

ISSUE: Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness for alterations

APPLICANT: Michael A. Mitchell Construction, LLC

LOCATION: Old and Historic Alexandria District
622 ½ South Saint Asaph Street

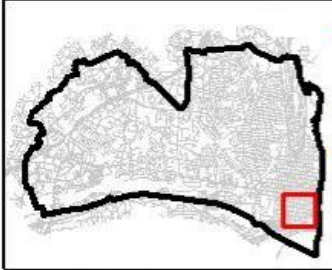
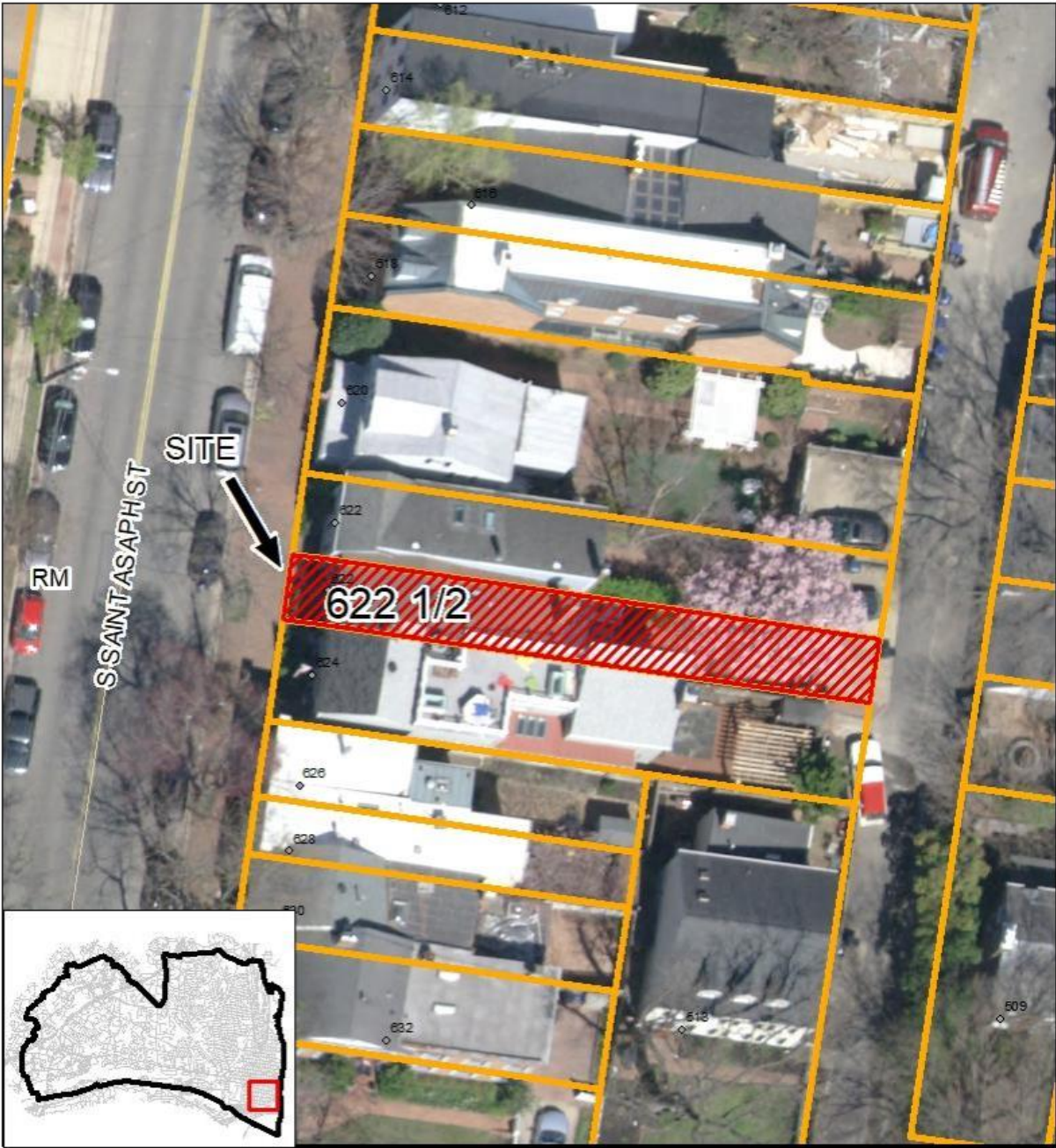
ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

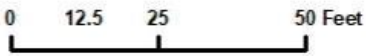
Staff recommends approval of the Permit to Demolish and Capsulate (partial) and Certificate of Appropriateness for alterations as submitted.

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, Permit Center, 4850 Mark Center Drive, Suite 2015, 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#2024-00280 & BAR2024-00307
622 1/2 S Saint Asaph Street



I. APPLICANT’S PROPOSAL

The applicant requests a Permit to Demolish/Capsulate (partial) and Certificate of Appropriateness to enclose the existing second-story open-air porch at the property rear/east elevation at 622 ½ South Saint Asaph Street.

Permit to Demolish/Capsulate

The project calls for capsulate approximately 47 SF of the rear/east elevation, second-story wall (Figure 1).



Figure 1 - Property rear/east elevation

Certificate of Appropriateness

The applicant is proposing to enclose the existing 16.5 ft x 5.8 ft rear/east elevation second-story open-air porch. The new screened porch structure will be made of wood with a flat roof and enclosed with a black mesh polyester screen.

Site context

The property sits in the middle of the east side of the 600 Block of South Saint Asaph, there is a public alley running behind the property. The existing second-story open-air porch is visible from the alley (Figure 2).



Existing rear open-air porch visibility. Landscape obstruction is not taken into consideration for visibility purpose.

Figure 2 - Rear visibility from the public alley

II. HISTORY

The two-story, two-bay Colonial Revival frame building, former 622 South Saint Asaph Street was built prior to **1891** when it first appears on the Sanborn Fire Insurance Map. The building’s twin, 624 South Saint Asaph Street (Figure 3), was demolished in 1973 to give room for a new structure. The subject building became 622 ½ when the new 622 South Saint Asaph was built to the north in 1981.

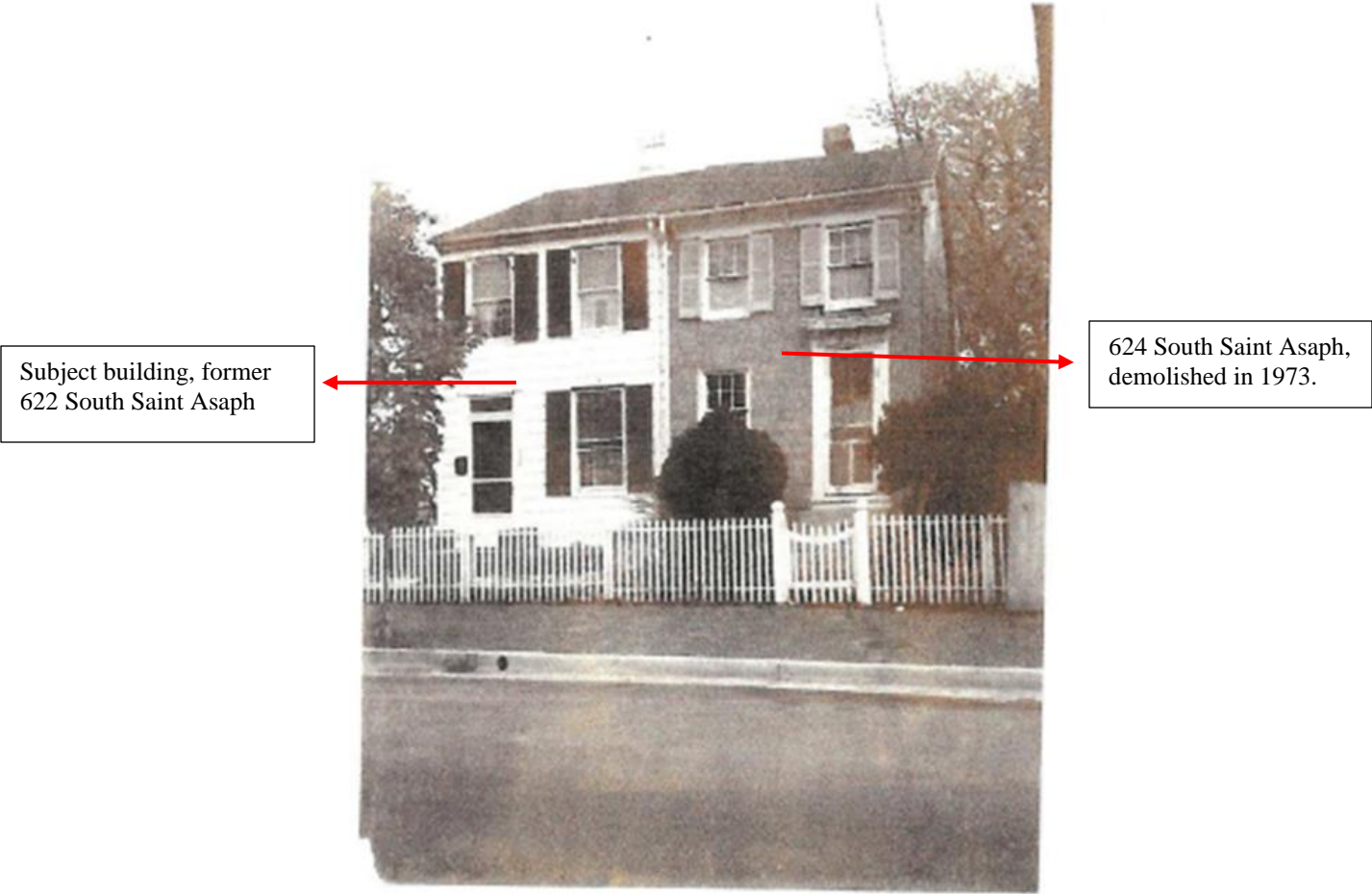


Figure 3 - 1960s picture of 622 and 624 S. Saint Asaph St.

A two-story addition to the rear/east elevation of the subject building first appears in the Sanborn map of 1941. The building went through renovation in 1981 (Permit # 112) when the house to the north (today's 622 South Saint Asaph Street) was built. Furthermore, the existing rear one-story addition was approved by the BAR on 12/07/1994, BAR-94-194 (Figure 4).

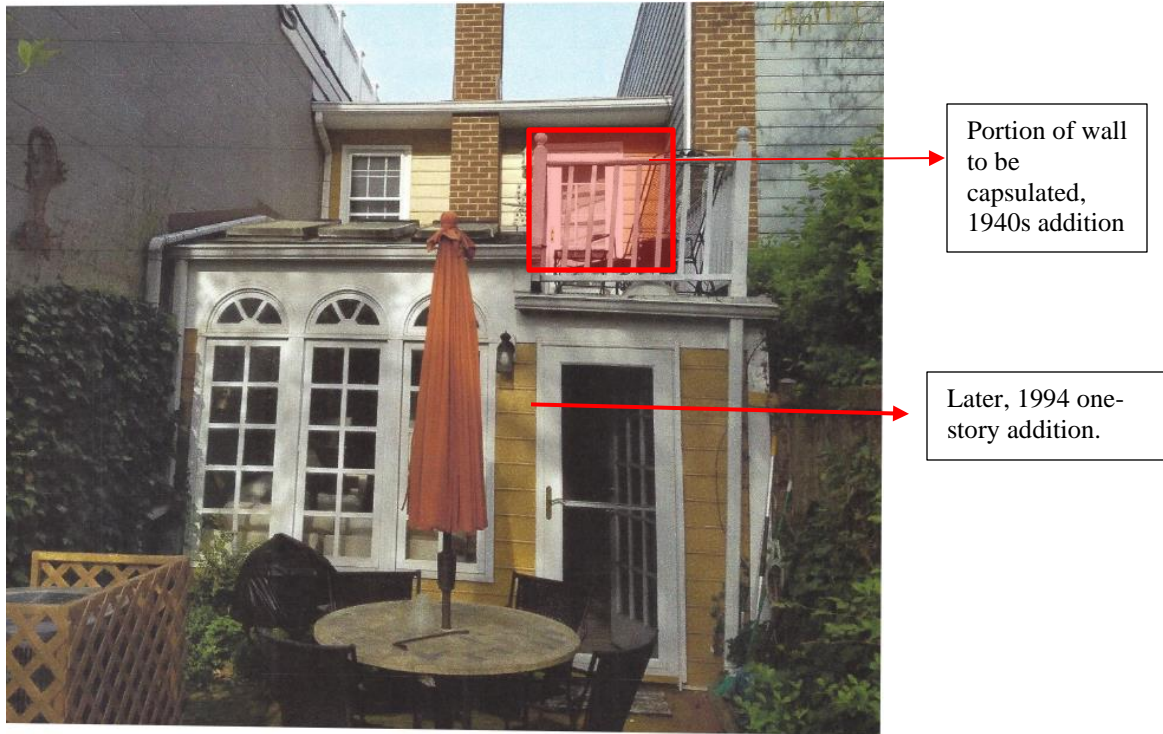


Figure 4: Rear/east elevation

Previous BAR Approvals

Staff did not find any BAR approvals for the property.

III. ANALYSIS

Permit to Demolish/Capsulate

In considering a Permit to Demolish/Capsulate, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B), which relate only to the subject property and not to neighboring properties. The Board has purview of the proposed demolition/capsulation regardless of visibility.

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?	No
(2)	Is the building or structure of such interest that it could be made into a historic shrine?	No
(3)	Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?	No

(4)	Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?	N/A
(5)	Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?	No
(6)	Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?	No

The analysis of the standards indicated above relate only to the portions of the wall area proposed for demolition/capsulation. In the opinion of staff, none of the criteria for demolition and capsulation are met and the Permit to Demolish/Capsulate should be granted. The area proposed for demolition/capsulation is part of the mid-20th century addition and is not of unusual or uncommon design and can easily be replicated. Furthermore, the Board routinely approves changes at the rear of historic buildings to accommodate a more modern and functional interior layout as tastes and technology evolve.

Certificate of Appropriateness

Porch and other changes to rear of house: The *Design Guidelines* state that "...throughout the historic districts painted wood is an appropriate material for porch construction. 20th century mass produced wrought iron railings and columns are only appropriate for buildings dating after 1945."

Staff has no objections to the proposed screened porch since the rear addition dates from the mid-20th century which makes the use of modern materials appropriate. The proposed porch will be minimally visible from the public way and will not detract from the historic character of the main historic building or the historic district. Therefore, staff recommends approval of the project as submitted.

STAFF

Marina Novaes, Historic Preservation Planner, Planning & Zoning
 Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

III. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed encapsulation of second story open deck will comply with zoning.

C-2 Not approved for expansion beyond the existing open deck.

F-1 Current FAR has the property over the required 35% of lot area designated for open space.

F-2 Proposed project will not take away from open space.

Code Administration

F-1 A building permit is required.

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 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (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 Archaeology has no comments.

V. ATTACHMENTS

1 – Application Materials

- Completed application
- Project drawings and material specifications
- Photographs

BAR CASE# _____

(OFFICE USE ONLY)

ADDRESS OF PROJECT: 622 1/2 South Saint Asaph Street

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

TAX MAP AND PARCEL: 080.02-03-46; 50308200 ZONING: Residential

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: Michael A. Mitchell Construction, LLC

Address: 6103 Kerkam court

City: Springfield State: VA Zip: 22152

Phone: 703-569-9382 E-mail: mitchellconstruction78@gmail.com

Authorized Agent *(if applicable)*: Attorney Architect _____

Name: _____ Phone: _____

E-mail: _____

Legal Property Owner:

Name: Katherine E Johnson

Address: 622 1/2 South Saint Asaph Street

City: Alexandria State: VA Zip: 22314

Phone: 571-309-4386 E-mail: knfluff@aol.com

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).*

To repair and encapsulate an existing 2nd floor open-air porch.
 Existing porch sits atop a 1991 addition previously added onto the rear of the house.
 The project would convert the existing open-air porch into a small, screened in porch.
 The area to be encapsulated is 16'5" X 5'8".

SUBMITTAL REQUIREMENTS:

Check this box if there is a homeowner's association for this property. If so, you must attach a copy of the letter approving the project.

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.*

- 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 understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- 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: Michael Mitchell

Printed Name: Michael Mitchell

Date: 7/11/24

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. Katherine E Johnson	622 1/2 S Saint Asaph St Alexandria, VA	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 622 1/2 S Saint Asaph St Alexandria, va(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. Katherine E Johnson	622 1/2 S Saint Asaph St. Alexandria 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. n/a		
2. n/a		
3. n/a		

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.

7/11/24 Michael Mitchell Michael Mitchell
 Date Printed Name Signature



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

B

A. Property Information

A1. Street Address RM Zone

A2. Total Lot Area x Floor Area Ratio Allowed by Zone = Maximum Allowable Floor Area

B. Existing Gross Floor Area

<u>Existing Gross Area</u>	<u>Allowable Exclusions**</u>	
Basement <input type="text"/>	Basement** <input type="text"/>	B1. <input type="text" value="1,394.00"/> Sq. Ft.
First Floor <input type="text" value="697.00"/>	Stairways** <input type="text"/>	Existing Gross Floor Area*
Second Floor <input type="text" value="697.00"/>	Mechanical** <input type="text"/>	B2. <input type="text" value="0.00"/> Sq. Ft.
Third Floor <input type="text"/>	Attic less than 7'*** <input type="text"/>	Allowable Floor Exclusions**
Attic <input type="text"/>	Porches** <input type="text"/>	B3. <input type="text" value="1,394.00"/> Sq. Ft.
Porches <input type="text"/>	Balcony/Deck** <input type="text"/>	Existing Floor Area Minus Exclusions
Balcony/Deck <input type="text"/>	Lavatory*** <input type="text"/>	(subtract B2 from B1)
Lavatory*** <input type="text"/>	Other** <input type="text"/>	
Other** <input type="text"/>	Other** <input type="text"/>	
B1. <u>Total Gross</u> <input type="text" value="1,394.00"/>	B2. <u>Total Exclusions</u> <input type="text" value="0.00"/>	

Comments for Existing Gross Floor Area

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>	<u>Allowable Exclusions**</u>	
Basement <input type="text"/>	Basement** <input type="text"/>	C1. <input type="text" value="92.08"/> Sq. Ft.
First Floor <input type="text" value="92.08"/>	Stairways** <input type="text"/>	Proposed Gross Floor Area*
Second Floor <input type="text"/>	Mechanical** <input type="text"/>	C2. <input type="text" value="0.00"/> Sq. Ft.
Third Floor <input type="text"/>	Attic less than 7'*** <input type="text"/>	Allowable Floor Exclusions**
Attic <input type="text"/>	Porches** <input type="text"/>	C3. <input type="text" value="92.08"/> Sq. Ft.
Porches <input type="text"/>	Balcony/Deck** <input type="text"/>	Proposed Floor Area Minus Exclusions
Balcony/Deck <input type="text"/>	Lavatory*** <input type="text"/>	(subtract C2 from C1)
Lavatory*** <input type="text"/>	Other** <input type="text"/>	
Other <input type="text"/>	Other** <input type="text"/>	
C1. <u>Total Gross</u> <input type="text" value="92.08"/>	C2. <u>Total Exclusions</u> <input type="text" value="0.00"/>	

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

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

E. Open Space (RA & RB Zones)

E1. Sq. Ft.
Existing Open Space

E2. Sq. Ft.
Required Open Space

E3. Sq. Ft.
Proposed Open Space

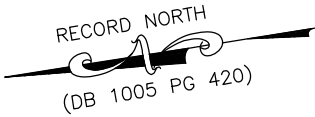
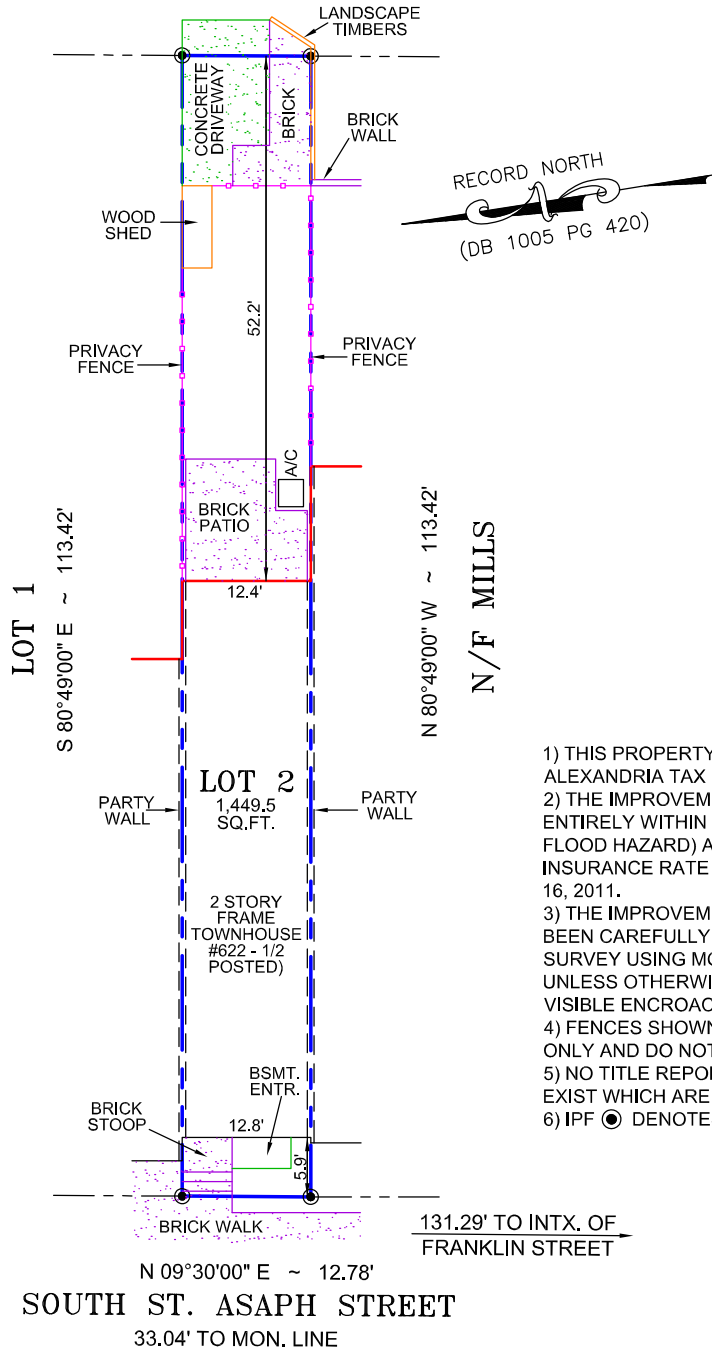
The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: 6594 Digitally signed by JOHNSON.KATHERINE.E.115962 Date: 2024.07.10 17:44:54 -04'00'

Date: _____

20' ALLEY

S 09°30'00" W ~ 12.78'



- 1) THIS PROPERTY IS SHOWN ON CITY OF ALEXANDRIA TAX MAP NO. 080.02-03-46.
- 2) THE IMPROVEMENTS DELINEATED HEREON FALL ENTIRELY WITHIN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP #515519-0041E DATED: JUNE 16, 2011.
- 3) THE IMPROVEMENTS SHOWN HEREON HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT SURVEY USING MODERN SURVEY METHODS AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.
- 4) FENCES SHOWN, IF ANY, ARE FOR INFORMATION ONLY AND DO NOT REFLECT OWNERSHIP.
- 5) NO TITLE REPORT FURNISHED. EASEMENTS MAY EXIST WHICH ARE NOT SHOWN HEREON.
- 6) IPF ● DENOTES IRON PIN FOUND.

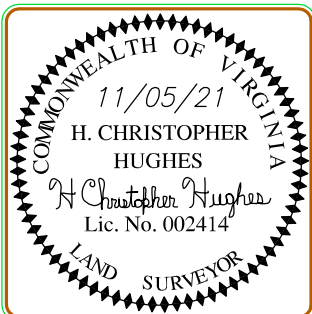
PREPARED FOR



NOVEMBER 5, 2021

SCALE: 1" = 20'

NO TITLE REPORT FURNISHED
THIS IS NOT A BOUNDARY SURVEY

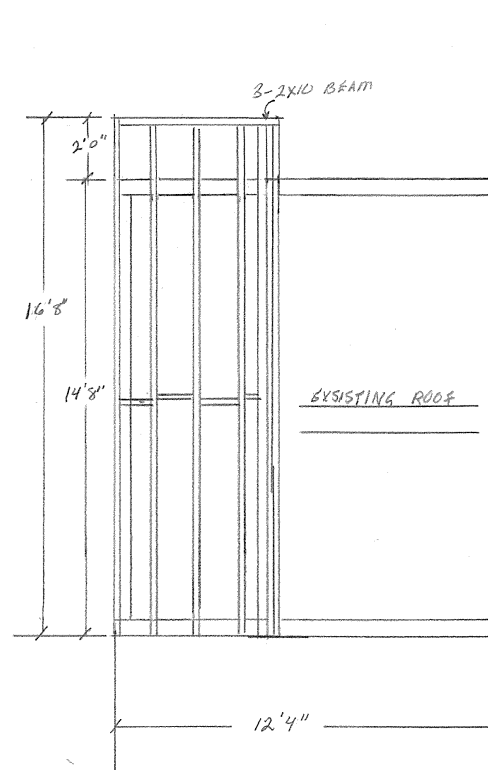
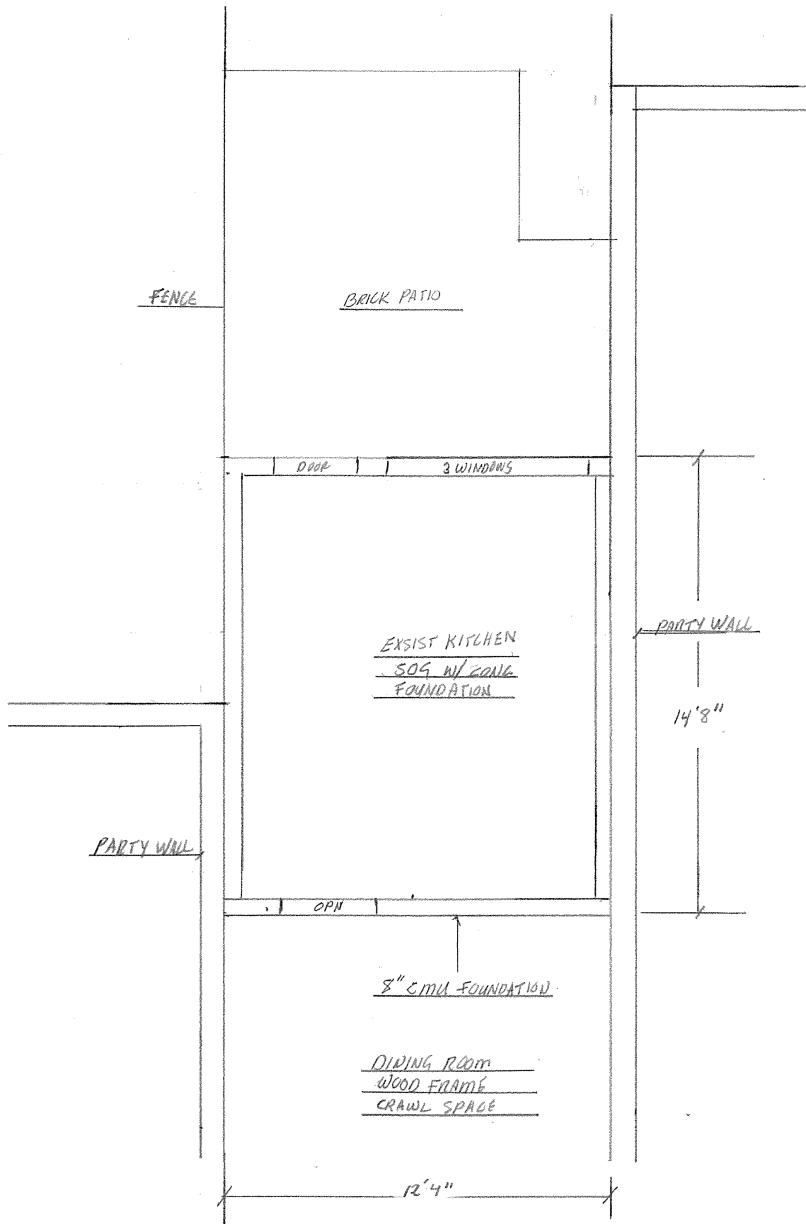


PHYSICAL IMPROVEMENT SURVEY
LOT 2, RESUBDIVISION OF LOT 2, BLOCK 3
622 1/2 SOUTH ST. ASAPH STREET
DEED BOOK 1005 PAGE 420
CITY OF ALEXANDRIA, VIRGINIA

THIS SHEET IS USED FOR BOTH SURVEY & ARBORIST PURPOSES

BL SURVEY ARBORIST
BLSURVEYARBORIST@GMAIL.COM [PH] 703-624-4821
GAINESVILLE VA





FLOOR FRAMING 2X10 16" O.C. #2 RGL PT PINE
 SET ON 2X4 STUD WALLS EXISTING
 WALLS ARE LOAD BRC.
 3/4" T+S PLYWOOD SUB FLOOR

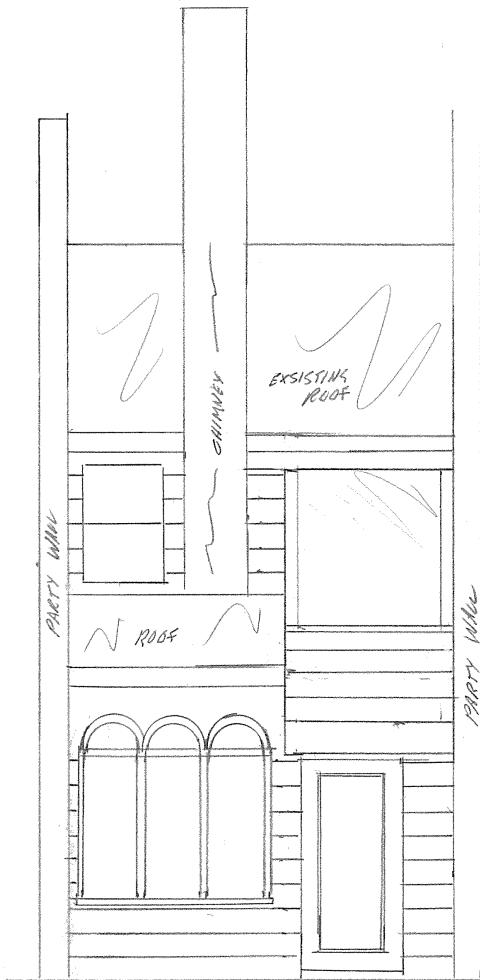
JOHNSON RESIDENCE

P 2 of 4

622 1/2 SOUTH ST. ASPEN STREET CITY OF ALEXANDRIA, VA.

DRAWN BY MICHAEL A. MICHEN CONSTRUCTION, LLC 703-905-4006

6/10/24



REAR ELEVATION SCALE 1/4"=1 FT

12'4"



LEFT SIDE ELEVATION 1/4"=1 FT

12'8"

RIGHT SIDE 1/4"=1 FT

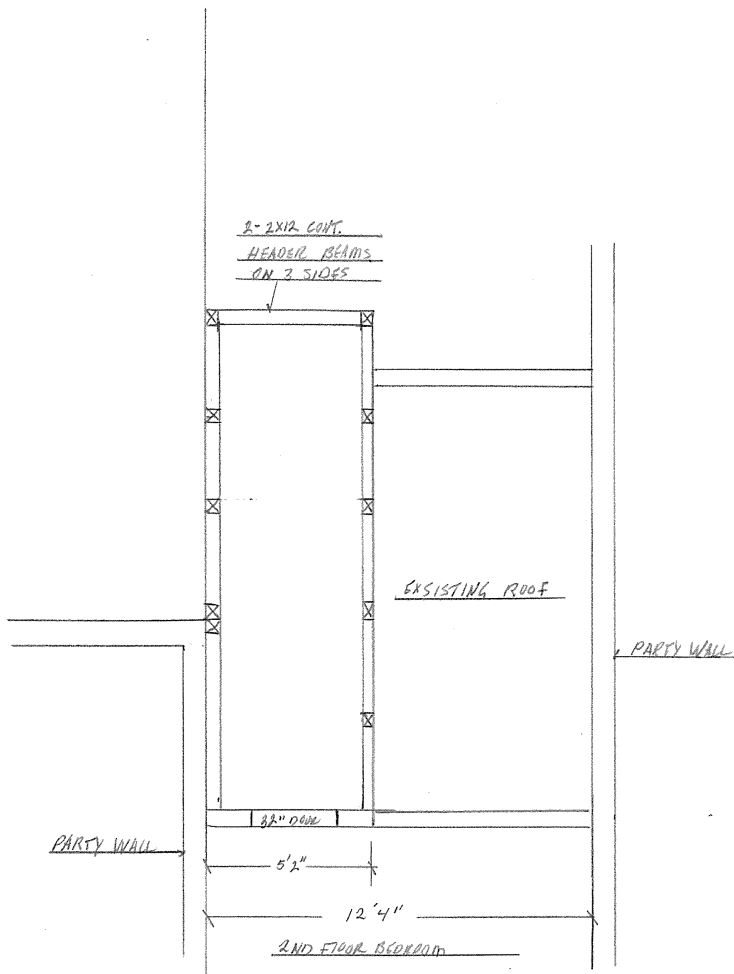
11'6"

JOHNSON RESIDENCE - SCREEN ROOM P1 of 4

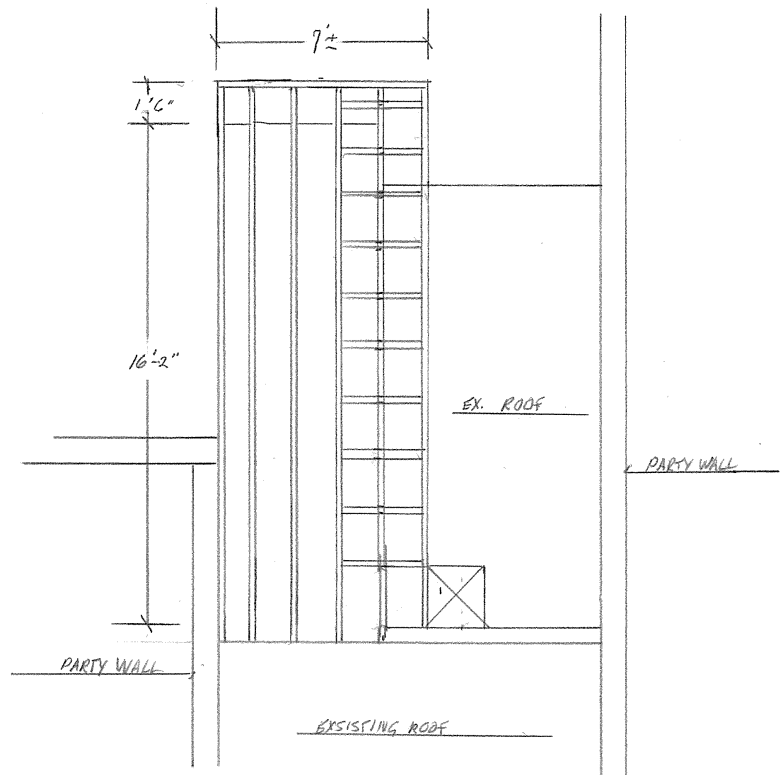
622 1/2 SOUTH ST ASAPH STREET CITY OF ALEXANDRIA, VA.

DRAWN BY MICHAEL A. MITCHELL CONSTRUCTION, LLC 703-909-9006

6/21/24



WALL FRAMING 4" THICK 2X4 16" O.C.
 3/4" WIDE ODU - SCREENING
 36" KING WALL SCREENING ABOVE TO 9' HGT ±
 SCALE 1/4" = 1 FT



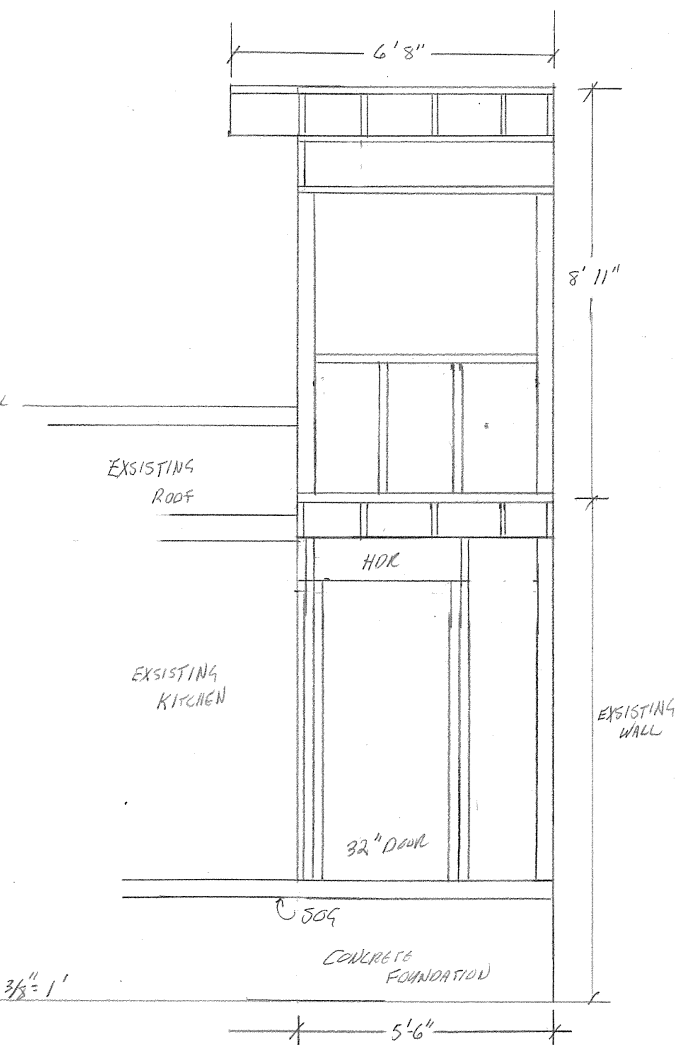
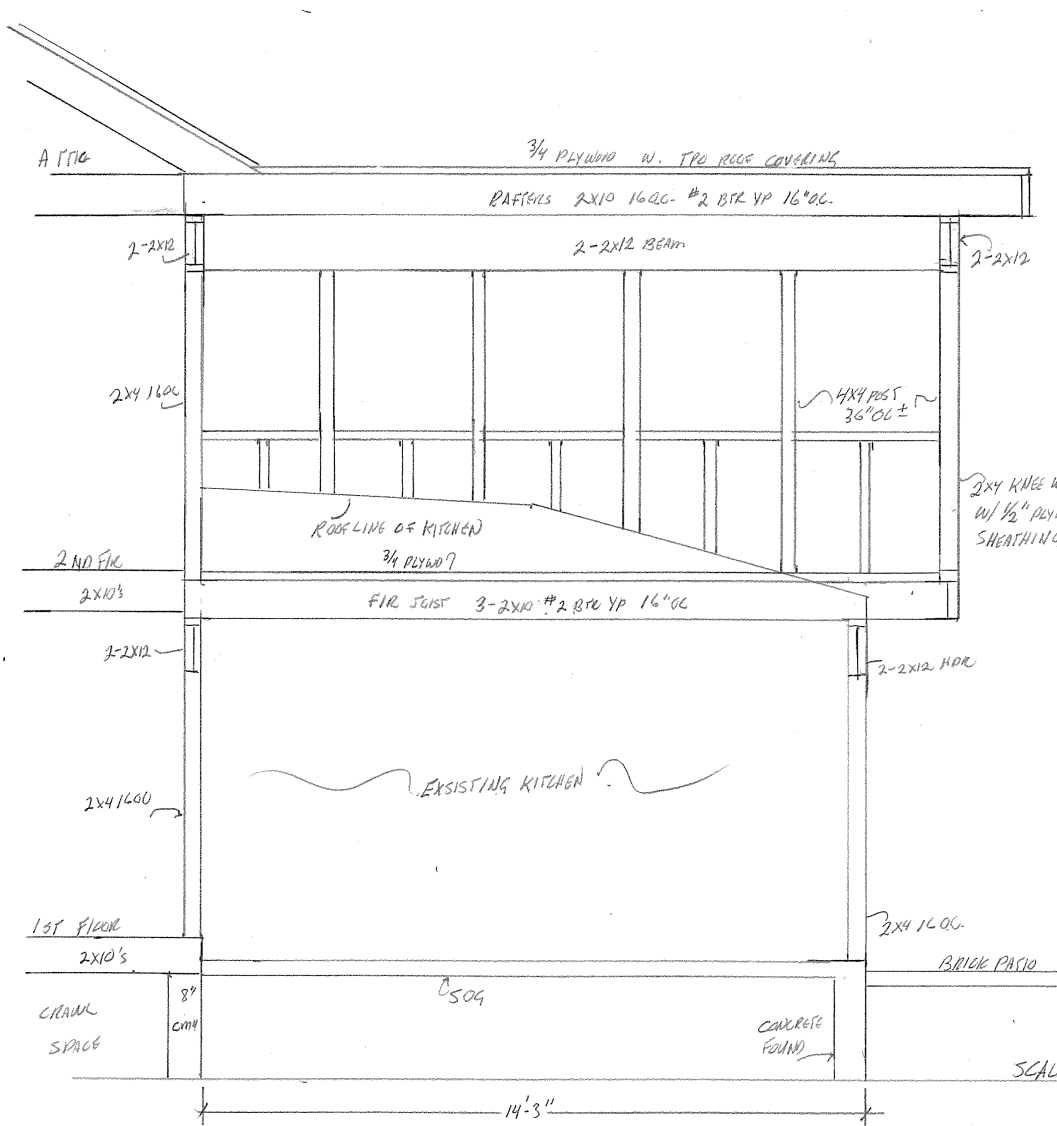
ROOF FRAMING 2X10 16" O.C. #2 BCR H.F.
 3/4" PLYWOOD T&G SHEATHING
 TPO ROOF COVERING
 SCALE 1/4" = 1 FT

TOMSON RESIDENCE - SCREEN ROOM AND KITCHEN ON EXISTING ROOF DECK P 3 OF 4

622 1/2 SOUTH ST. ASPH STREET CITY OF MEMPHIS, TN

DRAWN BY MICHAEL A. MITCHELL CONSTRUCTION, LLC 703-909-4006

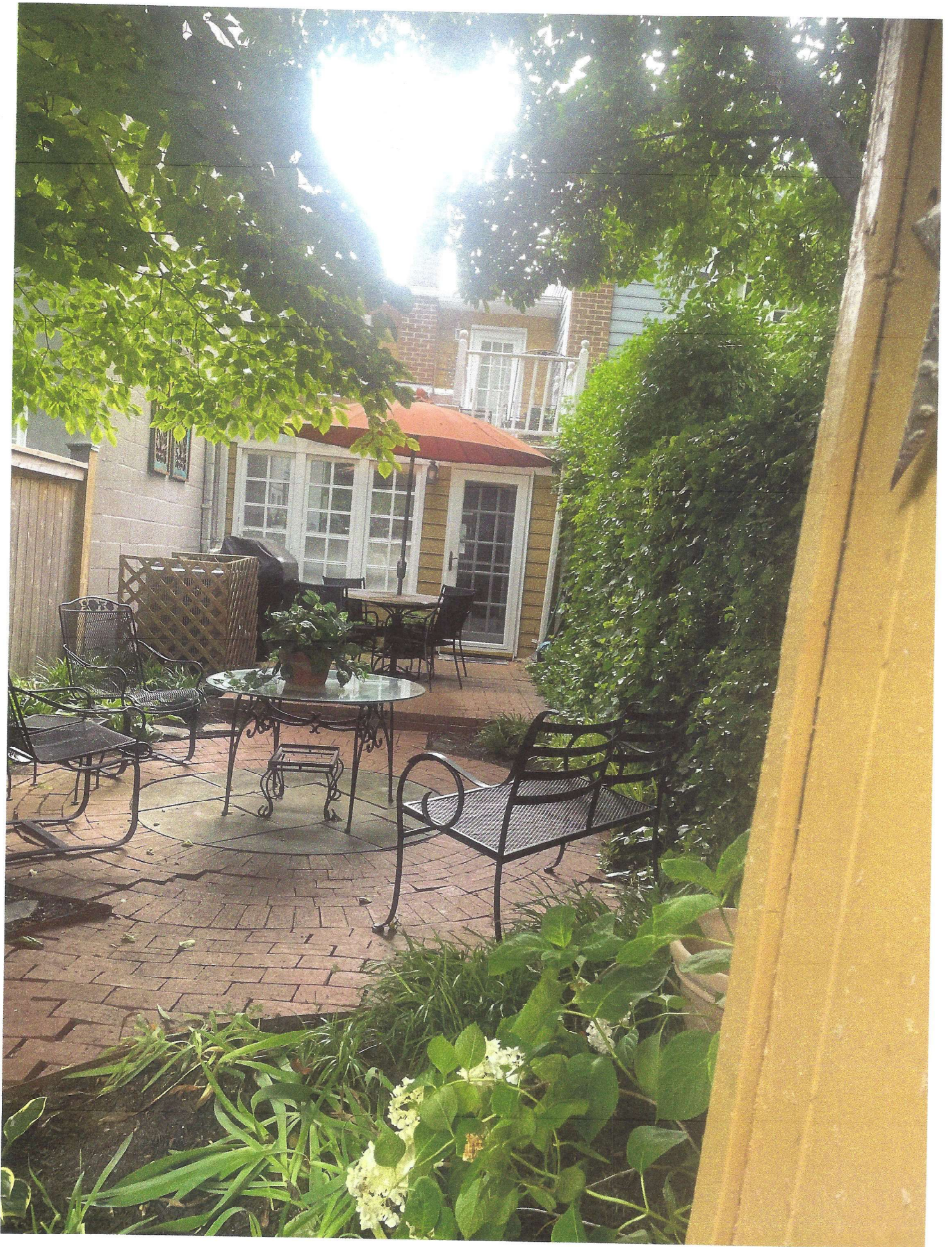
6/21/21



SCALE 3/8" = 1'

JOHNSON RESIDENCE - SCREEN ROOM P4054
 622 1/2 SOUTH ST. ASAPH STREET CITY OF ALEXANDRIA, VA
 DRAWN BY MERRYL A. MITCHELL CONSTRUCTION, LLC 703-905-4006
 6/24/24

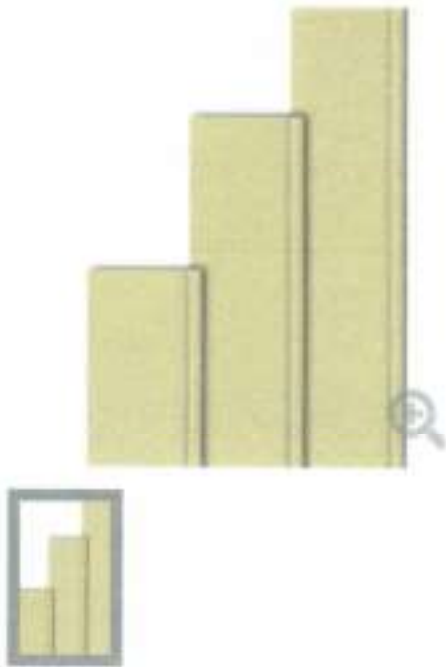






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HARDIPLANK 8-1/4"X12'SMOOTH BEAD PRE-PRIMED PRODUCT, 230 PCS/UNIT

\$20.35

Qty

Model #: HPSB

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Description

Specifications

Reviews

HardiePanel® vertical siding provides value and long-lasting performance. As with all of our exterior products, HardiePanel® is engineered for climate and will stand up against your climate's harshest conditions. When combined with HardieTrim® boards, HardiePanel vertical siding gives you a traditional board-and-batten look. HardiePanel vertical siding comes with our strongest warranty ever. It is protected by a 30-year nonprorated, transferable, limited warranty.

All HardiePlank® lap siding comes in a variety of looks and textures, all of which are engineered for climate. We

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Item #5299908 | Model #3004135

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\$197.83 When you choose 5% savings on el

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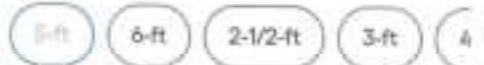
Made in the USA
 Ideal for areas exposed to heavy wear or potent
 Pet, puncture and tear resistant

Manufacturer Color/Finish: Black



\$208.24 \$209.00

Width Measurement: 5-ft



Length Measurement: 50-ft



Phifer PetScreen; 5-ft x 50-ft Black Polyester Screen Mesh **\$208.24**

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Pickup
 Ready by Fri, Aug 16 (Est.)

D
 A



Michael A Mitchell Construction LLC
6103 Kerkam Court
Springfield, Virginia 22152
(703) 569-9382
mitchellconstruction78@gmail.com

August 7, 2024

Johnson Screened Porch Exterior Finishing Materials Spec.

- Siding to be Hardiplank 8 ¼" smooth bead pre-primed lap siding (attached description).
- Exterior corners will be 5/4" x 6" PVC color white to match the house.
- Fascia & Frieze trim 1"x12" PVC color white to match the house.
- Soffits are ½" PVC panels color white to match the house.
- Jambs & casing 1"x4" & 1"x6" PVC white color to match the house.
- The screening for the porch will be Phifer brand Pet screen Polyester Screen Mesh (attached description).
- Roof covering will be white Thermoplastic Polyolefin (T.P.O).
- White 5" gutters & downspout to match existing house.