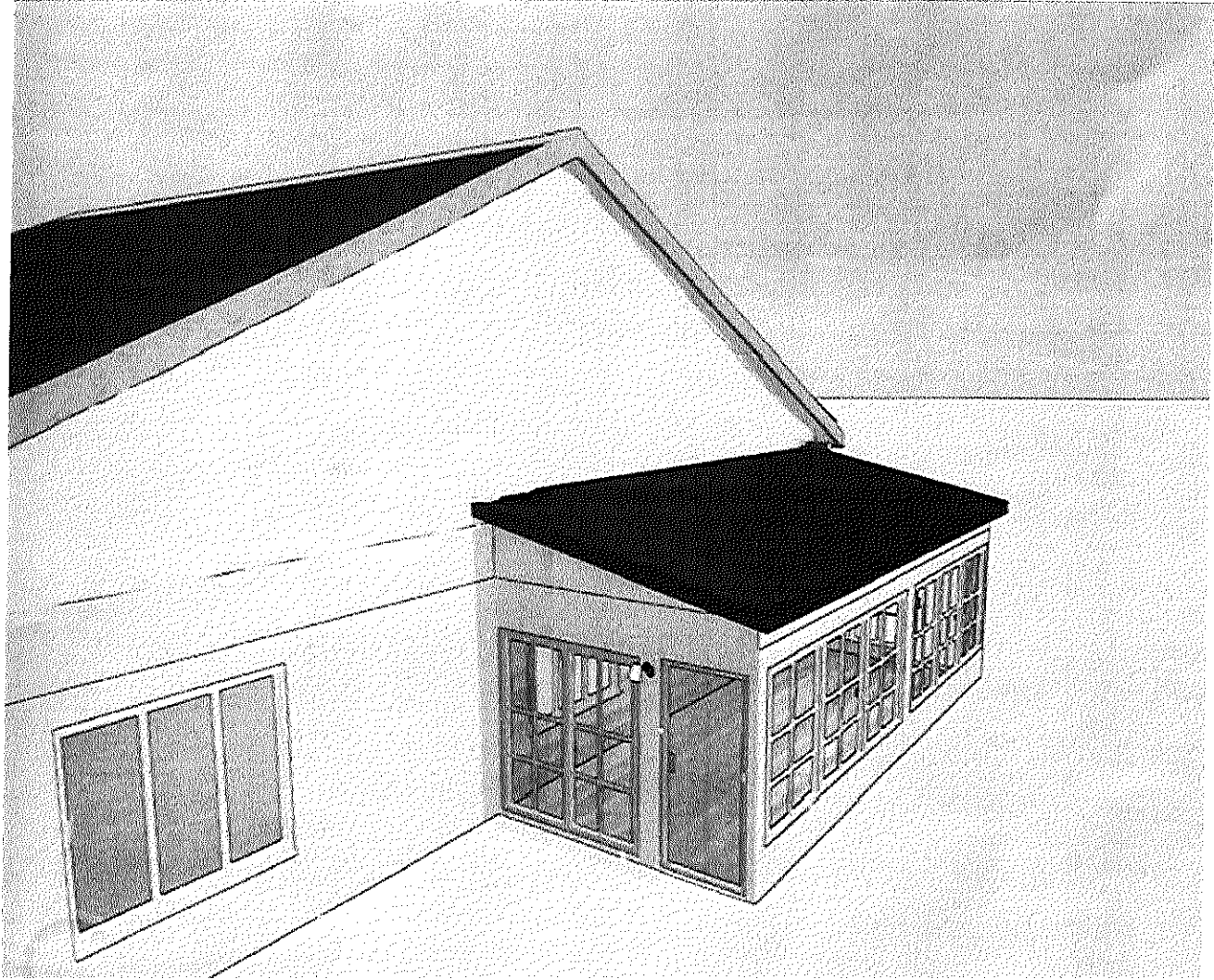
Capitol Heights Board (Board) Review

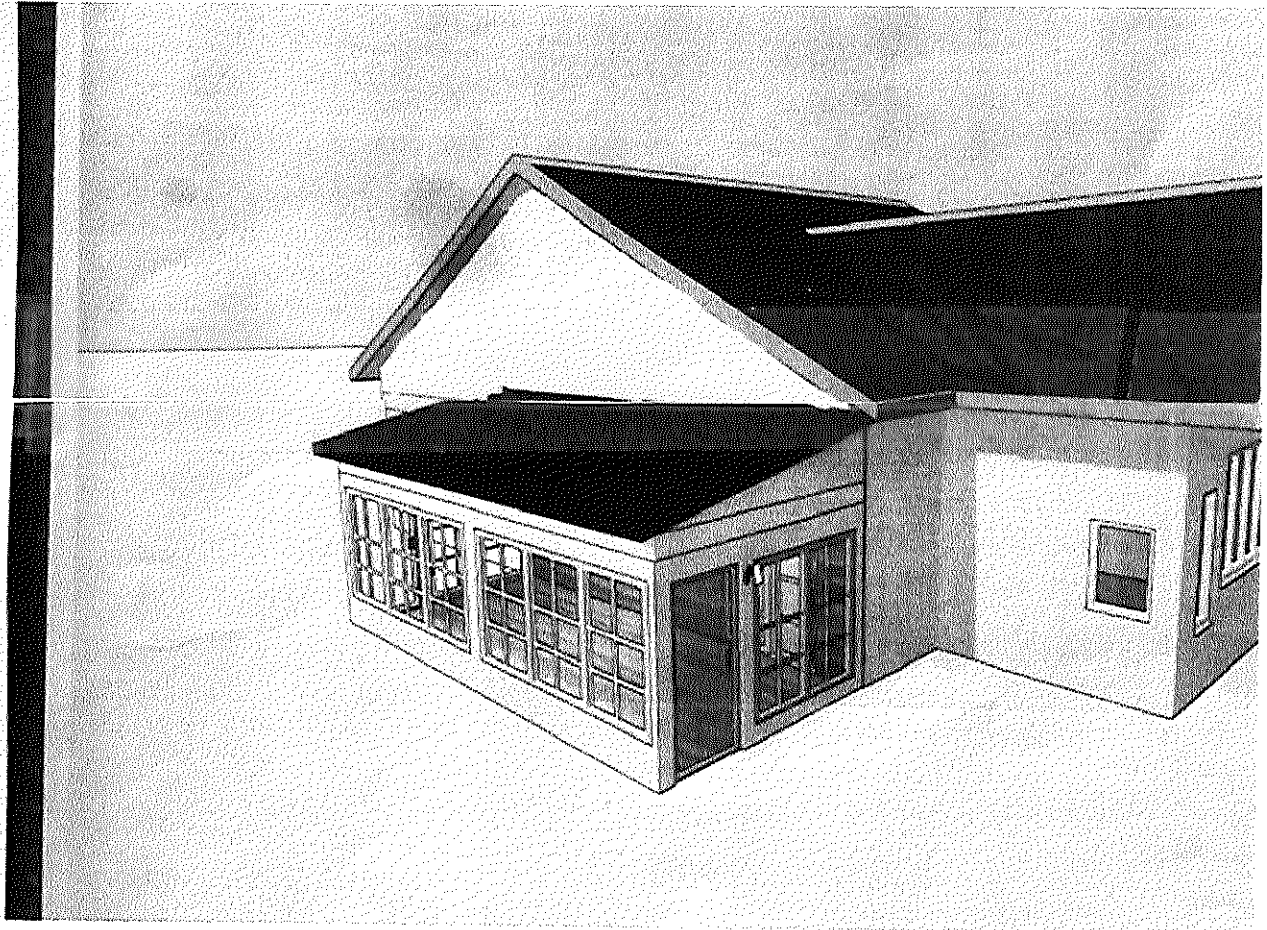
The Board reviewed the submittal on October 18, 2021. The concept plan submitted complies with the set back distance from the structure at unit #17, is within the available impervious area still available and is to have a Stucco exterior finish that matches the existing home Stucco finish. In regards to these general items, the Board is acceptable to the proposed addition with the following conditions:

1. That construction plans be prepared detailing the proposed foundation design and flooring design and how this related to the existing structure elevations and grade elevations.
2. That construction plans be prepared to address water drainage for the addition and to explain the use of “French drains” referred to in the concept plan.
3. That construction plans include how the proposed construction will protect the existing oak tree during construction.

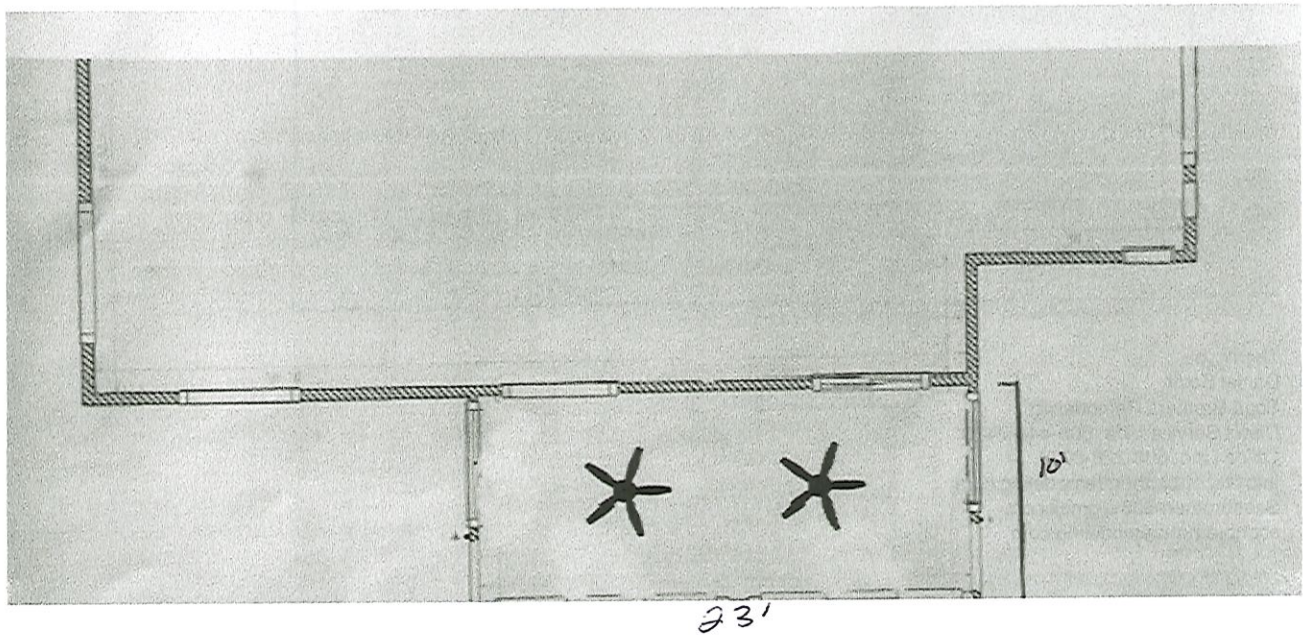
4. That construction plans be submitted by the building contractor to the Board for review prior to construction along with references of the selected building contractor.

Notes prepared by Dave Sauer, Capitol Heights Board President

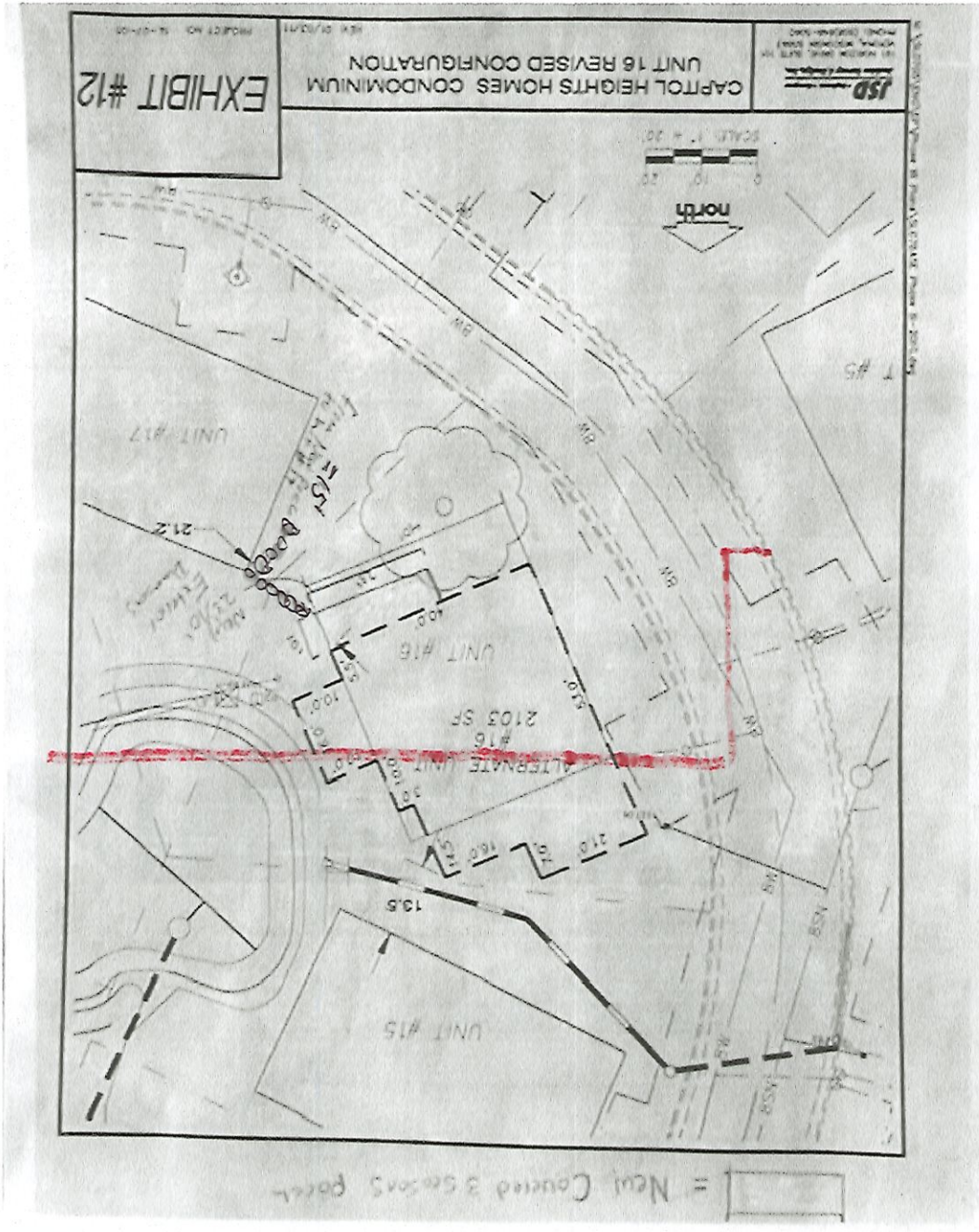




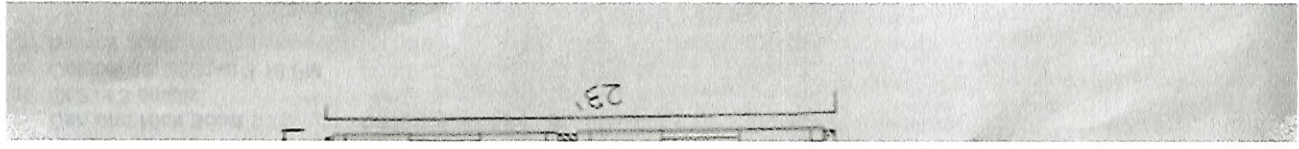
From: **Dan and Nick Scott** scottbrothers608@gmail.com
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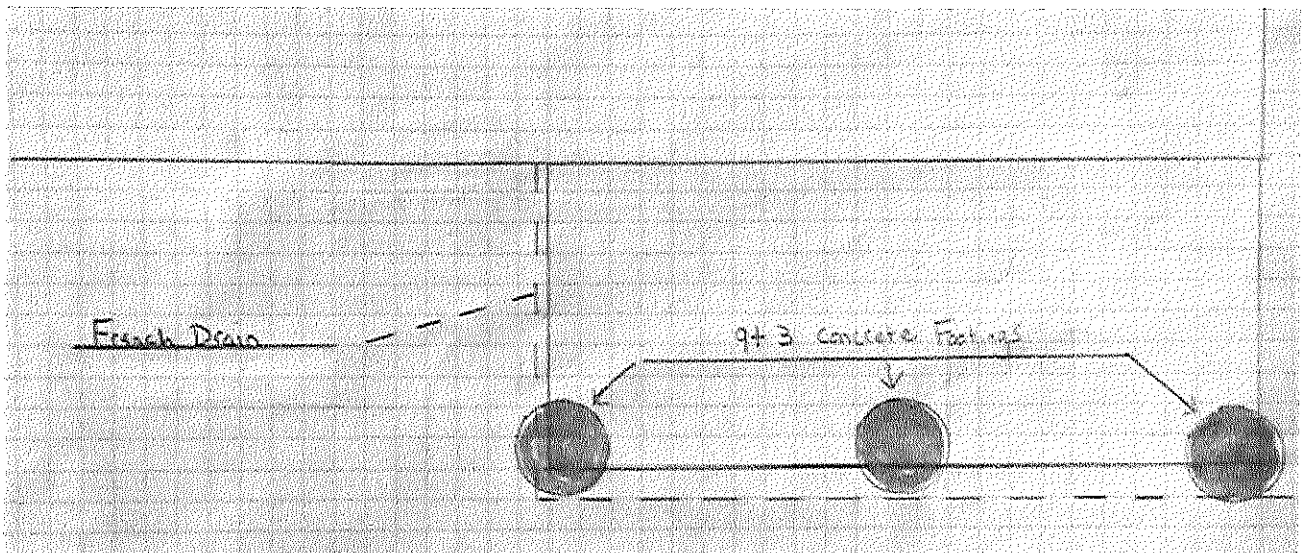
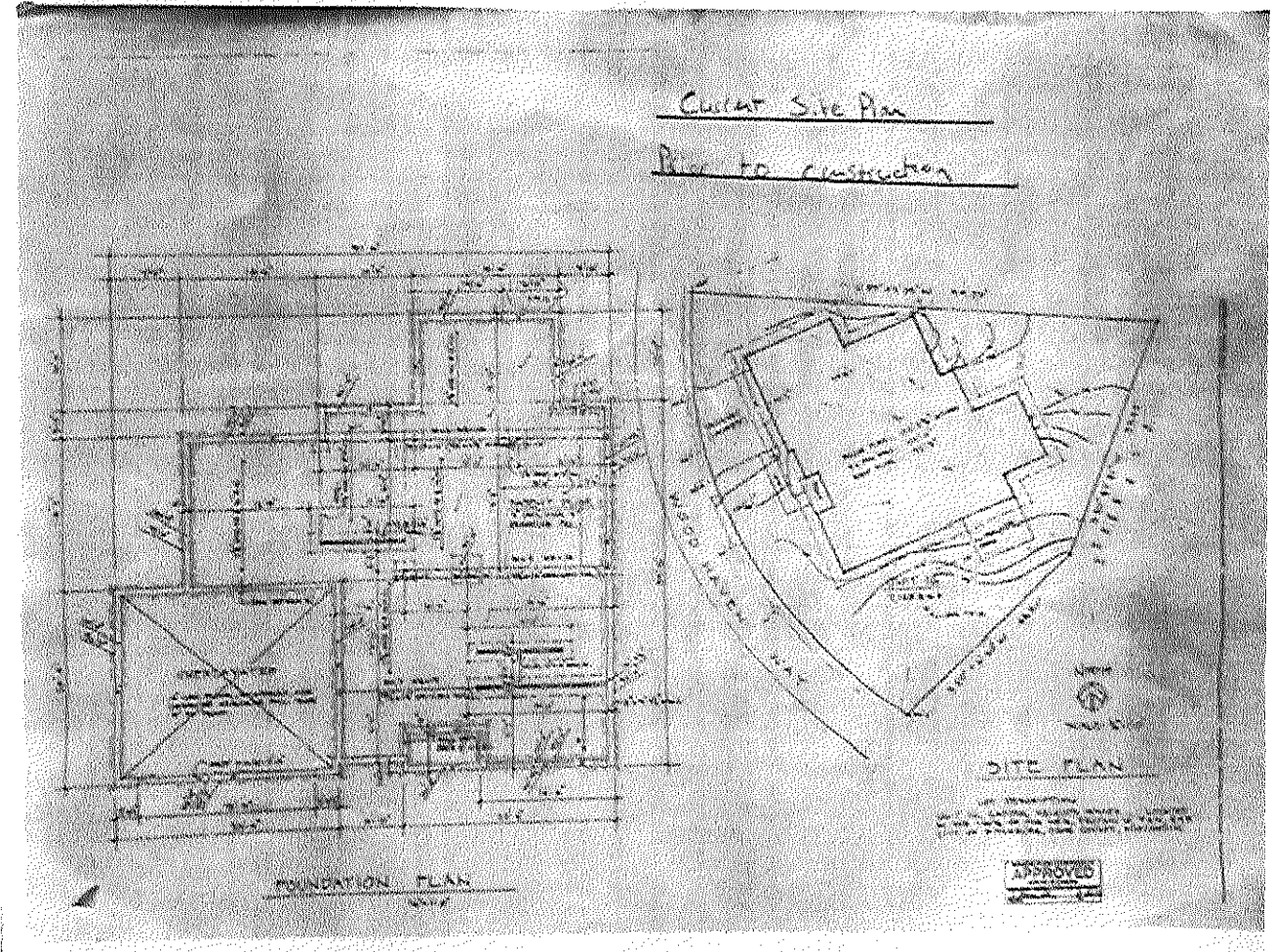
Thank you,
Daniel Scott
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150
CAPITOL HEIGHTS HOMES CONDOMINIUM
UNIT 16 REVISED CONFIGURATION
EXHIBIT #12



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EZ-SCREEN
PORCH WINDOWS
 A ROOM FOR 3 1/2 SEASONS



Screen Porch Windows

The four-track windows are custom made with extruded aluminum framing that carries a Lifetime Limited Warranty. The sliding panels are custom-made to fit virtually any space with both the screen and vinyl rolled into the outside of the frame to provide a full width and full height screen opening. By closing all of the panels you will be provided protection from the dust, dirt, wind, rain and snow. Our frames have a 1" flange that goes all the way around each unit. Mounting flush to the outside of the structure, the frame will sit inside the opening 2".

Features:

- 10-mil vinyl glazing
- Five frame color options: white, beige, pebble khaki, bronze and black
- 75% ventilation when panels are open
- Panels tilt-in for cleaning and maintenance
- Custom made up to 54" wide by 113" high

Frame Color Options

White

Beige

Pebble Khaki

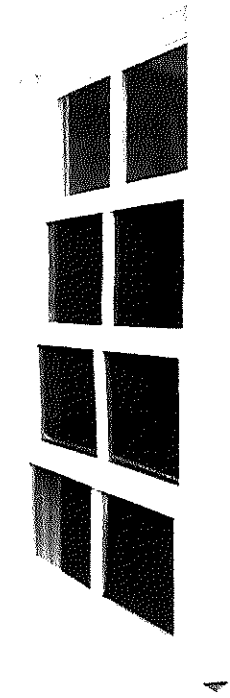


Bronze



Black

Vinyl is available in Clear, Smoke Gray, Bronze or Dark Gray.



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EZ-SCREEN PORCH WINDOWS

A ROOM FOR 3 1/2 SEASONS

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Screen Porch Doors

Vertical Four-Track Style Door

The four-track door is the ideal companion to our Amazing EZ-Screen Porch Windows. Our quality door features 2" heavy aluminum framing and is complemented by our vinyl glazed vertical four-track insert. Pre-hung on heavy-duty hinges, our door has no exposed installation screws or weather strip. In addition, there are no unsightly inserts or notches, and it comes standard with a factory-installed threshold and z-bar frame.

Vertical Four-Track Door Features:

- 75% ventilation when panels are open
- Panels tilt-in for cleaning and maintenance
- Out-Swing and In-Swing
- Optional 14 1/2" Kickplate

Standard sizes:

- 36" x 80"
- 32" x 80"
- 30" x 80"

Required Rough Opening:

- 36 1/4" x 80 1/4"
- 32 1/4" x 80 1/4"
- 30 1/4" x 80 1/4"

Custom size doors available up to 44" x 96"

French Style doors available up to 72" x 80"

Also available:

- Transom to go above a door (minimum 6" tall)
- Side lite for small openings along the door.

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