

**ISSUE:** Certificate of Appropriateness for new construction

**APPLICANT:** Deyi Awadallah

**LOCATION:** Parker-Gray District  
1413 and 1415 Princess Street

**ZONE:** RB/Townhouse Zone

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**STAFF RECOMMENDATION**

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

1. The applicant must remove the two pair of windows on the first-story of the east elevation of 1413 Princess St.;
2. The final window specifications for the fire-rated windows at 1413 Princess St. must comply with the Alexandria New and Replacement Window Performance Specifications in the Historic Districts and be submitted with the building permit;
3. Refine the intersection of the bay window and cornices on the south elevation;
4. Refine the trimwork on the proposed bay windows to better reflect the Italianate style;
5. The design of the transom must be clarified, and applicant must submit transom window and door specifications for the proposed doors on the north and south elevations that comply with the Alexandria New and Replacement Window Performance Specifications in the Historic Districts with the building permit;
6. 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](mailto: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.



## **UPDATE**

At the March 17, 2021 public hearing, the Board accepted the request for deferral of BAR2020-00396 and BAR2020-00412. The Board felt the two townhouses should have more variations in the design and the architectural elements should be more refined.

## **I. APPLICANT'S PROPOSAL**

The applicant requests a Certificate of Appropriateness to construct two new townhouse dwellings on the vacant lots at **1413 and 1415 Princess Street**. The dwellings will be two-stories in height and set back approximately 20 and 18 feet from the front property line respectively. The proposed two-bay townhouses will have a low-sloped roof hidden behind stepped parapets on the side elevations. The design incorporates elements of later building design found within and in close proximity to the Parker-Gray historic district.

The proposed construction materials include fiber cement siding with an 8¼" exposure. A two-story bay window with double-hung composite windows, and a four-panel door with a transom are proposed on the façade (south elevation). The rear (north) elevation consists of double-hung composite windows, and a single-light door. To add variety to the group of townhouses, the south elevation at 1415 Princess Street has an extended parapet wall. The east elevation of 1413 Princess St. includes two pairs of two-over-two double-hung windows, two single-panel awning windows and one fixed window.

### Site context

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

## **II. HISTORY**

Deed information and subdivision records show that the subject lots at 1413 and 1415 Princess Street were created by subdivision in 1893 and have remained undeveloped since that time. SUP2020-00057 approved a parking reduction and relief from other lot requirements.

### *Previous BAR Approvals*

There are no previous BAR approvals for this parcel.

## **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 with the surrounding neighborhood, 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.

Since the previous public hearing, the applicant has applied a different architectural style to the proposed townhouses. The new design proposal is Italianate-revival style and includes two-over-two windows, a four-panel door with transom and a two-story bay window on the facade. The location of the properties within the lots have generally remained consistent with previous versions of the project. The proposed setbacks will be 20' and 18' respectively. 1413 and 1415 Princess Street will continue to read as a group of townhouses (or triplet) with the previously - approved townhouse at 1417 Princess Street.



**Photo 1: Previously reviewed facade of 1413-1417 Princess St. (3/17/2021)**



**Photo 2: Proposed façade of 1413-1417 Princess St.**

While the architectural style has changed, the proportions and design intent of the south elevation are similar to the previous design. The major difference is the architectural style and size of the two-story bay window. The proposed Italianate-style bay window is three-sided and extends to the roofline. While staff has no objection to the proposed bay window, its intersection with the built-up PVC cornice should be refined. Also, the top and bottom trimwork of the bay window should be more ornate to better reflect the Italianate-style that inspires it. The transom window design in the elevations and the prospective drawings are conflicting, this requires clarification by the applicant. The applicant must work with staff on these design features before applying for a building permit. Below are examples of properties with more ornate bay windows in the Parker-Gray district, as a reference.



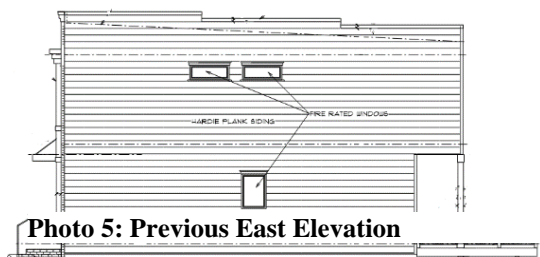
**Photo 4: 1324 Princess St.**



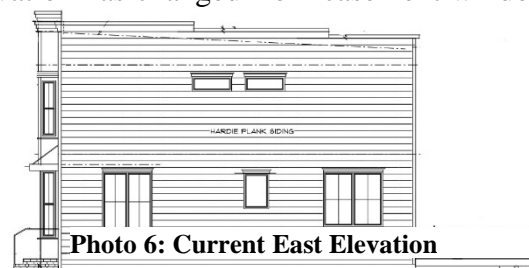
**Photo 3: 515 N. Alfred St.**

The March 17<sup>th</sup> hearing submission included an east elevation with a reduced number of windows in response to the Board's comments at the November 18, 2020 hearing. The current submission includes two pairs of two-over-two windows on the first story. The applicant should remove the additional windows on the first-story to conform to the previous comments of the Board. Additionally, the windows on the east elevation must be fire-rated windows as required by the building code. At time of permitting, the applicant must submit updated window specifications verifying the use of fire-rated windows on this elevation.

Staff also notes the window style on the north elevation has changed from casement windows to



**Photo 5: Previous East Elevation**



**Photo 6: Current East Elevation**

double-hung one-over-one windows. The applicant has also included updated window specifications for the proposed windows, which comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*.

As the Board is aware, the Parker-Gray 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, drainage features, and rear decks less than 2' above grade. However, the applicant has worked with staff on the building design and these features are architecturally appropriate for the proposed townhouses.

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**

C-1 City Council granted SUP2020-00057 in October 2020 for a one-space parking reduction and a 392 square foot open space reduction. Any proposed new buildings must meet the requirements of the SUP, including providing a minimum of 408 square feet of open space.

F-1 The proposed new dwelling complies with SUP2020-00057 and complies with zoning.

F-2 Applicant must submit updated FAR sheet when submitting for building permit

**Code Administration**

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

**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)
- 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 17, 2021 Staff Report with Minutes\*](#)

BAR Case # \_\_\_\_\_

ADDRESS OF PROJECT: 1413 - 1415 Princess Street

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

TAX MAP AND PARCEL: 064.01-09-21 = 1413 Princess ZONING: RB

064.01-09-22 = 1415 Princess

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: Daji 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: Daji 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.

BAR Case # \_\_\_\_\_

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

- ☒ **NEW CONSTRUCTION**  
☐ **EXTERIOR ALTERATION:** *Please check all that apply.*
- |                                      |   |   |                                   |
|--------------------------------------|---|---|-----------------------------------|
| <input type="checkbox"/> awning      | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment             | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors       | <input type="checkbox"/> windows                    | <input type="checkbox"/> siding                     | <input type="checkbox"/> shed     |
| <input type="checkbox"/> lighting    | <input type="checkbox"/> pergola/trellis            | <input type="checkbox"/> painting unpainted masonry |                                   |
| <input type="checkbox"/> other _____ |   |   |                                   |
- ☐ **ADDITION**  
☐ **DEMOLITION/ENCAPSULATION**  
☐ **SIGNAGE**

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

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.

BAR Case # \_\_\_\_\_

**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.

BAR Case # \_\_\_\_\_

**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: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Date: \_\_\_\_\_

**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. <u>Devi Awadallah</u>	<u>3201 Magnolia Ave</u> <u>Falls Church, VA</u> <u>22041</u>	<u>100%</u>
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 \_\_\_\_\_ (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. <u>Devi Awadallah</u>	<u>3201 Magnolia Ave</u> <u>Falls Church, VA</u>	<u>100%</u>
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. <u>Devi Awadallah</u>	<u>NA</u>	<u>NA</u>
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.

8/10/2020  
Date

Devi Awadallah  
Printed Name

[Signature]  
Signature



Department of Planning and Zoning  
Floor Area Ratio and Open Space Calculations  
as of 12/20/18

**B**

**A. Property Information**

A1. Street Address **1413 Princess**

RB  
Zone

A2. Total Lot Area **1300**

x **0.75**  
Floor Area Ratio Allowed by Zone

= **0 1020**  
Maximum Allowable Floor Area

**B. Existing Gross Floor Area**

Existing Gross Area **NIA**

Allowable Exclusions\*\* **NIA**

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. **0** Sq. Ft.

Existing Gross Floor Area\*

B2. **0** Sq. Ft.

Allowable Floor Exclusions\*\*

B3. **0** Sq. Ft.

Existing Floor Area Minus Exclusions  
(subtract B2 from B1)

Comments for Existing Gross Floor Area

**vacant land**

B1. Total Gross

**0**

B2. Total Exclusions

**0**

**C. Proposed Gross Floor Area**

Proposed Gross Area

Allowable Exclusions\*\*

Basement

**576**

Basement\*\*

**576**

First Floor

**576**

Stairways\*\*

**576**

Second Floor

**496**

Mechanical\*\*

**496**

Third Floor

**0**

Attic less than 7"

**576**

Attic

**576**

Porches\*\*

**16**

Porches

**16**

Balcony/Deck\*\*

**144**

Balcony/Deck

**144**

Lavatory\*\*\*

**80**

Lavatory\*\*\*

**80**

Other\*\*

**0**

Other

**0**

Other\*\*

**0**

C1. **0 2464** Sq. Ft.

Proposed Gross Floor Area\*

C2. **0 1446** Sq. Ft.

Allowable Floor Exclusions\*\*

C3. **0 1018** Sq. Ft.

Proposed Floor Area Minus Exclusions  
(subtract C2 from C1)

C1. Total Gross

**0 2464**

C2. Total Exclusions

**0 1446**

**D. Total Floor Area**

D1. **0 1018** Sq. Ft.

Total Floor Area (add B3 and C3)

**E. Open Space**

E1. **0 1360** Sq. Ft.

Existing Open Space

D2. **0 1020** Sq. Ft.

Total Floor Area Allowed  
by Zone (A2)

E2. **0 800** Sq. Ft.

Required Open Space

E3. **0 640** Sq. Ft.

Proposed Open Space

**Notes**

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

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

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

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

Signature: *[Signature]*

Date: 8-10-2020



Department of Planning and Zoning  
Floor Area Ratio and Open Space Calculations  
as of 12/20/18

B

A. Property Information

A1. Street Address 115 Princess St  
A2. 1360 x 0.75  
Total Lot Area Floor Area Ratio Allowed by Zone

RB  
Zone  
= 0.00 1020  
Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area N/A

Allowable Exclusions\*\* N/A

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. Total Gross

0.00

B2. Total Exclusions

0.00

B1. 0.00 Sq. Ft.  
Existing Gross Floor Area\*  
B2. 0.00 Sq. Ft.  
Allowable Floor Exclusions\*\*  
B3. 0.00 Sq. Ft.  
Existing Floor Area Minus Exclusions  
(subtract B2 from B1)

Comments for Existing Gross Floor Area

Vacant Land

C. Proposed Gross Floor Area

Proposed Gross Area

Allowable Exclusions\*\*

Basement

576

Basement\*\*

576

First Floor

576

Stairways\*\*

5A

Second Floor

496

Mechanical\*\*

0

Third Floor

0

Attic less than 7\*\*

576

Attic

576

Porches\*\*

16

Porches

16

Balcony/Deck\*\*

44

Balcony/Deck

144

Lavatory\*\*

80

Lavatory\*\*\*

80

Other\*\*

0

Other

0

Other\*\*

0

C1. Total Gross

0.00 2464

C2. Total Exclusions

0.00 1446

C1. 0.00 2464 Sq. Ft.  
Proposed Gross Floor Area\*  
C2. 0.00 1446 Sq. Ft.  
Allowable Floor Exclusions\*\*  
C3. 0.00 1018 Sq. Ft.  
Proposed Floor Area Minus Exclusions  
(subtract C2 from C1)

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.

D. Total Floor Area

D1. 0.00 1018 Sq. Ft.  
Total Floor Area (add B3 and C3)

D2. 0.00 1020 Sq. Ft.  
Total Floor Area Allowed by Zone (A2)

E. Open Space

E1. 1360 Sq. Ft.  
Existing Open Space

E2. 800 Sq. Ft.  
Required Open Space

E3. 640 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: [Signature]

Date: 8/10/2020

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 LOTS 21 AND 22. 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.

EACH THE LOT CONTAINS 1,360 SF. THIS PROPERTY IS ZONED RB. THE DISTURBED AREA DUE TO DEVELOPMENT OF THIS PROPERTY WILL BE 1,562 SF (ONSITE+OFFSITE) THAT INCLUDE OFFSITE AREA DISTURBED FOR DRIVEWAY INSTALLATION AN UTILITY CONNECTIONS. ONSITE 1,360 SF AND OFFSITE 262 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 9.

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 DPUBLIC 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 NET 1,762 SF IMPERVIOUS AREA RESULTING INCREASED IN 0.14 AND 0.22 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 7,8 FOR STORMWATER COMPUTATIONS AND SHEET 9 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:

a.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

SUP #2020-00057:

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.

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.

STOCKPILE NOTE

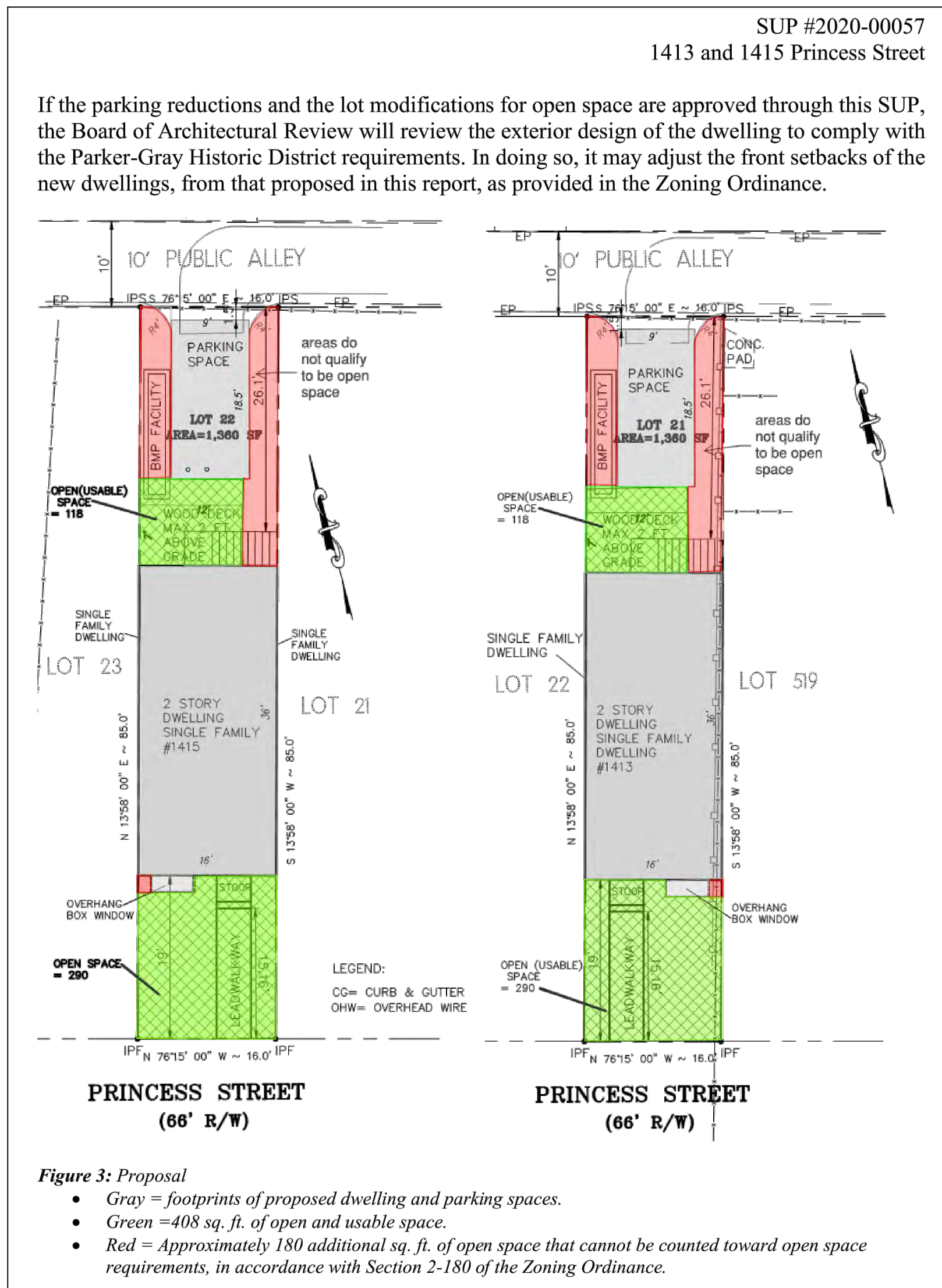
NO STOCKPILE IS PROPOSED ON SITE.ANY DEBRIS SHALL BE PLACED ON CONTAINER AND HAULED AWAY TO APPROVED DUMPING SITE AS EARLY AS POSSIBLE FROM THE SITE.

NOTE:

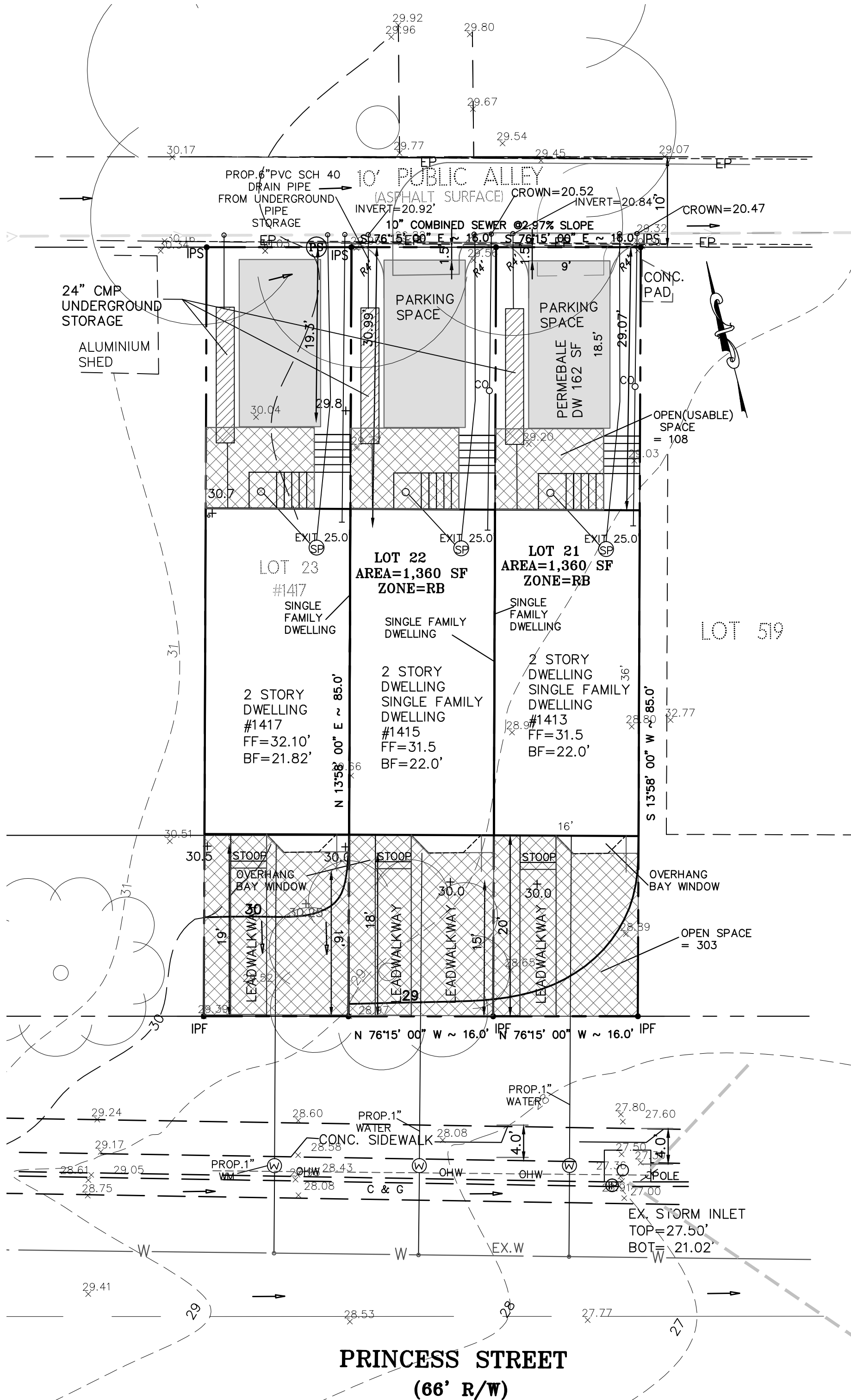
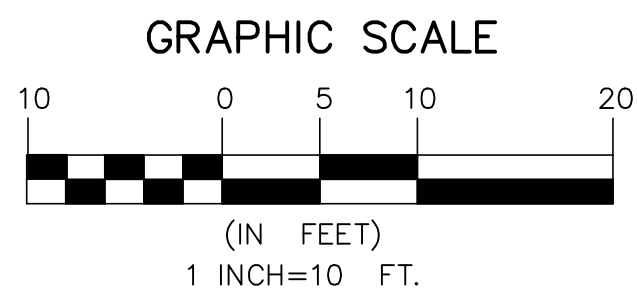
THIS PLAN INCLUDES ROOFTOP DRAINAGE BEING COLLECTED AND CONVEYED TO THE STORMWATER MANAGEMENT FACILITY. ROOF DRAINS, GUTTERS AND DOWNSPOUTS MUST BE DIRECTED AND/OR CONNECTED SUCH THAT THEY DISCHARGE TO THE STORMWATER MANAGEMENT FACILITY.

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.



APPROVED SPECIAL USE PERMIT, SUP PLAN# 2020-00057



ARCHAEOLOGY NOTE:

1.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.

2. THE APPLICANT SHALL NOT ALLOW METAL DETECTION OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.

VIRGINIA UNIFORM CODING SYSTEM

NO.	TITLE	KEY	SYMBOL
3.02	TEMPORARY STONE CONSTRUCTION ENTRANCE	CE	
3.02	WASH BACK	WR	
3.06	SILT FENCE	SF	
	SUPER SILT FENCE	SSF	
3.91	TEMPORARY SEEDING	TS	
3.92	PERMANENT SEEDING	PS	
3.98	100% PROTECTION FENCE	TP	
	LIMITS OF CLEARING AND GRADING	LOD	

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
	DRAINAGE DIVIDE
	DSO ROOF DOWNSPOUT
	ER NEW TREE
	EX. TREE REMOVE

PLAN NUMBER:

APPROVED DATE

DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

SUP #2020-00057  
1413 and 1415 Princess Street

Table 1: Compliance with RB Zone Requirements

	RB Zone Requirements	Individual Lot Characteristics for the Proposed Lots
Lot Size	1,980 SF	1,360 SF*
Lot Width	50' Min.	16'*
Lot Frontage	50' Min.	16'*
Front Yard Setback	0' or as approved by the BAR	19'**
Side Yard Setback	0', not required	0', not required
Rear Yard Setback	13' (Ratio of 1:1 with a minimum of 8' and one-half width of alley consideration***)	30'
Open Space	800 SF	408 SF
FAR	Maximum (per Section 3-707(B)) 1,020 SF (.75)	1,018 (.748)

\*Complies with the Zoning Ordinance requirements as stated in Section 3-707(B).

\*\* Board of Architectural Review (BAR) will review and approve a front setback consistent with the character of the district.

\*\*\*Section 7-1003 states that whenever any public or private alley occurs in any zone, one-half of the width of such alley shall be considered in the determination of the rear yard setback ratio requirement of any lot abutting on such alley.

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

Updated  
11.9.2021

SITE GRADING PLAN  
AND E & S NARRATIVE

LOTS 21 & 22, BLOCK 1  
WHEAT AND SUTER  
1413 AND 1415 PRINCESS STREET  
CITY OF ALEXANDRIA, VA 22314

					BY	
					DESCRIPTION	REVISION BLOCK
					NO.	DATE

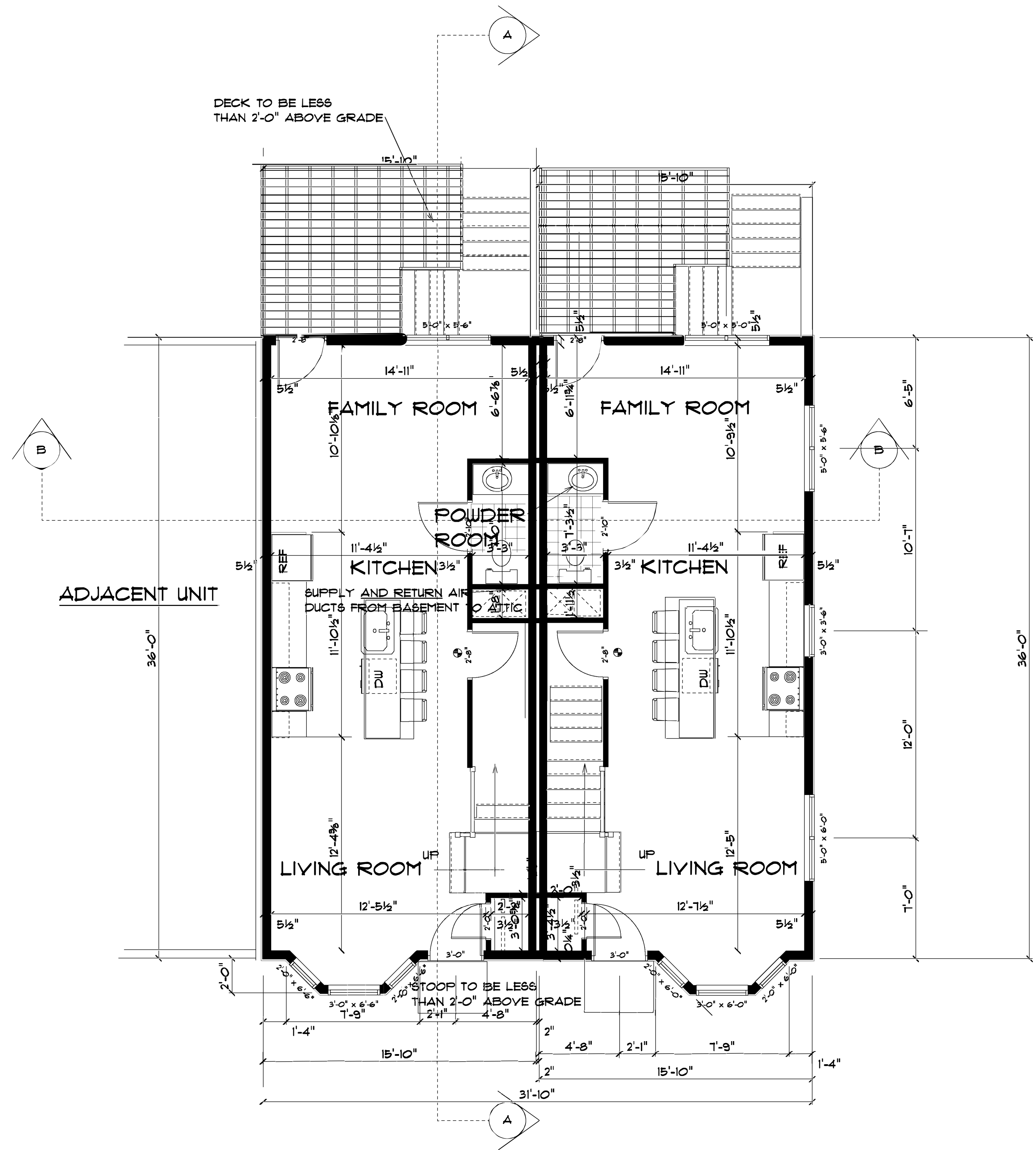
TAX MAP: 064.01-09-12 AND 22

DESIGN BY:	RLP
DRAWN BY:	
CHECKED BY:	RLP
DATE:	1-18-2021
SCALE:	1"=10'

SHEET : 2 OF 11

## BASEMENT FLOOR PLANS

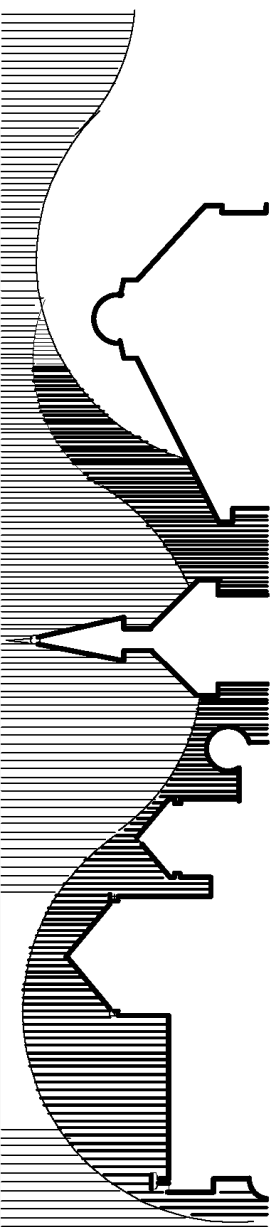




FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"






















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

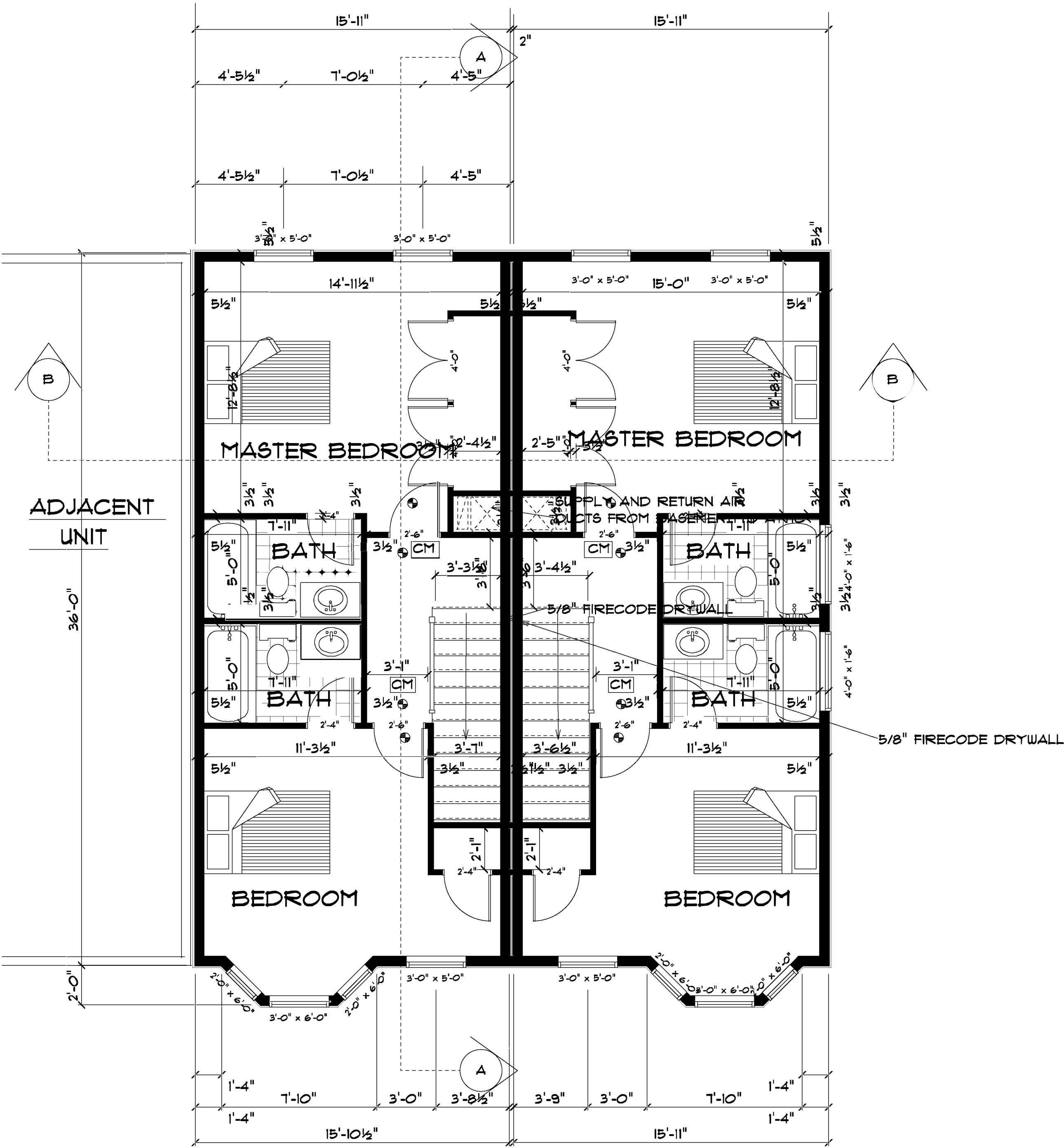
FIRST FLOOR PLAN



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

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

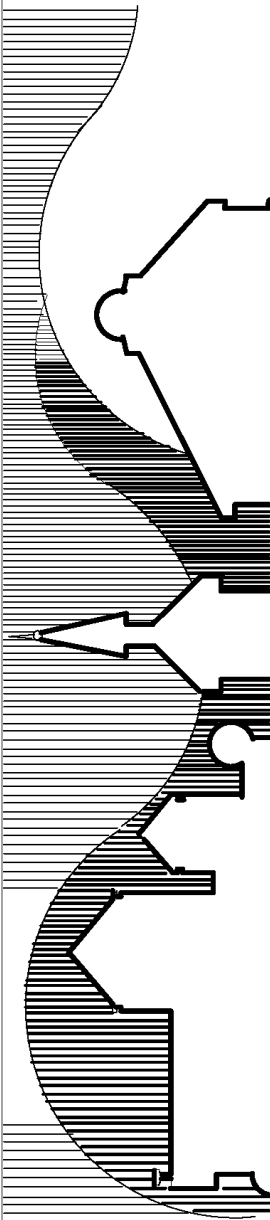


SECOND FLOOR PLAN

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

SINGLE FAMILY DWELLING FOR  
1417 PRINCESS STREET, ALEXANDRIA, VA

PROPOSED SECOND FLOOR PLAN



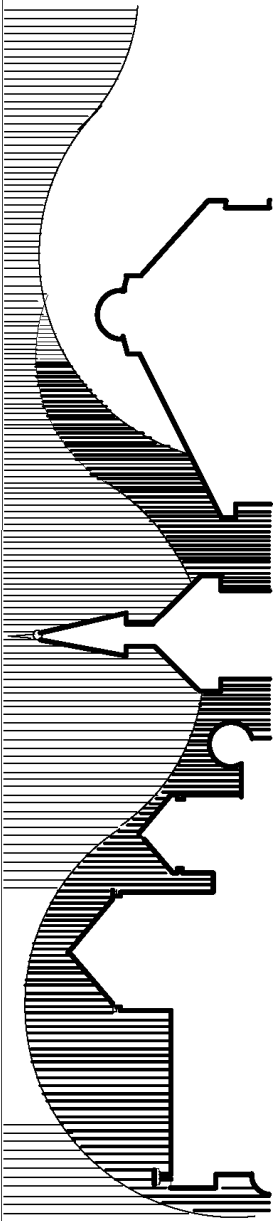
I. THOMAS WALSMAN, ARCHITECT email: t.walsman.architect@gmail.com cell phone: (240) 888-9417



**STREETSCAPE ELEVATION**  
SCALE: 3/8" = 1'-0"

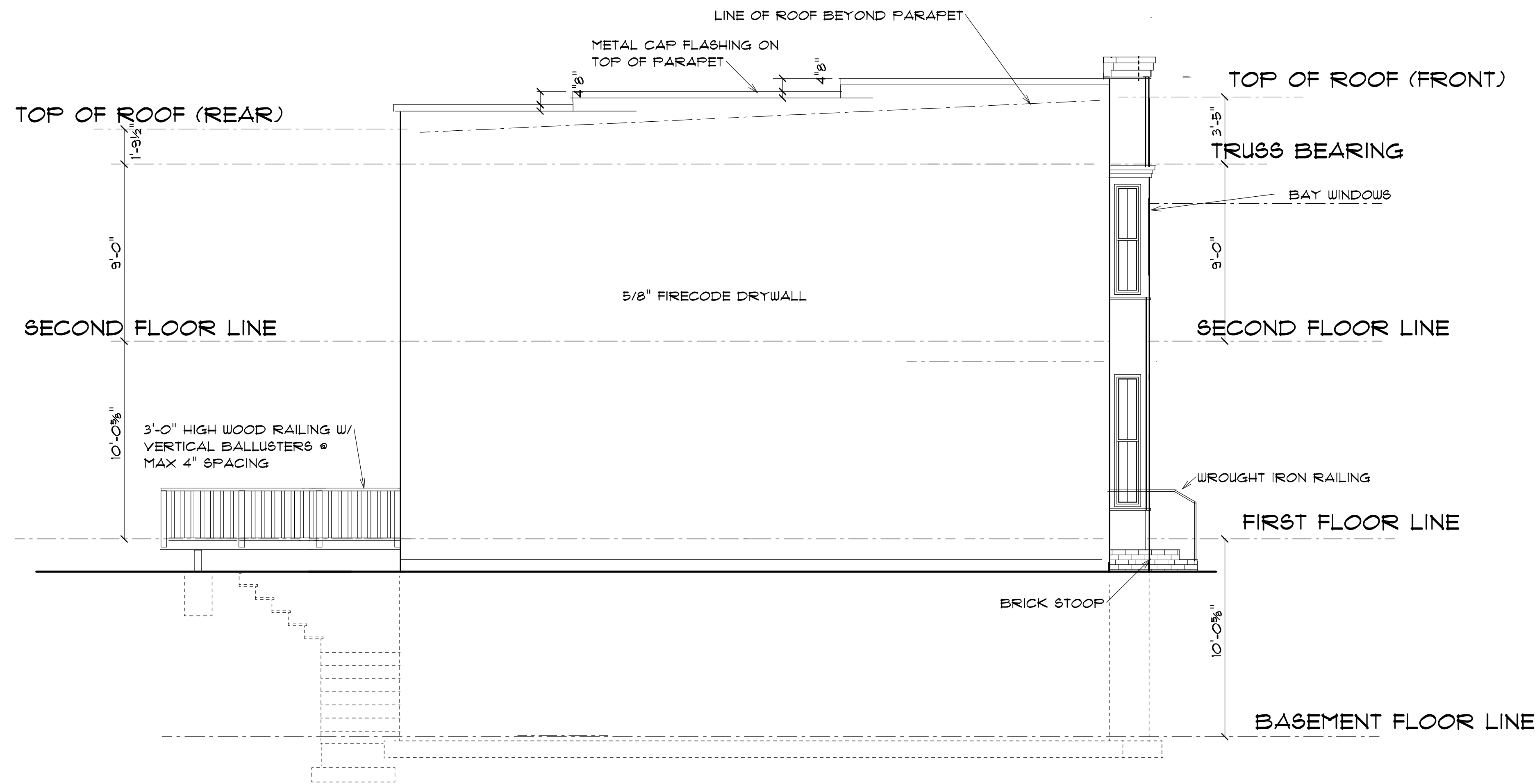
2 ABUTTING SINGLE FAMILY DWELLINGS FOR  
DEYI AWADALLAH  
1413 AND 1415 PRINCESS STREET, ALEXANDRIA, VA

STREETSCAPE ELEVATION

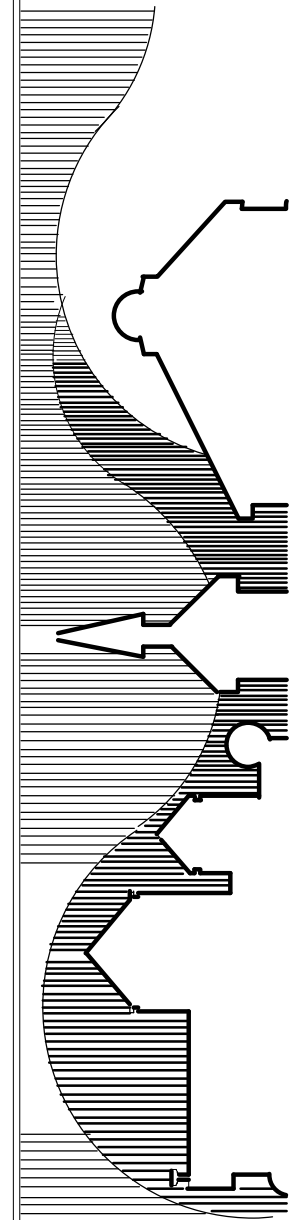


I. THOMAS WALSMAN, ARCHITECT email: t.walsman.architect@gmail.com cell phone: (240) 888-9417

1  
|||  
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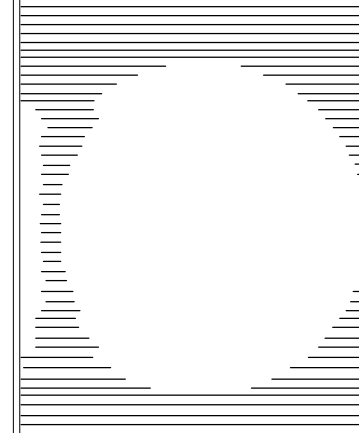
LEFT SIDE ELEVATION (WEST)  
SCALE: 1/4" = 1'-0"



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

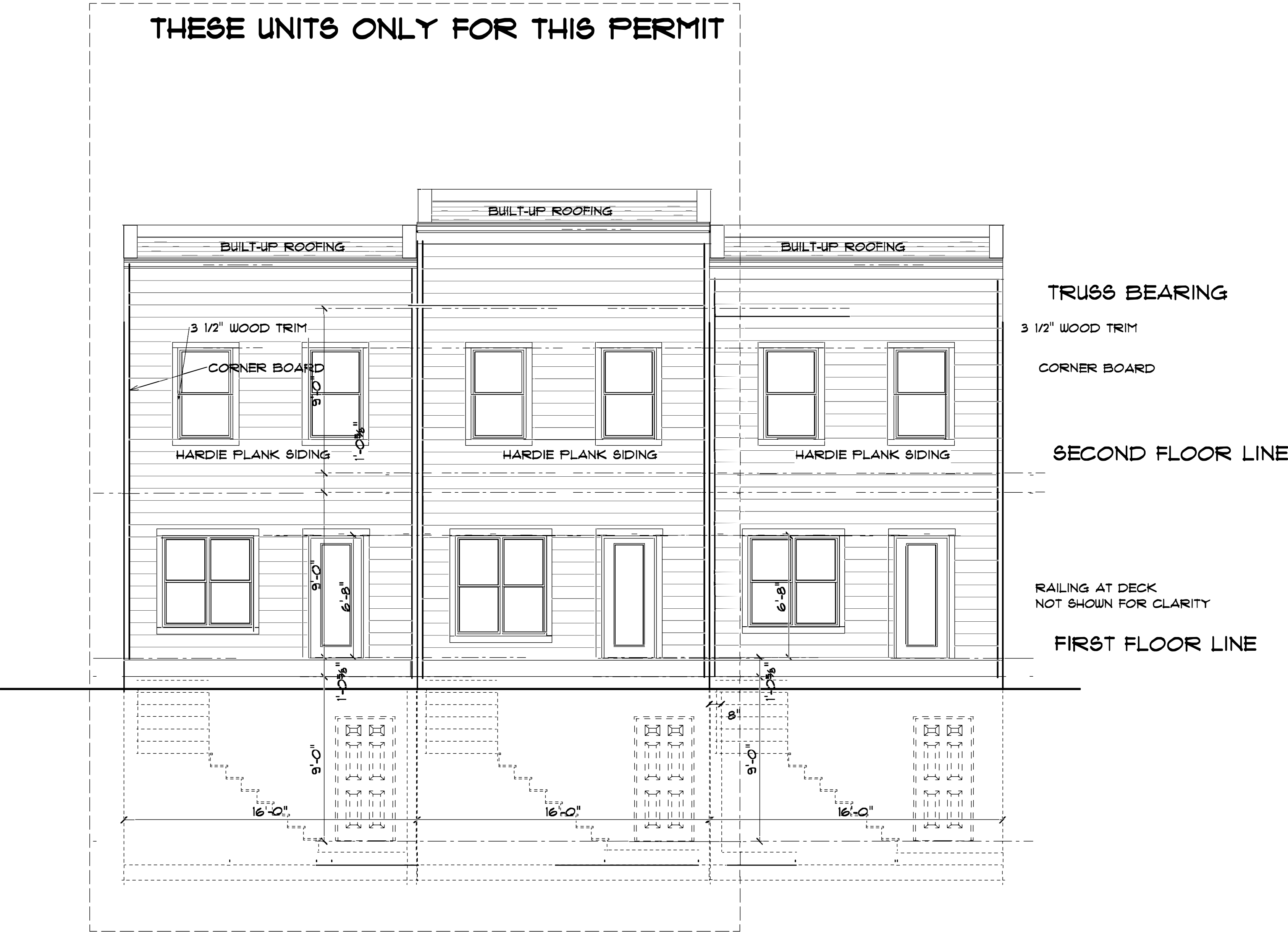
PROPOSED LEFT SIDE ELEVATION

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



REV 11-30-2021

A-004

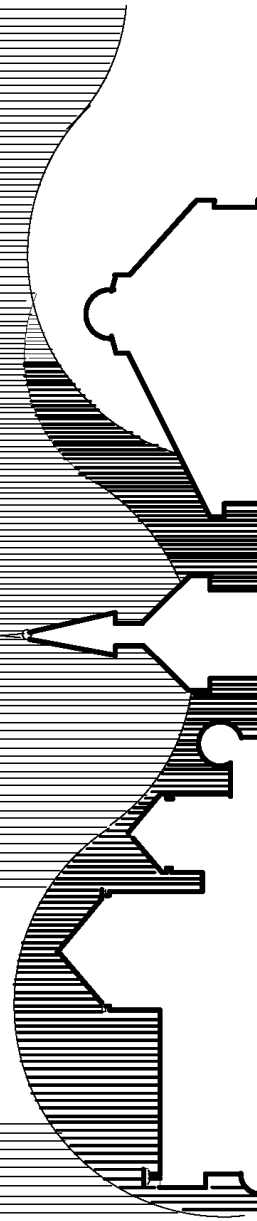


REAR ELEVATION (NORTH)

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

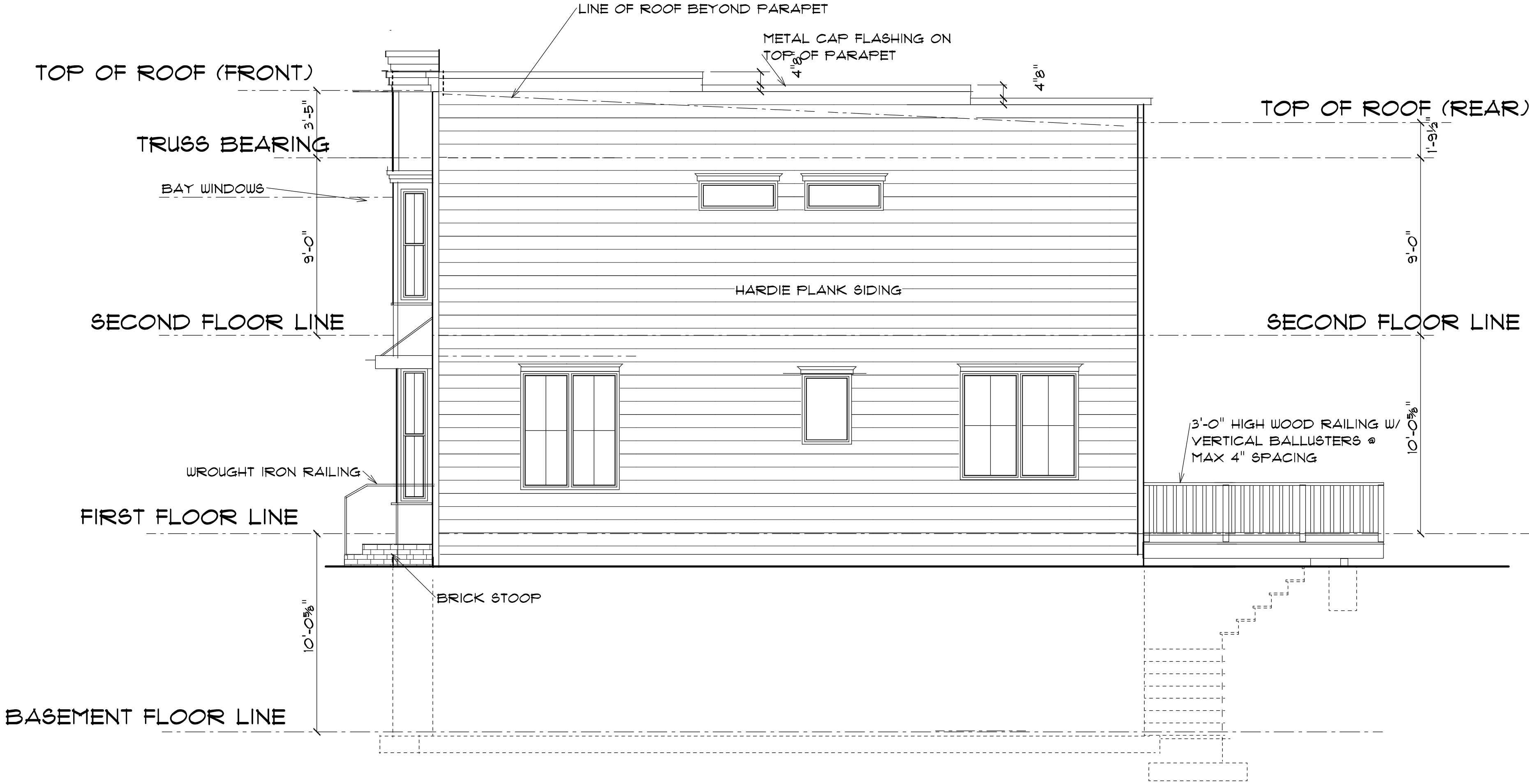
2 ABUTTING SINGLE FAMILY DWELLINGS FOR  
DEYI AWADALLAH  
1413 AND 1415 PRINCESS STREET, ALEXANDRIA, VA

PROPOSED REAR ELEVATION



I. THOMAS WALSMAN, ARCHITECT

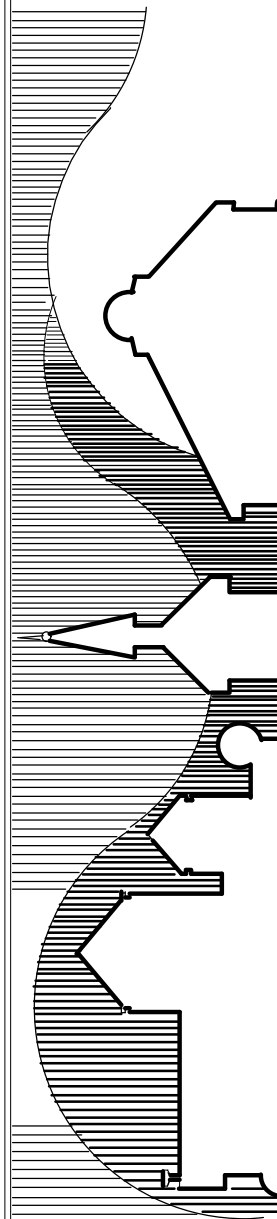
email: t.walsman.architect@gmail.com cell phone: (240) 888-9417



RIGHT SIDE ELEVATION (EAST)  
SCALE: 1/4" = 1'-0"

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

PROPOSED RIGHT SIDE ELEVATION



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







#### **SIDING:**

- Furnish and install Hardie Plank 8 1/4" prefinished 1 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 style gutters and 2 x 3 downspouts

Price: \$1,160.00

# L.D. LUCAS HVAC



SINCE 1977



## NEW HOMES - ADDITIONS

DESIGN & INSTALLATION

VA LISC #2701017217

MD LISC #102049

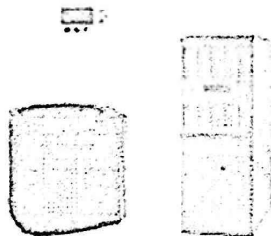
17549 OLD STAGE COACH RD., DUMFRIES, VA 22026 (571)-352-2871 MIKELUCAS@CBLUCASHVACDESIGN.COM

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

- ☒ 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

#### ATTIC

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

☒ 3" PVC exhaust and intake piping to term kit



☒ Condensors set on a pads with pump ups

☒ Ceiling registers and return filter grilles

☐ Condensors set on wall bracket



☒ Locking refrigerant caps



☒ Registers and Grilles



☒ 4" Dryer vent with box



☐ Kitcher makeup air kit (additional \$425.00)



☒ Standard kitchen exhaust for hood under 400 cfm

---

### PRICE BEFORE OPTIONS

\$10,300.00

---

### OPTIONS



#### APRILAIRE MEDIA AIR CLEANER

94% of mold and pollen  
72% of bacteria and fungi  
56% of dust and pet dander  
\$300.00



#### HONEYWELL DAMPER SYSTEM

TOP FLOOR AND BOTT FLOORS  
\$1,500.00



#### APRILAIRE M# 700 HUMIDIFIER

Up to 4200 sq ft

\$550.00



#### NEST Thermostat

Wi-Fi smart learning Thermostat

\$325.00



#### 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



#### INDUCT 2000 AIR SCRUBBER NO OZONE

Eliminates up to 98%  
Black mold, MRSA,  
Listeria, E-Coli, Staph

\$850.00



#### Aprilaire M# 800 Steam Humidifier

For larger homes  
Requires 240v dedicated circuit

\$1,250.00



#### 50 - 80 - 110 CFM



#### 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



**Condensor Brackets**  
For larger homes  
Requires 240v dedicated circuit

\$200.00 per unit

**SOLD BY:**

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

**SOLD TO:**
**CREATED DATE**

11/30/2021

**LATEST UPDATE**

12/1/2021

## Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Princess	DSA	1603529		

**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	Fixed/Active	1415 Basement window	\$582.32	\$582.32

**RO Size = 36" x 66"**
**Unit Size = 35 1/2" x 65 1/2"**

100SHS3056, Unit, 100 Series Single-Hung, Equal Sash, 1 3/8" Setback, Black Exterior Frame, Black Exterior Sash/Panel, w/Black Interior Frame, w/Black Interior Sash/Panel, Fixed/Active, Dual Pane Low-E Standard Argon Fill Full Divided Light (FDL) 2 Wide, 1 High, Specified Equal Light Pattern, Black, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 1 Sash Locks Black, Black, Half Screen, Fiberglass

Insect Screen 1: 100 Series Single-Hung, 100SHS3056 Half Screen Fiberglass Black

Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.31	0.28	A1	32.0000	29.0625	6.45000	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
200	2	Fixed/Active	1415 living room	\$671.38	\$1,342.76

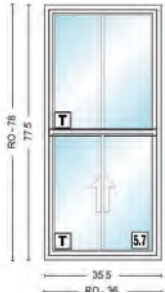
RO Size = 24" x 78"

Unit Size = 23 1/2" x 77 1/2"

100SHS2066, Unit, 100 Series Single-Hung, Equal Sash, 1 3/8" Setback, Black Exterior Frame, Black Exterior Sash/Panel, w/Black Interior Frame, w/Black Interior Sash/Panel, Fixed/Active, Dual Pane Low-E Tempered Argon Fill Full Divided Light (FDL) 2 Wide, 1 High, Specified Equal Light Pattern, Black, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 1 Sash Locks Black, Black, Half Screen, Fiberglass

Insect Screen 1: 100 Series Single-Hung, 100SHS2066 Half Screen Fiberglass Black

Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.31	0.28	A1	20.0000	35.0625	4.87000	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
300	1	Fixed/Active	1415 living room	\$726.24	\$726.24

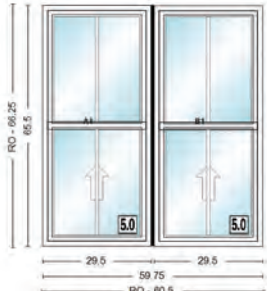
RO Size = 36" x 78"

Unit Size = 35 1/2" x 77 1/2"

100SHS3066, Unit, 100 Series Single-Hung, Equal Sash, 1 3/8" Setback, Black Exterior Frame, Black Exterior Sash/Panel, w/Black Interior Frame, w/Black Interior Sash/Panel, Fixed/Active, Dual Pane Low-E Tempered Argon Fill Full Divided Light (FDL) 2 Wide, 1 High, Specified Equal Light Pattern, Black, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 1 Sash Locks Black, Black, Half Screen, Fiberglass

Insect Screen 1: 100 Series Single-Hung, 100SHS3066 Half Screen Fiberglass Black

Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.31	0.28	A1	32.0000	35.0625	7.79000	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
400	1	Fixed/Active-Fixed/Active	1415 family room	\$1,266.13	\$1,266.13

RO Size = 60 1/2" x 66 1/4"

Unit Size = 59 3/4" x 65 1/2"

Mull: Factory Mull, Reinforced Join - Factory Assembled Ribbon Mull, 3/4" Fiberglass Reinforced Material  
 100SHS2656-2, Unit, 100 Series Single-Hung, Equal Sash, 1 3/8" Setback, Black Exterior Frame, Black Exterior Sash/Panel, w/Black Interior Frame, w/Black Interior Sash/Panel, Fixed/Active, Dual Pane Low-E Standard Argon Fill Full Divided Light (FDL) 2 Wide, 1 High, Specified Equal Light Pattern, Black, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 1 Sash Locks Black, Black, Half Screen, Fiberglass

Insect Screen 1: 100 Series Single-Hung, 100SHS2656 Half Screen Fiberglass Black

Insect Screen 1: 100 Series Single-Hung, 100SHS2656 Half Screen Fiberglass Black

Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.31	0.28	A1	26.0000	29.0625	5.24000	
B1	0.31	0.28	B1	26.0000	29.0625	5.24000	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
500	2	Fixed/Active	1415 second floor bedroom	\$559.45	\$1,118.90

RO Size = 24" x 72"

Unit Size = 23 1/2" x 71 1/2"

100SHS2060, Unit, 100 Series Single-Hung, Equal Sash, 1 3/8" Setback, Black Exterior Frame, Black Exterior Sash/Panel, w/Black Interior Frame, w/Black Interior Sash/Panel, Fixed/Active, Dual Pane Low-E Standard Argon Fill Full Divided Light (FDL) 2 Wide, 1 High, Specified Equal Light Pattern, Black, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 1 Sash Locks Black, Black, Half Screen, Fiberglass

Insect Screen 1: 100 Series Single-Hung, 100SHS2060 Half Screen Fiberglass Black

Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.31	0.28	A1	20.0000	32.0625	4.45000	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
600	1	Fixed/Active	1415 second floor bedroom	\$604.33	\$604.33

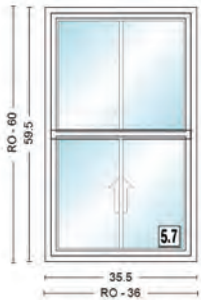
RO Size = 36" x 72"

Unit Size = 35 1/2" x 71 1/2"

100SHS3060, Unit, 100 Series Single-Hung, Equal Sash, 1 3/8" Setback, Black Exterior Frame, Black Exterior Sash/Panel, w/Black Interior Frame, w/Black Interior Sash/Panel, Fixed/Active, Dual Pane Low-E Standard Argon Fill Full Divided Light (FDL) 2 Wide, 1 High, Specified Equal Light Pattern, Black, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 1 Sash Locks Black, Black, Half Screen, Fiberglass

Insect Screen 1: 100 Series Single-Hung, 100SHS3060 Half Screen Fiberglass Black

Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.31	0.28	A1	32.0000	32.0625	7.12000	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
700	3	Fixed/Active	1415 master bedroom & second floor bed	\$559.45	\$1,678.35

RO Size = 36" x 60"

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

100SHS3050, Unit, 100 Series Single-Hung, Equal Sash, 1 3/8" Setback, Black Exterior Frame, Black Exterior Sash/Panel, w/Black Interior Frame, w/Black Interior Sash/Panel, Fixed/Active, Dual Pane Low-E Standard Argon Fill Full Divided Light (FDL) 2 Wide, 1 High, Specified Equal Light Pattern, Black, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 1 Sash Locks Black, Black, Half Screen, Fiberglass

Insect Screen 1: 100 Series Single-Hung, 100SHS3050 Half Screen Fiberglass Black

Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.31	0.28	A1	32.0000	26.0625	5.79000	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
800	3	Fixed/Active	1413 master bedroom & front bed	\$559.45	\$1,678.35

RO Size = 36" x 60"

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

100SHS3050, Unit, 100 Series Single-Hung, Equal Sash, 1 3/8" Setback, Black Exterior Frame, Black Exterior Sash/Panel, w/Black Interior Frame, w/Black Interior Sash/Panel, Fixed/Active, Dual Pane Low-E Standard Argon Fill Full Divided Light (FDL) 2 Wide, 1 High, Specified Equal Light Pattern, Black, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 1 Sash Locks Black, Black, Half Screen, Fiberglass

Insect Screen 1: 100 Series Single-Hung, 100SHS3050 Half Screen Fiberglass Black

Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.31	0.28	A1	32.0000	26.0625	5.79000	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
900	2	Fixed/Active	1413 second floor bedroom	\$559.45	\$1,118.90

RO Size = 24" x 72"

Unit Size = 23 1/2" x 71 1/2"

100SHS2060, Unit, 100 Series Single-Hung, Equal Sash, 1 3/8" Setback, Black Exterior Frame, Black Exterior Sash/Panel, w/Black Interior Frame, w/Black Interior Sash/Panel, Fixed/Active, Dual Pane Low-E Standard Argon Fill Full Divided Light (FDL) 2 Wide, 1 High, Specified Equal Light Pattern, Black, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 1 Sash Locks Black, Black, Half Screen, Fiberglass

Insect Screen 1: 100 Series Single-Hung, 100SHS2060 Half Screen Fiberglass Black

Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.31	0.28	A1	20.0000	32.0625	4.45000	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
1000	1	Fixed/Active	1413 second floor bedroom	\$604.33	\$604.33

RO Size = 36" x 72"

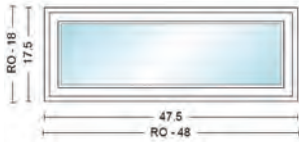
Unit Size = 35 1/2" x 71 1/2"

100SHS3060, Unit, 100 Series Single-Hung, Equal Sash, 1 3/8" Setback, Black Exterior Frame, Black Exterior Sash/Panel, w/Black Interior Frame, w/Black Interior Sash/Panel, Fixed/Active, Dual Pane Low-E Standard Argon Fill Full Divided Light (FDL) 2 Wide, 1 High, Specified Equal Light Pattern, Black, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 1 Sash Locks Black, Black, Half Screen, Fiberglass

Insect Screen 1: 100 Series Single-Hung, 100SHS3060 Half Screen Fiberglass Black

Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.31	0.28	A1	32.0000	32.0625	7.12000	

<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
1100	2	Stationary	1413 bathroom side	\$411.57	\$823.14



RO Size = 48" x 18"

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

100AS4016, Unit, 100 Series Awning, 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 Stainless Glass / Grille Spacer

Unit #	U-Factor	SHGC	Comments:
A1	0.28	0.28	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
1200	2	Fixed/Active	1413 living room	\$641.93	\$1,283.86

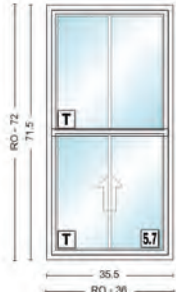
RO Size = 24" x 72"

Unit Size = 23 1/2" x 71 1/2"

100SHS2060, Unit, 100 Series Single-Hung, Equal Sash, 1 3/8" Setback, Black Exterior Frame, Black Exterior Sash/Panel, w/Black Interior Frame, w/Black Interior Sash/Panel, Fixed/Active, Dual Pane Low-E Tempered Argon Fill Full Divided Light (FDL) 2 Wide, 1 High, Specified Equal Light Pattern, Black, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 1 Sash Locks Black, Black, Half Screen, Fiberglass

Insect Screen 1: 100 Series Single-Hung, 100SHS2060 Half Screen Fiberglass Black

Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.31	0.28	A1	20.0000	32.0625	4.45000	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
1300	1	Fixed/Active	1413 living room	\$696.70	\$696.70

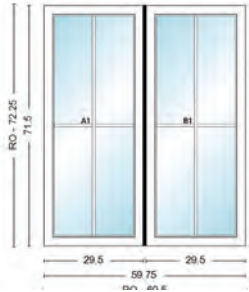
RO Size = 36" x 72"

Unit Size = 35 1/2" x 71 1/2"

100SHS3060, Unit, 100 Series Single-Hung, Equal Sash, 1 3/8" Setback, Black Exterior Frame, Black Exterior Sash/Panel, w/Black Interior Frame, w/Black Interior Sash/Panel, Fixed/Active, Dual Pane Low-E Tempered Argon Fill Full Divided Light (FDL) 2 Wide, 1 High, Specified Equal Light Pattern, Black, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 1 Sash Locks Black, Black, Half Screen, Fiberglass

Insect Screen 1: 100 Series Single-Hung, 100SHS3060 Half Screen Fiberglass Black

Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.31	0.28	A1	32.0000	32.0625	7.12000	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
1400	1	Fixed-Fixed	1413 living room	\$1,084.20	\$1,084.20

RO Size = 60 1/4" x 72"

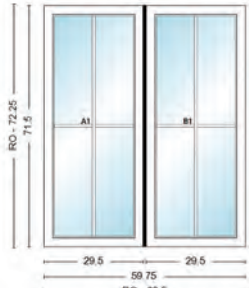
Unit Size = 59 3/4" x 71 1/2"

Mull: Factory Mull, Reinforced Join - Factory Assembled Ribbon Mull, 3/4" Fiberglass Reinforced Material  
100REC2660-2, 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 Finelight Grilles-Between-the-Glass 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	0.27	0.29
B1	0.27	0.29



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
1500	1	Fixed-Fixed	1413 family room	\$1,084.20	\$1,084.20

RO Size = 60 1/4" x 72"

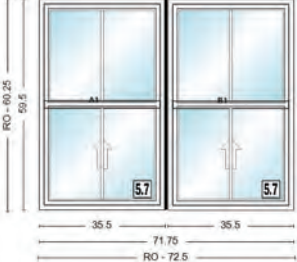
Unit Size = 59 3/4" x 71 1/2"

Mull: Factory Mull, Reinforced Join - Factory Assembled Ribbon Mull, 3/4" Fiberglass Reinforced Material  
100REC2660-2, 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 Finelight Grilles-Between-the-Glass 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	0.27	0.29
B1	0.27	0.29

<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
1600	1	Fixed/Active-Fixed/Active	1413 family room	\$1,260.85	\$1,260.85
					
<b>RO Size = 72 1/2" x 60 1/4"</b> <b>Unit Size = 71 3/4" x 59 1/2"</b> Mull: Factory Mull, Reinforced Join - Factory Assembled Ribbon Mull, 3/4" Fiberglass Reinforced Material 100SHS3050-2, Unit, 100 Series Single-Hung, Equal Sash, 1 3/8" Setback, Black Exterior Frame, Black Exterior Sash/Panel, w/Black Interior Frame, w/Black Interior Sash/Panel, Fixed/Active, Dual Pane Low-E Standard Argon Fill Full Divided Light (FDL) 2 Wide, 1 High, Specified Equal Light Pattern, Black, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 1 Sash Locks Black, Black, Half Screen, Fiberglass					

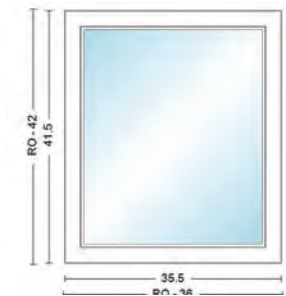
Insect Screen 1: 100 Series Single-Hung, 100SHS3050 Half Screen Fiberglass Black

Insect Screen 1: 100 Series Single-Hung, 100SHS3050 Half Screen Fiberglass Black

Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.31	0.28	A1	32.0000	26.0625	5.79000	
B1	0.31	0.28	B1	32.0000	26.0625	5.79000	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>		
1700	1	Fixed/Active	1413 Basement window	\$582.32	\$582.32		
<div> <div>RO Size = 36" x 66"</div> <div>Unit Size = 35 1/2" x 65 1/2"</div> </div> <div> 100SHS3056, Unit, 100 Series Single-Hung, Equal Sash, 1 3/8" Setback, Black Exterior Frame, Black Exterior Sash/Panel, w/Black Interior Frame, w/Black Interior Sash/Panel, Fixed/Active, Dual Pane Low-E Standard Argon Fill Full Divided Light (FDL) 2 Wide, 1 High, Specified Equal Light Pattern, Black, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Auto Lock, Andersen 100 Series, 1 Sash Locks Black, Black, Half Screen, Fiberglass </div> <div>Insect Screen 1: 100 Series Single-Hung, 100SHS3056 Half Screen Fiberglass Black</div>							
Unit #	U-Factor	SHGC	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)	Comments:
A1	0.31	0.28	A1	32.0000	29.0625	6.45000	



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
1800	1	Fixed	kitchen	\$261.05	\$261.05

RO Size = 36" x 42"

Unit Size = 35 1/2" x 41 1/2"

100REC3036, 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 Stainless Glass / Grille Spacer

Unit # U-Factor SHGC

A1 0.27 0.32

Comments:

SUB-TOTAL:	\$17,796.93
FREIGHT:	\$0.00
LABOR:	\$0.00
TAX:	\$0.00
<b>TOTAL:</b>	<b>\$17,796.93</b>

CUSTOMER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

\* 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.

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