

Docket Item #6  
BZA #2021-00018  
Board of Zoning Appeals  
February 14, 2022

**ADDRESS:** 2603 Randolph Avenue  
**ZONE:** R-2-5/Residential Single-Family  
**APPLICANT:** Lee Raynes

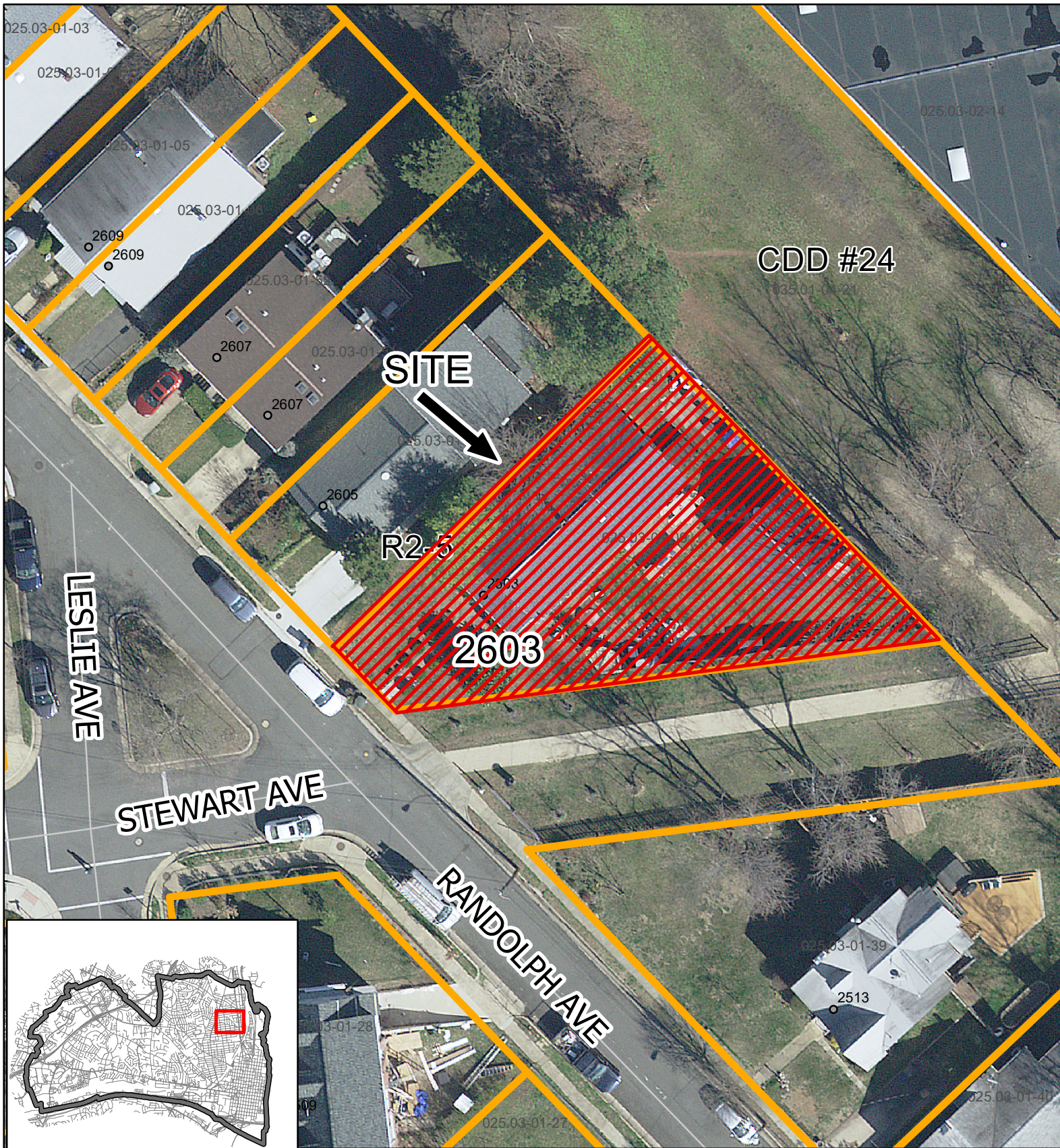
**ISSUE:** Special exception to construct a front porch in the required front yard.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
7-202(E)	Front setback for porch	10.00 feet	8.20 feet	1.80 feet

The staff **recommends approval** of the requested special exception because the request meets the criteria for a special exception.

If the Board decides to grant the requested special exception it is subject to compliance with all applicable code requirements, ordinances, and recommended conditions found in the department comments. The applicant must submit a survey plat prepared by a licensed surveyor confirming porch footprint and setbacks prior to the final inspection. The special exception must also be recorded with the deed of the property in the City's Land Records Office prior to the release of the building permit.





**BZA #2021-00018**  
**2603 Randolph Avenue**

0 15 30 60 Feet





**I. Issue**

The applicants propose to construct an open front porch within the required front yard, which would reduce the yard to below the ten feet along Stewart Avenue.

**II. Background**

The subject property is a corner lot with 7,466 square feet of lot area and 23.27 feet of frontage facing Randolph Avenue and 141.98 feet of frontage facing Stewart Avenue. This portion of Stewart Avenue is public right of way that is utilized as access to Mount Jefferson Park and Greenway. The subject property is substandard in lot width and frontage for a R-2-5 zoned corner lot.

On September 8, 2021, a building permit was issued for the construction of a second story addition to the existing one-story dwelling, a front addition, and interior renovations in accordance with the City Zoning Ordinance. The applicant is interested in revising the building permit to add a wrap-around front porch to the dwelling.

Section 7-202(E) allows for front porches to encroach into the front yard, however, the porch cannot reduce the front yard to less than ten feet. The proposed porch would reduce the front yard along the undeveloped portion of Stewart Avenue to 8.20 feet. If this special exception is approved, a new building permit would be submitted to revise the existing permit.

The following table provide zoning analysis of the subject property:

<b><i>Zone</i></b>	<b><i>Required/Permitted</i></b>	<b><i>Existing</i></b>	<b><i>Proposed</i></b>
Lot Area	6,500 square feet	7,466 square feet	7,466 square feet
Lot Frontage (Randolph Avenue)	40 feet	23.27 feet	23.27 feet
Lot Frontage (Stewart Avenue)	40.00 feet	141.98 feet	141.98 feet
Lot Width	65.00 feet	38.12 feet	38.12 feet
Front Yard (Randolph)	20 feet	38.70 feet	38.70 feet
Front Yard (Stewart)	14.60 feet – 20 feet	14.60 feet	14.60 feet
Side Yard (1:3, min. 7 feet)	7.30 feet	7.30 feet	7.30 feet
Side Yard (1:3, min. 7 feet)	8.50 feet	20.70 feet	20.70 feet
Floor Area Ratio (FAR)	3,359.70	2,923.00	2,923.00

**III. Description**

The applicants propose to construct a wrap-around open front porch located 8.20 feet at the closest point from the front property line along Stewart Avenue and 33.00 feet from the front property line facing Randolph Avenue. Per Section 7-202(E), a front porch with a maximum depth of 10.00 feet may be located in a required front yard as long as the front

yard is not reduced to less than 10.00 feet. Along the undeveloped portion of Stewart Avenue, the proposed open porch would be 6.00 feet deep and would extend 32.00 feet along the secondary front building wall. Along Randolph Avenue, the proposed open porch would be 5.75 feet deep and would extend 28.17 feet along the primary front building. A majority of the front porch will comply with the 10.00 foot setback, but roughly six square feet of the porch corner would encroach into the required secondary front yard (Figure 1). Because this corner does not meet the required front yard setback of 10.00 feet, its construction requires a special exception approval.

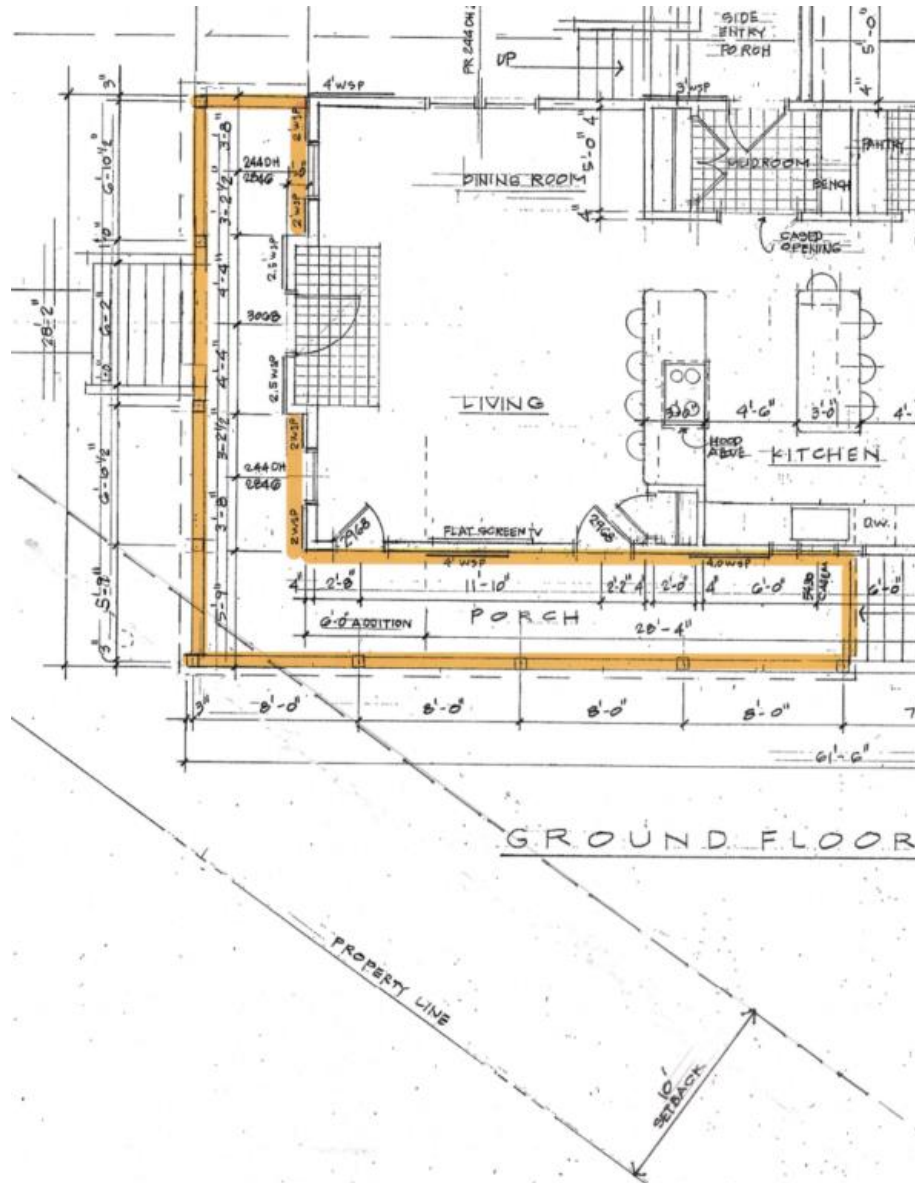


Figure 1: Proposed porch with corner encroachment in ten-foot setback

Upon completion of the work, the proposed renovations will continue to comply with the floor area requirements. (Refer to floor area calculations.)



There have been no variances or special exceptions previously granted for the subject property.

**IV. Master Plan/Zoning**

The subject property is zoned R-2-5 and has been so zoned since adoption of the Third Revised Zoning Map in 1951, and is identified for residential use in the Potomac West Small Area Plan.

**V. Requested Special Exception:**

7-202(E) Yard and setback requirements for a front porch

The applicants request a special exception of 1.80 feet from the required 10.00 foot front yard setback to construct a portion of the porch 8.20 feet from the front property line facing Stewart Avenue.

**VI. Substandard Lot**

The existing lot at 2603 Randolph Avenue is a substandard lot with respect to the following:

	<b><u>Required</u></b>	<b><u>Existing</u></b>	<b><u>Noncompliance</u></b>
Lot frontage (Randolph)	40.00feet	23.27 feet	23.27 feet
Lot Width (Randolph)	65.00 feet	38.12 feet	38.12 feet

**VII. Special Exceptions Standards**

To grant a special exception, the Board of Zoning Appeals must find that the strict application of the zoning ordinance creates an unreasonable burden on the use and enjoyment of the property. Section 11-1304 of the zoning ordinance lists standards that an applicant must address and that the Board believes exists and thus warrants granting a special exception of the zoning regulations.

- 1) Whether approval of the special exception will be detrimental to the public welfare, to the neighborhood or to the adjacent properties.

**The front porch will not be detrimental to the public welfare. The proposed front porch will be located at a reasonable distance from the adjacent residence and will not infringe on or affect other properties because of its location on the lot. The proposed porch provides a friendly design aspect to Stewart Street and for pedestrians accessing the Greenway.**

- 2) Whether approval of the special exception will impair an adequate supply of light and air to the adjacent property, or cause or substantially increase traffic congestion or increase the danger of fire or the spread of fire, or endanger the public safety.

**The proposed one-story front porch will remain open and is unlikely to reduce light or air to any other property. It would be 8.20 feet from the front property**

**line adjacent to the unimproved portion of Stewart Avenue. The closest dwelling is located over 40 feet on the other side of Stewart Avenue.**

- 3) Whether approval of the special exception will alter the essential character of the area or zone.

**The proposed open porch will not alter the essential character of this area. Many dwellings in this neighborhood have porches. The wrap around design would contribute to the architectural characteristic of the subject property.**

- 4) Whether the proposal will be compatible with the development in the surrounding neighborhood.

**The proposal is compatible with dwellings in the surrounding neighborhood. Several homes along Randolph Avenue and Stewart Avenue feature open porches.**

- 5) Whether the proposed development represents the only reasonable means and location on the lot to accommodate the proposed structure given the natural constraints of the lot or the existing development of the lot.

**The subject property is a corner lot, so the porch along both front yards is the reasonable location for the proposed structure.**

## **VIII. Staff Conclusion**

### **Neighborhood Impact**

Staff believes that the proposed porch would not negatively impact the neighborhood. The open porch softens the bulk of the dwelling and would complement the view of the dwelling from Randolph Avenue and Stewart Avenue.

### **Light and Air**

The one-story porch is proposed to remain open and is unlikely to negatively impact the light or air to any property.

### **Lot Constraints**

Due to the lot being a corner lot with two restrictive front yards, the building area on the lot is reduced. If this yard was a side yard, the proposal would be in compliance with the side yard requirements.

### **Staff Conclusion**

In conclusion, staff recommends approval of the requested special exception because the applicant's request is consistent with the standards for special exceptions.



BZA #2021-00018  
2603 Randolph Ave

Staff

Rachel Drescher, Urban Planner, Land Use Services [rachel.drescher@alexandriava.gov](mailto:rachel.drescher@alexandriava.gov)

Mary Christesen, Zoning Manager, Land Use Services [mary.christesen@alexandriava.gov](mailto:mary.christesen@alexandriava.gov)

Tony LaColla, Division Chief, Land Use Services, [anthony.lacolla@alexandriava.gov](mailto:anthony.lacolla@alexandriava.gov)

### DEPARTMENTAL COMMENTS

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

\* The applicant is advised that if the special exception is approved the following additional comments apply.

#### 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 The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (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)

Code Administration:

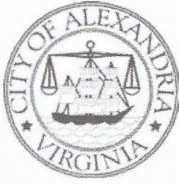
- C-1 A new porch will require a building permit and plan review.

Recreation (Arborist):

No comments received

Historic Alexandria (Archaeology):

No archaeological oversight



# APPLICATION BOARD OF ZONING APPEALS

## SPECIAL EXCEPTION FOR ADDITIONS

Section of zoning ordinance from which request for special exception is made:

Section 11-1302 (C) Yard and Setback requirements  
for a front porch.

### PART A

1. Applicant: ☒ Owner ☐ Contract Purchaser ☐ Agent

Name Lee Saunders Raynes (<sup>formerly</sup> Lee Barbara Saunders)

Address 2603 E Randolph Ave

Daytime Phone 571 882 0171

Email Address leeraynes@gmail.com

2. Property Location 2603 E. Randolph Ave

3. Assessment Map # 025.03 Block 01 Lot 09 Zone R2-5

4. Legal Property Owner Name Lee Saunders Raynes

Address 2603 E. Randolph Ave



## 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. Lee Raynes	2603 Randolph Ave	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 2603 Randolph Ave. (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. Lee Raynes	2603 Randolph Ave	100%
2.		
3.		

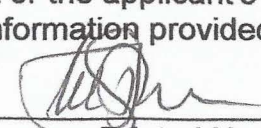
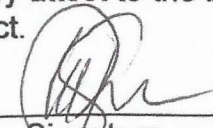
**3. Business or Financial Relationships.** Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of 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. Lee Raynes	None	None
2.		
3.		

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

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

12/15/21  
Date

 Lee Raynes   
 Printed Name Signature  
 (formerly Lee Barbara Saunders)

**5. Describe request briefly:**

Special exception to build a 5'-9" wrap around  
one story porch with a metal roof on the  
south (Stewart Ave) and east (Randolph Ave) sides.

**6. If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor or other person for which there is a form of compensation, does this agent or the business in which they are employed have a business license to operate in the City of Alexandria, Virginia?**

N/A

L Property owner is representing herself.

☐ Yes — Provide proof of current City business license.

☐ No — Said agent shall be required to obtain a business prior to filing application.

**THE UNDERSIGNED HEREBY ATTESTS** that all of the information herein provided including the site plan, building elevations, prospective drawings of the projects, etc., 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 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:**

Print Name

Lee Raynes

Signature

[Signature]

Telephone

571-882-0171

Date

12/15/21

Pursuant to Section 13-3-2 of the City Code, the use of a document containing false information may constitute a Class 1 misdemeanor and may result in a punishment of a year in jail or \$2,500 or both. It may also constitute grounds to revoke the permit applied for with such information.



**NOTE TO APPLICANT:** Only one special exception per dwelling shall be approved under the provisions of Section 11-1302(B)(4).

**PART B** (SECTION 11-1304)

**APPLICANT MUST EXPLAIN THE FOLLOWING:**

(Please use additional pages where necessary.)

1. Explain how the special exception for the proposed addition, if granted, meets the applicant's needs.

The original Design of House has a wrap around porch that Faces a ghost st. This wrap around porch only goes over Set Back By 1 Foot.  
The design would look and Function Better with it.

2. Explain if the special exception, if granted, will harm adjoining properties or impact the neighborhood in any way.

NO. It is facing an easement.  
Stewart ghost st.

3. Explain how the proposed addition will affect the light and air to any adjacent property.

It won't Because 1<sup>st</sup> level and facing ghost st.

4. Explain how the proposed addition is compatible with other properties in the neighborhood and the character of the neighborhood as a whole.

Many homes in Cuca have porches  
especially new construction

5. How is the proposed construction similar to other buildings in the immediate area?

New construction in Cuca has many  
porches to complete design of house

6. Explain how this plan represents the only reasonable location on the lot to build the proposed addition.

It is more reasonable to have a wrap porch  
that faces my yard vs. up against neighbors  
home.

7. Has the applicant shown the plans to the most affected property owners? Have any neighbors objected to the proposed special exception, or have any neighbors written letters of support? If so, please attach the letter.

I have and there are NO objections.





# Department of Planning and Zoning

## Floor Area Ratio and Open Space Calculations for

### Single and Two-Family Residential Outside Historic Districts

**A****A. Property Information**

A1. 2603 Randolph Avenue  
Street Address

R-2-5  
Zone

A2. 7,466.00  
Total Lot Area

x 0.45  
Floor Area Ratio Allowed by Zone

= 3,359.70  
Maximum Allowable Floor Area

**B. Existing Gross Floor Area**Existing Gross Area

Basement 803.00  
First Floor 1,282.00  
Second Floor 1,282.00  
Third Floor  
Attic 1,282.00  
Porches 128.00  
Balcony/Deck  
Garage 422.00  
Other\*\*\* 422.00

Allowable Exclusions\*\*

Basement\*\* 803.00  
Stairways\*\* 63.00  
Mechanical\*\*  
Attic less than 7'\*\*\* 1,282.00  
Porches\*\* 128.00  
Balcony/Deck\*\*  
Garage\*\*  
Other\*\*\* 422.00  
Other\*\*\*

B1. 5,621.00 Sq. Ft.  
Existing Gross Floor Area\*

B2. 2,698.00 Sq. Ft.  
Allowable Floor Exclusions\*\*

B3. 2,923.00 Sq. Ft.  
Existing Floor Area Minus Exclusions  
(subtract B2 from B1)

**Comments for Existing Gross Floor Area**

other: garage attic

B1. **Total Gross** 5,621.00

B2. **Total Exclusions** 2,698.00

**C. Proposed Gross Floor Area**Proposed Gross Area

Basement  
First Floor  
Second Floor  
Third Floor  
Attic  
Porches 238.00  
Balcony/Deck  
Garage  
Other\*\*\*

Allowable Exclusions\*\*

Basement\*\*  
Stairways\*\*  
Mechanical\*\*  
Attic less than 7'\*\*\*  
Porches\*\* 238.00  
Balcony/Deck\*\*  
Garage\*\*  
Other\*\*\*  
Other\*\*\*

C1. 238.00 Sq. Ft.  
Proposed Gross Floor Area\*

C2. 238.00 Sq. Ft.  
Allowable Floor Exclusions\*\*

C3. 0.00 Sq. Ft.  
Proposed Floor Area Minus Exclusions  
(subtract C2 from C1)

C1. **Total Gross** 238.00

C2. **Total Exclusions** 238.00

**D. Total Floor Area**

D1. 2,923.00 Sq. Ft.  
Total Floor Area (add B3 and C3)

D2. 3,359.70 Sq. Ft.  
Total Floor Area Allowed  
by Zone (A2)

**E. Open Space (RA & RB Zones)**

E1. Sq. Ft.  
Existing Open Space

E2. Sq. Ft.  
Required Open Space

E3. Sq. Ft.  
Proposed Open Space

**Notes**

\*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof of a lot, measured from exterior walls.

\*\* Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

\*\*\* Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for additional allowable exclusions. Additional exclusions may include space under balconies, retractable awnings, etc.

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

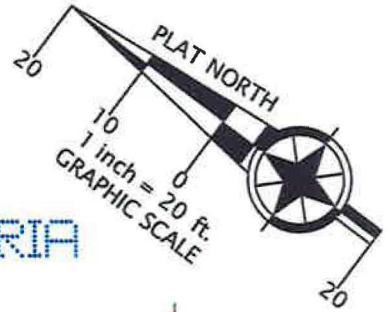
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Date: \_\_\_\_\_

2-4-22

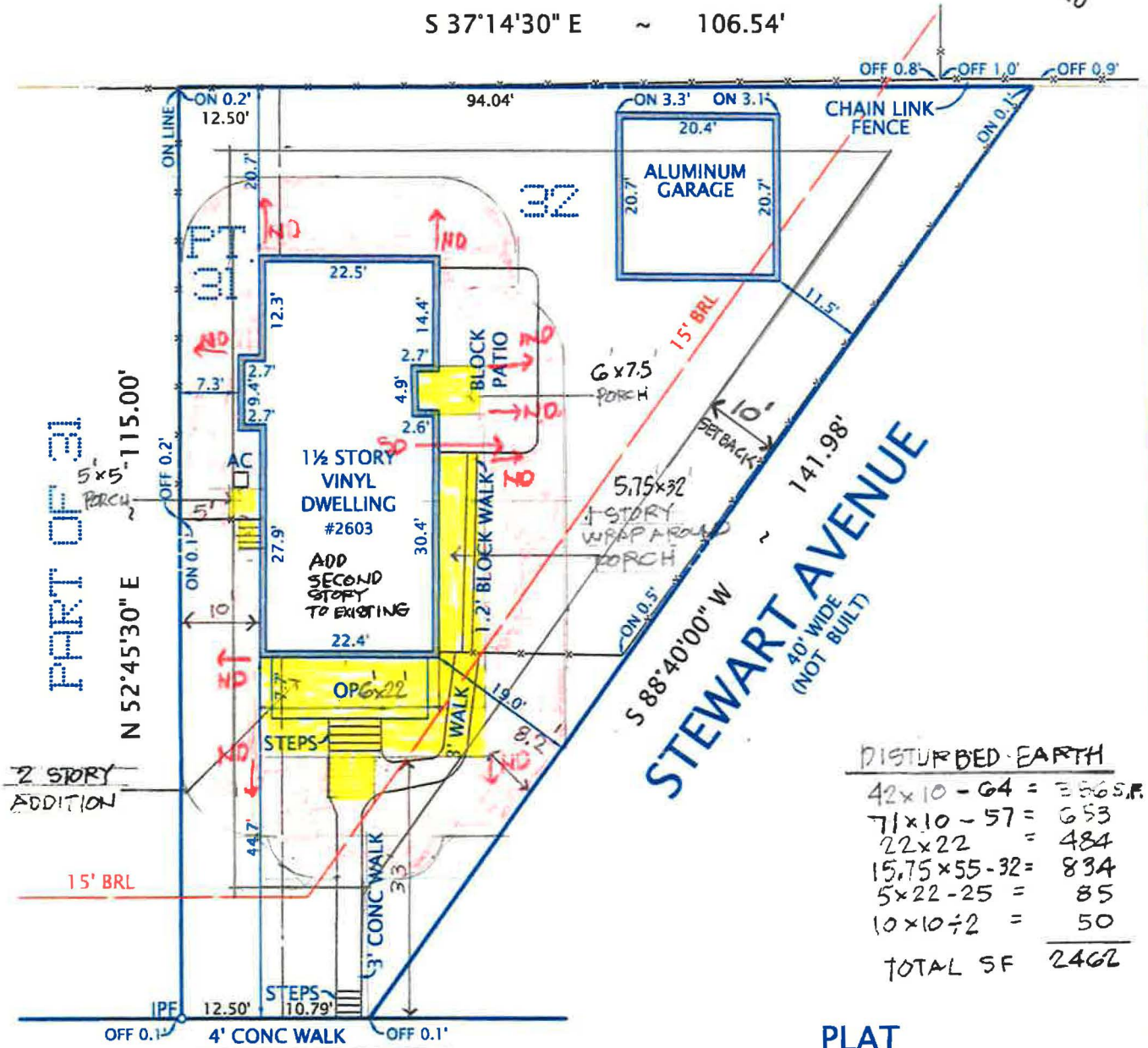


- NOTES: 1. FENCES ARE FRAME UNLESS NOTED.  
2. UTILITIES ARE UNDERGROUND.  
3. TOTAL AREA = 7,466 SF.



# CITY OF ALEXANDRIA

S 37°14'30" E ~ 106.54'



DISTURBED EARTH	
42x10 - G4	= 366 SF
71x10 - 57	= 653
22x22	= 484
15.75x55 - 32	= 834
5x22 - 25	= 85
10x10 ÷ 2	= 50
<b>TOTAL SF</b>	<b>2462</b>

## PLAT

SHOWING HOUSE LOCATION ON  
LOTS 32 & THE SOUTHEAST 12 1/2 FEET  
OF THE FRONTAGE BY THE ENTIRE  
DEPTH OF LOT 31, BLOCK 4

## ABINGDON

(DEED BOOK 183, PAGE 520)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

FEBRUARY 23, 2006

MARCH 14, 2008 (REVISED)

I HEREBY CERTIFY THAT THE POSITIONS OF  
ALL THE EXISTING IMPROVEMENTS HAVE BEEN  
CAREFULLY ESTABLISHED BY A CURRENT FIELD  
SURVEY AND UNLESS SHOWN THERE ARE NO  
VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO  
RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.



CASE NAME:

GULLOTT ~ SAUNDERS

LAND, CLARK, CARROLL,  
MENDELSON & BLAIR, P.C.

DOMINION SURVEYORS, INC.®

8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309

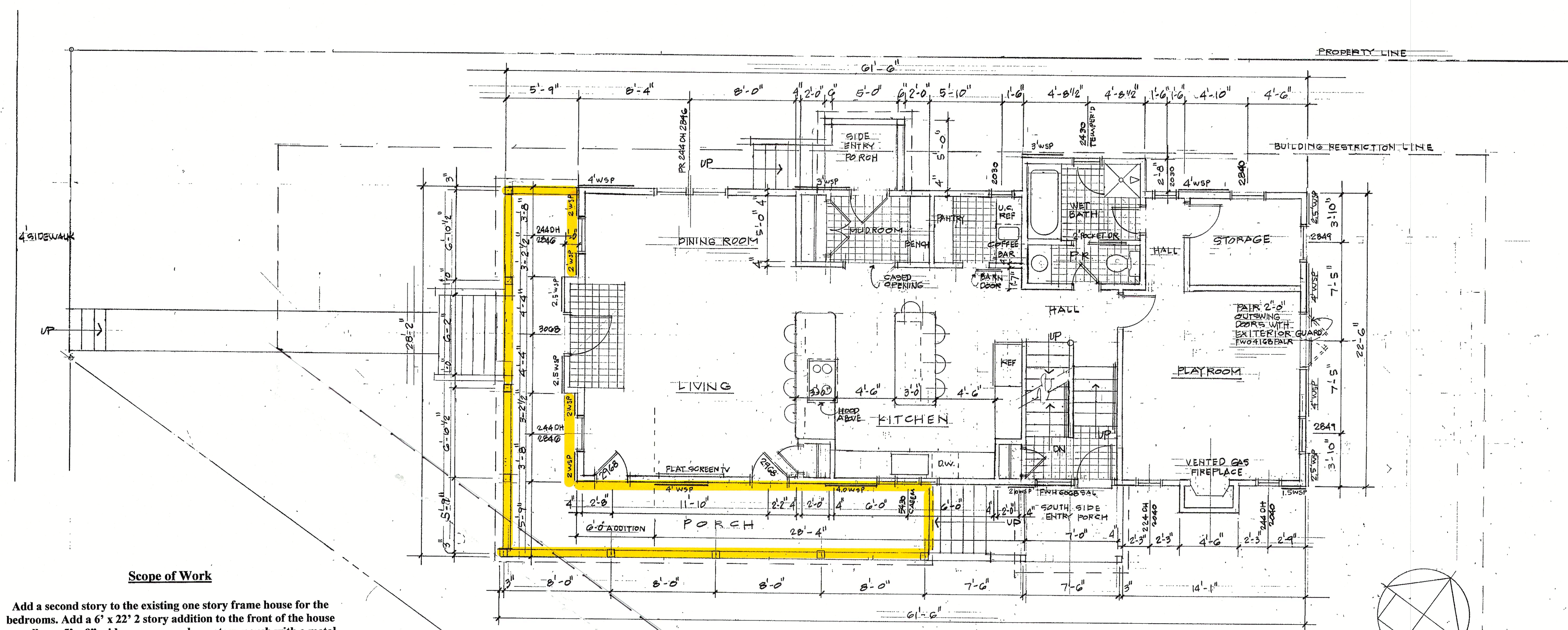
703-619-6555  
FAX: 703-799-6412

CASE NAME: SAUNDERS

CASE NO: 06-034

#60221007





**Scope of Work**

Add a second story to the existing one story frame house for the bedrooms. Add a 6' x 22' 2 story addition to the front of the house as well as a 5' - 9" wide wrap around one story porch with a metal roof on the south and east sides. Add covered entry porches on each side of the residence. Remodel the first floor with a new kitchen. Replace material as required from previous house fire.

**Zoning**

R 2-5  
1:3 (min 7') Side  
1:1 (min 7') Rear  
FAR = .45  
Height - 30'

**Design Criteria/Notes**

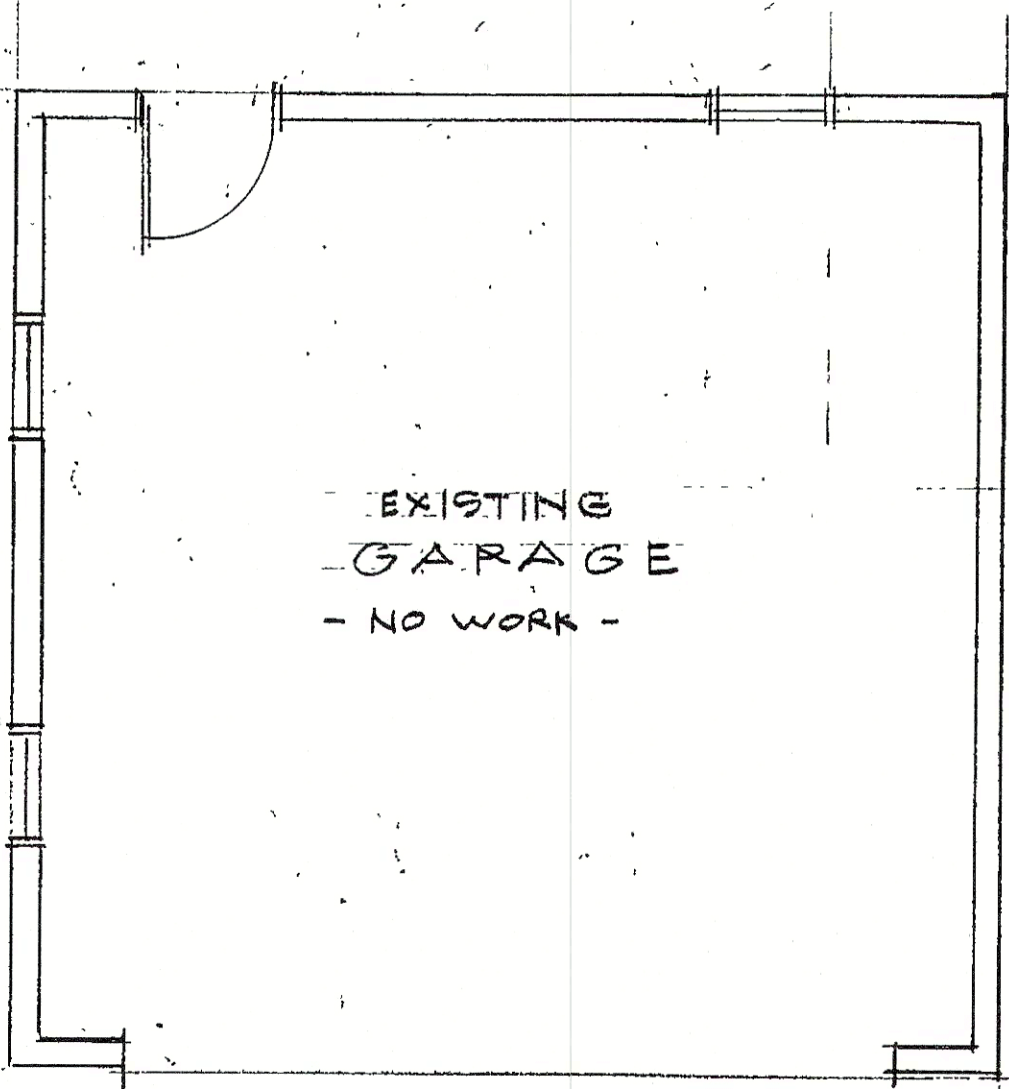
2015 International Residential Code  
30 psf Dead Load: 40 psf Live Load Wind Load 115 mph  
Provide continuous sheathing and wood. Structural panels for wall bracing CS-WSP  
Assumed soil bearing capacity of 1500 psf  
Concrete to be 3,500 psi (or as noted) Lumber #2 SPF or SYP  
All LVL's to be 2.1E by Roseburg or equal  
Provide pressure treated lumber in contact with concrete  
Provide Hurricane Clips on all Roof Rafters or Trusses  
Provide Building Wrap (Tyvec House Wrap or equal) and sill seal on exterior walls with R-15 Batt insulation in 2"x4", 16" o.c. Walls  
Provide Insulated Glass windows with Tempered Glass in bathrooms, near stairs and doors.  
If any existing conditions vary from what is shown contact this office immediately  
CS-WSP  
8d common nails 2" 0.113 nails @ 4" spacing on panel edges and at 12" intermediate supports, or 16ga x 1 3/4" staples at 3" spacing on panel edge and 6" spacing on intermediate support.  
Wood Structural Panel: sheathing with a thickness not less than 7/16"  
WSP panels shall be installed in accordance with Table 2, 10.4

**Index of Drawings**

- Sheet 1. Ground Floor Plan  
2. Basement / Second Floor Plan  
3. Elevations  
4. Sections / Details  
5. Framing Plans (First / Second / Roof)  
6. As Built Floor Plan.  
7. As Built Elevations  
8. First Floor Electrical  
9. Basement / Second Floor Electrical

GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"



**Construction**

When Drawings are reduced they are not to scale

REVISIONS	BY

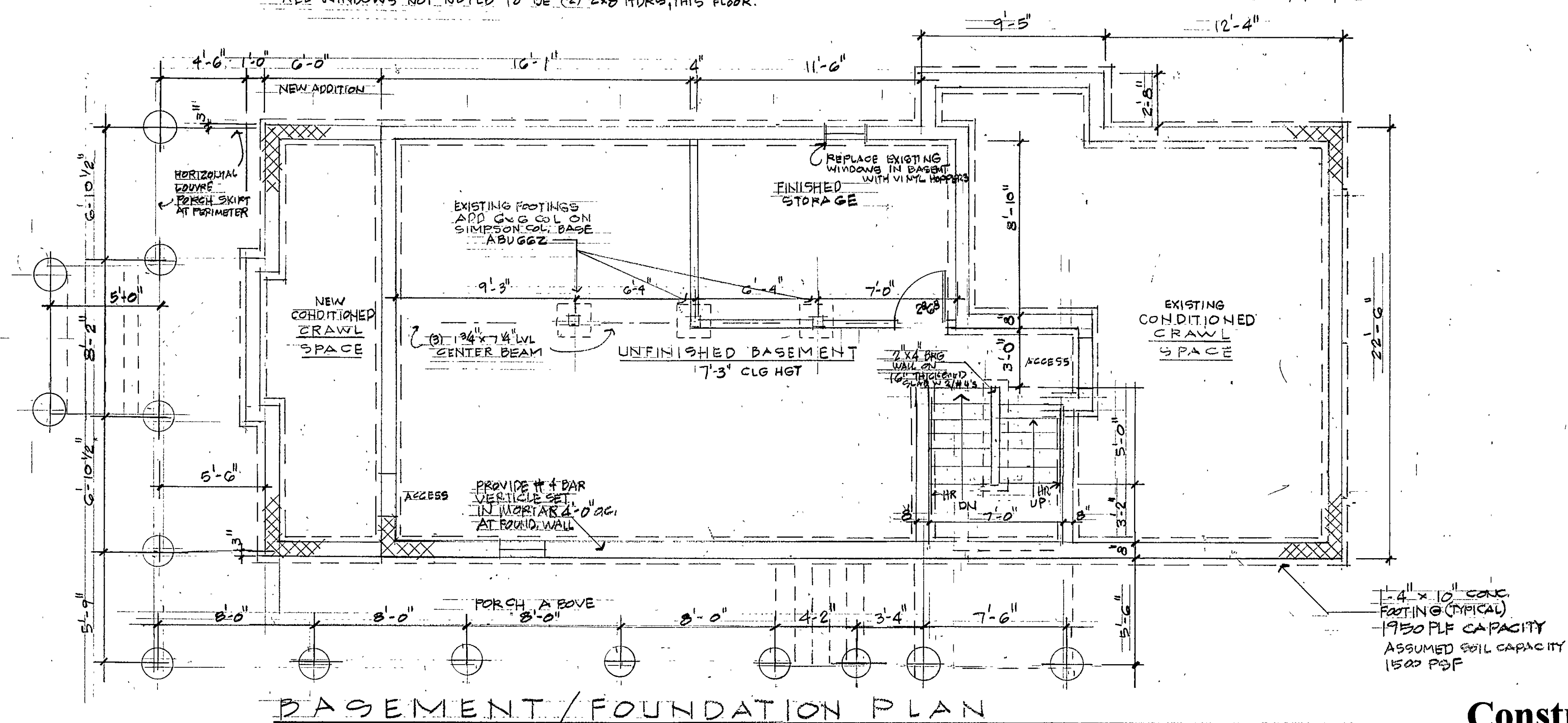
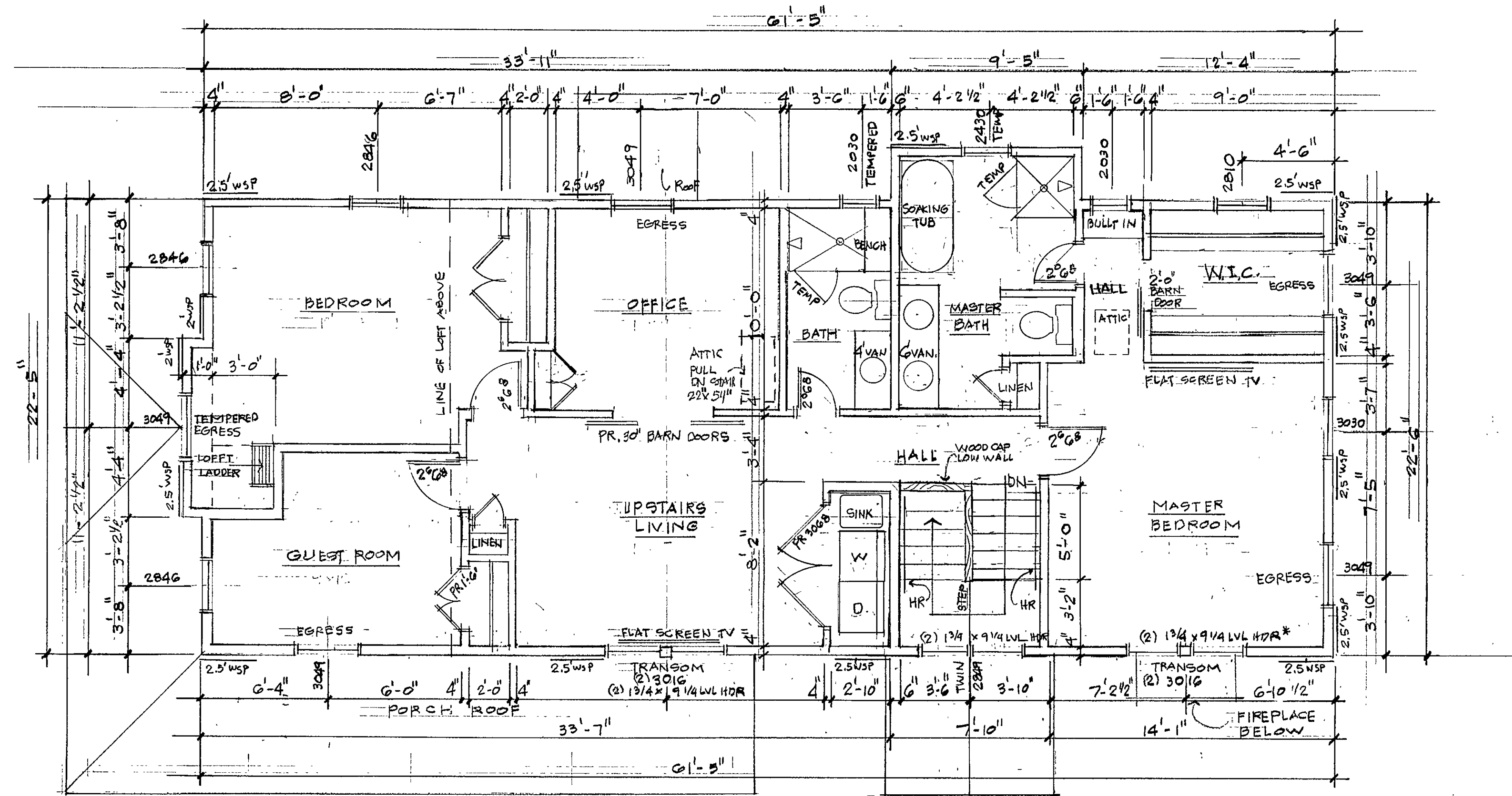
Raymond J. Cuervo Architect  
10236 Winged Elm Circle  
Manassas, Va. 20110  
(703) 969-7400  
RJCuev01@gmail.com  
Collaborating with Jake Brady/Architectural Designer

House Renovation Lee Raynes  
2603 E. Randolph Ave.  
Alexandria, VA 22301

BLAYLOCK DESIGN & BUILD LLC  
6411 SPRING LAKE DRIVE  
BURKE, VIRGINIA 22015  
(703) 303-5556

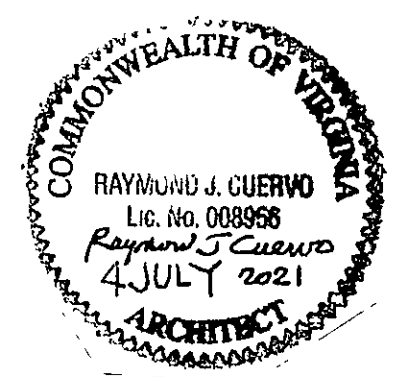
Date	4 JULY 2021
Scale	1/4" = 1'-0"
Drawn	RJC
Job	RAYNES
Sheet	1





When Drawings are reduced they are not to scale

**Construction**



REVISIONS	BY

**Raymond J. Cuervo Architect**  
 10236 Winged Elm Circle  
 Manassas, Va. 20110  
 (703) 369-7400  
 Rcuervo81@gmail.com  
 Collaborating with Jake Brady/Architectural Designer

**House Renovation Lee Raynes**  
 2603 E. Randolph Ave.  
 Alexandria, VA 22301

**BLAYLOCK DESIGN & BUILD LLC**  
 6411 SPRING LAKE DRIVE  
 BURKE, VIRGINIA 22015  
 (703) 303-5556

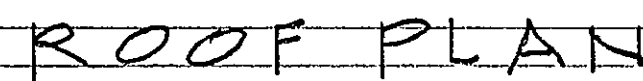
Date 4 JULY 2021  
 Scale 1/4" = 1'-0"  
 Drawn RJC  
 Job RAYNES  
 Sheet







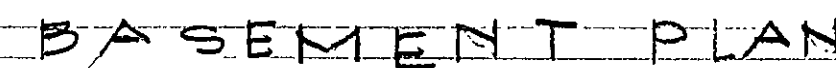




SCALE: 1/4" = 1'-0"

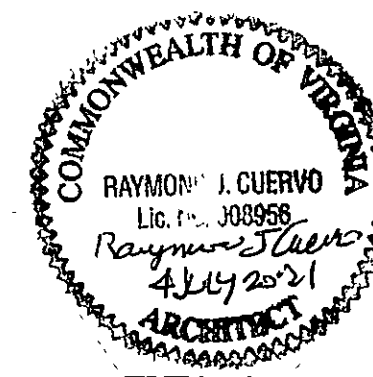
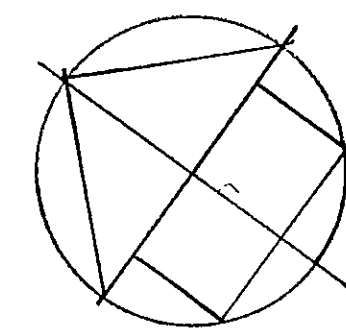


SCALE: 1/4" = 1'-0"



SCALE: 1/4"=1'-0"

## AS BUILTS PLANS



REVISIONS	BY

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BURKE, VIRGINIA 22015  
(703) 303-5556

Date 4 JULY 2021

Scale AS NOTED

Drawn RJC

Job RAYNES

Sheet

6

22

**When Drawings are reduced they are not to scale**

## Construction

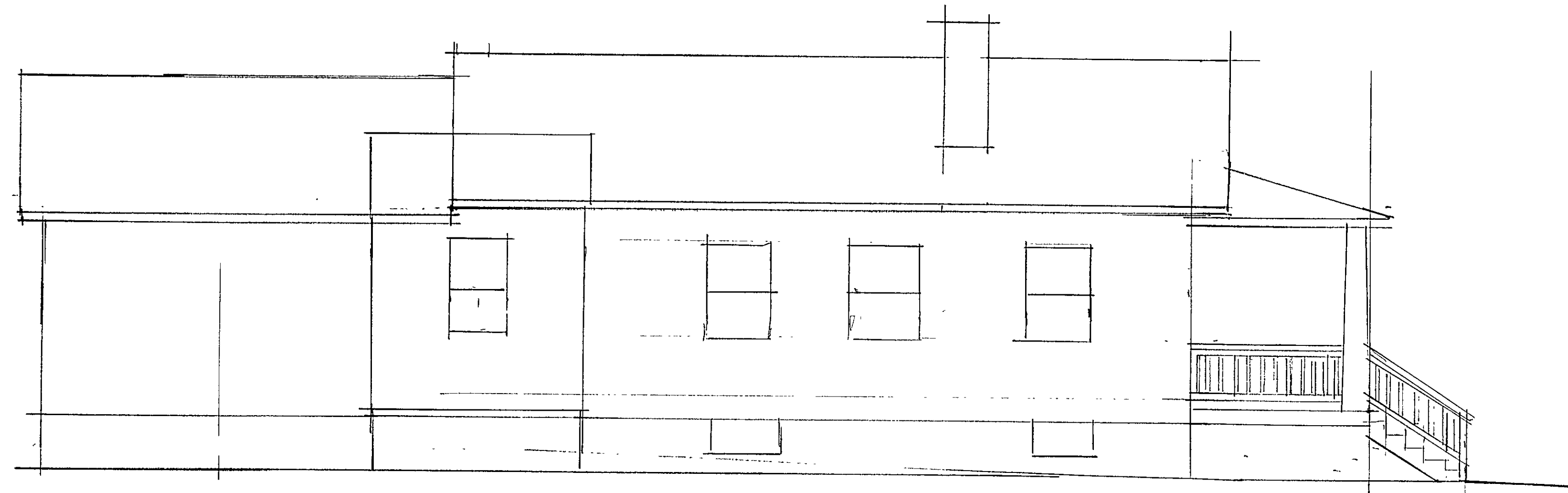
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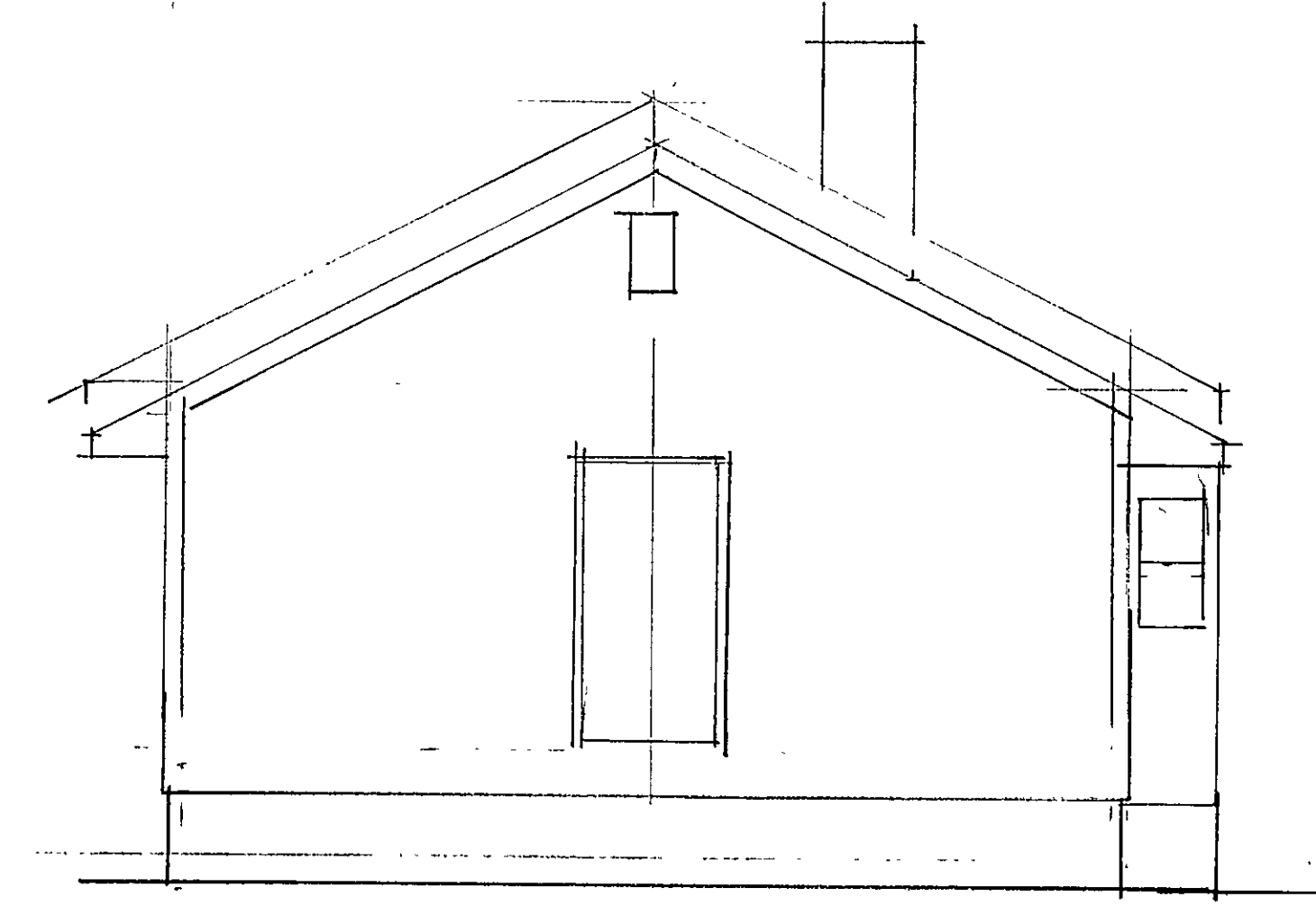
**BLAYLOCK DESIGN & BUILD LLC**  
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Date 4 JULY 2021  
 Scale 1/4" = 1'-0"  
 Drawn RC  
 Job RAYNES  
 Sheet



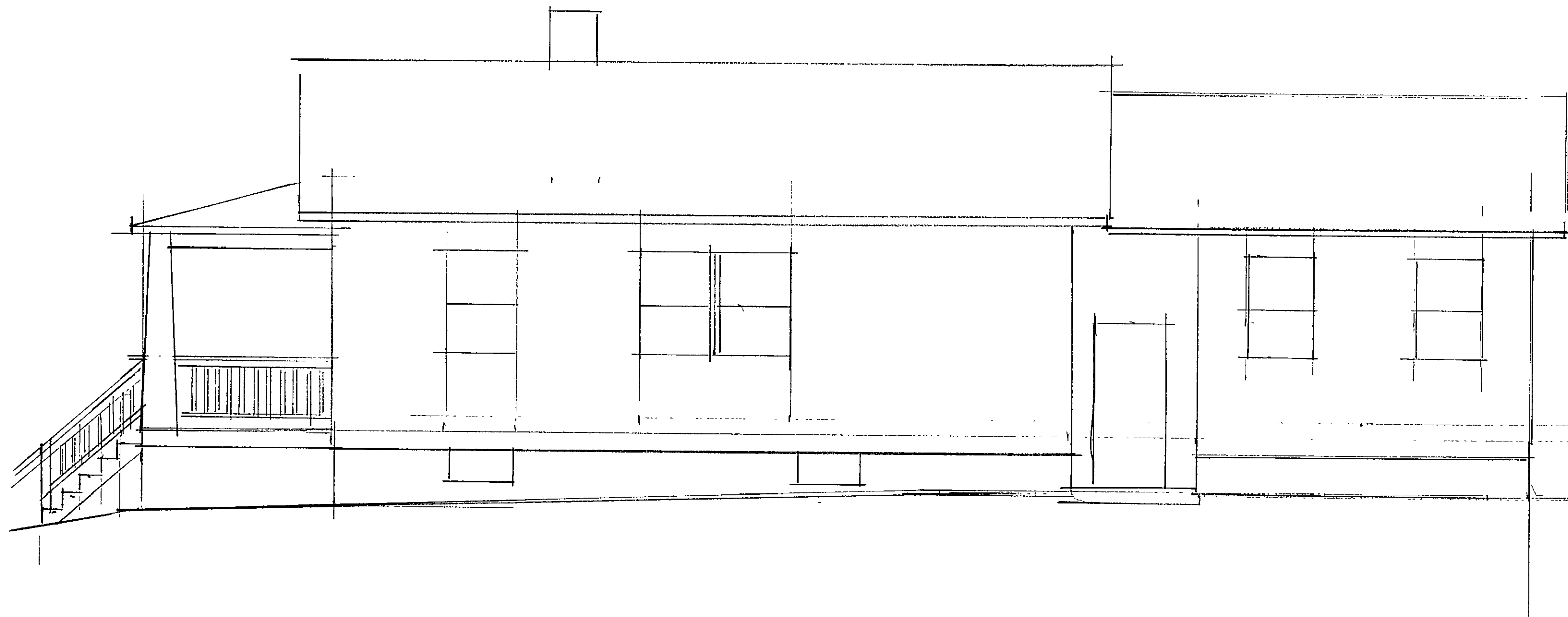
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



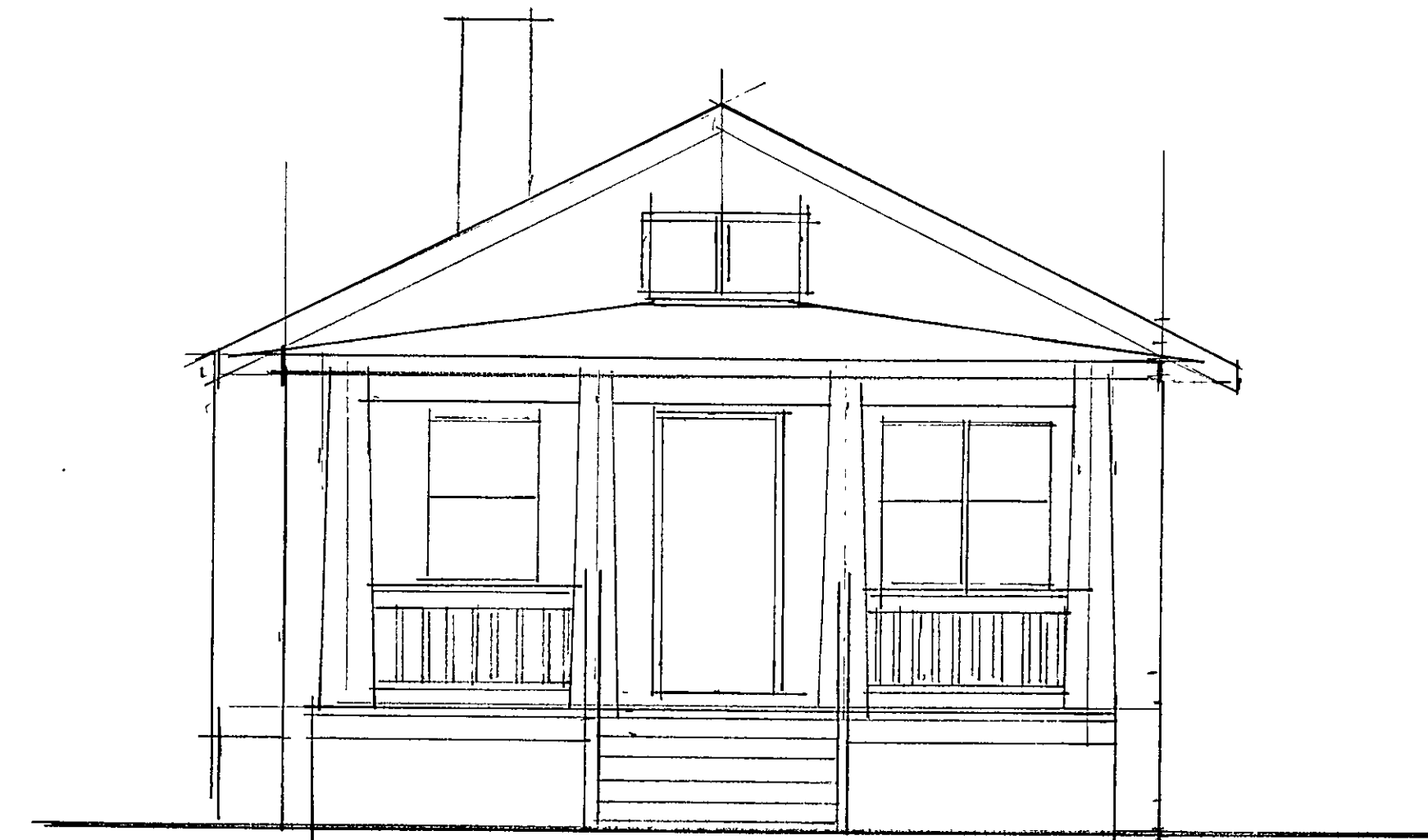
REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

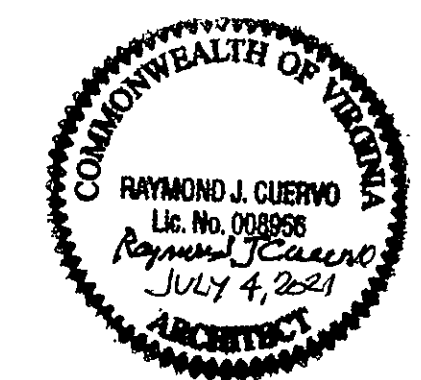
SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

Existing



Construction







