

ISSUE: Certificate of Appropriateness for new construction

APPLICANT: Deyi Awadallah

LOCATION: Parker-Gray District
1413 and 1415 Princess Street

ZONE: RB/Townhouse Zone

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.

BOARD ACTION January 21, 2021: Deferred

By unanimous consent, the Board of Architectural Review accepted the request for deferral of BAR #2020-00396 and BAR #2020-00412.

REASON

In general, The Board did not object to the construction of the townhouses. However, the Board requested additional information to clarify many aspects of the proposed design including location, restudy of proportions, and architectural detailing.

SPEAKERS

Deyi Awadallah, applicant, was available for questions.

Steve Davidson, 535 N Columbus St., spoke in opposition. He referenced the zoning ordinance and expressed the opinion that the proposed design is not compatible with the community.

Laura Kibby, 1401 Princess St., spoke in opposition. She noted that the purpose of the BAR is to say no to incompatible buildings and that the proposed building design is incompatible with history.

Allen Russell, 1403 Princess St., spoke in opposition. He never expected that a house would be built right on the property line adjacent to his house. He felt that the design sticks out from the rest of the neighborhood.

Michael Stauber, 1401 Princess St., spoke in opposition, saying that the design is not compatible with the block and asked that the building be pushed to the rear of the site.

Gail Rothrock, 209 Duke St., spoke in opposition. She felt that the concept of a triplet does not match the neighborhood. She also expressed concern with the design impact on the historic fabric.

DISCUSSION

The Board stated that the submitted plans were inaccurate and it was therefore difficult to weigh in on the proposed design.

Mr. Adams stated the triplet concept is a bad precedent the design should reference other historic styles. He noted that a restudy is needed.

Ms. Neihardt wanted to see more differentiation between the proposed townhouses because the neighborhood has a variety of styles. She suggested that the middle building be pushed further back and noted that design faults are more obvious with three buildings instead of one. She noted that a colonial style was originally submitted but she could support a modern style.

Mr. Spencer agreed that it is not uncommon to have a front entrance and a side entrance home next to each other. He does not mind a modern design next to a historic architectural style. He stated that the architectural elements can use some refining, including the window portions, cornice, and bay window.

Mr. Sprinkle stated this was a missed opportunity and recognized the constraints of the Special Use Plan and the approval of the adjacent building at 1417 Princess Street. He noted that the context of the block is very important. He also stated that the townhouses should be treated as separate designs.

Ms. Irwin stated that if the properties are moved closer to the sidewalk, the neighboring property (1403 Princess St.) would potentially not have a wall facing the back half of the dwelling. She noted that the house should be simple, given the size, and that the number of design elements is good. She likes the design and would not oppose some variations.

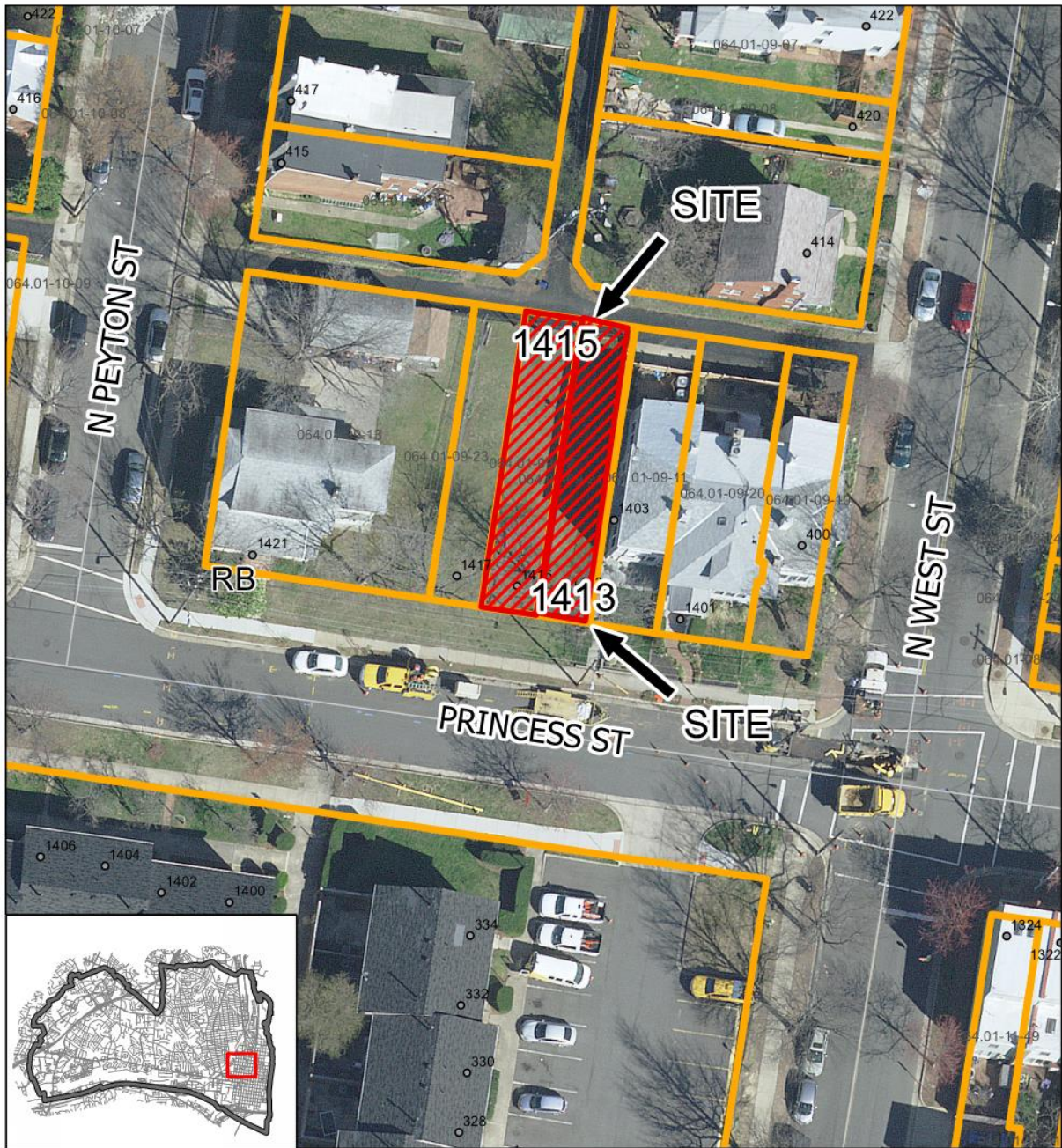
Ms. Roberts supported different design concepts for each property.

Ms. Sennott wants to see a connection to the Arts and Craft architectural style and would like for the townhouses to blend into the streetscape. She supports a restudy.

Mr. Spencer and Ms. Irwin requested updated block site plan and diagrams to show site location options for the proposed townhouses.

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

UPDATE

At the January 21, 2021 public hearing, the Board accepted the request for deferral of BAR2020-00396 and BAR2020-00412. The Board felt that they needed additional information to clarify many aspects of the proposed design including location, restudy of proportions, and architectural detailing. 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 20 and 19 feet from the front property line respectively. The proposed two-bay townhouses will have a low-sloped roof hidden behind stepped parapets on the side elevations. The design incorporates elements of later building design found within and in close proximity to the Parker-Gray historic district. The proposed residential buildings are a part of a proposed triplet, and the design and location of the first townhouse (1417 Princess Street) has already been approved.

The proposed construction materials include 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 Street has a brick façade and the south elevation at 1413 Princess Street 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 were created by subdivision in 1893 and have remained undeveloped since that time. SUP2020-00057 approved a parking reduction and relief from other lot requirements.

Previous BAR Approvals

There are no previous BAR approvals for this parcel.

III. ANALYSIS

As the BAR previously found the layout and composition 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 this 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 18th hearing, 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. See Figures 1 & 2. 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*.

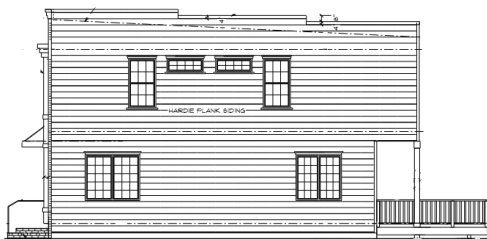


Figure 1: Previous Submission East Elevation

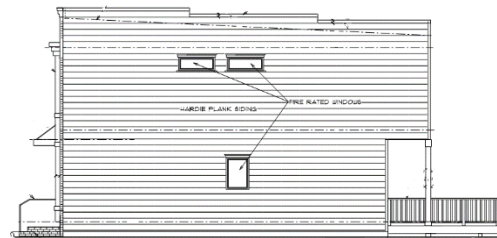


Figure 2: Proposed East Elevation

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 previous hearings. 1413 and 1415 Princess Street are designed to read as a group of townhouses (or triplet) with the previously - approved townhouse at 1417 Princess Street. The BAR approved the design and location of 1417 Princess Street at the March 4, 2020 public hearing. This proposal changes that design from a stand-alone design to a triplet. The approved setback of 19’ feet for 1417 Princess Street influenced the location of the proposed townhouses at 1413 and 1415 Princess Street. In response to the Board’s comments at the January 21st hearing, the applicant changed the setback at 1413 Princess St to 20 feet. See Figures 3 & 4. This modification adds variety and interest to the façade while maintaining uniformity among the townhouse grouping. It is also similar to the townhouse grouping east of the subject properties. 1401 Princess Street has a setback of 12 feet, while the adjacent properties (1403 Princess Street and 400 North West Street) have a setback of 19 feet.



Figure 3: Previous submission of façade of 1413-1417 Princess St.



Figure 4: Proposed facade of 1413-1417 Princess St.

At the previous hearing, the Board asked the applicant to restudy the proportions and the architectural detail of the south elevation. In addition to changing the setback at 1415 Princess Street by one foot, the applicant modified the detailing around the second-story single window and the cornice. Both features are now brick and consistent with the exterior finish on that elevation.

The Board asked staff for additional information regarding the approval history of the neighboring townhouse grouping at 1401-1403 Princess Street, and 400 North West Street. Specifically, they asked if there was any discussion about the entrance of 1403 Princess Street being on the side on the property, and the fact that future development could take place adjacent to that elevation. In reviewing the October 10, 1990 Parker-Gary public hearing minutes (attached) staff found that

there was no discussion regarding the design intent of the side entrance at 1403 Princess Street and any impact it could have on the home itself or the future development of the adjacent lot.

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

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

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

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 Board of Architectural Review-Parker Gray 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 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.*
- | | | | |
|--------------------------------------|---|---|-----------------------------------|
| <input type="checkbox"/> awning | <input type="checkbox"/> fence, gate or garden wall | <input type="checkbox"/> HVAC equipment | <input type="checkbox"/> shutters |
| <input type="checkbox"/> doors | <input type="checkbox"/> windows | <input type="checkbox"/> siding | <input type="checkbox"/> shed |
| <input type="checkbox"/> lighting | <input type="checkbox"/> pergola/trellis | <input type="checkbox"/> painting unpainted masonry | |
| <input type="checkbox"/> other _____ | | | |
- ☐ ADDITION
☐ DEMOLITION/ENCAPSULATION
☐ SIGNAGE

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

New Construction of single family Dwelling
on each lot.

SUBMITTAL REQUIREMENTS:

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

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

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

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

BAR Case # _____

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

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

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

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

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

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

BAR Case # _____

ALL APPLICATIONS: Please read and check that you have read and understand the following items:

- ☒ I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Signature: _____

Printed Name: _____

Date: _____

OWNERSHIP AND DISCLOSURE STATEMENT
Use additional sheets if necessary

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

Name	Address	Percent of Ownership
1. <u>Devi Awadallah</u>	<u>3201 Magnolia Ave</u> <u>Falls Church, VA</u> <u>22041</u>	<u>100%</u>
2.		
3.		

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

Name	Address	Percent of Ownership
1. <u>Devi Awadallah</u>	<u>3201 Magnolia Ave</u> <u>Falls Church, VA</u>	<u>100%</u>
2.		
3.		

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

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

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

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

8/10/2020
Date

Devi Awadallah
Printed Name

[Signature]
Signature



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

B

A. Property Information

A1. Street Address 1413 Pinellas

A2. Total Lot Area 1360 x Floor Area Ratio Allowed by Zone 0.75

RB
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**

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

Allowable Exclusions**

Basement**

Stairways**

Mechanical**

Attic less than 7***

Porches**

Balcony/Deck**

Lavatory***

Other**

Other**

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. 1360 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

x **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 **570**
First Floor **570**
Second Floor **496**
Third Floor **0**
Attic **570**
Porches **16**
Balcony/Deck **144**
Lavatory*** **80**
Other **0**

Basement** **570**
Stairways** **54**
Mechanical** **0**
Attic less than 7" **570**
Porches** **16**
Balcony/Deck** **144**
Lavatory*** **80**
Other** **0**
Other** **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)

C1. Total Gross **0.00** **2464** C2. Total Exclusions **0.00** **1446**

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

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

1413-1415 Princess Street, Alexandria, VA 22314











PROPERTY OWNER:

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

OPEN SPACE (USABLE) = 408 SF

NOTES:

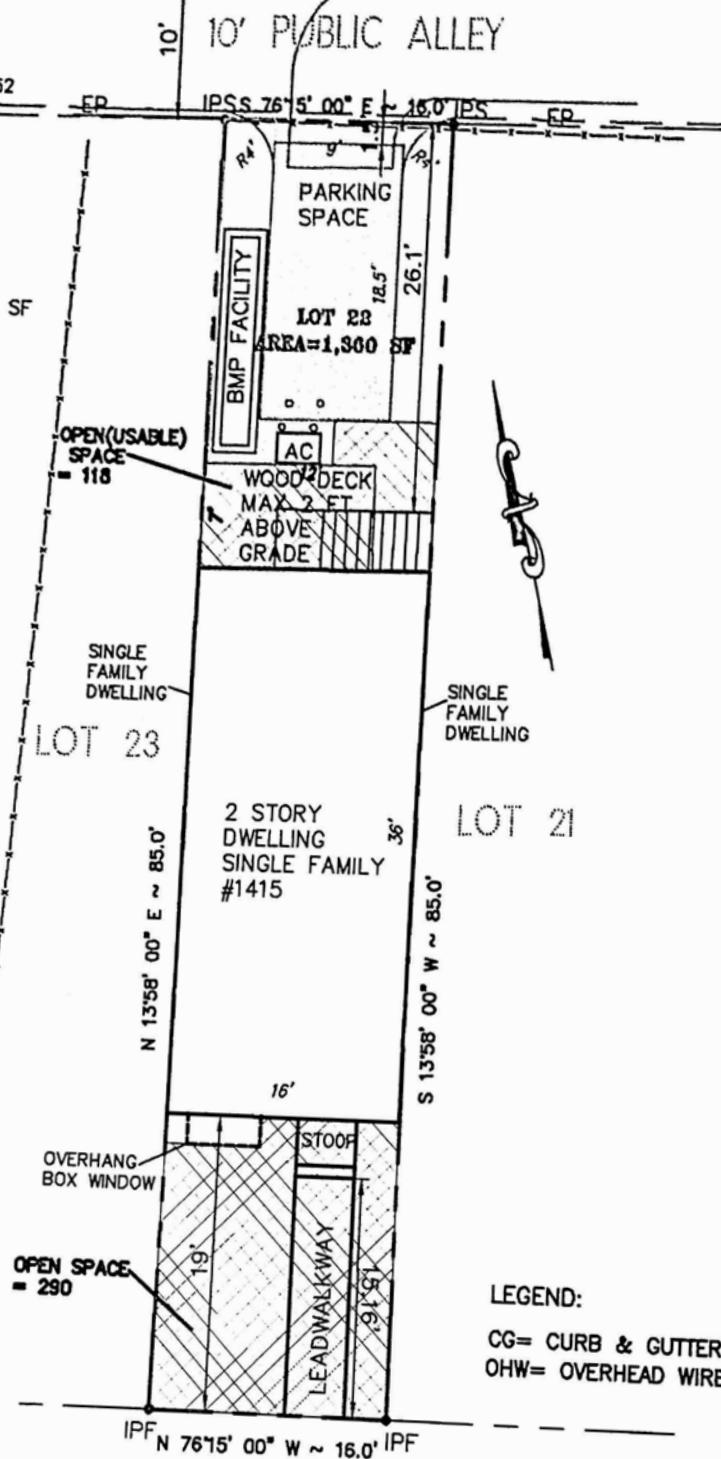
1. THE PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
2. THE SURVEY WAS NOT PREPARED FOR CONSTRUCTION PURPOSES (INCLUDING FENCES).
3. THE LOCATION OF FENCES ARE APPROXIMATE AND DO NOT CERTIFY TO OWNERSHIP.
4. THE PROPERTY 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.

**SPECIAL PERMIT PLAT**

LOT 22, BLOCK 1
(DB 29, PG 365)
WHEAT & SUTERS
1415 PRINCESS STREET
CITY OF ALEXANDRIA, VA 22314
SCALE: 1"=10', DATE: JUL 9, 2020

**PREPARED BY**

Inova Engineering Consultants, Inc.
25209 LARKS TERRACE
SOUTH RIDING, VIRGINIA 20152
PHONE: (703) 655-3961
E-MAIL: INOVAENGINEERS@YAHOO.COM

PROPERTY OWNER:

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

OPEN SPACE (USABLE) = 408 SF

NOTES:

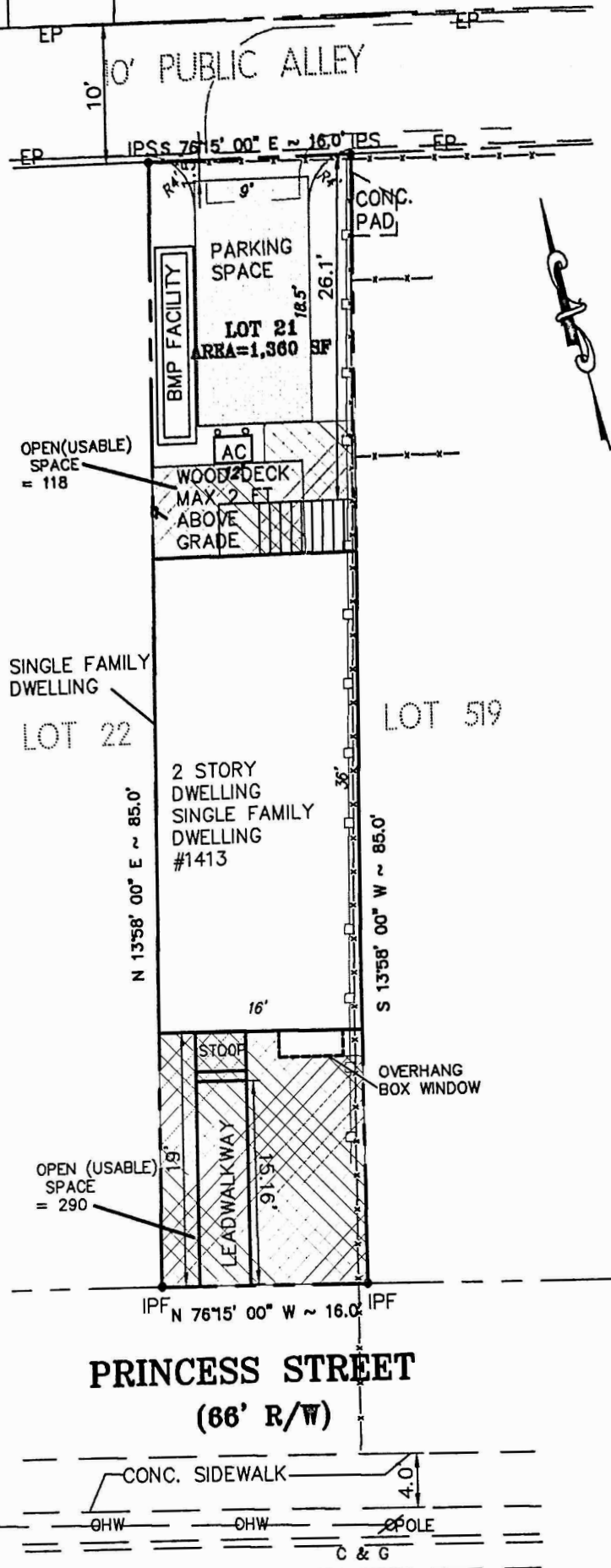
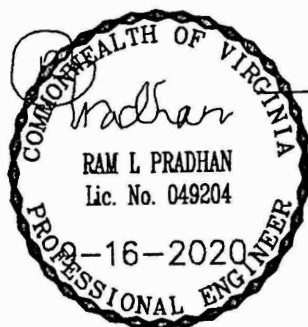
1. THE PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
2. THE SURVEY WAS NOT PREPARED FOR CONSTRUCTION PURPOSES (INCLUDING FENCES).
3. THE LOCATION OF FENCES ARE APPROXIMATE AND DO NOT CERTIFY TO OWNERSHIP.
4. THE PROPERTY 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.

LEGEND:

CG= CURB & GUTTER
OHW= OVERHEAD WIRE
EP= EDGE OF ASPHALT PAVEMENT

**SPECIAL PERMIT PLAT**

LOT 21, BLOCK 1

(DB 29, PG 365)

WHEAT & SUTERS

1413 PRINCESS STREET

CITY OF ALEXANDRIA, VA 22314

SCALE: 1"=10', DATE: JUL 9, 2020

PREPARED BY

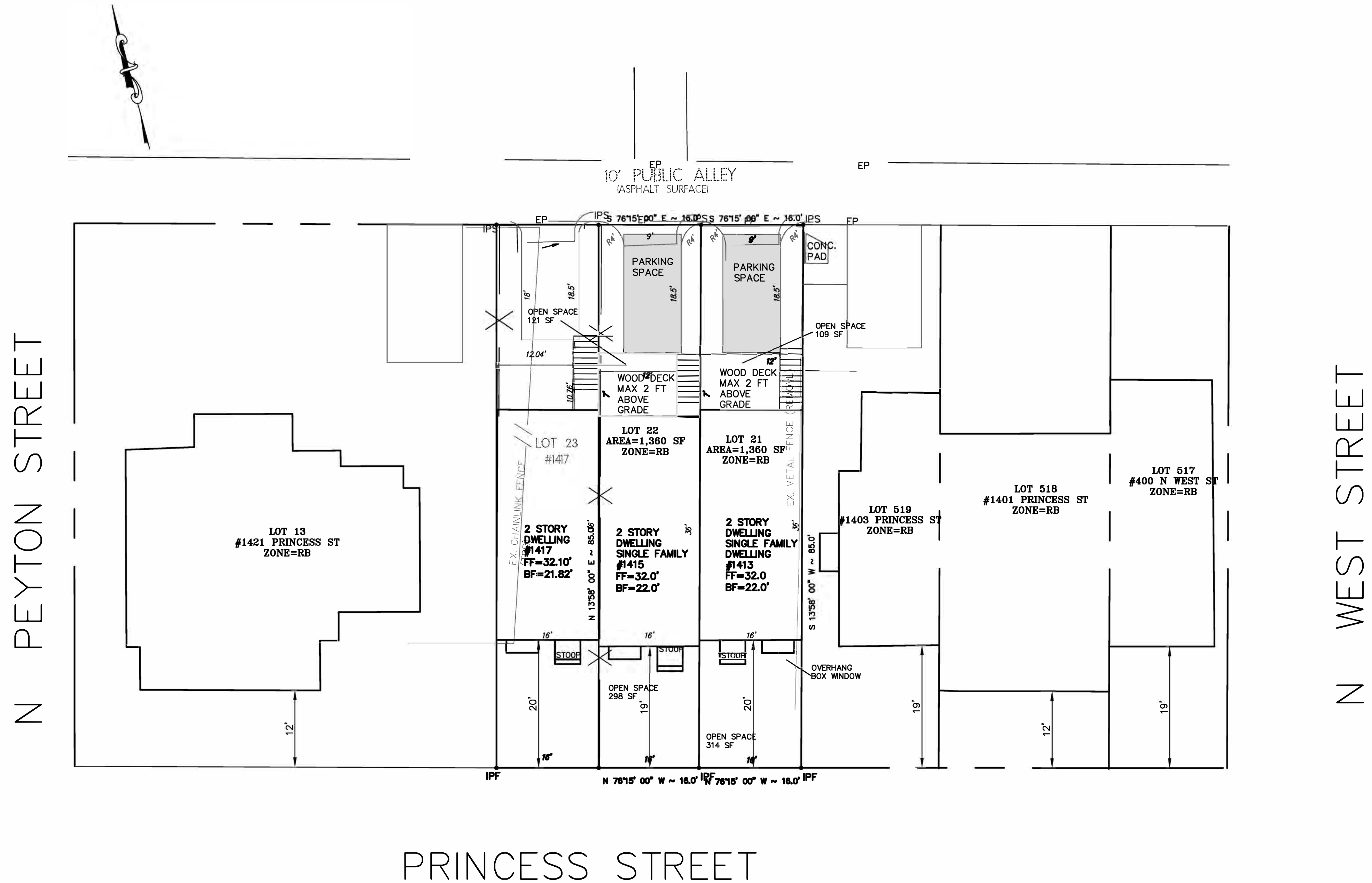
Inova Engineering Consultants, Inc.

25209 LARKS TERRACE

SOUTH RIDING, VIRGINIA 20152

PHONE: (703) 655-3951

E-MAIL: INOVAENGINEERS@YAHOO.COM



PROPOSED SITE PLAN AND STREETScape

SCALE 1'=10'



WATER & SEWER HOUSE CONNECTION NOTES:

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

TEMPORARY E & S CONTROL MEASURES:

ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES AREA NO LONGER NEEDED IN ACCORDANCE WITH MD-10.

CONSTRUCTION ENTRANCE NOTE:

1. DUE TO SITE CONSTRAINT, THE LENGTH OF CONSTRUCTION ENTRANCE IS LESS THAN 70 FEET REQUIRED. DEPENDING ON SITE CONDITION THE CITY INSPECTOR SHALL ALLOW.
2. THE LENGTH OF THE STANDARD CONSTRUCTION ENTRANCE TO BE MODIFIED AND COORDINATE WITH CITY INSPECTOR DURING PRE-CONSTRUCTION MEETING.
3. THE STREET SWEEPING IS REQUIRED EVERY TIME THE SEWAGE IS TRANSPORTED TO THE PUBLIC STREET. NO DEBRIS IS PERMITTED TO STREET FROM THE CONSTRUCTION SITE.
4. ANY DAMAGE CAUSED BY THIS DEVELOPMENT TO PUBLIC PROPERTIES SUCH: SIDEWALK, ROAD, CURB AND GUTTER OR STREET TREES MUST BE REPAIRED BY OWNER OR CONTRACTOR.

SUP #2020-00057:

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

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

STOCKPILE NOTE:

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

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

MAINTENANCE NOTE:

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

Table 1: Compliance with 22.5B Requirements

Item	22.5B Requirements	Submittal of 1 set of 3 separate sheets for the Proposed Lots
Lot Area	1,340 SF	1,340 SF
Lot Width	30' Min.	28' "
Lot Frontage	30' Min.	28' "
Front Yard Setback	5' or as approved by the Staff	5' "
Side Yard Setback	5' or as approved by the Staff	5' or as approved by the Staff
Rear Yard Setback	10' (Ratio of 1:1 with a minimum of 5' and a maximum of 10' for the entire lot)	10' "
Cover Space	None	0.0 SF
FAR	Maximum (see Section 22.5B(2)) 1.230 (0.75)	1.0 (0.75)

* Only lots with the following characteristics are permitted as shown in the Table 1: (1) * * * * *

EROSION AND SEDIMENT CONTROL NARRATIVE

1. PROJECT NARRATIVE

THE PROJECT CONSISTS OF CONSTRUCTION OF 2 STORY DWELLING WITH ASPHALT PAVING SPACE ON VACANT LOTS 21 AND 22. THE ENTRANCE TO THE NEW DWELLING WILL BE FROM 10 FEET WIDE PUBLIC ALLEY FROM REAR OF THE HOUSE. 1" WATER AND 4" SEWER LATERAL CONNECTIONS SHALL BE INSTALLED FROM PUBLIC MAIN ALONG PRINCESS STREET.

EACH LOT CONTAINS 1,340 SF. THIS PROPERTY IS ZONED RB. THE DISTURBED AREA DUE TO DEVELOPMENT OF THIS PROPERTY WILL BE 1,562 SF (CONSIDERED) THAT INCLUDE OFFSITE AREA DISTURBED FOR DRIVEWAY INSTALLATION AT UTILITY CONNECTIONS, ONSITE 1,340 SF AND OFFSITE 242 SF.

2. EXISTING SITE CONDITIONS

THE SITE IS CURRENTLY CURRENTLY VACANT. THE SITE SLOPES MAINLY FROM EAST TO WEST AND THE SLOPE RANGES FROM 2-3% THE RUNOFF FROM THE SITE SHEET FLOW ACROSS THE LOT AND OUTFALLS AT THE CURB INLET LOCATED AT THE RIGHT OF WAY OF N WEST ST. A BIG TREE AND FENCE EXIST ON SITE.

3. SOIL: THE LOT CONTAINS URBAN LAND CRST 10. THE SITE SLOPES FROM 2-3% THE HYDROLOGIC SOIL GROUP IS CONSIDERED AS GROUP C. REFER SOIL CHARACTERISTICS ON SHEET 3.

4. ADJACENT AREA

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

5. OFF-SITE AREAS

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

6. CRITICAL AREAS

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

7. EROSION AND SEDIMENT CONTROL MEASURES

ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED ALONG LOW LAND OF DISTURBED AREA AS SHOWN ON THE GRADING PLAN IN PHASE 1 STAGE OF THE PROJECT. OWNER WILL CALL THE CITY INSPECTOR 7 DAYS PRIOR TO THE START OF ANY CONSTRUCTION TO SCHEDULE AN INSPECTION. REFER TO SHEET 3 FOR EROSION AND SEDIMENT CONTROL. SEQUENCES PHASE 1 AND 2. THE SPECIFICATION OF THE SLOPE SHALL BE AS STATED ON SHEET 3. THE CONSTRUCTION ENTRANCE WILL BE INSTALLED. STREET SWEEPING WILL BE DONE TO REMOVE ALL THE DEBRIS TRANSPORTED BY THE CONSTRUCTION VEHICLES TO THE PUBLIC STREET AS FREQUENTLY AS REQUIRED. ALL THE EROSION AND THE SEDIMENTATION TRANSPORTED BY THE CONSTRUCTION VEHICLES AS SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AND KEPT FUNCTIONAL AS DESCRIBED UNDER MAINTENANCE PROGRAM. RESPONSIBLE LAND DISTURBER (RLD) CERTIFICATION MUST BE SUBMITTED PRIOR TO ISSUANCE OF THE SITE PERMIT.

8. PERMANENT STABILIZATION

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

9. STORMWATER RUNOFF CONSIDERATION

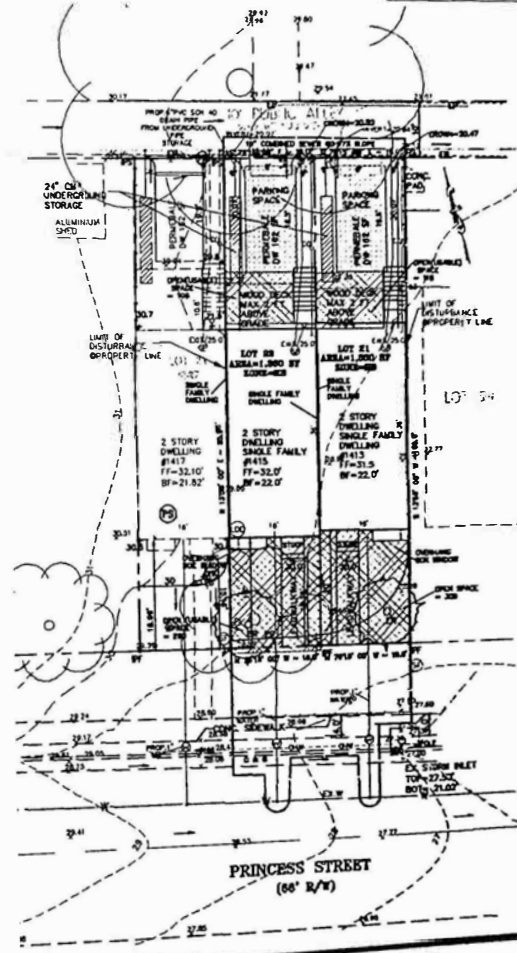
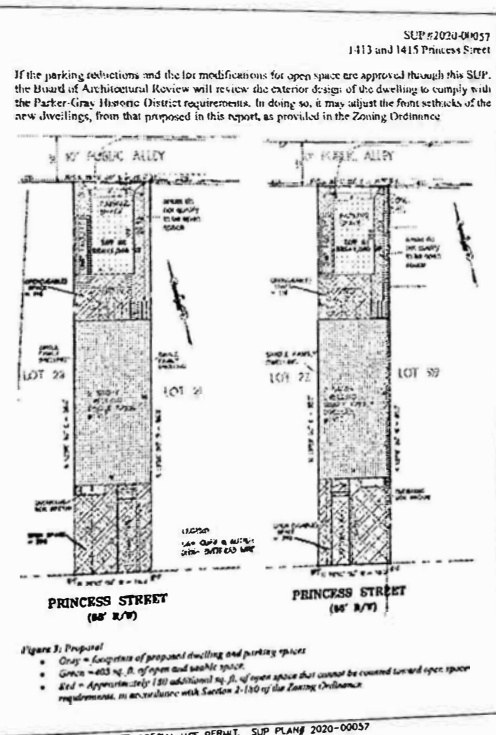
THIS PROJECT WILL RESULT IN INCREASED IN NET 1,783 SF IMPERVIOUS AREA RESULTING INCREASED IN 0.14 AND 0.22 CFS RUNOFF FROM 2-YR AND 10-YR STORM EVENTS. STORMWATER DETENTION FACILITIES ARE PROPOSED TO MEET WATER QUALITY DETENTION VOLUME REQUIREMENTS FOR THIS PROPERTY. REFER SHEETS 7 & 8 FOR STORM WATER COMPUTATIONS AND SHEET 9 FOR OUTFALL ANALYSIS.

10. CALCULATIONS

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

NOTE:

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



ARCHAEOLOGY NOTE:

1. LOCAL ALEXANDRIA ARCHAEOLGY IMMEDIATELY (PRO-748-4040) IF ANY BURIED STRUCTURAL REMAINS (WALL, FOUNDATIONS, WELLS, PIPES, CISTERN, ETC) OR CONCENTRATION OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF DISCOVERY UNTIL A CITY ARCHAEOLGY COMES TO THE SITE AND RECORDS THE FINDS.
2. THE APPLICANT SHALL NOT ALLOW METAL DETECTION OR IMPACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLGY.

VIRGINIA UNIFORM ZONING SYSTEM

Symbol	Description
1	EDGE OF PAVEMENT
2	WATER LINE
3	EX. 1' CONTAIN LINE
4	EX. 2' CONTAIN LINE
5	EX. SPOT ELEVATION
6	PROP. SPOT ELEVATION
7	EX. SANITARY SEWER
8	FLOR ANCHOR
9	EX. BOARD FENCE
10	EX. DRAINAGE DITCH
11	ROOF DOWNSPOUT
12	NEW TREE
13	EX. TREE REMOVE

LEGEND:

Symbol	Description
1	EDGE OF PAVEMENT
2	WATER LINE
3	EX. 1' CONTAIN LINE
4	EX. 2' CONTAIN LINE
5	EX. SPOT ELEVATION
6	PROP. SPOT ELEVATION
7	EX. SANITARY SEWER
8	FLOR ANCHOR
9	EX. BOARD FENCE
10	EX. DRAINAGE DITCH
11	ROOF DOWNSPOUT
12	NEW TREE
13	EX. TREE REMOVE

PLAN NUMBER:

APPROVED DATE:

APPROVED DATE:

APPROVED DATE:

APPROVED DATE:

APPROVED DATE:

APPROVED DATE:

APPROVED DATE:

APPROVED DATE:

APPROVED DATE:

APPROVED DATE:

APPROVED DATE:

APPROVED DATE:

APPROVED DATE:

APPROVED DATE:

Inova Engineering Consultants, Inc.
(Engineers, Surveyors, Planners)
22000 Lakeshore Drive, Suite 100, Alexandria, VA 22314
Tel: 703.591.1111
Fax: 703.591.1112
Email: info@inovaeng.com

SITE GRADING PLAN AND E & S NARRATIVE
LOTS 21 & 22, BLOCK 1
WHEAT AND SUTER
1413 AND 1415 PRINCESS STREET
CITY OF ALEXANDRIA, VA 22314

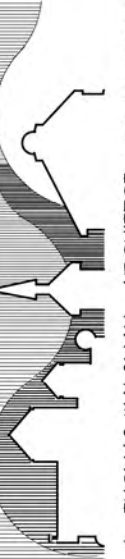
REVISION	DATE	DESCRIPTION
1	06-11-20	ISSUED FOR PERMIT

DESIGN BY:	RLP
DRAWN BY:	RLP
CHECKED BY:	RLP
DATE:	1-16-2021
SCALE:	1"=10'
SHEET:	2 OF 11

Revised 3.1.2021



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



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

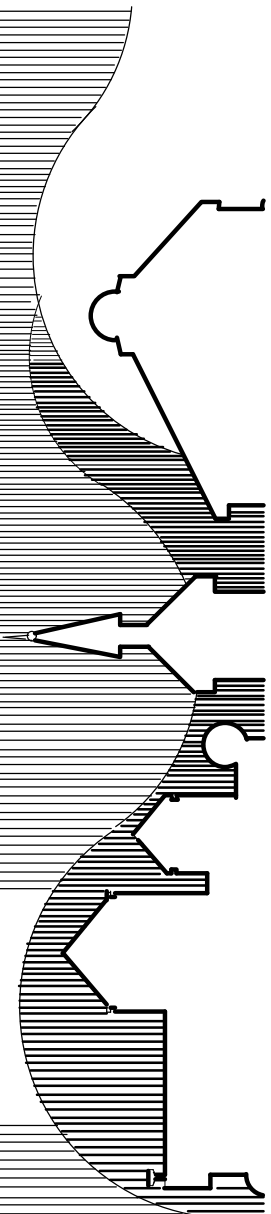
3/1/2021



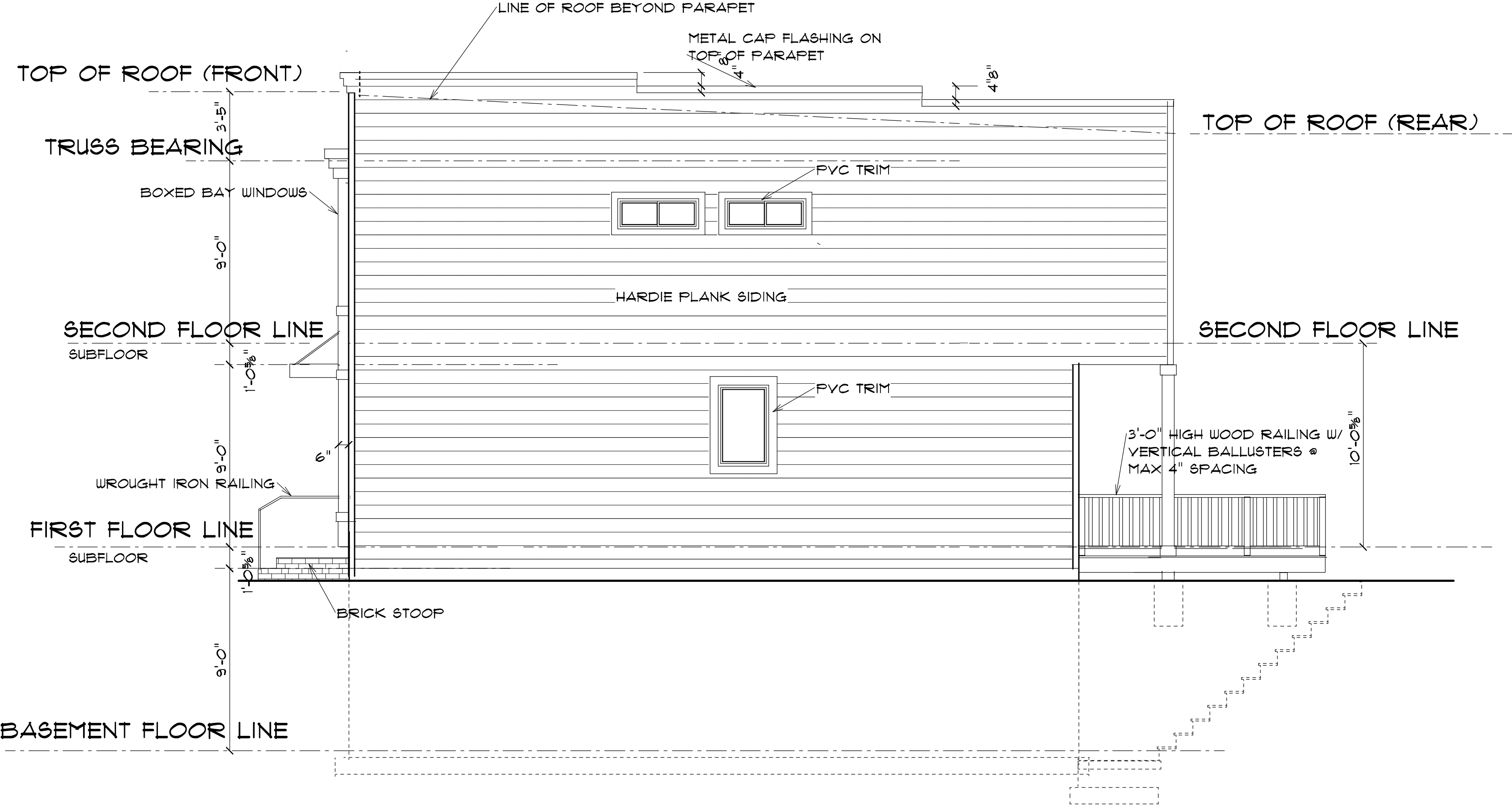
STREETSCAPE ELEVATION

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

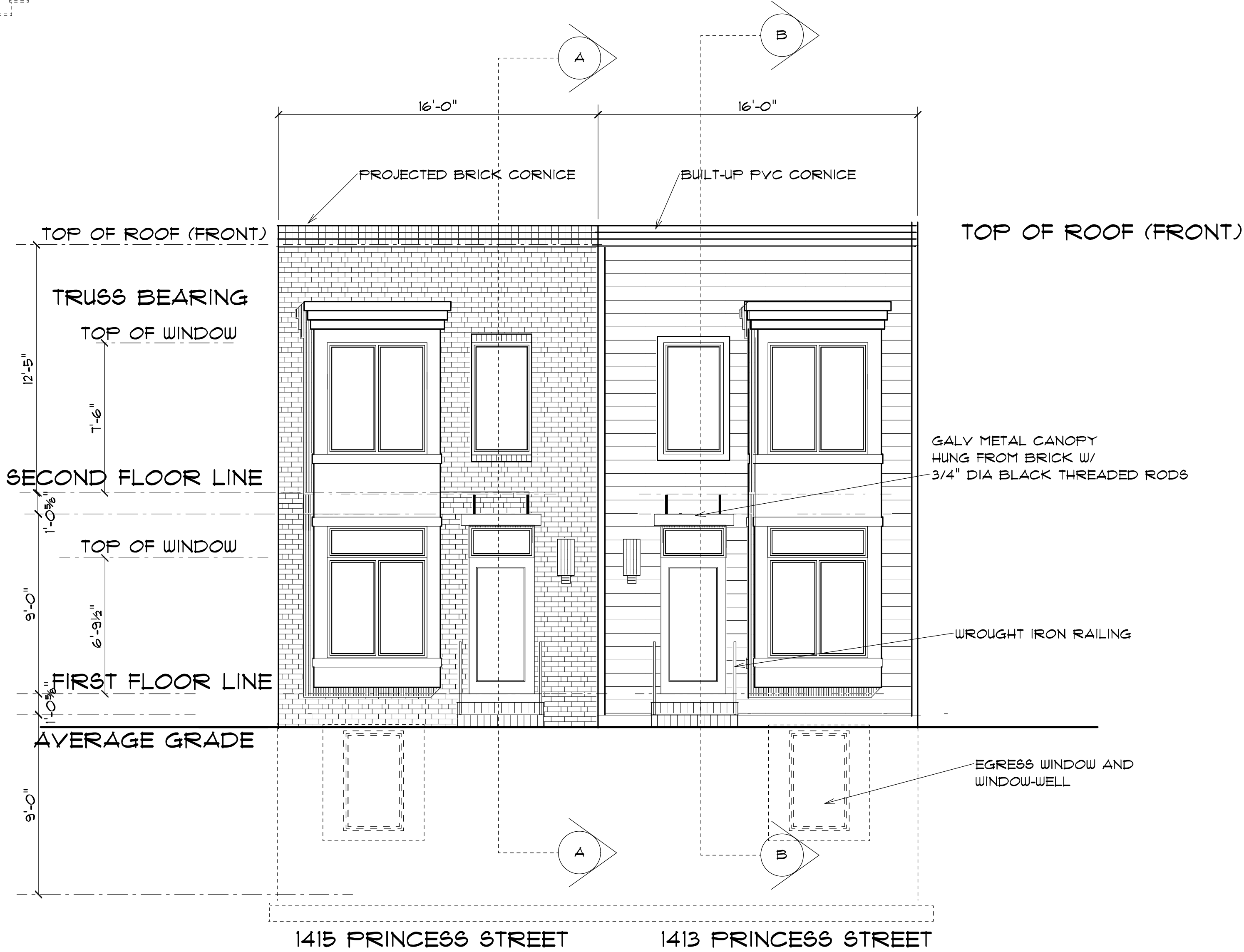
2 ABUTTING SINGLE FAMILY DWELLINGS FOR
DEYI AWADALLAH
1413 AND 1415 PRINCESS STREET, ALEXANDRIA, VA
STREETSCAPE ELEVATION



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

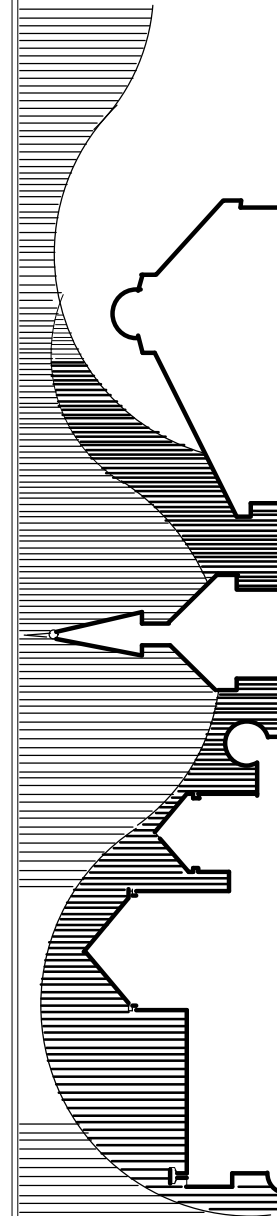


RIGHT SIDE ELEVATION (EAST)
SCALE: 1/4" = 1'-0"

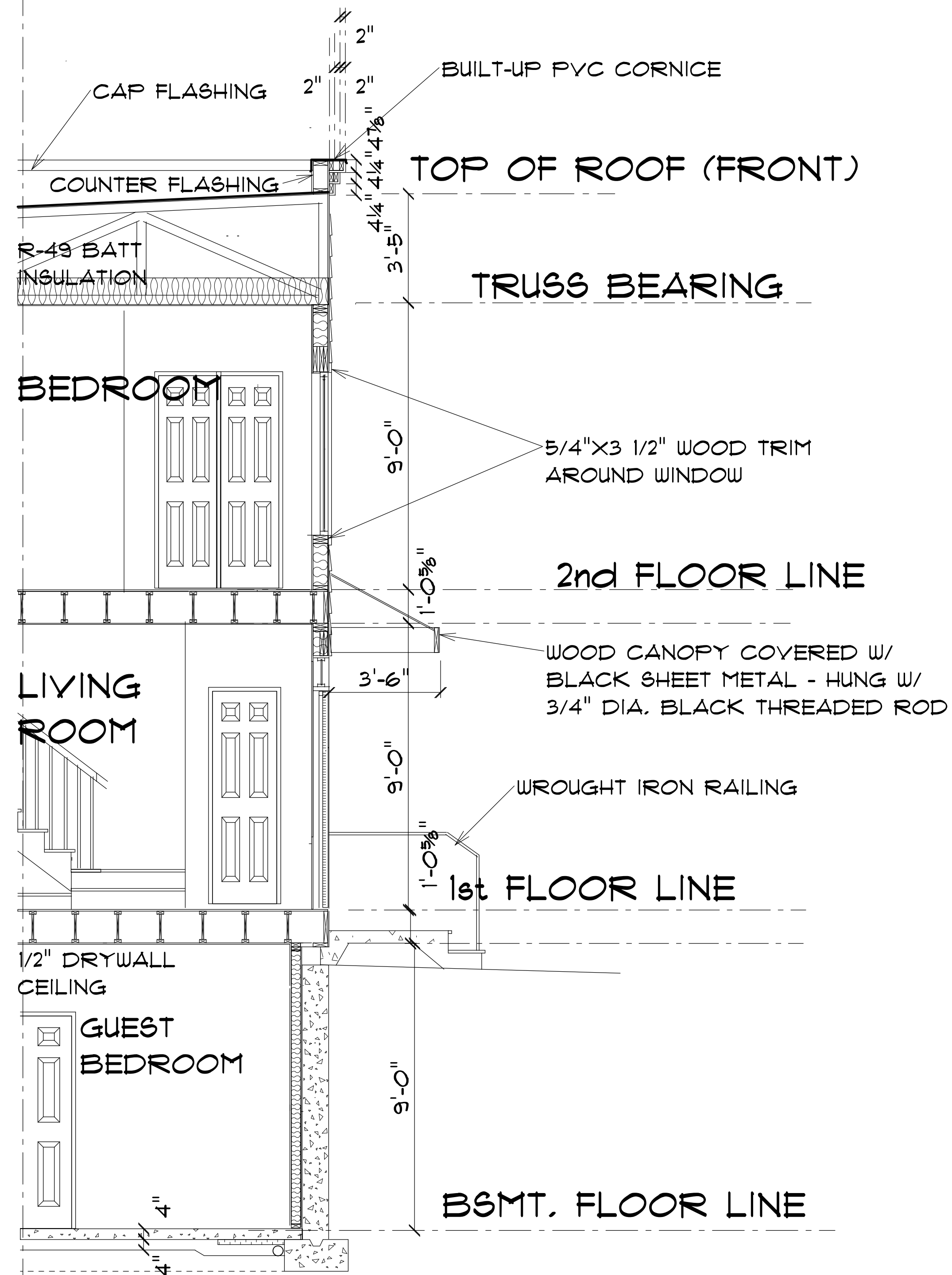


FRONT ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"

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

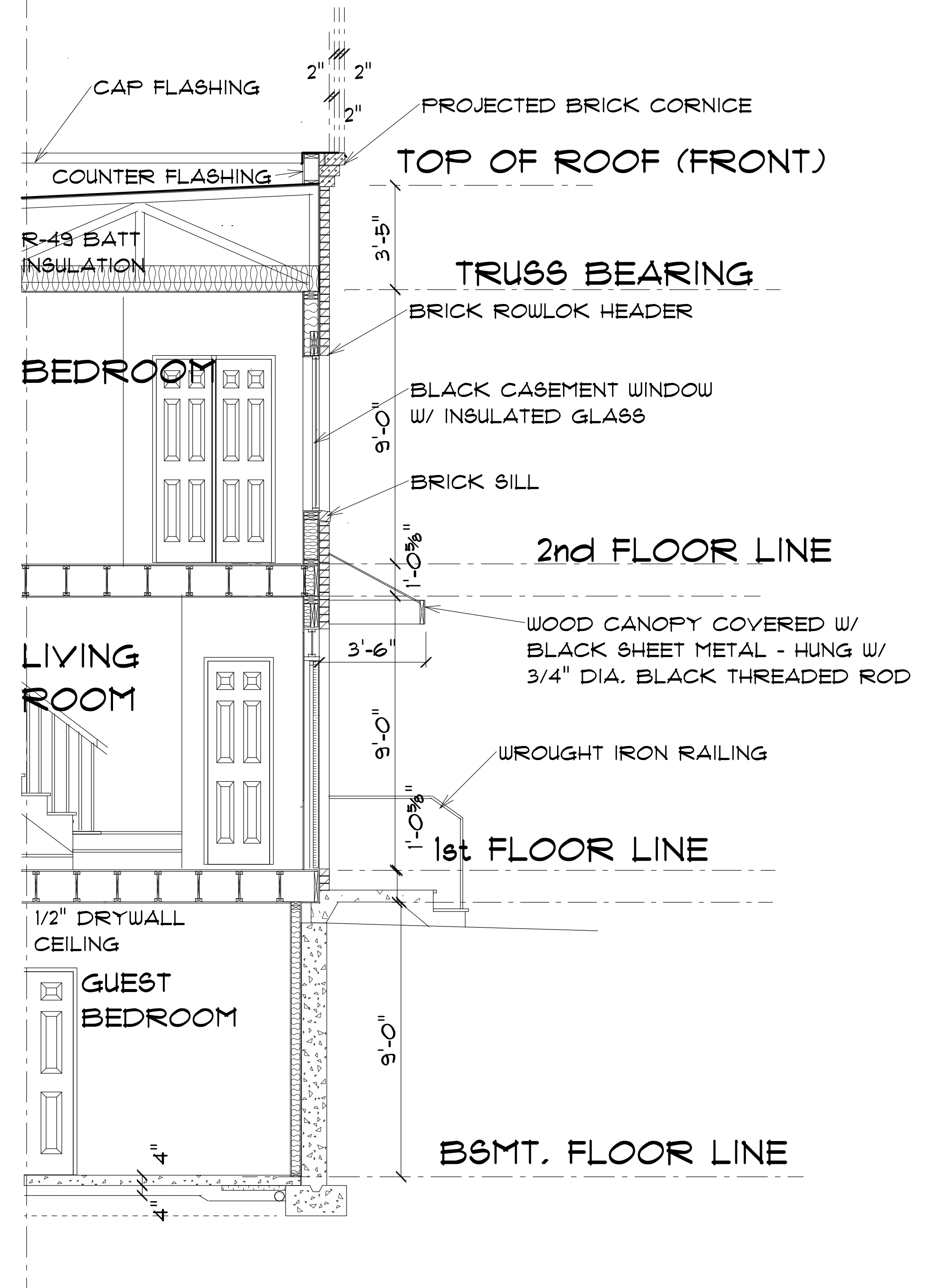


I. THOMAS WALSMAN, ARCHITECT
Email: t.walsman.architect@gmail.com cell phone: (240) 888-9417



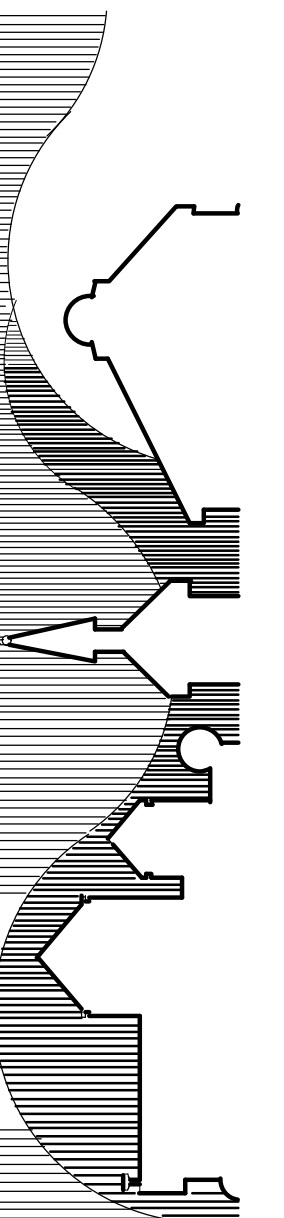
CROSS SECTION B - SIDING

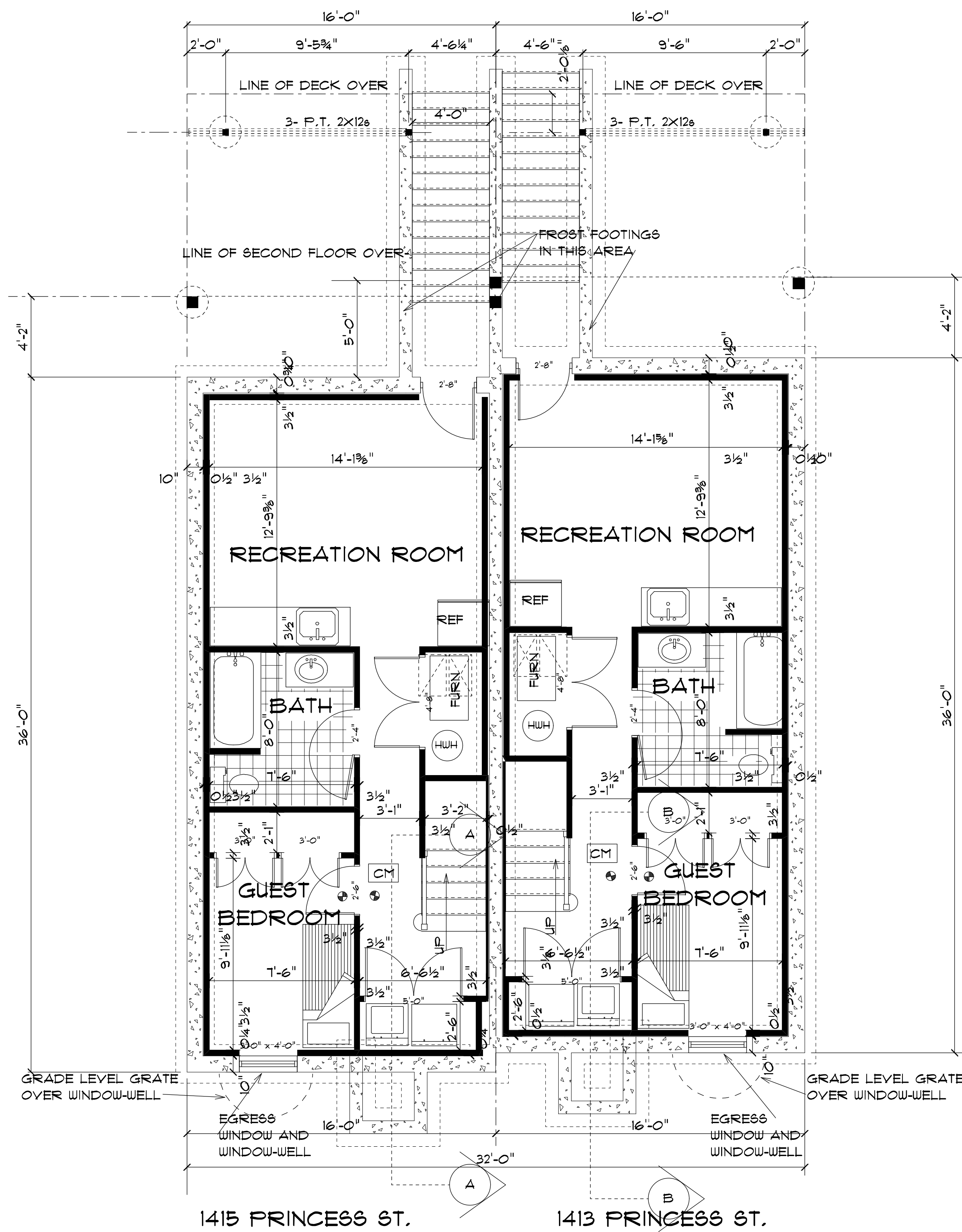
SCALE: 3/8" = 1'-0"



CROSS SECTION A - BRICK

SCALE: 3/8" = 1'-0"





BASEMENT FLOOR PLAN

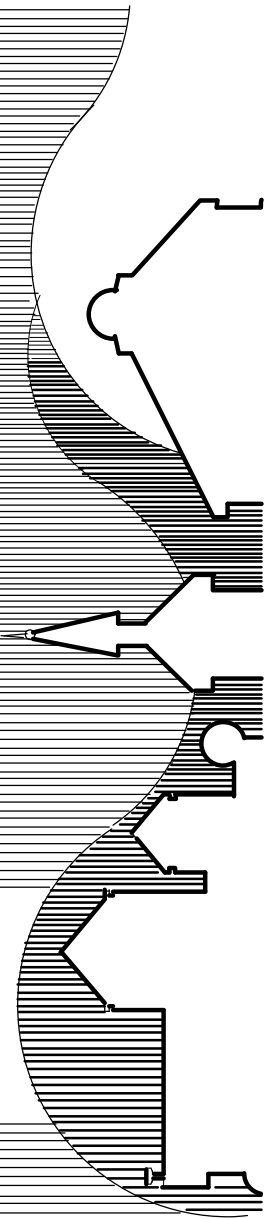
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LEGEND

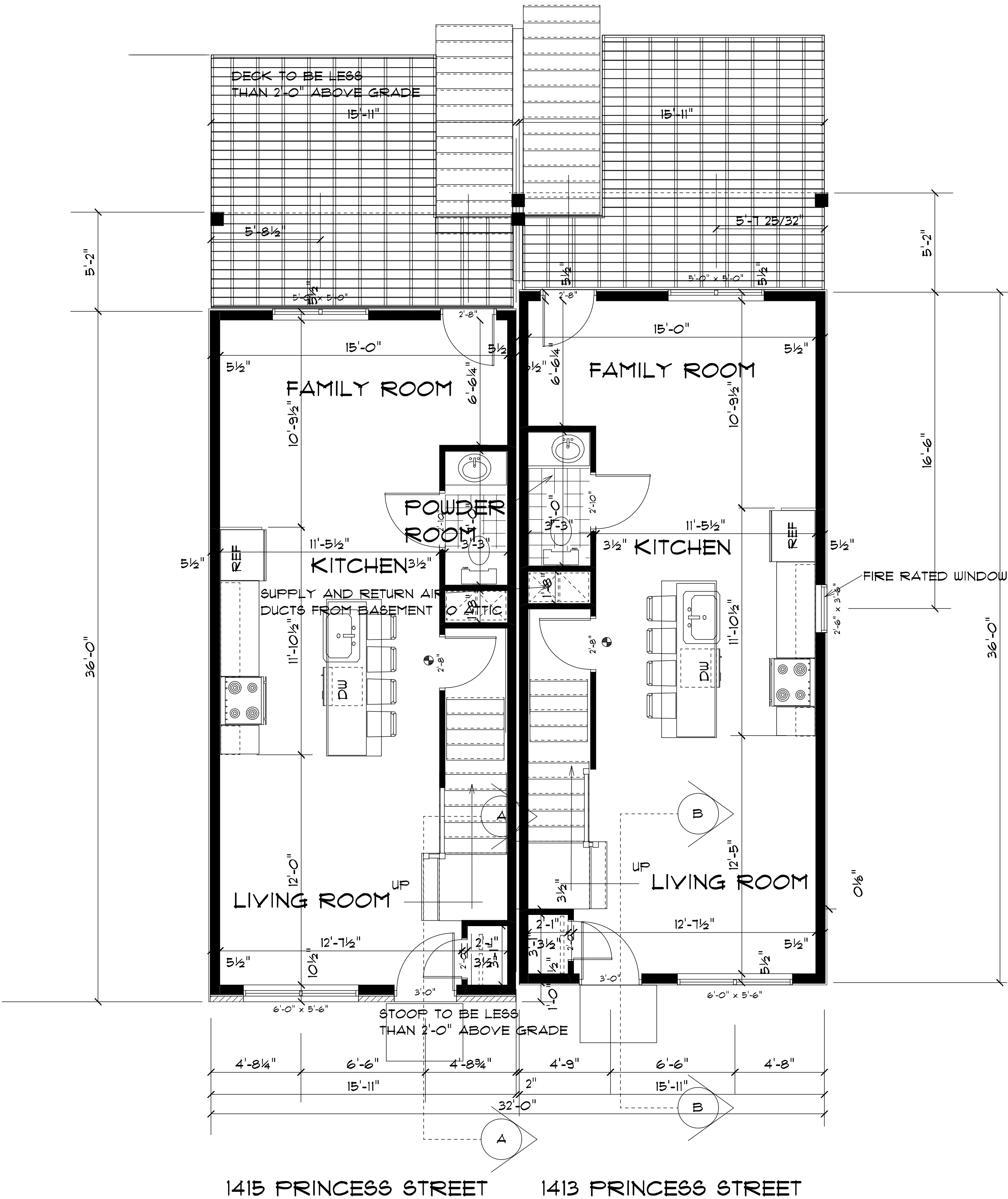
- FLUORESCENT FIXTURE
- HVAC DIFFUSER
- TELEPHONE OUTLET
- ELECTRICAL OUTLET
- GFI ELECTRICAL OUTLET
- RECESSED LIGHT
- SURFACE MTD. LIGHT
- BATHROOM HEAT/LAMP
- CEILING FAN
- CABLE OUTLET
- SWITCH LOCATION
- 3 WAY SWITCH LOCATION
- TYPICAL PARTITION:
1/2" DRYWALL BOTH SIDES
ON 2X4s @ 16" O.C.
- TYPICAL 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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1415 PRINCESS STREET 1413 PRINCESS STREET

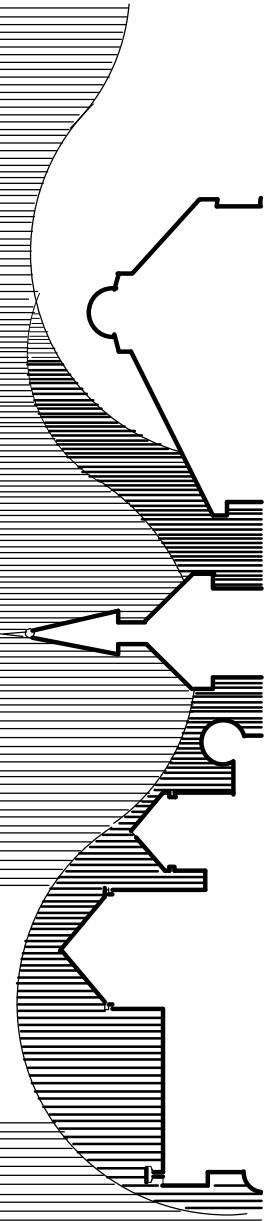
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND

- FLUORESCENT FIXTURE
- HVAC DIFFUSER
- TELEPHONE OUTLET
- ELECTRICAL OUTLET
- GFI ELECTRICAL OUTLET
- RECESSED LIGHT
- SURFACE MTD. LIGHT
- BATHROOM HEAT/LAMP
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- 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



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



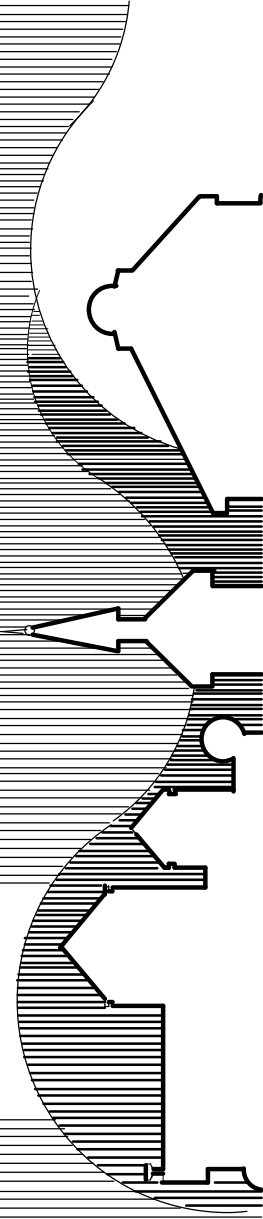
1415 PRINCESS STREET 1413 PRINCESS STREET

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



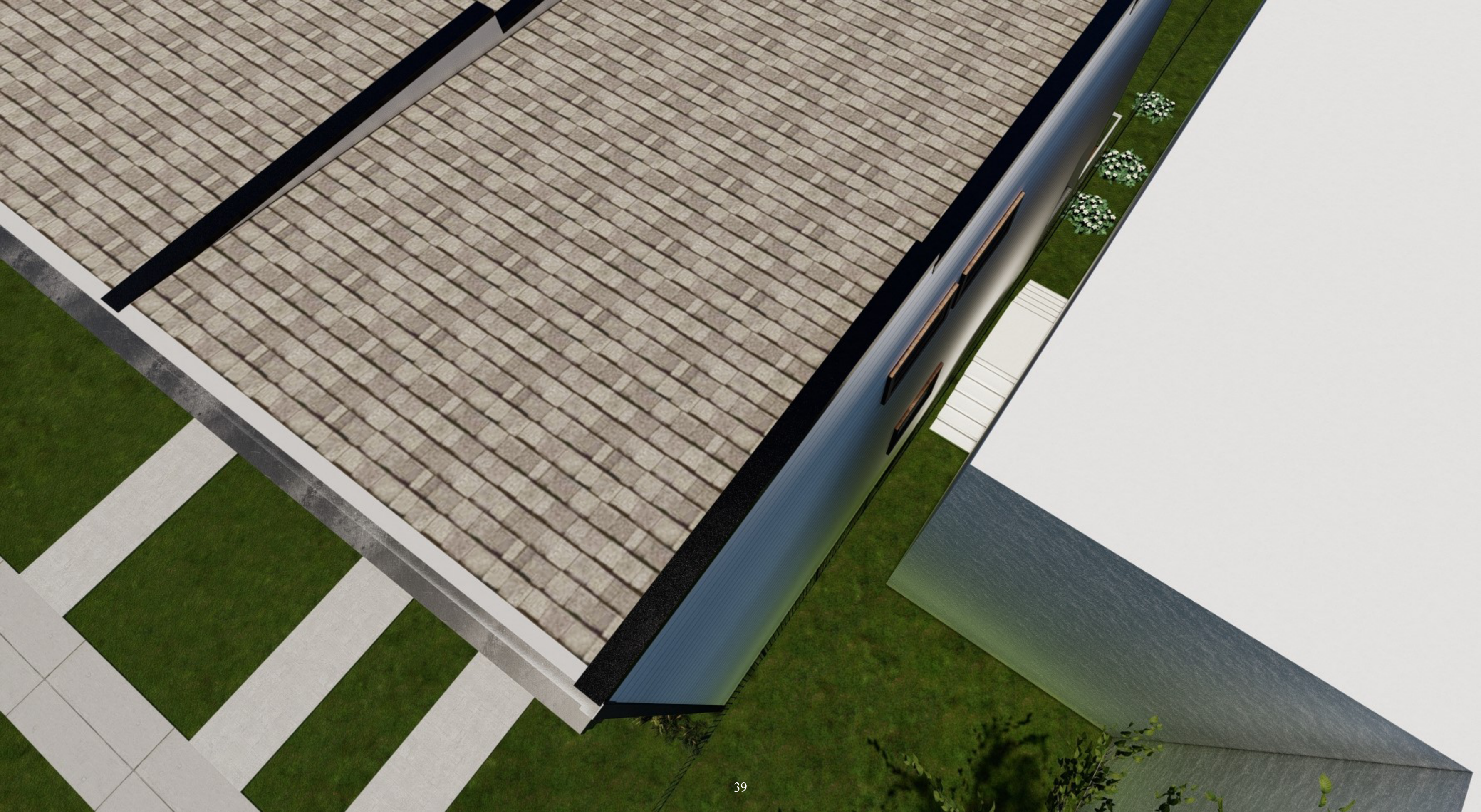
L. THOMAS WALSMAN, ARCHITECTEmail: t.walsman.architect@gmail.com cell phone: (240) 888-9417











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

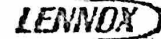
Price: \$1,160.00

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

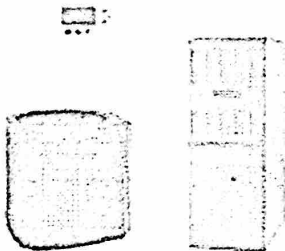
ALA AWADALLAH

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

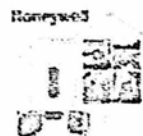
\$10,300.00

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 SCRUBBER NO OZONE

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

\$850.00



Aprilaire M# 800 Steam Humidifier

For larger homes
Requires 240v dedicated circuit

\$1,250.00



50 - 80 - 110 CFM



PANASONIC WHISPER GREEN SELECT

Air Volume Exhaust (CFM)

50 @ 0.1" SP, 53 @ 0.25" SP, 80 @ 0.1" SP,
82 @ 0.25" SP, 110 @ 0.1" SP, 113 @ 0.25"
SP

Noise (Sones)

50 CFM = 15.1CFM/W, 80 CFM = 15.3
CFM/W, 110 CFM = 11.5CFM/W,

\$285.00

Each



Condensor Brackets
For larger homes
Requires 240v dedicated circuit
\$200.00 per unit



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:

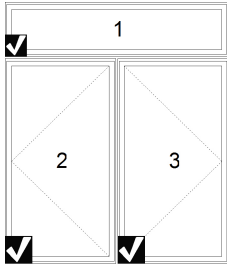
COMMENTS:

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

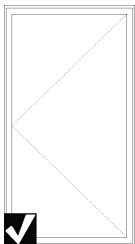
100 Series, 100REC Single Units
Unit Code/Item Size: 100REC6016
Operation/Handing: F
Frame Option: 1 3/8"
Exterior Color: Black
Interior Color: Black
Glass Type: Low E Glass

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

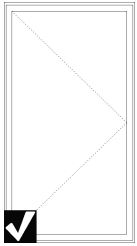
100 Series, 100CS Single Units
Unit Code/Item Size: 100CS3056
Operation/Handing: L
Frame Option: 1 3/8"
Exterior Color: Black
Interior Color: Black
Glass Type: Low E Glass
Insect Screens: Insect Screen, Black
Lock Color: Black

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
				\$ 530.40	\$ 1,060.80

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

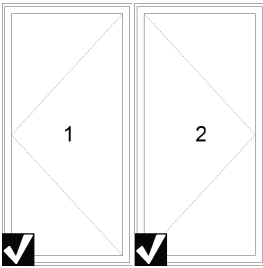
Zone: North-Central
U-Factor: 0.27, SHGC: 0.28, ENERGY STAR® Certified: Yes

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
				\$ 530.40	\$ 1,060.80
					\$ 2,914.54

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



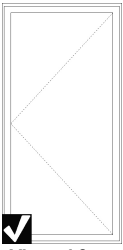
Viewed from Exterior

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
Total: (includes Mull Charges of \$ 0.00)				\$ 0.00	\$ 0.00

Unit/Sash 1 of 2



Viewed from Exterior

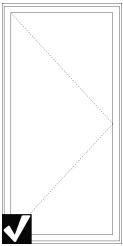
100 Series, 100CS Single Units
Unit Code/Item Size: 100CS2650
Operation/Handing: L
Frame Option: 1 3/8"
Exterior Color: Black
Interior Color: Black
Glass Type: Low E Glass
Insect Screens: Insect Screen, Black
Lock Color: Black

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
				\$ 476.45	\$ 952.90

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

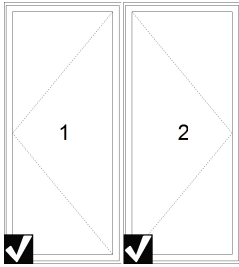
Comments:

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
				\$ 476.45	\$ 952.90
					\$ 1,905.80

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



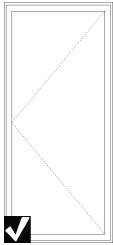
Viewed from Exterior

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

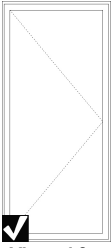
100 Series, 100CS Single Units
Unit Code/Item Size: 100CS2656
Operation/Handing: L
Frame Option: 1 3/8"
Exterior Color: Black
Interior Color: Black
Glass Type: Low E Glass
Insect Screens: Insect Screen, Black
Lock Color: Black

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
				\$ 503.08	\$ 1,006.16

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

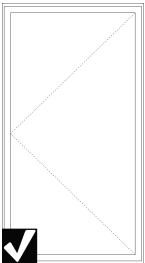
Comments:

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
				\$ 503.08	\$ 1,006.16
					\$ 2,012.32

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
				\$ 530.40	\$ 530.40

QUOTE: 228

Print Date: 01/07/2021

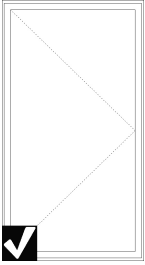
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iQ Version: 20.0

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

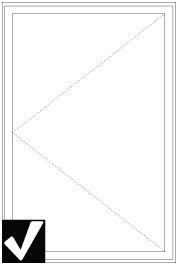
Comments:

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
				\$ 530.40	\$ 530.40

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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QUOTE: 228

Print Date: 01/07/2021

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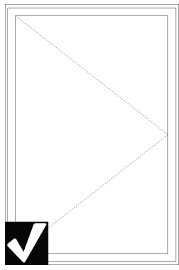
iQ Version: 20.0

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

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.

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