

ADDRESS OF PROJECT: 1107 Queen Street, Alexandria, VA 22314

TAX MAP AND PARCEL: 064.03-04-11 ZONING: CL

## 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: Edward W. &amp; Karen J. Loughran

Address: 1107 Queen Street

City: Alexandria State: VA Zip: 22314

Phone: (703) 717-9885 E-mail: LoughranEW@yahoo.com

Authorized Agent (if applicable): ☐ Attorney ☐ Architect ☒ Contractor

Name: Joshua Britton

Phone: (703) 717-9885

E-mail: JBritton@FosterRemodeling.com

## Legal Property Owner:

Name: Edward W. Karen J. Loughran

Address: 1107 Queen Street

City: Alexandria State: VA Zip: 22314

Phone: (703) 717-9885 E-mail: LoughranEW@yahoo.com

- ☐ 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.
- |                                      |   |   |                                   |
|--------------------------------------|---|---|-----------------------------------|
| <input type="checkbox"/> awning      | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment             | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors       | <input type="checkbox"/> windows                    | <input type="checkbox"/> siding                     | <input type="checkbox"/> shed     |
| <input type="checkbox"/> lighting    | <input type="checkbox"/> pergola/trellis            | <input type="checkbox"/> painting unpainted masonry |                                   |
| <input type="checkbox"/> other _____ |   |   |                                   |
- ☒ ADDITION
- ☐ DEMOLITION/ENCAPSULATION
- ☐ SIGNAGE

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

1. First Floor, Right & Rear Elevation, Closing in existing covered porch for kitchen addition/remodel
2. Relocating exterior hvac unit to rear
3. Replace Siding
4. Install a window on the Second floor East side
5. Repair Front Stopp

**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
- |                                     |                                     |   |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Survey plat showing the extent of the proposed demolition/encapsulation.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Description of the reason for demolition/encapsulation.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 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 5 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 5 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: Ed W. LougarayPrinted Name: EDWARD W. LOUGARAYDate: 12/22/15



# 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
<sup>1</sup> EDWARD W. Loughran	1107 Queen Street	50%
<sup>2</sup> Karen J. Loughran	1107 Queen Street	50%
<sup>3</sup>		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1107 Queen Street (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
<sup>1</sup> EDWARD W. Loughran	1107 Queen Street	50%
<sup>2</sup> Karen J. Loughran	1107 Queen Street	50%
<sup>3</sup>	1107 Queen Street	

**3. Business or Financial Relationships.** Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are 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. All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

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.)
<sup>1</sup> N/A	N/A	N/A
<sup>2</sup>		
<sup>3</sup>		

**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.

12/22/15  
Date

EDWARD W. LOUGHRAN  
Printed Name

Edward W. Loughran  
Signature



# DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

## A. Property Information

A1. Street Address 1107 Queen Street Zone CL  
 A2. 2000 x 0.75 = 1500  
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

## B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	542.00	Basement**	542.00
First Floor	592.41	Stairways**	37.00
Second Floor	683.97	Mechanical**	29.95
Third Floor	0	Other**	105.12
Porches/ Other	113.56	Total Exclusions	713.12
Total Gross *	1,931.94		

B1. Existing Gross Floor Area \*  
1,931.94 Sq. Ft.

B2. Allowable Floor Exclusions\*\*  
713.12 Sq. Ft.

B3. Existing Floor Area minus Exclusions  
1,218.82 Sq. Ft.  
 (subtract B2 from B1)

## C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement	0	Basement**	0
First Floor	91.56	Stairways**	0
Second Floor	0	Mechanical**	0
Third Floor	0	Other**	0
Porches/ Other	0	Total Exclusions	0
Total Gross *	91.56		

C1. Proposed Gross Floor Area \*  
91.56 Sq. Ft.

C2. Allowable Floor Exclusions\*\*  
0 Sq. Ft.

C3. Proposed Floor Area minus Exclusions  
91.56 Sq. Ft.  
 (subtract C2 from C1)

## D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1310.38 Sq. Ft.  
 D2. Total Floor Area Allowed by Zone (A2) 1500.00 Sq. Ft.

\*Gross floor area is the sum of all gross horizontal areas under roof, 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.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

## F. Open Space Calculations

Existing Open Space	491
Required Open Space	800
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: Joshua P. Smith Date: 12/22/2015



# DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS

## A. Property Information

A1. Street Address 1107 QUEEN ST Zone CL  
 A2. 2000 x 0.75 = 1500  
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

## B. Existing Gross Floor Area

Existing Gross Area*		Allowable Exclusions	
Basement	683.77	Basement**	683.77
First Floor	683.77	Stairways**	42
Second Floor	683.77	Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	
Total Gross *			

B1. Existing Gross Floor Area \*  
 \_\_\_\_\_ Sq. Ft.

B2. Allowable Floor Exclusions\*\*  
 \_\_\_\_\_ Sq. Ft.

B3. Existing Floor Area minus Exclusions  
 \_\_\_\_\_ Sq. Ft.  
 (subtract B2 from B1)

EXCLUSIONS:

① ATTICS < 7' 6"

② CLOSETS < 7' 6"

③ BATHROOM < 7' 6"

## C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Other**	
Porches/ Other		Total Exclusions	
Total Gross *			

C1. Proposed Gross Floor Area \*  
 \_\_\_\_\_ Sq. Ft.

C2. Allowable Floor Exclusions\*\*  
 \_\_\_\_\_ Sq. Ft.

C3. Proposed Floor Area minus Exclusions  
 \_\_\_\_\_ Sq. Ft.  
 (subtract C2 from C1)

## D. Existing + Proposed Floor Area

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

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

\*Gross floor area is the sum of all gross horizontal areas under roof, 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.

If taking exclusions other than basements, floor plans with excluded areas must be submitted for review. Sections may also be required for some exclusions.

## F. Open Space Calculations

Existing Open Space	491
Required Open Space	800
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: STAFF CALCS BY MJW Date: 9/25/15



## STANDARD SIZE CHARTS - PICTURE

Standard Double Hung Picture Unit Measurements										
Width										
CN	Masonry Opening		Rough Opening		Frame Size		Sash Size		Daylight Opening	
	ft - in	mm	ft - in	mm	ft - in	mm	ft - in	mm	ft - in	mm
22	1-10	(559)	1-10 1/2	(572)	1-9 1/2	(548)	1-8 15/16	(481)	1-3 11/16	(398)
26	2-2	(660)	2-2 1/2	(673)	2-1 1/2	(648)	1-10 15/16	(583)	1-7 11/16	(500)
30	2-6	(762)	2-6 1/2	(775)	2-5 1/2	(749)	2-2 15/16	(684)	1-11 11/16	(602)
32	2-8	(813)	2-8 1/2	(826)	2-7 1/2	(800)	2-4 15/16	(735)	2-1 11/16	(652)
34	2-10	(864)	2-10 1/2	(876)	2-9 1/2	(851)	2-6 15/16	(786)	2-3 11/16	(703)
36	3-0	(914)	3-0 1/2	(927)	2-11 1/2	(902)	2-8 15/16	(837)	2-5 11/16	(754)
38	3-2	(965)	3-2 1/2	(978)	3-1 1/2	(953)	2-10 15/16	(888)	2-7 11/16	(805)
42	3-6	(1067)	3-6 1/2	(1080)	3-5 1/2	(1054)	3-2 15/16	(989)	2-11 11/16	(906)
48	4-0	(1219)	4-0 1/2	(1232)	3-11 1/2	(1207)	3-8 15/16	(1142)	3-5 11/16	(1059)
50	4-2	(1270)	4-2 1/2	(1283)	4-1 1/2	(1257)	3-10 15/16	(1192)	3-7 11/16	(1110)
54	4-6	(1372)	4-6 1/2	(1384)	4-5 1/2	(1359)	4-2 15/16	(1294)	3-11 11/16	(1211)
62	5-2	(1575)	5-2 1/2	(1588)	5-1 1/2	(1562)	4-10 15/16	(1497)	4-7 11/16	(1414)

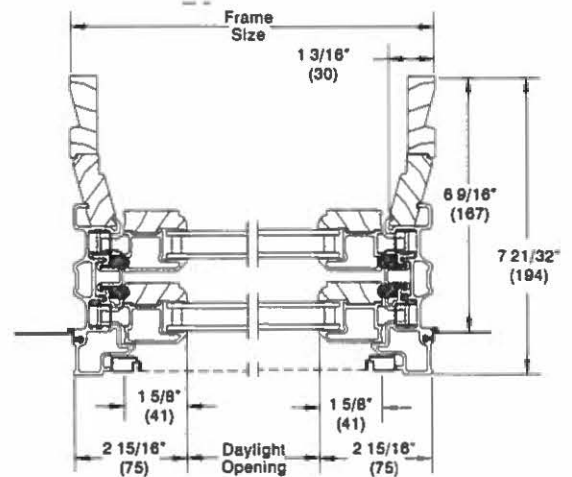
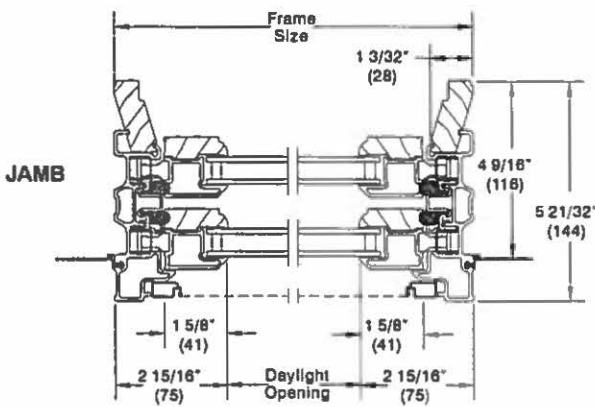
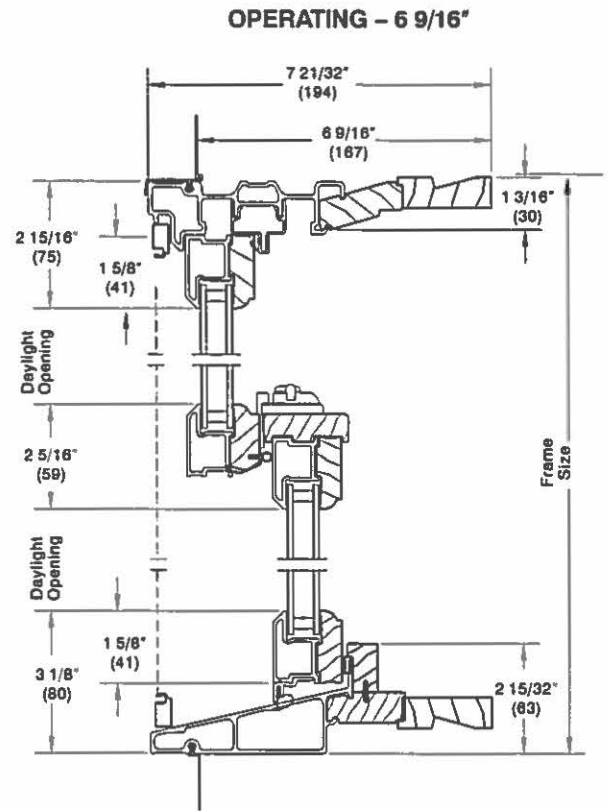
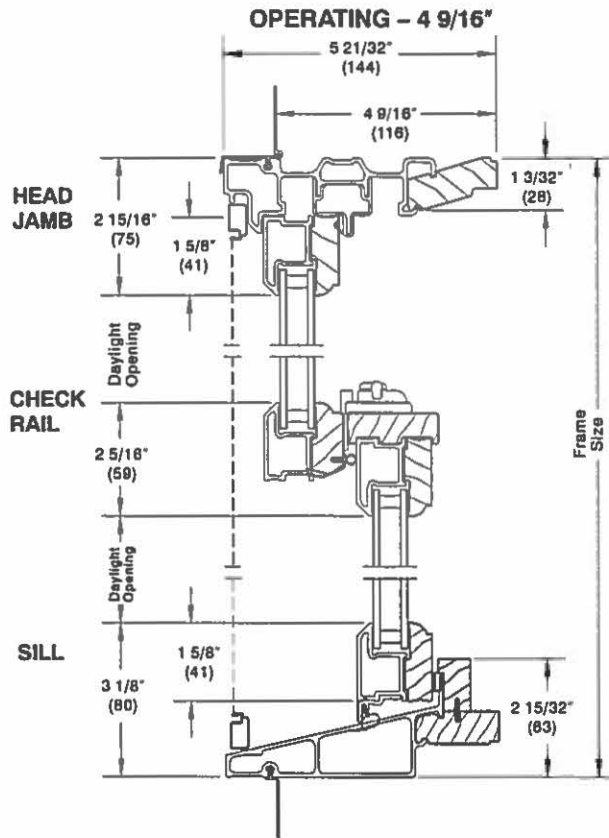
Standard Double Hung Picture Unit Measurements										
Height										
CN	Masonry Opening		Rough Opening		Frame Size		Sash Size		Daylight Opening	
	ft - in	mm	ft - in	mm	ft - in	mm	ft - in	mm	ft - in	mm
24	2-0	(610)	2-0 1/4	(616)	1-11 3/4	(603)	1-8 15/16	(532)	1-5 11/16	(449)
36	3-0	(914)	3-0 1/4	(921)	2-11 3/4	(908)	2-8 15/16	(837)	2-5 11/16	(754)
40	3-4	(1016)	3-4 1/4	(1022)	3-3 3/4	(1010)	3-0 15/16	(938)	2-9 11/16	(856)
44	3-8	(1118)	3-8 1/4	(1124)	3-7 3/4	(1111)	3-4 15/16	(1040)	3-1 11/16	(957)
48	4-0	(1219)	4-0 1/4	(1226)	3-11 3/4	(1213)	3-8 15/16	(1142)	3-5 11/16	(1059)
52	4-4	(1321)	4-4 1/4	(1327)	4-3 3/4	(1314)	4-0 15/16	(1243)	3-9 11/16	(1160)
56	4-8	(1422)	4-8 1/4	(1429)	4-7 3/4	(1419)	4-4 15/16	(1345)	4-1 11/16	(1262)
60	5-0	(1524)	5-0 1/4	(1530)	4-11 3/4	(1518)	4-8 15/16	(1446)	4-5 11/16	(1364)
64	5-4	(1626)	5-4 1/4	(1632)	5-3 3/4	(1619)	5-0 15/16	(1548)	4-9 11/16	(1465)
68	5-8	(1727)	5-8 1/4	(1734)	5-7 3/4	(1721)	5-4 15/16	(1650)	5-1 11/16	(1567)
72	6-0	(1829)	6-0 1/4	(1835)	5-11 3/4	(1822)	5-8 15/16	(1751)	5-5 11/16	(1668)
76	6-4	(1930)	6-4 1/4	(1937)	6-3 3/4	(1924)	6-0 15/16	(1853)	5-9 11/16	(1770)

NOTE: CE is not available on Double Hung Picture units.

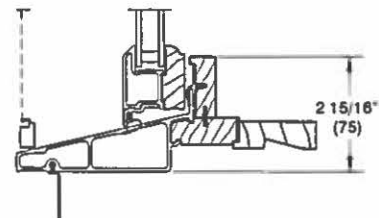
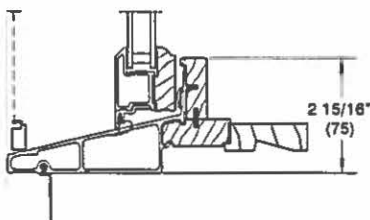
APPLICATION MATERIALS  
BAR2015-00407/00408  
1107 Queen St  
12/23/2015

## SECTION DETAILS: Not to Scale

### STANDARD GLAZED



### HIGH PERFORMANCE

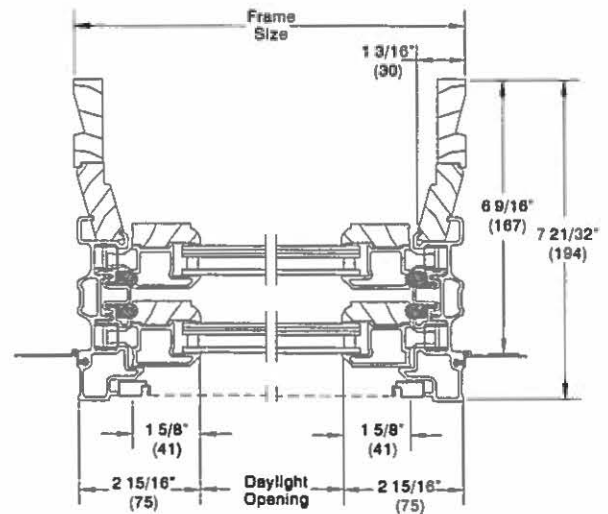
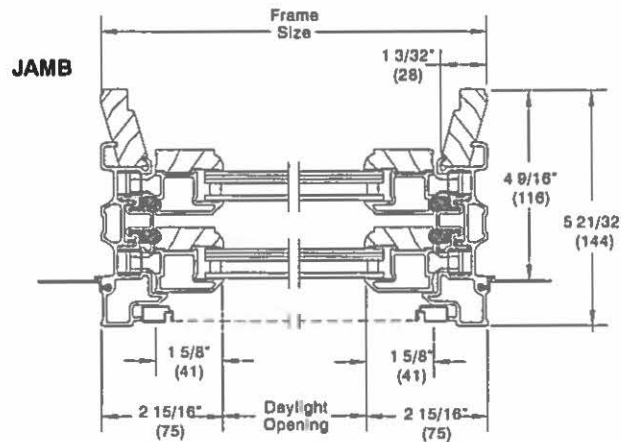
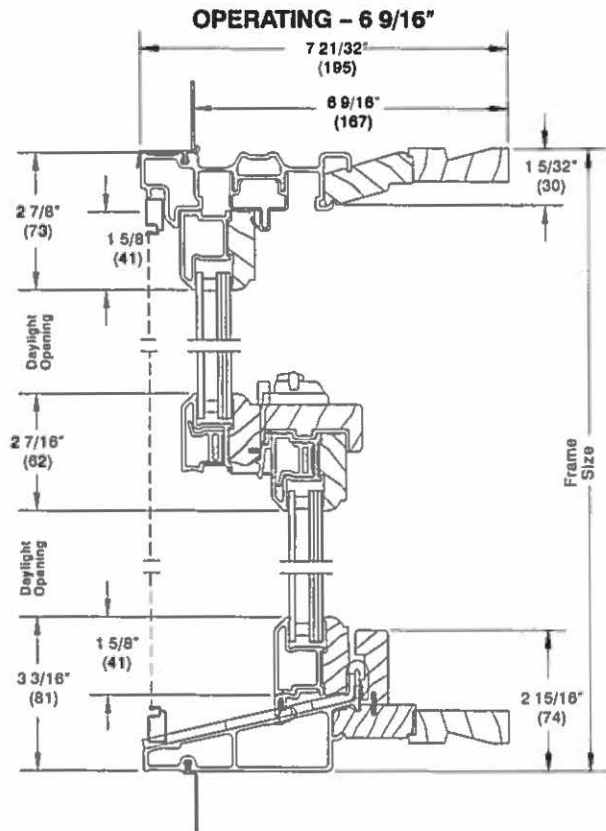
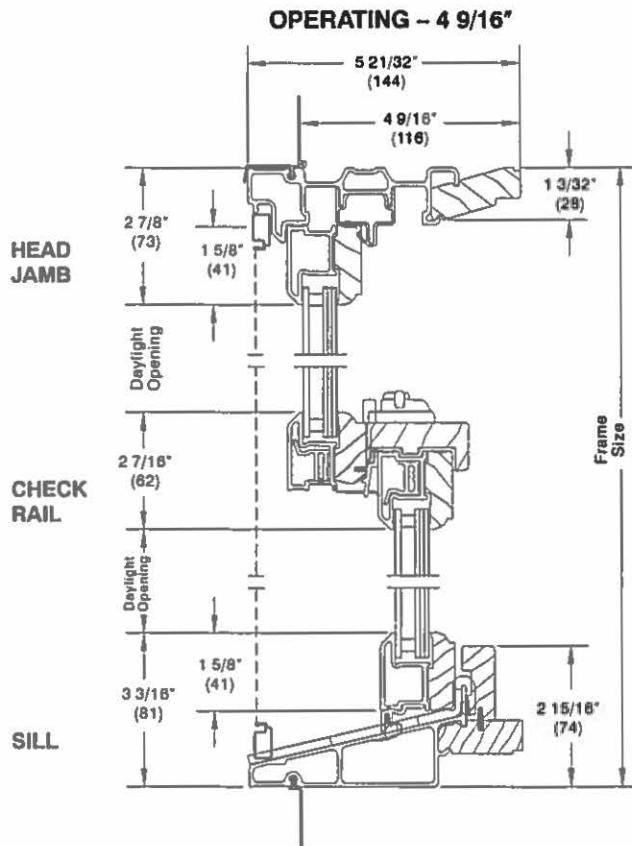


NOTE: CE is not available on High Performance units



## SECTION DETAILS Not to Scale

### DOUBLE HUNG - IMPACT UNITS



APPLICATION MATERIALS  
BAR2015-00407/00408  
1107 Queen St  
12/23/2015

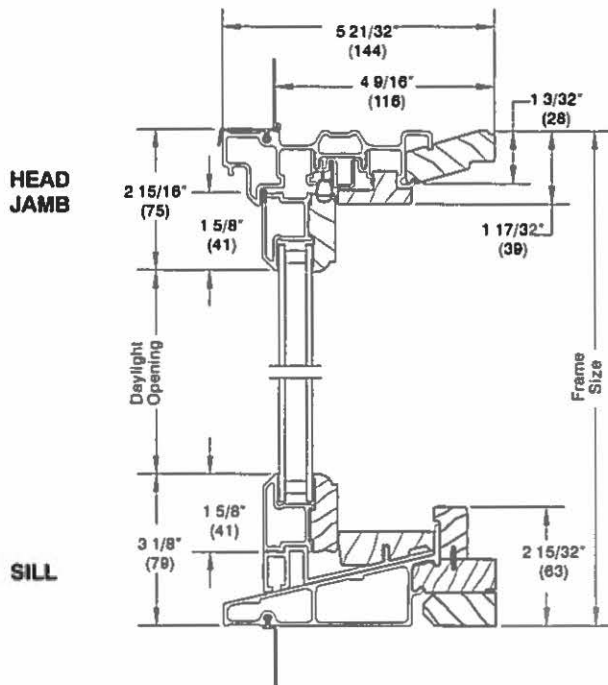
NOTE: CE is not available on High Performance or Impact units

CHECK MARVIN ONLINE DOCS FOR LATEST VERSION Printed On: Dec 23, 2015, 10:26 am

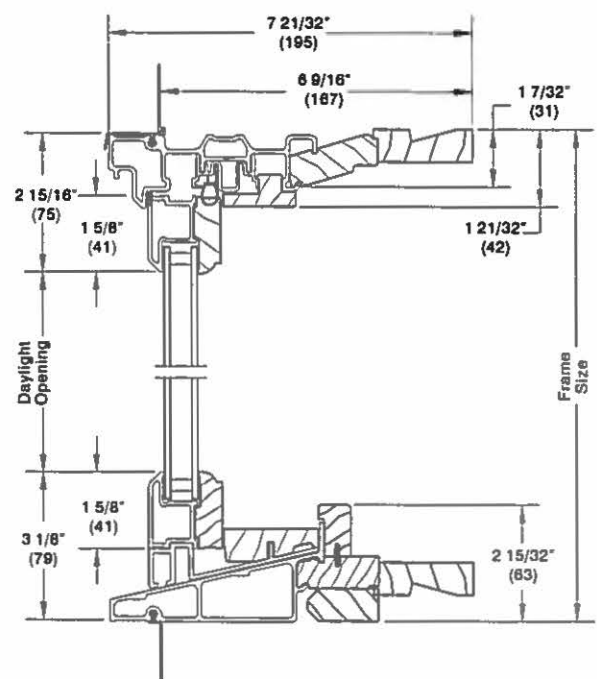
## SECTION DETAILS Not to Scale

### STANDARD GLAZED

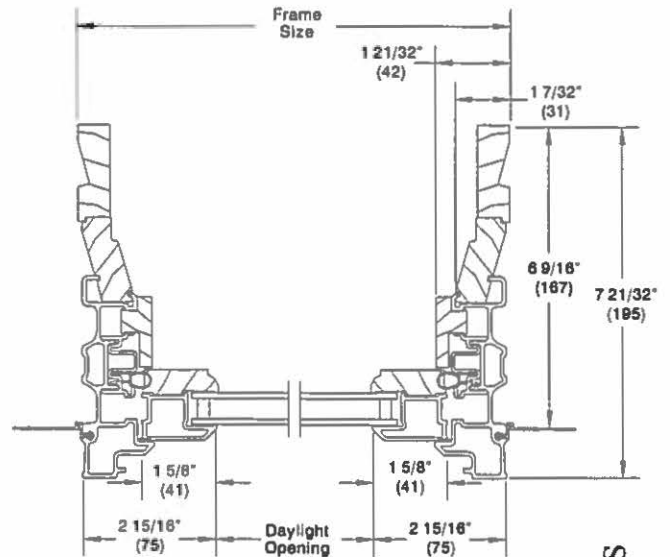
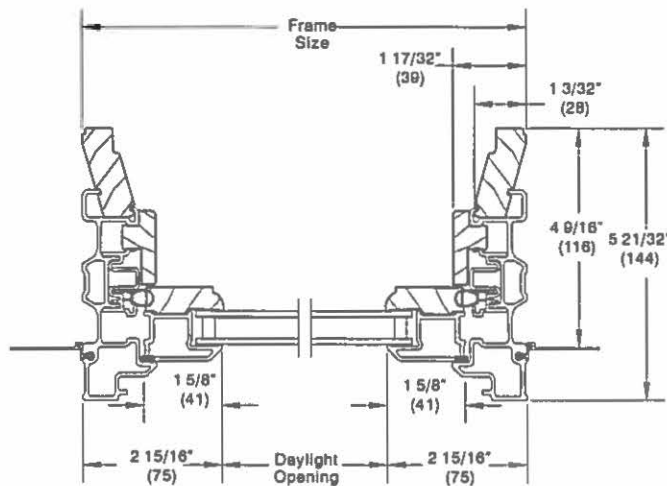
TRANSOM / PICTURE - 4 9/16"



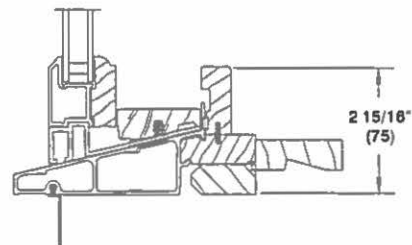
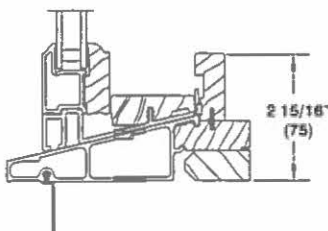
TRANSOM / PICTURE - 6 9/16"



### JAMB



### HIGH PERFORMANCE



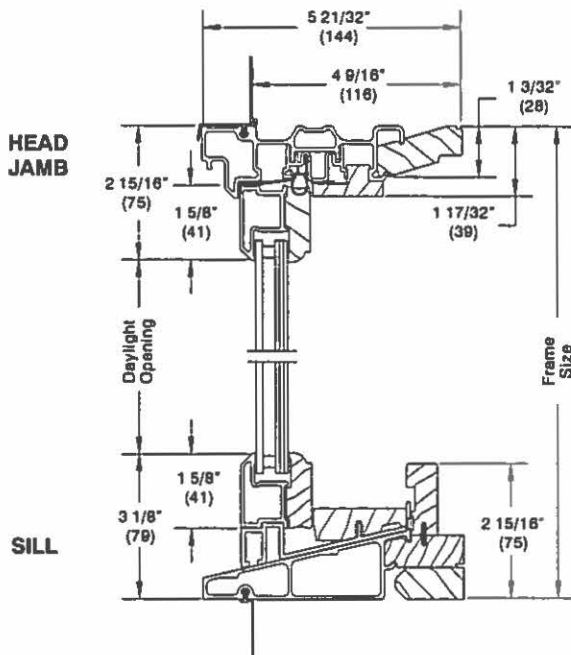
**NOTE:** NOTE: CE is not available on High Performance units

CHECK MARVIN ONLINE DOCS FOR LATEST VERSION Printed On: Dec 23, 2015, 10:26 am

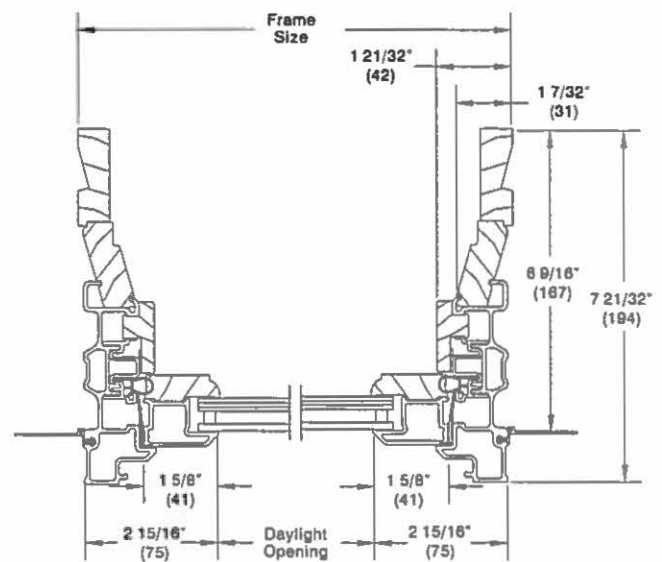
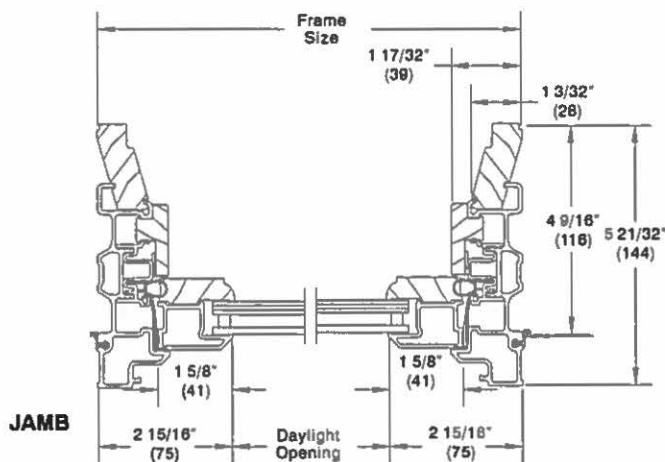
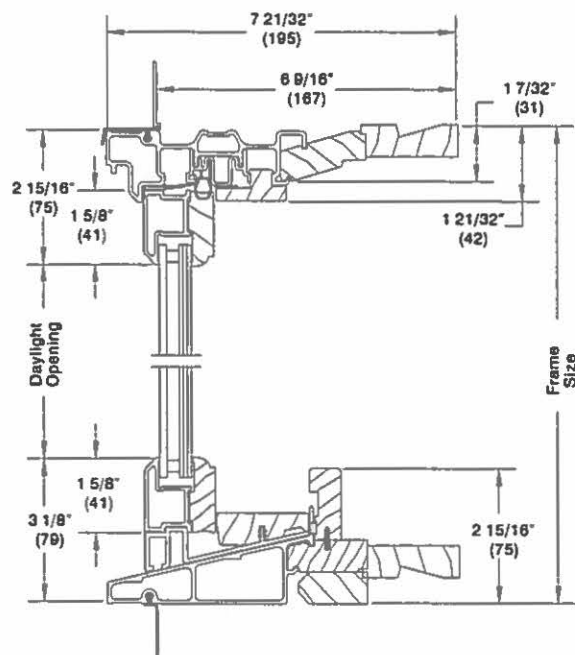
## SECTION DETAILS Not to Scale

### DOUBLE HUNG - IMPACT UNITS

TRANSOM / PICTURE - 4 9/16"



TRANSOM / PICTURE - 6 9/16"



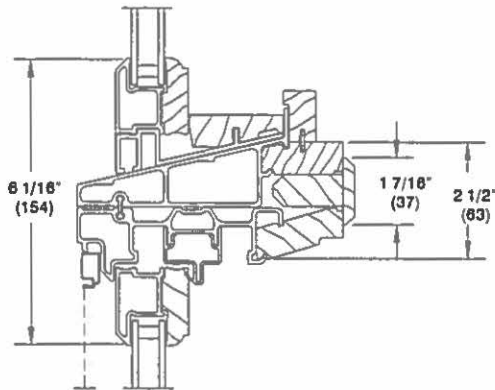
APPLICATION MATERIALS  
BAR2015-00407/00408  
1107 Queen St  
12/23/2015

NOTE: CE Mark not available High Performance or Impact Products

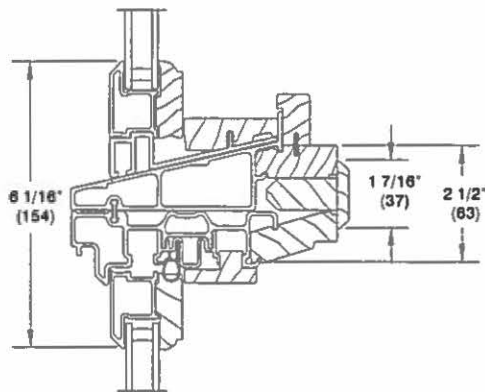
CHECK MARVIN ONLINE DOCS FOR LATEST VERSION Printed On: Dec 23, 2015, 10:26 am

## SECTION DETAILS – MULLIONS SCALE: 3" = 1'-0"

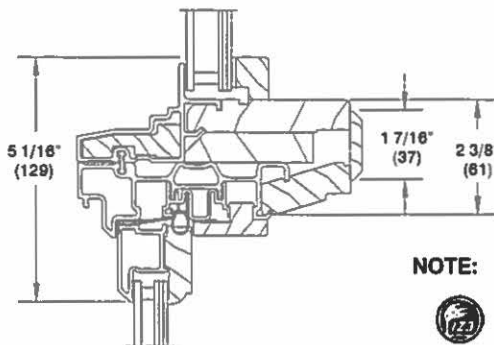
### MULLIONS



**HORIZONTAL TRANSOM  
OVER OPERATING UNIT**



**HORIZONTAL TRANSOM  
OVER PICTURE UNIT**



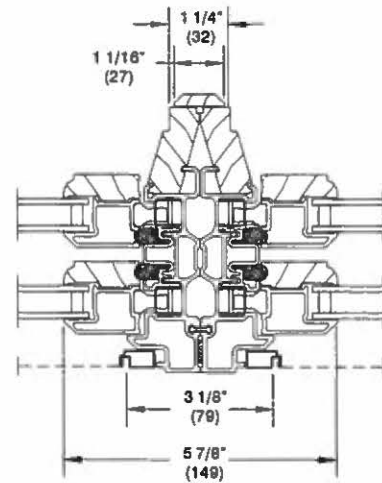
**HORIZONTAL DG TRANSOM  
OVER PICTURE UNIT - IMPACT**

**NOTE:**

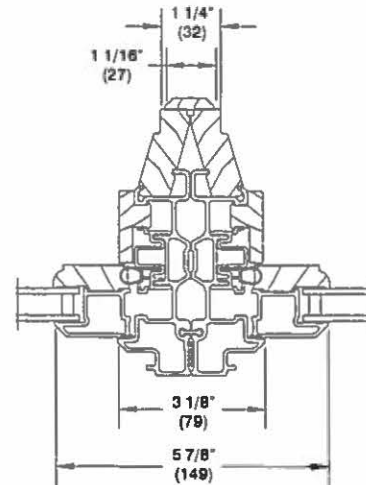


Logo represents units that are certified for Impact glazing with a wind zone 3

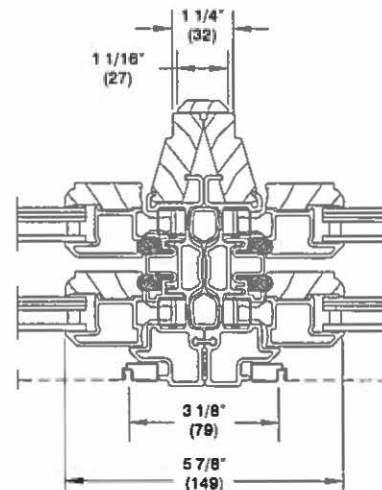
**NOTE:** CE Mark not available on mullied or Impact Products



**VERTICAL DOUBLE HUNG UNITS 2 WIDE**



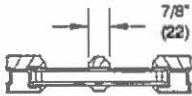
**VERTICAL PICTURE UNIT 2 WIDE**



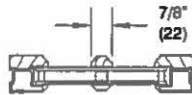
**VERTICAL DOUBLE HUNG UNITS  
2 WIDE - IMPACT**

## DIVIDED LITE OPTIONS Not to Scale

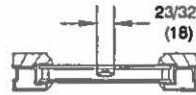
### DIVIDED LITE OPTIONS



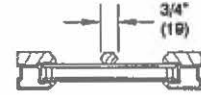
Simulated Divided Lite



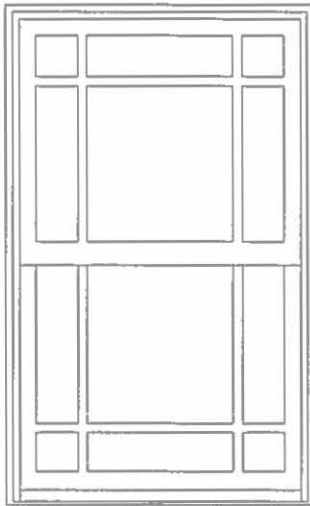
Simulated Divided Lite  
w/Spacer Bar



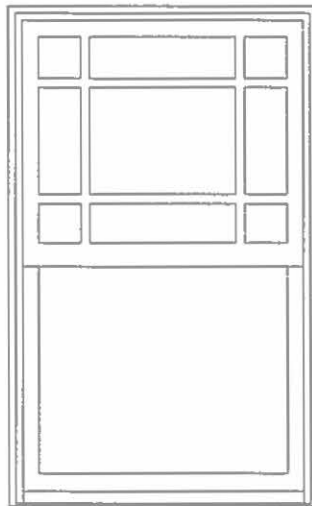
Aluminum Grille Between  
Glass



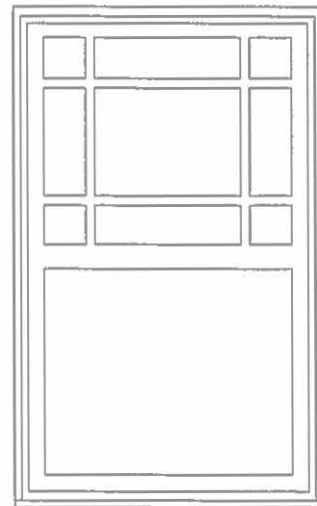
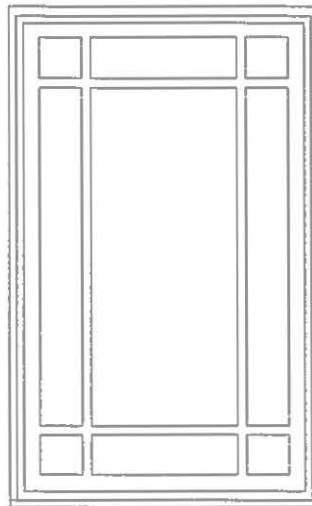
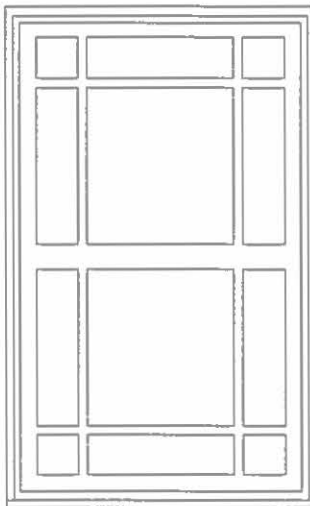
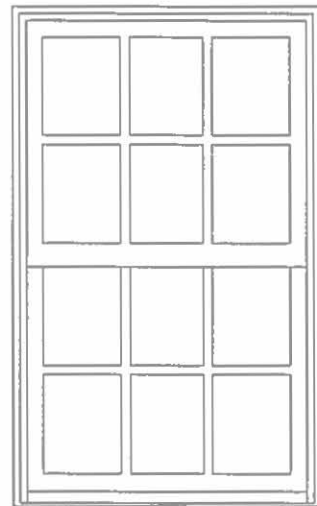
Wood Removable Grill



\* Optional 6 lite Prairie cut for GBG or SDL.



\* Optional 9 lite Prairie cut for GBG or SDL.



APPLICATION MATERIALS  
BAR2015-00407/00408  
1107 Queen St  
12/23/2015

**NOTE:** Direct Glaze Round Top with Wood Grilles, GBG, or SDL will only align with the default lite cut of the unit it is intended to be milled with.

**NOTE:** GBG and SDL with spacer bars are not available on Impact IZ3 units

**NOTE:** 4" (102) DLO lite cut minimum for 7/8" (22) pattern



## AVAILABLE DIVIDED LITE PATTERNS

Double Hung Divided Lite Options - Per Sash								
CN	Width							
	22		26		30		32	
Height	Rect Default/ Optional	Prairie Optional	Rect Default/ Optional	Prairie Optional	Rect Default/ Optional	Prairie Optional	Rect Default/ Optional	Prairie Optional
36	2W2H 2W1H	6-Lite	3W2H 2W1H 2W2H	6-Lite	3W2H 2W1H 2W2H	6-Lite	3W2H 2W1H 2W2H	6-Lite
40	2W2H 2W1H	6-Lite	3W2H 2W1H 2W2H	6-Lite	3W2H 2W1H 2W2H	6-Lite	3W2H 2W1H 2W2H	6-Lite
44	2W2H 2W1H	6-Lite	3W2H 2W1H 2W2H	6-Lite	3W2H 2W1H 2W2H	6-Lite	3W2H 2W1H 2W2H	6-Lite
48	2W2H 2W1H	6-Lite	3W2H 2W1H 2W2H	6-Lite	3W2H 2W1H 2W2H	6-Lite	3W2H 2W1H 2W2H	6-Lite
52	2W2H 2W1H	6-Lite	3W2H 2W1H 2W2H	6-Lite	3W2H 2W1H 2W2H	6-Lite	3W2H 2W1H 2W2H	6-Lite
56	2W2H 2W1H	6-Lite	3W2H 2W1H 2W2H	6-Lite	3W2H 2W1H 2W2H	6-Lite	3W2H 2W1H 2W2H	6-Lite
60	2W2H 2W1H	6-Lite	3W2H 2W1H 2W2H	6-Lite	3W2H 2W1H 2W2H	6-Lite	3W2H 2W1H 2W2H	6-Lite
64	2W2H 2W1H	6-Lite	3W2H 2W1H 2W2H	6-Lite	3W2H 2W1H 2W2H	6-Lite	3W2H 2W1H 2W2H	6-Lite
68	2W2H 2W1H	6-Lite	3W2H 2W1H 2W2H	6-Lite	3W2H 2W1H 2W2H	6-Lite	3W2H 2W1H 2W2H	6-Lite
72	2W3H 2W1H 2W2H	6-Lite	3W3H 2W1H 2W2H	6-Lite	3W3H 2W1H 2W2H	6-Lite	3W3H 2W1H 2W2H	6-Lite
76	2W3H 2W1H 2W2H	6-Lite	3W3H 2W1H 2W2H	6-Lite	3W3H 2W1H 2W2H	6-Lite	3W3H 2W1H 2W2H	6-Lite

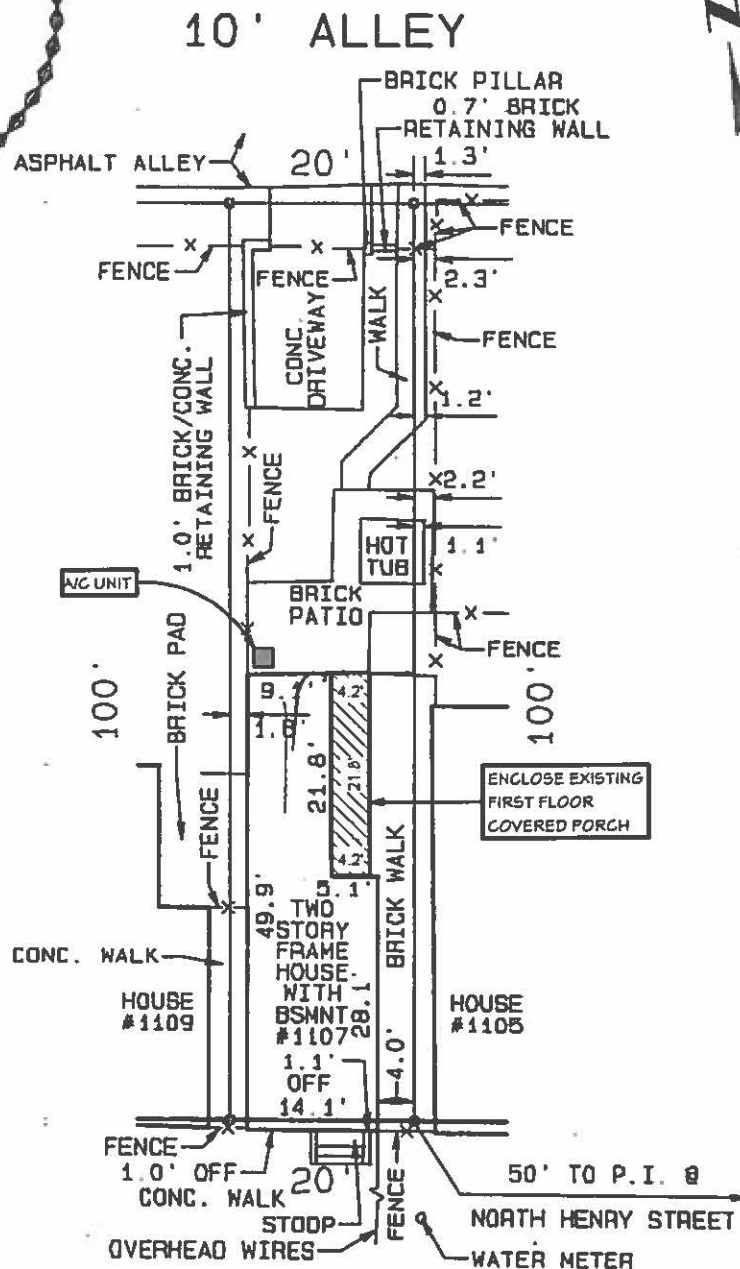
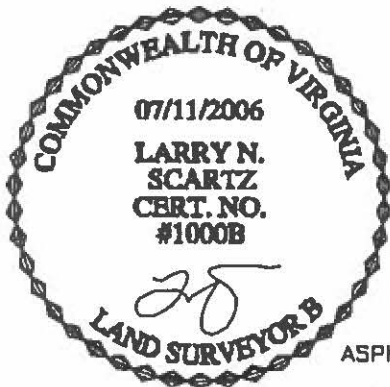
APPLICATION MATERIALS

BAR2015-00407/00408

1107 Queen St

12/23/2015





QUEEN STREET

HOUSE LOCATION SURVEY  
ON THE PROPERTY LOCATED AT

**#1107 QUEEN STREET**

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1"=20'

DATE: JULY 11, 2006

APPLICATION MATERIALS  
BAR2015-00407/00408  
1107 Queen St  
12/23/2015

NO TITLE REPORT FURNISHED.  
PLAN SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD  
OR OTHERWISE.  
FENCE LOCATIONS, IF SHOWN, ARE APPROXIMATE ONLY AND  
DO NOT CERTIFY AS TO OWNERSHIP.

CASE NAME: MCKINNON TO LOUGHRAN (TX0606075)  
MBH SETTLEMENT GROUP, L.C.

I HEREBY CERTIFY THAT THE POSITION OF ALL EXISTING  
IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY  
A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN,  
THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS  
THE PROPERTY LINE

LARRY N. SCARTZ  
CERTIFIED LAND SURVEYOR  
WOODBIDGE, VIRGINIA

TELEPHONE: WOODBRIDGE (703) 494-4381  
METRO (703) 590-4933  
FAX (703) 590-3088

20062176

MN

CERTIFIED LAND SURVEYOR



PROJECT NAME:  
**Loughran Residence**  
**Kitchen Remodel/Addition**

PROJECT ADDRESS:  
1107 Queen Street  
Alexandria, VA 22314

JURISDICTION:  
City of Alexandria, VA

FRS PROJECT # 11488  
CODE: VIRGINIA RESIDENTIAL CODE 2012

**INDEX OF DRAWINGS**

SHT #	SHEET TITLE
1	COVER SHEET / FRONT ELEV.
2	QUEEN STREET ELEVATION
3	R. SIDE & REAR ELEVATIONS
4	1st FLOOR DEMOLITION PLAN
5	2nd FLOOR DEMOLITION PLAN
6	BASEMENT DEMOLITION PLAN
7	1st FLOOR REVISED PLAN
8	2nd FLOOR REVISED PLAN
9	BASEMENT REVISED PLAN
10	FRONT & REAR ELEVATIONS
11	REVISED WALL SECTION
12	RIGHT SIDE ELEVATION

Note: Plans are for reference only in the construction of the project detailed in the Construction Contract. These drawings are intended as a general representation of the Project to be built and do not contain every detail required for construction. In the case of information on these plans and in the construction contract not matching, the construction contract will over-ride the plans.

**Client Approval:**

Name \_\_\_\_\_

Date \_\_\_\_\_

APPLICATION MATERIALS  
BAR2015-00407/00408  
1107 Queen St  
12/23/2015

**FOSTER**  
**Remodeling**  
**Solutions, Inc.**  
Our Process Makes It Perfect  
7211-H TELEGRAPH  
SQUARE DRIVE  
LORTON, VA 22079  
OFFICE: 703-550-1371  
FAX: 703-334-1678  
WWW.FOSTERREMODELING.COM

PLANS PREPARED BY:  
Joshua Britton - Designer/Draftsman  
Foster Remodeling Solution, Inc.  
7211 - H Telegraph Square Drive  
Lorton, VA 22079  
703.436.2118



1109 QUEEN STREET  
ALEXANDRIA, VA 22314

**FRONT ELEVATION**  
1107 QUEEN STREET  
ALEXANDRIA, VA 22314

1105 QUEEN STREET  
ALEXANDRIA, VA 22314

**LEGEND OF COMMON SYMBOLS**

⊕ SPECIAL RECEPTACLE (220)  
⊕ DUPLEX, RECEPTACLE  
⊕<sup>GF</sup> DUPLEX, GROUND FAULT  
⊕<sup>42"</sup> DUPLEX, RECEPTACLE @ 42" ABOVE FLOOR  
⊕<sup>WP</sup> DUPLEX, WATERPROOF  
\$ SINGLE WAY SWITCH  
\$<sub>3</sub> THREE WAY SWITCH

\$ DIM DIMMER SWITCH  
⊕<sup>M</sup> MICROWAVE  
⊕<sup>CT</sup> COOKTOP / RANGE  
⊕<sup>R</sup> REFRIGERATOR  
⊕<sup>DW</sup> DISHWASHER  
⊕<sup>TC</sup> TRASH COMPACTOR  
⊕ CEILING EXHAUST FAN

Ⓢ THERMOSTAT  
⊕ CEILING MOUNTED FIXTURE  
⊕<sup>PC</sup> CEILING MOUNTED FIXTURE (pull chain)  
⊕<sup>R</sup> RECESSED LIGHT FIXTURE  
Ⓢ TELEPHONE OUTLET  
Ⓢ TELEVISION ANTENNA  
Ⓢ SMOKE DETECTOR

⊕ CEILING FAN  
⊕ UNDER CABINET FIXTURE  
⊕ ELECTRICAL WIRING  
⊕ EXISTING STUD WALL  
XXXXX WALL TO BE REMOVED  
⊕ NEW STUD WALL

**LEGEND OF COMMON ABBREVIATIONS**

B/S BACKSPASH  
B/O BY OWNER  
CLG CEILING  
CONT. CONTINUOUS  
CONTR. CONTRACT  
CONC. CONCRETE  
D DRYER  
DBL DOUBLE  
D.H. DOUBLE HUNG  
DEMO DEMOLISH AND REMOVE

ETR EXISTING TO REMAIN  
EX. EXISTING  
F.F. FINISH FLOOR  
GFI GROUND FAULT INTERRUPT  
HDWD HARDWOOD  
HGT. HEIGHT  
INT INTERIOR  
O.C. ON CENTER  
OPNG OPENING  
PKT POCKET DOOR

REQD. REQUIRED  
R/I ROUGH-IN  
SGL SINGLE  
S.S. SOLID SURFACE  
THSHD THRESHOLD  
T.B. TOWEL BAR  
TP PAPER HOLDER  
T-STAT THERMOSTAT  
V.I.F. VERIFY IN FIELD  
W WASHER

TITLE: COVER SHEET / FRONT ELEV

**LOUGHRAN RESIDENCE**  
**1107 QUEEN STREET**  
**ALEXANDRIA, VA 22314**

DATE: 12/23/2015

SCALE: AS SHOWN

DRAWN: JPB

JOB# 11488

#	DATE	REVISION:

SHEET: 1 OF: 12 INITIALS: \_\_\_\_\_





238 NORTH HENRY STREET  
ALEXANDRIA, VA 22314

226 NORTH HENRY STREET  
ALEXANDRIA, VA 22314

1108 QUEEN STREET &  
1114 QUEEN STREET  
ALEXANDRIA, VA 22314

APPLICATION MATERIALS  
BAR2015-00407/00408  
1107 Queen St  
12/23/2015

**FOSTER**  
Remodeling  
Solutions, Inc.  
Our Process Makes It Perfect

7211-H TELEGRAPH  
SQUARE DRIVE  
LORTON, VA 22079  
OFFICE: 703-550-1371  
FAX: 703-339-1678  
WWW.FOSTERREMODELING.COM

PLANS PREPARED BY:  
Joshua Britton - Designer/Draftsman  
Foster Remodeling Solution, Inc.  
7211 - H Telegraph Square Drive  
Lorton, VA 22079  
703.436.2118

TITLE: QUEEN STREET ELEVATION

LOUGHRAN RESIDENCE  
1107 QUEEN STREET  
ALEXANDRIA, VA 22314

DATE: 12/23/2015

SCALE: AS SHOWN

DRAWN: JPB

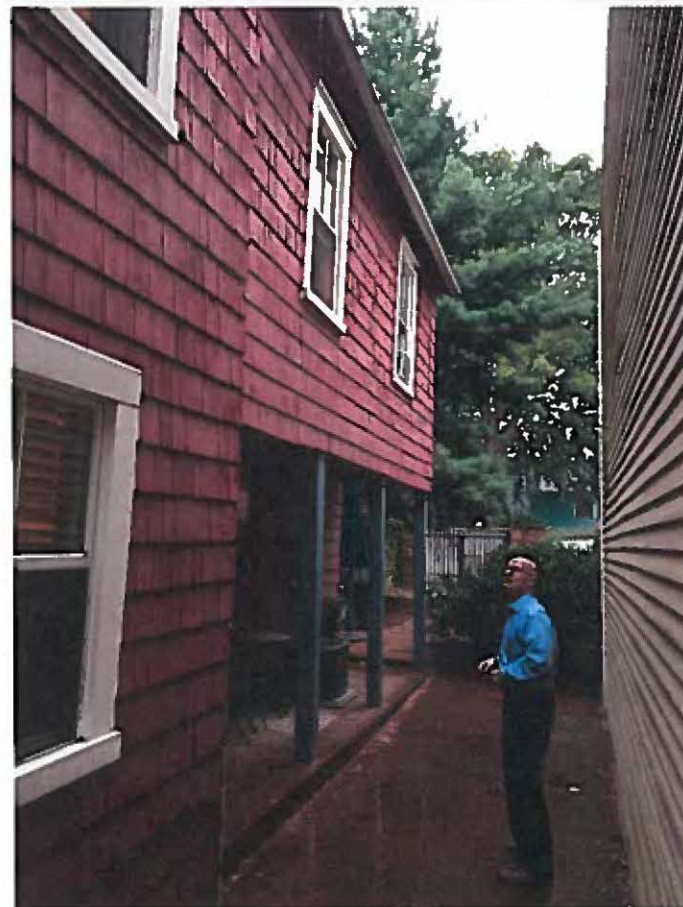
JOB# 11488

# DATE REVISION:


SHEET: OF: INITIALS:

2<sup>12</sup>





APPLICATION MATERIALS  
BAR2015-00407/00408  
1107 Queen St  
12/23/2015

**A** RIGHT SIDE ELEVATION  
Scale: NOT TO SCALE



**B** REAR SIDE ELEVATION  
Scale: NOT TO SCALE

**FOSTER**  
Remodeling  
Solutions, Inc.  
*Our Process Makes It Perfect*

7211-H TELEGRAPH  
SQUARE DRIVE  
LORTON, VA 22079

OFFICE: 703-550-1371  
FAX: 703-394-1678  
WWW.FOSTERREMODELING.COM

PLANS PREPARED BY:  
Joshua Britton - Designer/Draftsman  
Foster Remodeling Solution, Inc.  
7211 - H Telegraph Square Drive  
Lorton, VA 22079  
703.496.2118

TITLE: RIGHT & REAR EX. ELEVATIONS

LOUGHRAN RESIDENCE  
1107 QUEEN STREET  
ALEXANDRIA, VA 22314

DATE: 12/23/2015

SCALE: AS SHOWN

DRAWN: JPB

JOB# 11488

# DATE REVISION:


SHEET: OF: INITIALS:

3<sup>12</sup>



FIRST FLOOR DEMOLITION SCHEDULE	
1	DEMO NOTED EXISTING EXTERIOR BEARING WALL
2	DEMO NOTED EXISTING 6x6 POST AND BEAM
3	DEMO NOTED EXISTING RAISED PAYER (FOUNDATION) PORCH
4	RELOCATE EXTERIOR HVAC UNIT TO REAR OF HOUSE
5	DEMO EXISTING WINDOWS & DOOR
6	-

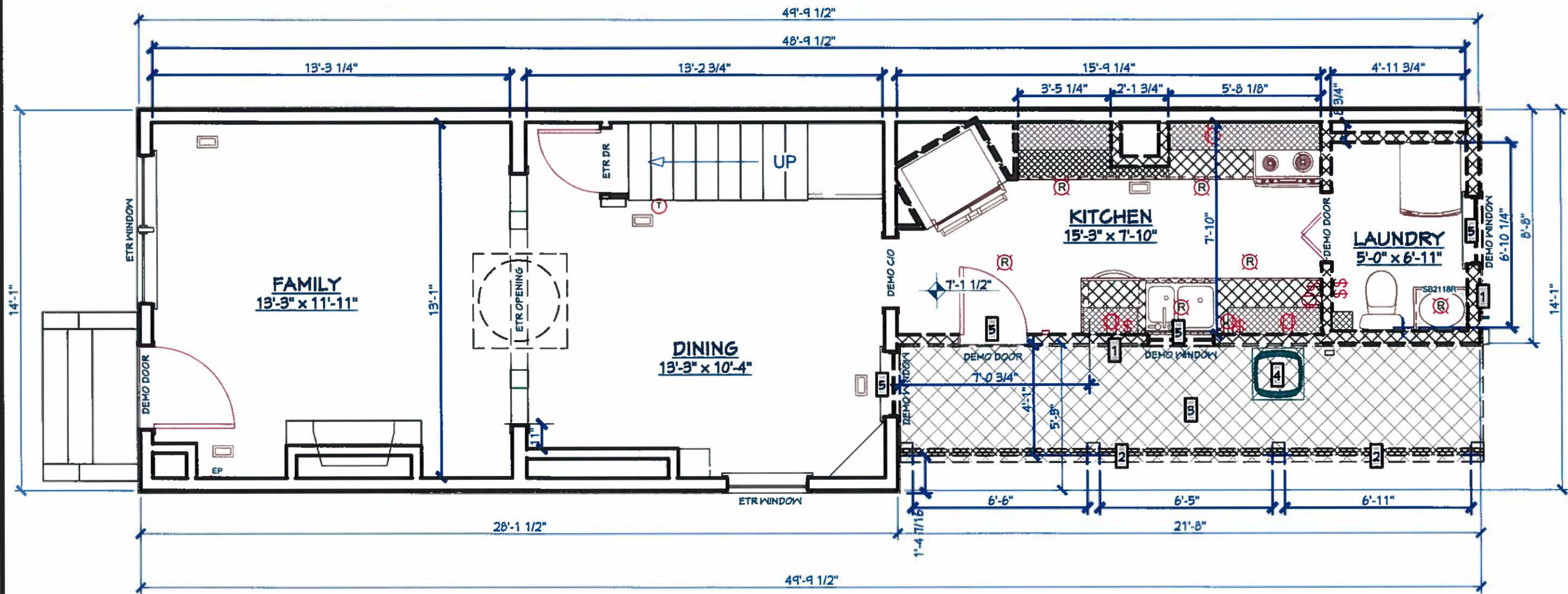


**FOSTER Remodeling Solutions, Inc.**  
Our Process Makes It Perfect

7211-H TELEGRAPH SQUARE DRIVE  
LORTON, VA 22079

OFFICE: 703-550-1371  
FAX: 703-399-1678  
WWW.FOSTERREMODELING.COM

PLANS PREPARED BY:  
Joshua Britton - Designer/Draftsman  
Foster Remodeling Solution, Inc.  
1211 - H Telegraph Square Drive  
Lorton, VA 22079  
703.436.2118



**TITLE: 1ST FLOOR DEMOLITION PLAN**

**LOUGHRAN RESIDENCE**  
**1107 QUEEN STREET**  
**ALEXANDRIA, VA 22314**

DATE: 12/23/2015  
SCALE: AS SHOWN  
DRAWN: JPB  
JOB# 11488  
# DATE REVISION:

SHEET: 4	OF: 12	INITIALS:
----------	--------	-----------

**A FIRST FLOOR DEMOLITION PLAN**  
Scale: 1/4" = 1'-0"

APPLICATION MATERIALS  
BAR2015-00407/00408  
1107 Queen St  
12/23/2015



SECOND FLOOR DEMOLITION SCHEDULE	
1	NO DEMO ON SECOND FLOOR
2	-
3	-
4	-
5	-
6	-

**FOSTER**  
Remodeling  
Solutions, Inc.  
Our Prices • Makes It Perfect

7211-H TELEGRAPH  
SQUARE DRIVE  
LORTON, VA 22079

OFFICE: 703-550-1371  
FAX: 703-339-1678  
WWW.FOSTERREMODELING.COM

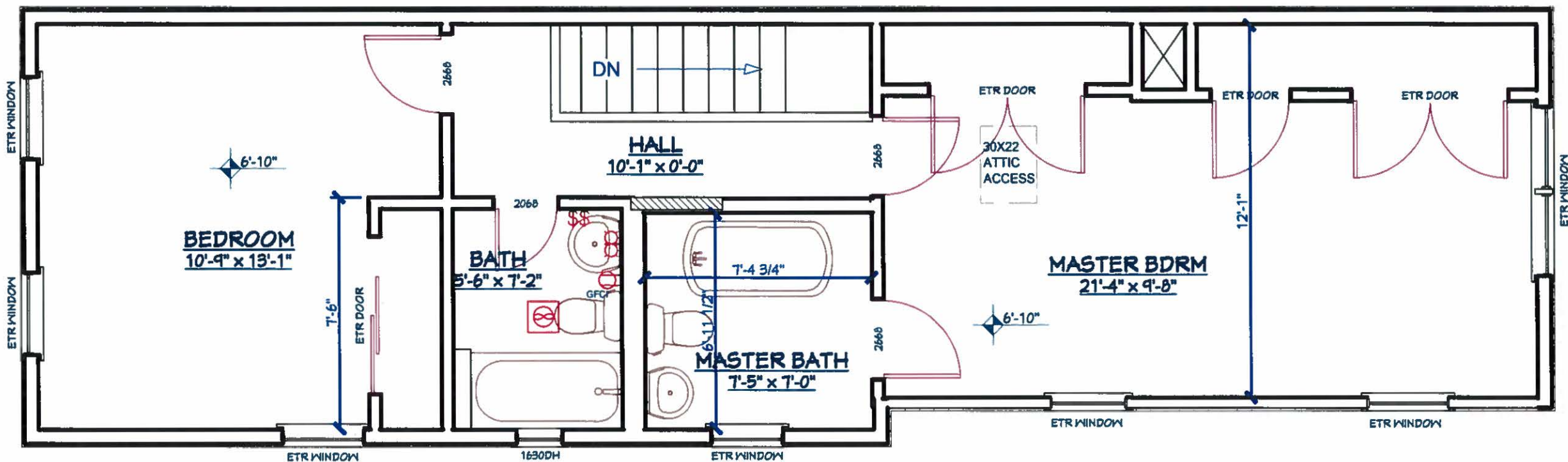
PLANS PREPARED BY:  
Joshua Britton - Designer/Draftman  
Foster Remodeling Solution, Inc.  
1211 - H Telegraph Square Drive  
Lorton, VA 22079  
703.436.2110

TITLE: 2nd FLOOR DEMOLITION PLAN

**LOUGHRAN RESIDENCE**  
**1107 QUEEN STREET**  
**ALEXANDRIA, VA 22314**

DATE: 12/23/2015		
SCALE: AS SHOWN		
DRAWN: JPB		
JOB# 11488		
#	DATE	REVISION:

SHEET:	OF:	INITIALS:
5	12	



**A** **SECOND FLOOR DEMOLITION PLAN**  
Scale: 1/4" = 1'-0"

APPLICATION MATERIALS  
BAR2015-00407/00408  
1107 Queen St  
12/23/2015

BASEMENT FLOOR DEMOLITION SCHEDULE	
1	DEMO EXISTING FOUNDATION FOR RAISED PAVER PATIO AND 6x6 POST & BEAM
2	-
3	-
4	-
5	-
6	-

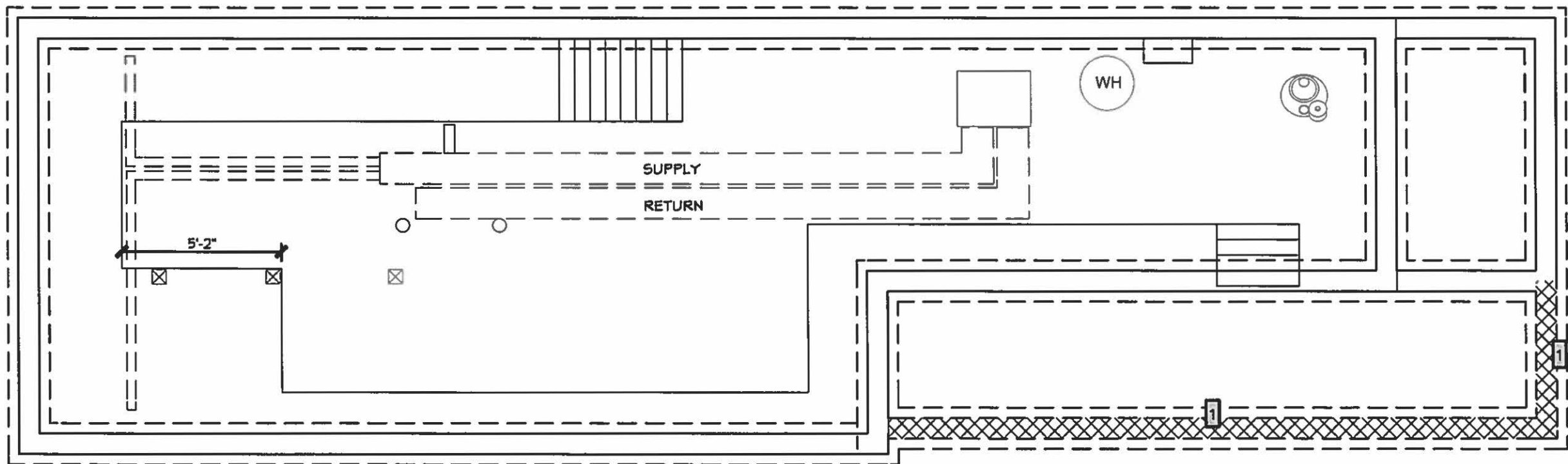


**FOSTER**  
Remodeling  
Solutions, Inc.  
*Our Process Makes It Perfect*

1211-H TELEGRAPH  
SQUARE DRIVE  
LORTON, VA 22079

OFFICE: 703-550-1371  
FAX: 703-339-1678  
WWW.FOSTERREMODELING.COM

PLANS PREPARED BY:  
Joshua Britton - Designer/Draftsman  
Foster Remodeling Solution, Inc.  
1211 - H Telegraph Square Drive  
Lorton, VA 22079  
703.436.2110



TITLE: BASEMENT DEMOLITION PLAN

**LOUGHRAN RESIDENCE**  
**1107 QUEEN STREET**  
**ALEXANDRIA, VA 22314**

DATE:		12/23/2015
SCALE:		AS SHOWN
DRAWN:		JPB
JOB#		11488
#	DATE	REVISION:

SHEET:	OF:	INITIALS:
6	12	

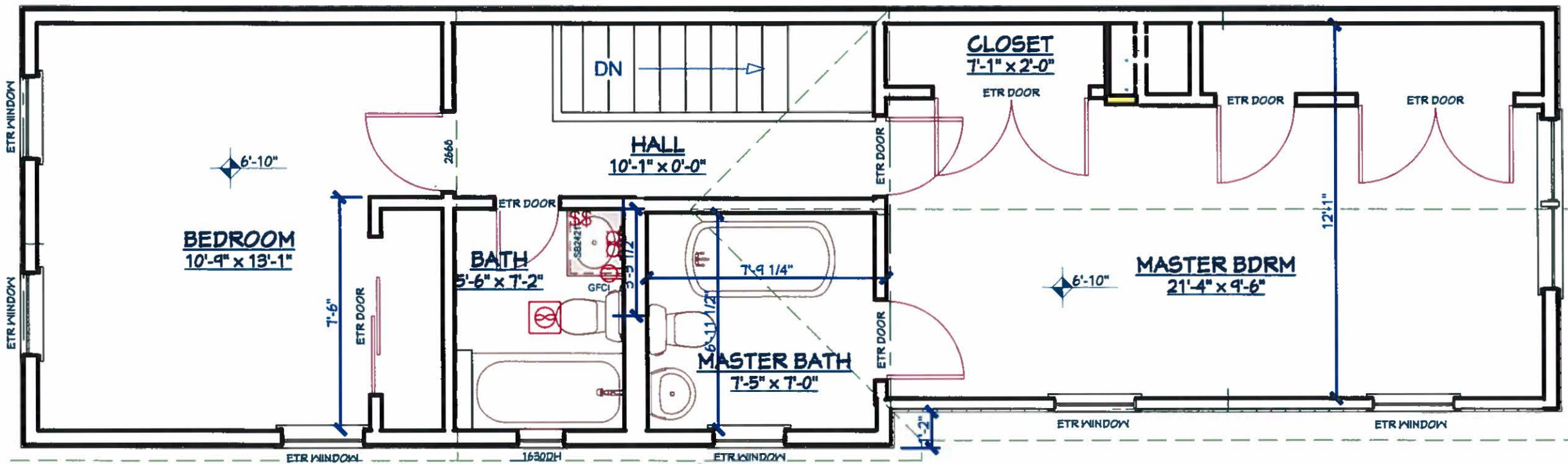
**A** **BASEMENT FLOOR DEMOLITION PLAN**  
Scale: 1/4" = 1'- 0"

APPLICATION MATERIALS  
BAR2015-00407/00408  
1107 Queen St  
12/23/2015









**A** SECOND FLOOR REVISED PLAN  
Scale: 1/4" = 1'-0"

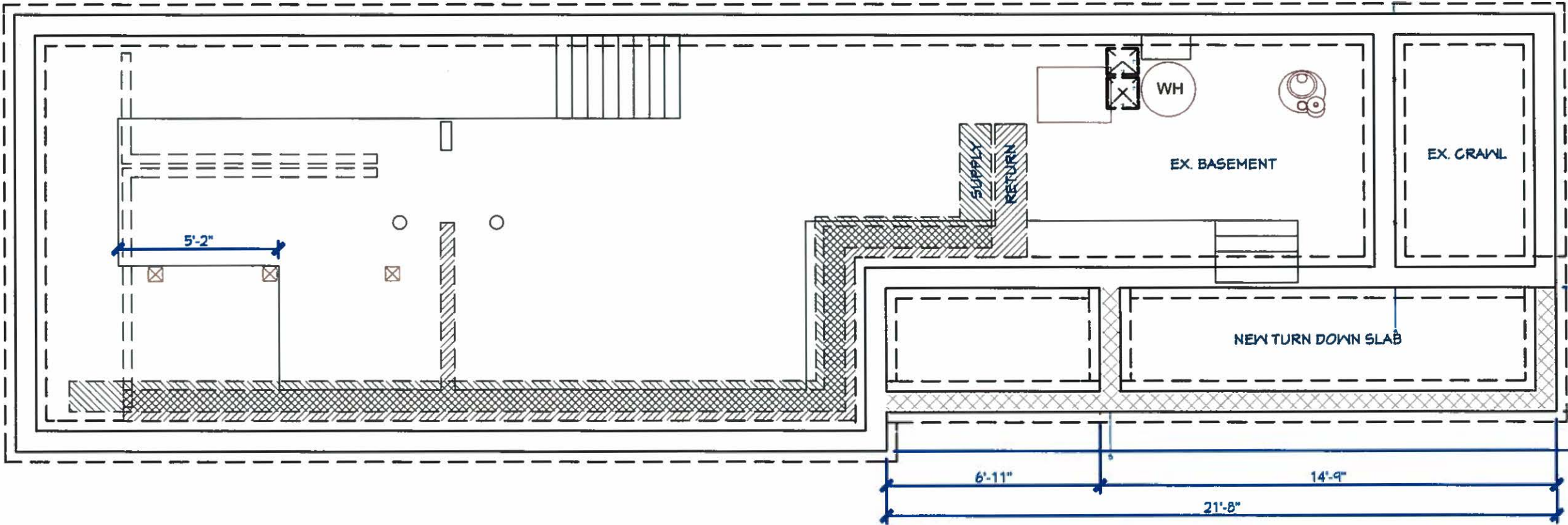
APPLICATION MATERIALS  
BAR2015-00407/00408  
1107 Queen St  
12/23/2015

TITLE: 2nd FLOOR REVISED PLAN

LOUGHRAN RESIDENCE  
1107 QUEEN STREET  
ALEXANDRIA, VA 22314

DATE: 12/23/2015  
SCALE: AS SHOWN  
DRAWN: JPB  
JOB# 11488  
# DATE REVISION:


SHEET: 8 OF: 12 INITIALS:



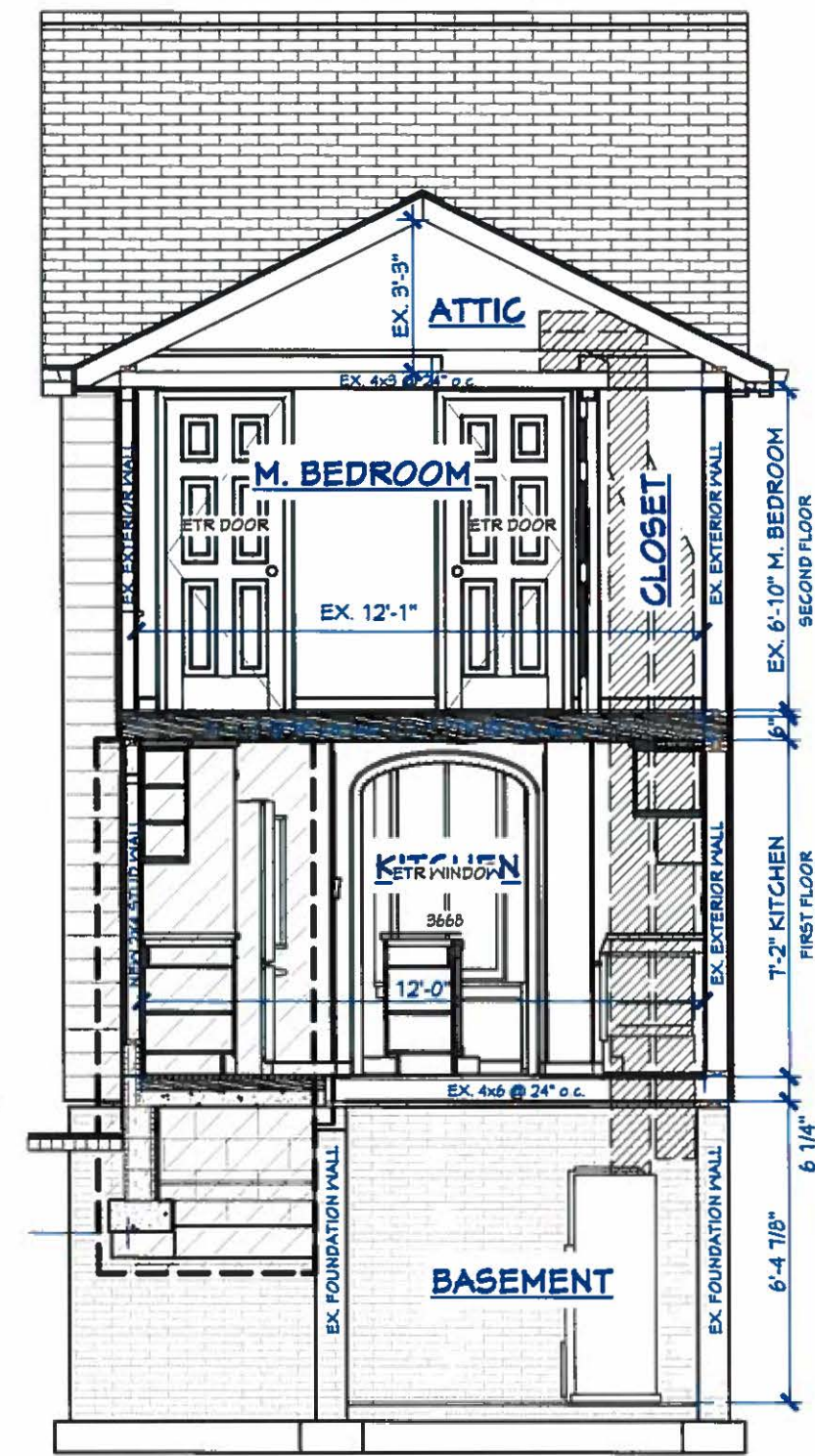
A

**BASEMENT REVISED PLAN**

Scale: 1/4" = 1'- 0"

APPLICATION MATERIALS  
 BAR2015-00407/00408  
 1107 Queen St  
 12/23/2015





APPLICATION MATERIALS  
BAR2015-00407/00408  
1107 Queen St  
12/23/2015

**A** EXISTING FRONT ELEVATION  
Scale: 1/4" = 1'-0"

**B** REVISED REAR ELEVATION  
Scale: 1/4" = 1'-0"

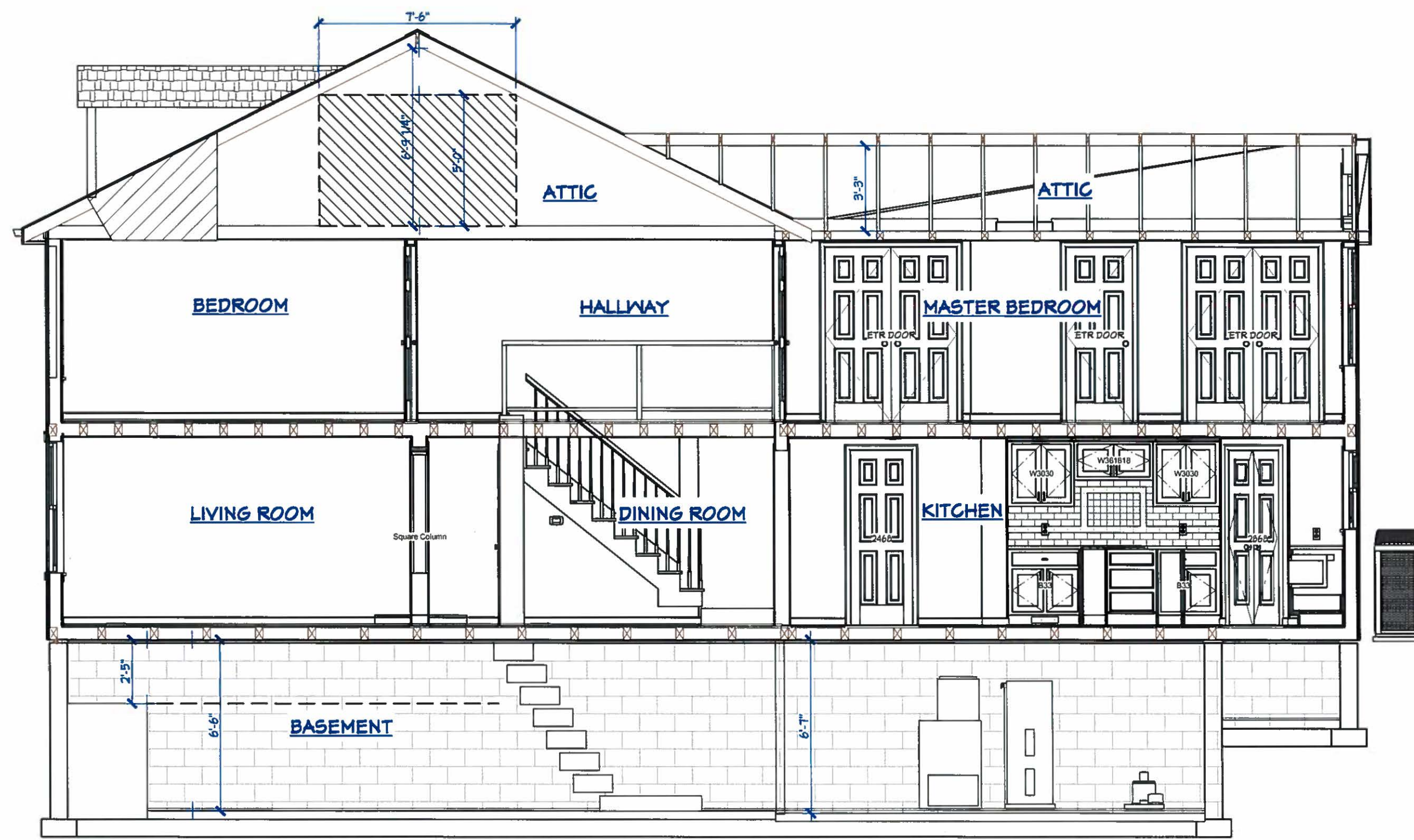
**C** REVISED BUILDING SECTION  
Scale: 1/4" = 1'-0"

**TITLE: SECTION & ELEVATIONS**  
**LOUGHRAN RESIDENCE**  
**1107 QUEEN STREET**  
**ALEXANDRIA, VA 22314**

DATE:	12/23/2015	
SCALE:	AS SHOWN	
DRAWN:	JPB	
JOB#	11488	
#	DATE	REVISION:

SHEET: OF: INITIALS:  
**10<sup>12</sup>**





**TITLE: KITCHEN REVISED ELEVATIONS**  
**LOUGHRAN RESIDENCE**  
**1107 QUEEN STREET**  
**ALEXANDRIA, VA 22314**

DATE:	12/23/2015	
SCALE:	AS SHOWN	
DRAWN:	JPB	
JOB#	11488	
#	DATE	REVISION:

SHEET:	OF:	INITIALS:
11	12	

**A** **REVISED BUILDING SECTION**  
Scale: 1/4" = 1'-0"

APPLICATION MATERIALS  
BAR2015-00407/00408  
1107 Queen St  
12/23/2015

TITLE: POWDER REVISED ELEVATIONS

LOUGHRAN RESIDENCE  
1107 QUEEN STREET  
ALEXANDRIA, VA 22314

DATE: 12/23/2015

SCALE: AS SHOWN

DRAWN: JPB

JOB# 11488

# DATE REVISION:


SHEET: OF: INITIALS:

12<sup>12</sup>



NEW FIBERGLASS  
WINDOW

NEW SMOOTH FIBER  
CEMENT SIDING TO  
MATCH SIDE & REAR  
ELEVATION

NEW SMOOTH FIBER  
CEMENT CORNER TO  
MATCH SIDE & REAR  
ELEVATION

NEW FIBERGLASS  
WINDOW

NEW EXTERIOR  
HVAC SYSTEM  
LOCATION

**A** REVISED RIGHT ELEVATION  
Scale: 1/4" = 1'-0"

APPLICATION MATERIALS  
BAR2015-00407/00408  
1107 Queen St  
12/23/2015