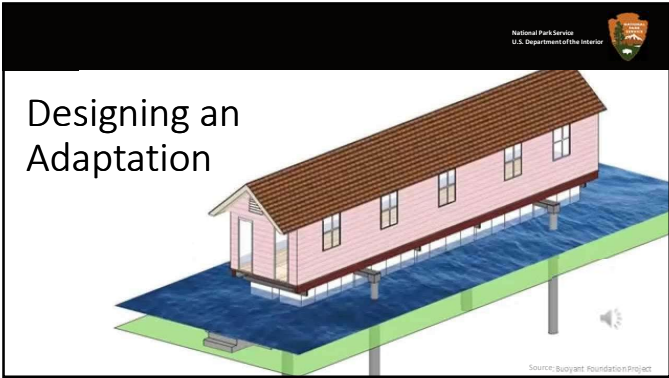




1

Getting Started

- Select a time horizon
- Identify and assess all feasible adaptation treatments
 - Consider combination treatments
- Minimize alterations to:
 - Significant spaces
 - Character-defining features and materials
 - Important site and/or landscape features

2

Factors to Consider

Resource(s) Characteristics

Technical Limitations and Feasibility

Site Context and Relationship

Site Impacts

Non-Flood Work?

Larger Context and Regional Traditions

3

Resource(s) Characteristics



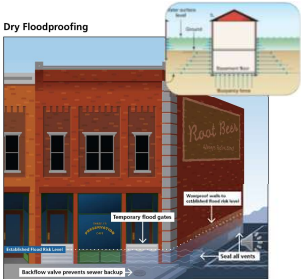
- Construction Type: Frame/Masonry
- Foundation Type: Slab/Crawlspace
- Resource type, number, and placement
- Existing resiliency?

4

Technical Limitations and Feasibility

Page 47

- Only appropriate for load-bearing masonry buildings...
- Requires regular maintenance...
- Limited to floods three-feet or less in water depth
- Anything below EFRL must withstand hydrostatic forces

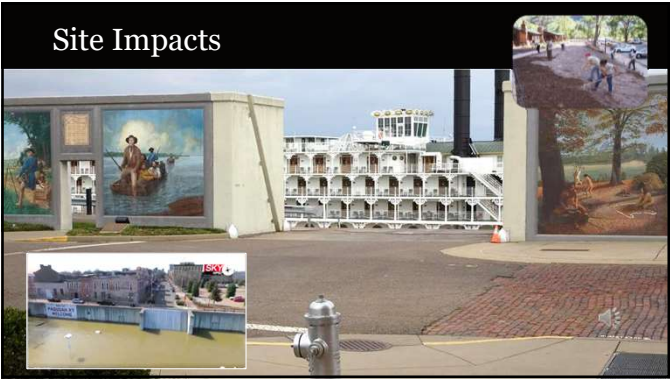


5

Site Context and Relationship



6



7



8



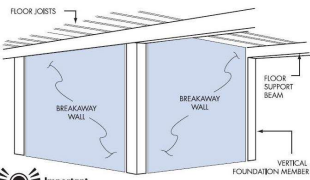
9

Common Code Requirements

10

Enclosures in Coastal Zones

Enclosures Below V Zone Buildings



Important Information

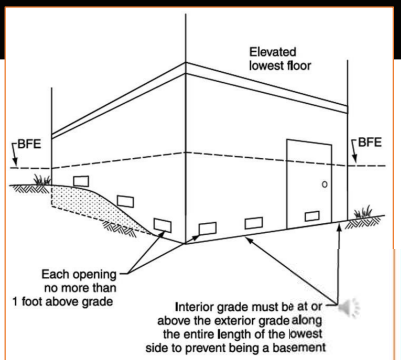
Do not modify an enclosure below an elevated V Zone building (or any zone for that matter)! It is a violation of your community's regulations, and you may have increased damage when it floods. Plus, your flood insurance policy will cost a lot more!

Avoid building an enclosure under your V Zone building. If you must enclose a small area, your community will require:

- Walls must be designed to collapse or "breakaway" under storm and flood conditions
- Must be unfinished or use flood resistant materials
- Utility wires and pipes should not go through or be attached to the breakaway walls
- Enclosed area is to be used only for parking, building access, or storage
- No bathrooms, utility room, or electric service below BFE
- Size limited to less than 300 square feet (or insurance premiums are higher)

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Flood Vents



Each opening no more than 1 foot above grade

Interior grade must be at or above the exterior grade along the entire length of the lowest side to prevent being a basement

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Flood Vent Style

NON-ENGINEERED

SLATS CLOG WITH DEBRIS



TOTAL FLOOD COVERAGE:
19.48 SQ FT

ENGINEERED

SMART VENTS PIVOT OPEN FOR A MANDATORY 3' DEBRIS CLEARANCE



TOTAL FLOOD COVERAGE:
200 SQ FT

13

Maintaining Historic Character

Elevating on a New Foundation

14

New Foundation Height: Scale and Massing



15

Foundation Design: Solid v. Open



16

Foundation Design: Illusion of Solidity



17

Access: Front Stairs



18

Maintaining Historic Character

Elevating the Interior Structure

19

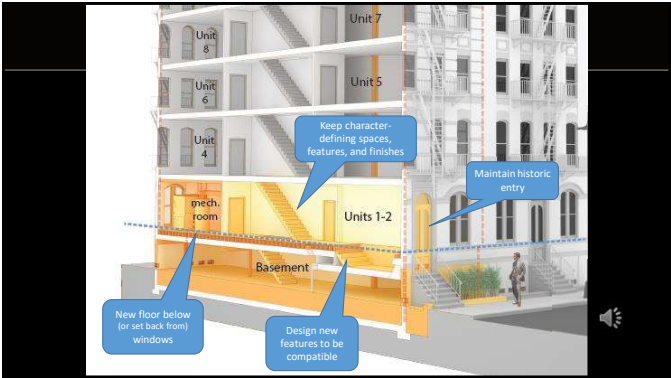
Rowhouse Mitigation

Avoid the 'domino effect'

20

Exterior Impacts

21



22

Summary

- Select a time horizon
- Find the most balanced adaptation treatment(s)
- Minimize alterations to historic spaces, features, and site



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