

BAR CASE# _____

(OFFICE USE ONLY)

ADDRESS OF PROJECT: 109 Duke Street _____

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

TAX MAP AND PARCEL: 075.03-02-31 _____ **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: _____

Address: _____

City: _____ State: _____

Phone: _____ E-mail: _____

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

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: _____

Address: _____

City: _____ State: _____

Phone: _____ E-mail: _____

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.

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

- I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

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: Jorge R. Leon

Date: 03/01/2026

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Ann Dolin	[REDACTED]	100
2. Christopher Dolin	[REDACTED]	100
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 109 Duke Street (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. Ann Dolin	[REDACTED]	100
2. Christopher Dolin	[REDACTED]	100
3.		

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

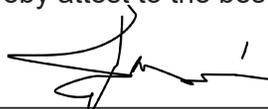
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. N/A		
2. N/A		
3. N/A		

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.

03/01/2026
Date

Jorge R. Leon
Printed Name


Signature

CONSTRUCTION NOTES

Demolition:

- Demolish and haul away the existing concrete slab and haul debris.
- Remove existing stockade fence between garage structure and rear yard patio and haul as debris.
- Demolish the existing brick veneer and CMU wall on the rear of the existing garage structure. Save and clean brick for re-use.
- Demolish the existing concrete slab and brick veneer at existing walkway adjacent to alley.
- Remove existing plumbing stub out and cap.
- No change to existing pool equipment and no change to its location.

Foundation:

- Excavate 12" down for the new concrete slab on the inside of the garage.
- Lower the existing brick stem wall accordingly and keep the remaining section as practical. NOTE: The existing footings will be inspected to verify their structural adequacy and recommend options if required.
- Furnish and install a 4" concrete slab over 4" of #57 gravel, reinforced with wire mesh, finished in a smooth trowel finish.
- Extend garage slab approximately 5' out towards the front of the structure at a slope to create the garage apron to connect it with the alley.

Masonry work:

- Furnish and install 4" brick veneer on the rear wall of the structure facing the rear patio all the way up to the roof soffit, as indicated on the plans.
- Furnish and install concrete steps to connect rear flagstone patio to the garage walkway. Finish steps with flagstone treads and brick risers.
- Furnish and install 4" brick veneer to 8" wide to complete the construction of the brick privacy walls. Columns with lanterns are to 12" wide to match the existing.
- On the walkway between the garage and the paved alleyway, pour 4" concrete slab install flagstone.

Rough Carpentry:

- **Exterior Walls:**
- Drill the existing structural 4" brick and set anchor bolts with epoxy every 4 feet.
- Set a 2x4 PTP (pressure treated pine) sole plate around the foundation perimeter with seal sill foam gasket.
- Walls to be 2x4 studs @ 16" on center, with 1/2" OSB sheathing and house wrap on the exterior. Exterior finish to be 4" brick on the rear and primed fiber-cement siding on the remaining walls and gable ends. Interior finish to be 1/2" drywall.
- **Roof/ Ceiling:**
- Construct a gabled roof structure pre-manufactured attic trusses set @ 24" on center, with 1/2" plywood sheathing w/ ice & water shield.
- Flat ceiling finish to be 1/2" drywall.
- The attic storage space is to remain unfinished.
- Roof soffits to be 16" deep and rake soffits to be 12" deep. Soffit material and texture shall closely blend with existing.

Roofing:

- Roofing to be standing seam metal roofing system as follow:
 1. High temperature ice and water shield over existing plywood sheathing.
 2. Pre-finished 24GA (G-90 Kynar 500 finish) drip edge flashing, step flashing, and apron flashing.
 3. Pre-finished 24GA (G-90 Kynar 500 finish) 16" O.C. standing seam metal panels in black color.
 4. Furnish and install 6" K-Style gutters in pre-painted aluminum. Color: white. Secure gutters with hidden gutter hangers at every 2'O.C. , with 3"x4" square downspouts in pre-painted aluminum. Set splashblocks at each downspout end.

Windows and Doors:

- Provide and install windows and doors as per Window/Door Schedule.
- Provide and install Clopay garage doors as per Schedule, with garage door openers, exterior keypad opener, and remote control devices.

Exterior Trim:

- **Fascia:** PVC (Sheet)
- **Soffits:** 3/8" PVC sheet goods with 2" continuous soffit vents, 16" deep
- **Soffits @ eyebrow roof:** 1x12 PVC
- **Frieze board:** 5/4x 10 PVC.
- **Skirt board:** 5/4 x 6 PVC.
- **Window trim @ brick walls:** Brick mould trim in PVC.

- **Window/ door trim @ siding walls:** 5/4 x 4 PVC with 5/4 x 8 cross head trim with solid crown in PVC
- **Garage door trim @ siding walls:** 5/4 x 4 PVC with 5/4 x 10 cross head trim with solid crown
- **Corner board:** 5/4x 4 PVC
- **Siding on walls:** James Hardie fiber-cement lap siding with 5" exposure, primed.
- **Siding on gable ends:** James Hardie fiber-cement shingle siding, primed, in a straight edge panel pattern.
- **Copper cupola:** per materials schedule.
- **Copper weathervane:** per materials schedule.

Plumbing:

- Capping existing lines as required.

Electrical:

- Make electrical changes as specified on plans.
- All work to conform to NEC and local codes.
- Exact location of lights and switches is subject to site conditions and structure.
- Install 200-amp service and meter base-disconnect, with grounding to code (No Dominion Energy fees have been included and are to be paid by owners).
- Provide 10 Outlets (Duplex) Leviton decora
- Provide 11 Recessed light 4" led (fire rated)
- Provide 11 Switches (Decora) Leviton 1451-2w
- Provide 2 GFCI Outlet Leviton GFTR1-W
- Provide 5 New circuits
- Install 4 Exterior light fixtures (Supplied by owners)
- Provide 2 Exterior GFCI Outlet (taymacML450-W+ GFWT1-W)
- Connect existing pool equipment panel to new service & demolish temporary pole
- Provide and install 3 4' Led surface mount light (CSSL484000LMMVOLT4OK8OCRI)
- Wiring for wall lights installation(allowance)
- Provide 1 exterior roof mounted waterproof flood light

HVAC:

- No HVAC work has been included.

Insulation:

- No insulation work has been included.

Interior trim:

- Base trim: 5 1/4" one-piece Hooked Ogee WM-163E in primed wood.
- Window and door casing: 3 1/2" stock, one-piece beaded casing (WM-pp) in paint grade trim.
- Windows to have stools and aprons.
- Circle windows to have 3 1/2" round casing with keystone blocks.

Painting:

- Interior walls and ceilings of the garage: Areas to receive a coat of primer after drywall point up, all surfaces sanded, seams caulked, and painted with two coats of white paint shade in a preferred finish.
- Interior trim to receive two coats of white paint in a preferred finish.
- Exterior trim: Seams caulked and painted with two coats of premium enamel in desired sheen and shade.
- Siding: Painted with two coats of premium enamel in desired sheen and shade.

Legend:

- B.O.: Provided by Owners
- B.C.: Provided by Case Design.
- E: Existing, no change.
- N.I.C.: Not Included in Contract

Document Sheet Index

Sheet No.	Description
A001	COVER SHEET
A003	PROPOSED FLOOR PLAN
A002	PROPOSED DEMOLITION PLAN
A004	PROPOSED EXTERIOR ELEVATIONS
A005	PROPOSED EXTERIOR ELEVATIONS
A006	PROPOSED ROOF PLAN
A007	SCHEDULES
A008	PROPOSED BUILDING SECTIONS
A009	PROPOSED ROOF FRAMING PLAN
A010	PROPOSED ELECTRICAL PLAN
10	TOTAL SHEETS

Alexandria
119 N. Washington St.
Alexandria, VA 22314
(703) 660-4663
(703) 229-3195

CASE

Bethesda
4701 Sangamore Road
North Plaza, Suite 40
Bethesda, MD 20816
(301) 229-4600
(301) 229-3195

Washington, DC
1327 14th Street NW
Washington, DC 20005
(202) 556-2275
(202) 229-3195

Falls Church
701 Park Avenue
Falls Church, VA 22046
(703) 241-2980
(703) 534-0207

Development:	SC	Management:	J5
Project No:	31-12-0206	Design:	JL

DOLIN RESIDENCE
Proposed Garage Construction
109 Duke Street, Alexandria, VA 22314

COVER SHEET

APPROVED CONTRACT PLANS

OWNER	DATE
OWNER	DATE
CONTRACTOR	DATE

DIMENSIONS SHOWN OR SCALED ARE SUBJECT TO CHANGE PER ACTUAL JOB CONDITIONS.

MATERIALS ARE TO BE AS SPECIFIED OR EQUAL OR STANDARD WHEN NOT SPECIFIED.

THREE-DIMENSIONAL DRAWINGS ARE FOR CONCEPTUAL PURPOSES ONLY AND SHOULD NOT BE RELIED UPON FOR DETAILED INFORMATION

INSTALLED MATERIALS MAY VARY IN APPEARANCE FROM DRAWINGS. REFERENCE MANUFACTURERS PRODUCT DATA FOR ACTUAL APPEARANCE & SPECIFICATIONS.

PROJECT NUMBER 01 **WITH CASE**

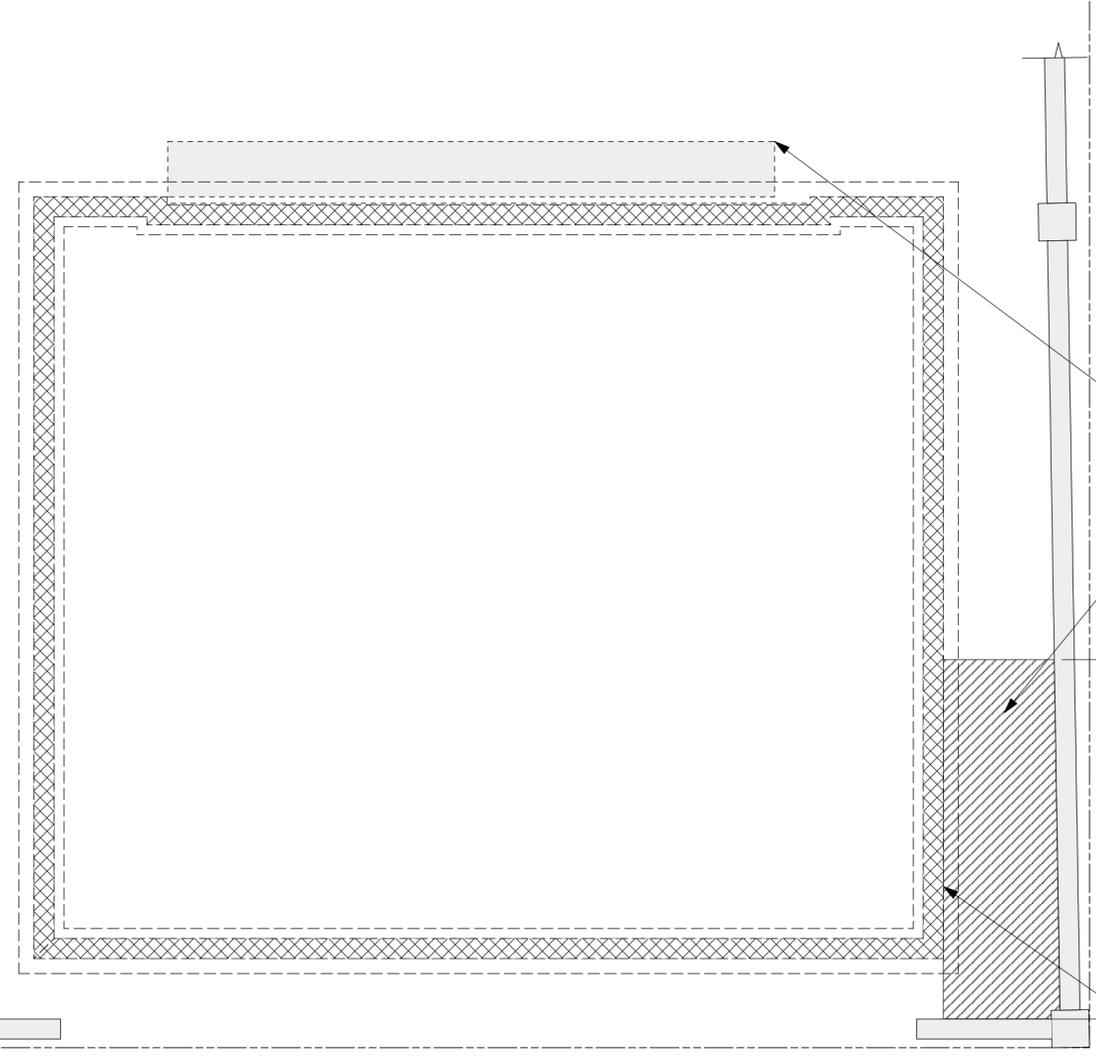
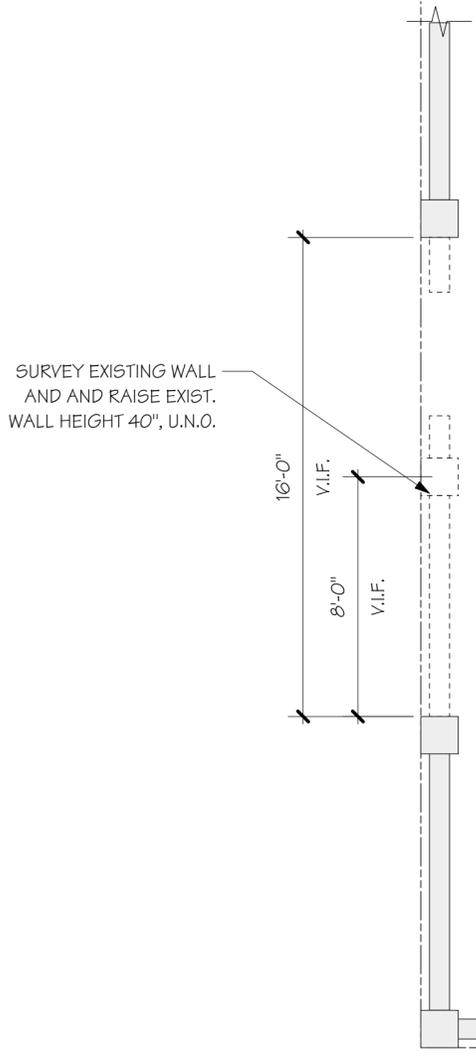
CLIENTS FOR LIFE

Contract

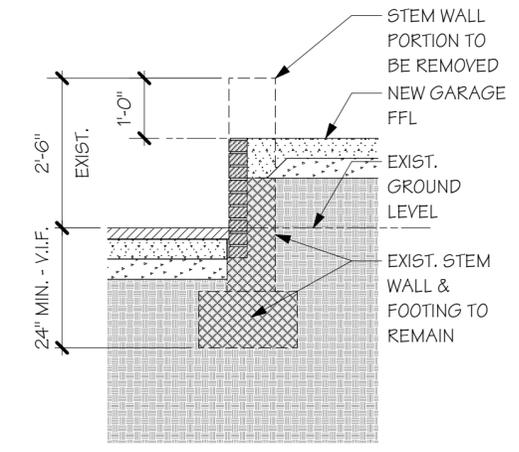
THESE PLANS HAVE BEEN PREPARED BY CASE DESIGN/REMODELING, INC. SOLELY FOR ITS USE AND SHOULD NOT BE RELIED UPON BY ANY OTHER PARTY.

Drawing Log	01/01/2023 - Measure
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Date:	1/31/2026	Scale:	1/4" = 1'-0"	Of:	10
Sheet:	A001				



1 Proposed Floor Plan
Scale: 1/4" = 1'-0"



2 Foundation Modification Detail
Scale: 1/2" = 1'-0"

NEW SLAB TO COVER EXISTING RECTANGULAR PLANTER CUTOUT

POOL EQUIPMENT AREA TO REMAIN

12'-0" FIELD-VERIFY

REMOVE & HAUL AWAY 12" FROM EXISTING STEM WALLS AS SHOWN ON DETAIL 2/A002. EXISTING REMAINING FOOTINGS, BRICK & CMU STEM WALLS TO REMAIN

Contract

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Date: 1/31/2026	Scale: 1/4" = 1'-0"	Of: 10
Sheet: A002		

Drawing Log
01/01/2023 - Measure

DOLIN RESIDENCE
Proposed Garage Construction
109 Duke Street, Alexandria, VA 22314

PROPOSED DEMOLITION PLAN

Project No: 31-12-0206	Development: SC	Design: JL	Management: JS
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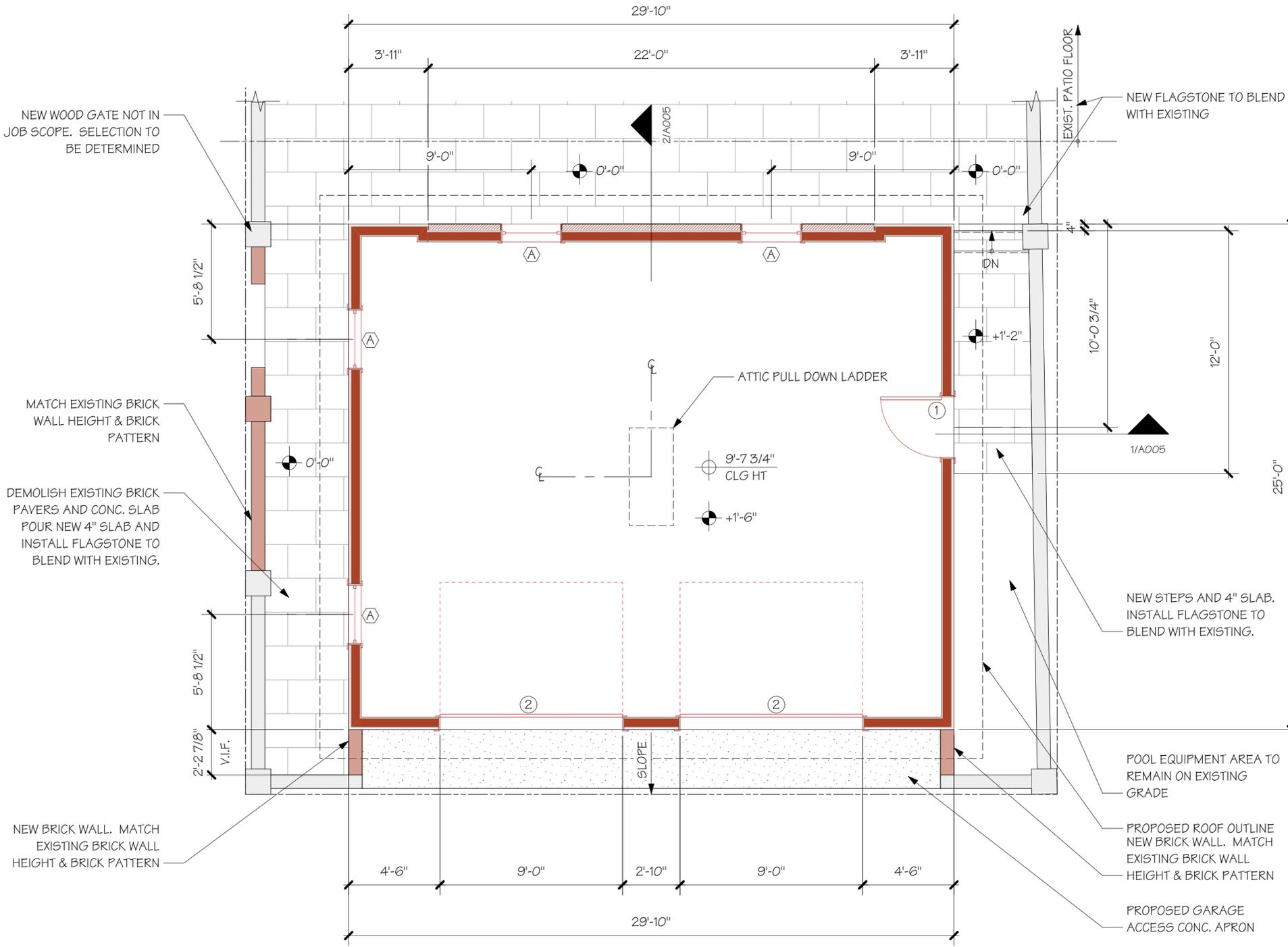
CASE

Alexandria
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1 Proposed Floor Plan
Scale: 1/4" = 1'-0"

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Development:	SC	Management:	J5
Project No:	31-12-0206	Design:	JL

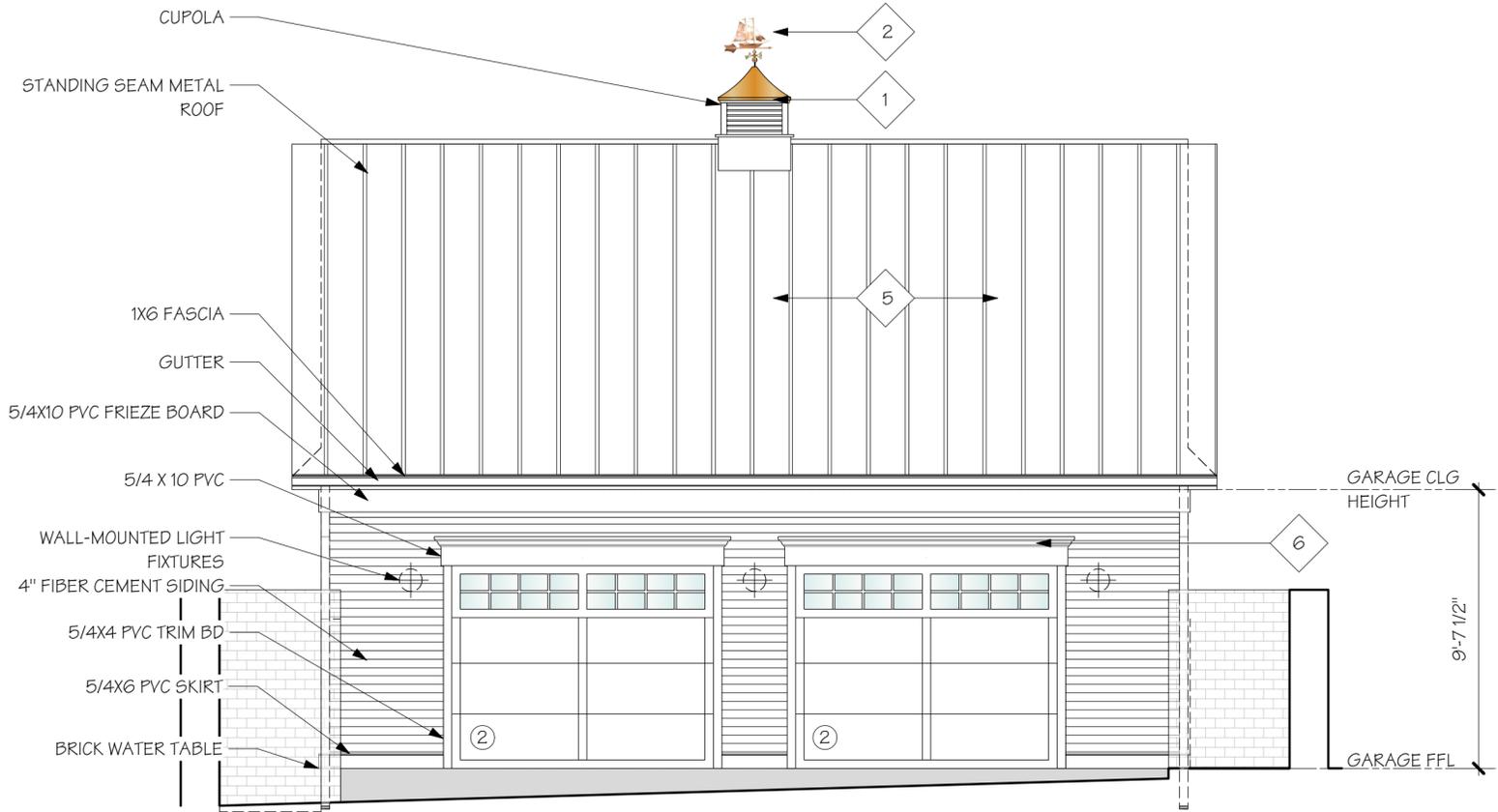
DOLIN RESIDENCE
 Proposed Garage Construction
 109 Duke Street, Alexandria, VA 22314
PROPOSED FLOOR PLAN

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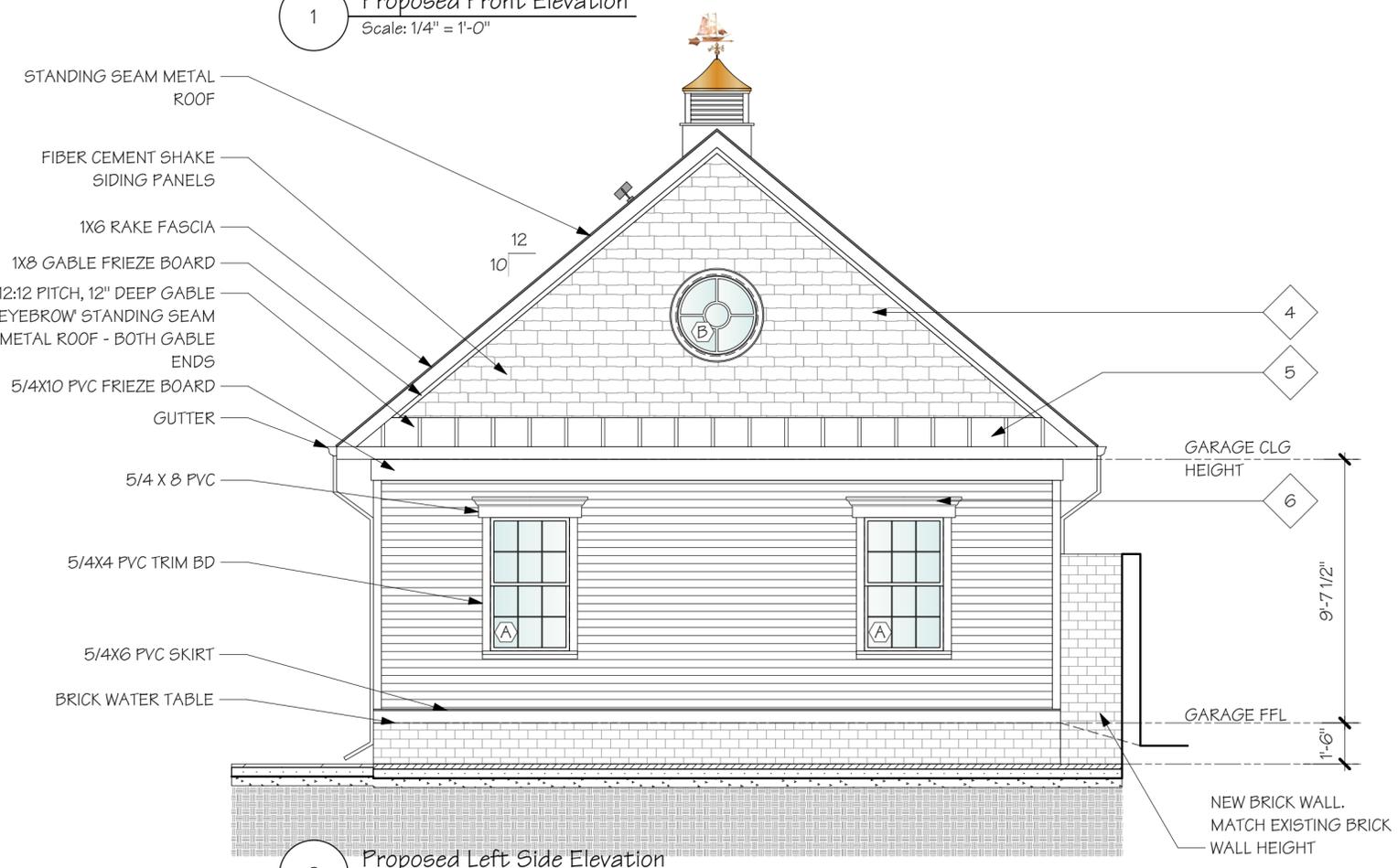
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Contract

THESE PLANS HAVE BEEN PREPARED BY CASE DESIGN/REMODELING, INC. SOLELY FOR ITS USE AND SHOULD NOT BE RELIED UPON BY ANY OTHER PARTY.



1 Proposed Front Elevation
Scale: 1/4" = 1'-0"



2 Proposed Left Side Elevation
Scale: 1/4" = 1'-0"

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Falls Church, VA 22046
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(F) 703.534.0207

Development:	SC	Management:	JJ
Project No:	31-12-0206	Design:	JL

DOLIN RESIDENCE
Proposed Garage Construction
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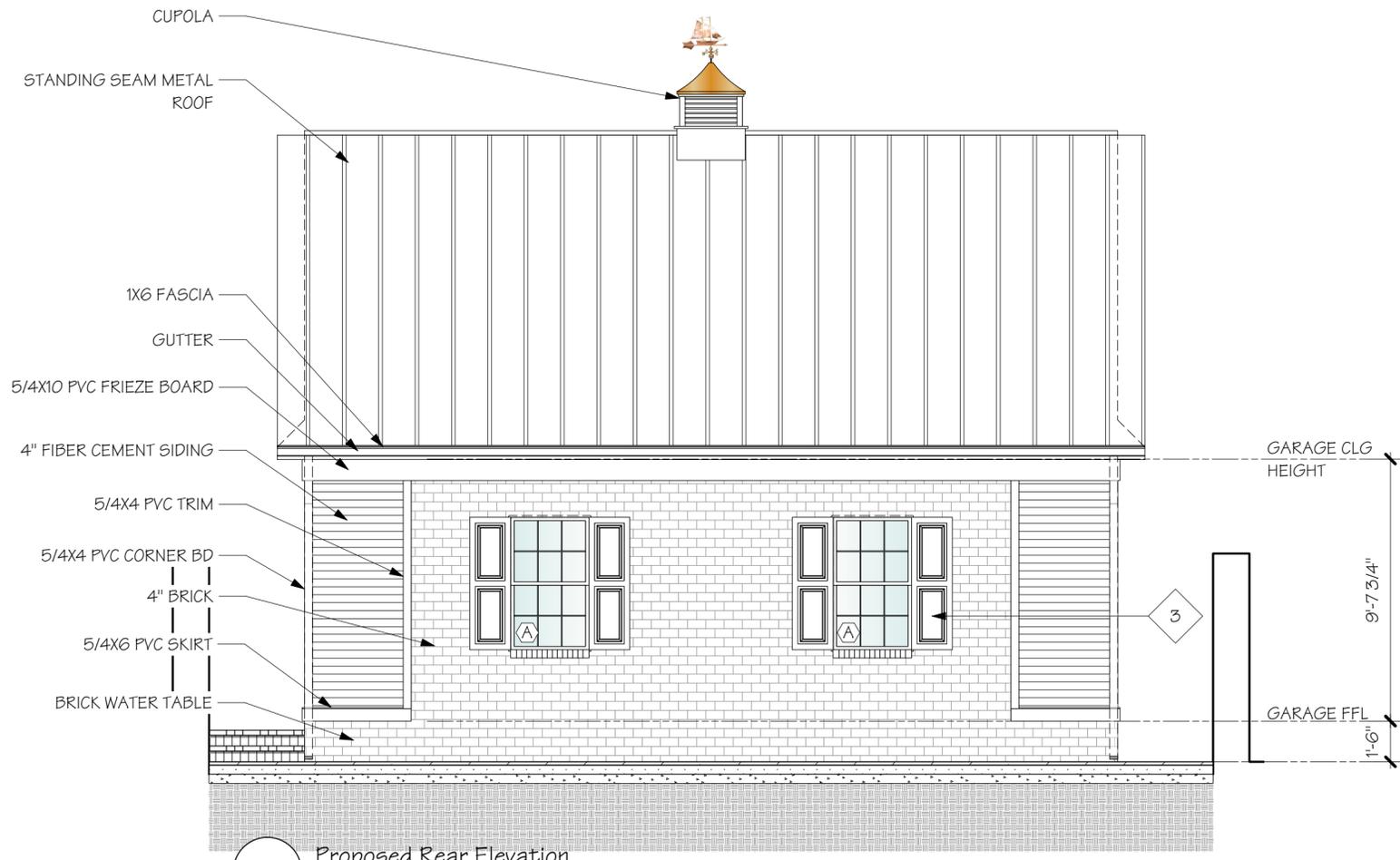
PROPOSED EXTERIOR ELEVATIONS

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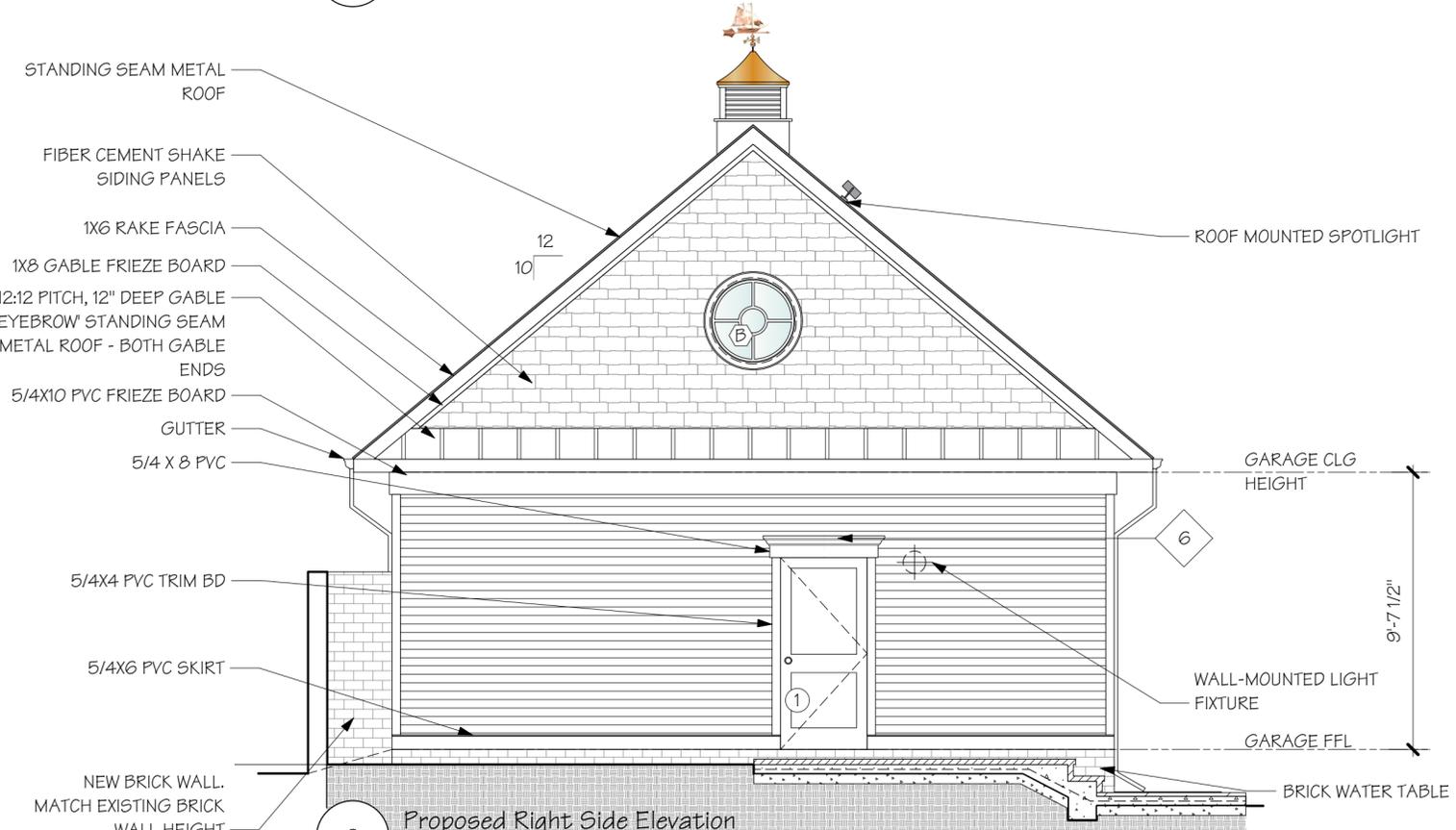
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Contract

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1 Proposed Rear Elevation
Scale: 1/4" = 1'-0"



2 Proposed Right Side Elevation
Scale: 1/4" = 1'-0"

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Project No:	31-12-0206	Design:	JL

DOLIN RESIDENCE
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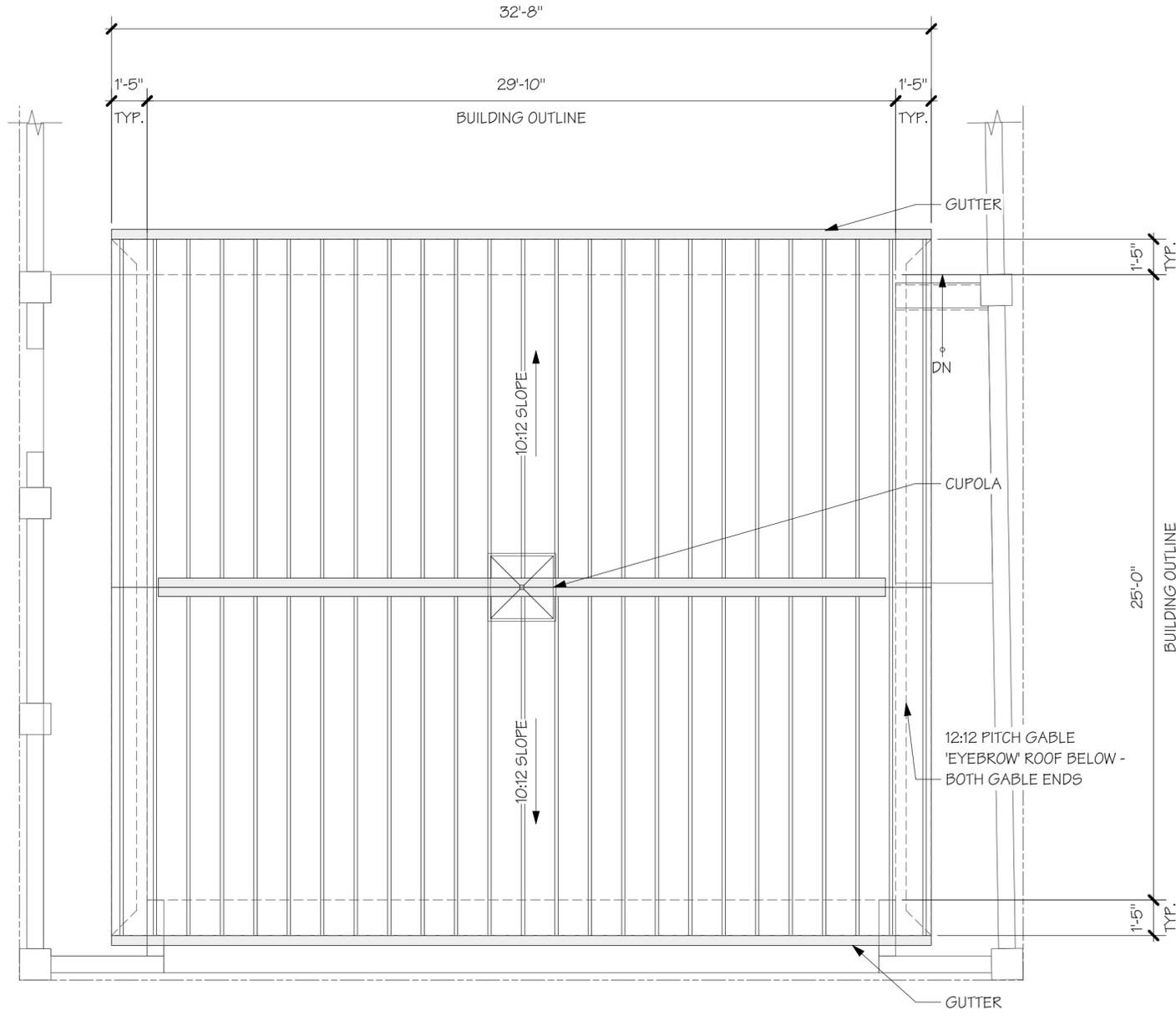
PROPOSED EXTERIOR ELEVATIONS

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Contract

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1 Proposed Roof Plan
Scale: 1/4" = 1'-0"

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Date: 1/31/2026
Scale: 1/4" = 1'-0"

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Of: 10

Drawing Log
01/01/2023 - Measure

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109 Duke Street, Alexandria, VA 22314

Project No: 31-12-0206
Design: JL
Development: SC
Management: JS

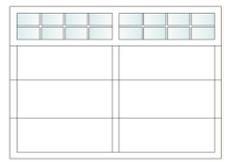
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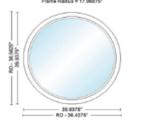
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DOOR SCHEDULE

ITEM NUMBER	DESCRIPTION	MODEL/ STYLE/ MANUFACTURER	TYPE	HARDWARE	SIZE		NOTES	ITEM IMAGE
					L	H		
1	GARAGE SIDE DOOR	TW PERRY	2-PANEL, SWING			3'-0" X 6'-8"	EXTERIOR DOOR UNIT N 2-PANEL (FLAT)SMOOTH FG DOOR 6-9/16" PRIMED COMP JAMB STD PRIMED COMP BMC APPLIED SATIN NICKEL BB HINGES WHITE WEATHERSTRIP BRONZE SILL W/ COVER DOUBLE BORE	
2	GARAGE DOOR	CLOPAY 9x7 COACHMAN SB IL C	5-PANEL, SWING	Liftmaster 7 2220L Basic Chain Drive Operator Contractor Series Opener With Built- in Wifi MyQ® Technology, With Integrated Camera DC Motor, 1-Piece Rail Front Light Sockets (up to 60 watt bulbs - Sold Separately) (1) Set of Photo Eye Sensors (1) Remote		9'-0" X 7'-0"	Construction: Four Layer - (Composite / Steel / Insulation / Steel) R-Value: 9.0 (For 2" Models) Polystyrene Foam Insulation True Width: 9 True Height: 7 Model: CD11 Style: 2 panel Color: White Clear DSB Glass w/sg23 grids top panel Includes Complete Door Assembly with Standard	

WINDOW SCHEDULE

ITEM NUMBER	DESCRIPTION																									
A	 <table border="1"> <thead> <tr> <th>Item</th> <th>Qty</th> <th>Operation</th> <th>Location</th> </tr> </thead> <tbody> <tr> <td>100</td> <td>4</td> <td>AA</td> <td>A</td> </tr> </tbody> </table> <p>RO Size = 34 1/8" x 60 7/8" Unit Size = 33 5/8" x 60 7/8"</p> <p>TW28410, Unit, 400 Series Double-Hung, Equal Sash, Installation Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 Standard Argon Fill Full Divided Light (FDL) Standard Grille Alignment, 3 Wide, 2 High, Colonial Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White (Factory Applied), White/Jamb Liner, White, Full Screen, Aluminum</p> <p>Insect Screen 1: 400 Series Double-Hung, TW28410 Full Screen Aluminum White PN:1610181</p> <table border="1"> <thead> <tr> <th>Unit #</th> <th>U-Factor</th> <th>SHGC</th> <th>ENERGY STAR</th> <th>Clear Opening/Unit #</th> <th>Width</th> <th>Height</th> <th>Area (Sq. Ft)</th> </tr> </thead> <tbody> <tr> <td>A1</td> <td>0.31</td> <td>0.28</td> <td>NO</td> <td>A1</td> <td>29.8750</td> <td>25.7500</td> <td>5.36000</td> </tr> </tbody> </table>	Item	Qty	Operation	Location	100	4	AA	A	Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	A1	0.31	0.28	NO	A1	29.8750	25.7500	5.36000	
Item	Qty	Operation	Location																							
100	4	AA	A																							
Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)																			
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B	 <table border="1"> <thead> <tr> <th>Item</th> <th>Qty</th> <th>Operation</th> <th>Location</th> </tr> </thead> <tbody> <tr> <td>200</td> <td>2</td> <td>Fixed</td> <td>B</td> </tr> </tbody> </table> <p>RO Size = 36 7/16" x 36 9/16" Unit Size = 35 15/16" x 35 15/16"</p> <p>CIR30, Unit, 400 Series Specialty Circle, White Exterior Frame, Pine w/White - Painted Interior Frame, Fixed, Dual Pane Low-E4 Standard Series Argon Fill Full Divided Light (FDL) No Grille Alignment Required, Custom Pattern, Renaissance, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer Wrapping: 4 9/16" Interior Extension Jamb Pine / White - Painted Standard Complete Unit Extension Jambs, Factory Applied, 3 1/2" Colonial Pine / Unfinished Arch Casing, Pine For 4 9/16" Wall Key Block Kit</p> <p>Arch Casing: CIR30 3 1/2" Colonial Pine Unfinished Pine Narrow Transition Blocks PN: 9078233 Key Block Kit For 4 9/16" Wall Pine PN:9074392</p> <table border="1"> <thead> <tr> <th>Unit #</th> <th>U-Factor</th> <th>SHGC</th> <th>ENERGY STAR</th> </tr> </thead> <tbody> <tr> <td>A1</td> <td>0.29</td> <td>0.31</td> <td>NO</td> </tr> </tbody> </table>	Item	Qty	Operation	Location	200	2	Fixed	B	Unit #	U-Factor	SHGC	ENERGY STAR	A1	0.29	0.31	NO									
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200	2	Fixed	B																							
Unit #	U-Factor	SHGC	ENERGY STAR																							
A1	0.29	0.31	NO																							



EAST COAST WEATHERVANES
ATTLEBORO QUICK SHIP CUPOLA
30" SQ. X 43" HIGH



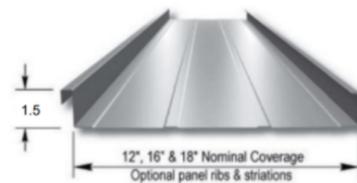
EAST COAST WEATHER VANES
LARGE SCHOONER WEATHERVANE
WITH ARROW SKU: WOM-181A



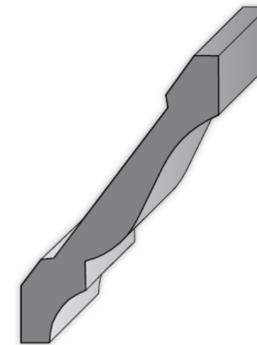
EKENA MILLWORK
CUSTOM EXTERIOR
RAISED PANEL TRUE FIT
PVC SHUTTERS (PER
PAIR)



JAMES HARDIE
HARDIE SHINGLE HZ5 14 IN. X 48 IN.
STATEMENT COLLECTION PRIMED
STRAIGHT EDGE FIBER CEMENT SIDING



ENGLERT
1.5" SERIES 1300 24 GA. GALVALUME
(SF) STANDING SEAM METAL ROOF
16" O.C.
COLOR: DARTH BLACK



TW PERRY
PVC CROWN
VERM49
9/16" X 3 5/8" X 16

Alexandria
119 N. Washington St.
Alexandria, VA 22314
(703) 660-4663
(703) 229-3195

CASE

Bethesda
4701 Sangamore Road
North Plaza, Suite 40
Bethesda, MD 20816
(301) 229-4600
(301) 229-3195

Washington, DC
1327 14th Street NW
Washington, DC 20005
(202) 556-2275
(202) 229-3195

Falls Church
701 Park Avenue
Falls Church, VA 22046
(703) 241-2980
(703) 534-0207

Development:	SC	Management:	J5
Project No:	31-12-0206	Design:	JL

DOLIN RESIDENCE
Proposed Garage Construction
109 Duke Street, Alexandria, VA 22314

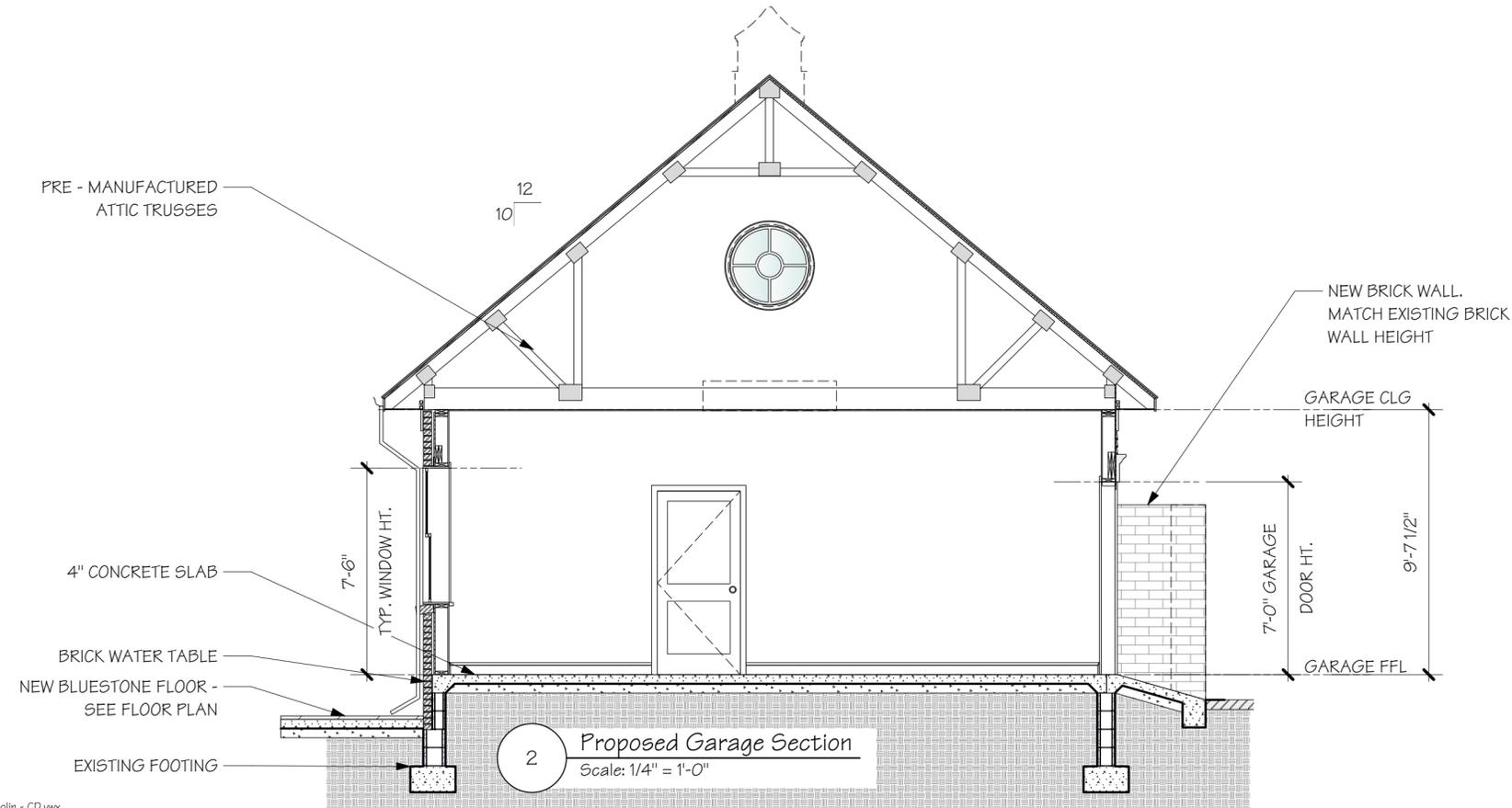
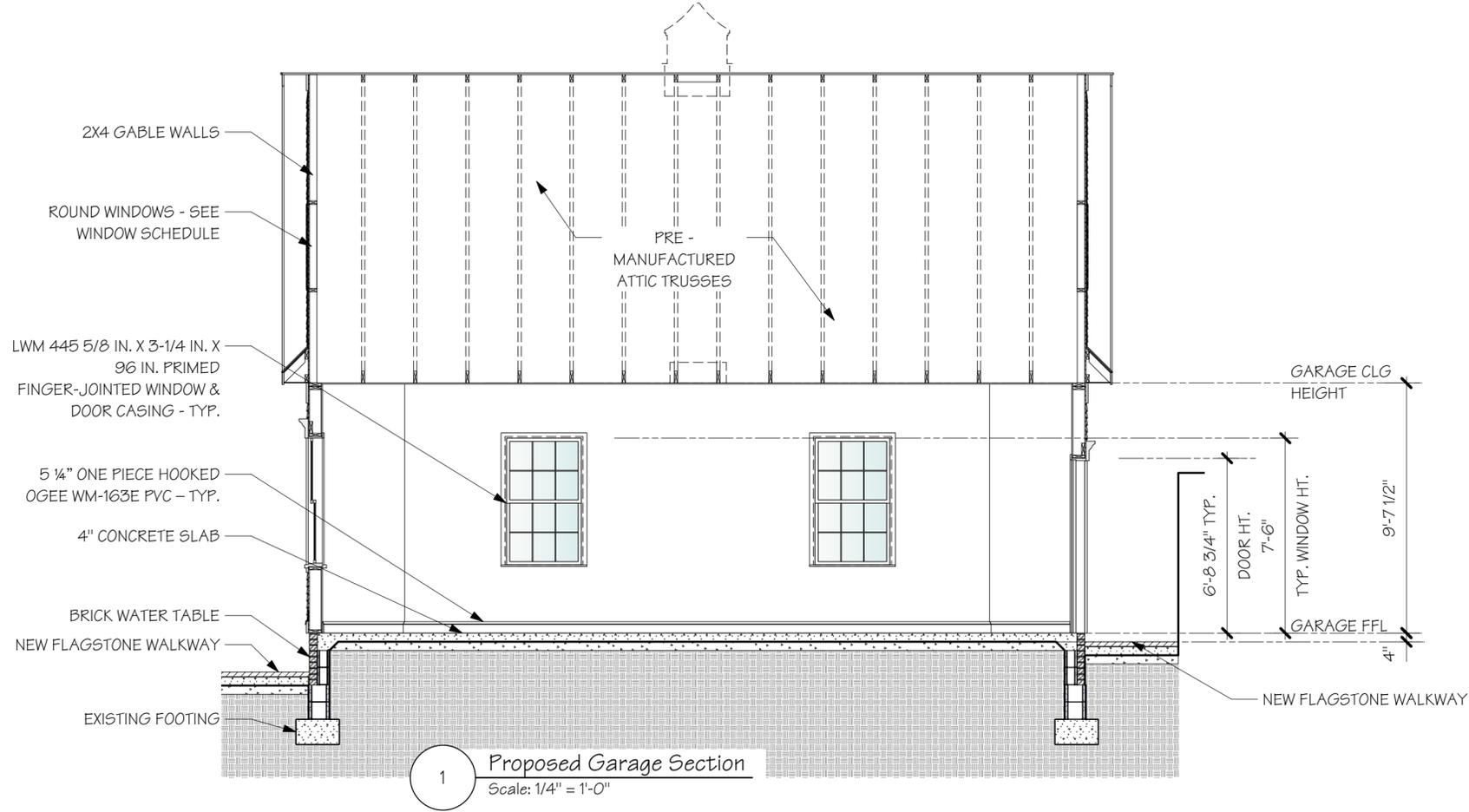
SCHEDULES

Drawing Log	01/01/2023 - Measure
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Date:	1/31/2026	Scale:	1/4" = 1'-0"
Sheet:	A007	Of:	10

Contract

THESE PLANS HAVE BEEN PREPARED BY CASE DESIGN/REMODELING, INC. SOLELY FOR ITS USE AND SHOULD NOT BE RELIED UPON BY ANY OTHER PARTY.



Contract

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Date: 1/31/2026

Drawing Log
01/01/2023 - Measure

Project No: 31-12-0206
Development: SC

Scale: 1/4" = 1'-0"
Sheet: A008

Of: 10

Design: JL
Management: JS

DOLIN RESIDENCE
Proposed Garage Construction
109 Duke Street, Alexandria, VA 22314
PROPOSED BUILDING SECTIONS

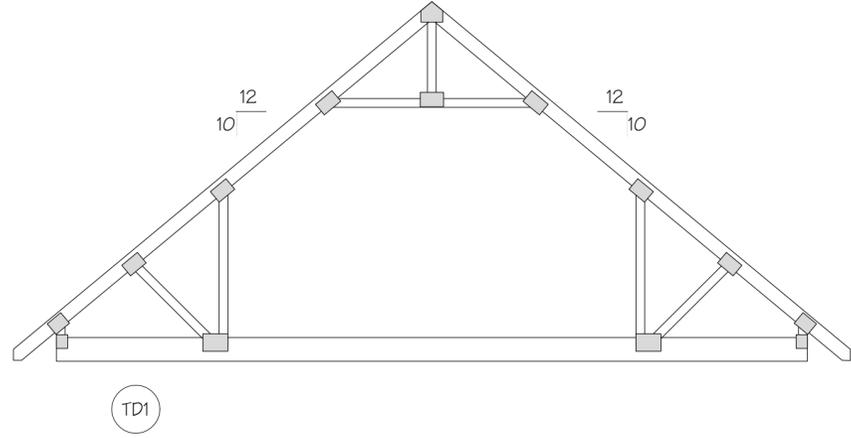
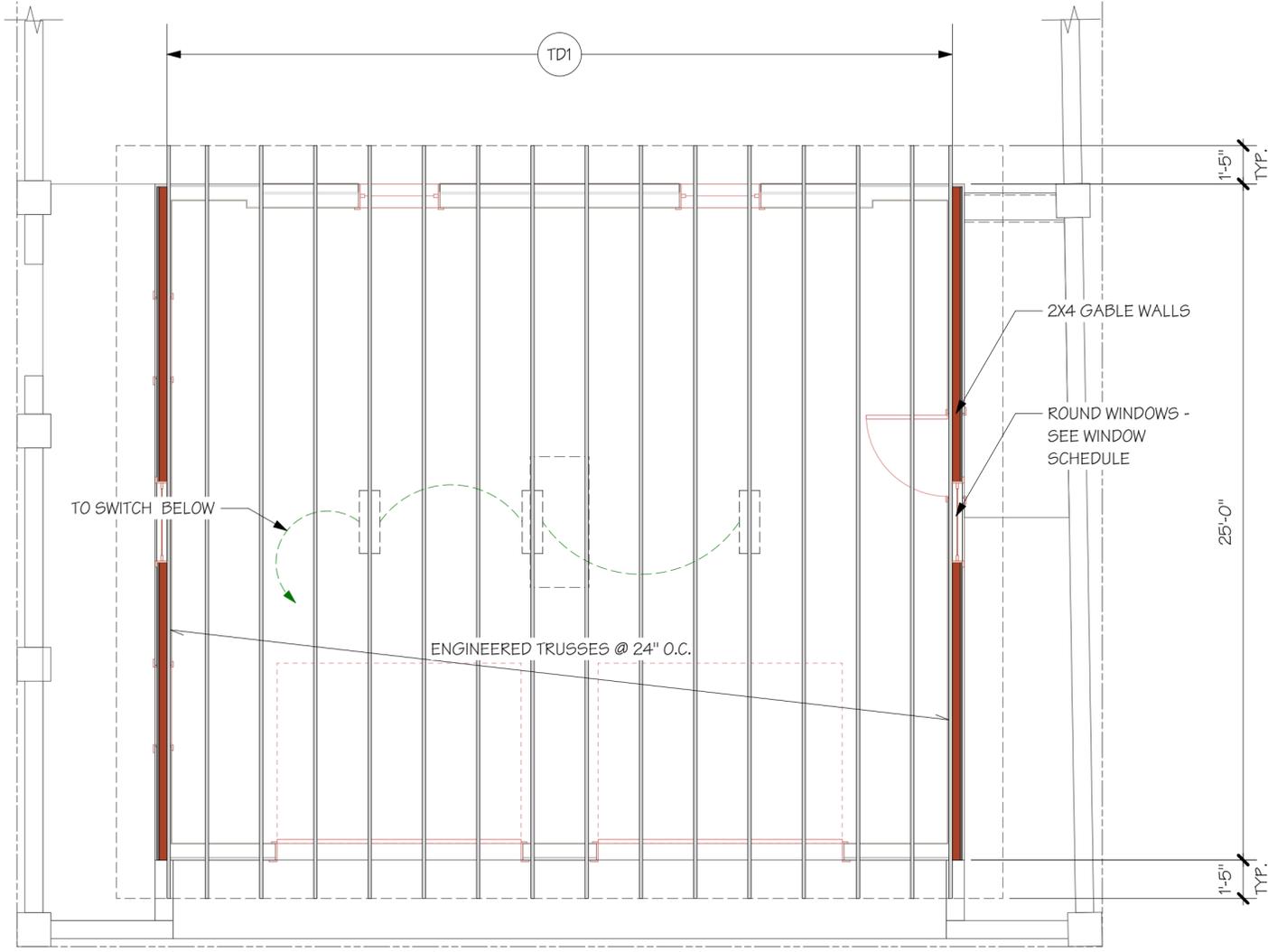
CASE
Alexandria
119 N. Washington St.
Alexandria, VA 22314
(P) 703.660.4663
(F) 703.229.3195

Washington, DC
1327 14th Street NW
Washington, DC 20005
(P) 202.556.2275
(F) 202.229.3195

Bethesda
4701 Sangamore Road
North Plaza, Suite 40
Bethesda, MD 20816
(P) 301.229.4600
(F) 301.229.3195

Falls Church
701 Park Avenue
Falls Church, VA 22046
(P) 703.241.2980
(F) 703.534.0207

1 Proposed Roof Framing Plan
Scale: 1/4" = 1'-0"



2 Truss Profiles
Scale: 1/4" = 1'-0"

Contract

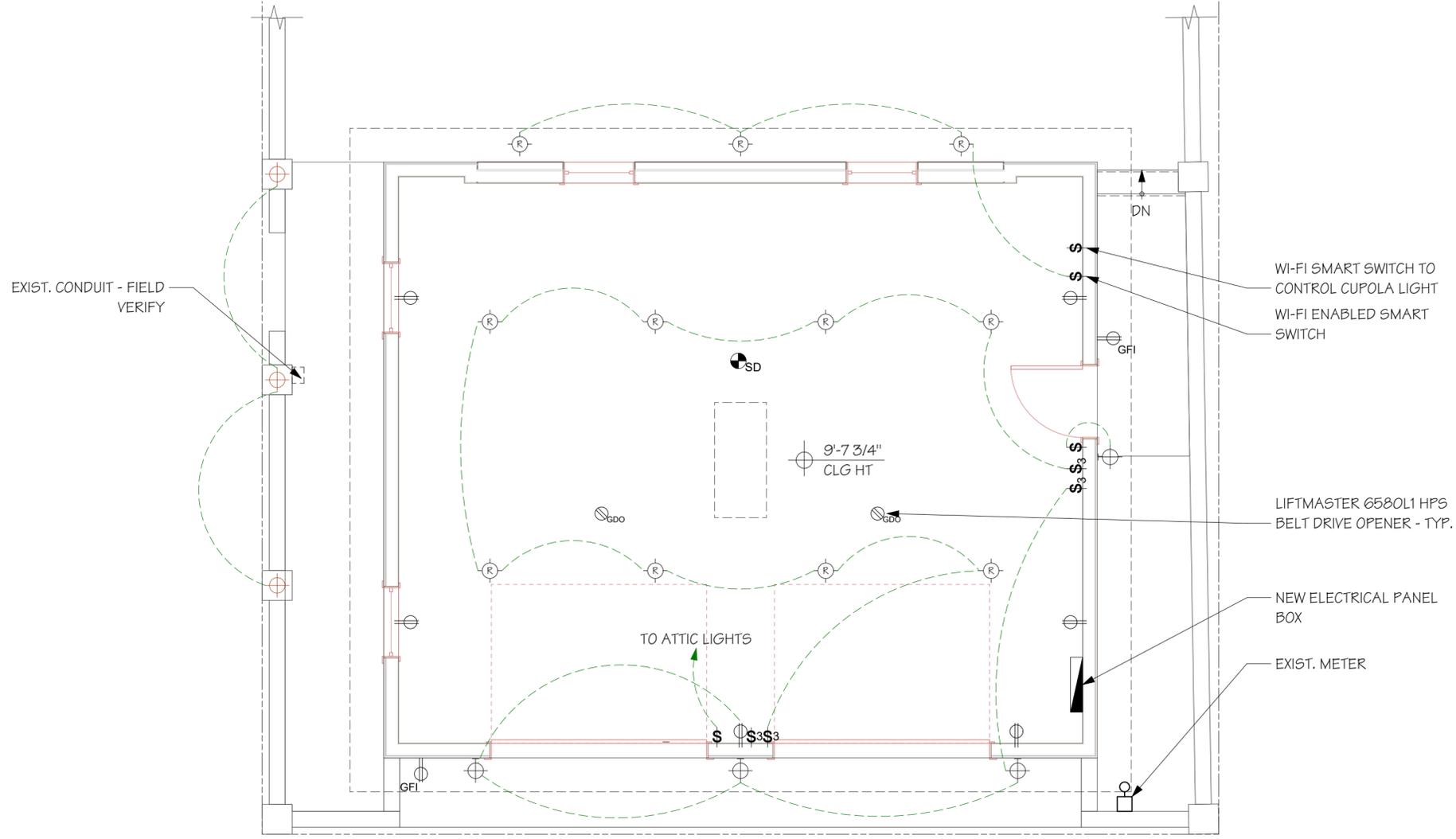
THESE PLANS HAVE BEEN PREPARED BY CASE DESIGN/REMODELING, INC. SOLELY FOR ITS USE AND SHOULD NOT BE RELIED UPON BY ANY OTHER PARTY.

Date: 1/31/2026	Scale: 1/4" = 1'-0"
Sheet: A009	Of: 10

DOLIN RESIDENCE
Proposed Garage Construction
109 Duke Street, Alexandria, VA 22314
PROPOSED ROOF FRAMING PLAN

Project No: 31-12-0206	Design: JL
Development: SC	Management: JS

CASE
 Bethesda 4701 Sangamore Road Washington, DC 20816 (P) 301.229.4600 (F) 301.229.3185
 Alexandria 119 N. Washington St. Alexandria, VA 22314 (P) 703.660.4663 (F) 703.229.3185
 Falls Church 701 Park Avenue Falls Church, VA 22046 (P) 703.241.2980 (F) 703.534.0207
 Washington, DC 1327 H St. Street-NW Washington, DC 20005 (P) 202.556.2275 (F) 202.229.3185



1 Proposed Electrical Plan
Scale: 1/4" = 1'-0"

LEGEND - ELECTRICAL	
LIGHTING	
	EXISTING surface (no change)
	NEW surface (fixture B.O.)
	NEW pendant (fixture B.O.)
	NEW 6" low profile LED downlight 3000k dimmable wet/dry rated
	NEW 4" low profile LED downlight 3000k dimmable wet/dry rated
	NEW wall (fixture B.O.)
	NEW under cabinet LED tape in channel with diffuser & driver dimmable
NOTES: 6" LED lights 800 lumens +/- 4" LED lights 600 lumens +/-	
SWITCHES	
	EXISTING (no change)
	NEW Single Pole
	NEW Dimmer
	NEW 3 way
	3 way Dimmer
NOTES: Specify rocker / toggle switch Specify type of dimmer	
OUTLETS	
	EXISTING (no change)
	NEW duplex
	NEW GFCI
	NEW duplex w/ (2) USB-C ports
	NEW quad
	NEW switched
	NEW duplex floor w/ brass cover
	NEW with dedicated circuit
NOTE ALL DEVICES TO BE WHITE UNLESS NOTED OTHERWISE	

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Development:	SC	Management:	J.S.
Project No.:	31-12-0206	Design:	JL

DOLIN RESIDENCE
Proposed Garage Construction
109 Duke Street, Alexandria, VA 22314
PROPOSED ELECTRICAL PLAN

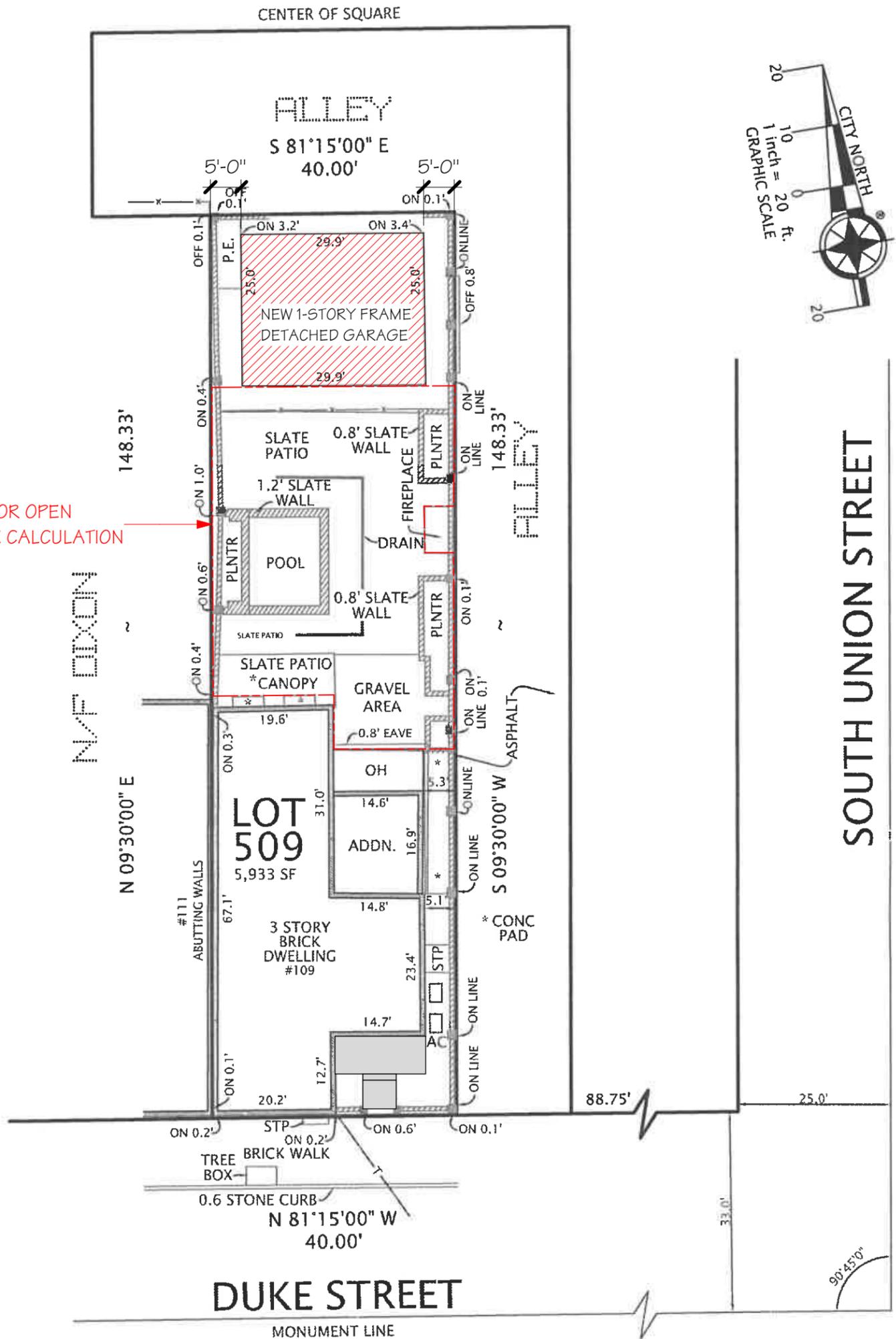
Drawing Log	01/01/2023 - Measure
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Sheet:	A010				

Contract

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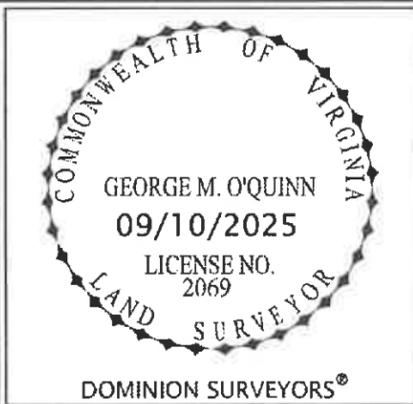
NOTES: 1. FENCES ARE FRAME.
2. UTILITIES ARE UNDERGROUND.



PLAT
SHOWING HOUSE LOCATION ON
LOT 509
PETERSON PROPERTY
(INST. NO. 180003769)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' SEPTEMBER 10, 2025

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:
KVS TITLE LLC
7550 Wisconsin Ave., Suite 500
Bethesda, Maryland 20814
Phone: 301-605-1420
Fax: 301-605-1413

DOMINION Surveyors Inc.®
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
www.dominionsurveyors.com

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Department of Planning & Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 109 Duke Street Street Address		RM	
		Zone	
A2. 5,933.00 Total Lot Area	x 1.50 Floor Area Ratio Allowed by Zone	=	8,899.50 Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	253.00	Basement**	253.00	B1. <input type="text" value="4,897.00"/> Sq. Ft. Existing Gross Floor Area*
First Floor	1,962.00	Stairways**		B2. <input type="text" value="253.00"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	1,725.00	Mechanical**		B3. <input type="text" value="4,644.00"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor	755.00	Attic less than 7'***		Comments for Existing Gross Floor Area
Attic		Porches**		
Porches	202.00	Balcony/Deck**		
Balcony/Deck		Lavatory***		
Lavatory***		Other**		
Other**		Other**		
B1. Total Gross	<input type="text" value="4,897.00"/>	B2. Total Exclusions	<input type="text" value="253.00"/>	

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement		Basement**		C1. <input type="text" value="1,496.00"/> Sq. Ft. Proposed Gross Floor Area*
First Floor		Stairways**		C2. <input type="text" value="0.00"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor		Mechanical**		C3. <input type="text" value="1,496.00"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor		Attic less than 7'***		
Attic	748.00	Porches**		
Porches		Balcony/Deck**		
Balcony/Deck		Lavatory***		
Lavatory***		Other**		
Other	748.00	Other**		
C1. Total Gross	<input type="text" value="1,496.00"/>	C2. Total Exclusions	<input type="text" value="0.00"/>	

D. Total Floor Area

D1.	<input type="text" value="6,140.00"/>	Sq. Ft.
Total Floor Area (add B3 and C3)		
D2.	<input type="text" value="8,899.50"/>	Sq. Ft.
Total Floor Area Allowed by Zone (A2)		

E. Open Space (RA & RB Zones)

E1.	<input type="text" value="3,243.00"/>	Sq. Ft.
Existing Open Space		
E2.	<input type="text" value="2,076.00"/>	Sq. Ft.
Required Open Space		
E3.	<input type="text" value="2,134.00"/>	Sq. Ft.
Proposed Open Space		

Notes

*Gross floor area is the sum of all areas under roof of a lot, measured from the face of exterior walls, including basements, garages, sheds, gazebos, guest buildings and other accessory buildings.

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

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

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

Signature:

Date: 3/10/26



View from Duke Street into access alley.



Side view from access alley to incomplete property wall adjacent to proposed garage location



View from rear NE corner of property (proposed garage location) looking down to Duke Street.



View from rear alley to proposed garage vehicular access.