

Docket Item # 3 & 4
BAR CASE # 2012-0089 &
2012-0090

BAR Meeting
May 2, 2012

ISSUE: Permit to Demolish/Capsulate, Addition/Alterations and Waiver of Rooftop HVAC Screening Requirement

APPLICANT: Susan Horne and Robert Sennewald (contract purchaser) by Robert Bentley Adams & Associates (Scot McBroom)

LOCATION: 311 South Lee Street

ZONE: RM / Residential

STAFF RECOMMENDATION: Staff recommends approval of the application for a Permit to Demolish/Capsulate and a Certificate of Appropriateness for an addition and alterations as submitted.

****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.

****BUILDING PERMIT NOTE:** 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, 703-838-4360 for further information.



**CASE BAR2012-0089 &
CASE BAR2012-0090**



I. ISSUE:

The applicant is requesting approval of a Permit to Demolish to demolish/encapsulate portions of the west and south elevations of the western half of the rear block. The total area requested for demolition/encapsulation is approximately 221 square feet and includes four windows and one door. The alterations include:

- a one-story projecting bay on the south side of the rear block
- the shifting of one, second story window on the south side of the rear block
- a new one-story open rear porch on the west elevation
- conversion of an existing window to a door and shifting a window at the first story on the west elevation

The proposed materials on the porch and bay window include painted wood or Azek and standing seam metal for the roof.

The proposed bay window and open rear porch will be minimally visible from the public right-of-way. The applicant has included several items in the application that will **not** be visible from a public way and therefore are not within the Board's purview but are provided for context. These items include: one new rooftop HVAC unit adjacent to an existing rooftop unit, a new brick garden wall (6 feet in height) at the rear property line, replacement of aluminum siding on the western half of the rear block with HardiePlank and replacement of 6/6 windows with 2/2 windows on the western half of the rear block. Although the rooftop HVAC unit will not be visible from a public way as the main block entirely screens the unit, a waiver of rooftop screening requirement is necessary because the Zoning Ordinance requires screening of rooftop equipment regardless of visibility, unless waived by the BAR.

II. HISTORY:

The building at 311 South Lee Street is a two-story, Greek Revival frame townhouse constructed in **circa 1850**. Ethelyn Cox, in *Historic Alexandria, Virginia, Street by Street*, notes that the lot was "conveyed in June 1855 by heirs of George Slacum to Ebenezer Bacon for \$750...suggests that the lot, conveyed to Slacum in 1787, had been improved. In 1874 Joseph Hopkins paid \$500 for it, and in 1883 sold it for \$1500." The house, in its current footprint, appears on the 1877 G.M. Hopkins *City Atlas of Alexandria*. The 1885 and 1891 Sanborn Fire Insurance Maps show the rear of the building as having an enclosed rear one-story porch with a small open porch. By 1896, the Sanborn Fire Insurance Map shows the current configuration of the extended rear block as two stories.

Staff could locate no previous BAR approvals for this property.

The alley at the rear of the property is private.

III. ANALYSIS:

The proposed project meets Zoning Ordinance requirements, if the Board approves a waiver of the rooftop HVAC screening requirement. In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into a historic house?

- (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?
- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (6) 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 in which to live?

In the opinion of Staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish should be granted. Staff finds the proposed area of demolition and capsulation less than what the Board typically approves for rear additions and will not adversely affect the historic integrity. Staff notes that the project proposal is relatively minor in scope and that a significant portion of the rear block will remain intact.

Staff finds the simple Neo-Classical design of the one-story porch addition to be appropriately scaled and detailed, noting that the house appears to have had a one-story porch in this same location in the last quarter of the 19th-century. Although the bay window is a somewhat higher style than one typically finds on a rear block, it is well-detailed and appropriately scaled and stylistically appropriate for this late 19th-century portion of the house. The use of a high-quality, paintable, millable and solid-through-the-core synthetic material, such as Azek, is appropriate for new construction. In addition, the alterations will be minimally visible from South Lee Street. The shifting of windows and conversion of windows to doors is a common and appropriate alteration that allows historic buildings to be adapted to modern living. Staff has no objection to the waiver of rooftop HVAC screening requirement as the unit will not be visible from any public way and the screening is frequently far more visible and objectionable than the unit itself.

Staff recommends approval of the application for a Permit to Demolish/Ccapsulate and Certificate of Appropriateness as submitted.

STAFF:

Catherine 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

Code Administration

F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Acting Plan Review Supervisor at ken.granata@alexandriava.gov or 703-746-4193.

- R-1 Where appliances are located $\leq 10'$ from a roof edge or open side with a drop $\geq 24"$, guards shall be provided (USBC 2801.1). This section comes from the IMC since the IRC does not address rooftop units.
- C-1 Building and trades permits are required for this project. Five sets of *construction documents* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s). If a design professional prepares drawings for the project the plans must bear the seal of the design professional in accordance with the Code of Virginia Section 54.1-410B.
- C-2 Alterations to the existing structure and/or installation of equipment requires construction/alteration permits. Five sets of architectural quality drawings shall accompany the permit applications that fully detail the construction/alteration as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-3 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Any proposed future alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Before a building permit can be issued on any proposed future alterations, a certification is required from the owner or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos.
- C-6 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof (USBC 116.1 and 113.8)
- C-7 All exterior walls shall comply with Table R302.1 of the 2009 USBC (2009 IRC as amended).
- C-8 Stairs must comply with the Virginia Residential Code Section R311.7. A maximum riser height of 8-1/4 inches and minimum depth tread of 9 inches. Handrails shall be installed on at least one side for a continuous run of treads or flight with four or more risers. Handrail height shall be a minimum of 34 inches and a maximum of 38 inches from the sloped plane of the adjoining tread noses.
- C-9 Rooftop anchorage/installation details must be submitted.
- C-10 If $> 30"$ above finished grade porches must have guardrails on open sides. Guardrails and intermediate rails must comply with USBC.
- C-11 The applicant shall provide window manufacturer specification, size of openings for each window as well as lintel size for both doors and windows if the openings in the existing structure need to be enlarged.

- C-12 Appropriate clearances shall be maintained around all HVAC units per manufacturer specifications.
- C-13 Electrical wiring methods and other electrical requirements must comply with NFPA 70, 2008 and 2009 Virginia Residential Code.
- C-14 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-15 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.
- C-16 Provisions shall be made to prevent the accumulation of water or damage to any foundation on the premises or adjoining property (USBC 3303.5).

Transportation & Environmental Services

- R1. The building permit plans shall comply with requirements of City Code Section 5-6-224 regarding the location of downspouts, foundation drains and sump pumps. Refer to Memorandum to Industry dated June 18, 2004. [Memorandum is available online at the City web site under Transportation\Engineering and Design\Memos to Industry.]. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R4. 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)
- R5. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

FINDINGS

- F1. 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)

CITY CODE REQUIREMENTS

- 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 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)



Figure 2. Existing front (east) elevation.



Figure 3. Rear block, south elevation, existing.



Figure 4. Rear block, west elevation, existing.



Figure 5. Existing south elevation.



Figure 6. Existing west elevation.



Figure 7. Proposed demolition on south and west elevations.



Figure 8. Proposed south elevation.

BAR Case # 2012-0069

BAR Case # 2012-0690

ADDRESS OF PROJECT: 311 S. LEE ST.

TAX MAP AND PARCEL: 075 . 03 - 06 - 12 ZONING: RM

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: Scot McBroom @ Robert B. Adams & Assoc.

Address: 405 S. Washington St.

City: Alexandria State: VA Zip: 22314

Phone: 703-966-4426 E-mail: scot@adamsarchitects.com

Authorized Agent (if applicable): Attorney Architect _____

Name: Robert Bentley Adams

Phone: 703-549-0650

E-mail: scot@adamsarchitects.com

Legal Property Owner:

Name: SUSAN HORNE & ROBERT SENNEWALD - Contract Purchaser

Address: 311 S. LEE ST.

City: ALEXANDRIA State: VA Zip: 22314

Phone: _____ E-mail: _____

- 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
 - doors
 - lighting
 - other _____
 - fence, gate or garden wall
 - windows
 - pergola/trellis
 - HVAC equipment
 - siding
 - painting unpainted masonry
 - shutters
 - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

Add a one story frame bay w/ brick fndn.
 Add a one story open porch @ rear
 Alter windows and siding as shown on rear ell
 New 6' ht. brick garden walk @ rear w/ gate.
 Add one rooftop A/C unit adjacent to existg.

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.*

- 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 12 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.

BAR Case # _____

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 12 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: Scott McBroom

Printed Name: Scott McBroom

Date: 4/2/12

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 ten 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. Susan Horue & Bob Seunewald	311 S. Lee	100%
2.	contract purchase - effective 4/16/12	
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 311 S. Lee (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten 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. Susan Horue & Bob Seunewald	311 S. Lee	100%
2.		
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. none		
2.		
3.		

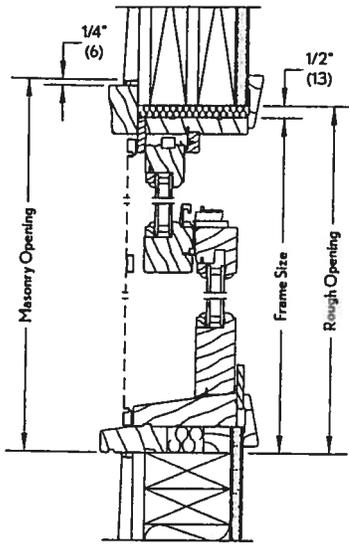
NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

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.

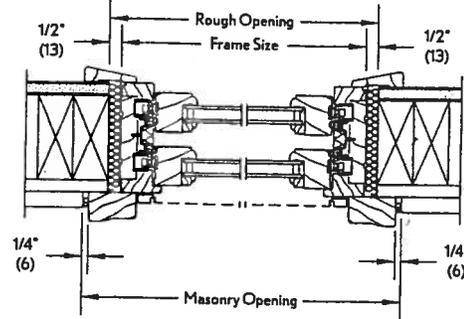
4/2/12 Suef McBroon Suef McBroon
Date Printed Name Signature

WOOD ULTIMATE DOUBLE HUNG

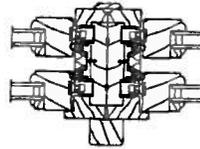
CONSTRUCTION DETAILS (U.T.S.)



HEAD JAMB AND SILL



JAMB



VERTICAL MULLION

NOTE:

1 1/2" MINIMUM TO MATCH EX. WIDE VERTICAL.

WOOD ULTIMATE DOUBLE HUNG

ENERGY DATA	U-Factor	R-Value	SHGC	VT	CR	ENERGY STAR
Single Glaze	0.84	1.19	0.61	0.63	12	
Single Glaze with EP	0.45	2.22	0.56	0.58	44	
Single Glaze with Hardcoat Low E EP	0.36	2.78	0.46	0.53	52	NC
Insulating Glass/Clear - Air	0.47	2.13	0.54	0.57	41	
Insulating Glass/Low E II - Air	0.35	2.86	0.30	0.50	50	N, NC, SC, S
Insulating Glass/Low E II - Argon	0.31	3.23	0.29	0.50	53	N, NC, SC, S
Insulating Glass w/Comb./Low E II - Argon	0.22	4.55	0.29	0.46	66	N, NC, SC, S

WINDOW SPECIFICATION ~ 311 S. LEE



DEPARTMENT OF PLANNING AND ZONING
FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

A. Property Information

A1. Street Address 311 S. Lee Street Zone RM
 A2. $\frac{2588 \text{ \#}}{\text{Total Lot Area}} \times \frac{1.5}{\text{Floor Area Ratio Allowed by Zone}} = \frac{3882 \text{ \#}}{\text{Maximum Allowable Floor Area}}$

B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	645	Basement**	645
First Floor	1228	Stairways**	132
Second Floor	1228	Mechanical**	18
Third Floor < 7'	-	Other**	-
Porches/ Other	✓	Total Exclusions	795
Total Gross *	3101		

B1. Existing Gross Floor Area *
3101 Sq. Ft.
 B2. Allowable Floor Exclusions**
795 Sq. Ft.
 B3. Existing Floor Area minus Exclusions
(subtract B2 from B1)
2306 Sq. Ft.
 [A = 1576 allowed addition]

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	-	Basement**	-
First Floor - bay addn	25	Stairways**	-
Second Floor	-	Mechanical**	-
Third Floor	-	Other**	-
Porches/ Other	117	Total Exclusions	0
Total Gross *	142		

C1. Proposed Gross Floor Area *
142 Sq. Ft.
 C2. Allowable Floor Exclusions**
0 Sq. Ft.
 C3. Proposed Floor Area minus Exclusions
(subtract C2 from C1)
142 Sq. Ft.

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 2448 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 3882 Sq. Ft.

*Gross floor area is the sum of all gross horizontal areas under roof, 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.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations

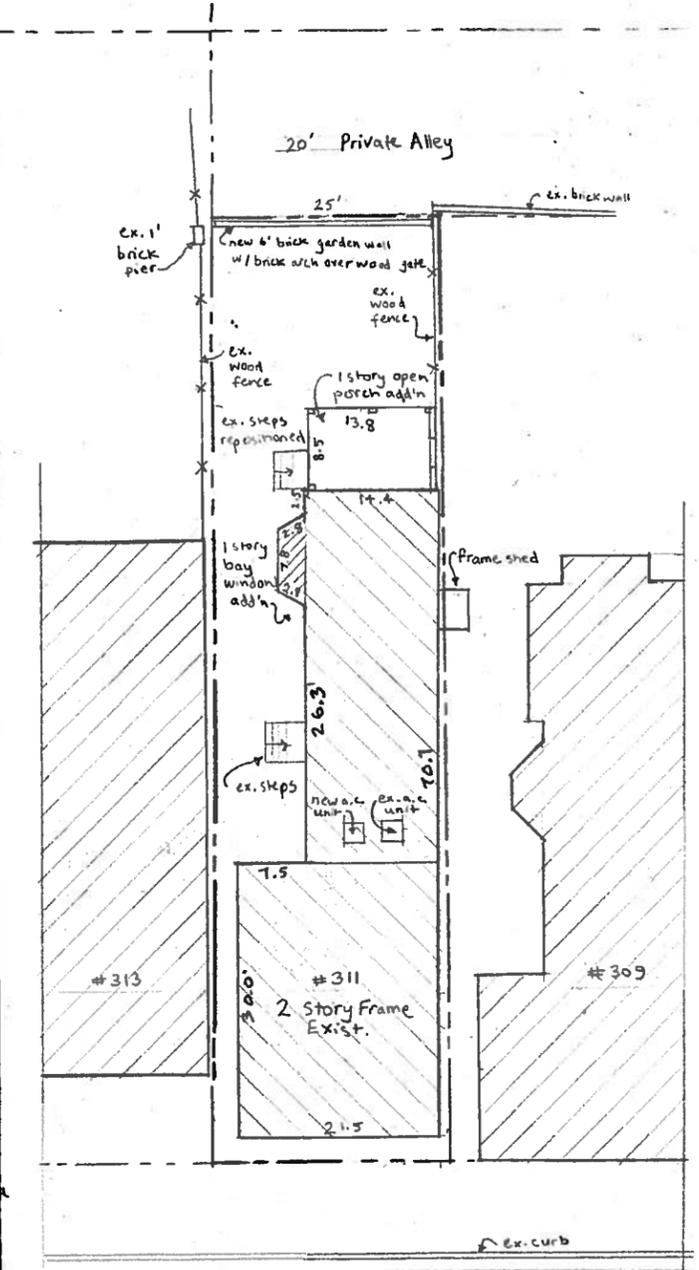
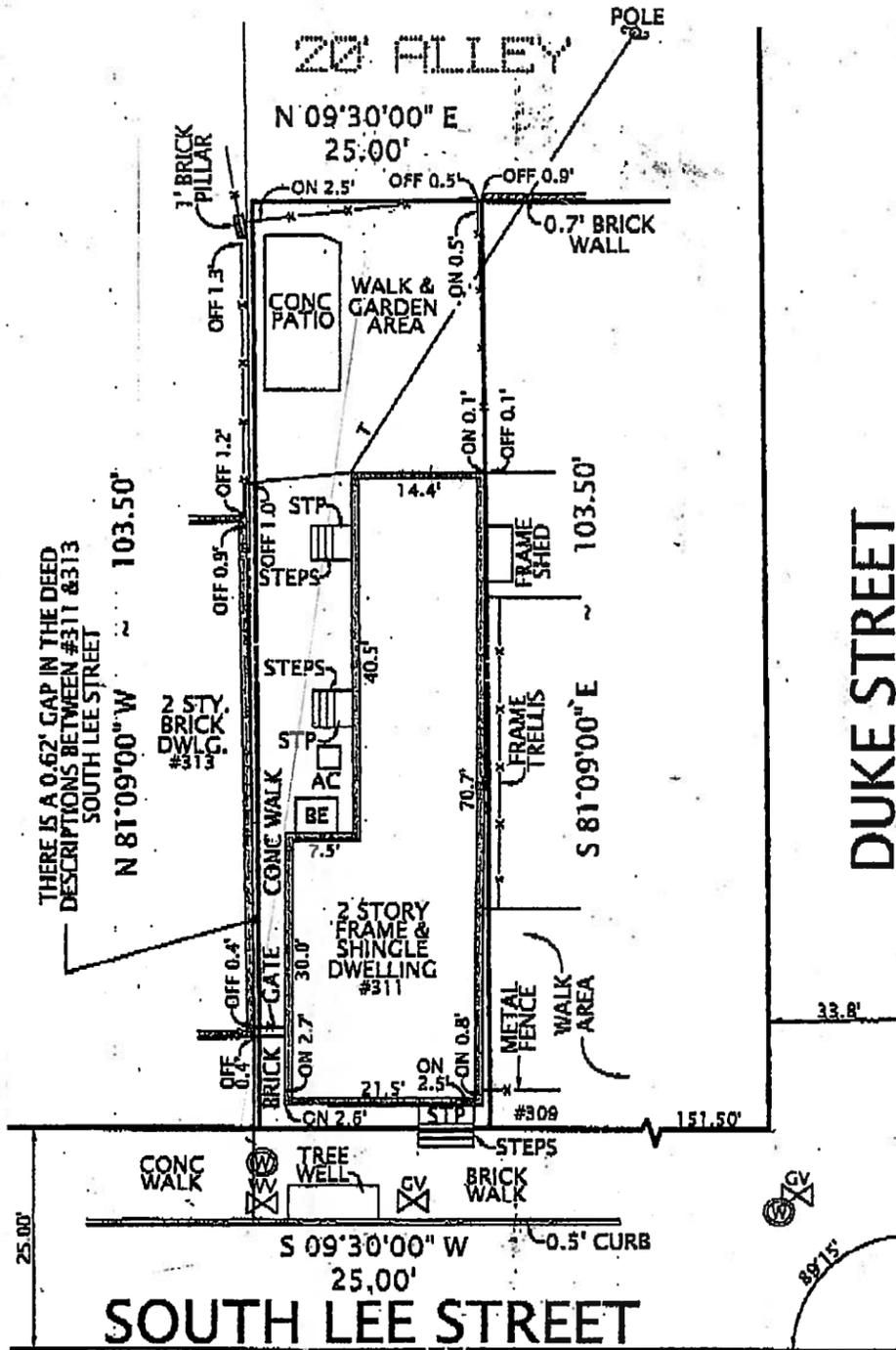
Existing Open Space	1251	48%
Required Open Space	906	35%
Proposed Open Space	1029	37.8%

A = 345 #

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

Signature: Scott B. Weaver Date: 4/2/12

Updated July 10, 2008



PLAT - EXISTING
 SHOWING HOUSE LOCATION ON
 ON THE PROPERTY LOCATED AT
#311 SOUTH LEE STREET
 (INST# 030035001)
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 20' JUNE 29, 2009

<p>I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:</p>	<p>06/29/2009 GEORGE M. O'QUINN LICENSE NO. 2069 LAND SURVEYOR <i>George M. O'Quinn</i></p>	<p>ORDERED BY: SMITH/TAYLOR - BYRNE SCOTT B. WEAVER, ATTORNEY AT LAW</p>
<p>THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD. A TITLE REPORT WAS NOT FURNISHED. NO CORNER MARKERS SET.</p>	<p>DOMINION Surveyors Inc.* 8808-H PEAR TREE VILLAGE COURT ALEXANDRIA, VIRGINIA 22309 703-619-6555 FAX: 703-799-6412</p>	

RECEIVED
 APR - 2 2012
 PLANNING & ZONING

PROPOSED SITE PLAN
 1" = 20'

ROBERT BENTLEY ADAMS & ASSOCIATES P.C.
 405 South Washington Street Alexandria Virginia 22314
 Tel: 703 549 0650 © Fax: 703 549 3125
 ADAMS ARCHITECTURE PLANNING INTERIORS

Additions & Alterations
Horne / Sennewald Residence
 311 S. Lee Street
 Alexandria, Virginia

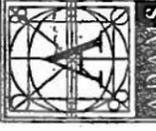
DATE: 2 April 2012

SHEET
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EXIST'G SOUTH ELEVATION
 3/16" = 1'-0"

ROBERT BENILEY ADAMS & ASSOCIATES P.C.
 405 South Washington Street Alexandria Virginia 22314
 Tel. 703 549 0650 © Fax. 703 549 3125
 ADAMS ARCHITECTURE PLANNING INTERIORS

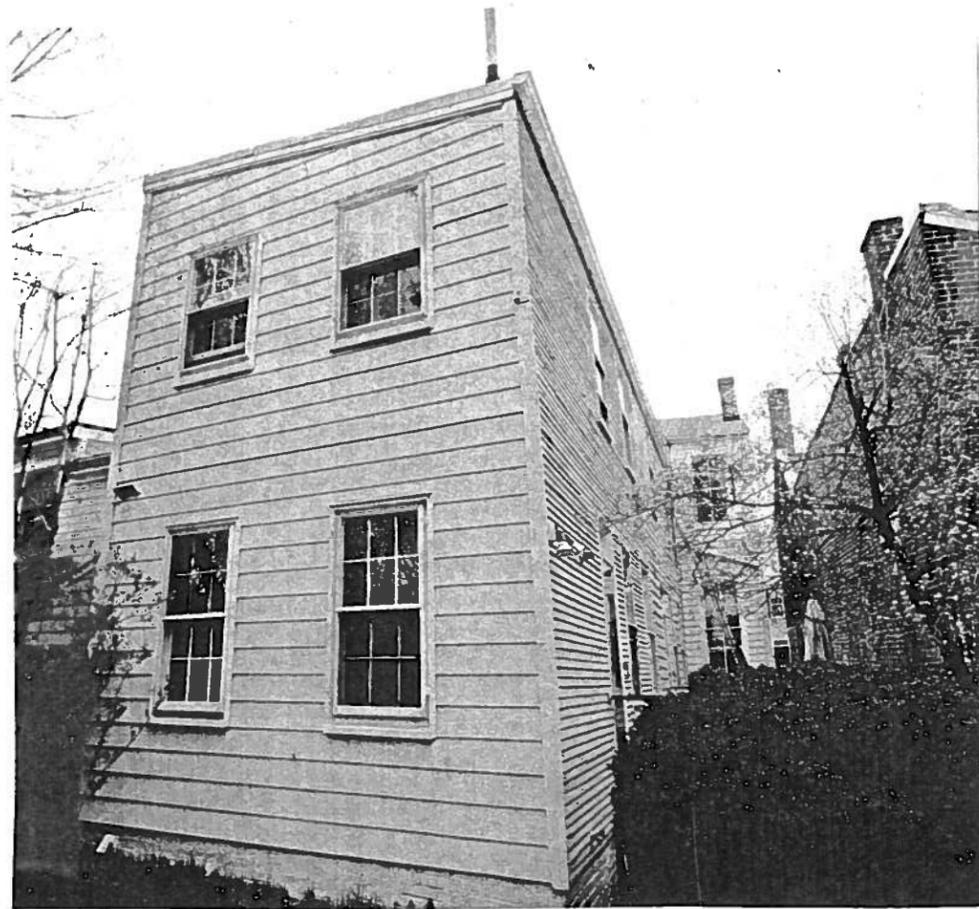


Additions & Alterations
Horne / Sennewald Residence
 311 S. Lee Street
 Alexandria, Virginia

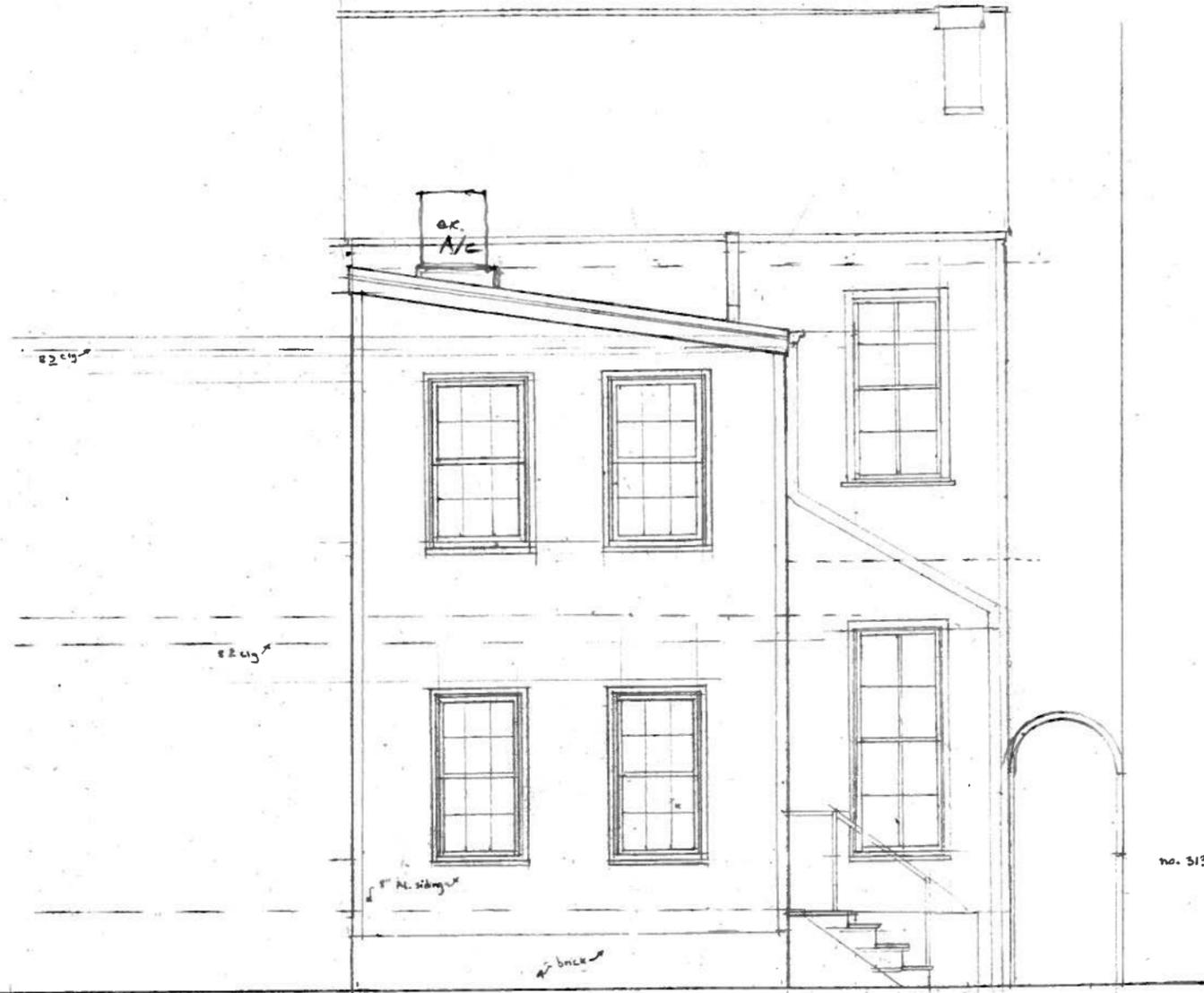
DATE:
 2 April 2012

SHEET

2



EXIST'G REAR (WEST) ELEVATION



EXIST'G WEST ELEVATION

3/16" = 1'-0"

ROBERT BENTLEY ADAMS & ASSOCIATES P.C.
 405 South Washington Street Alexandria Virginia 22314
 Tel. 703 549 0650 © Fax. 703 549 3125



ADAMS ARCHITECTURE

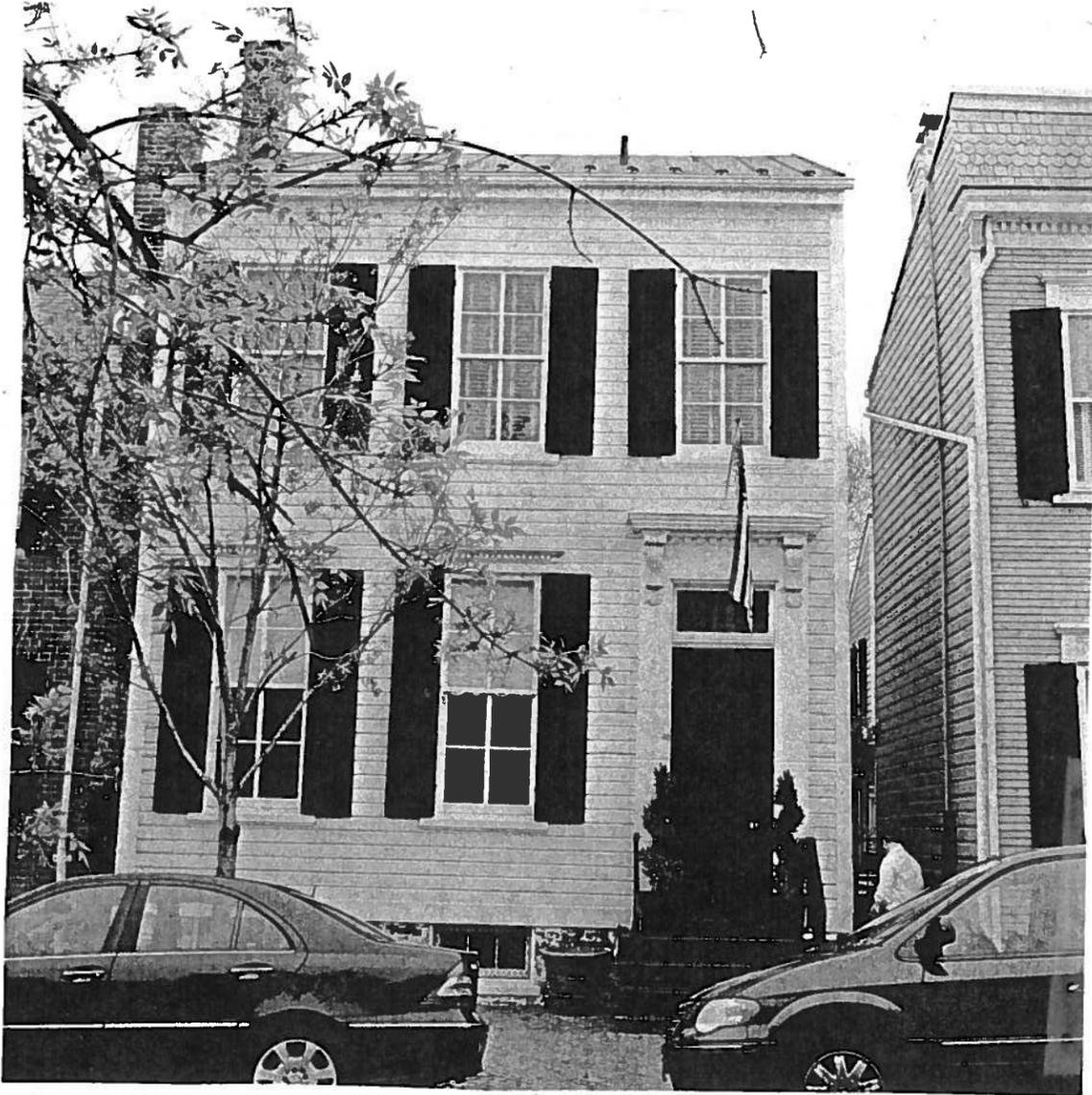
Additions & Alterations
Horne / Sennewald Residence
 311 S. Lee Street
 Alexandria, Virginia

DATE:
 2 April 2012

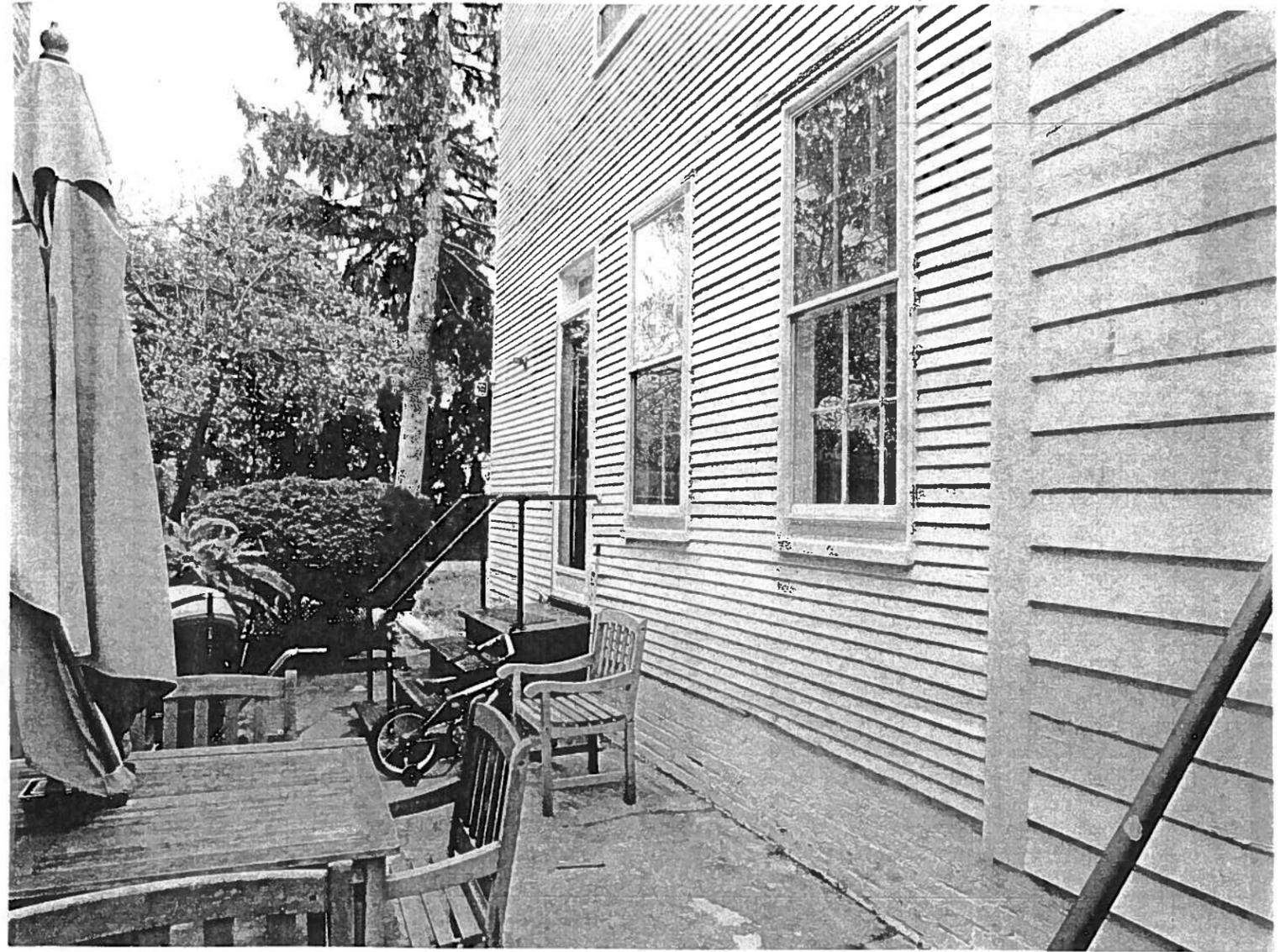
SHEET

3

PLANNING INTERIORS

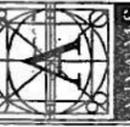


EXIST'G FRONT (EAST) ELEVATION



EXIST'G SOUTH SIDE, LOOKING WEST

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ADAMS

ARCHITECTURE

PLANNING

INTERIORS

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SOUTH : 27 + 141 = 168 #
 WEST : 22 + 31 = 53 #
 TOTAL : 221 sq. ft.



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 ADAMS ARCHITECTURE PLANNING INTERIORS

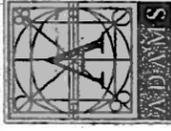
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AREA OF DEMOLITION & ENCAPSULATION - SOUTH ELEVATION & WEST ELEVATION

3/16" = 1'-0"

SHEET
 5

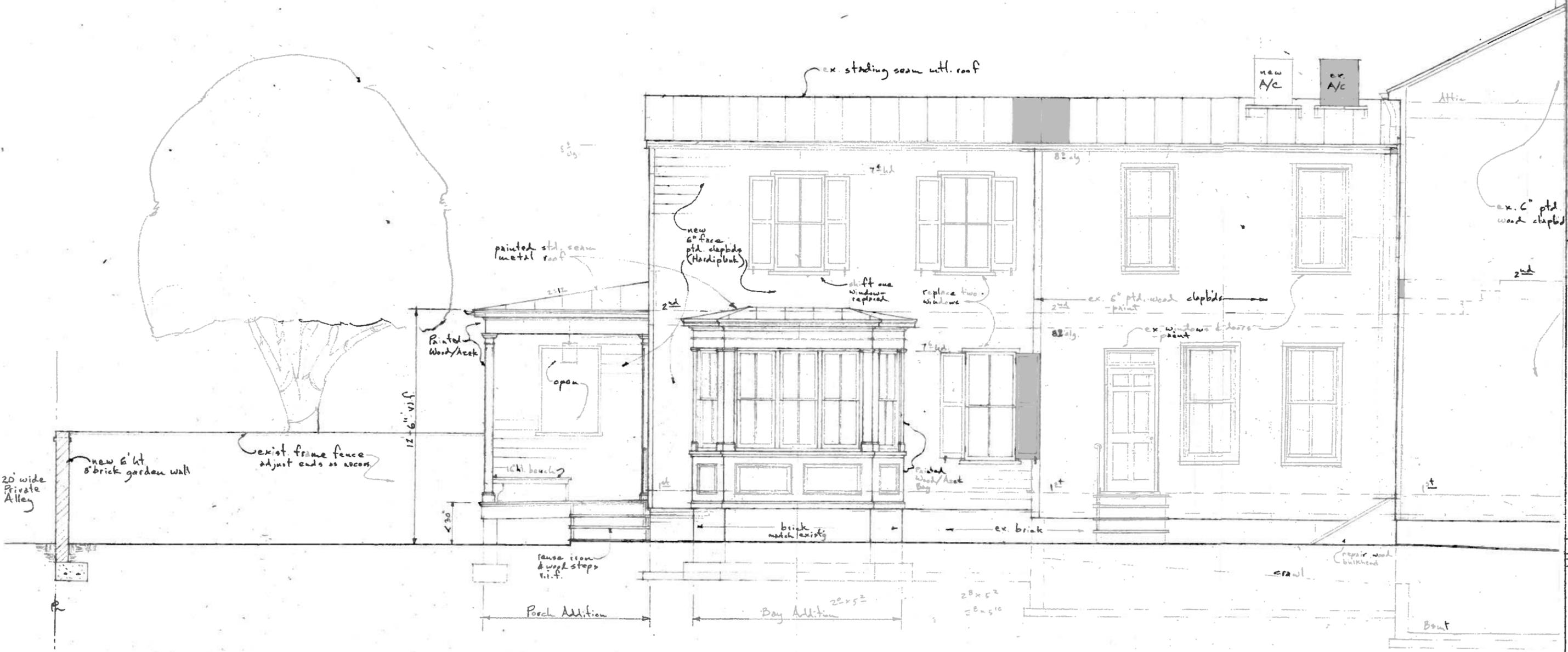


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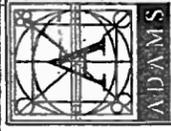
6



SOUTH ELEVATION
 3/16" = 1'-0"



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