

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

**APPLICANT:** Ala Awadallah

**LOCATION:** Parker-Gray District  
1417 Princess Street

**ZONE:** RB/Townhouse Zone

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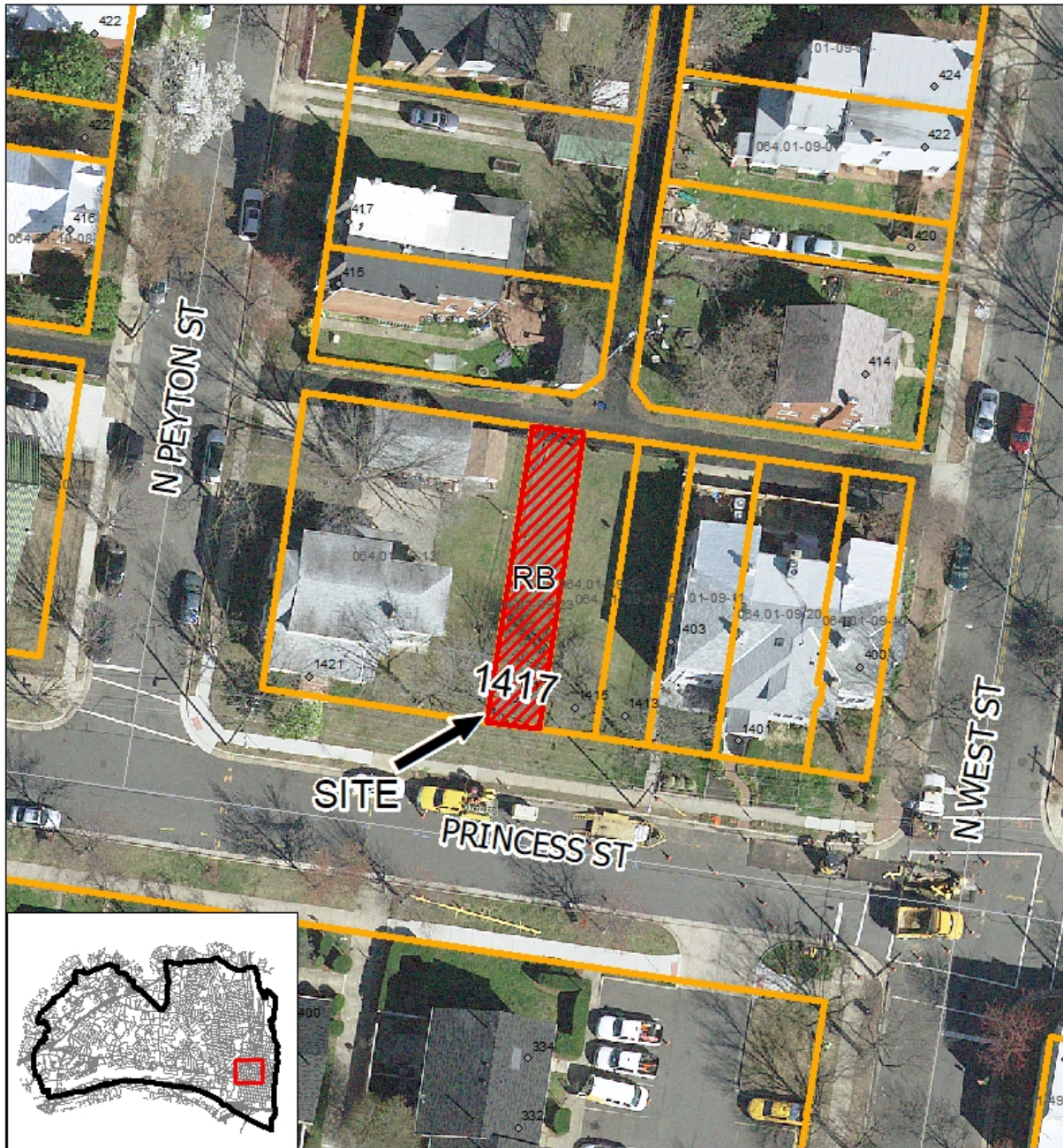
**STAFF RECOMMENDATION**

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

1. Fiber cement lap siding must have a smooth finish, per BAR policy;
2. Install a three-light transom above the entrance door on the south facade.
3. Install 6/6 double -hung windows on the second floor, in lieu of 4/4 sash, on the south facade.
4. Install a 9/6 window on the first floor of the south facade, matching the size of the window panes of the second floor windows and with the head to align with the head of the transom above the entrance door.
5. All proposed street facing windows must be aluminum clad wood or fiberglass SDL in compliance with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*. Windows on other facades may be of any material, without tinted or reflective glass;
6. Submit specifications for any window well covering with the building permit application;
7. Include the language below on all construction documents involving any ground disturbing activities.
  - a. Call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
  - b. The applicant shall not allow any metal detection and/or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology. Failure to comply will result in project delays.

**GENERAL NOTES TO THE APPLICANT**

1. **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.



**BAR #2019-00528**  
**1417 Princess Street**



0 15 30 60 Feet

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

The applicant requests a Certificate of Appropriateness to construct a new single-family dwelling on the vacant lot at 1417 Princess Street. The dwelling will be two-stories in height and set back approximately 12 feet from the front property line. The two-bay, side gable Colonial Revival-style detached dwelling is a common vernacular design found in both historic districts during the first half of the 19<sup>th</sup> century.

The proposed construction materials include a brick foundation, 8 ¼" lap cement siding and trim, wood composite windows, six-panel doors on the front and rear (the applicant did not submit materials specifications for the proposed doors). The gable roof will be asphalt shingles.

### 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*

There are no previous BAR approvals.

## **III. ANALYSIS**

Pursuant to section 3-706(A)(2) of the zoning ordinance, front building line of new dwellings in the RB zone must be the same as the front lot line, "or such other line consistent with the character of the district that the Board of Architectural Review approves." On this block face, no building is located on the front lot line, and the setbacks range from a few feet to more substantial amounts, such as the 20 feet at 1403 Princess St. Staff supports the proposed 12-foot setback which is consistent with the setbacks of the adjacent properties and is visually appropriate on this block face.

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

In staff's opinion, the proposed single-family dwelling is consistent with the broader recommendations contained in the *Design Guidelines* for new construction (figure 1). The proposed new construction reflects historic development patterns found throughout Alexandria. There is a clear pattern of two-story, two-bay, side gable roof, single-family vernacular structures throughout the historic districts, including the 300 block of North Patrick Street (figure 2), the 800 Block of Oronoco Street and the 1100 block of Queen. Although the proposed 4.5:12 roof slope is slightly less than the traditional 6:12 for a 19<sup>th</sup> century house with wood shingles, the roof slope will be minimally visible once other houses are constructed on the adjacent lots.



Figure 1: Proposed facade of 1417 Princess St.



**Figure 2: 300 block of North Patrick St.**

**Note that the 1/1 window sash is a modern replacement, though the size and location are appropriate.**

The proposed house is very similar in character to a pair of semi-detached townhouses that were approved by the BAR for 607/609 North Alfred Street in September 2019, though this lot is only 16' wide while the previous houses were each 18' wide. This narrower footprint affects the fenestration pattern. First, because the applicant proposes to construct the building the entire sixteen-foot width of the lot, the building code prohibits windows on the side elevations because they abut the property lines. While this presents a rather monolithic side elevation, it is not uncommon in Alexandria (figure 3) and future development on the adjacent lot will abut the east wall. Second, the front elevation of the townhouses on North Alfred Street had a pair of windows on the first floor. In the present proposal, the pair of first floor windows visually crowd the entrance door, even though the sash is shown narrower than the two windows on the second floor. The different size windows causes the window panes to be a different proportion on the first and second floors. There are instances of two-bay mid-19<sup>th</sup> century townhouses having had a pair of windows installed on the first floor in the late 20<sup>th</sup> century, but these are awkwardly proportioned and detract from the composition of the front elevation. Staff, therefore, recommends that a single window be used on the first floor of the street facing facade, as this is the typical historic fenestration pattern (Figure #2). Staff also recommends that these windows be a 6/6 pattern, as the proposed 4/4 lights have a horizontal orientation and this is not architecturally appropriate for a Colonial Revival style window. Horizontal window panes were not used until the Prairie and Art Deco styles in the early 20<sup>th</sup> century.

Finally, the BAR discussed the need for a transom above the entry door on the previous project on North Alfred Street and required the adjacent window head to align with the head of the transom. There is a discrepancy between the 8' height of the top of the first-floor window shown on the applicant's building section on sheet A-5 and the 6'-8" height indicated on the south elevation on sheet A-3. Because there is a 9'-0" ceiling on the first floor, staff recommends the taller, 8' head height for both the window and the door and that the door include a transom, which was common on houses of this type in the 19<sup>th</sup> century for both light and ventilation.

The application materials propose 4/1 vinyl composite windows with “Grilles Between-the-Glass.” These do not comply with the BAR’s window policy for later buildings in Parker-Gray, which states: “If located less than 15’ from the property line, the windows may be wood, aluminum clad wood, or any high quality, paintable material with permanently affixed simulated divided light muntins. They may not be hollow vinyl, have sandwich muntins or tinted or reflective glass.” Staff recommends that the windows on both the front and rear facades be aluminum clad or fiberglass with simulated divided lights in compliance with the BAR’s policy. The BAR does not review the area below the second floor window sill on rear elevations in Parker-Gray, so these may be any design.

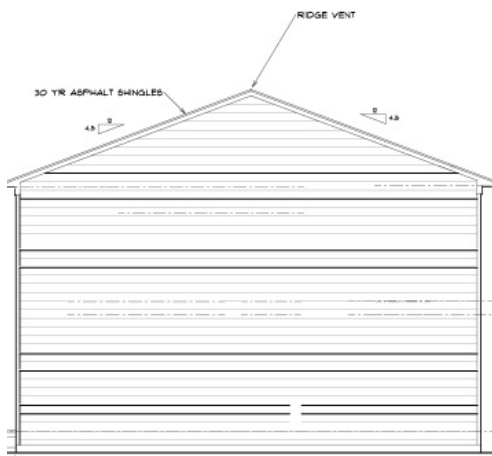


Figure 3: proposed west elevation of 1417 Princess



415 North Peyton, behind subject parcel

Staff finds the size and scale of the single-family house to be appropriate and not overwhelming in relation to nearby historic properties. The use of modern materials, such as fiber-cement lap siding and wood composite windows, subtly differentiate the proposed new construction from historic properties.

The submitted plans include an egress window well located below-grade on the street facing elevation with the top covered by a grate. By practice, the BAR does not review window wells if there is no guardrail, and no guardrail is proposed here. The applicant must submit the design and operation of the window well grate with the building permit application, so that they may ensure egress compliance.

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, 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 single-family house.

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

**STAFF**

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

**IV. CITY DEPARTMENT COMMENTS**

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

**Zoning**

F-1 Plans comply with approved SUP2019-0080.

**Code Administration**

No comments received.

**Transportation and Environmental Services**

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

F-1 A released grading plan is required prior to submitting for building permits. (T&ES)

F-2 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:

For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.

For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)

C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant

must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)

- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

#### **Alexandria Archaeology**

- 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 – Supplemental Materials*

*2 – Application for BAR2019-00528: 1417 Princess Street*

ADDRESS OF PROJECT: \_\_\_\_\_

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

TAX MAP AND PARCEL: \_\_\_\_\_ ZONING: \_\_\_\_\_

APPLICATION FOR: *(Please check all that apply)*

☐ CERTIFICATE OF APPROPRIATENESS

☐ PERMIT TO MOVE, REMOVE, ENCAPSULATE OR DEMOLISH  
*(Required if more than 25 square feet of a structure is to be demolished/impacted)*

☐ WAIVER OF VISION CLEARANCE REQUIREMENT and/or YARD REQUIREMENTS IN A VISION  
CLEARANCE AREA (Section 7-802, Alexandria 1992 Zoning Ordinance)

☐ WAIVER OF ROOFTOP HVAC SCREENING REQUIREMENT  
*(Section 6-403(B)(3), Alexandria 1992 Zoning Ordinance)*

Applicant: ☐ Property Owner ☐ Business *(Please provide business name & contact person)*

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

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail : \_\_\_\_\_

Authorized Agent *(if applicable)*: ☐ Attorney ☐ Architect ☐ \_\_\_\_\_

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Legal Property Owner:

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

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

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

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

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

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

☐ awning  
☐ doors  
☐ lighting  
☐ other \_\_\_\_\_

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

☐ HVAC equipment  
☐ siding  
☐ painting unpainted masonry

☐ shutters  
☐ shed

☐ ADDITION  
☐ DEMOLITION/ENCAPSULATION  
☐ SIGNAGE

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


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**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.*

- ☐ <sup>N/A</sup> ☐ 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.*

- ☐ <sup>N/A</sup> ☐ 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.*

- ☐ <sup>N/A</sup> ☐ 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.

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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.		
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.		
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.		
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.

\_\_\_\_\_  
Date                      Printed Name                      Signature



**PROPERTY OWNER:**  
ALA AWADALLAH  
1417 PRINCESS STREET  
ALEXANDRIA, VA 22314  
PHONE NUMBER: 703-508-4466

ALUMINIUM  
SHED

10' ALLEY

IPSS 76°15' 00" E ~ 16.0' IPS

PARKING  
SPACE

**LOT 23**  
**AREA=1,360 SF**

WOOD  
DECK  
MAX 2 FT  
ABOVE  
GRADE

LOT 24

LOT 22

2 STORY  
DWELLING  
#1417

STOOP

IPF N 76°15' 00" W ~ 16.0' IPF

**PRINCESS STREET**  
**(66' R/W)**

LEGEND:  
IPF= IRON PIPE FOUND  
IPS= IRON PIPE SET

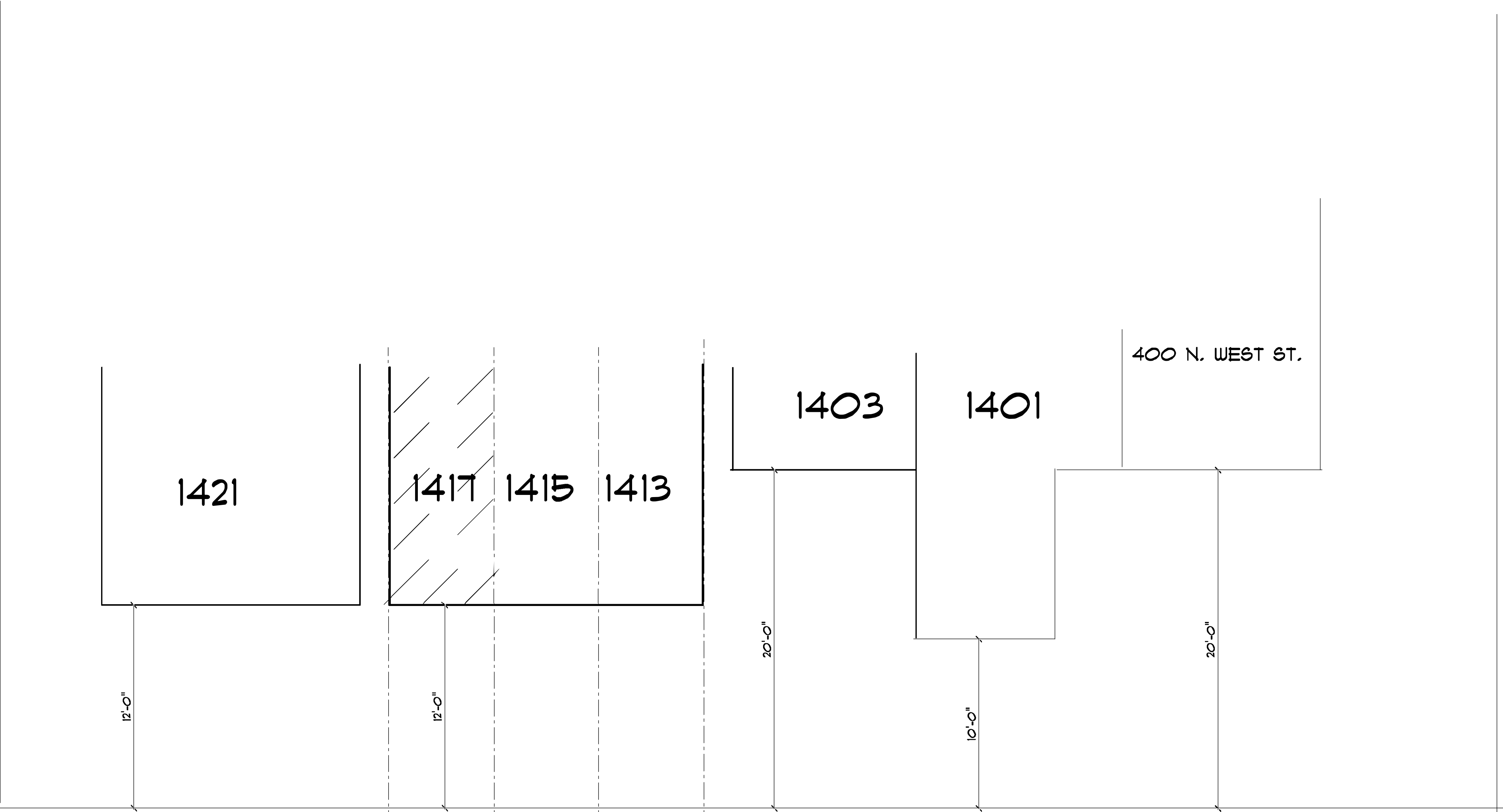


**SPECIAL PERMIT PLAT**  
**LOT 23, BLOCK 1**  
**WHEAT & SUTER**  
**1417 PRINCESS STREET**  
**CITY OF ALEXANDRIA, VA 22314**

**SCALE: 1"=10',      DATE: OCT 1, 2019      16**

**PREPARED BY**  
**Inova Engineering Consultants, Inc.**  
25209 LARKS TERRACE  
SOUTH RIDING, VIRGINIA 20152  
PHONE: (703) 655-3951  
E-MAIL: INOVAENGINEERS@YAHOO.COM

N. PEYTON STREET



N. WEST STREET

AVERAGE SETBACK USING 7 UNITS = 14.0'

PRINCESS STREET

SINGLE FAMILY DWELLING  
1417 PRINCESS STREET  
ALEXANDRIA, VIRGINIA

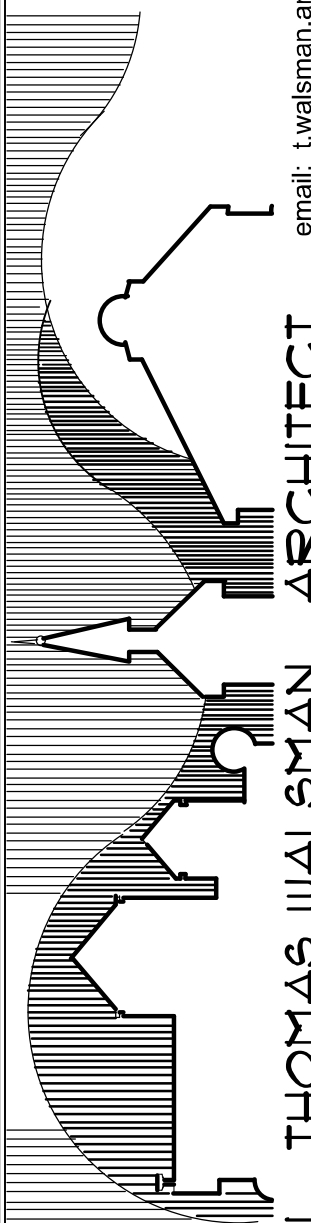
INDEX OF DRAWINGS

CS	COVER SHEET	M001	HVAC-GEN NOTES, SYSTEMS, APPREVS 7& SPECS
A-1	BASEMENT FLOOR AND FIRST FLOOR PLAN AND DETAILS	M002	HVAC-NEW WORK PLAN-BASEMENT
A-2	SECOND FLR AND FRONT ELEVATION	M003	HVAC-NEW WORK PLAN-FIRST FLOOR
A-3	REAR, LEFT AND RIGHT SIDE ELEVATIONS	M004	HVAC-NEW WORK PLAN-SECOND FLOOR
A-4	FIRST AND SECOND FLOOR FRAMING PLANS	M005	HVAC-SCHEDULES AND DETAILS
A-5	ROOF AND ROOF FRAMING PLAN	P001	PLUMBING-GEN NOTES, SYSTEMS, APPREVS 7& SPECS
A-6	CROSS SECTION A	P002	PLUMBING -NEW WORK PLAN-BASEMENT AND FIRST FLR
A-7	CROSS SECTION B	P003	PLUMBING-NEW WORK PLAN-2ND FLR AND RISER DIAGRAM
A-8	FIRST AND SECOND FLR WINDBRACING	E001	ELEC-GEN NOTES, SYSTEMS, APPREVS & SPECS
		E002	ELECT.-LIGHTING-NEW WORK PLAN
		E001	ELECT. POWER NEW WORK PLAN

PROJECT WILL COMPLY WITH VUSBC 2015

ENERGY CONSERVATION WILL  
BE BY THE PRESCRIPTIVE METHOD

DESIGN CRITERIA TABLE				BASED ON VIRGINIA RESIDENTIAL CODE 2015 AS MODIFIED BY CITY OF ALEXANDRIA OR LOCAL AMMENDMENTS								
GROUND SNOW LOAD	WIND	EARTHQUAKE SPECTRAL RESPONSE	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.	ICE SHIELD REQUIRED
	SPEED (MPH)			WEATHERING	FROST LINE DEPTH	TERMITE	DECAY					
25 PSF	90MPH	acceleration (at short periods: 0.16) (at 1 second period: 0.053)	B	SEVERE	24"	MODERATE TO SEVERE	SLIGHT TO MODERATE	17 DEGREES F	3/5/1900 NATIONAL FLOOR INSURANCE DATE	LESS THAN OR EQUAL 1500 F	50 DEGREES F	YES



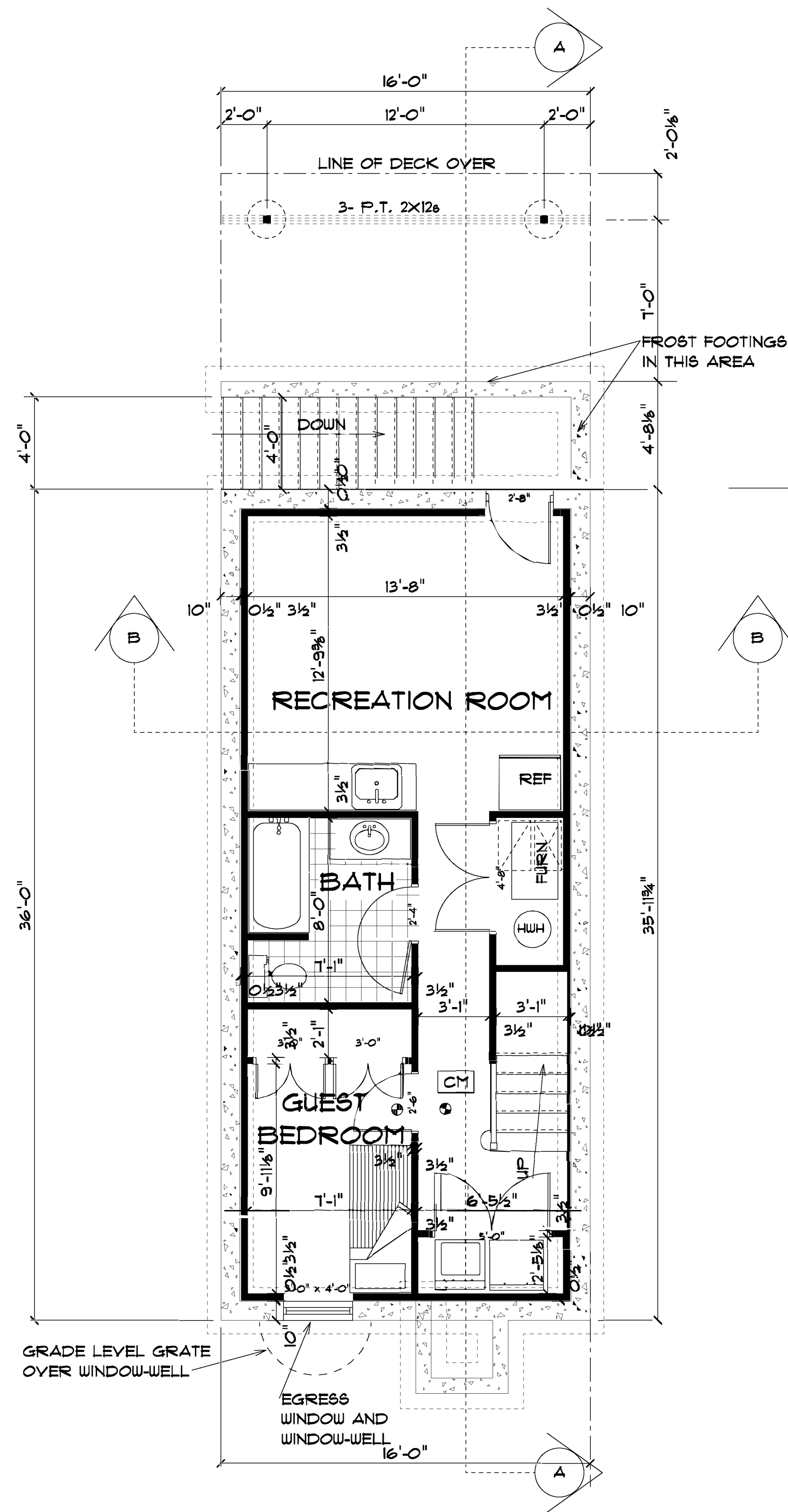
L. THOMAS WALSMAN, ARCHITECT  
email: twalsman.architect@gmail.com cell phone: (240) 988-9417

2 ABUTTING SINGLE FAMILY DWELLINGS  
607 AND 609 N. ALFRED ST., ALEXANDRIA, VA

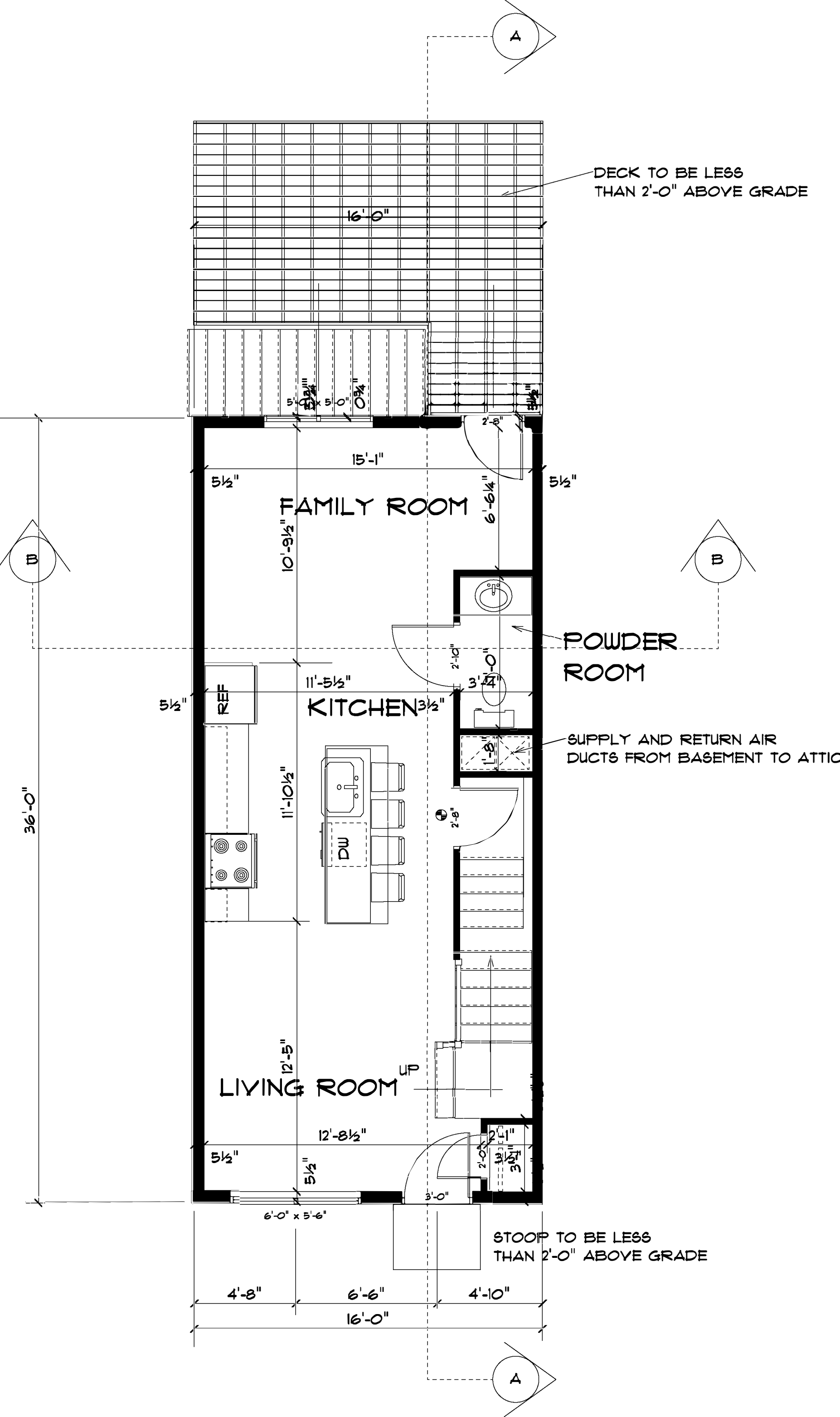
COVER SHEET

12-3-2019

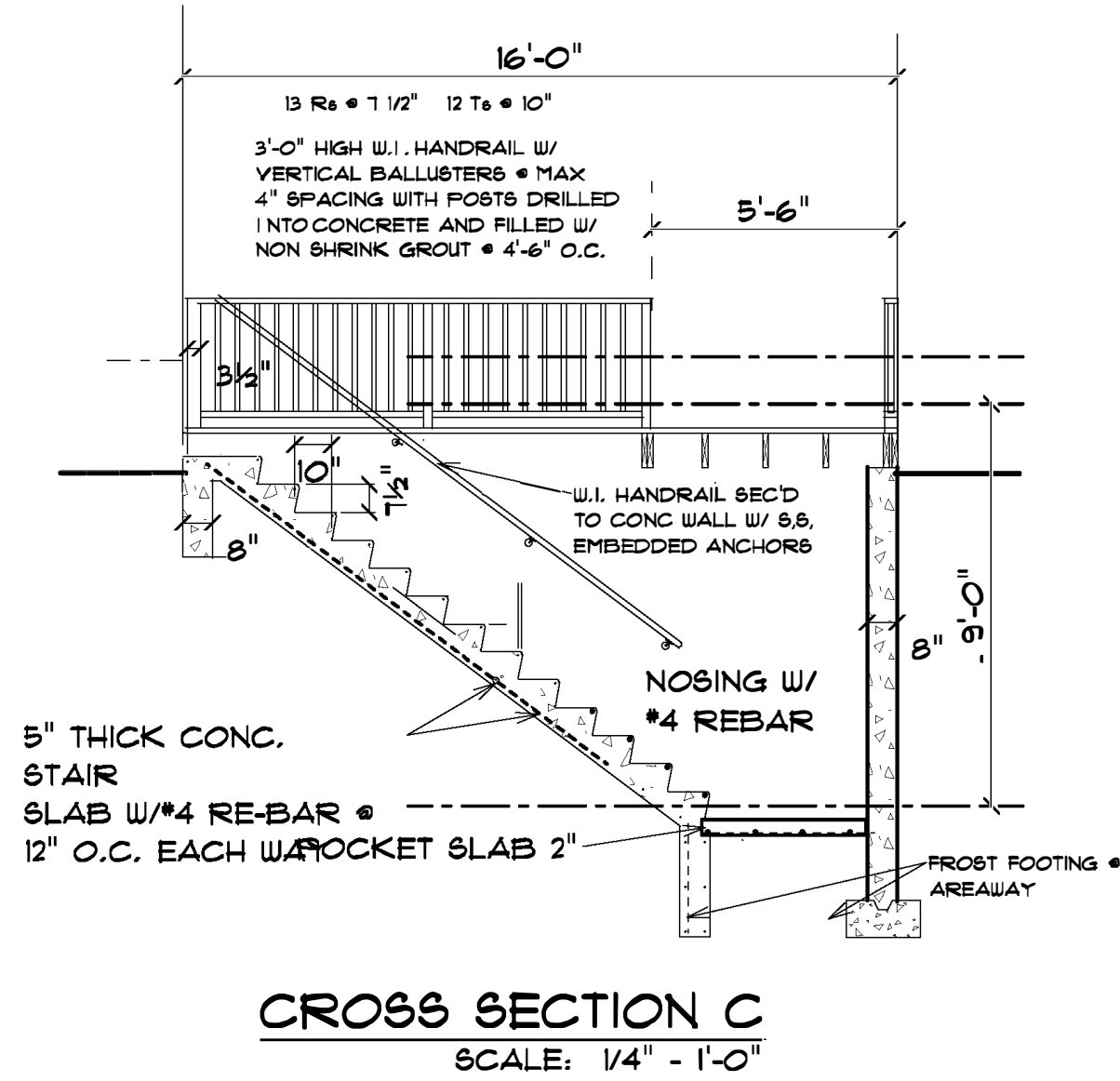
COVER SHEET



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



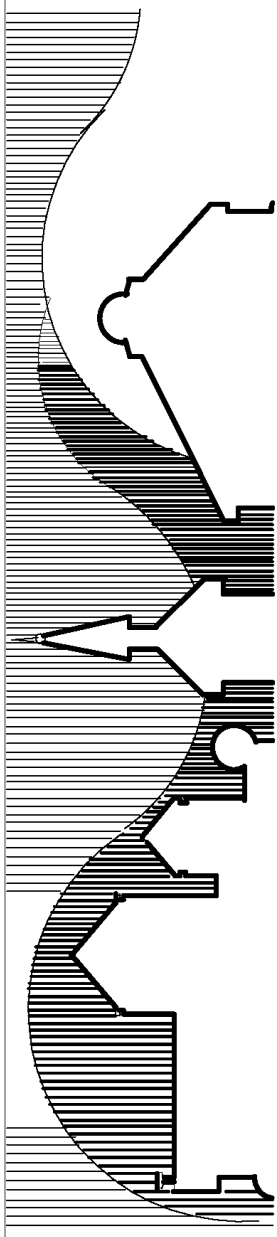
**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

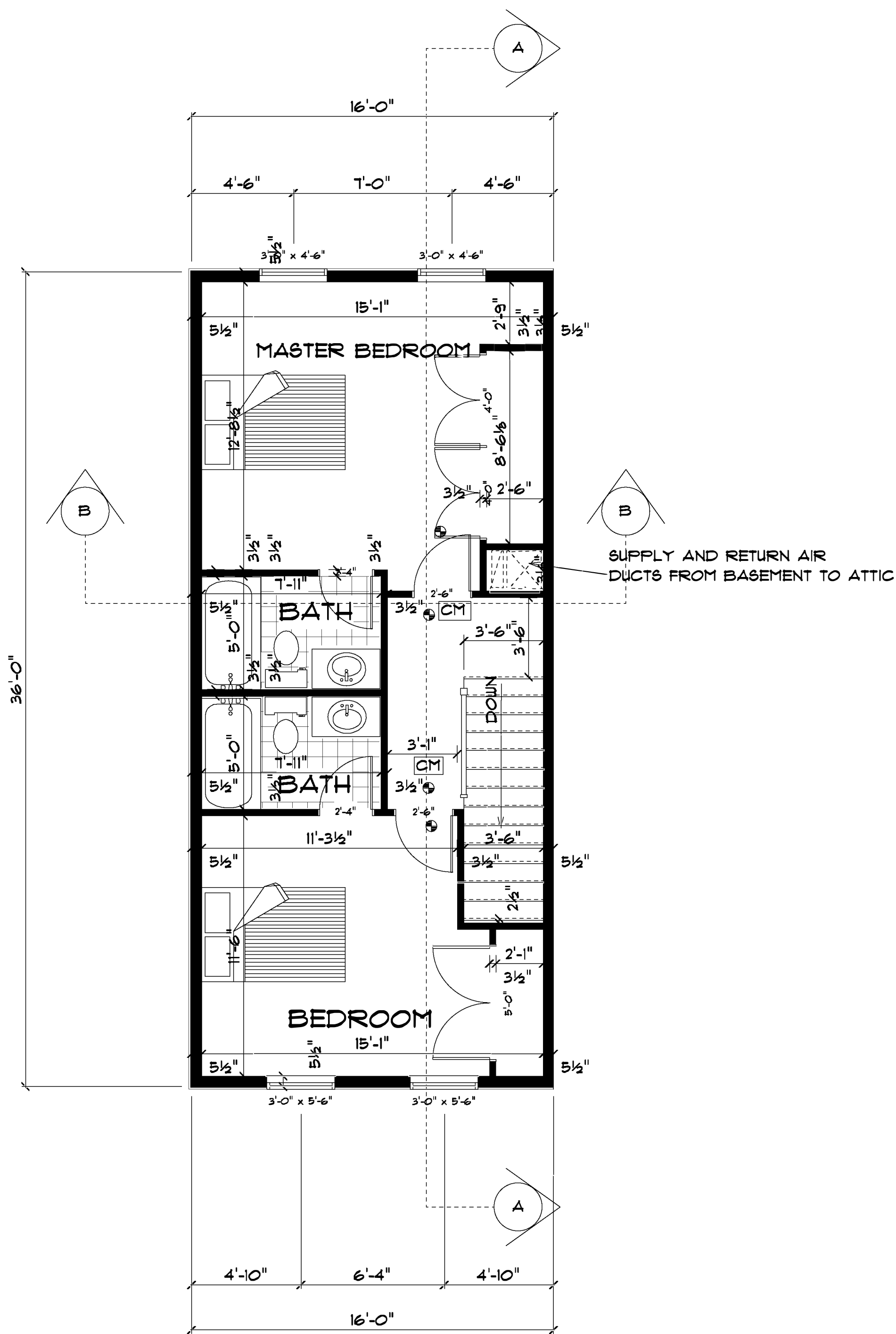


**CROSS SECTION C**  
SCALE: 1/4" = 1'-0"

**LEGEND**

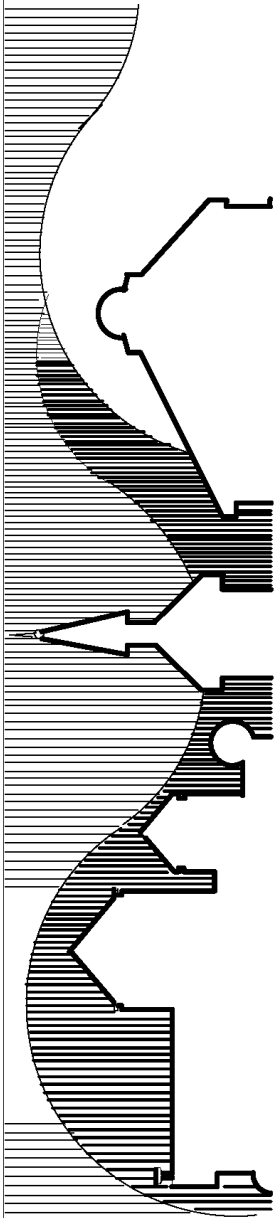
- FLUORESCENT FIXTURE
- HYAC DIFFUSER
- TELEPHONE OUTLET
- ELECTRICAL OUTLET
- GFI ELECTRICAL OUTLET
- RECESSED LIGHT
- SURFACE MTD. LIGHT
- BATHROOM HEAT/LAMP
- CEILING FAN
- CABLE OUTLET
- SWITCH LOCATION
- 3 WAY SWITCH LOCATION
- TYPICAL PARTITION: 1/2" DRYWALL BOTH SIDES ON 2X4s @ 16" O.C.
- TYPICAL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





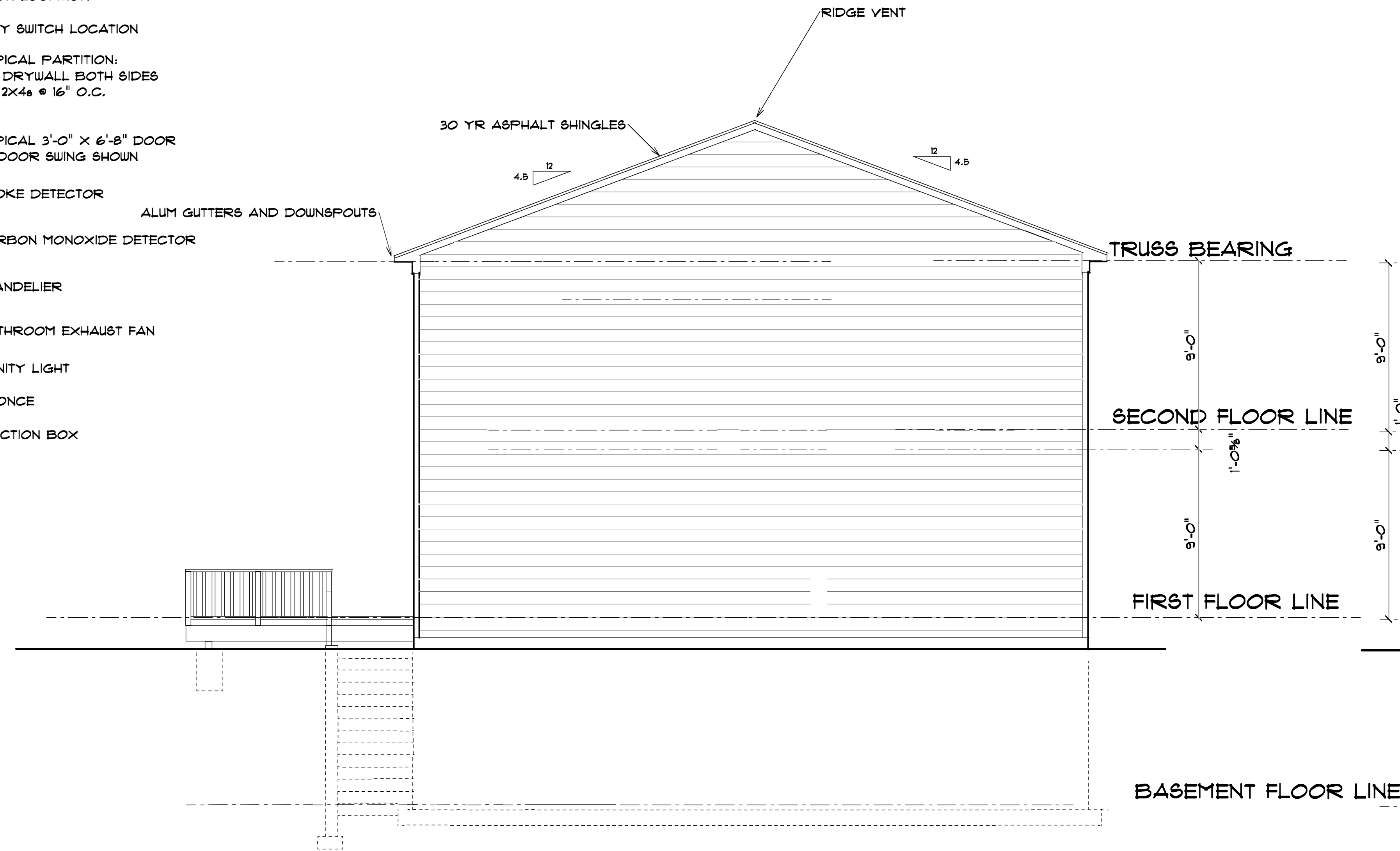
SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

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

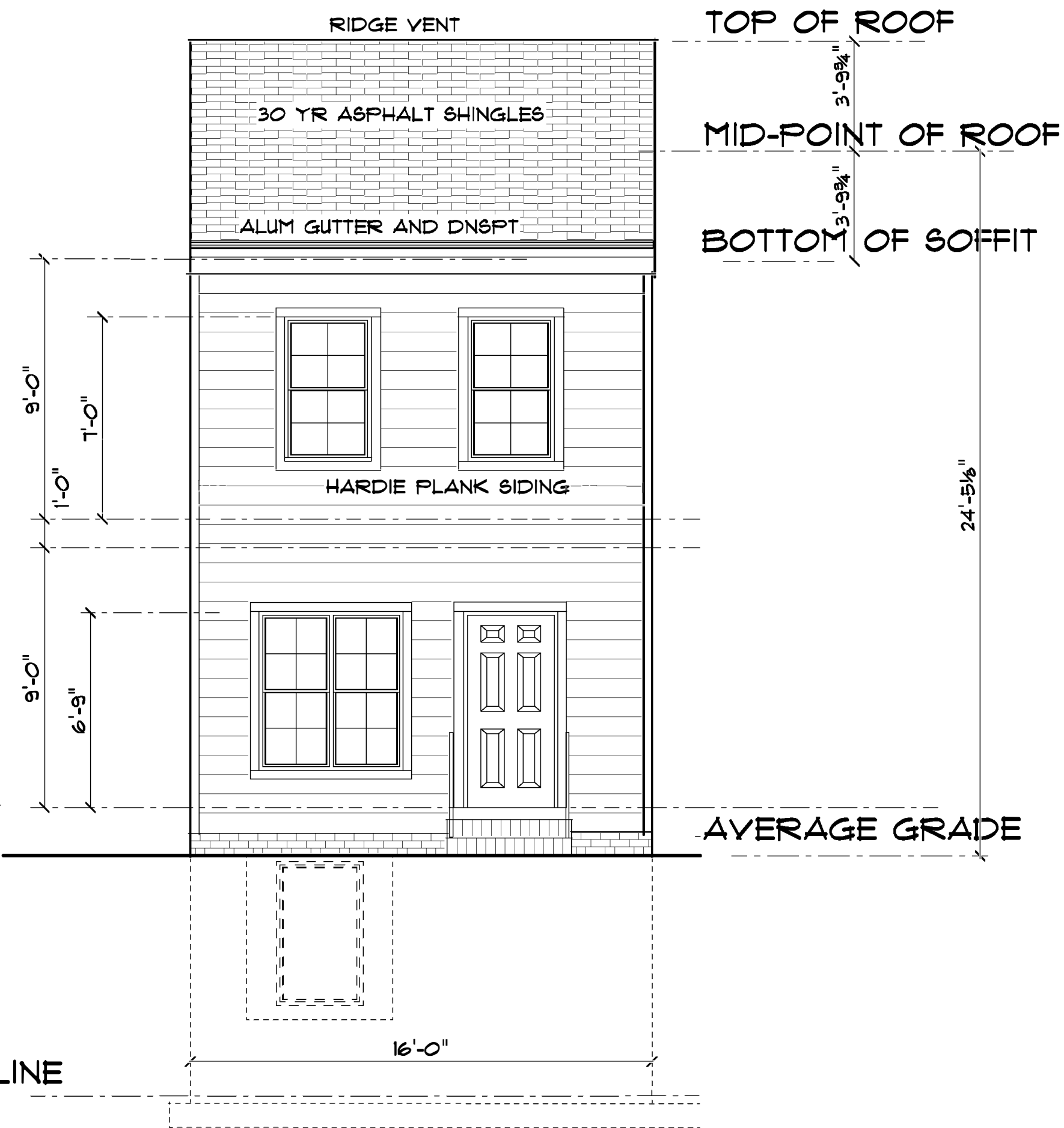


LEGEND

- 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

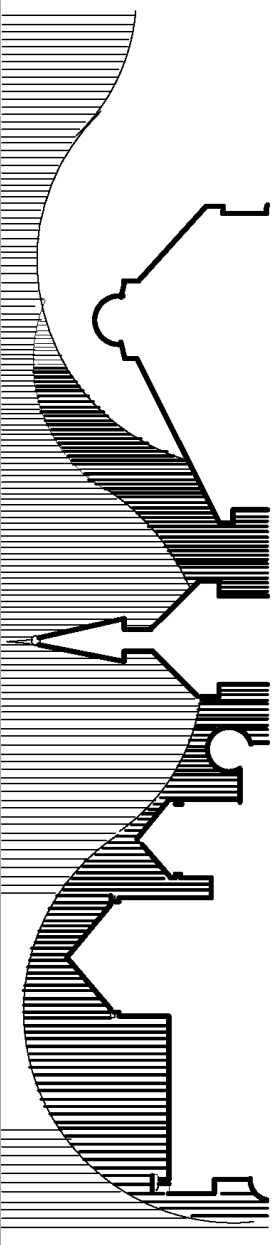


LEFT SIDE ELEVATION (WEST)  
SCALE: 1/4" = 1'-0"

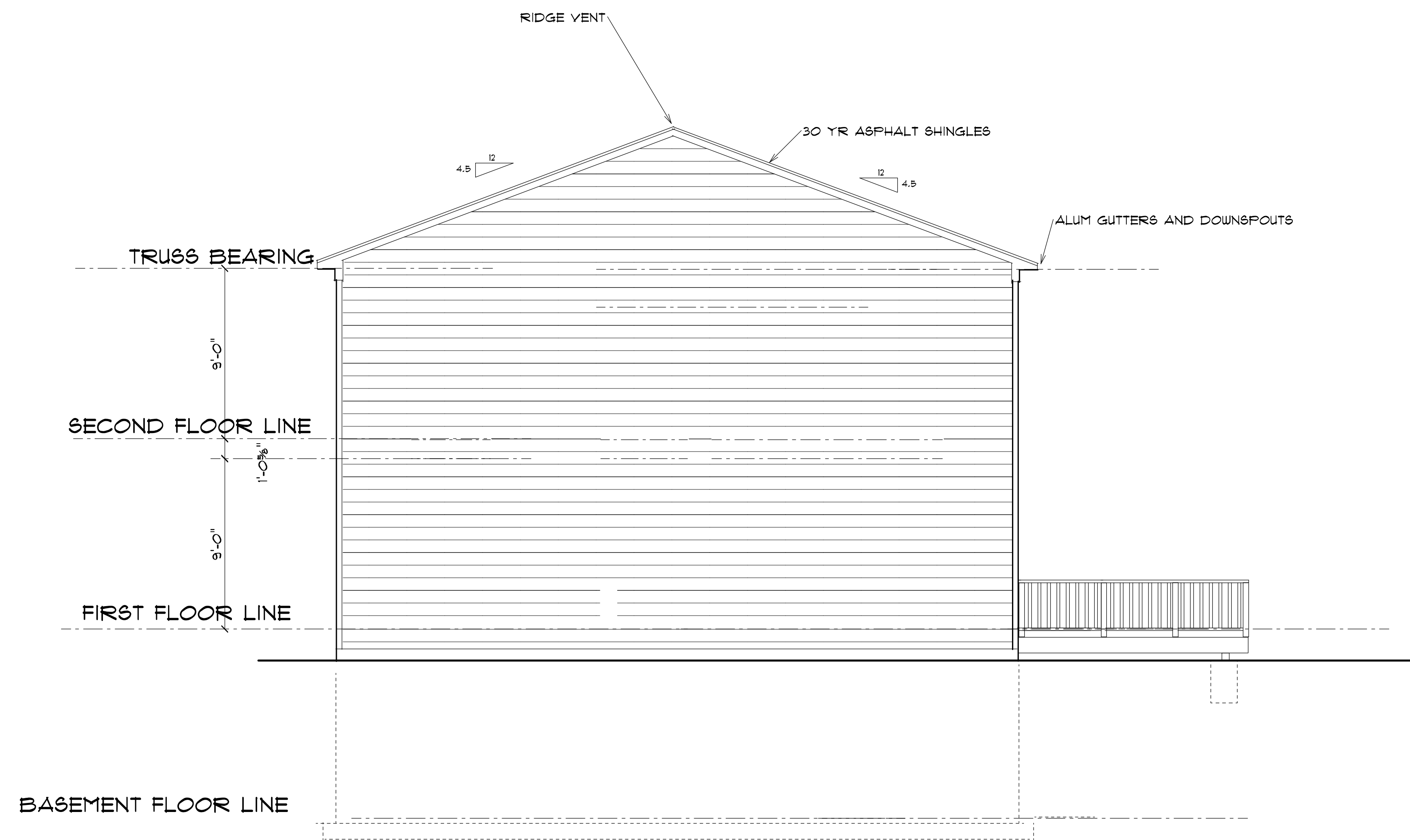


FRONT ELEVATION (SOUTH)  
SCALE: 1/4" = 1'-0"

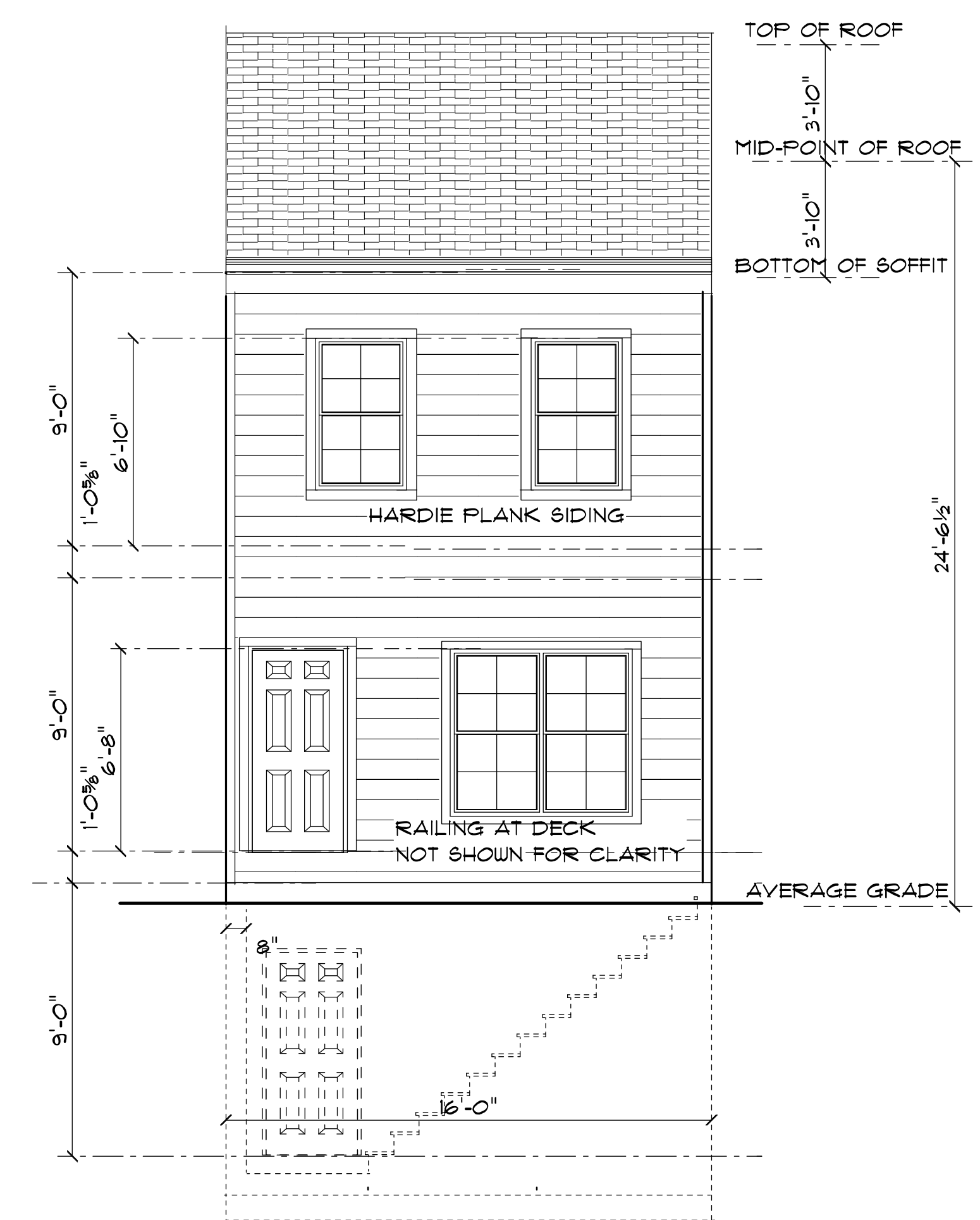
SINGLE FAMILY DWELLINGS  
1417 PRINCESS STREET, ALEXANDRIA, VA  
PROPOSED FRONT AND LEFT SIDE ELEVATIONS



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



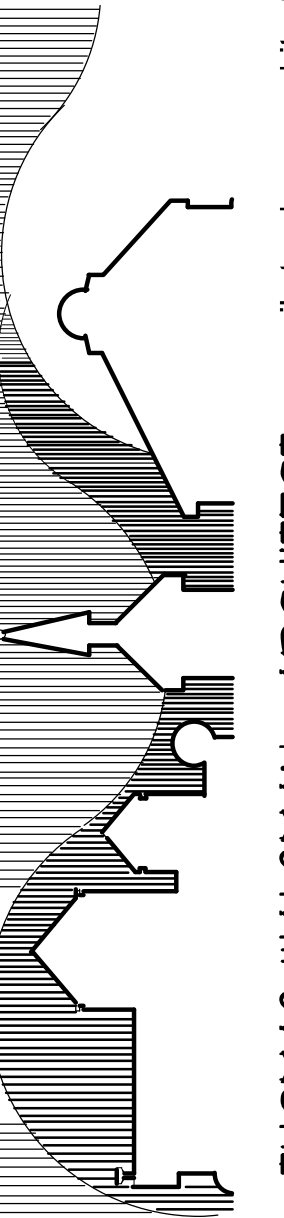
**RIGHT SIDE ELEVATION (EAST)**  
SCALE: 1/4" = 1'-0"



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

**SINGLE FAMILY DWELLINGS**  
1417 PRINCESS STREET, ALEXANDRIA, VA

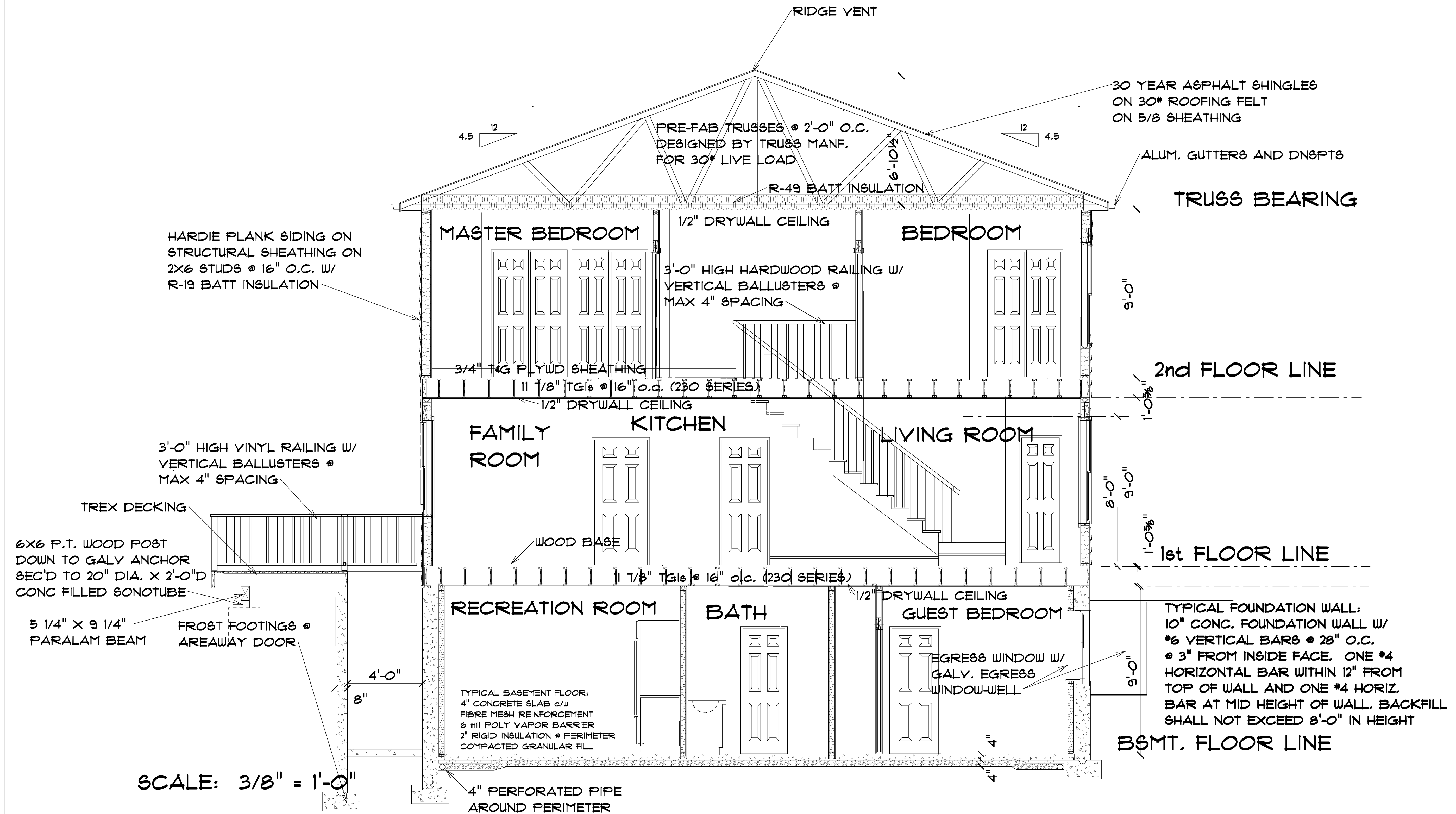
PROPOSED REAR AND RIGHT SIDE ELEVATIONS



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

REV 12-18-2019

A-4



**CROSS SECTION A**  
SCALE: 3/8" = 1'-0"





**Professionals in Siding,  
Roofing, Trim, Windows,  
Gutters & Downspouts**

Class a License #:2705 018673A  
Expires on June 30,

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**www. AnExterior.com**

**Ref. No.:** 412-19

**Date:** 12/6/2019

**14522-C Lee Road, Chantilly, Va 20151**  
**Tel: (703) 378-3811 Fax: (703) 830-3811**

Name : Mr. Ala Awadallah  
Street : 3335 Glenmore Dr  
City & State : Falls Church, VA 22041  
Contact No. : (tel) 703-508-7446

Attention : Mr. Awadallah  
Reference : roofing, siding and gutters  
Job Address : 1417 Princeess St. Alexandria, VA

**Job Description:**

**ROOFING**

- Furnish and install 30 year architectural shingles with 15 lb felt on rear roof
  - Furnish and install ice and water shields at eaves
  - Furnish and install aluminum drip edge at roof edges
  - Furnish and install standing seam metal on front roof
- Price: \$4,200.00

**SIDING**

- Furnish and install Hardie Plank 8 1/4" prefinished lap cement siding
  - Furnish and install aluminum flashing as needed
  - Caulk where siding abuts the other materials
  - Corners should be done by others
- Price: \$10,800.00

**GUTTERS AND DOWNSPOUTS**

- Furnish And install 5" seamless aluminum K gutters and 2 x 3 downspouts
- Price: \$550.00

All material is guaranteed to be as specified, and the above work will be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of \$15550.00 . The deposit requested \$ 5183.33

Please review the conditions at the back and sign and return if proposal is agreeable.

## Andersen Windows - Printed Quote/Long Form



---

QUOTE: 165 QUOTE DATE: 12/06/2019 PRINT DATE: 12/17/2019

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

---

**Billing Information**

CONTACT:  
PHONE:  
FAX:  
ADDRESS:

---

**Shipping Information**

CONTACT:  
PHONE:  
FAX:  
ADDRESS:

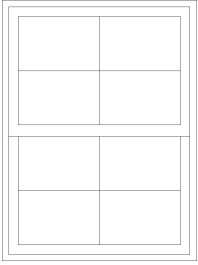
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COMMENTS:

Line Item #: 0001      Line Item Qty: 1      Initial: \_\_\_\_\_

Location: basement guest bed

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



Viewed from Exterior

100 Series, 100SHS Single Units  
Enhanced Performance: None  
Unit Code/Item Size: 100SHS3040  
Operation/Handling: F/A  
Frame Option: 1 3/8"  
Exterior Color: Black  
Interior Color: White  
Glass Type (Top): Low E Glass, Divided Light with Spacer, Specified Equal Lite  
Glass Type (Bottom): Low E Glass, Divided Light with Spacer, Specified Equal Lite  
Interior Grille (Top): Grille, Interior, Permanently Applied, White, Specified Equal Lite, 3/4", Low Definition  
Exterior Grille (Top): Grille, Exterior, Permanently Applied, Black, Specified Equal Lite, 3/4", Low Definition  
Interior Grille (Bottom): Grille, Interior, Permanently Applied, White, Specified Equal Lite, 3/4", Low Definition  
Exterior Grille (Bottom): Grille, Exterior, Permanently Applied, Black, Specified Equal Lite, 3/4", Low Definition  
Grille Construction (Top/Bot): Divided Light with Spacer/Divided Light with Spacer  
Custom Lite Pattern (Top): 2w2h  
Custom Lite Pattern (Bot): 2w2h  
Insect Screens: Half Insect Screen, Black  
Lock Hardware Style: Andersen 100 Series  
Lock Color: White

-----  
Zone: North-Central  
U-Factor: 0.31, SHGC: 0.28, ENERGY STAR® Certified: No  
-----

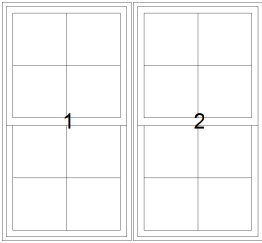
Comments:

Qty	Part Num	Item Size	Description	Total Price	Extended Price
1	0000000	100SHS3040	Unit, 1 3/8" Flange Setback, Black/White, Low E Glass, Divided Light with Spacer, Specified Equal Lite, 2w2h, Black/White, 3/4" (Each Sash), Half Insect Screen, Black, Andersen 100 Series Hardware, White	\$ 475.73	\$ 475.73
				<b>\$ 475.73</b>	<b>\$ 475.73</b>

Line Item #: 0002 Line Item Qty: 1 Initial: \_\_\_\_\_

Location: living room

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



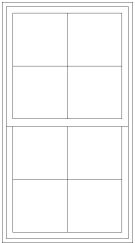
Viewed from Exterior

Composite Unit - 100 Series Single Hung - Double Wide  
 Part Number: 0000000  
 Enhanced Performance: None  
 Unit Code/Item Size: 100SHD3056-2  
 Operation/Handing: F/A-F/A

Comments:

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

#### Unit/Sash 1 of 2



Viewed from Exterior

100 Series, 100SHS Single Units  
 Unit Code/Item Size: 100SHS3056  
 Operation/Handing: F/A  
 Frame Option: 1 3/8"  
 Exterior Color: Black  
 Interior Color: White  
 Glass Type (Top): Low E Glass, Divided Light with Spacer, Specified Equal Lite  
 Glass Type (Bottom): Low E Glass, Divided Light with Spacer, Specified Equal Lite  
 Interior Grille (Top): Grille, Interior, Permanently Applied, White, Specified Equal Lite, 3/4", Low Definition  
 Exterior Grille (Top): Grille, Exterior, Permanently Applied, Black, Specified Equal Lite, 3/4", Low Definition  
 Interior Grille (Bottom): Grille, Interior, Permanently Applied, White, Specified Equal Lite, 3/4", Low Definition  
 Exterior Grille (Bottom): Grille, Exterior, Permanently Applied, Black, Specified Equal Lite, 3/4", Low Definition  
 Grille Construction (Top/Bot): Divided Light with Spacer/Divided Light with Spacer  
 Custom Lite Pattern (Top): 2w2h  
 Custom Lite Pattern (Bot): 2w2h  
 Insect Screens: Half Insect Screen, Black  
 Lock Hardware Style: Andersen 100 Series  
 Lock Color: White

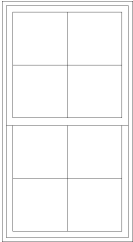
-----  
 Zone: North-Central  
 U-Factor: 0.31, SHGC: 0.28, ENERGY STAR® Certified: No  
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Comments:

Qty	Part Num	Item Size	Description	Total Price	Extended Price
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1	0000000	100SHS3056	Unit, 1 3/8" Flange Setback, Black/White, Low E Glass, Divided Light with Spacer, Specified Equal Lite, 2w2h, Black/White, 3/4" (Each Sash), Half Insect Screen, Black, Andersen 100 Series Hardware, White	\$	530.94	\$	530.94
					<u>\$</u>	<u>530.94</u>	<u>\$</u> <u>530.94</u>

## Unit/Sash 2 of 2



Viewed from Exterior

100 Series, 100SHS Single Units  
Unit Code/Item Size: 100SHS3056  
Operation/Handing: F/A  
Frame Option: 1 3/8"  
Exterior Color: Black  
Interior Color: White  
Glass Type (Top): Low E Glass, Divided Light with Spacer, Specified Equal Lite  
Glass Type (Bottom): Low E Glass, Divided Light with Spacer, Specified Equal Lite  
Interior Grille (Top): Grille, Interior, Permanently Applied, White, Specified Equal Lite, 3/4", Low Definition  
Exterior Grille (Top): Grille, Exterior, Permanently Applied, Black, Specified Equal Lite, 3/4", Low Definition  
Interior Grille (Bottom): Grille, Interior, Permanently Applied, White, Specified Equal Lite, 3/4", Low Definition  
Exterior Grille (Bottom): Grille, Exterior, Permanently Applied, Black, Specified Equal Lite, 3/4", Low Definition  
Grille Construction (Top/Bot): Divided Light with Spacer/Divided Light with Spacer  
Custom Lite Pattern (Top): 2w2h  
Custom Lite Pattern (Bot): 2w2h  
Insect Screens: Half Insect Screen, Black  
Lock Hardware Style: Andersen 100 Series  
Lock Color: White

Zone: North-Central  
U-Factor: 0.31, SHGC: 0.28, ENERGY STAR® Certified: No

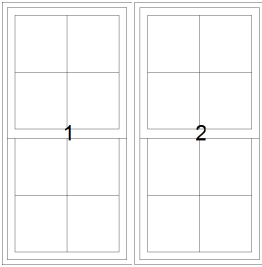
## Comments:

Qty	Part Num	Item Size	Description	Total Price	Extended Price
1	0000000	100SHS3056	Unit, 1 3/8" Flange Setback, Black/White, Low E Glass, Divided Light with Spacer, Specified Equal Lite, 2w2h, Black/White, 3/4" (Each Sash), Half Insect Screen, Black, Andersen 100 Series Hardware, White	\$ 530.94	\$ 530.94
				<u>\$</u> <u>530.94</u>	<u>\$</u> <u>530.94</u>
					<u>\$</u> <u>1,061.88</u>

Line Item #: 0005      Line Item Qty: 1      Initial: \_\_\_\_\_

Location: family room

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



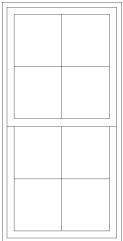
Viewed from Exterior

Composite Unit - 100 Series Single Hung - Double Wide  
 Part Number: 0000000  
 Enhanced Performance: None  
 Unit Code/Item Size: 100SHD2650-2  
 Operation/Handing: F/A-F/A

Comments:

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

#### Unit/Sash 1 of 2



Viewed from Exterior

100 Series, 100SHS Single Units  
 Unit Code/Item Size: 100SHS2650  
 Operation/Handing: F/A  
 Frame Option: 1 3/8"  
 Exterior Color: Black  
 Interior Color: White  
 Glass Type (Top): Low E Glass, Divided Light with Spacer, Specified Equal Lite  
 Glass Type (Bottom): Low E Glass, Divided Light with Spacer, Specified Equal Lite  
 Interior Grille (Top): Grille, Interior, Permanently Applied, White, Specified Equal Lite, 3/4", Low Definition  
 Exterior Grille (Top): Grille, Exterior, Permanently Applied, Black, Specified Equal Lite, 3/4", Low Definition  
 Interior Grille (Bottom): Grille, Interior, Permanently Applied, White, Specified Equal Lite, 3/4", Low Definition  
 Exterior Grille (Bottom): Grille, Exterior, Permanently Applied, Black, Specified Equal Lite, 3/4", Low Definition  
 Grille Construction (Top/Bot): Divided Light with Spacer/Divided Light with Spacer  
 Custom Lite Pattern (Top): 2w2h  
 Custom Lite Pattern (Bot): 2w2h  
 Insect Screens: Half Insect Screen, Black  
 Lock Hardware Style: Andersen 100 Series  
 Lock Color: White

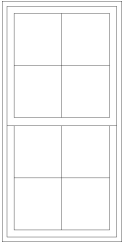
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 Zone: North-Central  
 U-Factor: 0.31, SHGC: 0.28, ENERGY STAR® Certified: No  
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Comments:

Qty	Part Num	Item Size	Description	Total Price	Extended Price
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1	0000000	100SHS2650	Unit, 1 3/8" Flange Setback, Black/White, Low E Glass, Divided Light with Spacer, Specified Equal Lite, 2w2h, Black/White, 3/4" (Each Sash), Half Insect Screen, Black, Andersen 100 Series Hardware, White	\$	493.88	\$	493.88
					<u>\$</u>	<u>493.88</u>	<u>\$</u> <u>493.88</u>

## Unit/Sash 2 of 2



Viewed from Exterior

100 Series, 100SHS Single Units  
 Unit Code/Item Size: 100SHS2650  
 Operation/Handing: F/A  
 Frame Option: 1 3/8"  
 Exterior Color: Black  
 Interior Color: White  
 Glass Type (Top): Low E Glass, Divided Light with Spacer, Specified Equal Lite  
 Glass Type (Bottom): Low E Glass, Divided Light with Spacer, Specified Equal Lite  
 Interior Grille (Top): Grille, Interior, Permanently Applied, White, Specified Equal Lite, 3/4", Low Definition  
 Exterior Grille (Top): Grille, Exterior, Permanently Applied, Black, Specified Equal Lite, 3/4", Low Definition  
 Interior Grille (Bottom): Grille, Interior, Permanently Applied, White, Specified Equal Lite, 3/4", Low Definition  
 Exterior Grille (Bottom): Grille, Exterior, Permanently Applied, Black, Specified Equal Lite, 3/4", Low Definition  
 Grille Construction (Top/Bot): Divided Light with Spacer/Divided Light with Spacer  
 Custom Lite Pattern (Top): 2w2h  
 Custom Lite Pattern (Bot): 2w2h  
 Insect Screens: Half Insect Screen, Black  
 Lock Hardware Style: Andersen 100 Series  
 Lock Color: White

Zone: North-Central  
 U-Factor: 0.31, SHGC: 0.28, ENERGY STAR® Certified: No

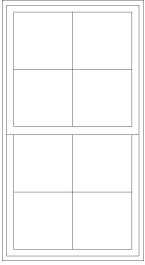
## Comments:

Qty	Part Num	Item Size	Description	Total Price	Extended Price
1	0000000	100SHS2650	Unit, 1 3/8" Flange Setback, Black/White, Low E Glass, Divided Light with Spacer, Specified Equal Lite, 2w2h, Black/White, 3/4" (Each Sash), Half Insect Screen, Black, Andersen 100 Series Hardware, White	\$ 493.88	\$ 493.88
				<u>\$ 493.88</u>	<u>\$ 493.88</u>
					<u>\$ 987.76</u>

Line Item #: 0007 Line Item Qty: 2 Initial: \_\_\_\_\_

Location: bedroom

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



Viewed from Exterior

100 Series, 100SHS Single Units  
Enhanced Performance: None  
Unit Code/Item Size: 100SHS3056  
Operation/Handling: F/A  
Frame Option: 1 3/8"  
Exterior Color: Black  
Interior Color: White  
Glass Type (Top): Low E Glass, Divided Light with Spacer, Specified Equal Lite  
Glass Type (Bottom): Low E Glass, Divided Light with Spacer, Specified Equal Lite  
Interior Grille (Top): Grille, Interior, Permanently Applied, White, Specified Equal Lite, 3/4", Low Definition  
Exterior Grille (Top): Grille, Exterior, Permanently Applied, Black, Specified Equal Lite, 3/4", Low Definition  
Interior Grille (Bottom): Grille, Interior, Permanently Applied, White, Specified Equal Lite, 3/4", Low Definition  
Exterior Grille (Bottom): Grille, Exterior, Permanently Applied, Black, Specified Equal Lite, 3/4", Low Definition  
Grille Construction (Top/Bot): Divided Light with Spacer/Divided Light with Spacer  
Custom Lite Pattern (Top): 2w2h  
Custom Lite Pattern (Bot): 2w2h  
Insect Screens: Half Insect Screen, Black  
Lock Hardware Style: Andersen 100 Series  
Lock Color: White

-----  
Zone: North-Central  
U-Factor: 0.31, SHGC: 0.28, ENERGY STAR® Certified: No  
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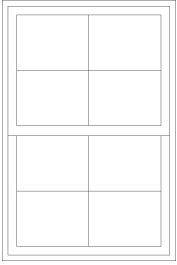
Comments:

Qty	Part Num	Item Size	Description	Total Price	Extended Price
1	0000000	100SHS3056	Unit, 1 3/8" Flange Setback, Black/White, Low E Glass, Divided Light with Spacer, Specified Equal Lite, 2w2h, Black/White, 3/4" (Each Sash), Half Insect Screen, Black, Andersen 100 Series Hardware, White	\$ 530.94	\$ 1061.88
				<b>\$ 530.94</b>	<b>\$ 1,061.88</b>

Line Item #: 0008 Line Item Qty: 2 Initial: \_\_\_\_\_

Location: master bed

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



Viewed from Exterior

100 Series, 100SHS Single Units  
 Enhanced Performance: None  
 Unit Code/Item Size: 100SHS3046  
 Operation/Handling: F/A  
 Frame Option: 1 3/8"  
 Exterior Color: Black  
 Interior Color: White  
 Glass Type (Top): Low E Glass, Divided Light with Spacer, Specified Equal Lite  
 Glass Type (Bottom): Low E Glass, Divided Light with Spacer, Specified Equal Lite  
 Interior Grille (Top): Grille, Interior, Permanently Applied, White, Specified Equal Lite, 3/4", Low Definition  
 Exterior Grille (Top): Grille, Exterior, Permanently Applied, Black, Specified Equal Lite, 3/4", Low Definition  
 Interior Grille (Bottom): Grille, Interior, Permanently Applied, White, Specified Equal Lite, 3/4", Low Definition  
 Exterior Grille (Bottom): Grille, Exterior, Permanently Applied, Black, Specified Equal Lite, 3/4", Low Definition  
 Grille Construction (Top/Bot): Divided Light with Spacer/Divided Light with Spacer  
 Custom Lite Pattern (Top): 2w2h  
 Custom Lite Pattern (Bot): 2w2h  
 Insect Screens: Half Insect Screen, Black  
 Lock Hardware Style: Andersen 100 Series  
 Lock Color: White

Zone: North-Central  
 U-Factor: 0.31, SHGC: 0.28, ENERGY STAR® Certified: No

Comments:

Qty	Part Num	Item Size	Description	Total Price	Extended Price
1	0000000	100SHS3046	Unit, 1 3/8" Flange Setback, Black/White, Low E Glass, Divided Light with Spacer, Specified Equal Lite, 2w2h, Black/White, 3/4" (Each Sash), Half Insect Screen, Black, Andersen 100 Series Hardware, White	\$ 493.88	\$ 987.76
				<b>\$ 493.88</b>	<b>\$ 987.76</b>

<b>SUBMITTED BY:</b> _____	<b>SUBTOTAL</b>	<b>\$</b>	<b>4,575.01</b>
<b>ACCEPTED BY:</b> _____	<b>TAXES( 0.000 %)</b>	<b>\$</b>	<b>0.00</b>
<b>DATE:</b> _____	<b>GRAND TOTAL</b>	<b>\$</b>	<b>4,575.01</b>

QUOTE: 165

Print Date: 12/17/2019

Page 8 Of 9

iQ Version: 19.1

**\*\* All graphics as viewed from the exterior.**

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



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



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

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

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