

ISSUE: Certificate of Appropriateness for new construction

APPLICANT: Deyi Awadallah

LOCATION: Parker-Gray District
1415 Princess Street

ZONE: RB/Townhouse Zone

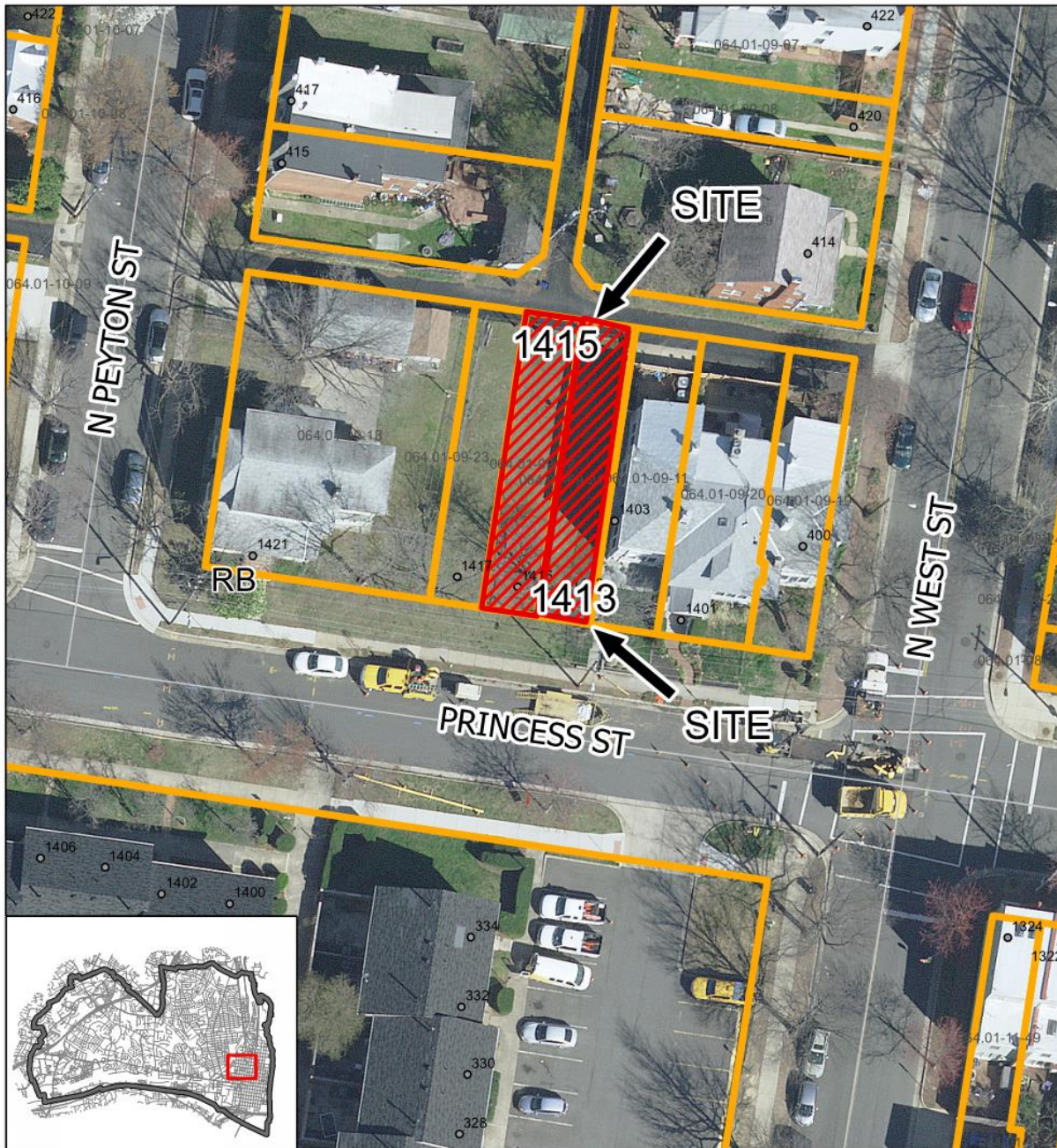
STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness for new construction:

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

GENERAL NOTES TO THE APPLICANT

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



**BAR #2020-00396 & BAR #2020-00412
1413 & 1415 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 1415 Princess Street. The dwelling will be two-stories in height and set back approximately 19 feet from the front property line. The proposed two-bay interior townhouse 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 lap siding with an 8¼" exposure on the north and south elevations, a two-story bay window with single-light casement composite windows, a single-panel door on the façade (south elevation). The rear (north) elevation consist of six-over-six double hung windows and a, multi-light door.

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 1415 Princess Street was created by subdivision in 1893 and has 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.

Staff has no objections to the proposed new construction. The proposed design is the same as the approved design of 1417 Princess Street (BAR2019-00528), which will adjoin 1415 and 1413 Princess Street. The façade of the subject property includes an embellished PVC cornice and a door canopy, which will provide additional visual interest and depth to the south elevation. The north elevations include six-over-six windows and a multi-light door. These architectural features are common in federal-style residential buildings, not the later buildings found in the Parker-Gray

District. Staff recommends that one-over-one windows, and a single-light door are used on the north elevation. These configurations are more architecturally appropriate for the proposed new construction.

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 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

F-1 The applicant proposes to construct a new dwelling unit. The proposed new unit must comply with SUP#2020-00057.

C-1 Planning Commission and City Council granted SUP#2020-00057 in October 2020 for a one-space parking reduction and a 392 square foot open space reduction.

Code Administration

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

Transportation and Environmental Services

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

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

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

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

F-2 If the alley located at the rear of the parcel is to be used at any point of the construction

process the following will be required:

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

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

- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- 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 for BAR 2020-00412: 1415 Princess Street*
- 2 – Supplemental Materials*
- 3 – Comments from the public received prior to publication of the staff report.*

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 St. ZONING: BB
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: Dayi 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: Dayi 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.*
☐ awning ☐ fence, gate or garden wall ☐ HVAC equipment ☐ shutters
☐ doors ☐ windows ☐ siding ☐ shed
☐ lighting ☐ pergola/trellis ☐ painting unpainted masonry
☐ other _____
☐ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

New Construction of single family Dwelling
on Each Lot

SUBMITTAL REQUIREMENTS:

Items listed below comprise the **minimum supporting materials** for BAR applications. Staff may request additional information during application review. Please refer to the relevant section of the *Design Guidelines* for further information on appropriate treatments.

Applicants must use the checklist below to ensure the application is complete. Include all information and material that are necessary to thoroughly describe the project. Incomplete applications will delay the docketing of the application for review. Pre-application meetings are required for all proposed additions. All applicants are encouraged to meet with staff prior to submission of a completed application.

Demolition/Encapsulation : *All applicants requesting 25 square feet or more of demolition/encapsulation must complete this section. Check N/A if an item in this section does not apply to your project.*

- N/A
☐ ☐ Survey plat showing the extent of the proposed demolition/encapsulation.
☒ ☐ Existing elevation drawings clearly showing all elements proposed for demolition/encapsulation.
☒ ☐ Clear and labeled photographs of all elevations of the building if the entire structure is proposed to be demolished.
☒ ☐ Description of the reason for demolition/encapsulation.
☒ ☐ Description of the alternatives to demolition/encapsulation and why such alternatives are not considered feasible.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. Check N/A if an item in this section does not apply to your project.

- ☐ ☒ N/A Scaled survey plat showing dimensions of lot and location of existing building and other structures on the lot, location of proposed structure or addition, dimensions of existing structure(s), proposed addition or new construction, and all exterior, ground and roof mounted equipment.
- ☐ ☐ FAR & Open Space calculation form.
- ☐ ☐ Clear and labeled photographs of the site, surrounding properties and existing structures, if applicable.
- ☐ ☐ Existing elevations must be scaled and include dimensions.
- ☐ ☐ Proposed elevations must be scaled and include dimensions. Include the relationship to adjacent structures in plan and elevations.
- ☐ ☐ Materials and colors to be used must be specified and delineated on the drawings. Actual samples may be provided or required.
- ☐ ☐ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☐ For development site plan projects, a model showing mass relationships to adjacent properties and structures.

Signs & Awnings: One sign per building under one square foot does not require BAR approval unless illuminated. All other signs including window signs require BAR approval. Check N/A if an item in this section does not apply to your project.

- ☐ ☒ N/A Linear feet of building: Front: _____ Secondary front (if corner lot): _____
- ☐ ☒ Square feet of existing signs to remain: _____
- ☐ ☒ Photograph of building showing existing conditions.
- ☐ ☒ Dimensioned drawings of proposed sign identifying materials, color, lettering style and text.
- ☐ ☒ Location of sign (show exact location on building including the height above sidewalk).
- ☐ ☒ Means of attachment (drawing or manufacturer's cut sheet of bracket if applicable).
- ☐ ☒ Description of lighting (if applicable). Include manufacturer's cut sheet for any new lighting fixtures and information detailing how it will be attached to the building's facade.

Alterations: Check N/A if an item in this section does not apply to your project.

- ☐ ☒ N/A Clear and labeled photographs of the site, especially the area being impacted by the alterations, all sides of the building and any pertinent details.
- ☐ ☒ Manufacturer's specifications for materials to include, but not limited to: roofing, siding, windows, doors, lighting, fencing, HVAC equipment and walls.
- ☐ ☒ Drawings accurately representing the changes to the proposed structure, including materials and overall dimensions. Drawings must be to scale.
- ☐ ☒ An official survey plat showing the proposed locations of HVAC units, fences, and sheds.
- ☐ ☒ Historic elevations or photographs should accompany any request to return a structure to an earlier appearance.


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: Deyi Awadallah

Date: 8/10/2020

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. Deyi Awadallah	3201 Magnolia Ave Falls Church, VA 22041	100%
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (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.

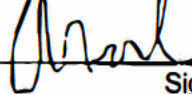
Name	Address	Percent of Ownership
1. Deyi Awadallah	3201 Magnolia Ave Falls Church, VA	100%
2.		
3.		

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

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

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

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

8/10/2020 Deyi Awadallah 
Date Printed Name Signature



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

A. Property Information

A1. 1413 Princess
Street Address

RB
Zone



A2. 1300
Total Lot Area

x

0.75
Floor Area Ratio Allowed by Zone

= 0

1020
Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement
First Floor
Second Floor
Third Floor
Attic
Porches
Balcony/Deck
Lavatory***
Other**

Allowable Exclusions**

Basement**
Stairways**
Mechanical**
Attic less than 7***
Porches**
Balcony/Deck**
Lavatory***
Other**
Other**

NIA

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

Basement
First Floor
Second Floor
Third Floor
Attic
Porches
Balcony/Deck
Lavatory***
Other

576
576
496
0
576
16
144
80
0

Allowable Exclusions**

Basement**
Stairways**
Mechanical**
Attic less than 7***
Porches**
Balcony/Deck**
Lavatory***
Other**
Other**

576
39
0
576
16
144
80
0
0

C1. 0 2404 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

2404

C2. Total Exclusions

0

1446

D. Total Floor Area

D1. 0 1018 Sq. Ft.

Total Floor Area (add B3 and C3)

D2. 0 1020 Sq. Ft.

Total Floor Area Allowed
by Zone (A2)

E. Open Space

E1. 1300 Sq. Ft.

Existing Open Space

E2. 800 Sq. Ft.

Required Open Space

E3. 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. Total Lot Area **1360** x Floor Area Ratio Allowed by Zone **0.75** = **0.00** Maximum Allowable Floor Area **1020**
 RB Zone

B. Existing Gross Floor Area

Existing Gross Area	Allowable Exclusions**
Basement	Basement**
First Floor	Stairways**
Second Floor	Mechanical**
Third Floor	Attic less than 7"
Attic	Porches**
Porches	Balcony/Deck**
Balcony/Deck	Lavatory***
Lavatory***	Other**
Other**	Other**

B1. 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	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**

C1. Total Gross **0.00** **2404** C2. Total Exclusions **0.00** **1446**

C1. **0.00** **2404** 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**

PROPERTY OWNER:

DEYI AWADALLAH
1413 PRINCESS STREET
ALEXANDRIA, VA 22314
PHONE NUMBER: 703-501-5252

NOTES:

1. THE PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
2. THE SURVEY WAS NOT PREPARED FOR CONSTRUCTION PURPOSES (INCLUDING FENCES).
3. THE LOCATION OF FENCES ARE APPROXIMATE AND DO NOT CERTIFY TO OWNERSHIP.
4. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX MAP # 064.01-09-21.

NOTE:

DECK AND STOOP WILL BE MAXIMUM 2 FEET ABOVE THE FINISH GRADE.

LOT 22

LOT 519

10' PUBLIC ALLEY

IPSS 76°15' 00" E ~ 16.0' IPS

PARKING SPACE

CONC. PAD

LOT 21
AREA=1,360 SF

WOOD DECK
MAX 2 FT
ABOVE
GRADE

2 STORY
DWELLING
#1413

OVERHANG
BOX WINDOW

STOOP

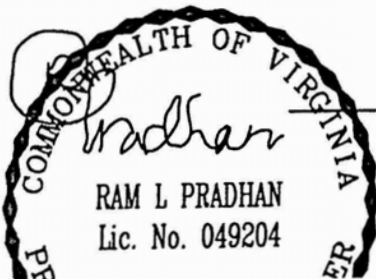
LEADWALKWAY

LEGEND:

CG= CURB & GUTTER
OHW= OVERHEAD WIRE

IPF N 76°15' 00" W ~ 16.0' IPF

PRINCESS STREET



PROPERTY OWNER:

DEYI AWADALLAH
1415 PRINCESS STREET
ALEXANDRIA, VA 22314
PHONE NUMBER: 703-501-5252

10' PUBLIC ALLEY

IPSS 76°15' 00" E ~ 16.0' IPS

GATE

PARKING
SPACE

LOT 22
AREA=1,380 SF

WOOD
DECK
MAX 2 FT
ABOVE
GRADE

NOTES:

1. THE PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
2. THE SURVEY WAS NOT PREPARED FOR CONSTRUCTION PURPOSES (INCLUDING FENCES).
3. THE LOCATION OF FENCES ARE APPROXIMATE AND DO NOT CERTIFY TO OWNERSHIP.
4. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON TAX MAP # 064.01-09-22.

NOTE:

DECK AND STOOP WILL BE MAXIMUM 2 FEET ABOVE THE FINISH GRADE.

LOT 23

LOT 21

2 STORY
DWELLING
#1415

OVERHANG
BOX WINDOW

STOOP

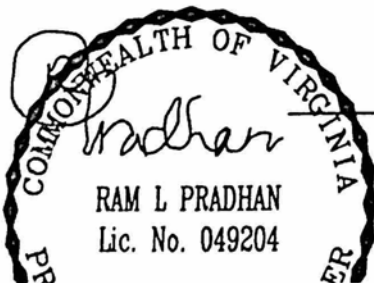
LEADWALKWAY

LEGEND:

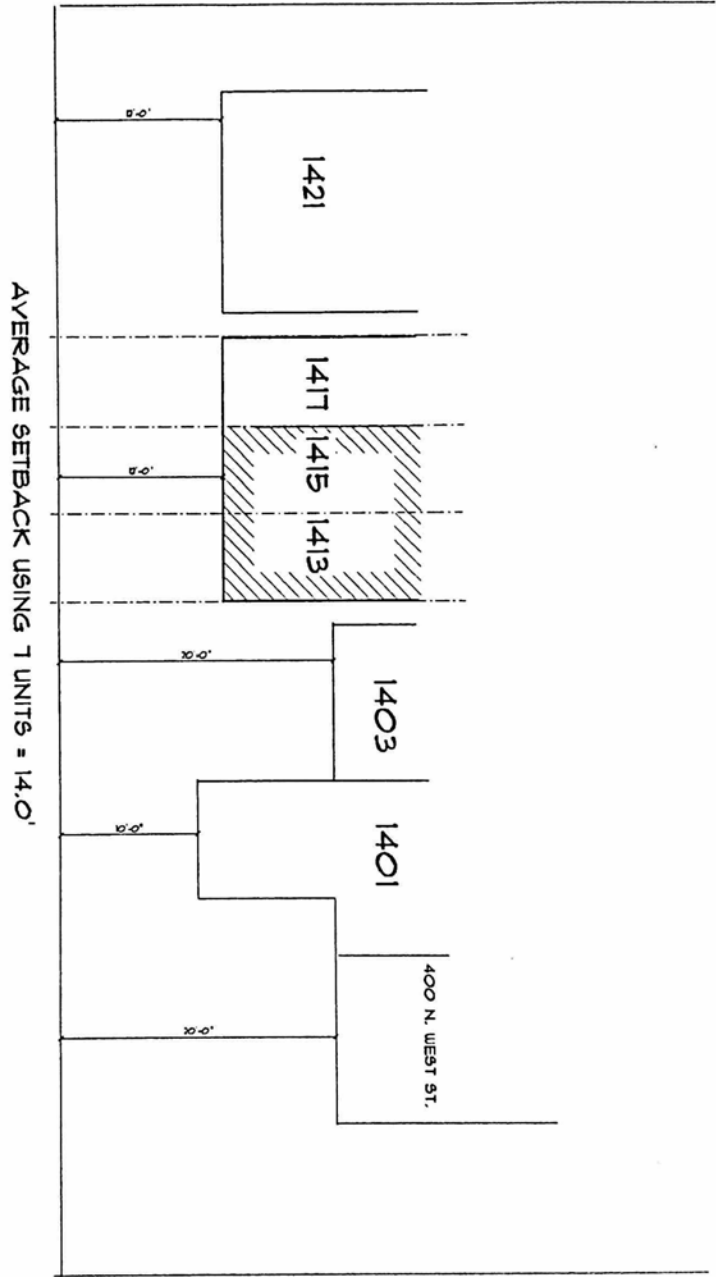
CG= CURB & GUTTER
OHW= OVERHEAD WIRE

IPF N 76°15' 00" W ~ 16.0' IPF

PRINCESS STREET



N. PEYTON STREET



PRINCESS STREET

STREETSCAPE PLAN

N. WEST STREET

2 ABUTTING SINGLE FAMILY DWELLINGS FOR
DEYI AWADALLAH
1413, 1415 PRINCESS STREET
ALEXANDRIA, VIRGINIA
INDEX OF DRAWINGS

CS	COVER SHEET	M001	HVAC-GEN NOTES, SYSTEMS, APPREVS 7& SPECS
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A-2	SECOND FLOOR PLAN	M003	HVAC-NEW WORK PLAN-FIRST FLOOR
A-3	FRONT AND LEFT SIDE ELEVATIONS	M004	HVAC-NEW WORK PLAN-SECOND FLOOR
A-4	REAR AND RIGHT SIDE ELEVATIONS	M005	HVAC-SCHEDULES AND DETAILS
A-5	ROOF AND ROOF FRAMING PLAN	P001	PLUMBING-GEN NOTES, SYSTEMS, APPREVS 7& SPECS
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A-8	FIRST AND SECOND FLR WINDBRACING	E001	ELEC-GEN NOTES, SYSTEMS, APPREVS & SPECS
		E001	ELECT. POWER NEW WORK PLAN
		E002	ELECT.-LIGHTING-NEW WORK PLAN

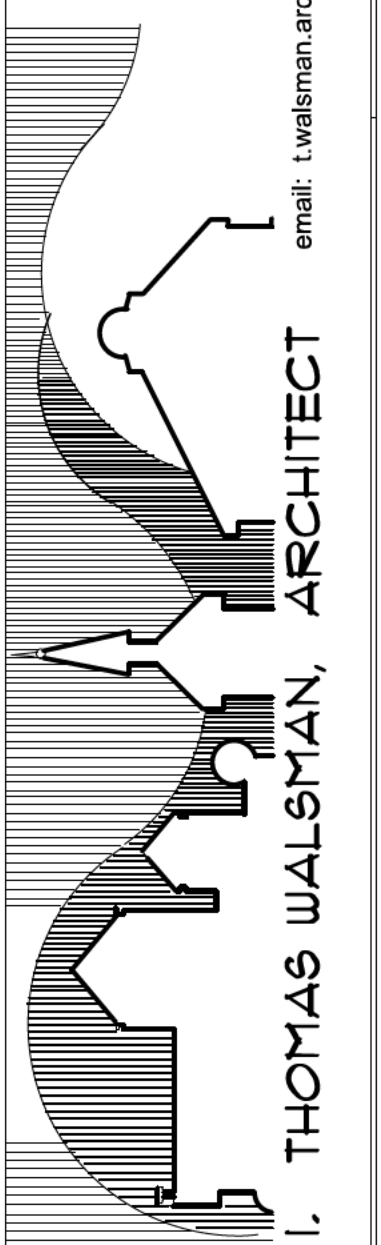
ENERGY CONSERVATION WILL
BE BY THE PRESCRIPTIVE METHOD

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 1900 F	50 DEGREES F	YES

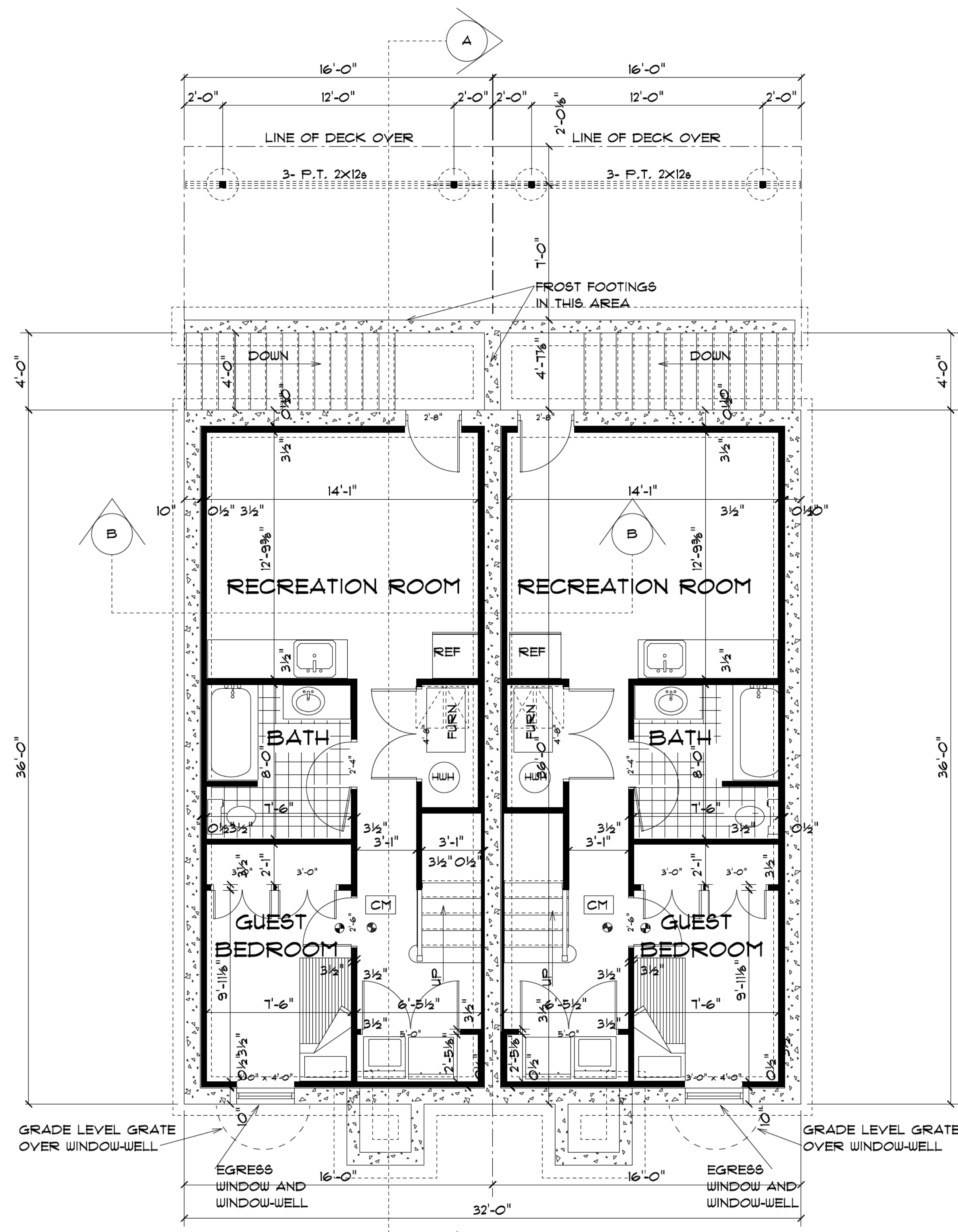
PROJECT WILL COMPLY WITH VUSBC 2015

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

7-12-2020
COVER SHEET



L. THOMAS WALSMAN, ARCHITECT
email: twalsman.architect@gmail.com cell phone: (202) 888-9417

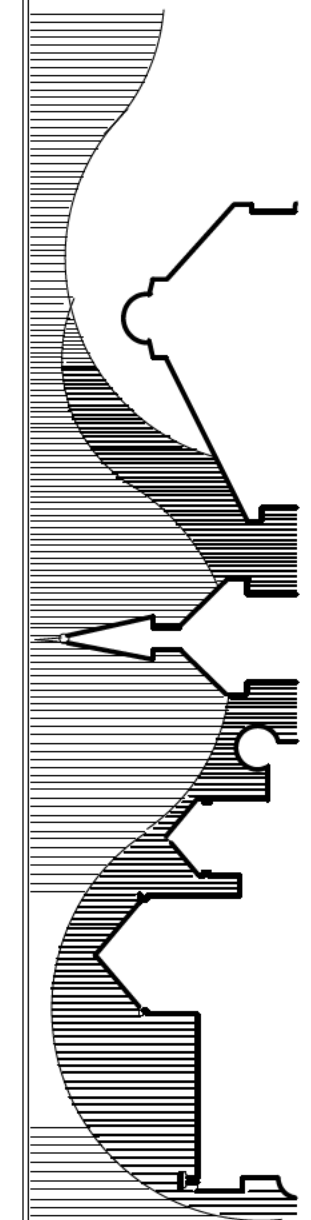


BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"

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

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

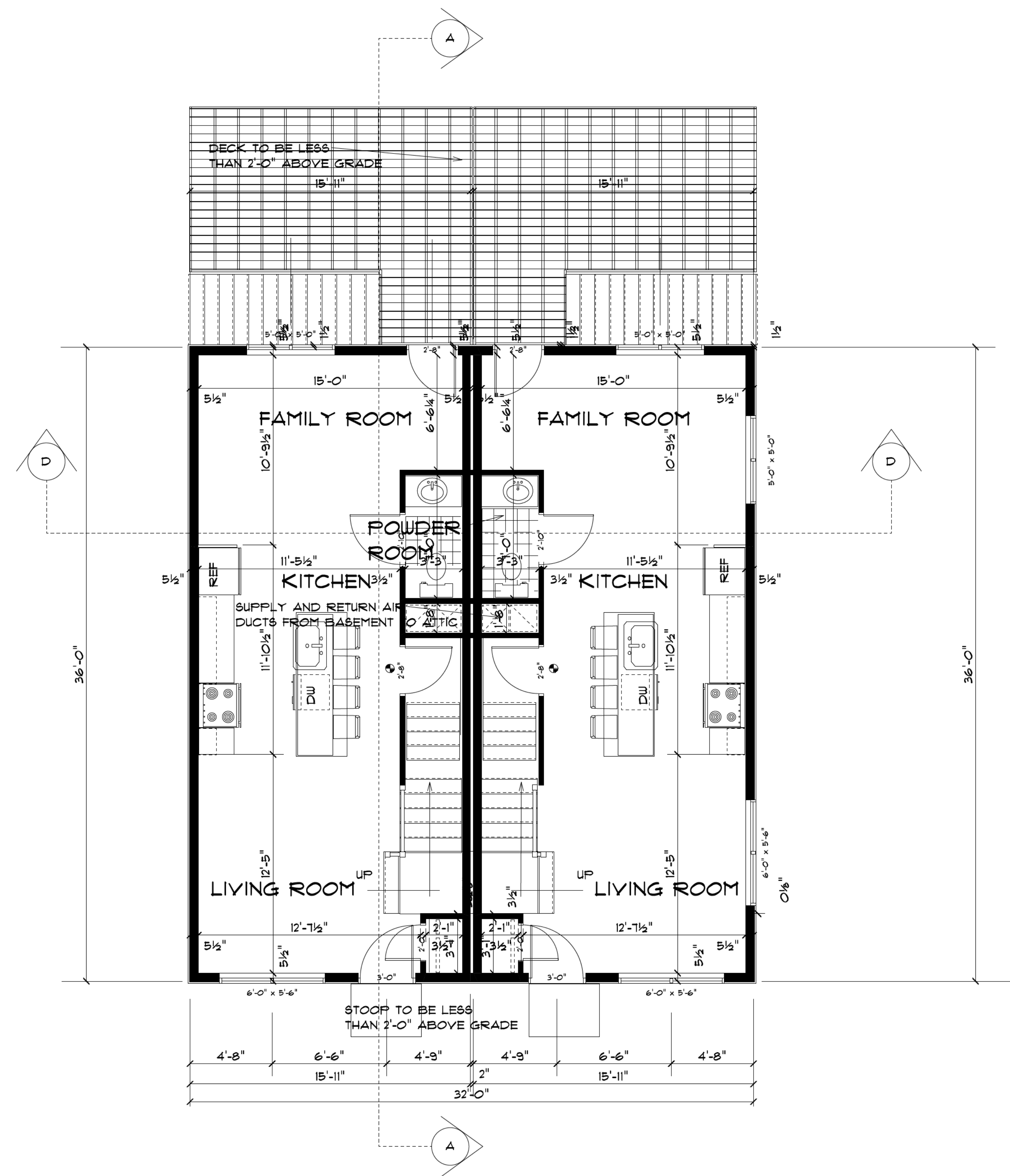
BASEMENT FLOOR PLANS



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7-11-2020

A-1



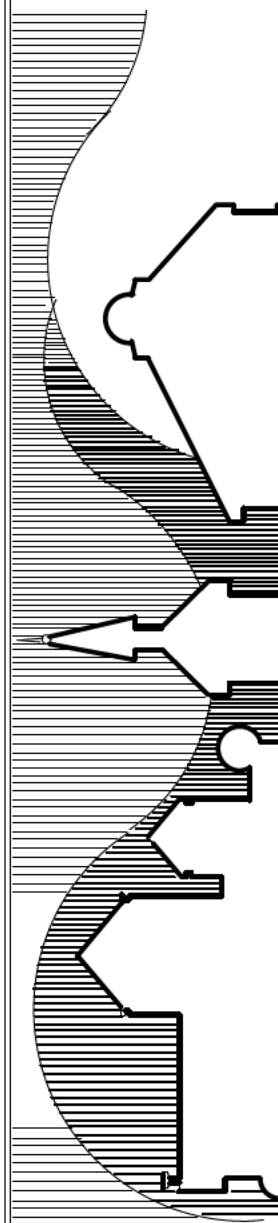
FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

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

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

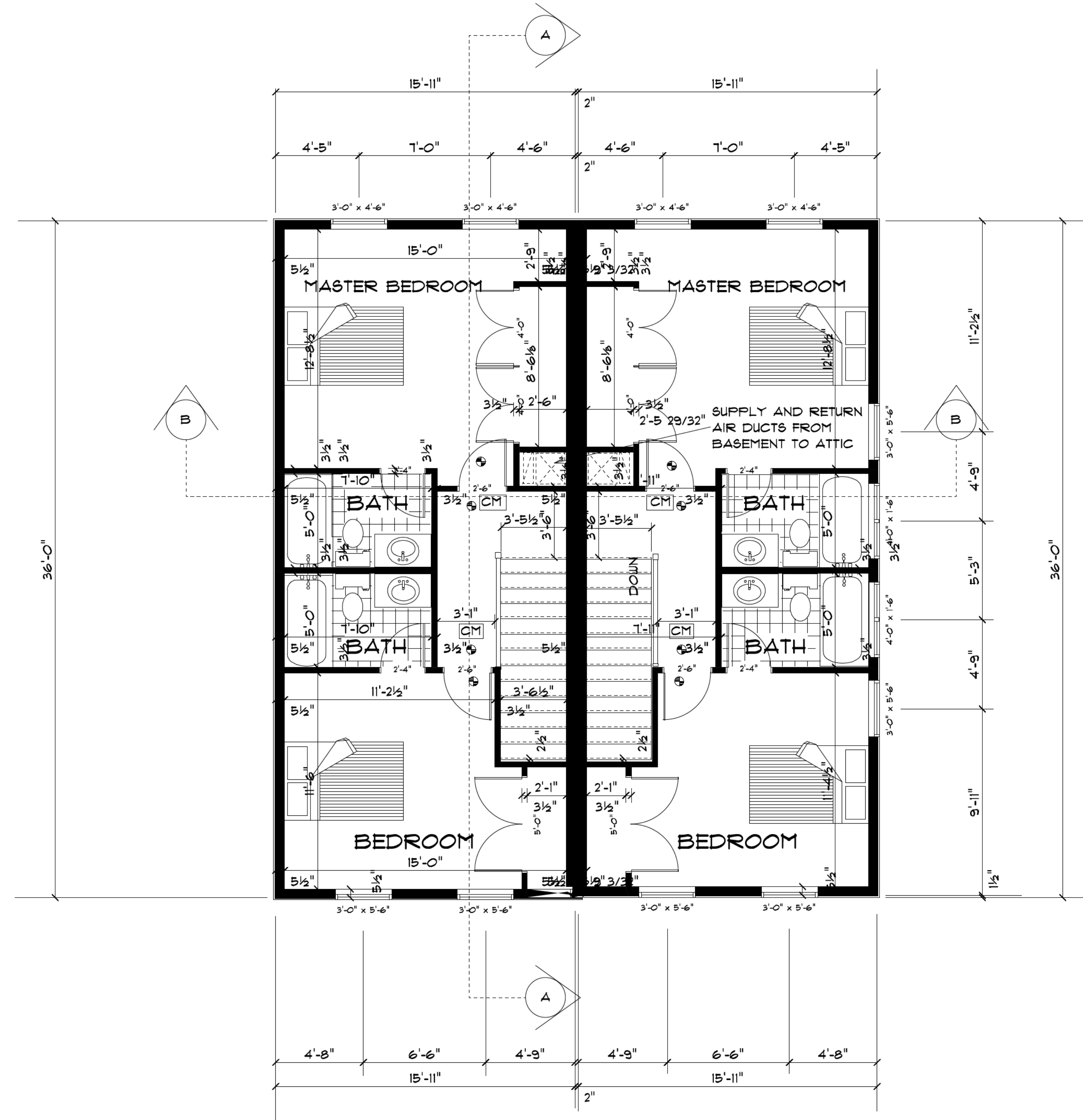
FIRST FLOOR PLANS



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6-10-2020

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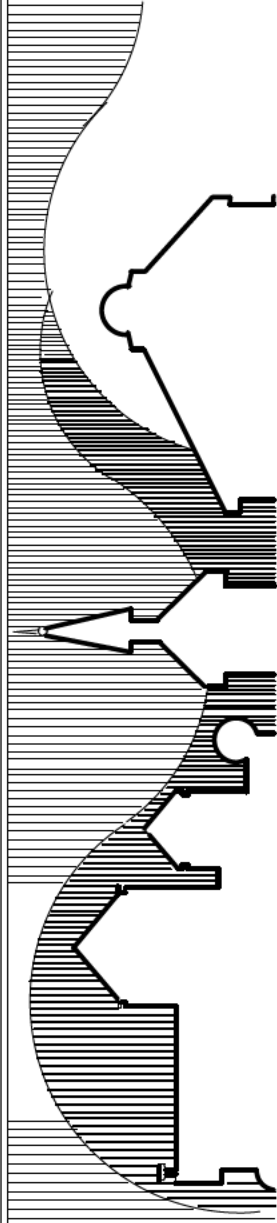
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND

- [Symbol] FLUORESCENT FIXTURE
- [Symbol] HVAC DIFFUSER
- [Symbol] TELEPHONE OUTLET
- [Symbol] ELECTRICAL OUTLET
- [Symbol] GFI GFI ELECTRICAL OUTLET
- [Symbol] RECESSED LIGHT
- [Symbol] SURFACE MTD. LIGHT
- [Symbol] BATHROOM HEAT/LAMP
- [Symbol] CEILING FAN
- [Symbol] CABLE OUTLET
- [Symbol] SWITCH LOCATION
- [Symbol] 3 WAY SWITCH LOCATION
- [Symbol] TYPICAL PARTITION: 1/2" DRYWALL BOTH SIDES ON 2X4 @ 16" O.C.
- [Symbol] TYPICAL 3'-0" X 6'-8" DOOR W/ DOOR SWING SHOWN
- [Symbol] SMOKE DETECTOR
- [Symbol] CM CARBON MONOXIDE DETECTOR
- [Symbol] CHANDELIER
- [Symbol] BATHROOM EXHAUST FAN
- [Symbol] VANITY LIGHT
- [Symbol] SCONCE
- [Symbol] JUNCTION BOX

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

SECOND FLOOR PLAN

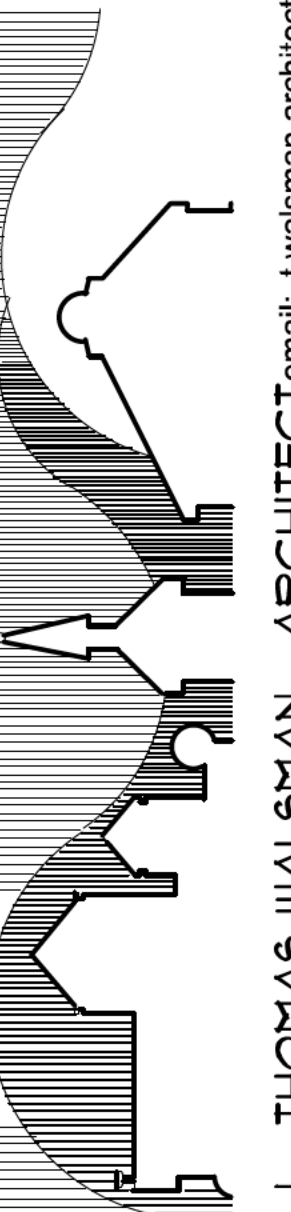


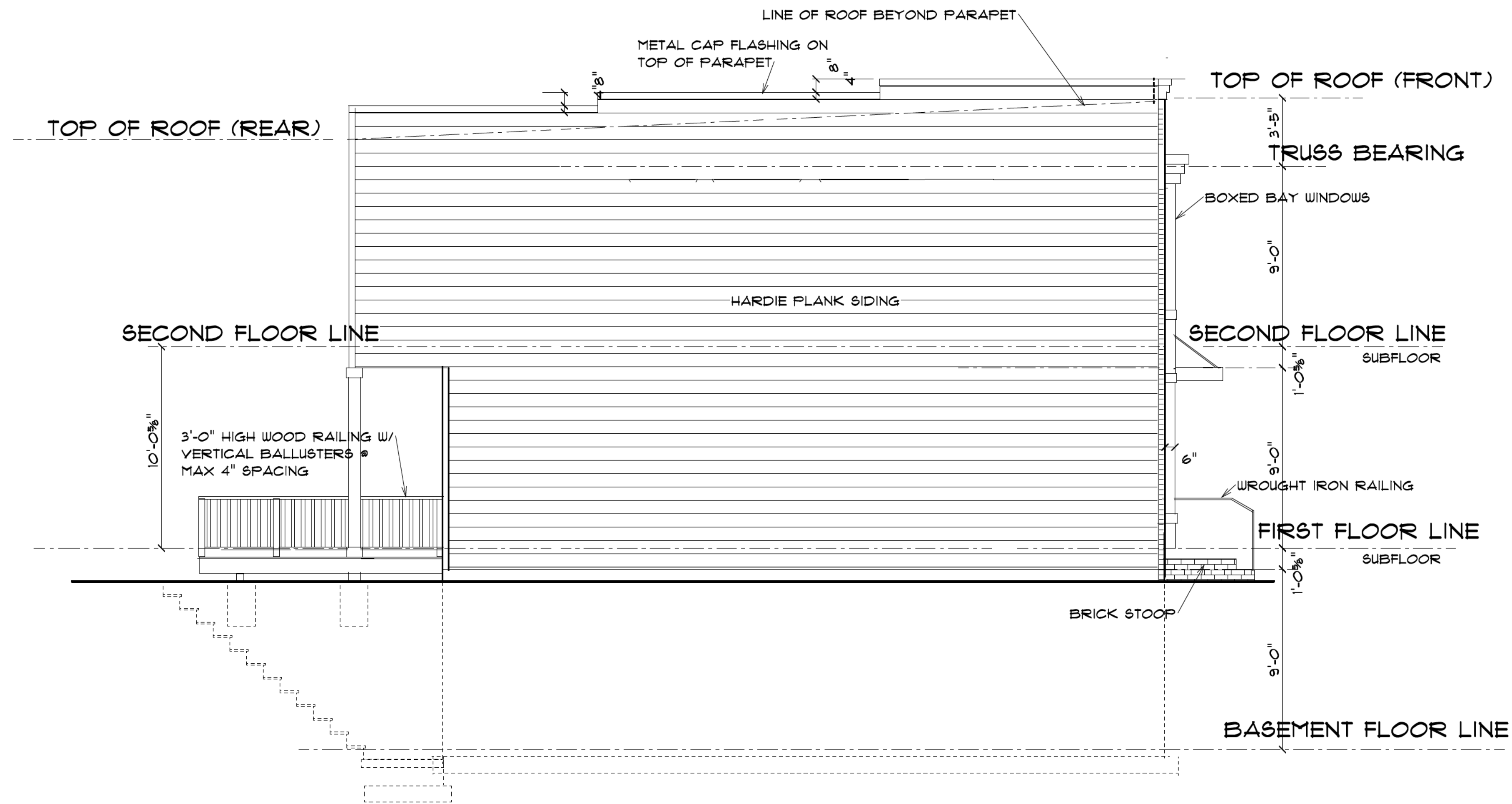
L. THOMAS WALSMAN, ARCHITECT email: lwalsman.architect@gmail.com cell phone: (240) 888-9417

7-12-2020

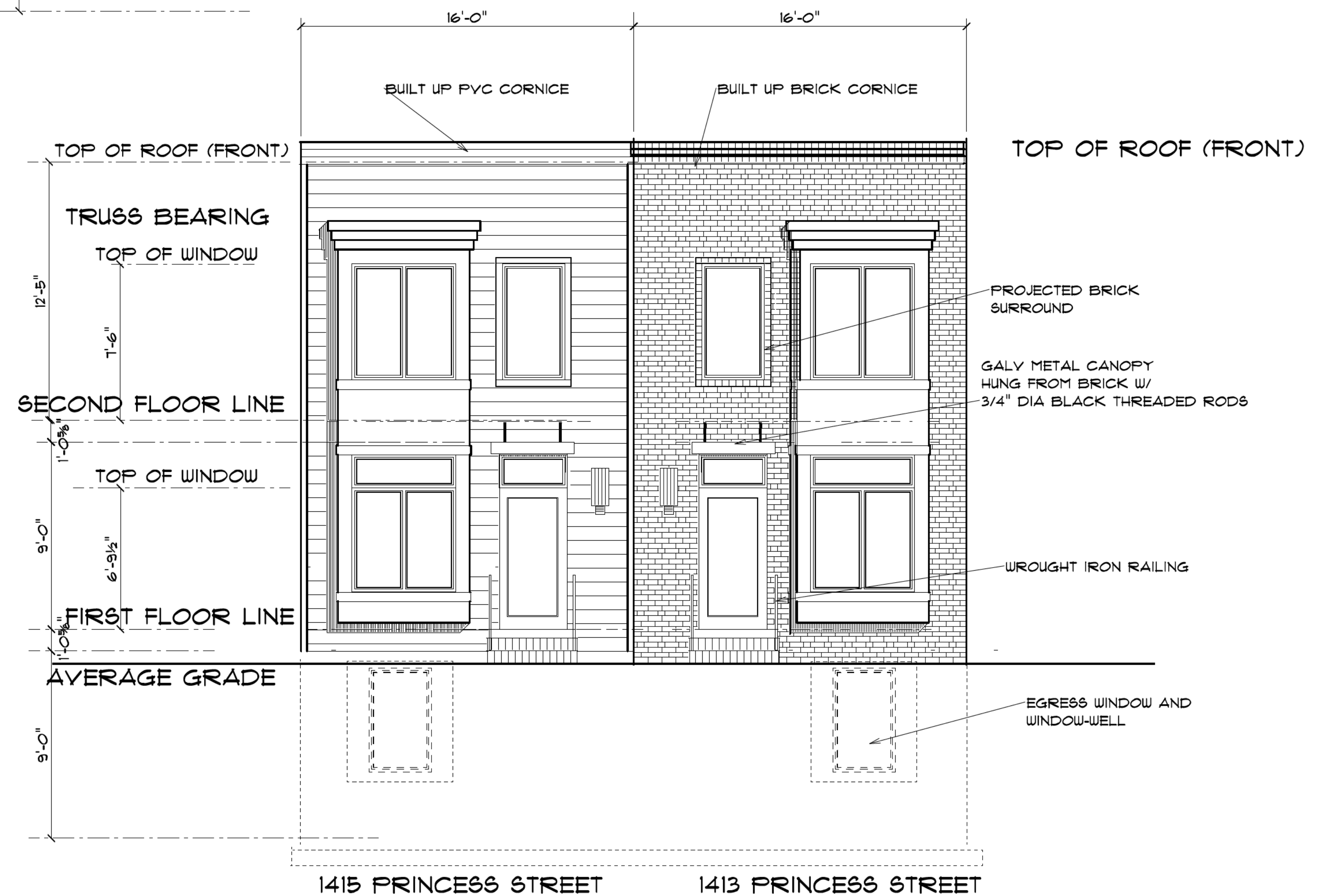


FRONT (SOUTH) STREETSCAPE ELEVATION
SCALE: 1/4" = 1'-0"



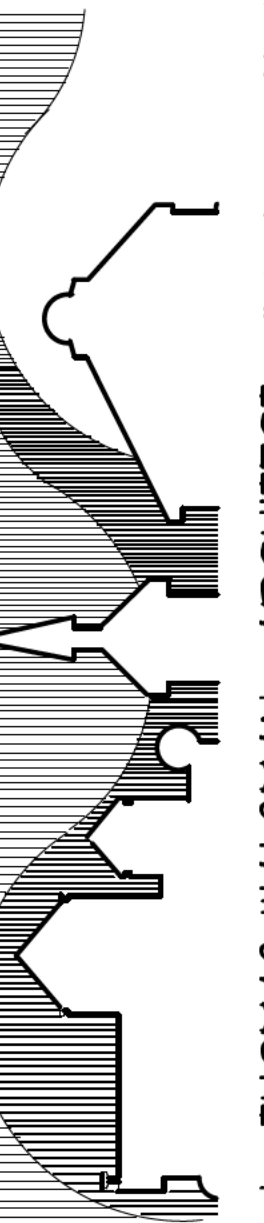


LEFT SIDE ELEVATION (WEST)
SCALE: 1/4" = 1'-0"



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

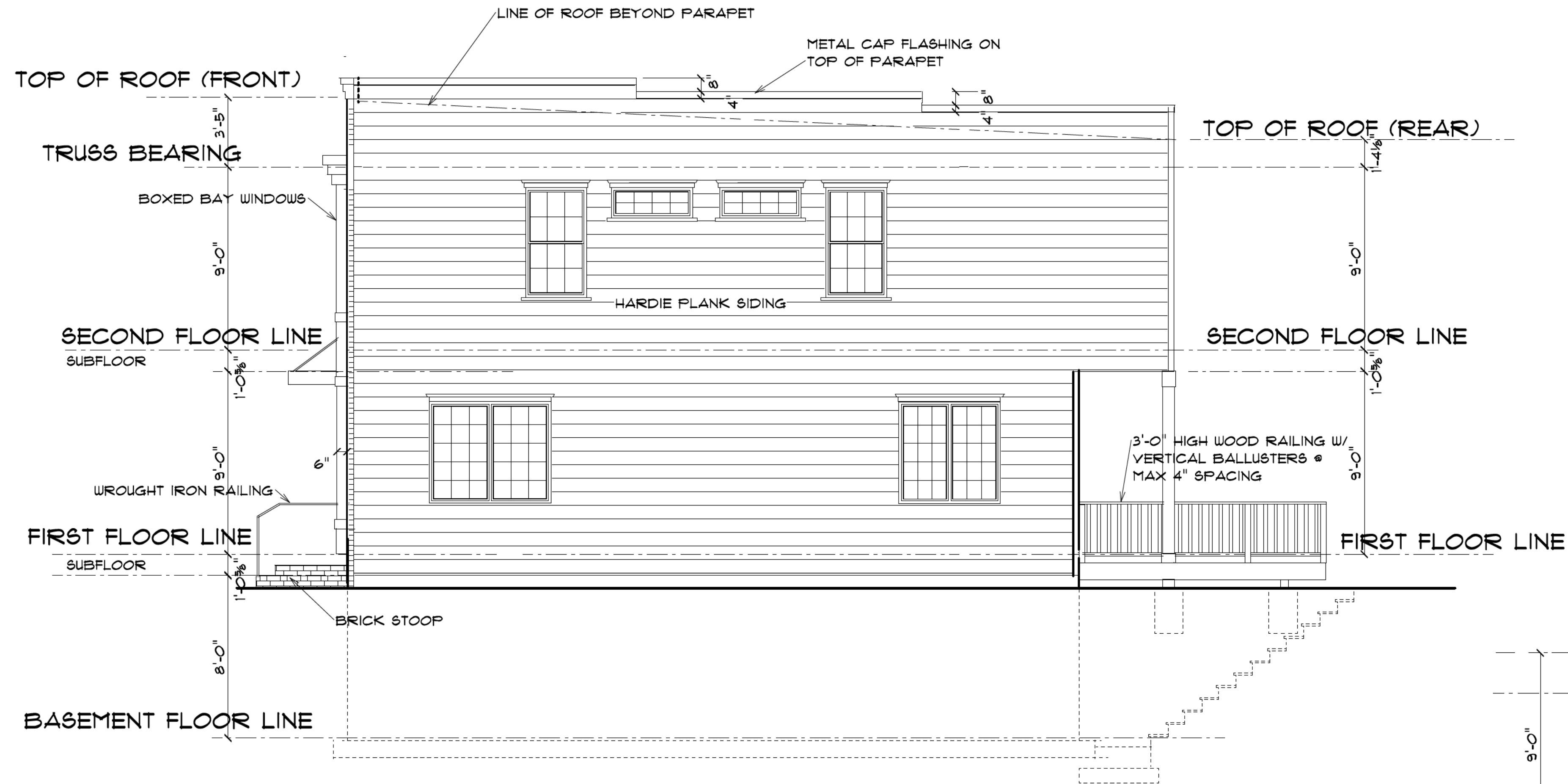
2 ABUTTING SINGLE FAMILY DWELLINGS FOR
DEYI AWADALLAH
1413 AND 1415 PRINCESS STREET, ALEXANDRIA, VA
NORTH AND EAST ELEVATIONS



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11-11-2020

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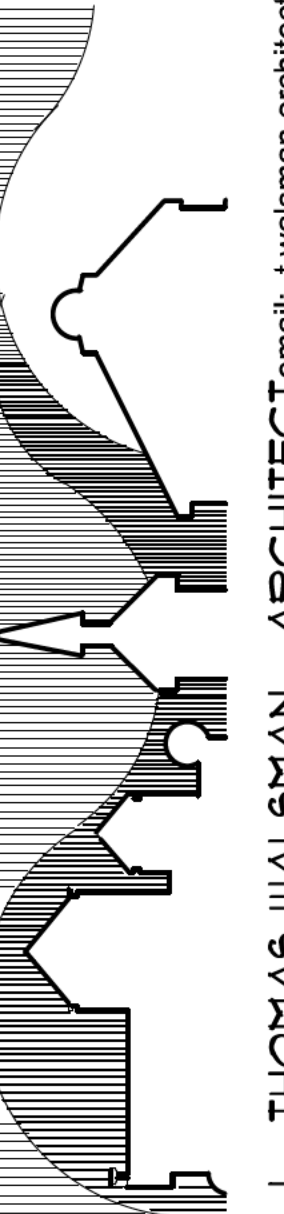


RIGHT SIDE ELEVATION (EAST)
SCALE: 1/4" = 1'-0"



1413 PRINCESS STREET 1415 PRINCESS STREET

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



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

11-11-2020

A-5

1413-1415 Princess Street, Alexandria, VA 22314











Materials

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

SIDING:

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

Price: \$12,600.00

GUTTERS AND DOWNSPOUTS

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

Price: \$1,160.00

Andersen Windows - Printed Quote/Long Form



QUOTE:	146	QUOTE DATE:	09/11/2019	PRINT DATE:	09/11/2019
CUSTOMER:	TW Perry House Account Springfield			TRADE ID:	027015
CELL:				PROMOTION CODE:	
PO#:					
SALESREP:	Rachel Carter				
PROJECT:	609 N Alfred St				
TERMS:					
PICKUP/DELIVERY:	Delivery				
CREATED BY:					

Billing Information

CONTACT:
PHONE:
FAX:
ADDRESS:

Shipping Information

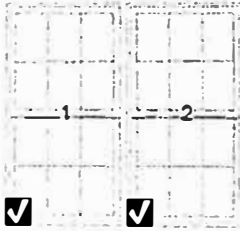
CONTACT:
PHONE:
FAX:
ADDRESS:

COMMENTS:

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

Location: _____

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



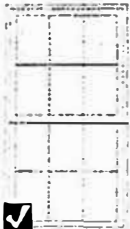
Viewed from Exterior

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

Comments: _____

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

Unit/Sash 1 of 2



Viewed from Exterior

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

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

Comments: _____

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

Unit/Sash 2 of 2



Viewed from Exterior

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

Zone: North-Central

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

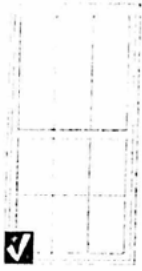
Comments:

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

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

Location: _____

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



Viewed from Exterior

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

Zone: North-Central

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

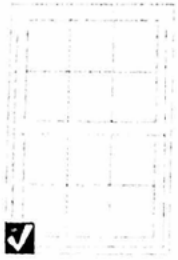
Comments:

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

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

Location: _____

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



Viewed from Exterior

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

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

Comments:

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

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

Location: _____

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



Viewed from Exterior

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

Comments:

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

Unit/Sash 1 of 2

Viewed from Exterior

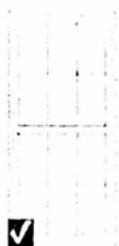
100 Series, 100SHS Single Units
 Unit Code/Item Size: 100SHS2' 5 3/8" x 4' 11 3/4" (Custom)
 Operation/Handing: F/A
 Frame Option: No Flange
 Exterior Color: Black
 Interior Color: White
 Glass Type (Top): Low E Glass, Finelight Grilles-Between-the-Glass, Colonial, Black/White, 3/4"
 Glass Type (Bottom):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

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

Comments:

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

Unit/Sash 2 of 2



Viewed from Exterior

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

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

Comments:

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

Line Item #: 0007 Line Item Qty: 1 Initial:

Location: TEMP

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



Viewed from Exterior

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

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

Comments:

QUOTE: 146

Print Date: 09/11/2019

Page 7 Of 10

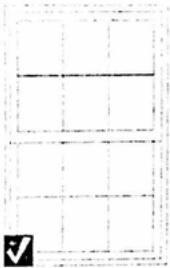
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Qty	Part Num	Item Size	Description	Total Price	Extended Price
1	0000000	100AS3' 11 1/2" x 1' 7 1/2"	Unit, No Flange, Black/White, S Handing, Low E Tempered Glass, Finelight Grilles-Between-the-Glass, Specified Equal Lite, 4w1h, Black/White, 3/4"	\$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

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

Location:

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



Viewed from Exterior

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

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

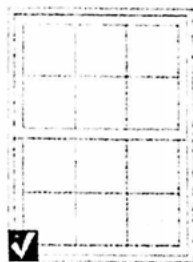
Comments:

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

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

Location: _____

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



Viewed from Exterior

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

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

Comments:

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

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

** All graphics as viewed from the exterior.

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

Line Item #: 0009

Line Item Qty:

1

Initial: _____

Location: _____

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



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 Unit Code/Item Size: 100SHS2' 11 3/4" x 3' 11 1/2" (Custom)
 Operation/Handing: F/A
 Frame Option: No Flange
 Exterior Color: Black
 Interior Color: White
 Glass Type (Top): Low E Glass, Finelight Grilles-Between-the-Glass, Colonial, Black/White, 3/4"
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SUBMITTED BY: _____	SUBTOTAL	\$	9,124.35
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DATE: _____	GRAND TOTAL	\$	9,124.35

** All graphics as viewed from the exterior.

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



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



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

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

Nexia is a registered trademark of Ingersoll Rand Inc.



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

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

From: Luis Panameno

Ref: 1413 Princess St Alexandria, VA 22314; Roofing and Sheet Metal.

Dear Deyi

x2 (1415 Princess St.)

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

Scope of Work.

Roofing:

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

BASE BID: Alexandria Duplex

TOTALS: \$17,358.00

- Standing Seam Roofing
- Shingle Roofing

\$12,978.00
\$4,380.00

EXCLUDES:

- Contract terms other than standard AIA Subcontract Agreement terms.

Again, thank you for considering L P ROOFING, LLC. for your roofing and waterproofing needs. If you have any

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

Sincerely,

Luis Panameno

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

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

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



**Metro Washington
Chapter**



L.D. LUCAS HVAC



TRANE
It's Hard To Stop A Trane

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

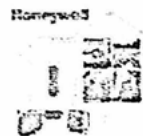
\$10,300.00

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 SCRUBBR 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

From: [Michael Stauber](#)
To: [Lia Niebauer](#)
Subject: [EXTERNAL]BAR #2020-00396 PG
Date: Thursday, November 12, 2020 12:49:35 PM

BAR #2020-00396 PG

Request for new construction at [1413 Princess Street](#).

Applicant: Deyi Awadallah

Dear Board Members:

I am the owner and occupant of Property at [1401 Princess St, Alexandria, VA 22314](#). Mr. Awadallah is simply the owner of the lot and has a business of remodeling and development of properties and has no intentions of residing at the proposed new construction and quite frankly being a Falls Church resident no interest in maintaining the look, feel and architecture of our neighborhood. These vacant lands (1413, 1415, 1417) to my knowledge were never opened to the public for purchase, the first we knew about the sale of the land was the filing of the request to build. The builder is proposing to build right up to the property line within inches of the existing porch and front door entrance to 1403 Princess Street. 1403 has been in existence since approximately 1993 with use and enjoyment of the residence with light and view out of 95% of the windows in the house. Should you permit the building on this lot you will block all light and view of this residence, which was approved by the city some 30 years ago. You would have windows on the new construction looking directly into 1403, this clearly is inappropriate. By approving the development of this land so close to the existing property will irreparably harm not only the owner of 1403, but my property as well as the view, aesthetics and adversely impact the block forever.

Councilwoman Pepper appropriately brought the foregoing to the attention of city council at the October 17, 2020 meeting. It is my suggestion that the owner of all three lots use the lots to build 2 new homes that provides significant distance from the adjoining homes, this would permit a slightly bigger build of proposed designs and still maintain the integrity of our block. I believe this Board has a duty to me, the owner and occupants of 1403 Princess Street, to preserve this block in Parker-Gray and must consider the impact of allowing building 3 units so close together. Thank you.

Michael Stauber

[1401 Princess St](#)

[Alexandria, VA 22314](#)

From: [Steve Davidson](#)
To: [Amirah Lane](#)
Cc: [Lia Niebauer](#)
Subject: Re: November 4 BAR Hearing
Date: Sunday, November 8, 2020 11:09:26 AM
Attachments: [\[redacted\]](#)

Hello, Amirah. Just to do a quick recap: I live at 1403 Princess Street, adjacent to the proposed construction at 1413 Princess that you are evaluating.

I have attached the presentation that was made to the City Council on 10/17 (to get parking space waivers), and please see the highlighted text below where I note Councilwoman Pepper concern (stated at the 10/17 meeting) about the proximity of the construction to our front door. I have attached an audio extract from that meeting so you can hear her comments and concerns first hand. It very much is our front door (not a side door, our only other door leads to the alley behind the house).



Our front door can be seen in the photo on p.3 of the attached PDF document, just to the right of the tree. I am attaching a photo I just took from inside our front door so you can see it from our perspective. The side of the proposed building will be in physical contact with the wrought iron fence you see in the lower part of my photo — just 4 feet in front of our front door.

And, of course, if the building at 1413 Princess Street is constructed, the view in the photo (and our kitchen windows to the left of the door as seen on p.3 of the PDF attachment) will be replaced by the side of a building.

I'm new to Alexandria (and to the BAR the process), but my understanding is that the BAR serves to strike a balance between preserving community character and quality of life, and the economic opportunity for developers. It seems to me that this developer intends to squeeze three new homes into this small parcel of land, and is therefore pushing the limits of what can be done (and may adversely impact the character of this area).

My question (because I don't know the rules here): Are the interests of the community served by permitting three properties to go into this small space? Although the developer is formally requesting permission to build two at this time (1413 and 1415 Princess St), the plans he submitted clearly show that the citing for 1413 and 1415 was selected in order to leave room for 1417 Princess St — by cramming 1413 right up against the property line with 1403.

I invite you to come visit us in order to get a first-hand view of what BAR 2020-00369 and BAR 2020-00412 may do to this part of Princess Street, and its impact on us.

Thank you for your interest in this matter, and please contact me if you have any questions or do discuss this further

Steve Davidson

From: Steve Davidson
Sent: Thursday, October 29, 2020 2:46 PM
To: Lia Niebauer <lia.niebauer@alexandriava.gov>
Subject: Re: November 4 BAR Hearing

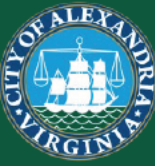
Thank you very much for letting me know.

If you saw my comments when I filled out the form, you'll know that I'm a new resident — so this is going to be a "rookie" question: Is it appropriate for members of the community to talk to the Staff as they prepare their report (in order to be sure they are aware of some things)?

I ask because, regarding the project, at the City Council meeting on the 17th (while the parking space relief for those two buildings were being discussed) Councilwoman Pepper expressed concern about the placement of the house at 1413 Princess relative to the front of 1403 Princess. The application submitted (and posted with this meeting announcement) seemed to do everything it could to obscure the proximity problem that Councilwoman Pepper identified (and concerns me as well).

Again, thank you.
Steve Davidson

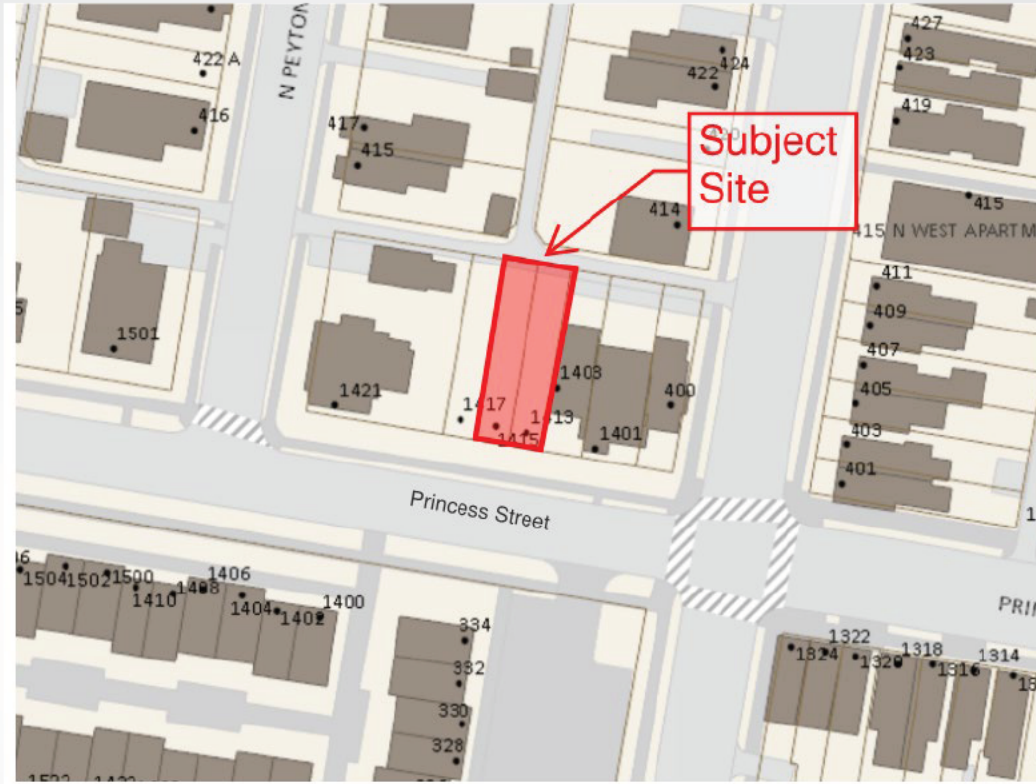




SUP#2020-00057
1413 and 1415 Princess Street
Parking Reductions
and Open Space Modifications

City Council
October 17, 2020

Site Context



- Princess Street between North Peyton Street and North West Street
- Both subject parcels are undeveloped
- Access is provided from a rear alley
- Zoned RB

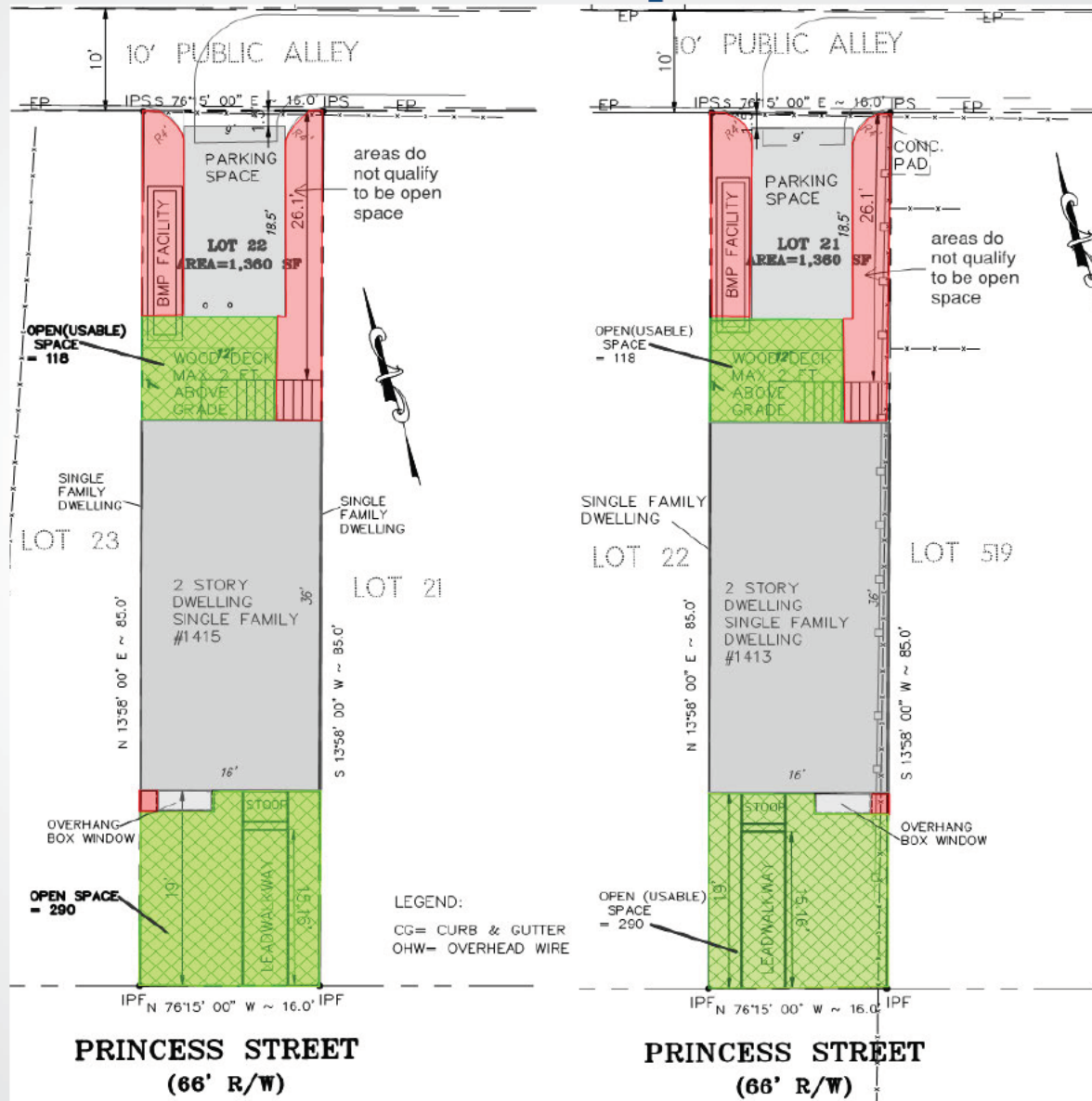
SUP Request



A parking reduction of one space for each lot

An open space modification from 800 sq. ft. to 408 sq. ft. for each lot

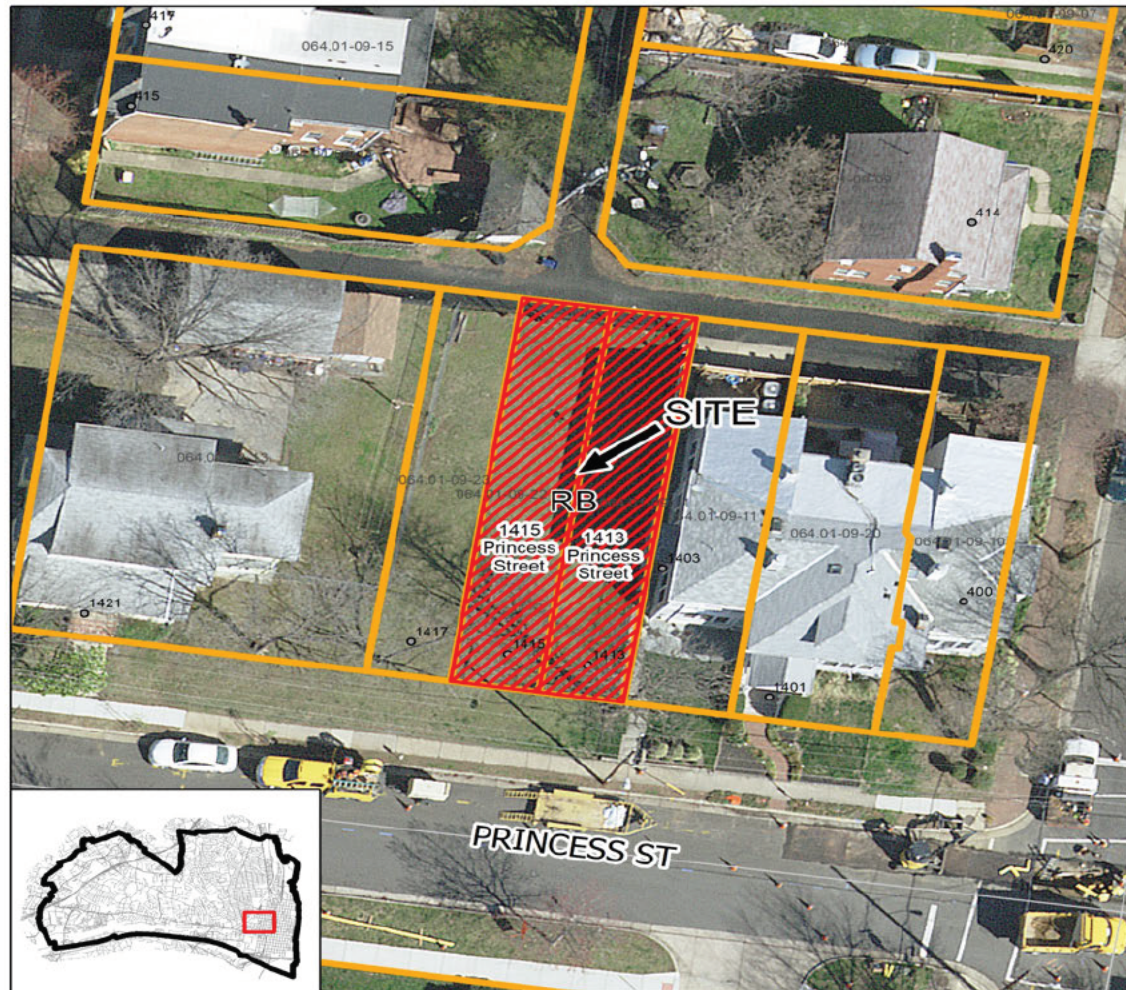
SUP Request



Planning Commision recommends APPROVAL

Additional information

Site Location



Special Use Permit #2020-00057
1413 & 1415 Princess Street



0 12.5 25 50 Feet