

ISSUE: Modification of a previously approved Certificate of Appropriateness

APPLICANT: Case Architects, Remodelers

LOCATION: Old and Historic Alexandria District
109 Duke Street

ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the modifications of a previously approved Certificate of Appropriateness as submitted.

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, Permit Center, 4850 Mark Center Drive, Suite 2015, 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, Room 2100, City Hall, 703-746-3833, or 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.

Board approval minutes from July 21, 2021

BOARD ACTION: Approved, as Submitted

On a motion by Ms. Neihardt and seconded by Mr. Spencer, the Board of Architectural Review voted to approve BAR #2021-00326 and BAR #2021-00327, as submitted. The motion carried on a vote of 6-0.

CONDITIONS OF APPROVAL

1.*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 recommendations.

R-1.* Alexandria Archaeology recommends that the applicant/property owner 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 should cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

R-2.* The applicant/property owner shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

REASON

The Board felt that the design was appropriate and that the project made good use of the remaining open space.

SPEAKERS

John Savage, architect, spoke in support of the project.

DISCUSSION

There was no discussion.

Board approval minutes from September 27, 2022

BOARD ACTION:

On a motion by Ms. Miller, and seconded by Ms. Sennott, the Board of Architectural Review voted to **approve** BAR #2022-00384 and BAR #2022-00385 as submitted. The motion carried on a vote of 6-0.

REASON

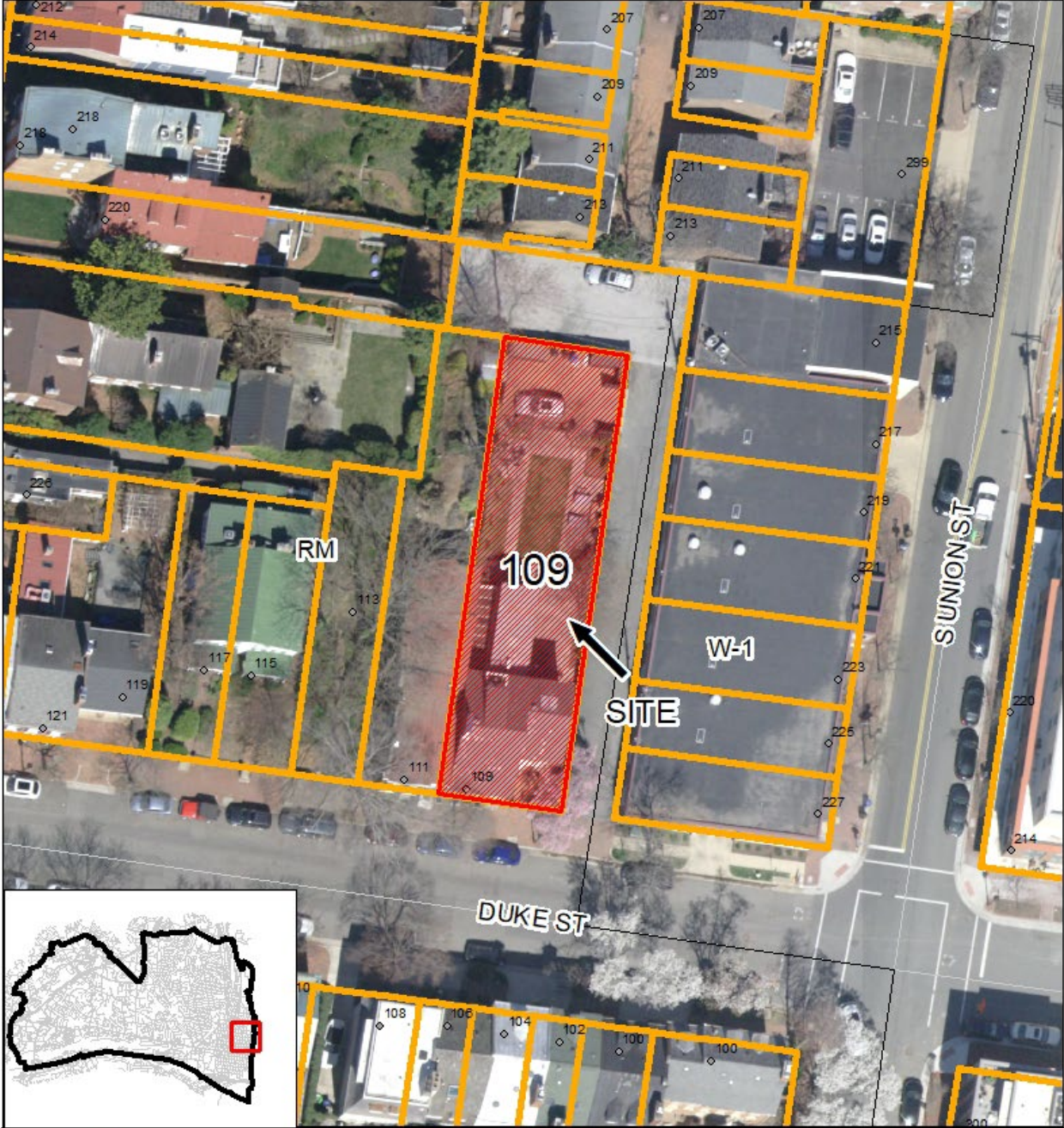
The Board did not have any questions and agreed with staff's recommendation.

SPEAKERS

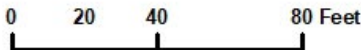
John Savage, the project architect, was available to answer any questions.

DISCUSSION

There was no discussion.



BAR2026-00061 - OHAD
109 Duke Street



UPDATE

The previous owner of the property came before the Board on July 21, 2021, for the partial demolition of a brick garden wall and gates and constructing a detached garage with a finished second story living space, the project was then approved. Then, on September 7, 2022, the project came back for reapproval since it had expired before the applicant could apply for the permit. Now, the project has started, however, the new property owner would like to make changes to the approved plans.

I. APPLICANT'S PROPOSAL

The applicant is proposing modifications to a previously approved Certificate of Appropriateness. The main modifications are the elimination of the approved dorms and deck. The applicant is also proposing modifications to the exterior materials which will be functionally not visible from Duke Street.

Site context

The subject detached garage sits behind the property facing the adjacent private alley. Views to the new proposed garage will be limited from the sidewalk along Duke Street (Figure 1).

Garage location



Figure 1 - View from Duke Street

II. HISTORY

According to Ethelyn Cox in *Historic Alexandria Virginia Street by Street*, the two-story brick house at 109 Duke Street was constructed between 1801 and 1803 by Ephraim Mills, a trunk maker. A rear ell at 109 Duke Street is shown on G.M. Hopkins' 1877 Atlas of Alexandria, the first year the house was mapped. By July of 1885, according to the Sanborn Fire Insurance Map, a one-story addition had been constructed on the ell.

Previous BAR Approvals

BAR2006-00066 – approval for the construction of a new brick wall, a storage shed, and a garden fence on April 19, 2006.

BAR2017-00165 – approval for the front porch and reapproval for the rear addition on June 20, 2018.

BAR2021-00326 and BAR2021-00327 – approval for the construction of a detached garage and partial demolition of a garden wall on July 21, 2021.

BAR2022-00384 and BAR2022-00385 – reapproval of a previous approved application.

III. ANALYSIS

The garage addition with a second story living space was approved by the Board in 2022. Work was permitted and commenced (BLDR2023-00423); however, the property was sold prior to the garage addition finishing (Figure 2). The new owners would like to make modifications to the approved plans.



Figure 2 - Garage addition construction today

The new property owners would like to eliminate the previously approved second story living space and just have an unconditioned attic accessible for storage, therefore the previous proposed dormers and terrace have been eliminated (Figure 3 and 4).

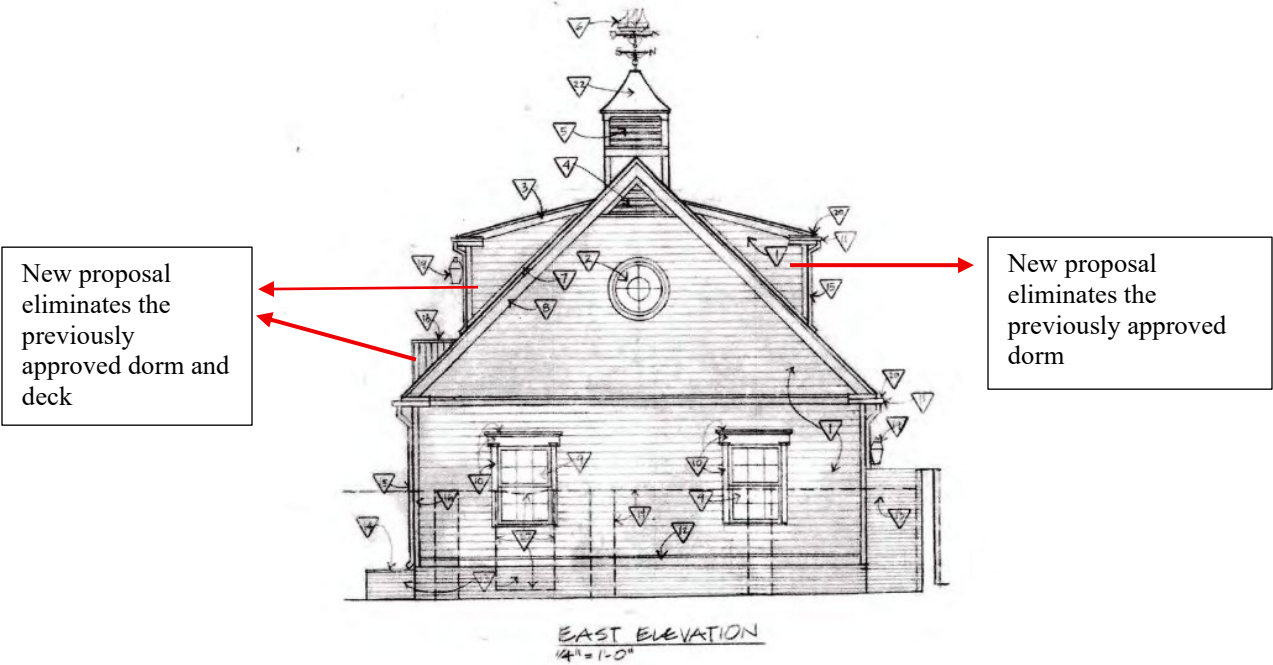


Figure 3 - previously approved garage

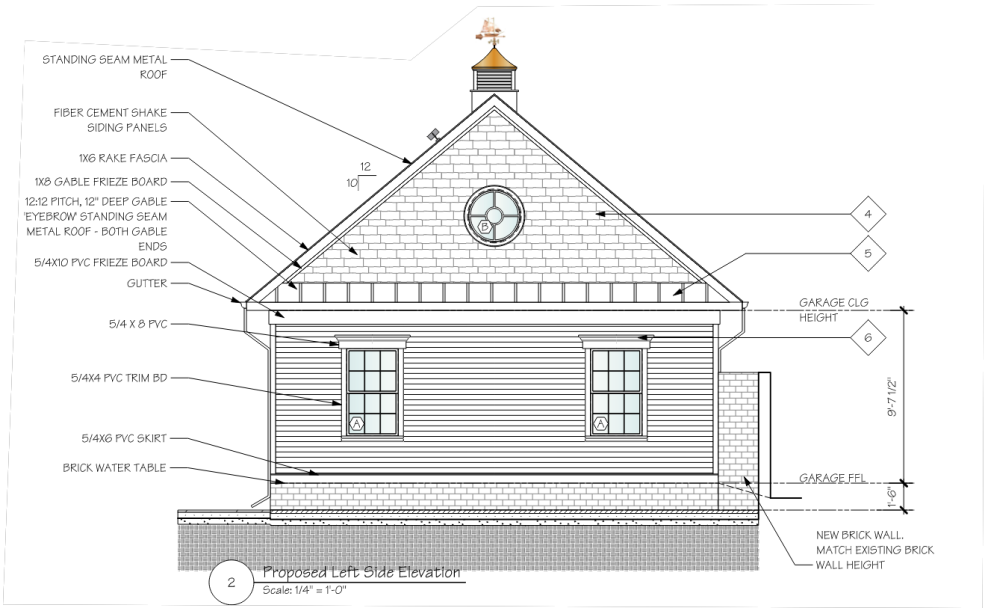


Figure 4 - new garage design proposal

The proposed new south elevation which roof will be more likely visible from Duke Street, eliminated the previously approved shed dormer with roof deck and railings (Figure 5 and 6). The north and west elevations are not visible from any public way and therefore not under the BAR purview.

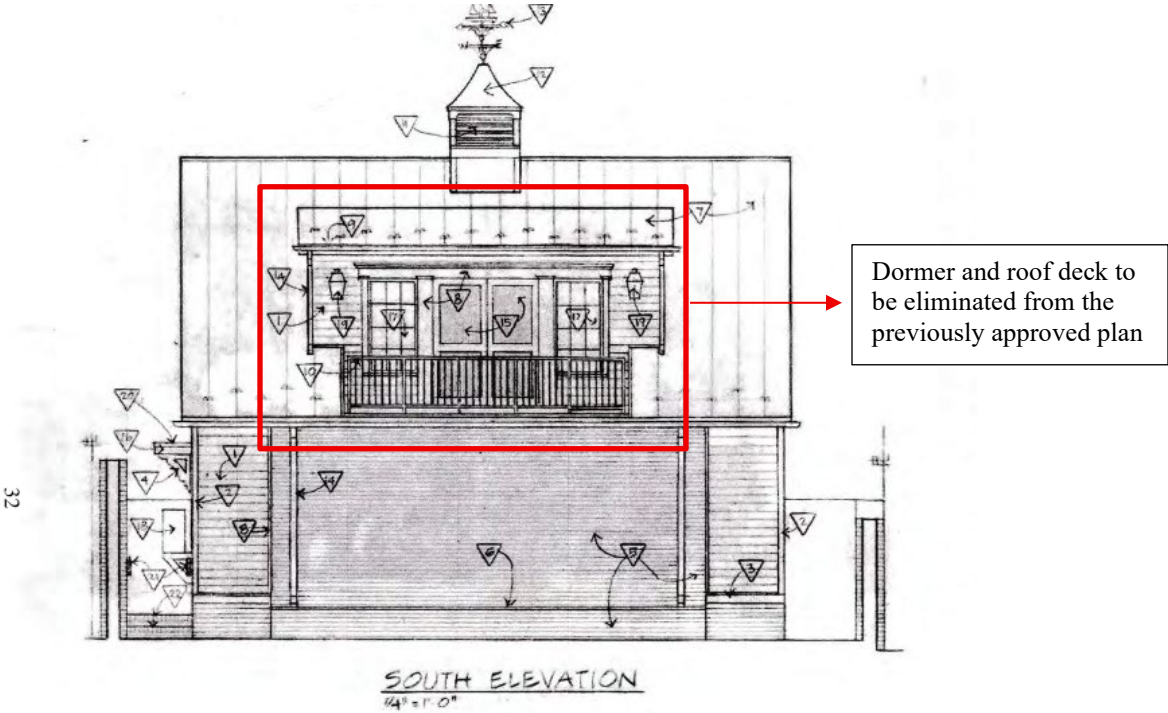


Figure 5 - previously approved south elevation

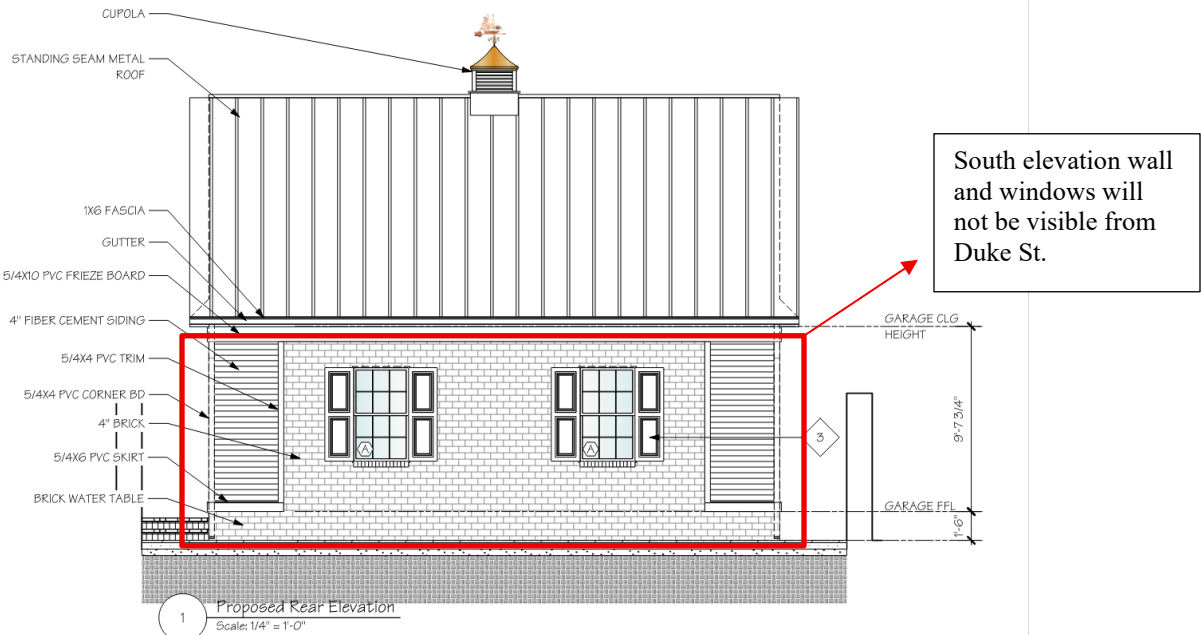


Figure 6 - new proposed south elevation

Staff has no objections to the proposed changes. The garage footprint and overall height are not changing, and the proposed new modifications will be minimally visible from Duke Street. The change in material as the use of fiber cement shake siding panels is also compatible with the new building and minimally visible from the public way. The new garage doors will be on the north elevation, not visible at all from any public way.

With the discussions above, staff recommends approval of the application as submitted. Staff notes the recommendations of Alexandria Archaeology.

STAFF

Marina Novaes, Historic Preservation 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 new rear garage will comply with Zoning.

F-1 Due to this being an end unit of a townhouse only one 5 foot side yard setback is required.

F-2 Half the distance of the rear alley can be used to meet the required rear yard setback.

Code Administration

C-1 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

- F-1 Ephraim Mills, a trunk maker, built the house at 109 Duke St. in the first few years of the nineteenth century. Historic maps indicate that the proposed detached garage will be built where an early nineteenth century outbuilding once stood on the back of the property. The property may contain significant archaeological information pertaining to early nineteenth century Alexandria.
- R-1.* Alexandria Archaeology recommends that the applicant/property owner 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 should cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- R-2.* The applicant/property owner shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

**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 recommendations.

V. **ATTACHMENTS**

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

BAR CASE# _____

(OFFICE USE ONLY)

ADDRESS OF PROJECT: 109 Duke Street _____

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

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

APPLICATION FOR: *(Please check all that apply)*

- CERTIFICATE OF APPROPRIATENESS
- PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH
(Required if more than 25 square feet of a structure is to be demolished/impacted)
- WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)
- WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT
(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)

Applicant: Property Owner Business *(Please provide business name & contact person)*

Name: _____

Address: _____

City: _____ State: _____

Phone: _____ E-mail: _____

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

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: _____

Address: _____

City: _____ State: _____

Phone: _____ E-mail: _____

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

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

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

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

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

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

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

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

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

APPLICANT OR AUTHORIZED AGENT:

Signature:  _____

Printed Name: Jorge R. Leon

Date: 03/01/2026

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

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

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 109 Duke Street (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

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

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


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

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

03/01/2026
Date

Jorge R. Leon
Printed Name


Signature

CONSTRUCTION NOTES

Demolition:

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

Foundation:

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

Masonry work:

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

Rough Carpentry:

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

Roofing:

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

Windows and Doors:

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

Exterior Trim:

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

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

Plumbing:

- Capping existing lines as required.

Electrical:

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

HVAC:

- No HVAC work has been included.

Insulation:

- No insulation work has been included.

Interior trim:

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

Painting:

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

Legend:

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

Document Sheet Index

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

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

CASE

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

Falls Church
701 Park Avenue
Falls Church, VA 22046
(703) 241-2980
(703) 554-0207

Washington, DC
1327 H St. Street NW
Washington, DC 20005
(202) 556-2275
(202) 229-3195

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

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

APPROVED CONTRACT PLANS

OWNER	DATE
OWNER	DATE
CONTRACTOR	DATE

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

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

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

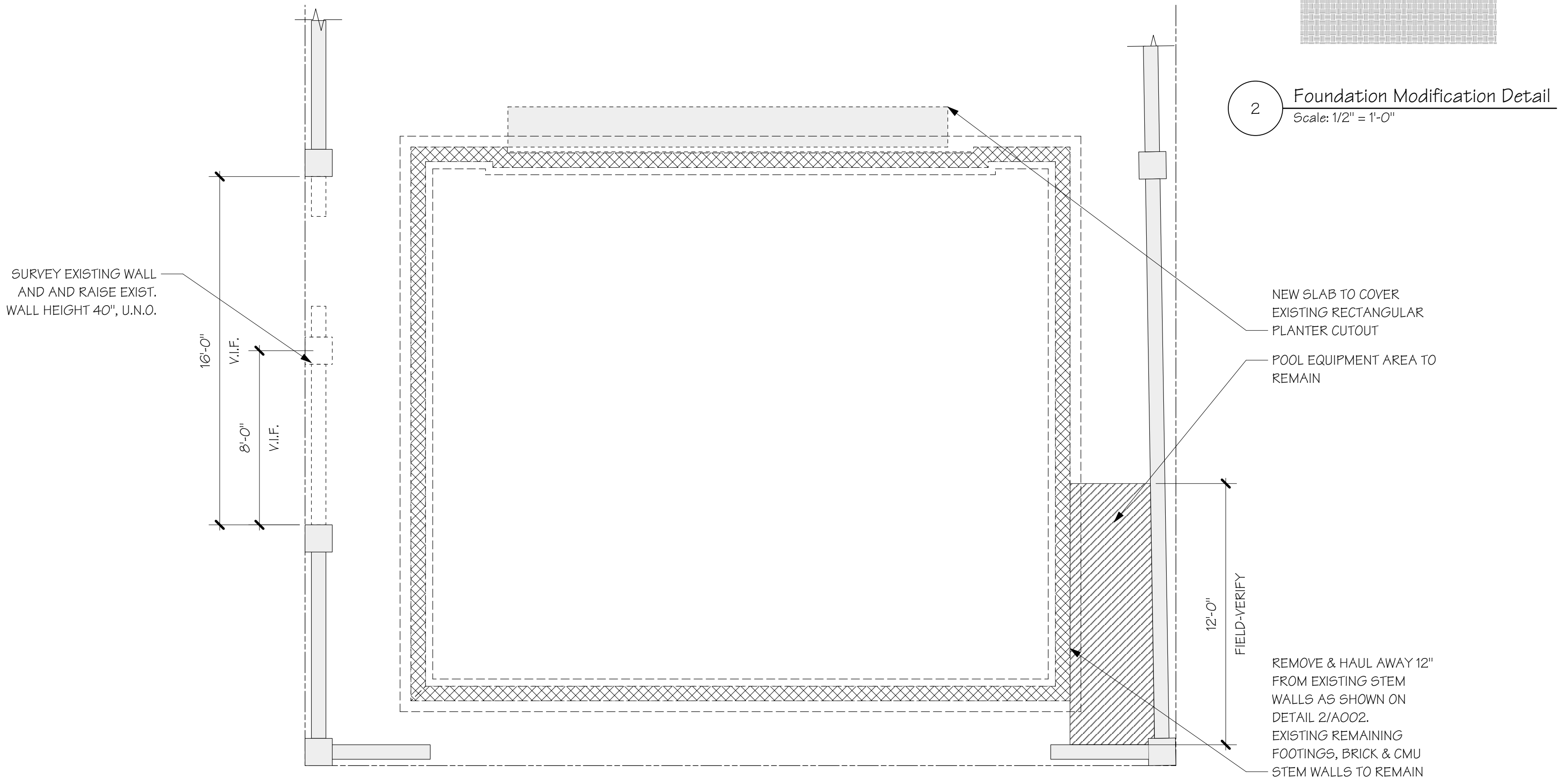
INSTALLED MATERIALS MAY VARY IN APPEARANCE FROM DRAWINGS. REFERENCE MANUFACTURERS PRODUCT DATA FOR ACTUAL APPEARANCE & SPECIFICATIONS.

PROJECT NUMBER 01 **WITH CASE**

CLIENTS FOR LIFE

Contract

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



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

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

Contract

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

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

Drawing Log	01/01/2023 - Measure
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DOLIN RESIDENCE
Proposed Garage Construction
109 Duke Street, Alexandria, VA 22314
PROPOSED DEMOLITION PLAN

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

CASE

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

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

Washington, DC
1327 H St. Street NW
Washington, DC 20005
(202) 556-2275
(202) 229-3195

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

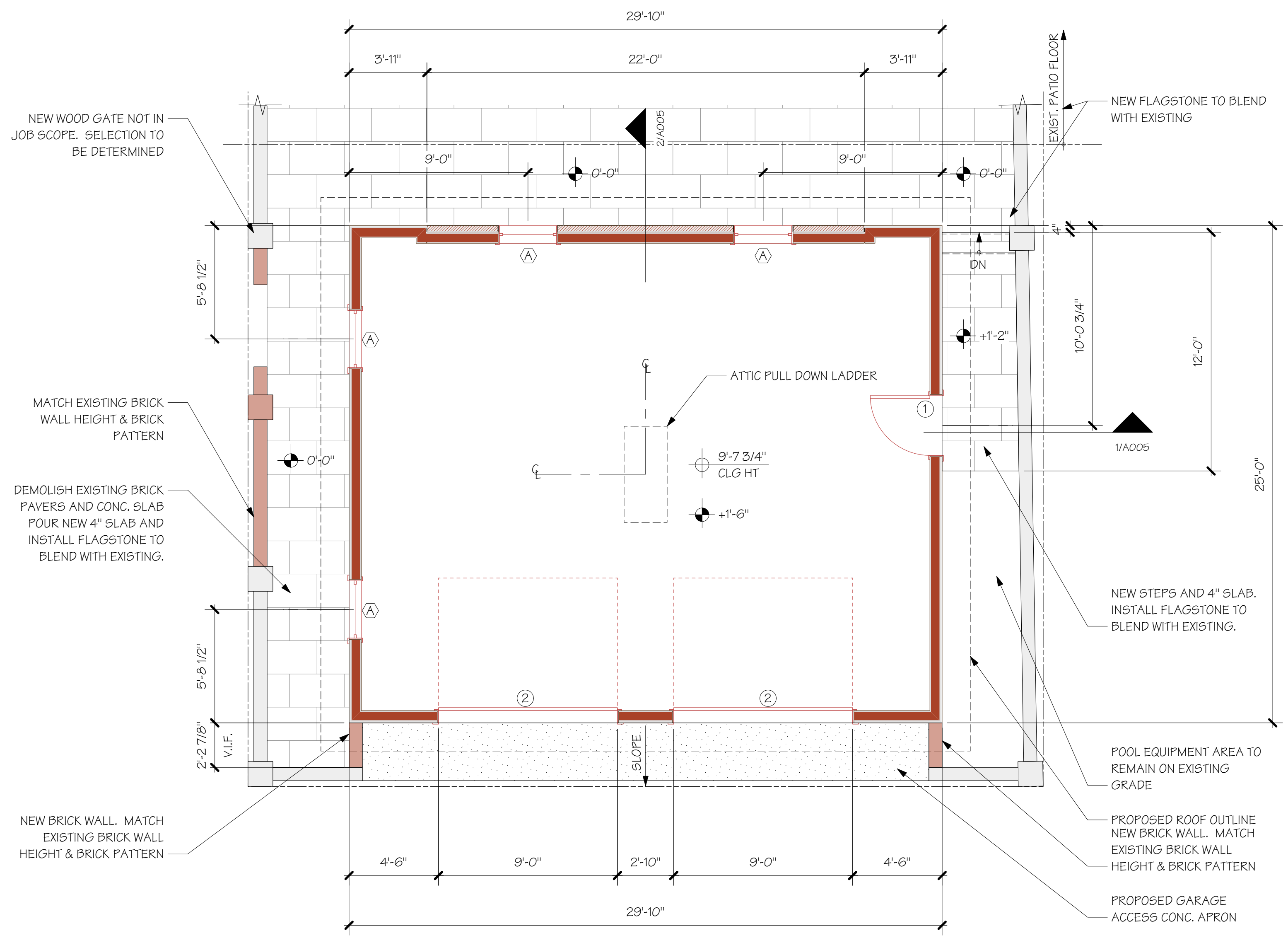
Development:	SC	Management:	J5
Project No:	31-12-0206	Design:	JL

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

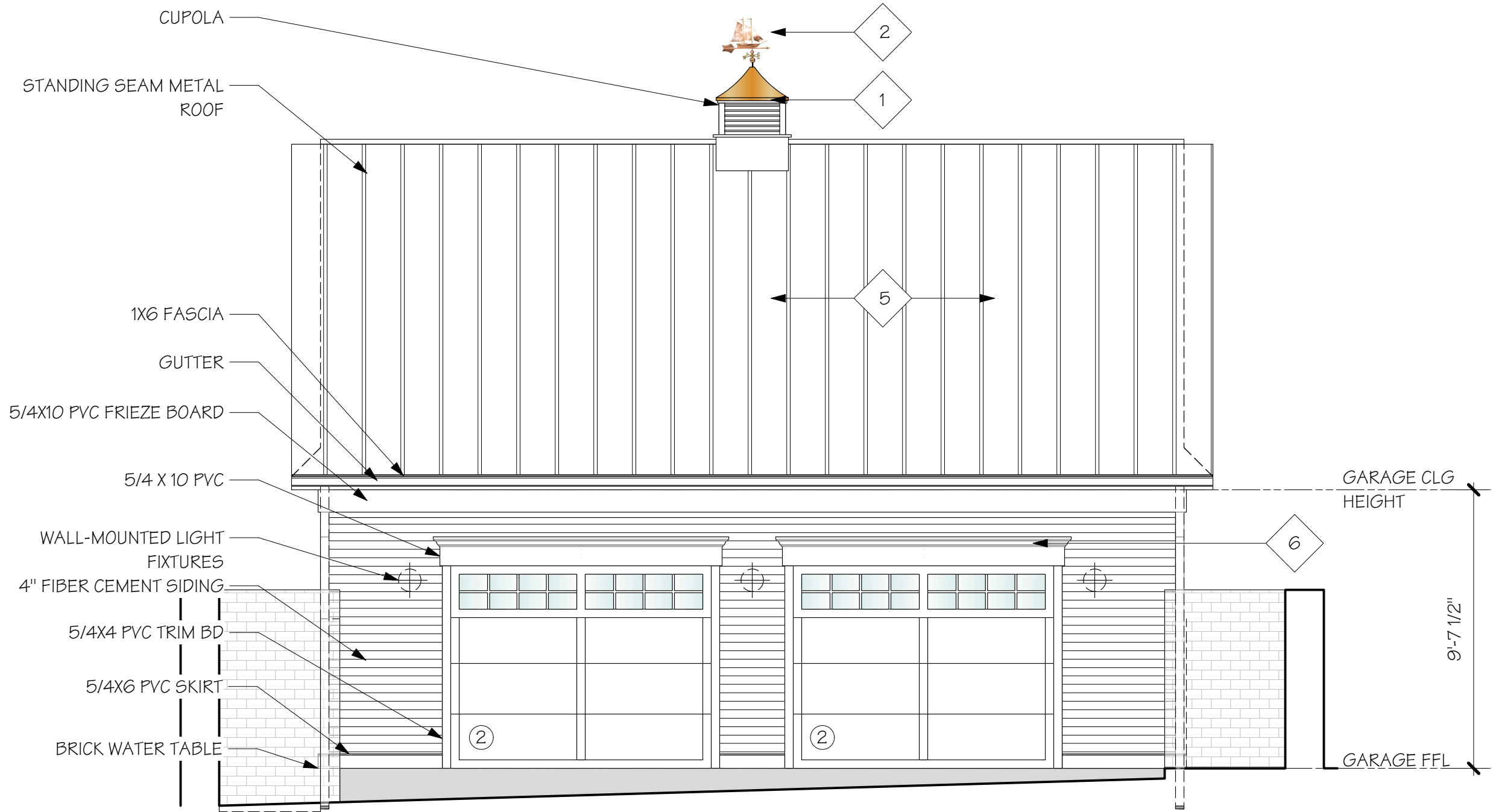
Drawing Log	01/01/2023 - Measure
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Date:	1/31/2026	Scale:	1/4" = 1'-0"
Sheet:	A003	Of:	10

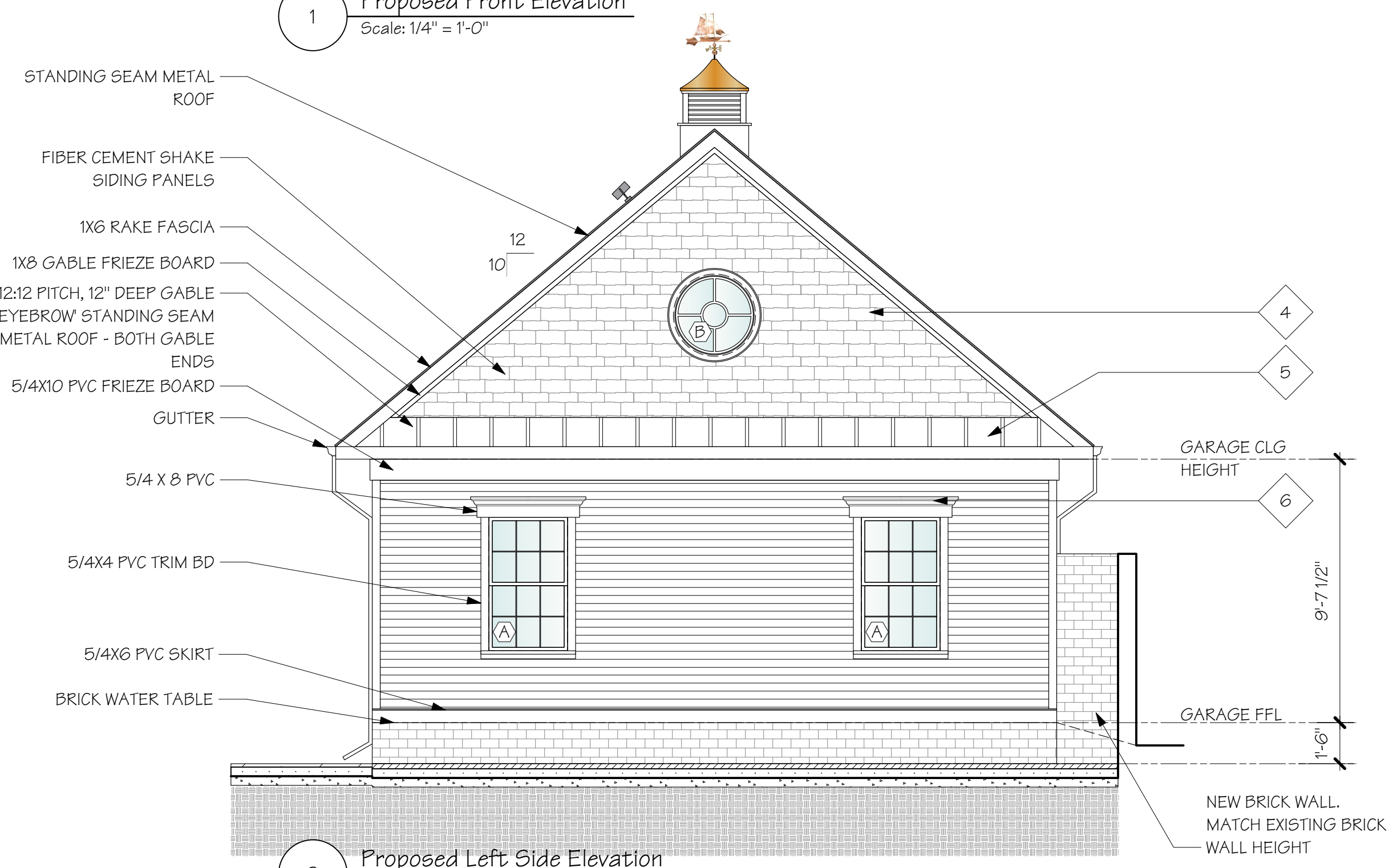
Contract
 THESE PLANS HAVE BEEN PREPARED BY CASE DESIGN/REMODELING, INC. SOLELY FOR ITS USE AND SHOULD NOT BE RELIED UPON BY ANY OTHER PARTY



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



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



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

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

CASE

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

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

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

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

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

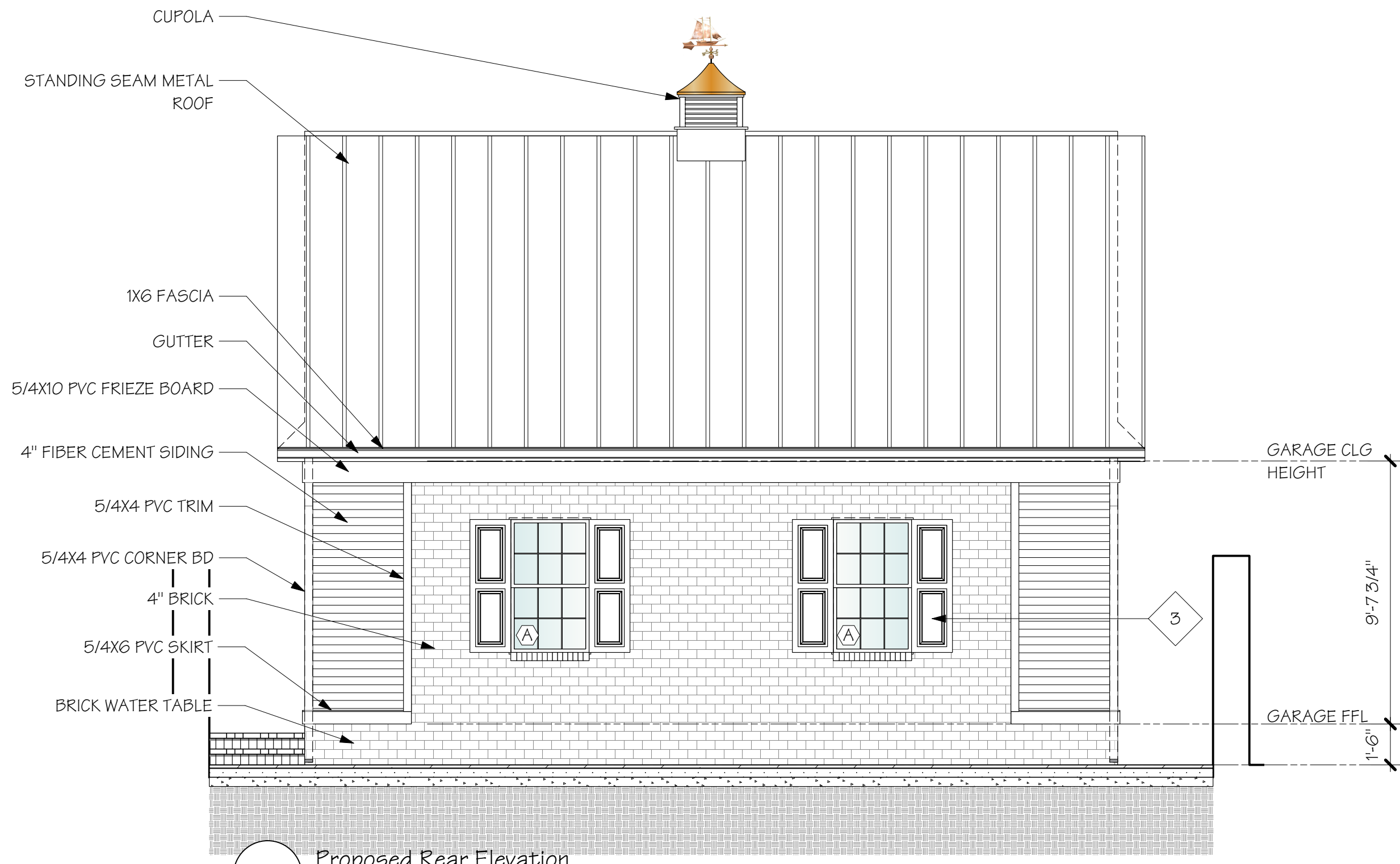
PROPOSED EXTERIOR ELEVATIONS

Drawing Log	01/01/2023 - Measure
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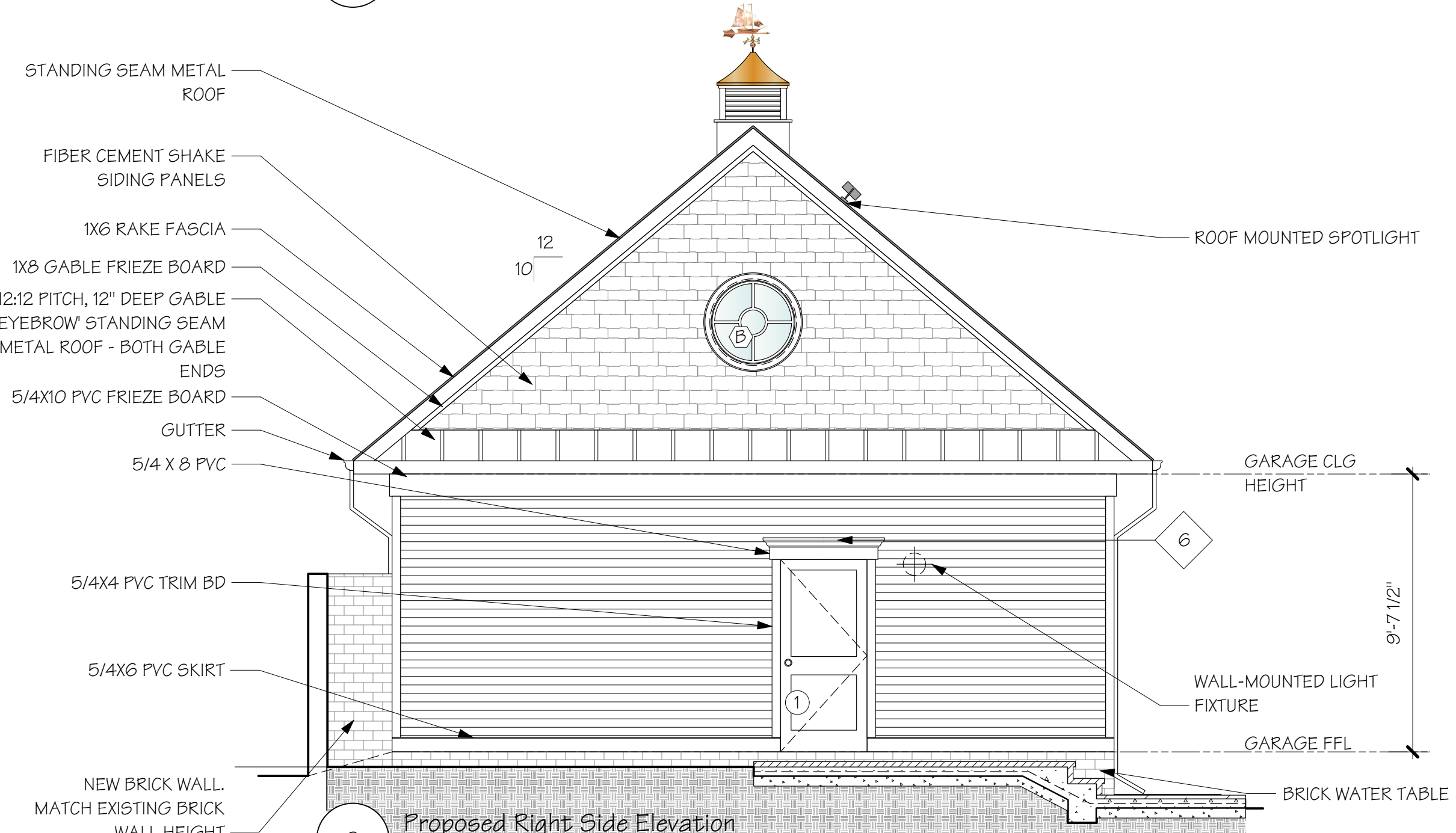
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Sheet:	A004	Of:	10

Contract

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



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



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

Alexandria
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CASE

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(P) 703.241.2980
(F) 703.534.0207

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

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

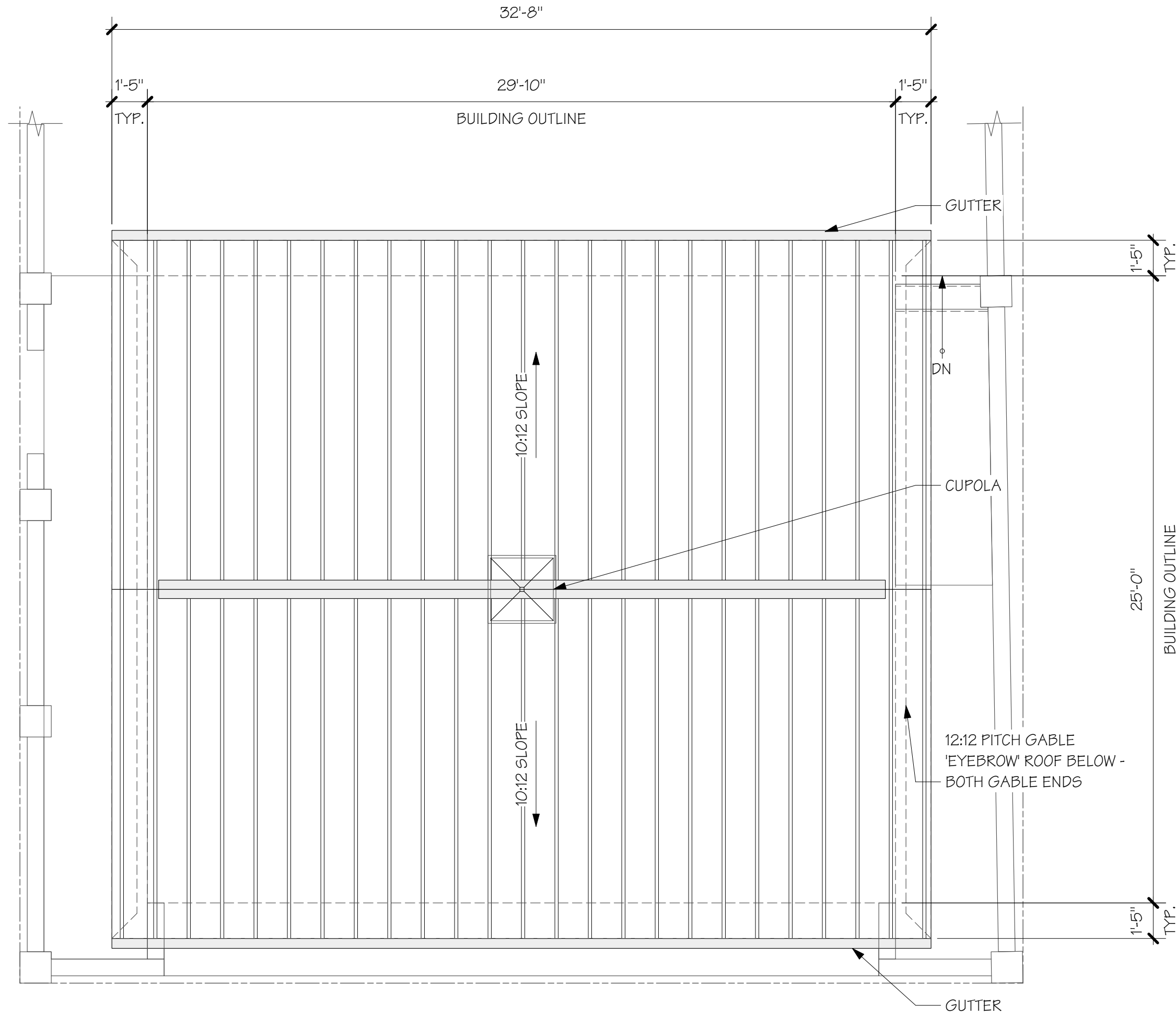
PROPOSED EXTERIOR ELEVATIONS

Drawing Log	01/01/2023 - Measure
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Date:	1/31/2026	Scale:	1/4" = 1'-0"
Sheet:	A005	Of:	10

Contract

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



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

Contract

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

Sheet: A006
Of: 10

Drawing Log
01/01/2023 - Measure

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

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

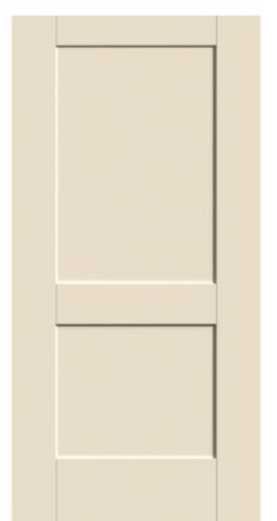
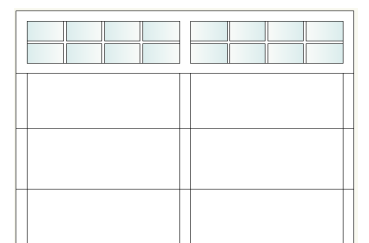
CASE
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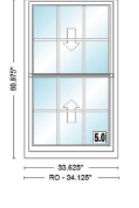
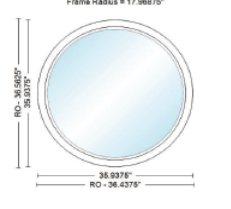
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Bethesda
4701 Sangamore Road
North Plaza, Suite 40
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(P) 301.229.4600
(F) 301.229.3195

DOOR SCHEDULE

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

WINDOW SCHEDULE

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



1

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



2

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



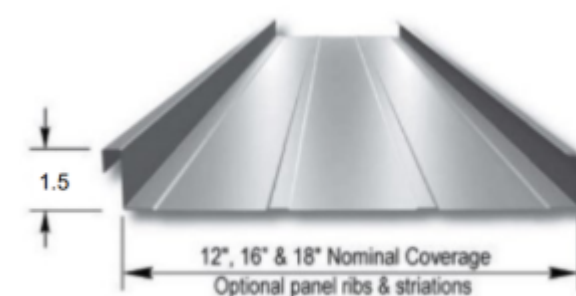
4

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



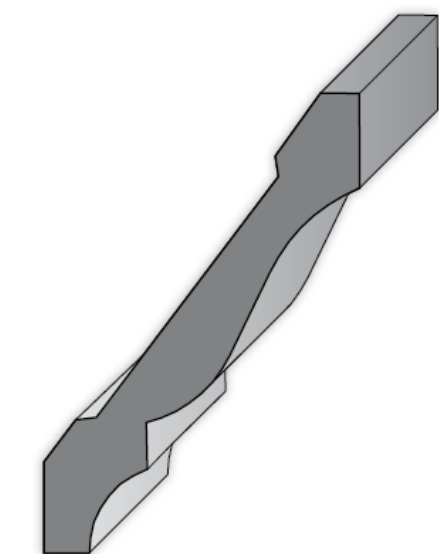
5

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



5

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



6

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

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

CASE

Bethesda
4701 Sangamore Road
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(301) 229-4600
(301) 229-3195

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

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

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

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

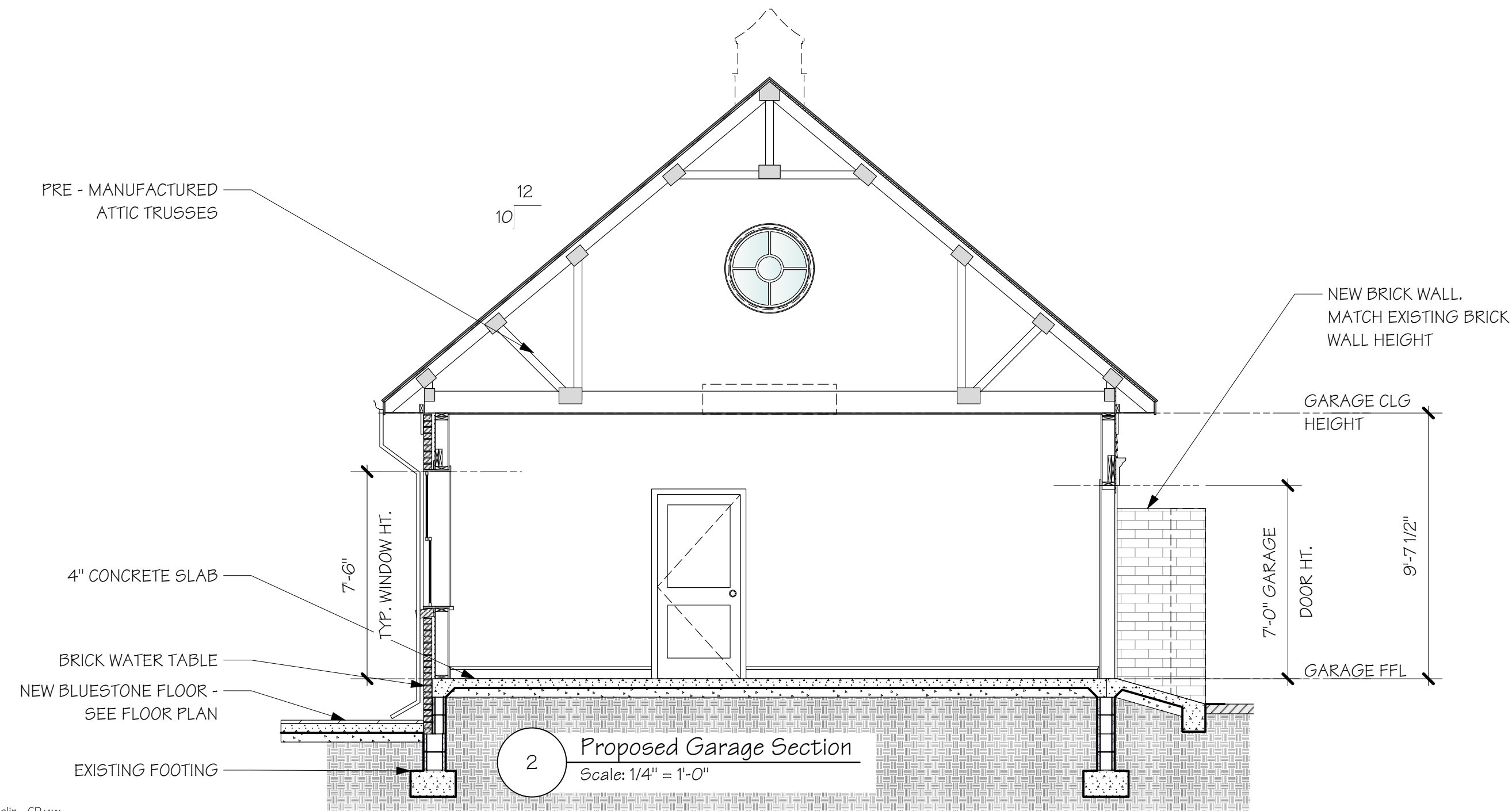
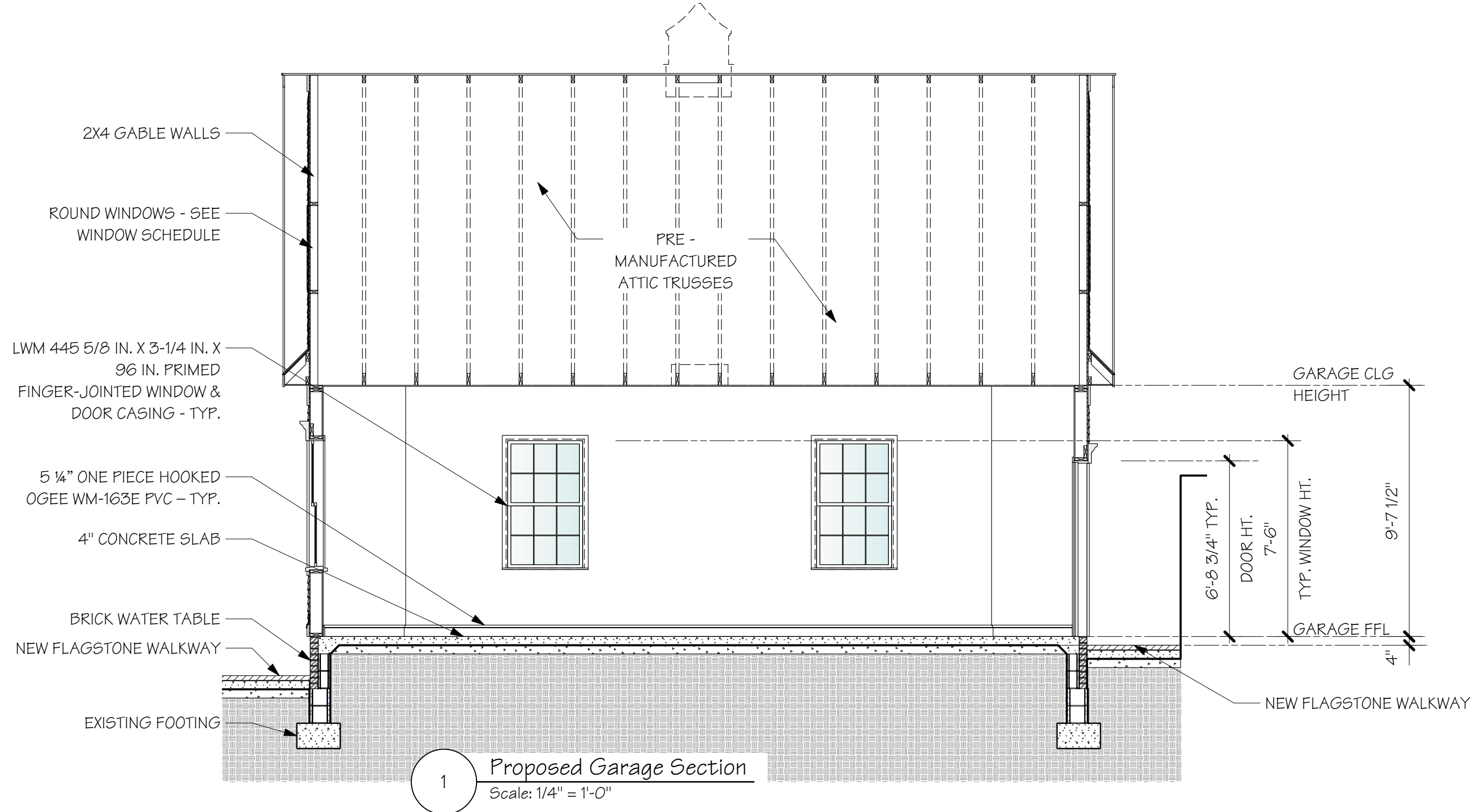
SCHEDULES

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

Contract

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CASE
 Alexandria
 119 N. Washington St.
 Alexandria, VA 22314
 (P) 703.660.4663
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Washington, DC
 4701 Sangamore Road
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 (F) 301.229.3195

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 701 Park Avenue
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 (F) 703.534.0207

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

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

PROPOSED BUILDING SECTIONS

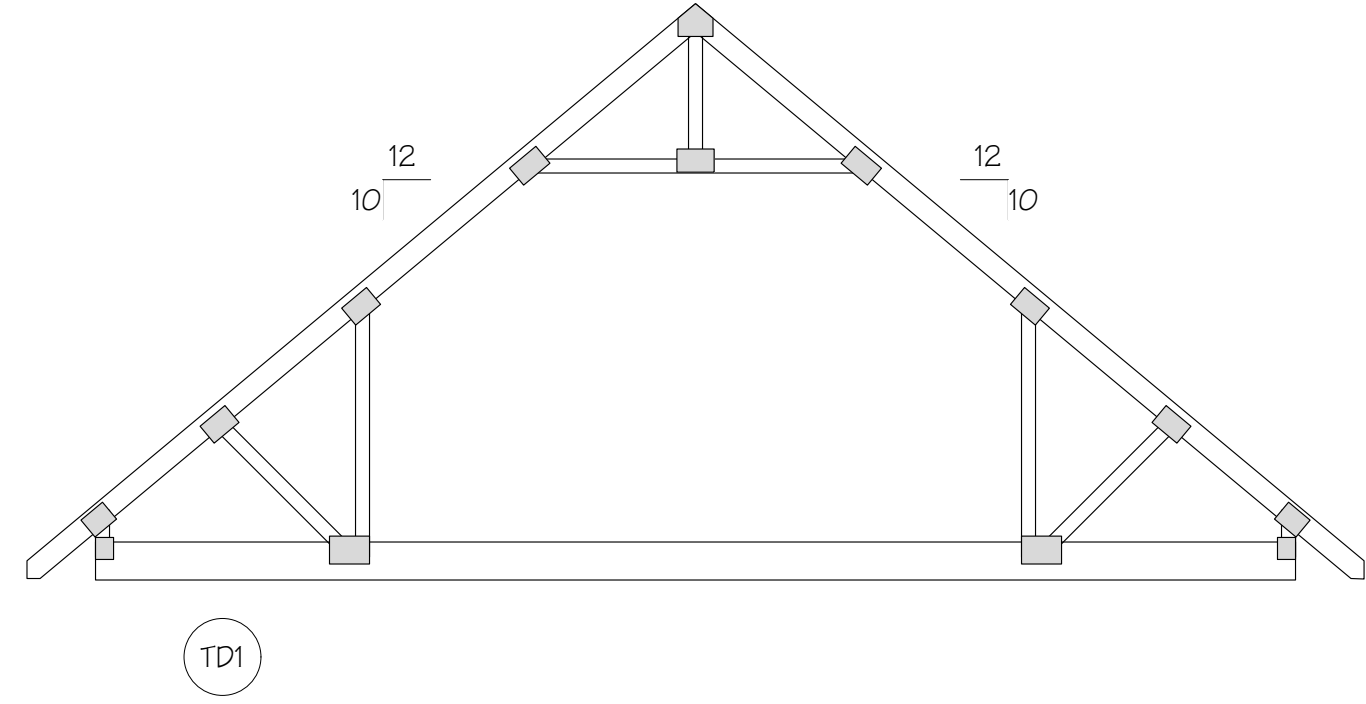
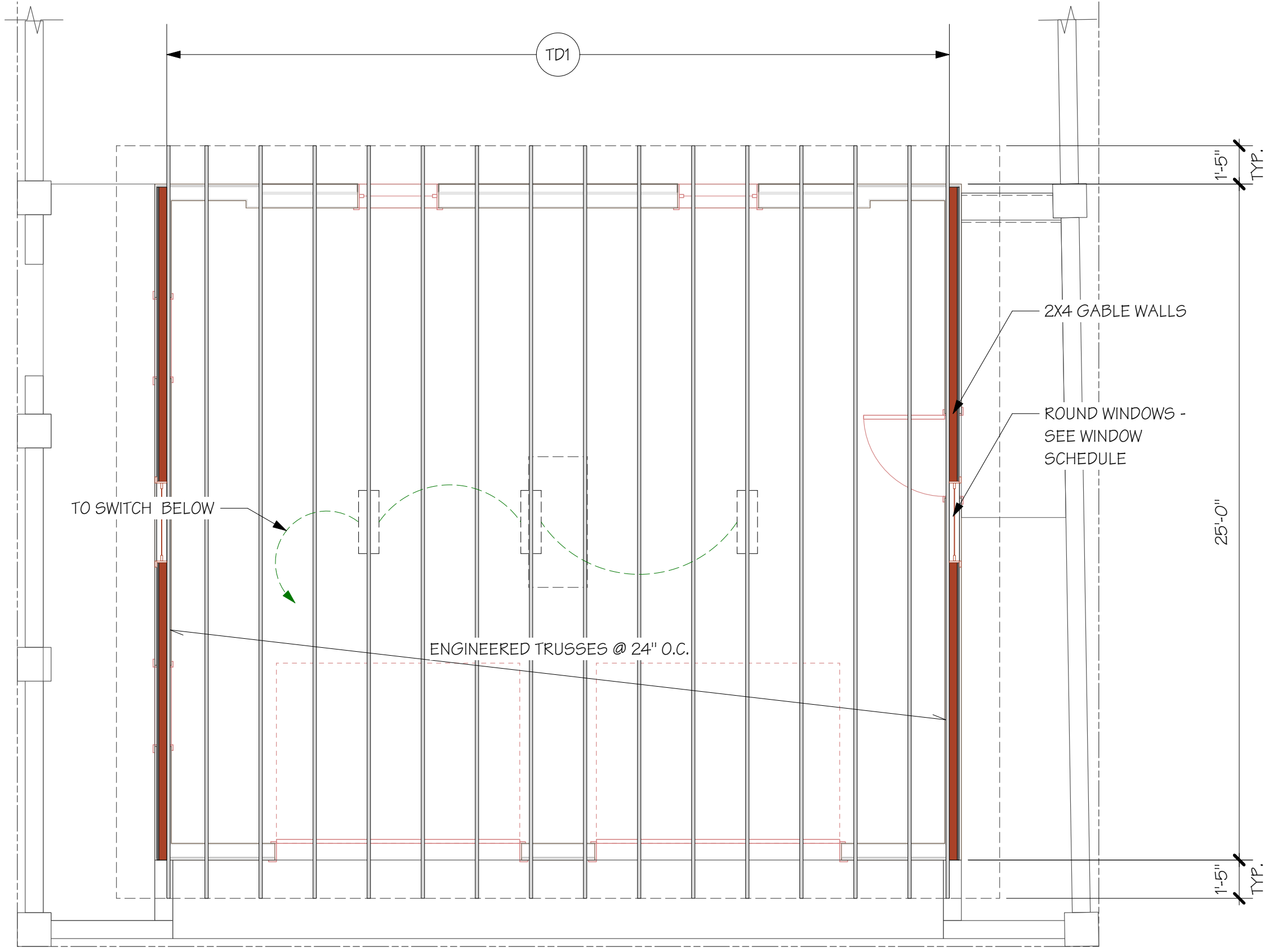
Drawing Log	01/01/2023 - Measure
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Date:	1/31/2026	Scale:	1/4" = 1'-0"
Sheet:	A008	Of:	10

Contract

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

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



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

Contract

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Date: 1/31/2026	Scale: 1/4" = 1'-0"	Sheet: A009	Of: 10
Drawing Log			
01/01/2023 - Measure			

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

PROPOSED ROOF FRAMING PLAN

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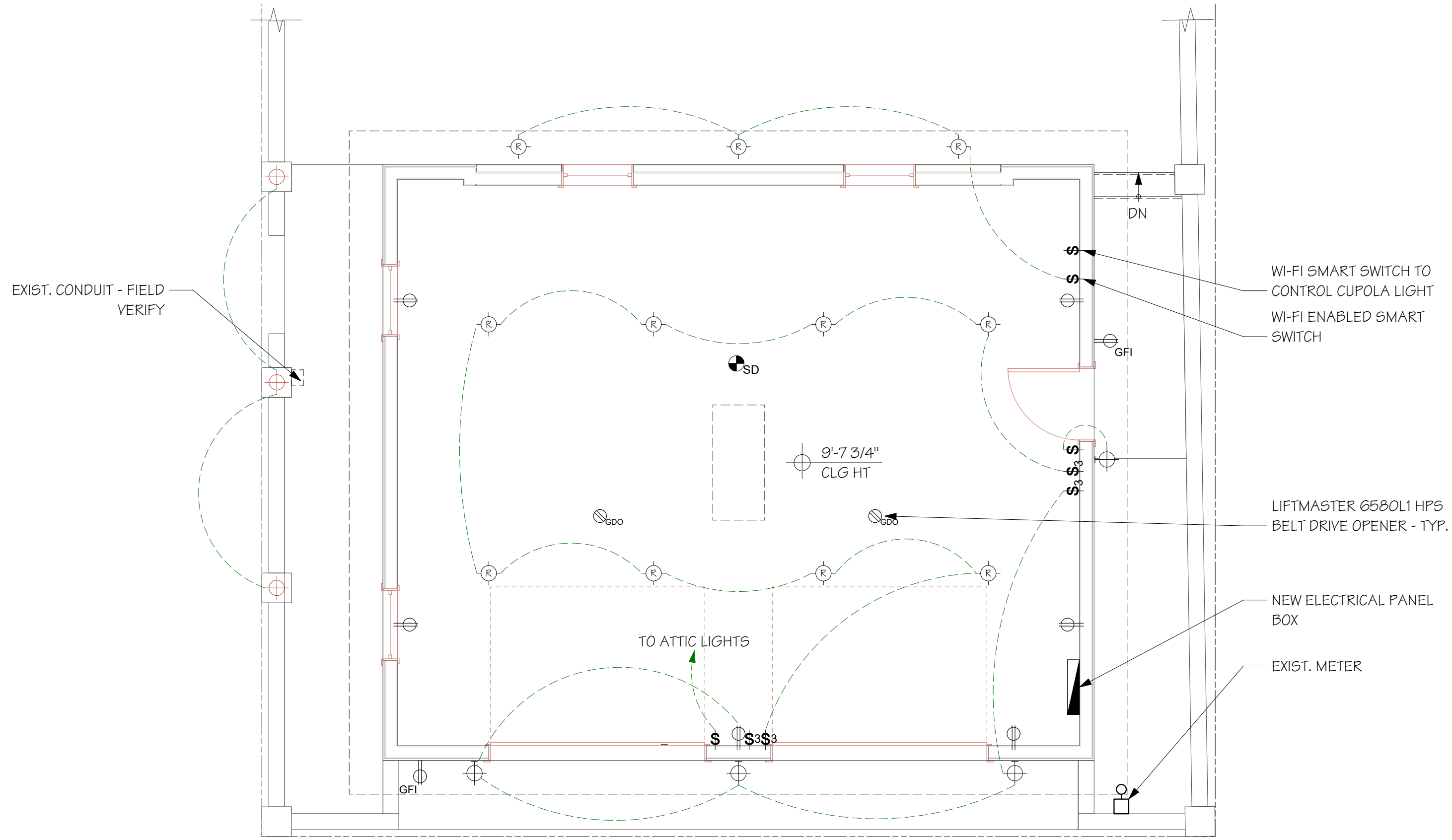
CASE

Richmond
4701 Sangamore Road
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(P) 301.229.4600
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Washington, DC
1327 H St. Street-NW
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Falls Church, VA 22046
(P) 703.241.2980
(F) 703.534.0207



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

CASE
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 Falls Church, VA 22046
 (P) 703.541.2980
 (F) 703.534.0207

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

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

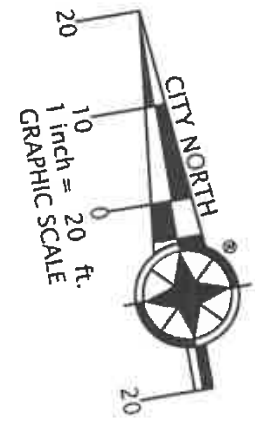
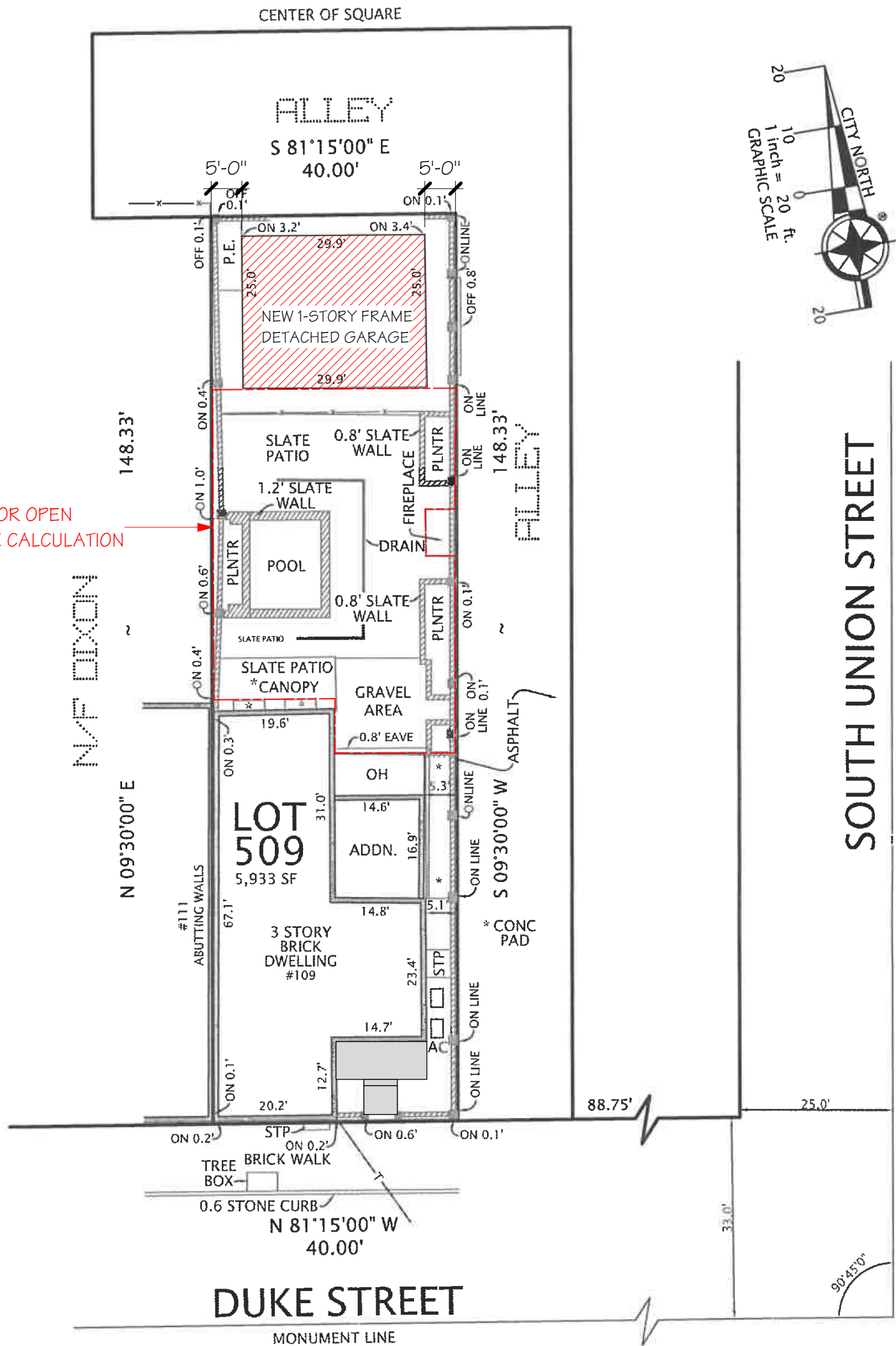
PROPOSED ELECTRICAL PLAN

Drawing Log	01/01/2023 - Measure
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Date:	1/31/2026	Scale:	1/4" = 1'-0"
Sheet:	A010	Of:	10

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

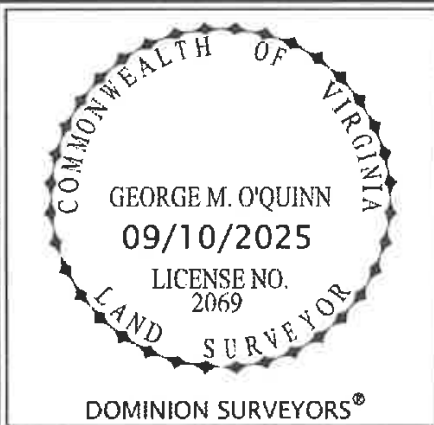
NOTES: 1. FENCES ARE FRAME.
2. UTILITIES ARE UNDERGROUND.



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

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.



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

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

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Department of Planning & Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

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

B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	253.00	Basement**	253.00	B1. <input style="width: 150px;" type="text" value="4,897.00"/> Sq. Ft. Existing Gross Floor Area*
First Floor	1,962.00	Stairways**		B2. <input style="width: 150px;" type="text" value="253.00"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	1,725.00	Mechanical**		B3. <input style="width: 150px;" type="text" value="4,644.00"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor	755.00	Attic less than 7'***		Comments for Existing Gross Floor Area
Attic		Porches**		
Porches	202.00	Balcony/Deck**		
Balcony/Deck		Lavatory***		
Lavatory***		Other**		
Other**		Other**		
B1. Total Gross	4,897.00	B2. Total Exclusions	253.00	

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement		Basement**		C1. <input style="width: 150px;" type="text" value="1,496.00"/> Sq. Ft. Proposed Gross Floor Area*
First Floor		Stairways**		C2. <input style="width: 150px;" type="text" value="0.00"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor		Mechanical**		C3. <input style="width: 150px;" type="text" value="1,496.00"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor		Attic less than 7'***		
Attic	748.00	Porches**		
Porches		Balcony/Deck**		
Balcony/Deck		Lavatory***		
Lavatory***		Other**		
Other	748.00	Other**		
C1. Total Gross	1,496.00	C2. Total Exclusions	0.00	

D. Total Floor Area

D1.	6,140.00	Sq. Ft.
Total Floor Area (add B3 and C3)		
D2.	8,899.50	Sq. Ft.
Total Floor Area Allowed by Zone (A2)		

E. Open Space (RA & RB Zones)

E1.	3,243.00	Sq. Ft.
Existing Open Space		
E2.	2,076.00	Sq. Ft.
Required Open Space		
E3.	2,134.00	Sq. Ft.
Proposed Open Space		

Notes

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

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

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

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

Signature:

Date: 3/10/26



View from Duke Street into access alley.



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



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



View from rear alley to proposed garage vehicular access.