

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

APPLICANT: James McIntire & Kathryn McIntire

LOCATION: Old and Historic Alexandria District
221-223 North Saint Asaph Street

ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Permit to Demolish/Capsulate (partial) and the Certificate of Appropriateness for alterations with the condition that:

- *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.
- *2. The applicant/developer shall not allow any metal detection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology,
- 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.

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.



Note: Staff coupled the applications for a Permit to Demolish (BAR2023-00021) and Certificate of Appropriateness (BAR2023-00020) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. APPLICANT'S PROPOSAL

The applicant is requesting a Permit to Demolish/Capsulate (partial) and a Certificate of Appropriateness for alterations to add a covered porch and trellis at the rear ell addition, south elevation, at 221-223 North Saint Asaph Street.

Permit to Demolish/Capsulate

The project calls to demolish approximately 30 SF of the existing metal roof of the ell addition to install a 15'-6" x 13'-5" metal roof over the proposed new patio.

Certificate of Appropriateness

The applicant is proposing to install an Azek trellis and a covered patio at the south elevation of the ell addition (Figure 1). A standing seam metal roof to match the existing ell's roof will cover the new patio; Azek columns will support the 15'-6" x 13'-5" new roof. The patio finish and the interior work described in the application are not under the BAR purview because they are not visible from any public way.

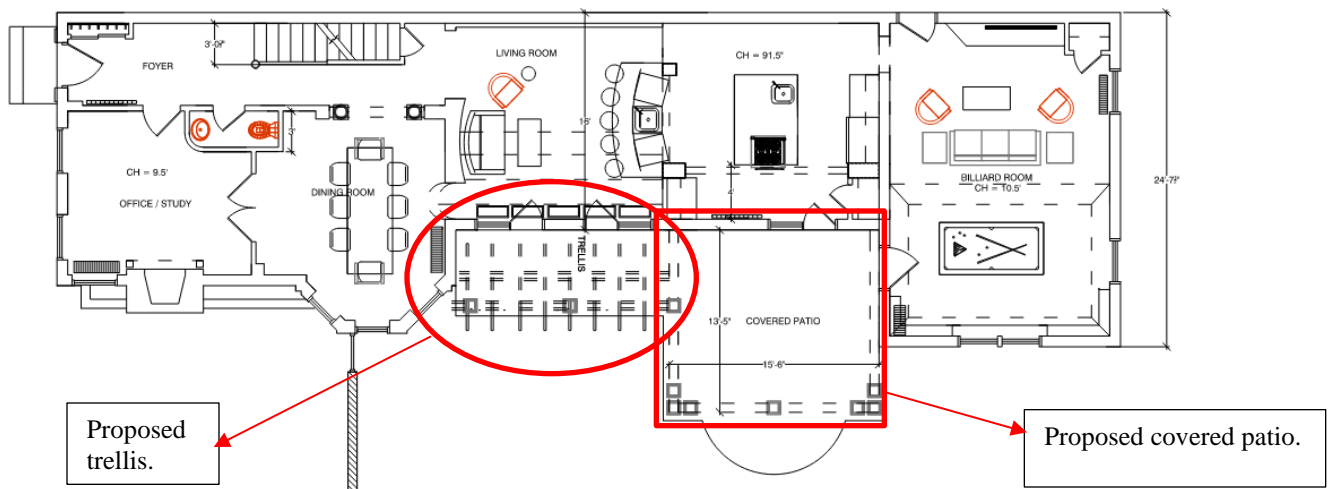


Figure 1 - Area of work

Site context

The subject property sits in the middle of the 200 block of North Saint Asaph Street on the east side. A private alley runs adjacent to the side/north and rear/east property lines. The proposed work will be minimally visible from North Saint Asaph Street (Figure 2).



Figure 2 - visibility from North Saint Asaph Street

II. HISTORY

The two-story, three-bay, Italianate brick detached dwelling was built prior 1885. The Sanborn Fire Insurance Maps show a few footprint modifications throughout the years. An extension of the original ell is visible on the 1896 Sanborn Map, and a two-story semi-hexagonal addition on the east elevation first appears on the 1912 Sanborn Map. A permit to enlarge the rear ell and build a two-story addition at the rear/east elevation was approved in 1969 (Permit # 26090).

Previous BAR Approvals

Signage for 221 North Saint Asaph was approved by the BAR in 10/16/1974 and 4/2/1980. No other BAR approval was found 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, encapsulating 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

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 roof area which will be demolished is not historic and the materials to be demolished are not of unusual or uncommon design and could be reproduced easily.

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."

Even though the property is an Early Building, built prior to 1932, the rear ell and addition date from the 1970s which makes the use of modern materials such as Azek appropriate. The proposed porch and trellis 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.

Furthermore, the Board routinely approves changes on the rear of historic buildings to accommodate a more modern and functional interior layout as tastes and technology evolve.

Therefore, staff recommends approval of the project. Staff notes the recommendations of Alexandria Archaeology.

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- findings

Zoning

C-1 The proposed demolition and addition of the proposed porch will comply with zoning.

C-2 This property will require a lot consolidation prior wall check survey.

Code Administration

F-1 Building permit is reviewed for review.

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)

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 Historic maps indicate that the dwelling at 223 N. St. Asaph St. was standing by the 1880s. The property may contain significant archaeological evidence about the growth and development of Alexandria in the second half of the nineteenth century.

Archaeology Recommendations

- *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.
- *2. The applicant/developer shall not allow any metal detection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology,
- 3. The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

V. ATTACHMENTS

1 – Supplemental Materials



APPLICATION BOARD OF ARCHITECTURAL REVIEW

1/17/23

2/15/23

Filing Fees Paid

Date of Submission

Board of Architectural Review Hearing Date

Applicants must send written notice of public hearings by regular mail to all abutting property owners at least 10 days prior to the Board of Architectural Review hearing, and not more than 30 days prior to the hearing.

Send notices by first-class U.S. mail between the dates of

1/17/23

and

2/15/23

ADDRESS OF PROJECT: 221 & 223 North Saint Asaph Street Alexandria, VADISTRICT: ☒ Old & Historic Alexandria ☐ Parker – Gray ☒ 100 Year Old BuildingTAX MAP AND PARCEL: 064.04-09-23 ZONING: RM**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: JAMES McINTIRE or KATHRYN McINTIREAddress: 221 & 223 NORTH ST. ASAPH ST.City: ALEXANDRIA State: VA Zip: 22314Phone: 703 629 5014 E-mail: prezzies3@verizon.net**Authorized Agent** *(if applicable):* ☐ Attorney ☒ Architect ☐ _____Name: LYNDL THORESEN JOSEPH Phone: 703-244-8473E-mail: ljoseph@greatseal-us.com**Legal Property Owner:**Name: JAMES McINTIRE or KATHRYN McINTIREAddress: 221 & 223 NORTH ST. ASAPH ST.City: ALEXANDRIA State: VA Zip: 22314Phone: 703 629 5014 E-mail: prezzies3@verizon.net

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

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

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

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

The owners are proposing to add a covered porch and Trellis off of to the South Face of the home towards the rear adjacent to the Kitchen/ Family room. At the same time the interior of the home is to be renovated and existing masonry walls in the kitchen and Master Bedroom areas are to be demolished. The Porch and Trellis are to be constructed using a Standing Seam roof to match the existing with AZEK columns and trim.

SUBMITTAL REQUIREMENTS:

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

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

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

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

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

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

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

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

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

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

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

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

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: LYNDL THORSEN JOSEPH

Date: 1/16/23



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

A. Property Information

A1. 221 & 223 NORTH ST APAPH STREET
Street Address

RM
Zone



A2. 3,743.00 x 100.00 = 374,300.00
Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement 545.00
First Floor 1,555.00
Second Floor 909.00
Third Floor
Attic
Porches
Balcony/Deck
Lavatory***
Other**

Allowable Exclusions**

Basement**
Stairways** 58.80
Mechanical**
Attic less than 7**
Porches**
Balcony/Deck**
Lavatory***
Other**
Other**

B1. 3,009.00 Sq. Ft.
Existing Gross Floor Area*
B2. 58.80 Sq. Ft.
Allowable Floor Exclusions**
B3. 2,950.20 Sq. Ft.
Existing Floor Area Minus Exclusions
(subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. **Total Gross** 3,009.00 B2. **Total Exclusions** 58.80

C. Proposed Gross Floor Area

Proposed Gross Area

Basement 545.00
First Floor 1,555.00
Second Floor 909.00
Third Floor
Attic
Porches
Balcony/Deck
Lavatory***
Other

Allowable Exclusions**

Basement**
Stairways** 58.80
Mechanical**
Attic less than 7**
Porches** 27.70
Balcony/Deck**
Lavatory***
Other**
Other**

C1. 3,009.00 Sq. Ft.
Proposed Gross Floor Area*
C2. 86.50 Sq. Ft.
Allowable Floor Exclusions**
C3. 2,922.50 Sq. Ft.
Proposed Floor Area Minus Exclusions
(subtract C2 from C1)

C1. **Total Gross** 3,009.00 C2. **Total Exclusions** 86.50

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. 5,872.70 Sq. Ft.
Total Floor Area (add B3 and C3)
D2. 374,300.00 Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space

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: _____

14

Date: 1/16/23

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. JAMES McINTIRE	221 & 223 N.ST.ASPA STREET	50%
2. KATHRYN McINTIRE	221 & 223 N.ST.ASPA STREET	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 221 & 223 N. ST ASPAH STREET (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. JAMES McINTIRE	221 & 223 N.ST.ASPA STREET	50%
2. KATHRYN McINTIRE	221 & 223 N.ST.ASPA STREET	50%
3.		

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

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

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

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

1/16/23

Date

LYNDL THORSEN JOSEPH

Printed Name


Signature



NOTICE OF PUBLIC HEARING BOARD OF ARCHITECTURAL REVIEW

Dear Property Owner:

You are hereby notified of the following public hearing to be held on the issue described below by the Board of Architectural Review:

BOARD OF ARCHITECTURAL REVIEW MEETING DATE: 2/15/23
7:00 P.M., City Hall
301 King Street
City Council Chambers, 2nd Floor
Alexandria, Virginia 22314

ISSUE DESCRIPTION: Porch and Trellis Addition and demolition and
Encapsulation of certain existing interior walls for an interior renovation.

PROPERTY ADDRESS: 221 and 223 North St Asaph Street

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

TAX ASSESSMENT MAP NUMBER: 064.04-09-23

As a citizen and party of interest, you are invited to attend these meetings and express your views concerning the above issue. If you have any questions regarding the request, you can reach me at 703-244-8473 and ljoseph@greatseal-us.c(e-mail optional).

Sincerely,

Lyndl Thorsen Joseph
Applicant Signature

LYNDL THORSEN JOSEPH

Applicant Printed Name

*Date Mailed: _____

***Applicant to mail this notice to adjoining and abutting property owners at least ten but no more than thirty days prior to the hearing.**

NOTE: Applicant to return this copy at least five days prior to the hearing to: Department of Planning and Zoning, 301 King Street, Room 2100.



CERTIFICATION OF NOTICE BOARD OF ARCHITECTURAL REVIEW

TO: DIRECTOR OF PLANNING & ZONING
CITY OF ALEXANDRIA, VIRGINIA

Article XI, Section 11-301(A)(3), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia states:

At least five days prior to the hearing, the applicant shall supply the director of Planning & Zoning with:

- a) a copy of the NOTICE OF PUBLIC HEARING sent;
- b) a copy of the PROPERTY OWNERS LIST; and,
- c) this completed CERTIFICATION OF NOTICE.

The applicant shall use the records and maps maintained by the Department of Real Estate Assessment to determine the proper recipients of notice and reliance upon such records shall constitute compliance with the requirements of this section. §11-301(A)(3).

THE UNDERSIGNED HEREBY CERTIFIES that the notice to adjoining property owners (copy attached), as required pursuant to Article XI, §11-301(A) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia, was **sent** to the attached list of property owners concerning the following issue:

DATE MAILED: _____

HEARING DATE: 2/15/23

PROPERTY ADDRESS: 221 and 223 North St Asaph Street

ISSUE DESCRIPTION: Porch and Trellis Addition and demolition and
Encapsulation of certain existing interior walls for an interior renovation.

LYNDL THORSEN JOSEPH

Print Name

703-244-8473

Telephone

ljoseph@greatseal-us.com

E-mail address



Signature

Date

NOTE: Applicant to return this copy at least 5 days prior to the hearing to: Department of Planning and Zoning, 301 King Street, Room 2100.



PROPERTY OWNER LIST BOARD OF ARCHITECTURAL REVIEW

221 & 223 North St Asaph Street

SUBJECT ADDRESS

064.04 _09 _23

TAX ASSESSMENT MAP NUMBER

Adjoining property owner names and addresses can be obtained by visiting the City website at www.alexandriava.gov and following the link to Real Estate Assessments, or by visiting the Office of Real Estate Assessments at City Hall, 301 King Street, Room 2600.

ADJOINING PROPERTY OWNER
NAME & MAILING ADDRESS

TAX ASSESSMENT
MAP NUMBER

Property Address	219 North St Asaph st	0640-04-09-23 - -
Owner Name	JAMESON HOUSE LLC	
Mailing Address	8804 FIRECREST PL	
City, State, Zip	ALEXANDRIA, VA 22308	

Property Address	217 North St Asaph st	0640-04-09-25 - -
Owner Name	MICHAEL A. MARGIOTTA	
Mailing Address	217 North St Asaph st	
City, State, Zip	Alexandria, VA 22314	

Property Address	224 North St Asaph st	0640-04-12-08 - -
Owner Name	CHRISTOPHER & MELANIE IDLER	
Mailing Address	224 North St Asaph St	
City, State, Zip	Alexandria, VA 22314	

Property Address	226 North St Asaph st	0640-04-12-07 - -
Owner Name	CHRISTOPHER & MARY BACHINGER	
Mailing Address	226 North St Asaph St	
City, State, Zip	Alexandria VA 22314	

Property Address	228 North St Asaph st	0640-04-12-06 - -
Owner Name	BRUCE LOVELESS	
Mailing Address	228 North St Asaph st	
City, State, Zip	Alexandria, VA 22314	

Property Address	526 Queen Street	0640-04-09-01 - -
Owner Name	KEITH WARGO & KARA ARSLAIN	
Mailing Address	526 Queen street	
City, State, Zip	Alexandria, VA 22314	

Property Address	524 Queen Street	0640-04-09-02 - -
Owner Name	SARAH KING	
Mailing Address	614 West Braddock Road	
City, State, Zip	Alexandria, VA 22302	

Property Address	520 & 522 Queen Street	0640-04-09-03 & 04 - -
Owner Name	MICHAEL AND LORI ROWEN	
Mailing Address	522 Queen Street	
City, State, Zip	Alexandria, VA 22314	

Property Address	513 Queen Street	0640-04-03-28 - -
Owner Name	ERIC AND SUSAN EDGINGTON	
Mailing Address	513 Queen Street	
City, State, Zip	Alexandria, VA 22314	

NOTE: Applicant to return this copy at least 5 days prior to the hearing to: Department of Planning and Zoning, 301 King Street, Room 2100.

Property Address	516 Queen Street	0640-04-09-06 - -
Owner Name	GORDON BARNES	
Mailing Address	516 Queen Street	
City, State, Zip	Alexandria, VA 22314	

Property Address	220 St Asaph Street	0640-04-033.17 - -
Owner Name	WHALES TAIL	
Mailing Address	220 St Asaph Street	
City, State, Zip	Alexandria, VA 22314	

Property Address		- -
Owner Name		
Mailing Address		
City, State, Zip		

Property Address		- -
Owner Name		
Mailing Address		
City, State, Zip		

Property Address		- -
Owner Name		
Mailing Address		
City, State, Zip		

NOTE: Applicant to return this copy at least 5 days prior to the hearing to: Department of Planning and Zoning, 301 King Street, Room 2100.



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations

as of 12/20/18

B

A. Property Information

A1. 221 & 223 N Saint Asaph Street
Street Address RM
Zone

A2. 3.743.00 x 1.00 = 3.743.00
Total Lot Area 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	545.00	Basement**		B1. 3,009.00 Sq. Ft.
First Floor	1,555.00	Stairways**	58.80	Existing Gross Floor Area*
Second Floor	909.00	Mechanical**		B2. 58.80 Sq. Ft.
Third Floor		Attic less than 7'**		Allowable Floor Exclusions**
Attic		Porches**		B3. 2,950.20 Sq. Ft.
Porches		Balcony/Deck**		Existing Floor Area Minus Exclusions
Balcony/Deck		Lavatory***		(subtract B2 from B1)
Lavatory***		Other**		
Other**		Other**		
B1. Total Gross	3,009.00	B2. Total Exclusions	58.80	Comments for Existing Gross Floor Area

C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>		
Basement		Basement**		C1. 207.70 Sq. Ft.
First Floor		Stairways**		Proposed Gross Floor Area*
Second Floor		Mechanical**		C2. 0.00 Sq. Ft.
Third Floor		Attic less than 7'**		Allowable Floor Exclusions**
Attic		Porches**		C3. 207.70 Sq. Ft.
Porches	207.70	Balcony/Deck**		Proposed Floor Area Minus Exclusions
Balcony/Deck		Lavatory***		(subtract C2 from C1)
Lavatory***		Other**		
Other		Other**		
C1. Total Gross	207.70	C2. Total Exclusions	0.00	

D. Total Floor Area

D1. 3,157.90 Sq. Ft.
Total Floor Area (add B3 and C3)

D2. 3,743.00 Sq. Ft.
Total Floor Area Allowed by Zone (A2)

E. Open Space

E1. 2,123.25 Sq. Ft.
Existing Open Space

E2. 1,497.2 Sq. Ft.
Required Open Space

E3. 1,915.55 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.

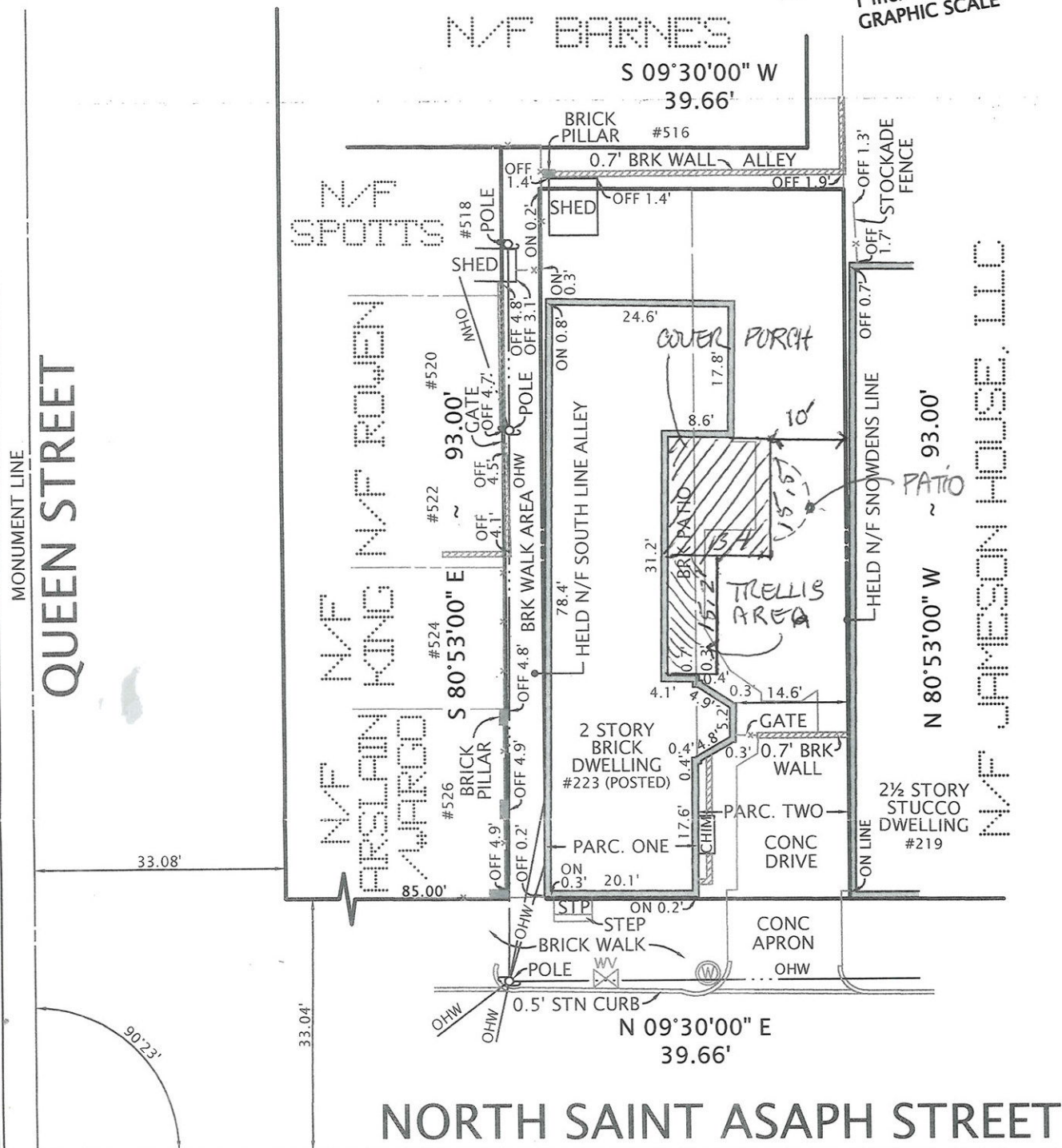
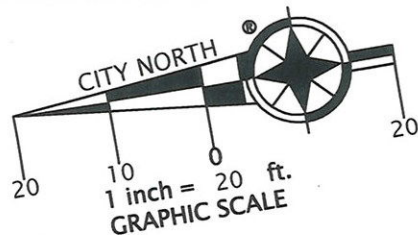
***Lavatories may be excluded up to a maximum of 50 square feet, per lavatory. The maximum total of excludable area for lavatories shall be no greater than 10% of gross floor area.

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

Signature: Ignacio Joseph

Date: 1/17/2023

- NOTES: 1. FENCES ARE FRAME UNLESS NOTED.
2. THERE IS AN OVERLAP IN THE DESCRIPTIONS OF RECORD FOR PARCEL ONE & PARCEL TWO.
3. AREA = 3,688 SF (COMPUTED).



NORTH SAINT ASAPH STREET

MONUMENT LINE

PLAT

SHOWING HOUSE LOCATION ON
THE PROPERTY LOCATED AT

#221 NORTH SAINT ASAPH STREET

(INST. #160012560)

CITY OF ALEXANDRIA, VIRGINIA

SCALE: 1" = 20'

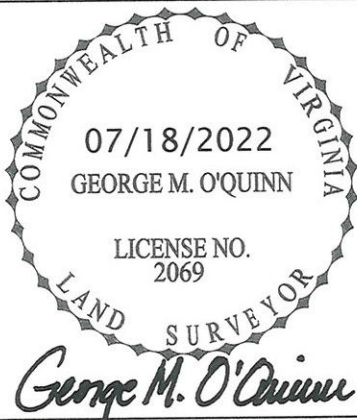
JULY 18, 2022

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.



Ordered by:

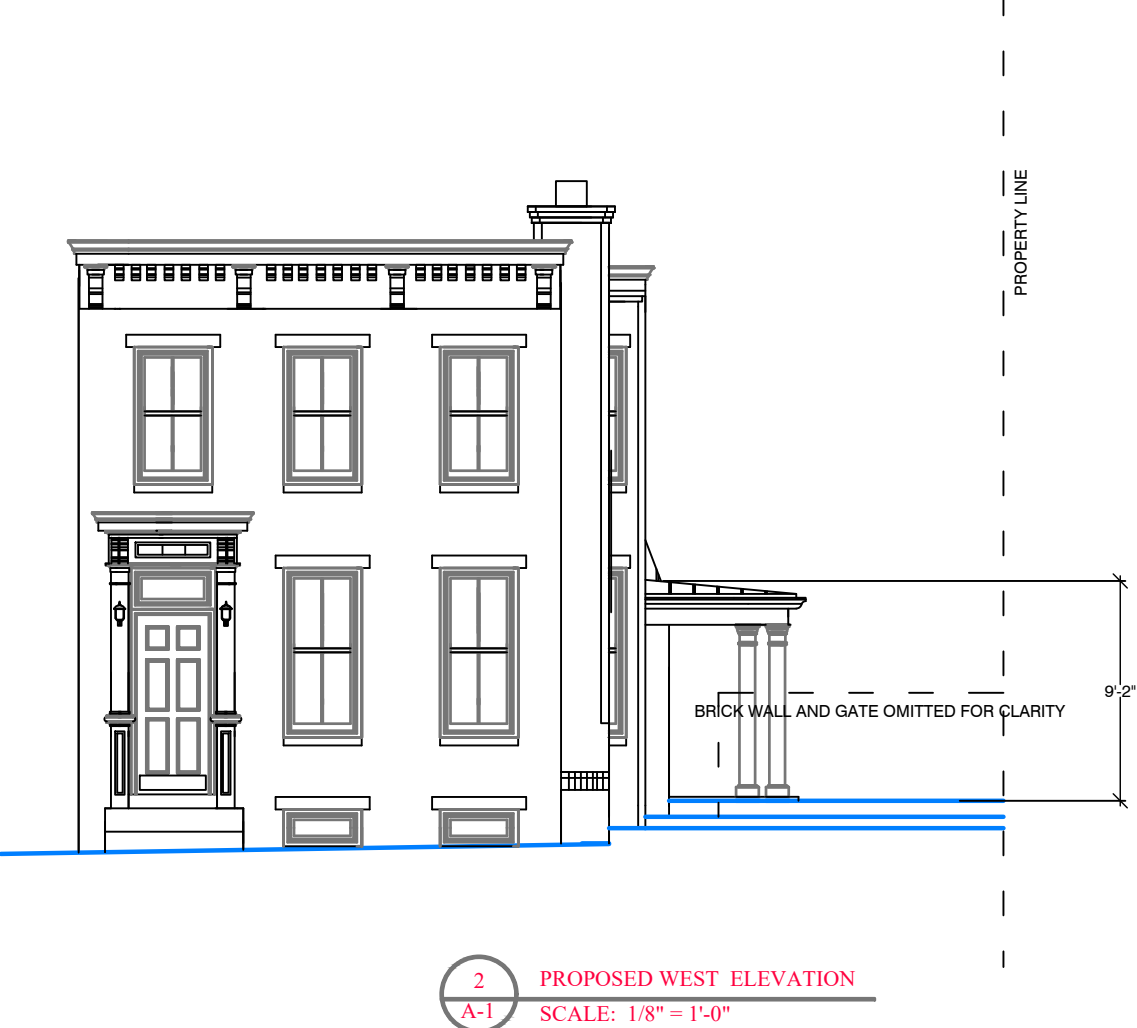
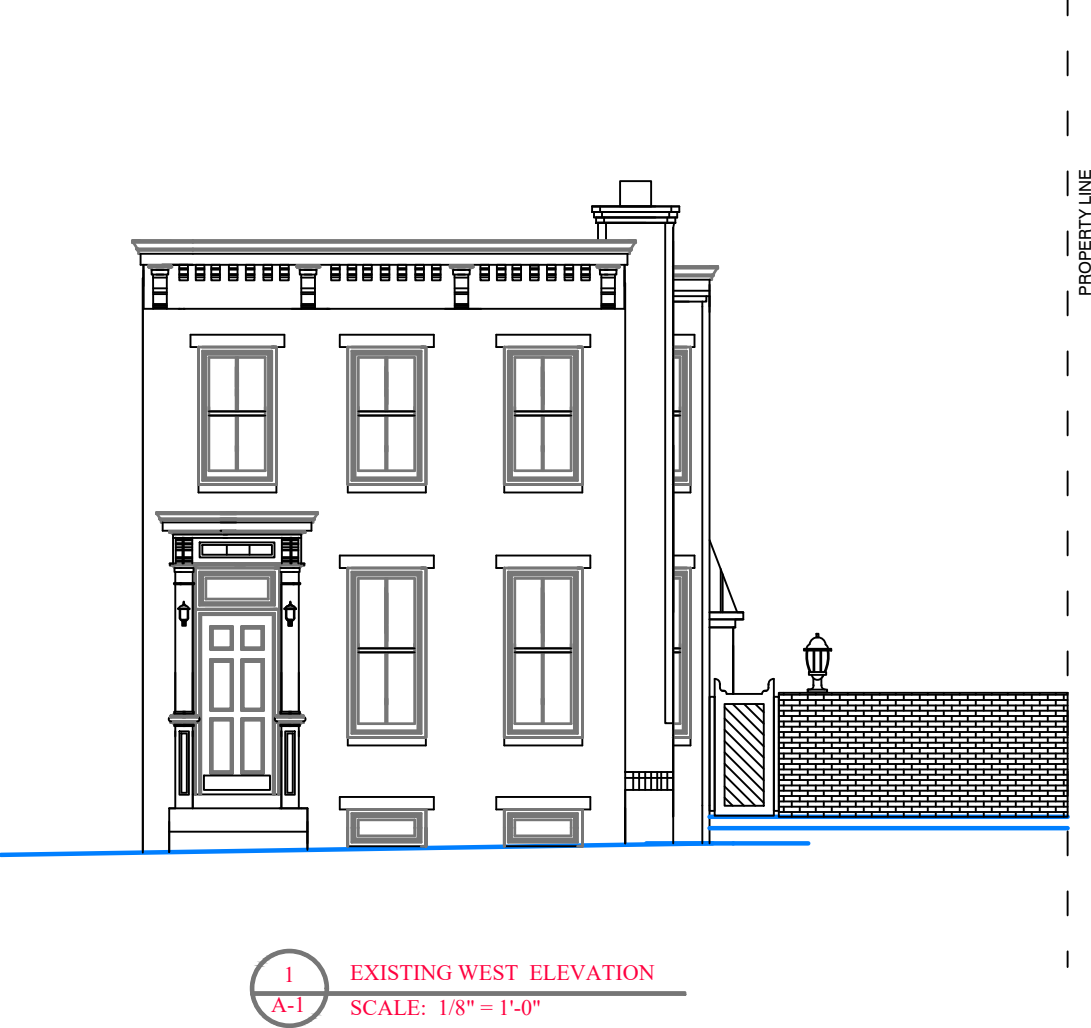
MBH
Settlement Group

228 S. Washington Street
Suite 100
Alexandria, VA 22314
PH: 703-739-0100
Fax: 703-739-8339

DOMINION

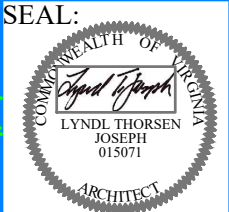
Surveyors Inc.®

8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
www.dominionsurveyors.com



BAR REVIEW PLANS

GREAT SEAL LLC
PO BOX 320716
ALEXANDRIA, VA 22320
PHONE: 703.217.7995



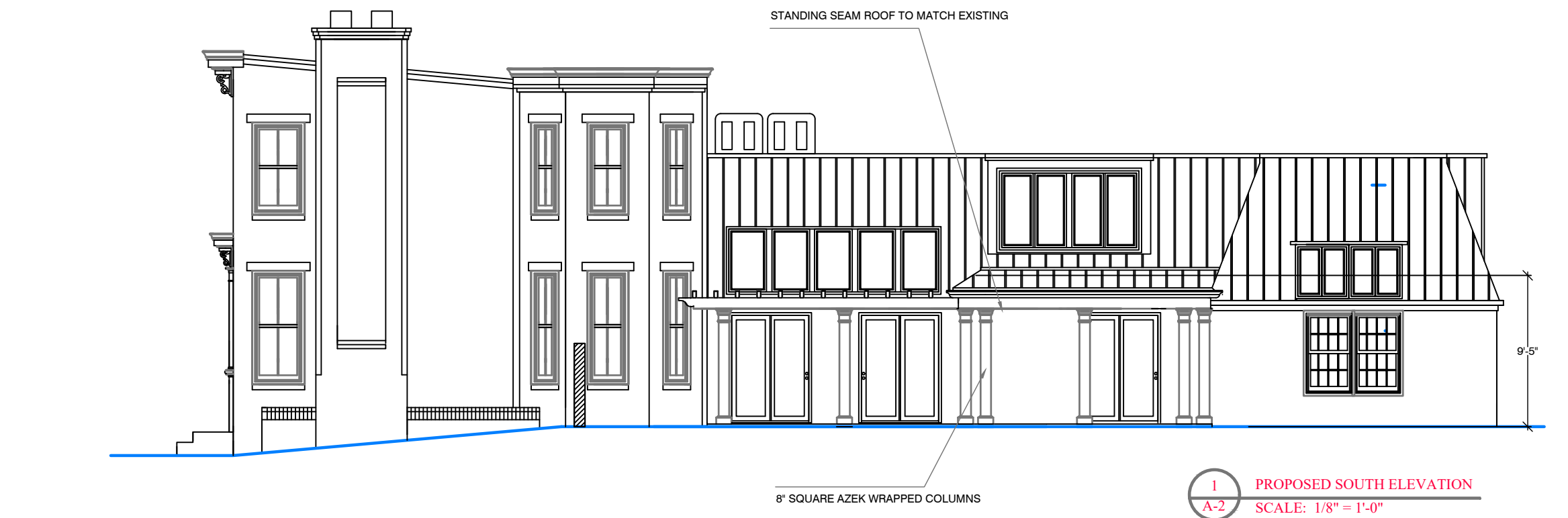
SHEET TITLE
PROPOSED AND EXISTING
WEST ELEVATIONS

REVISED

PROJECT
MR. AND MRS. JAMES AND
KATHRYN MCINTIRE
223 NORTH SAINT ASAPH STREET
ALEXANDRIA, VIRGINIA 22314

DESIGN LYNDL THORSEN
JOSEPH
DATE: 01/17/23
SHEET NUMBER

A-1



1 PROPOSED SOUTH ELEVATION
A-2 SCALE: 1/8" = 1'-0"



2 EXISTING SOUTH ELEVATION
A-2 SCALE: 1/8" = 1'-0"

BAR REVIEW PLANS

GREAT SEAL LLC
PO BOX 320716
ALEXANDRIA, VA 22320
PHONE: 703.217.7995

SEAL:
COMMONWEALTH OF VIRGINIA
LYNDL THORSEN
JOSEPH
015071
ARCHITECT

SHEET TITLE
PROPOSED AND EXISTING
SOUTH ELEVATIONS

REVISED

PROJECT

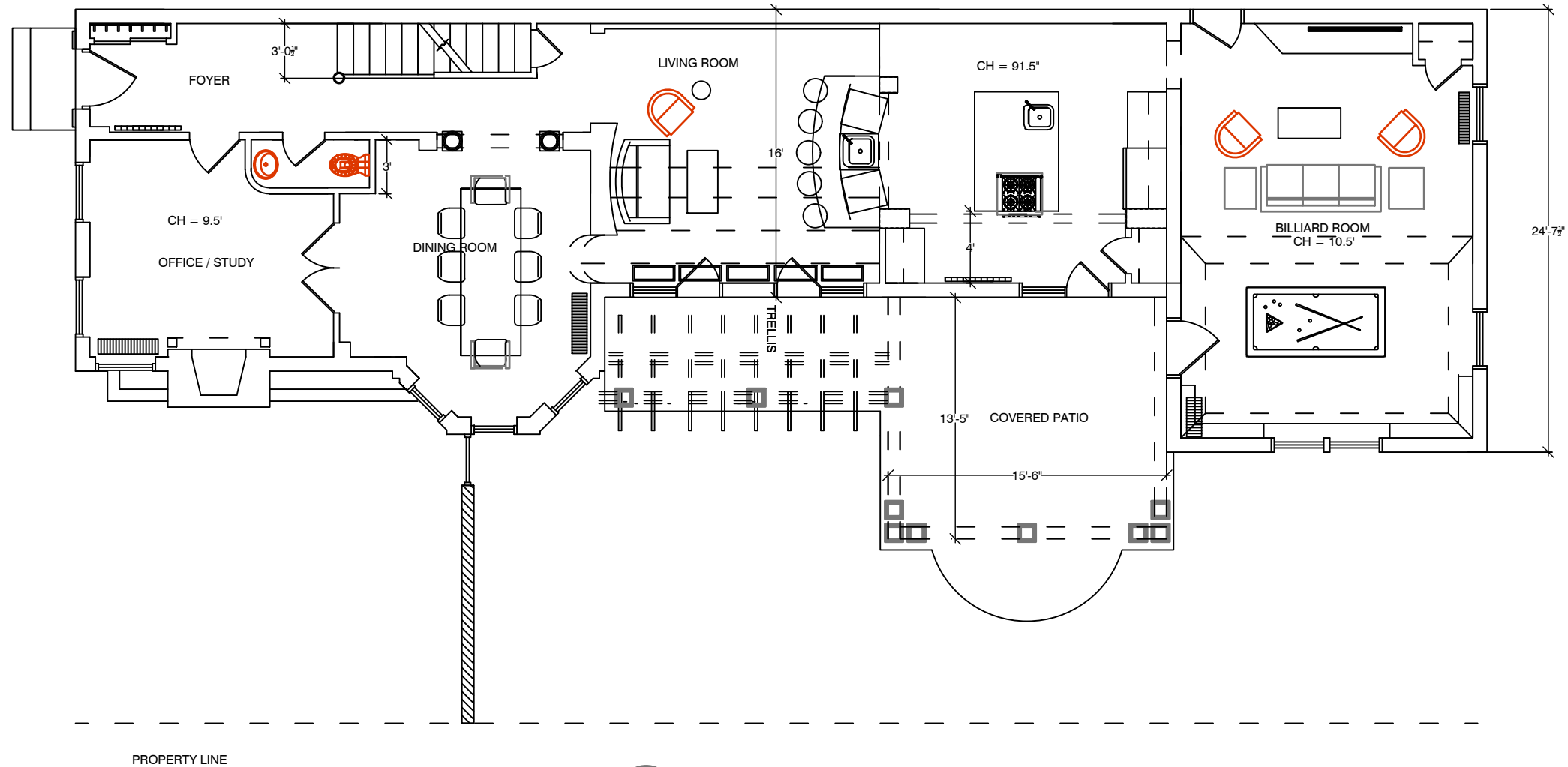
MR. AND MRS. JAMES AND
KATHRYN MCINTIRE
223 NORTH SAINT ASAPH STREET
ALEXANDRIA, VIRGINIA 22314

DESIGN LYNDL THORSEN
JOSEPH

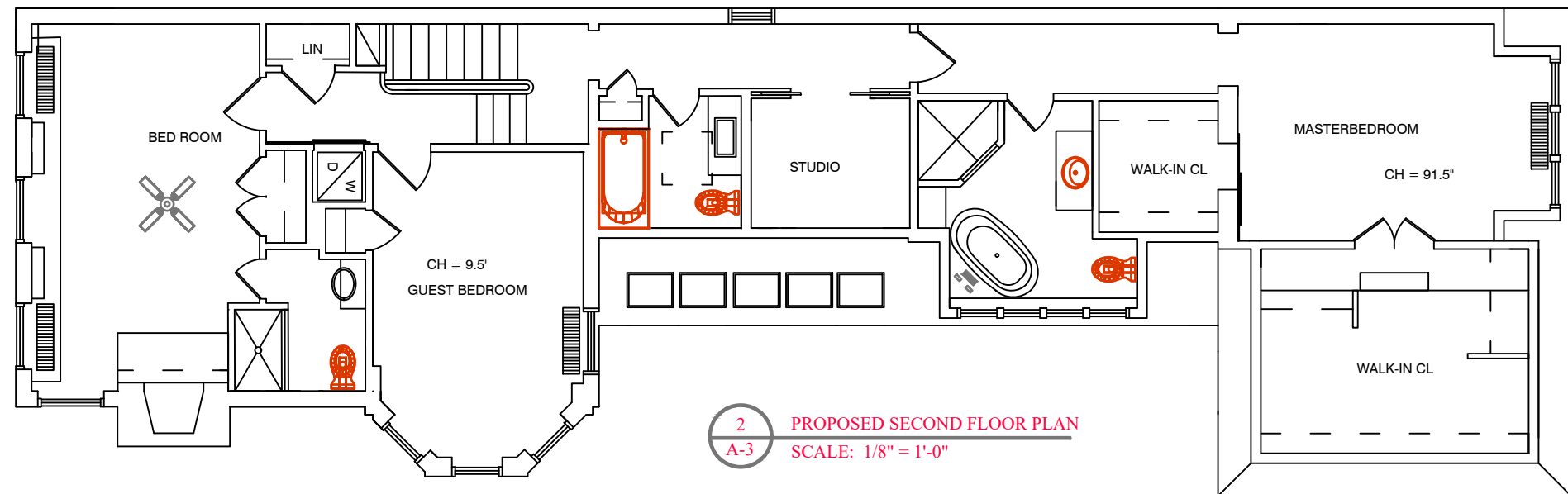
DATE: 01/17/23

SHEET NUMBER

A-2



1
A-3 PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



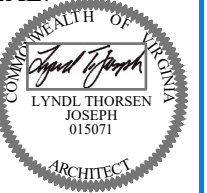
2
A-3 PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

BAR REVIEW PLANS



GREAT SEAL LLC
PO BOX 320716
ALEXANDRIA, VA 22320
PHONE: 703.217.7995

SEAL:



SHEET TITLE
PROPOSED 1ST AND 2ND
FLOOR PLANS

REVISED

PROJECT

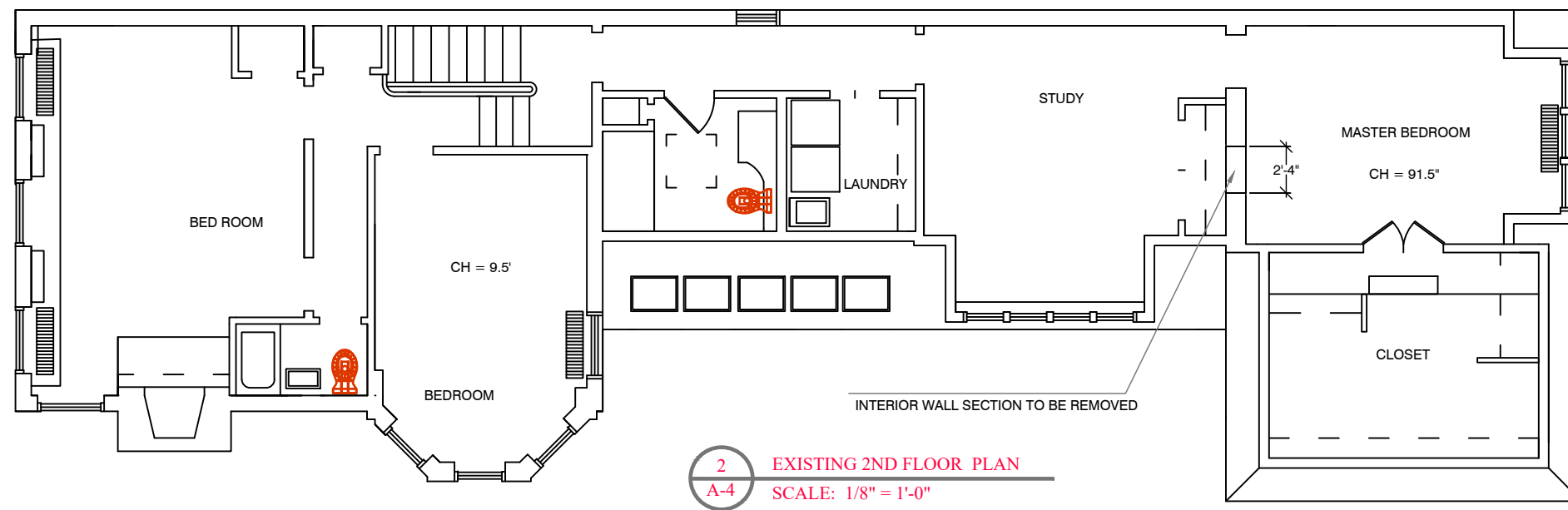
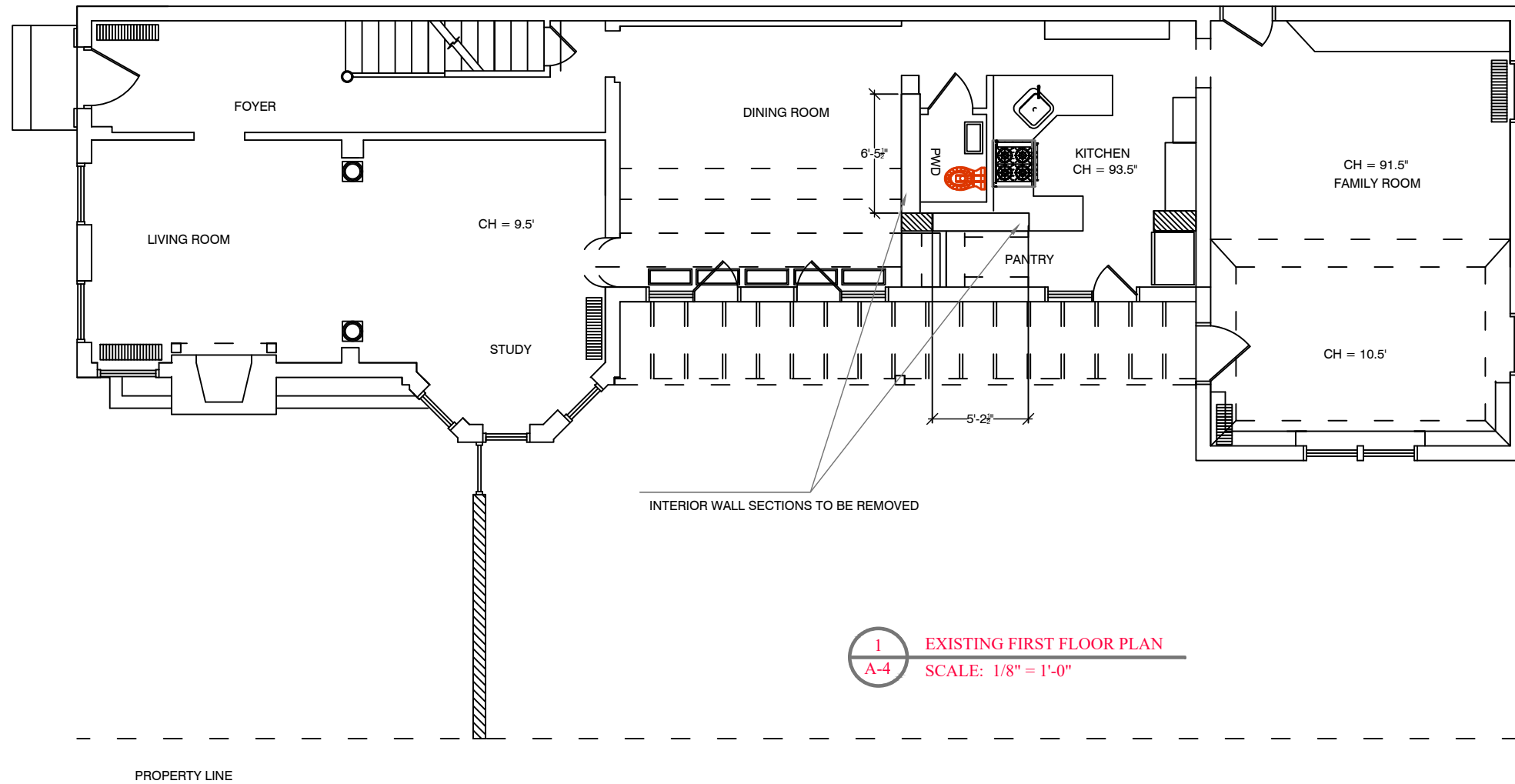
MR. AND MRS. JAMES AND
KATHRYN McINTIRE
223 NORTH SAINT ASAPH STREET
ALEXANDRIA, VIRGINIA 22314

DESIGN LYNDAL THORSEN
JOSEPH

DATE: 01/17/23

SHEET NUMBER

A-3



BAR REVIEW PLANS

GREAT SEAL LLC
PO BOX 320716
ALEXANDRIA, VA 22320
PHONE: 703.217.7995

SEAL:

COMMONWEALTH OF VIRGINIA
LYNDL THORSEN JOSEPH
015071
ARCHITECT

SHEET TITLE
EXISTING 1ST AND 2ND
FLOOR PLANS

REVISED

PROJECT

MR. AND MRS. JAMES AND
KATHRYN McINTIRE
223 NORTH SAINT ASAPH STREET
ALEXANDRIA, VIRGINIA 22314

DESIGN
LYNDL THORSEN JOSEPH

DATE: 01/17/23

SHEET NUMBER

A-4



GREAT SEAL LLC

PO BOX 320716 Alexandria, Virginia 22320
Telephone: 703-244-8473 Fax; 703-718-3558

www.greatseal-us.com

Architecture for the Most Important Place in the World. Yours.

OLD HISTORIC DISTRICT 221 & 223 NORTH ST ASAPH STREET

EXISTING CONDITIONS



FRONT WEST ELEVATION



Contextual Block Face





Driveway and Court Yard Gate and Wall line





Courtyard South Elevation





GREAT SEAL LLC

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Telephone: 703-244-8473 Fax; 703-718-3558

www.greatseal-us.com

Architecture for the Most Important Place in the World. Yours.

OLD HISTORIC DISTRICT 221 & 223 NORTH ST ASAPH STREET

MATERIALS

The roof is to be standing seam metal complimentary of the existing weather metal roof. Color: "Champagne".

The Porch Columns are to be 8" Fypon square column wraps with AZEK trim.





AZEK® Trim

Traditional and Frontier

Beautiful and long-lasting, AZEK Trim is a more workable and durable replacement to traditional wood in non-stress and non-load-bearing applications. It is easily milled, routed, and heat formed for exquisite custom looks or curved applications. AZEK Trim does not require paint for protection, but is easily painted for aesthetics.

8/4 X THICKNESS New! Traditional only		
NOMINAL	ACTUAL	LENGTHS
8/4 x 4	1 1/2" x 3 1/2"	18'
8/4 x 6	1 1/2" x 5 1/2"	18'
8/4 x 8	1 1/2" x 7 1/4"	18'
8/4 x 10	1 1/2" x 9 1/4"	18'
8/4 x 12	1 1/2" x 11 1/4"	18'

6/4 X THICKNESS Frontier only		
NOMINAL	ACTUAL	LENGTHS
6/4 x 4	1 1/4" x 3 1/2"	20'
6/4 x 6	1 1/4" x 5 1/2"	20'
6/4 x 8	1 1/4" x 7 1/4"	20'
6/4 x 10	1 1/4" x 9 1/4"	20'
6/4 x 12	1 1/4" x 11 1/4"	20'

5/4 X THICKNESS		
NOMINAL	ACTUAL	LENGTHS
5/4 x 4	1" x 3 1/2"	12', 18', and 20'
5/4 x 5	1" x 4 1/2"	12', 18', and 20'
5/4 x 6	1" x 5 1/2"	12', 18', and 20'
5/4 x 8	1" x 7 1/4"	12', 18', and 20'
5/4 x 10	1" x 9 1/4"	12', 18', and 20'
5/4 x 12	1" x 11 1/4"	12', 18', and 20'
5/4 x 16	1" x 15 1/4"	12', 18', and 20'

4/4 X THICKNESS		
NOMINAL	ACTUAL	LENGTHS
1 x 2	3/4" x 1 1/2"	18'
1 x 4	3/4" x 3 1/2"	12' and 18'
1 x 5	3/4" x 4 1/2"	12' and 18'
1 x 6	3/4" x 5 1/2"	12' and 18'
1 x 8	3/4" x 7 1/4"	12' and 18'
1 x 10	3/4" x 9 1/4"	12' and 18'
1 x 12	3/4" x 11 1/4"	12' and 18'
1 x 16	3/4" x 15 1/4"	12' and 18'

5/8 X THICKNESS	
ACTUAL	LENGTHS
5/8" x 3 1/2"	12' and 18'
5/8" x 5 1/2"	12' and 18'
5/8" x 7 1/4"	12' and 18'
5/8" x 9 1/4"	12' and 18'
5/8" x 11 1/4"	12' and 18'
5/8" x 15 1/4"	12' and 18'

SECTION 1: Identification of the substance/mixture and of the company/undertaking

1.1. Product Identifier

Product form: Article

Product name: AZEK TRIMBOARDS

1.2. Intended Use Of The Product

Use of the substance/mixture: Trim/Molding on the Exterior/Interior of buildings

1.3. Name, Address, And Telephone Of The Responsible Party

Company

CPG International
888 North Keyser Ave
Scranton, PA, 18504
570-558-8000

www.AZEK.com

Manufacturer

AZEK Building Products
888 North Keyser Ave
Scranton, PA, 18504
570-558-8000

1.4. Emergency telephone number

570-558-8000

SECTION 2: Hazards identification

2.1. Classification of the substance or mixture

GHS-US classification

Not Classified. Within the meaning of the OSHA Hazard Communication Standard [29 CFR 1910.1200]: this mixture is not considered a hazard when used in a manner which is consistent with the labeled directions. This mixture is considered an article in its final form.

2.2. Label elements

No additional information available

2.3. Other Hazards

Other Hazards Not Contributing to the Classification: Cutting, sawing, grinding, or other operations that generate dust may raise nuisance particles that can cause mechanical irritation to the skin, eyes, or respiratory tract. Polyvinyl chloride dust accumulation can present a dust explosion hazard. Take necessary measures to limit dust production, and follow applicable regulations.

2.4. Unknown acute toxicity (GHS US)

No data available

SECTION 3: Composition/information on ingredients

3.1. Substances

Not applicable

3.2. Mixture

Within the meaning of the OSHA Hazard Communication Standard [29 CFR 1910.1200]: this mixture is not considered a hazard when used in a manner which is consistent with the labeled directions.

SECTION 4: First aid measures

4.1. Description of first aid measures

First-aid measures general: If injury occurs or if you feel unwell seek medical advice.

First-aid measures after inhalation: Not expected to present a significant inhalation hazard under anticipated conditions of normal use. Obtain medical attention if breathing difficulty persists.

First-aid measures after skin contact: None expected under normal conditions of use. Obtain medical attention if irritation develops or persists.

First-aid measures after eye contact: Adverse effects not expected from this product. Obtain medical attention if pain, blinking or redness persist.

First-aid measures after ingestion: Not expected to be a primary route of exposure. Obtain emergency medical attention.

4.2. Most important symptoms and effects, both acute and delayed

Symptoms/injuries: Not expected to present a significant hazard under anticipated conditions of normal use. Prolonged contact with large amounts of dust may cause mechanical irritation. Final product may have sharp edges.

AZEK TRIMBOARDS

Safety Data Sheet

according to Federal Register / Vol. 77, No. 58 / Monday, March 26, 2012 / Rules and Regulations

Symptoms/injuries after inhalation: Not expected to present a significant inhalation hazard under anticipated conditions of normal use.

Symptoms/injuries after skin contact: Not expected to be a primary route of exposure. Risk of thermal burns on contact with molten product.

Symptoms/injuries after eye contact: Not expected to be a primary route of exposure. Excessive dust production at the time of cutting may cause minor eye irritation.

Symptoms/injuries after ingestion: Ingestion is not considered a potential route of exposure.

4.3. Indication of any immediate medical attention and special treatment needed

If you feel unwell, seek medical advice (show the label where possible).

SECTION 5: Firefighting measures

5.1. Extinguishing media

Suitable extinguishing media: Use extinguishing media appropriate for surrounding fire.

Unsuitable extinguishing media: Do not use a heavy water stream. Use of heavy stream of water may spread fire.

5.2. Special hazards arising from the substance or mixture

Fire hazard: Not considered flammable but may burn at high temperatures.

Explosion hazard: Product is not explosive.

Reactivity: Hazardous reactions will not occur under normal conditions.

5.3. Advice for firefighters

Precautionary measures fire: Exercise caution when fighting any chemical fire.

Firefighting instructions: Use water spray or fog for cooling exposed containers.

Protection during firefighting: Do not enter fire area without proper protective equipment, including respiratory protection.

Other information: Do not allow run-off from fire fighting to enter drains or water courses.

SECTION 6: Accidental release measures

6.1. Personal precautions, protective equipment and emergency procedures

General measures: Avoid breathing (dust, vapors, fumes from molten material). Final product may have sharp edges.

6.1.1. For non-emergency personnel

Protective equipment: Use appropriate personal protection equipment (PPE).

Emergency procedures: Evacuate unnecessary personnel.

6.1.2. For emergency responders

Protective equipment: Equip cleanup crew with proper protection.

Emergency procedures: Ventilate area.

6.2. Environmental precautions

Prevent entry to sewers and public waters.

6.3. Methods and material for containment and cleaning up

For containment: Avoid generation of dust during clean-up of spills. Sweep or vacuum the product to recover it.

Methods for cleaning up: Clear up spills immediately and dispose of waste safely.

6.4. Reference to other sections

See heading 8, exposure controls and personal protection.

SECTION 7: Handling and storage

7.1. Precautions for safe handling

Additional hazards when processed: Avoid dust production. Final product may have sharp edges. Risk of thermal burns on contact with molten product. Cutting, sawing, grinding, or other operations that generate dust may raise nuisance particles that can cause mechanical irritation to the skin, eyes, or respiratory tract. Polyvinyl chloride dust accumulation can present a dust explosion hazard. Take necessary measures to limit dust production, and follow applicable regulations.

Hygiene measures: Handle in accordance with good industrial hygiene and safety procedures. Wash hands and other exposed areas with mild soap and water before eating, drinking, or smoking and again when leaving work. Do not eat, drink or smoke when using this product.

7.2. Conditions for safe storage, including any incompatibilities

Storage conditions: Store away from incompatible materials.

Incompatible products: Strong acids. Strong bases. Strong oxidizers.

7.3. Specific end use(s)

Trim/Molding on the Exterior/Interior of buildings

AZEK TRIMBOARDS

Safety Data Sheet

according to Federal Register / Vol. 77, No. 58 / Monday, March 26, 2012 / Rules and Regulations

SECTION 8: Exposure controls/personal protection

8.1. Control parameters

The final product is considered an article and not hazardous in its final form under normal conditions of use according to 29CFR 1910.1200. The ingredients contained within this product are not expected to be bioavailable under normal conditions of use.

8.2. Exposure controls

Appropriate engineering controls

: Provide adequate ventilation to minimize dust concentrations.

Personal protective equipment

: Safety glasses. Gloves. Insufficient ventilation (specifically with the accumulation of dust or vapors from molten product): wear respiratory protection.



Materials for protective clothing

: Not required for normal conditions of use. As necessary when handling hot or molten sheet, wear protective clothing.

Hand protection

: If handling hot or molten sheet wear insulated gloves, under normal conditions wear work gloves.

Eye protection

: Chemical goggles or safety glasses.

Respiratory protection

: Use NIOSH-approved air-purifying or supplied-air respirator where airborne concentrations of dust or vapors from molten product are expected to exceed exposure limits.

Other information

: When using, do not eat, drink or smoke.

SECTION 9: Physical and chemical properties

9.1. Information on basic physical and chemical properties

Physical state	: Solid
Appearance	: Finished Sheet/Board. White.
Odour	: No data available
Odour threshold	: No data available
pH	: No data available
Relative evaporation rate (butylacetate=1)	: No data available
Melting point	: No data available
Freezing point	: No data available
Boiling point	: No data available
Flash Point	: No data available
Auto-ignition temperature	: No data available
Decomposition Temperature	: No data available
Flammability (solid, gas)	: No data available
Vapour pressure	: No data available
Relative vapour density at 20 °C	: No data available
Relative density	: No data available
Specific gravity	: 0.45-1.4
Solubility	: No data available
Log Pow	: No data available
Log Kow	: No data available
Viscosity, kinematic	: No data available
Viscosity, dynamic	: No data available
Explosive properties	: No data available
Oxidising properties	: No data available
Explosive limits	: Not applicable

AZEK TRIMBOARDS

Safety Data Sheet

according to Federal Register / Vol. 77, No. 58 / Monday, March 26, 2012 / Rules and Regulations

9.2. Other information No additional information available

SECTION 10: Stability and reactivity

Reactivity Hazardous reactions will not occur under normal conditions.

Chemical Stability Stable at standard temperature and pressure. Sustained temperatures above 150°F may cause slow degradation.

Possibility Of Hazardous Reactions Hazardous polymerization will not occur.

Conditions To Avoid Direct sunlight. Extremely high or low temperatures. Incompatible materials.

Incompatible Materials Strong acids. Strong bases. Strong oxidizers.

Hazardous Decomposition Products Carbon oxides (CO, CO₂). Hydrogen chloride. Toxic gases.

SECTION 11: Toxicological information

11.1. Information on toxicological effects

The final product is considered an article and not hazardous in its final form under normal conditions of use according to 29CFR 1910.1200. The ingredients contained within this product are not expected to be bioavailable under normal conditions of use.

Acute toxicity : Not classified

Skin corrosion/irritation: Not classified

Serious eye damage/irritation: Not classified

Respiratory or skin sensitisation: Not classified

Germ cell mutagenicity: Not classified

Carcinogenicity: Not classified

Reproductive toxicity: Not classified

Specific target organ toxicity (single exposure): Not classified

Specific target organ toxicity (repeated exposure): Not classified

Aspiration hazard: Not classified

Symptoms/injuries after inhalation: Not expected to present a significant inhalation hazard under anticipated conditions of normal use.

Symptoms/injuries after skin contact: Not expected to be a primary route of exposure. Risk of thermal burns on contact with molten product.

Symptoms/injuries after eye contact: Not expected to be a primary route of exposure. Excessive dust production at the time of cutting may cause minor eye irritation.

Symptoms/injuries after ingestion: Ingestion is not considered a potential route of exposure.

SECTION 12: Ecological information

12.1. Toxicity

The final product is considered an article and not hazardous in its final form under normal conditions of use according to 29CFR 1910.1200. The ingredients contained within this product are not expected to be bioavailable under normal conditions of use.

12.2. Persistence and degradability No additional information available

12.3. Bioaccumulative potential No additional information available

12.4. Mobility in soil No additional information available

12.5. Other adverse effects

Other information : Avoid release to the environment.

SECTION 13: Disposal considerations

13.1. Waste treatment methods

Sewage disposal recommendations: Do not empty into drains; dispose of this material and its container in a safe way.

Waste disposal recommendations: Dispose of waste material in accordance with all local, regional, national, and international regulations.

SECTION 14: Transport information

In accordance with ICAO/IATA/DOT/TDG

14.1. UN number Not regulated for transport

14.2. UN proper shipping name Not regulated for transport

14.3. Additional information

Other information : Not regulated for transport

AZEK TRIMBOARDS

Safety Data Sheet

according to Federal Register / Vol. 77, No. 58 / Monday, March 26, 2012 / Rules and Regulations

Overland transport Not regulated for transport

Transport by sea Not regulated for transport

Air transport Not regulated for transport

SECTION 15: Regulatory information

15.1. US Federal regulations

The final product is considered an article and not hazardous in its final form under normal conditions of use according to 29CFR 1910.1200. The ingredients contained within this product are not expected to be bioavailable under normal conditions of use.

15.2. US State regulations

The final product is considered an article and not hazardous in its final form under normal conditions of use according to 29CFR 1910.1200. The ingredients contained within this product are not expected to be bioavailable under normal conditions of use.

SECTION 16: Other information

- | | | |
|--------------------------|---|--|
| Data sources | : | This document has been prepared in accordance with the SDS requirements of the OSHA Hazard Communication Standard 29 CFR 1910.1200. |
| Other information | : | Within the meaning of the OSHA Hazard Communication Standard [29 CFR 1910.1200]: this mixture is not considered a hazard when used in a manner which is consistent with the labeled directions. This mixture is considered an article in its final form. |

GHS Full Text Phrases:

This information is based on our current knowledge and is intended to describe the product for the purposes of health, safety and environmental requirements only. It should not therefore be construed as guaranteeing any specific property of the product.

SDS US (GHS HazCom)



GREAT SEAL LLC

PO BOX 320716 Alexandria, Virginia 22320
Telephone: 703-244-8473 Fax; 703-718-3558

www.greatseal-us.com

Architecture for the Most Important Place in the World. Yours.

OLD HISTORIC DISTRICT 221 & 223 NORTH ST ASAPH STREET

ADDITION AND DEMOLITION AND ENCAPSULATION STATEMENT

The owners Mr. and Mrs. James and Kathryn McIntire propose to Renovate the existing structure while adding a covered porch on the South side of the home. The porch addition solves a roof drainage problem on the existing patio. The planned addition extends beyond the existing wall plane and is respectful of the Italianate style allowing for outdoor dining adjacent to the kitchen.

The interior renovation of both floors and the removal of the portions of the existing rear wall on the second floor and portions of the first-floor masonry walls in the kitchen provide for a larger kitchen area on the first floor and for a closet entry for the Master Bathroom suite. The existing masonry wall on the second floor being removed is 17.5 square feet, and the walls on the first floor being removed total 90 square feet.

Several renditions were explored, and the plans being presented are the most feasible and the best use of space for the proposed space allotment.