

Docket Items #4 & #5
BAR CASE # 2017-0285 &
2017-0286

BAR Meeting
September 20, 2017

ISSUE: Permit to Demolish/Capsulate, Certificate of Appropriateness for Additions and Alterations, and Waiver of Rooftop Mechanical Screening Requirement

APPLICANT: David and Elizabeth Jochum

LOCATION: 433 South Lee Street

ZONE: RM / Residential

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness and Permit to Demolish/Capsulate with the conditions that:

1. the Board *deny* the request for five square feet of demolition below the small basement window facing South Lee Street;
2. the new French casement basement window facing South Lee Street be single-glazed and otherwise comply with the Board's window policy;
3. the Board waive the required concealment of the rooftop mechanical equipment;
4. the statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Demolition, Basement/Foundation plans, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
 - a. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** 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.
5. **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.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR #2017-00285 & 286
433 South Lee Street



Note: Staff coupled the applications for a Permit to Demolish (BAR #2017-0285) and Certificate for Appropriateness (BAR #2017-0286) for clarity and brevity.

I. ISSUE

The applicant is requesting approval of a Permit to Demolish/Capsulate and Certificate of Appropriateness for two one-story additions and a second story addition, as well as alterations at 433 South Lee Street. The proposed project also requires a BAR waiver of the concealment of rooftop mechanical equipment required by zoning ordinance sec. 6-403(B).

Demolition/Capsulation

Three separate minor additions are proposed as part of the renovation of this historic property: an existing interior courtyard will be enclosed for a one-story addition; a second floor addition will be constructed over the existing one-story hyphen; and, a one-story bay window addition will be constructed on the north elevation of the existing two-story frame addition (Figure 1).

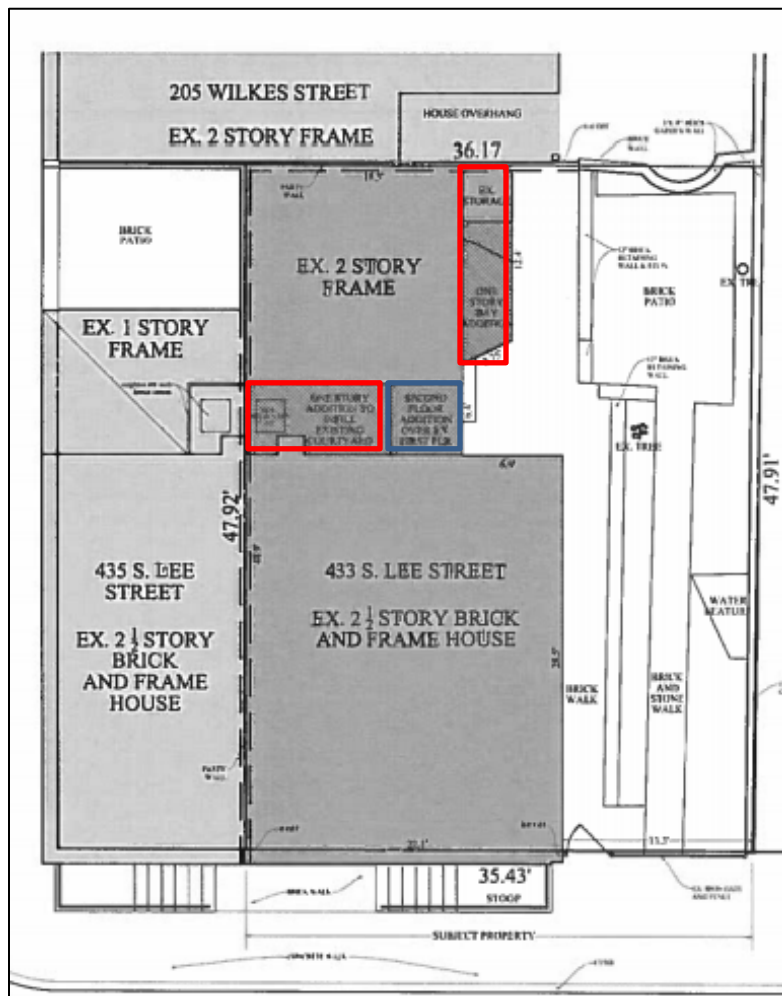


Figure 1: Proposed additions (red = one-story addition, blue = second story addition)

As a result, the applicant proposes 96 square feet of *demolition*, including:

- 34 square feet on the main block: On the front façade 5 square feet for an enlarged window and on the west elevation 29 square feet for the one-story infill addition.
- 35 square feet on the one-story hyphen for the first floor in-fill addition, the second floor addition and for fenestration changes facing the side garden.
- 27 square feet on the north wall of the two-story frame addition for a new bay window on the first floor and casement window on the second floor.
- Partial demolition of the existing rear shed.

The proposed additions and alterations also necessitate the *capsulation* of 454 square feet, some of which is located within the existing interior courtyard:

- 151 square feet on the west wall of the main block.
- 55 square feet on the south elevation of the one-story hyphen.
- 87 square feet on the north wall and 161 on the east wall of the two-story frame addition.

Certificate of Appropriateness

Addition

The amount of new square footage being added to the property is relatively small and does not impact the front or north elevation of the masonry main block. An existing interior courtyard between the main block and the two story rear addition will be enclosed to become part of the first floor (68 square feet), and a second story will be added to the existing one-story hyphen connecting the main block and the rear addition (28 square feet). On the existing frame addition the triple French door will be removed and a projecting bay window will be added, as well as a new casement window on the second floor. The existing shed at the rear of the property will be reduced in size and the area adjacent to the building will continue to be used for storage. Because the bay window and reconfigured shed are located in a required rear yard, the applicant obtained approval of a special exception from the Board of Zoning Appeals on September 14, 2017 (BZA 2017-0024) in order to construct the bay window and retain the smaller shed.

Materials on the addition consist of simulated divided light wood windows and doors, wood trim and paneling, and standing seam metal roof. The additions will be clad with clapboard siding to match the existing rear elevation.

The applicant also proposes to relocate the existing ground mounted HVAC condenser from the courtyard to the roof of the new one-story infill addition, along with a second unit. The applicant does not propose to screen these units because they will be screened by the neighbor's existing rooftop HVAC screening.

Alterations

The following alterations are also proposed on the main block:

- Replace the existing basement-level solid wood shutters on the front façade with a multi-light French casement window.

- Enlarge the small basement window opening on the front façade and install a new multi-light wood casement window.
- Repair windows as needed and install new storm windows.
- Replace existing asphalt shingle roof with new standing seam metal roof.
- Replace the basement windows on the north elevation with new fixed glazed sash.
- Install a new six-over-six multi-light wood window and basement window on the west elevation, in the location of the existing door and stoop and infill brick as necessary.

Visibility

Visibility of the proposed project is limited to South Lee Street through the applicant's side garden fence and from Wilkes Street above the neighbor's existing rear addition at 435 South Lee Street.

II. HISTORY

The three-bay, two-story masonry townhouse with applied historic siding on the front façade was likely first constructed as a pair with 435 South Lee Street. According to Ethelyn Cox's *Historic Alexandria Virginia Street by Street*, the townhouses likely date to **ca. mid-18th** but may date as far back as 1792, when William Wright owned the property. The 1798 Gilpin map does not show any structures on this lot and no structures appear on this lot in the Civil War Quartermaster maps or on the 1845 Ewing map. The 1862 Plan of Alexandria map shows several structures on this lot. The footprint of the building appears on the 1902 Sanborn Fire Insurance map, the first year this part of the City was mapped, but by **1921** a third bay was added to the north. Since that time, with the exception of fenestration changes on the rear hyphen and two-story rear addition, the form has stayed the same.

Staff could locate no prior BAR approvals for the subject property.

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(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?	Yes
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(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?	No

(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	Yes
(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?	Yes

The applicant's request for demolition and capsulation is not unusual in the Old and Historic Alexandria District, as homeowners seek to create additional modern living space. From 2012 thru 2016, the BAR approved approximately 92 additions. BAR staff - and the Board - have typically supported such requests if the new construction is sensitively attached and only a limited amount of historic fabric is demolished or capsulated. As described in the zoning ordinance criteria, the specific amount that can be supported depends upon the public visibility, the importance of the structure and the quality or rarity of the material and craftsmanship being demolished or capsulated.

The proposed additions and alterations require a minimal amount of demolition/capsulation and a significant portion of the area to be impacted is either located within the courtyard which is already confined to the interior of the property, or on an elevation not visible from the right-of-way. The reconfiguration of the fenestration on the two-story frame portion is also limited and largely impacts areas already modified. Therefore, staff supports the applicant's request with respect to the minor additions and alterations. Staff does not support the enlargement of the front basement window and the associated demolition for the installation of a larger window, for the reasons discussed below.

Certificate of Appropriateness

Regarding residential additions, the *Design Guidelines* state the Board's preference for "contextual background buildings which allow historic structures to maintain the primary visual importance," and for "designs that are respectful of the existing structure and...which echo the design elements of the existing structure." While the second story addition on the hyphen and the infilling of the courtyard certainly impact these early features, they do so in a way that is compatible with the historic stricture, maintaining the existing setbacks and differentiating the second story addition with a modest setback. The bay window addition is also small in scale, limited to one story and disturbs only later materials and features, such as the triple French doors and utilitarian shed. Staff finds the modest additions to be compatible with the historic house and strategically placed so as to not adversely impact the historic main block.

As noted above, staff objects only to enlargement of the small basement window on the front façade to install a larger window. Historically most basement level windows were small and

were included primarily to provide a small amount of ventilation and light to these unfinished spaces. The applicant is already converting the shuttered opening at the basement level to a window and staff does not support the removal of any historic masonry in this location in order to gain additional glazing area. The retention of the small opening, even if the existing window is replaced, will continue to match the adjacent basement window at 435 South Lee Street, which was originally a twin of the subject property. Further, the addition of significant fenestration on the basement level is incompatible with the windows on the upper floors and without historic precedent.

Staff is pleased that the applicant is retaining and repairing the windows on this historic house, in particular on the front façade. Staff also supports the use of Kolbe & Kolbe simulated divided light wood windows and doors on the additions, provided that they comply with the Board's adopted window policy. On the front façade, where the shutters are being replaced with a French casement window, staff recommends that the window be single-glazed, with true divided lights, to comply with the window policy for street-facing facades of 18th and 19th century buildings.

Section 6-403(B) of the zoning ordinance permits the BAR to waive the requirement to conceal rooftop mechanical appurtenances when the Board finds such screening would be architecturally inappropriate or unnecessary. Staff supports the waiver in this case because the proposed rooftop HVAC condensers will be located directly behind the neighbor's elevated condenser, which is already screened (Figure 2) and therefore not visible from a public way.



Figure 2: Rooftop HVAC condenser at 435 South Lee Street

With the conditions discussed above and the archeology recommendations listed below, staff recommends approval of the application.

STAFF

Stephanie Sample, Urban 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

Zoning Comments

- F-1 There have been no variances or special exceptions previously granted for the subject property.
- F-2 Proposed scope of work requires BZA review and approval prior to BAR review and approval. BZA Case # 2017-0024 is scheduled to be heard on Thursday, September 14, 2017 at 7:30 pm in Council Chambers, City Hall.

Code Administration

- C-1 A building permit, plan review and inspections are required for the information listed in the BAR application.

Transportation and Environmental Services

- R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. 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)
- 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)
- F2. T&ES may request additional information at the building permit stage regarding methods for digging out the proposed basement. (T&ES)
- C1. 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)

- C2. 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)
- C3. 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)
- C4. All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C5. Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C6. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F-1. According to Ethelyn Cox's *Historic Alexandria Virginia Street by Street*, 433 S. Lee St. may date as far back as 1792, when William Wright owned the property. The 1798 Gilpin map does not show any structures on this lot. No structures appear on this lot in the Civil War Quartermaster maps or on the 1845 Ewing map. The 1862 Plan of Alexandria map shows several structures on this lot. The footprint of the building appears to have remained constant through the 1902-1921 Sanborn Maps. Anecdotal evidence suggests that there are shackles in the basement and a well in the backyard (2012 email). City Archaeologists confirmed the presence of an historic well (of unknown date), but did not have the opportunity to confirm the presence of shackles. The property has the potential to yield archaeological resources which could provide insight into domestic activities in Alexandria during the late 18th and early 19th century.
- R-1. The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Demolition, Basement/Foundation plans, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
 - a. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

- b. The applicant/developer shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

IV. ATTACHMENTS

1 – Application for BAR 2017-0285 and 2017-0286: 433 South Lee Street
2 – Supplemental Materials

BAR Case # _____

ADDRESS OF PROJECT: 433 S. Lee Street

TAX MAP AND PARCEL: 075.03-07-26

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: Robert Bentley Adams & Associates

Address: 405 S. Washington St.

City: Alexandria

State: VA Zip: 22314

Phone: 703-549-0650

E-mail: scot@adamsarchitects.com

Authorized Agent (if applicable): ☐ Attorney ☒ Architect ☐ _____

Name: Scot McBroome

Phone: 703-549-0650

E-mail: scot@adamsarchitects.com

Legal Property Owner:

Name: David & Elizabeth Jochum

Address: 433 S. Lee St.

City: Alexandria

State: VA Zip: 22314

Phone: _____

E-mail: _____

- | | | | |
|----|------------------------------|--|--|
| | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there an historic preservation easement on this property? |
| NA | <input type="checkbox"/> Yes | <input type="checkbox"/> No | If yes, has the easement holder agreed to the proposed alterations? |
| | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Is there a homeowner's association for this property? |
| NA | <input type="checkbox"/> Yes | <input type="checkbox"/> 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.*
- | | | | |
|---|---|---|--|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input checked="" type="checkbox"/> HVAC equipment | <input checked="" type="checkbox"/> shutters |
| <input checked="" type="checkbox"/> doors | <input checked="" type="checkbox"/> windows | <input checked="" type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☒ ADDITION
- ☒ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

Construct 68 s.f. of 1st Floor additions and 28 s.f. of 2nd Floor frame addition.
 Alter 2 basement windows and cellar door to new painted wood windows.
 Deepen the front house foundation for a basement.
 Alter rear ell modern doors & windows; new painted wood siding at ell; alter storage "shed".
 Move exist. rooftop A/C & add a skylight.
 Remove rear door & change to a window; remove rear wood stoop & steps.
 Remove existing composition shingle roof; replace with painted standing seam metal.
 Examine & assess all historic windows to remain; repair as necessary. New exterior storm windows.

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 3 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.*

- NA** { ☐ ☐ ^{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.*

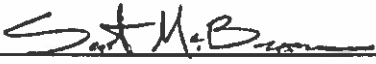
- ☒ ☐ ^{N/A} Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☒ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC 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.

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 3 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: 

Printed Name: Scot McBroom

Date: 8/7/17

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 three 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. Robert Bentley Adams & Associates	405 S. Washington St.	none
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 433 S. Lee St. (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three 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. David & Elizabeth Jochum	433 S. Lee St.	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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. Robert Bentley Adams & Associates	none	B.Z.A.
2. David & Elizabeth Jochum	none	B.Z.A.
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.

8/7/17
Date

Scot McBroom
Printed Name

Scot McBroom
Signature

Traditional Double Hungs



Kolbe's traditional double hungs are a beautifully modern version of a classic style. The sloped sill creates a traditional appearance and helps guard against water damage. Kolbe's traditional double hungs open and close smoothly and effortlessly, and the sash can be tilted in or removed for easy cleaning.

Traditional Double Hung Standard Features

- ▶ 1-3/8" thick sash
- ▶ Overall jamb width is 4-9/16" (*basic box width is 4-9/16"*)
- ▶ Frame thickness is 3/4" at side jambs and head
- ▶ Sill thickness is 1-3/16", slope is 14°
- ▶ Constructed of pine, with pine interior stops and wood mull casings on mull units
- ▶ Energy efficient, insulating LoE²-270 glass
- ▶ Glazed to the interior with beveled wood glazing beads
- ▶ 1-15/16" exterior brickmould applied
- ▶ All exterior wood parts are preservative-treated
- ▶ Exterior frame and sash are latex primed
- ▶ Rigid PVC head parting stop with flexible fins and waterseal at the sill
- ▶ Fully weatherstripped for a tight seal
- ▶ Clay-colored heavy duty sash lock
- ▶ Machined finger grooves on the top rail of the upper sash and bottom rail of the lower sash
- ▶ Spring-loaded block-and-tackle mechanical balances to carry the sash weight
- ▶ Beige PVC jambliners with compression foam backing
- ▶ Pine-veneered head and seat boards; unique narrow mullions and cable support system on bay units

NOTE: All measurements are nominal.



1-15/16" brickmould applied as standard

Hardware

Clay-colored cam locks are factory-applied to Traditional double hung units as standard. Other finishes available are White, Beige, Brass, Antique Brass, Satin Nickel, Antique Nickel, Rustic Umber, Oil-Rubbed,* and Matte Black. For units without finger grooves, sash lift handles in Clay, White, Beige, Brass, Antique Brass, Satin Nickel, Antique Nickel, Rustic Umber, and Matte Black finishes are available.

*The Oil-Rubbed finish is a living finish, which means that it will change appearance over time with use.



Sash lock in Clay (standard)



Square style sash lift handle in Satin Nickel



Traditional style sash lift handle in Matte Black

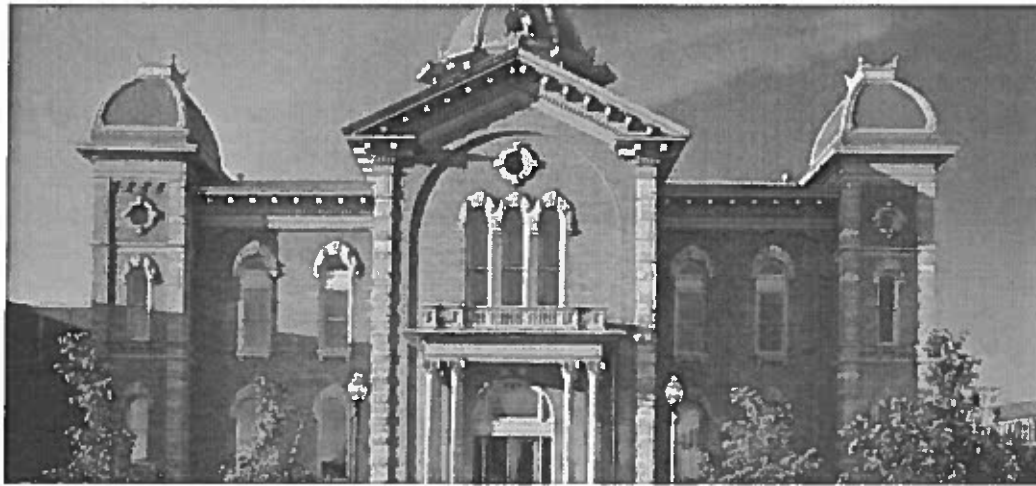


Photo courtesy of Group 3 Architecture & John McManus Photography

Traditional Double Hung Optional Features

Glass (pgs. 184-185):

- ▶ LoE-180
- ▶ LoE²-240
- ▶ LoE³-366
- ▶ ThermaPlus™ LoE
- ▶ Patterned, bronze- or gray-lite
- ▶ Tempered or laminated
- ▶ Other options standard to the industry

Divided Lites (pgs. 186-187):

- ▶ Performance divided lites with 5/8", 7/8", 1-1/8", 1-3/4", 2-1/4", or 4-1/2" bars
- ▶ True divided lites with 1/2" LoE² insulating glass and 1-1/8" bars
- ▶ Grilles-in-the-air-space
- ▶ Interior removable wood grilles with 7/8" or 1-1/8" bars and full surrounds

Exterior Finishes (pg. 189):

- ▶ K-Kron II exterior paint finish

Other Options: (custom options are also available)

- ▶ Other wood species and FSC-certified wood (pg. 188)
- ▶ Interior prefinishing (pg. 188)
- ▶ Interior casing (pg. 190)
- ▶ Prep for stool

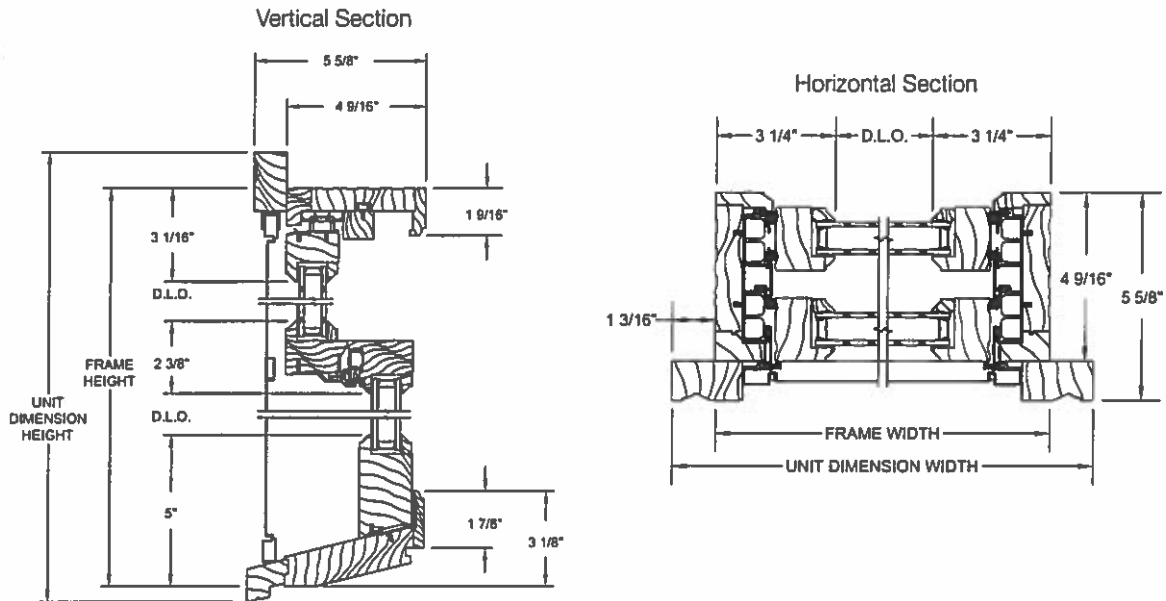
NOTE: All measurements are nominal.

*The Oil-Rubbed finish is a living finish, which means that it will change appearance over time with use.

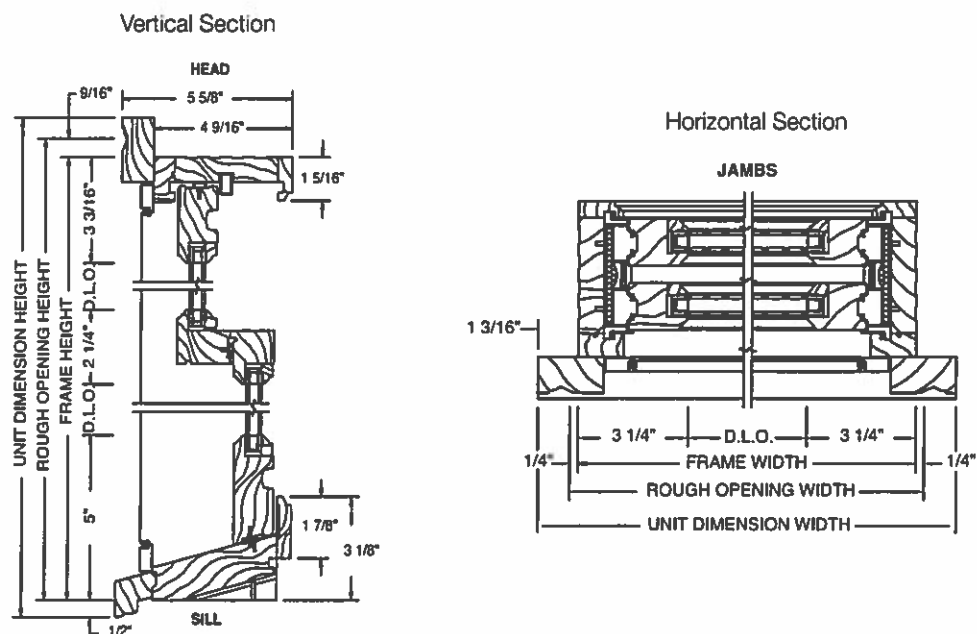
- ▶ 3-1/2" flat or profiled brickmould, backband on 3-1/2" brickmould and other custom millwork (pg. 190)
- ▶ Projected sill nosing, extended sill horns or no nosing
- ▶ Ovolo and square profile glazing beads and interior divided lite bars (pg. 192)
- ▶ No finger grooves in top, bottom or both sash
- ▶ Sash locks in White, Beige, Brass, Antique Brass, Satin Nickel, Antique Nickel, Rustic Umber, Oil-Rubbed* and Matte Black finishes
- ▶ Sash lift handles in Clay, White, Beige, Brass, Antique Brass, Satin Nickel, Antique Nickel, Rustic Umber, Oil-Rubbed* and Matte Black finishes
- ▶ Universal design crank handle hardware kit in White
- ▶ White jamb liners
- ▶ Full or half screens with aluminum frames and options for BetterVue® or UltraVue® fiberglass screen mesh or aluminum screen mesh; frames will match the exterior color of the unit
- ▶ StormGuard combination storm/screen units (pg. 191)
- ▶ Extension jambs (up to 12" applied, over 12" shipped loose for field application)
- ▶ Sash limiters for safety
- ▶ Galvanized steel installation clips
- ▶ Insulated platforms, support brackets, and oak-veneered head and seat boards for bay units
- ▶ Available as replacement sash kits (pg. 76)

Double Hungs Cross Section Drawings

Sterling Double Hung



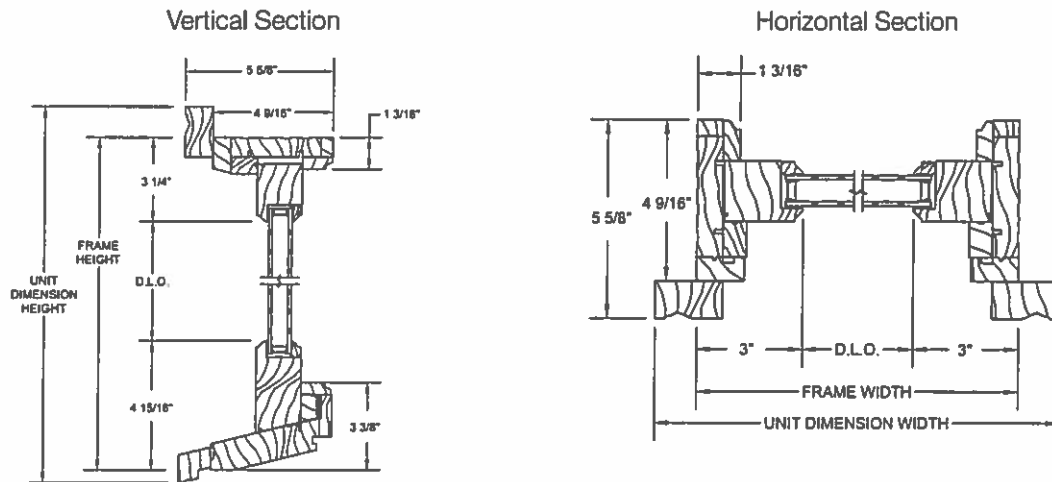
Traditional Double Hung



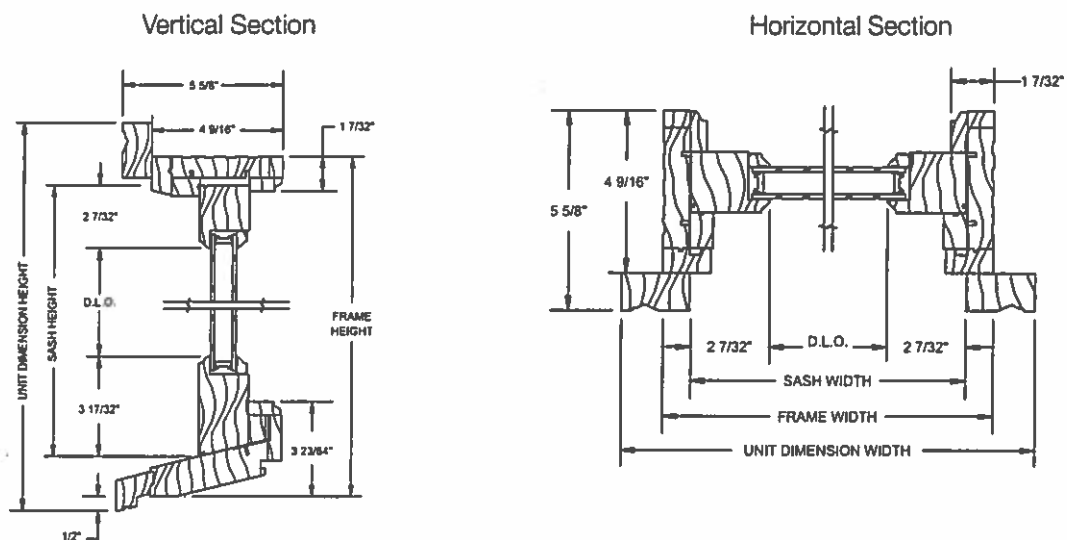
NOTE: Drawings are not to scale. Additional and the most current drawings are available in the Architect Library at www.kolbe-kolbe.com.

Double Hungs Cross Section Drawings

Sterling Double Hung Studio Unit

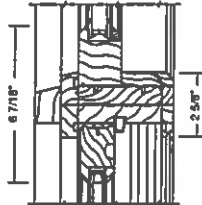


Traditional Double Hung Studio Unit

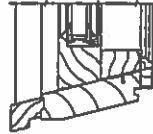


NOTE: Drawings are not to scale. Additional and the most current drawings are available in the Architect Library at www.kolbe-kolbe.com.

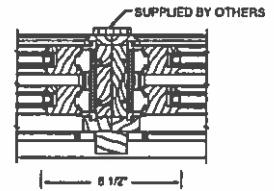
Rectangular Transom
Stacked Over
Traditional Double
Hung



Double Hung
Transom with
Optional Beveled Sill

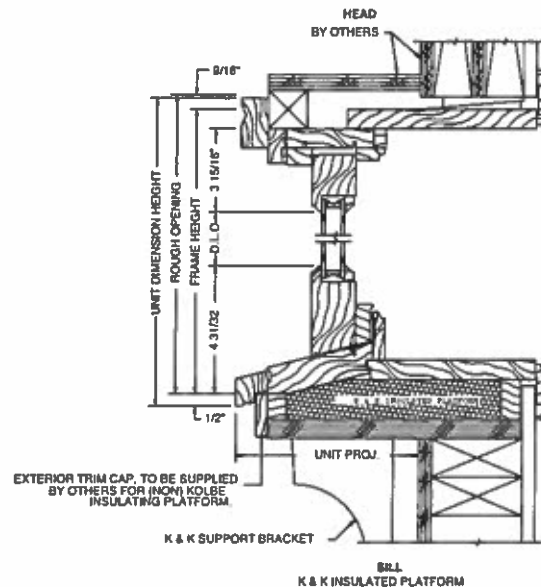


Standard Narrow
Mullion



Traditional Double Hung 30° & 45° Bay Window

Vertical Section



NOTE: Drawings are not to scale. Additional and the most current drawings are available in the Architect Library at www.kolbe-kolbe.com.

Inswing Patio Doors



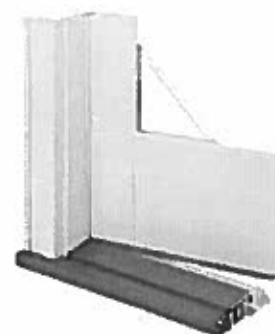
Swinging patio doors swing in or out to provide convenient access to the outdoors. Corresponding radius or transom units can allow even more light to illuminate your home. Mull together with additional patio doors to create custom-configured panoramic views.

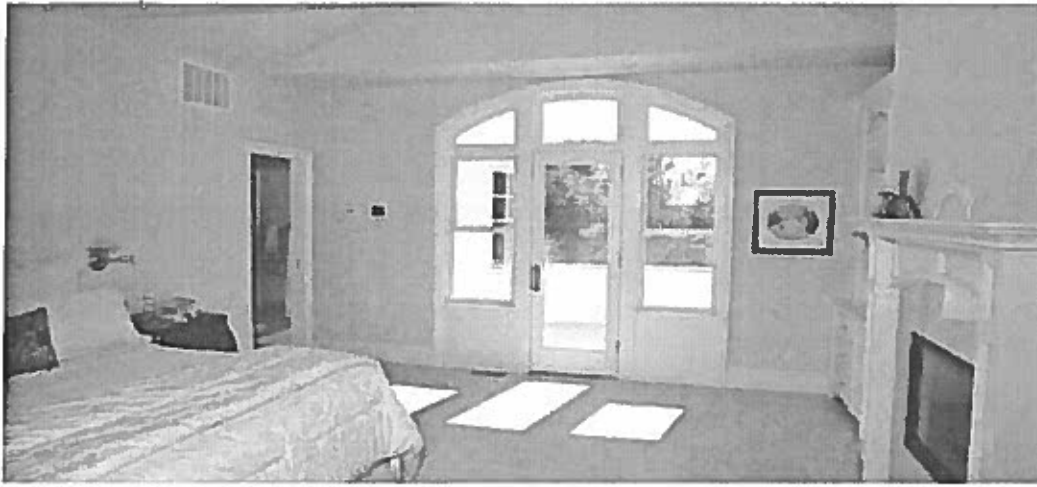
Inswing Patio Door Standard Features

- ▶ 1-3/4" thick sash panel prehung in the 1-5/16" frame
- ▶ Standard jamb width is 4-9/16"
- ▶ LVL locking stiles; stiles and top rails are a nominal 4-5/8" wide; bottom rail is a nominal 7-9/16" high
- ▶ Constructed of pine, with pine interior stops and wood mull casings on muller units
- ▶ Energy efficient, insulating LoE²-270 glass
- ▶ Glazed to the interior with beveled wood glazing beads
- ▶ 1-15/16" exterior brickmould applied
- ▶ All exterior wood parts are preservative-treated
- ▶ Exterior frame is latex primed
- ▶ Fully weatherstripped for a tight seal
- ▶ Toronto handle set in a Bright Brass finish
- ▶ HLS 9000 stainless steel multi-point locking hardware on single door panels, French doors have a 3-point lock on the active panel and a 2-point lock on the less active panel
- ▶ Adjustable, 4" x 3-5/8" hinges with 5/8" radius corners in a Gold-painted finish
- ▶ "Ultra" sliding screens with BetterVue® fiberglass mesh and extruded aluminum frames
- ▶ Bronze-anodized aluminum, self-draining exterior sill with an oak interior threshold

NOTE: All measurements are nominal.

1-15/16" brickmould
applied as standard





Inswing Patio Door Optional Features

Glass (pgs. 184-185). (all door glass is tempered)

- ▶ LoE-180
- ▶ LoE²-240
- ▶ LoE³-366
- ▶ ThermaPlus™ LoE
- ▶ Patterned, bronze- or gray-lite
- ▶ Laminated glass
- ▶ Other options standard to the industry

Divided Lites (pgs. 186-187):

- ▶ Performance divided lites with 5/8", 7/8", 1-1/8", 1-3/4", 2-1/4", or 4-1/2" bars
- ▶ True divided lites with 5/8" LoE² insulating glass and 1-1/8" bars
- ▶ Grilles-in-the-air-space
- ▶ Interior removable wood grilles with 7/8" or 1-1/8" bars and full surrounds

Exterior Finishes (pg. 183):

- ▶ Urethane primer
- ▶ K-Kron II exterior paint finish

Other Options: (custom options are also available)

- ▶ 3" or 6" optional stiles
- ▶ Optional 12 5/8" bottom rail
- ▶ Other wood species and FSC-certified wood (pg. 188)
- ▶ Interior prefinishing (pg. 188)
- ▶ Interior casing (pg. 190)
- ▶ 3-1/2" flat or profiled brickmould, backband on 3-1/2" brickmould and other custom millwork (pg. 190)
- ▶ Ovolo and square profile glazing beads and interior divided lite bars (pg. 192)

- ▶ Toronto, München, Verona and Dallas[†] handle set in Bright Brass PVD, Antique Brass, Satin Nickel PVD, Antique Nickel PVD, Oil-Rubbed*, Rustic Umber, Matte Black, or Smoky Gray PVD finishes (pg. 136)
- ▶ 2-point flush bolt lock on less active panel of French doors
- ▶ Single-point locking system
- ▶ Adjustable, 4" x 3-5/8" hinges with 5/8" radius corners in Bright Brass, Bright Brass PVD, Antique Brass, Brushed Chrome PVD, Satin Nickel, Satin Nickel PVD, Antique Nickel, Smoky Gray PVD, Oil-Rubbed*, Rustic Umber and Matte Black finishes (pg. 137)
- ▶ Non-adjustable, residential, 4" x 4" ball-bearing hinges with 1/4" radius corners in Bright Brass, Antique Brass, Satin Nickel, Antique Nickel, Stainless Steel, Oil-Rubbed*, and Matte Black finishes (pg. 137)
- ▶ Non-adjustable, commercial-grade, 4" x 4" ball-bearing hinges with square corners in Bright Brass, Antique Brass, Stainless Steel, Oil-Rubbed* Matte Black, and Satin Nickel finishes (pg. 137)
- ▶ Non-adjustable, commercial-grade, 4-1/2" x 4-1/2" hinges in Bright Brass, Oil-Rubbed*, and Stainless Steel finishes (pg. 137)
- ▶ Self-closing, swinging screen includes a spring-loaded lock, aluminum screen frame to match unit exterior and choice of BetterVue® or UltraVue® fiberglass mesh or aluminum mesh
- ▶ Clear Anodized weep sill
- ▶ Adjustable sills in Bronze or Clear Anodized
- ▶ Thermal and non-thermal ADA-compliant sills
- ▶ Factory-applied extension jambs in a variety of sizes
- ▶ Galvanized steel installation clips

NOTE: All measurements are nominal.

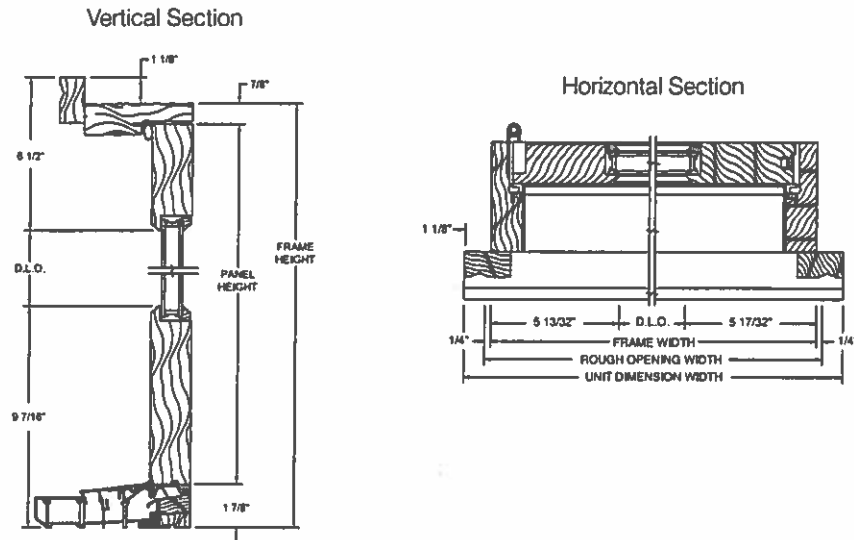
[†] Dallas handle set is only available in Bright Brass PVD, Satin Nickel PVD, Matte Black, and Smoky Gray PVD.

*The Oil-Rubbed finish is a living finish, which means that it will change appearance over time with use.

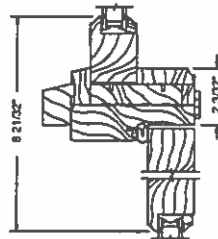
Inswing Patio Doors

Cross Section Drawings

Standard Inswing Patio Door



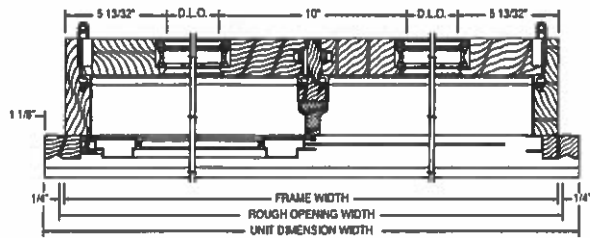
Rectangular Transom Stacked over Inswing Patio Door



NOTE: Drawings are not to scale. Additional and the most current drawings are available in the Architect Library at www.kolbe-kolbe.com.

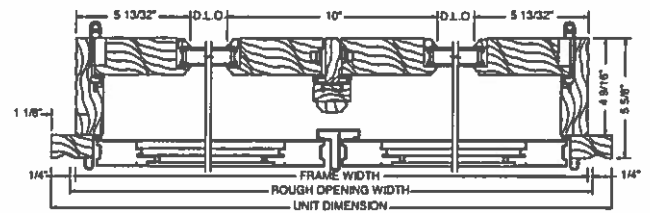
Two-Wide Inswing French Doors

Horizontal Section



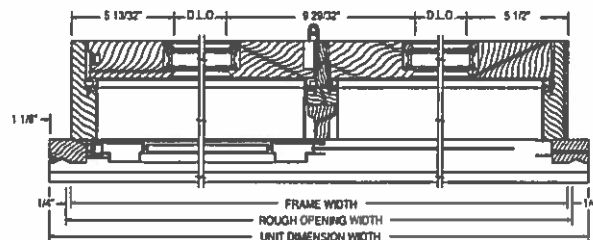
Two-Wide Inswing French Doors with Swinging Screen

Horizontal Section



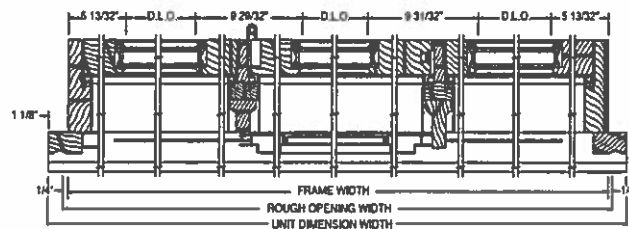
Two-Wide Inswing Doors - Stationary/Active

Horizontal Section



Three-Wide Inswing Doors

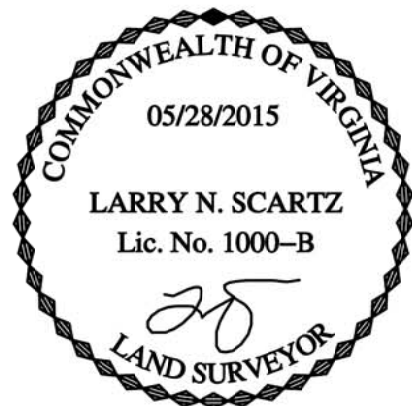
Horizontal Section



NOTE: Drawings are not to scale. Additional and the most current drawings are available in the Architect Library at www.kolbe-kolbe.com.

EXTERIOR ELEVATION SQUARE FOOTAGE OF
DEMOLITION AND CAPSULATION CALCULATIONS

		Demolition	Capsulation
Main Block	North	0	0
	East	5	0
	South	0	0
	West	29	151
Rear Block	North	27	87
	East	0	161
	South	0	0
	West	0	0
Neck	North	35	0
	East	0	0
	South	0	55
	West	0	0
Grand Total		96 sq. ft.	454 sq. ft.



PHYSICAL IMPROVEMENTS SURVEY
ON THE PROPERTY LOCATED AT
#433 SOUTH LEE STREET

CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1"=10' DATE: MAY 28, 2015

CASE NAME: KANE
TO JOCHUM (OTA1504155)



NO TITLE REPORT FURNISHED.
PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE.
FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY
AND DO NOT CERTIFY AS TO OWNERSHIP.

SCARTZ SURVEYS

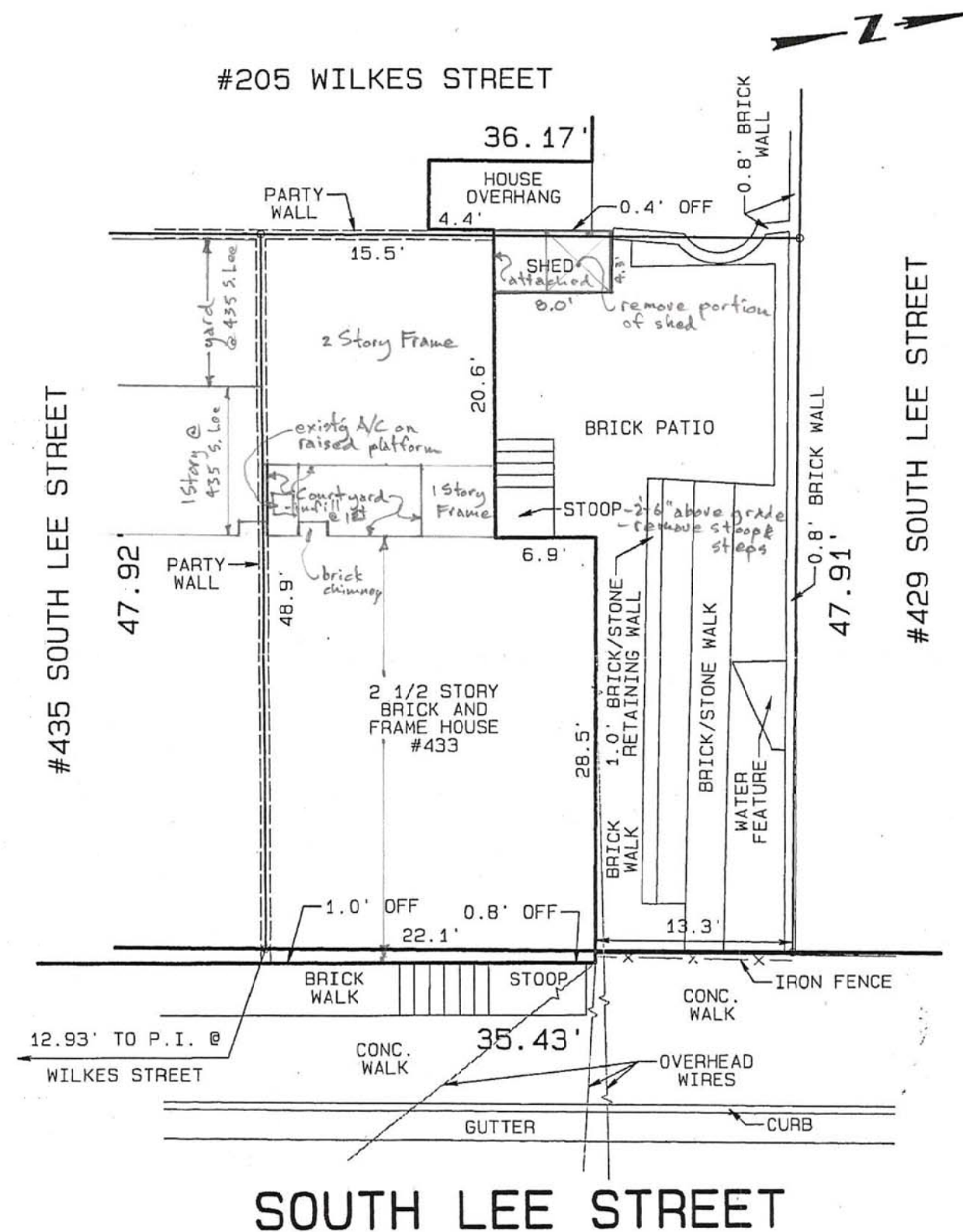
LARRY N. SCARTZ LOCAL (703) 494-4181
CERTIFIED LAND SURVEYOR FAX (703) 494-3330
WOODBIDGE, VIRGINIA LARRY.SCARTZ@SCARTZ.COM



TAX MAP# 075.03-07-26

JOB# 20150522

MN



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ADAMS ARCHITECTURE PLANNING INTERIORS

JOCHUM RESIDENCE
433 S. LEE STREET
ALEXANDRIA, VIRGINIA 22314

Date:

FILED: August 7, 2017

BAR
Completeness
Review
Submission

Sheet:

SP100



A2. $\frac{1715.54 \text{ ft}^2}{\text{Total Lot Area}} \times \frac{1.5}{\text{Floor Area Ratio Allowed by Zone}} = \frac{2573 \text{ ft}^2}{\text{Maximum Allowable Floor Area}}$

Existing Gross Area*		Allowable Exclusions	
Basement ^{EXIST.} crawl space	N.A.	Basement**	N.A.
First Floor	923	Stairways** 46+40+33	119
Second Floor	898	Mechanical** 18+14	32
Third Floor ^{6'-3"x4. max.}	N.A.	Other**	N.A.
Porchs/ Other	N.A.	Total Exclusions	270
Total Gross *	1821		

B1. Existing Gross Floor Area *
1821 Sq. Ft.
 B2. Allowable Floor Exclusions**
270 Sq. Ft.
 B3. Existing Floor Area minus Exclusions
1551 Sq. Ft.
 (subtract B2 from B1)

Proposed Gross Area*		Allowable Exclusions	
Basement	610	Basement**	610
First Floor $6.0 \times 8.5 = 51$ $4.2 \times 10.2 = 42.84$	68	Stairways**	N.A.
Second Floor 4.2×5.8	28	Mechanical**	N.A.
Third Floor	N.A.	Other**	N.A.
Porches/ Other	N.A.	Total Exclusions	610
Total Gross *	706		

C1. Proposed Gross Floor Area *
706 Sq. Ft.
C2. Allowable Floor Exclusions**
610 Sq. Ft.
C3. Proposed Floor Area minus
Exclusions 96 Sq. Ft.
(subtract C2 from C1)

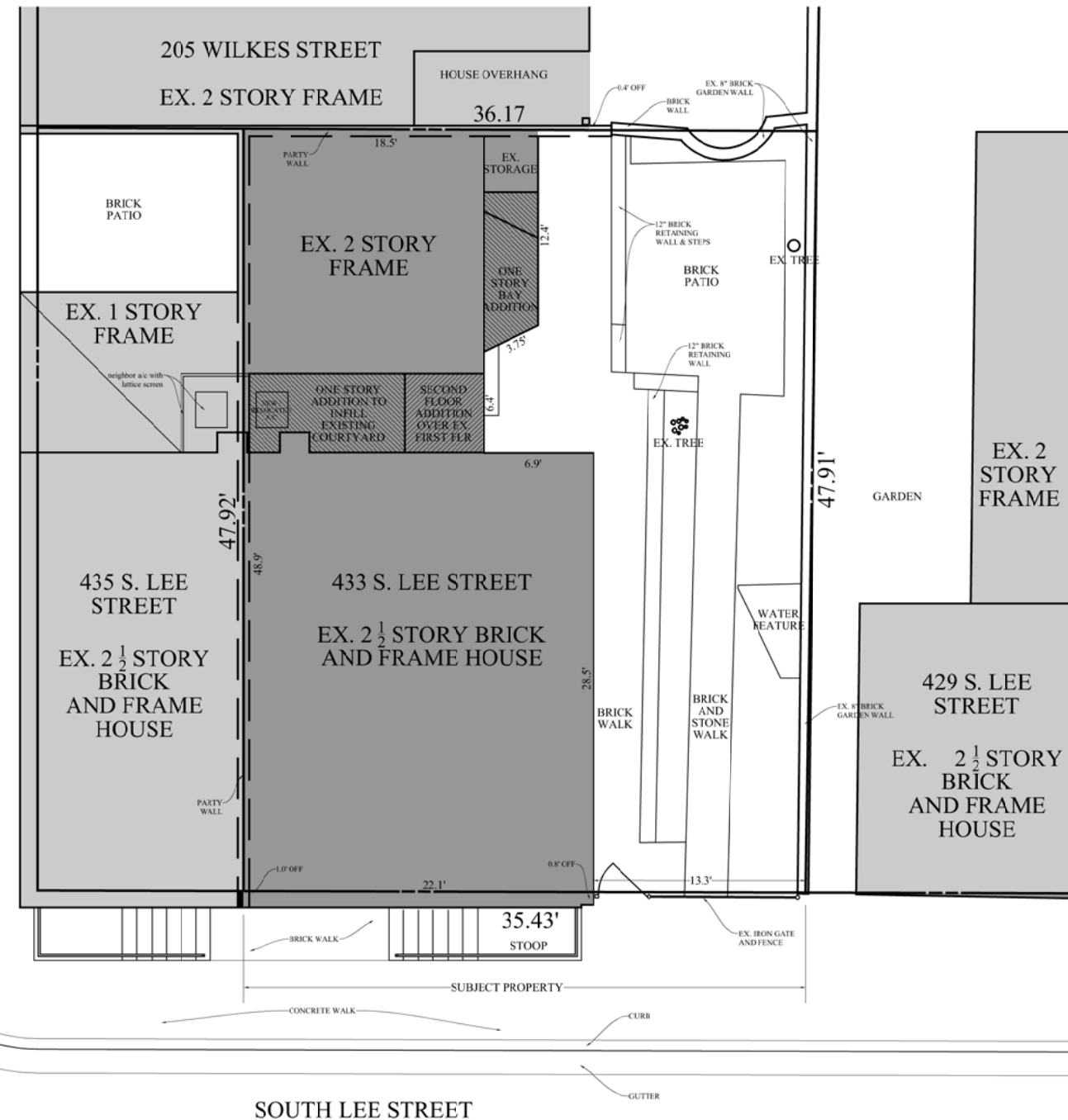
D1. Total Floor Area (add B3 and C3)	<u>1647</u>	Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2)	<u>2573</u>	Sq. Ft.

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

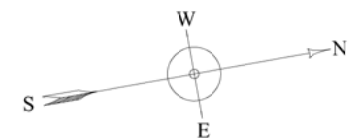
Existing Open Space	731 ± 42.5%
Required Open Space	600 ± 35%
Proposed Open Space	732 ± 42.6%

Signature: S. M. B. Date: 7/29/17

WILKES STREET



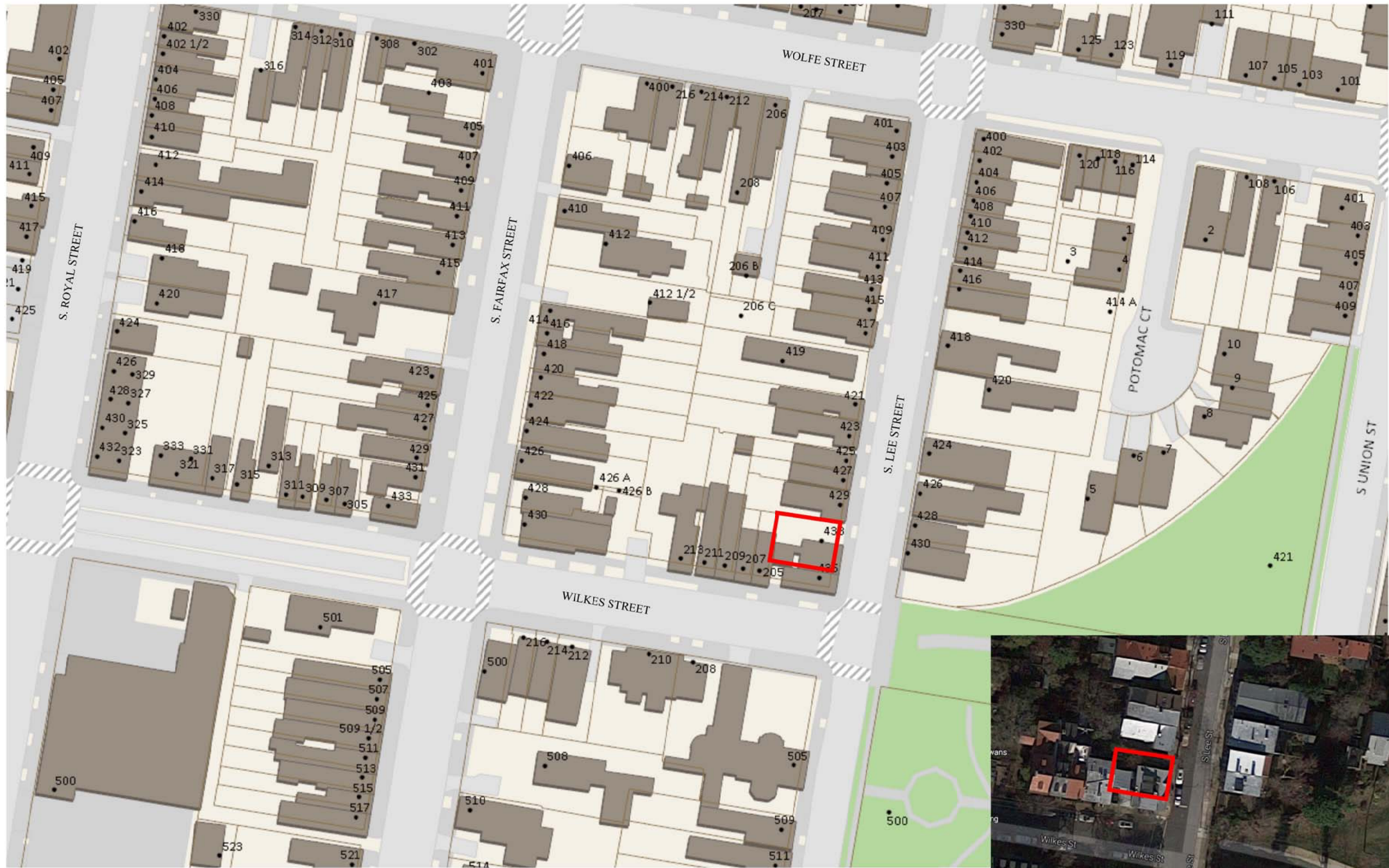
1" = 10'-0"



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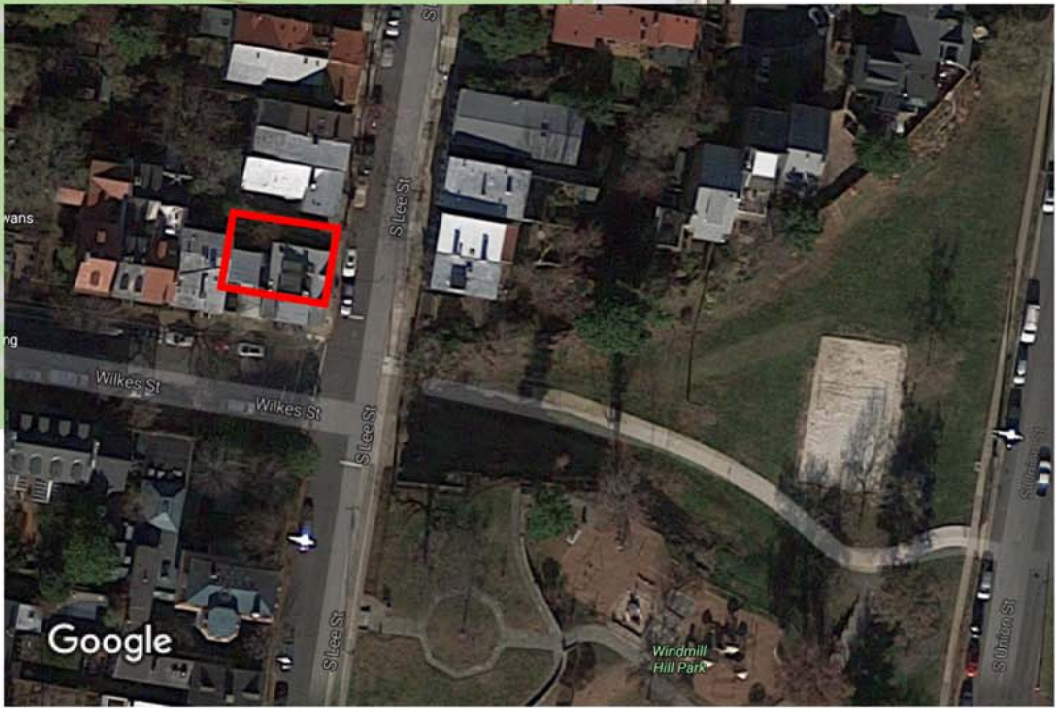
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SP101



Vicinity Plan Showing 433 S. Lee St.

SCALE: 1" = 100'-0"



Imagery ©2017 Google, Map data ©2017 Google 50 ft

Aerial View
See Graphic Scale



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"A" east elevation



"B" east elevation



"C" view from southeast



"D" south elevation from Wilkes St.

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SP103



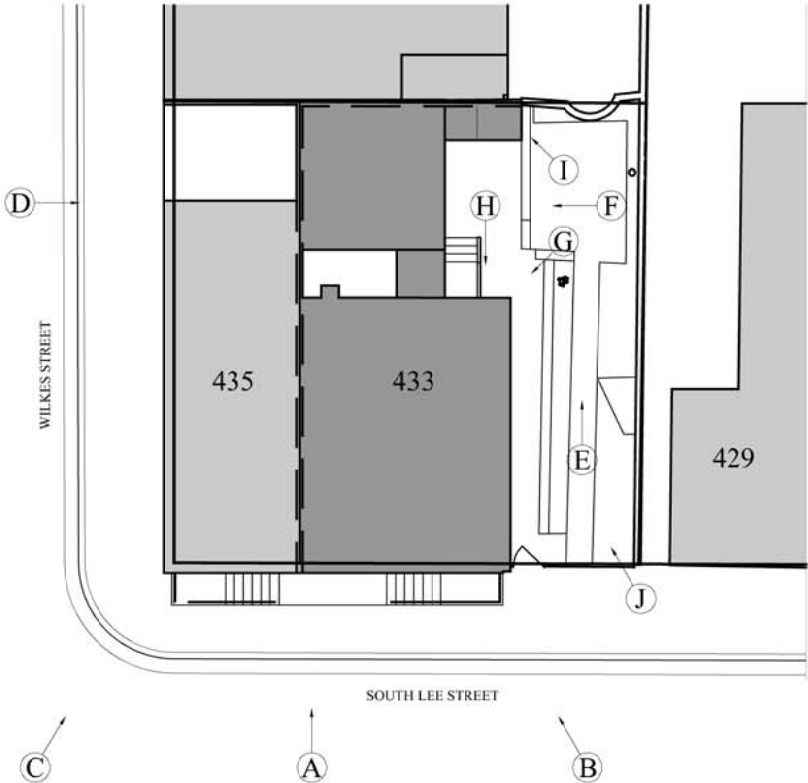
"E" north side yard



"F" north elevation



"G" north elevation



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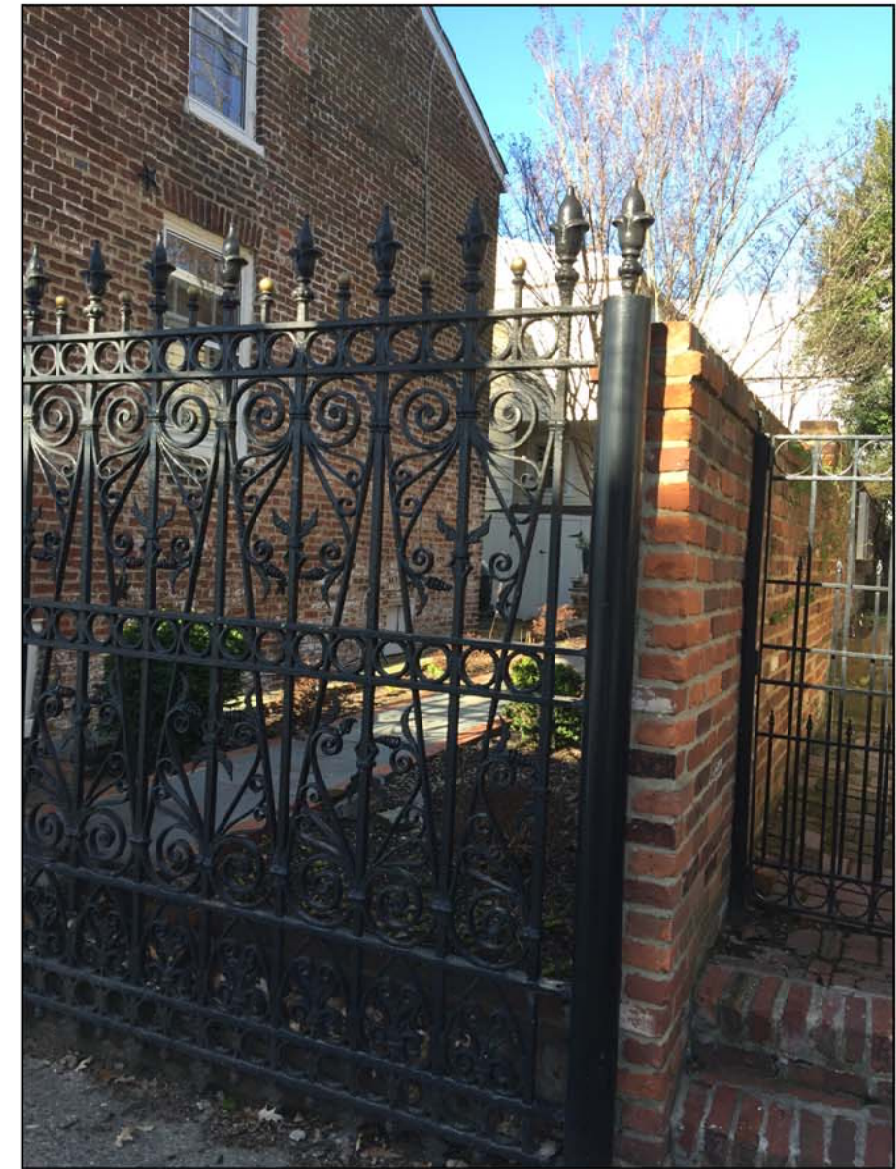
SP104



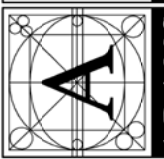
"H" view of rear of house



"I" view of 205 Wilkes St. from side yard



"J" view of side yard from S. Lee St.



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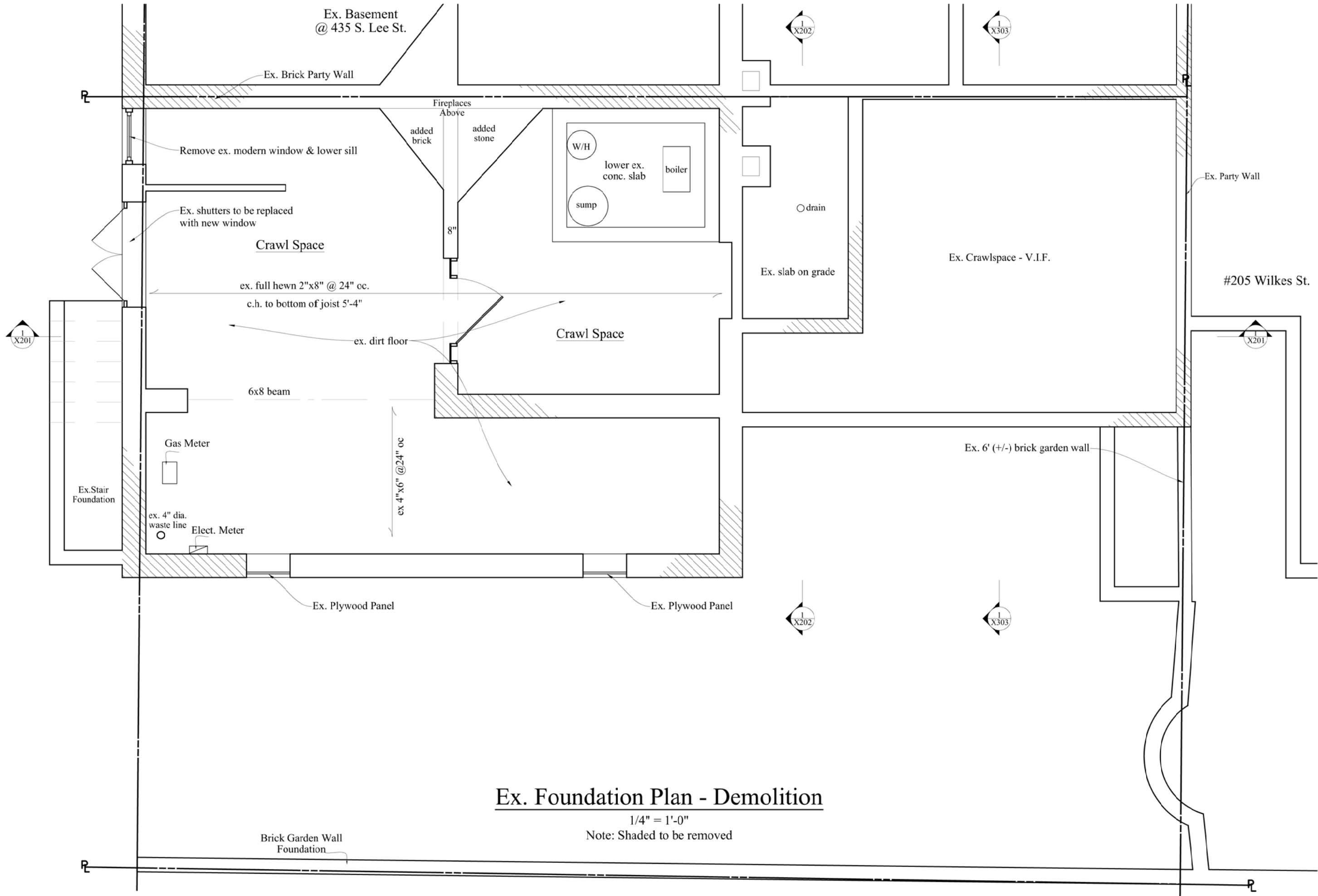
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Views of existing courtyard
and HVAC platform

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<p>SP106</p>	



Ex. Foundation Plan - Demolition

1/4" = 1'-0"
Note: Shaded to be removed

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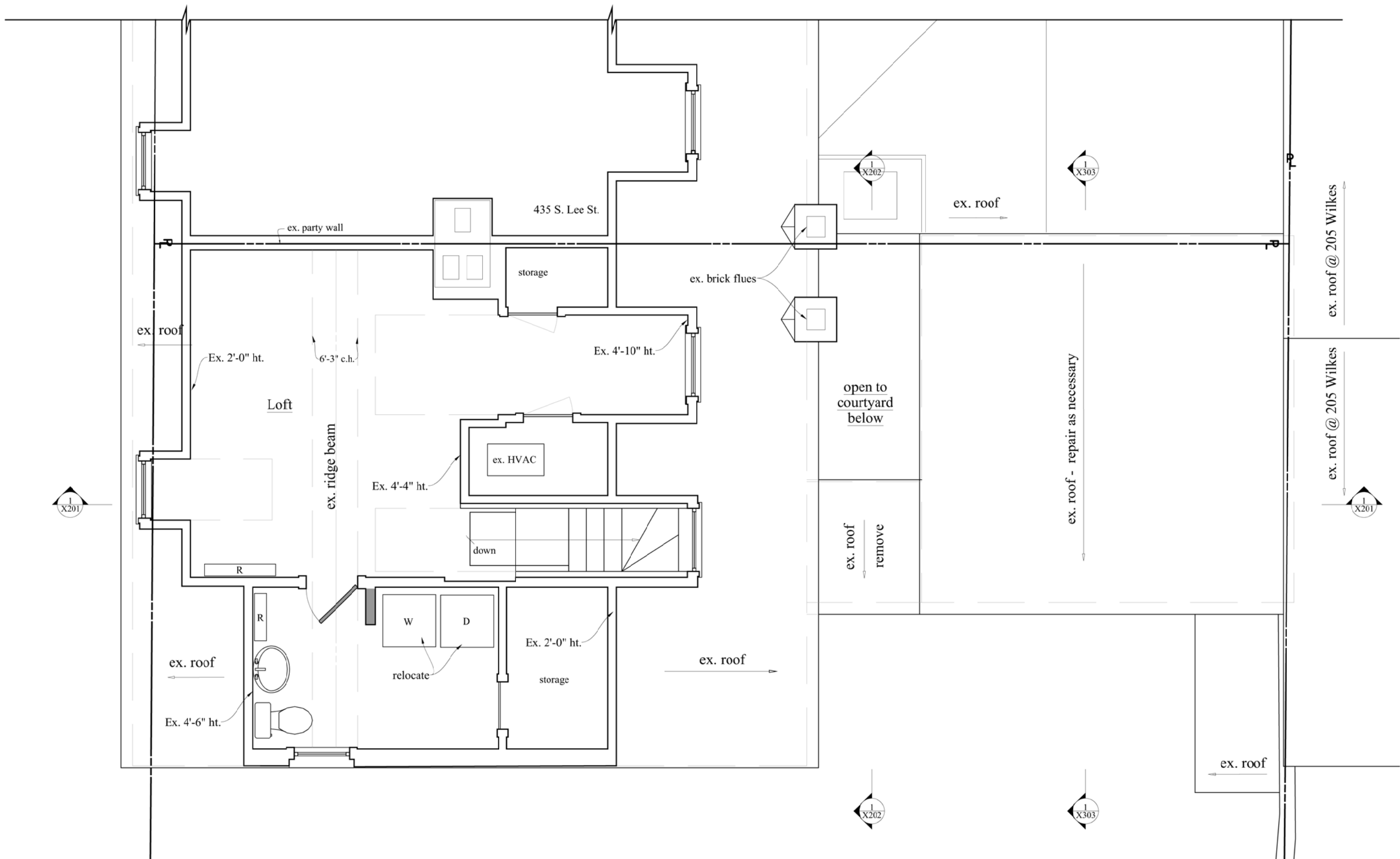


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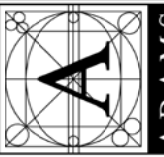
X101



Ex. Attic Floor Plan - Demolition

1/4" = 1'-0"

Note: Shaded to be removed



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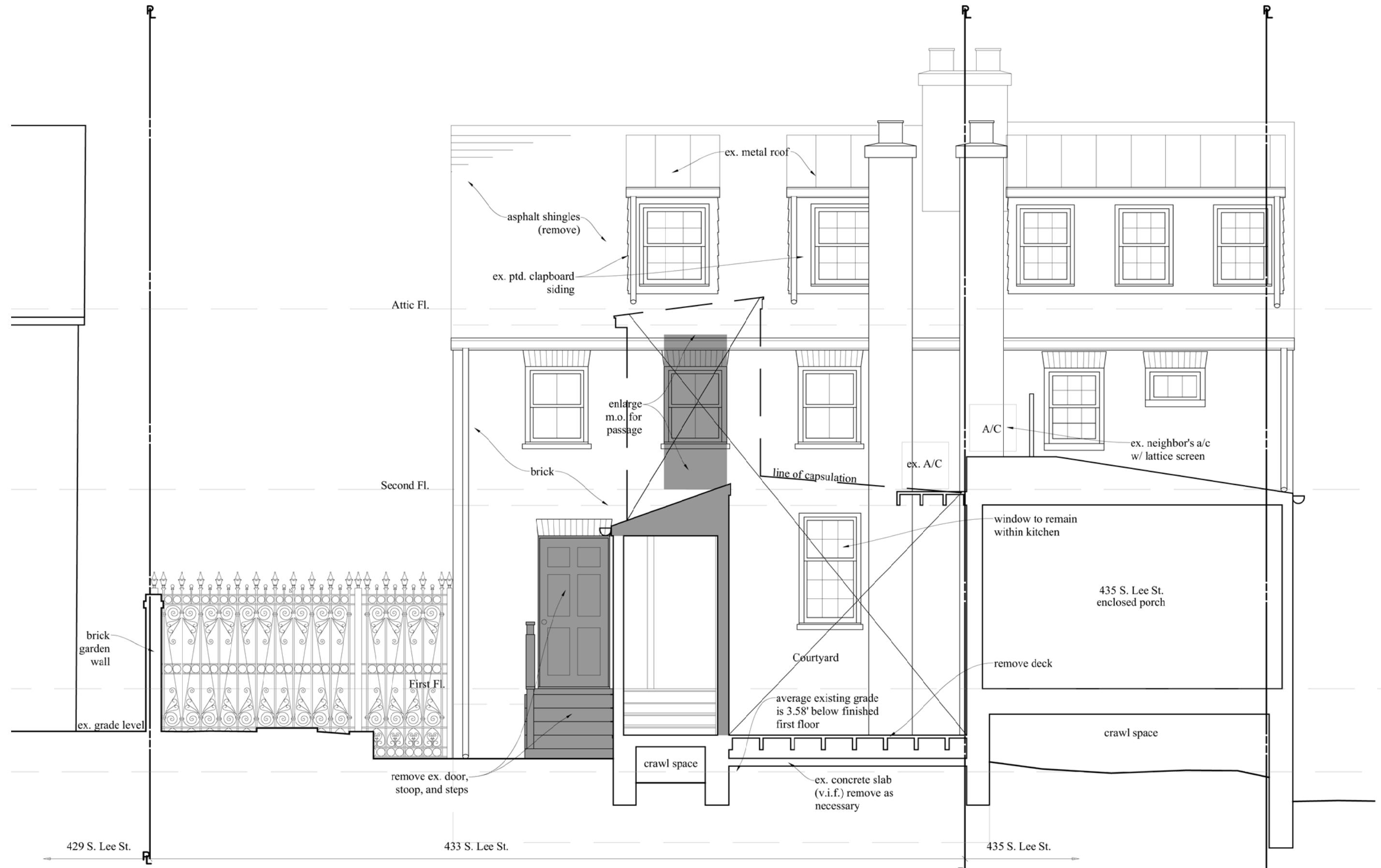
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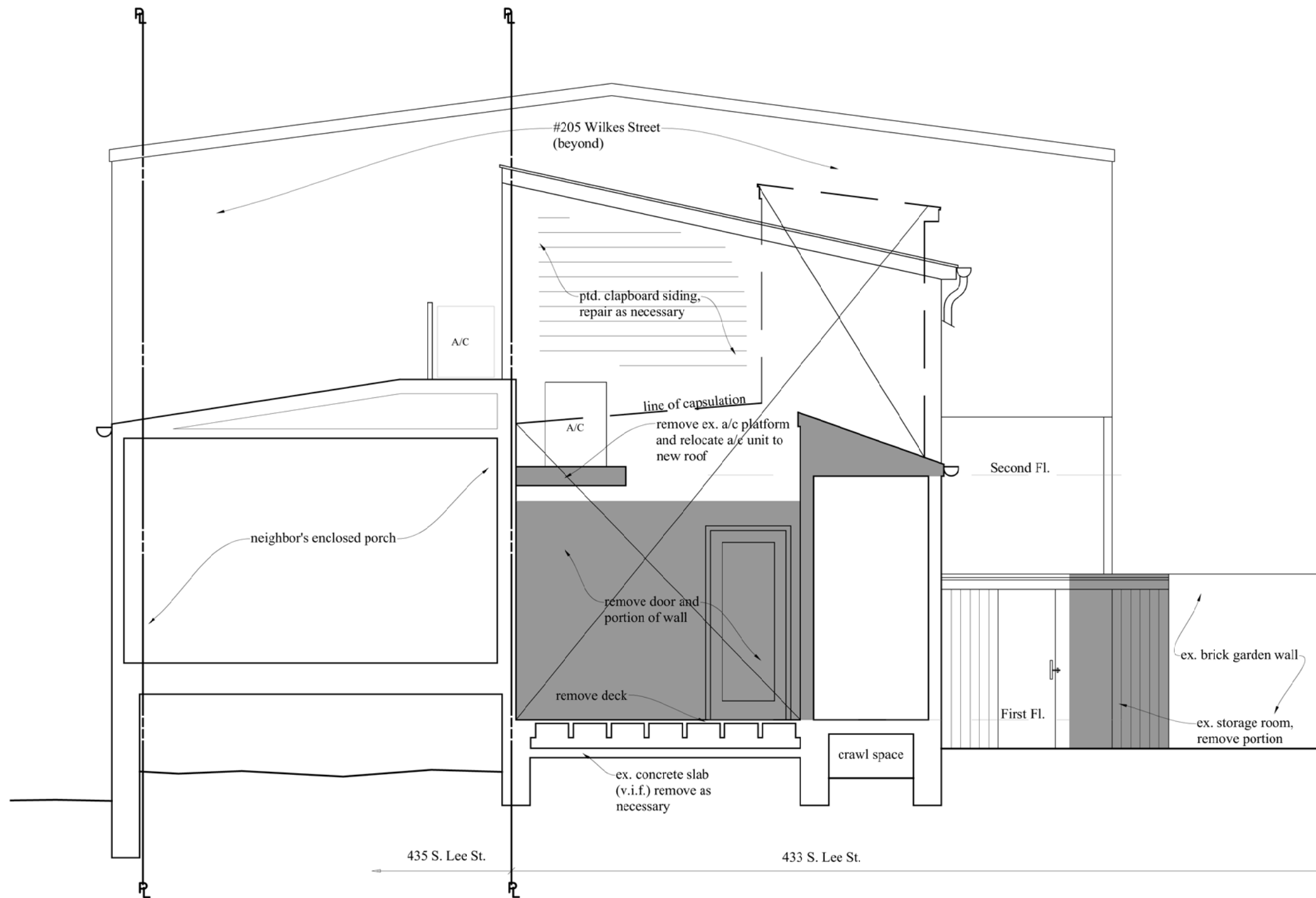
X104



Ex. West Elevation/Section on Main Block - Demolition

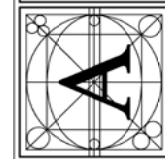
1/4" = 1'-0" 38
Note: Shaded to be removed

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X202	



Ex. East Elevation/Section of rear house - Demolition

1/4" = 1'-0" 39
Note: Shaded to be removed



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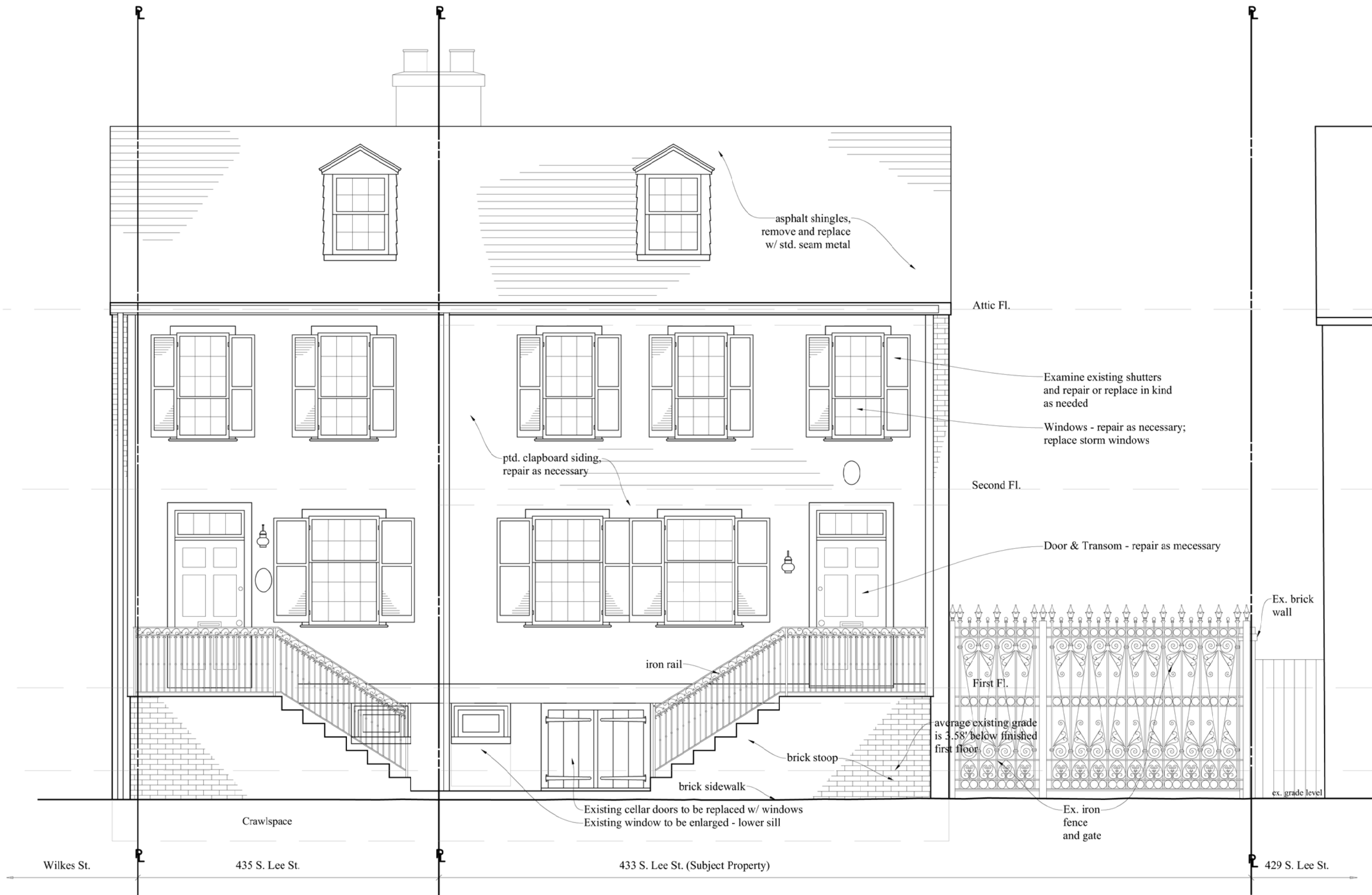
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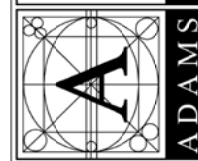
X203



Ex. West Elevation - Demolition

1/4" = 1'-0"

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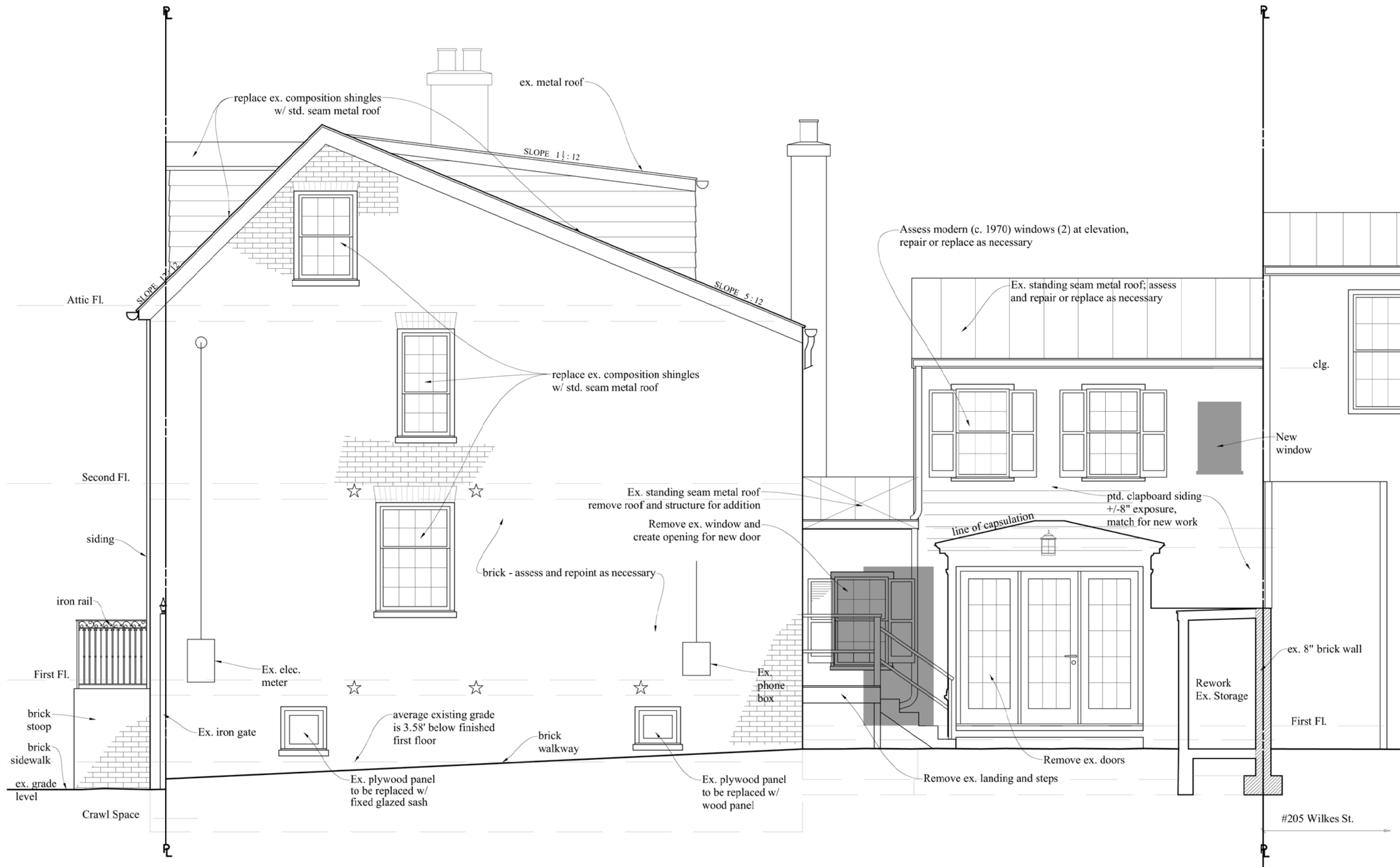
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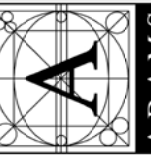
X301



Ex. North Elevation - Demolition

1/4" = 1'-0"

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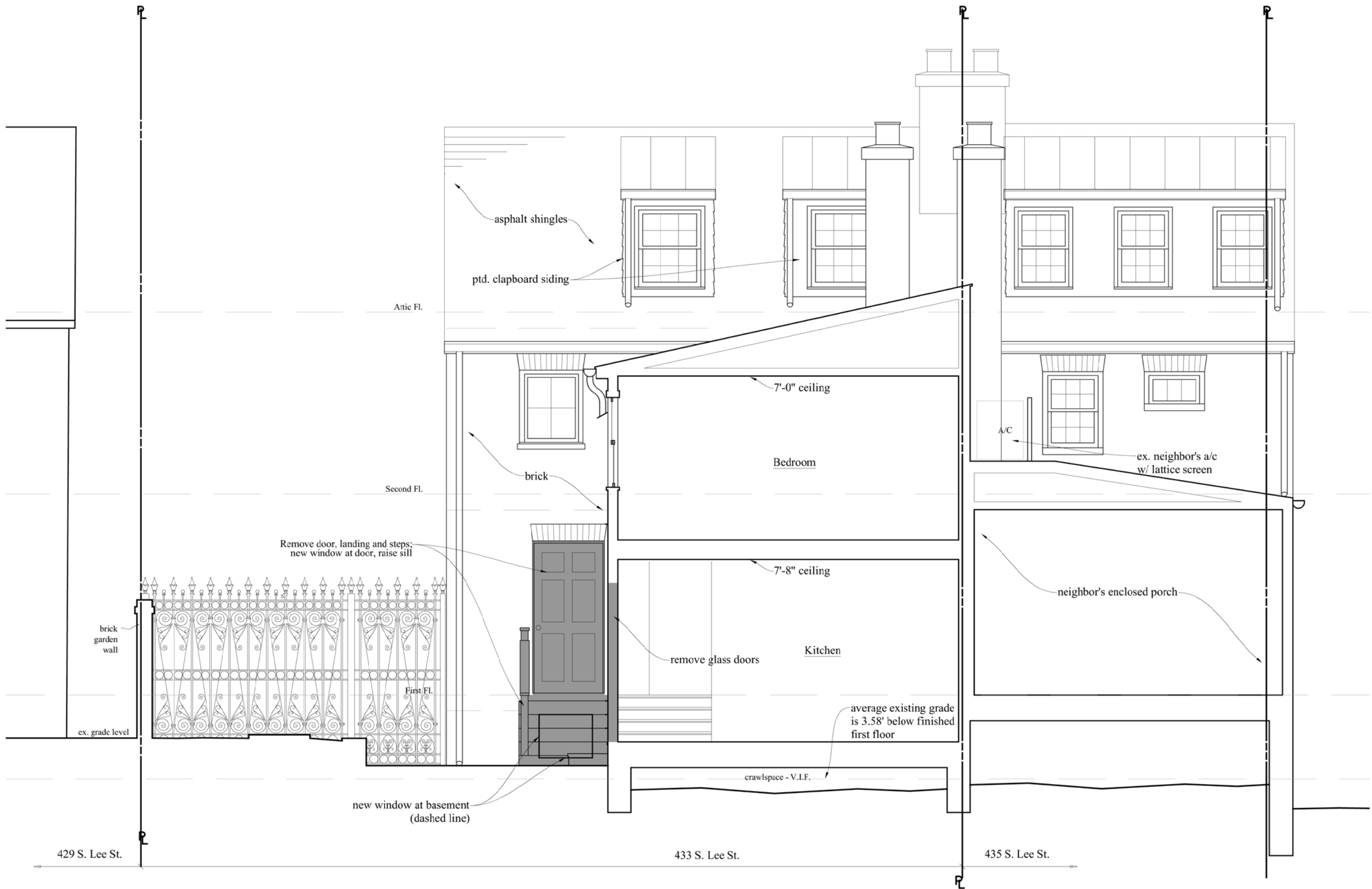
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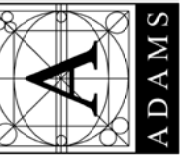
X302



Ex. East Elevation-Section - Demolition

1/4" = 1'-0"

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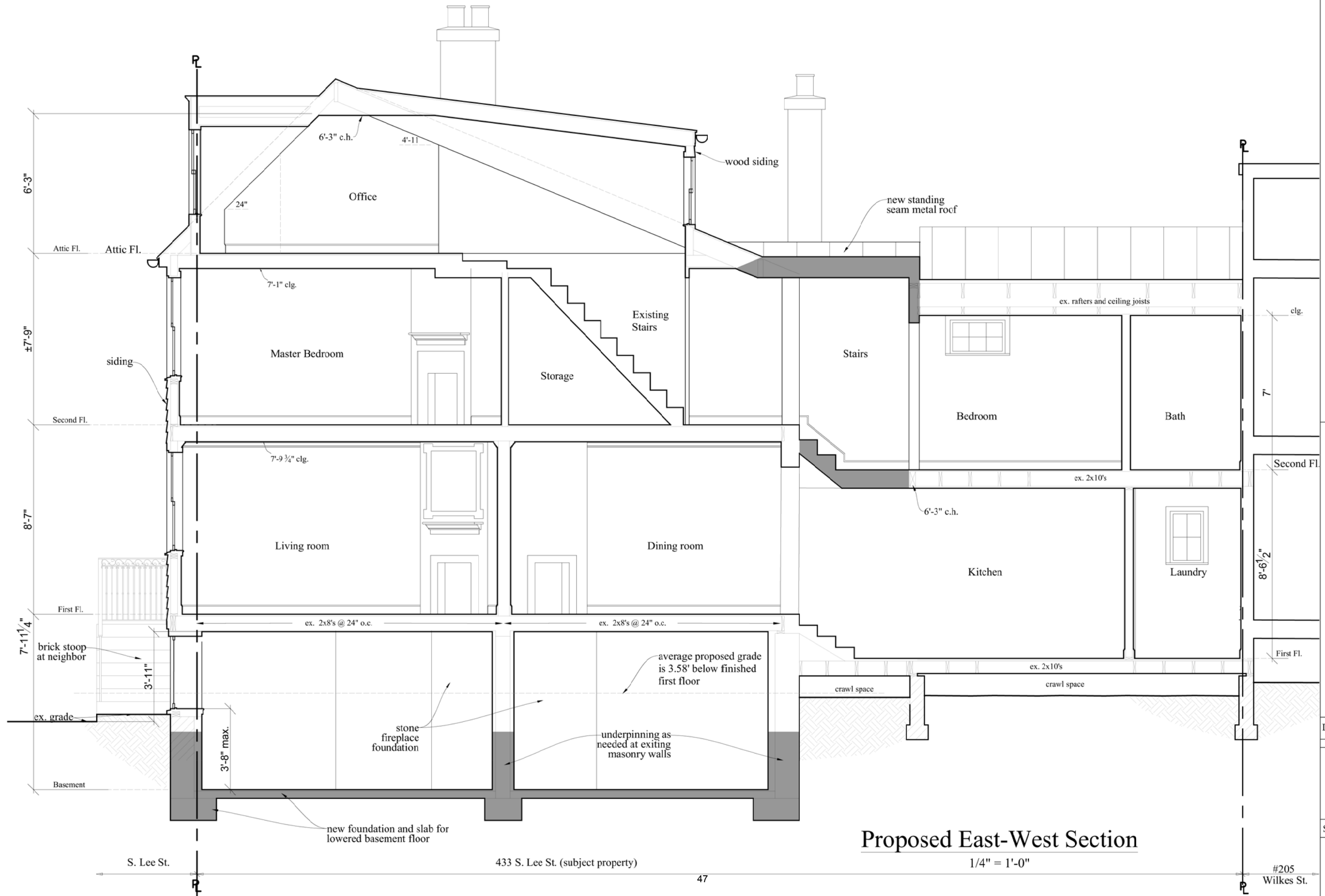
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X303



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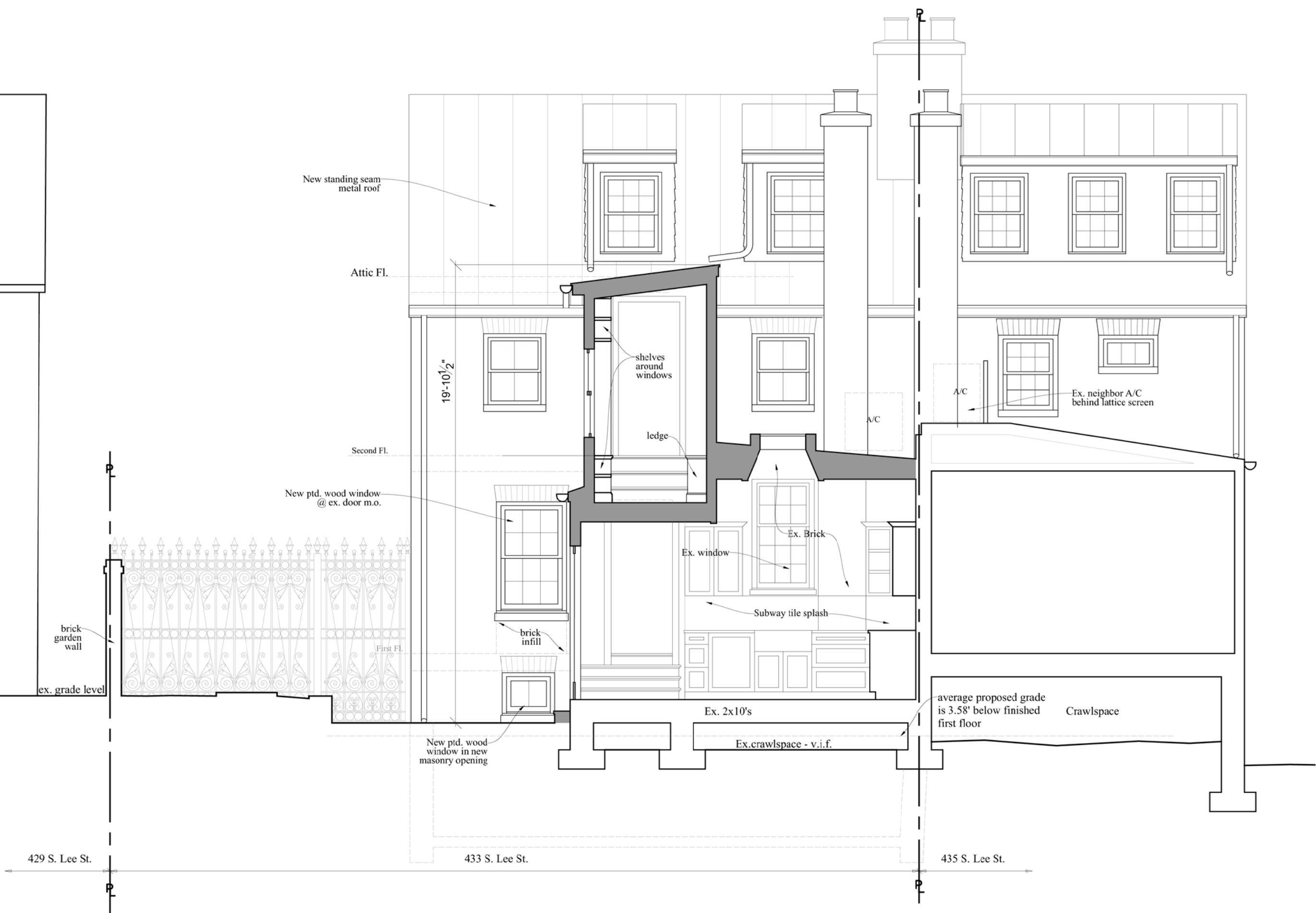
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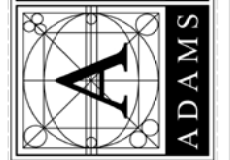
A201



Proposed North-South Section

1/4" = 1'-0"

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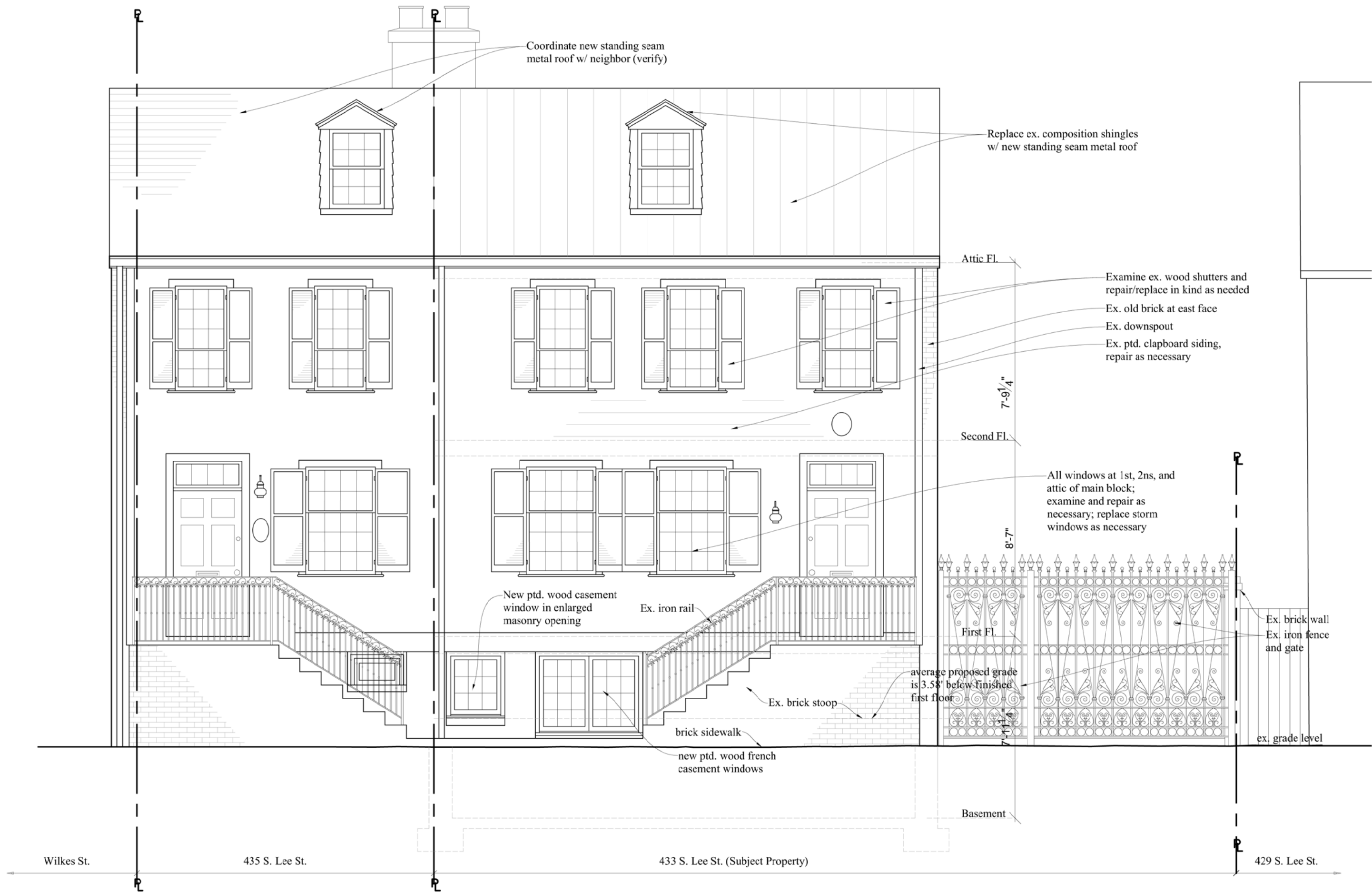
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Proposed West Elevation

1/4" = 1'-0"

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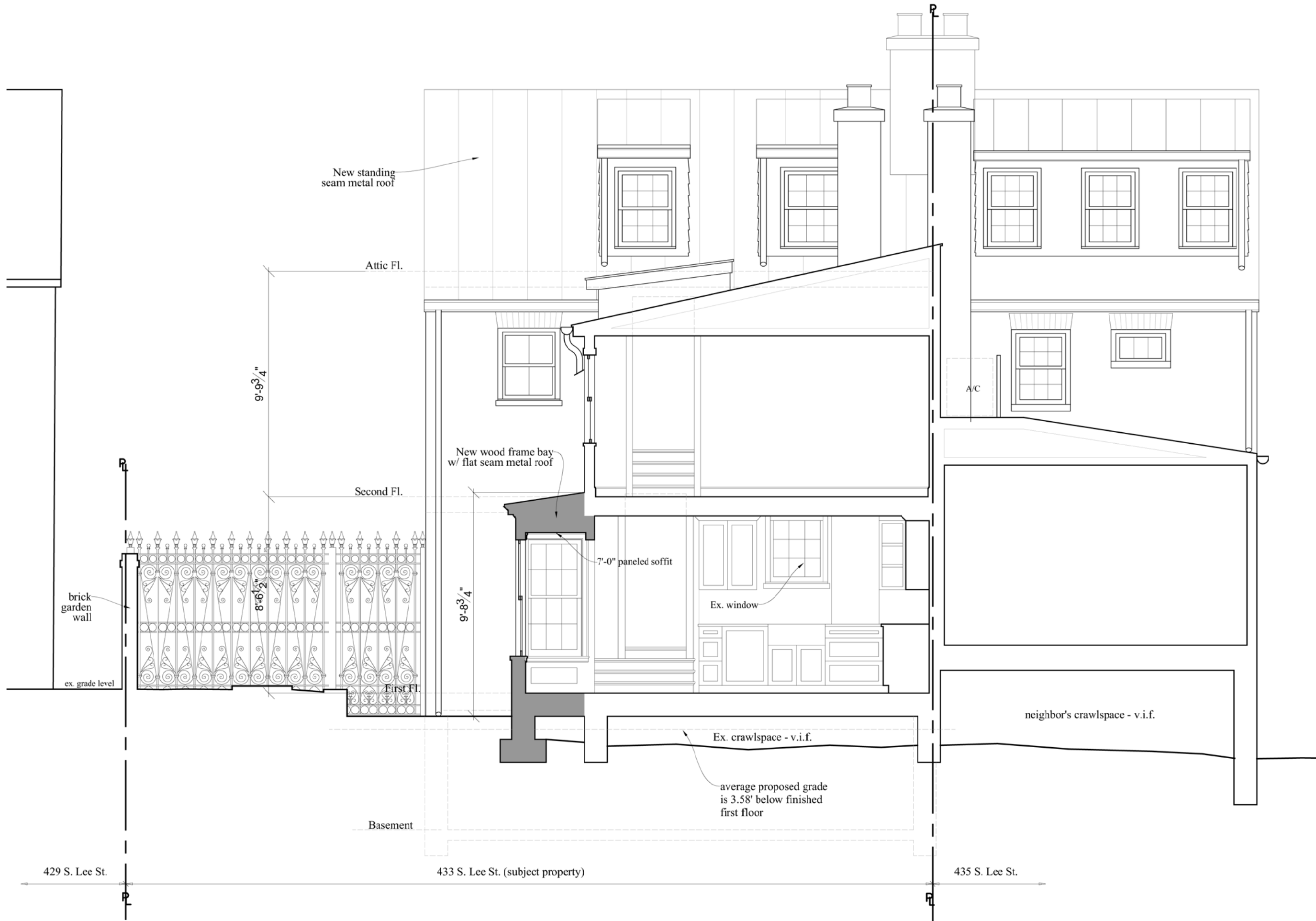
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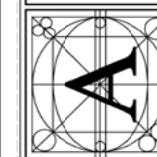
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A301



Proposed East Elevation - Section

1/4" = 1'-0"



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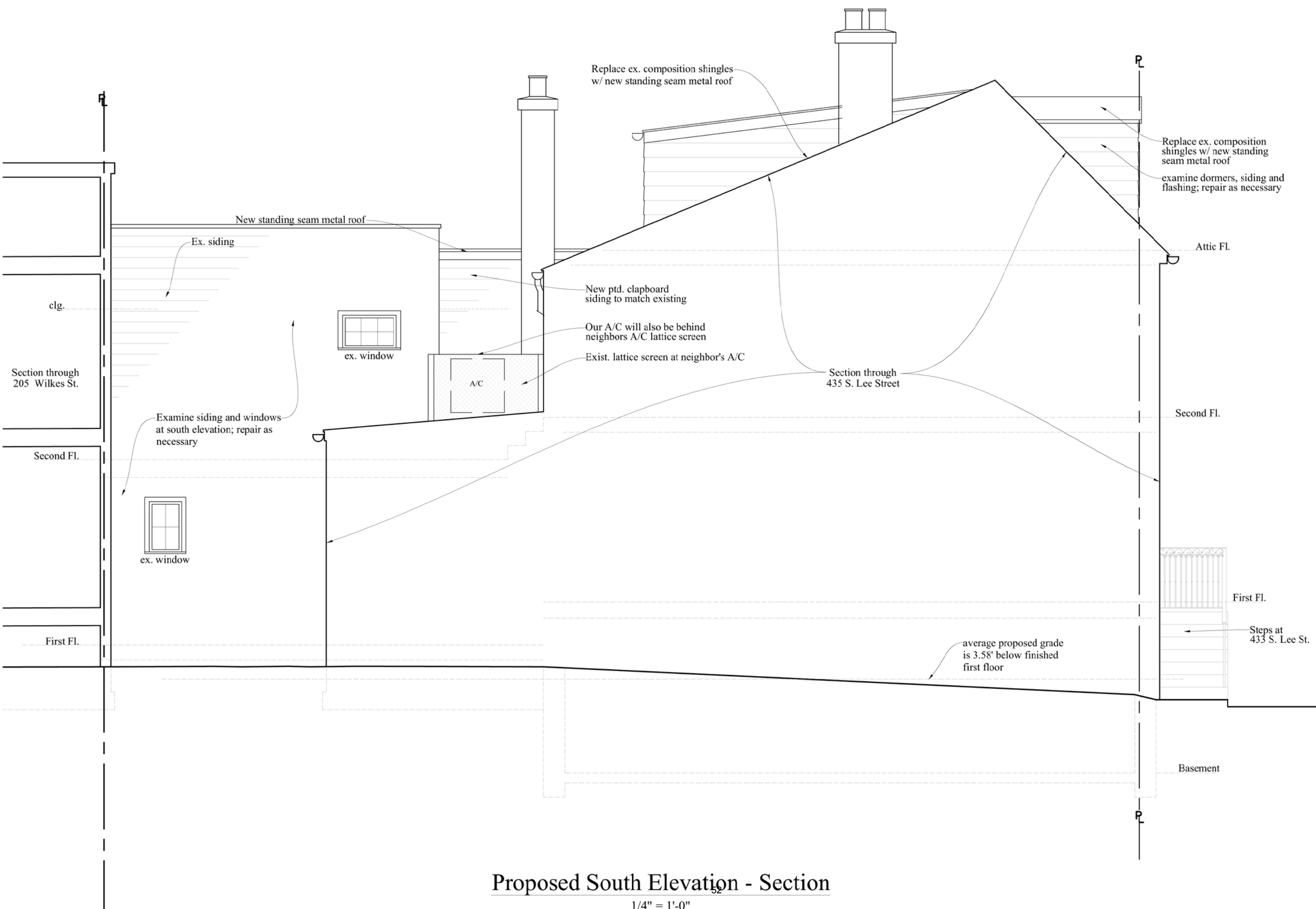
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Proposed South Elevation - Section

1/4" = 1'-0"

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