

BAR CASE# _____

(OFFICE USE ONLY)

ADDRESS OF PROJECT: 401 N Lee Street, Alexandria VA 22314

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: Case Design Remodeling Inc.

Address: [Redacted]

City:

Phone:

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

Name: Gizem Ozkaya

Phone: [Redacted]

E-mail: [Redacted]

Legal Property Owner:

Name: Marc A. Claybon

Address: [Redacted]

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 Replace Rooftop hatch access and replace roof top railing.
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

Construct a new rear yard trellis with railing and perform exterior site and architectural improvements designed to blend with the historic character of the property and surrounding Alexandria Historic District. Work includes removal and reconstruction of the existing cracked bricked yard wall with new reinforced footings and materials to match the existing exterior appearance; installation of a new metal railing above the new yard wall ; re installation of existing yard gate which will be preserved; replacement of existing patio with a new broom-finish concrete patio; replacement of rooftop deck railings with a new code compliant railing to blend; replacement of the existing roof hatch maintaining existing curb opening; relocating one existing patio door light fixture on 1st floor level to opposite side of the door opening and installation of one new light fixture to blend existing on second floor patio door; relocation of one existing HVAC out side unit to the other side of the second existing HVAC outside unit, replace existing PT yard fence with new PT yard fence to match neighboring properties.

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: *G. Ozkaya*

Printed Name: Gizem Ozkaya

Date: 5/10/2026

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.		
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 401 N Lee Street Alexandria, VA 22314 (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. Marc A. Claybon	[REDACTED]	100%
2.		
3.		

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

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

5/11/2026
Date

Gizem Ozkaya
Printed Name

Gizem Ozkaya 
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 <input style="width: 100%; height: 100%;" 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"/>	
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: _____

ALTERATION AND HOME IMPROVEMENT PROJECT

401 N LEE STREET ALEXANDRIA, VA 22314

The applicant proposes a comprehensive series of exterior modifications and maintenance repairs to the rear elevation and yard of the subject property. The primary goal of this project is to address structural deterioration while enhancing site security and historical architectural continuity.

1. Structural Repairs & Security Enhancements

Yard Wall Replacement: The existing masonry yard retaining wall, currently exhibiting significant stress cracks, will be replaced. The new wall will utilize brick selected to match the color, size, and mortar profile of the existing historic masonry as closely as possible.

- **Demolition/Encapsulation Items #4& 5:**

We will be demolishing the existing yard wall which is 102 sq. ft.

The existing yard wall shows significant settlement cracking throughout multiple sections, indicating ongoing movement and failure within the structure and its foundation. These conditions are indicative of structural instability rather than surface-level deterioration. As a result of this settlement and cracking, the overall integrity of the wall has been compromised, and it can no longer reliably perform its intended function. Several alternatives to full demolition and reconstruction of the existing yard wall were considered, including localized crack repair, repointing of masonry joints, and partial underpinning or reinforcement of isolated sections. Surface-level repairs such as crack filling or patching would address only the visible symptoms of distress and would not resolve the underlying settlement issues affecting the wall's foundation. As a result, these measures would likely be temporary and subject to recurring failure. More extensive interventions, such as underpinning or segmental reconstruction, were also evaluated. However, the observed cracking is distributed across multiple sections of the wall, indicating systemic movement rather than isolated failure. This makes it difficult to identify stable portions of the structure that could reliably remain in place. Attempting to stabilize select areas would introduce uncertainty in long-term performance and may not meet current structural or safety standards. Given the extent of settlement and the compromised integrity of the wall, none of these alternatives provide a dependable or code-compliant long-term solution. Therefore, full demolition and reconstruction is considered the most appropriate course of action to ensure structural stability, safety, and durability.

Safety & Security Railing: To address security concerns arising from the proximity of the first-floor patio door to the public street, a new ornamental metal railing will be installed atop the yard wall. The increased combined height of the wall and railing is designed to deter unauthorized access and "jump-over" entry, providing essential protection for the residence.

Gate Preservation: The existing yard gate will be carefully salvaged and reinstalled within the new wall/railing assembly to maintain original look.

2. Rear Elevation Modifications

Trellis Construction: A new steel trellis is proposed for the rear elevation, designed with traditional proportions to blend seamlessly with the historic district aesthetic to replace the current Juliet balcony residing at second floor patio door. This new structure will be fully compliant with all City of Alexandria open space requirements, setback regulations, and height allowances.

Fenestration & Lighting: One existing outdoor light fixture at the first-floor patio level will be relocated to allow space for the trellis post. A new, matching fixture will be installed at the second-floor patio door, vertically aligned with the first-floor unit to create a balanced, intentional architectural appearance. Light fixtures to blend with the look of the historic district and blend existing.

3. Hardscape & Utility Improvements:

Patio & Fencing: The existing rear patio will be replaced with new concrete patio with broom-finish surface. The existing pressure-treated (PT) wood yard fence will be replaced with a new wood fence designed to match the style and height of neighboring properties, ensuring visual harmony along the block.

Mechanical Relocation: One existing outdoor HVAC unit will be relocated adjacent to the second existing unit to consolidate mechanical equipment and reduce visual clutter within the yard.

Utility Remediation: Existing exposed wiring running along the side of the down spout located rear left corner of the property away from the street will be concealed within low-profile conduits running neatly in vertical and horizontal orientations. To ensure minimal visual impact on the historic district, all conduit covers will be a color to blend with existing brick siding.

4. Roof Top Deck Improvements:

Roof Access: The existing metal roof hatch—which is **not visible from the public right-of-way**—will be replaced with a motorized skylight-style hatch to improve access and natural light. The existing curb opening will be maintained, roofing will be patched around the curb.

Roof Top Railing: Roof top railing may be replaced as part of this project with railing to blend in profile and style to the existing roof top railing.

EXTERIOR PHOTO- FRONT ELEVATION



EXTERIOR PHOTO- RIGHT CORNER



EXTERIOR PHOTO- RIGHT ELEVATION



EXTERIOR PHOTO- BACK ELEVATION



EXTERIOR PHOTO- YARD WALL

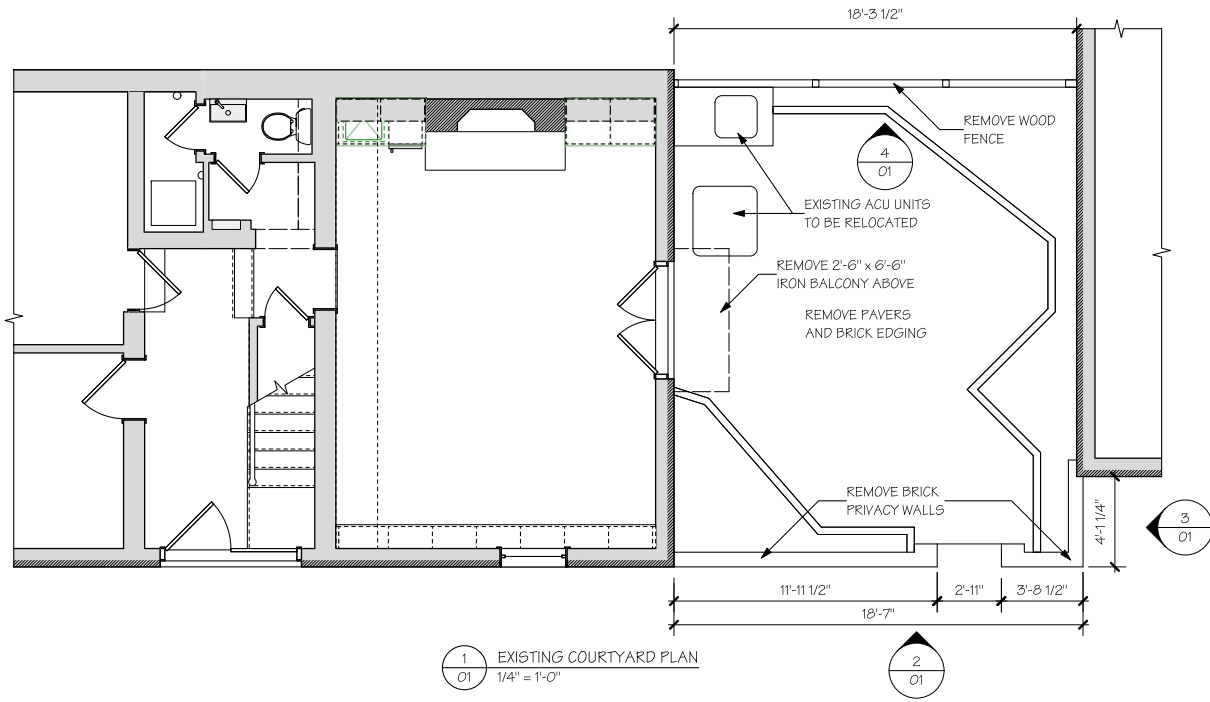


EXTERIOR PHOTO- YARD FENCE

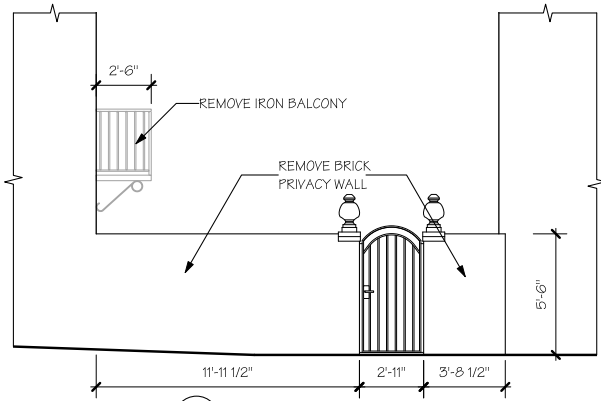


EXTERIOR PHOTO- ROOF TOP DECK

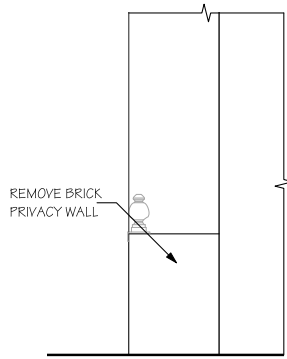




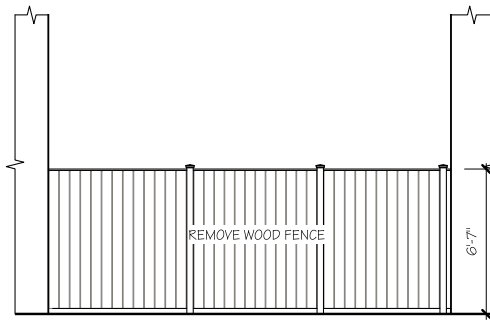
1
01
EXISTING COURTYARD PLAN
1/4" = 1'-0"



2
01
EXISTING COURTYARD WALL
1/4" = 1'-0"



3
01
EXISTING COURTYARD WALL
1/4" = 1'-0"



4
01
EXISTING PRIVACY FENCE
1/4" = 1'-0"

BOARD REVIEW SET

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:	5/18/2026	Scale:	1/4" = 1'-0"
Sheets:	01	Of:	7

Clayton Residence 401 N. Lee Street Alexandria, VA 22314	
Existing Courtyard Drawings	
Project No:	
Development:	G. Ozbaya
Design:	K. Shone
Management:	J. Burdick

CASE

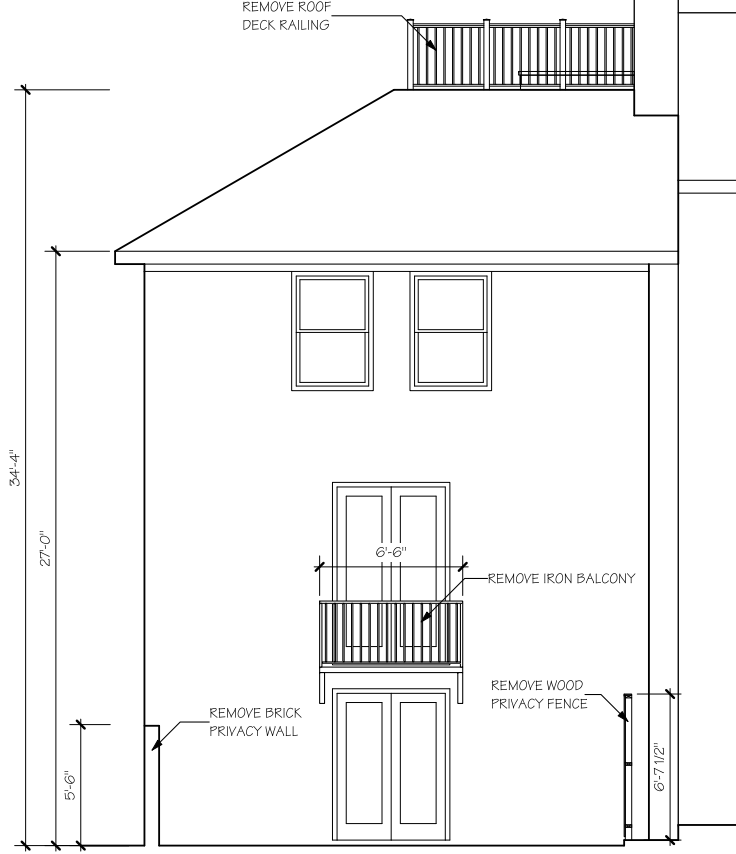
Alexandria
119 N. Washington St.
Alexandria, VA 22304
(703) 662-6653
(703) 229-3695

Washington, DC
4707 Eisenhower Blvd
North Plaza, Suite 40
Bethesda, MD 20814
(301) 424-3895
(301) 223-3895

Falls Church
701 Park Avenue
Falls Church, VA 22046
(703) 229-3695
(703) 223-3695



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



2
02 EXISTING REAR ELEVATION
1/4" = 1'-0"

BOARD REVIEW SET

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:	5/18/2026	Scale:	1/4" = 1'-0"
Sheet:	02	Of:	7

Drawing Log

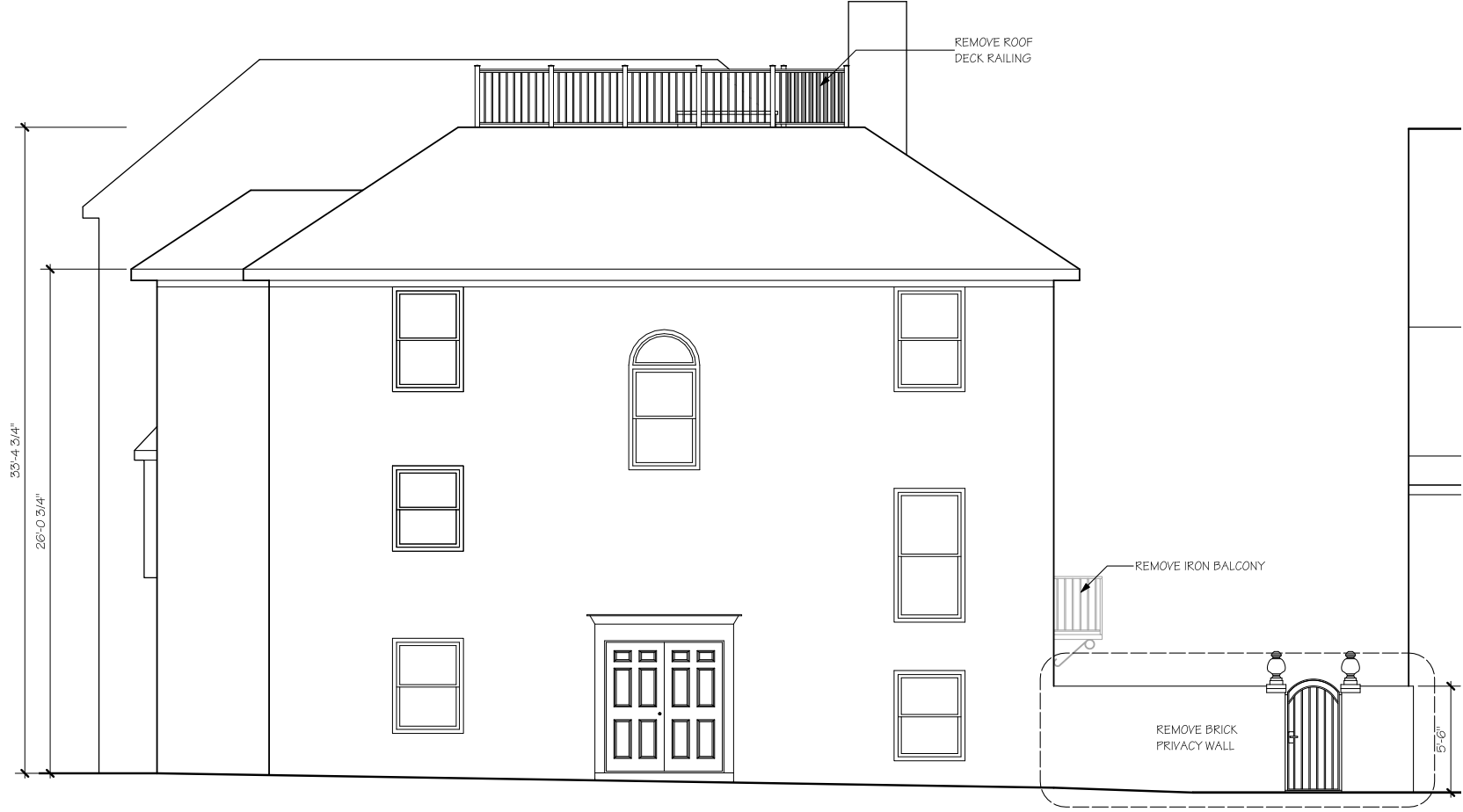
Clayton Residence 401 N. Lee Street Alexandria, VA 22314	
Existing Elevations	

Project No:	G. Ozaya
Design:	K. Shore
Management:	J. Burdub

CASE
 Alexandria, VA
 119 N. Washington St.
 Alexandria, VA 22304
 (703) 662-4663
 (703) 228-3695

Washington, DC
 1327 Fish Street NW
 Washington, DC 20005
 (202) 228-3695
 (202) 228-3695

Falls Church, VA
 701 Park Avenue
 Falls Church, VA 22046
 (703) 228-3695
 (703) 228-3695



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

BOARD REVIEW SET

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:	5/18/2026
Scale:	1/4" = 1'-0"
Sheet:	03
Of:	7

Drawing Log

<p>Claydon Residence 401 N. Lee Street Alexandria, VA 22314</p>	<p>Existing Elevation</p>
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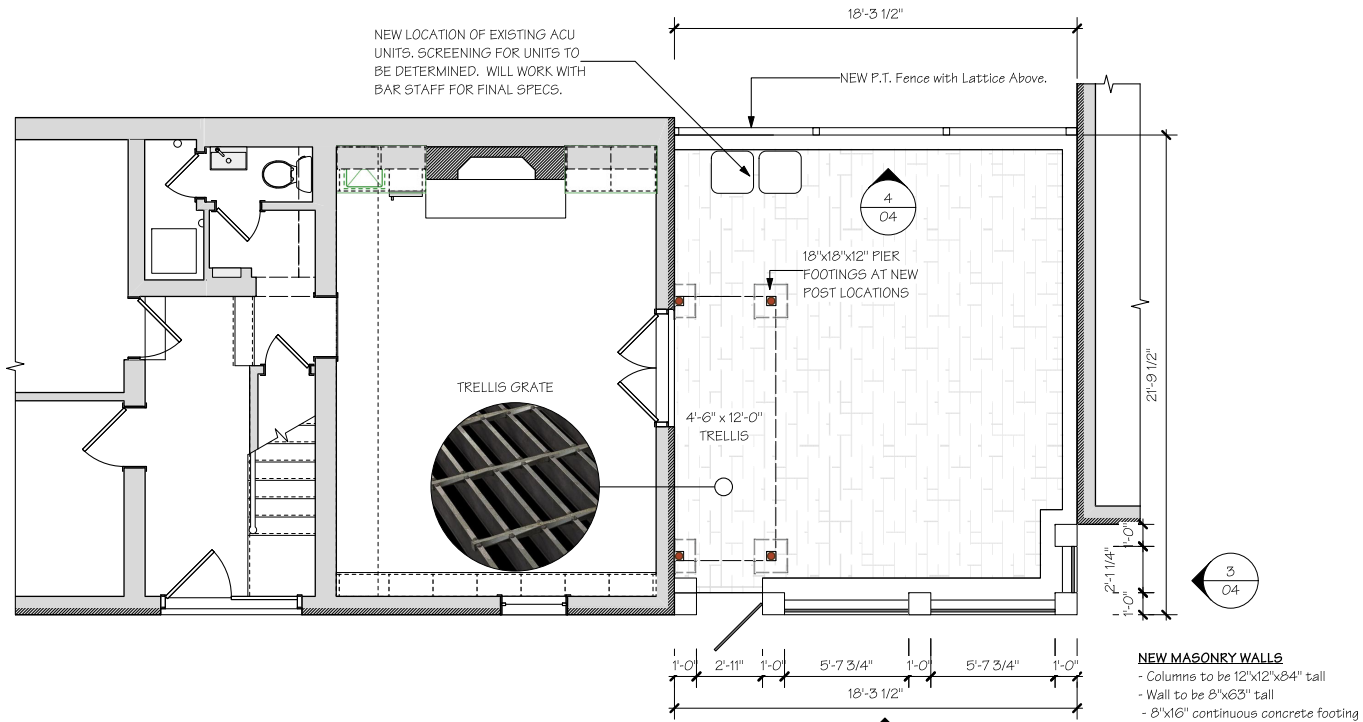
Project No:	
Design:	K. Shore

Development:	G. Chakya
Management:	J. Burdub

<p>CASE</p> <p>Washington, DC 4707 Eisenhower Blvd North Falls, 5-26-40 Bethesda, MD 20896 (301) 228-3946 (301) 228-3946</p>	<p>Falls Church 707 Pitt Avenue Falls Church, VA 22046 (703) 228-3946 (703) 228-3946</p>
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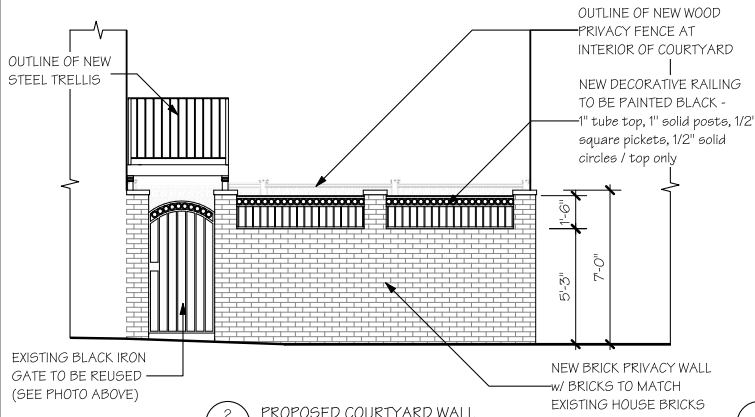
PHOTO OF EXISTING GATE TO BE REUSED



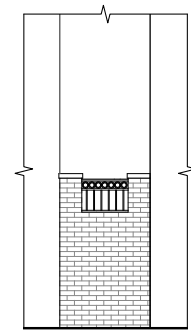
1
04
PROPOSED COURTYARD PLAN
1/4" = 1'-0"

2
04

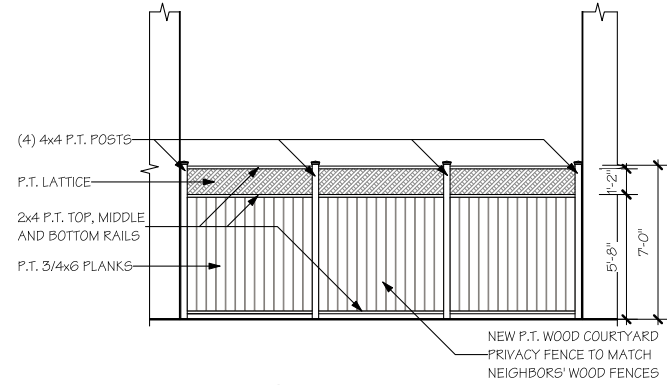
NEW MASONRY WALLS
 - Columns to be 12"x12"x84" tall
 - Wall to be 8"x63" tall
 - 8"x16" continuous concrete footing



2
04
PROPOSED COURTYARD WALL
1/4" = 1'-0"



3
04
PROPOSED COURTYARD WALL
1/4" = 1'-0"



4
04
PROPOSED PRIVACY FENCE
1/4" = 1'-0"

BOARD REVIEW SET

Drawing Log

Date:	5/18/2026	Scale:	1/4" = 1'-0"
Sheet:	04	Of:	7

Clayton Residence
 401 N. Lee Street
 Alexandria, VA 22314

Proposed Courtyard Drawings



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

Development:
 G. Chikaya

Project No:

Management:
 J. Burdick

Design:
 K. Shire

Washington, DC
 4707 Eisenhower Blvd
 North Falls, Suite 40
 Bethesda, MD 20814
 (301) 222-6400
 (301) 222-6366

Falls Church
 707 Park Avenue
 Falls Church, VA 22046
 (703) 228-6200
 (703) 228-6201

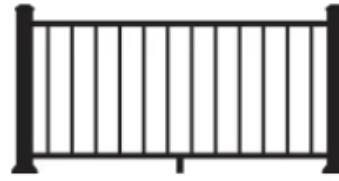
ROOFTOP RAILING DETAILS



4" X 4" Cap



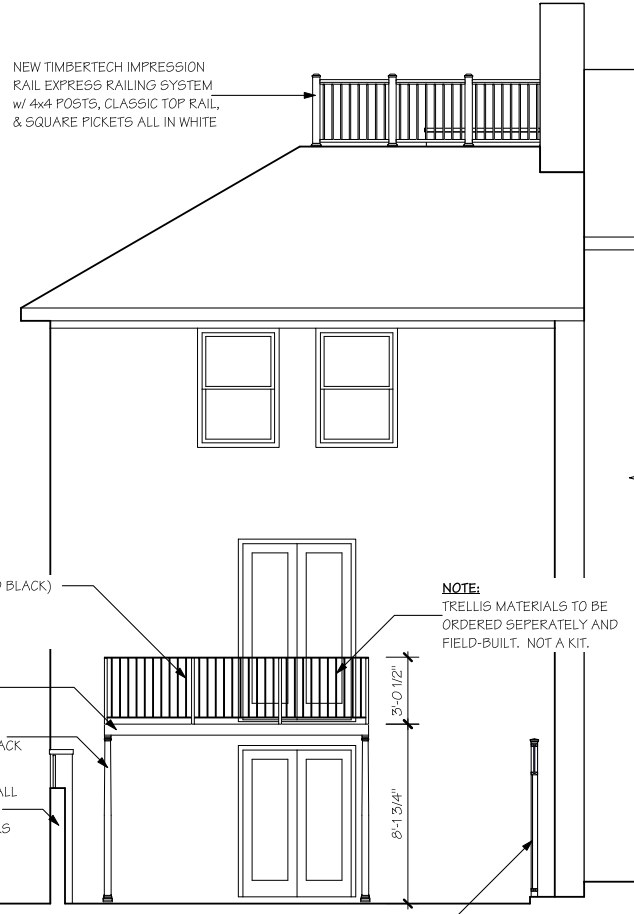
Classic



Aluminum Balusters
Rectangular Only



1 PROPOSED FRONT ELEVATION
05 1/4" = 1'-0"



- TRELLIS RAIL (PAINTED BLACK)
1 3/4" molded top bar
1 1/4" tube posts
1/2" square pickets
- 6" C-CHANNEL
PAINTED BLACK
- (4) 3" ROUND STEEL
COLUMNS PAINTED BLACK
- NEW BRICK PRIVACY WALL
w/ BRICKS TO MATCH
EXISTING HOUSE BRICKS

NOTE:
TRELLIS MATERIALS TO BE
ORDERED SEPARATELY AND
FIELD-BUILT. NOT A KIT.

NEW P.T. WOOD COURTYARD
PRIVACY FENCE TO MATCH
NEIGHBORS' WOOD FENCES

2 PROPOSED REAR ELEVATION
05 1/4" = 1'-0"

CASE
 Alexandria
 119 N. Washington St.
 Alexandria, VA 22304
 (703) 669-1665
 (703) 228-3965

Washington, DC
 4707 Eisenhower Blvd
 North Falls, 5624-40
 Bethesda, MD 20896
 (301) 228-3965
 (301) 228-3965

Falls Church
 701 Park Avenue
 Falls Church, VA 22046
 (703) 228-3965
 (703) 228-3965

Development: G. Ozaya	Management: J. Burdick
Project No.:	Design: K. Shire

Clayton Residence
 401 N. Lee Street
 Alexandria, VA 22314
Proposed Elevations

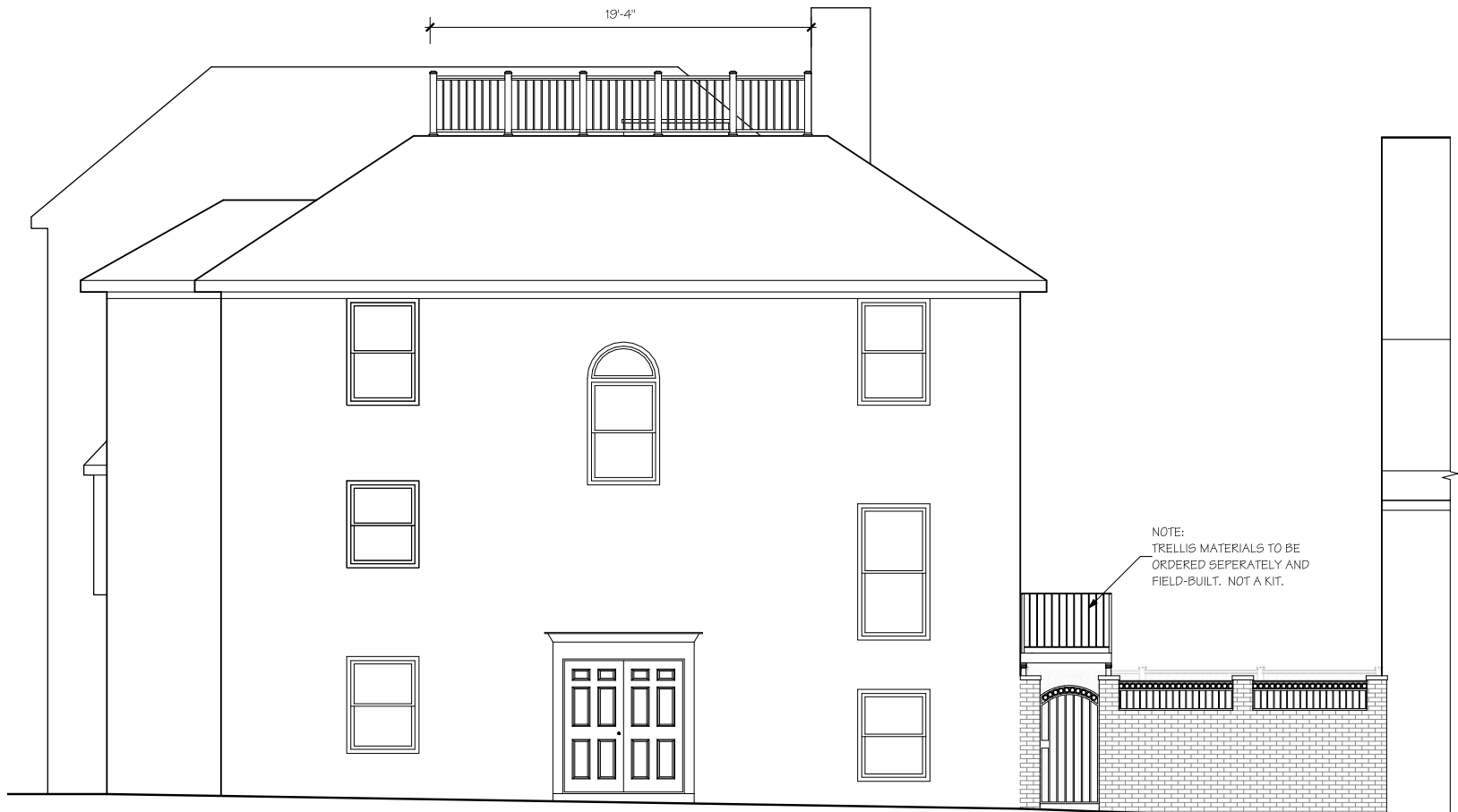
BOARD REVIEW SET

Drawing Log

Date: 5/18/2026	Scale: 1/4" = 1'-0"	Sheet: 05	Of: 7
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EXTERIOR FIXTURE SCHEDULE							
AREA	MANUFACTURER	MODEL / STYLE	COLOR	DIMENSIONS			NOTES
				W	L	H	
PATIO LIGHT	Blend Existing	Blend Existing	Blend Existing				Re-Use Existing Lights at 1st Floor Patio Door. Install 1 new light to blend on 2nd Floor Patio Door.
DUCT/WIRE CONDUIT	TBD	TBD	Bronze/Brown/ or Painted				Brown Duct Cover to Blend Existing Brick or Painted to Blend Existing Brick.

EXTERIOR FINISH SCHEDULE							
AREA	MATERIAL	MODEL / STYLE	COLOR	DIMENSIONS			NOTES
				W	L	H	
YARD WALL	Brick	Blend Existing	Blend Existing	Refer to Plans			Brick Material & Mortar to Blend Existing.
PATIO	Concrete	Broom-Finish	None	Refer to Plans			Concrete patio w/ Broom-Finish. 8" wide river stone border, 1" fill.
TRELLIS	Steel	Custom	Black Painted	Refer to Plans			Custom trellis per plans w/ round steel posts, steel frame and bar grated floor 80% open.
TRELLIS RAILING	Steel	Custom	Black Painted	Refer to Plans			Custom metal railing picket style per plans.
YARD WALL RAILING	Steel	Custom	Black Painted	Refer to Plans			Custom picket railing with ring cresting detail per plans.
YARD WALL GATE	Existing	Existing	Black Painted	Refer to Plans			Re-Install Existing Yard Gate.
YARD FENCE	P.T. Boards /Lattice	Custom	Unfinished	Refer to Plans			4x4 P.T. Pickets and Lattice Top Detail with 4x4 Posts.
ROOF TOP RAILING	Aluminum	TimberTech Impression	White	Refer to Plans			Aluminum Powder Coated 4x4 Post w/ Post Cap and Rectangular Baluster Infill.

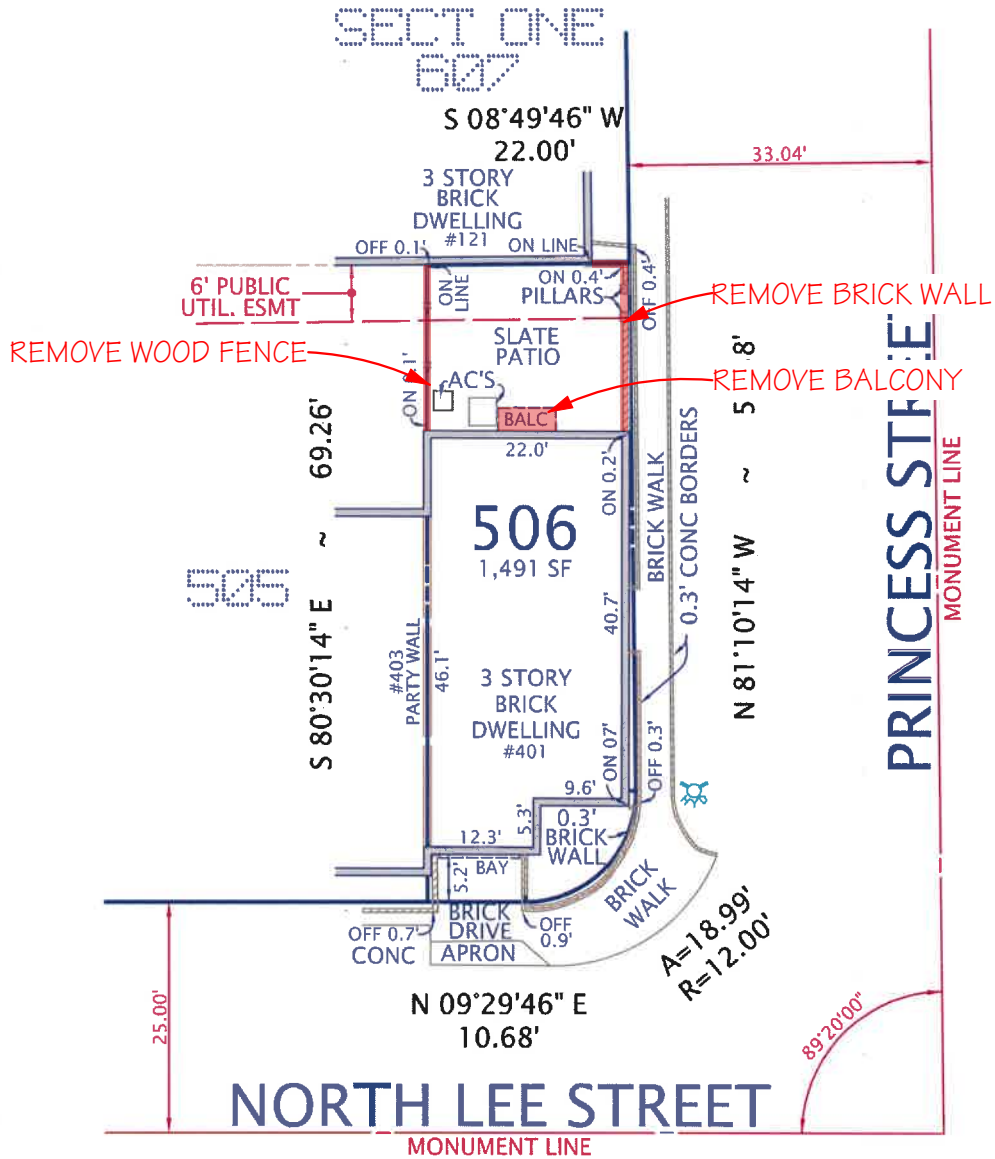
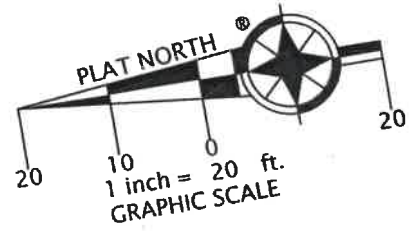


1 PROPOSED RIGHT ELEVATION
06 1/4" = 1'-0"

BOARD REVIEW SET

<p>Alexandria 119 N. Washington St. Alexandria, VA 22304 (703) 662-6655 (703) 228-3695</p>		<p>Falls Church 701 Park Avenue Falls Church, VA 22046 (703) 228-3695 (703) 228-4207</p>	
<p>CASE</p>		<p>Washington, DC 4707 Eisenhower Blvd North Falls, VA 22042-40 Bethesda, MD 20814 (703) 228-3695 (703) 228-3695</p>	
<p>Development: G. Ozaya</p>	<p>Management: J. Burdick</p>	<p>Project No.:</p>	<p>Design: K. Shore</p>
<p>Clayton Residence 401 N. Lee Street Alexandria, VA 22314</p>		<p>Proposed Elevations</p>	
<p>Drawing Log</p>		<p>Date: 5/18/2026 Scale: 1/4" = 1'-0" Sheet: 06 Of: 7</p>	

- NOTES: 1. FENCES ARE FRAME.
 2. UTILITIES ARE UNDERGROUND.
 3. RETAINING WALLS ARE 0.7' BRICK UNLESS NOTED.



PLAT
 SHOWING HOUSE LOCATION ON
 LOT 506, SECTION TWO
OLD TOWNE
 (DEED BOOK 704, PAGE 11)
 CITY OF ALEXANDRIA, VIRGINIA
 SCALE: 1" = 20' MARCH 4, 2024

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.



DOMINION SURVEYORS®

Ordered by:

Modern Settlements

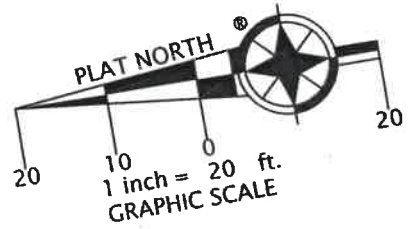
5425 Wisconsin Ave.
 Suite 600
 Chevy Chase, MD 20815
 Ph: 202-660-1825

DOMINION Surveyors Inc.®

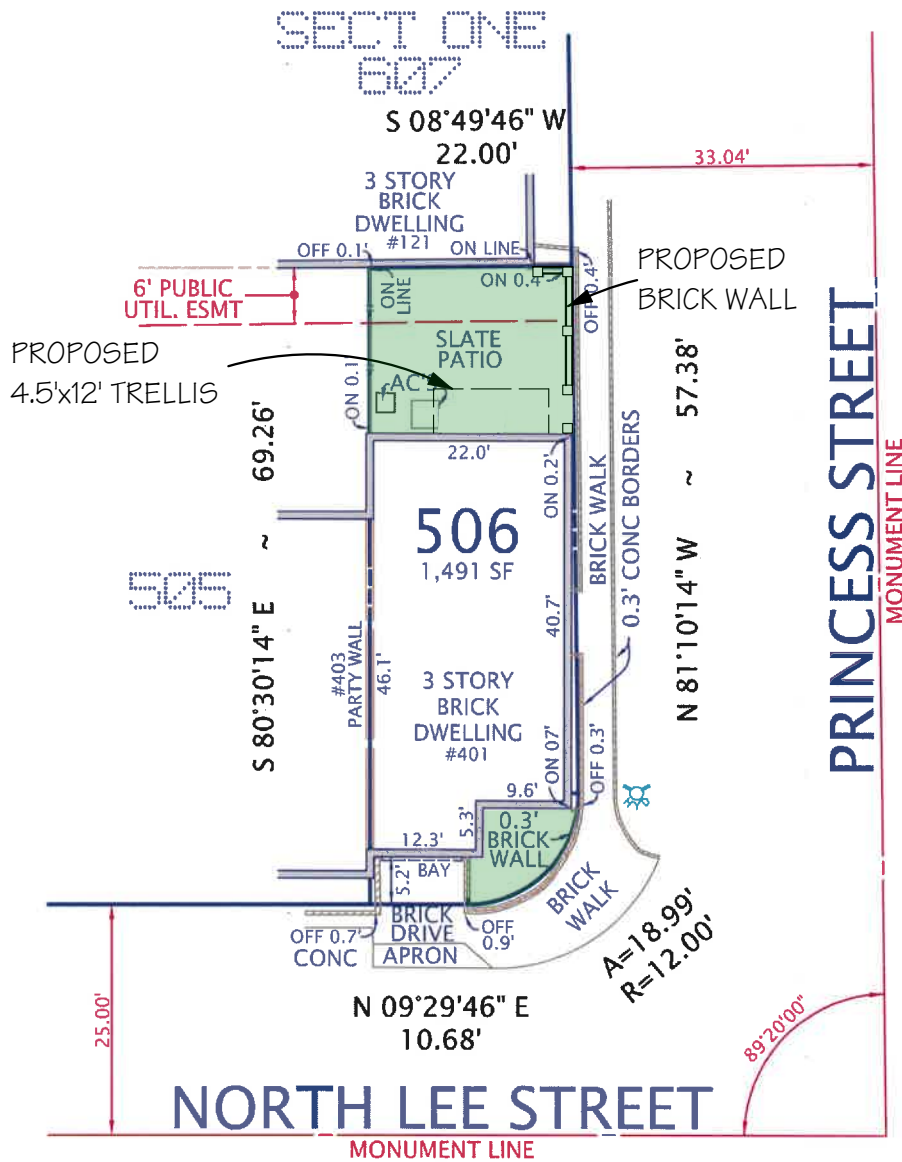
8808-H PEAR TREE VILLAGE COURT
 ALEXANDRIA, VIRGINIA 22309
 703-619-6555
 www.dominionsurveyors.com

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- NOTES: 1. FENCES ARE FRAME.
 2. UTILITIES ARE UNDERGROUND.
 3. RETAINING WALLS ARE 0.7' BRICK UNLESS NOTED.



DENOTES OPEN SPACE
 AREA - 474 SQ FT



PLAT
 SHOWING HOUSE LOCATION ON
 LOT 506, SECTION TWO
OLD TOWNE
 (DEED BOOK 704, PAGE 11)
 CITY OF ALEXANDRIA, VIRGINIA
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GEORGE M. O'QUINN
 03/04/2024
 LICENSE NO. 2069
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401 N. LEE STREET PROPOSED FIXTURES & FINISHES

1. ROOF TOP RAILING:

MANUFACTURER: TIMBERTECH

SERIES: IMPRESSIONS

MATERIAL: ALUMINUM

STYLE: 4X4 POST SLEEVE SKU: AZTIX4X4PS39W, 4X4 POST CAP SKU: AZTIX4X4PCW, POST SKIRT: AZTIX4X4PSKW, CLASSIC RAIL SKU: AZTIXCSTR6W, PANEL KIT WITH SQUARE BALUSTERS SKU: AZTIX36UNLP6W

COLOR: WHITE

DIMENSIONS: AS SHOWN BELOW ON COMPONENTS & PROFILE

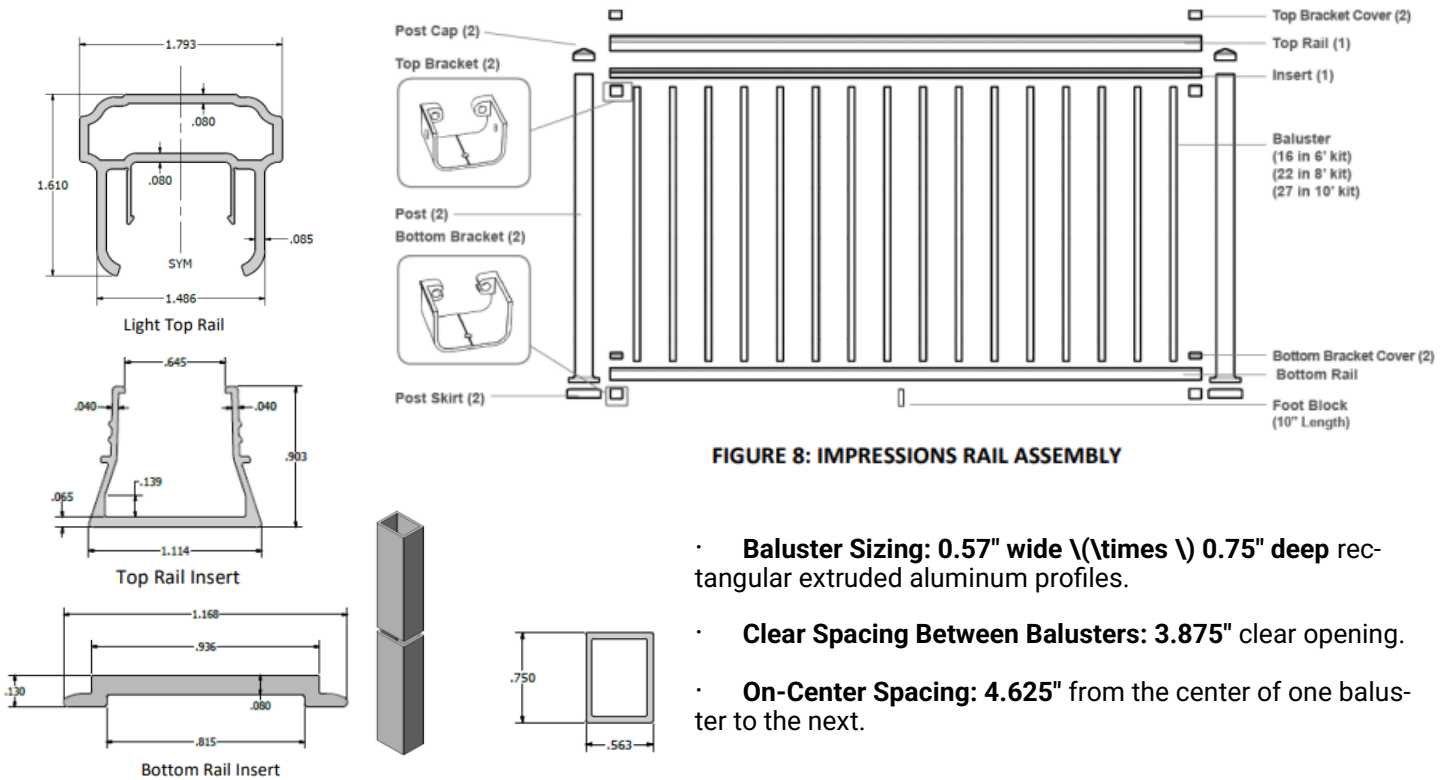


FIGURE 8: IMPRESSIONS RAIL ASSEMBLY

- **Baluster Sizing:** 0.57" wide \times 0.75" deep rectangular extruded aluminum profiles.
- **Clear Spacing Between Balusters:** 3.875" clear opening.
- **On-Center Spacing:** 4.625" from the center of one baluster to the next.

FIGURE 3: BALUSTER

4" x 4" Cap
4.4" x 4.4" Profile

4" x 4" Skirt
5.38" x 5.38" Profile

For 4" Post Applications
4" x 4" Post Sleeve

**IMPRESSION RAIL
PRODUCT CHOICES**

Top Rail Size:
1.8"W x 1.6"T

Aluminum Balusters
Rectangular only

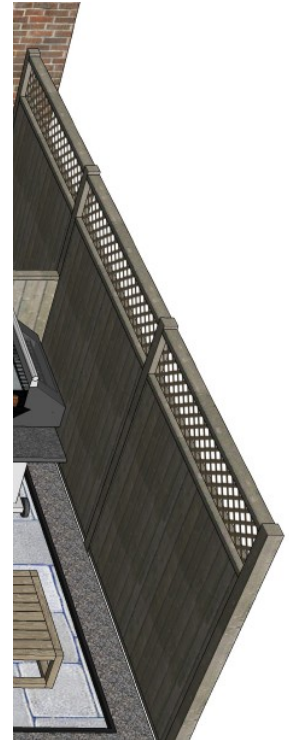
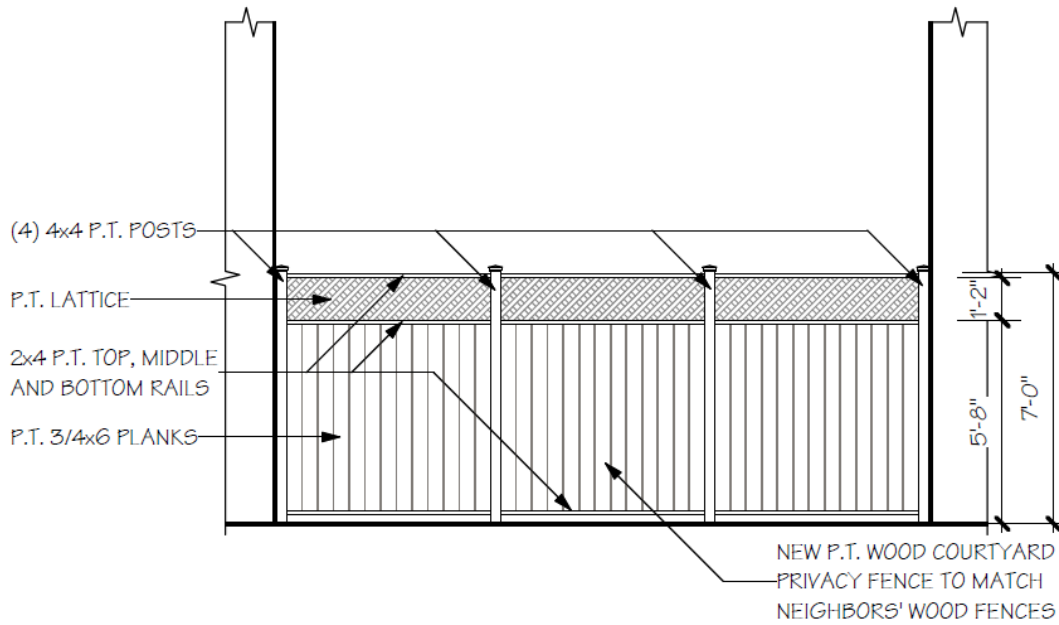
2. YARD FENCE:

CUSTOM FIELD BUILT AND INSTALLED PRESSURE TREATED YARD FENCE.

MATERIAL: PRESSURE TREATED WOOD

FINISH: N/A

STYLE: 4X4 POSTS, 2X4 TOP-MIDDLE AND BOTTOM RAIL, LATTICE DIAGONAL AT TOP WITH 1 1/2" OPENING AND 6"X3/4" BOARDS.



HVAC SCREENING:

(TBD) Movable planter with lattice screen designed to conceal HVAC equipment while maintaining required access for service and ventilation.

MATERIAL: Durable wood or metal

FINISH: TBD

Examples of products similar to potential planter boxes that homeowners may purchase to conceal outdoor HVAC units are provided below for reference only. Based on BAR feedback and approval requirements, a final planter/screening model and finish can be specified to meet the design, material, visibility, and accessibility criteria established for the Historic District.



4. YARD WALL RAIL & GATE:

CUSTOM STEEL RAILING ABOVE YARD WALL.

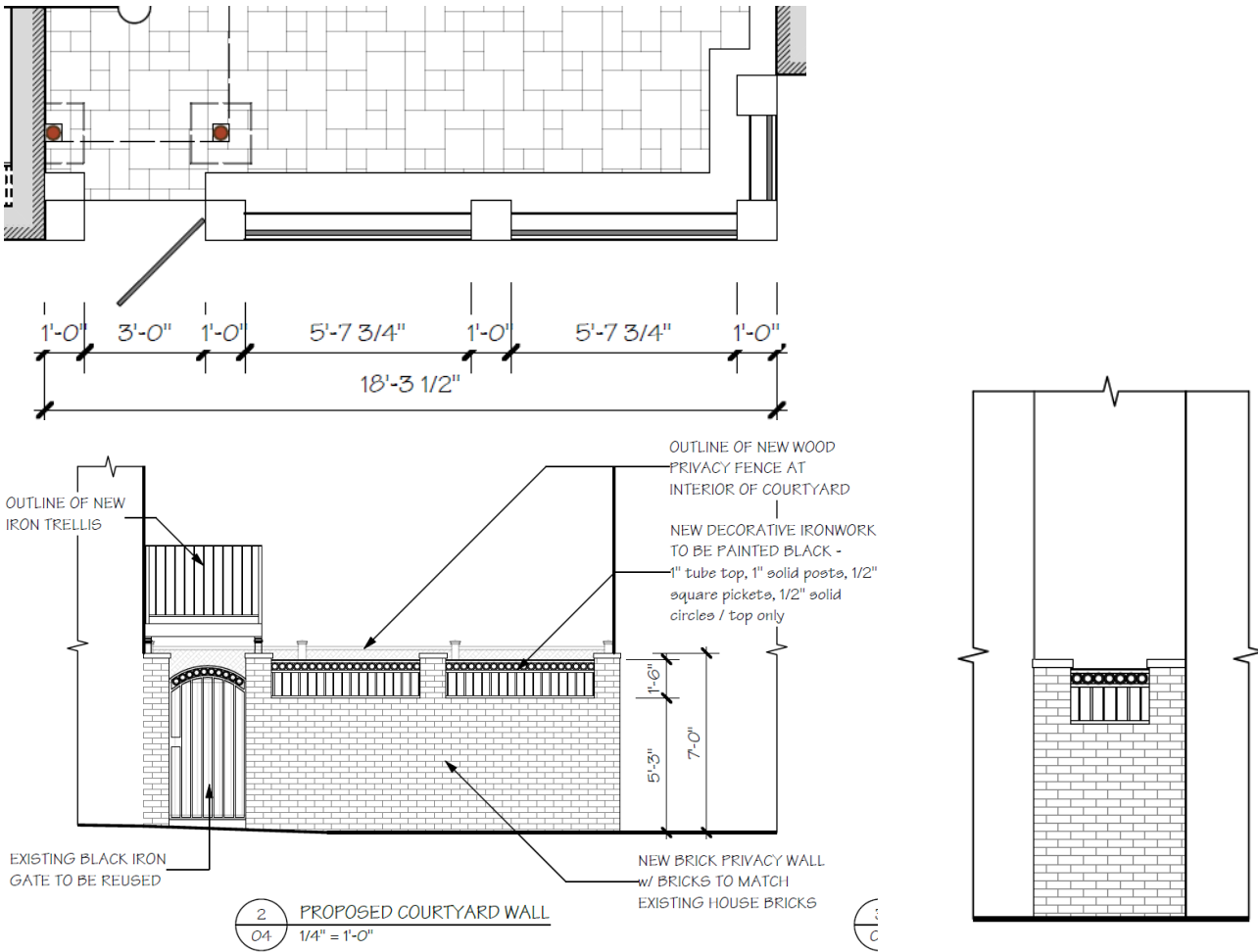
Height: 18" above yard wall.

Railing: Steel railing with 1" tube top, 1" solid posts, 1/2" square pickets, 1/2" solid circles for detail at top only to match existing yard gate which will be re-used.

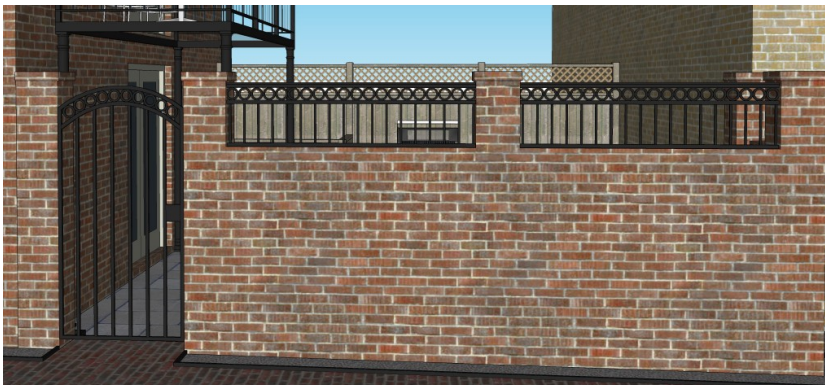
Finish: Painted Black.

RETAIN EXISTING YARD GATE AND RE-INSTALL:

Size: 31.75" x 69"h with 1" tube frame, 1/2" square pickets, 1/2" solid circles for ring detail at top.



VISUAL RENDERING OF NEW YARD WALL AND NEW CUSTOM METAL RAILING.



4. TRELLIS:

CUSTOM FIELD BUILT TRELLIS WITH BAR GRATED FLOOR AND RAILING.

MATERIAL: STEEL

FINISH: PAINTED BLACK

INFORMATION ON STURCTURE:

POSTS: 3" I.D. Steel Pipe Columns with base and cap.

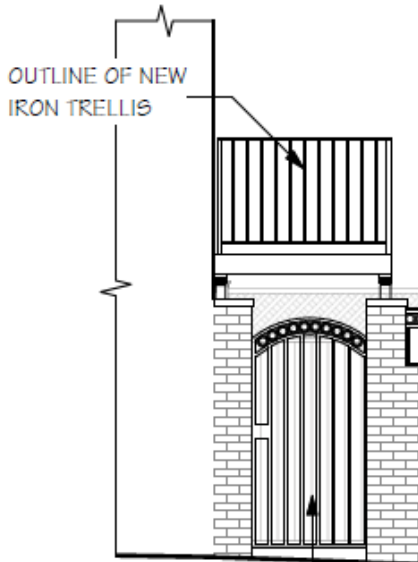
CEILING FRAME: 6" Steel C-Channel.

CEILING/MEZZANINE FLOOR: McNichols GW100, 19-W-4 (1 3/16" spacing), carbon steel, hot rolled, 1"x3/16" rectangular bars, smooth surface.

RAIL: Custom Steel railing with 1 3/4" molded top bar, 1 1/4" tube posts, and 1/2" square pickets.



VISUAL RENDERING OF NEW TRELLIS STRUCTURE.



QUOIZEL

Artisans in Lighting...since 1930

5. PATIO DOOR LIGHTS:

MANUFACTURER: QUOIZEL
MODEL: CCR8408K
MATERIAL: STEEL
FINISH: MYSTIC BLACK

Chancellor
 Item #CCR8408K

Product Category: Outdoor Lantern
Finish: Black
Suggested Rooms: Outdoor

Height: 19.00"
Width: 8.00"
Depth: 8.75"
Item Weight: 5.94 lbs
Packed Weight: 8.50 lbs
Dimension Weight: 15 lbs



Description

This outdoor group gives you the historic look of lighting from the 19th Century. It features a mystic black finish and will adorn your home with its charming style to make it the best on the block.

Bulb Type: 2 60W Cand Base Bulb(s) Not Supplied
Dimmable: Yes

Base Material: STEEL
Listed Mark: ETL Listed
Listed Mark Rated For: Wet
HCWO: 7.750
Canopy/Backplate: 5.000"H x 6.000" W
Wire Length: 6 In
Voltage: 120
Shade Info: CLEAR GLASS

5. LANDSCAPE LIGHTS:

MANUFACTURER: KICHLER LIGHTING
MODEL: 15870BKT27R
MATERIAL: ALUMINUM
FINISH: TEXTURED BLACK

12V LED PATH & SPREAD

6" DOME



15870 AZT, BBR, BKT

Wiring	30" of usable #18-2, SPT-1-W leads. Cable connectors supplied.									
Mounting Access. (Included)	8" slotted in-ground stake Black/White Deflector									
Optional Accessories	15601 – Surface Mounting Flange 15607 – Surface Mounting Bracket FM127265 – Hexcell Louver									
Incandescent	15470 – on page 116									
Notes	Coordinates with our 15810 & 15811 LED Domed Roof series									
Fixture Photometric (fc)*	<i>Distance from Light</i>	0'	1'	2'	3'	4'	5'	6'	7'	8'
	<i>Footcandles</i>	66.50	30.30	6.20	1.40	0.45	0.17	0.10	0.06	0.05
	<i>W/Black Deflector</i>	30.30	21.10	5.30	1.50	0.50	0.19	0.10	0.05	0.04
	<i>W/White Deflector</i>	35.00	23.50	5.30	1.60	0.50	0.25	0.14	0.10	0.09

Kelvin	2700K – Warm White	3000K – Pure White
Ordering Guide & Finish	15870 AZT27R 15870 BBR27R 15870 BKT27R	15870 AZT30R 15870 BBR30R 15870 BKT30R
Housing	Cast Aluminum, Cast Brass	
Light Source	8 Integrated High Output Nichia® LEDs, tightly binned for color uniformity, and constant current driver	
Color Temp. (CCT) & CRI	2700K (-54/+89) / 80s CRI 3000K (-52/+122) / 80s CRI	
Power Usage at 12V AC Input VA and Watts	4.3 W, 5.8 VA	
Operating Voltage Range	9V-15V AC/DC with no loss in output due to constant current technology	
Lumen Maint.	Tested to an L-70 of 40,000 hours	
Delivered Lumens & Efficacy	2700K = 294 Lm 2700K = 67 Lm/W	3000K = 302 Lm 3000K = 73 Lm/W