

Docket Item #4 & #5  
BAR CASE # 2018-00159  
& 2018-00160

BAR Meeting  
May 2, 2018

**ISSUE:** Partial Demolition/Capsulation and Alterations

**APPLICANT:** Benjamin Richardson and Daniela Arregui

**LOCATION:** 808 South Lee Street

**ZONE:** RM / Townhouse zone

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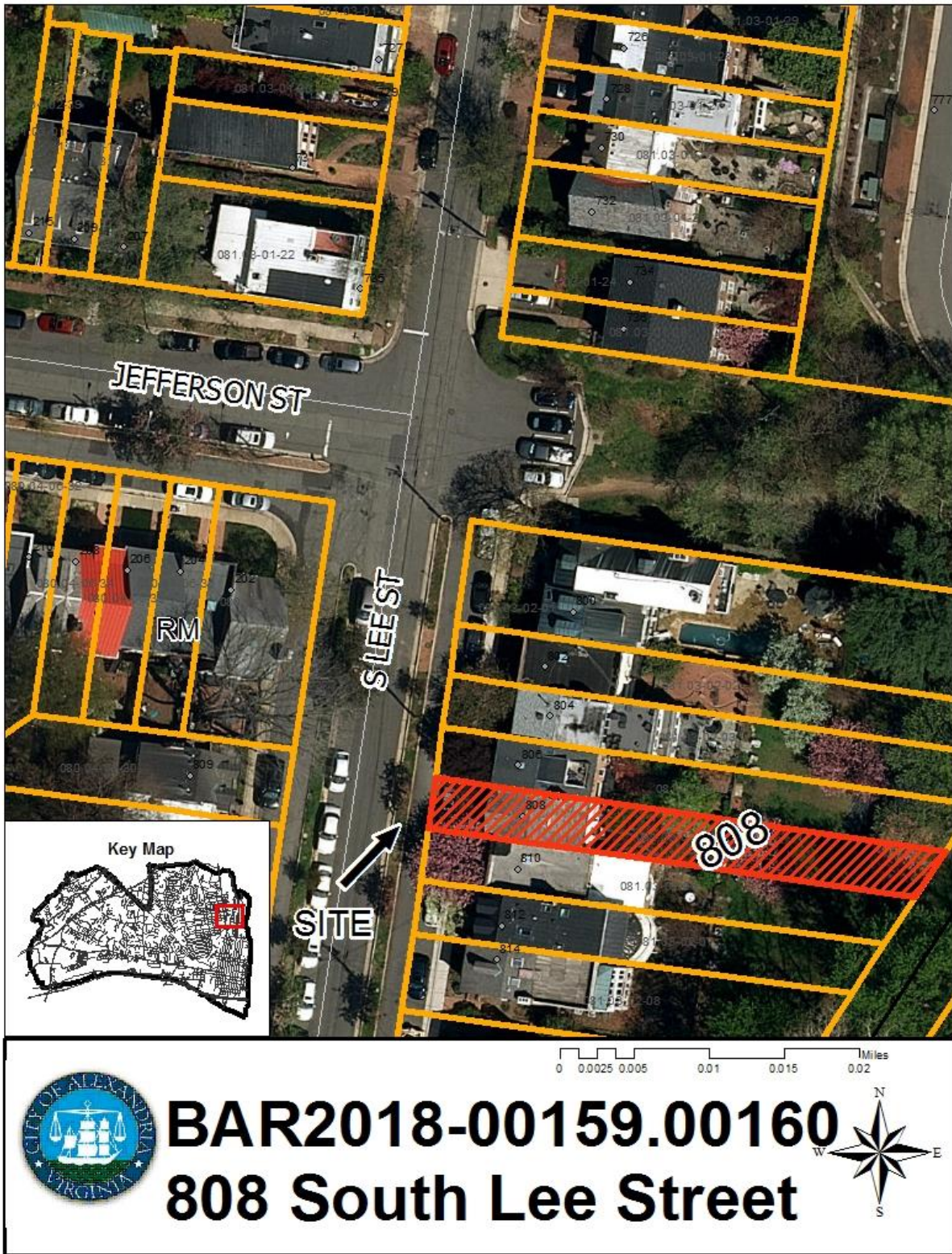
**STAFF RECOMMENDATION:**

Staff recommends approval of the Permit to Demolish and Certificate of Appropriateness with the following condition:

1. Install double hung replacement windows on the front (west) elevation, where permitted by the building code.
2. All new windows must comply with the BAR's adopted *Alexandria Replacement Window Performance Specifications*.
3. Contact Alexandria Archaeology (703-746-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds in coordination with the contracting schedule.
4. 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.
5. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

## **GENERAL NOTES TO THE APPLICANT**

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or [preservation@alexandriava.gov](mailto:preservation@alexandriava.gov) for further information.
2. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



**Note:** Staff coupled the applications for a Permit to Demolish (BAR #2018-00159) and Certificate of Appropriateness (BAR #2018-00160) for clarity and brevity. The Permit to Demolish requires a roll call vote.

## **I. ISSUE**

The applicant is requesting approval of a Permit to Demolish for partial demolition and a Certificate of Appropriateness for alterations to the front elevation and the construction of a four-story rear addition to 800 South Lee Street.

### Demolition/Capsulation

The area of demolition/capsulation consists of the rear elevation wall surfaces of the basement, first and second floors and a portion of the roof— an area of approximately 522 square feet.

### Alterations to the Front (West) Façade

The existing windows will be replaced with Andersen Fibrex windows. The applicant provided two options for the west façade windows. Option one is for four casement windows with six-over-six appearance with a faux checkrail located in the three second floor windows and the basement (100 Series), and a six-over-six double hung window for the first-floor window (400 Series). Option Two is for four six-over-six double-hung windows located in the second floor and first floor window (400 Series) and a casement window with a six-over-six double-hung appearance with a faux checkrail located in the basement. The reasoning for the options in window types is due to means of egress from the basement and second-floor bedrooms.

### Rear Addition/East Elevation

The applicant proposes to construct a rear addition approximately 18 feet wide by 23.4 feet long that incorporates the basement, first-story and second-story levels. The attic addition will be approximately 18 feet wide by 11 feet long with a deck measuring 18 feet by 12 feet five inches. The rear addition will extend the attic portion of the roof to create livable space. The new roof on the rear will be made of black Firestone EPDM.

The addition will be clad in smooth HardiePlank with a seven and a quarter inch exposure. The proposed windows are Fibrex one-over-one double-hung windows by Andersen. On the ground, first floor and attic levels there will be wood and glass doors by Andersen. Flanking each door opening will be an outdoor lighting fixture made of aluminum and stainless steel with a black finish.

The wood decks on the ground, first floor and attic levels will be made from Trex decking material with a woodland brown finish. The ground level deck will be 14.7 feet by eight feet. The first story's deck will be 18 feet by eight feet. The attic level's deck will be 18 feet by 12 feet five inches. The first floor and attic level decks will have a black Trex railing made from four-by-four posts with square balusters.

The proposed addition will be visible the federally-owned Jones Point Park located behind the subject lots. Although mostly woods in this area of the park, there is a public trail running east west at the north end of this block that connects Lee Street with the Mount Vernon Trail.



## II. HISTORY

808 South Lee Street is an interior unit townhouse in the Yates Garden subdivision that was constructed in **1953**. This modest but handsomely proportioned three-bay, two-story brick townhouse with partially raised basement is located in a row of eight townhouses with alternately projecting and set-back façades. The west elevation is distinguished from its neighbors primarily by its false front-facing gable roof on the west elevation. The construction of these rowhouses was approved by the Board on March 12, 1953.

The Army Quartermaster's maps from the Civil War indicate that the nearby lot at 804 South Lee Street is located on what was once the east rampart of Battery Rodgers, one of the fortifications used by the Union Army to control access up the Potomac River. Therefore, this property has the potential to yield archaeological resources that could provide insight into Civil War military activities.

Staff could find no previous BAR approvals for 804 South Lee Street. However, there have been several very large rear additions in this block of eight townhouses (800-814 South Lee Street) since their construction in the mid-20<sup>th</sup> century, including:

800 South Lee Street	1989 (BAR #89-19)
804 South Lee Street	2011 (BAR #2011-0303 & #2011-0304)
810 South Lee Street	1980 (Bldg permit #0077)
812 South Lee Street	1987 (Bldg permit #2809)
814 South Lee Street	1992 (Bldg permit #9203015)

## III. ANALYSIS

### Permit to Demolish

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 house?	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?	No
(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
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In the opinion of Staff, while the front façade of this mid-20<sup>th</sup> century townhouse is a successful background building and is compatible with nearby historic structures, the rear elevation is without individual historical interest, uncommon architectural merit, unusual materials or craftsmanship and none of the criteria for demolition and capsulation are met and the Permit to Demolish should be granted.

#### Window Replacement

Staff finds the replacement of double-hung windows with Andersen Fibrex six-over-six double-hung windows (option two) to be more historically appropriate for the front elevation. The building code is primarily concerned with the size of the opening and its operation for purposes of egress and new windows must meet certain size requirements. However, replacement windows are allowed to keep the exact same window type, including the same operation and configuration, due to it being a direct replacement within the existing masonry opening. If the size of the opening is reconfigured or the window size changes or the interior use changes then the window will need to meet the building code as it pertains to opening size for egress windows. Since 808 South Lee Street currently has existing double-hung windows the applicant can put double-hung windows back into the opening.

#### Roof Alteration

The rear portion of the roof, behind the existing ridge, will be demolished to extend the attic level to create a larger livable area. This alteration is not visible from Lee Street and is compatible with the proposed rear addition. The front and rear facades cannot be viewed at the same time, due to the fact this is an interior unit, so the different materials and designs of the front and rear of the home are appropriate. Finally, the new addition on the rear of the home, including this roof alteration, is minimally visible from Jones Point Park.

While not within the BAR's purview because it is not visible from a public way, staff strongly recommends that the applicant consider a white EPDM roof, rather than the black EPDM roofing proposed for the new flat roof, as it will significantly reduce the attic temperature and energy cost and it will increase occupant comfort on the top floor. A white roof material reflects solar gain and reduces the urban heat island effect, consistent with Alexandria's goals as an Eco-City.

#### Rear Addition

Staff has no objection to a rear addition in this location, noting that nearly all the townhouses in this row already have rear additions of various sizes and designs. The BAR has previously approved designs that would not be appropriate anywhere else in the district because of the topography and the minimal public visibility of additions on the east side of this block. The rear

yards at the north end of this block are deeper than most in the district and abut a large and heavily forested wetland in this portion of Jones Point Park.

While there is precedent for approving large rear additions on this block of South Lee Street, staff believes that some of them were more successful than others. There are currently rear additions on this block at 800, 804, 810, 812 and 814 South Lee Street (see figure 1 and 2 below). The side/rear addition at 800 South Lee Street is the largest, as it is four-stories in height and five bays deep. This addition although appropriately scaled from the front elevation, is significantly large as viewed from the Jefferson right-of-way and Jones Point Park. 812 and 814 South Lee are a good comparison for the subject case as they each have a three-story addition. Based on footprint measurements obtained using the City's GIS, the proposed 23-foot addition at 808 South Lee will be consistent in length with the additions at 804, 810, 812 and 814 South Lee Street. Staff finds that these additions are generally compatible and do not negatively impact the historic streetscape or existing development patterns.



Figure 1: 808 South Lee in red.



Figure 2: 808 South Lee in red.

Although the proposed addition will be visible from Jones Point Park and the Jefferson Street right-of-way, with the natural vegetation and grade differentials, it will not be a dominant element in the landscape.

In the opinion of Staff, the proposed addition, while quite large, is compatible with the existing two-story brick townhouse at 808 South Lee Street, consistent with the established development patterns in Yates Gardens and conforms to the *Design Guidelines* for residential additions. The design of the rear addition is compatible in style, material and fenestration with the existing brick townhouse. The simplistic geometric form of the addition expresses the “prevailing shape” of the original building, as discussed in the *Guidelines*. The *Guidelines* also recommend that a new addition be differentiated from the existing building, and Staff believes the applicant has achieved this by incorporating modern detailing and materials into new addition, including HardiePlank siding, single-light French doors and one-over-one windows. While the addition introduces a new mass into the rear yard, it retains the integrity of the historic (c1953) portion of the house by maintaining the uniform massing of the block face on South Lee Street, as recommend in the *Design Guidelines*.

In summary, the proposed rear addition is appropriate and compatible with the public view of the historic townhouse on South Lee Street in terms of mass, scale, height, and architectural expression, and does not negatively impact the integrity of this or nearby historic resources. Staff recommends approval, as submitted, along with the recommended conditions from Alexandria Archaeology.

**STAFF**

Jenny Rowan, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

**IV. CITY DEPARTMENT COMMENTS**

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

**Zoning**

C-1 Proposed scope of work complies with zoning.

**Code Administration**

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

C-2 The building code does not prohibit the design and install of a double hung window as long as it meets the building codes guidelines. Whichever window design is chosen will need to meet the opening area requirement. The window will also need to meet the operational constraints and opening control device requirement that comply with ASTM F 2090. In both of these standards there are no provisions that prohibit double-hung windows or give preference to the appearance of the window. This is independently decided by both the designer and the BAR regulations.

**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)

- F-3 The building is not in the floodplain. No comments.
- F-4 Not located in RPA.
- 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 storm water 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 The Army Quartermaster's maps from the Civil War indicate that the lot at 804 South Lee Street is located on what was once the east rampart of Battery Rodgers, one of the fortifications used by the Union Army to control access up the Potomac River. Therefore, this property has the potential to yield archaeological resources that could provide insight into Civil War military activities.
- F-2 Staff members from Alexandria Archaeology recently inspected the property and noted the presence of terracing in the backyard that mimics the location of the east rampart for Battery Rodgers.

- R-1 Contact Alexandria Archaeology (703-746-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds in coordination with the contracting schedule.
- R-2 Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- R-3 The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-4 The above statements in R-1, 2, and 3 must appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including sheeting and shoring and grading) so that on-site contractors are aware of the requirement.

**V. ATTACHMENTS**

- 1 – Application for BAR 2018-00159 & 2018-00160: 808 South Lee Street*
- 2 – Supplemental Materials*

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ADDRESS OF PROJECT: \_\_\_\_\_

TAX MAP AND PARCEL: \_\_\_\_\_ ZONING: \_\_\_\_\_

APPLICATION FOR: *(Please check all that apply)*☒ CERTIFICATE OF APPROPRIATENESS☒ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH  
(Required if more than 25 square feet of a structure is to be demolished/impacted)☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION  
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT  
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)Applicant: ☒ Property Owner ☐ Business *(Please provide business name & contact person)*Name: DANIELA ALEJANDRA ARREGUIAddress: 808 S Lee STCity: ALEXANDRIA State: VA Zip: 22314Phone: (858) 736-5736 E-mail: \_\_\_\_\_Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☒ ContractorName: Ricky Serrano - Ricky Can Build It LLC Phone: (571) 512-5240E-mail: ricky@rickycanbuildit.com

Legal Property Owner:

Name: BENJAMIN CHARLES RICHARDSON / DANIELA ALEJANDRA ARREGUIAddress: 808 S LEE STCity: ALEXANDRIA State: VA Zip: 22314Phone: (858) 736-5734 / (858) 736-5736 E-mail: benjamin.c.richardson@gmail.com / arreguid@gmail.com

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

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

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

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

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

Three story addition in the rear. Fully renovate interior of home, new mechanical, new plumbing from the slab up, new electrical. New floor layouts on all floors. An additional 3 bedrooms, 2 full bathrooms and 1 powderroom will be added to the home. New window replacements. Front of home to be undisturbed other than window replacement. Attic to have finished space. Basement to have finished space. Paint front of home.

Proposed - Above Grade Living Area (Sq. Ft.): 2,380

Proposed - Finished Basement Area (Sq. Ft.): 956

**SUBMITTAL REQUIREMENTS:**

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Electronic copies of submission materials should be submitted whenever possible.

**Demolition/Encapsulation :** *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- 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.



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**Additions & New Construction:** Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

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

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

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

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

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

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

- ☐ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☐ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☐ I, the applicant, or an authorized representative will be present at the public hearing.
- ☐ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

**APPLICANT OR AUTHORIZED AGENT:**

Signature: 

Printed Name: Daniela Arregui

Date: 3/28/2018

**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. Daniela Arregui	808 S Lee St, Alexandria	joint-spouse
2. Benjamin Richardson	808 S Lee St, Alexandria	joint-spouse
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 808 S Lee St, Alexandria (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. Daniela Arregui	808 S Lee St, Alexandria	joint-spouse
2. Benjamin Richardson	808 S Lee St, Alexandria	joint-spouse
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. n/a		
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.

3/28/2019  
Date

Daniela Arregui  
Printed Name

Dan Cazi  
Signature

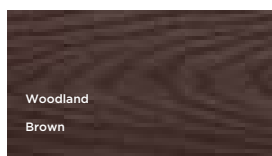
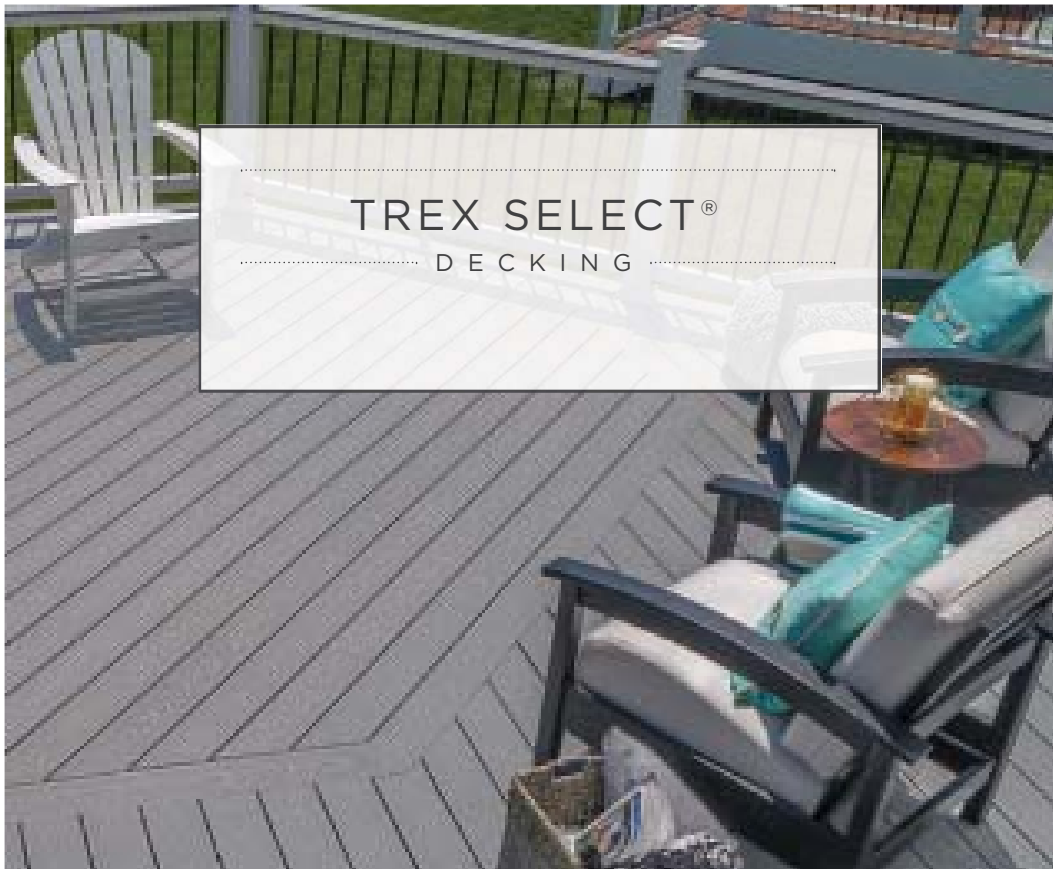


Seaside Collection  
1 Light Seaside Outdoor Wall Light in Black  
9021BK (Black (Painted))


**Finish**  
Black (Painted)

**Technical Information**

Max Watt:	60W
Width:	6"
Height:	7.25"
Overall Height:	"
Collection:	Seaside Collection
Finish:	Black (Painted)

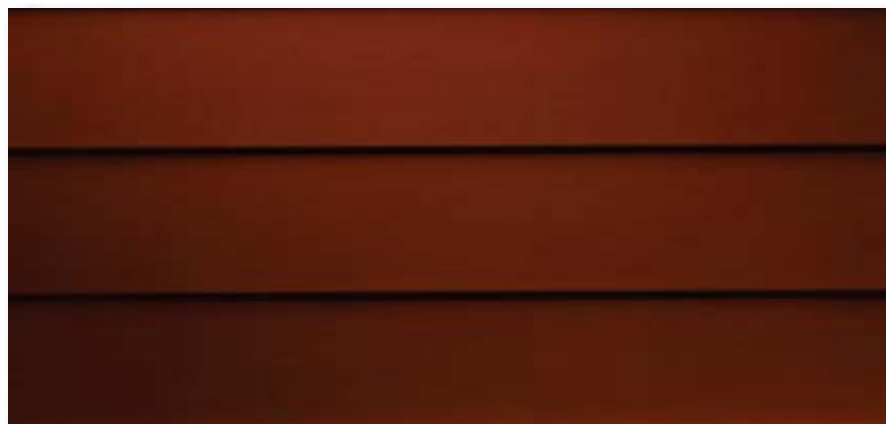




 HardiePlank® Lap Siding

HardiePanel® Vertical Siding

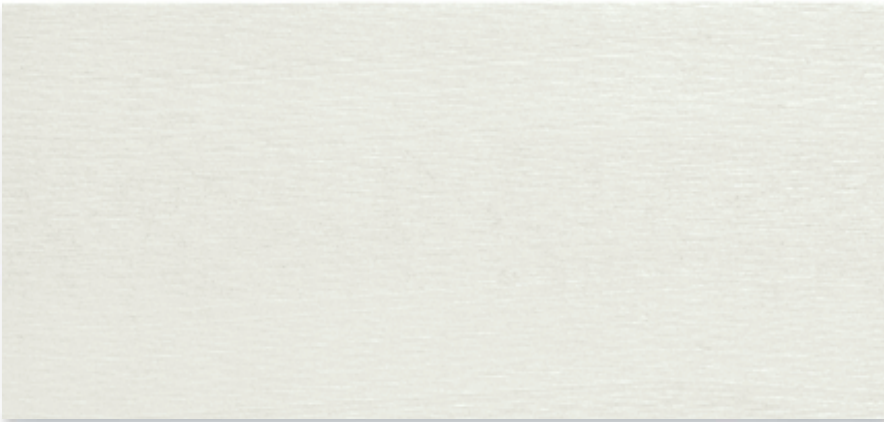
HardieShingle® Siding

**SMOOTH***Countrylane Red*

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

## Available Colors

[View all HardiePlank Lap Siding Products](#)



5/4 NT3® SMOOTH

Arctic White

Thickness	1 in.					
Length	12 ft. boards					
Width	3.5 in.	4.5 in.	5.5 in.	7.25 in.	9.25 in.	11.25 in.
Pcs./Pallet	240	200	160	120	80	80

Available Colors



View all HardieTrim Boards



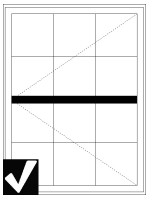
Quote #: 1050

Print Date: 03/29/2018

Quote Date: 03/29/2018

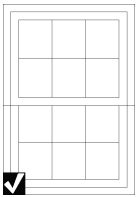
iQ Version: 18.0

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



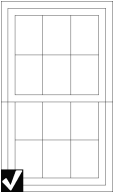
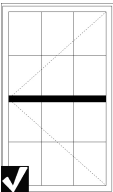
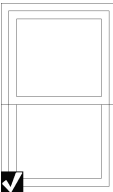
Viewed from Exterior

Item	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
0002A	1	100CS3040 (L)	OPTION FOR BASEMENT FRONT BEDROOM TO MEET EGRESS	\$	
<b>RO Size = 3' 0" W x 4' 0" H   Unit Size = 2' 11 1/2" W x 3' 11 1/2" H</b> 100 Series Unit, 1 3/8" Flange Setback, Black/White, L Handing, Low E Glass, Divided Light with Spacer, Specified Equal Lite with Check Rail, 12 Lites, Black/White, 3/4" with 2 1/4" checkrail, Center Bottom Horizontal Placement, Insect Screen, White, Black Lock Hardware Zone: North-Central U-Factor: 0.29, SHGC: 0.23, ENERGY STAR® Certified: Yes					

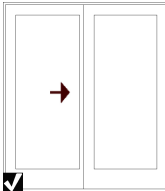
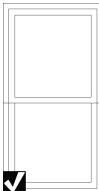


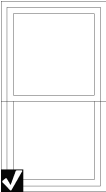
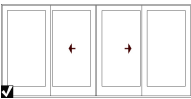
Viewed from Exterior

0003	1	WDH28310E (AA)	KITCHEN	\$	
<b>RO Size = 2' 10 1/8" W x 4' 0 7/8" H   Unit Size = 2' 9 5/8" W x 4' 0 7/8" H</b> 400 Series Unit, Equal Sash, Black/Pre-finished White, High Performance Low-E4 Glass, Divided Light with Spacer, Colonial, 3W2H, 3/4", Chamfer, Ext Grille - Black, Int Grille - Prefinished White (Each Sash) (Includes 6 9/16" Complete Unit Factory Applied Pre-finished White Extension Jambs), Traditional, Black, 1 Sash Locks Equal Sash, Insect Screen, Black Zone: North-Central U-Factor: 0.30, SHGC: 0.28, ENERGY STAR® Certified: Yes					

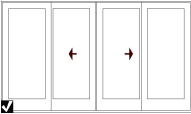
Attachment	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
 Viewed from Exterior	0005	3 WDH 2' 7 5/8" x 4' 6" (AA)	2ND FLOOR MASTER BEDROOM - ** DOES NOT MEET EGRESS	\$	
<b>RO Size = 2' 8 1/8" W x 4' 6" H Unit Size = 2' 7 5/8" W x 4' 6" H</b> 400 Series Unit, Woodwright Basic, Black/Pre-finished White, Gray/White Liner, AA Handing, High Performance Low-E4, Divided Light with Spacer, Specified Equal Lite, 3W2H, 3/4", Black/Prefinished White, Permanently Applied, Chamfer/Chamfer (Each Sash), 1 Sash Lock, Traditional, Black, (Includes 6 9/16" Factory Applied Pre-finished White Complete Unit Extension Jambs) Full Insect Screen, Black  Zone: North-Central U-Factor: 0.30, SHGC: 0.28, ENERGY STAR® Certified: Yes					
 Viewed from Exterior	0005A	3 100CS2' 7 1/2" x 4' 5 1/2" (L)	** OPTION: 2ND FLOOR MASTER BEDROOM TO MEET EGRESS -- VERIFY HANDING	\$	
<b>RO Size = 2' 8" W x 4' 6" H Unit Size = 2' 7 1/2" W x 4' 5 1/2" H</b> 100 Series Unit, 1 3/8" Flange Setback, Black/White, L Handing, Low E Glass, Divided Light with Spacer, Specified Equal Lite with Check Rail, 12 Lites, Black/White, 3/4" with 2 1/4" checkrail, Center Bottom Horizontal Placement, Insect Screen, White, Black Lock Hardware  Zone: North-Central U-Factor: 0.29, SHGC: 0.23, ENERGY STAR® Certified: Yes					
 Viewed from Exterior	0006	2 WDH24310E (AA)	ATTIC - BACK	\$	
<b>RO Size = 2' 6 1/8" W x 4' 0 7/8" H Unit Size = 2' 5 5/8" W x 4' 0 7/8" H</b> 400 Series Unit, Equal Sash, Black/Pre-finished White, High Performance Low-E4 Glass(Each Sash) (Includes 6 9/16" Complete Unit Factory Applied Pre-finished White Extension Jambs), Traditional, Black, 1 Sash Locks Equal Sash, Insect Screen, Black  Zone: North-Central U-Factor: 0.29, SHGC: 0.31, ENERGY STAR® Certified: Yes					



Attachment	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
 Viewed from Exterior	0007	2 FWGD 6' 0" x 6' 10 3/8" (LS)	ATTIC & BASEMENT	\$	\$
RO Size = 6' 0 3/4" W x 6' 10 7/8" H Unit Size = 6' 0" W x 6' 10 3/8" H					
A Series					
Unit, Assembled, 4 9/16" Frame Depth, Bronze Sill, LS Handing, Black/Pine, White - Factory Painted, High Performance Low-E4 Tempered					
Gliding Insect Screen Track, LS, Black					
Gliding Insect Screen, LS, Black					
Kit, Extension Jambs, Complete Unit Extension Jambs, LS Handing, Pine, White - Factory Painted, 6 9/16", Job Site Applied (For 4 9/16" frame depth)					
Hardware Trim Set, FWGD, Albany - Black					
Threshold, Oak w/Screws					
Zone: North-Central					
U-Factor: 0.30, SHGC: 0.27, ENERGY STAR® Certified: Yes					
 Viewed from Exterior	0008	4 WDH2852E (AA)	2ND FLOOR - SIZED TO MEET EGRESS	\$	
RO Size = 2' 10 1/8" W x 5' 4 7/8" H Unit Size = 2' 9 5/8" W x 5' 4 7/8" H					
400 Series					
Unit, Equal Sash, Black/Pre-finished White, High Performance Low-E4 Glass(Each Sash) (Includes 6 9/16" Complete Unit Factory Applied Pre-finished White Extension Jambs), Traditional, Black, 1 Sash Locks					
Equal Sash, Insect Screen, Black					
Zone: North-Central					
U-Factor: 0.29, SHGC: 0.31, ENERGY STAR® Certified: Yes					
Quote #: 1050					
Print Date: 03/29/2018					
Page 3 Of 6					
iQ Version: 18.0					

Attachment	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
 Viewed from Exterior	0009 2	WDH28410E (AA)	BASEMENT	\$	
<b>RO Size = 2' 10 1/8" W x 5' 0 7/8" H Unit Size = 2' 9 5/8" W x 5' 0 7/8" H</b> 400 Series Unit, Equal Sash, Black/Pre-finished White, High Performance Low-E4 Glass(Each Sash) (Includes 6 9/16" Complete Unit Factory Applied Pre-finished White Extension Jambs), Traditional, Black, 1 Sash Locks Equal Sash, Insect Screen, Black Zone: North-Central U-Factor: 0.29, SHGC: 0.31, ENERGY STAR® Certified: Yes					
 Viewed from Exterior	0010 1	FWGD-4- 14' 0" x 6' 10 3/8" (SRLS)	1ST FLOOR BACK --- CUSTOM	\$	
<b>RO Size = 14' 1" W x 6' 10 7/8" H Unit Size = 14' 0" W x 6' 10 3/8" H</b> A Series Frame, 4 9/16" Frame Depth, Bronze Sill, SRLS Handing, Black/Pine, White - Factory Painted Right Stationary Panel, Black/Pine, White - Factory Painted, High Performance Low-E4 Tempered Right Operating Panel, Black/Pine, White - Factory Painted, High Performance Low-E4 Tempered Left Operating Panel, Black/Pine, White - Factory Painted, High Performance Low-E4 Tempered Left Stationary Panel, Black/Pine, White - Factory Painted, High Performance Low-E4 Tempered Astragal, Panel, Black/Pine, White - Factory Painted (reachout) Gliding Insect Screen Track, SRLS, Black (Includes Astragal Screen kit) Gliding Insect Screen, SRLS, Black Gliding Insect Screen, SRLS, Black Kit, Extension Jambs, Complete Unit Extension Jambs, SRLS Handing, Pine, White - Factory Painted, 6 9/16", Job Site Applied (For 4 9/16" frame depth) Hardware Trim Set, FWGD, Albany - Black Threshold, Oak w/Screws Zone: North-Central U-Factor: 0.30, SHGC: 0.27, ENERGY STAR® Certified: Yes					
Quote #: 1050      Print Date: 03/29/2018      Page 4 Of 6      iQ Version: 18.0					

Attachment	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
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0010A 1 FWGD-4-1110611 (SRLS)

OPTION TO 1ST FLOOR BACK --- \$  
STANDARD SIZE

RO Size = 11' 10" W x 6' 11" H Unit Size = 11' 9" W x 6' 10 3/8" H

A Series  
 Frame, 4 9/16" Frame Depth, Bronze Sill, SRLS Handing, Black/Pine, White - Factory Painted  
 Right Stationary Panel, Black/Pine, White - Factory Painted, High Performance Low-E4 Tempered  
 Right Operating Panel, Black/Pine, White - Factory Painted, High Performance Low-E4 Tempered  
 Left Operating Panel, Black/Pine, White - Factory Painted, High Performance Low-E4 Tempered  
 Left Stationary Panel, Black/Pine, White - Factory Painted, High Performance Low-E4 Tempered  
 Astragal, Panel, Black/Pine, White - Factory Painted (reachout)  
 Gliding Insect Screen Track, SRLS, Black (Includes Astragal Screen kit)  
 Gliding Insect Screen, SRLS, Black  
 Gliding Insect Screen, SRLS, Black  
 Kit, Extension Jambs, Complete Unit Extension Jambs, SRLS Handing, Pine, White - Factory Painted, 6 9/16", Job Site Applied (For 4 9/16" frame depth)  
 Hardware Trim Set, FWGD, Albany - Black  
 Threshold, Oak w/Screws

Zone: North-Central  
 U-Factor: 0.30, SHGC: 0.27, ENERGY STAR® Certified: Yes

Customer Signature

Total Load Factor

7.348

Subtotal  
 Tax ( 6.000%)  
 Grand Total

\$

\$

\$

Dealer Signature

**\*\* All graphics viewed from the exterior**  
**\*\* Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.**

Attachment	Qty	Item Size (Operation)	Location	Unit Price	Ext. Price
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Ask to see if all of the products you purchase can be upgraded to be ENERGY STAR® certified.



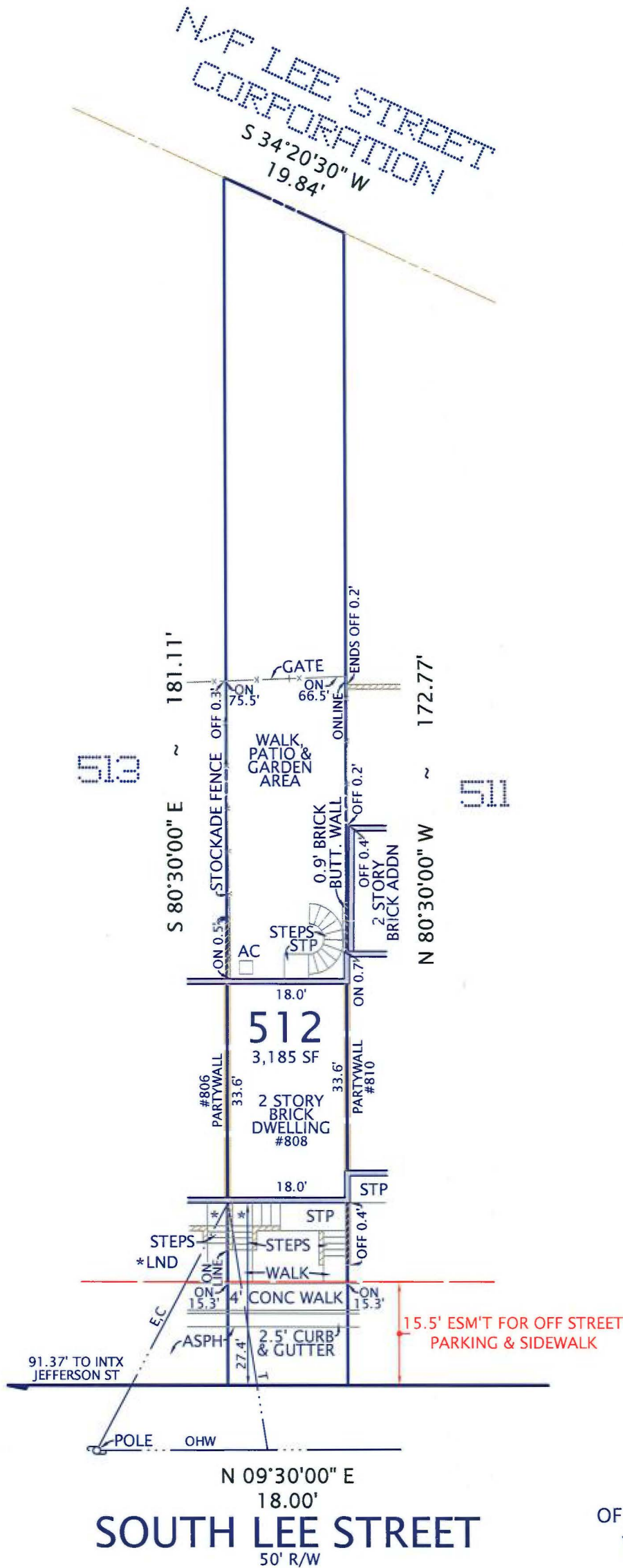
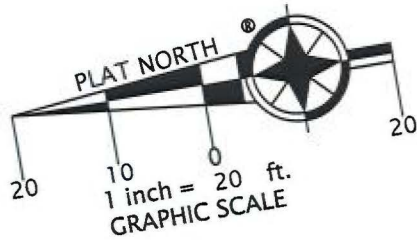
**This image indicates that the product selected is certified in the US ENERGY STAR® climate zone that you have selected.**

Data is current as of Nov 2017. This data may change over time due to ongoing product changes or updated test results or requirements. Ratings for all sizes are specified by NFRC for testing and certification. Ratings may vary depending on the use of tempered glass or different grille options or glass for high altitudes etc.

Nexia is a registered trademark of Ingersoll Rand Inc.

Project Comments:

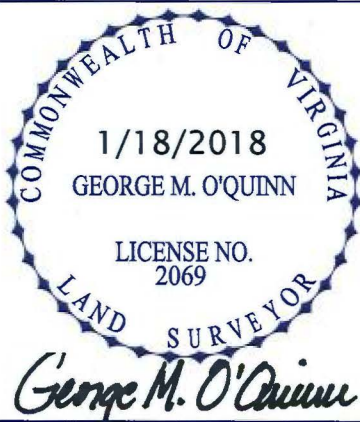
- NOTES: 1. FENCES ARE FRAME UNLESS NOTED.  
2. WALLS ARE 0.7' BRICK UNLESS NOTED.



PLAT  
SHOWING HOUSE LOCATION ON  
LOT 512, BLOCK 7  
OF A RESUBDIVISION OF LOTS 4 THRU 16  
**YATES GARDENS**  
(DEED BOOK 418, PAGE 544)  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 20' JANUARY 18, 2018

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.



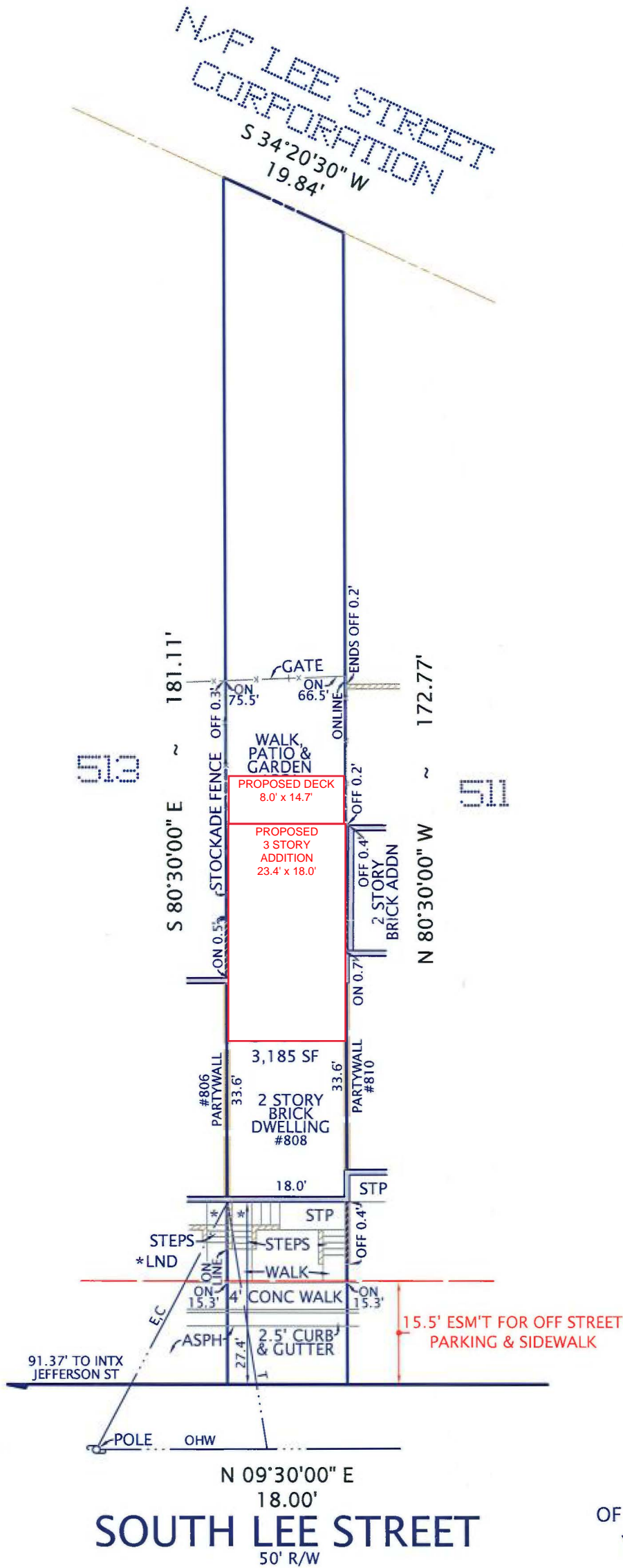
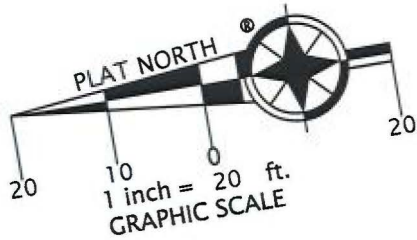
Ordered by:  
228 S. Washington Street  
Suite 100  
Alexandria, VA 22314  
PH: 703-739-0100  
Fax: 703-739-8339



8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6555  
FAX: 703-799-6412



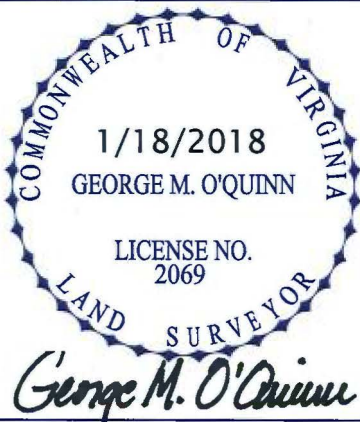
NOTES: 1. FENCES ARE FRAME UNLESS NOTED.  
2. WALLS ARE 0.7' BRICK UNLESS NOTED.



PLAT  
SHOWING HOUSE LOCATION ON  
LOT 512, BLOCK 7  
OF A RESUBDIVISION OF LOTS 4 THRU 16  
**YATES GARDENS**  
(DEED BOOK 418, PAGE 544)  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 20' JANUARY 18, 2018

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.



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228 S. Washington Street  
Suite 100  
Alexandria, VA 22314  
PH: 703-739-0100  
Fax: 703-739-8339



8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6555  
FAX: 703-799-6412



808 S LEE

BOARD OF ARCHITECTURAL REVIEW SET

MATERIALS LIST:

- Back half of roof: Firestone EPDM Color: Black
- Siding : James Hardie HardiePlank Lap Siding Smooth Color: Arctic White
- Trim : James Hardie HardieTrim 5/4 Smooth Color: Arctic White
- Deck Railings : Trex Transcend Color: Black
- Deck : Trex Select Color: Woodland Brown
- Back of home Patio doors: Anderson 400 Series Color:Black
- Back of home Windows: Anderson 400 Series Color:Black
- Front of home Windows: Anderson 400 Series / 100 Series Color:Black

Attached document with more details and specs . Attached brochures of products.

Seal

REVISION TABLE	REVISED BY		DESCRIPTION	
	NUMBER	DATE		

Job Location:

808 S Lee St  
Alexandria, VA 22314

Owner:

Benjamin C Richardson  
Daniela A Arregui

Phone:

(858) 736-5474



DRAWINGS PROVIDED BY:

Ricky Can Build It

Designer:

Ricardo Serrano

Address:

11350 Random Hills Rd. # 800  
Fairfax VA, 22030

Phone:

(571) 512 - 5240

Fax:

(571) 418 - 8451

Web:

www.rickycanbuildit.com

License:

2705159126

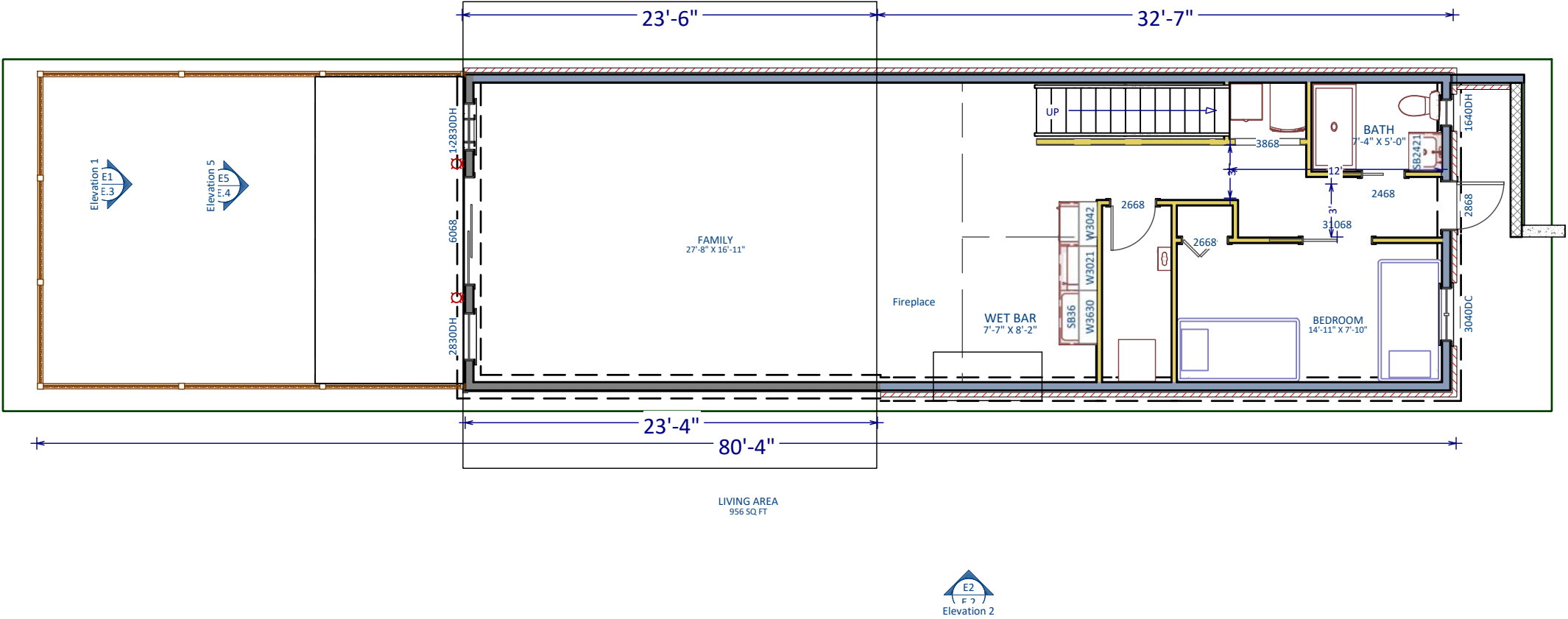
DATE:

4/12/2018

SCALE:

SHEET:

CS.1



PROPOSED BASEMENT

Seal

REVISION TABLE		REVISED BY		DESCRIPTION	
NUMBER	DATE	DATE	DESCRIPTION	DESCRIPTION	DESCRIPTION

Job Location:  
808 S Lee St  
Alexandria, VA 22314

Owner:  
Benjamin C Richardson  
Daniela A Arregui

Phone:  
(858) 736-5474

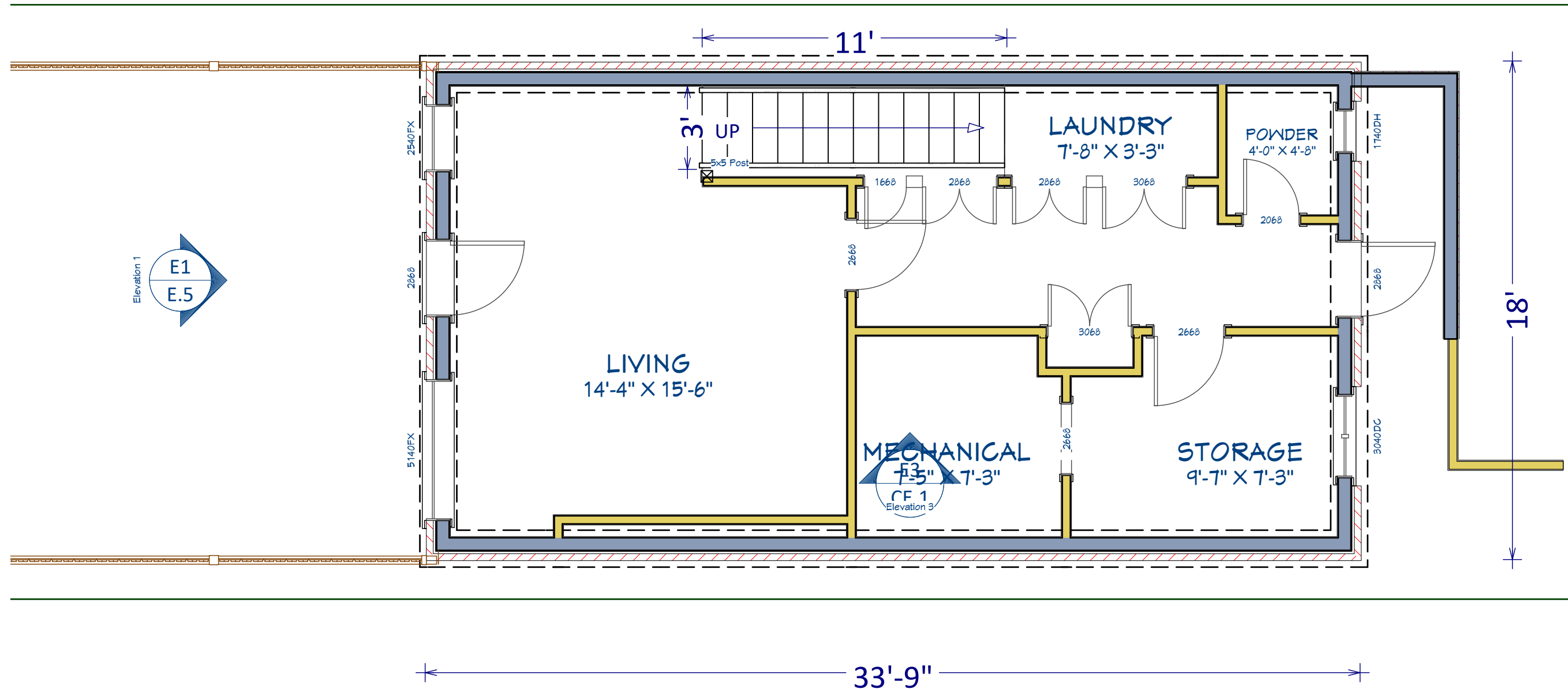


DRAWINGS PROVIDED BY:  
Ricky Can Build It  
Designer:  
Ricardo Serrano  
Address:  
11350 Random Hills Rd. # 800  
Fairfax VA, 22030  
Phone:  
(571) 512 - 5240  
Fax:  
(571) 418 - 8451  
Web:  
www.rickycanbuildit.com  
License:  
2705159126

DATE:  
4/12/2018

SCALE:  
1/8" = 1'

SHEET:  
A.1



## EXISTING BASEMENT

Seal

[illegible]

Job Location:

808 S Lee St  
Alexandria, VA 22314

Owner:

Benjamin C Richardson  
Daniela A Arregui

Phone:

(858) 736-5474



DRAWINGS PROVIDED BY:

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11350 Random Hills Rd. # 800  
Fairfax VA, 22030

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[www.rickycanbuildit.com](http://www.rickycanbuildit.com)

License:  
2705159126

DATE:

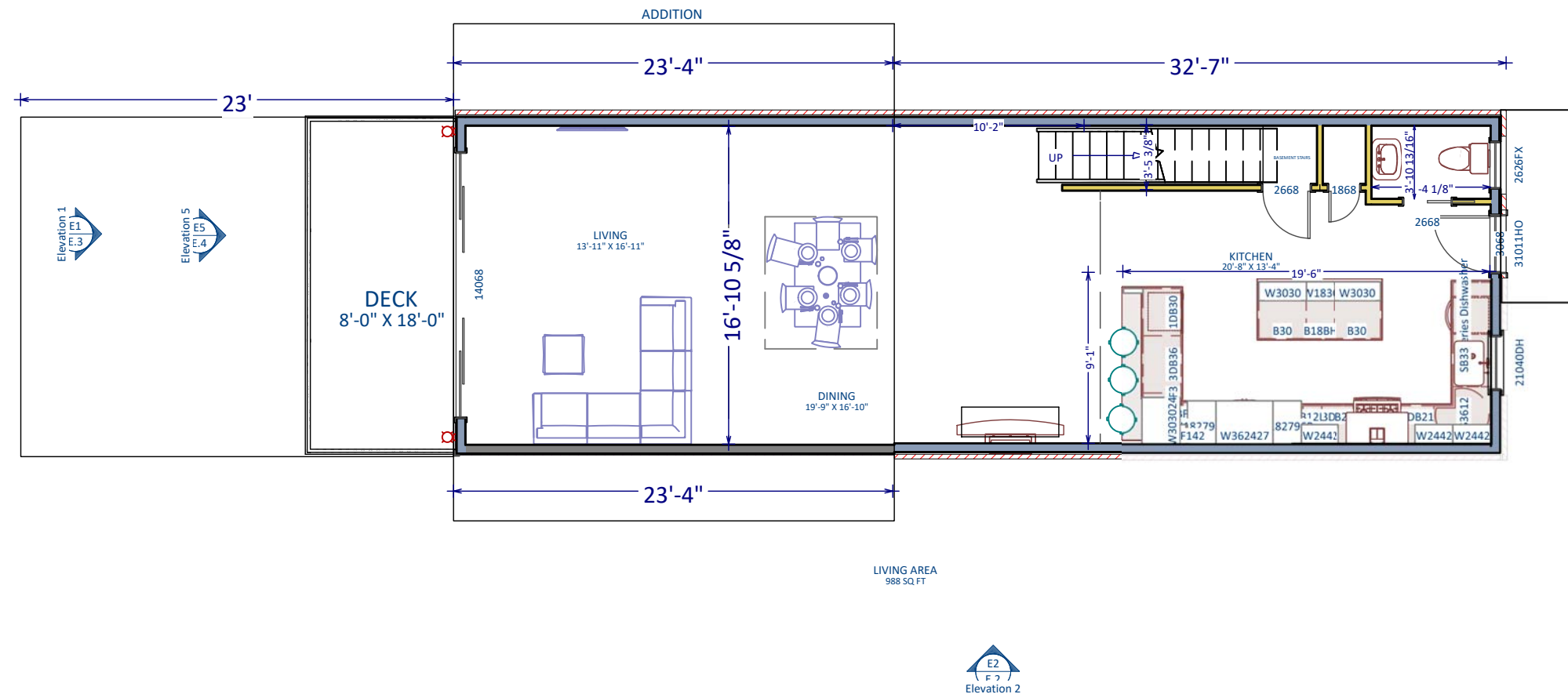
4/12/2018

SCALE:

$$1/4'' = 1'$$

SHEET:

## A.2



# PROPOSED 301ST FLOOR

Seal

[illegible]

Job Location:

808 S Lee St  
Alexandria, VA 22314

Owner:

Benjamin C Richardson  
Daniela A Arregui

Phone:

(858) 736-5474



DRAWINGS PROVIDED BY:

## Ricky Can Build It

Designer:

Designer:  
Ricardo Serrano

Address:

Address:  
11350 Random Hills Rd. # 800  
Fairfax VA, 22030

Phone:

(571) 512 - 5240

Fax:

(571) 418 - 8451

Web:

[www.rickycanbuildit.com](http://www.rickycanbuildit.com)

Licence:

License:  
3705150126

DATE:

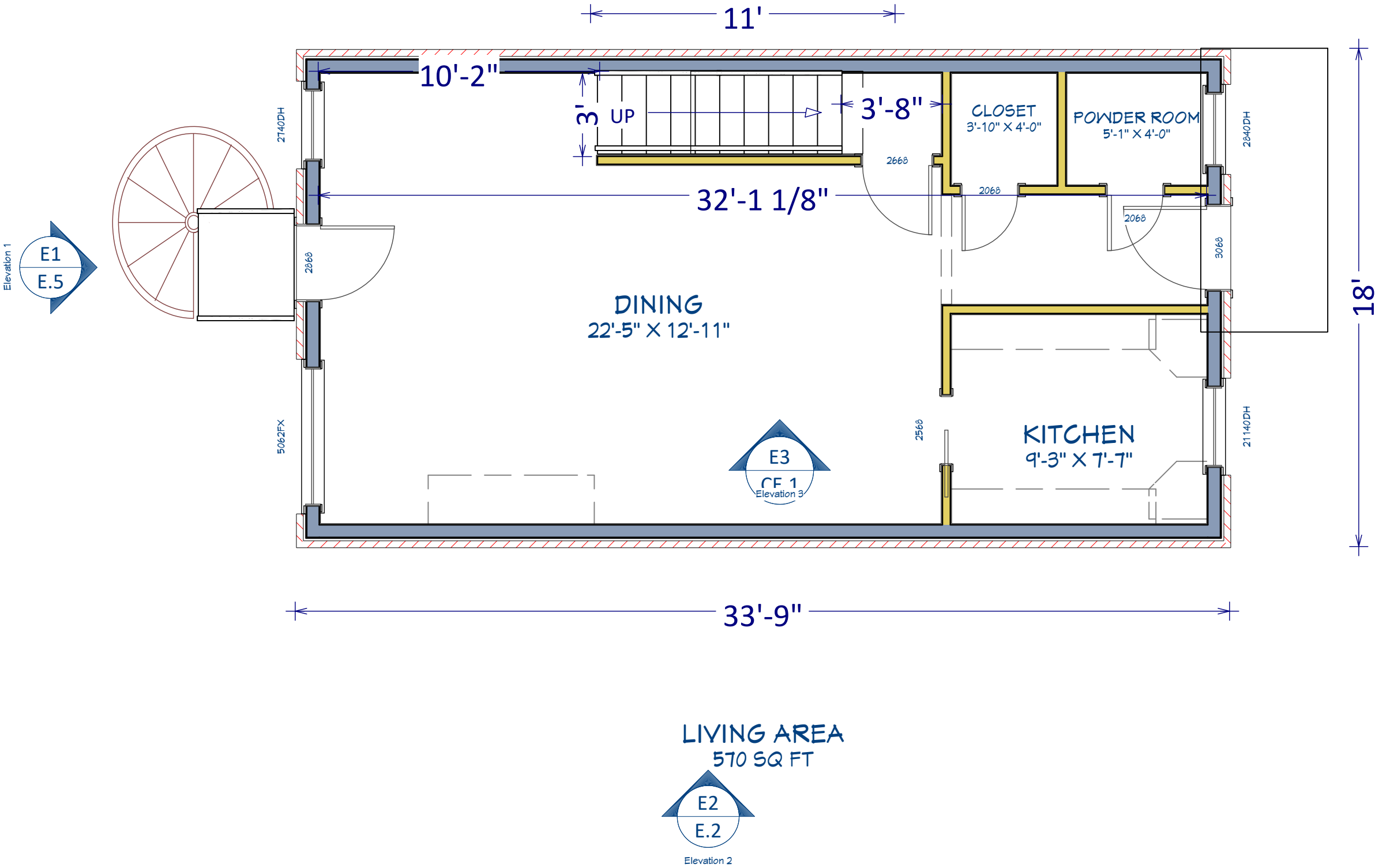
4/12/2018

SCALE:

$$1/8'' = 1'$$

SHEET:

A.3



EXISTING<sub>31</sub>ST FLOOR

Seal

REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

Job Location:  
808 S Lee St  
Alexandria, VA 22314

Owner:  
Benjamin C Richardson  
Daniela A Arregui

Phone:  
(858) 736-5474

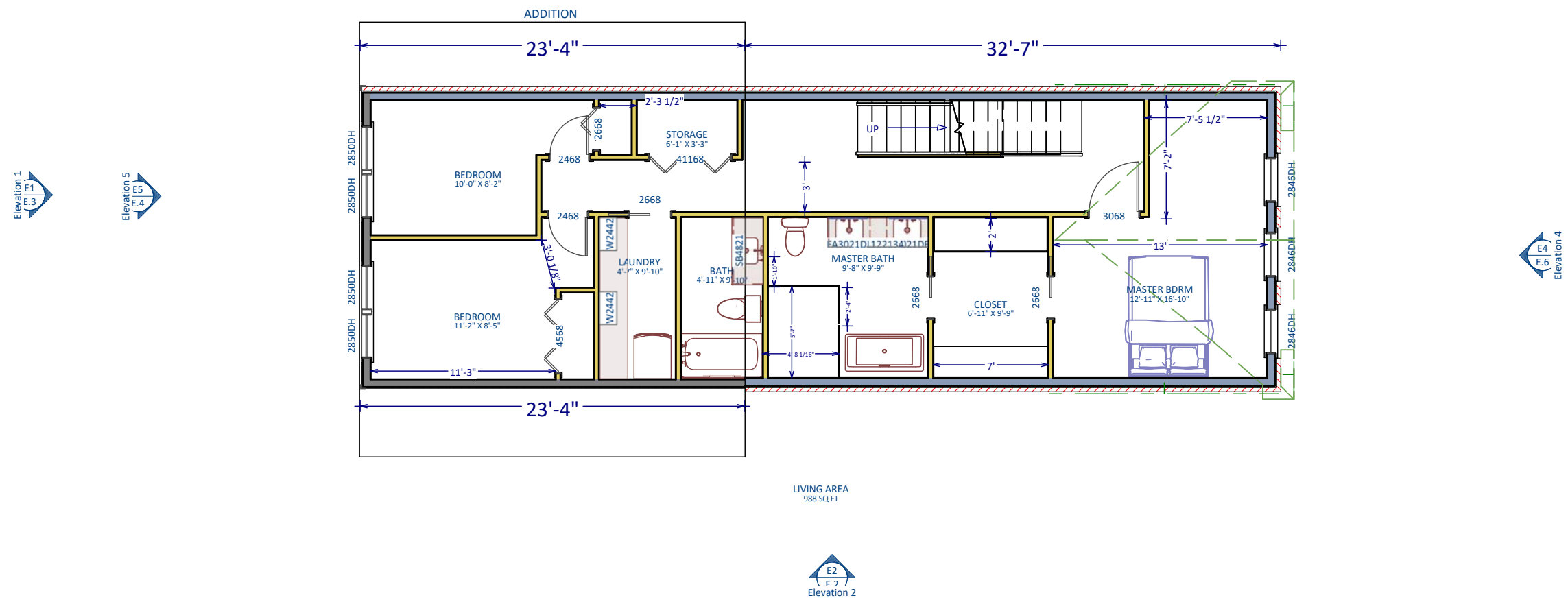


DRAWINGS PROVIDED BY:  
Ricky Can Build It  
Designer:  
Ricardo Serrano  
Address:  
11350 Random Hills Rd. # 800  
Fairfax VA, 22030  
Phone:  
(571) 512 - 5240  
Fax:  
(571) 418 - 8451  
Web:  
www.rickycanbuildit.com  
License:  
2705159126

DATE:  
4/12/2018

SCALE:  
1/4" = 1'

SHEET:  
A.4



PROPOSED 2<sup>nd</sup> FLOOR

Seal

REVISION TABLE		REVISED BY		DESCRIPTION	
NUMBER	DATE	DATE	DATE	DATE	DATE

Job Location:  
808 S Lee St  
Alexandria, VA 22314

Owner:  
Benjamin C Richardson  
Daniela A Arregui

Phone:  
(858) 736-5474



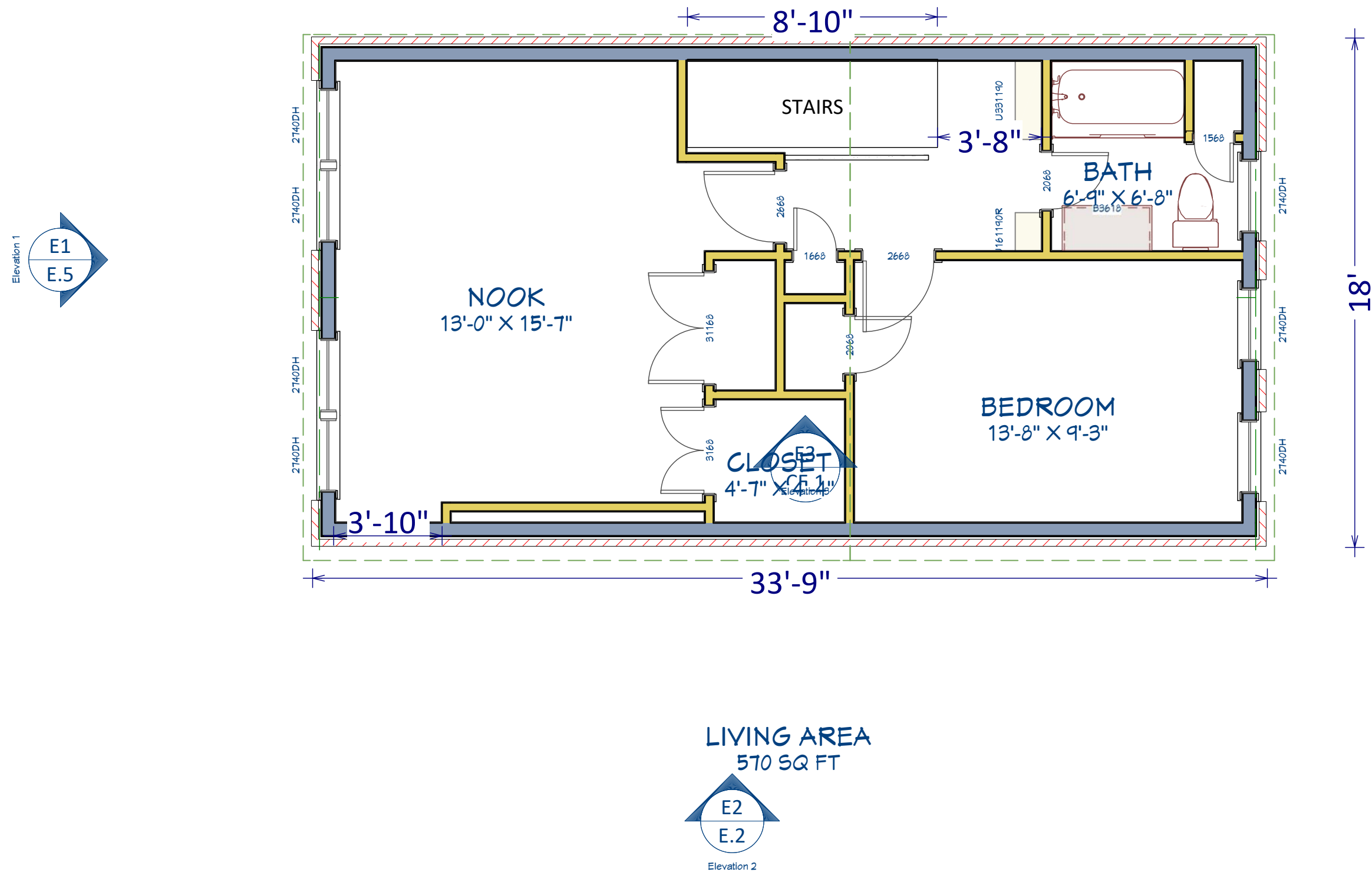
DRAWINGS PROVIDED BY:  
Ricky Can Build It  
Designer:  
Ricardo Serrano  
Address:  
11350 Random Hills Rd. # 800  
Fairfax VA, 22030  
Phone:  
(571) 512 - 5240  
Fax:  
(571) 418 - 8451  
Web:  
www.rickycanbuildit.com  
License:  
2705159126

DATE:  
4/12/2018

SCALE:  
1/8" = 1'

SHEET:  
A.5





## EXISTING 2ND FLOOR

al

[illegible]

**Job Location:**

808 S Lee St  
Alexandria, VA 22314

Owner:

Benjamin C Richardson  
Daniela A Arregui

Phone:

858) 736-5474



DRAWINGS PROVIDED BY:

## Ricky Can Build It

Designer:

Ricardo Serrano

Address:

11350 Random Hills Rd. # 800  
Fairfax VA, 22030

hone:

571) 512 - 5240

Fax: \_\_\_\_\_

571)  $418 - 8451$

Web:  
[www.rickycanbuildit.com](http://www.rickycanbuildit.com)

License:

705159126

DATE:

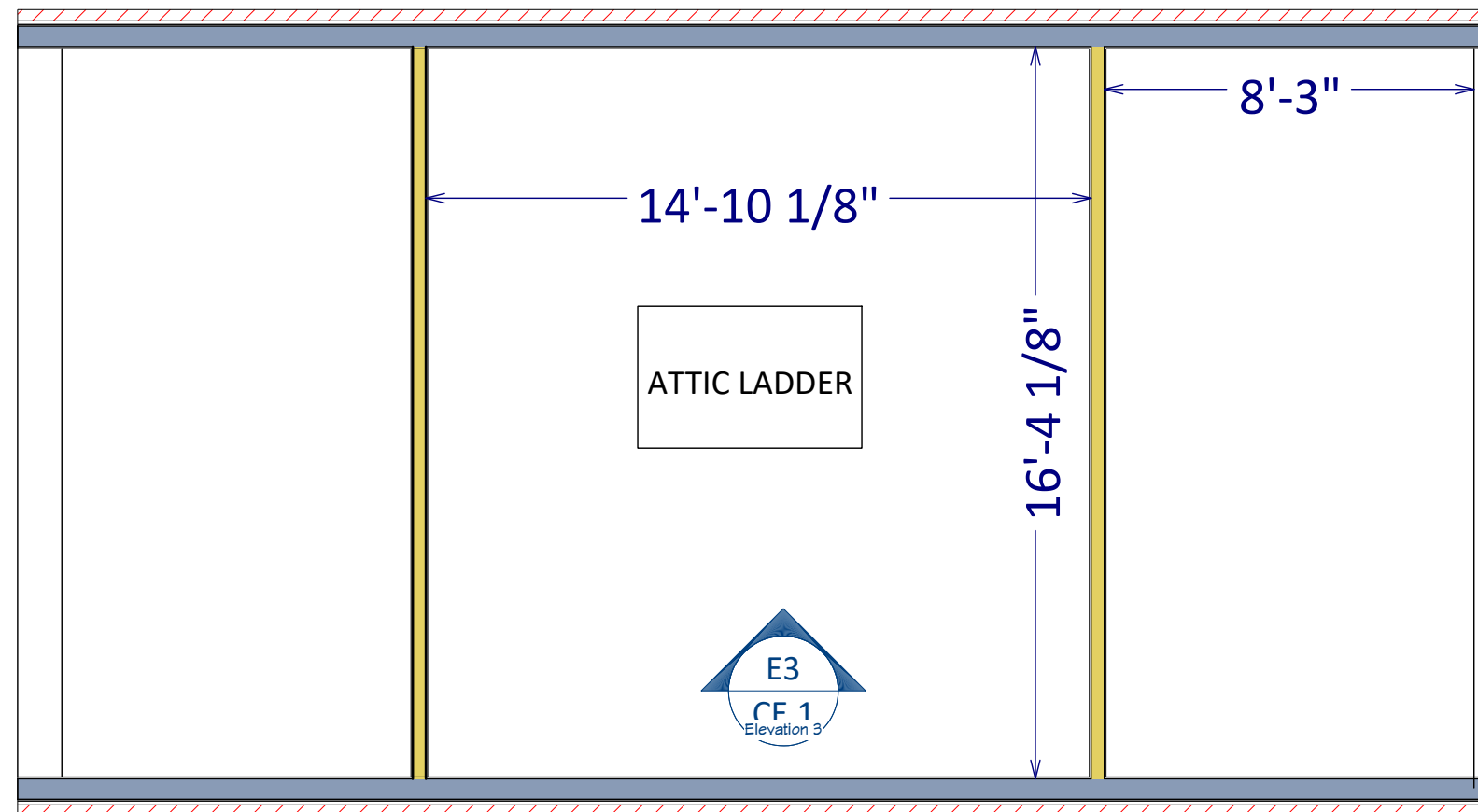
4/12/2018

SCALE:

$$1/4'' = 1'$$

SHEET:

6



## EXISTING ATTIC

Seal

[illegible]

Job Location:

808 S Lee St  
Alexandria, VA 22314

Owner:

Benjamin C Richardson  
Daniela A Arregui

Phone:

(858) 736-5474



DRAWINGS PROVIDED BY:  
Ricky Can Build It

Designer:  
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2705159126

DATE:

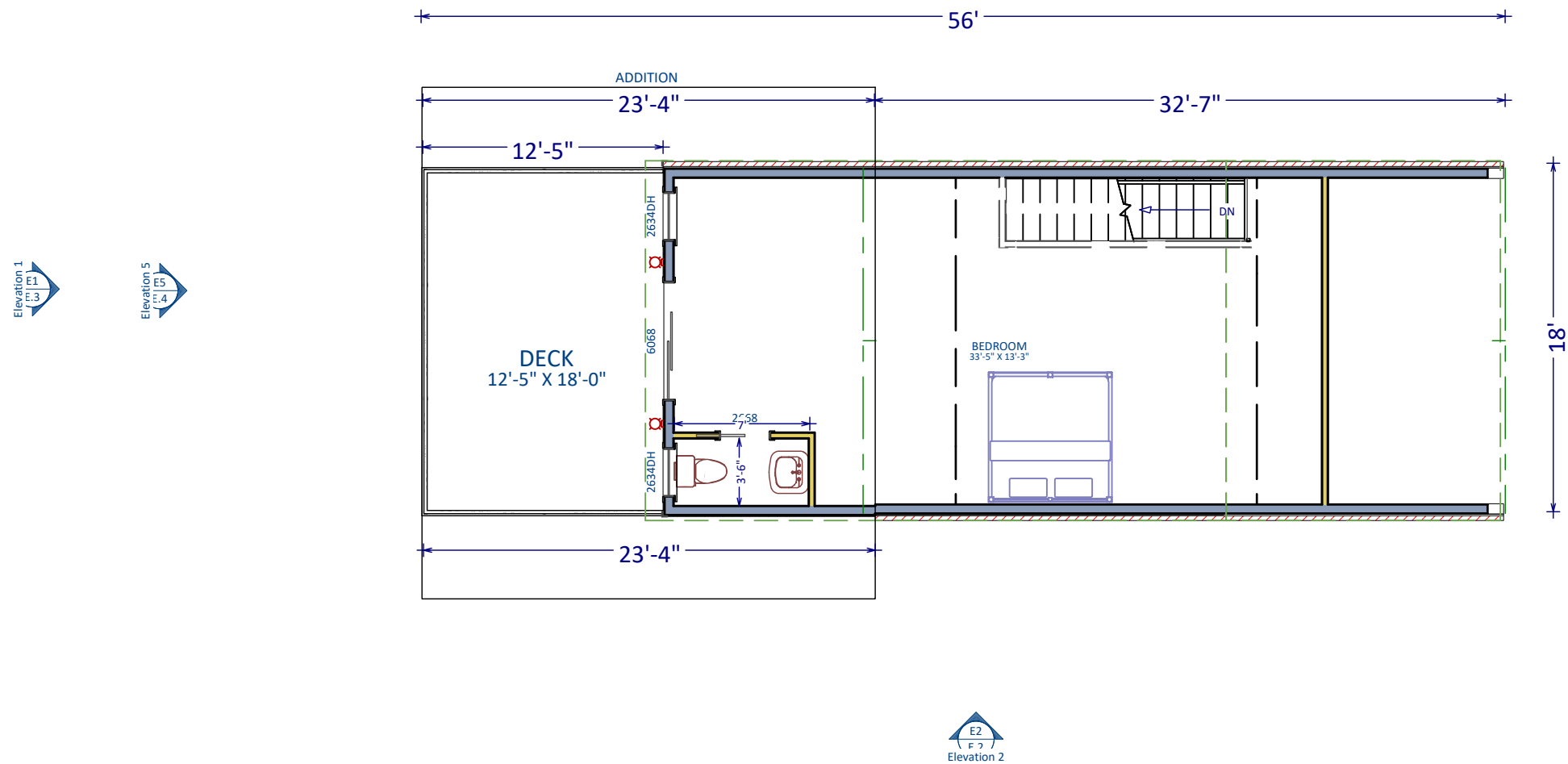
4/12/2018

SCALE:

$$\frac{1}{4}'' = 1'$$

SHEET:

A.7



PROPOSED ATTIC

Seal

REVISION TABLE		REVISED BY		DESCRIPTION	
NUMBER	DATE	NUMBER	DATE	NUMBER	DATE

Job Location:  
808 S Lee St  
Alexandria, VA 22314

Owner:  
Benjamin C Richardson  
Daniela A Arregui

Phone:  
(858) 736-5474

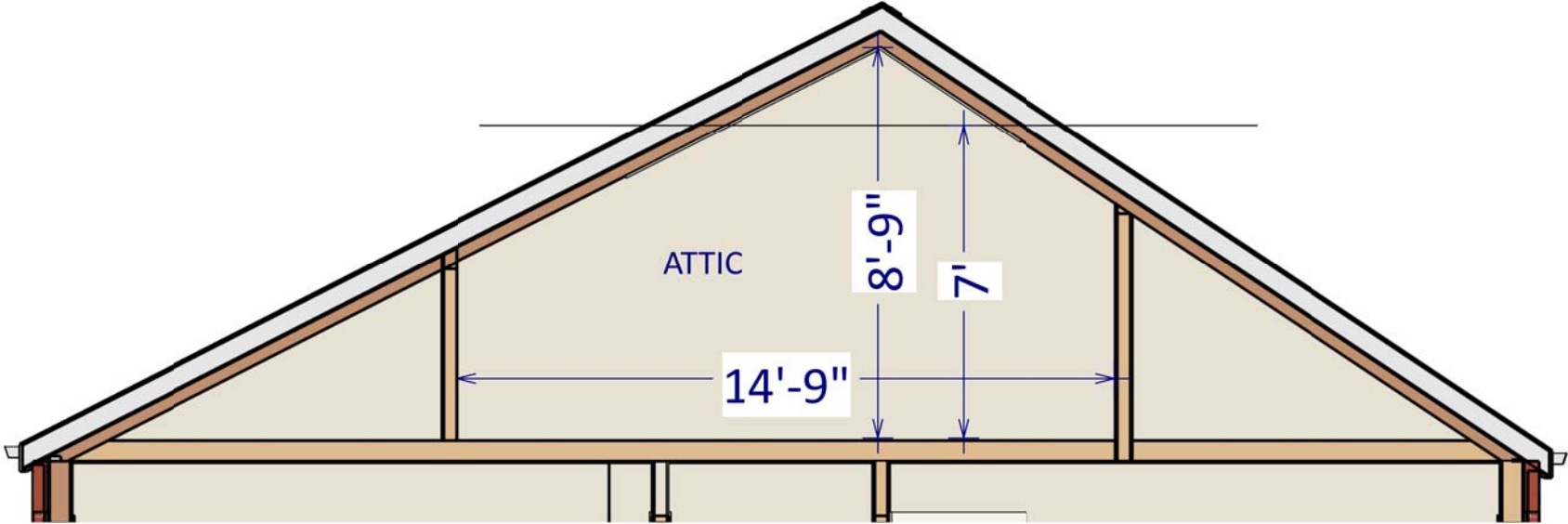


DRAWINGS PROVIDED BY:  
Ricky Can Build It  
Designer:  
Ricardo Serrano  
Address:  
11350 Random Hills Rd. # 800  
Fairfax VA, 22030  
Phone:  
(571) 512 - 5240  
Fax:  
(571) 418 - 8451  
Web:  
www.rickycanbuildit.com  
License:  
2705159126

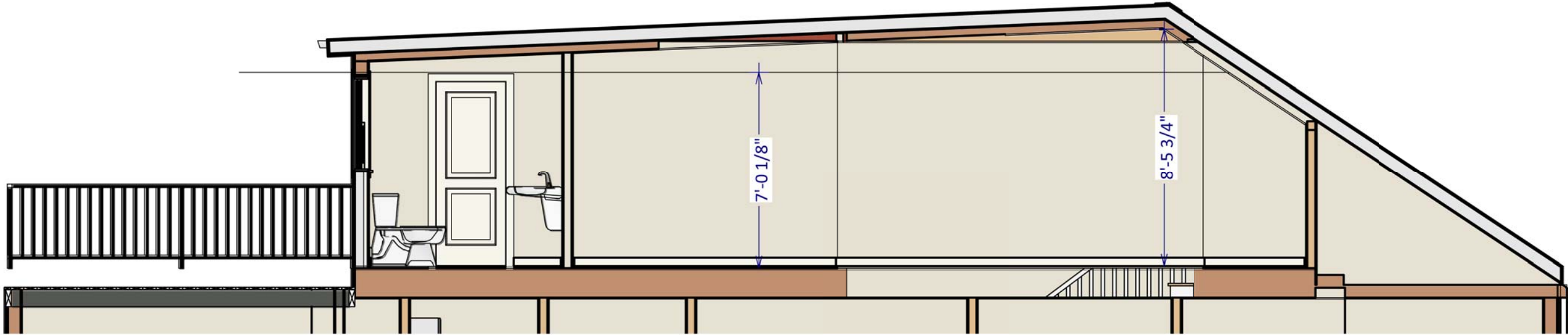
DATE:  
4/12/2018

SCALE:  
1/8" = 1'

SHEET:  
A.8



EXISTING ATTIC CROSS SECTION



PROPOSED ATTIC CROSS SECTION

Seal

REVISION TABLE		REVISION	DESCRIPTION
NUMBER	DATE	REVISION	DESCRIPTION

Job Location:  
808 S Lee St  
Alexandria, VA 22314  
Owner:  
Benjamin C Richardson  
Daniela A Arregui  
Phone:  
(858) 736-5474

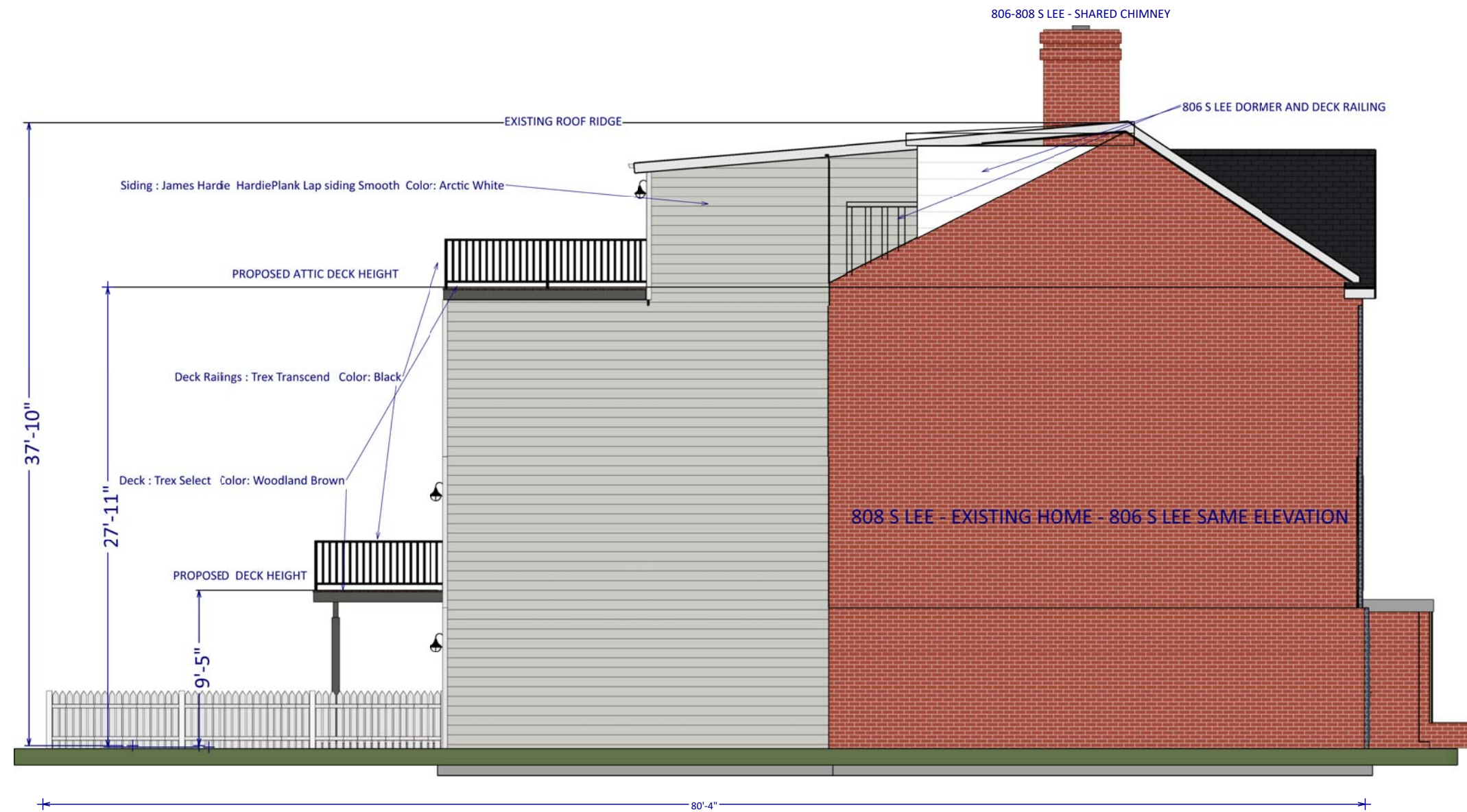


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www.rickycanbuildit.com  
License:  
2705159126

DATE:  
4/12/2018

SCALE:  
1/4" = 1'

SHEET:  
CE.1



# PROPOSED ELEVATION NORTH

Seal

[illegible]

Job Location:

808 S Lee St  
Alexandria, VA 22314

Owner:

Benjamin C Richardson  
Daniela A Arregui

Phone:

(858) 736-5474



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## Ricky Can Build It

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DATE:

4/12/2018

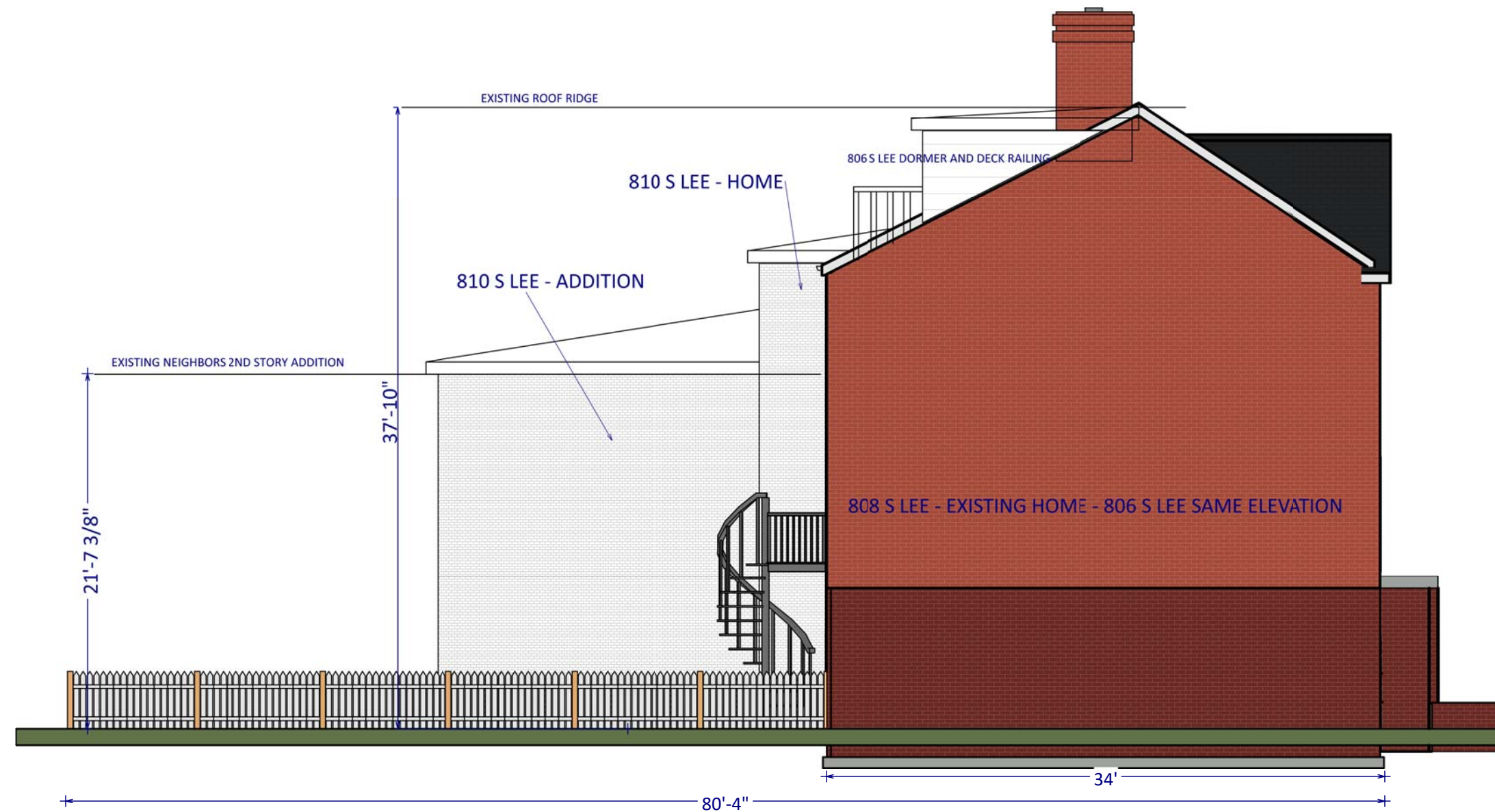
SCALE:

$$1/8'' = 1'$$

SHEET:

## E.1





EXISTING ELEVATION<sup>38</sup> NORTH

Seal

[illegible]

Job Location:

808 S Lee St  
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Owner:

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Ligand:

License:  
2705159126

DATE:

4/12/2018

SCALE:

$$1/8'' = 1'$$

SHEET:

E.2



810 S LEE ORIGINAL

810 S LEE 2ND STORY ADDITION

PROPOSED REAR / EAST

806 S LEE

Back half of rood: Firestone EPDM Color: Black

Siding : James Hardie HardiePlank Smooth Color: Arctic White

Trim : James Hardie HardieTrim 5/4 Smooth Color: Arctic White

Deck Railings : Trex Transcend Color: Black

Patio doors: Anderson A Series Color:Black

Deck : Trex Select Color: Woodland Brown

Exterior lights: Seaside style light 7" Color:Black

Windows: Anderson 400 Series Color:Black



35'-8"

17'-9"



37'-10"



Seal

NUMBER	DATE	REVISED BY	DESCRIPTION

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DATE:
4/12/2018
SCALE:
1/4" = 1'
SHEET:
E.3



Seal

[illegible]

Job Location:

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Owner:

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DATE:

---

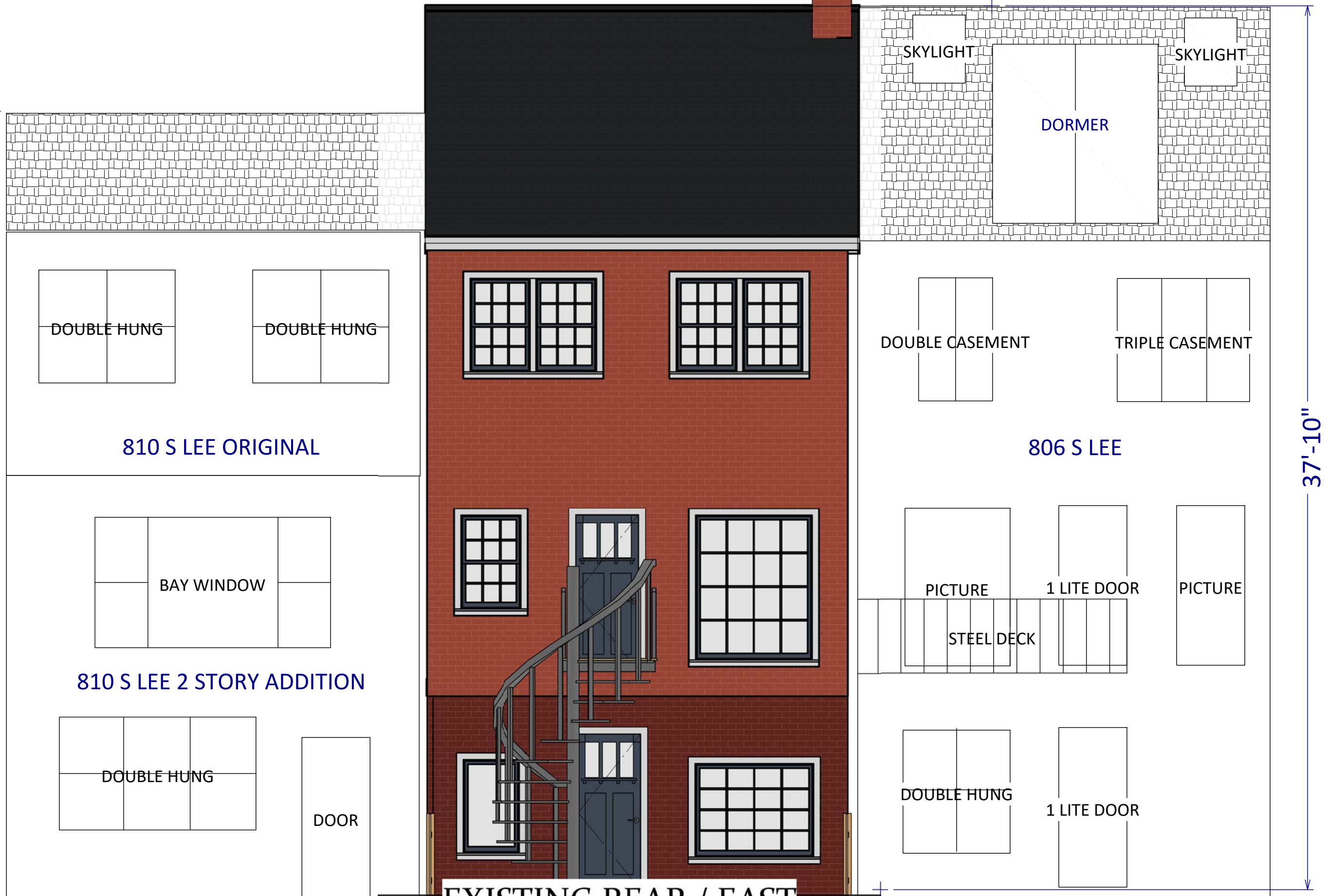
4/12/2018

SCALE:

$$1/4'' = 1'$$

SHEET:

#### E.4



EXISTING REAR / EAST<sub>41</sub>

REVISION	TABLE
REVISION	DESCRIPTION

[illegible]

858) 736-5474



License:

### E.5



Seal

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

Job Location:  
808 S Lee St  
Alexandria, VA 22314

Owner:  
Benjamin C Richardson  
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4/12/2018

SCALE:  
1/4" = 1'

SHEET:  
E.6



806

808

810







804





808

810

812





812

814

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TC Williams



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