

**ISSUE:** Permit to Demolish/Capsulate (partial)

**APPLICANT:** Charles and Sarah Lawler

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

**ZONE:** RM/Residential Townhouse Zone

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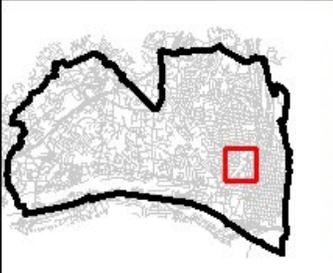
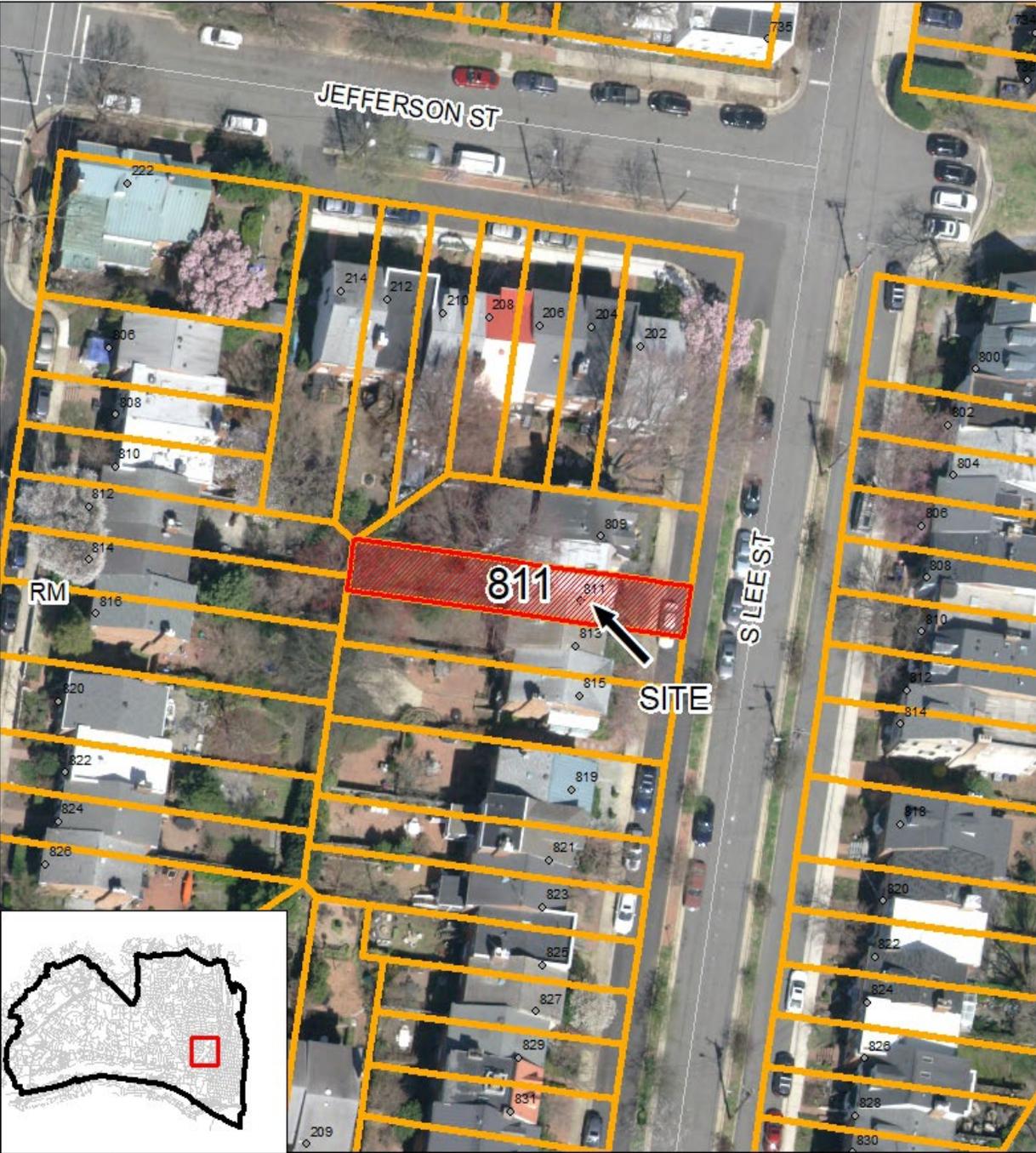
**STAFF RECOMMENDATION**

Staff recommends approval of the Permit to Demolish/Capsulate (partial), with the following conditions:

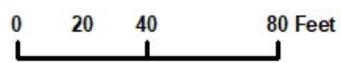
1. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities; and,
2. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

**GENERAL NOTES TO THE APPLICANT**

1. **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.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **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, Permit Center, 4850 Mark Center Drive, Suite 2015, 703-746-4200 for further information.
4. **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.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any 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#2026-00006 - OHAD**  
**811 South Lee Street**



**Note:** *The Permit to Demolish requires a roll call vote.*

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

The applicant requests a Permit to Demolish/Capsulate (partial) to demolish/capsulate the east (rear) elevation to facilitate the construction of a rear addition, at 811 South Lee Street. The total amount of demolition is 570.59 square feet. Staff notes that the proposed demolition/capsulation will not be visible from the public right-of-way. Additionally, any proposed alterations or new construction will not be visible and will not require BAR approval.



**Photo 2:** View from S. Fairfax St., project property is not visible.



**Photo 1:** Rear elevation to be demolished/capsulated.

## **II. HISTORY**

The interior unit townhouse at 811 South Lee Street was constructed as part of the Yates Garden subdivision ca. 1954. 811 South Lee is a three-bay, three-and-a-half story brick townhouse with a partial raised basement in a row of four townhouses with alternately projecting and set back facades.

### *Previous BAR Approvals*

BAR89-07 The Board approved a rear addition (2/15/1989).

**III. ANALYSIS**

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.

<b>Standard</b>	<b>Description of Standard</b>	<b>Standard Met?</b>
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	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 analysis of the standards indicated above relate only to the demolition/capsulation of the rear wall. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The area proposed for demolition/capsulation are not of unusual or uncommon design and can easily be replicated. Staff recommends approval of the project and notes the recommendations of Alexandria Archaeology.

**STAFF**

Amirah Lane, Historic Preservation Planner, Planning & Zoning  
 Tony LaColla, AICP, Land Use + Preservation Division Chief, Planning & Zoning

#### IV. CITY DEPARTMENT COMMENTS

Legend: C- code requirement R- recommendation S- suggestion F- finding

##### Zoning

- C-1 Proposed demolition of portions of the rear facade will comply with Zoning.
- C-2 Zoning approval doesn't extend beyond demolition and will continue its review for the addition under the building permit when submitted.

##### Code Administration

- C-1 A building permit is required for demo and 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)
- 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**

- C-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. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
- C-2 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
- F-1 The Army Quartermaster’s maps from the Civil War indicate that the block bounded by Lee, Jefferson, Fairfax, and Green streets was the site of support buildings (mess room, kitchen, and barracks) for the Battery Rogers fortification. Therefore, this property has the potential to yield archaeological resources that could provide insight into Civil War military activities.

**V. ATTACHMENTS**

*1 – Application Materials*

- *Completed application*
- *Plans*
- *Scaled survey plat*
- *Photographs*

*2 – Supplemental Materials*

- *Public comment*
- *HOA approval if applicable*
- *Easement approval if applicable*
- *Any other supporting documentation*

BAR CASE# \_\_\_\_\_  
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 811 S Lee St \_\_\_\_\_

DISTRICT:  Old & Historic Alexandria  Parker – Gray  100 Year Old Building

TAX MAP AND PARCEL: 080.04-06-29 \_\_\_\_\_ 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: Charles & Sarah Lawler

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Authorized Agent *(if applicable)*:  Attorney  Architect  \_\_\_\_\_

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Legal Property Owner:

Name: Charles & Sarah Lawler

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

**NATURE OF PROPOSED WORK:** *Please check all that apply*

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
  - awning
  - doors
  - lighting
  - other \_\_\_\_\_
  - fence, gate or garden wall
  - windows
  - pergola/trellis
  - HVAC equipment
  - siding
  - painting unpainted masonry
  - shutters
  - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

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Request review and approval to remove portions of the rear facade to facilitate the construction of a two-story rear addition that will not be visible from the public right of way.

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**SUBMITTAL REQUIREMENTS:**

Check this box if there is a homeowner’s association for this property. If so, you must attach a copy of the letter approving the project.

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.

**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.*

- N/A
- 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. Check N/A if an item in this section does not apply to your project.

- N/A Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- FAR & Open Space calculation form.
- Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- Existing elevations must be scaled and include dimensions.
- Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- For development site plan projects, a model showing mass relationships to adjacent properties and structures.

**Signs & Awnings:** One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- N/A Linear feet of building: Front: \_\_\_\_\_ Secondary front (if corner lot): \_\_\_\_\_.
- Square feet of existing signs to remain: \_\_\_\_\_.
- Photograph of building showing existing conditions.
- Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- Location of sign (show exact location on building including the height above sidewalk).
- Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

**Alterations:** Check N/A if an item in this section does not apply to your project.

- N/A Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.

**BAR CASE#** \_\_\_\_\_

(OFFICE USE ONLY)

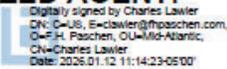
**ALL APPLICATIONS:** Please read and check that you have read and understand the following items:

- I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- 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 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:    
Digitally signed by Charles Lawler  
DN: C=US, E=clawler@fpoaschen.com,  
O=F.H. Paschen, OU=Mid-Atlantic,  
OU=Charles Lawler  
Date: 2025.01.12 11:14:23-0500

Printed Name: Charles Lawler

Date: 01/12/2026

**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. Charles & Sarah Lawler	[REDACTED]	100%
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 811 S Lee St, Alexandria, VA 22314 (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. Charles & Sarah Lawler	[REDACTED]	100%
2.		
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Charles & Sarah Lawler	N/A	N/A
2. Charles & Sarah Lawler		
3. Charles & Sarah Lawler		

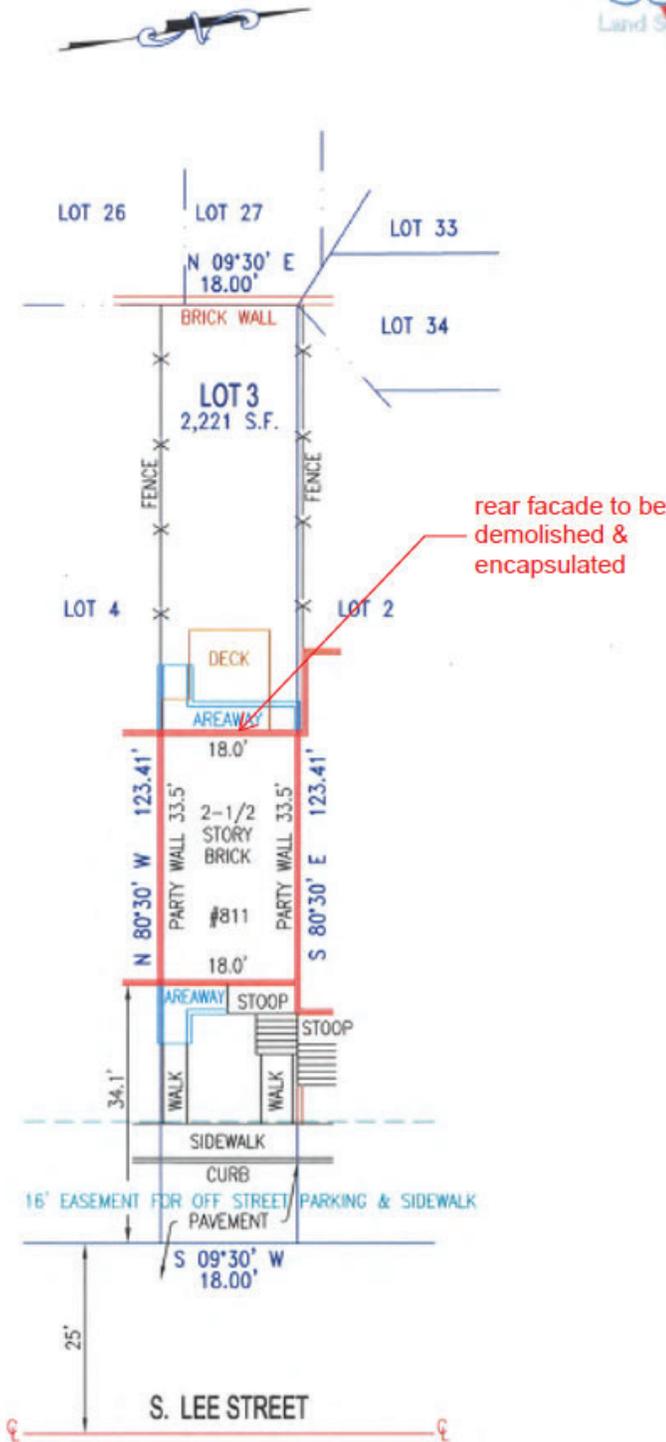
**NOTE:** Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

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.

01/12/2026  
Date

Charles Lawler  
Printed Name

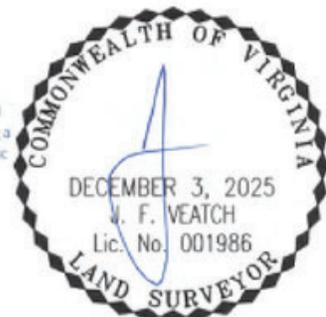
  
Digitally signed by Charles Lawler  
DN: cn=US,  
e=clawler@paschen.com, o=F.H.  
Paschen, ou=Mid-Atlantic,  
cn=Charles Lawler  
Date: 2026.01.12 11:14:06-0500  
Signature

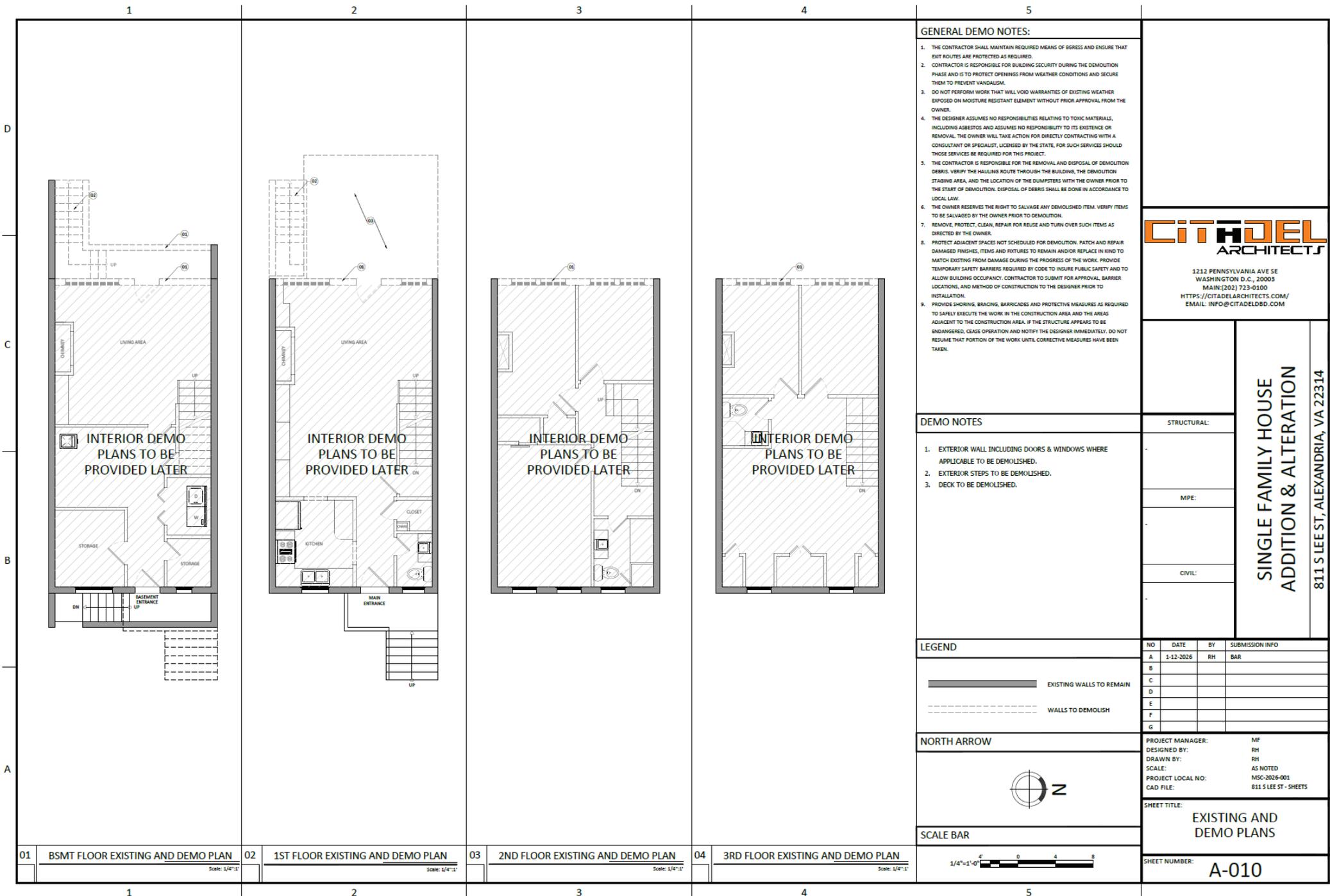


I hereby certify that the position of all existing physical improvements shown hereon have been located using a surveying transit, tape measure and/or other electronic measuring device.

No title report has been furnished.

Unless otherwise noted, no property corner markers have been set as per 54.1-407 of the Code of Virginia.





**GENERAL DEMO NOTES:**

1. THE CONTRACTOR SHALL MAINTAIN REQUIRED MEANS OF EGRESS AND ENSURE THAT EXIT ROUTES ARE PROTECTED AS REQUIRED.
2. CONTRACTOR IS RESPONSIBLE FOR BUILDING SECURITY DURING THE DEMOLITION PHASE AND IS TO PROTECT OPENINGS FROM WEATHER CONDITIONS AND SECURE THEM TO PREVENT VANDALISM.
3. DO NOT PERFORM WORK THAT WILL VOID WARRANTIES OF EXISTING WEATHER EXPOSED ON MOISTURE RESISTANT ELEMENT WITHOUT PRIOR APPROVAL FROM THE OWNER.
4. THE DESIGNER ASSUMES NO RESPONSIBILITIES RELATING TO TOXIC MATERIALS, INCLUDING ASBESTOS AND ASSUMES NO RESPONSIBILITY TO ITS EXISTENCE OR REMOVAL. THE OWNER WILL TAKE ACTION FOR DIRECTLY CONTRACTING WITH A CONSULTANT OR SPECIALIST, LICENSED BY THE STATE, FOR SUCH SERVICES SHOULD THOSE SERVICES BE REQUIRED FOR THIS PROJECT.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF DEMOLITION DEBRIS. VERIFY THE HAULING ROUTE THROUGH THE BUILDING, THE DEMOLITION STAGING AREA, AND THE LOCATION OF THE DUMPSTERS WITH THE OWNER PRIOR TO THE START OF DEMOLITION. DISPOSAL OF DEBRIS SHALL BE DONE IN ACCORDANCE TO LOCAL LAW.
6. THE OWNER RESERVES THE RIGHT TO SALVAGE ANY DEMOLISHED ITEM. VERIFY ITEMS TO BE SALVAGED BY THE OWNER PRIOR TO DEMOLITION.
7. REMOVE, PROTECT, CLEAN, REPAIR FOR REUSE AND TURN OVER SUCH ITEMS AS DIRECTED BY THE OWNER.
8. PROTECT ADJACENT SPACES NOT SCHEDULED FOR DEMOLITION, PATCH AND REPAIR DAMAGED FINISHES, ITEMS AND FIXTURES TO REMAIN AND/OR REPLACE IN KIND TO MATCH EXISTING FROM DAMAGE DURING THE PROGRESS OF THE WORK. PROVIDE TEMPORARY SAFETY BARRIERS REQUIRED BY CODE TO INSURE PUBLIC SAFETY AND TO ALLOW BUILDING OCCUPANCY. CONTRACTOR TO SUBMIT FOR APPROVAL, BARRIER LOCATIONS, AND METHOD OF CONSTRUCTION TO THE DESIGNER PRIOR TO INSTALLATION.
9. PROVIDE SHORING, BRACING, BARRICADES AND PROTECTIVE MEASURES AS REQUIRED TO SAFELY EXECUTE THE WORK IN THE CONSTRUCTION AREA AND THE AREAS ADJACENT TO THE CONSTRUCTION AREA. IF THE STRUCTURE APPEARS TO BE ENDANGERED, CEASE OPERATION AND NOTIFY THE DESIGNER IMMEDIATELY. DO NOT RESUME THAT PORTION OF THE WORK UNTIL CORRECTIVE MEASURES HAVE BEEN TAKEN.

**DEMO NOTES**

1. EXTERIOR WALL INCLUDING DOORS & WINDOWS WHERE APPLICABLE TO BE DEMOLISHED.
2. EXTERIOR STEPS TO BE DEMOLISHED.
3. DECK TO BE DEMOLISHED.

**LEGEND**

- EXISTING WALLS TO REMAIN
- WALLS TO DEMOLISH

**NORTH ARROW**



**SCALE BAR**



**CITADEL ARCHITECTS**  
 1212 PENNSYLVANIA AVE SE  
 WASHINGTON D.C., 20003  
 MAIN: (202) 723-0100  
[HTTPS://CITADELARCHITECTS.COM/](https://citadelarchitects.com/)  
 EMAIL: INFO@CITADELDBD.COM

**STRUCTURAL:**

**MPE:**

**CIVIL:**

**SINGLE FAMILY HOUSE  
 ADDITION & ALTERATION**

**811 S LEE ST, ALEXANDRIA, VA 22314**

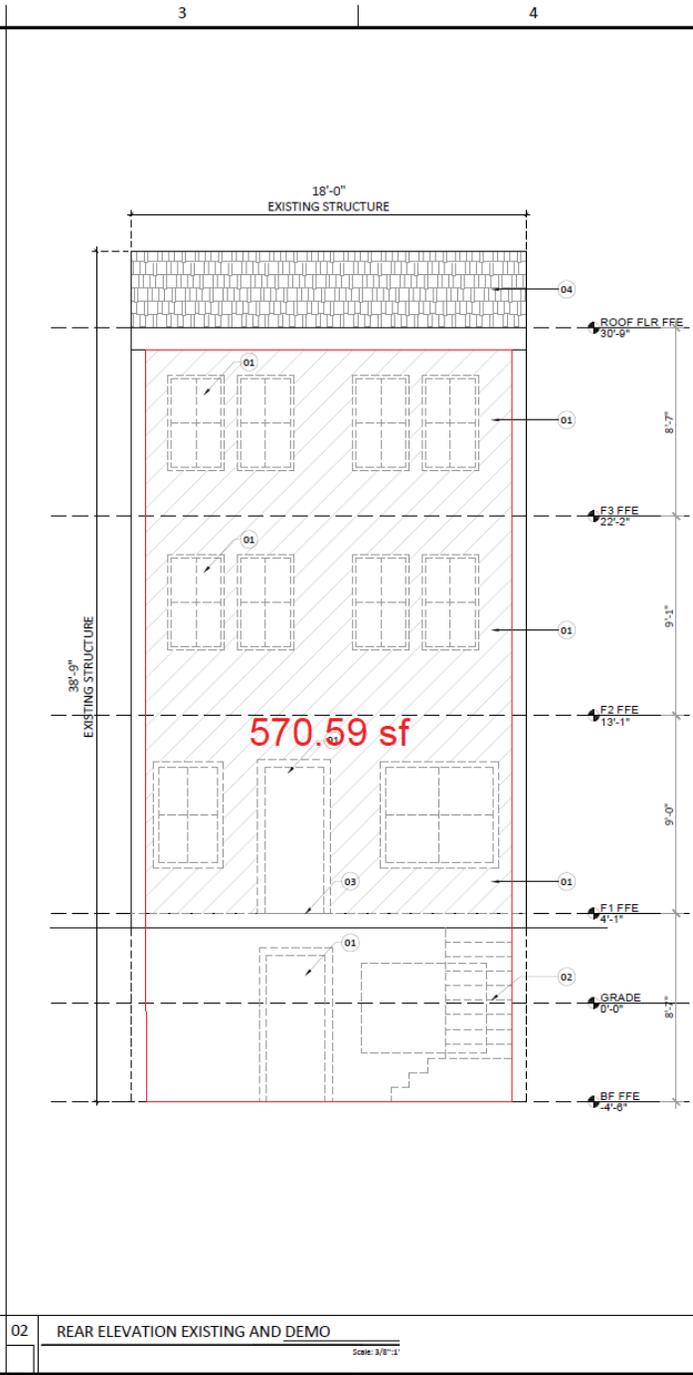
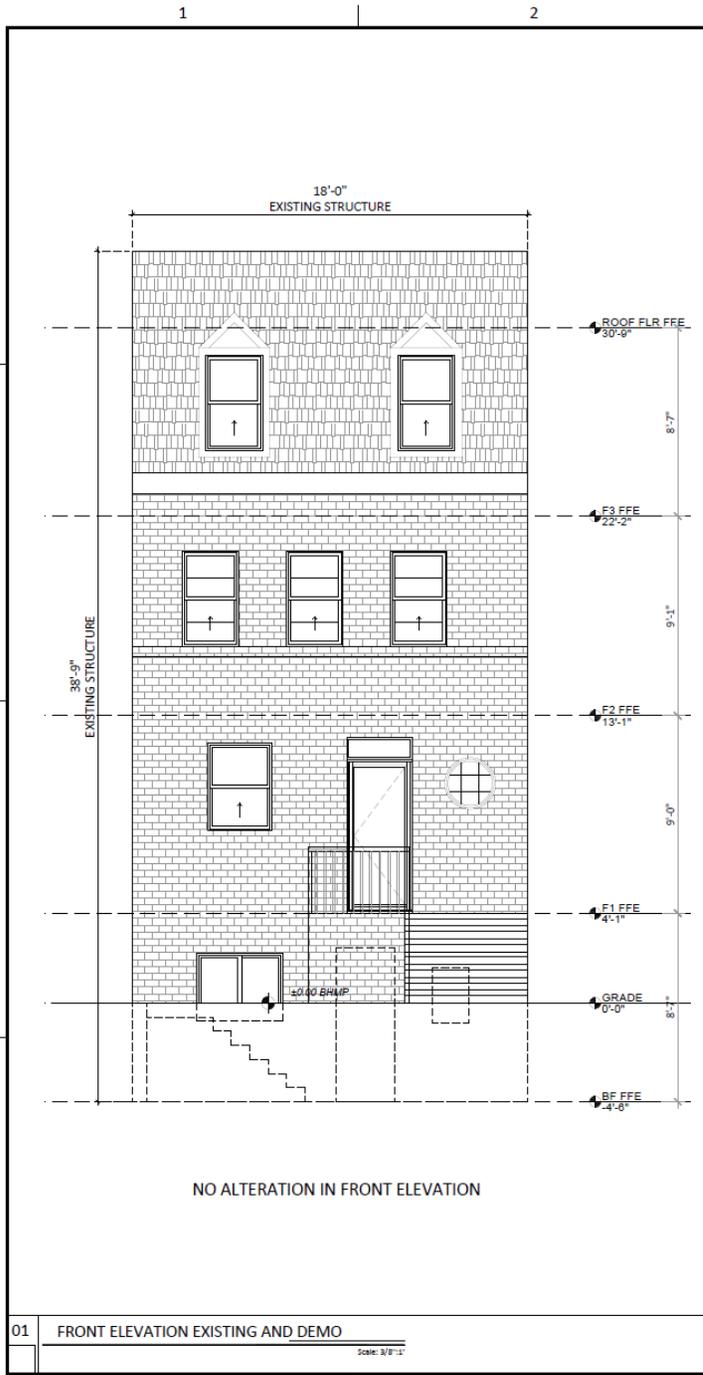
NO	DATE	BY	SUBMISSION INFO
A	1-12-2026	RH	BAR
B			
C			
D			
E			
F			
G			

**PROJECT MANAGER:** MF  
**DESIGNED BY:** RH  
**DRAWN BY:** RH  
**SCALE:** AS NOTED  
**PROJECT LOCAL NO:** MSC-2026-001  
**CAD FILE:** 811 S LEE ST - SHEETS

**SHEET TITLE:**  
**EXISTING AND DEMO PLANS**

**SHEET NUMBER:**  
**A-010**

01	BSMT FLOOR EXISTING AND DEMO PLAN Scale: 1/4"=1'	02	1ST FLOOR EXISTING AND DEMO PLAN Scale: 1/4"=1'	03	2ND FLOOR EXISTING AND DEMO PLAN Scale: 1/4"=1'	04	3RD FLOOR EXISTING AND DEMO PLAN Scale: 1/4"=1'
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**GENERAL DEMO NOTES:**

1. THE CONTRACTOR SHALL MAINTAIN REQUIRED MEANS OF EGRESS AND ENSURE THAT EXIT ROUTES ARE PROTECTED AS REQUIRED.
2. CONTRACTOR IS RESPONSIBLE FOR BUILDING SECURITY DURING THE DEMOLITION PHASE AND IS TO PROTECT OPENINGS FROM WEATHER CONDITIONS AND SECURE THEM TO PREVENT VANDALISM.
3. DO NOT PERFORM WORK THAT WILL VOID WARRANTIES OF EXISTING WEATHER EXPOSED ON MOISTURE RESISTANT ELEMENT WITHOUT PRIOR APPROVAL FROM THE OWNER.
4. THE DESIGNER ASSUMES NO RESPONSIBILITIES RELATING TO TOXIC MATERIALS, INCLUDING ASBESTOS AND ASSUMES NO RESPONSIBILITY TO ITS EXISTENCE OR REMOVAL. THE OWNER WILL TAKE ACTION FOR DIRECTLY CONTRACTING WITH A CONSULTANT OR SPECIALIST, LICENSED BY THE STATE, FOR SUCH SERVICES SHOULD THOSE SERVICES BE REQUIRED FOR THIS PROJECT.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF DEMOLITION DEBRIS. VERIFY THE HAULING ROUTE THROUGH THE BUILDING, THE DEMOLITION STAGING AREA, AND THE LOCATION OF THE DUMPSTERS WITH THE OWNER PRIOR TO THE START OF DEMOLITION. DISPOSAL OF DEBRIS SHALL BE DONE IN ACCORDANCE TO LOCAL LAW.
6. THE OWNER RESERVES THE RIGHT TO SALVAGE ANY DEMOLISHED ITEM. VERIFY ITEMS TO BE SALVAGED BY THE OWNER PRIOR TO DEMOLITION.
7. REMOVE, PROTECT, CLEAN, REPAIR FOR REUSE AND TURN OVER SUCH ITEMS AS DIRECTED BY THE OWNER.
8. PROTECT ADJACENT SPACES NOT SCHEDULED FOR DEMOLITION. PATCH AND REPAIR DAMAGED FINISHES, ITEMS AND FIXTURES TO REMAIN AND/OR REPLACE IN KIND TO MATCH EXISTING FROM DAMAGE DURING THE PROGRESS OF THE WORK. PROVIDE TEMPORARY SAFETY BARRIERS REQUIRED BY CODE TO INSURE PUBLIC SAFETY AND TO ALLOW BUILDING OCCUPANCY. CONTRACTOR TO SUBMIT FOR APPROVAL BARRIER LOCATION, AND METHOD OF CONSTRUCTION TO THE DESIGNER PRIOR TO INSTALLATION.
9. PROVIDE SHORING, BRACING, BARRICADES AND PROTECTIVE MEASURES AS REQUIRED TO SAFELY EXECUTE THE WORK IN THE CONSTRUCTION AREA AND THE AREAS ADJACENT TO THE CONSTRUCTION AREA. IF THE STRUCTURE APPEARS TO BE ENDANGERED, CEASE OPERATION AND NOTIFY THE DESIGNER IMMEDIATELY. DO NOT RESUME THAT PORTION OF THE WORK UNTIL CORRECTIVE MEASURES HAVE BEEN TAKEN.

**DEMO NOTES**

1. REAR WALL INCLUDING DOORS & WINDOWS WHERE APPLICABLE TO BE DEMOLISHED.
2. EXTERIOR STEPS TO BE DEMOLISHED.
3. DECK TO BE DEMOLISHED.
4. EXISTING ATTIC ROOF TO REMAIN.

**LEGEND**

---	EXISTING WALLS/ELEMENTS TO REMAIN
- - - - -	EXISTING WALLS/ELEMENTS TO DEMOLISH

**SCALE BAR**

3/8"=1'-0"

**CITADEL ARCHITECTS**

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SINGLE FAMILY HOUSE  
ADDITION & ALTERATION

811 S LEE ST, ALEXANDRIA, VA 22314

STRUCTURAL:	
MPE:	
CIVIL:	

NO	DATE	BY	SUBMISSION INFO
A	1-12-2026	RH	BAR
B			
C			
D			
E			
F			
G			

PROJECT MANAGER:	MF
DESIGNED BY:	RH
DRAWN BY:	RH
SCALE:	AS NOTED
PROJECT LOCAL NO:	MSC-2026-001
CAD FILE:	811 S LEE ST - SHEETS

EXISTING AND DEMO ELEVATIONS

SHEET NUMBER: A-020



FRONT VIEW OF 811 S LEE ST

REAR VIEW OF 811 S LEE ST





REAR VIEW OF 811 S LEE ST



REAR VIEW OF 811 S LEE ST



REAR VIEW OF 811 S LEE ST

# AERIAL VIEW OF 811 S LEE ST





Jefferson St Street View -Photo 1



3 HOUR  
PARKING  
8AM-5PM  
MON-FRI  
NOT VALID  
ON HOLIDAYS

819 S Lee St.

Jefferson St Street View -Photo 2



815 S Lee St

Fairfax St Street View -Photo 1



Fairfax St Street View -Photo 2





Fairfax St Street View -Photo 3

