

**ISSUE:** Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for an addition

**APPLICANT:** George & Heather Rothenbuescher

**LOCATION:** Old and Historic Alexandria District  
724 South Lee Street

**ZONE:** RM/Townhouse zone

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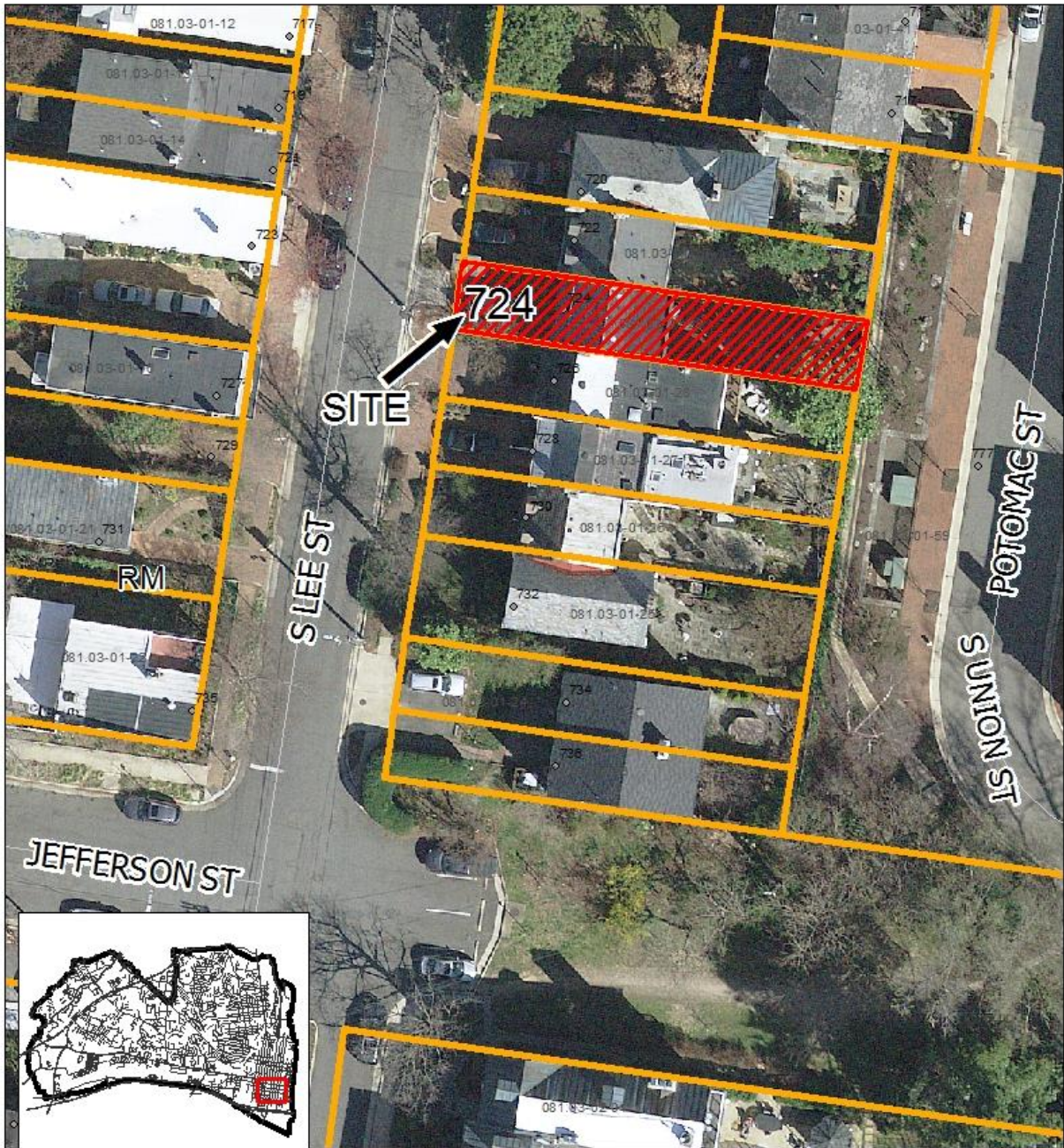
**STAFF RECOMMENDATION**

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

1. Submit manufacturer cut sheets for the windows as part of the building permit process to confirm conformance with the BAR's adopted Window Policy;
2. Applicant must update the proposed open space calculation for zoning staff prior to applying for a building permit.

**GENERAL NOTES TO THE APPLICANT**

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a 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](mailto: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 Department of 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, 703-746-4200 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 #2019-00004 & BAR #2019-00005** <sup>N</sup>  
**724 South Lee Street**



**Note:** Staff coupled the applications for a Permit to Demolish (BAR2019-00004) and Certificate of Appropriateness (BAR2019-00005) for clarity and brevity. The Permit to Demolish requires a roll call vote.

## **I. APPLICANT'S PROPOSAL**

The applicant is requesting a Permit to Demolish/Capsulate and Certificate of Appropriateness to demolish the rear wall (east elevation) and portions of the roof construct a three-story rear addition, at 724 South Lee Street.

### Permit to Demolish/Capsulate

Demolish all three floors of the rear wall (approximately 420 square feet) and 209 square feet of rear roof area (the entire flat roof and a portion of the gable roof).

### Certificate of Appropriateness

Construct a 1,080 square foot addition on the east elevation. The proposed addition is approximately 20' in overall length and will extend lot line to lot line (18'feet.) It will also extend approximately 4' beyond the adjacent addition at 726 South Lee Street. The total height of the addition will be 37'. The materials consist of smooth fiber cement lap siding and trim, six-over-six composite windows, a multi-panel fiberglass door and, aluminum exterior lighting fixture. There are no proposed changes to the front (west) façade.

## **II. HISTORY**

724 South Lee Street is an interior unit in a row of seven, two-story brick faced cinderblock townhouses that were constructed between **1931 and 1941**, according to the Sanborn Fire Insurance Maps. Like nearby Yates Garden, the modest townhouses in the 700 block of South Lee exhibit relatively high design and material standards for what were, by today's standards modest houses, employing a variety of early American styles, staggered facades and rooflines and high-quality materials. The townhouse is located in the "Hooff Addition" section of Alexandria and oral tradition holds that the houses were built by Charles Hoof, a prominent local developer of the time.

### *Previous BAR Approvals*

- BAR2014-00198/00199 – the Board approved a Permit to Demolish and Certificate of Appropriateness for a rear addition and alterations. The addition was never built.
- BAR2006-00166 – the Board approved shutters on the façade and minor alterations on the rear elevation.

## **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?	No
(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?	No
(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?	No

The Board has approved a number of rear additions in this row of townhouses, most recently to the adjacent townhouse. While the area of demolition on the rear is substantial, the visibility of the addition will be limited to Potomac Street to the east and the present rear elevation does not exhibit a high level of design or architectural detail and uses modern materials that could be reproduced easily. Staff does not find that the proposed demolition compromises the integrity of this 1940s townhouse nor will the project as a whole negatively impact nearby buildings of historic merit. In the opinion of Staff, none of the criteria are met and the Permit to Demolish should be granted.

Certificate of Appropriateness

For residential additions, the *Design Guidelines* state that the Board generally prefer “addition designs that are respectful of the existing structure and which seek to be background statements. Also, an addition should be clearly distinguishable from the original structure.” Staff supports the proposed addition, finding that the scale, massing and architectural vocabulary are similar to approved additions in this row of townhouses. While the front elevation of the townhouse has a more refined Colonial Revival style detailing, the rear elevation is simple and utilitarian. While the proposed clapboard siding is not as durable as the existing brick, the proposed materials are consistent with the Board’s adopted policies, which allow for modern materials on new construction.

By using a symmetrical format of fenestration in a simple architectural style using modern materials, the addition is differentiated from the existing structure and does not dilute the architectural and historic importance of the existing building. While it is not always the case that the addition is a better design than the existing structure staff believes the composition of the doors and windows is a clear improvement over the existing. Staff recommends approval of the addition with the condition that the windows must comply with the BAR's adopted Window Policy.

**STAFF**

Amirah Lane, 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

**Zoning**

C-1 Proposed addition will comply with zoning.

C-2 Applicant must update the proposed open space calculation. Only the rear yard (558 sq ft) and one of the two parking spaces (166.5 sq ft) can be counted towards the required open space for a total of 724.5 sq ft.

**Code Administration**

C-1 A building permit, plan review and inspections are required prior to the start of construction.

**Transportation and Environmental Services**

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-3 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)

F-1 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)

F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:

For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.

For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

- 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)
- C-6 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 This property is situated immediately to the north of the site of Battery Rodgers, a Union Army fortification constructed during the Civil War. An old house, taken and used as offices by the Army, and a prison and guard house were also in the vicinity. While construction of the existing house on the lot would have disturbed the earlier deposits, there is still a possibility for archaeological resources to be present that could provide insight into domestic activities during the early 19<sup>th</sup> century and into military life during the Civil War.
- R-1 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.
- R-2 The applicant should not allow metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The above statements (in R-1 and R-2) must appear in the General Notes of the site plan

so that on-site contractors are aware of the requirement.

**V. ATTACHMENTS**

*1 – Supplemental Materials*

*2 – Application for BAR 2019-00004 & BAR2019-00005*



ADDRESS OF PROJECT: 724 S. Lee Street

TAX MAP AND PARCEL: 081.03-01-29 ZONING: \_\_\_\_\_

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: George and Heather Rothenbuescher

Address: 724 S. Lee St.

City: Alexandria State: VA Zip: 22314

Phone: 703-559-1763 E-mail: georgebr4@yahoo.com

Authorized Agent (if applicable):  Attorney     Architect     Contractor

Name: Ricky Serrano Phone: 571 512 5240

E-mail: ricky@rickycanbuildit.com

Legal Property Owner:

Name: George and Heather Rothenbuescher

Address: 724 S. Lee St.

City: Alexandria State: VA Zip: 22314

Phone: 703 559 1763 E-mail: georgebr4@yahoo.com

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

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

Two story above grade (29 feet total) addition to rear of property. Addition to include master bedroom and bath, master closet, one half bath, ~~and~~ one new bedroom, and new kitchen. Addition will extend full width of property and approximately 20ft further to rear. Project will include demolition of existing rear exterior wall.

**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.

- 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.

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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: George Rethenbuscher

Date: 05 January 2019



**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. George Rothenbuescher	724 S. Lee St.	100
2. Heather Rothenbuescher	724 S. Lee St.	100
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 724 S. Lee St. (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. George Rothenbuescher	724 S. Lee St.	<del>100</del> 100
2. Heather Rothenbuescher	724 S. Lee St.	<del>100</del> 100
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. George Rothenbuescher	None	No
2. Heather Rothenbuescher	None	No
3.		

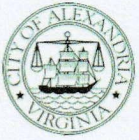
**NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.**

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.

01-06-2019 G. Rothenbuescher  
Date Printed Name

  
Signature





Department of Planning and Zoning  
 Floor Area Ratio and Open Space Calculations  
 as of 12/20/18

B

**A. Property Information**

A1. 724 S Lee RM   
 Street Address Zone

A2. 1,890.00  x 1.50  = 2,835.00   
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

**B. Existing Gross Floor Area**

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	430.00	Basement**	430.00	B1. 1,290.00 <input type="text"/> Sq. Ft.
First Floor	430.00	Stairways**	48.00	Existing Gross Floor Area*
Second Floor	430.00	Mechanical**		B2. 510.00 <input type="text"/> Sq. Ft.
Third Floor		Attic less than 7'***		Allowable Floor Exclusions**
Attic		Porches**		B3. 780.00 <input type="text"/> Sq. Ft.
Porches		Balcony/Deck**		Existing Floor Area Minus Exclusions (subtract B2 from B1)
Balcony/Deck		Lavatory***	32.00	
Lavatory***		Other**		
Other**		Other**		
<b>B1. Total Gross</b>	<b>1,290.00</b>	<b>B2. Total Exclusions</b>	<b>510.00</b>	<b>Comments for Existing Gross Floor Area</b> <div style="border: 1px solid gray; height: 40px; margin-top: 5px;"></div>

**C. Proposed Gross Floor Area**

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	331.00	Basement**	331.00	C1. 993.00 <input type="text"/> Sq. Ft.
First Floor	331.00	Stairways**		Proposed Gross Floor Area*
Second Floor	331.00	Mechanical**		C2. 394.28 <input type="text"/> Sq. Ft.
Third Floor		Attic less than 7'***		Allowable Floor Exclusions**
Attic		Porches**		C3. 598.72 <input type="text"/> Sq. Ft.
Porches		Balcony/Deck**		Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Balcony/Deck		Lavatory***	63.28	
Lavatory***		Other**		
Other		Other**		
<b>C1. Total Gross</b>	<b>993.00</b>	<b>C2. Total Exclusions</b>	<b>394.28</b>	

**D. Total Floor Area**

D1. 1,378.72  Sq. Ft.  
 Total Floor Area (add B3 and C3)

D2. 2,835.00  Sq. Ft.  
 Total Floor Area Allowed by Zone (A2)

**E. Open Space**

E1. 1,341.00  Sq. Ft.  
 Existing Open Space

E2. 661.50  Sq. Ft.  
 Required Open Space

E3. 981.00  Sq. Ft.  
 Proposed Open Space

**Notes**

\*Gross floor area is the sum of all areas under roof of a lot, 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. Sections may also be required for some exclusions.

\*\*\*Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

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

Signature:

Date: 01-05-2019

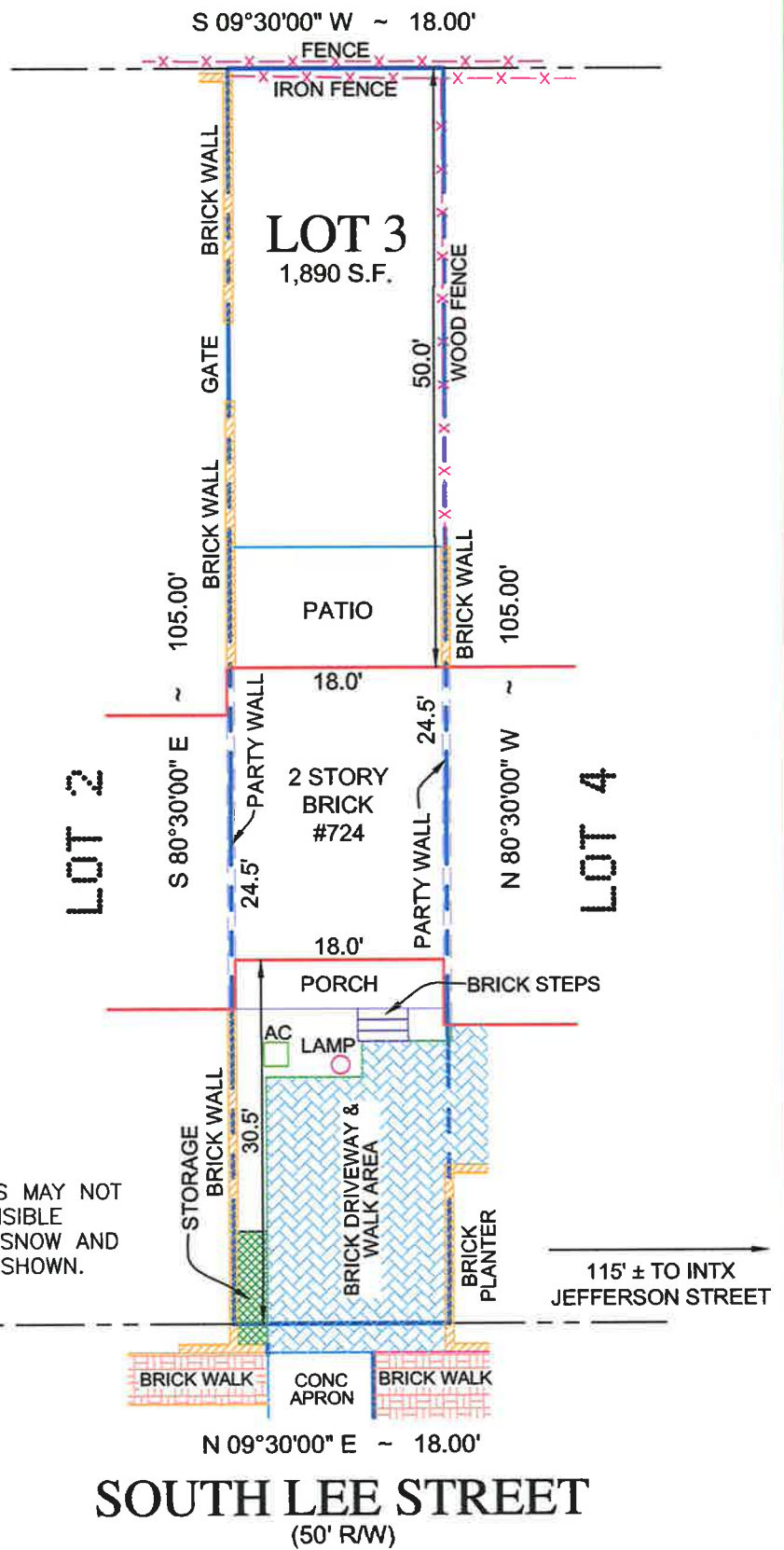


TM #081.03-01-59  
 BACKYARD BOATS OWNERS ASSOC. INC.



- 1) THIS PROPERTY IS SHOWN ON CITY OF ALEXANDRIA TAX MAP NO. 081.03-01-29.
- 2) THE IMPROVEMENTS DELINEATED HEREON FALL ENTIRELY WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ON FEMA FLOOD INSURANCE RATE MAP #515519-0041E DATED: JUNE 16, 2011.
- 3) THE IMPROVEMENTS SHOWN HEREON HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT SURVEY USING MODERN SURVEY METHODS AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.
- 4) FENCES SHOWN, IF ANY, ARE FOR INFORMATION ONLY AND DO NOT REFLECT OWNERSHIP.
- 5) THIS PLAT IS NOT TO BE USED FOR THE CONSTRUCTION OF FENCES OR STRUCTURES.
- 6) NO TITLE REPORT FURNISHED. EASEMENTS MAY EXIST WHICH ARE NOT SHOWN HEREON.
- 7) I.P.F. DENOTES IRON PIN FOUND.

\*NOTE: SOME IMPROVEMENTS MAY NOT HAVE BEEN VISIBLE BECAUSE OF SNOW AND MAY NOT BE SHOWN.



SCALE: 1" = 15'

MARCH 6, 2015

NO TITLE REPORT FURNISHED  
 THIS IS NOT A BOUNDARY SURVEY

PHYSICAL IMPROVEMENT SURVEY  
 LOT 3 HOOFS ADDITION TO  
**ALEXANDRIA**  
 LIBER 162 PAGE 241  
 CITY OF ALEXANDRIA, VIRGINIA



FOR: WALKER TITLE #A1500097DAG  
 CARLOS CECCHI & LISA RIVAS ~ GEORGE & HEATHER ROTHENBUESCHER

**BL SURVEY ARBORIST**

BLSURVEYARBORIST@GMAIL.COM  
 CLIFTON VA 20124

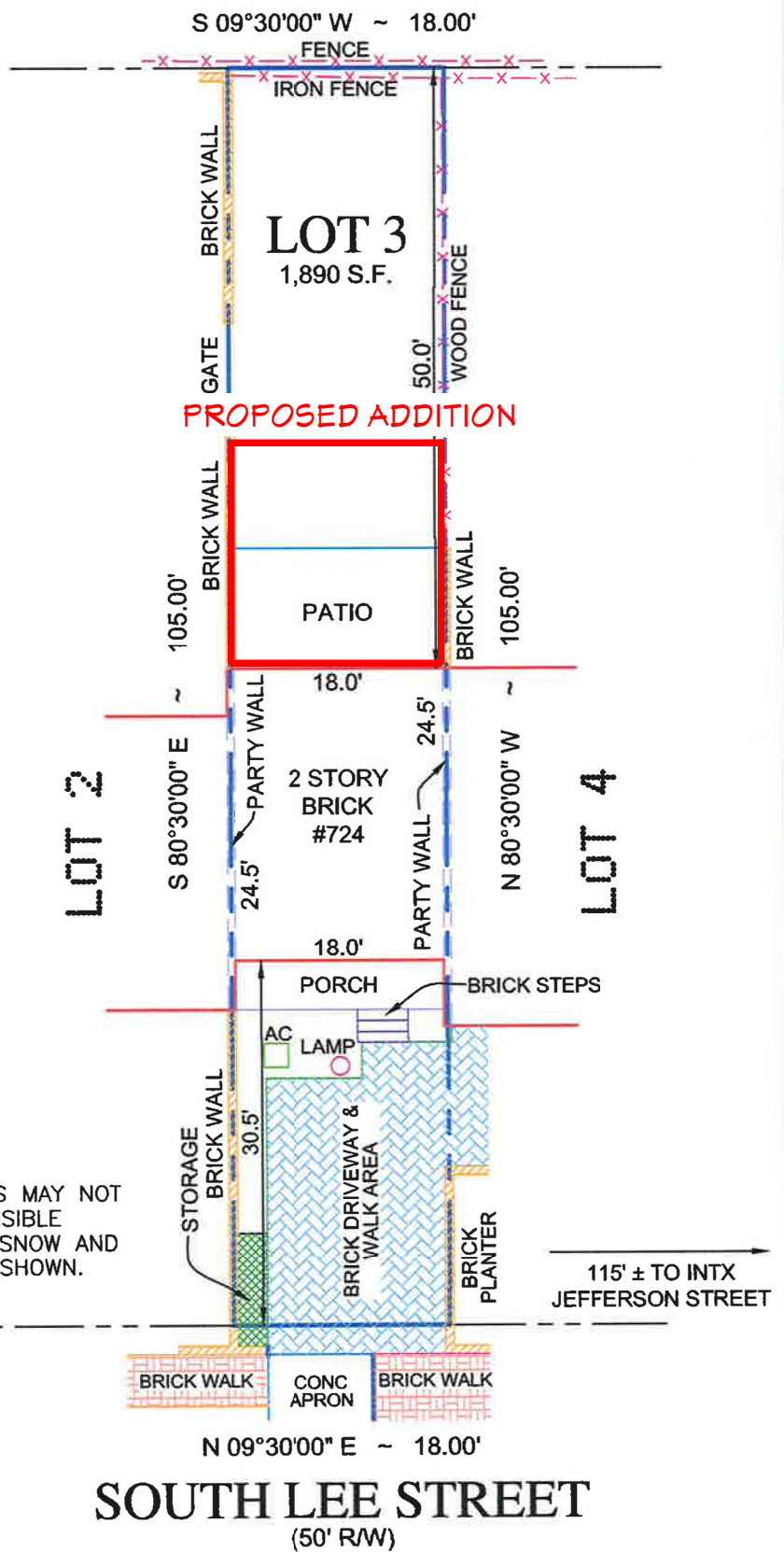
[PH] 703-624-4821  
 [FAX] 1-703-991-1320



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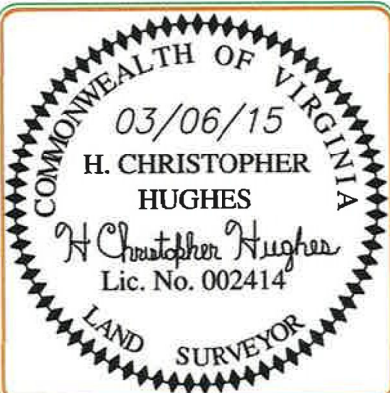
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SCALE: 1" = 15'

MARCH 6, 2015

NO TITLE REPORT FURNISHED  
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PHYSICAL IMPROVEMENT SURVEY  
 LOT 3 HOOFS ADDITION TO  
**ALEXANDRIA**  
 LIBER 162 PAGE 241  
 CITY OF ALEXANDRIA, VIRGINIA



FOR: WALKER TITLE #A1500097DAG  
 CARLOS CECCHI & LISA RIVAS ~ GEORGE & HEATHER ROTHENBUESCHER

**BL SURVEY ARBORIST**

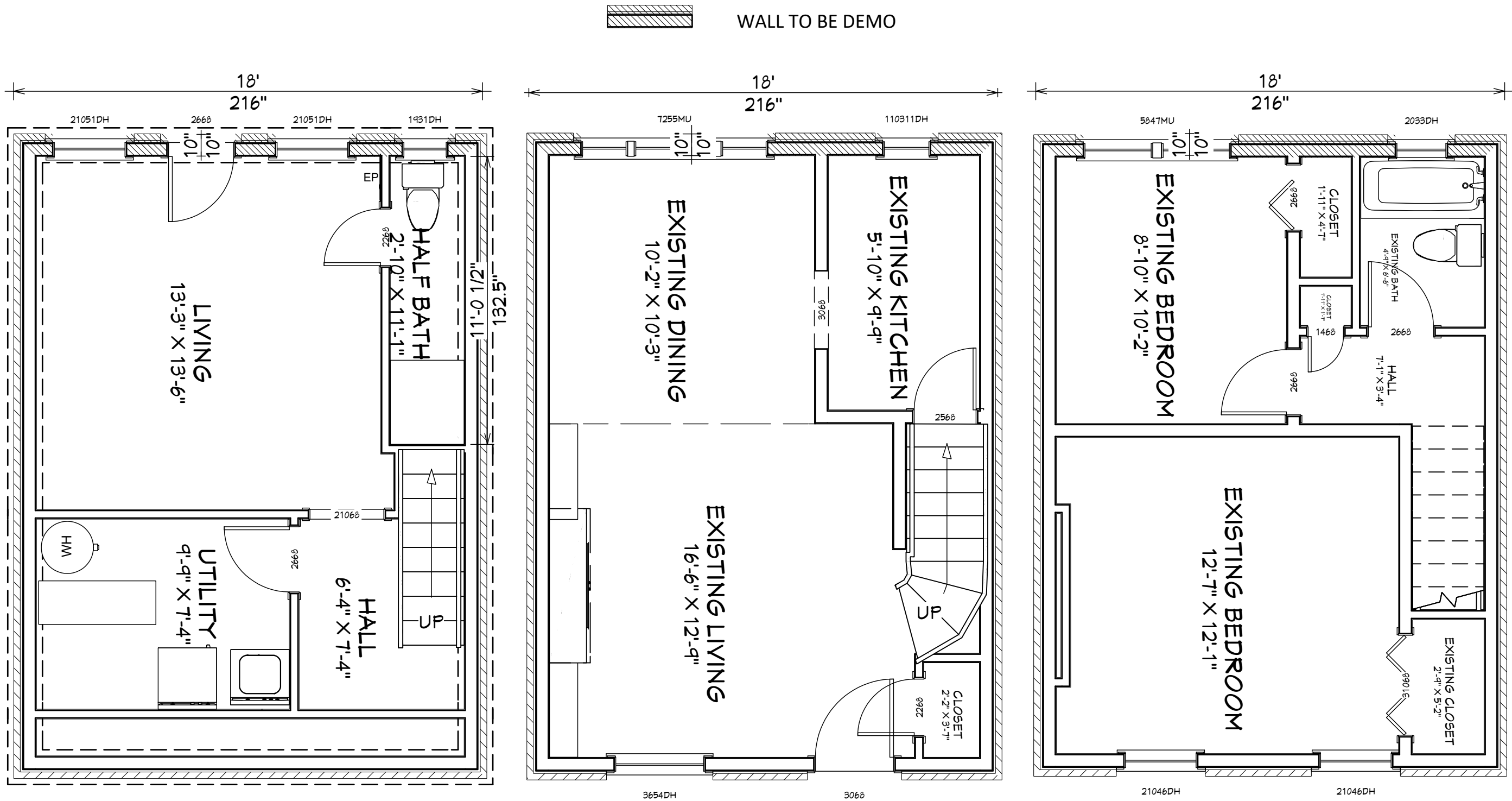
BLSURVEYARBORIST@GMAIL.COM  
 CLIFTON VA 20124

[PH] 703-624-4821  
 [FAX] 1-703-991-1320









# DEMO PLAN

Seal

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

Job Location:  
724 S Lee St  
Alexandria, VA 22314

Owner:  
George Rothenbuesche  
Heather Rothenbuesche

Phone:  
(703) 559-1763

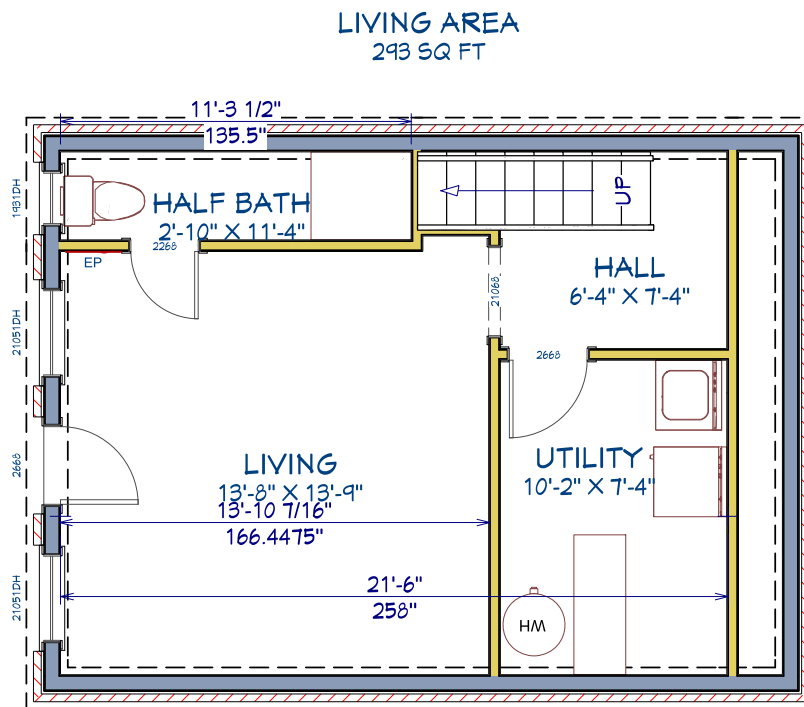
DRAWINGS PROVIDED BY:  
Ricky Can Build It  
Designer:  
Ricardo Serrano  
Address:  
11350 Random Hills Rd. # 800  
Fairfax VA, 22030  
Phone:  
(571) 512 - 5240  
Fax:  
(571) 418 - 8451  
Web:  
www.rickycanbuildit.com  
License:  
2705159126

DATE:  
1/15/2019

SCALE:

SHEET:





**EXISTING BASEMENT**

Seal

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

Job Location:  
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Alexandria, VA 22314

Owner:  
George Rothenbuesche  
Heather Rothenbuesche

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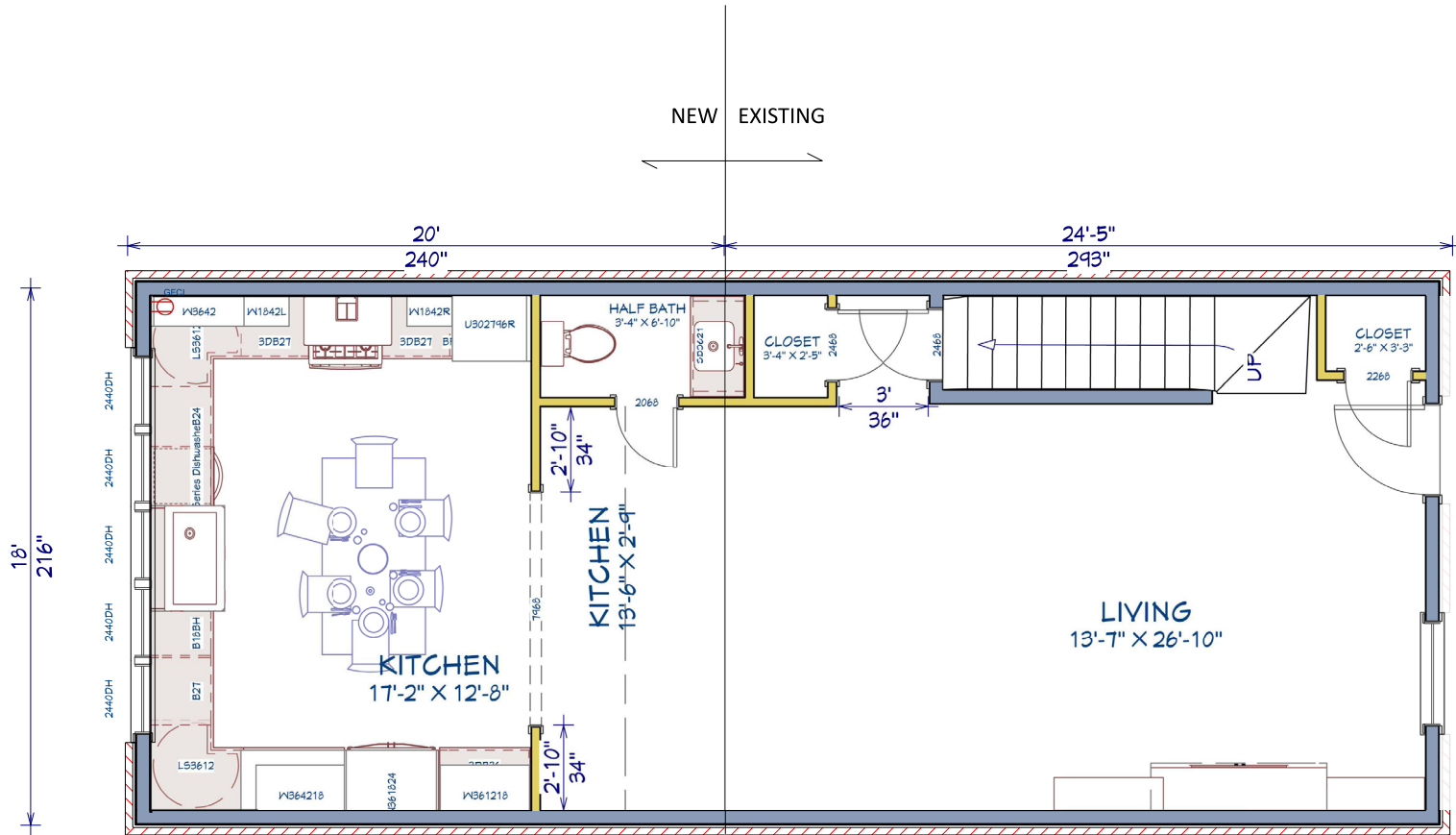
Phone:  
(571) 512 - 5240  
Fax:  
(571) 418 - 8451  
Web:  
www.rickycanbuildit.com

License:  
2705159126

DATE:  
1/6/2019

SCALE:  
1/4" = 1'

SHEET:  
A.2



LIVING AREA  
793 SQ FT

## PROPOSED 1ST FLOOR

Seal

NUMBER	DATE	REVISION BY	DESCRIPTION

Job Location:  
724 S Lee St  
Alexandria, VA 22314

Owner:  
George Rothenbuesche  
Heather Rothenbuesche

Phone:  
(703) 559-1763



DRAWINGS PROVIDED BY:  
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Designer:  
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Address:  
11390 Random Hills Rd. # 800  
Fairfax VA, 22030

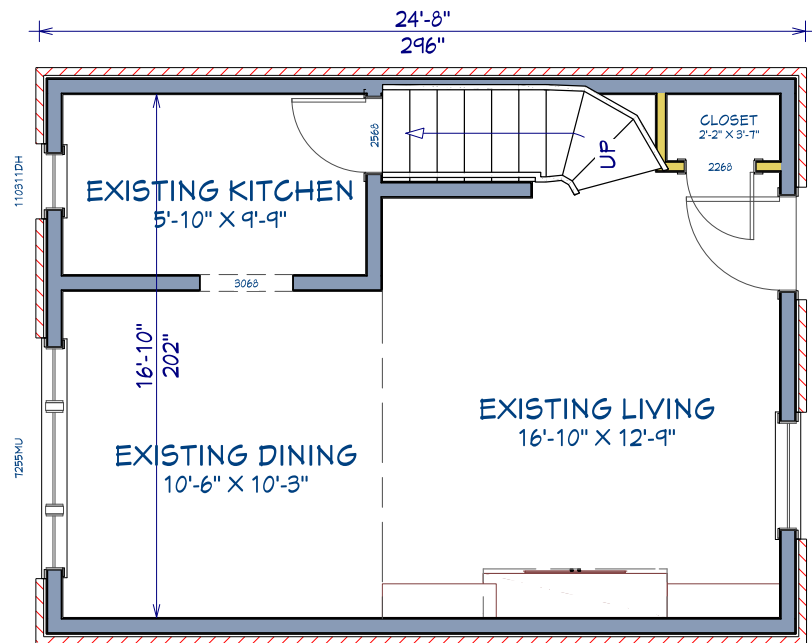
Phone:  
(571) 512 - 5240  
Fax:  
(571) 418 - 8431  
Web:  
www.rickyancanbuildit.com

License:  
2705159126

DATE:  
1/6/2019

SCALE:  
1/8" = 1'

SHEET:  
A.3



**EXISTING 1ST FLOOR**


Scale

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

Job Location:  
724 S Lee St  
Alexandria, VA 22314

Owner:  
George Rothenbuesche  
Heather Rothenbuesche

Phone:  
(703) 559-1763



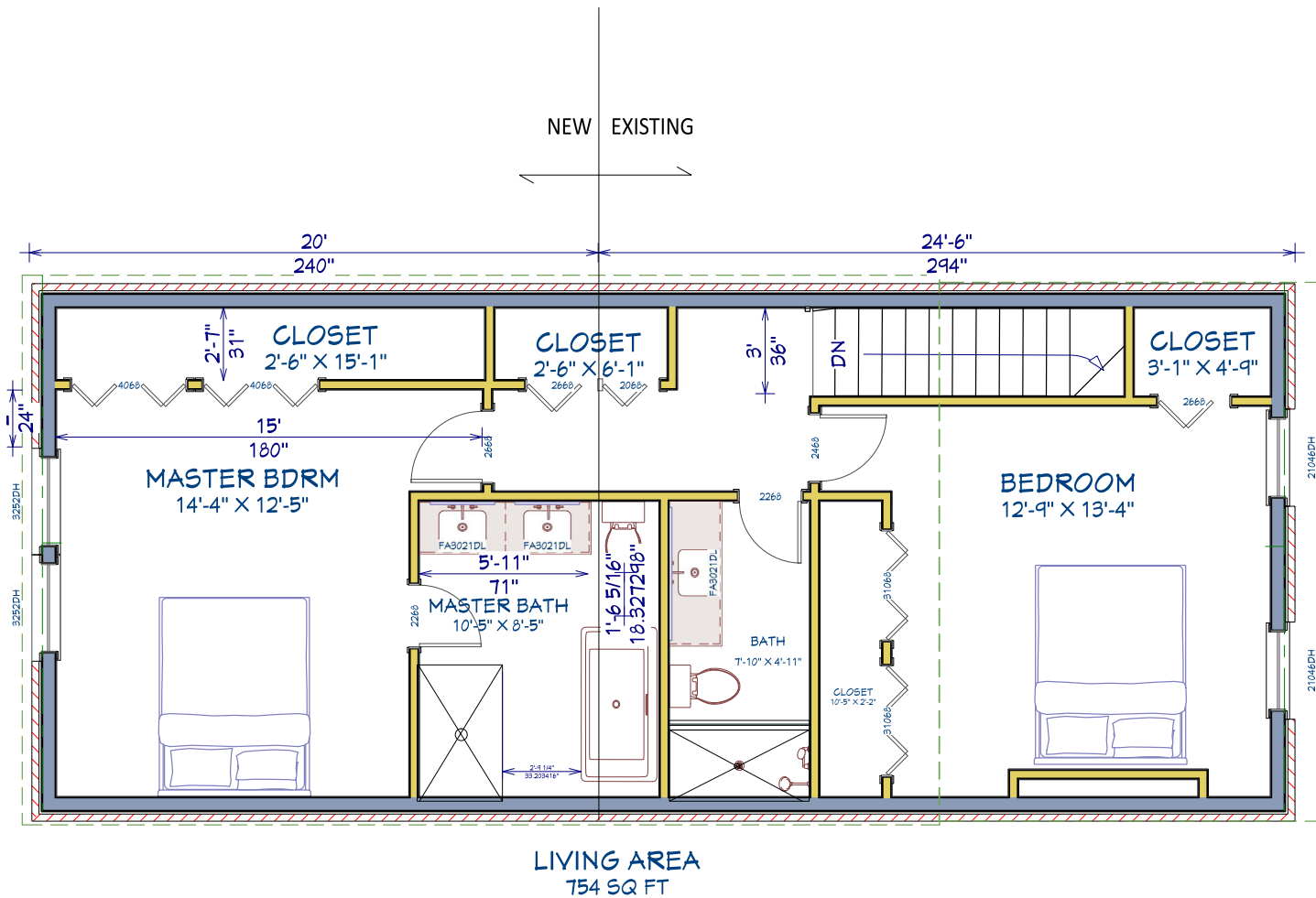
DRAWINGS PROVIDED BY:  
Ricky Can Build It  
Designer:  
Ricardo Serrano  
Address:  
1350 Randon Hills Rd. # 800  
Fairfax VA, 22030

Phone:  
(571) 512 - 5240  
Fax:  
(571) 418 - 8451  
Web:  
www.rickycanbuildit.com  
License:  
2705159126

DATE:  
1/6/2019

SCALE:  
1/4" = 1'

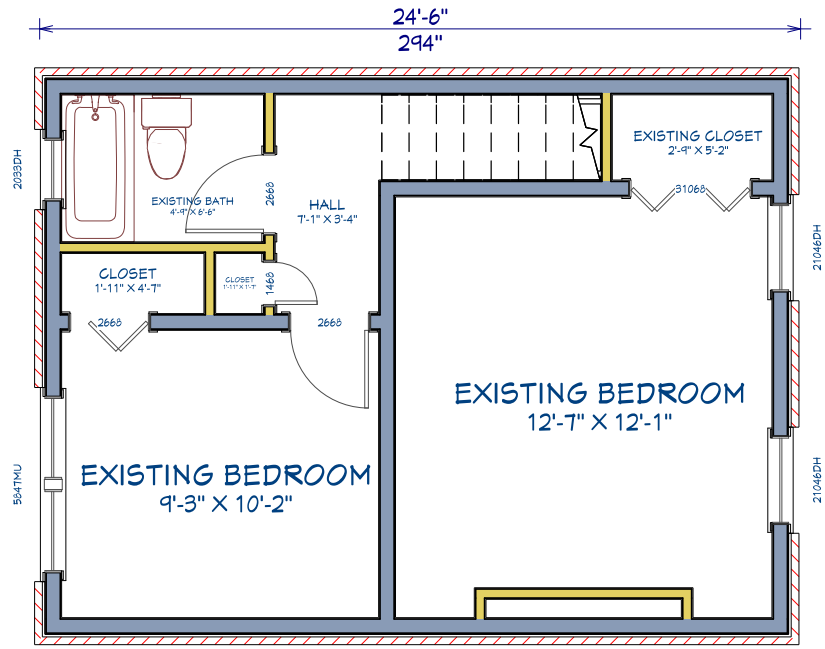
SHEET:  
A.4



## PROPOSED 2ND FLOOR

Scale																																																							
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Owner: George Rothenbuesche Heather Rothenbuesche Phone: (703) 559-1763																																																							
DRAWINGS PROVIDED BY: Ricky Can Build It Designer: Ricardo Serrano Address: 13390 Random Hills Rd. # 800 Fairfax VA, 22030 Phone: (571) 512 - 5240 Fax: (571) 418 - 8431 Web: www.rickycanbuildit.com License: 2705159126																																																							
DATE: <div style="border: 1px solid black; padding: 2px; text-align: center;">1/6/2019</div>																																																							
SCALE: <div style="border: 1px solid black; padding: 2px; text-align: center;">1/8" = 1'</div>																																																							
SHEET: <div style="border: 1px solid black; padding: 2px; text-align: center; font-weight: bold;">A.5</div>																																																							





LIVING AREA  
426 SQ FT

### EXISTING 2ND FLOOR

Seal

REVISION TABLE	REVISION BY	DESCRIPTION

Job Location:  
724 S Lee St  
Alexandria, VA 22314

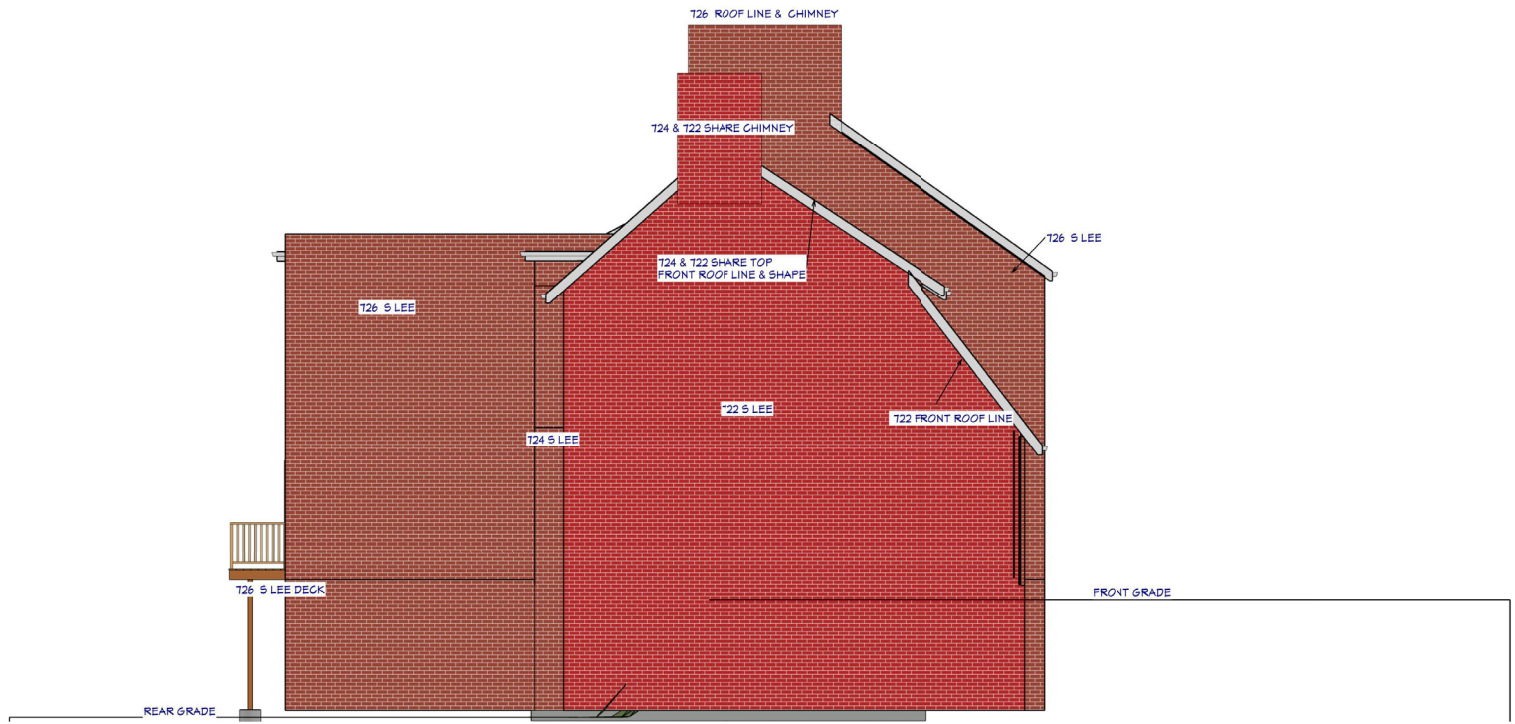
Owner:  
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www.rickycanbuildit.com  
License:  
2705159126

DATE:  
1/6/2019

SCALE:  
1/4" = 1'

SHEET:  
A.6



EXISTING NORTH ELEVATION

Seal

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

Job Location:  
724 S Lee St  
Alexandria, VA 22314

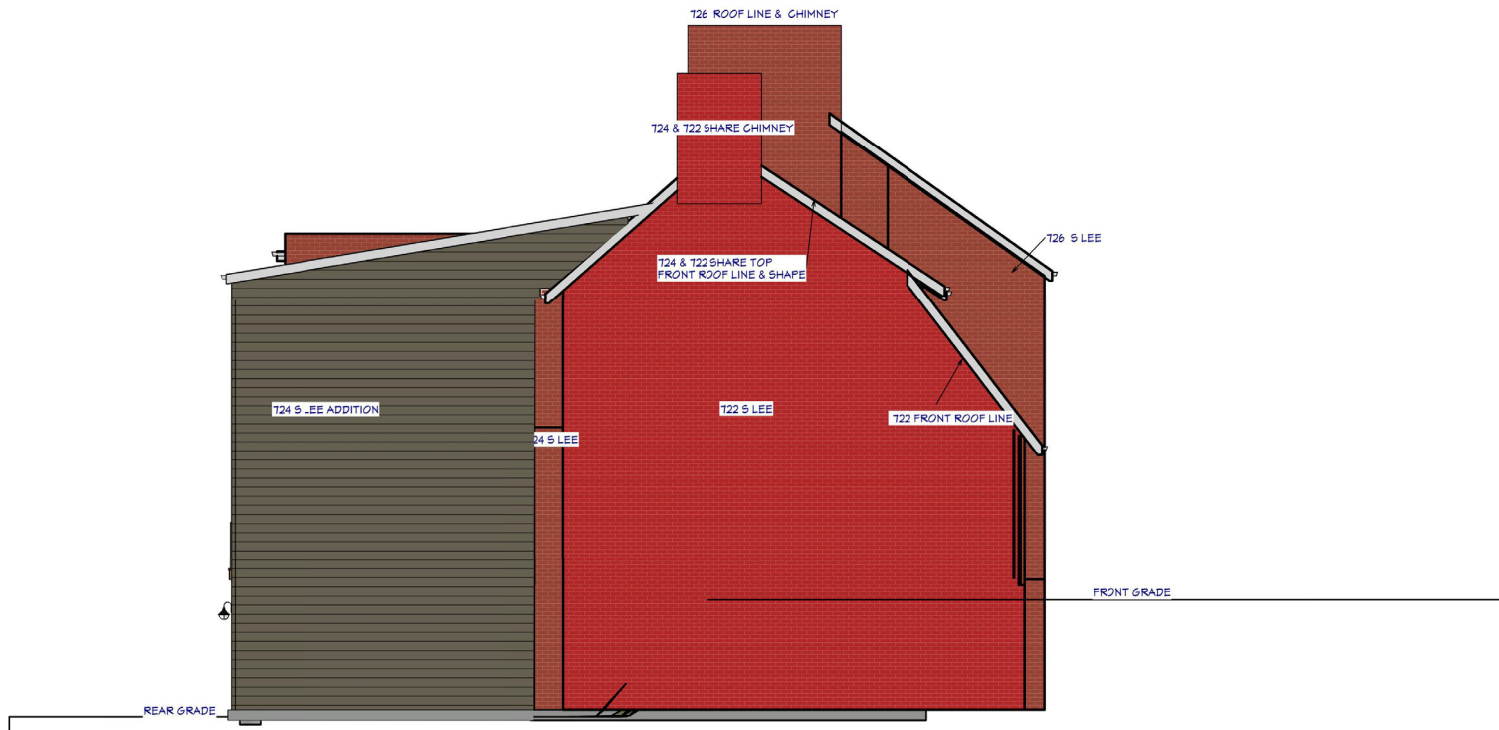
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Web:  
www.rickyancanbuildit.com  
License:  
2705159126

DATE:  
1/6/2019

SCALE:  
1/8" = 1'

SHEET:  
E.1



# PROPOSED NORTH ELEVATION

Scale

NUMBER	DATE	REVISION	DESCRIPTION

Job Location:  
724 S Lee St  
Alexandria, VA 22314

Owner:  
George Rothenbuesche  
Heather Rothenbuesche

Phone:  
(703) 559-1763

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www.rickycanbuildit.com  
License:  
2705159126

DATE:  
1/6/2019

SCALE:  
1/8" = 1'

SHEET:  
E.2



**EXISTING EAST ELEVATION**

Seal

NUMBER	DATE	REVISION	BY	DESCRIPTION

Job Location:  
 724 S Lee St  
 Alexandria, VA 22314

Owner:  
 George Rothenbuesche  
 Heather Rothenbuesche

Phone:  
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 www.rickycanbuildit.com

License:  
 2705159126

DATE:  
 1/6/2019

SCALE:  
 1/4" = 1'

SHEET:  
**E.3**



PROPOSED EAST ELEVATION

Scale

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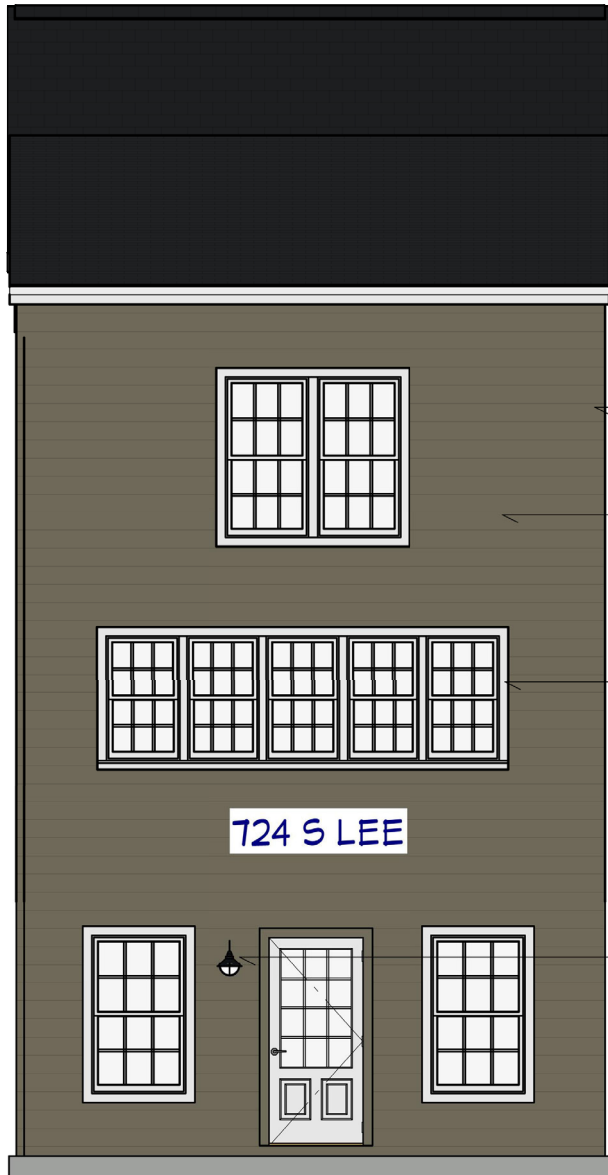
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(571) 418 - 8451  
Web:  
www.rickycanbuildit.com

License:  
2705159126

DATE:  
1/6/2019

SCALE:  
1/4" = 1'

SHEET:  
E.4



ROOF: 3 TAB SHINGLE  
COLOR: CHARCOAL

SIDING: JAMES HARDIE  
COLOR: TIMBER BARK

WINDOWS: ANDERSON 100 SERIES  
COLOR: WHITE

TRIM: JAMES HARDIE  
COLOR: WHITE

EXTERIOR LIGHT: SEASIDE STYLE  
COLOR: BLACK

724 S LEE

## PROPOSED EAST ELEVATION DETAILS

Seal

NUMBER	DATE	REVISION	DESCRIPTION

Job Location:  
724 S Lee St  
Alexandria, VA 22314  
Owner:  
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Heather Rothenbuesche  
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DATE:  
1/6/2019

SCALE:

SHEET:

# 724 S Lee - BOARD OF ARCHITECTURAL REVIEW

## MATERIALS LIST:

**Back half of roof-** Brand: GAF - 3 TAB Shingle Color: CHARCOAL

**Siding-** Brand: James Hardie - Style: HardiePlank Lap siding -Smooth - Color: Timber Bark

**Trim-** Brand: James Hardie - Style: HardieTrim 5/4 Cedarmill - Color: White

**Back of home Windows-** Brand: Anderson - Style: 100 Series - Color: White

- Interior Color White
- Glass Low-E Glass
- Hardware Metal Slim Line Lock, White
- Grille Pattern Lites
- Exterior Color White

**Exterior lights-** Brand: Kichler – Style: Seaside - Color: Black



● HardiePlank® Lap Siding

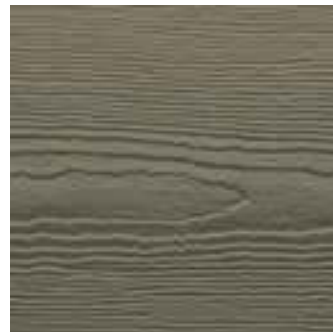
HardiePanel® Vertical Siding

HardieShingle® Siding



**SELECT CEDARMILL®**

Thickness	5/16 in.			
Length	12 ft. planks			
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.
Exposure	4 in.	5 in.	6 in.	7 in.
ColorPlus Pcs./Pallet	324	280	252	210
Prime Pcs./Pallet	360	308	252	230
Pcs./Sq.	25.0	20.0	16.7	14.3



**COLOR CHOICE:  
TIMBER BARK**

● HardieTrim® Boards

HardieTrim® Batten Boards



**4/4 NT3® SMOOTH**

Thickness	.75 in.				
Length	12 ft. boards				
Width	3.5 in.	5.5 in.	7.25 in.	9.25 in.	11.25 in.
Pcs./Pallet	312	208	156	104	104

**COLOR CHOICE:**  
White



**Seaside Collection**  
**1 Light Seaside Outdoor Wall Light in Black**  
 9021BK (Black (Painted))

**Product Description:**

With an aura that is as pure as a sea breeze, the Seaside Collection offers the homeowner a unique line of outdoor fixtures guaranteed to bring a new identity to your home's landscape. For this 1-light Seaside Wall Lantern, aluminum with stainless steel is combined with Kichler's Black finish, resulting in a high quality fit that will look fantastic for years to come. The fixture covers a 60-watt (max.) bulb that provides outdoor illumination for your landscape. It is 7 1/2" high and is U.L. listed for wet location.

**Available Finishes**

- Black (Painted)
- Brushed Nickel
- Olde Brick
- Olde Bronze

**Technical Information**

<b>Lamp Included:</b>	Not Included
<b>Lead Wire Length:</b>	2.5"
<b>Extension:</b>	6.5
<b>Safety Rated:</b>	Wet
<b>HCWO:</b>	2.25
<b>Base Backplate:</b>	4.75
<b>Dual Mount:</b>	No
<b>Patent:</b>	D382079
<b>Light Source:</b>	Incandescent
<b>Socket Base:</b>	Medium
<b>Number of Bulbs:</b>	1
<b>Lamp Type:</b>	A
<b>Max Watt:</b>	60W
<b>Width:</b>	6"
<b>Height:</b>	7.25"
<b>Overall Height:</b>	"
<b>Collection:</b>	Seaside Collection
<b>Finish:</b>	Black (Painted)

Project
Type
Ordering #
Comments



## Smooth-Star® \$\$

Full Lite W/ Stile Lines | Style No. S108XE-SDL

### 8 Available Sizes

2'8" x 6'8" 2'8" x 7'0" 2'10" x 6'6"

2'10" x 6'8" 2'10" x 7'0" 3'0" x 6'6"

3'0" x 6'8" 3'0" x 7'0"

### FINISH OPTIONS

Stain and Paint options may vary. Please contact your [retailer](#) for a complete list of their offering.



### GLASS OPTIONS

↗ See how this privacy compares to clear glass



**Don't see the glass design you want?**

TAB Shingle Color: CHARCOAL





726 S LEE



724 S LEE



722 S LEE



Andersen Windows - Abbreviated Quote Report



Project Name: RICKY CAN BUILD IT

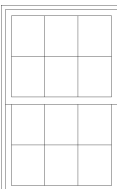
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Print Date: 01/14/2019

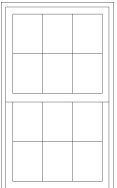
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iQ Version: 18.2

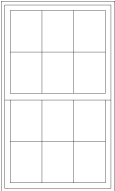
Dealer:	Customer: PROCTOR TEAM ACCOUNT
Sales Rep: MELANIE PROCTOR	Billing Address:
Created By:	Phone: 571-512-5240 Fax:
	Contact: RICKY SERRANO
	Trade ID: 027273 Promotion Code:

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
 0001	2	100SHS2' 10 1/2" x 4' 6 1/2" (F/A)	W01	\$ 605.10	\$ 1210.20
<b>RO Size = 2' 11" W x 4' 7" H Unit Size = 2' 10 1/2" W x 4' 6 1/2" H</b> 100 Series Unit, 1 3/8" Flange Setback, White/White, Low E Glass, Divided Light with Spacer, Colonial, 3W2H, White/White, 3/4" (Each Sash), Half Insect Screen, White, Andersen 100 Series Hardware, White Zone: North-Central U-Factor: 0.31, SHGC: 0.28, ENERGY STAR® Certified: No					

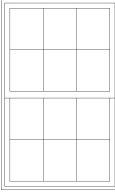
Viewed from Exterior

 0002	5	100SHS2' 4 1/2" x 4' 0 1/2" (F/A)	W02	\$ 566.04	\$ 2830.20
<b>RO Size = 2' 5" W x 4' 1" H Unit Size = 2' 4 1/2" W x 4' 0 1/2" H</b> 100 Series Unit, 1 3/8" Flange Setback, White/White, Low E Glass, Divided Light with Spacer, Colonial, 3W2H, White/White, 3/4" (Each Sash), Half Insect Screen, White, Andersen 100 Series Hardware, White Zone: North-Central U-Factor: 0.31, SHGC: 0.28, ENERGY STAR® Certified: No					


Viewed from Exterior

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
 0003	1	100SHS3' 0 1/2" x 5' 1 1/2" (F/A)	W03	\$ 644.81	\$ 644.81
<b>RO Size = 3' 1" W x 5' 2" H Unit Size = 3' 0 1/2" W x 5' 1 1/2" H</b> 100 Series Unit, 1 3/8" Flange Setback, White/White, Low E Glass, Divided Light with Spacer, Colonial, 3W2H, White/White, 3/4" (Each Sash), Half Insect Screen, White, Andersen 100 Series Hardware, White Zone: North-Central U-Factor: 0.31, SHGC: 0.28, ENERGY STAR® Certified: No					

Viewed from Exterior

 0004	2	100SHS3' 2 1/2" x 5' 2 1/2" (F/A)	W04, W05	\$ 644.81	\$ 1289.62
<b>RO Size = 3' 3" W x 5' 3" H Unit Size = 3' 2 1/2" W x 5' 2 1/2" H</b> 100 Series Unit, 1 3/8" Flange Setback, White/White, Low E Glass, Divided Light with Spacer, Specified Equal Lite, 3w2h, White/White, 3/4" (Each Sash), Half Insect Screen, White, Andersen 100 Series Hardware, White Zone: North-Central U-Factor: 0.31, SHGC: 0.28, ENERGY STAR® Certified: No					

Viewed from Exterior

 0005	1	100SHS3' 6 1/2" x 5' 4 1/2" (F/A)	W06	\$ 664.37	\$ 664.37
<b>RO Size = 3' 7" W x 5' 5" H Unit Size = 3' 6 1/2" W x 5' 4 1/2" H</b> 100 Series Unit, 1 3/8" Flange Setback, White/White, Low E Glass, Divided Light with Spacer, Specified Equal Lite, 3w2h, White/White, 3/4" (Each Sash), Half Insect Screen, White, Andersen 100 Series Hardware, White Zone: North-Central U-Factor: 0.31, SHGC: 0.28, ENERGY STAR® Certified: No					

Viewed from Exterior





## SINGLE-HUNG WINDOWS

Andersen® 100 Series single-hung windows allow ventilation through a single operable lower sash that slides up and down. Classic rectangular shapes are available, or use an arched top for added elegance. Made with our revolutionary Fibrex® composite material, 100 Series products are durable, environmentally smart and energy efficient. 100 Series products are available in deep, rich colors that complement virtually any architectural style. For added style, we offer a wide range of grille patterns and patterned glass options.

### DURABLE

- Virtually maintenance-free
- Rigorously tested to deliver years\* of smooth, reliable operation
- Fibrex material construction provides long-lasting\* performance
- Durable, low-maintenance finish won't fade, flake, blister or peel\*
- Fibrex material is twice as strong as vinyl

### ENERGY EFFICIENT

- Weather-resistant construction for greater comfort and energy efficiency
- Weatherstripping is designed to seal out drafts, wind and water
- Variety of Low-E glass options are available to help control heating and cooling costs in any climate
- Many 100 Series casement windows have options that make them ENERGY STAR® v. 6.0 certified throughout the U.S.



### BEAUTIFUL

- Clean, attractive corner seams
- Five exterior color options
- Attractive matte finish interiors available in four colors
- Add style with grilles or patterned glass

### EXTERIOR COLORS



White Sandtone Terratone Dark Bronze Black





# 100 SERIES SINGLE-HUNG WINDOWS

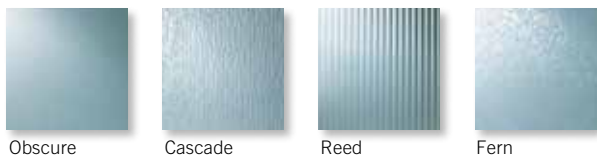
Fibrex® material combines the strength and durability of wood with the low-maintenance of vinyl. The wood fibers are reclaimed from our own factories, which makes this product sustainable and environmentally responsible.

## HIGH-PERFORMANCE GLASS OPTIONS

- Low-E glass
  - Low-E glass with HeatLock® technology
  - Low-E Sun glass
  - Low-E SmartSun™ glass
  - Low-E SmartSun glass with HeatLock technology
- Tempered glass and other glass options are available. Contact your Andersen supplier.

## PATTERNED GLASS

Ideal for letting light into the home while obscuring vision. Available in four attractive patterns.



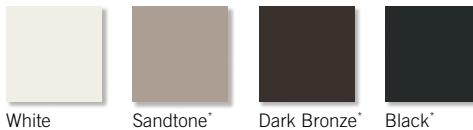
## FRAME OPTIONS

1-3/8" flange setback, 1" flange setback with stucco key or replacement configuration.

## ADDITIONAL FEATURES

- Sash lock engages automatically when operable sash is closed
- Operable sash has a meeting stile cover with a unique raised profile design, allowing the sash to be opened and closed easily

## INTERIOR OPTIONS



## HARDWARE



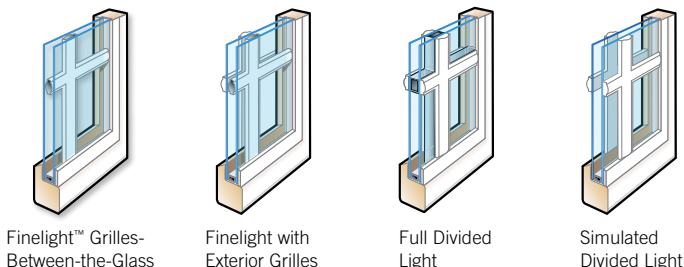
Single-hung windows feature hardware that automatically locks when windows are closed. Hardware color matches the window's interior.

Optional lift handle matches the window's interior.

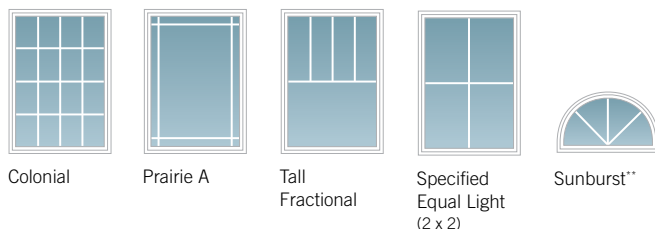
New metal Slim Line hardware is available in White, Sandtone, Dark Bronze, Black, Satin Nickel and Antique Brass.

## GRILLES

Choose from the following grille options:



All grille options are available in a variety of patterns.



\*Units with Black, Dark Bronze and Sandtone interiors have matching exteriors.  
 \*\*Sunburst pattern is only available with Finelight grilles.  
 Printing limitations prevent exact color and finish duplication. See your Andersen supplier for actual finish samples.  
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