

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

APPLICANT: Marks-Woods Construction

LOCATION: Old and Historic Alexandria District
122 Queen Street

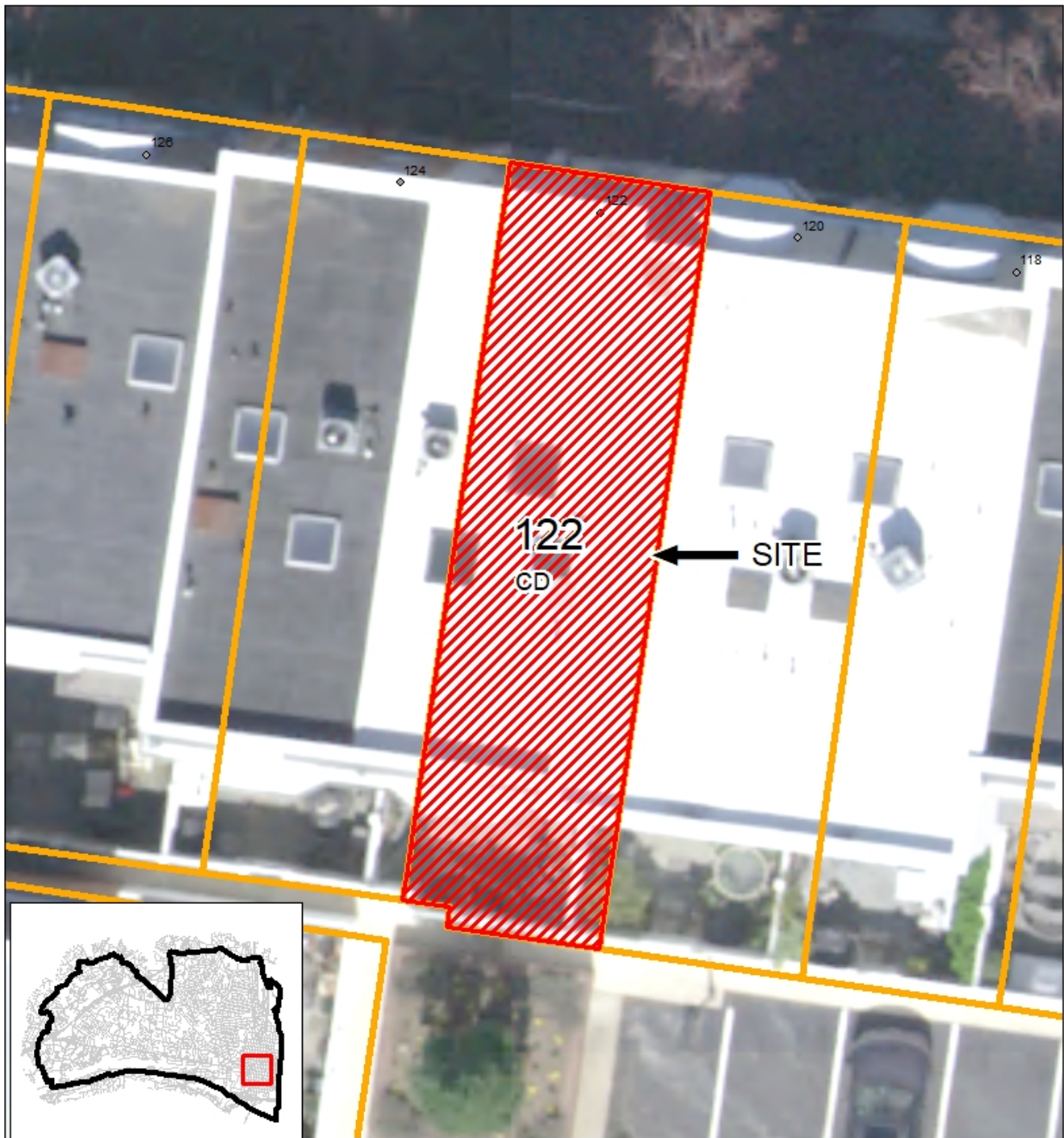
ZONE: CD/Commercial downtown zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish and Certificate of Appropriateness for alterations with the condition that the applicant provide updated plans that comply with the rear setback as noted in the zoning comments when applying for a building permit.

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, Room 4200, City Hall, 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.



BAR #2022-00513 & BAR #2022-00514
122 Queen Street



0 5 10 20 Feet

Note: Staff coupled the applications for a Permit to Demolish (BAR2022-00514) and Certificate of Appropriateness (BAR2022-0013) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to remove the existing roof hatch and install a new roof access hatch, roof deck and steel railing, at 122 Queen Street. 35 sq. ft. of the roof area will be removed for the roof door hatch and 167 sq. ft. of the roof area will be encapsulated for the proposed roof decking.

Site context

The alley to the south, behind the subject property, is private. The railing and roof door hatch will be minimally visible from any public right-of-way.

II. HISTORY

122 Queen Street is a part of the Queen's Row townhouse project, which was approved by the Board in **1997** (BAR97-0092, 5/7/1997). Queen's Row is a cluster of 25 townhouses designed in a Second Empire influenced style and a parking garage bounded by North Union Street, Thompson's Alley, North Lee Street and Queen Street.

Previous BAR approvals

Staff could locate no prior approvals for 122 Queen Street.

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, §10-105(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 historical interest that its moving, removing, capsulating or razing 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 a 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 the memorial character of the George Washington Memorial Parkway?	N/A

(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	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, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

The analysis of the standards indicated above relate only to the portion of the roof area proposed for demolition/capsulation. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The flat roof is not of unusual or uncommon design and can easily be replicated.

Certificate of Appropriateness

Staff has no objection to the proposed alterations. The *Design Guidelines* states that the decks should not hide, obscure, or cause the removal of historic architectural details. Decks should be made of materials generally found in the historic districts. The proposed roof deck and door hatch will be located on the rear portion of the roof. The materials consist of steel railing and a brick finished roof door hatch. The decking materials will not be visible and does not require Board approval. The proposed materials don't detract from the architectural style of the structure and complies with the BAR's design guidelines and policies.

Staff recommends the approval, noting the zoning conditions.

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning
Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

III. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Deck railings must comply with 1:2 setback ratio. According to the plans which show the height of the deck railing to be 36 feet 5 inches, the deck railings will need to be setback a minimum of 18.2 feet from rear property lines.

Code Administration

C-1 Building permit is required for review.

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 located at the rear of 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)
- 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

No archaeological oversight is required for this project.

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR2022-00514 & BAR2022-00513: 122 Queen Street

ADDRESS OF PROJECT: 122 Queen StreetTAX MAP AND PARCEL: 065.03-08-37

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: Marhs-Woods ConstructionAddress: 205 S. Union StCity: Alexandria State: VA Zip: 22314Phone: 703-928-2513 E-mail: GMarhs@marhswoods.com**Authorized Agent** *(if applicable):* ☐ Attorney ☐ Architect ☒ MarhsWoodsConstructionName: Greg MarhsPhone: 703-928-2513E-mail: GMarhs@marhswoods.com**Legal Property Owner:**Name: John and Beth TrerotolaAddress: 122 Queen StreetCity: Alexandria State: VA Zip: 22314Phone: _____ E-mail: bttrerotola@comcast.net

- ☐ Yes ☒ No Is there an historic preservation easement on this property?
☐ Yes ☐ No If yes, has the easement holder agreed to the proposed alterations?
☐ Yes ☒ No Is there a homeowner's association for this property?
☐ Yes ☐ No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

NATURE OF PROPOSED WORK: *Please check all that apply*

- ☐ NEW CONSTRUCTION
☒ EXTERIOR ALTERATION: *Please check all that apply.*

☐ awning
☐ doors
☐ lighting
☒ other _____

☐ fence, gate or garden wall
☐ windows
☐ pergola/trellis

☐ HVAC equipment
☐ siding
☐ painting unpainted masonry

☐ shutters
☐ shed

☐ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

removing existing roof hatch and installing new roof access hatch, installing new roof
deck and railing

SUBMITTAL REQUIREMENTS:

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.

Electronic copies of submission materials should be submitted whenever possible.

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. All plans must be folded and collated into 12 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. 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 have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ 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 12 sets of 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: GREGORY TAYLOR MARKSDate: 11/7/22

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 ten 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. Beth Trerotola	122 Queen St Alexandria, VA 22314	50%
2. John Trerotola	122 Queen St Alexandria VA 22314	50%
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 ten 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. Beth Trerotola	122 Queen St Alexandria VA 22314	50%
2. John Trerotola	122 Queen St Alexandria VA 22314	50%
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.

11/7/20
Date

Camryn Z. Mark
Printed Name


Signature

Alexandria City Council

William Euille
Kerry Donley
Frank Fannon IV
Alicia Hughes
Redella "Del" Pepper
Paul Smedberg
Rob Krupicka

Planning Commission

John Komoroske
H. Stewart Dunn, Jr.
Jesse Jennings
Mary Lyman
J. Lawrence Robinson
Eric Wagner
Donna Fossum

Board of Zoning Appeals

Mark Allen
Geoffrey Goodale
John Keegan
Stephen Koenig
David Lantzy
Jennifer Lewis
Eric Zander

**Board of Architectural Review
Old and Historic District**

Chip Carlin
Oscar Fitzgerald
Thomas Hulfish
Arthur Keleher
Wayne Neale
Peter Smeallie
John Von Senden

**Board of Architectural Review
Parker-Gray District**

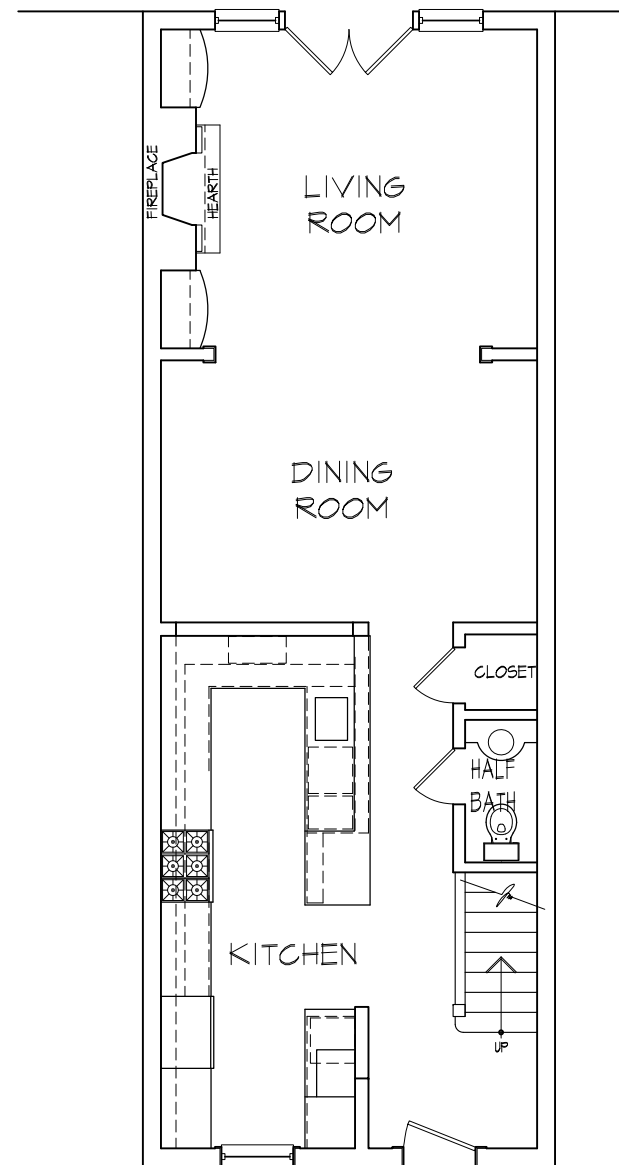
William Conkey
Theresa del Ninno
Robert Duffy
Christina Kelley
Douglas Meick
Philip Moffat
Matthew Slowik

Updated 11/4/2011

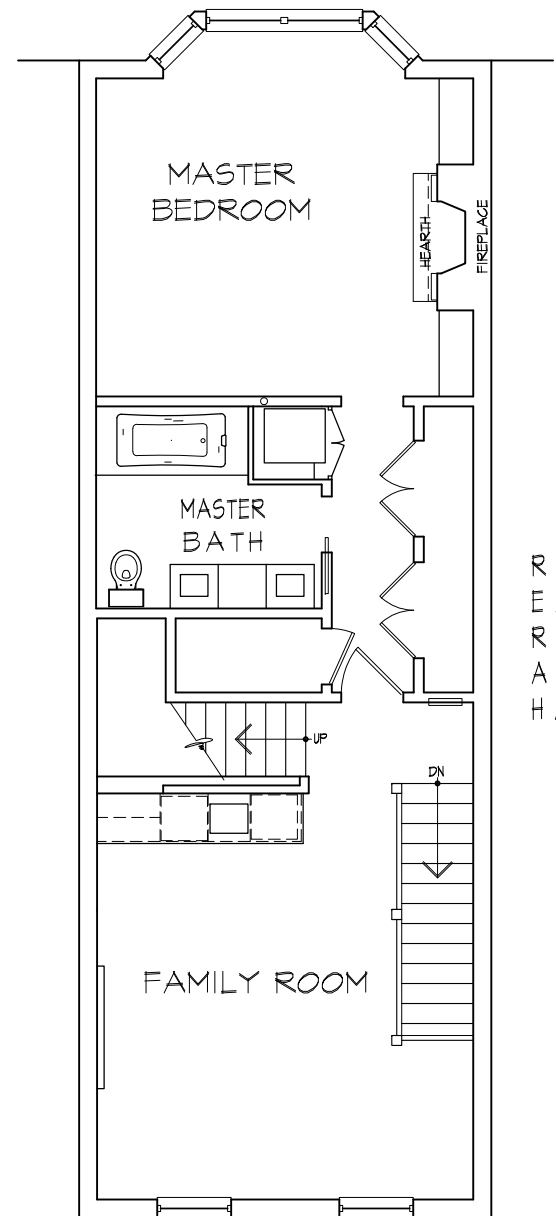
Definition of business and financial relationship.

Section 11-351(A) of the Zoning Ordinance defines a business or financial relationship as any of the following:

- (1) a direct one;
- (2) by way of an ownership entity in which the member or a member of his immediate household is a partner, employee, agent or attorney;
- (3) through a partner of the member or a member of his immediate household;
- (4) through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10 percent or more of the outstanding bonds or shares of stock of a particular class. In the case of a condominium, this threshold shall apply only if the applicant is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium;
- (5) not as an ordinary customer or depositor relationship with a professional or other service provider, retail establishment, public utility or bank, which relationship shall not be considered a business or financial relationship;
- (6) created by the receipt by the member, or by a person, firm, corporation or committee on behalf of the member, of any gift or donation having a value of more than \$100, singularly or in the aggregate, during the 12-month period prior to the hearing on the application from the applicant.



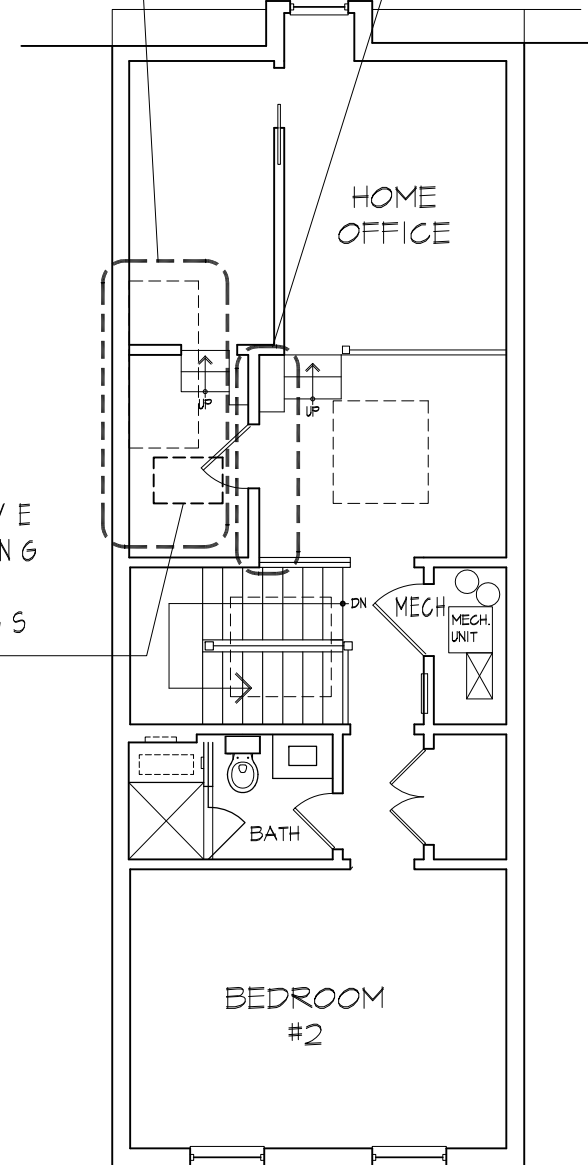
EXISTING
FIRST FLOOR
P L A N
1/8"=1'-0"



EXISTING
SECOND FLOOR
P L A N
1/8"=1'-0"

REMOVE PORTION
OF ROOF FOR NEW
ROOF DECK
ACCESS

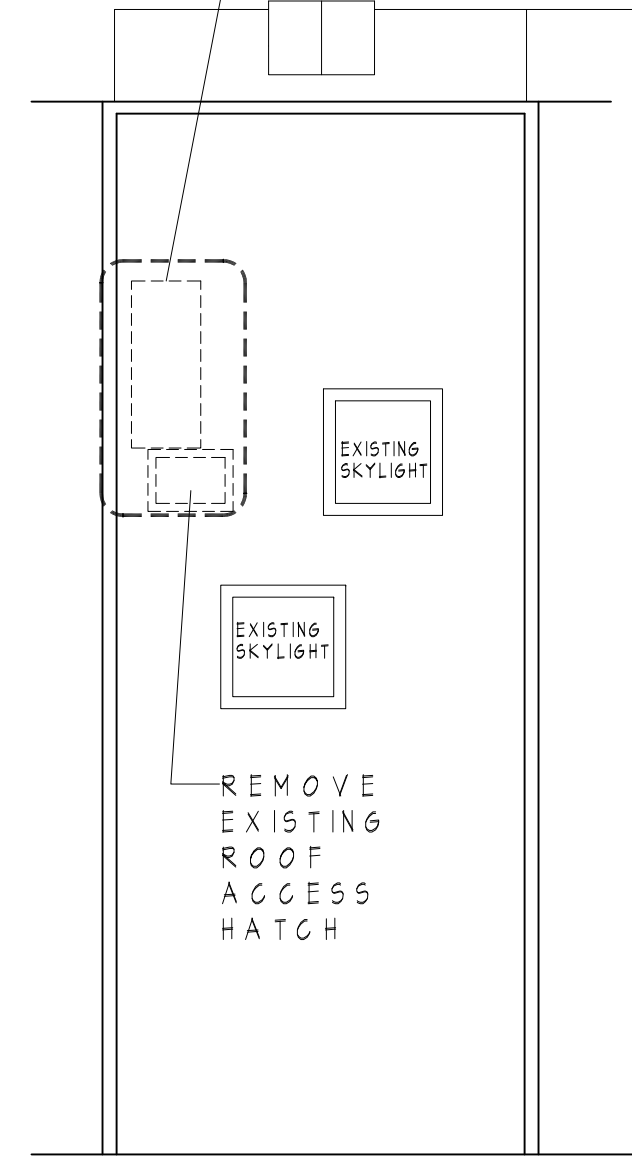
REMOVE
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ROOF
ACCESS
HATCH



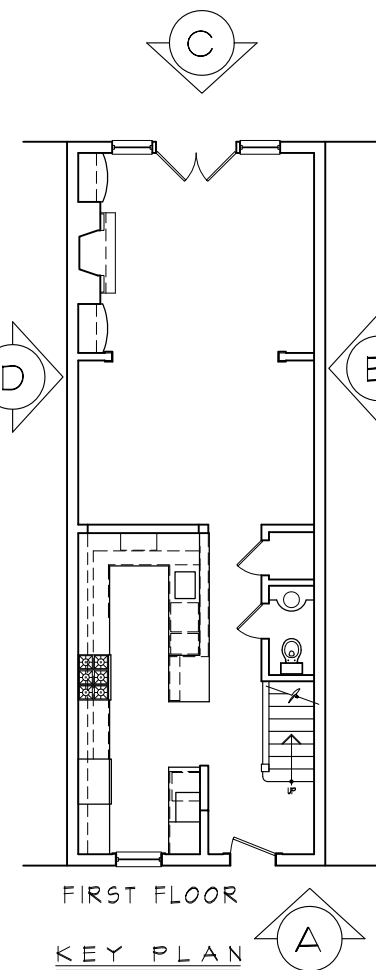
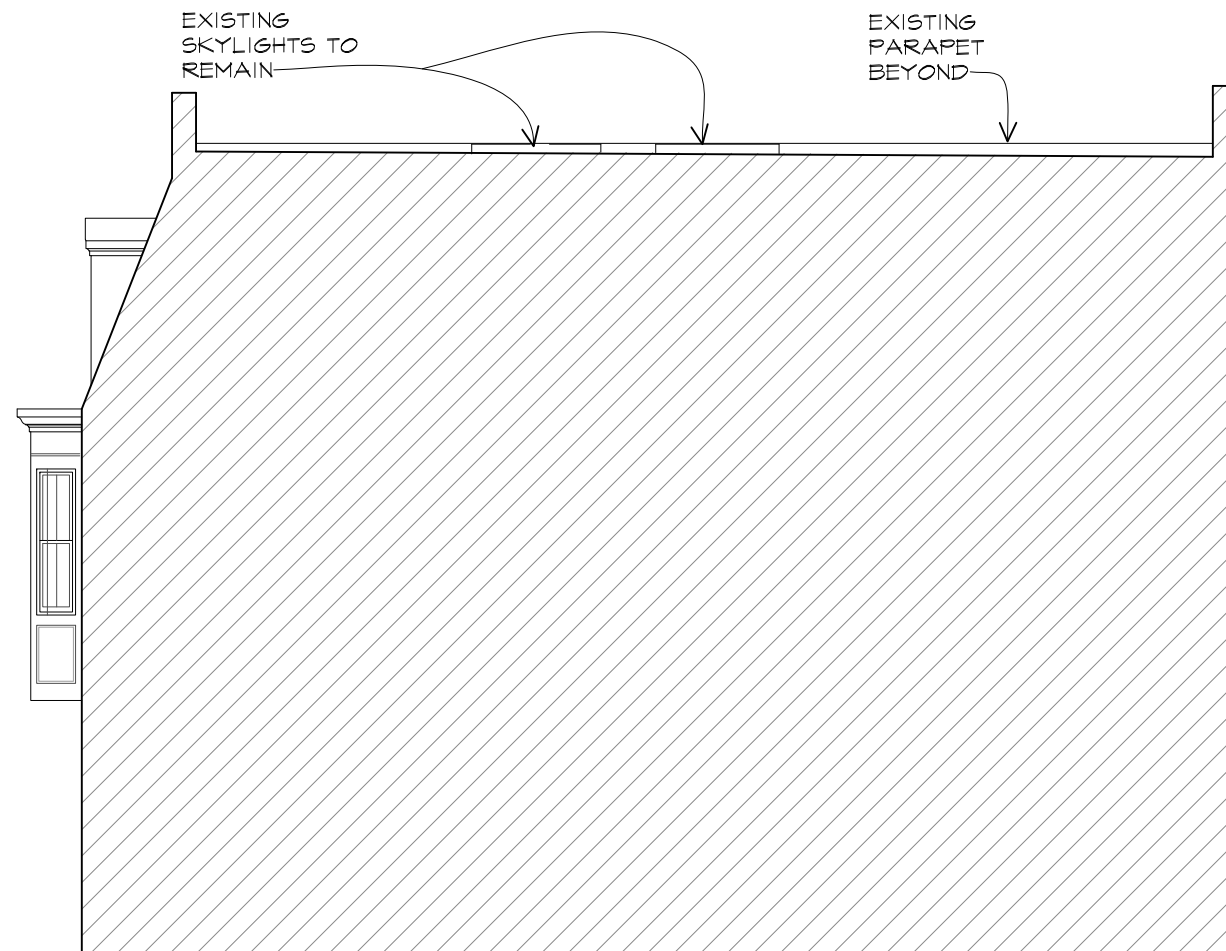
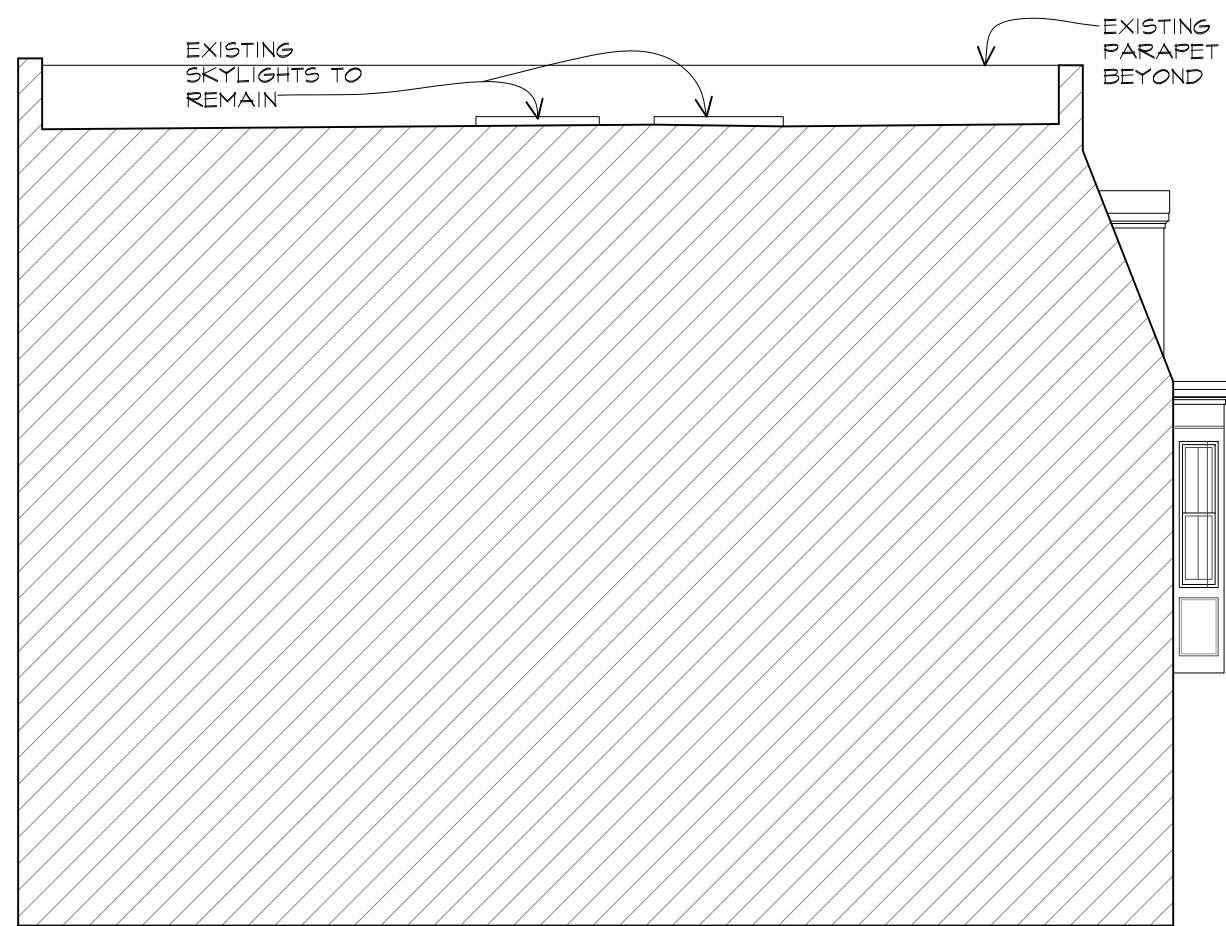
EXISTING
THIRD FLOOR
P L A N
1/8"=1'-0"

REMOVE WALL
FOR NEW STAIR
INSTALLATION

REMOVE PORTION
OF ROOF FOR NEW
ROOF DECK
ACCESS



EXISTING
R O O F
P L A N
1/8"=1'-0"



EXISTING
THIRD
FLOOR
CEILING.

8'-10" FIELD VERIFY

EXISTING
THIRD
FLOOR.

8'-10" FIELD VERIFY

EXISTING
SECOND
FLOOR.

9'-4" FIELD VERIFY

EXISTING
FIRST
FLOOR.

PASTEUR

DESIGNS

9303 IRVING STREET
MANASSAS, VA
20110-5110

E-MAIL: lucy@pasturdesign.com

TELEPHONE: 703.393.8706
FACSIMILE: 703.393.8706

MARKS WOODS
CONSTRUCTION SERVICES

TREROTOLA RESIDENCE

122 QUEEN STREET ALEXANDRIA, VIRGINIA

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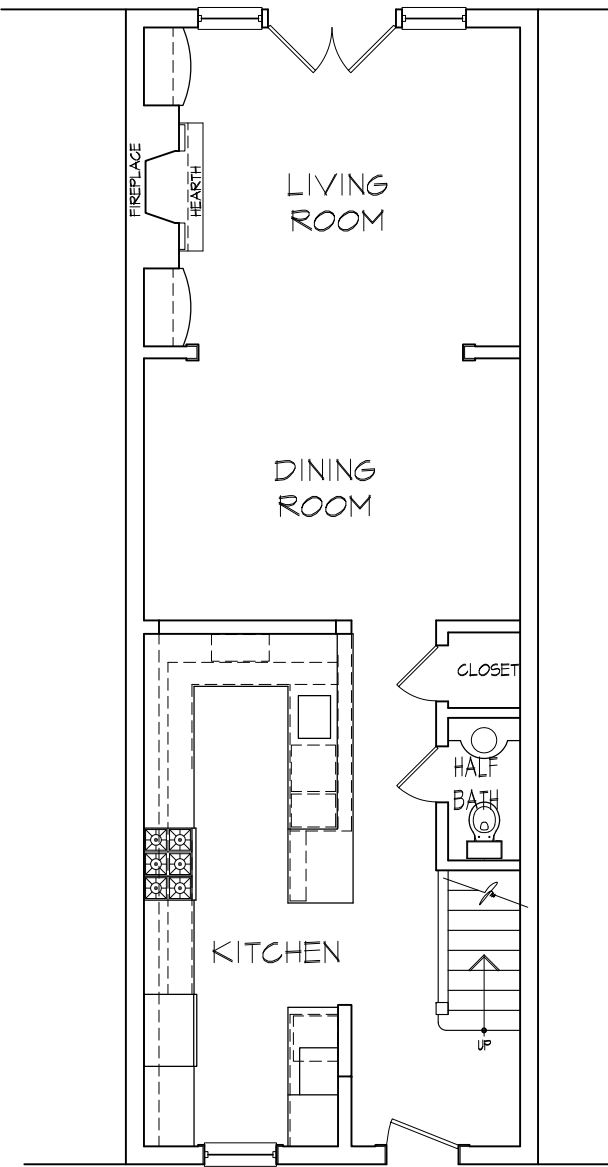
ISSUE DATE
DESIGN
03/13/22

H O A
11/21/22

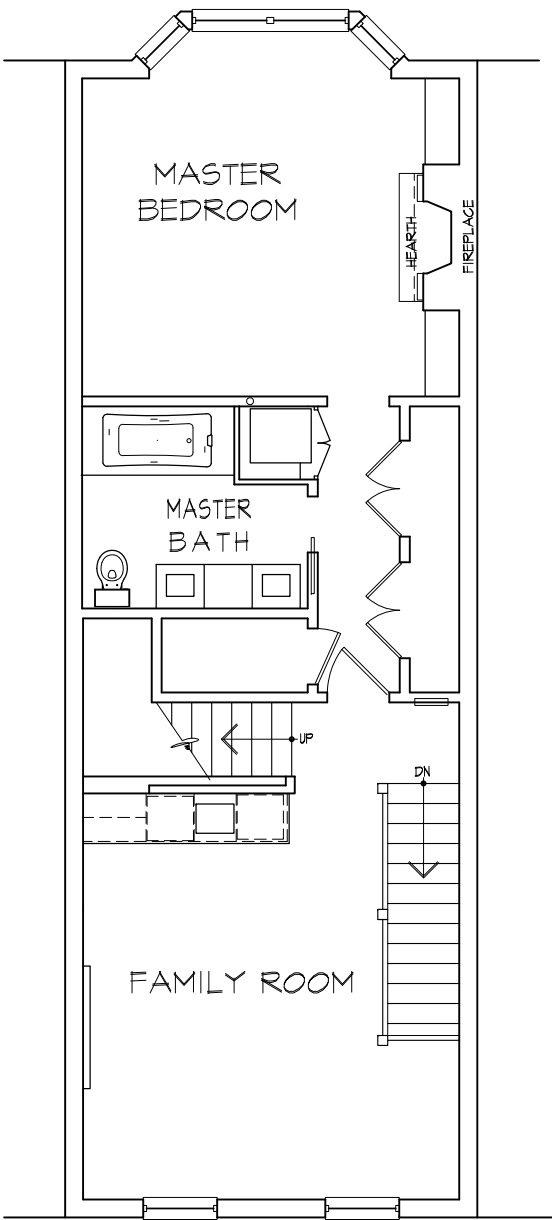
B A R
11/07/22
12/19/22

SHEET TITLE
EXISTING
ELEVATIONS

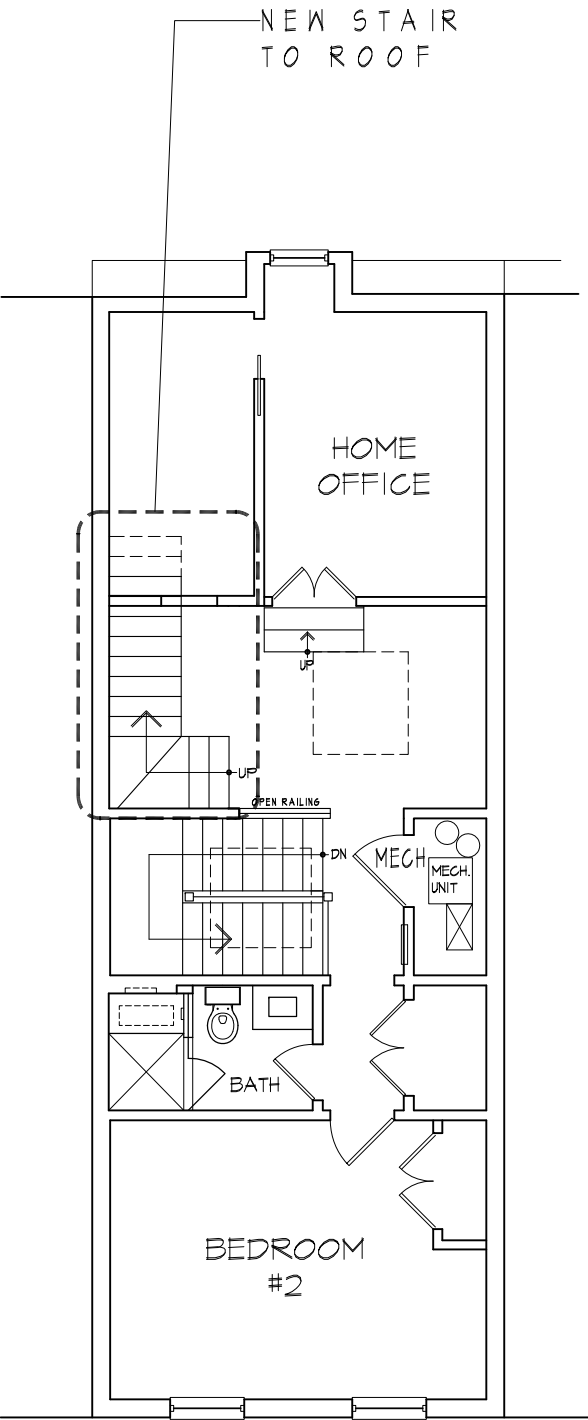
SHEET NUMBER
A-2



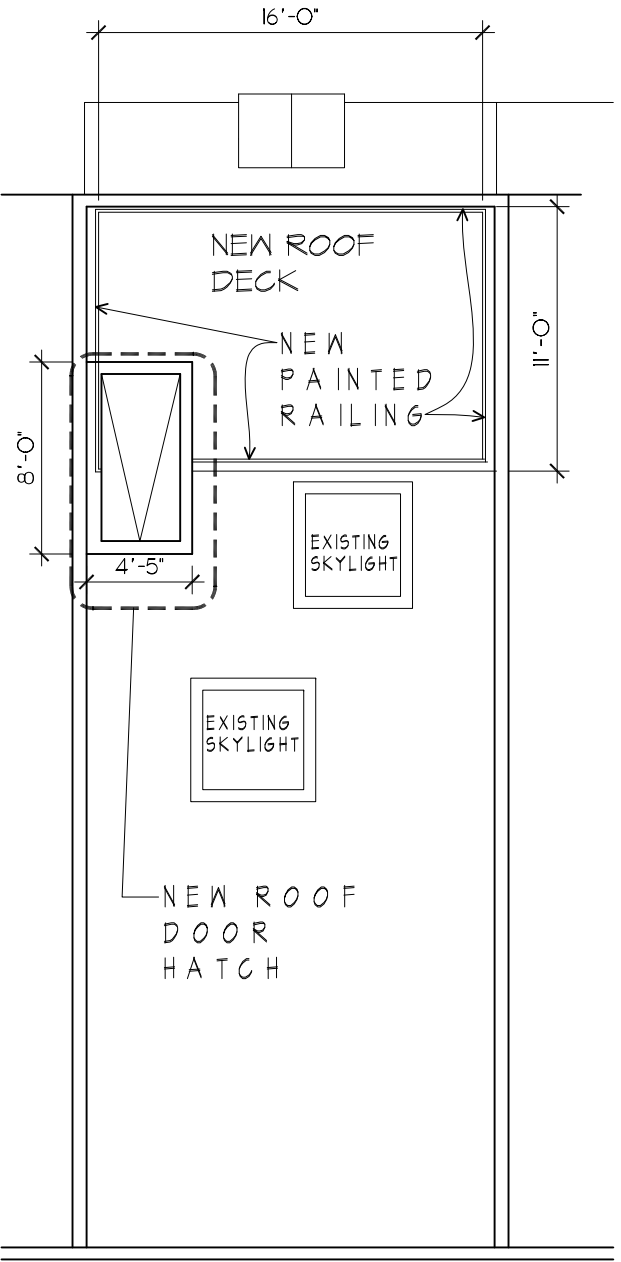
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1/8" = 1'-0"



N E W
SECOND FLOOR
P L A N
1/8" = 1'-0"



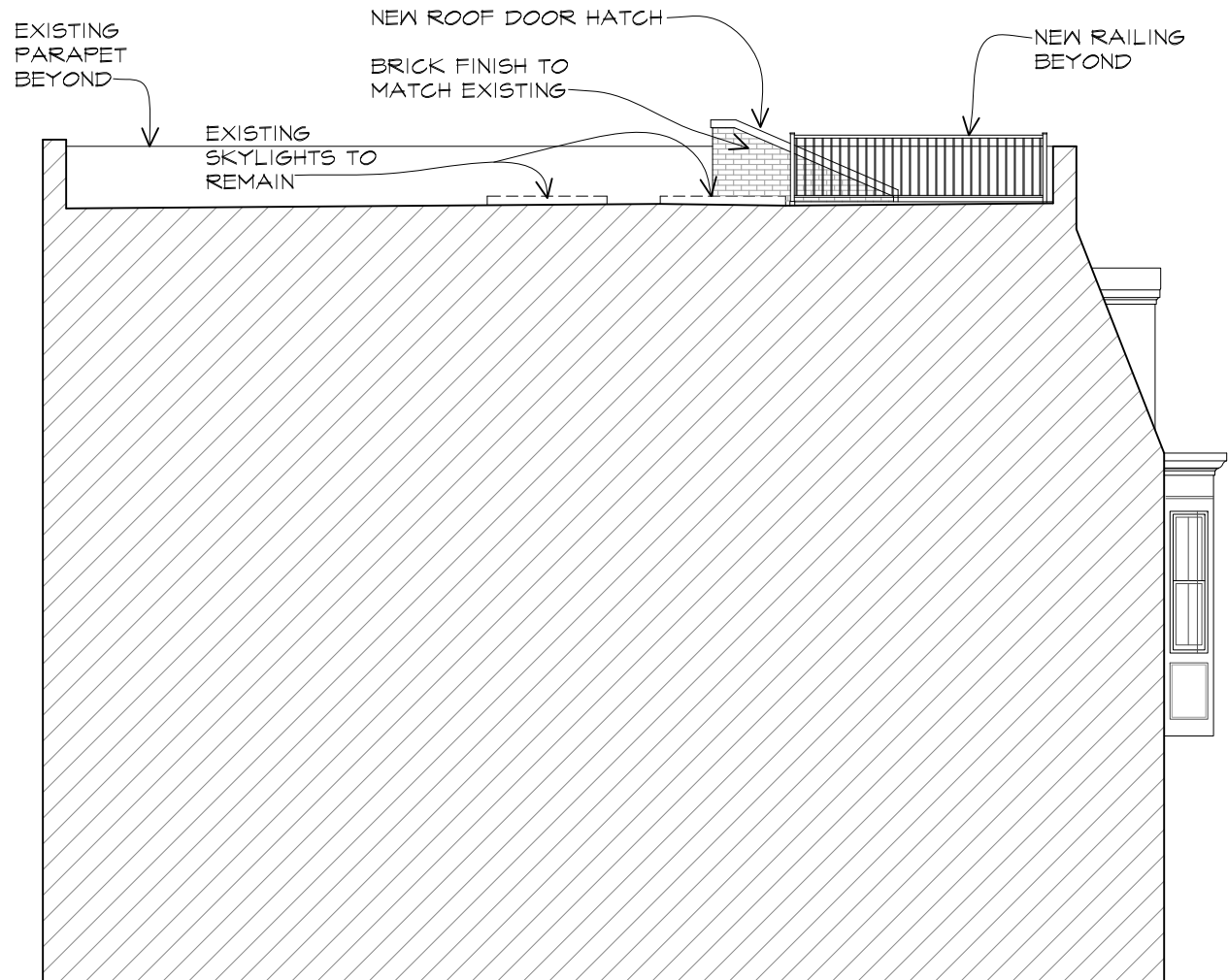
N E W
THIRD FLOOR
P L A N
1/8" = 1'-0"



N E W
ROOF DECK
P L A N
1/8" = 1'-0"



A NEW FRONT NORTH ELEVATION
1/8"=1'-0"



B NEW SIDE WEST ELEVATION
1/8"=1'-0"

EXISTING THIRD FLOOR CEILING
8'-10" FIELD VERIFY
EXISTING THIRD FLOOR
8'-10" FIELD VERIFY
EXISTING SECOND FLOOR
9'-4" FIELD VERIFY
EXISTING FIRST FLOOR

ENJOY EASY ACCESS WITH
DAYLITER
ROOF DOORS

Dayliter Skylights unique roof door is a stylish and reliable means of entrance onto roof top patios, increasing the usable space of your home and bringing more light inside.

Great for both residential and commercial application, this exclusive product is currently available in a dual glazed glass model 6'12, 7'12, or 9'12 peds.

The vinyl curb-mounted (N/C/M) thermally broken roof door is a factory assembled unit consisting of an extruded vinyl base with condensation gutter and weep holes; all corners are fusion-welded to ensure an effective watertight frame.

Some of the benefits of this unique product include:

- Opens to the height of a standard door (80")
- Glass Roof Door U-value of 2.75 (Dual double glazed)
- Cardinal LoE 366 Argon Gas Filled Tempered Safety Glass
- Air, Water and Wind Load Resistance
- Distributed Load Test & Corner Weld Test
- Heavy Duty Pistons and Interior Latches

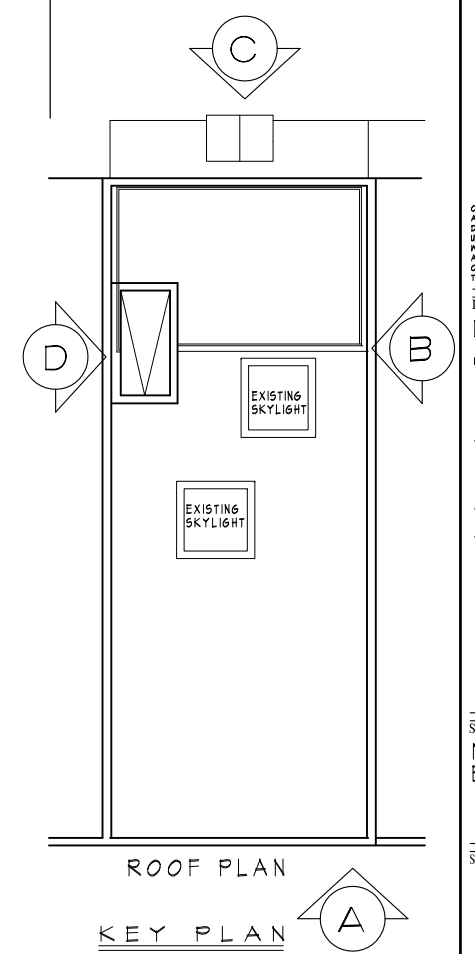
For more information
www.DAYLITER.com
1.800.268.4068

5492 275th Street, Langley, BC
V4W 3J7 • 604.856.4530

2830 Daisy Road, Garland, TX
75041 • 1.800.268.4068

Dayliter
SKYLIGHTS
THE BRIGHTER IDEA

info@dayliter.com • www.dayliter.com • 1.800.268.4068



ROOF PLAN

KEY PLAN

PASTEUR
DESIGNS

9303 IRVING STREET
MANASSAS, VA
20110-5110

E-MAIL: lucy@pasturdesign.com

TELEPHONE: 703.393.8706
FACSIMILE: 703.393.8706

MARKS WOODS
CONSTRUCTION SERVICES

TREROTOLA RESIDENCE
122 QUEEN STREET
ALEXANDRIA, VIRGINIA

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ISSUE DATE
DESIGN
03/13/22

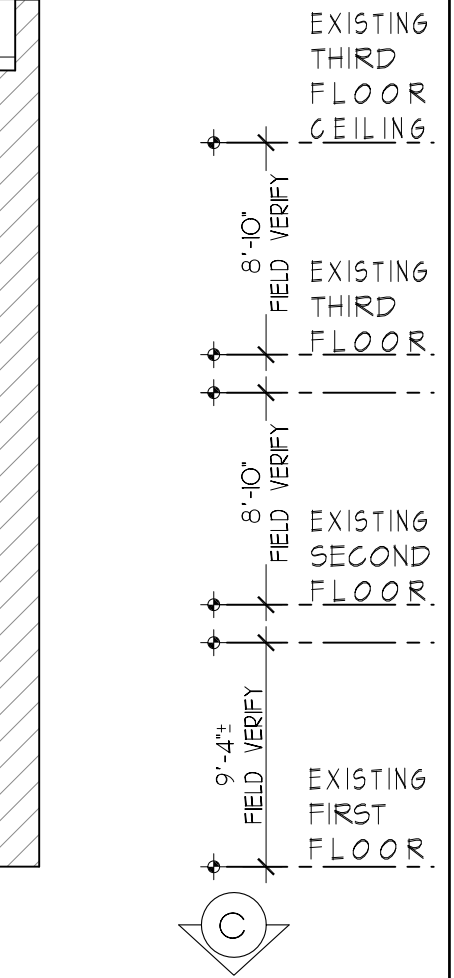
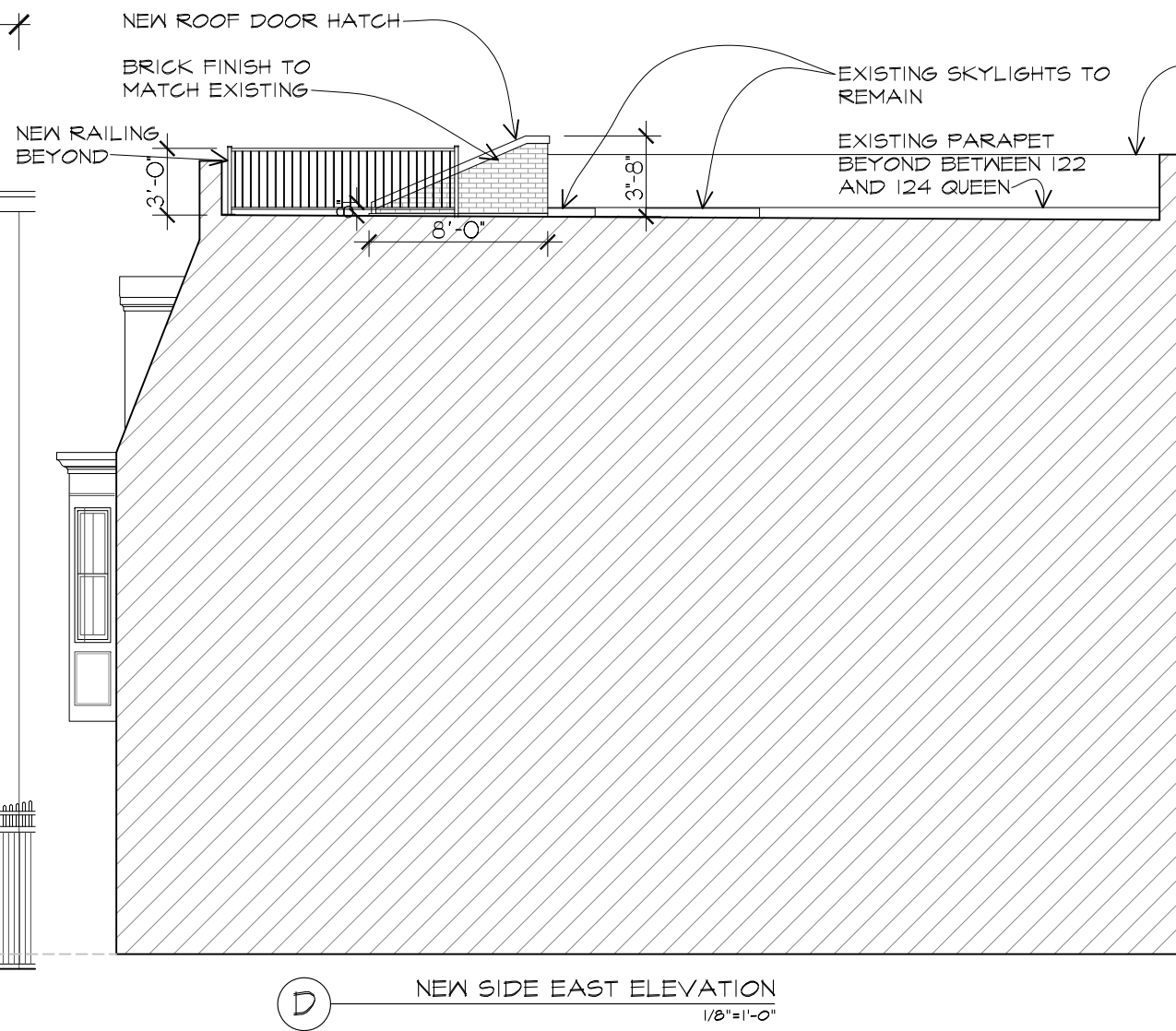
H O A
11/21/22

B A R
11/07/22
12/19/22

SHEET TITLE
NEW
ELEVATIONS

SHEET NUMBER

A-4



PASTEUR
DESIGNS

9303 IRVING STREET
MANASSAS, VA 20108-5110
E-MAIL: lucy@pasturdesigns.com
TELEPHONE: 703.393.8706
FACSIMILE: 703.393.8706

MARKS WOODS
CONSTRUCTION SERVICES

TREROTOLA RESIDENCE
122 QUEEN STREET
ALEXANDRIA, VIRGINIA

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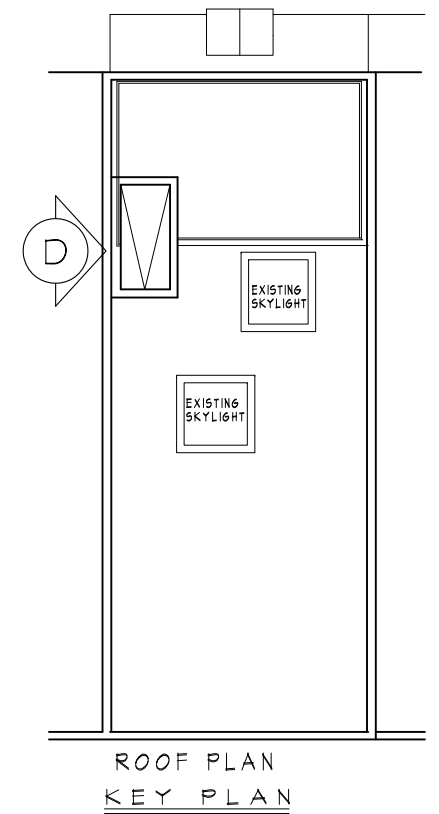
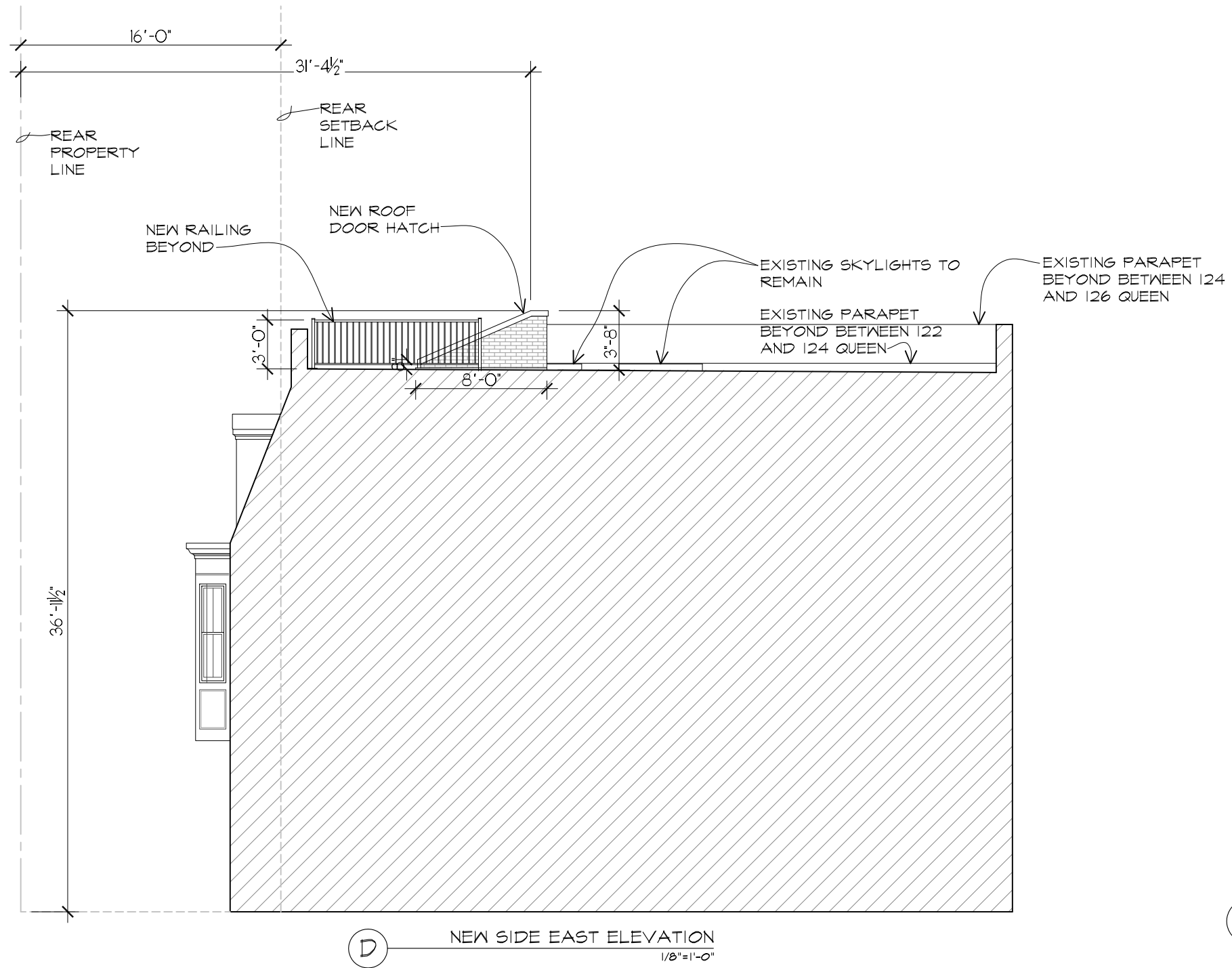
ISSUE DATE
DESIGN
03/13/22

H O A
11/21/22

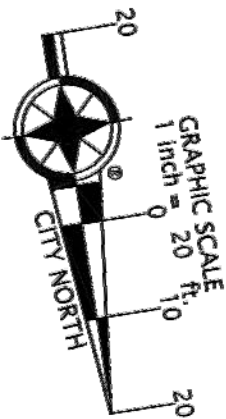
B A R
11/07/22
12/19/22

SHEET TITLE
NEW ELEVATIONS

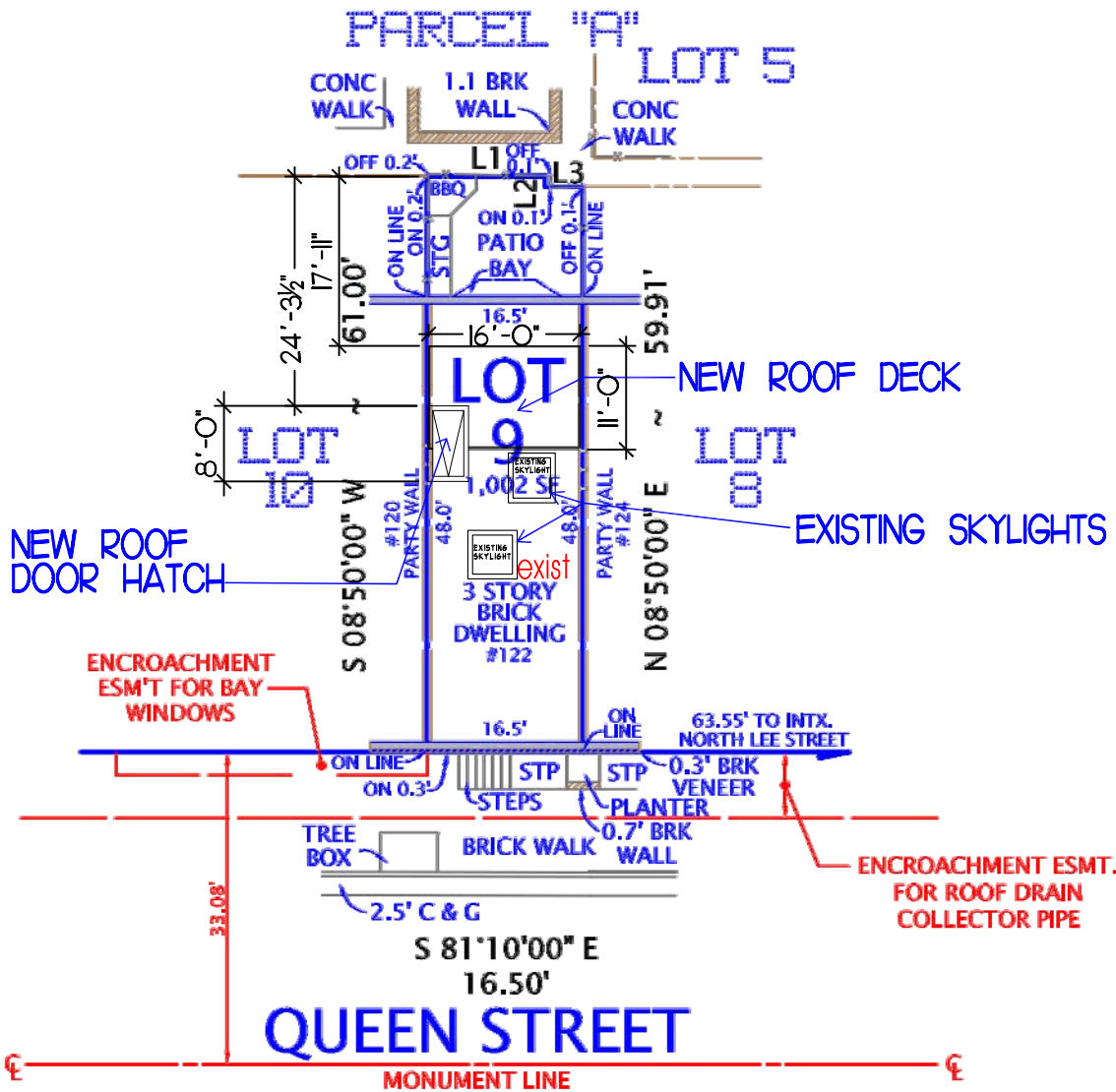
SHEET NUMBER
A-5



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



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 81°10'00" W	12.50'
L2	N 08°50'00" E	1.59' (REC'D)
L2	N 08°50'00" E	1.09' (COMP)
L3	N 81°10'00" W	4.00'



PLAT
SHOWING HOUSE LOCATION ON
LOT 9
QUEENS ROW
(DEED BOOK 1616, PAGE 1570)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' DECEMBER 12, 2022

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:



MW
Construction
Services, LLC

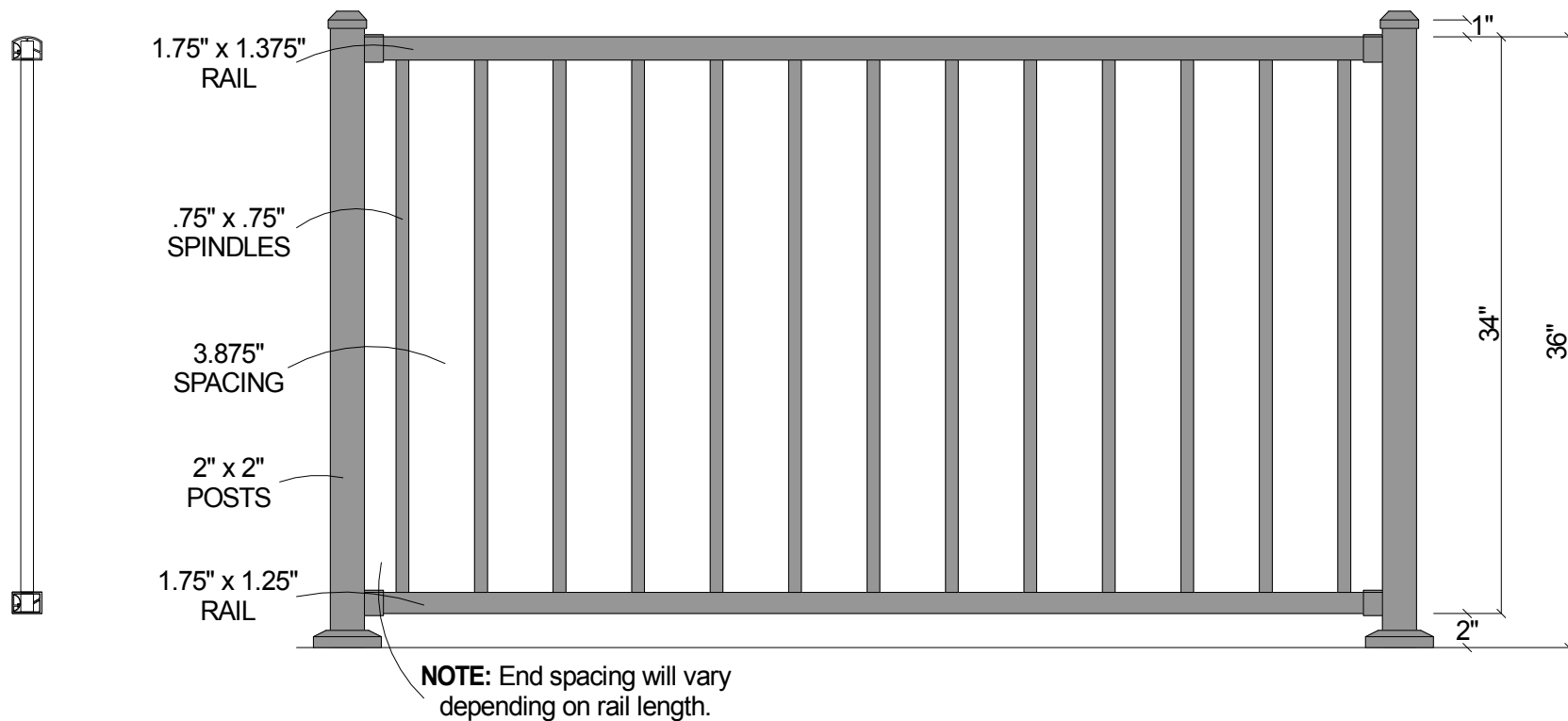
500 N. Washington Street
Suite 202
Alexandria, Virginia 22314
Phone: 703-838-9788
Fax: 703-838-9789



DOMINION

Surveyors
Inc.®

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



Tuscany (C10) Railing	
Height	Standard Length
36" Tall	4' 5', 6', 7' & 8'



Westbury Ptd.Steel Railing		
Scale: .0938" : 1"		Drawn By: J.D.S.
Date: 01/04/10		Revised:
Tuscany (C10)		
As Shown:		Drawing Number:
5' Section of 36" C10		C10-36