

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

**APPLICANT:** Case Design/Remodeling, Inc, represented by Michael Sass, Contractor

**LOCATION:** Parker Gray District  
1109 Queen Street

**ZONE:** CL

---

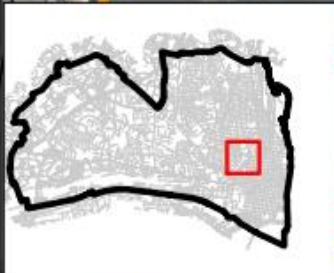
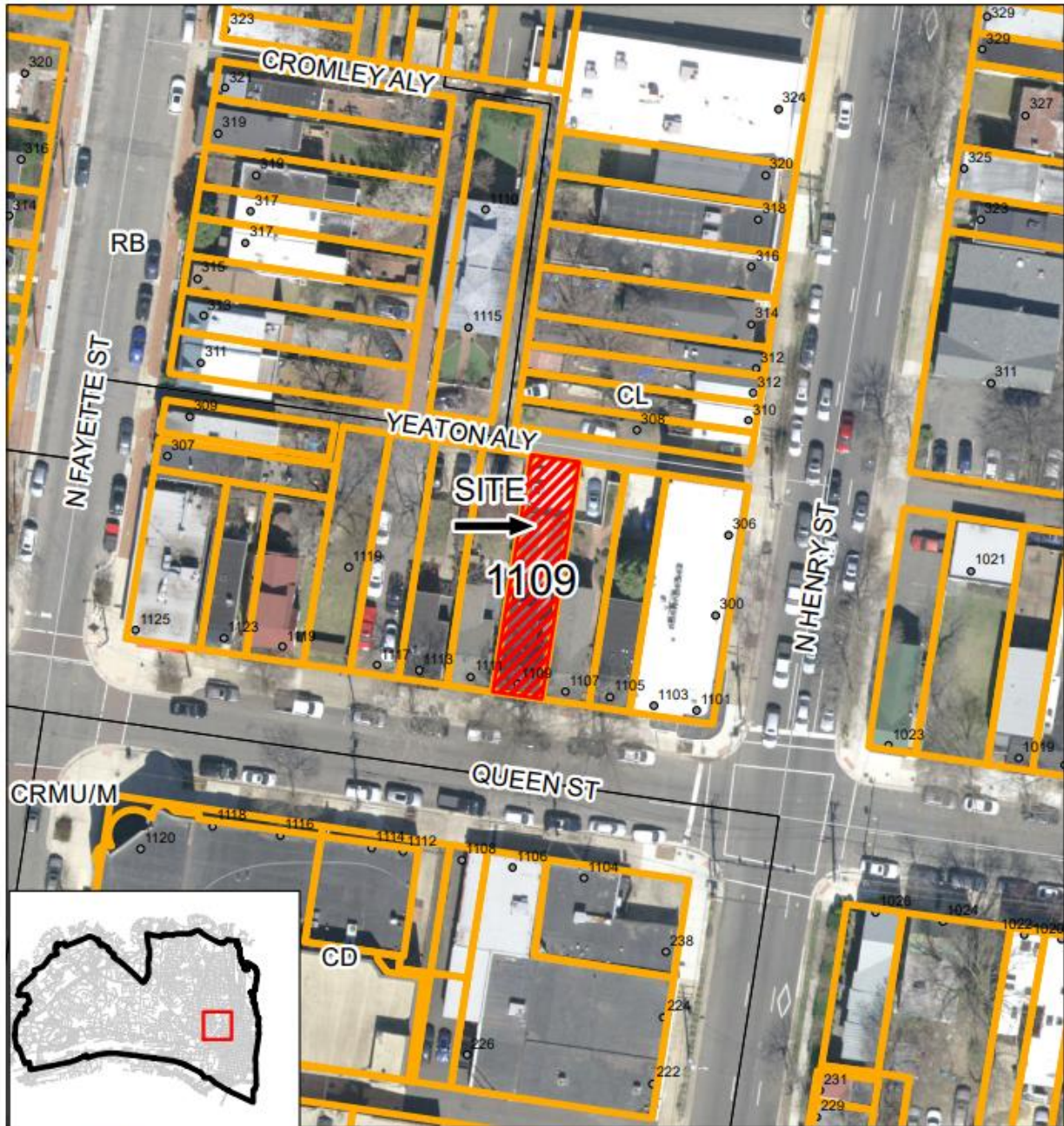
**STAFF RECOMMENDATION**

Staff recommends **approval** of the Certificate of Appropriateness for alterations and Permit to Demolish/Capsulate (partial), with the following conditions:

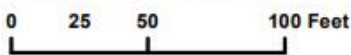
- The front (south) elevation window replacements shall use the full-frame installation method.
- The applicant shall work with staff to submit updated material specifications for the rear (north) window of the addition.

**GENERAL NOTES TO THE APPLICANT**

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, City Hall, 703-746-3833, or [preservation@alexandriava.gov](mailto:preservation@alexandriava.gov) for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



**BAR#2026-00124 & BAR#2026-00125**  
**Parker Gray**  
**1109 Queen Street**



**Note:** Staff coupled the applications for a Permit to Demolish (BAR #2026-00124) and Certificate of Appropriateness (BAR #2026-00125) for clarity and brevity. The Permit to Demolish requires a roll call vote.

## I. APPLICANT'S PROPOSAL

### Permit to Demolish/Capsulate

The applicant requests a Permit to Demolish/Capsulate to:

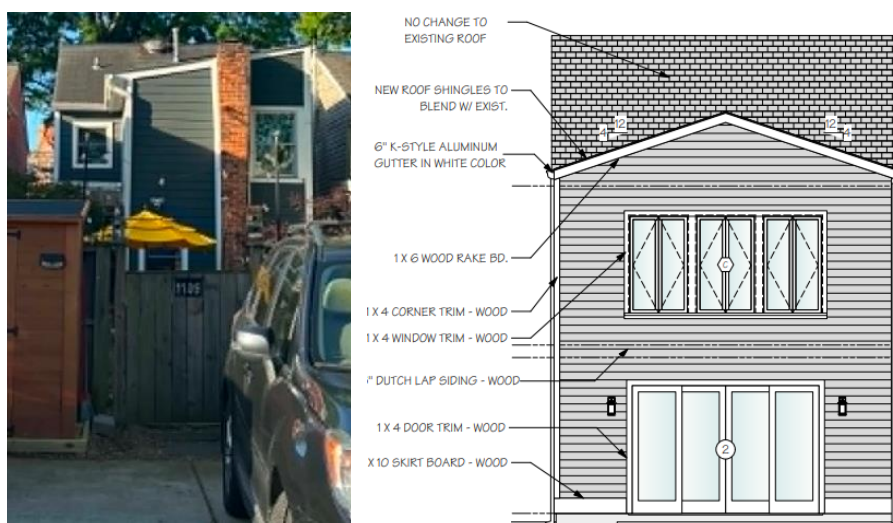
- Demolish portions of the rear frame exterior building wall
- Demolish a 1'6" x 1'10" x 19'10" tall defunct brick flue chimney on the rear of the building
- Demolish the rear shed roof
- Remove and infill two rear windows

### Certificate of Appropriateness

The applicant requests a Certificate of Appropriateness to:

- Construct a two-story rear addition with new patio door, new window, gable roof, and Dutch lap wood siding
  - Patio door will be Anderson 400 Series
  - Window will be Anderson 400 Series, three casement windows mullled together
  - Roof will use Timberline HDZ architectural asphalt shingles
- Replace windows on front elevation with Lincoln wood windows using existing window openings

The proposed addition would fill in a corner space on the rear right (east) side of the home. The existing and proposed elevations can be seen in figures 1-3 below:



**Figure 1 (left): Photo of existing rear (north) elevation, taken by staff.**

**Figure 2 (right): Drawing of proposed rear (north) elevation.**

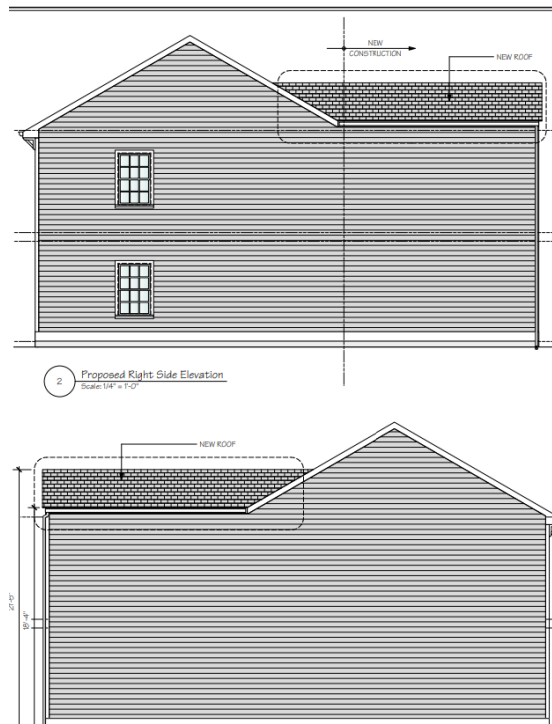


Figure 3: Proposed east elevation (top) and west elevation (bottom)

### Site context

The subject property is bound by Queen Street to the south and Yeaton Alley (a public alley) to the north. The proposed addition will primarily only be visible from the alley, while other alterations such as the replacement windows will be visible from Queen Street.

## **II. HISTORY**

1109 Queen Street is a two-story, two-bay, semi-detached frame house constructed circa 1860, according to the Virginia Department of Historic Resources. The G.M. Hopkins fire insurance atlas indicates that a structure was present on this lot by 1877. The house has mainly Italianate features but has been heavily modified throughout the 20<sup>th</sup> century with different architectural styles. In 2017, staff administratively approved full-frame, wood, SDL replacement windows on the front elevation.

### Previous BAR Approvals

BAR2017-00104

Replace windows, install two new windows, and install new rear French doors (administrative)

BAR2017-00281

Replace windows and wood front door (administrative)



**Figure 4 (left): Photo of subject property dated January 27, 1989.  
 Figure 5 (right): Photo of subject property today, taken by staff.**

### III. ANALYSIS

#### Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-205(B) which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historic interest that its removal would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into an historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No
(4)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(5)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design,	No

	educating citizens in American culture and heritage and making the city a more attractive and desirable place to live?	
(6)	Would retention of the building or structure help maintain the scale and character of the neighborhood?	No

In the opinion of staff, none of the criteria for demolition and capsulation are met. The demolition/capsulation will affect only the rear elevation and will not affect the character of the side gable roof of the main body of the house. The areas proposed for demolition/capsulation are only visible from Yeaton Alley and not from Queen Street. The demolition/capsulation would not remove any character-defining features of uncommon design or historic merit and does not compromise the integrity of the building. Staff therefore has no objection to the demolition/capsulation and recommends **approval** of the Permit to Demolish/Capsulate (partial).

Certificate of Appropriateness

In the opinion of staff, the proposed replacement of the front (south) elevation windows is appropriate. As the windows were previously replaced in 2017, the existing windows are not original or historic. Additionally, the provided material specifications appear to comply with the window policies specified in the *BAR Policies for Administrative Approval*. The *Design Guidelines* state that “Replacement windows should fit the original window opening; full frame replacement or unframed sash replacement kits are acceptable. Insert windows are not appropriate.” It is not clear whether the proposed replacement windows will be installed using the full-frame replacement method, so staff recommends this as a condition of approval.

According to the *Design Guidelines*, “additions must be designed so that they are compatible with both the architectural character of the existing house and the immediate neighborhood.” Staff believes that the proposed rear addition is designed in an appropriate style and is compatible with the existing building without detracting from its architectural character. The addition will be very minimally visible from Queen Street and thus will not affect the character-defining features of the main body of the house. Additionally, most of the proposed materials (architectural asphalt roof shingles; wood siding and trim) are appropriate for a modern addition. The applicant proposes to use the Anderson 400 Series for the addition patio door and window. The Anderson 400 Series has a vinyl exterior cladding. While this material is acceptable for the patio door due to its limited visibility, staff has concerns about the use of vinyl cladding on the second-floor casement window as it will be highly visible from the alley. On Later buildings or additions, the *Design Guidelines* recommend using modern window materials such as aluminum-clad wood, fiberglass, or Fibrex.

Therefore, staff recommends **approval** of the Certificate of Appropriateness for alterations, with the following conditions:

- The front (south) elevation window replacements shall use the full-frame installation method.
- The applicant shall work with staff to submit updated material specifications for the rear (north) window of the addition.

**STAFF**

Brendan Harris, Historic Preservation Planner, Planning & Zoning  
Julie Weisgerber, Historic Preservation Principal Planner, Planning & Zoning  
Tony LaColla, AICP, Land Use + Preservation Division Chief, Planning & Zoning

**IV. CITY DEPARTMENT COMMENTS**

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

**Zoning**

- C-1 Proposed rear addition will comply with zoning.
- C-2 Proposed addition cannot decrease the open space below the 35% requirement.
- F-1 Area of the proposed addition is less than 8' x 8' meaning it will not take away from good open space.

**Code Administration**

A building permit is required.

**Transportation and Environmental Services**

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F-2 If the alley adjacent to the parcel is to be used at any point of the construction process, the following will be required:  
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.  
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

**Alexandria Archaeology**  
**Archaeology Finding**

1. The G.M. Hopkins fire insurance atlas indicates that a structure was present on this lot by 1877. The property therefore has the potential to yield archaeological resources that could provide insight into domestic activities in 19<sup>th</sup>-century Alexandria.

**Archaeology Recommendations**

- \*1. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- \*2. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
3. The statements in archaeology conditions above marked with an asterisk "\*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

V. ATTACHMENTS

1 – *Application Materials*

- *Completed application*
- *Plans*
- *Material specifications*
- *Scaled survey plat if applicable*
- *Photographs*

2 – *Supplemental Materials*

- *Public comment*
- *HOA approval if applicable*
- *Easement approval if applicable*
- *Any other supporting documentation*

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: \_\_\_\_\_



**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.

- <sup>N/A</sup> 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.

- <sup>N/A</sup> 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.

- <sup>N/A</sup> 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"/>	<b>Comments for Existing Gross Floor Area</b> <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"/>	
<b>B1. <u>Total Gross</u></b> <input type="text"/>	<b>B2. <u>Total Exclusions</u></b> <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"/>	
<b>C1. <u>Total Gross</u></b> <input type="text"/>	<b>C2. <u>Total Exclusions</u></b> <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

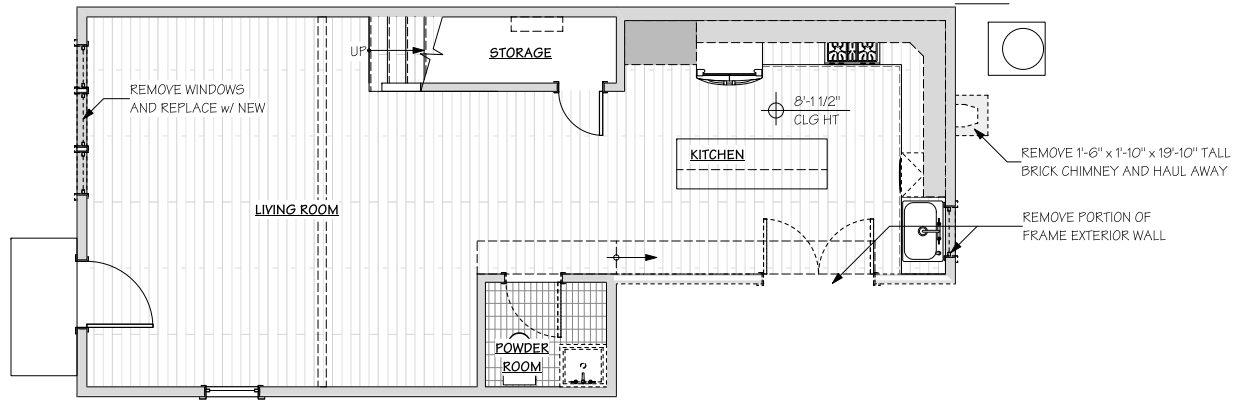
E2.  Sq. Ft.  
Required Open Space

E3.  Sq. Ft.  
Proposed Open Space

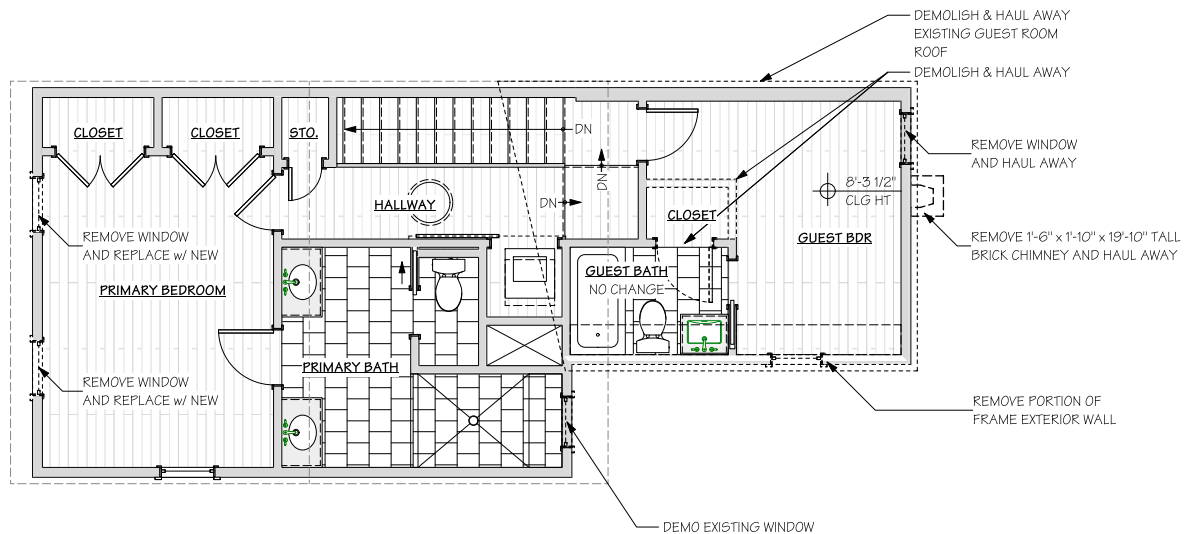
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: Kevin Shore

Date: \_\_\_\_\_



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



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

**CASE**

Alexandria  
119 N. Washington St.  
Alexandria, VA 22304  
(703) 752-6663

Falls Church  
701 Park Avenue  
Falls Church, VA 22046  
(703) 281-1100

Washington, DC  
1327 Park Street NW  
Washington, DC 20035  
(202) 228-3995

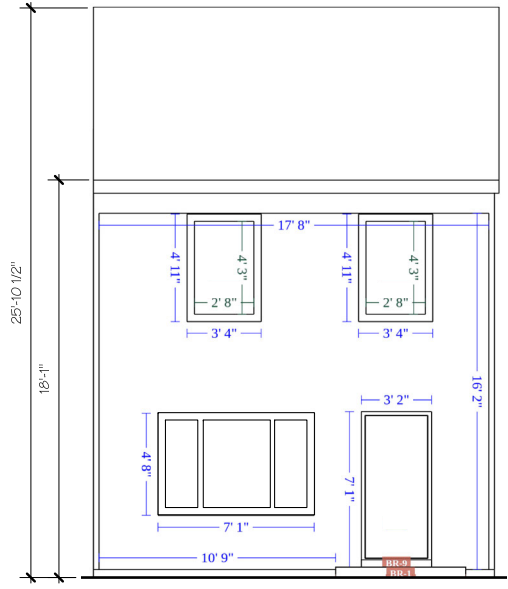
Richmond, VA  
4700 S. Boulevard East  
North Plaza, Suite 40  
Richmond, VA 23060  
(804) 281-1100

Management: BG  
Design: RS, GM  
Project No: 31-05-017  
Development: JR, MS

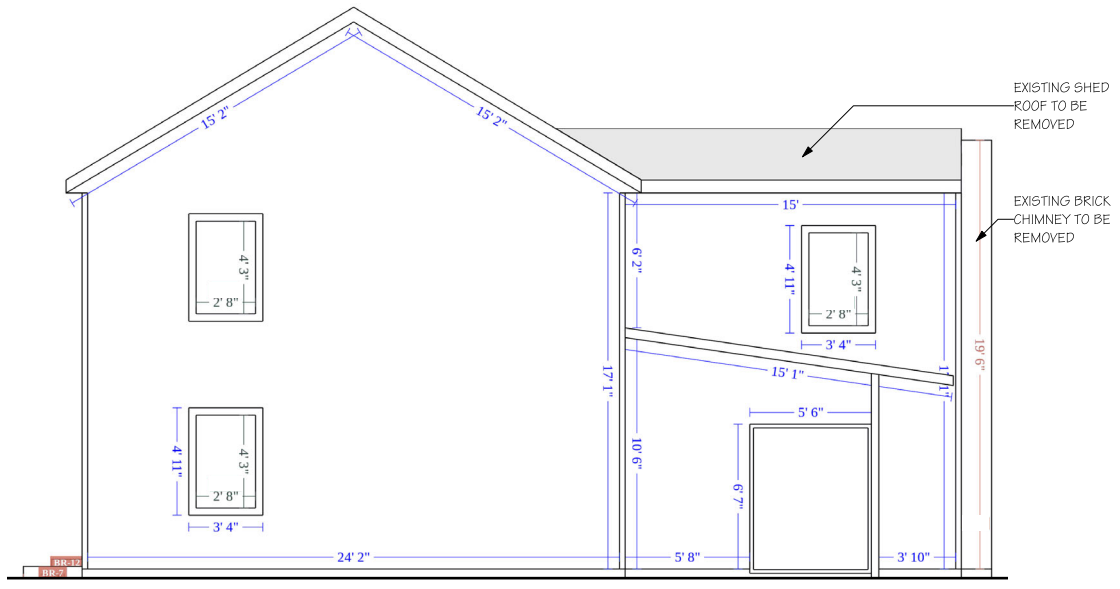
**SAKALLARIS RESIDENCE**  
1109 Queen Street, Alexandria, VA 22314  
Existing/Demolition Plans

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

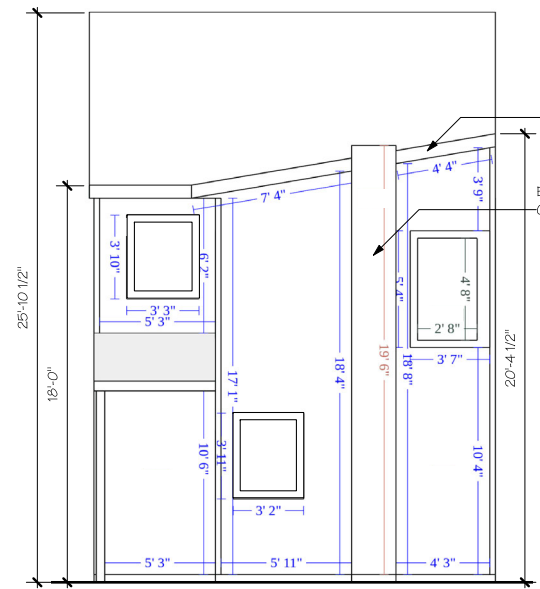
Date:	4/13/2026	Scale:	1/4" = 1'-0"
Sheet:	A01	Of:	5



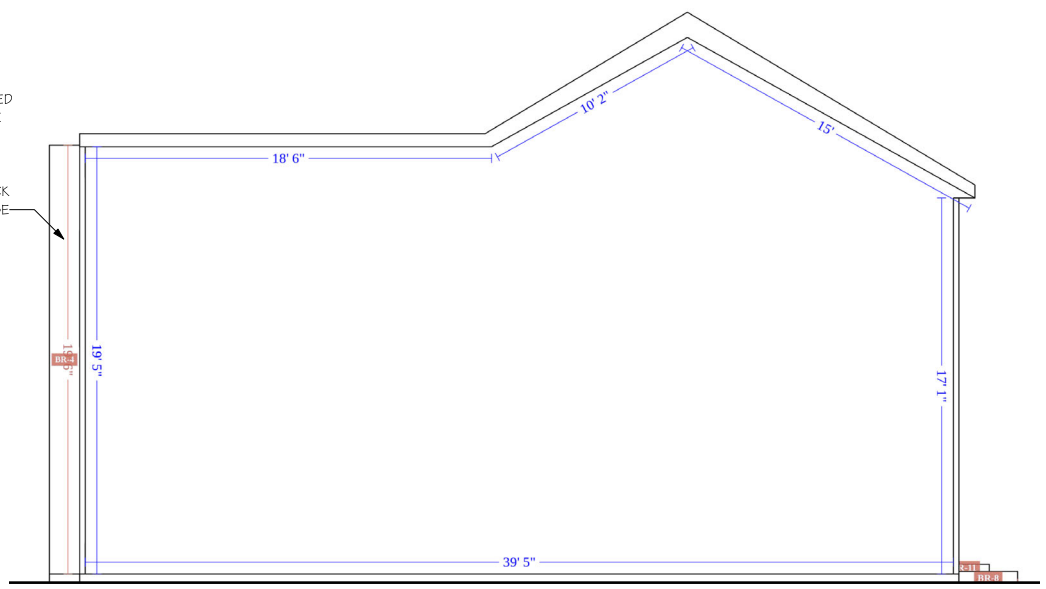
EXISTING FRONT ELEVATION  
1/4" = 1'-0"



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

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

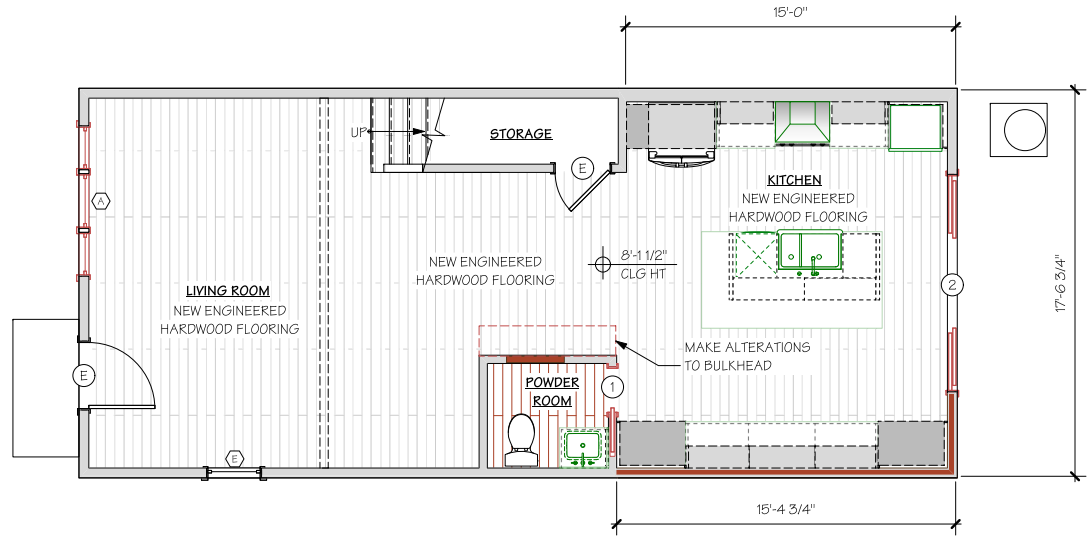
**SAKALLARIS RESIDENCE**  
 1109 Queen Street, Alexandria, VA 22314  
 Existing/Demolition Elevations

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

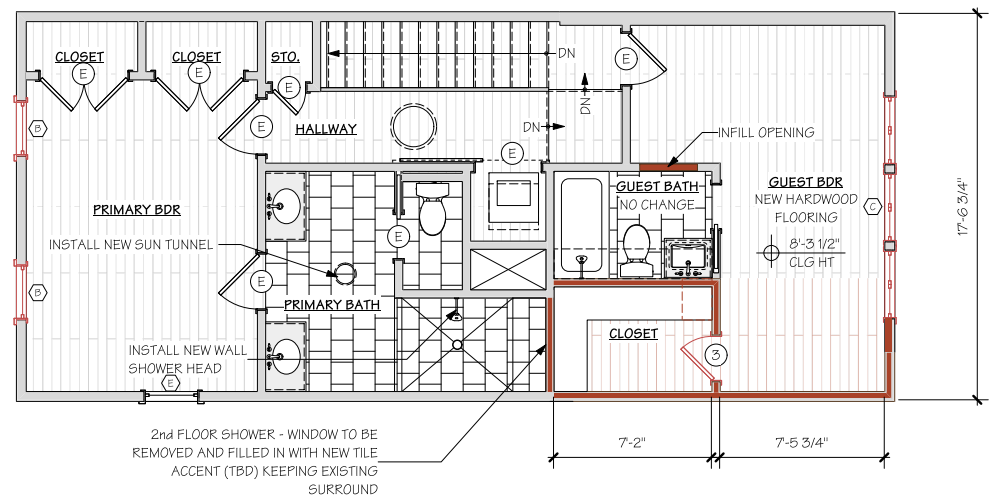
<b>Date:</b>	4/13/2026	<b>Scale:</b>	1/4" = 1'-0"
<b>Sheet:</b>	A02	<b>Of:</b>	5

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

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, VA  
 119 N. Washington St.  
 Alexandria, VA 22304  
 (703) 660-4685  
 (703) 229-3656

Washington, DC  
 4700 Seward Road  
 North Falls, Suite 40  
 Bethesda, MD 20896  
 (301) 228-3646  
 (301) 228-3646

Falls Church, VA  
 701 Park Avenue  
 Falls Church, VA 22046  
 (703) 228-3646  
 (703) 228-3646

**Development:**  
JR, MS

**Project No.:**  
31-66-0117

**Management:**  
BG

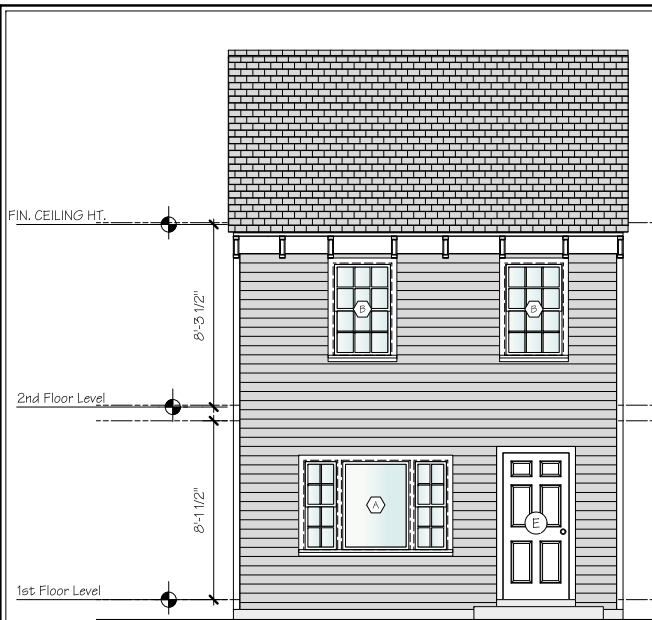
**Design:**  
RS, GM

**SAKALLARIS RESIDENCE**  
 1109 Queen Street, Alexandria, VA 22314  
 Proposed Plans

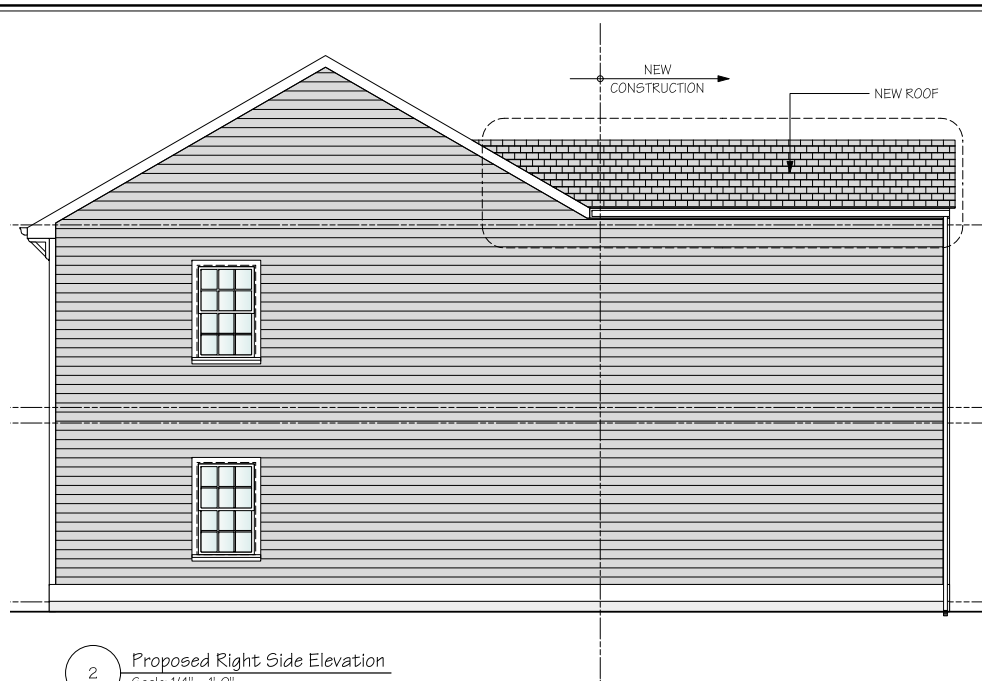
**Drawing Log**

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

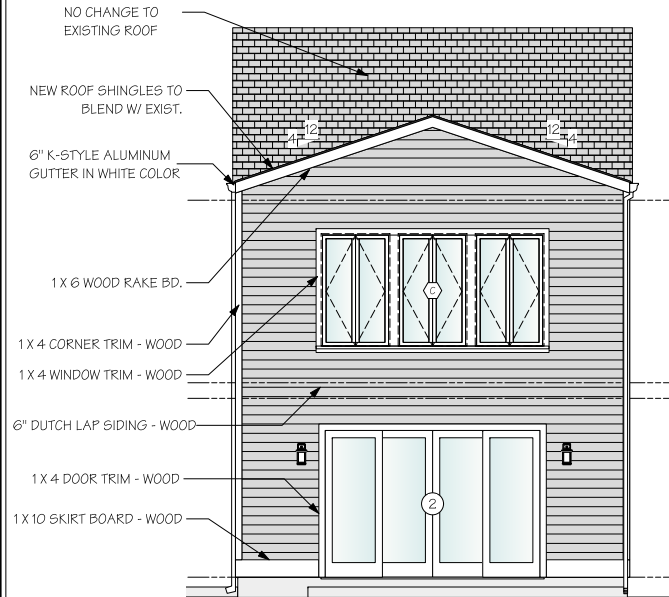
**Date:** 4/13/2026  
**Scale:** 1/4" = 1'-0"  
**Sheet:** 05  
**5**  
**A03**



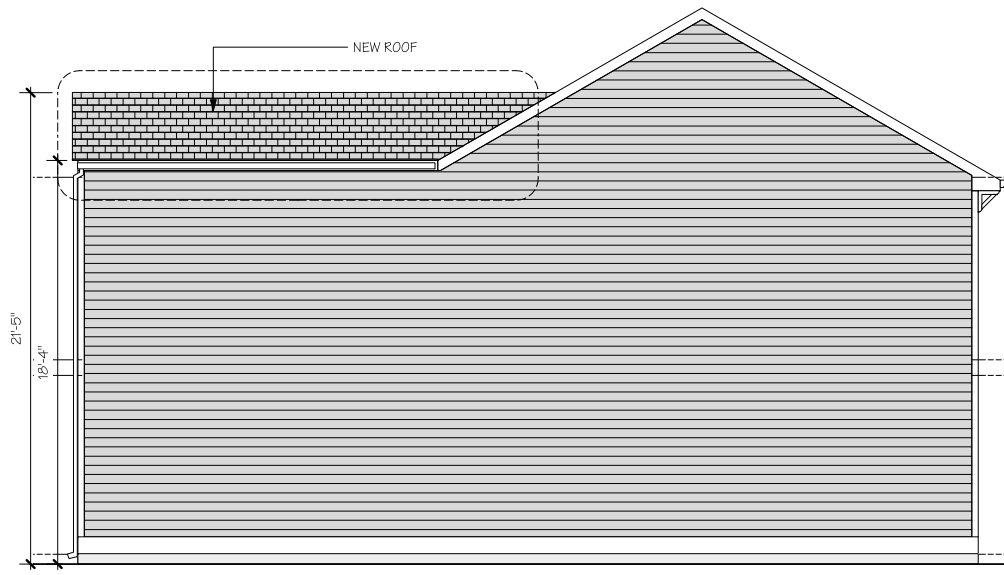
1 Exterior Front Elevation  
Scale: 1/4" = 1'-0"



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**

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

Edith Church  
701 Park Avenue  
Falls Church, VA 22046  
(703) 281-0300  
(703) 281-0287

Washington, DC  
1327 Park Street NW  
Washington, DC 20005  
(202) 526-2270  
(202) 526-2646

Richmond, VA  
4701 Swanton Road  
North Place, Suite 40  
Richmond, VA 23096  
(804) 222-8400  
(804) 222-8346

<b>Development:</b>	JK, MS	<b>Management:</b>	BG
<b>Project No.:</b>	31-65-0117	<b>Design:</b>	K.S, GM

**SAKALLARIS RESIDENCE**

1109 Queen Street, Alexandria, VA 22314

Proposed Elevations

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

<b>Drawing Log</b>
11/10/25 - Measure
2/14/26 - Walchru
2/27/26 - Updated Plans
3/10/26 - Contract Draft
3/23/26 - Contract

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

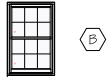


R.O. 70-1/2" x 48-1/2"  
U.D. 70" x 48-7/16"  
M.O. 70-1/4" x 48-11/16"  
O.A. Box Size 70x48"

- 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



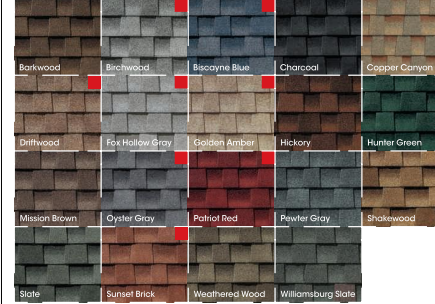
#### Benefits:

- **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 3/8" (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 D3422
  - 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:



Regional availability

We protect what matters most™



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**  
1914 N. Washington St.  
Alexandria, VA 22304  
(703) 229-3695

Washington, DC  
4707 Eisenhower Blvd  
North Falls, VA 22096  
Falls Church, VA 22046  
Falls Church, VA 22095  
Falls Church, VA 22095  
(703) 229-3695

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

**SAKALLARIS RESIDENCE**  
1109 Queen Street, Alexandria, VA 22314

**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

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

#### Item Qty Operation

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

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



Front View



Front Corner



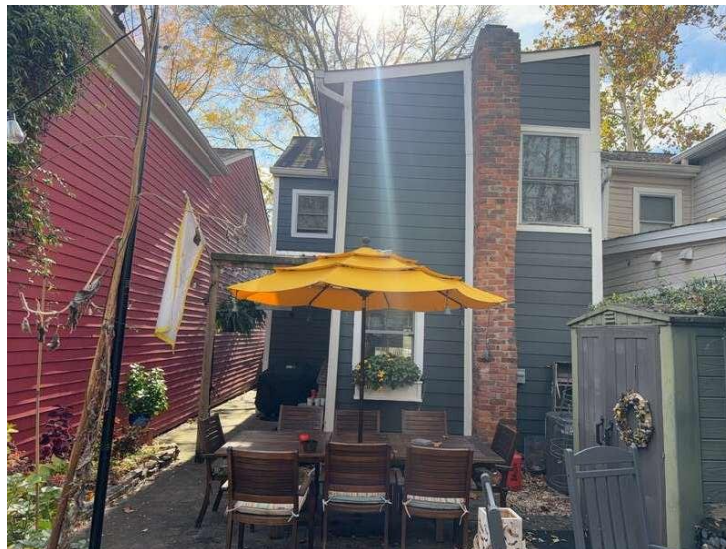
Right Side



Right Rear Corner- proposed addition area



Rear

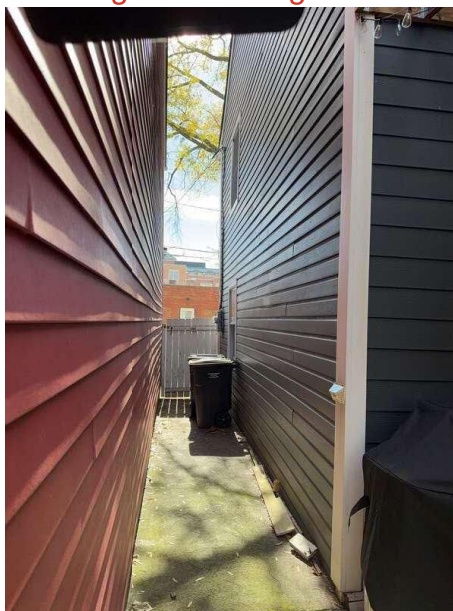
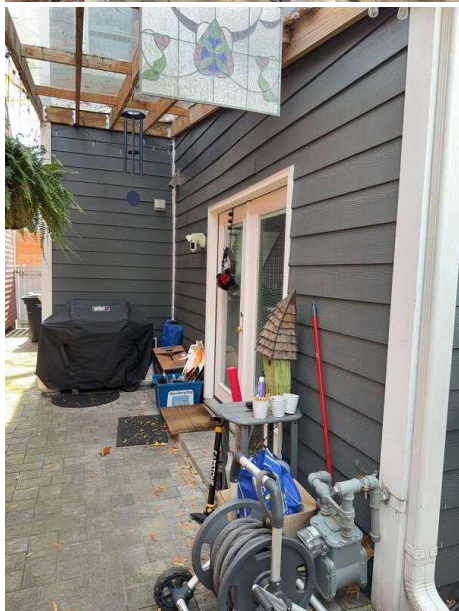
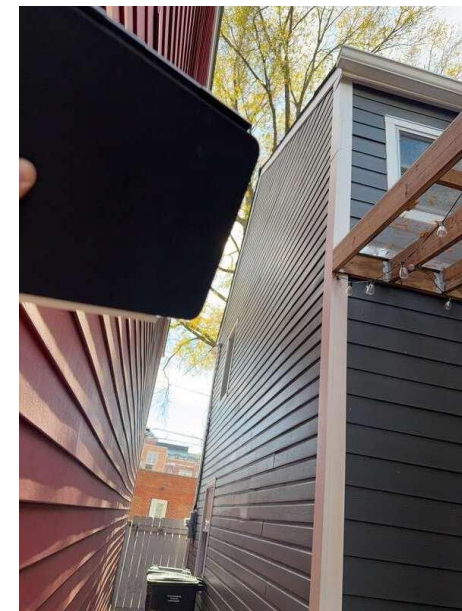


Left





Existing wood siding on left side.



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

