ISSUE: Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations

APPLICANT: Clare and Jen Little

LOCATION: Old and Historic Alexandria District
709 South Lee Street

ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial), Certificate of Appropriateness with the condition that the new window on the main block be made of wood and comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts.*

BOARD ACTION: Deferred
On a motion by Ms. Roberts, and seconded by Mr. Sprinkle, the Board of Architectural Review accepted the request for deferral of BAR #2022-00007 and BAR #2022-00008. The motion carried on a vote of 7-0.

REASON
The Board had doubts about the amount of historic fabric (roof) being demolished on the main historic block and the visibility of the proposed addition from a public way.

SPEAKERS
Mr. Kurt West, the project architect, was available to answer any questions.

Ms. Gail Rothrock, resident at 209 Duke Street, clarified that she had spoken on the 2020 proposal which was more reasonable and size appropriate than this new proposal. She said that she is concerned about the "apartment look" massive addition. She also brought up that staff dated the construction of the main historic building to circa 1902, but the building is shown in 1877 Hopkins Atlas Map, therefore, a better and in-depth research should be done to determine an accurate history of the building. Furthermore, she had doubts about the addition's visibility, since the roof of the addition will be taller than the main block roof ridge (about six feet higher), and she thinks that the addition will be very noticeable from both, Lee and Fairfax streets. Even though the addition is not on a street facing elevation, the neighborhood promotes garden tours, and this proposed addition will visually impact the gardens' settings. She required the Board to ask for the project to be deferred for re-study.

DISCUSSION
Ms. Roberts asked staff to go over the visibility of the building's rear. Mr. Conkey showed the only angle that the rear of the subject building is visible from Fairfax Street on a map and

picture. Ms. Roberts stated that the existing building is barely visible, but the proposed addition will be more noticeable. Mr. Conkey clarified that without a visibility study is difficult to predict what portion of the addition will be visible.

Ms. Irwin had doubts about which window staff recommended to be wood which Mr. Conkey clarified.

Mr. Adams asked staff if there was a Guideline to determine the percentage of massing allowed for an addition. This proposal seems to him to be too large and out of scale and it will overwhelm the main historic building. Mr. Conkey explained that the project complies with zoning requirements and that the BAR only has purview over the visible portions from a public way.

Dr. Ossman asked for clarification on the part of the building seen from Fairfax Street, Mr. Conkey explained that the little portion visible in the picture is the existing second story of the ell's west elevation. Mr. West stated that he thinks that what was shown in the picture is the rear of the ancillary building at the rear end of the lot. Mr. Conkey clarified that it was very difficult to determine what portion is visible without trespassing.

For clarification, Ms. Hellman explained that indeed staff erroneously stated that the main building was constructed ca. 1902 since the main block first appears in the 1877 Hopkins Atlas Map, and that no building is shown in that block in the 1862 Coast Guard Map, which makes staff believe that the building was constructed between 1862 and 1877 to be more accurate. Mr. Conkey added that the ell with the notch first appears in the 1920 Sanborn Map and has been altered throughout the years.

Ms. Roberts stated that she was not thrilled about the size of the proposed addition, but there is nothing in the Guidelines that gives the Board purview over the small portion visible from an oblique angle from Fairfax Street. Mr. Spencer said that the top of the proposed addition might be visible even from Lee Street since the proposed addition is taller than the main block building. Furthermore, he stated that without a visibility study showing the sight lines, it will be very difficult to make that determination. Ms. Roberts clarified that she does not think it will be visible from Lee Street due to the width of the street but agreed that a visibility study would help the visualization.

Mr. Adams stated that to his knowledge, additions must be respectful to the character and scale of the main historic building, and this proposed addition is way out of scale regardless its visibility. The proposed roof deck could be appropriate if overlooking the river, but not other people's gardens and homes which is an invasion of privacy. He said that he is not comfortable with the precedent that this project can set and would like to see a lower addition. Mr. Sprinkle agreed with Mr. Adams comments.

Ms. Roberts asked staff the square footage of the main block roof being demolished. Mr. West said that he did not know the exact amount but roughly 1/3 of the main building's roof will be demolished. Ms. Roberts said that it seems to be more than 1/3 and that she was not comfortable approving the demolition of half of the main block building's roof, building which is apparently

much older than stated in the staff report. She stated that she would like to see a better connection between the addition and the main block where the addition will lightly touch the historic building.

Mr. Spencer asked Mr. West if he would like to ask for deferral, which was accepted.

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, Room 4200, City Hall, 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 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.

CL
FRANKLIN ST
RM
709
S LEE ST
SITE
BAR #2022-00007 & BAR #2022-00008
709 South Lee Street
N
0 15 30 60 Feet

Note: Staff coupled the applications for a Permit to Demolish (BAR #2022-00008) and Certificate of Appropriateness (BAR #2022-00007) for clarity and brevity. The Permit to Demolish requires a roll call vote.

UPDATE

The applicant first came before the Board on July 1, 2020, for the demolition of the existing rear additions' roofs and walls to accommodate a second story addition at the rear; the project was then approved. The approval expired (per Section 10-106 (B) of the zoning ordinance) consequently, the applicant came back before the Board on March 2, 2022, with a different and larger addition proposal which was deferred for re-study.

APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to construct a rear second story addition and a rooftop deck above the existing rear one-story ancillary building, at 709 South Lee Street.

Permit to Demolish/Capsulate

The applicant proposes to remove the roofs of the existing two-story and one-story ells. Demolition includes approximately 250 square feet of the rear second story ell west and south walls, and 60 square feet on the first floor. The enlargement of an existing window is also being proposed on the first floor of the existing ell brick addition. The proposed addition is functionally not visible from any public way. Furthermore, approximately 20 square feet of wall on the main block, south elevation, will also be demolished to accommodate a new window on the second story, west side (visible from the public way).

Addition (functionally not visible from any public way)

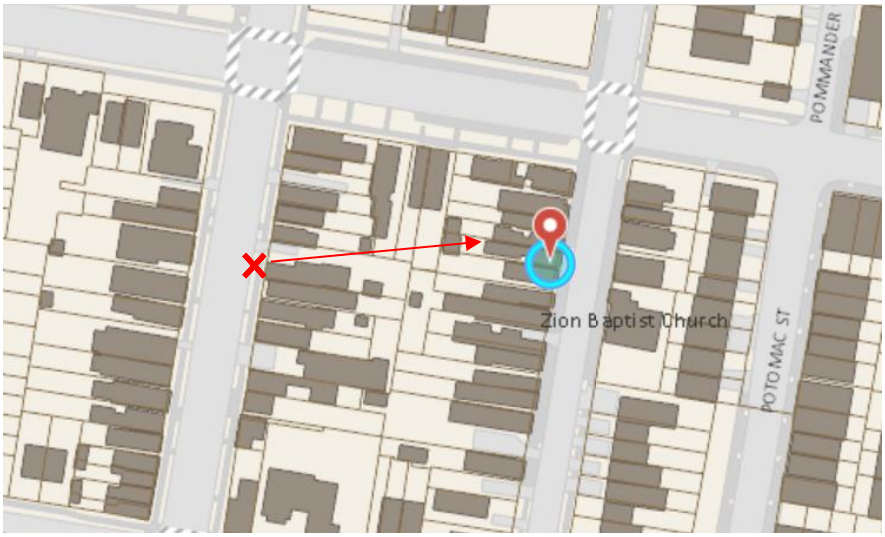
The existing approximately 29' x 10' rear ell footprint will not change. The applicant proposes to demolish the existing second story ell addition and build a new second story addition over the existing one-story ell addition. The existing brick walls on the first floor will be kept and the portion to be rebuilt, between the main building and the one-story addition, will be finished with salvaged brick to match the existing. The second story of the proposed addition will bump approximately 1 foot out from the first-floor existing walls on the south elevation and will be clad with smooth Hardie Lap siding with exposure to match the main building. The addition roof will be standing seam to match the main building and the windows will have a colonial grid configuration also to match the existing. The addition's south elevation wall will be recessed from the main building south elevation wall, therefore, not visible from a public way (Figure 1). The applicant is also proposing a rooftop deck on top of the existing rear ancillary building, not visible from a public way, therefore not under the BAR purview. However, staff must note that additional zoning review will be required.

Alterations (visible from a public way)

The project calls to extend the existing rear masonry chimney and install a new six-over-six, double-hung window on the second story of the main block, west side.

Figure 1 - view from South Lee Street sidewalk

<u>Site context</u>
The property sits on the west side of the 700 block of South Lee Street. There is no alley or vacant lot adjacent to the property. However, the rear of the house is minimally visible from South Fairfax Street, from a certain angle, see map below and Figure 2.



The map above shows the only angle from South Fairfax Street from where the rear of the subject property is minimally visible from a public way, approximately 200 feet away. Therefore, staff determined that the rear of the property is functionally not visible, hence not under the BAR purview.

Figure 2 - Visibility from South Fairfax Street

I. HISTORY

This semi-detached, two bay, two-story, frame Colonial Revival dwelling was built **between 1862 and 1877**. The house features a side gable metal roof, six-over-six windows with operable shutters on the second story, a six-over-nine light configuration window on the street level, a six-panel front door with a transom and a classical door surround with pilasters. The Sanborn Fire Insurance Map of 1907 shows the two-story and one-story ell additions at the rear.

Previous BAR Approvals
A new rear addition was approved by the BAR in 1978.
May 11, 2010 – approval for a gas lantern (BAR2010-00110)
April 1, 2015 – approval for roof replacement (BAR2015-00084)
September 19, 2019 – approval for door replacement (BAR2019-0395)
July 1, 2020 – approval for demolition, approval expired (BAR2020-00249)

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

In the opinion of staff, none of the criteria for demolition and capsulation are met in this case and the Permit to Demolish/Capsulate should be granted. The building is considered an Early (built

before 1934) structure in the Old and Historic Alexandria District, however, most of historic fabric to be demolished is limited to the rear elevations and will not compromise the integrity of the main block. The materials and workmanship of the affected portions could be reproduced easily today.

Certificate of Appropriateness

According to the *Design Guidelines*, "As a general rule, the Boards favor contextual background buildings which allow historic structure to maintain the primary visual importance." Furthermore, "It is not the intention of the Boards to dilute design creativity in residential additions. Rather, the Boards seek to promote compatible development that is, at once, both responsible to the needs and tastes of the late 20th century while being compatible with the historic character of the districts."

In the March 2, 2022, hearing, the Board was concerned with the amount of historic roof material on the main block being proposed for demolition, even though the rear portion of the roof is not visible from a public way. However, the Board does have purview over demolition permits regardless of the visibility. The project was deferred for restudy to find a better roof solution for the addition that would not require massive demolition of historic fabric. The applicant took into consideration the Board's concerns and adjusted the proposal by eliminating the third story and roof deck initially proposed. The new proposal consists of a second story addition on top of the existing one-story ell. The roof of the main block will not be demolished since the connection will be made by a flat roofed hyphen (Figure 3).

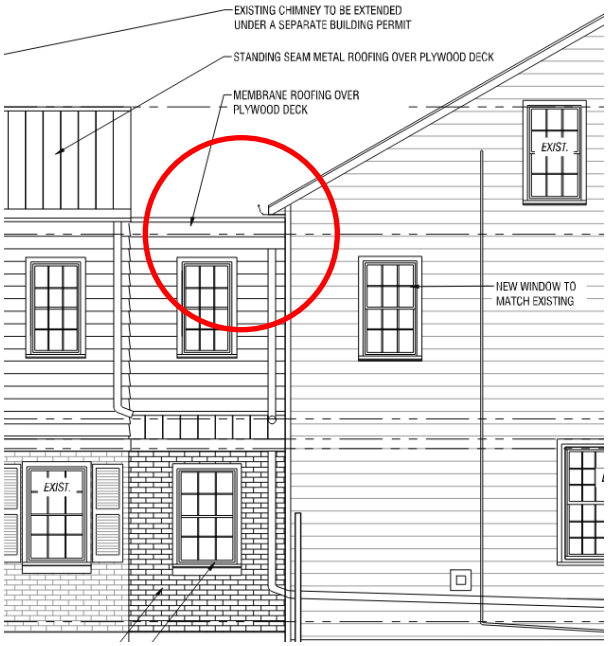


Figure 3 - roof detail

Staff has no objection to the construction of a second story addition above the existing one-story portion of the existing rear ell. The addition will be functionally not visible from the public way and will not detract from the historic character of the main historic building or the historic district. Furthermore, the Board routinely approves changes on the rear elevations of historic buildings to

accommodate a more modern and functional interior layout as tastes and technology evolve. The existing rear elevations do not exhibit a high level of design or architectural detail as well. However, the proposed new window on the main historic block will be visible from South Lee Street and must follow the window policy, which requires that new or replacement windows on portions of the building built prior 1934 be made of wood in addition to comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts.*

With the conditions above, staff recommends approval of the project.

STAFF
Marina Novaes, Historic Preservation Planner, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

F-1 The property is currently deficient in open space as it provides 337 square feet of open space and is required to provide 519 square feet. The proposed stairs to the rear accessory building would result in a decrease in open space and therefore do not comply with zoning. The relocation of the AC unit does comply with zoning.

F-2 The property is a 14.83-wide lot of record in the RM zone and has no required side yard setbacks.

F-3 The existing accessory building is noncomplying as it does not meet the minimum required rear setback of 16 feet for the RM zone. The proposed alterations would increase the building's noncompliance.

F-4 The proposed rear addition to the primary dwelling complies with zoning; however, the proposed alterations to the rear accessory building do not comply with zoning.

Code Administration
No comments received

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 The 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 No archaeological oversight will be necessary for this undertaking.

V. ATTACHMENTS

1 – Application Materials
2 – Supplemental Materials

BAR Case # _____

ADDRESS OF PROJECT: 709 S LEE ST

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

TAX MAP AND PARCEL: 081.03-01-07 **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: Clare and Jen Little

Address: 709 S Lee St

City: Alexandria State: VA Zip: _____

Phone: _____ E-mail : clare.little1@verizon.net

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

Name: Kurt West Phone: 202-957-0933

E-mail: kurt@westworkshop.com

Legal Property Owner:

Name: Clare and Jen Little

Address: 709 S Lee St

City: Alexandria State: VA Zip: _____

Phone: _____ E-mail: _____

☐ **Yes** ☒ **No** Is there an historic preservation easement on this property?
☐ **Yes** ☐ **No** If yes, has the easement holder agreed to the proposed alterations?
☐ **Yes** ☐ **No** Is there a homeowner's association for this property?
☐ **Yes** ☐ **No** If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

BAR Case # _____

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).*

~~DEMOLITION SCOPE TO INCLUDE THE REMOVAL OF AN EXISTING ROOF, WINDOWS, SIDING AND SELECTIVE~~ MASONRY REMOVAL. NO DEMOLITION IS VIEWABLE FROM A RIGHT-OF-WAY.

~~NEW WORK TO SCOPE TO INCLUDE A SECOND FLOOR AND THIRD REAR ADDITION WITH NEW WINDOWS, METAL~~ ROOFING, LAP SIDING AND MASONRY VENEER TO MATCH EXISTING.

~~A PREVIOUS CERTIFICATE TO DEMOLISH AND CERTIFICATE OF APPROPRIATENESS WAS APPROVED BY THE BOARD~~ OF ARCHITECTURAL REVIEW JULY 2020. (SEE BAR #2020-00249) FOR A SIMILAR PROJECT. THIS APPLICATION IS FOR A LARGER DEMOLITION AND A LARGER BUILDING ADDITION THAN THE PREVIOUS APPLICATION.

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.

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.

BAR Case # _____

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 # _____

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

[x] 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.)

[x] 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.

[x] I, the applicant, or an authorized representative will be present at the public hearing.

[x] 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.

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: Kurt West

Date: 2022-01-06

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

B

A. Property Information

A1. 709 S Lee St — Street Address
RM — Zone

A2. 1,483.00 — Total Lot Area
x 1.50 — Floor Area Ratio Allowed by Zone
= 2,224.50 — Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions**	
Basement		Basement**	
First Floor	695.00	Stairways**	56.00
Second Floor	508.00	Mechanical**	
Third Floor		Attic less than 7'**	300.00
Attic	360.00	Porches**	
Porches		Balcony/Deck**	
Balcony/Deck		Lavatory***	50.00
Lavatory***		Other**	
Other**	180.00	Other**	180.00
B1. Total Gross	1,743.00	**B2. Total Exclusions**	586.00

B1. 1,743.00 Sq. Ft. — Existing Gross Floor Area*

B2. 586.00 Sq. Ft. — Allowable Floor Exclusions**

B3. 1,157.00 Sq. Ft. — Existing Floor Area Minus Exclusions *(subtract B2 from B1)*

Comments for Existing Gross Floor Area

We are excluding the carriage house (180sf) in

C. Proposed Gross Floor Area

Proposed Gross Area		Allowable Exclusions**	
Basement		Basement**	
First Floor		Stairways**	95.00
Second Floor	250.00	Mechanical**	
Third Floor	700.00	Attic less than 7'**	
Attic		Porches**	
Porches		Balcony/Deck**	95.00
Balcony/Deck	120.00	Lavatory***	50.00
Lavatory***		Other**	
Other		Other**	
C1. Total Gross	1,070.00	**C2. Total Exclusions**	240.00

C1. 1,070.00 Sq. Ft. — Proposed Gross Floor Area*

C2. 240.00 Sq. Ft. — Allowable Floor Exclusions**

C3. 830.00 Sq. Ft. — Proposed Floor Area Minus Exclusions *(subtract C2 from C1)*

D. Total Floor Area

D1. 1,987.00 Sq. Ft. — Total Floor Area *(add B3 and C3)*

D2. 2,224.50 Sq. Ft. — Total Floor Area Allowed by Zone *(A2)*

E. Open Space

E1. 337.00 Sq. Ft. — Existing Open Space

E2. 337.00 Sq. Ft. — Required Open Space

E3. 337.00 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: 16 Date: 2022-01-06

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. Clare Little	709 S Lee St	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_____(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. Clare Little	709 S Lee St	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 the12-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 N/A	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

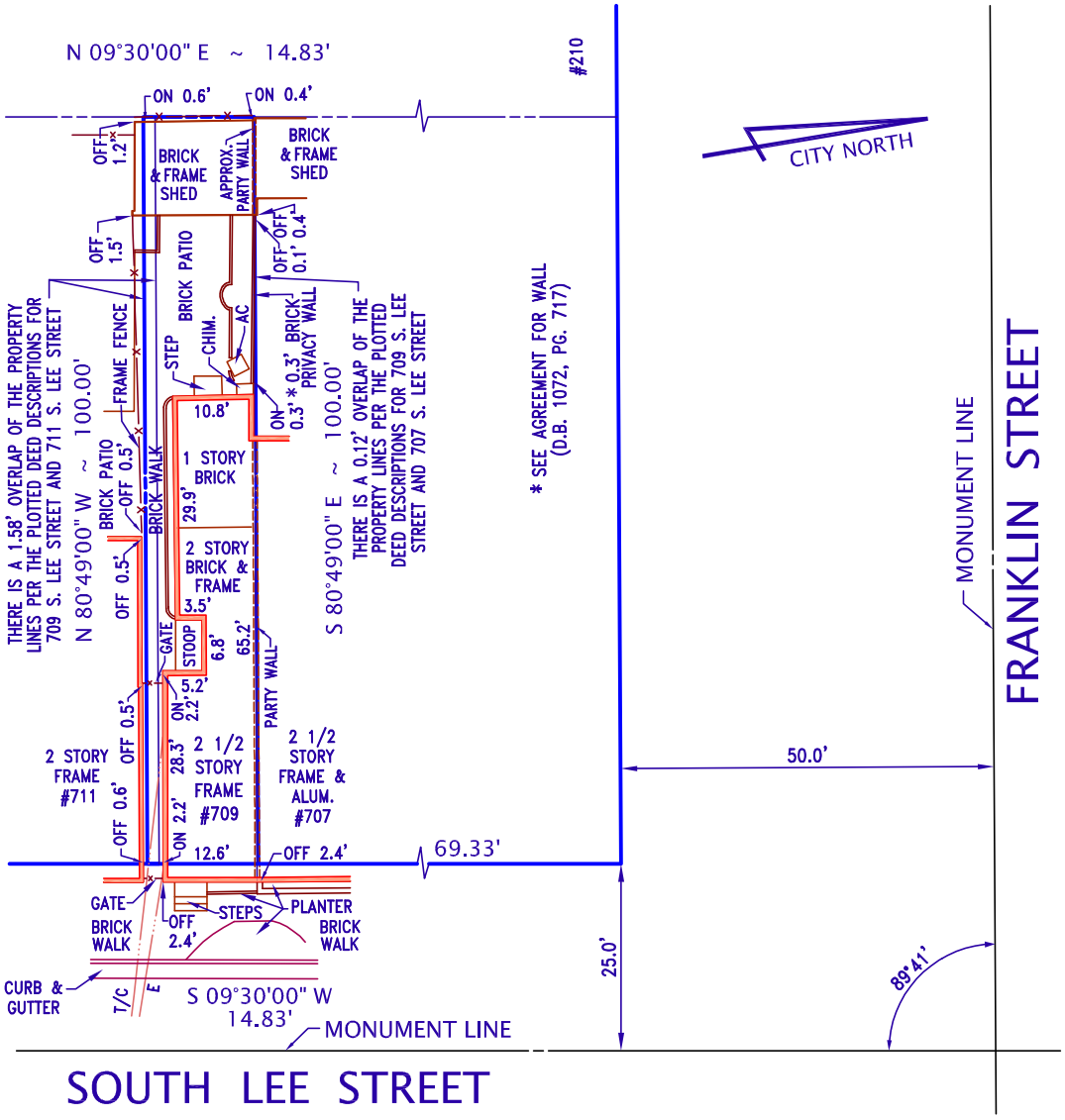
NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the b
the information provided above is true and correct.

JAN 6, 2022 Kurt West

Date Printed Name Signatur

COMMONWEALTH OF VIRGINIA
KURT D. WEST JR
Lic. No. 0401017033
ARCHITECT



PLAT

SHOWING HOUSE LOCATION ON
THE PROPERTY LOCATED AT

709 SOUTH LEE STREET

CITY OF ALEXANDRIA , VIRGINIA

SCALE: 1" = 20' MAY 3, 2019

GRAPHIC SCALE
0 20 40

COMMONWEALTH OF VIRGINIA
PATRICK A. ECKERT
LIC. NO. 2645
05/07/19
LAND SURVEYOR

THE POSITION OF THE EXISTING IMPROVEMENTS HAS BEEN ESTABLISHED BY AN ON SITE INSTRUMENT SURVEY AND UNLESS OTHERWISE SHOWN THERE ARE NO VISIBLE ENCROACHMENTS.

PLAT PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PLAT IS SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD OR ESTABLISHED. NO CORNER MARKERS SET.

CASE NAME:

GREER TRS ~ LITTLE

ORDERED BY:

KVS TITLE, LLC

ALTERRA SURVEYS, INC.
11350 RANDOM HILLS ROAD #430
FAIRFAX , VIRGINIA 22030
TEL. NO. 703-520-1558
FAX NO. 703-995-4800
INBOX@ALTERRASURVEYS.COM

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RR #19-0307

LITTLE RESIDENCE
ADDITION & ALTERATION

709 S. LEE ST.
ALEXANDRIA, VA 22314

PROJECT TEAM

OWNER
CLARE LITTLE
709 S. LEE ST.
ALEXANDRIA, VA

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P: 703-304-3906

CONTACT: CLARE LITTLE

ARCHITECT
KURT WEST
400 ANCIENT OAKS DR.
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P: 202-957-0933

CONTACT: KURT WEST

SCOPE OF WORK DESCRIPTION

DEMOLITION SCOPE TO INCLUDE THE REMOVAL OF AN EXISTING ROOF, WINDOWS, SIDING AND SELECTIVE MASONRY REMOVAL.

NEW WORK TO SCOPE TO INCLUDE A SECOND FLOOR ADDITION WITH NEW WINDOWS, METAL ROOFING, LAP SIDING AND MASONRY VENEER TO MATCH EXISTING.

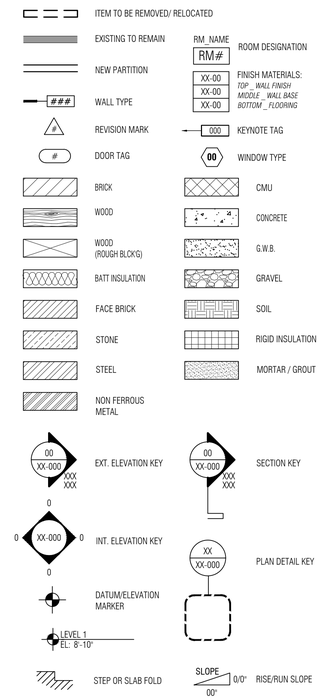
A PREVIOUS CERTIFICATE TO DEMOLISH AND CERTIFICATE OF APPROPRIATENESS WAS APPROVED BY THE BOARD OF ARCHITECTURAL REVIEW JULY 2020. **(SEE BAR #2020-00249)**

BAR APPLICATION - JUNE 21, 2022

ABBREVIATIONS

ABV	ABOVE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
B	BOTTOM
BALC	BALCONY
BLDG	BUILDING
BLL	BOTTOM LOWER LAYER
C.L.	CENTER LINE
BUL	BOTTOM UPPER LAYER
CAB	CABINET
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONT	CONTINUOUS
CJ	CONSTRUCTION JOINT
CLR	CLEAR
CT	CERAMIC TILE
DBL	DOUBLE
DET	DETAIL
DIA	DIAMETER
DL	DEAD LOAD
DWG	DRAWING
EA	EACH
EL	ELEVATION
EQ	EQUAL
EX	EXISTING
(E)	EXISTING
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FIN	FINISH
FTG	FOOTING
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GWB	GYPSUM WALL BOARD
HB	HOSE BIB
HC	HANDICAPPED
HGT	HEIGHT
HK	HOOK
HORIZ	HORIZONTAL
HR	HOUR
HWR	HOT WATER HEATER
IBO	INSTALLED BY OTHERS
INCAN	INCANDESCENT
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
JOH	JAMB OPENING HEIGHT
JOW	JAMB OPENING WIDTH
JST	JOIST
JT	JOINT
LAV	LAVATORY
LG	LONG
LL	LIVE LOAD
LLH	LONG LEG, HORIZONTAL
LLV	LONG LEG, VERTICAL
LVT	LUXURY VINYL TILE
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MIN	MINIMUM
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
(N)	NEW
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
O.C.	ON CENTER
OPG	OPENING
OPP	OPPOSITE
PLY	PLYWOOD
PSF	POUND PER SQUARE FOOT
PTD	PAINTED
PTN	PARTITION
REF	REFLECTED
REINF	REINFORCED
REQ	REQUIRED
RESIL	RESILIENT
RL	RAIN LEADER
RO	ROUGH OPENING
SECT	SECTION
SF	SQUARE FOOT
SHT	SHEET
SIM	SIMILAR
SOG	SLAB ON GRADE
SP	STANDPIPE
SQ	SQUARE
SST	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRICAL
THK	THICK
TOS	TOP OF SLAB
TOC	TOP OF CONCRETE / CURB
TOF	TOP OF FOOTING
TOM	TOP OF MASONRY
TOW	TOP OF WALL
TYP	TYPICAL
T&G	TONGUE AND GROOVE
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UTIL	UTILITY
VCT	VINYL COMPOSITE TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VWC	VINYL WALL COVERING
WC	WATER CLOSET
WH	WATER HEATER
WP	WATERPROOF
WSCT	WAINSCOT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
W/	WITH
W/O	WITHOUT
+	AND
&	AND
@	AT

SYMBOLS LEGEND



SHEET LIST

GENERAL SHEETS	
G001	COVER SHEET
G004	EXISTING EXTERIOR IMAGES
A SERIES - ARCHITECTURAL	
AD101	DEMOLITION FLOOR PLANS
AD102	DEMOLITION FLOOR PLANS
A101	PROPOSED FLOOR PLANS
A102	PROPOSED ROOF PLAN
A201	EXISTING AND PROPOSED ELEVATIONS
A202	EXISTING AND PROPOSED ELEVATIONS
A701	3D VIEWS

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NC LIC. NO. - 15137
VA LIC. NO. - 0401017033
DC LIC. NO. - ARC200704

PROJECT NO.
2153A

LITTLE RESIDENCE
ADDITION & ALTERATION
709 S. LEE ST.
ALEXANDRIA, VA 22314

ISSUE:

DATE	DESCRIPTION
2022-06-21	BAR APPLICATION

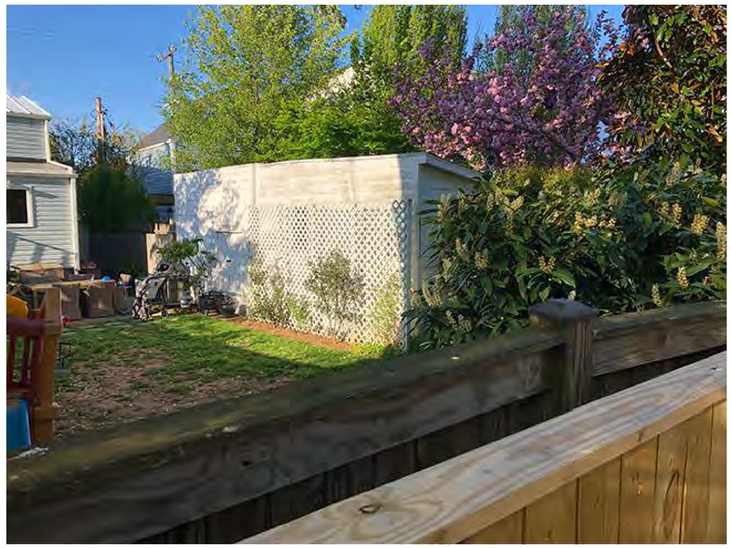
REVISION:

DATE	DESCRIPTION	NO.

SHEET TITLE:
COVER SHEET

SHEET:
G001

BAR APPLICATION - JUNE 21, 2022



REAR ELEVATION VIEW OF CARRIAGE HOUSE
FROM 210 FRANKLIN ST.

WEST WORKSHOP

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ALEXANDRIA, VA 22314

ISSUE:

DATE	DESCRIPTION
2022-06-21	BAR APPLICATION

REVISION:

DATE	DESCRIPTION	NO.

SHEET TITLE:
EXISTING EXTERIOR PHOTOS

SHEET:
G004

GENERAL DEMOLITION NOTES

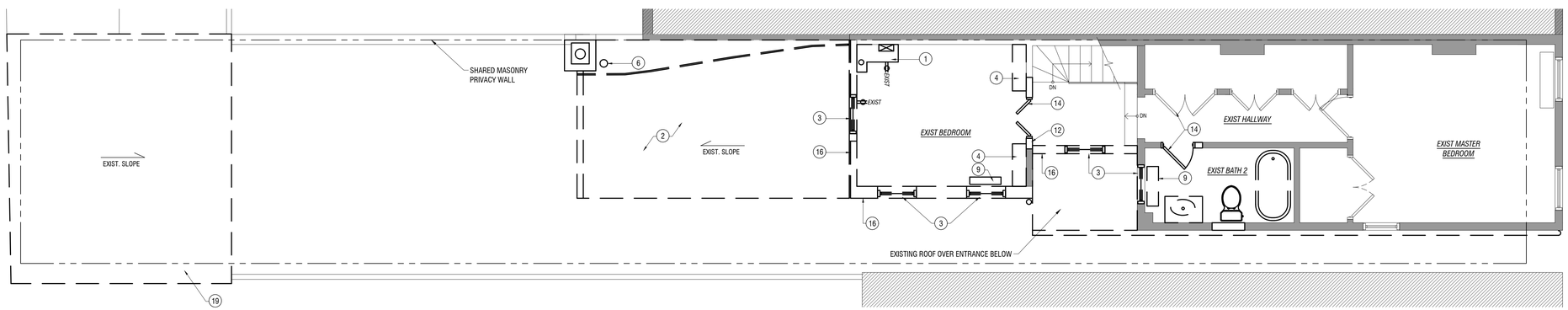
1. NOT ALL EXISTING DEVICES ARE SHOWN. REFER TO ELEC AND MECH DWGS FOR BALANCE OF INFORMATION. PATCH DRYWALL WHERE DEVICES ARE REMOVED.
2. ALL MATERIALS, FIXTURES AND EQUIPMENT, (INCLUDING LIGHT FIXTURES) REMOVED AS PART OF THE DEMOLITION WORK UNDER CONTRACT SHALL BE REFUSED OR ORDERED TO THE OWNER'S REPRESENTATIVE PRIOR TO DISPOSAL, UNLESS OTHERWISE NOTED. CONTRACTOR SHALL IMMEDIATELY REPAIR ANY DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF ALL CONSTRUCTIONS AND EQUIPMENT SCHEDULED AS EXISTING TO REMAIN
4. WHERE DIRECTED TO REMOVE EXISTING PARTITION, REMOVE ALL ITEMS ON WALL, INCLUDING POWER AND SIGNAL TO NEAREST JUNCTION BOX. G.C TO REPAIR / PREPARE REMAINING SURFACES FOR NEW FINISHES. ALL ITEMS NOTED TO REUSE ARE TO BE STORED AND PROTECTED ON SITE. ALL ITEMS TO BE IN GOOD WORKING ORDER PRIOR TO INSTALLATION. PROVIDE ALLOWANCE TO REPAIR / REPLACE ITEMS AS NECESSARY
5. G.C. TO COORDINATE EXTENT OF DEMOLITION WORK WITH NEW WORK. ALL EXISTING BLINDS / WINDOW COVERINGS TO REMAIN. EXISTING BLINDS SHALL BE WRAPPED IN PLASTIC AND PROTECTED DURING DURATION OF CONSTRUCTION ACTIVITIES.
6. ALL CUTTING AND PATCHING SHALL BE PERFORMED IN A NEAT AND WORKMANLIKE MANNER. ANY EXISTING FINISHES DISTURBED OR DAMAGED BY THE CONTRACTOR DURING COURSE OF WORK SHALL BE REPAIRED TO MATCH EXISTING IN KIND AND FINISH.
7. "TO BE REMOVED" - DETACH ITEMS FROM EXISTING CONSTRUCTION AND LEGALLY DISPOSE OF THE WASTE OFF-SITE. EXERCISE CARE AND USE METHODS OF DEMOLITION WHICH WILL NOT DAMAGE EXISTING ADJACENT OR SUPPORTING CONSTRUCTION WHICH IS TO REMAIN.
8. "TO BE REMOVED AND STORED" - DETACH ITEMS FROM EXISTING CONSTRUCTION AND DELIVER THEM TO A STORAGE LOCATION ON THE CONSTRUCTION SITE AS DESIGNATED BY THE OWNER.
9. "TO BE REMOVED AND SALVAGED FOR FUTURE REINSTALLATION" - DETACH ITEMS FROM EXISTING CONSTRUCTION, PREPARE ITEMS FOR REUSE, STORE IN SECURE AND DRY ENVIRONMENT, AND REINSTALL WHERE INDICATED ON PROPOSED WORK PLANS.
10. U.N.O. REMOVE EXISTING FLOORING AND WALLS, AND PREPARE SUBFLOOR SURFACE TO RECEIVE NEW SCHEDULED FINISH
11. REFER TO MEP DRAWINGS FOR MEP DEMOLITION SCOPE
12. ALL SCAN RESULTS SHOULD BE MARKED ON THE EXISTING SLAB; CONTRACTOR SHALL REVIEW AND DETERMINE THE BEST LOCATIONS FOR CORE DRILLS REQUIRED
13. ALL DEMOLITION WORK TO BE COORDINATED WITH THE OWNER, PROPERTY MANAGEMENT, AND TENANTS SO AS NOT TO DISRUPT BUILDING OPERATIONS. USE FREIGHT ELEVATOR ONLY FOR CONVEYANCE OF MATERIALS.
14. PROTECT ALL SHADES DURING DEMOLITION AND CONSTRUCTION. CLEAN UPON COMPLETION OF CONSTRUCTION.
15. ERECT AND MAINTAIN BARRICADES AND TEMPORARY LIGHTING AS REQUIRED BY APPLICABLE REGULATORY AGENCIES TO PROTECT OCCUPANTS OF BUILDING AND WORKERS. MAINTAIN ACCESS EXITS AS REQUIRED.
16. COORDINATE ORDERLY REMOVAL OF DEBRIS FROM SITE WITH OWNER. DUMPSTER TO BE FURNISHED BY G.C. AND LOCATED BY LANDLORD AND PROPERTY MANAGEMENT'S DIRECTION. VERIFY CLEARANCES. PROVIDE PLYWOOD ENCLOSURE OF FREIGHT ELEVATOR DURING ALL PHASES OF DEMOLITION AND CONSTRUCTION.
17. CONTRACTOR SHALL VERIFY FIELD CONDITION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK.
18. CEASE OPERATIONS AND NOTIFY BUILDING IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERTY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED. DO NOT REMOVE ANY EXISTING FIRE-PROOFING.
19. SUBCONTRACTOR TO INSPECT EXISTING CONDITIONS PRIOR TO DEMOLITION AND DETERMINE WHETHER ANY COMPRESSOR REFRIGERANT LINES ARE PRESENT THAT MUST BE PROPERLY DRAINED PRIOR TO DEMOLITION.
20. PLACE MARKERS TO INDICATE LOCATION OF DISCONNECTED SERVICES. IDENTIFY SERVICE LINES AND CAPPING LOCATIONS ON PROJECT RECORD DOCUMENT.
21. DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK, INCLUDING WORK REQUIRED FOR CONNECTION TO THE EXISTING BUILDING. MAINTAIN A CLEAN WORK AREA AND ACCESS TO EXITS AT ALL TIMES.
22. PERFORM DEMOLITION IN ACCORDANCE TO APPLICABLE AUTHORITIES HAVING JURISDICTION.
23. REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED AT NO COST TO THE OWNER.
24. ALL MATERIALS TO BE REMOVED AND REUSED SHALL BE TAKEN DOWN WITH CARE AND STORED IN A SECURE PLACE. ANY ITEMS DAMAGED ARE TO BE REPLACED TO MATCH EXISTING.
25. NO STRUCTURAL ITEMS SHALL BE REMOVED U.O.N.
26. CUT AND FIT COMPONENTS FOR ALTERATIONS OF EXISTING WORK AND INSTALLATION OF NEW WORK. PATCH, SPACKLE, AND SAND ALL WALLS REMAINING ADJACENT TO DEMOLITION AS NECESSARY TO MATCH ADJACENT MATERIALS AND FINISHES.
27. U.N.O., DEMOLITION SHALL INCLUDE BUT NOT NECESSARILY BE LIMITED TO THE FOLLOWING (ITEMS NOT INDICATED ON THIS PLAN BUT INCLUDED IN SCOPE). GYPSUM DRYWALL PARTITIONS AND CEILINGS, ACOUSTICAL CEILINGS & GWB. CEILINGS, ALL FINISHES SUCH AS CARPET, VINYL COMPOSITION TILE, RESILIENT BASE. (REMOVE RESIDUE AND ADHESIVES), ALL HOLLOW METAL DOORS & FRAMES, ALUMINUM DOORS & FRAMES, WOOD DOORS & FRAMS, GLASS DOORS, DOOR & FRAME HARDWARE, GLAZING, ROUGH AND FINISH CARPENTRY, MILLWORK, FURNITURE, CASEWORK, SIGNAGE, ALL ELECTRICAL AT PARTITIONS TO BE REMOVED.
28. CONTRACTOR SHALL REPAIR ALL SURFACES AND MAKE READY FOR NEW FINISHES AS REQ'D DUE TO DEMOLITION.
29. PROVIDE TEMPORARY INTERIOR SAFETY RAILS AS REQUIRED AT ALL FLOOR OPENINGS OR CHANGES OF ELEVATION GREATER THAN 2"-0".
30. SECURE ALL PRODUCTS TO REMAIN IN PLACE WITH POSITIVE ANCHORAGE DEVICES. SALVAGE FIRE EXTINGUISHER CABINETS, EXIT LIGHTS, STROBE LIGHTS, EMERGENCY BELLS, EMERGENCY LIGHTS, SMOKE DETECTORS AND BATTERY PACKS FOR REUSE WHERE INDICATED. SEE ENGINEERING DRAWINGS.
31. ALL ADJACENT AREAS AFFECTED BY DEMOLITION/RECONSTRUCTION SHALL RECEIVE FINISHES WHICH MATCH EXISTING, INCLUDING BUT NOT LIMITED TO: CEILING (SUSPENDED ACOUSTICAL TILES OR GYPSUM BOARD) PAINT, WALL COVERINGS, RESILIENT AND WOOD BASE, CARPET AND ARCHITECTURAL WOODWORK.
32. REMOVE ALL RECEPTACLES, RINGS, COVER PLATES, AND J BOXES UNLESS INDICATED TO REMAIN ON RECEPTACLE PLAN. EXISTING RECEPTACLES, RINGS, COVER PLATES AND AND J BOXES NOT SHOWN ON DEMOLITION PLANS SHALL BE REMOVED AND INCLUDED IN BASE PRICE. REPAIR ALL AFFECTED SURFACES.
33. REUSE EXISTING FIRE/LIFE-SAFETY DEVICES AS APPROPRIATE. SEE MEP NOTES.

DEMOLITION KEYNOTES (X)

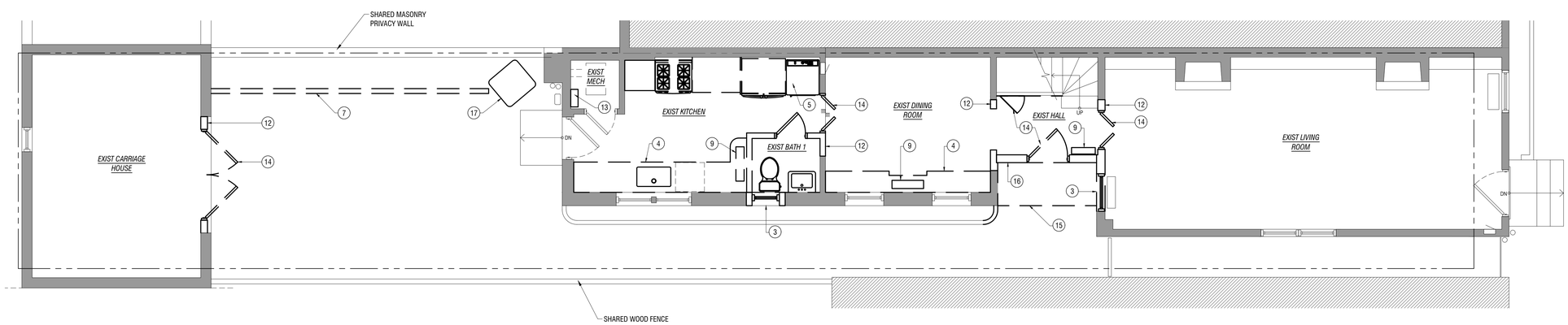
1. EXISTING DUCT TO BE RECONFIGURED.
2. EXISTING ROOFING AND ROOF FRAMING TO BE REMOVED. COORDINATE SCOPE W/ NEW WORK PLANS.
3. EXISTING WINDOWS TO BE REMOVED IN THEIR ENTIRETY
   PORTION OF MASONRY TO BE REMOVED. SEE ELEVATIONS.
4. CASEWORK TO BE REMOVED IN ITS ENTIRETY.
5. WASHER/DRYER TO BE RELOCATED. STORE FOR FUTURE USE.
6. EXISTING FLUE TO BE REMOVED
7. EXISTING POWER AND/OR DRAIN LINES TO BE RELOCATED. G.C. TO VIF.
8. TOP OF EXISTING MASONRY CHIMNEY TO BE REMOVED FOR FUTURE EXPANSION. SEE ELEVATIONS
9. EXISTING RADIATOR TO BE REMOVED.
10. EXISTING COPPER DOWNSPOUT AND GUTTER TO BE REMOVED IN THEIR ENTIRETY
11. EXISTING SIDING TO BE REMOVED AS SHOWN
12. PORTION OF EXISTING WALL TO BE REMOVED AS SHOWN
13. EXISTING TANKLESS WATER HEATER TO BE REMOVED
14. EXISTING DOOR AND FRAME TO BE REMOVED IN THEIR ENTIRETY
15. EXISTING OUTDOOR SLAB TO BE REMOVED
16. PORTION OF EXISTING EXTERIOR WALL TO BE REMOVED AS SHOWN
17. EXISTING COMPRESSOR TO BE RELOCATED
18. PORTION OF EXISTING ROOF TO BE REMOVED AS SHOWN
19. EXISTING ROOF CONSTRUCTION TO BE REMOVED AS SHOWN. COORDINATE W/ NEW WORK PLANS.

GRAPHICS LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- REMOVE WALL OR PORTION OF WALL
- REMOVE WINDOW SASH, FRAME, AND TRIM
- REMOVE DOOR, IFRAME, AND HARDWARE (UON)
- REMOVE FLOOR OR ROOF CONSTRUCTION, INCLUDING SLAB AND JOISTS (UON)



2 DEMOLITION PLAN - SECOND FLOOR
SCALE: 1/4" = 1'-0"



1 DEMOLITION PLAN - FIRST FLOOR
SCALE: 1/4" = 1'-0"

N

BAR APPLICATION - JUNE 21, 2022

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PROJECT NO.
2153A

LITTLE RESIDENCE
ADDITION & ALTERATION

709 S. LEE ST.
ALEXANDRIA, VA 22314

ISSUE:

DATE	DESCRIPTION
2022-06-21	BAR APPLICATION

REVISION:

DATE	DESCRIPTION	NO.

SHEET TITLE:
DEMOLITION FLOOR PLANS

SHEET:
AD101

GENERAL DEMOLITION NOTES

1. NOT ALL EXISTING DEVICES ARE SHOWN. REFER TO ELEC AND MECH DWGS FOR BALANCE OF INFORMATION. PATCH DRYWALL WHERE DEVICES ARE REMOVED.
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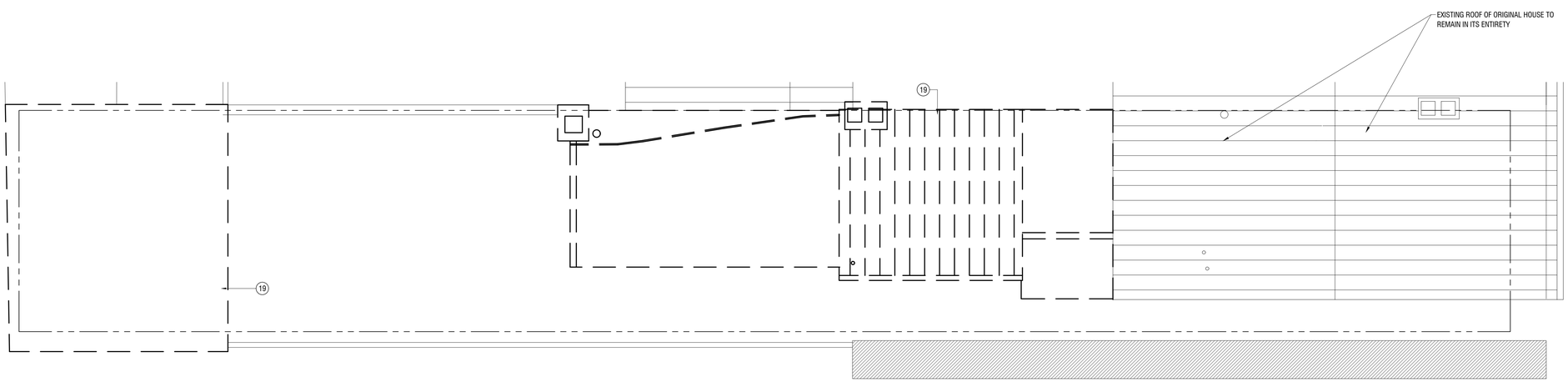
22. PERFORM DEMOLITION IN ACCORDANCE TO APPLICABLE AUTHORITIES HAVING JURISDICTION.
23. REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED AT NO COST TO THE OWNER.
24. ALL MATERIALS TO BE REMOVED AND REUSED SHALL BE TAKEN DOWN WITH CARE AND STORED IN A SECURE PLACE. ANY ITEMS DAMAGED ARE TO BE REPLACED TO MATCH EXISTING.
25. NO STRUCTURAL ITEMS SHALL BE REMOVED U.O.N.
26. CUT AND FIT COMPONENTS FOR ALTERATIONS OF EXISTING WORK AND INSTALLATION OF NEW WORK. PATCH, SPACKLE, AND SAND ALL WALLS REMAINING ADJACENT TO DEMOLITION AS NECESSARY TO MATCH ADJACENT MATERIALS AND FINISHES.
27. U.N.O., DEMOLITION SHALL INCLUDE BUT NOT NECESSARILY BE LIMITED TO THE FOLLOWING (ITEMS NOT INDICATED ON THIS PLAN BUT INCLUDED IN SCOPE). GYPSUM DRYWALL PARTITIONS AND CEILINGS, ACOUSTICAL CEILINGS & GWB. CEILINGS, ALL FINISHES SUCH AS CARPET, VINYL COMPOSITION TILE, RESILIENT BASE. (REMOVE RESIDUE AND ADHESIVES), ALL HOLLOW METAL DOORS & FRAMES, ALUMINUM DOORS & FRAMES, WOOD DOORS & FRAMS, GLASS DOORS, DOOR & FRAME HARDWARE, GLAZING, ROUGH AND FINISH CARPENTRY, MILLWORK, FURNITURE, CASEWORK, SIGNAGE, ALL ELECTRICAL AT PARTITIONS TO BE REMOVED.
28. CONTRACTOR SHALL REPAIR ALL SURFACES AND MAKE READY FOR NEW FINISHES AS REQ'D DUE TO DEMOLITION.
29. PROVIDE TEMPORARY INTERIOR SAFETY RAILS AS REQUIRED AT ALL FLOOR OPENINGS OR CHANGES OF ELEVATION GREATER THAN 2'-0".
30. SECURE ALL PRODUCTS TO REMAIN IN PLACE WITH POSITIVE ANCHORAGE DEVICES. SALVAGE FIRE EXTINGUISHER CABINETS, EXIT LIGHTS, STROBE LIGHTS, EMERGENCY BELLS, EMERGENCY LIGHTS, SMOKE DETECTORS AND BATTERY PACKS FOR REUSE WHERE INDICATED. SEE ENGINEERING DRAWINGS.
31. ALL ADJACENT AREAS AFFECTED BY DEMOLITION/RECONSTRUCTION SHALL RECEIVE FINISHES WHICH MATCH EXISTING, INCLUDING BUT NOT LIMITED TO: CEILING (SUSPENDED ACOUSTICAL TILES OR GYPSUM BOARD) PAINT, WALL COVERINGS, RESILIENT AND WOOD BASE, CARPET AND ARCHITECTURAL WOODWORK.
32. REMOVE ALL RECEPTACLES, RINGS, COVER PLATES, AND J BOXES UNLESS INDICATED TO REMAIN ON RECEPTACLE PLAN. EXISTING RECEPTACLES, RINGS, COVER PLATES AND AND J BOXES NOT SHOWN ON DEMOLITION PLANS SHALL BE REMOVED AND INCLUDED IN BASE PRICE. REPAIR ALL AFFECTED SURFACES.
33. REUSE EXISTING FIRE/LIFE-SAFETY DEVICES AS APPROPRIATE. SEE MEP NOTES.

DEMOLITION KEYNOTES (X)

1. EXISTING DUCT TO BE RECONFIGURED.
2. EXISTING ROOFING AND ROOF FRAMING TO BE REMOVED. COORDINATE SCOPE W/ NEW WORK PLANS.
3. EXISTING WINDOWS TO BE REMOVED IN THEIR ENTIRETY
   PORTION OF MASONRY TO BE REMOVED. SEE ELEVATIONS.
4. CASEWORK TO BE REMOVED IN ITS ENTIRETY.
5. WASHER/DRYER TO BE RELOCATED. STORE FOR FUTURE USE.
6. EXISTING FLUE TO BE REMOVED
7. EXISTING POWER AND/OR DRAIN LINES TO BE RELOCATED. G.C. TO VIF.
8. TOP OF EXISTING MASONRY CHIMNEY TO BE REMOVED FOR FUTURE EXPANSION. SEE ELEVATIONS
9. EXISTING RADIATOR TO BE REMOVED.
10. EXISTING COPPER DOWNSPOUT AND GUTTER TO BE REMOVED IN THEIR ENTIRETY
11. EXISTING SIDING TO BE REMOVED AS SHOWN
12. PORTION OF EXISTING WALL TO BE REMOVED AS SHOWN
13. EXISTING TANKLESS WATER HEATER TO BE REMOVED
14. EXISTING DOOR AND FRAME TO BE REMOVED IN THEIR ENTIRETY
15. EXISTING OUTDOOR SLAB TO BE REMOVED
16. PORTION OF EXISTING EXTERIOR WALL TO BE REMOVED AS SHOWN
17. EXISTING COMPRESSOR TO BE RELOCATED
18. PORTION OF EXISTING ROOF TO BE REMOVED AS SHOWN
19. EXISTING ROOF CONSTRUCTION TO BE REMOVED AS SHOWN. COORDINATE W/ NEW WORK PLANS.

GRAPHICS LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- REMOVE WALL OR PORTION OF WALL
- REMOVE WINDOW SASH, FRAME, AND TRIM
- REMOVE DOOR, FRAME, AND HARDWARE (UON)
- REMOVE FLOOR OR ROOF CONSTRUCTION, INCLUDING SLAB AND JOISTS (UON)



1 DEMOLITION PLAN - ROOF PLAN
SCALE: 1/4" = 1'-0"

N

BAR APPLICATION - JUNE 21, 2022

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NC LIC. NO. - 15137
VA LIC. NO. - 0401017033
DC LIC. NO. - ARC200704

PROJECT NO.
2153A

LITTLE RESIDENCE
ADDITION & ALTERATION

709 S. LEE ST.
ALEXANDRIA, VA 22314

ISSUE:

DATE	DESCRIPTION
2022-06-21	BAR APPLICATION

REVISION:

DATE	DESCRIPTION	NO.

SHEET TITLE:
DEMOLITION FLOOR PLANS

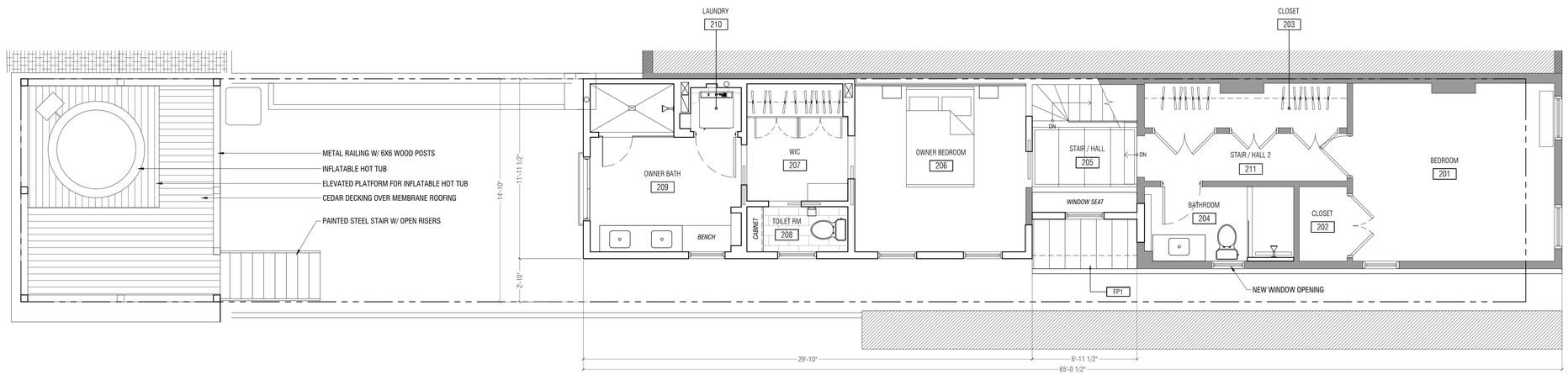
SHEET:
AD**102**

FLOOR PLAN GENERAL NOTES

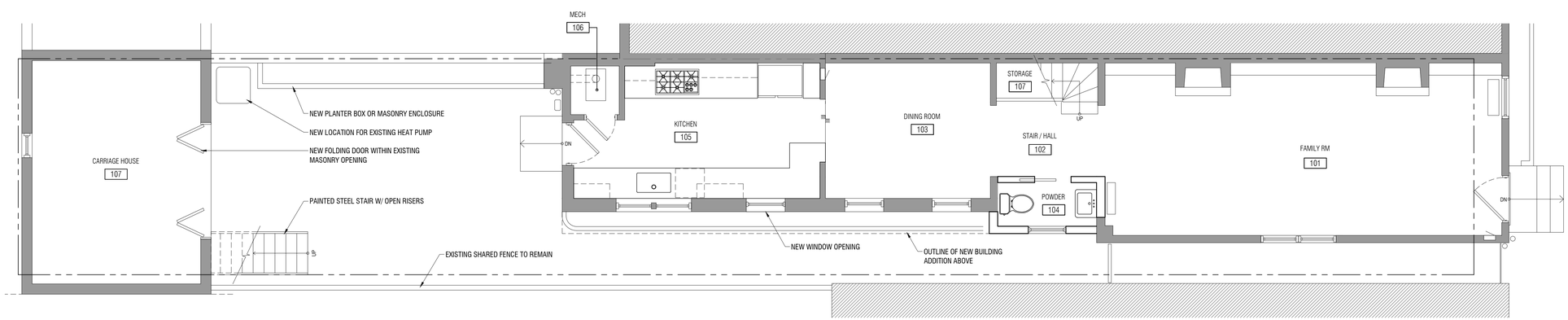
1. DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS ONLY. CONTACT THE ARCHITECT TO VERIFY OR CONFIRM UNKNOWN DIMENSIONS.
2. CONTRACTOR TO VERIFY DIMENSIONS BEFORE COMMENCING ANY WORK. CONTRACTOR TO INFORM THE ARCHITECT OF ANY DISCREPENCIES.
3. ALL OTHER WORK REQUIRED BUT NOT SPECIFIED IN THESEE DOCUMENTS SHALL BE PERFORMED BY CONTRACTORS TO MEET THE GENERAL PRACTICING STANDARDS, BUILDING CODES AND MANUFACTURER'S INSTRUCTION.
4. CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.
5. NEW BEDROOM WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT., A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24", AND HAVE A MAXIMUM FINISH SILL HEIGHT OF 43" FROM FINISH FLOOR.
6. ALL GLASS LOCATED WITHIN 18" OF FLOOR, 12" OF A DOOR OR LOCATED WITHIN 60" OF FLOOR AT BATHTUBS, WHIRLPOOLS, SHOWERS, SAUNAS, STEAM ROOMS, OR HOT TUBS SHALL BE TEMPERED.
7. ALL EXPOSED INSULATION SHALL HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
8. PROVIDE COMBUSTION AIR VENTS, WITH SCREEN AND DAMPER, FOR FIREPLACES, WOOD STOVES, AND ANY APPLIANCE WITH AN OPEN FLAME.
9. BATHROOMS AND UTILITY ROOMS SHALL BE VENTED TO THE OUTSIDE WITH A MINIMUM OF A 90 CFM FAN. RANGE HOODS SHALL ALSO BE VENTED TO OUTSIDE.
10. ATTIC HVAC UNITS SHALL BE LOCATED WITHIN 20' OF ITS SERVICE OPENING. RETURN AIR GRILLES SHALL OT BE LOCATED WITHIN 10 FT OF A GAS FIRED APPLIANCES.
11. ALL WALLS AND CEILINGS IN GARAGE AND GARAGE STORAGE AREAS TO HAVE ⅝" TYPE-X GYPSUM BOARD W/1-HOUR FIRE RATING. ALL EXT. DOORS IN GARAGE TO BE METAL OR SOLID CORE DOORS, INCLUIDING DOORS ENTERING HEAT/COOLED PORTION OF RESIDENCE.
12. ALL FIREPLACE CHASE WALLS SHALL BE INSULATED INSIDE AND OUTSIDE. PROVIDE HORIZONTAL"DRAFT STOPS" AT EACH FLOOR LEVEL BY PACKING 6" (R-19) INSULATION BETWEEN 2X4 JOISTS.
13. ALL INTERIOR WALLS SHALL BE COVERED WITH ½" GYPSUM BOARD, WITH METAL CORNER REINFORCING, TAPE FLOAT AND SAND (3 COATS). USE ⅝" GYPSUM BOARD ON CEILINGS WHEN SUPPORTING MEMBERS ARE 24" O.C. OR GREATER. USE ⅝" GYPSUM BOARD ON CEILING MEMBERS LESS THAN 24" O.C.
14. ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.
15. FLOORS OVER UNHEATED SPACE SHALL HAVE R-25 FOL BACK INSULATION BETWEEN JOISTS. HVAC DUCTS LOCATED IN UNHEATED SPACES SHALL BE INSULATED WITH R-8. WINDOW SIZES INDICATED ON PLANS ARE NOTED BY APPROXIMATE ROUGH OPENING SIZE.
16. COORDINATE LOCATION OF UTILITY METERS WITH SITE PLAN AND LOCATE AWAY FROM PUBLIC VIEW. VISUAL IMPACT SHALL BE MINIMIZED (I.E. MOUNT AS LOW AS POSSIBLE).
17. PREFABRICATED FIREPLACE CONSTRUCTION SHALL MEET OR EXCEED ALL APPLICABLE CODES REGARDING THE USE OF FIRE SEPARATIONS, CLEARANCES, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL ITEMS AND CONSTRUCTION MEET OR EXCEED CODE. OVERALL FLUE HEIGHT SHALL BE COORDINATED TO MATCH HEIGHT SHOWN ON PLANS AND SHALL NOT EXCEED THE TOP OF CHIMNEY CHASE AS CONSTRUCTED.
18. CONTRACTOR SHALL COORDINATE ALL CLOSET SHELVING REQUIREMENTS.

GRAPHICS LEGEND

- EXISTING CONSTRUCTION
- CONSTRUCTION TO BE REMOVED
- NEW GYP. BOARD PARTITION U.N.O.
- NEW FACE BRICK WALL
- NEW CMU WALL
- EXISTING DOOR / NEW DOOR



2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

N

BAR APPLICATION - JUNE 21, 2022

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DC LIC. NO. - ARC200704

PROJECT NO.
2153A

LITTLE RESIDENCE
ADDITION & ALTERATION

709 S. LEE ST.
ALEXANDRIA, VA 22314

ISSUE:

DATE	DESCRIPTION
2022-06-21	BAR APPLICATION

REVISION:

DATE	DESCRIPTION	NO.

SHEET TITLE:
PROPOSED FLOOR PLANS

SHEET:
A101

FLOOR PLAN GENERAL NOTES

1. DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS ONLY. CONTACT THE ARCHITECT TO VERIFY OR CONFIRM UNKNOWN DIMENSIONS.
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- CONSTRUCTION TO BE REMOVED
- NEW GYP. BOARD PARTITION U.N.O.
- NEW FACE BRICK WALL
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- EXISTING DOOR / NEW DOOR

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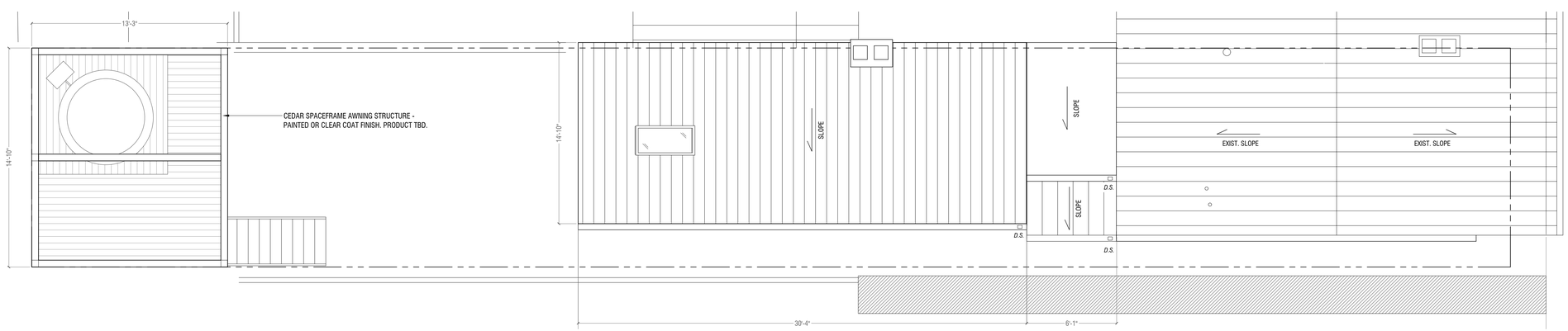
PROJECT NO.
2153A

LITTLE RESIDENCE
ADDITION & ALTERATION

709 S. LEE ST.
ALEXANDRIA, VA 22314



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

N

ISSUE:

DATE	DESCRIPTION
2022-06-21	BAR APPLICATION

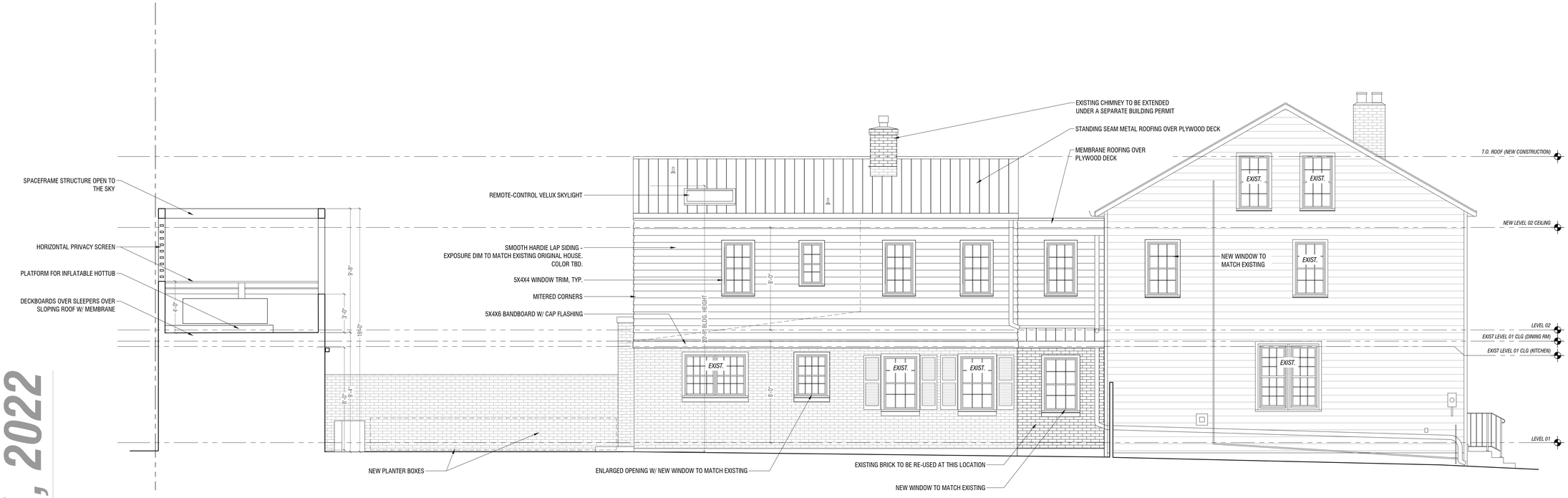
REVISION:

DATE	DESCRIPTION	NO.

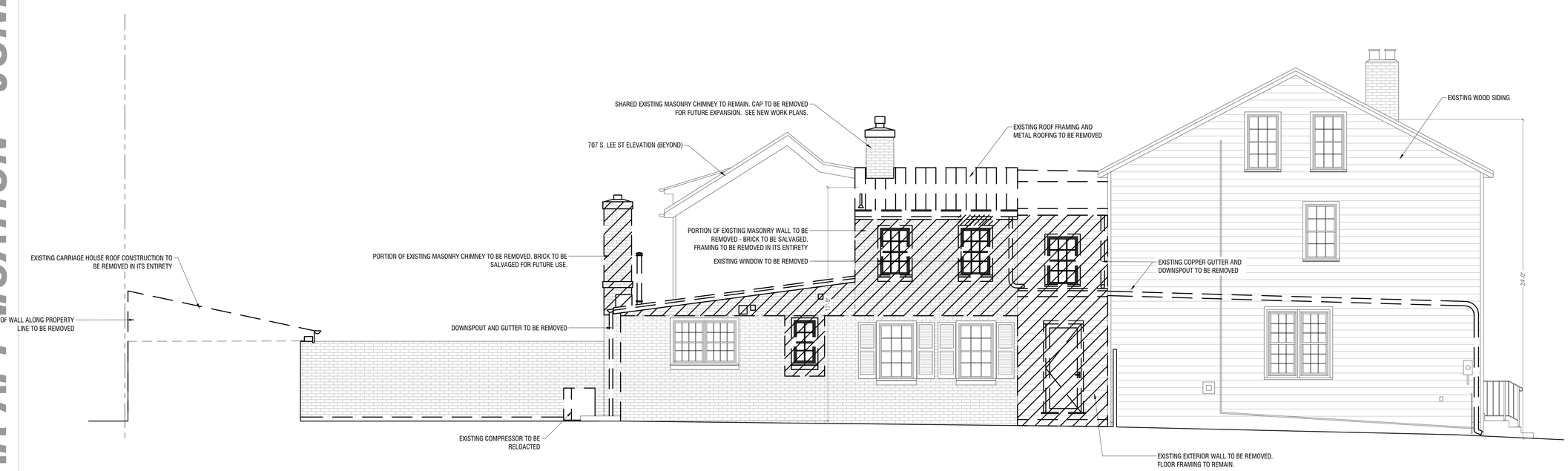
SHEET TITLE:
PROPOSED FLOOR PLANS

SHEET:
A102

BAR APPLICATION - JUNE 21, 2022



2 SOUTH ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION - EXISTING / DEMO
SCALE: 1/4" = 1'-0"

BAR APPLICATION - JUNE 21, 2022

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PROJECT NO.
2153A

LITTLE RESIDENCE
ADDITION & ALTERATION

709 S. LEE ST.
ALEXANDRIA, VA 22314

ISSUE:

DATE	DESCRIPTION
2022-06-21	BAR APPLICATION

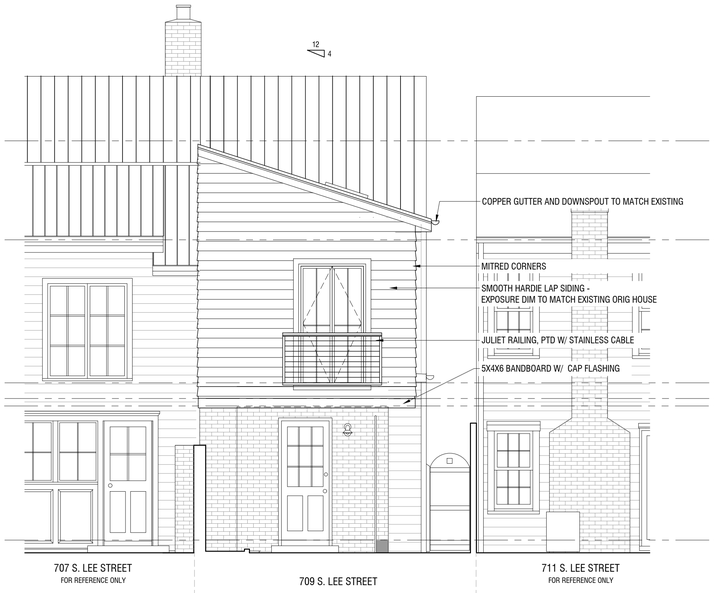
REVISION:

DATE	DESCRIPTION	NO.

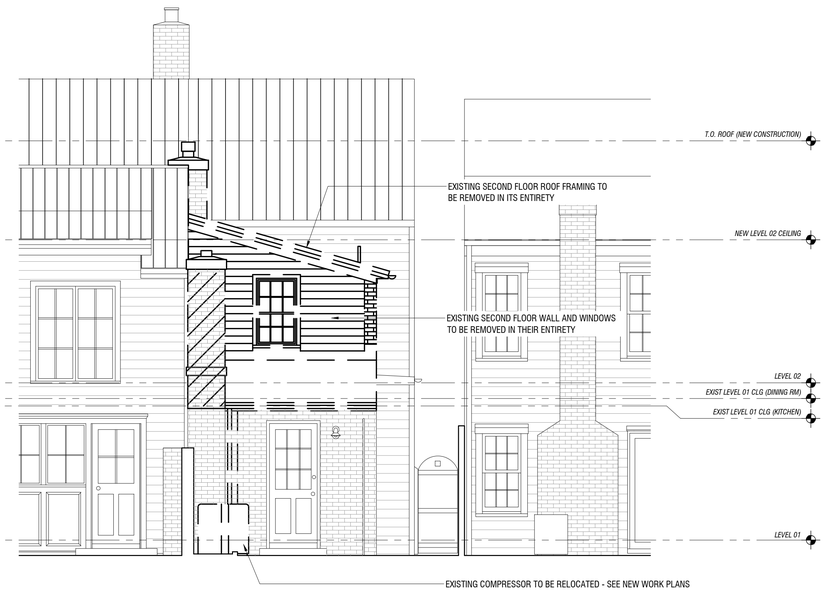
SHEET TITLE:
EXISTING AND PROPOSED ELEVATIONS

SHEET:
A201

BAR APPLICATION - JUNE 21, 2022



2 WEST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION - EXISTING/DEMO
SCALE: 1/4" = 1'-0"

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PROJECT NO.
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ADDITION & ALTERATION

709 S. LEE ST.
ALEXANDRIA, VA 22314

ISSUE:

DATE	DESCRIPTION
2022-06-21	BAR APPLICATION

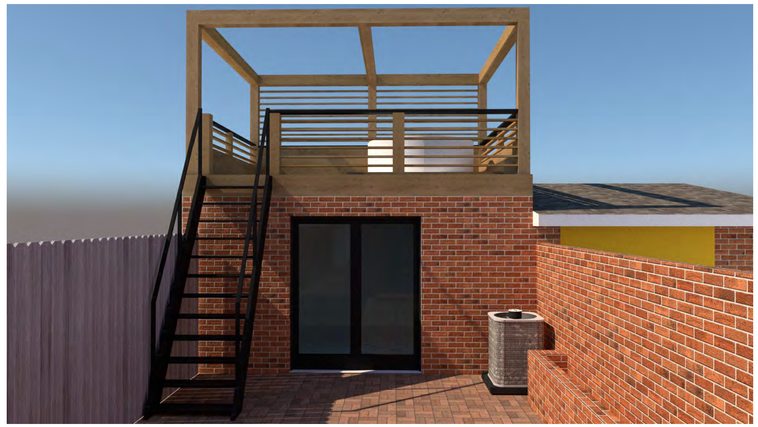
REVISION:

DATE	DESCRIPTION	NO.

SHEET TITLE:
EXISTING AND PROPOSED ELEVATIONS

SHEET:
A202

BAR APPLICATION - JUNE 21, 2022



MATERIAL / COLOR SCHEME #2

MATERIAL / COLOR SCHEME #1

EXISTING CARRIAGE HOUSE

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ISSUE:

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REVISION:

DATE	DESCRIPTION	NO.

SHEET TITLE:
3D VIEWS

SHEET:
A701