

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: _____

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

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: _____

Address: _____

City: _____

Phone: _____

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

Name: _____

Phone: _____

E-mail: _____

Legal Property Owner:

Name: _____

Address: _____

City: _____

Phone: _____

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).*

SUBMITTAL REQUIREMENTS:

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

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

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

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

- N/A
- Survey plat showing the extent of the proposed demolition/encapsulation.
 - Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
 - Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
 - Description of the reason for demolition/encapsulation.
 - Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

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

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

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

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

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

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: Michael Sass

Printed Name: _____

Date: _____

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.		
2.		
3.		

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

Name	Address	Percent of Ownership
1.	[REDACTED]	
2.	[REDACTED]	
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.		
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.

_____ Date _____ Printed Name Michael Sass Signature



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. Street Address Zone

A2. Total Lot Area x Floor Area Ratio Allowed by Zone = Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>	<u>Allowable Exclusions**</u>	
Basement <input type="text"/>	Basement** <input type="text"/>	B1. <input type="text"/> Sq. Ft. Existing Gross Floor Area*
First Floor <input type="text"/>	Stairways** <input type="text"/>	B2. <input type="text"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor <input type="text"/>	Mechanical** <input type="text"/>	B3. <input type="text"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor <input type="text"/>	Attic less than 7'*** <input type="text"/>	Comments for Existing Gross Floor Area <div style="border: 1px solid black; height: 60px; margin-top: 5px;"></div>
Attic <input type="text"/>	Porches** <input type="text"/>	
Porches <input type="text"/>	Balcony/Deck** <input type="text"/>	
Balcony/Deck <input type="text"/>	Lavatory*** <input type="text"/>	
Lavatory*** <input type="text"/>	Other** <input type="text"/>	
Other** <input type="text"/>	Other** <input type="text"/>	
B1. <u>Total Gross</u> <input type="text"/>	B2. <u>Total Exclusions</u> <input type="text"/>	

C. Proposed Gross Floor Area

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

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.

D. Total Floor Area

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

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

E. Open Space

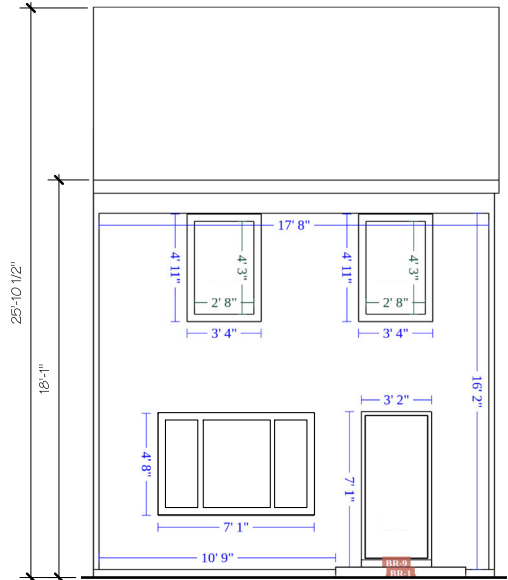
E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

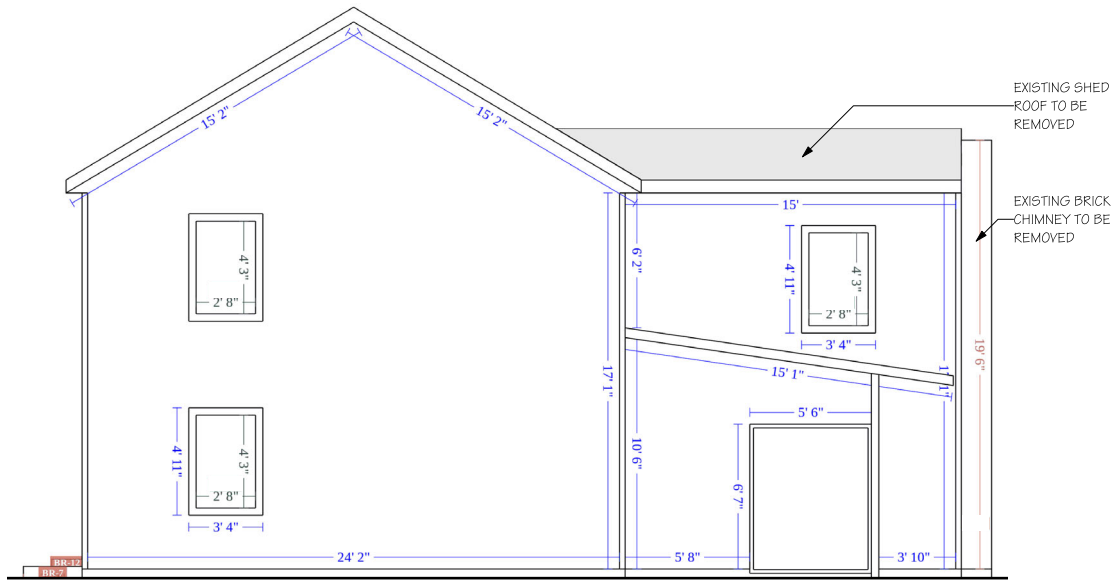
E3. Sq. Ft.
Proposed Open Space

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

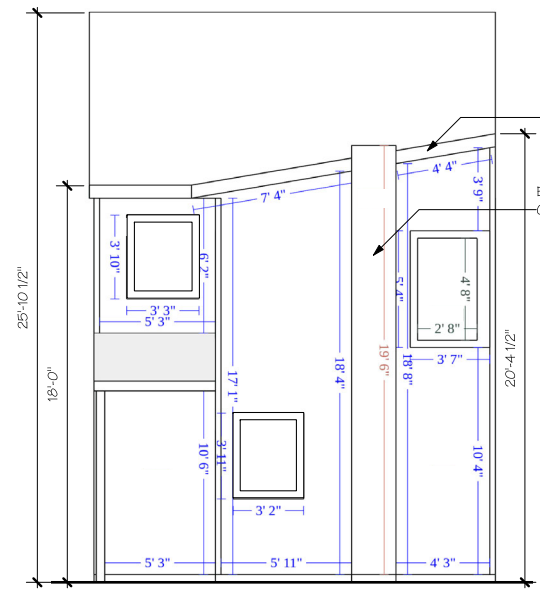
Signature: Kevin Shore Date: _____



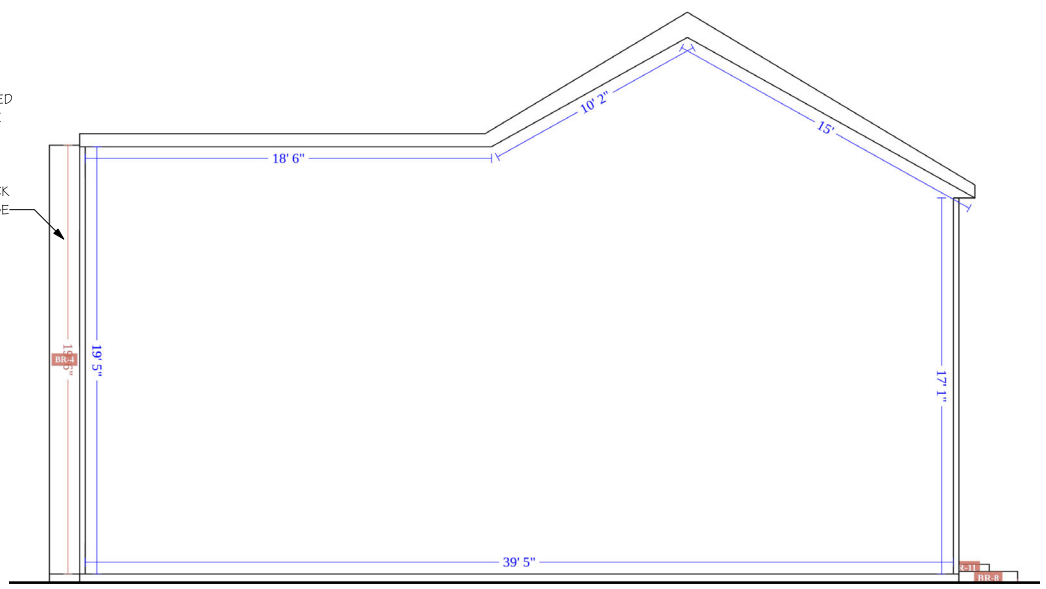
EXISTING FRONT ELEVATION
1/4" = 1'-0"



EXISTING RIGHT SIDE ELEVATION
1/4" = 1'-0"



EXISTING REAR ELEVATION
1/4" = 1'-0"



EXISTING LEFT SIDE ELEVATION
1/4" = 1'-0"

EXISTING SHED
ROOF TO BE
REMOVED

EXISTING BRICK
CHIMNEY TO BE
REMOVED

CASE
 Alexandria
 119 N. Washington St.
 Alexandria, VA 22304
 (703) 662-6653
 (703) 228-3995

Edinburg, VA
 701 Park Avenue
 Falls Church, VA 22046
 (703) 228-3995
 (703) 228-3995

Washington, DC
 1327 Park Street NW
 Washington, DC 20005
 (202) 228-3995
 (202) 228-3995

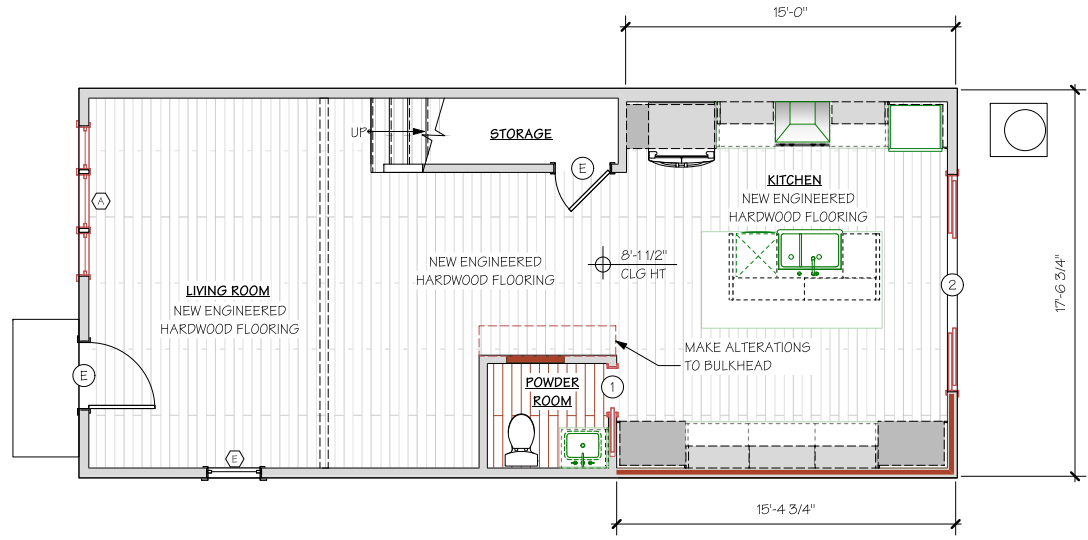
Development:	JR, MS	Management:	BG
Project No.:	31-65-0117	Design:	RS, GM

SAKALLARIS RESIDENCE
 1109 Queen Street, Alexandria, VA 22314
 Existing/Demolition Elevations

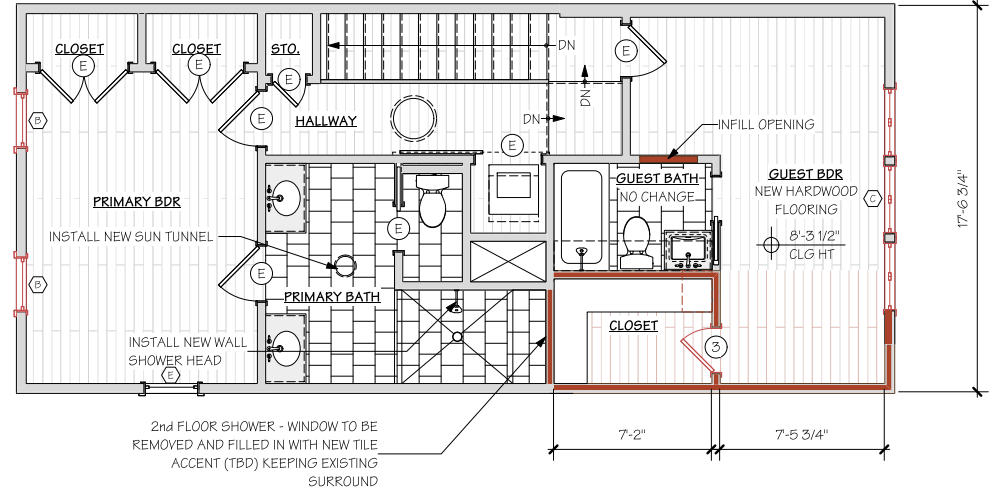
Drawing Log
11/10/25 - Measure
2/14/26 - Walkthru
2/27/26 - Updated Plans
3/10/26 Contract Draft
3/23/26 Contract

Date:	4/13/2026	Scale:	1/4" = 1'-0"
Sheet:	A02	Of:	5

WINDOW & DOOR SCHEDULE						
ITEM NUMBER	DESCRIPTION	MANUFACTURER	WINDOW/DOOR TYPE	SIZE		NOTES
				W	H	
1	POWDER ROOM DOOR	REEB	SINGLE POCKET DOOR	24"	80"	6 PANEL SOLID CORE
2	PATIO DOOR	ANDERSEN 400 SERIES	4 PANEL PATIO DOOR	117"	79.5"	WHITE INTERIOR & EXTERIOR, NO GRILLES, TRIBECA HANDLE
3	GUEST BEDROOM CLOSET DOOR	REEB	LEFT HAND SINGLE DOOR	24"	80"	6 PANEL SOLID CORE
4	GUEST BEDROOM WINDOW	ANDERSEN 400 SERIES	3 CASEMENT WINDOWS MULLED TOGETHER	117"	60-1/2"	WHITE INTERIOR & EXTERIOR, NO GRILLES.



1 1st FLOOR PROPOSED PLAN
Scale: 1/4" = 1'-0"



2 2nd FLOOR PROPOSED PLAN
Scale: 1/4" = 1'-0"

CASE
 Alexandria
 119 N. Washington St.
 Alexandria, VA 22304
 (703) 660-4685
 (703) 228-3856

Edinburg
 707 Park Avenue
 Edinburg, VA 22946
 (703) 660-4685
 (703) 228-3856

Washington, DC
 1327 Park Street NW
 Washington, DC 20005
 (703) 660-4685
 (703) 228-3856

Richmond
 4707 Seward Road
 North Falls, VA 22960
 (703) 660-4685
 (703) 228-3856

Development:
JR, MS

Management:
BG

Project No.:
31-66-0117

Design:
RS, GM

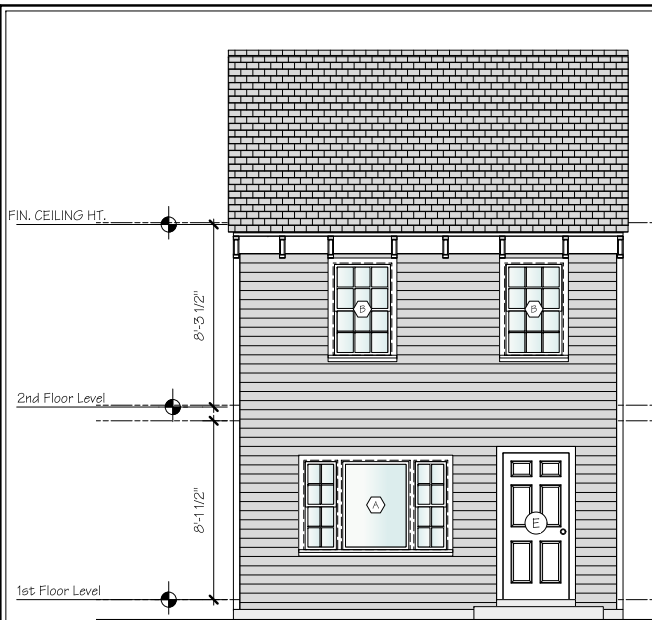
SAKALLARIS RESIDENCE
 1109 Queen Street, Alexandria, VA 22314

Proposed Plans

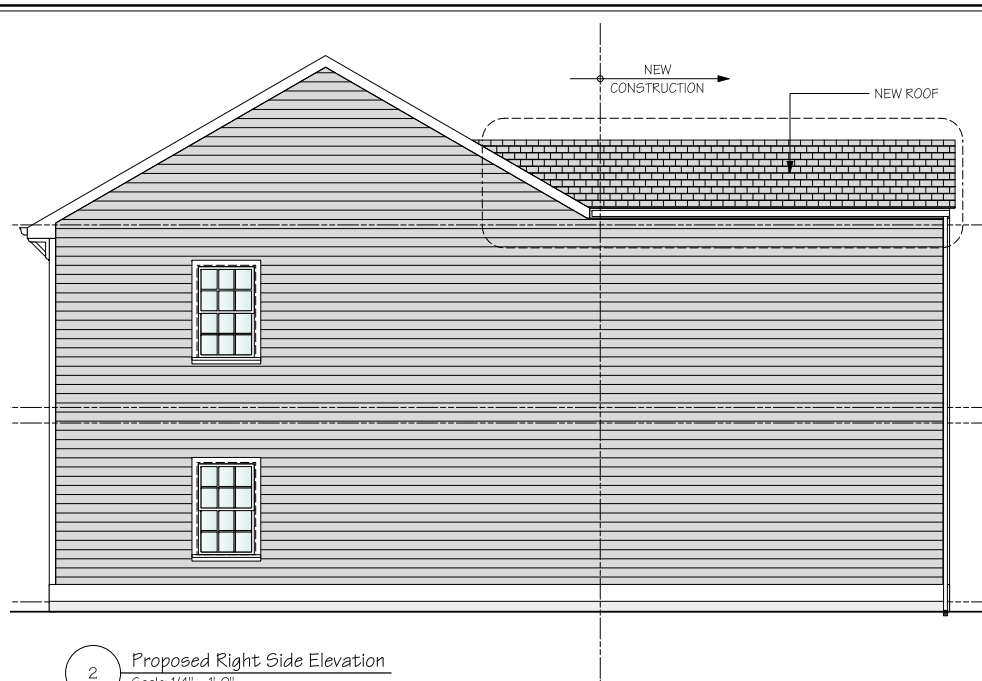
THESE PLANS HAVE BEEN PREPARED BY CASE DESIGN/REMODELING, INC. SOLELY FOR ITS USE AND SHOULD NOT BE RELIED UPON BY ANY OTHER PARTY.

Date:	Scale:	Drawing Log
4/13/2026	1/4" = 1'-0"	11/10/25 - Measure 2/14/26 - Walkthru 2/27/26 - Updated Plans 3/10/26 Contract Draft 3/23/26 Contract

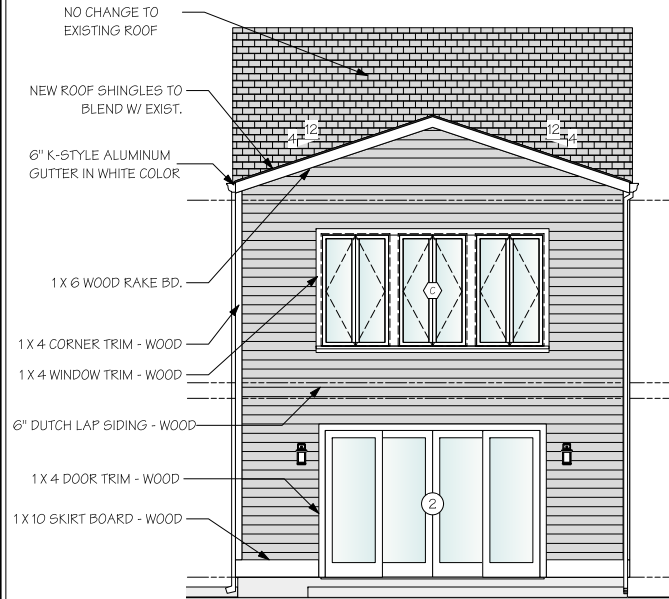
Sheet:	05
Sheet:	A03



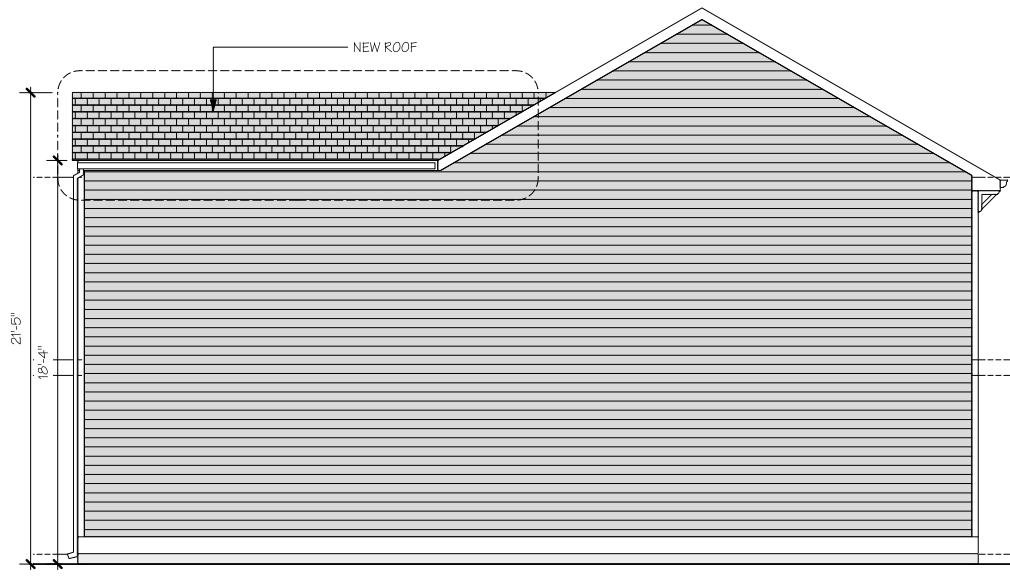
1 Exterior Front Elevation
Scale: 1/4" = 1'-0"



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



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



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

CASE

Architects
119 N. Washington St.
Alexandria, VA 22304
(703) 228-3956

Interior Design
4701 Eisenhower Blvd
North Falls, Va 22078
(703) 228-4600

Exterior Design
1327 Park Street NW
Washington, DC 20005
(202) 556-2270

Field Office
Edinburg, VA
70 Park Avenue
Falls Church, VA 22046
(703) 228-4200

Development:	JK, MS	Management:	BG
Project No.:	31-65-017	Design:	K.S, GM

SAKALLARIS RESIDENCE

1109 Queen Street, Alexandria, VA 22314

Proposed Elevations

Drawing Log
11/10/25 - Measure
2/14/26 - Walchru
3/10/26 - Updated Plans
3/23/26 Contract Draft
3/23/26 Contract

Date:	4/13/2026	Scale:	1/4" = 1'-0"
Sheet:	A04	Of:	5

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

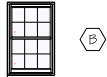


R.O. 70-1/2" x 48-1/2"
U.D. 70" x 48-7/16"
M.O. 70-1/4" x 48-11/16"
O.A. Box Size 70x48"

- DBLH-1; Primed Wood Exterior; LoE-272
Box Size: 17-3/8x48
Custom Width
Custom Height
1 Full White Screen(s) Boxed BetterVue Mesh
Screens May Not Fit Due To Loose/No Brickmould
Preserve Glass (Top)
Silver Spacer
5/8" SDL (Top) (2W2H)
- Profiled Exterior SDL Bars
- Profiled Interior SDL Bars
- With Mill Finish Internal Grids
Must Be Wood Exterior SDL Bars
Preserve Glass (Bottom)
Silver Spacer
5/8" SDL (Bottom) (2W2H)
- Profiled Exterior SDL Bars
- Profiled Interior SDL Bars
- With Mill Finish Internal Grids
Must Be Wood Exterior SDL Bars
Prep For Stool
Brass Hardware
White Concealed Jamblers With White Jambliner Metal
Primed Interior
Primed Interior - Divided Lite Wide Rail Double Hung (Glass Size: 12x19-3/4)
Clear Opening: 14x19-1/2
Square Ft. Of Clear Opening: 1.90
- Sash 1
U-Factor=0.31
SHGC=0.27
Visible Transmittance=0.46
PG-R-PG20-H
Single Unit Rating Only



Quality Craftsmanship Since 1947
LINCOLN WOOD PRODUCTS, INC.



R.O. 32-1/2" x 51-1/2"
U.D. 32" x 51-7/16"
M.O. 32-1/4" x 51-11/16"
O.A. Box Size 32x51"

- DBLH-1; Primed Wood Exterior; LoE-272
Box Size: 32x51
Custom Width
Custom Height
1 Full White Screen(s) Boxed BetterVue Mesh
Screens May Not Fit Due To Loose/No Brickmould
Preserve Glass (Top)
Silver Spacer
5/8" SDL (Top) (3W2H)
- Profiled Exterior SDL Bars
- Profiled Interior SDL Bars
- With Mill Finish Internal Grids
Must Be Wood Exterior SDL Bars
Preserve Glass (Bottom)
Silver Spacer
5/8" SDL (Bottom) (3W2H)
- Profiled Exterior SDL Bars
- Profiled Interior SDL Bars
- With Mill Finish Internal Grids
Must Be Wood Exterior SDL Bars
4-9/16" Jamb
No Brickmould With Wood Sill Nosing
Must Be All Wood - No PVC
6" Extended Sill Horns
Prep For Stool
Brass Hardware
White Concealed Jamblers With White Jambliner Metal
Primed Interior
Primed Interior - Divided Lite Wide Rail Double Hung (Glass Size: 26-5/8x21-1/4)
Clear Opening: 28-5/8x21
Square Ft. Of Clear Opening: 4.17
- Sash 1
U-Factor=0.31
SHGC=0.27
Visible Transmittance=0.46
PG-R-PG20-H
Single Unit Rating Only



Quality Craftsmanship Since 1947
LINCOLN WOOD PRODUCTS, INC.

ROOFING DETAILS



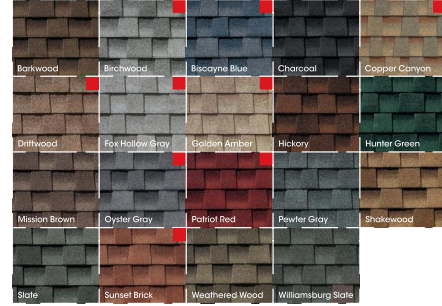
Benefits:

- Industry-leading innovation: Layerlock® Technology powers StrikeZone®, the industry's largest nailing zone. Paired with our legendary Dura Grip™ sealant, these features ensure that the shingles stay in place, even under high wind conditions
- The industry's strongest wind warranty: Timberline HDZ® Shingles are eligible for the WindProven™ Limited Wind Warranty, the industry's first wind warranty with no maximum wind-speed limitation, when installed with the required combination of GAF accessories
- GAF-exclusive algae-fighting technology: 25-Year StainGuard Plus™ Algae Protection Limited Warranty powered by proprietary time-release algae-fighting technology
- Peace of mind: Timberline HDZ® Shingles come with Lifetime® coverage against manufacturing defects
- Impact rating: Timberline HDZ® passes the UL 2218 Impact-Resistance test with a Class 3 rating and may be eligible for insurance discounts*
- For the best look: Use Timberlex® premium ridge cap shingles or TimberCrest® premium SBS-modified ridge cap shingles

Product details:

- Product/System Specifics
 - Fiberglass asphalt construction
 - Dimensions (approx.): 13 1/4" x 39 3/4" (337 mm x 1,000 mm)
 - Exposure: 5/8" (143 mm)
 - Bundles/Square: 3
 - Pieces/Square: 64
 - Hip/Ridge: Timberlex®, QuickStart®, WeatherBlocker® Starter, Pro-Start®, QuickStart®, WeatherBlocker®
- Applicable Standards & Protocols:
 - Passes UL 2218 Impact-Resistance Test with Class 3 rating
 - UL Listed to ANSI/UL 790 Class A
 - State of Florida Approved
 - Classified by UL in accordance with ICC-ES AC-438
 - Meets ASTM D3158, Class H
 - Meets ASTM D3161, Class F
 - Meets ASTM D3181 Type 1
 - Meets ASTM D3462
 - Miami-Dade County Product Control Approved
 - ICC-ES Evaluation Reports ESR-1475 and ESR-3267
 - Meets Tampa Department of Insurance Requirements
 - Rated by the CRRC. Can be used to comply with Title 24 Cool Roof Requirements (some colors)

High Definition® colors:



Bold Definition colors:



MADE IN THE U.S.A. FORTIFIED Regional availability GAF We protect what matters most!



Item	Qty	Operation
1	1	Left - Right - Left - Right - Left - Right

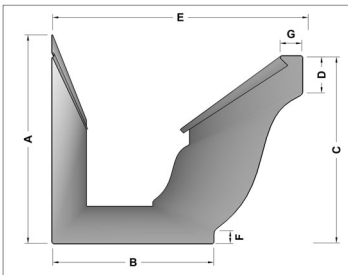
RO Size = 123" x 60 3/8" Unit Size = 122 1/2" x 59 7/8"
Mull: Mull 1, Mull 3, Mull 5: Common Frame, Mull 2, Mull 4: Factory Mullied, Andersen Vertical Priority Ribbon Mull, Common Mull Material
CN25-3, Unit, 400 Series Twin Casement, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Unit 1, 3, 5: Left, Unit 2, 4, 6: Right, Hinge with Wash Mode, Dual Pane Low-E4 Standard, Series Argon Fill Traditional Trim Stop Profile Stainless Glass / Grille Spacer, Traditional Folding, White, White, Full Screen, Aluminum Wrapping: 6 9/16" Interior Extension Jamb Pine / White - Painted Standard Perimeter Complete Unit Extension Jamb, Job Site Applied

ANDERSON 400 SERIES KITCHEN PATIO DOOR DETAILS

Item	Qty	Operation	Location
2	1	Stationary-Right-Left-Stationary	Kitchen

RO Size = 117 3/4" x 80" Unit Size = 117" x 79 1/2"
FWG10068-4, Unit, 400 Series Patio Doors 4 Panel-FWG, Unassembled, White Exterior Frame, White Exterior Sash/Panel, Pine w/White Interior Frame, Pine w/White Interior Sash/Panel, Stationary-Right-Left-Stationary, Dual Pane Low-E4 Tempered Series Argon Fill Stainless Glass / Grille Spacer, Tribeca, White, White Auxiliary Foot Lock, Exterior Keyed Lock, White, Full Screen, Fiberglass, Gliding Wrapping: 6 9/16" Interior Extension Jamb Pine / White - Painted Standard Complete Unit Extension Jamb, Job Site Applied

WOOD DUTCH LAP SIDING



INCH	A	B	C	D	E	F	G
4K	5 1/8"	2 3/4"	2 7/8"	9/16"	4"	2 1/8"	1 1/2"
5K	5 3/8"	3 3/8"	3 5/8"	9/16"	5"	2 1/8"	1 1/2"
6K	4 7/8"	3 7/8"	4 5/8"	1"	6"	5/8"	9/16"
7K	5 7/8"	4 9/16"	5 1/8"	1 1/4"	7"	5/8"	5/8"
8K	7 1/4"	5 9/8"	7"	1 1/4"	8"	5/8"	5/8"

Notes: 2" and 4" K-Style Gutters are roll formed and available in up to 40 lengths. 6", 7" and 8" gutters are brake formed and available in lengths up to 20'.



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

CASE
1919 N. Washington St.
Alexandria, VA 22304
(703) 666-4665

Washington, DC
4707 Eisenhower Blvd
North Falls, VA 22096
Falls Church, VA 22046
Falls Church, VA 22046
Falls Church, VA 22046
(703) 228-3995

Richmond, VA
1227 14th Street NW
Berkeley, MD 20896
Falls Church, VA 22046
Falls Church, VA 22046
(703) 228-3995

Development	Management
JR, MS	BG
Project No:	Design:
31-05-017	K.S. GM

SAKALLARIS RESIDENCE
1109 Queen Street, Alexandria, VA 22314
Exterior Details

Drawing Log
1/10/25 - Measure
2/4/26 - Walkthru
3/10/26 - Updated Plans
3/23/26 Contract

Date:	4/13/2026	Scale:	1/4" = 1'-0"
Sheet:	A05	Of:	5

Front View



Front Corner



Right Side



Right Rear Corner- proposed addition area



Rear

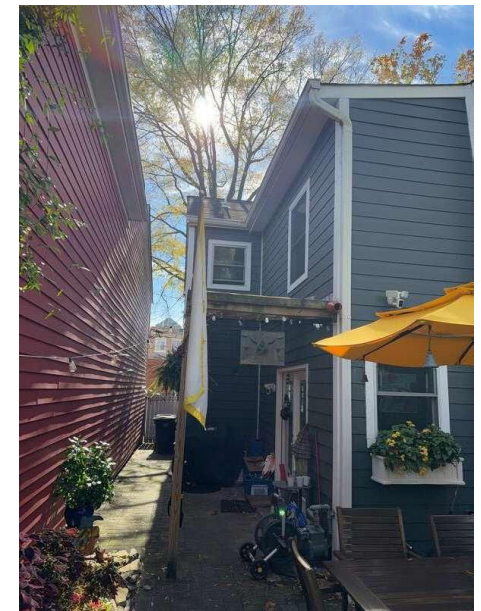
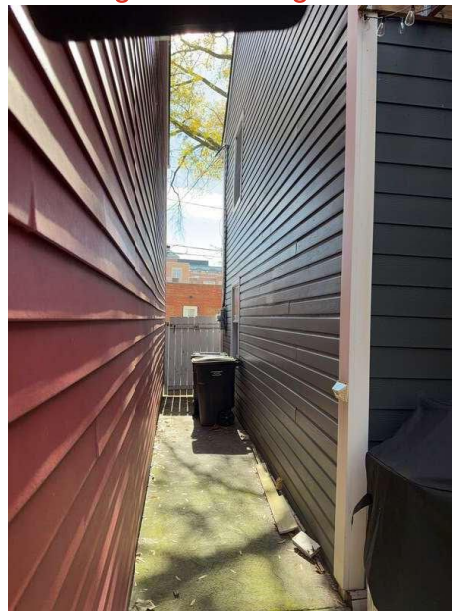
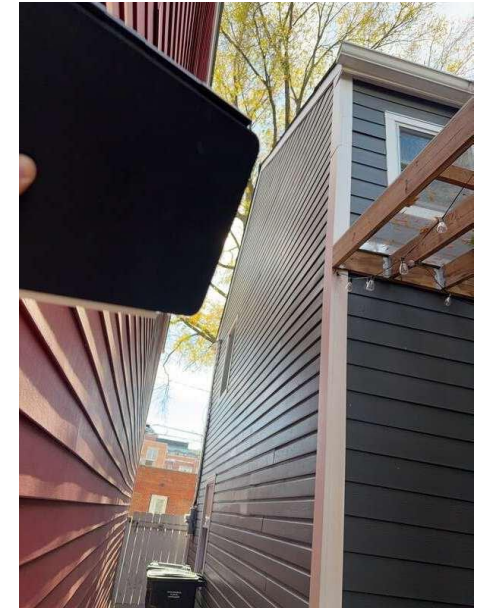


Left





Existing wood siding on left side.




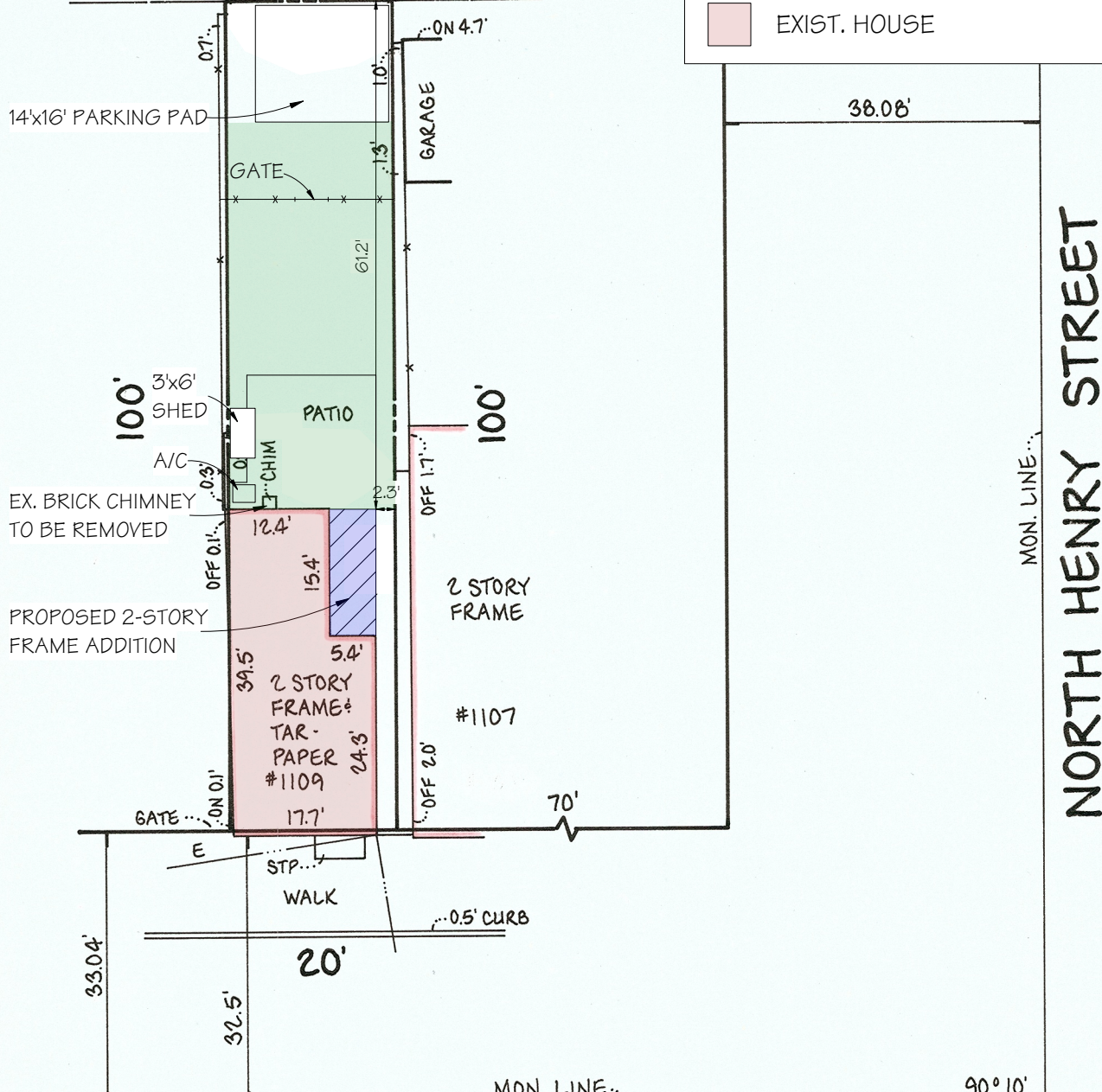
Cement based siding on rear of home to be replaced with wood siding.



NOTE: FENCES ARE STOCKADE.

10' ALLEY
20'

 OPEN SPACE - 912 SQ. FT
 ADDITION
 EXIST. HOUSE



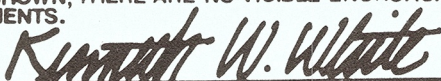
NORTH HENRY STREET

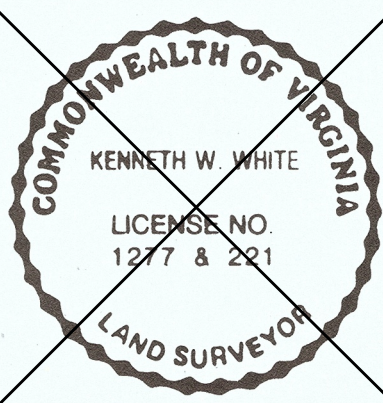
QUEEN STREET

PLAT
 SHOWING HOUSE LOCATION ON
 THE PROPERTY LOCATED AT
1109 QUEEN STREET
CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20' JULY 19, 1989

THIS PROPERTY IS NOT LOCATED IN A
 H.U.D. DESIGNATED FLOOD HAZARD
 ZONE.
 PLAT SUBJECT TO RESTRICTIONS
 OF RECORD.
 TITLE REPORT NOT FURNISHED.

I HEREBY CERTIFY THAT THE POSITIONS
 OF ALL THE EXISTING IMPROVEMENTS HAVE
 BEEN CAREFULLY ESTABLISHED BY A TRANSIT
 TAPE SURVEY AND UNLESS OTHERWISE
 SHOWN, THERE ARE NO VISIBLE ENCROACH-
 MENTS.

 KENNETH W. WHITE L.S.



CASE NAME:
 GARCIA ~ CAIRO
 ALLEN

ALEXANDRIA SURVEYS, INC.
 6343 SOUTH KINGS HIGHWAY
 ALEXANDRIA, VIRGINIA 22306

TCA 301-565-3340