

Docket Item #3 & #4
BAR CASE # 2018-00200 &
2018-00201

BAR Meeting
May 23, 2018

ISSUE: Partial Demolition/Capsulation and a Certificate of Appropriateness for Alterations

APPLICANT: Washington Development Company, LLC (Hammad Shah)

LOCATION: 1202 Princess Street

ZONE: RB/Townhouse zone.

STAFF RECOMMENDATION: Staff recommends approval of the Permit to Demolish and Certificate of Appropriateness as submitted.

GENERAL NOTES TO THE APPLICANT

1. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a stamped 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.
2. **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.
3. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
4. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire 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.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official 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.

Staff coupled the applications for a Permit to Demolish (BAR #2018-0200) and Certificate of Appropriateness (BAR #2018-0201) for clarity and brevity. The Permit to Demolish requires a roll call vote.

I. ISSUE

The applicant is requesting a Permit to Demolish/Capsulate to demolish the following:

- Complete demolition of the three later period masonry chimney flues;
- Removal of the 2nd-story window on the east elevation. Patch the opening with wall material (window will be relocated to south elevation);
- Demolition of 14 square feet of wall area on the 2nd floor of the south elevation to install the relocated window; and
- Demolition 14 square feet of wall area on the 1st floor of the east elevation for a new window.

The applicant is also requesting a Certificate of Appropriateness for alterations to install the window salvaged from the east elevation to a new opening on the 2nd-story of the south elevation.

NOTE: The remaining alterations proposed in the application drawings have been modified to conform with the Parker-Gary Residential Reference Guide and may now be approved administratively. These alterations include siding repair and trim replacement, repair of the stoop, historically appropriate door replacement, and in-kind replacement of the existing roof (not visible). The applicant is working with staff to complete the administrative approval process prior to the hearing. The proposed new window on the east elevation will not be visible from the public right-of-way and does not require a Certificate of Appropriateness.

II. HISTORY

The two-story frame, flat-roof vernacular Italianate Victorian style dwelling at 1202 Princess Street was constructed in the **late-19th century**. The dwelling first appeared on the **1902** Sanborn Fire Insurance Map. The Parker-Gray Residential Reference Guide considers this to be an “Early” (pre-1932) dwelling.

Previous Approvals

BAR2011-00297 – administrative approval for replacement windows.

III. ANALYSIS

Permit to Demolish

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-205(B):

Standard	Description of Standard	Standard Met?
(1)	Is the building or structure of such architectural or historic interest that its removal 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 an 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 and protect an historic place or area of historic interest in the city?	No
(5)	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 to live?	No
(6)	Would retention of the building or structure help maintain the scale and character of the neighborhood?	No

Staff has no objection to demolition of the existing brick chimneys, which all are later flues that the PG BAR does not consider character defining features of a dwelling. Additionally, the two chimney flues that are located on the east side of the roof are not visible from the public right-of-way. The demolition of the chimneys will not result in a loss of material of old and unusual or uncommon design and texture and the flues could be reproduced easily.

The applicant is also proposing to demolish two wall areas on the ell for new windows. 14 square feet of wall area on the first floor of the east elevation of the ell will be removed to install a new window. The new window will not be visible from the public right-of-way.

On the 2nd-story of the east elevation of the ell, the applicant is proposing to relocate the existing window to the south elevation and fill the opening on the east elevation with the wall material. 14 square feet of wall area on the 2nd-story of the south elevation will be demolished to install the window from the east wall.

Staff supports removal of both of these small window areas on the rear ell of the dwelling. Functional alterations such as these are commonly made on the service wing of a building as technology and living patterns change and it does not affect the historic architectural character of the dwelling.

Staff recommends approval of the Permit to Demolish, as submitted.

Certificate of Appropriateness

The *Design Guidelines* state that windows are a principal character defining feature of a building and serve both functional and aesthetic purposes. The window from the 2nd floor of the east elevation will be installed on the south elevation of the structure, as shown in Figure 1 below. Though this elevation is not street facing, the window will be visible from the public right-of-way. Staff has no objection to the proposed installation of the relocated window. It is architecturally appropriate and will add symmetry to the 2nd-story of the south elevation.



Figure 1: Proposed location of relocated window.

As noted in the demolition section, the new window on the east elevation will not be visible from the public right-of-way and does not require a Certificate of Appropriateness.

Staff recommends approval of the Certificate of Appropriateness, as submitted.

STAFF

Amirah Lane, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

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

Zoning

C-1 Proposed scope of work complies with zoning.

Code Administration

C-1 A building permit, plan review and inspections are 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)

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

No archaeological potential.

V. ATTACHMENTS

1 – Application for BAR 2018-00200 & BAR 2018-00201: 1202 Princess Street

2 – Supplemental Materials

BAR Case # _____

ADDRESS OF PROJECT: 1202 PRINCESS STREET

TAX MAP AND PARCEL: _____ ZONING: RB

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: HAMMAD SAH. % WASHINGTON DEVELOP. COMPANY, LLC
 Address: 120 12100 FORT WASHINGTON ROAD, FT.
 City: FT. WASHINGTON State: MD. Zip: 20744
 Phone: 571-436-0428 E-mail: HSAH@WASHDEVCO.COM

Authorized Agent (if applicable): Attorney Architect _____

Name: GAVER NICHOLS, ARCHITECT Phone: 703-836-5209
 E-mail: GNARCHITEC@AOL.COM

Legal Property Owner:

Name: WASHINGTON DEVELOPMENT COMPANY LLC
 Address: 12100 FORT WASHINGTON ROAD,
 City: FORT WASHINGTON State: MD. Zip: 20744.
 Phone: 571-436-0428 E-mail: HSAH@WASHDEVCO.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.

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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).

- REMOVE EXISTING BEULTEX SIDING AT NORTH & WEST ELEVATION
- REPAIR & REPLACE AS RECD GERMAN LAP SIDING AT NORTH SIDE
- OVERLAY/ENCAPSULATE EXISTING SIDING @ WEST SIDE W/ HARD PINK SMOOTH SIDING.
- OVERLAY/ENCAPSULATE EXIST. SIDING AT EAST SIDE & SOUTH SIDE W/ HARD PINK SIDING - SMOOTH FACE.
- RELOCATE EXIST 28/52 Double Hung Window in Rear BR to Rear SOUTH WALL.
- Add 5/4 x 10 5/4 x 4 5/4 x 8 TRIM (PVC) AS NOTED.

SUBMITTAL REQUIREMENTS:

- DEMO NON FUNCTIONING BRICK CHIMNEYS & REPAIR RUBBER ROOF.

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.

Electronic copies of submission materials should be submitted whenever possible.

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.

THE Design Reason for our plan is to create a MAINTAINANCE Free structure. THE current state of most wood products creates opportunity for product failure within a 5-7 year timeline. AFTER looking AT EXISTING WOOD FRAMING WE HAVE DETERMINED the additional siding and sheathing will strengthen the structure. Close examination of the majority of the existing siding shows deterioration, poor original installation. Additionally we will be strengthening existing foundation issues

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NOT
Apply.

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. 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.

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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 3 sets of 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: *Edward Nichol AIA, ARCHITECT*
Printed Name: EDWARD NICHOL, ARCHITECT
Date: 4/23/18

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 ten 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. Hammad Shah	12100 Fort Washington Rd Fort Washington, MD	90%
2. Laurene Shah	12100 Fort Washington Rd Fort Washington, MD	10%
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 ten 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. Hammad Shah	12100 Fort Washington Rd Fort Washington, MD	90%
2. Laurene Shah	12100 Fort Washington Rd Fort Washington, MD	10%
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. Hammad Shah	No	No
2. Hammad Shah	No	No
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.

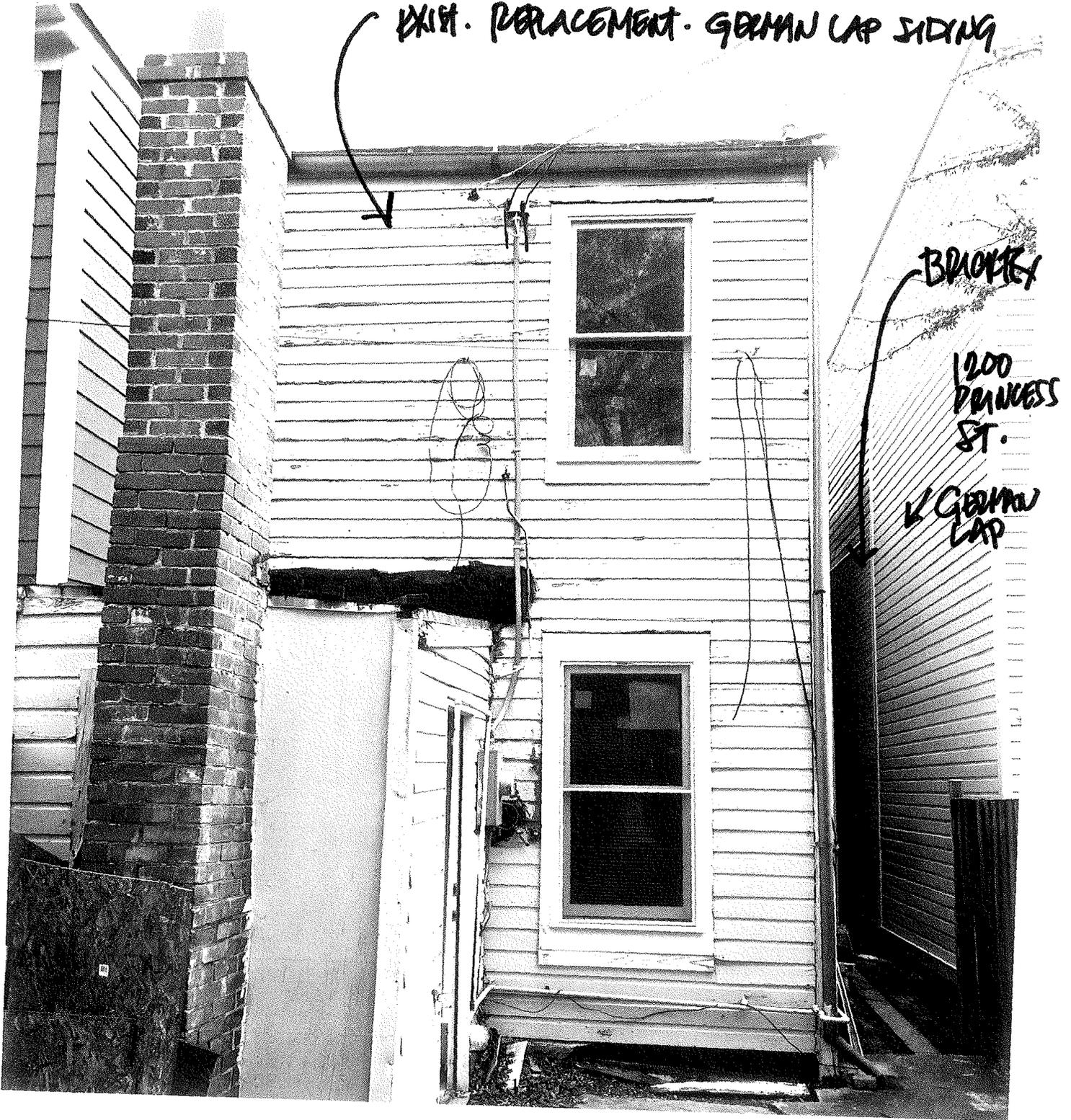
4/23/18
Date

Hammad Shah
Printed Name


Signature

Gaver Nichols ARCHITECT
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EXISTING
REAR OF 1202 PRINCESS ST



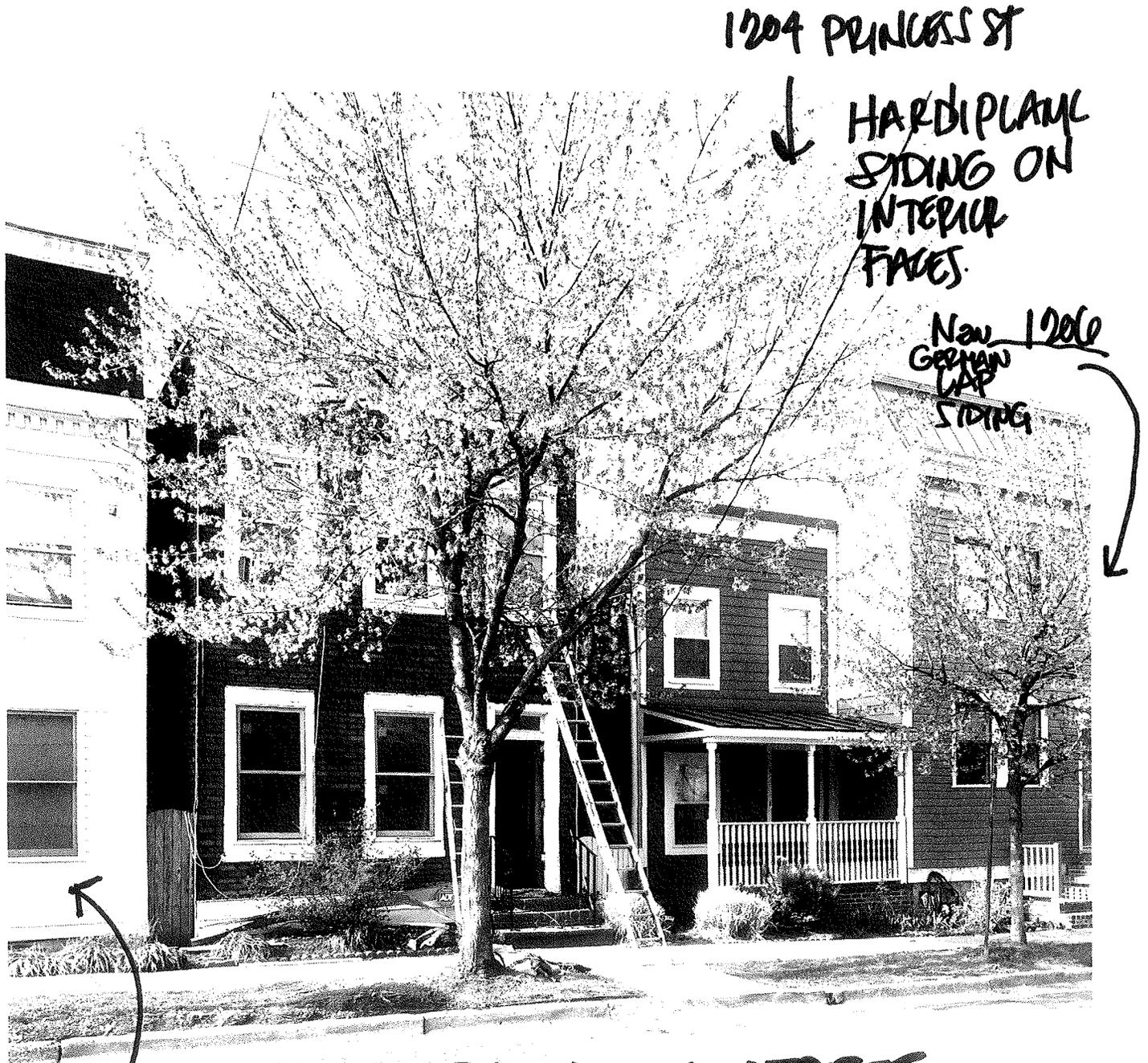
EXIST. PERACEMENT. GERMAN LAP SIDING

BRICKERY

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1204 PRINCESS ST

↓ HARDIPLANK
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New GERMAN
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1200 PRINCESS
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1202 PRINCESS STREET

DEMO METAL SIDING
DEMO BRICK TEX.
GERMAN LAP - LAST LAYER.



DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS FOR SINGLE AND TWO-FAMILY RESIDENTIAL

A. Property Information

A1. Street Address 1202 PRINCESS ST. ALEX. VA. Zone RB

A2. 1600 x =
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions **	
Basement	0	Basement	0
First Floor	740	Stairways	50
Second Floor	714	Mechanical	46
Third Floor ATTIC	714	Porch/ Garage	0
Porches/ Other	0	Attic less than 5'	714
Total Gross *	2188	Total Exclusions	810

B1. Existing Gross Floor Area *
2188 Sq. Ft.
 B2. Allowable Floor Exclusions
810 Sq. Ft.
 B3. Existing Floor Area minus Exclusions
1378 Sq. Ft.
 (subtract B2 from B1)

C. New Gross Floor Area

Proposed Gross Area*		Allowable Exclusions **	
Basement	N/A	Basement	
First Floor	N/A	Stairways	
Second Floor	N/A	Mechanical	
Third Floor	N/A	Porch/ Garage	
Porches/ Other		Attic less than 5'	
Total Gross *	N/A	Total Exclusions	N/A

C1. New Gross Floor Area *
0 Sq. Ft.
 C2. Allowable Floor Exclusions
 Sq. Ft.
 C3. New Floor Area minus Exclusions
 Sq. Ft.
 (subtract C2 from C1)

D. Existing + New Floor Area

D1. Total Floor Area (add B3 and C3) 1378 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 1200 Sq. Ft.

*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof on a lot, measured from exterior walls.

F. Open Space Calculations Required in RA & RB zones

Existing Open Space	777 ϕ
Required Open Space	800 ϕ
Proposed Open Space	777 ϕ

**Refer to the zoning ordinance (Section 2-145(A)) and consult with zoning staff for information regarding allowable exclusions. If taking exclusions other than basements, floor plans with excluded areas illustrated must be submitted for review. Sections may also be required for some exclusions.

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

Signature: Carrie Nichols AIA
ARCHITECT

Date: 4/23/18



HardiePlank® Lap Siding

Submittal Form

01

Submitted to:

Project Name:

Submitted by:

Date:

	HZ5® Product Zone	HZ10® Product Zone				
Product Width:	5-1/4in	6-1/4in	7-1/4in	8in	8-1/4in	9-1/4in 12in
Product Finish:	Primed	ColorPlus®Technology				
Product Texture:	Smooth	Select Cedarmill®	Colonial Roughsawn®			
	Colonial Smooth®	Rustic Cedar				

DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION

SECTION: 07 46 46 FIBRE CEMENT SIDING

HARDIEPLANK® LAP SIDING

Manufacturer

James Hardie Building Products, Inc

The products are manufactured at the following locations, with quality control inspections by ICC-ES:

- Cleburne, Texas
- Plant City, Florida
- Reno, Nevada
- Waxahachie, Texas
- Peru, Illinois
- Pulaski, Virginia
- Tacoma, Washington
- Fontana, California

Compliance with the following codes

- 2012, 2009 and 2006 International Building Code® (IBC)
- 2012, 2009 and 2006 International Residential Code® (IRC)

Features

- Noncombustible
- Dimensionally Stable
- Resists damage from pests
- Weather Resistant-Engineered for Climate®
- Impact resistant
- Sustainable

Use

James Hardie fiber-cement lap siding is used as exterior wall covering. The product complies with IBC Section 1404.10 and IRC Section R703.10. The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC)

Description

HardiePlank lap siding is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. HardiePlank lap siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

Available Sizes

Product	Width (in)	Length	Thickness (in)
HardiePlank lap siding	5-1/4*, 6-1/4, 7-1/4, 8, 8-1/4, 9-1/4, 12*	12 feet	5/16

* Sizes/exposures not available in ColorPlus® Technology, only primed.

Texture & Finish

HardiePlank lap siding comes in a variety of textures and finishes. The product is available in smooth or wood grain texture. Additional textures are available on a regional basis. Finish options are primed for field paint, or factory finished with ColorPlus® Technology. Color availability varies by region.

Engineered for Climate®

HardiePlank lap siding is engineered for performance to specific weather conditions by climate zones as identified by the following map.



Performance Properties

	General Property	Test Method	Unit or Characteristic	Requirement	Result
PHYSICAL ATTRIBUTES	Dimensional Tolerances	ASTM C1185	Length	± 0.5% or ± 1/4 in	Pass
			Width	± 0.5% or ± 1/4 in	
			Thickness	± 0.04 in	
			Squareness	<1/32 in/ft of length	
			Edge Straightness	<1/32 in/ft of length	
PHYSICAL ATTRIBUTES	Density, lb/ft ³	ASTM C1185		As reported	83
	Water Absorption, % by mass	ASTM C1185		As reported	36
PHYSICAL ATTRIBUTES	Water Tightness	ASTM C1185	Physical Observations	No drop formation	Pass
			Flexural Strength	ASTM C1185	Wet conditioned, psi
THERMAL	Thermal Conductivity	ASTM C177	Equilibrium conditioned, psi	>1450 psi	Pass
			Actual Thermal Conductivity	(BTU/(hr-ft ² F))/inch	
THERMAL	Thermal Resistance	ASTM C177	(K _{eff})	As reported	6.62
			Actual Thermal Resistance	R=1/ K _{eff}	
DURABILITY	Warm Water Resistance	ASTM C1185	(R)		0.15
			Heat/Rain Resistance	ASTM C1185	Physical Observations
Freeze/Thaw Resistance	ASTM C1185	Physical Observations			No visible cracks or structural alteration
		Freeze/Thaw Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration
Freeze/Thaw Resistance	ASTM C1185			Mass Loss, %	≤ 3.0%
		Freeze/Thaw Resistance	ASTM C1185	Freeze/Thaw, % strength retention	≥ 80%
UV Accelerated Weathering Test	ASTM G23			Physical Observations	No cracking, checking, or crazing
		Surface Burning Characteristics	ASTM E84	Flame Spread Index (FSI)	
Surface Burning Characteristics	ASTM E84			Smoke Developed Index (SDI)	
		Surface Burning Characteristics	ASTM E84	Fuel Contributed	
Surface Burning Characteristics	ASTM E84			NFPA Class	
		Surface Burning Characteristics	ASTM E84	Uniform Building Code Class	As reported
Surface Burning Characteristics	ASTM E84			International Building Code® class	
		Noncombustibility	ASTM E136	Noncombustible	Pass/fail
Fire Resistance Rated Construction	ASTM E119			Fire Resistance Rating	1-hour

Note 1: listed on Warnock Hersey and ESR 2290

Installation

Install HardiePlank lap siding in accordance with:

- HardiePlank lap siding installation instructions
- ICC-ES ESR 2290
- Requirements of authorities having jurisdiction

Warranty

HardiePlank lap siding: 30-year, Non-Prorated, Limited Warranty
 ColorPlus Technology: 15-year Limited Finish Warranty

Sustainable Design Contribution

- Regionally sourced content- varies by project location
- Avoidance of certain chemicals or Red List Compliance

Detailed product information for LEED projects, or other state or regional sustainability programs is available through James Hardie Technical Services.

Storage and Handling

Store flat and keep dry and covered prior to installation.

Technical Services

Contact James Hardie Technical Services online at JamesHardie.com, or by phone at (800)426-4051



903-218-8306

Search

[Home](#) > [Products](#) > [AZEK® Brand PVC](#) > [Info - AZEK® PVC](#) > Cellular PVC Description

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Cellular PVC Description

Wood & PVC Baseboards

Cellular PVC really is a MIRACLE material!

Polyurethane Baseboard it, twist, or warp. It is impervious to moisture, salt, and insects. It's or masonry contact and comes with a 25-year AZEK® manufacturer's warranty (includes warranty for Porch and Deck boards)!. Cellular PVC has most of the good qualities of real wood but none of wood's maintenance requirements. Intended for use in non-stress and non-loadbearing applications.

What is Cellular PVC?

AZEK® Brand Cellular PVC is the premier choice for synthetic wood. It has the look and feel of real wood. It's about the same density as ~~White Pine~~, so it doesn't have that hard plastic sound when tapped nor is it cold to the touch. Items we cut from Cellular PVC have the same crisp corners as our wood items. There are no air bubbles or other voids and it's the same semi-matte white color throughout.

Looks like painted wood

Because Cellular PVC is impervious to moisture it does not require painting. Some customers prefer to lightly hand sand the cut or moulded surfaces for a smoother finish or to remove very faint streaks of surface yellowing sometimes produced during moulding. If you have a color other than white in mind, or want a painted surface, use 100% acrylic latex paint with a Light Reflective Value of 55 or higher. Cellular PVC does not absorb moisture so paint lasts *much* longer than on wood.

AZEK® surprises a contractor!

A customer, upon receiving her PVC Gable Decoration, emailed to say, "I sent you an email Saturday stating the Gable was wood, not PVC. The contractor who was putting this up said it was wood. My husband, who is a carpenter, said it is PVC. It just looked and felt so much like wood the contractor could not tell the difference. Sorry for the mistake."

- E. McSherley, New Jersey

"Couldn't be happier. One of the most professional businesses I have dealt with. I live in Jeffersonville, Indiana and make over 90% of my purchases on the internet and have dealt with hundreds of companies. Vintage Woodworks is in the top 5%. I needed some composite wood. Vintage Woodworks had the stuff I needed and it was the exact thickness. Vintage Woodworks was the only place online or in a store that sells it by the foot. I will check here first next time I need anything." - Sheldon K, Indiana

We sell [AZEK® Brand PVC Trimboards](#).

[AZEK® PVC Installation Guidelines](#).

(AZEK® misspellings include azak, azack, azac, azec, azeck, azik, asek, aseck, asac, and azik)

- Appliques
- AZEK® Brand PVC
- Balusters (Spindles)
- Baseboards
- Beadboard & V-Groove
- Blocks, Corner/Base/Etc
- Brackets
- Caps, Door & Window
- Casings, Door & Window
- Ceiling Medallions
- Columns
- Corbels
- Corner Guards (Beads)
- Cornices
- Crown Mouldings
- Deck Boards, Etc
- Entry & Window Systems
- Finials & Drops
- Gable Decorations
- Gallery Rails
- Handrails
- Headers
- Lamp Posts
- Mantels
- Mouldings
- Newel Posts
- Niches, Wall
- Panels/Medallions, Fretwork
- Pediments
- Pilasters
- Polyurethane Products
- Porches - START HERE!
- Porch Flooring
- Porch Posts
- Rails
- Roof Spires



Info - AZEK® PVC



AZEK® Brand PVC



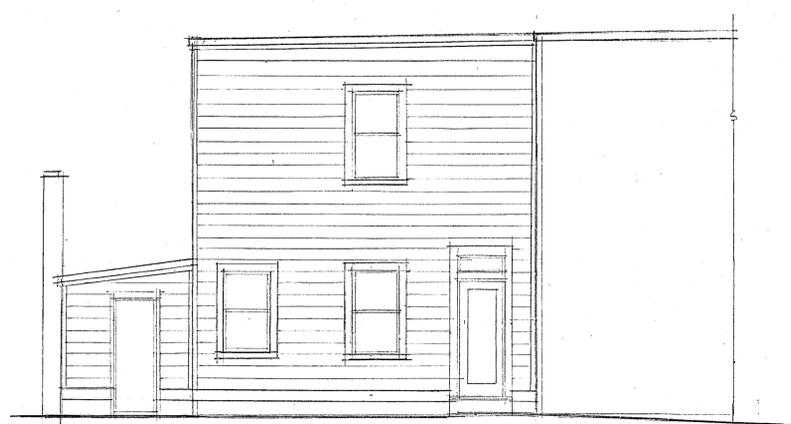
AZEK Samples



AZEK Samples
Click to order free samples



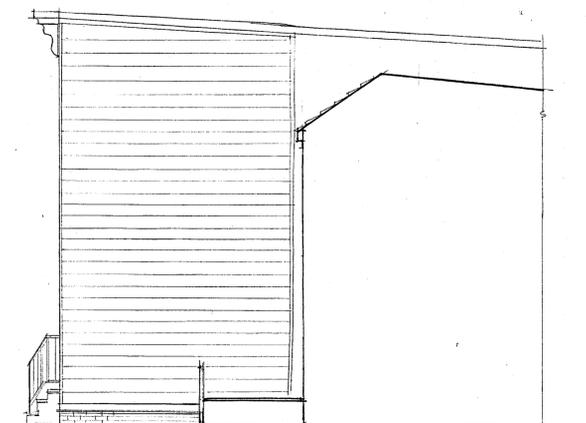
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

1202 Princess Street
Alexandria, Virginia

1202 Princess Street
Alexandria, Virginia

GAVEN
NICHOLS
ARCHITECT
1000 Washington, VA, 22186, Charlottesville, VA

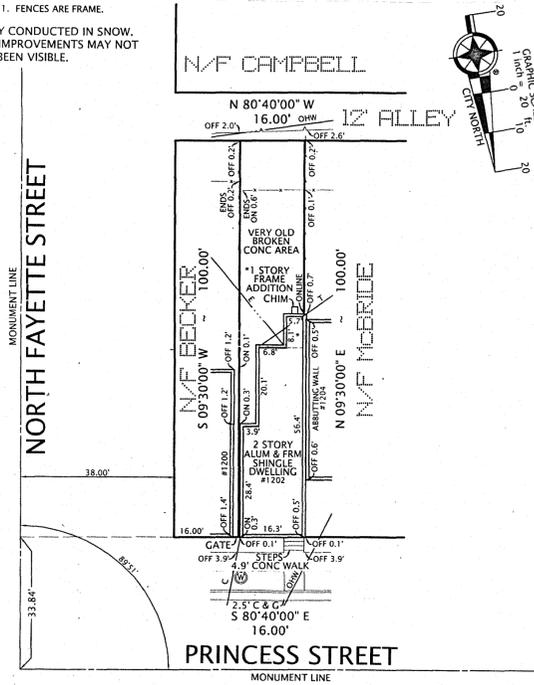
COVER SHEET

A1

THIS ARCHITECTURAL DRAWING IS THE PROPERTY OF GAVEN NICHOLS ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GAVEN NICHOLS ARCHITECT.

SITE DATA

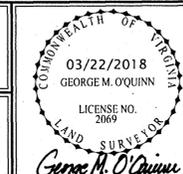
NOTES: 1. FENCES ARE FRAME.
SURVEY CONDUCTED IN SNOW.
SOME IMPROVEMENTS MAY NOT
HAVE BEEN VISIBLE.



PLAT
SHOWING HOUSE LOCATION ON
THE PROPERTY LOCATED AT
#1202 PRINCESS STREET
(INST #170018930)
CITY OF ALEXANDRIA, VIRGINIA
SCALE: 1" = 20' MARCH 22, 2018

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:
Monarch 675 N. Washington Street Suite 415 Alexandria, Virginia 22314 703-657-7700

DOMINION Surveyors Inc. 8808-H PEAR TREE VILLAGE COURT ALEXANDRIA, VIRGINIA 22305 703-619-6555 703-619-6555 FAX: 703-799-6412

ZONING DATA

ZONING CLASSIFICATION: R-B TOWNHOUSE
F.A.R. .75 x 1600 SF = 1200 SF ALLOWED.

LOT SIZE: 1600 SF
OPEN SPACE REQUIRED: 800 SF
OPEN SPACE PROPOSED: 777 SF
FRONT YARD SETBACK: 0' EXIST.
REAR YARD SETBACK: 4.3' EXISTING
SIDE YARD SETBACK: 0' BUILDING ON LOT LINE
HEIGHT: 24'-0" EXISTING 24'-0" 8'-0" SHED. PK ALLOWED AS!
PARKING: 2 OFF ST. PROVIDED - EXISTING

ZONING VARIANCE DATA: N/A

B.A.R. DATA: T.B.D.

PROJECT DESCRIPTION

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MECHANICAL - NOTES & MAN. J.	MPO
MECHANICAL - FLOOR PLANS	MPI
ELECTRICAL - NOTES & SYMBOLS	E0
ELECTRICAL - FLOOR PLANS	E1
EXISTING CONDITIONS	Ecl
DEMOLITION PLAN & ELEVATIONS	Ecl.0

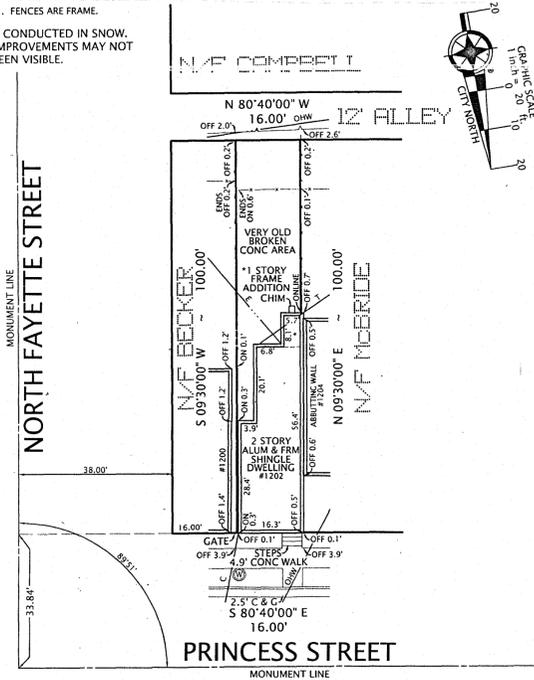
A2

INDEX TO DRAWINGS
ZONING & CODE DATA

GAVIER
NICHOLS
ARCHITECT
INC. 1000 S. 11TH ST. SUITE 200
ALEXANDRIA, VA 22304

CHESAPEAKE BAY PRESERVATION ACT

NOTES: 1. FENCES ARE FRAME.
SURVEY CONDUCTED IN SNOW.
SOME IMPROVEMENTS MAY NOT
HAVE BEEN VISIBLE.



Disturbed Area Certification:

I hereby certify that the limits of disturbance associated with this project represent a total land disturbance of less than 2,500 square feet. I further certify that no construction work, material storage, dumpster placement, construction access or disturbance of any other kind will take place beyond the limits of disturbance as depicted. I acknowledge that should this project result in land disturbance equal to or greater than 2,500 square feet, the City will issue a stop work order and work on the project will not be allowed to resume until a Grading Plan has been submitted to and approved by the City of Alexandria, Department of Transportation and Environmental Services.

Drainage Certification:

I hereby certify that the existing and proposed drainage patterns associated with this project are as depicted herein, that construction of this project will not create a nuisance to adjacent or downstream properties either public or private and that any existing drainage problems on adjacent or downstream properties either public or private will not be exacerbated by construction of this project. I acknowledge that should this project result in the creation of any nuisance, or exacerbation if any existing drainage problem, the City will issue a stop work order and work on this project will not be allowed to resume until a Grading Plan has been submitted to and approved by the City of Alexandria, Department of Transportation and Environmental Services.

Gavriel Nichols Architect

CODE DATA

BUILDING CODE: 2012 IBC
JURISDICTION (CITY, COUNTY): ALEXANDRIA, VIRGINIA

APPLICABLE CODE: 2012 IBC

OCCUPANCY CLASSIFICATION: RESIDENTIAL - SINGLE FAMILY

CONSTRUCTION TYPE: 5B



DEPARTMENT OF PLANNING AND ZONING FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS FOR SINGLE AND TWO-FAMILY RESIDENTIAL

A. Property Information: 1202 PRINCESS ST. ALEX, VA. Zone RB

A2. Total Lot Area: 1600 x Floor Area Ratio Allowed by Zone = Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area		Allowable Exclusions **	
Basement	0	Basement	0
First Floor	740	Stairways	50
Second Floor	714	Mechanical	46
Third Floor ATTIC	714	Porch/ Garage	0
Porches/ Other	0	Attic less than 5'	714
Total Gross *	2188	Total Exclusions	810

B1. Existing Gross Floor Area * 2188 Sq. Ft.
B2. Allowable Floor Exclusions 810 Sq. Ft.
B3. Existing Floor Area minus Exclusions 1378 Sq. Ft. (subtract B2 from B1)

C. New Gross Floor Area

Proposed Gross Area*		Allowable Exclusions **	
Basement	N/A	Basement	
First Floor	N/A	Stairways	
Second Floor	N/A	Mechanical	
Third Floor	N/A	Porch/ Garage	
Porches/ Other		Attic less than 5'	
Total Gross *	N/A	Total Exclusions	N/A

C1. New Gross Floor Area * 0 Sq. Ft.
C2. Allowable Floor Exclusions 0 Sq. Ft.
C3. New Floor Area minus Exclusions 0 Sq. Ft. (subtract C2 from C1)

D. Existing + New Floor Area

D1. Total Floor Area (add B3 and C3) 1378 Sq. Ft.
D2. Total Floor Area Allowed by Zone (A2) 1200 Sq. Ft.

F. Open Space Calculations Required in RA & RB zones

Existing Open Space	777 SF
Required Open Space	800 SF
Proposed Open Space	777 SF

*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof on a lot, measured from exterior walls.

**Refer to the zoning ordinance (Section 2-145(A)) and consult with zoning staff for information regarding allowable exclusions. If taking exclusions other than basements, floor plans with excluded areas illustrated must be submitted for review. Sections may also be required for some exclusions.

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

Signature: *Gavriel Nichols AIA* Date: 4/23/18
Architect

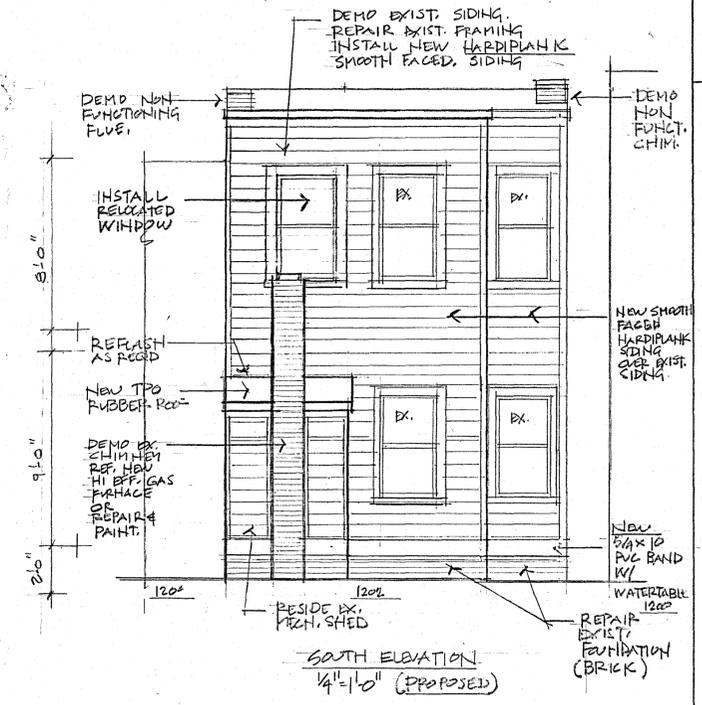
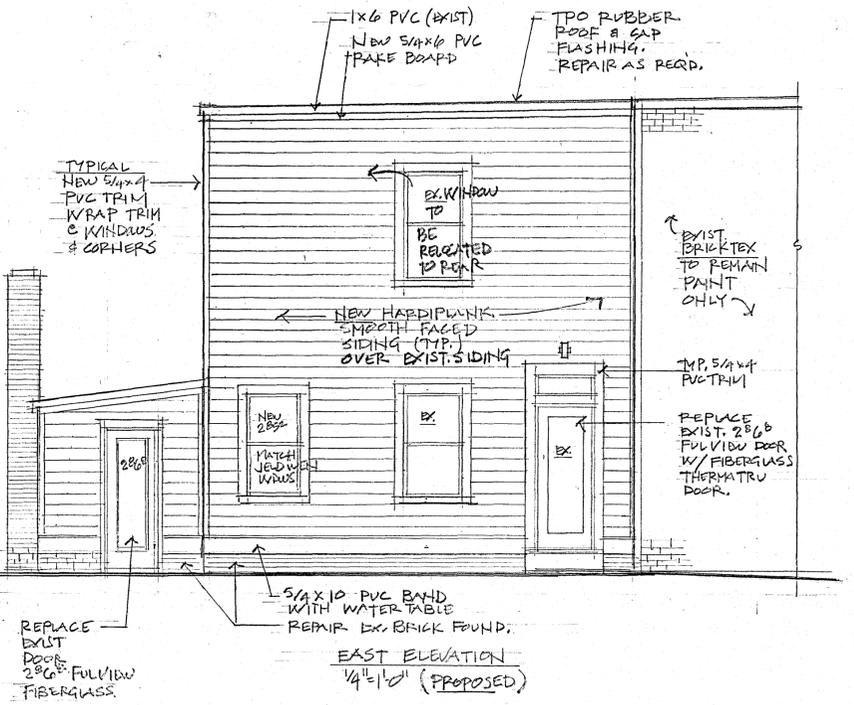
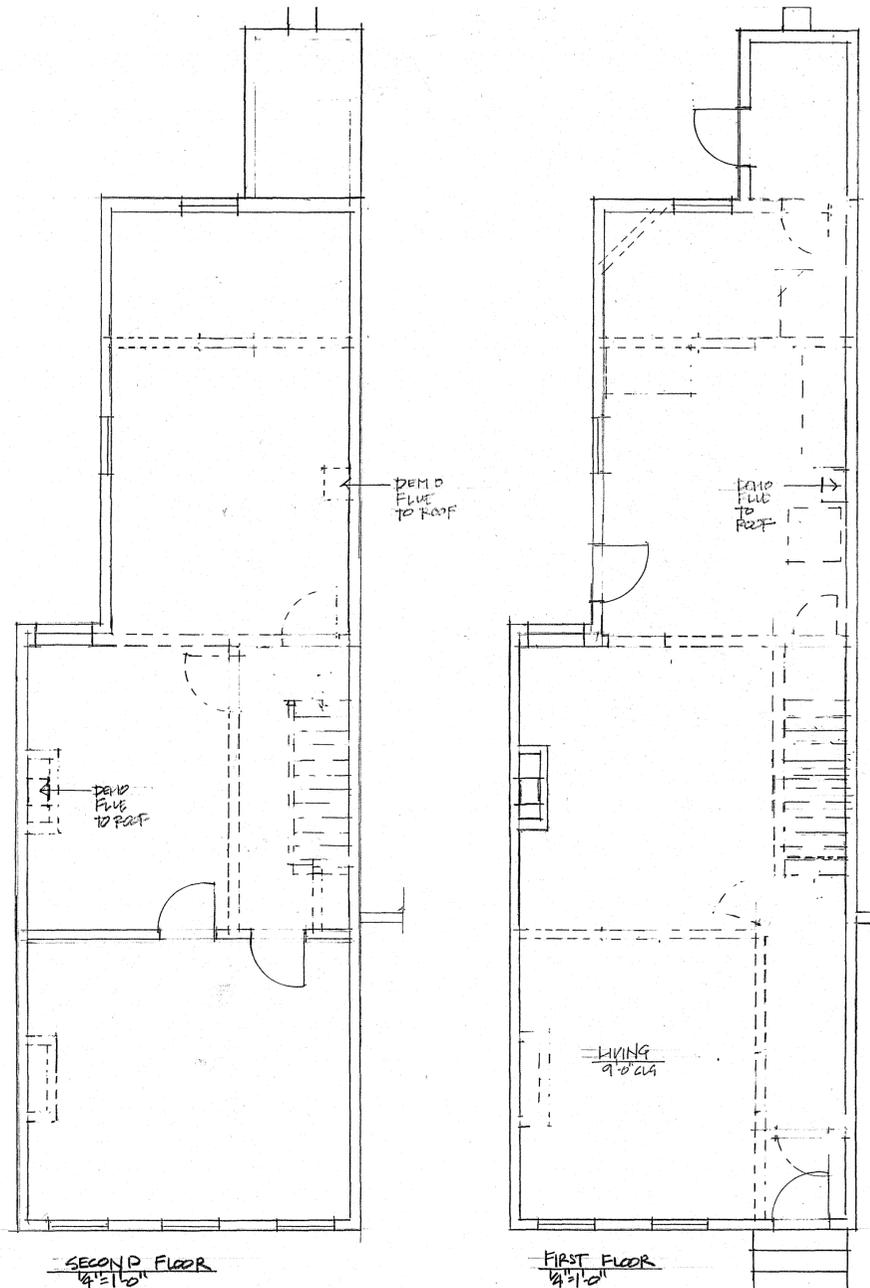
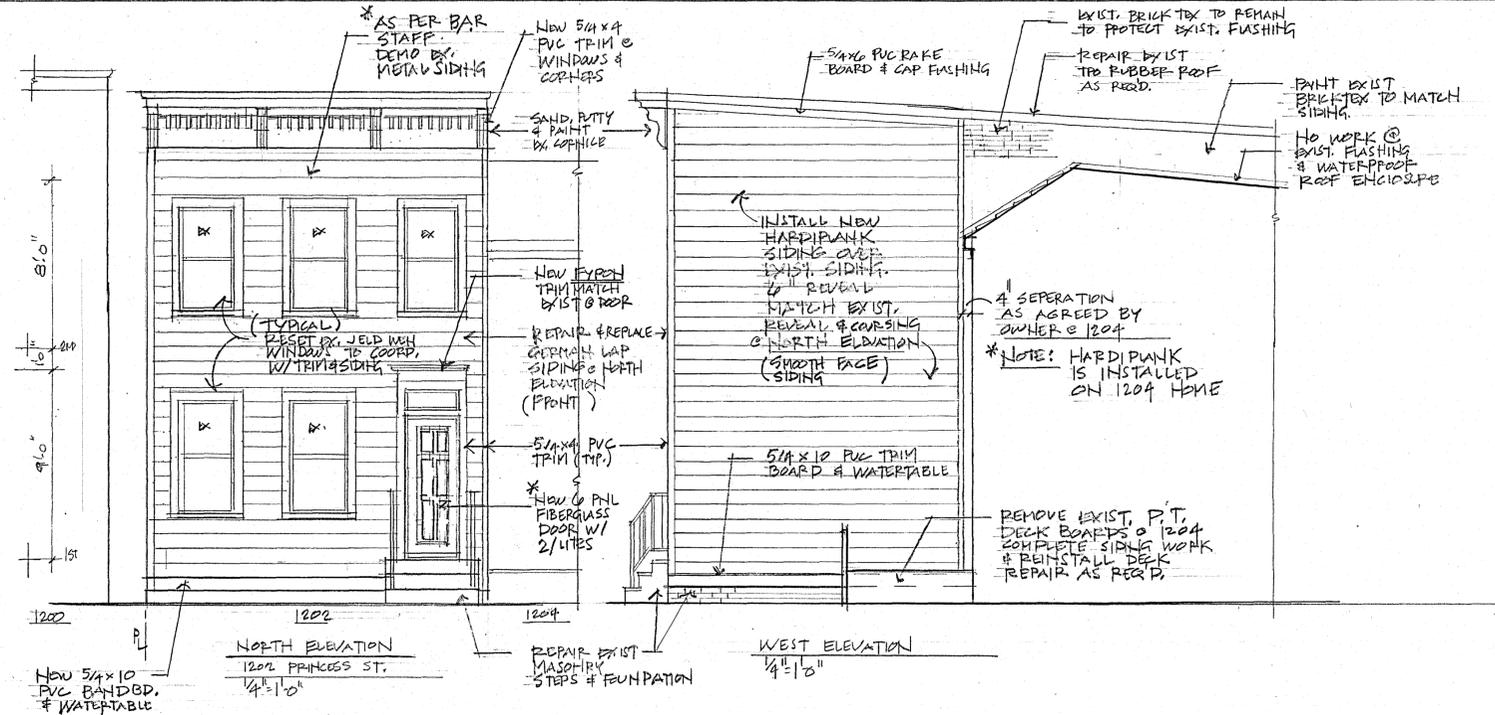
MODEL ENERGY CODE

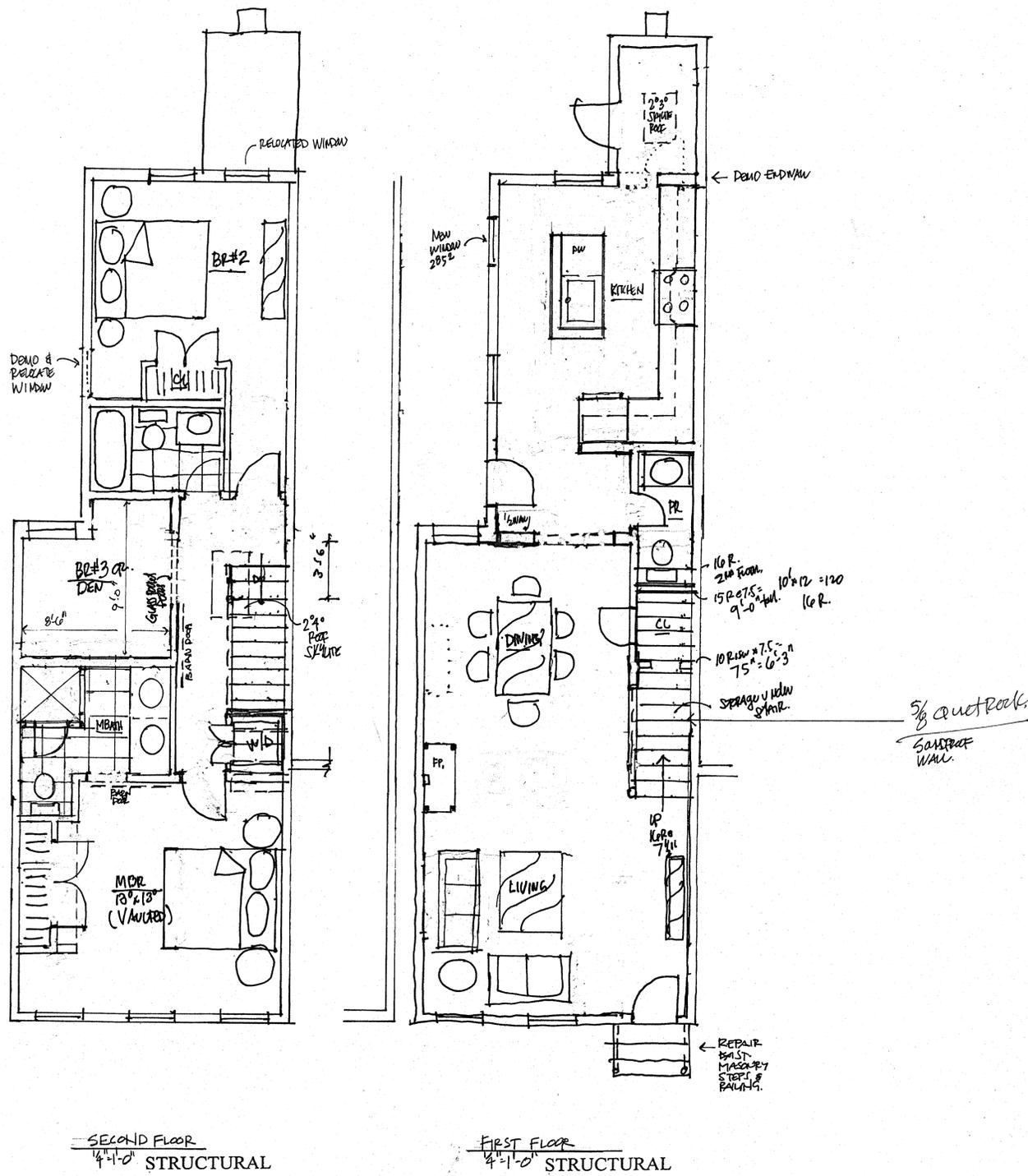
Virginia Energy Code TRADE-OFF WORKSHEET Compliance by Whole House Performance Approach

Builder Name: _____ Date: _____
Address: _____
Submitted By: _____ Phone No: _____
Building Address: _____
Legal Description: Lot _____ Section: _____ County: _____
General Building Description: _____

YOUR HOUSE					CODE HOUSE (Chapter 6 Standard)	
	Insulation R-Value	A Area	System R _e -Value	R _e /U _e UA	HDD	UA
ROOF/CEILING						
1. Flat Ceiling (attic)	A	/R _e	=	=		
2. Cathedral Ceiling	A	/R _e	=	=		
3. Skylights	A	/R _e	=	=		
4. Floor Crawl/Slab	A	/R _e	=	=		
Subtotal:				[5]		
GROSS WALL Include basement wall area (avg) less than 10% below grade and all basement windows and doors						
6. Opaque Wall	A	/R _e	=	=		
7. Window	A	/R _e	=	=		
8. Opaque Wall	A	/R _e	=	=		
9. Floor Slab	A	/R _e	=	=		
10. Door	A	/R _e	=	=		
11. Door	A	/R _e	=	=		
12. Door	A	/R _e	=	=		
13. Window	A	/R _e	=	=		
14. Window	A	/R _e	=	=		
15. Basement Window	A	/R _e	=	=		
15. Other	A	/R _e	=	=		
Subtotal (Gross Wall)	A			[17]		
FOUNDATION/FLOOR						
18. Slab Insulation	(Pd)	/R	=	[19]		
Perim (P) _____ (feet)						
Depth (D) _____ (feet)						
20. Floor over Unheated Space	A	/R _e	=	[21]		
22. Crawl Space Wall	A	/R _e	=	[23]		
24. Basement Wall	A	/R _e	=	[25]		
Open area of basement walls 50% or more below grade						
TOTAL UA						
UA FROM INSULATION TO BE INSTALLED:					TOTAL UA	
Lines [5] + [17] + [19] + [21] + [23] + [25]				[Line 26]	Lines B + D + F + H + J + L	[Line M]
Line 26 (Your House Total) must be less than or equal to Line M (Code House Total).						

1202 Princess Street
Alexandria, Virginia



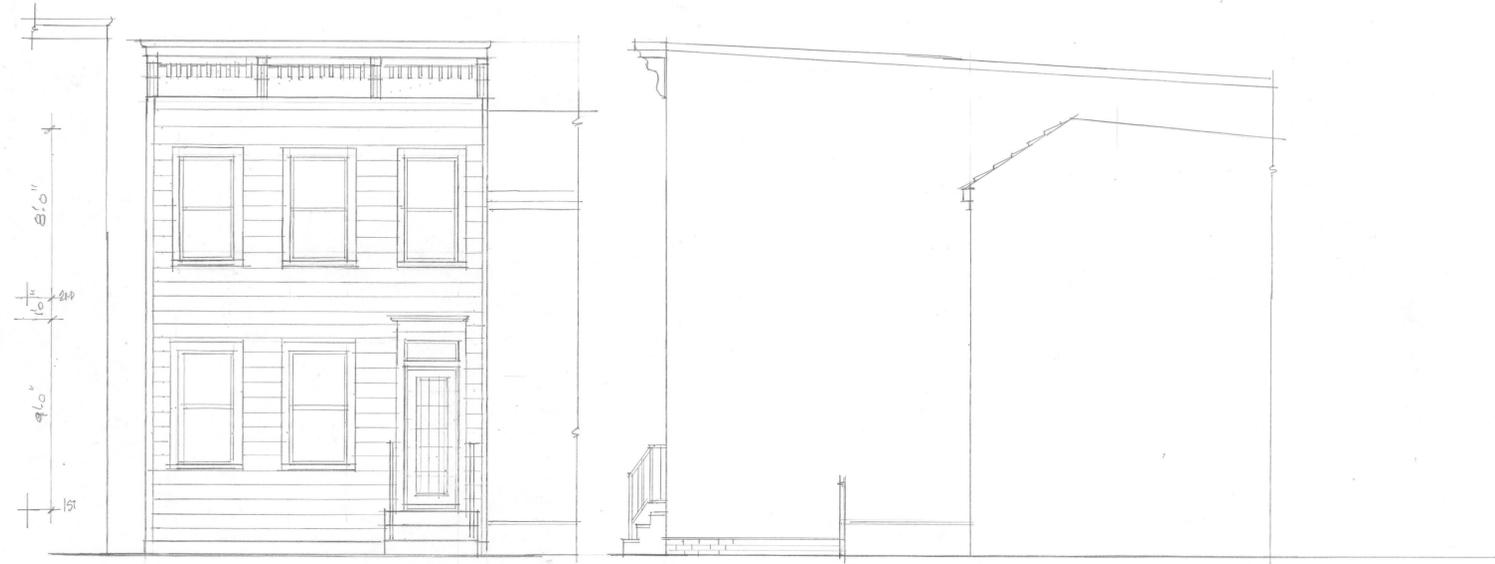


1202 Princess Street
Alexandria, Virginia

Structural
FLOOR PLANS
1/4" = 1'-0"

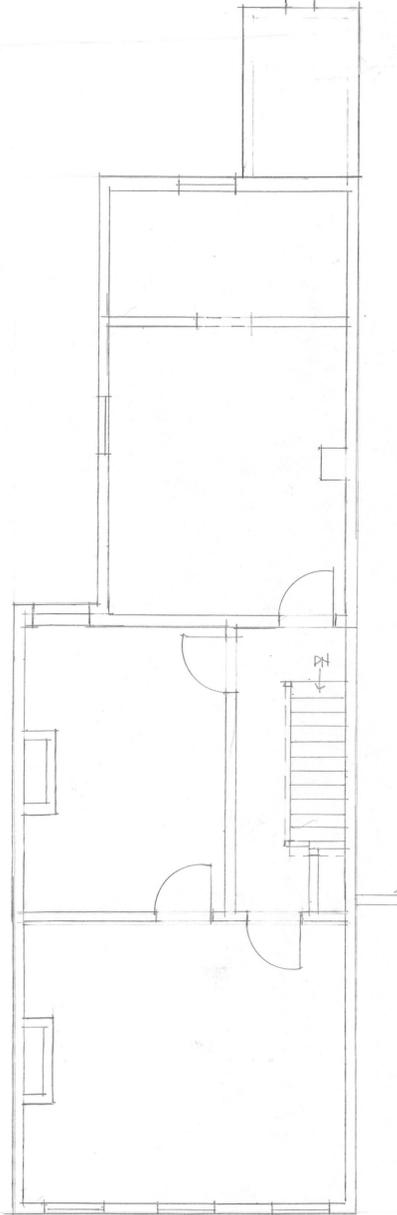
GAVEN
NICHOLS
ARCHITECT

S1

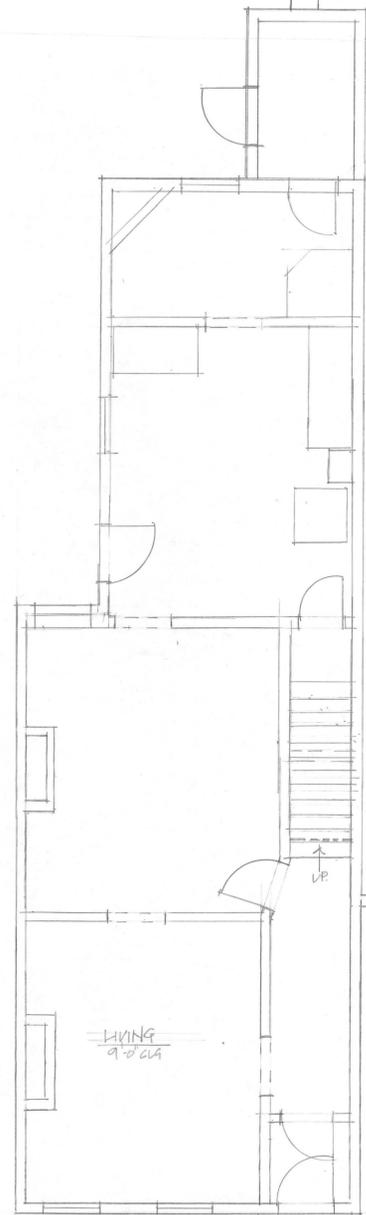


NORTH ELEVATION
1202 PRINCESS ST.
1/4" = 1'-0"

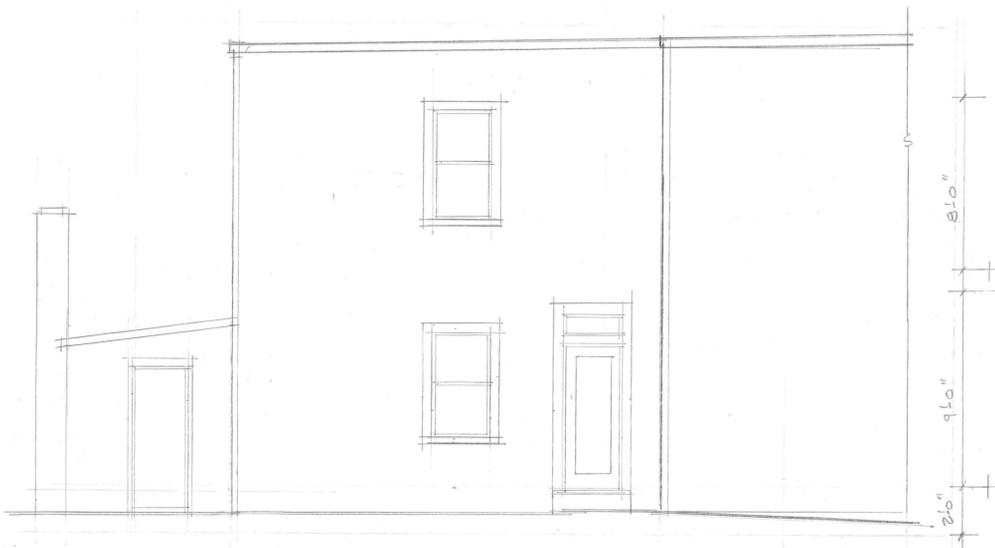
WEST ELEVATION
1/4" = 1'-0"



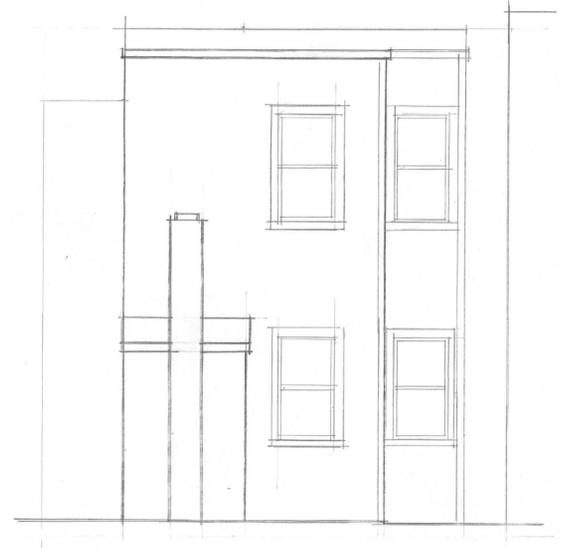
SECOND FLOOR
1/4" = 1'-0"



FIRST FLOOR
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"

Ecl

EXISTING CONDITIONS
PLANS & ELEVATIONS
1/4" = 1'-0"

GAVEN
NICHOLS
ARCHITECT
Alexandria, Virginia, USA

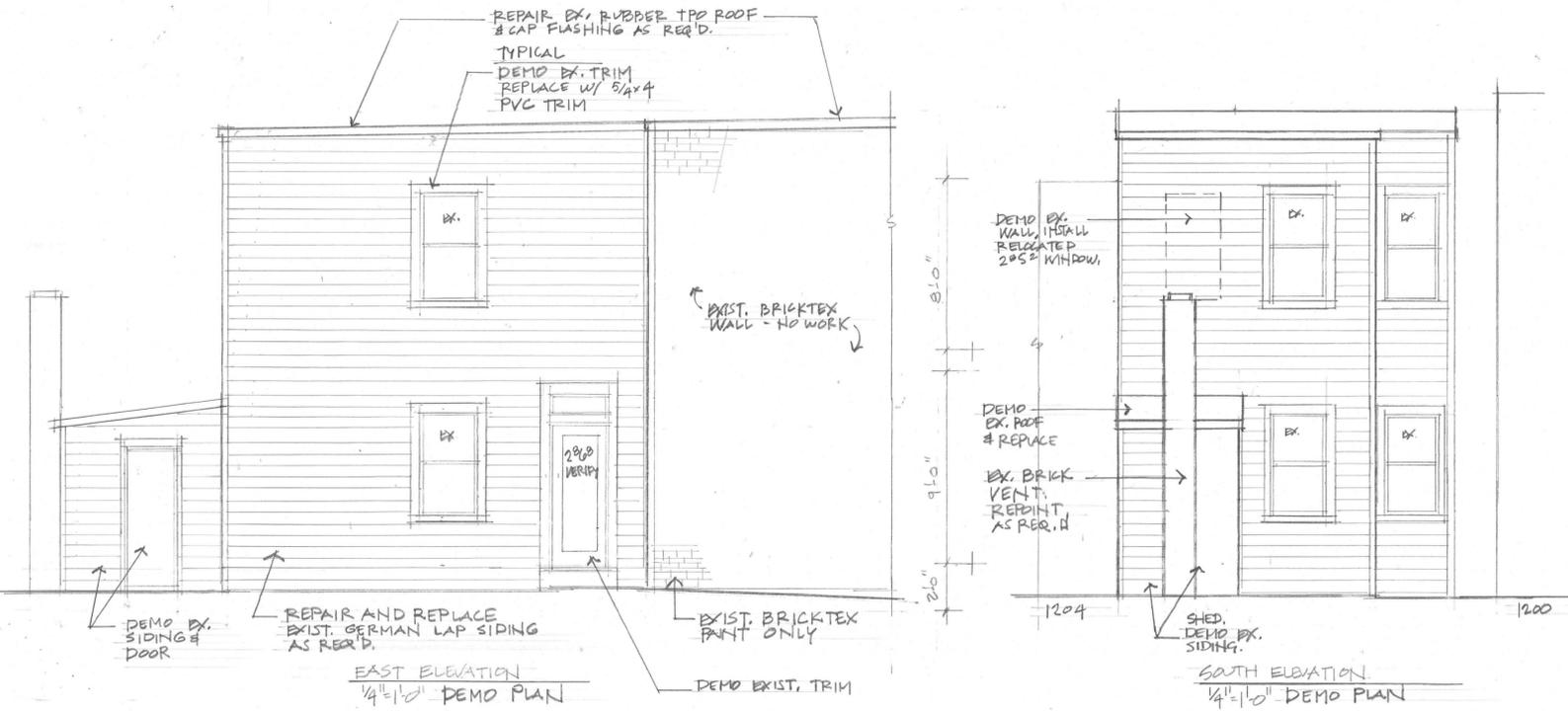
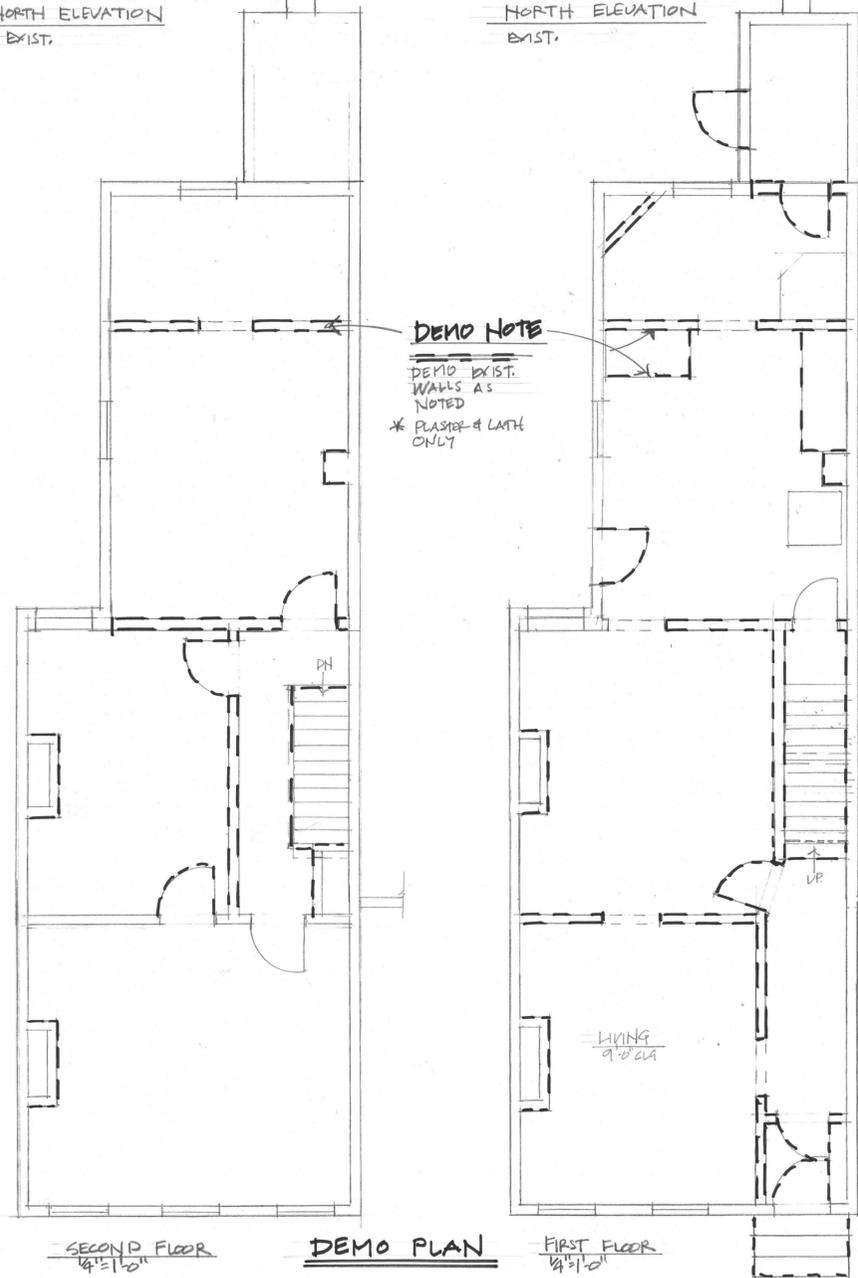
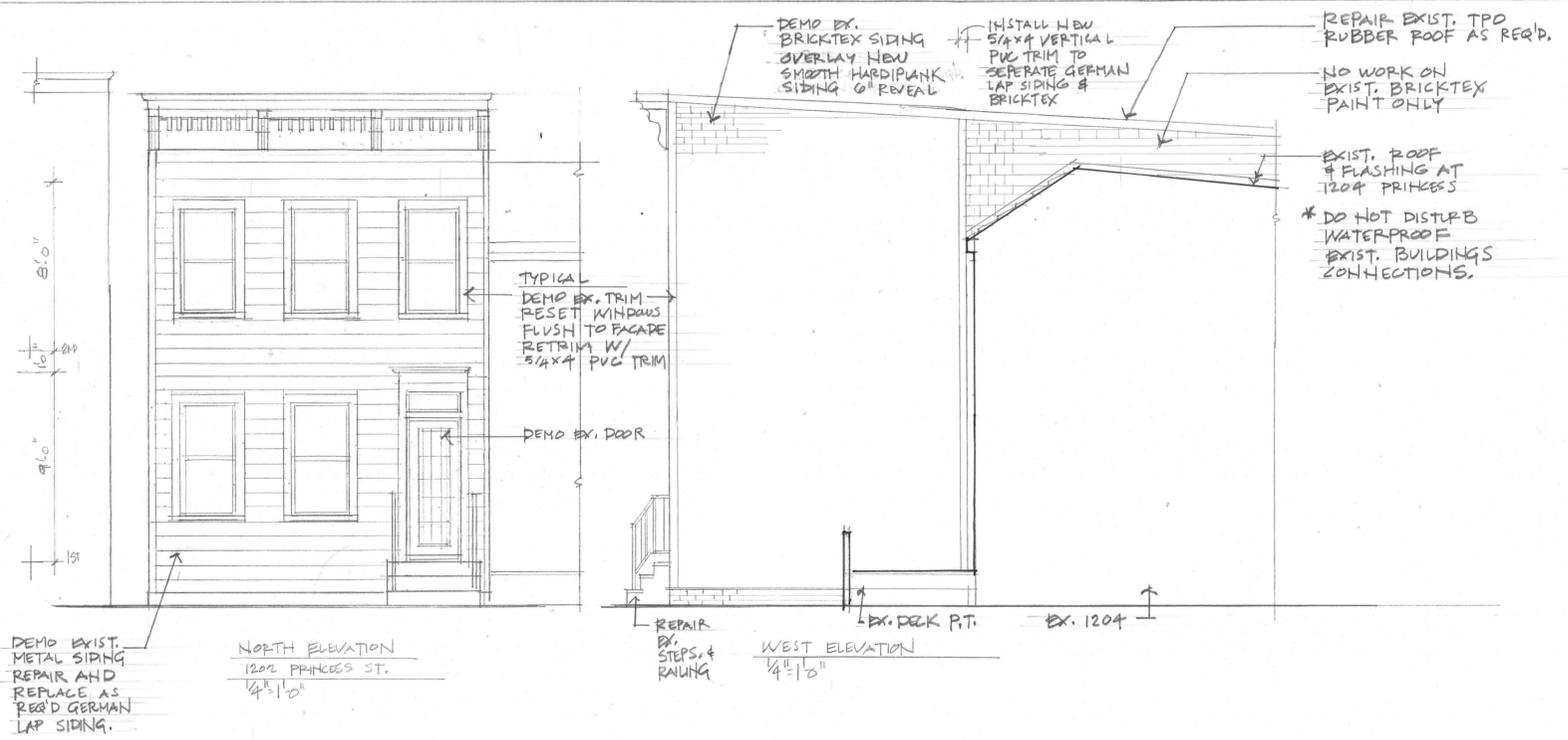
1202 Princess Street
Alexandria, Virginia



NORTH ELEVATION
EXIST.



NORTH ELEVATION
EXIST.



NOTE: EXIST. 1/1 SASH DOUBLE HUNG WINDOWS TO BE REHUNG & TRIMMED TO ACHIEVE PROPER POSITION IN EXIST. WALL
VELD-KEN WINDOWS PRIME & PAINT.

Ec10

DEMO PLAN
EXISTING CONDITIONS
PLANS & ELEVATIONS
1/4"=1'-0"

GAVIN NICHOLS ARCHITECT

1202 Princess Street
Alexandria, Virginia





*Private Drive
No Parking*

