

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

**APPLICANT:** Deyi Awadallah

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

**ZONE:** RB/Townhouse Zone

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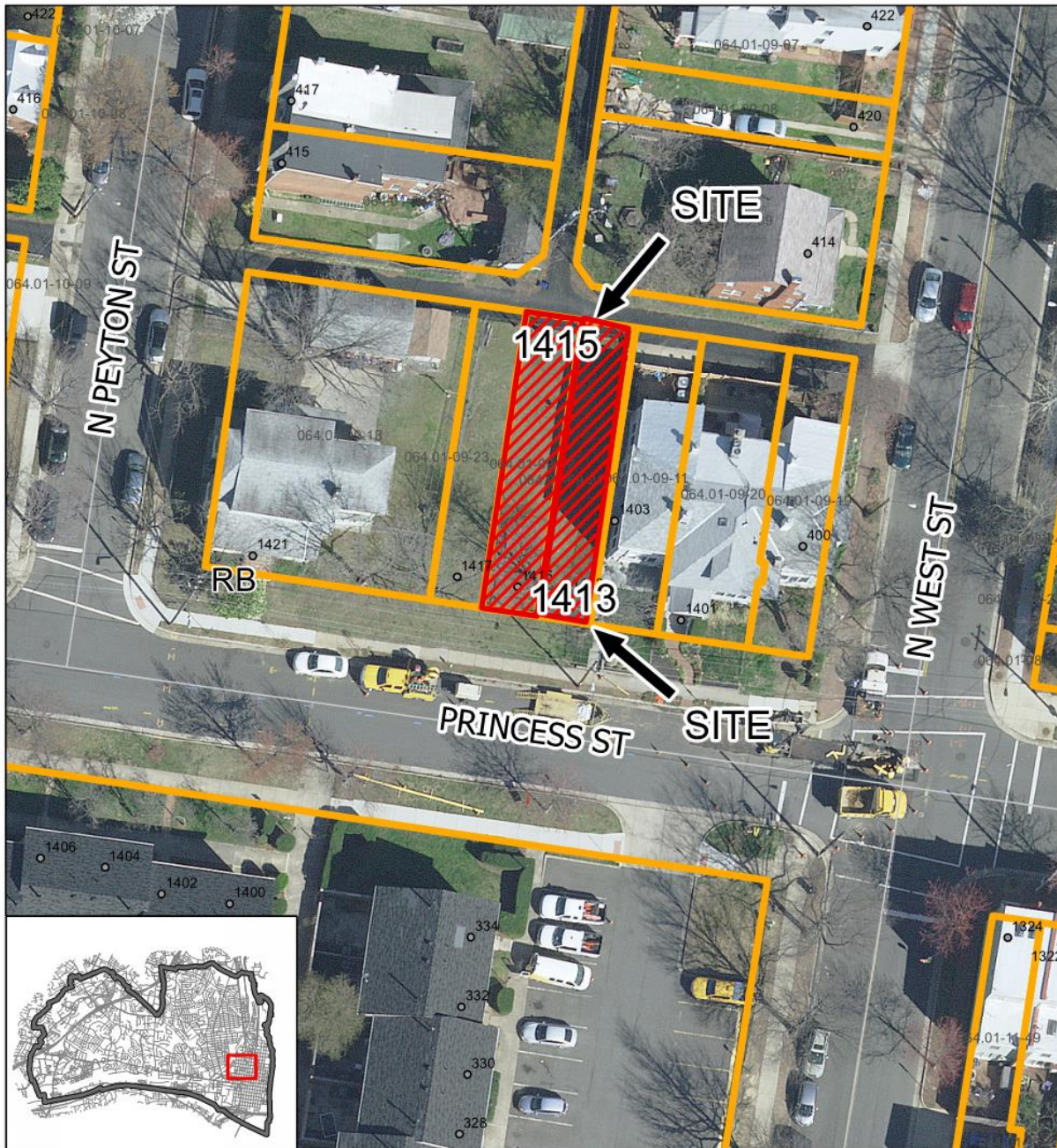
**STAFF RECOMMENDATION**

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

1. The Applicant must submit final window specifications for the fire-rated windows at 1413 Princess St., that comply with the Alexandria New and Replacement Window Performance Specifications in the Historic Districts with the building permit;
2. Include the statements from Alexandria Archaeology, below, in the General Notes of all on all construction documents that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:
  - a. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
  - b. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.

**GENERAL NOTES TO THE APPLICANT**

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



**BAR #2020-00396 & BAR #2020-00412**  
**1413 & 1415 Princess Street**



0 15 30 60 Feet

## **UPDATE**

At the November 18, 2020 public hearing, the Board accepted the request for deferral of BAR2020-00396 and BAR2020-00412. The Board felt that they needed additional information regarding the proposed windows, and an updated site plan with clarifications for the proposed setbacks on the south elevation. However, they had no objection to the design on the south elevation. The new submission addresses the Board's concerns.

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

The applicant requests a Certificate of Appropriateness to construct two new townhouse dwellings on the vacant lots at **1413 and 1415 Princess Street**. The dwellings will be two-stories in height and set back approximately 19 feet from the front property line. The proposed two-bay townhouses will have a low-sloped roof hidden behind stepped parapets on the side elevations. The design incorporates elements of later building design found within and in close proximity to the Parker-Gray historic district. The proposed residential buildings are a part of a proposed triplet, and the design and location of the first townhouse (1417 Princess St.) has already been approved

The proposed construction materials include and fiber cement siding with an 8¼" exposure on the north and east elevations. A two-story bay window with single-light casement composite windows, and a single-panel door are proposed on the façade (south elevation). The rear (north) elevation consists of single panel casement windows, and a, single-light door. To add variety to the group of townhouses the south elevations are different materials. The south elevation at 1415 Princess St., has a brick façade, and the south elevation at 1413 Princess St., has fiber cement siding.

### **Site context**

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

## **II. HISTORY**

Deed information and subdivision records show that the subject lots at 1413 and 1415 Princess Street 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 previously found the design of the south elevation to be appropriate and acceptable, staff refers to the November 18, 2020 staff report for a complete discussion of those aspects of the design. Staff notes that the approved design is a replica of the design approved for 1417 Princess Street at the March 4, 2020 public hearing.

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.

In response to the Board’s comments at the November 18<sup>th</sup>, the applicant has updated the plans to include casement windows on the north elevation. The number of windows on the east elevation of 1413 Princess St., has been reduced to three windows, one on the first-story and two on the second-story. The windows on the east elevation must be fire-rated windows as required by the building code. At time of permitting, the applicant must submit updated window specifications verifying the use of fire-rated windows on this elevation. The applicant has also included updated window specifications for the proposed windows and door on the north elevation, which comply with the *Alexandria New and Replacement Window Performance Specifications in the Historic Districts*. Updated elevations and renderings were also submitted to show the relationship between the proposed townhouses and the neighboring properties.

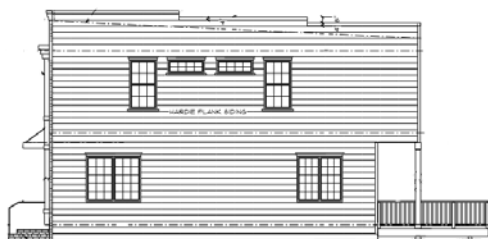


Photo 1: Current East Elevation

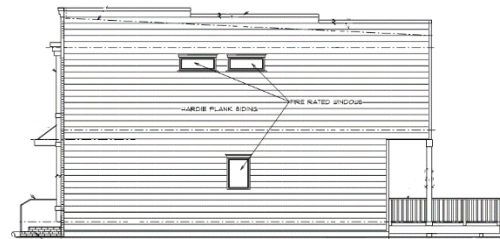


Photo 2: Proposed East Elevation

The location of the proposed townhouses on the existing lots was also a topic of the discussion among the Board and the public at the November 18<sup>th</sup> hearing. 1413 and 1415 Princess St. are designed to read as a group of townhouses (or triplet) with the approved townhouse at 1417 Princess St. The location of 1417 Princess St. was approved at the March 4, 2020 public hearing. The approved setback of 19’ feet is why the proposed townhouses are located where they are on the site. The applicant has included information regarding the location limitations based on the discussion at the previous hearing. The proposed townhouses can’t be setback any further on the site without impacting the parking spaces in the rear of the proposed townhouses. Staff recommends that the townhouses remain in the proposed locations to maintain the design intent and not impact the approved parking spaces.



**Photo 3: Proposed facade of 1413-1417 Princess St.**

At the previous hearing, the Board ask staff for additional information regarding the approval history of the neighboring townhouse grouping at 1401-1403 Princess St., and 400 N West St. Specifically, if there was any discussion about the entrance of 1403 Princess St. being on the side on the property. In reviewing the October 10, 1990 Parker-Gary public hearing minutes (attached) staff found that there wasn't any discussion regarding the design intent of the side entrance at 1403 Princess St. and the impact it could have on the future development of the adjacent lot.

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 Materials*  
2 – *Supplemental Materials*  
3 – [\*October 10, 1990 PG public hearing minutes\*](#)  
4 – [\*BAR #2020-00396 1413 Princess St., November 18, 2020\*](#)  
5 – [\*BAR #2020-00412 1415 Princess St., November 18, 2020\*](#)



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.

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

*[Signature]*  
*Deyi Awadallah*  
*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.

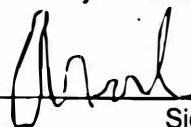
As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

8/10/2020

Date

Deyi Awadallah

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  
34  
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 **1415 Princess St**

A2. **1360**  
Total Lot Area

**0.75**  
Floor Area Ratio Allowed by Zone

RB  
Zone  
= 0.00 **1020**  
Maximum Allowable Floor Area

### B. Existing Gross Floor Area

Existing Gross Area **N/A**

Allowable Exclusions\*\* **N/A**

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

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

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**

B1. Total Gross **0.00**

B2. Total Exclusions **0.00**

### C. Proposed Gross Floor Area

Proposed Gross Area

Allowable Exclusions\*\*

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

**576**  
**576**  
**496**  
**0**  
**576**  
**16**  
**144**  
**80**  
**0**

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

**576**  
**576**  
**0**  
**576**  
**16**  
**144**  
**80**  
**0**  
**0**

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

### Notes

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

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

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

### D. Total Floor Area

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

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

### E. Open Space

E1. **1360** Sq. Ft.  
Existing Open Space

E2. **800** Sq. Ft.  
Required Open Space

E3. **640** Sq. Ft.  
Proposed Open Space

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

Signature: **[Signature]**

Date: **8/10/2020**



1413-1415 Princess Street, Alexandria, VA 22314





















**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

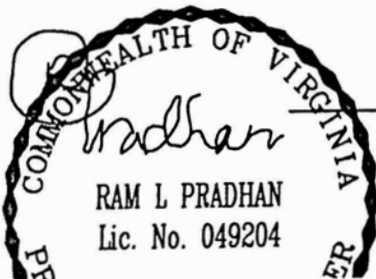
LEADWALKWAY

**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

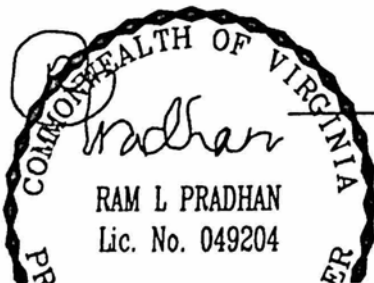
LEADWALKWAY

**LEGEND:**

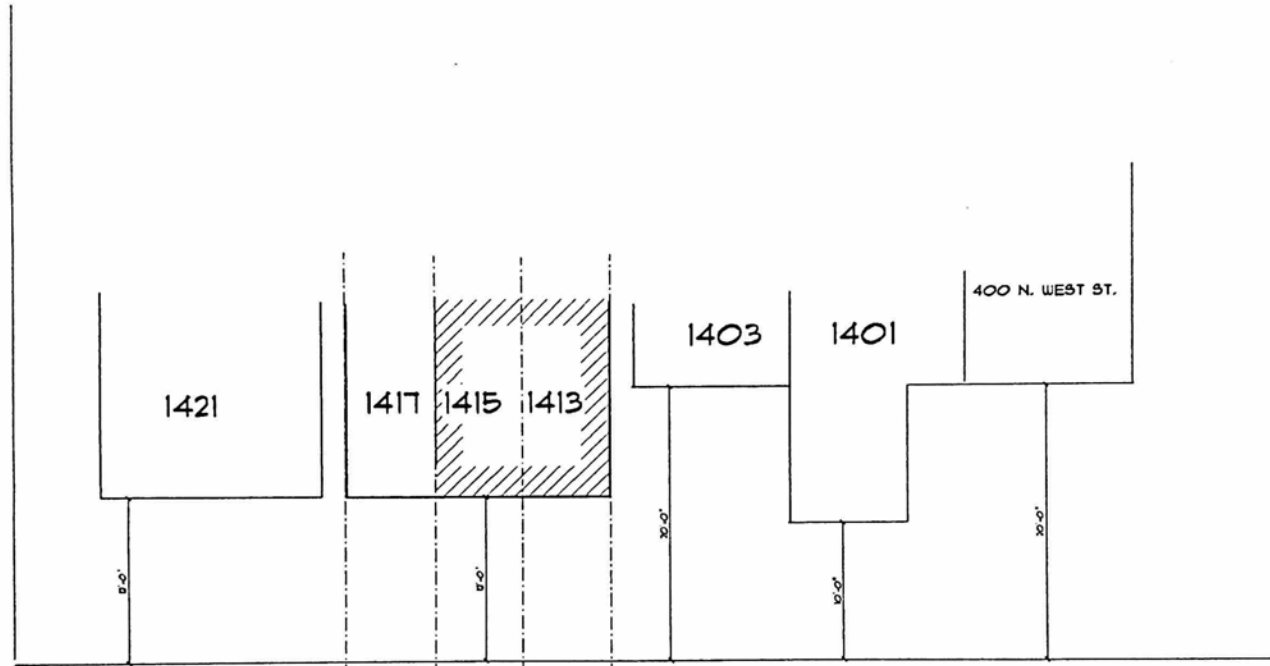
CG= CURB & GUTTER  
OHW= OVERHEAD WIRE

IPF N 76°15' 00" W ~ 16.0' IPF

PRINCESS STREET



N. PEYTON STREET



N. WEST STREET

AVERAGE SETBACK USING 7 UNITS = 14.0'

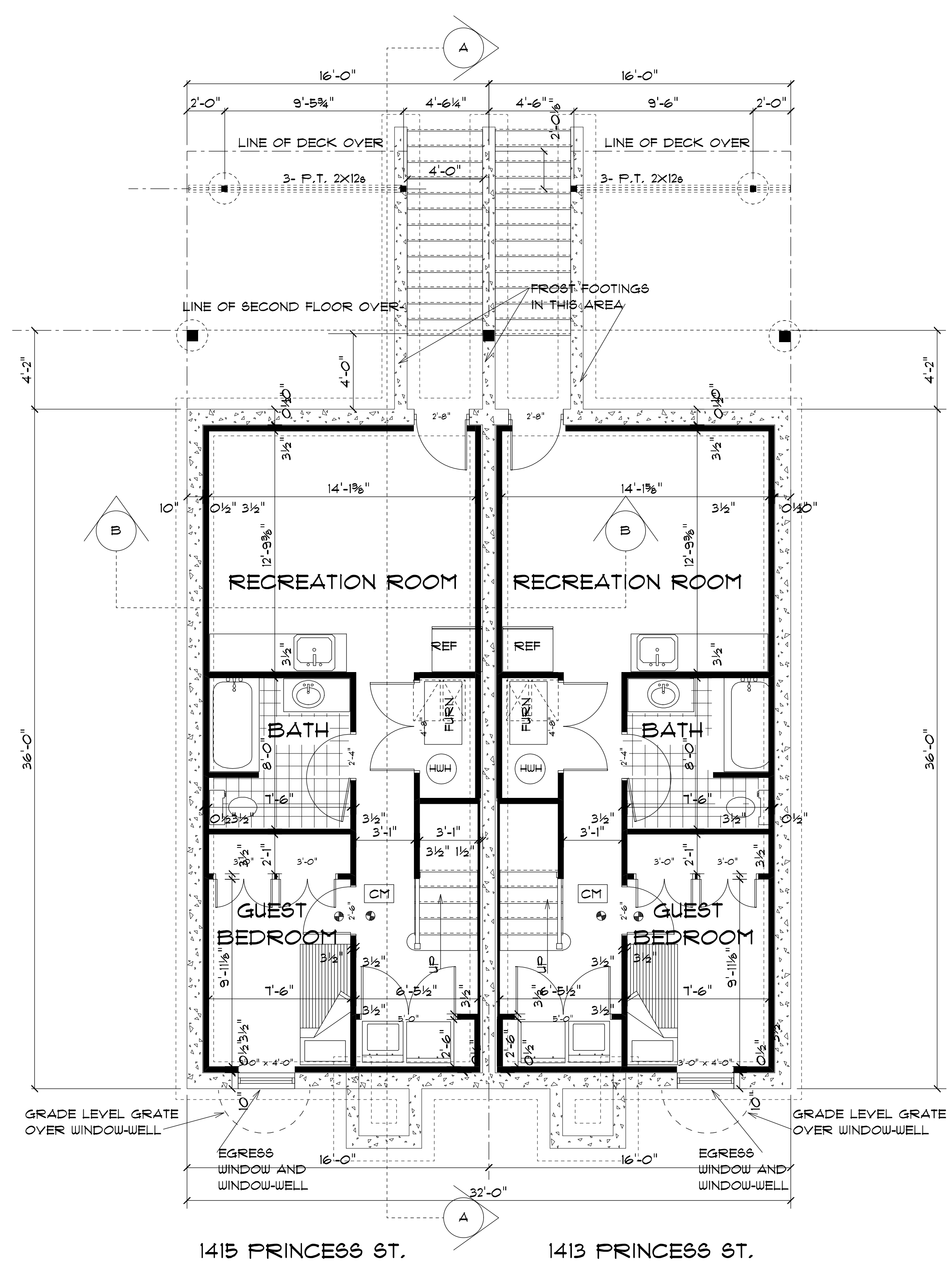
PRINCESS STREET

## STREETSCAPE PLAN

### Setback Information [1413-1415 Princess Street]:

Based on the FAR calculations with the parking space we cannot move the building backwards, but we can move the building forward (8 feet from the curb) because it will not impact our FAR calculations. There are zoning regulations stating the parking space must be a certain number of feet from the property line behind the building and so the building cannot be moved backwards.

Received 1/8/2021



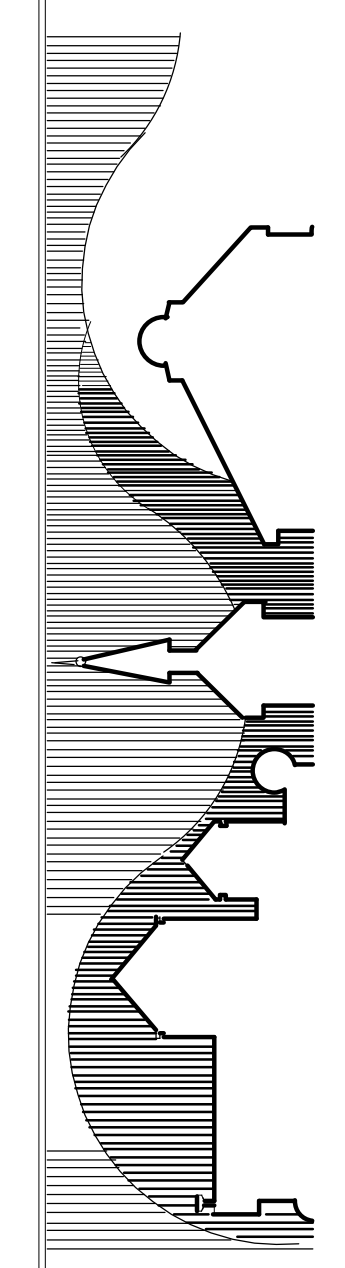
**BASEMENT FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

- 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

**REVISED**  
 Received 12/30/2020

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

BASEMENT FLOOR PLANS

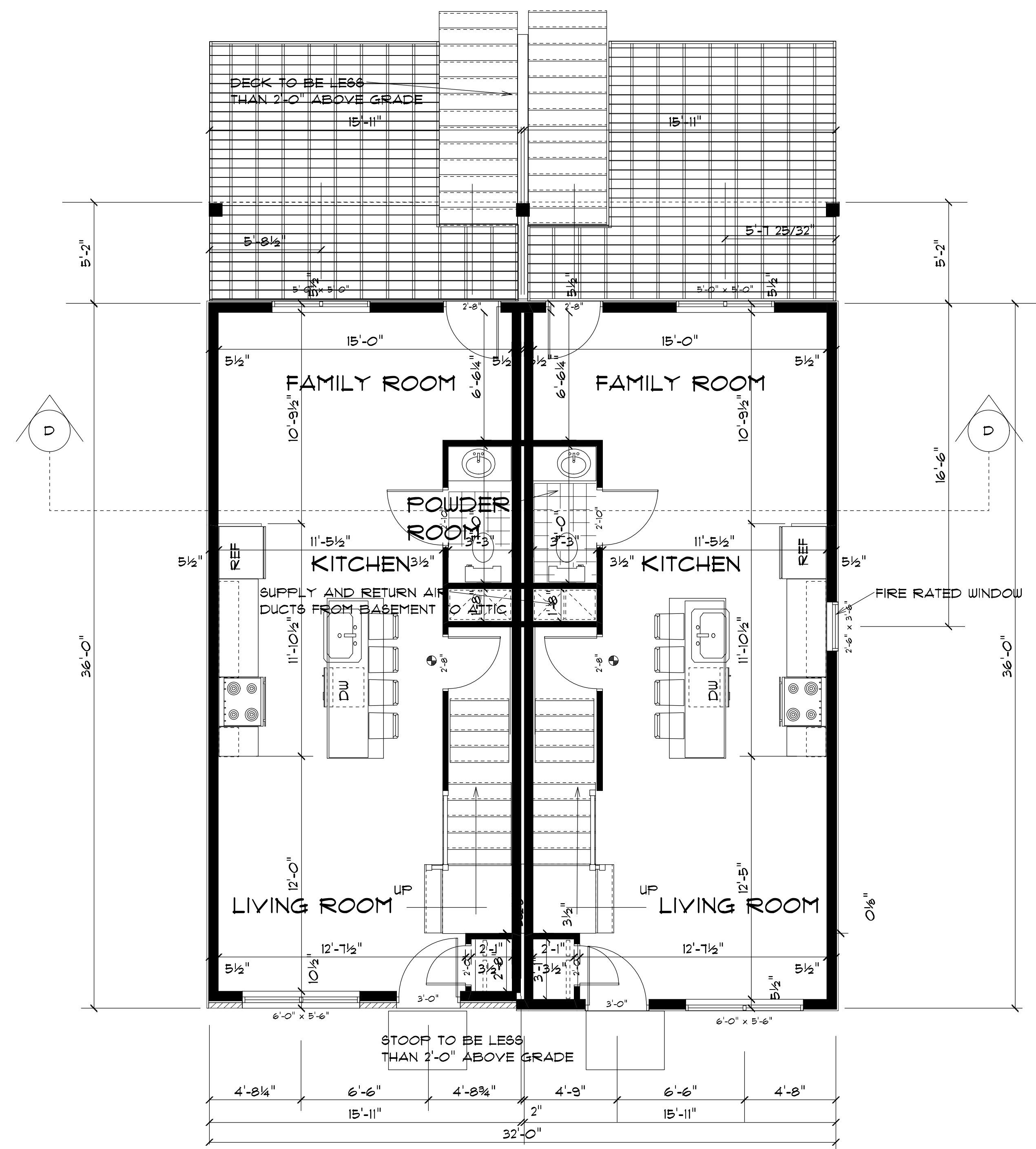


I. THOMAS WALSMAN, ARCHITECT  
 email: t.walsman.architect@gmail.com cell phone: (240) 888-9417

12-28-2020

A-1





1415 PRINCESS STREET      1413 PRINCESS STREET

# FIRST FLOOR PLAN

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

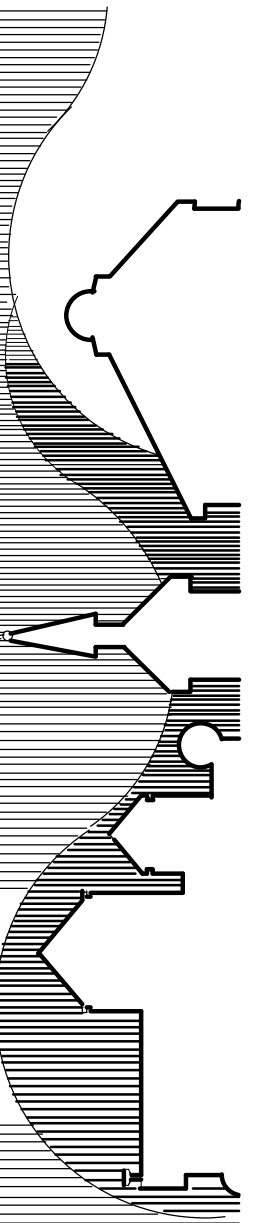
## LEGEND

	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 2X4 @ 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

REVISED  
Received 12/30/2020

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

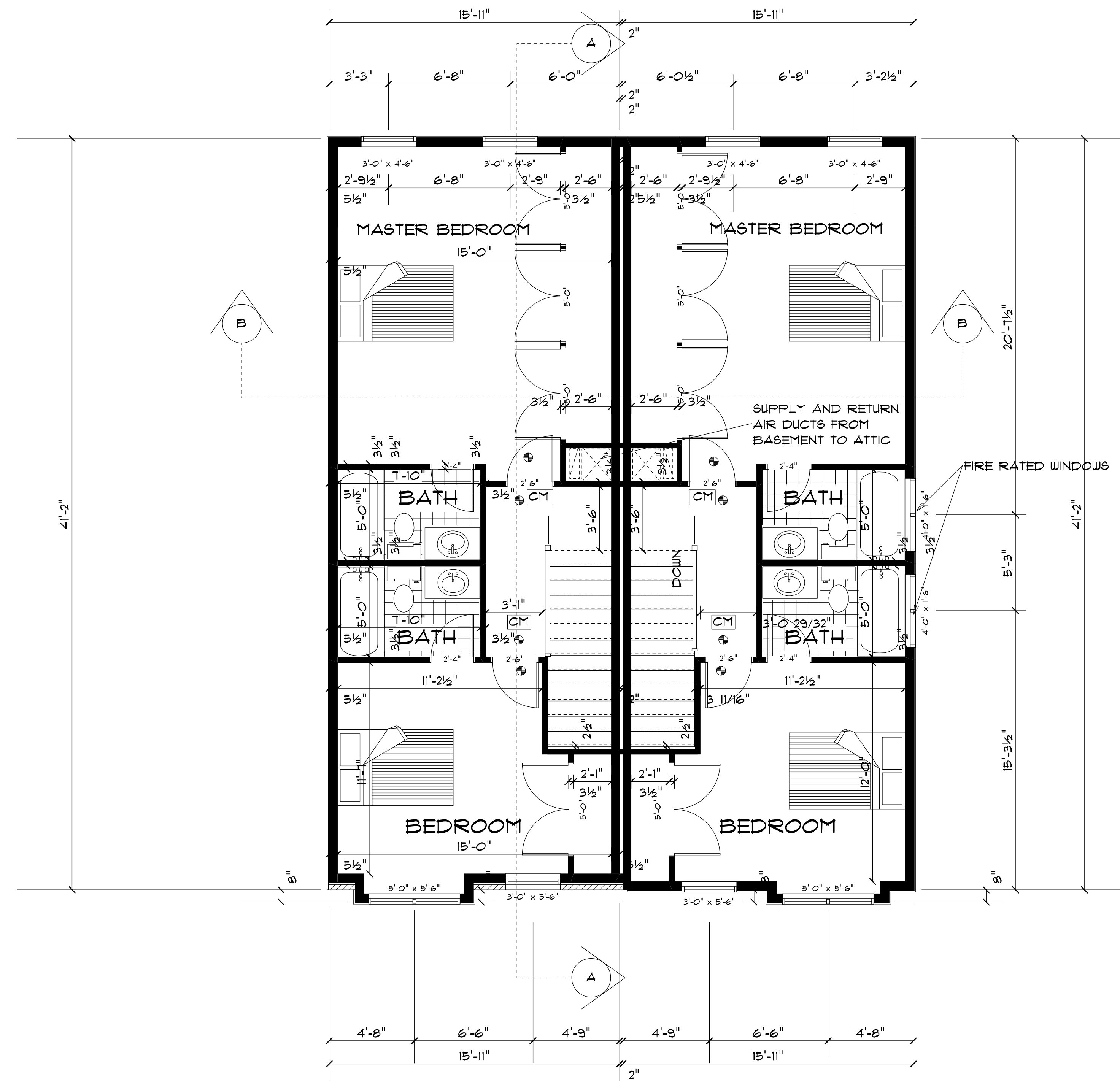
FIRST FLOOR PLANS



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

6-10-2020

A-2



1415 PRINCESS STREET      1413 PRINCESS STREET

## SECOND FLOOR PLAN

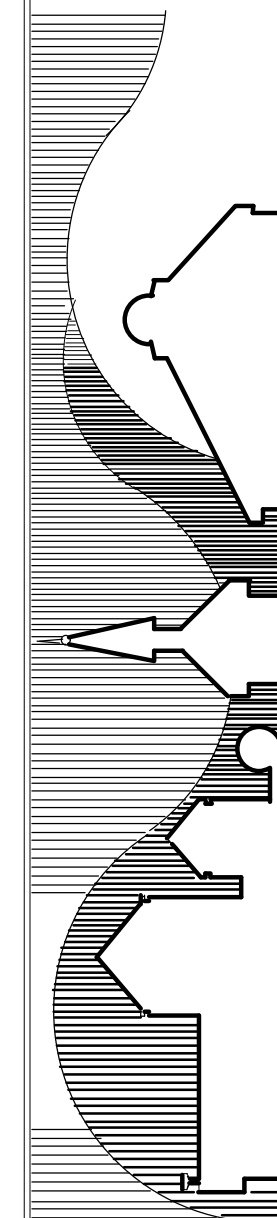
SCALE: 1/4" = 1'-0"

### LEGEND

	FLUORESCENT FIXTURE
	HYVAC 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

SECOND FLOOR PLAN

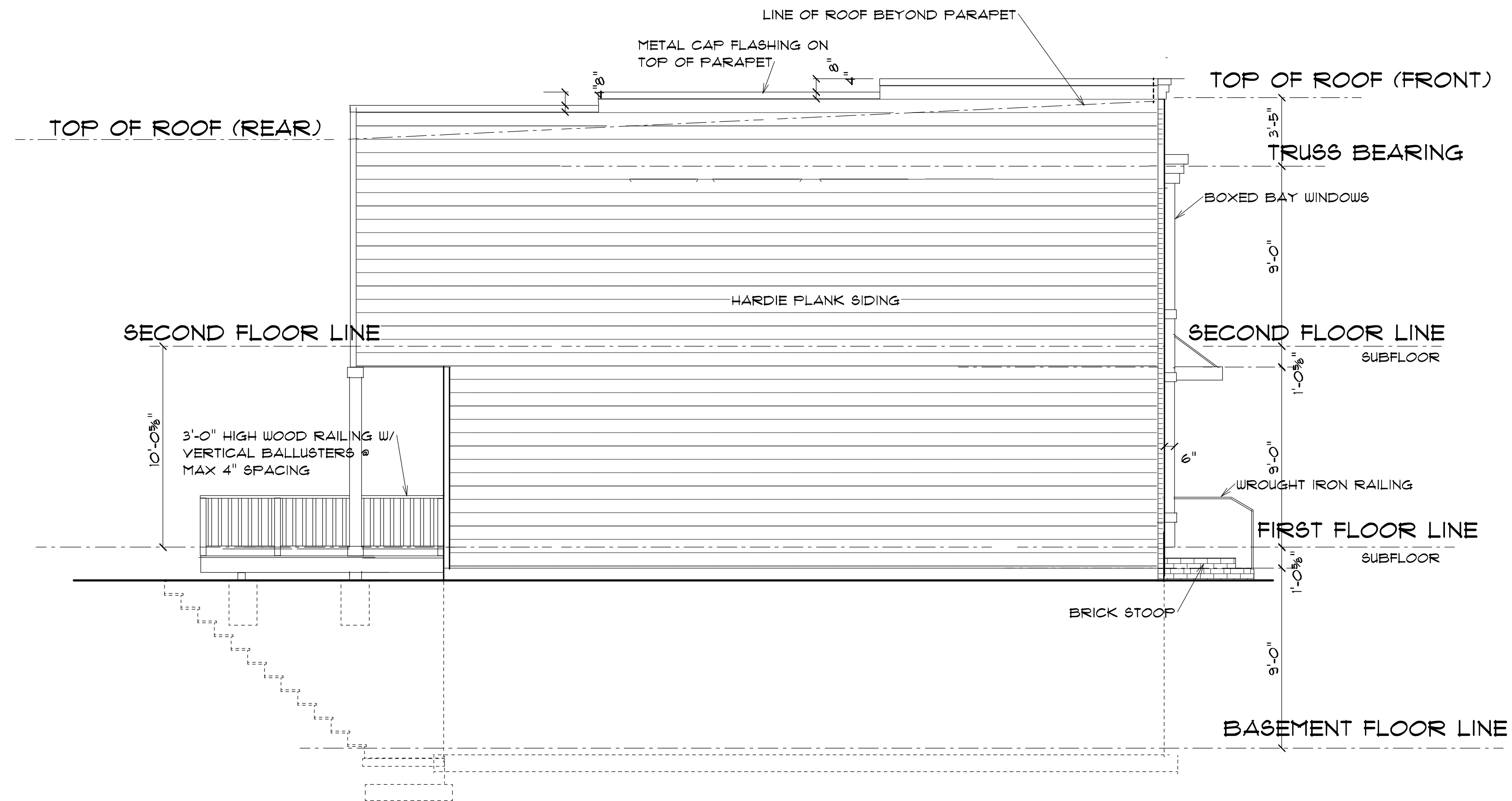


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Email: t.walsman.architect@gmail.com cell phone: (240) 888-9417

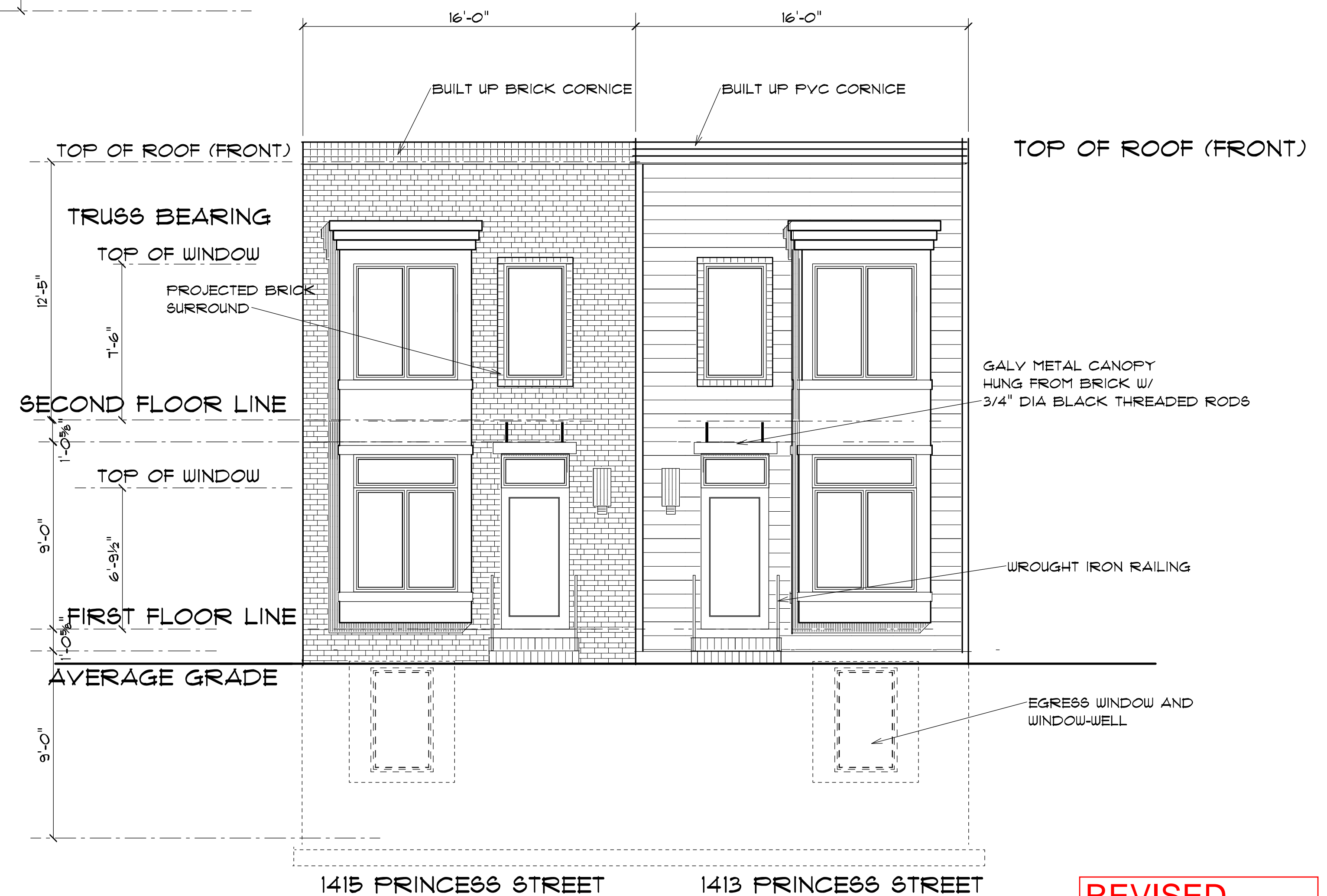
12-28-2020

REVISED  
Received 12/30/2020

A-3



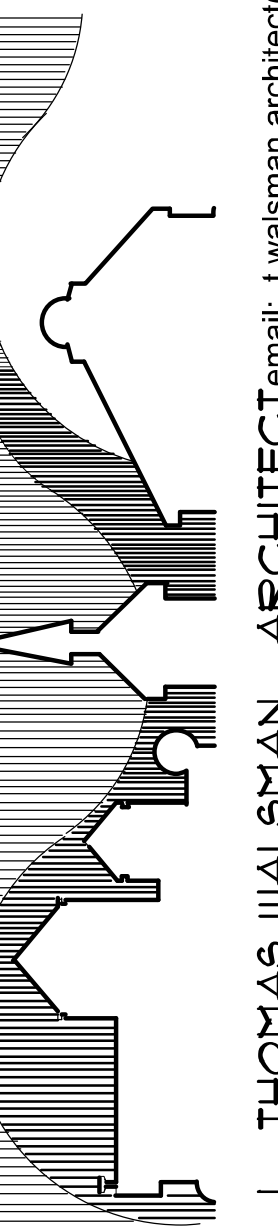
**LEFT SIDE ELEVATION (EAST)**  
SCALE: 1/4" = 1'-0"



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

**REVISED**  
Received 12/30/2020

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

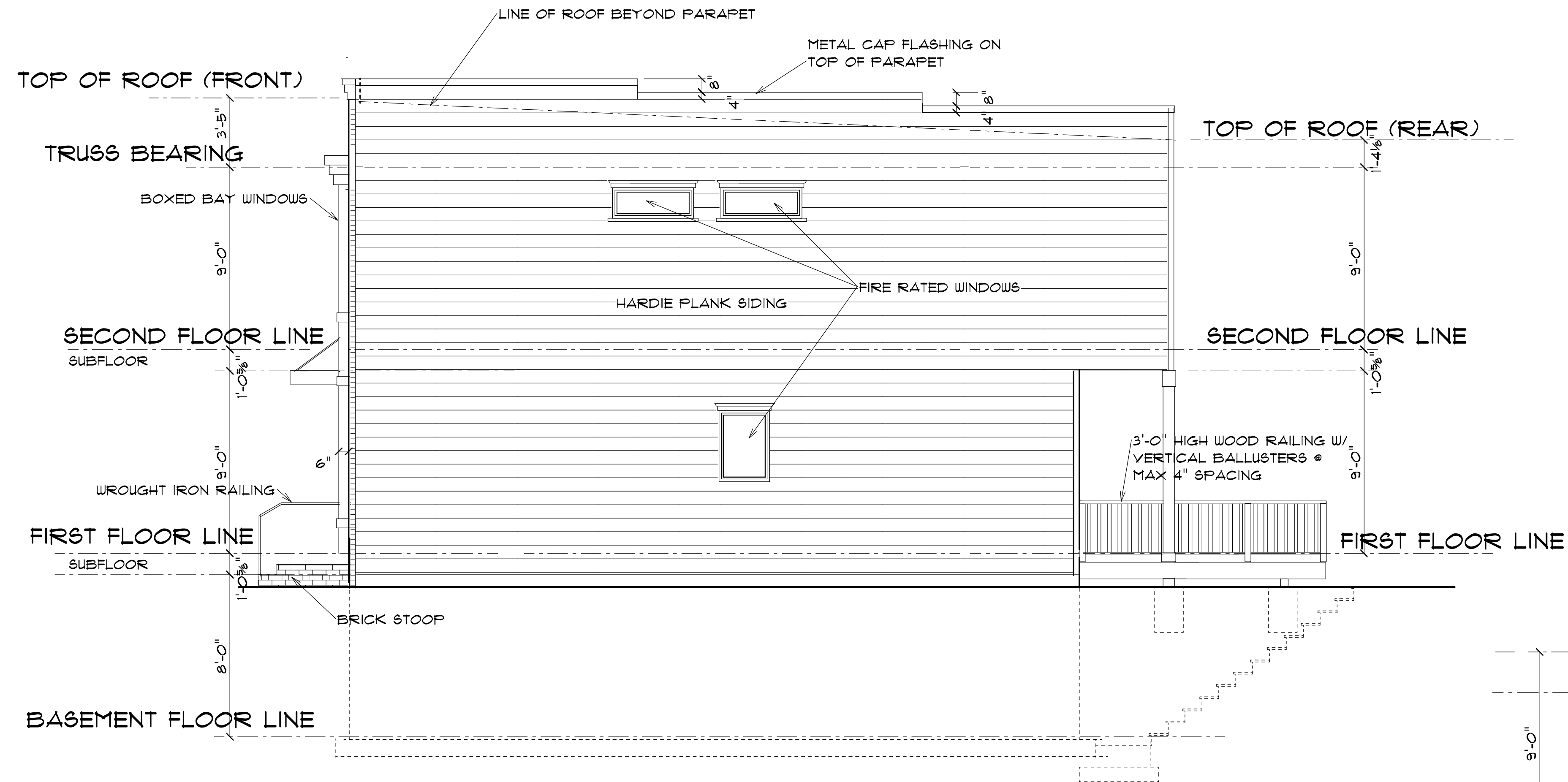


T. THOMAS WALSMAN, ARCHITECT email: t.walsman.architect@gmail.com cell phone: (240) 888-9417

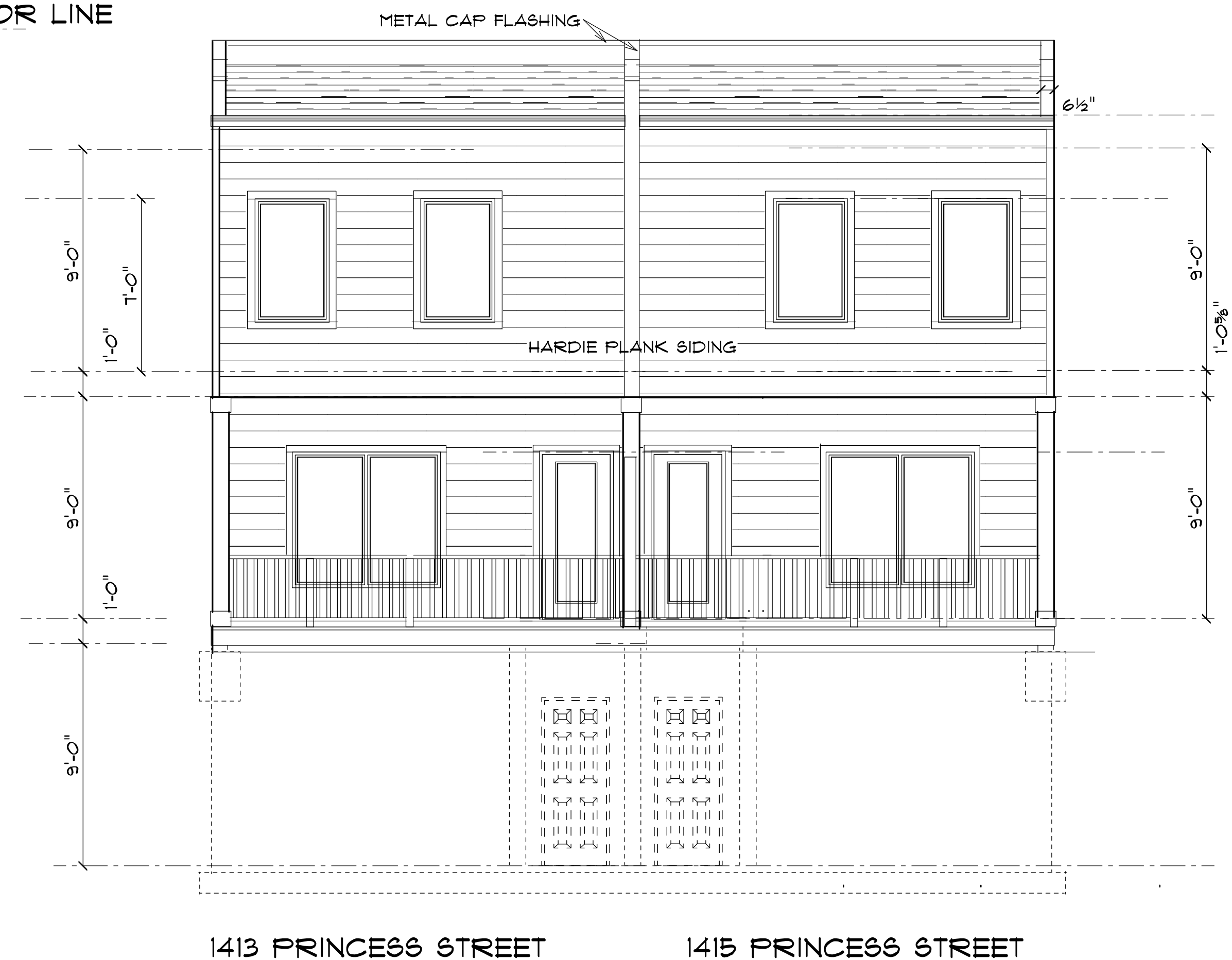
12-26-2020

A-4





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

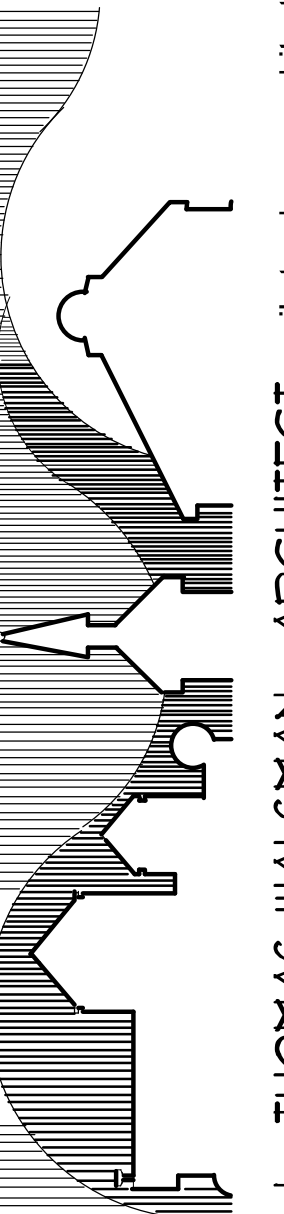


**REAR ELEVATION (NORTH)**

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

**REVISED**  
Received 12/30/2020

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



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12-28-2020

A-5













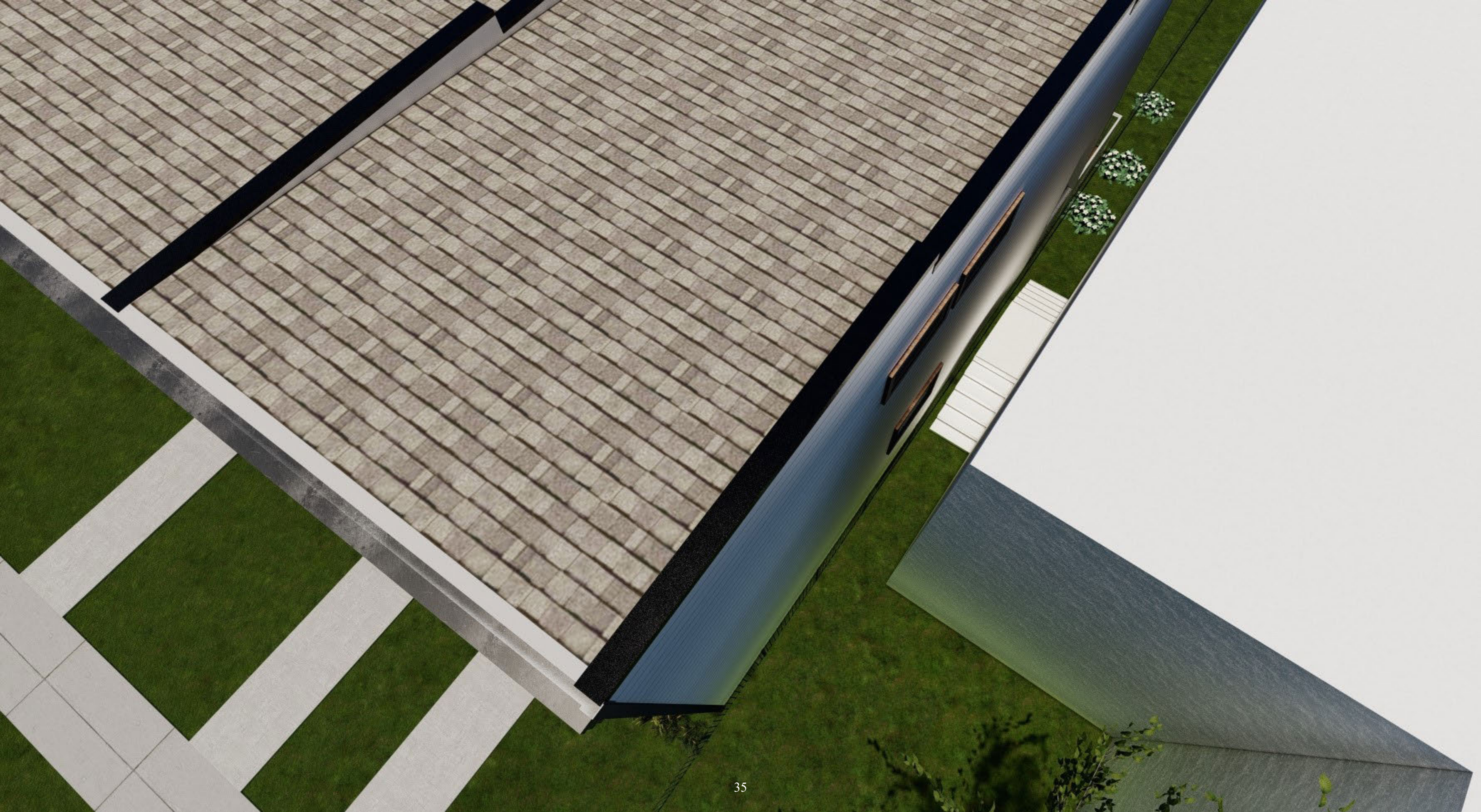














#### SIDING:

- 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
- ~~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

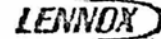


# L.D. LUCAS HVAC



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



---

QUOTE: 228 QUOTE DATE: 01/07/2021 PRINT DATE: 01/07/2021

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

---

**Billing Information**

CONTACT:  
PHONE:  
FAX:  
ADDRESS:

---

**Shipping Information**

CONTACT:  
PHONE:  
FAX:  
ADDRESS:

---

COMMENTS:

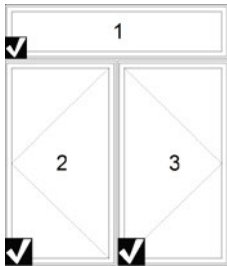


Line Item #: 0001 Line Item Qty: 2 Initial: \_\_\_\_\_

Location: 1st floor front elevation

RO Size = 6' 0 1/4" W x 7' 0 1/4" H

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



Viewed from Exterior

Composite Unit  
Part Number: 0000000  
Mulling Location: Factory (Direct)  
Mull Priority: Horizontal  
Enhanced Performance: None  
Mulling Material: 1/2" Fiberglass Non-Reinforced Joining  
Unit Code/Item Size: (100REC6016)/(100CS3056-100CS3056)  
Operation/Handing: (F)/(LR)

Comments:

Qty	Part Num	Item Size	Description	Total Price	Extended Price
Total: (includes Mull Charges of \$ 142.96)				\$ 71.48	\$ 142.96

Unit 1 of 3



Viewed from Exterior

100 Series, 100REC Single Units  
Unit Code/Item Size: 100REC6016  
Operation/Handing: F  
Frame Option: 1 3/8"  
Exterior Color: Black  
Interior Color: Black  
Glass Type: Low E Glass

---

Zone: North-Central  
U-Factor: 0.27, SHGC: 0.33, ENERGY STAR® Certified: Yes

---

Comments:

Qty	Part Num	Item Size	Description	Total Price	Extended Price
1	0000000	100REC6016	Unit, 1 3/8" Flange Setback, Black/Black, Low E Glass	\$ 324.99	\$ 649.98
				\$ 324.99	\$ 649.98

Unit/Sash 2 of 3



Viewed from Exterior

100 Series, 100CS Single Units  
Unit Code/Item Size: 100CS3056  
Operation/Handing: L  
Frame Option: 1 3/8"  
Exterior Color: Black  
Interior Color: Black  
Glass Type: Low E Glass  
Insect Screens: Insect Screen, Black  
Lock Color: Black

---

Zone: North-Central  
U-Factor: 0.27, SHGC: 0.28, ENERGY STAR® Certified: Yes

---

Comments:

Qty	Part Num	Item Size	Description	Total Price	Extended Price
1	0000000	100CS3056	Unit, 1 3/8" Flange Setback, Black/Black, L Handing, Low E Glass, Insect Screen, Black, Black Lock Hardware	\$ 530.40	\$ 1060.80
				<b>\$ 530.40</b>	<b>\$ 1,060.80</b>

### Unit/Sash 3 of 3



Viewed from Exterior

100 Series, 100CS Single Units  
Unit Code/Item Size: 100CS3056  
Operation/Handing: R  
Frame Option: 1 3/8"  
Exterior Color: Black  
Interior Color: Black  
Glass Type: Low E Glass  
Insect Screens: Insect Screen, Black  
Lock Color: Black

---

Zone: North-Central  
U-Factor: 0.27, SHGC: 0.28, ENERGY STAR® Certified: Yes

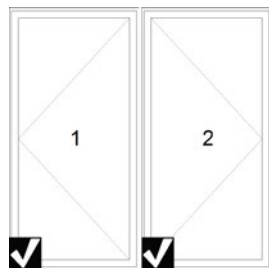
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Comments:

Qty	Part Num	Item Size	Description	Total Price	Extended Price
1	0000000	100CS3056	Unit, 1 3/8" Flange Setback, Black/Black, R Handing, Low E Glass, Insect Screen, Black, Black Lock Hardware	\$ 530.40	\$ 1060.80
				<b>\$ 530.40</b>	<b>\$ 1,060.80</b>
					<b>\$ 2,914.54</b>

Line Item #: 0002      Line Item Qty: 2      Initial: \_\_\_\_\_  
Location: 1st floor rear

**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 Casement - Double Wide  
Part Number: 0000000  
Enhanced Performance: None  
Unit Code/Item Size: 100CD2650-2  
Operation/Handing: L-R

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, 100CS Single Units  
 Unit Code/Item Size: 100CS2650  
 Operation/Handing: L  
 Frame Option: 1 3/8"  
 Exterior Color: Black  
 Interior Color: Black  
 Glass Type: Low E Glass  
 Insect Screens: Insect Screen, Black  
 Lock Color: Black

Zone: North-Central  
 U-Factor: 0.27, SHGC: 0.28, ENERGY STAR® Certified: Yes

Comments:

Qty	Part Num	Item Size	Description	Total Price	Extended Price
1	0000000	100CS2650	Unit, 1 3/8" Flange Setback, Black/Black, L Handing, Low E Glass, Insect Screen, Black, Black Lock Hardware	\$ 476.45	\$ 952.90
				<b>\$ 476.45</b>	<b>\$ 952.90</b>

### Unit/Sash 2 of 2



Viewed from Exterior

100 Series, 100CS Single Units  
 Unit Code/Item Size: 100CS2650  
 Operation/Handing: R  
 Frame Option: 1 3/8"  
 Exterior Color: Black  
 Interior Color: Black  
 Glass Type: Low E Glass  
 Insect Screens: Insect Screen, Black  
 Lock Color: Black

Zone: North-Central  
 U-Factor: 0.27, SHGC: 0.28, ENERGY STAR® Certified: Yes

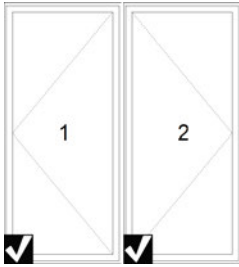
Comments:

Qty	Part Num	Item Size	Description	Total Price	Extended Price
1	0000000	100CS2650	Unit, 1 3/8" Flange Setback, Black/Black, R Handing, Low E Glass, Insect Screen, Black, Black Lock Hardware	\$ 476.45	\$ 952.90
				<b>\$ 476.45</b>	<b>\$ 952.90</b>
					<b>\$ 1,905.80</b>

Line Item #: 0004 Line Item Qty: 2 Initial: \_\_\_\_\_

Location: second elevation front

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



Viewed from Exterior

Composite Unit - 100 Series Casement - Double Wide  
Part Number: 0000000  
Enhanced Performance: None  
Unit Code/Item Size: 100CD2656-2  
Operation/Handing: L-R

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, 100CS Single Units  
Unit Code/Item Size: 100CS2656  
Operation/Handing: L  
Frame Option: 1 3/8"  
Exterior Color: Black  
Interior Color: Black  
Glass Type: Low E Glass  
Insect Screens: Insect Screen, Black  
Lock Color: Black

---

Zone: North-Central  
U-Factor: 0.27, SHGC: 0.28, ENERGY STAR® Certified: Yes

---

Comments:

Qty	Part Num	Item Size	Description	Total Price	Extended Price
1	0000000	100CS2656	Unit, 1 3/8" Flange Setback, Black/Black, L Handing, Low E Glass, Insect Screen, Black, Black Lock Hardware	\$ 503.08	\$ 1006.16
				<b>\$ 503.08</b>	<b>\$ 1,006.16</b>



## Unit/Sash 2 of 2



Viewed from Exterior

100 Series, 100CS Single Units  
 Unit Code/Item Size: 100CS2656  
 Operation/Handing: R  
 Frame Option: 1 3/8"  
 Exterior Color: Black  
 Interior Color: Black  
 Glass Type: Low E Glass  
 Insect Screens: Insect Screen, Black  
 Lock Color: Black

Zone: North-Central  
 U-Factor: 0.27, SHGC: 0.28, ENERGY STAR® Certified: Yes

Comments:

Qty	Part Num	Item Size	Description	Total Price	Extended Price
1	0000000	100CS2656	Unit, 1 3/8" Flange Setback, Black/Black, R Handing, Low E Glass, Insect Screen, Black, Black Lock Hardware	\$ 503.08	\$ 1006.16
				<b>\$ 503.08</b>	<b>\$ 1,006.16</b>
					<b>\$ 2,012.32</b>

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

Location: 2nd elevation front side

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, 100CS Single Units  
 Enhanced Performance: None  
 Unit Code/Item Size: 100CS3056  
 Operation/Handing: L  
 Frame Option: 1 3/8"  
 Exterior Color: Black  
 Interior Color: Black  
 Glass Type: Low E Glass  
 Insect Screens: Insect Screen, Black  
 Lock Color: Black

Zone: North-Central  
 U-Factor: 0.27, SHGC: 0.28, ENERGY STAR® Certified: Yes

Comments:

Qty	Part Num	Item Size	Description	Total Price	Extended Price
1	0000000	100CS3056	Unit, 1 3/8" Flange Setback, Black/Black, L Handing, Low E Glass, Insect Screen, Black, Black Lock Hardware	\$ 530.40	\$ 530.40
				<b>\$ 530.40</b>	<b>\$ 530.40</b>

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Line Item #: 0006 Line Item Qty: 1 Initial: \_\_\_\_\_

Location: 2nd elevation front side

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, 100CS Single Units  
Enhanced Performance: None  
Unit Code/Item Size: 100CS3056  
Operation/Handing: R  
Frame Option: 1 3/8"  
Exterior Color: Black  
Interior Color: Black  
Glass Type: Low E Glass  
Insect Screens: Insect Screen, Black  
Lock Color: Black

Zone: North-Central  
U-Factor: 0.27, SHGC: 0.28, ENERGY STAR® Certified: Yes

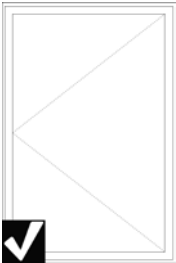
Comments:

Qty	Part Num	Item Size	Description	Total Price	Extended Price
1	0000000	100CS3056	Unit, 1 3/8" Flange Setback, Black/Black, R Handing, Low E Glass, Insect Screen, Black, Black Lock Hardware	\$ 530.40	\$ 530.40
				<b>\$ 530.40</b>	<b>\$ 530.40</b>

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

Location: second elevation rear

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, 100CS Single Units  
Enhanced Performance: None  
Unit Code/Item Size: 100CS3046  
Operation/Handing: L  
Frame Option: 1 3/8"  
Exterior Color: Black  
Interior Color: Black  
Glass Type: Low E Glass  
Insect Screens: Insect Screen, Black  
Lock Color: Black

Zone: North-Central  
U-Factor: 0.27, SHGC: 0.28, ENERGY STAR® Certified: Yes

Comments:

Qty	Part Num	Item Size	Description	Total Price	Extended Price
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1	0000000	100CS3046	Unit, 1 3/8" Flange Setback, Black/Black, L Handing, Low E Glass, Insect Screen, Black, Black Lock Hardware	\$	476.45	\$	952.90
				\$	476.45	\$	952.90

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

Location: second elevation rear

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, 100CS Single Units  
Enhanced Performance: None  
Unit Code/Item Size: 100CS3046  
Operation/Handing: R  
Frame Option: 1 3/8"  
Exterior Color: Black  
Interior Color: Black  
Glass Type: Low E Glass  
Insect Screens: Insect Screen, Black  
Lock Color: Black

-----  
Zone: North-Central  
U-Factor: 0.27, SHGC: 0.28, ENERGY STAR® Certified: Yes  
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Comments:

Qty	Part Num	Item Size	Description	Total Price	Extended Price
1	0000000	100CS3046	Unit, 1 3/8" Flange Setback, Black/Black, R Handing, Low E Glass, Insect Screen, Black, Black Lock Hardware	\$ 476.45	\$ 952.90
				\$ 476.45	\$ 952.90

SUBMITTED BY: _____	SUBTOTAL	\$	9,799.26
ACCEPTED BY: _____	TAXES( 0.000 %)	\$	0.00
DATE: _____	GRAND TOTAL	\$	9,799.26

\*\* 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 November 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.



**From:** [Michael Stauber](#)  
**To:** [Lia Niebauer](#)  
**Subject:** [EXTERNAL]BAR #2020-00396  
**Date:** Friday, January 15, 2021 12:22:55 AM

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Board Members:

Again, as an adjacent property owner, resident of the Parker-Gray district for over 10 years, I implore you to stop the construction at 1413 Princess St. I just saw the most recent renderings for this property filed 12/18/2020, I'm not sure in what world the board could approve this as being historically consistent with the neighborhood, furthermore, see the close proximity to the neighboring house, well this will be what we are left with, where there was light, there will be darkness. There are windows on the side looking directly into the property, fire rated or not, how is this appropriate, will 1403 need fire rated windows as well, I do not see any opinion from the fire department.

You may recall a matter not too many years back in Del Ray involving a garage being built on the property line, it resulted in ordinance no. 5049.

[https://www.washingtonpost.com/local/alexandria-moves-to-close-spite-garage-loophole/2017/01/25/5e0c1ef8-e326-11e6-a453-19ec4b3d09ba\\_story.html](https://www.washingtonpost.com/local/alexandria-moves-to-close-spite-garage-loophole/2017/01/25/5e0c1ef8-e326-11e6-a453-19ec4b3d09ba_story.html)

That case involved not obstructing light and ventilation. I know it's not a garage, this is actually worse.

I want to remind you of the following and bolded those that I believe are the most relevant and have attached the zoning section for this neighborhood:

Alexandria, VA Zoning

Sec. 10-200 - Parker-Gray District.

10-201 - Purpose.

The City of Alexandria seeks, through the establishment of the Parker-Gray District, to protect community health and safety and to promote the education, prosperity and general welfare of the public through the identification, preservation, and enhancement of buildings, structures, settings, features and ways of life which characterize this nineteenth and early twentieth century residential neighborhood. To achieve these general purposes the City of Alexandria seeks to pursue the following specific purposes:

**(A) To enrich the quality of life for city residents by protecting the architectural character and scale of the district;**

**(B) To maintain and improve property values by providing incentives for the upkeep and rehabilitation of older structures in a safe and healthful manner; by protecting against deterioration, destruction of, or encroachment upon such areas, structures and premises; and by encouraging desirable uses which will lead to their conservation and improvement;**

**(C) To educate residents and visitors about the Parker-Gray District's cultural and historic heritage;**

- (D) To promote local historic preservation efforts through the identification and protection of historic resources within the District;
- (E) To encourage the nomination of historic properties to the National Register of Historic Places and the Virginia Landmarks Register;
- (F) To assure that new structures, additions, landscaping, and related elements be in harmony with their historical and architectural setting and environs;** and
- (G) To safeguard the district's approaches and significant routes of tourist access by assuring that development in and along those transportation arteries be in keeping with the district's historical, cultural, and traditional setting.

10-205 - Matters to be considered in approving certificates and permits.

A. Certificate of appropriateness.

1. Scope of review. The board of architectural review or the city council on appeal shall limit its review to exterior features subject to public view and shall determine the compatibility of proposed construction, reconstruction, alteration, restoration of buildings or structures within the Parker-Gray District based upon **compatibility with other buildings or structures on the same block face**, the block face across the public street, or the immediate surrounding area within the district.
2. Standards. The board of architectural review, or the city council on appeal, shall consider the following in passing upon the appropriateness of proposals within the Parker-Gray District:
  - a. For new buildings and additions to existing buildings:
    1. Height of the roofline along the street or public way;
    2. **Scale and mass of the building on the site;**
    3. **Placement of the building on the site;**
    4. Material, texture and color;
    5. Architectural style where there is a predominant style on the block face;
    6. Architectural details, including signs, subject to public view from the public street or public way;
    7. Architectural classification based on age of building or structure; and
    8. Hierarchy of building elevation based on the location of the new construction on the front (street facing), side (non-street facing) or rear elevation.

Can you review the following and believe you are enriching the quality of life for us the neighbors who have been before you multiple times, are you protecting upon encroachments on existing buildings that lead to conservation and improvement. The answer is clearly no, by approving the building of 1413 you are violating the purposes of the historic designation of this community. This lot should remain without a structure and be a side yard to the builders other lot at 1415 Princess street, where he can build a slightly larger property and preserve the light and ventilation, otherwise my house on one side that has been around for about 100 years and the house on the other corner which is over 100 years old can maintain its value and identity in the neighborhood. Approving this is in violation of your duty to the city and its residents and the history of this city. I have watched this quaint historic city slowly turn into Ballston and/or Clarendon. If I wanted that feel I would have moved there, it is time to stop destroying what we have and preserve it and it starts with this lot! Lastly, I have concerns this builder will follow anything, based on the hearing back in November



where he was asking for forgiveness for not following the plans, I am concerned about my 100+ year old foundation and that of my neighbors that could sustain significant damage if construction were to begin, do you even check to see if there is adequate insurance or are we again left to fend for ourselves.

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