

ISSUE: Certificate of Appropriateness for new construction

APPLICANT: Deyi Awadallah

LOCATION: Parker-Gray District
607 and 609 North Alfred Street

ZONE: RB/Residential zone

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness for new construction with the following conditions:

1. Fiber cement lap siding must have a smooth finish;
2. Windows on the street facing façade must comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*. Windows on other facades may be of any material, without tinted or reflective glass;
3. If shutters are installed, they may not be vinyl, must be sized to fit the opening and must be operable; and
4. Include the language below on all construction documents involving any ground disturbing activities.
 - a. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - b. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply will result in project delays.

GENERAL NOTES TO THE APPLICANT

1. **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.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **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.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official 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.

Note: *Staff coupled the two cases for new dwellings at 607 and 609 North Alfred Street because they are conceived as one project and have a shared design approach.*

I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to construct two new semi-detached townhouses dwellings, at 607 and 609 North Alfred Street. Each townhouse will be two-stories in height and set back approximately 14 feet from the front property line. The Colonial Revival-style townhouses are intended to appear as mirror images of one another, typical of historic semi-detached townhouse designs.

The proposed construction materials include a brick foundation, fiber cement siding and trim, vinyl windows, a six-panel front door, and a twelve light rear door (the applicant did not submit materials specifications for the proposed doors). Vinyl shutters are noted in the application but not shown on the elevation drawings and would not be in compliance with the BAR's policy. The side gable roof on the front will be standing seam metal and the rear shed roofs over the ells will be composition shingles, both in a grey color. A six-foot wood fence will be constructed on both properties.

II. HISTORY

The subject site was first mapped on the **1941** Sanborn Fire Insurance Map and has never been developed. SUP2019-00042 was approved for a parking reduction and for relief from other lot requirements.

Previous BAR Approvals

There are no previous BAR approvals.

III. ANALYSIS

Pursuant to section 3-706(A)(2) of the zoning ordinance, front building line of new dwellings in the RB zone must be the same as the front lot line, "or such other line consistent with the character of the district that the Board of Architectural Review approves." On this block face, no building is located on the front lot line on either side of the block, and the setbacks range from a few feet to more substantial amounts, such as the 14 feet proposed here. Staff supports the proposed 14-foot setback which is consistent with the setbacks of the adjacent properties and is visually appropriate on this block face.

As the BAR's *Design Guidelines* chapter on New Residential Construction notes, the Board is most concerned with the compatibility of new structures with adjacent and nearby historic buildings. Zoning ordinance sec. 10-205(A) requires compatibility "with other buildings or structures on the same block face, the block face across the public street, or the immediate surrounding area." Historically, the Board has supported new but contextual background buildings which "allow historic structures to maintain the primary visual importance." The *Guidelines* specifically state that "...the Boards seek to promote compatible development that is, at once, both responsive to the needs and tastes of the late 20th century while still being compatible with the historic character of the districts." In evaluating the compatibility of new construction, the Board generally focuses on height, scale, mass and architectural character, while also reviewing material selection, fenestration and architectural detailing on a more micro level.

In staff's opinion, the proposed new townhouses are consistent with the broader recommendations contained in the *Design Guidelines* for new construction. The construction of a pair of semi-detached townhouses reflects historic development patterns found throughout Alexandria. The 600 block of North Alfred Street exhibits a clear pattern of two-story, two-bay townhouses, some attached and some detached.

The Colonial Revival architectural style of the proposed townhouses (Figure 1) can be described as vernacular Federal, and they take architectural cues from nearby historic buildings on North Alfred Street (Figure 2).





Figure 2: Historic single-family house on the 500 block of North Alfred Street.

Staff finds the size and scale of the townhouses to be appropriate and not overwhelming in relation to nearby historic properties. The use of modern materials, such as fiber cement lap siding and wood composite windows, differentiates the proposed new construction from historic properties. With regard to the architectural features of the proposed townhouses, the six-light transom over the door on the façade is not typical of Colonial Revival townhouse. Window panes during this period were always vertically oriented and were not horizontal. Staff recommends a three-light transom with vertical muntins. The vinyl window specifications submitted do not comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts* and are not recommended for street facing facades in Parker-Gray. The applicant should work with staff before applying for a building permit to confirm the compliance of all of the proposed windows. A very minor recommendation relates to the wood “jack arch” form above the front door. This should either be eliminated or revised from a brick lintel form to a more traditional wood trim detail.

As the Board is aware, the Parker-Gary Residential Reference Guide (RRG) does not require BAR review or staff review for several building features. Staff notes that the door, stoop, steps and handrails on the façade, and rear decks less than 2’ above grade do not require BAR or staff review. However, the applicant has worked with staff through several iterations of the building design and these features are architecturally appropriate for the proposed townhouses.

Staff recommends approval of the Certificate of Appropriateness, with the noted conditions.

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

F-1 BAR submittal is designed in accordance with the specifications and dimensions as presented in SUP2019-00042. Meets zoning ordinance requirements.

Code Administration

C-1 A building permit, plan review and inspections are required prior to the start of construction.

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 A released grading plan is required prior to submitting for building permits. (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) (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

- R-1 Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)
- R-2 The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply shall result in project delays. The language noted above shall be included on all final site plan sheets involving any ground disturbing activities. (Archaeology)

V. ATTACHMENTS

1 – Supplemental Materials

2 – Application for BAR 2019-00366 & BAR2019-00368: 607 & 609 North Alfred Street

ADDRESS OF PROJECT: 607 Alfred St. Alexandria VA 22314

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

TAX MAP AND PARCEL: 054.04 ZONING: RB

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: Deyi Awadallah

Address: 3201 Magnolia Ave.

City: Falls Church State: VA Zip: 22041

Phone: 703 501 5252 E-mail: dsaproperties@gmail.com

Authorized Agent (if applicable): Attorney Architect _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: Deyi Awadallah

Address: 3201 Magnolia Ave

City: Falls Church State: VA Zip: 22041

Phone: 703 501 5252 E-mail: dsaproperties@gmail.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.*
 - 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).*

Construction of a single family dwelling. Zoned: RB/Townhouse

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 3 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.

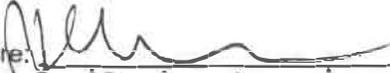
- ^{N/A} Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment 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 3 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: Devil Amadallah
Date: 8/15/19



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

A. Property Information

A1. 607 North Alfred Street
Street Address RB
Zone

A2. 1,914.00 x 0.75 = 1,435.50
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Allowable Exclusions**

Basement	Basement**
First Floor	Stairways**
Second Floor	Mechanical**
Third Floor	Attic less than 7**
Attic	Porches**
Porches	Balcony/Deck**
Balcony/Deck	Lavatory***
Lavatory***	Other**
Other**	Other**

B1. Sq. Ft.
Existing Gross Floor Area*

B2. Sq. Ft.
Allowable Floor Exclusions**

B3. Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. **Total Gross** B2. **Total Exclusions**

C. Proposed Gross Floor Area

Proposed Gross Area

Allowable Exclusions**

Basement	766.80	Basement**	766.80
First Floor	766.80	Stairways**	120.80
Second Floor	766.80	Mechanical**	
Third Floor		Attic less than 7**	766.80
Attic	766.80	Porches**	
Porches		Balcony/Deck**	
Balcony/Deck		Lavatory***	131.40
Lavatory***		Other**	
Other		Other**	

C1. Sq. Ft.
Proposed Gross Floor Area*

C2. Sq. Ft.
Allowable Floor Exclusions**

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

C1. **Total Gross** C2. **Total Exclusions**

D. Total Floor Area

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

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

E. Open Space

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

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.

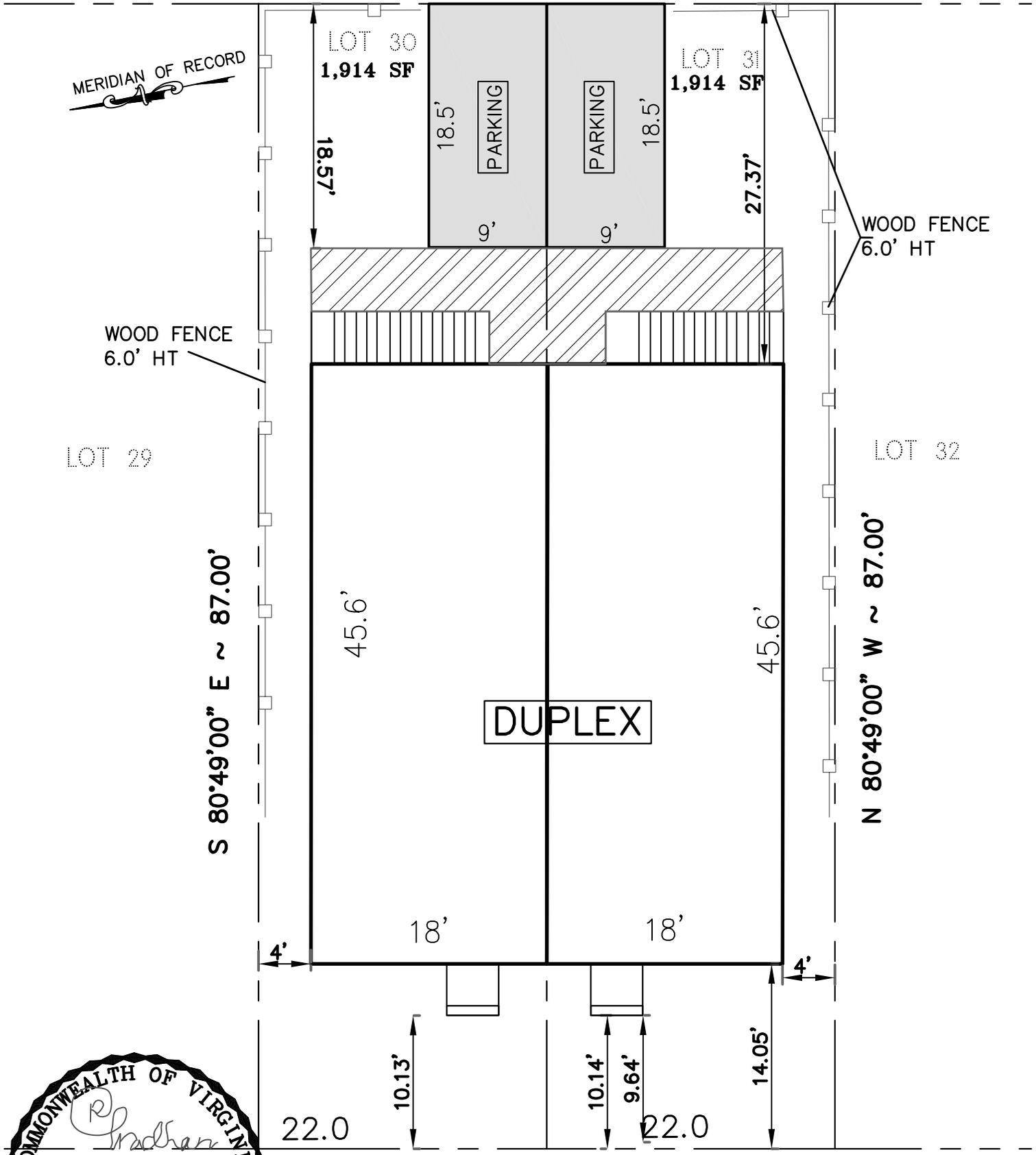
I, the undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature:

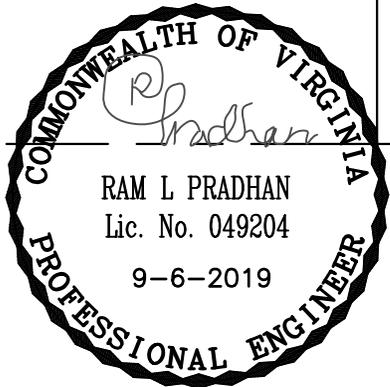
Date: 4-25-2019

18' ALLEY

S 09°30'00" W ~ 44.00'



DUPLEX



N 09°30'00" E ~ 44.00'

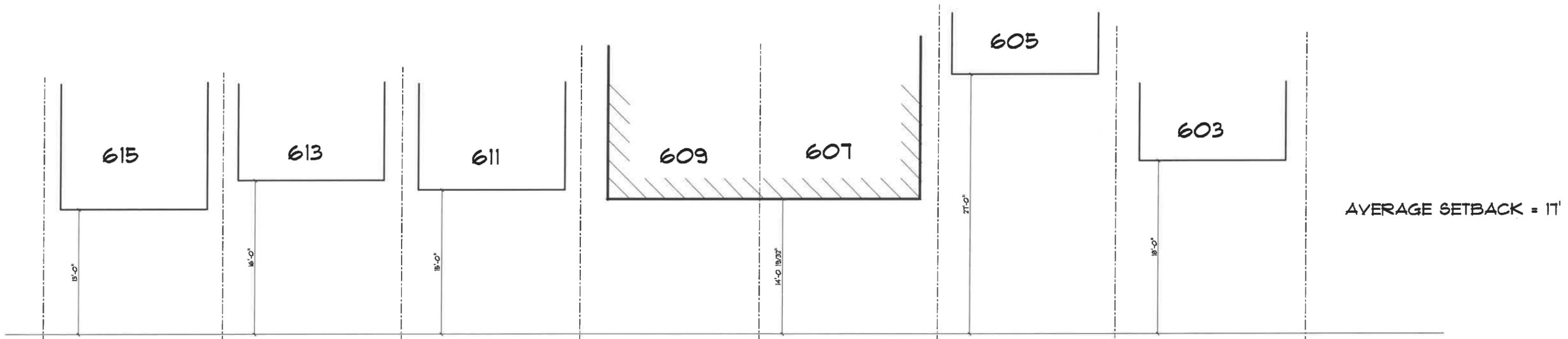
NORTH ALFRED ST

PLAT SHOWING PROPOSED DEVELOPMENT

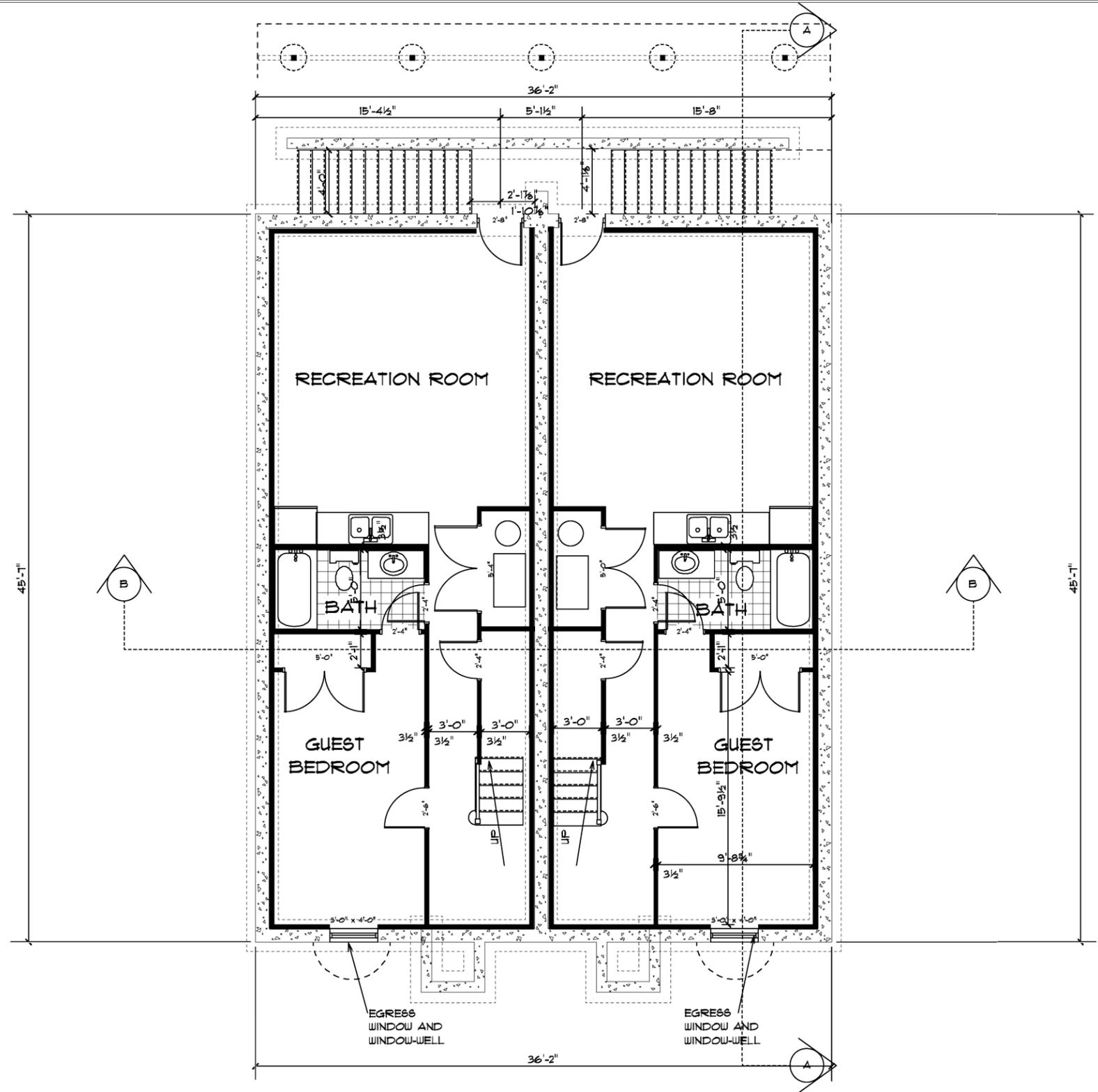
LOTS 30 AND 31, BLOCK 1
CHAS. KING AND SON CO. INC.
DEED BOOK 76, PAGE 239
CITY OF ALEXANDRIA, VIRGINIA

PREPARED BY
Inova Engineering Consultants, Inc.

25209 LARKS TERRACE
SOUTH RIDING, VIRGINIA 20152
PHONE: (703) 655-3951



NORTH ALFRED STREET

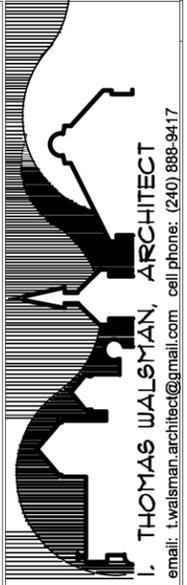


BASEMENT FLOOR PLAN FOR REFERENCE

SCALE: 1/8" = 1'-0"

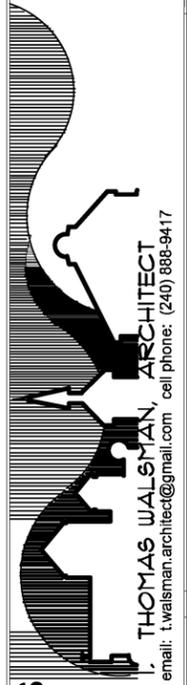
2 ABUTTING SINGLE FAMILY DWELLINGS

PROPOSED BASEMENT FLOOR PLAN FOR REFERENCE



9-5-2019

A-1



THOMAS WALSMAN ARCHITECT
 email: t.walsman.architect@gmail.com cell phone: (240) 888-9417

2 ABUTTING SINGLE FAMILY DWELLINGS

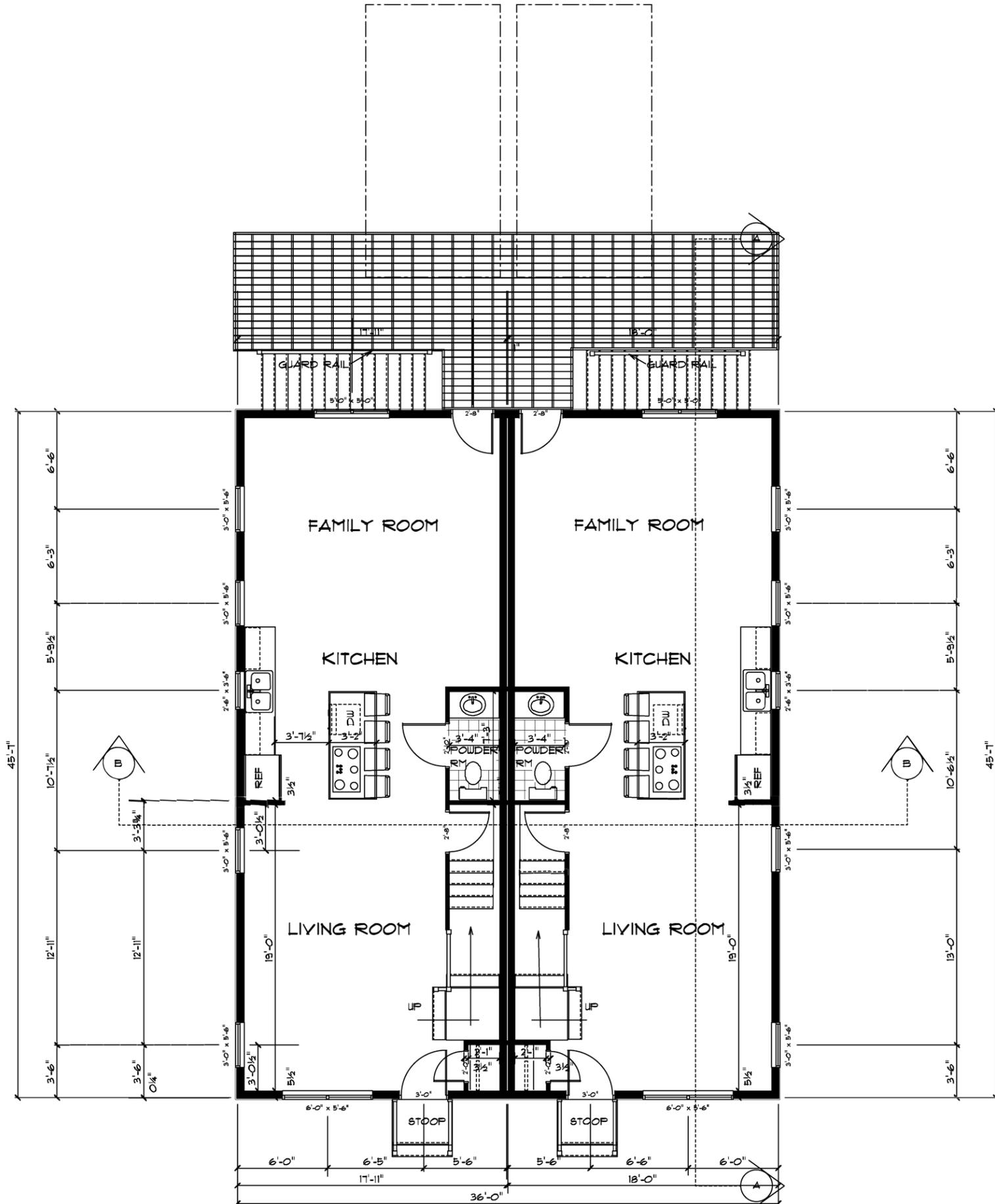
PROPOSED FIRST FLOOR PLAN FOR REFERENCE

9-5-2019

A-2

LEGEND

-  FLUORESCENT FIXTURE
-  HVAC DIFFUSER
-  TELEPHONE OUTLET
-  ELECTRICAL OUTLET
-  GFI ELECTRICAL OUTLET
-  RECESSED LIGHT
-  SURFACE MTD. LIGHT
-  BATHROOM HEAT/LAMP
-  CEILING FAN
-  CABLE OUTLET
-  SWITCH LOCATION
-  3 WAY SWITCH LOCATION
-  TYPICAL PARTITION:
1/2" DRYWALL BOTH SIDES
ON 2X4s @ 16" O.C.
-  TYPICAL 3'-0" X 6'-8" DOOR
W/ DOOR SWING SHOWN
-  SMOKE DETECTOR
-  CARBON MONOXIDE DETECTOR
-  CHANDELIER
-  BATHROOM EXHAUST FAN
-  VANITY LIGHT
-  SCONCE
-  JUNCTION BOX

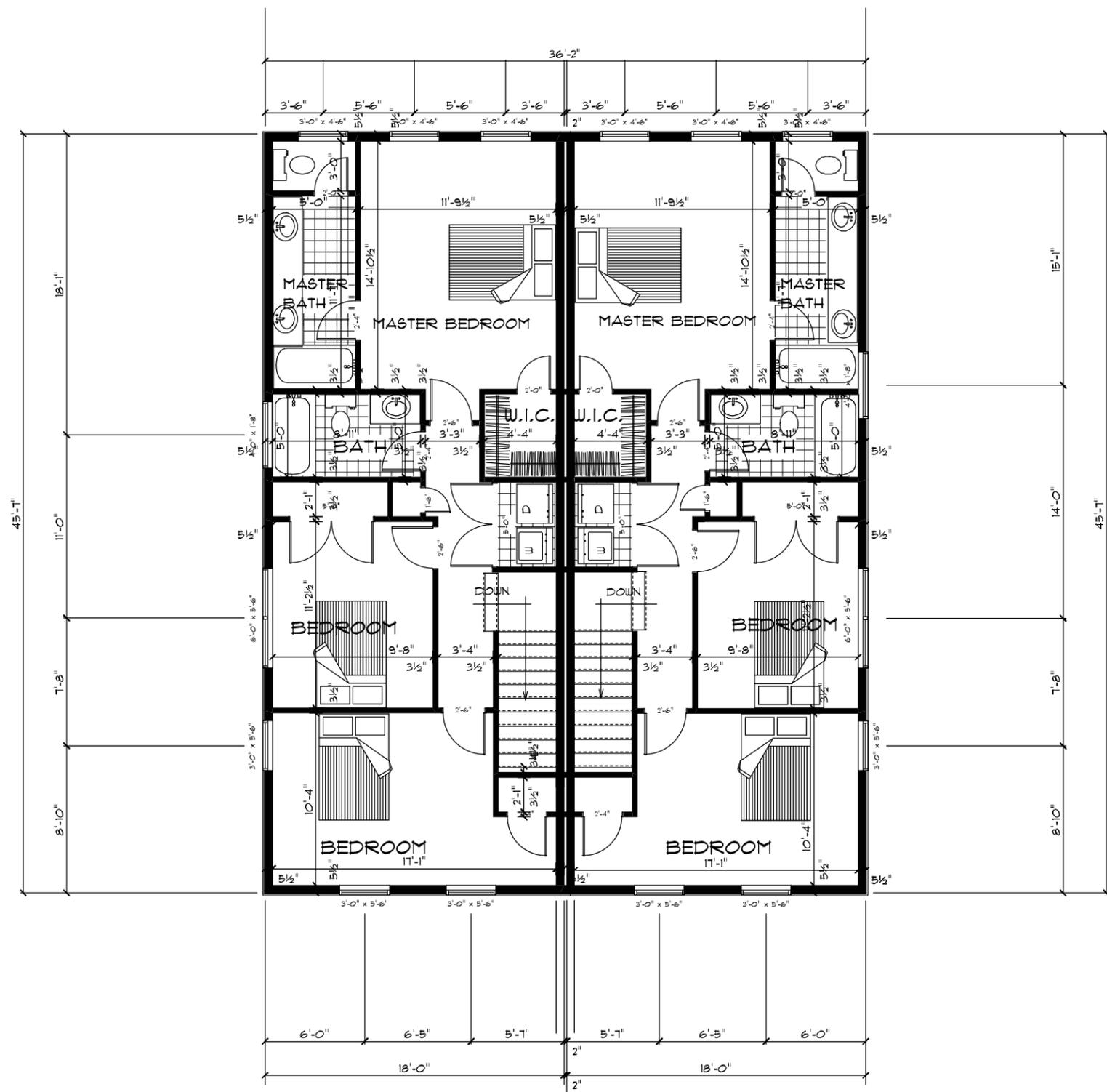


FIRST FLOOR PLAN FOR REFERENCE

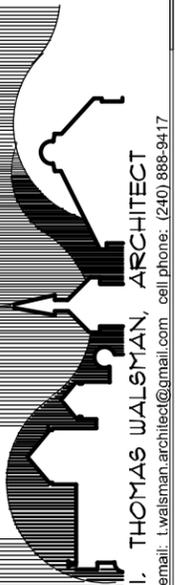
SCALE: 1/8" = 1'-0"

LEGEND

-  FLUORESCENT FIXTURE
-  HVAC DIFFUSER
-  TELEPHONE OUTLET
-  ELECTRICAL OUTLET
-  GFI ELECTRICAL OUTLET
-  RECESSED LIGHT
-  SURFACE MTD. LIGHT
-  BATHROOM HEAT/LAMP
-  CEILING FAN
-  CABLE OUTLET
-  SWITCH LOCATION
-  3 WAY SWITCH LOCATION
-  TYPICAL PARTITION:
1/2" DRYWALL BOTH SIDES
ON 2X4s @ 16" O.C.
-  TYPICAL 3'-0" X 6'-8" DOOR
W/ DOOR SWING SHOWN
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-  CARBON MONOXIDE DETECTOR
-  CHANDELIER
-  BATHROOM EXHAUST FAN
-  VANITY LIGHT
-  SCONCE
-  JUNCTION BOX



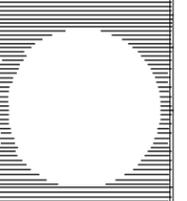
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



I. THOMAS WALSMAN, ARCHITECT
email: lwalsman.architect@gmail.com cell phone: (240) 888-9417

2 ABUTTING SINGLE FAMILY DWELLINGS

PROPOSED SECOND FLOOR PLANS FOR REFERENCE



9-5-2019

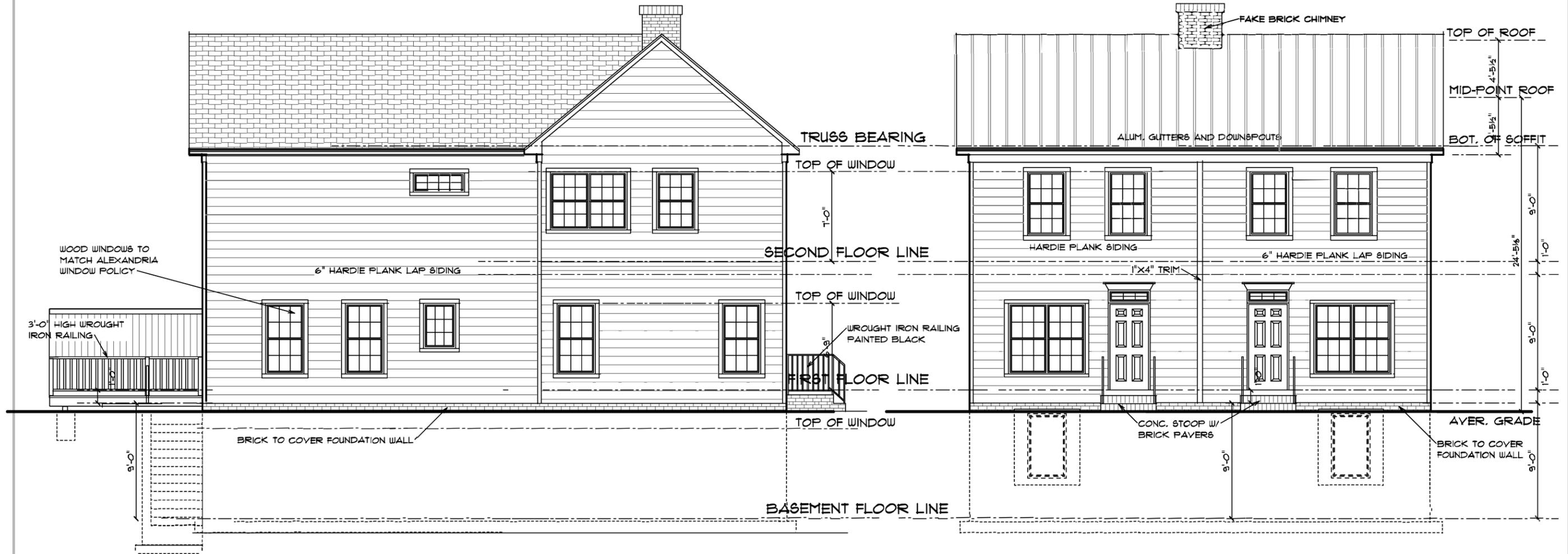
A-3



L. THOMAS WALSMAN, ARCHITECT
email: l.walsman.architect@gmail.com cell phone: (240) 888-9417

2 ABUTTING SINGLE FAMILY DWELLINGS

PROPOSED FRONT AND LEFT SIDE ELEVATIONS



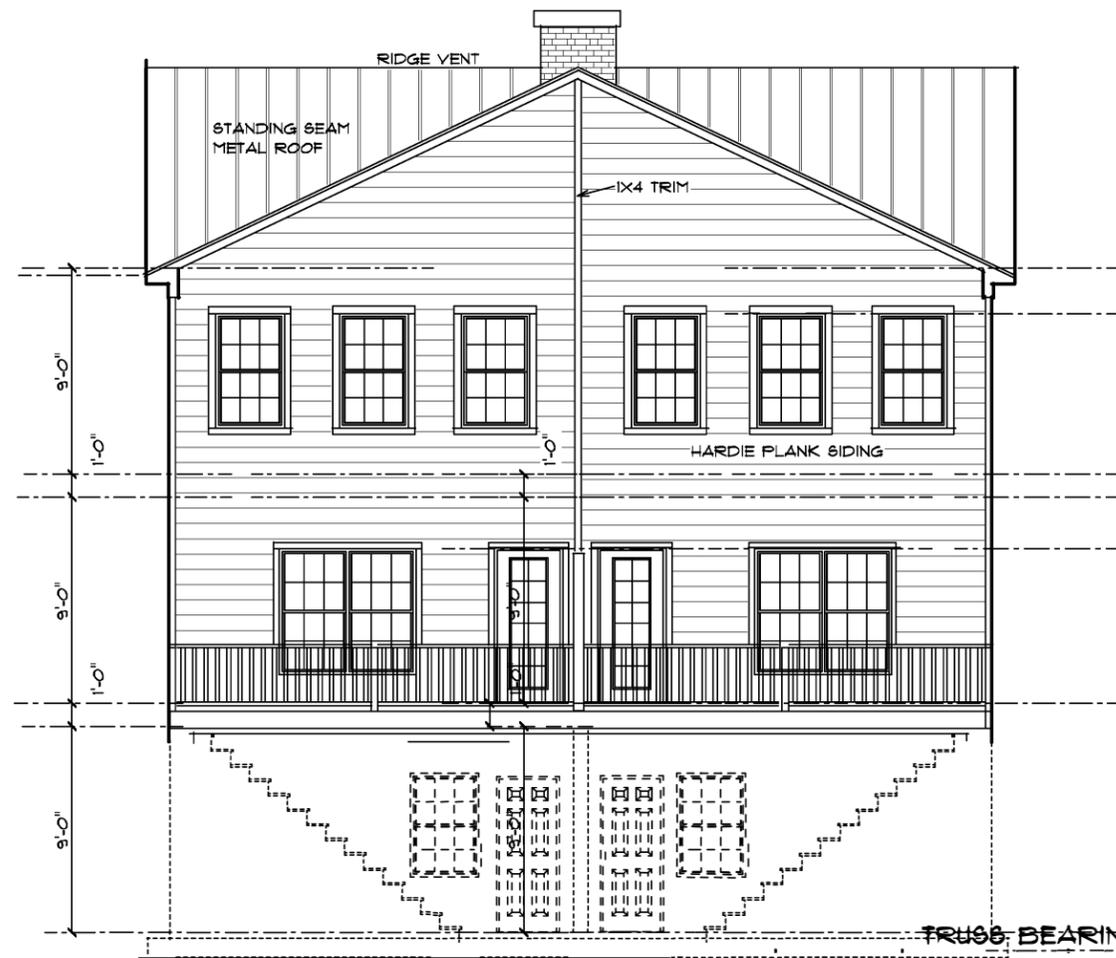
LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

FRONT ELEVATION
SCALE: 1/8" = 1'-0"

NOTE: ALL WINDOWS ARE WOOD TO MATCH ALEXANDRIA WINDOW POLICY

9-5-2019

A-4



REAR ELEVATION
SCALE: 1/8" = 1'-0"



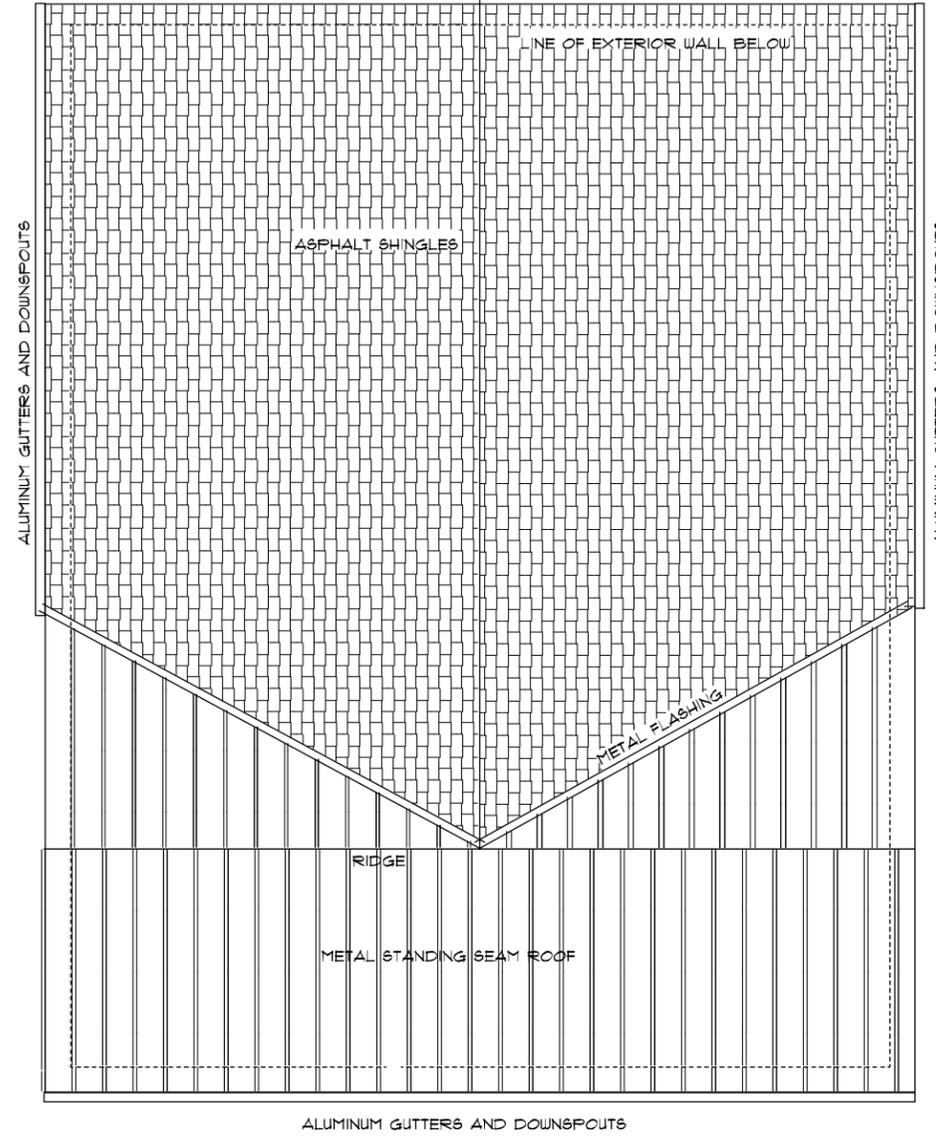
RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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2 ABUTTING SINGLE FAMILY DWELLINGS

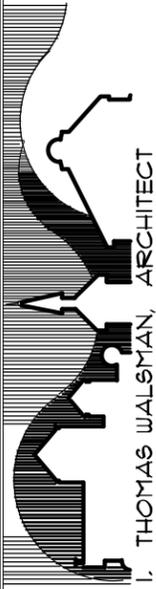
PROPOSED REAR AND RIGHT SIDE ELEVATIONS



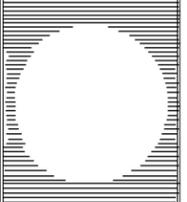
ROOF PLAN
 SCALE: 1/8" = 1'-0"

2 ABUTTING SINGLE FAMILY DWELLINGS

PROPOSED ROOF PLAN



L. THOMAS WALSMAN, ARCHITECT
 email: t.walsman.architect@gmail.com cell phone: (240) 888-9417



9-5-2019

A-6

Materials

- Roof: Metal front - shingles in the back. Gray.
- Fencing: Standard 2x4 - Wood - White
- Windows Attached
- HVAC attached
- Outdoor lighting attached

SIDING:

- Furnish and install Hardie Plank 8 ¼" prefinished lap cement siding
- Furnish and install aluminum flashing as needed
- Caulk where siding abuts the other materials
- Furnish and install 3 pairs of standard vinyl shutters
- Corners should be done by others

Price: \$12,600.00

GUTTERS AND DOWNSPOUTS

- Furnish and install 5" seamless aluminum K gutters and 2 x 3 downspouts

Price: \$1,160.00

Andersen Windows - Printed Quote/Long Form



QUOTE: 146 QUOTE DATE: 09/11/2019 PRINT DATE: 09/11/2019

CUSTOMER: TW Perry House Account Springfield TRADE ID: 027015
 CELL:
 PO#:
 SALESREP: Rachel Carter PROMOTION CODE:
 PROJECT: 609 N Alfred St
 TERMS:
 PICKUP/DELIVERY: Delivery
 CREATED BY:

Billing Information

CONTACT:
 PHONE:
 FAX:
 ADDRESS:

Shipping Information

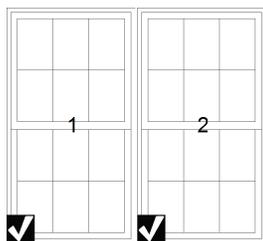
CONTACT:
 PHONE:
 FAX:
 ADDRESS:

COMMENTS:

Line Item #: 0001 Line Item Qty: 2 Initial: _____

Location: _____

RO Size = 6' 0 1/8" W x 5' 5 1/2" H Unit Size = 5' 11 5/8" W x 5' 5" H



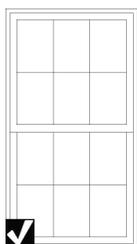
Viewed from Exterior

Composite Unit - 100 Series Single Hung - Double Wide
 Part Number: 0000000
 Enhanced Performance: None
 Unit Code/Item Size: 100SHD2' 11 5/8" x 5' 5"-2
 Operation/Handing: F/A-F/A

Comments:

Qty	Part Num	Item Size	Description	Total Price	Extended Price
Total: (includes Mull Charges of \$ 0.00)				\$ 0.00	\$ 0.00

Unit/Sash 1 of 2



Viewed from Exterior

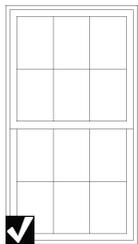
100 Series, 100SHS Single Units
 Unit Code/Item Size: 100SHS2' 11 5/8" x 5' 5" (Custom)
 Operation/Handing: F/A
 Frame Option: No Flange
 Exterior Color: Black
 Interior Color: White
 Glass Type (Top): Low E Glass, Finelight Grilles-Between-the-Glass, Colonial, Black/White, 3/4"
 Glass Type (Bottom): Low E Glass, Finelight Grilles-Between-the-Glass, Colonial, Black/White, 3/4"
 Grille Construction (Top/Bot): Finelight Grilles-Between-the-Glass/Finelight Grilles-Between-the-Glass
 Insect Screens: Half Insect Screen, Black
 Lock Hardware Style: Andersen 100 Series
 Lock Color: White

Zone: North-Central
 U-Factor: 0.30, SHGC: 0.28, ENERGY STAR® Certified: Yes

Comments:

Qty	Part Num	Item Size	Description	Total Price	Extended Price
1	0000000	100SHS2' 11 5/8" x 5' 5"	Unit, No Flange, Black/White, Low E Glass, Finelight Grilles-Between-the-Glass, Colonial, 3W2H, Black/White, 3/4" (Each Sash), Half Insect Screen, Black, Andersen 100 Series Hardware, White	\$ 473.82	\$ 947.64
				\$ 473.82	\$ 947.64

Unit/Sash 2 of 2



Viewed from Exterior

100 Series, 100SHS Single Units
 Unit Code/Item Size: 100SHS2' 11 5/8" x 5' 5" (Custom)
 Operation/Handing: F/A
 Frame Option: No Flange
 Exterior Color: Black
 Interior Color: White
 Glass Type (Top): Low E Glass, Finelight Grilles-Between-the-Glass, Colonial, Black/White, 3/4"
 Glass Type (Bottom): Low E Glass, Finelight Grilles-Between-the-Glass, Colonial, Black/White, 3/4"
 Grille Construction (Top/Bot): Finelight Grilles-Between-the-Glass/Finelight Grilles-Between-the-Glass
 Insect Screens: Half Insect Screen, Black
 Lock Hardware Style: Andersen 100 Series
 Lock Color: White

Zone: North-Central
 U-Factor: 0.30, SHGC: 0.28, ENERGY STAR® Certified: Yes

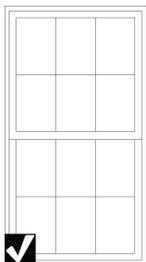
Comments:

Qty	Part Num	Item Size	Description	Total Price	Extended Price
1	0000000	100SHS2' 11 5/8" x 5' 5"	Unit, No Flange, Black/White, Low E Glass, Finelight Grilles-Between-the-Glass, Colonial, 3W2H, Black/White, 3/4" (Each Sash), Half Insect Screen, Black, Andersen 100 Series Hardware, White	\$ 473.82	\$ 947.64
				\$ 473.82	\$ 947.64
					\$ 1,895.28

Line Item #: 0002 Line Item Qty: 8 Initial: _____

Location: _____

RO Size = 3' 0 1/4" W x 5' 6" H Unit Size = 2' 11 3/4" W x 5' 5 1/2" H



Viewed from Exterior

100 Series, 100SHS Single Units
 Enhanced Performance: None
 Unit Code/Item Size: 100SHS2' 11 3/4" x 5' 5 1/2" (Custom)
 Operation/Handing: F/A
 Frame Option: No Flange
 Exterior Color: Black
 Interior Color: White
 Glass Type (Top): Low E Glass, Finelight Grilles-Between-the-Glass, Colonial, Black/White, 3/4"
 Glass Type (Bottom): Low E Glass, Finelight Grilles-Between-the-Glass, Colonial, Black/White, 3/4"
 Grille Construction (Top/Bot): Finelight Grilles-Between-the-Glass/Finelight Grilles-Between-the-Glass
 Insect Screens: Half Insect Screen, Black
 Lock Hardware Style: Andersen 100 Series
 Lock Color: White

Zone: North-Central
 U-Factor: 0.30, SHGC: 0.28, ENERGY STAR® Certified: Yes

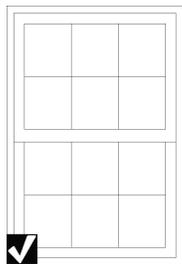
Comments:

Qty	Part Num	Item Size	Description	Total Price	Extended Price
1	0000000	100SHS2' 11 3/4" x 5' 5 1/2"	Unit, No Flange, Black/White, Low E Glass, Finelight Grilles-Between-the-Glass, Colonial, 3W2H, Black/White, 3/4" (Each Sash), Half Insect Screen, Black, Andersen 100 Series Hardware, White	\$ 473.82	\$ 3790.56
				\$ 473.82	\$ 3,790.56

Line Item #: 0003 Line Item Qty: 1 Initial: _____

Location:

RO Size = 2' 6" W x 3' 8" H Unit Size = 2' 5 1/2" W x 3' 7 1/2" H



Viewed from Exterior

100 Series, 100SHS Single Units
 Enhanced Performance: None
 Unit Code/Item Size: 100SHS2' 5 1/2" x 3' 7 1/2" (Custom)
 Operation/Handing: F/A
 Frame Option: No Flange
 Exterior Color: Black
 Interior Color: White
 Glass Type (Top): Low E Glass, Finelight Grilles-Between-the-Glass, Colonial, Black/White, 3/4"
 Glass Type (Bottom): Low E Glass, Finelight Grilles-Between-the-Glass, Colonial, Black/White, 3/4"
 Grille Construction (Top/Bot): Finelight Grilles-Between-the-Glass/Finelight Grilles-Between-the-Glass
 Insect Screens: Half Insect Screen, Black
 Lock Hardware Style: Andersen 100 Series
 Lock Color: White

Zone: North-Central
 U-Factor: 0.30, SHGC: 0.28, ENERGY STAR® Certified: Yes

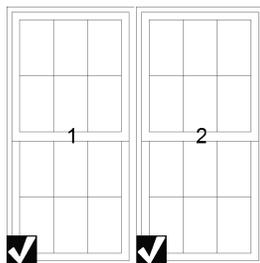
Comments:

Qty	Part Num	Item Size	Description	Total Price	Extended Price
1	0000000	100SHS2' 5 1/2" x 3' 7 1/2"	Unit, No Flange, Black/White, Low E Glass, Finelight Grilles-Between-the-Glass, Colonial, 3W2H, Black/White, 3/4" (Each Sash), Half Insect Screen, Black, Andersen 100 Series Hardware, White	\$ 401.53	\$ 401.53
				\$ 401.53	\$ 401.53

Line Item #: 0006 Line Item Qty: 1 Initial: _____

Location:

RO Size = 4' 11 5/8" W x 5' 0 1/4" H Unit Size = 4' 11 1/8" W x 4' 11 3/4" H



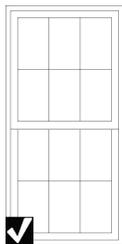
Viewed from Exterior

Composite Unit - 100 Series Single Hung - Double Wide
 Part Number: 0000000
 Enhanced Performance: None
 Unit Code/Item Size: 100SHD2' 5 3/8" x 4' 11 3/4"-2
 Operation/Handing: F/A-F/A

Comments:

Qty	Part Num	Item Size	Description	Total Price	Extended Price
Total: (includes Mull Charges of \$ 0.00)				\$ 0.00	\$ 0.00

Unit/Sash 1 of 2



Viewed from Exterior

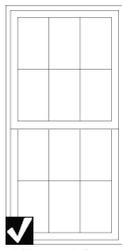
100 Series, 100SHS Single Units
 Unit Code/Item Size: 100SHS2' 5 3/8" x 4' 11 3/4" (Custom)
 Operation/Handing: F/A
 Frame Option: No Flange
 Exterior Color: Black
 Interior Color: White
 Glass Type (Top): Low E Glass, Finelight Grilles-Between-the-Glass, Colonial, Black/White, 3/4"
 Glass Type (Bottom): Low E Glass, Finelight Grilles-Between-the-Glass, Colonial, Black/White, 3/4"
 Grille Construction (Top/Bot): Finelight Grilles-Between-the-Glass/Finelight Grilles-Between-the-Glass
 Insect Screens: Half Insect Screen, Black
 Lock Hardware Style: Andersen 100 Series
 Lock Color: White

Zone: North-Central
 U-Factor: 0.30, SHGC: 0.28, ENERGY STAR® Certified: Yes

Comments:

Qty	Part Num	Item Size	Description	Total Price	Extended Price
1	0000000	100SHS2' 5 3/8" x 4' 11 3/4"	Unit, No Flange, Black/White, Low E Glass, Finelight Grilles-Between-the-Glass, Colonial, 3W2H, Black/White, 3/4" (Each Sash), Half Insect Screen, Black, Andersen 100 Series Hardware, White	\$ 437.98	\$ 437.98
				\$ 437.98	\$ 437.98

Unit/Sash 2 of 2



Viewed from Exterior

100 Series, 100SHS Single Units
 Unit Code/Item Size: 100SHS2' 5 3/8" x 4' 11 3/4" (Custom)
 Operation/Handing: F/A
 Frame Option: No Flange
 Exterior Color: Black
 Interior Color: White
 Glass Type (Top): Low E Glass, Finelight Grilles-Between-the-Glass, Colonial, Black/White, 3/4"
 Glass Type (Bottom): Low E Glass, Finelight Grilles-Between-the-Glass, Colonial, Black/White, 3/4"
 Grille Construction (Top/Bot): Finelight Grilles-Between-the-Glass/Finelight Grilles-Between-the-Glass
 Insect Screens: Half Insect Screen, Black
 Lock Hardware Style: Andersen 100 Series
 Lock Color: White

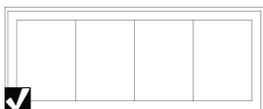
 Zone: North-Central
 U-Factor: 0.30, SHGC: 0.28, ENERGY STAR® Certified: Yes

Comments:

Qty	Part Num	Item Size	Description	Total Price	Extended Price
1	0000000	100SHS2' 5 3/8" x 4' 11 3/4"	Unit, No Flange, Black/White, Low E Glass, Finelight Grilles-Between-the-Glass, Colonial, 3W2H, Black/White, 3/4" (Each Sash), Half Insect Screen, Black, Andersen 100 Series Hardware, White	\$ 437.98	\$ 437.98
				\$ 437.98	\$ 437.98
					\$ 875.96

Line Item #: 0007 Line Item Qty: 1 Initial: _____
 Location: TEMP

RO Size = 4' 0" W x 1' 8" H Unit Size = 3' 11 1/2" W x 1' 7 1/2" H



Viewed from Exterior

100 Series, 100AS Single Units
 Enhanced Performance: None
 Unit Code/Item Size: 100AS3' 11 1/2" x 1' 7 1/2" (Custom)
 Operation/Handing: S
 Frame Option: No Flange
 Exterior Color: Black
 Interior Color: White
 Glass Type: Low E Tempered Glass, Finelight Grilles-Between-the-Glass, Specified Equal Lite, Black/White, 3/4"
 Grille Construction: Finelight Grilles-Between-the-Glass
 Custom Lite Pattern: 4w1h

 Zone: North-Central
 U-Factor: 0.27, SHGC: 0.25, ENERGY STAR® Certified: Yes

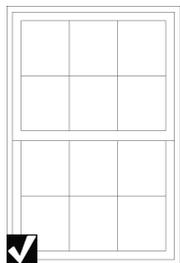
Comments:

Qty	Part Num	Item Size	Description	Total Price	Extended Price
1	0000000	100AS3' 11 1/2" x 1' 7 1/2"	Unit, No Flange, Black/White, S Handing, Low E Tempered Glass, Finelight Grilles-Between-the-Glass, Specified Equal Lite, 4w1h, Black/White, 3/4"	\$ 445.55	\$ 445.55
				\$ 445.55	\$ 445.55

Line Item #: 0008 Line Item Qty: 3 Initial: _____

Location:

RO Size = 3' 0 1/4" W x 4' 6" H Unit Size = 2' 11 3/4" W x 4' 5 1/2" H



Viewed from Exterior

100 Series, 100SHS Single Units
 Enhanced Performance: None
 Unit Code/Item Size: 100SHS2' 11 3/4" x 4' 5 1/2" (Custom)
 Operation/Handing: F/A
 Frame Option: No Flange
 Exterior Color: Black
 Interior Color: White
 Glass Type (Top): Low E Glass, Finelight Grilles-Between-the-Glass, Colonial, Black/White, 3/4"
 Glass Type (Bottom): Low E Glass, Finelight Grilles-Between-the-Glass, Colonial, Black/White, 3/4"
 Grille Construction (Top/Bot): Finelight Grilles-Between-the-Glass/Finelight Grilles-Between-the-Glass
 Insect Screens: Half Insect Screen, Black
 Lock Hardware Style: Andersen 100 Series
 Lock Color: White

Zone: North-Central
 U-Factor: 0.30, SHGC: 0.28, ENERGY STAR® Certified: Yes

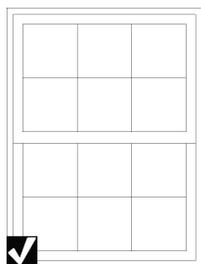
Comments:

Qty	Part Num	Item Size	Description	Total Price	Extended Price
1	0000000	100SHS2' 11 3/4" x 4' 5 1/2"	Unit, No Flange, Black/White, Low E Glass, Finelight Grilles-Between-the-Glass, Colonial, 3W2H, Black/White, 3/4" (Each Sash), Half Insect Screen, Black, Andersen 100 Series Hardware, White	\$ 437.98	\$ 1313.94
				\$ 437.98	\$ 1,313.94

Line Item #: 0009 Line Item Qty: 1 Initial: _____

Location: _____

RO Size = 3' 0 1/4" W x 4' 0" H Unit Size = 2' 11 3/4" W x 3' 11 1/2" H



Viewed from Exterior

100 Series, 100SHS Single Units
 Enhanced Performance: None
 Unit Code/Item Size: 100SHS2' 11 3/4" x 3' 11 1/2" (Custom)
 Operation/Handing: F/A
 Frame Option: No Flange
 Exterior Color: Black
 Interior Color: White
 Glass Type (Top): Low E Glass, Finelight Grilles-Between-the-Glass, Colonial, Black/White, 3/4"
 Glass Type (Bottom): Low E Glass, Finelight Grilles-Between-the-Glass, Colonial, Black/White, 3/4"
 Grille Construction (Top/Bot): Finelight Grilles-Between-the-Glass/Finelight Grilles-Between-the-Glass
 Insect Screens: Half Insect Screen, Black
 Lock Hardware Style: Andersen 100 Series
 Lock Color: White

Zone: North-Central
 U-Factor: 0.30, SHGC: 0.28, ENERGY STAR® Certified: Yes

Comments:

Qty	Part Num	Item Size	Description	Total Price	Extended Price
1	0000000	100SHS2' 11 3/4" x 3' 11 1/2"	Unit, No Flange, Black/White, Low E Glass, Finelight Grilles-Between-the-Glass, Colonial, 3W2H, Black/White, 3/4" (Each Sash), Half Insect Screen, Black, Andersen 100 Series Hardware, White	\$ 401.53	\$ 401.53
				\$ 401.53	\$ 401.53

SUBMITTED BY: _____	SUBTOTAL	\$	9,124.35
ACCEPTED BY: _____	TAXES(0.000 %)	\$	0.00
DATE: _____	GRAND TOTAL	\$	9,124.35

** All graphics as viewed from the exterior.

** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.



Ask to see if all of the products you purchase can be upgraded to be ENERGY STAR® certified.



This image indicates that the product selected is certified in the US ENERGY STAR® climate zone that you have selected.

Data is current as of May 2019. This data may change over time due to ongoing product changes or updated test results or requirements. Ratings for all sizes are specified by NFRC for testing and certification. Ratings may vary depending on the use of tempered glass or different grille options or glass for high altitudes etc.

Nexia is a registered trademark of Ingersoll Rand Inc.



12862 Fitzwater Drive
Nokesville, VA 20181
703-843-7374
www.lproofingllc.com

Date: August 20, 2019.
Attn: Deyi Awadallah.
DSA Properties

From: Luis Panameno

Ref: 607 & 609 N Alfred St, Alexandria, VA 22314; Roofing and Sheet Metal.

Dear Deyi

Thank you again for considering L P ROOFING, LLC for your projects. Please accept this proposal for providing Roofing and Sheet Metal trades. The work is described as follow:

Scope of Work.

Roofing:

- Provide all means of access and logistics.
 - Furnish and install new Architectural Shingles
 - Color selected by owner.
 - New Ice and water shield
 - New synthetic underlayment
 - Provide all shingle accessories for a watertight roof
- Furnish and install new Standing Seam Metal Panel (SSM).
 - PAC CLAD Snap Lock, standard color
 - Provide high temp ice and water shield.
 - No snow guards but recommended for this install.
 - (+) \$1,450 for 60 RT300 snow guards, 1-row staggered.
 - Provide manufacturer 30-year Paint Finish Warranty.
- All workmanship to follow NRCA/Membrane Manufacturer details.
- Provide Manufacturer’s 20-year NDL Warranty
- Provide L P ROOFING, LLC. 2-year Workmanship Warranty.

BASE BID:	Alexandria Duplex	TOTALS: \$17,358.00
	- Standing Seam Roofing	\$12,978.00
	- Shingle Roofing	\$4,380.00

EXCLUDES:

- Contract terms other than standard AIA Subcontract Agreement terms.

questions or concerns, please do not hesitate to contact me.

Sincerely,

Luis Panameno

Luis Panameno
L P ROOFING, LLC.
Cell: 703-956-0888

Licenses #: VA 27-05145254/ MHIC: 106490/ MBE: 699431

Approve Roofing Applicator for: *Carlisle SynTec, CertainTeed, FiberTite, Firestone, GAF, Johns Manville, Mulehide, Polyglass, and more.*





SINCE 1977



NEW HOMES - ADDITIONS DESIGN & INSTALLATION

VA LISC #2701017217

MD LISC #102049

17549 OLD STAGE COACH RD., DUMFRIES, VA 22026 (571)-352-2871 MIKELUCAS@CBLUCASHVACDESIGN.COM

ALA AWADALLAH

4123 OLD COLUMBIA RD.
FAIRFAX, VA

2 - ZONE 14 SEER

ZONE 1



92% SINGLE STAGE GAS FURNACE WITH LP KIT
14 SEER 3.0 TON 14 SEER AIR CONDITIONER
CASED COIL
HONEYWELL PRO6000 PROGRAMMABLE TSTAT

WITHIN HOUSE

ATTIC

- Metal supply and return duct system
- Mastic sealed ductwork
- Manual supply dampers to regulate airflow
- Safety pan with drain and cut off switch
- 3/4" PVC condensate to floor drain or sump
- Low voltage
- Copper refrigerant tubing with pressure test
- Broan 50 cfm exhaust fans w/4"venting

- R-8 Insulated vinyl flex supply and return system
- Mastic sealed ductwork
-
-
-
-
-

- | | |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> 3" PVC exhaust and intake piping to term kit | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Condensors set on a pads with pump ups | <input checked="" type="checkbox"/> Ceiling registers and return filter grilles |
| <input type="checkbox"/> Condensors set on wall bracket | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Locking refrigerant caps | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Registers and Grilles | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> 4" Dryer vent with box | <input type="checkbox"/> |
| <input type="checkbox"/> Kitchen makeup air kit (additional \$425.00) | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Standard kitchen exhaust for hood under 400 cfm | |

PRICE BEFORE OPTIONS

\$10,300.00

OPTIONS

- | | | | | | |
|--------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> |  | <p>APRILAIRE MEDIA AIR CLEANER
 94% of mold and pollen
 72% of bacteria and fungi
 56% of dust and pet dander
 \$300.00</p> | <input type="checkbox"/> |  | <p>HONEYWELL DAMPER SYSTEM

 TOP FLOOR AND BOTT FLOORS
 \$1,500.00</p> |
| <input type="checkbox"/> |  | <p>APRILAIRE M# 700 HUMIDIFIER
 Up to 4200 sq ft

 \$550.00</p> | <input type="checkbox"/> |  | <p>NEST Thermostat
 Wi-Fi smart learning Thermostat

 \$325.00</p> |
| <input type="checkbox"/> |  | <p>Aprilaire M# 5000 Elec Air Cleaner
 99% of mold and pollen
 98% of dust and pet dander
 98% of bacteria and fungi
 98% of tobacco smoke
 80% of viruses

 \$950.00</p> | <input type="checkbox"/> |  | <p>INDUCT 2000 AIR SCRUBBR NO OZONE
 Eliminates up to 98%
 Black mold, MRSA,
 Listeria, E-Coli, Staph

 \$850.00</p> |
| <input type="checkbox"/> |  | <p>Aprilaire M# 800 Steam Humidifier</p> <p>For larger homes
 Requires 240v dedicated circuit

 \$1,250.00</p> | <input type="checkbox"/> |  | <p>PANASONIC WHISPER GREEN SELECT
 Air Volume Exhaust (CFM)
 50 @ 0.1" SP, 53 @ 0.25" SP, 80 @ 0.1" SP,
 82 @ 0.25" SP, 110 @ 0.1" SP, 113 @ 0.25"
 SP

 Noise (Sones)
 50 CFM = 15.1CFM/W, 80 CFM = 15.3
 CFM/W, 110 CFM = 11.5CFM/W,

 \$285.00 Each</p> |



Condensor Brackets

For larger homes

Requires 240v dedicated circuit

\$200.00 per unit