

ISSUE: Request for alterations to previously approved plans

APPLICANT: Ala Awadallah

LOCATION: Parker-Gray District
1417 Princess Street

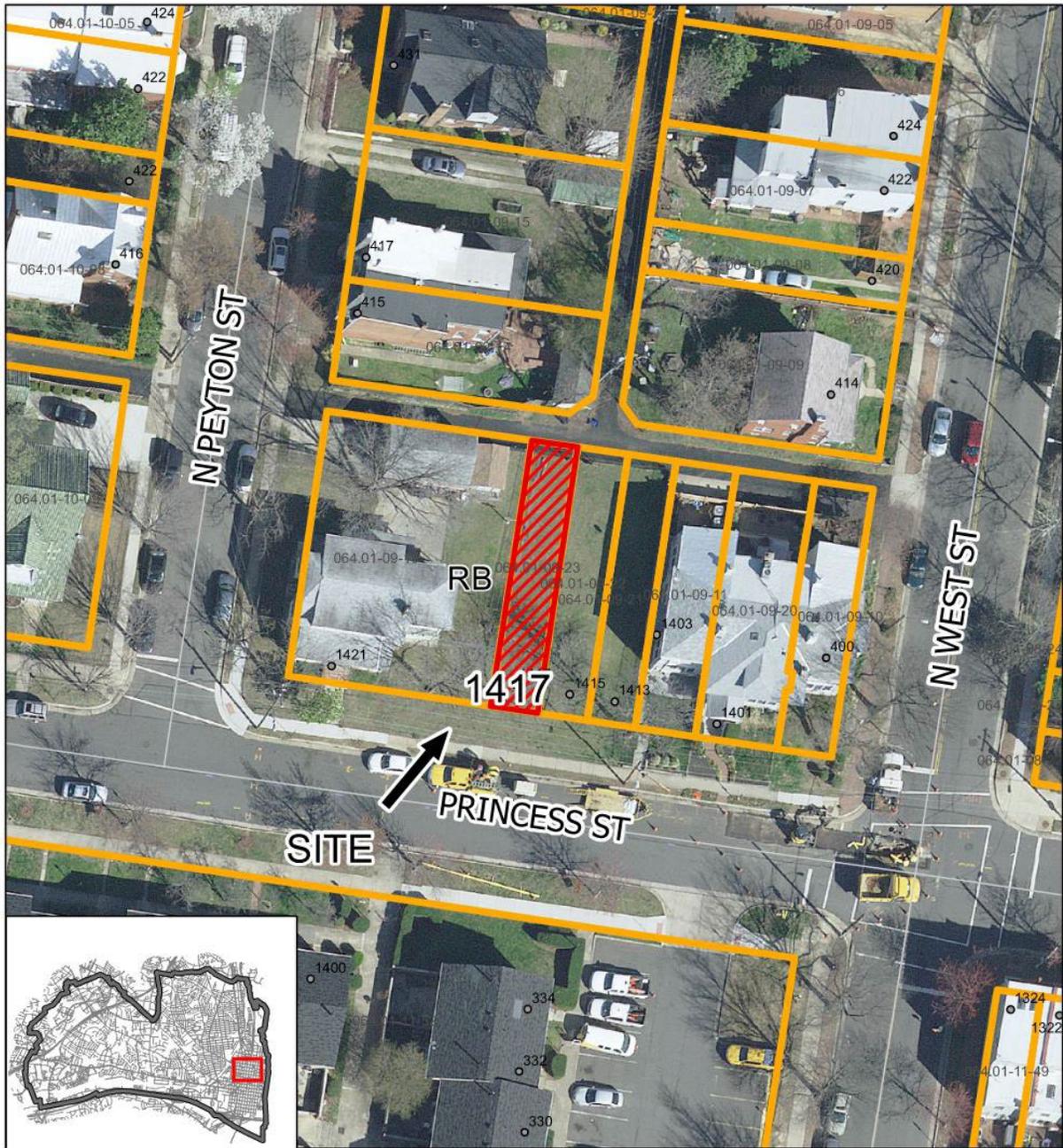
ZONE: RB/Townhouse Zone

STAFF RECOMMENDATION

1. The final window specifications for the fire-rated windows on the west elevation must comply with the Alexandria New and Replacement Window Performance Specifications in the Historic Districts and be submitted with the building permit;
2. The fiber cement siding must be smooth finish, and;
3. Include the statements from Alexandria Archaeology, below, in the General Notes of all on all construction documents that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
 - a. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
 - b. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

GENERAL NOTES TO THE APPLICANT

1. APPEAL OF DECISION: In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. COMPLIANCE WITH BAR POLICIES: All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. BUILDING PERMITS: Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH: Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. EXPIRATION OF APPROVALS NOTE: In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. HISTORIC PROPERTY TAX CREDITS: Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



BAR #2021-00622
1417 Princess Street



0 20 40 80 Feet

I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness for alterations to previously approved plans (BAR2019-00528) at 1417 Princess Street. The proposed townhouse will be two-stories in height and set back approximately 20' from the front property line. The proposed two-bay townhouses will have a side gable roof with an offset shed roof dormer centered above the second floor windows, providing light to the upper portion of the second floor.

The proposed construction materials include fiber cement siding with an 8¼" exposure, fiberglass windows and doors, asphalt shingle roofs, and a brick covered foundation. The proposed materials comply with the BAR Design Guidelines and Policies and are appropriate for the proposed new construction.

Site context

The alley to the north, behind the subject property, is public.

II. HISTORY

Deed information and subdivision records show that the subject lot at 1417 Princess Street was created by subdivision in 1893 and has remained undeveloped since that time. SUP2019-00080 was approved for a parking reduction and for relief from other lot requirements.

Previous BAR Approvals

BAR2019-00528 – Approved 3/4/2020 for a Certificate of Appropriateness for new construction

III. ANALYSIS

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 this case, the surrounding neighborhood is eclectic. The site is directly across the street from Princess Square, an Alexandria Redevelopment and Housing Authority community constructed in 1966 consisting of one three-story apartment building and multiple rows of two-story townhouse units. To the east of the property stands a grouping of three houses, or a triplet, two of which were constructed after securing BAR approval on October 24, 1990; the third was altered and expanded at that same hearing (BAR-90-20PG). The house immediately to the west is a Craftsman bungalow. As such, the subject property has a wide degree of latitude as far as context is concerned

The Board approved new construction for 1417 Princess at the March 4, 2020 hearing. Since that time, the applicant has applied a different architectural style to the proposed townhouse. The new proposed style is of a vernacular architectural language. The location of the property within the lot has generally remained consistent with the previous version of the project; however, it is now set back 20' instead of 19'. If the proposed construction at 1413 and 1415 Princess Street is approved by the Board, 1417 Princess Street will read as a group of townhouses (or triplet) with these proposed properties.

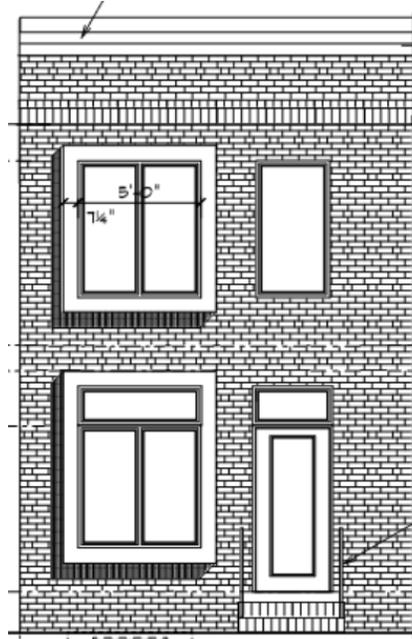


Figure 1: Approved façade for 1417 Princess St.



Figure 1: Proposed façade for 1417 Princess St. (far left in blue).

While the architectural style has changed, the proportions and design intent of the south elevation are similar to the previous design. The major differences are the architectural style, roof type, cladding type, and fenestration. The proposed design takes on a vernacular design motif, featuring side gable roofs with a single slope roof towards the rear of the property. Each townhome includes a shed dormer with two square windows that is centered above the two windows on the first and second floors. This dormer is not indicative of a third floor, it will provide light to the sloped ceiling on the second floor.

Similar to historic townhomes in the Parker Gray district, the proposed design is a simple composition of a single casement window centered above an entry door with two ganged casement windows at the first and second floors. The windows on the second floor are shorter than the first floor windows but are aligned vertically, similar to historic townhomes. The tall ground floor windows are the same height as the entry door and are a departure from historic structures, however, the overall composition of the elevation references townhomes found throughout the historic district. 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.” Along with the use of modern materials, this variation from the typical historic townhouse marks these buildings as modern in design while clearly being referential to nearby historic structures. Staff finds that the proposed design is a successful contextual background building.

In various iterations of the design for this project, the front elevation of the townhomes at 1413-1417 Princess Street have been aligned and the townhome at 1415 Princess has been pushed forward. In the most recent design, the buildings were aligned and the Board noted that some variation in their relationship to the sidewalk could help the design. 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.” In the case of this specific block, there is considerable variation in the relationship of the existing buildings to the sidewalk. The three part building at the east end of the block faces Princess Street but the front elevation of the three sections are not aligned. The building at the west end of the block features a one story enclosed porch with the main block of the building pushed back from the sidewalk. The submitted design includes a variation in the building setback, with 1415 Princess Street located 18’ from the sidewalk while the other two are 20’ from the sidewalk (Figure 3). This proposed change in building location provides depth and visual interest to the proposed design and is consistent with the other buildings on the block face.

Due to the proximity of the building to the property line, the windows on the west elevation must be fire-rated windows as required by the building code and noted on the plans submitted by the applicant. At time of permitting, the applicant must submit updated window specifications for the fire-rated windows on this elevation. Regarding the fiber cement siding, the application includes various finish options. Staff notes the proposed siding should have a smooth finish.

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

With the conditions above, staff recommends approval of the project. Staff notes the recommendations of Alexandria Archaeology.

STAFF

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

IV. CITY DEPARTMENT COMMENTS

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

Zoning

The subject property is addressed at 1417 Princess Street. Applicant proposes to construct a new dwelling unit in accordance with an approved SUP by City Council at the December 14, 2019 City Council Meeting.

F-1 The proposed new dwelling complies with SUP2019-00080 and complies with zoning.

F-2 Grading plan GRD2020-00035 must be revised to show the alterations to the rear stairs.

Code Administration

No Code Comments.

Transportation and Environmental Services

R-1 An approved GRADING PLAN must be attached to the building permit application. City Code Section 8-1-22(d) requires that a grading plan be submitted to and approved by T&ES prior to the issuance of building permits for improvements involving:

- the construction of a new home.
- construction of an addition to an existing home where either
- the addition exceeds the area of the existing building footprint by 100% or more.
- or the construction of the addition results in less than 50% of the existing first floor exterior walls, in their entirety, remaining.
- changes to existing grade elevation of 1-foot or greater.
- changes to existing drainage patterns.
- land disturbance of 2,500 square feet or greater.

Questions regarding the processing of grading plans should be directed to the T&ES Site Plan Coordinator at (703) 746-4064. Memorandum to Industry No. 02-08 was issued on April 28, 2008, and can be viewed online via the following link.

<http://alexandriava.gov/uploadedFiles/tes/info/gradingPlanRequirements.pdf>

- R-2 The building permit plans shall comply with requirements of City Code Section 8-1-22 regarding the location of downspouts, foundation drains and sump pumps. Refer to Memorandum to Industry dated June 18, 2004. [Memorandum is available online at the City web site under Transportation\Engineering and Design\Memos to Industry.]. (T&ES)
- R-3 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-4 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R-5 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 grading plan. (T&ES)
- R-6 An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2500 square feet. An erosion and sediment control bond shall be posted prior to release of the grading plan. (T&ES)
- R-7 If construction of the residential unit(s) results in land disturbing activity in excess of 2500 square feet, the applicant is required to comply with the provisions of Article XIII of the City's Zoning Ordinance for stormwater quality control. (T&ES)

CITY CODE REQUIREMENTS

- 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).
- 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.
- 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.8-1-22)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3)
- C-5 Pay sanitary sewer tap fee prior to release of Grading Plan. (Sec. 5-6-25)
- C-6 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61)

Alexandria Archaeology

- F-1 This parcel is located on a block that included the Grimshaw-Slade Ropewalk, which began operations around 1810. The Union Army may also have utilized this block during the Civil War. The property therefore has the potential to provide insight into an early nineteenth-century industry and into military activities during the war.
- R-*1. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- R-*2. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3. The statements in archaeology conditions above marked with an asterisk “*” shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

V. ATTACHMENTS

1 – *Application Materials*

2 - *Supplemental Materials*

3 – [*March 4, 2020- Staff Report with Minutes BAR #2019-00528*](#)

ADDRESS OF PROJECT: 1417 Princess St

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

TAX MAP AND PARCEL: 064.01-09-23 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: Ala Awadallah
 Address: 3335 Glenmore Dr
 City: Falls Church State: VA Zip: 22041
 Phone: 703-508-4466 E-mail: ala.awadallah@yahoo.com

Authorized Agent (if applicable): Attorney Architect _____

Name: _____ Phone: _____
 E-mail: _____

Legal Property Owner:

Name: Ala Awadallah
 Address: 3335 Glenmore Dr
 City: Falls Church State: VA Zip: 22041
 Phone: 703-508-4466 E-mail: ala.awadallah@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.*
 - awning fence, gate or garden wall HVAC equipment shutters
 - doors windows siding shed
 - lighting pergola/trellis painting unpainted masonry
 - other _____
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

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

New Construction of Single Family Dwelling on each lot

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.

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. 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 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: Ala Awadallah

Printed Name: Ala Awadallah

Date: 11/9/2021

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. Ala Awadallah	3335 Glenmore Ave, Falls Church, VA 22041	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1417 Princess St, Alexandria, VA 22314 (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Ala Awadallah	3335 Glenmore Ave, Falls Church, VA 22041	100%
2.		
3.		

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

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

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

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

11/9/2021

Ala Awadallah

Ala Awadallah

Date

Printed Name

Signature



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. 1417 PRINCESS Street Address RB
Zone

A2. 1,360.00 x 0.75 = 1,020.00
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	0.00	Basement**	<input type="text"/>	B1. <input type="text" value="0.00"/> Sq. Ft. Existing Gross Floor Area*
First Floor	<input type="text"/>	Stairways**	<input type="text"/>	B2. <input type="text" value="0.00"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>	B3. <input type="text" value="0.00"/> Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>	Comments for Existing Gross Floor Area <div style="border: 1px solid gray; padding: 5px; margin-top: 10px;">* open space requirement per SUP</div>
Attic	<input type="text"/>	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
Balcony/Deck	<input type="text"/>	Lavatory***	<input type="text"/>	
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other**	<input type="text"/>	Other**	<input type="text"/>	
B1. Total Gross	<input type="text" value="0.00"/>	B2. Total Exclusions	<input type="text" value="0.00"/>	

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement	576.00	Basement**	576.00	C1. <input type="text" value="2,304.00"/> Sq. Ft. Proposed Gross Floor Area*
First Floor	576.00	Stairways**	144.00	C2. <input type="text" value="1,368.00"/> Sq. Ft. Allowable Floor Exclusions**
Second Floor	576.00	Mechanical**	<input type="text"/>	C3. <input type="text" value="936.00"/> Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)
Third Floor	<input type="text"/>	Attic less than 7'***	526.00	Notes <i>*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.</i> <i>** 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.</i> <i>***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>
Attic	576.00	Porches**	<input type="text"/>	
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>	
Balcony/Deck	<input type="text"/>	Lavatory***	122.00	
Lavatory***	<input type="text"/>	Other**	<input type="text"/>	
Other	<input type="text"/>	Other**	<input type="text"/>	
C1. Total Gross	<input type="text" value="2,304.00"/>	C2. Total Exclusions	<input type="text" value="1,368.00"/>	

D. Total Floor Area

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

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

E. Open Space

E1. Sq. Ft.
Existing Open Space

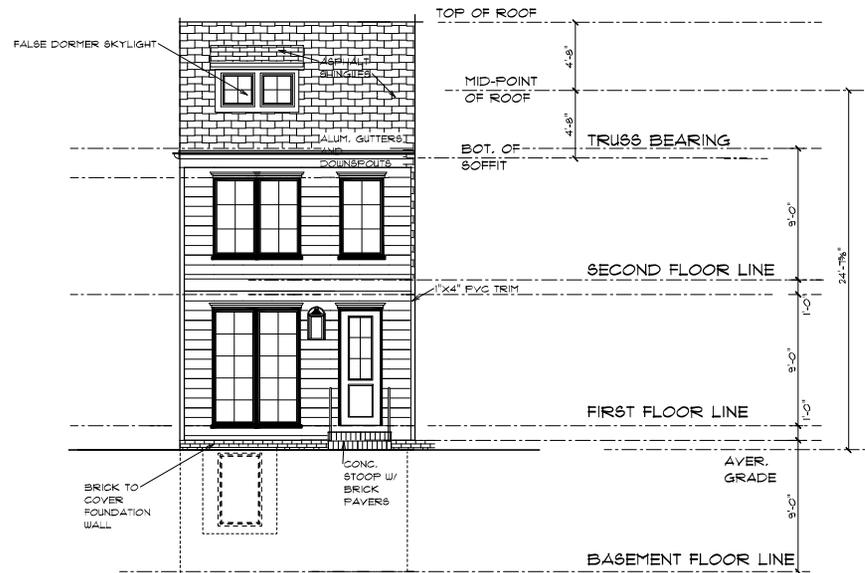
E2. * Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

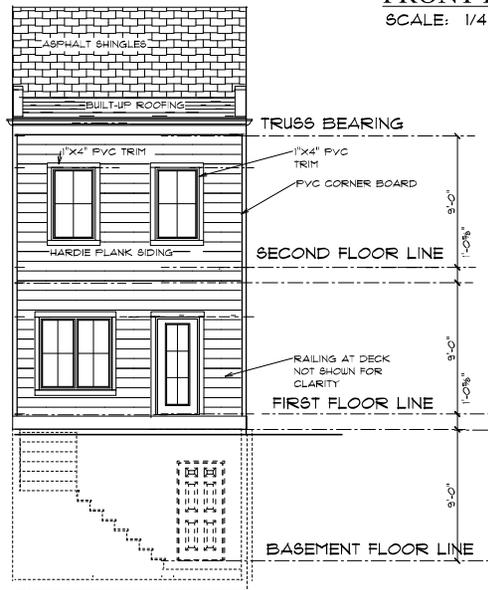
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature:

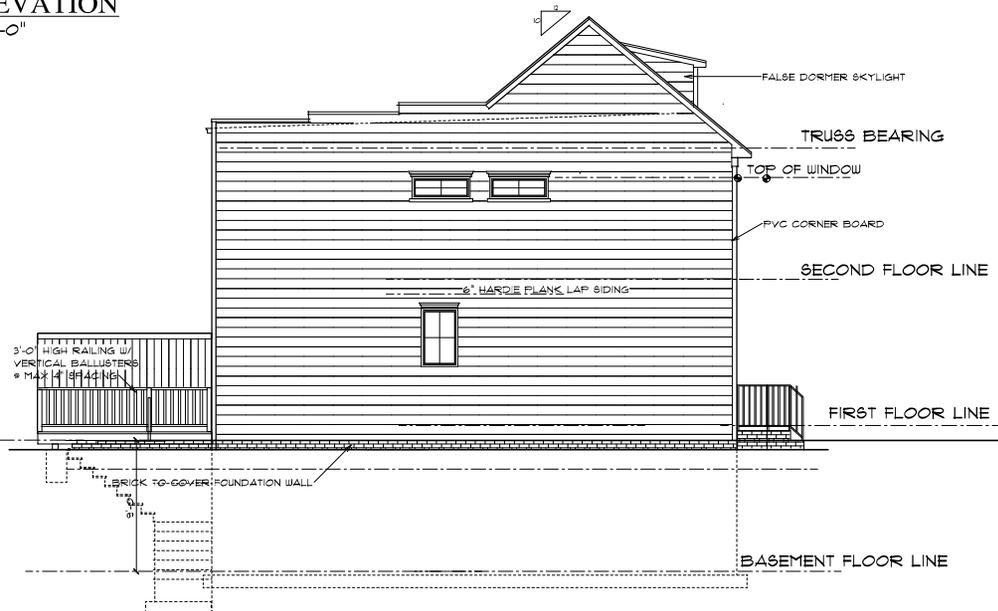
Date: 12/29/21



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

SINGLE FAMILY DWELLING FOR
ALA AWADALLAH
1411 PRINCESS STREET, ALEXANDRIA, VA

BUILDING ELEVATIONS



I. THOMAS WALLS MAN ARCHITECT
email: i.wallsmann.architect@gmail.com cell phone: (703) 888-9417

WATER & SEWER HOUSE CONNECTION NOTES:

1" WATER AND 4" SEWER LATERALS SHALL BE CONNECTED TO NEW HOUSE FROM PUBLIC MAIN AS SHOWN ON SITE PLAN. 1" WATER METER SHALL BE INSTALLED TO EACH HOUSE.

TEMPORARY E & S CONTROL MEASURES:

ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES AREA NO LONGER NEEDED IN ACCORDANCE WITH MS-18.

EROSION AND SEDIMENT CONTROL NARRATIVE

1. PROJECT NARRATIVE

THE PROJECT CONSISTS OF CONSTRUCTION OF 2 STORY DWELLING WITH ASPHALT PARKING SPACE ON VACANT LOT 23. THE ENTRANCE TO THE NEW DWELLING WILL BE FROM 10 FEET WIDE PUBLIC ALLEY FROM REAR OF THE HOUSE. 1" WATER AND 4" SEWER LATERAL CONNECTIONS SHALL BE INSTALLED FROM PUBLIC MAIN ALONG PRINCESS STREET.

THE LOT CONTAINS 1,360 SF. THIS PROPERTY IS ZONED RB. THE DISTURBED AREA DUE TO DEVELOPMENT OF THIS PROPERTY WILL BE 1,659 SF (ONSITE-OFFSITE) THAT INCLUDE OFFSITE AREA DISTURBED FOR DRIVEWAY INSTALLATION AN UTILITY CONNECTIONS. ONSITE 1,360 SF AND OFFSITE 292 SF.

2. EXISTING SITE CONDITIONS

THE SITE IS CURRENTLY CURRENTLY VACANT. THE SITE SLOPES MAINLY FROM EAST TO WEST AND THE SLOPE RANGES FROM 2-5%. THE RUNOFF FROM THE SITE SHEET FLOW ACROSS THE LOT AND OUTFALLS AT THE CURB INLET LOCATED AT THE RIGHT OF WAY OF N WEST ST. A BIG TREE AND FENCE EXIST ON SITE.

3. SOIL: THE LOT CONTAINS URBAN LAND GRIST MILL 98. THE SITE SLOPES FROM 2-7%. THE HYDROLOGIC SOIL GROUP IS CONSIDERED AS GROUP C. REFER SOIL CHARACTERISTIC ON SHEET 5.

4. ADJACENT AREA

THE LOT IS AN INTERIOR LOT, AND IT IS SURROUNDED BY SIMILAR SIZE LOTS, VACANT LOTS, FROM EAST AND WEST. THE LOT IS FRONTING TO PRINCESS STREET FROM SOUTH DIRECTION AND PUBLIC ALLEY FROM NORTH. THE ENTRANCE IS PROVIDED FROM PUBLIC ALLEY.

5. OFF-SITE AREAS

OFF-SITE AREA THAT WILL BE DISTURBED DURING CONSTRUCTION ACTIVITIES WILL BE INSTALLATION OF DRIVEWAY ENTRANCE FROM PUBLIC ALLEY AND UTILITIES CONNECTION TO NEW HOUSE FROM STREET RIGHT OF WAY AN DUBLIC ALLEY.

6. CRITICAL AREAS

THE SITE DOES NOT APPEAR TO HAVE ANY SERIOUS EROSION PROBLEM. NO CRITICAL SLOPES EXISTS PROPOSED ON THE SITE. THERE IS NO ANY RIVER/CREEK OR UNDERGROUND DRAINAGE CROSS THE LOT. THE LOT DOES NOT HAVE ANY RPA OR WETLAND OR 100-YR FLOOD PLAIN ZONE.

7. EROSION AND SEDIMENT CONTROL MEASURES

ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED ALONG LOW LAND OF DISTURBED AREA AS SHOWN ON THE GRADING PLAN IN PHASE I. STAGE OF THE PROJECT, OWNER WILL CALL THE CITY INSPECTOR 7 DAYS PRIOR TO THE START OF ANY CONSTRUCTION TO SCHEDULE AN INSPECTION. REFER TO SHEET 5 FOR EROSION AND SEDIMENT CONTROL SEQUENCES, PHASE I AND II. THE SPECIFICATION OF THE SILT FENCE SHALL BE AS STATED ON SHEET 5. THE CONSTRUCTION ENTRANCE WILL BE INSTALLED. STREET SWEEPING WILL BE DONE TO REMOVE ALL THE SEDIMENTS TRANSPORTED BY THE CONSTRUCTION VEHICLES TO THE PUBLIC STREET AS FREQUENTLY AS REQUIRED. ALL THE EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AND KEPT FUNCTIONAL AS DESCRIBED UNDER MAINTENANCE PROGRAM. RESPONSIBLE LAND DISTURBER (RLD) CERTIFICATION MUST BE SUBMITTED PRIOR TO ISSUANCE OF THE SITE PERMIT.

8. PERMANENT STABILIZATION

PERMANENT OR TEMPORARY SOIL STABILIZATION WILL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SEEDING AND MULCHING ARE TO BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL NOT BE WORKED OUT FOR SEVEN OR MORE CALENDAR DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.

9. STORMWATER RUNOFF CONSIDERATION

THIS PROJECT WILL RESULT IN INCREASED IN 881 SF IMPERVIOUS AREA RESULTING INCREASED IN 0.07 AND 0.11 CFS RUNOFF FROM 2 YR AND 10 YR STORM EVENTS. STORMWATER DETENTION FACILITIES ARE PROPOSED TO MEET WATER QUALITY DETENTION VOLUME REQUIREMENTS FOR THIS PROPERTY. REFER SHEETS 7-9 FOR STORMWATER COMPUTATIONS AND SHEET 11 FOR OUTFALL ANALYSIS.

10. CALCULATIONS

THE PRE- AND POST- DEVELOPMENT RUNOFF FOR 2-YR AND 10-YR STORMS, IMPERVIOUS AREA ACREAGE CALCULATIONS, "C" FACTOR CALCULATIONS ARE PROVIDED ON THIS SHEET. THE RATIONAL METHOD HAS BEEN USED TO ESTIMATE THE PEAK RUNOFF.

CONSTRUCTION ENTRANCE NOTE:

1. DUE TO SITE CONSTRAINT, THE LENGTH OF CONSTRUCTION ENTRANCE IS LESS THAN 70 FEET REQUIRED. DEPENDING ON SITE CONDITION, THE CITY INSPECTOR SHALL ALLOW. 2. THE LENGTH OF THE STANDARD CONSTRUCTION ENTRANCE TO BE MODIFIED AND COORDINATE WITH CITY INSPECTOR DURING PRE-CONSTRUCTION MEETING.

2. THE STREET SWEEPING IS REQUIRED EVERY TIME THE SEDIMENT IS TRANSPORTED TO THE PUBLIC STREET. NO DEBRIS IS PERMITTED TO STREET FROM THE CONSTRUCTION SITE.

3. ANY DAMAGE CAUSED BY THIS DEVELOPMENT TO PUBLIC PROPERTIES SUCH, SIDEWALK, ROAD, CURB AND GUTTER OR STREET TREES, MUST BE REPAIRED BY OWNER OR CONTRACTOR.

STOCKPILE NOTE

NO STOCKPILE IS PROPOSED ON SITE. ANY DEBRIS SHALL BE PLACED ON CONTAINER AND HAULED AWAY TO APPROVED DUMPING SITE AS EARLY AS POSSIBLE FROM THE SITE.

NOTE:

THIS PLAN INCLUDES ROOFTOP DRAINAGE BEING COLLECTED AND CONVEYED TO THE STORMWATER MANAGEMENT FACILITY. ROOF DRAINS, GUTTERS AND DOWNSPOUTS MUST BE DIRECTED AND/OR CONNECTED SUCH THAT THEY DISCHARGE TO THE STORMWATER MANAGEMENT FACILITY.

MAINTENANCE NOTE:

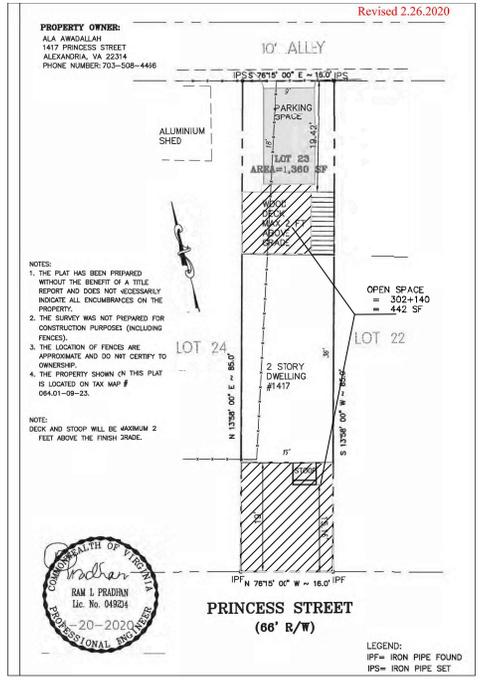
THE BMP FACILITY AND THEIR APPURTENANT STRUCTURES MUST BE PRIVATELY MAINTAINED AND A PRIVATE MAINTENANCE AGREEMENT WILL BE EXECUTED PRIOR TO THE FINAL PLAN APPROVAL. THE PROPERTY OWNER AT THE TIME OF SITE PLAN APPROVAL MUST ENTER IN TO THE PRIVATE MAINTENANCE AGREEMENT WITH CITY OF ALEXANDRIA.

BAR #2019-00258:

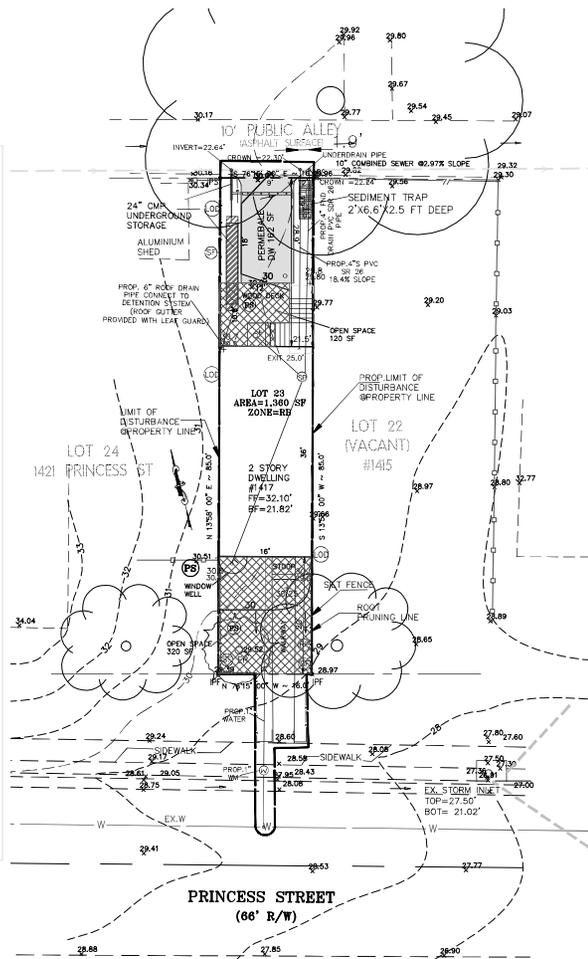
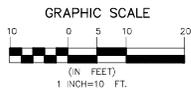
THIS PLAN IS PREPARED IN ACCORDANCE WITH APPROVED VARIANCE PLAT PERMIT, CITY CODES AND ZONING REQUIREMENTS. REFER SHEET 3.

NOTE:

IN THE EVENT OF A DISPUTE ON FINISHED GRADE, CONTRACTOR WILL PROVIDE SPOT ELEVATIONS AS REQUESTED BY CITY INSPECTOR.



APPROVED BAR#2019-00528(C) PLAN



ARCHAEOLOGY NOTE:

- CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS ETC) OR CONCENTRATION OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
- THE APPLICANT SHALL NOT ALLOW METAL DETECTION OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.

LEGEND:

- EDGE OF PAVEMENT
- WATER LINE
- EX. 2' CONTOUR LINE
- PROP. 2' CONTOUR LINE
- EX. SPOT ELEVATION
- PROP. SPOT ELEVATION
- EX. SANITARY SEWER
- FLOW ARROW
- EX. BOARD FENCE
- TEMP. CONST. ENTRANCE WITH WASHRAK, SPEC. 3.02
- SILT FENCE, SPEC. 3.05
- DRAINAGE DIVIDE
- LIMIT OF DISTURBANCE
- ROOF DOWNSPOUT
- TEMPORARY SEDIMENT TRAP
- NEW TREE
- PERMANENT STABILIZATION
- EX. TREE REMOVE
- ROOT PRUNING
- PIPE DETENTION

PLAN NUMBER: **GRD2020-00035**
 APPROVED DATE: _____
 DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

Inova Engineering Consultants, Inc
 (Engineers, Surveyors, Planners)
 25209 Larkspur Terrace
 South Riding, Virginia 20152
 Phone: (703) 655-3951
 E-mail: info@inovaengineers.com

SITE GRADING PLAN AND E & S NARRATIVE
LOT 23, BLOCK 1 WHEAT AND SUTER
 1417 PRINCESS STREET
 CITY OF ALEXANDRIA, VA 22314

NO.	DATE	DESCRIPTION	BY
1.	5-1-21	REVISION PER CITY COMMENTS	INOVA
2.	2-10-21	REVISION PER CITY COMMENTS	INOVA
3.	6-28-20	REVISION PER CITY COMMENTS	INOVA

DESIGN BY:	RLP
DRAWN BY:	
CHECKED BY:	RLP
DATE:	5-3-2021
SCALE:	1"=10'
SHEET :	2 OF 11







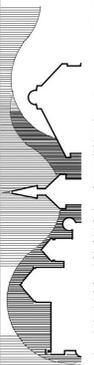








2 ABUTTING SINGLE FAMILY DWELLINGS FOR
 DEYI AWADALLAH
 1413 AND 1415 PRINCESS STREET, ALEXANDRIA, VA



L. THOMAS WALSHMAN, ARCHITECT
 Email: lwalshman.architect@gmail.com cell phone: (240) 888-9417



2-16-2021

A-3

Quote Form



TW PERRY - SPRINGFIELD
7740 SOUTHERN DRIVE PO BOX 827
SPRINGFIELD VA 22150
703-451-6500



Project Information (ID #5659644 Revision #8956178)

[Hide](#)

Project Name: Ala	Quote Date: 12/20/2021
Customer:	Submitted Date:
Contact Name:	PO#: 1417 Princess
Phone (Main):	
Phone (Cell):	Sales Rep Name: Rachel Carter
Customer Type:	Salesperson:
Terms:	

Delivery Information

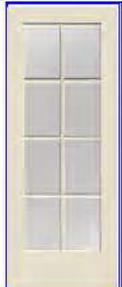
[Hide](#)

Shipping Contact:	Comments:
Shipping Address:	
City:	
State:	
Zip:	

Unit Detail

[Hide All Configuration Options](#)

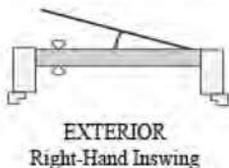
Item: 0001: Ext 32" x 80" S1207-SDLLE RHI 6 9/16" FrameSaver	Location:	Quantity: 1
---------------------------------------------------------------------	------------------	--------------------



Smooth Star 32"x80" Single Door

1,095.80

Configuration Options [Hide](#)



- **Product Category:** Exterior Doors
- **Manufacturer:** Reeb - Smooth Star
- **Product Material:** Smooth Star Fiberglass
- **Material Type:** Smooth Star
- **Product Type:** Entry
- **Brand:** Therma-Tru
- **Configuration (Units viewed from Exterior):** Single Door
- **Reeb Finish:** No
- **Slab Width:** 32"
- **Slab Height:** 80"
- **Product Style:** Full Lite
- **Glass Type:** Clear
- **Glazing Type:** Flush Glazed

- **Glass Style:** SDL
- **Insulation:** Low E
- **Grille Type:** SDL Standard Profile
- **Model:** S1207-SDLLE
- **Grille Material:** Therma-Tru High Heat Composite SDL
- **Frame Material:** FrameSaver
- **Handing:** Right Hand Inswing
- **Casing/Brickmould Pattern:** Standard Brickmould
- **Casing/Brickmould Type:** FrameSaver
- **Ship Casing/Brickmould Loose:** No
- **Hinge Type:** Radius x Square (Self Aligning)
- **Hinge Brand:** Therma-Tru
- **Hinge Finish:** Oil Rubbed Bronze
- **Jamb Depth:** 6 9/16"
- **Sill:** Composite Adjustable
- **Sill Finish:** Mill Finish w Light Cap
- **Lock Option:** None
- **Bore:** Double Lock Bore 2-3/8" Backset
- **Strike Jamb Prep:** Schlage/Baldwin Standard Prep
- **Weatherstrip Type:** Compression
- **Weatherstrip Color:** Bronze
- **Custom Height Option:** No
- **Kick Plate:** None
- **Sill Cover:** Yes
- **Sill Pan:** No
- **Rough Opening Width:** 34 1/2"
- **Rough Opening Height:** 82 1/2"
- **Total Unit Width(Includes Exterior Casing):** 36 1/4"
- **Total Unit Height(Includes Exterior Casing):** 83 3/8"

Item Total: \$ 1,095.80

Item Quantity Total: \$ 1,095.80

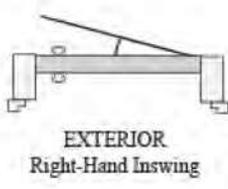
Item: 0002: Ext 32" x 80" S210 RHI 6 9/16" FrameSaver	Location:	Quantity: 1
--------------------------------------------------------------	------------------	--------------------



Smooth Star 32"x80" Single Door

547.80

Configuration Options [Hide](#)



- **Product Category:** Exterior Doors
- **Manufacturer:** Reeb - Smooth Star
- **Product Material:** Smooth Star Fiberglass
- **Material Type:** Smooth Star
- **Product Type:** Entry
- **Brand:** Therma-Tru
- **Configuration (Units viewed from Exterior):** Single Door

- **Reeb Finish:** No
- **Slab Width:** 32"
- **Slab Height:** 80"
- **Product Style:** Panel
- **Model:** S210
- **Frame Material:** FrameSaver
- **Handing:** Right Hand Inswing
- **Casing/Brickmould Pattern:** Standard Brickmould
- **Casing/Brickmould Type:** FrameSaver
- **Ship Casing/Brickmould Loose:** No
- **Hinge Type:** Radius x Square (Self Aligning)
- **Hinge Brand:** Therma-Tru
- **Hinge Finish:** Oil Rubbed Bronze
- **Jamb Depth:** 6 9/16"
- **Sill:** Composite Adjustable
- **Sill Finish:** Mill Finish w Light Cap
- **Lock Option:** None
- **Bore:** Double Lock Bore 2-3/8" Backset
- **Strike Jamb Prep:** Schlage/Baldwin Standard Prep
- **Weatherstrip Type:** Compression
- **Weatherstrip Color:** Bronze
- **Custom Height Option:** No
- **Kick Plate:** None
- **Door Viewer:** None
- **Mail Slot:** None
- **Sill Cover:** Yes
- **Sill Pan:** No
- **Rough Opening Width:** 34 1/2"
- **Rough Opening Height:** 82 1/2"
- **Total Unit Width(Includes Exterior Casing):** 36 1/4"
- **Total Unit Height(Includes Exterior Casing):** 83 3/8"

Item Total: \$ 547.80
Item Quantity Total: \$ 547.80

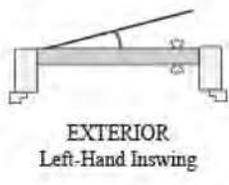
Item: 0004: Ext 36" x 80" S2104-SDLF1LE LHI 6 9/16" FrameSaver	Location:	Quantity: 1
----------------------------------------------------------------	-----------	-------------



Smooth Star 36"x80" Single Door

1,173.84

Configuration Options [Hide](#)



- **Product Category:** Exterior Doors
- **Manufacturer:** Reeb - Smooth Star
- **Product Material:** Smooth Star Fiberglass
- **Material Type:** Smooth Star
- **Product Type:** Entry

- **Brand:** Therma-Tru
- **Configuration (Units viewed from Exterior):** Single Door
- **Reeb Finish:** No
- **Slab Width:** 36"
- **Slab Height:** 80"
- **Product Style:** 3/4 Lite
- **Glass Type:** Clear
- **Glazing Type:** Flush Glazed
- **Glass Style:** SDL
- **Insulation:** Low E
- **Grille Type:** SDL Shaker Profile
- **Model:** S2104-SDLF1LE
- **Grille Material:** Therma-Tru High Heat Composite SDL
- **Frame Material:** FrameSaver
- **Handing:** Left Hand Inswing
- **Casing/Brickmould Pattern:** Standard Brickmould
- **Casing/Brickmould Type:** FrameSaver
- **Ship Casing/Brickmould Loose:** No
- **Hinge Type:** Radius x Square (Self Aligning)
- **Hinge Brand:** Therma-Tru
- **Hinge Finish:** Oil Rubbed Bronze
- **Jamb Depth:** 6 9/16"
- **Sill:** Composite Adjustable
- **Sill Finish:** Mill Finish w Light Cap
- **Lock Option:** None
- **Bore:** Double Lock Bore 2-3/8" Backset
- **Strike Jamb Prep:** Schlage/Baldwin Standard Prep
- **Weatherstrip Type:** Compression
- **Weatherstrip Color:** Bronze
- **Custom Height Option:** No
- **Kick Plate:** None
- **Sill Cover:** Yes
- **Sill Pan:** No
- **Rough Opening Width:** 38 1/2"
- **Rough Opening Height:** 82 1/2"
- **Total Unit Width(Includes Exterior Casing):** 40 1/4"
- **Total Unit Height(Includes Exterior Casing):** 83 3/8"

Item Total: \$ 1,173.84

Item Quantity Total: \$ 1,173.84

Unit Summary

[Hide](#)

Item	Description	Quantity	Unit Price	Total Price
0001	Ext 32" x 80" S1207-SDLLE RHI 6 9/16" FrameSaver	1	\$ 1,095.80	\$ 1,095.80
0002	Ext 32" x 80" S210 RHI 6 9/16" FrameSaver	1	\$ 547.80	\$ 547.80
0004	Ext 36" x 80" S2104-SDLF1LE LHI 6 9/16" FrameSaver	1	\$ 1,173.84	\$ 1,173.84

SUBMITTED BY: _____
ACCEPTED BY: _____
DATE: _____

SUBTOTAL: \$ 2,817.44
TAXES (6 %): \$ 169.05
GRAND TOTAL: \$ 2,986.49

Additional Information:

I understand that this order will be placed according to these specifications and is non-refundable. All products are unfinished unless otherwise specified and should be finished as per the instructions provided by the manufacturer. Images on this quote should be considered a representation of the product and may vary with respect to color, actual finish options and decorative glass privacy ratings. Please verify with sales associate before purchasing. Unless otherwise noted, prices are subject to change without notice, and orders accepted subject to prices in effect at time of shipment. Prices in this catalog apply only to sizes and descriptions listed; any other specifications will be considered special and invoiced as such.

SOLD BY:

TW Perry - BMC Springfield
 8131 Snouffer School Rd
 Gaithersburg, MD 20879-1505
 Fax: 301-840-6577

SOLD TO:

CREATED DATE
12/20/2021

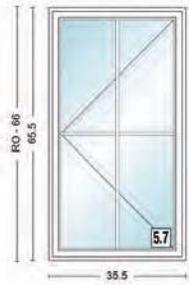
LATEST UPDATE
12/20/2021

OWNER
Rachel Carter

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
1417 Princess	1417 Princess	1673134		

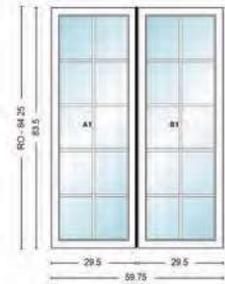
ORDER NOTES:	DELIVERY NOTES:



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
100	1	Left	basement	\$745.21	\$745.21
RO Size = 36" x 66"		Unit Size = 35 1/2" x 65 1/2"			

100CS3056, Unit, 100 Series Single Casement-CW, 1 3/8" Setback, Black Exterior Frame, Black Exterior Sash/Panel, w/Black Interior Frame, w/Black Interior Sash/Panel, Left, Dual Pane Low-E Standard Argon Fill Full Divided Light (FDL) 2 Wide, 2 High, Specified Equal Light Pattern, Black, w/Black, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Folding, 1 Sash Locks Black, Black, Full Screen, Fiberglass

Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.28	0.25	A1	23.3750	59.8125	9.72000	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
200	1	Fixed-Fixed	living room	\$1,668.32	\$1,668.32

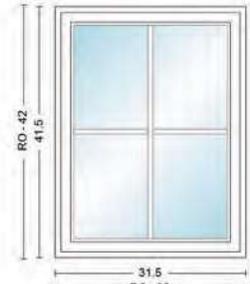
RO Size = 60 1/2" x 84 1/4"

Unit Size = 59 3/4" x 83 1/2"

Mull: Factory Mull, Reinforced Join - Factory Assembled Ribbon Mull, 3/4" Fiberglass Reinforced Material
 100REC2670-2, Unit, 100 Series Picture/Transom-PWTR, 1 3/8" Setback, Black Exterior Frame, w/Black Interior Frame, Fixed,
 Dual Pane Low-E Standard Argon Fill Full Divided Light (FDL) 2 Wide, 5 High, Specified Equal Light Pattern, Black, w/Black, 3/4"
 Grille Bar, Stainless Glass / Grille Spacer

Unit #	U-Factor	SHGC
A1	0.29	0.29
B1	0.29	0.29

Comments:



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
300	1	Stationary	kitchen	\$591.21	\$591.21

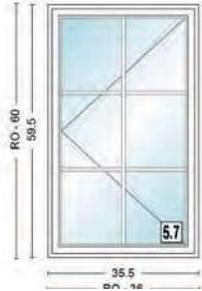
RO Size = 32" x 42"

Unit Size = 31 1/2" x 41 1/2"

100CS 2' 7 1/2"X3' 5 1/2", Unit, 100 Series Single Casement-CW, 1 3/8" Setback, Black Exterior Frame, Black Exterior Sash/Panel,
 w/Black Interior Frame, w/Black Interior Sash/Panel, Stationary, Dual Pane Low-E Standard Argon Fill Full Divided Light (FDL) 2
 Wide, 2 High, Specified Equal Light Pattern, Black, w/Black, 3/4" Grille Bar, Stainless Glass / Grille Spacer

Unit #	U-Factor	SHGC
A1	0.29	0.25

Comments:



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
600	1	Left	second bedroom,	\$768.13	\$768.13

RO Size = 36" x 60"

Unit Size = 35 1/2" x 59 1/2"

100CS3050, Unit, 100 Series Single Casement-CW, 1 3/8" Setback, Black Exterior Frame, Black Exterior Sash/Panel, w/Black Interior Frame, w/Black Interior Sash/Panel, Left, Dual Pane Low-E Standard Argon Fill Full Divided Light (FDL) 2 Wide, 3 High, Specified Equal Light Pattern, Black, w/Black, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Folding, 1 Sash Locks Black, Black, Full Screen, Fiberglass

Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.28	0.25	A1	23.3750	53.8125	8.74000	

<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
700	2	Fixed	bathrooms	\$419.65	\$839.30



RO Size = 48" x 18"

Unit Size = 47 1/2" x 17 1/2"

100REC4016, Unit, 100 Series Picture/Transom-PWTR, 1 3/8" Setback, Black Exterior Frame, w/Black Interior Frame, Fixed, Dual Pane Low-E Standard Argon Fill Full Divided Light (FDL) 2 Wide, 2 High, Specified Equal Light Pattern, Black, w/Black, 3/4" Grille Bar, Stainless Glass / Grille Spacer

Unit #	U-Factor	SHGC	Comments:
A1	0.29	0.29	

* 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.

Thank you for choosing Andersen Windows & Doors

Wellsworth 3-Light Outdoor Wall Sconce

By Sean Lavin

Wellsworth 3-Light Outdoor Wall Sconce

By Sean Lavin

Product Options

Finish: Antique Bronze , Painted Brushed Steel , Painted Distressed Brass

Size: 18-Inch , 22-Inch

Details

- Supplied with 8-inches of wire
- Designed with a back plate to allow for easy installation
- Material: Cast Aluminum
- Shade Material: Clear Glass or Clear Seeded Glass Panels
- Dimmable when used with a Standard Dimmer (Not Included)
- Title 24 compliant
- ETL Listed Wet
- Made In China

Dimensions

18-Inch Option Backplate: Width 4.75", Height 6"

18-Inch Option Fixture: Width 8.5", Height 18.25", Depth 7.5", Weight 7.26Lbs

22-Inch Option Backplate: Width 6", Height 10.5"

22-Inch Option Fixture: Width 10.5", Height 22.75", Depth 9.13", Weight 11.44Lbs

Lighting

- Three 60 Watt (650 Lumens) 120 Volt E12 Candelabra Base Incandescent Lamp(s) (Not Included)

Additional Details

Product URL:

<https://www.lumens.com/wellsworth-3-light-outdoor-wall-sconce-by-sean-lavin-FSSY12016.html>

Rating: ETL Listed Wet

Product ID: FSSY12016



Notes:

Prepared by:

Prepared for:

Project:

Room:

Placement:

Approval:

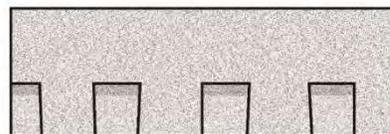


Created December 20th, 2021

Landmark®, Landmark® Premium, Landmark® Pro Shingles, Landmark® Pro/Architect 80 (NW Region Only) Shingles

PRODUCT INFORMATION

Landmark shingles reflect the same high manufacturing standards and superior warranty protection as the rest of CertainTeed's line of roofing products. Landmark Premium (and Algae Resistant-AR), Landmark PRO (and AR) and Landmark (and AR) are built with the industry's toughest fiber glass mat base, and their strict dimensional tolerance assures consistency. Complex granule color blends and subtle shadow lines produce a distinctive color selection. Landmark is produced with the unique NailTrak® nailing feature. **Please see the installation instruction section below for important information regarding NailTrak.**



In the Northwest Region Landmark PRO (AR) is double-branded as Landmark PRO/Architect 80 (AR).

Landmark algae-resistant (AR) shingles are algae-resistant and help protect against dark or black discoloration, sometimes called staining or streaking, caused by blue-green algae. AR shingles are not available in all regions.

Colors: Please refer to the product brochure or CertainTeed website for the colors available in your region.

Limitations: Use on roofs with slopes greater than 2" per foot. Low-slope applications (2:12 to < 4:12) require additional underlayment. In areas where icing along eaves can cause the back-up of water, apply CertainTeed WinterGuard® Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

Product Composition: Landmark Series shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in carefully refined, water-resistant asphalt. Two pieces of the shingle are firmly laminated together in a special, tough asphaltic cement. All Landmark shingles have self-sealing adhesive strips.

Applicable Standards

ASTM D3018 Type I

ASTM D3462

ASTM E108 Class A Fire Resistance

ASTM D3161 Class F Wind Resistance

ASTM D7158 Class H Wind Resistance

UL 790 Class A Fire Resistance

ICC-ES ESR-1389 and ESR-3537

CSA Standard A123.5 (Regional)

Miami-Dade Product Control Approved

Florida Product Approval # FL5444

Meets TDI Windstorm Requirements

Technical Data:

	Landmark (and AR)	Landmark PRO* (and AR)	Landmark Premium (and AR)
Weight/Square (approx.)	219 to 238 lb **	240 to 267 lb **	300 lb
Dimensions (overall)	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"
Shingles/Square (approx.)	66	66	66
Weather Exposure	5 5/8"	5 5/8"	5 5/8"

*Includes Landmark PRO AR/Architect 80

**Dependent on manufacturing location

INSTALLATION

Detailed installation instructions are supplied on each bundle of Landmark shingles and must be followed. Separate application sheets may also be obtained from CertainTeed.

Hips and Ridges: For capping hip and ridge apply CertainTeed Shadow Ridge®, Cedar Crest® or Mountain Ridge® shingles of a like color.

MAINTENANCE

These shingles do not require maintenance when installed according to manufacturer's application instructions. However, to protect the investment, any roof should be routinely inspected at least once a year. Older roofs should be looked at more frequently.

WARRANTY

Landmark Premium (and AR), Landmark PRO/Architect 80 AR, Landmark PRO (and AR), and Landmark (and AR) shingles carry a lifetime limited, transferable warranty to the consumer against manufacturing defects when applied to stated CertainTeed application instructions for this product. In addition, Landmark Premium (and AR), Landmark PRO (and AR), Landmark PRO/Architect 80 AR, and Landmark (and AR) carry 10-years of SureStart™ Protection. Landmark AR shingles carry a 10-year algae resistance warranty. Landmark Premium AR, Landmark PRO AR, and Landmark PRO/Architect 80 AR shingles carry a 15-year algae resistance warranty. For specific warranty details and limitations, refer to the warranty itself (available from the local supplier, roofing contractor or on-line at www.certainteed.com).

FOR MORE INFORMATION

Sales Support Group: 800-233-8990

Web site: www.certainteed.com

See us at our on-line specification writing tool, CertaSpec®, at www.certainteed.com/certaspec.

CertainTeed
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Malvern, PA 19355

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Sleek and strong, HardiePlank® lap siding is not just our best-selling product – it's the most popular brand of siding in America.

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Lap Siding
Select Cedarmill®
Khaki Brown

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THE HOME OF THEIR DREAMS.

HardiePlank®

Thickness 5/16 in
Length 12 ft planks

SELECT CEDARMILL® & SMOOTH

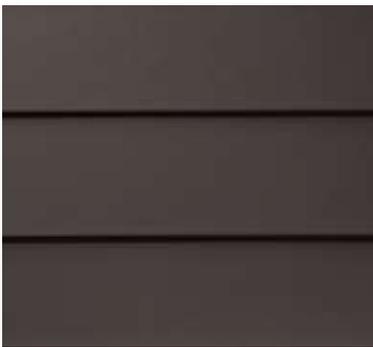
	5.25 in*	6.25 in	7.25 in	8.25 in
Width	5.25 in*	6.25 in	7.25 in	8.25 in
Exposure	4 in	5 in	6 in	7 in
Prime Pcs/Pallet	360	308	252	230
ColorPlus Pcs/Pallet	324	280	252	210
Pcs/Sq	25.0	20.0	16.7	14.3

SELECT CEDARMILL®



	5.25 in*	6.25 in	7.25 in	8.25 in
Width	5.25 in*	6.25 in	7.25 in	8.25 in
STATEMENT COLLECTION™				✓
DREAM COLLECTION™	✓	✓	✓	✓
PRIME	✓	✓	✓	✓

SMOOTH



	5.25 in*	6.25 in	7.25 in	8.25 in
Width	5.25 in*	6.25 in	7.25 in	8.25 in
STATEMENT COLLECTION™				✓
DREAM COLLECTION™	✓	✓	✓	✓
PRIME	✓	✓	✓	✓

BEADED CEDARMILL®



BEADED CEDARMILL® & BEADED SMOOTH

Width	8.25 in
Exposure	7 in
ColorPlus Pcs/Pallet	210
Pcs/Sq	14.3
STATEMENT COLLECTION™	_____
DREAM COLLECTION™	✓
PRIME	_____

BEADED SMOOTH



*5.25 in widths not available in Virginia District for HZ5® product zones.



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Specifications

Item #: RW-GEA-6644
Manufacturer: Rockwell
Width: 66"
Projection: 44"
Materials: Aluminum
Weight: 20 lbs.
Code Compliant: Yes
Notes: Engineered to hold up to 500 lbs.
Production Time: 4 - 6 weeks

Description

A window well grate adds additional safety to your window well installation by making sure family members don't accidentally step into the window well. Natural light comes through as does ventilation. Finishing a basement becomes safe within and without. Made of 1/2-inch metal tubing and angled iron, these 73 inch by 42 inch safety grates are powder coated with an earth tone color that will blend into your home's natural landscape. Able to withstand 500 lbs., it is not designed for continual foot traffic.

You May Also Like



Elite Egress Well - Tan



Slider Window



Cover for Elite Egress Well



Elite Egress Well - Gray

Customer Reviews (3)

[Click here](#) to write your own review.



architect

Very happy with this product and service.



Very durable

Powdercoat seems very durable. This is for a high traffic area and will work great..



Service was great!

I was impressed at the special attention EgressWindows took in making sure I had the right product and ensuring timely delivery.

Contact Us

(844) GO-EGRESS

(844) 463-4737

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