

# Reeves Farmhouse

## Renovation DRC Submission

July, 2023



Source: Google Earth

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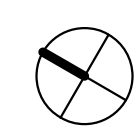


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ARCHITECTURAL SITE PLAN | Reeves Farmhouse



2

Arlington, Virginia  
July, 2023



## ELEVATION KEYNOTES

1. EXISTING OR REPAIRED CLAPBOARD SIDING. PRIMED AND PAINTED.
2. NEW ONE OVER ONE WOOD WINDOW TO REPLACE EXISTING. SIZE TO MATCH EXISTING.
3. NEW WOOD WINDOW TRIM.
4. EXISTING OR REPAIRED WOOD POST AND BRACKET. PRIMED AND PAINTED.
5. NEW WOOD EDGE TRIM TO MATCH EXISTING. PRIMED AND PAINTED.
6. NEW WOOD FASCIA AT EAVES TO MATCH EXISTING. PRIMED AND PAINTED.
7. NEW ALUMINUM 5" HALF ROUND GUTTERS. PREFINISHED.
8. REBUILT FLAGSTONE CHIMNEY. PAINTED
9. EXISTING OR REPAIRED WOOD SOFFIT. PRIMED AND PAINTED.
10. NEW DIMENSIONAL ASPHALT SHINGLES.
11. NEW FIBER CEMENT SIDING. PREFINISHED.
12. NEW ONE OVER ONE VINYL WINDOW WITH PVC TRIM. PREFINISHED.
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18. NEW 36" HIGH HANDRAIL FOR RAMP. PRIMED AND PAINTED.
19. NEW 30" HIGH GUARDRAIL AT PORCH. PRIMED AND PAINTED.
20. 3" ROUND ALUMINUM DOWNSPOUT. PREFINISHED.
21. EXISTING, RESTORED SIX OVER SIX WOOD WINDOW. PRIMED AND PAINTED.

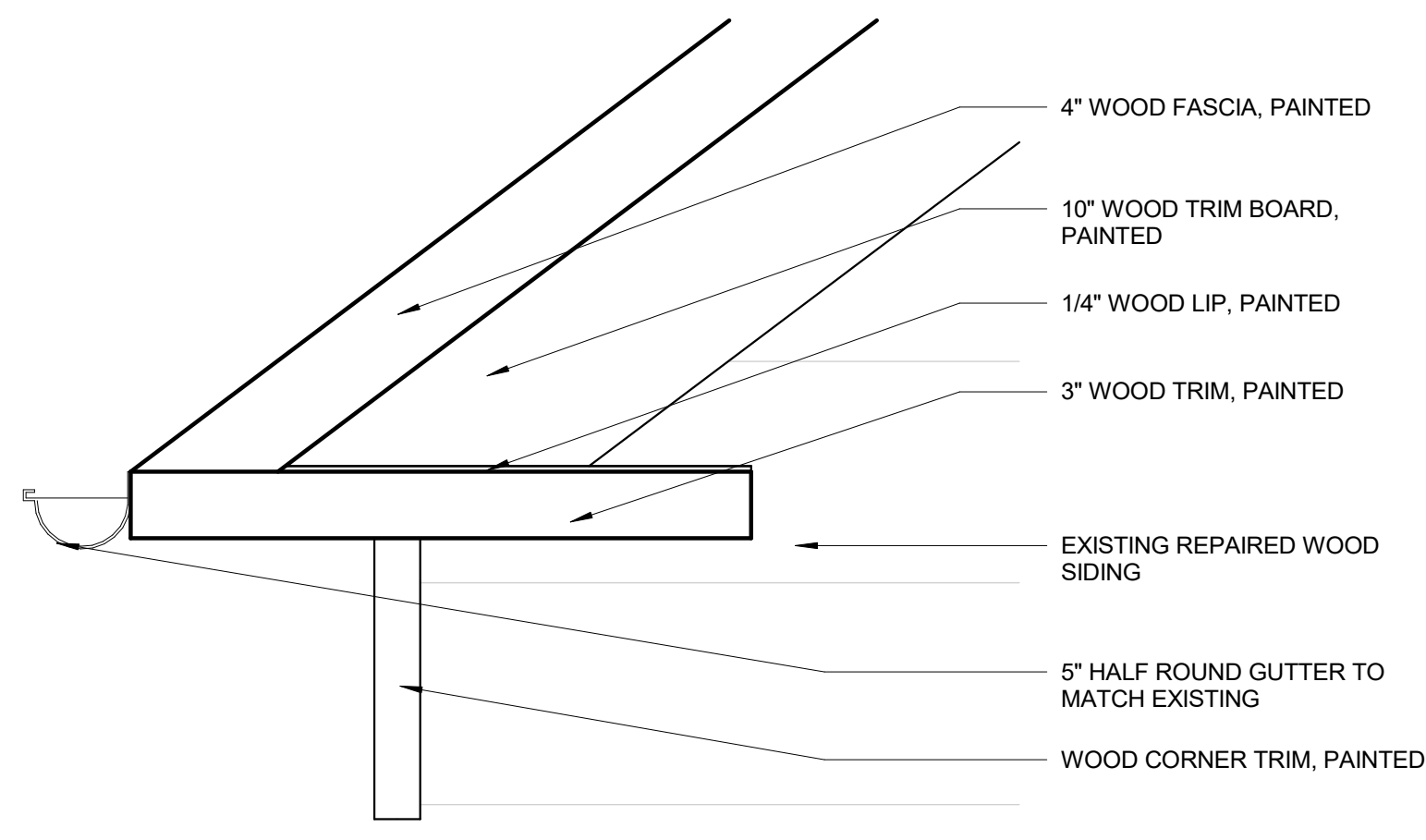


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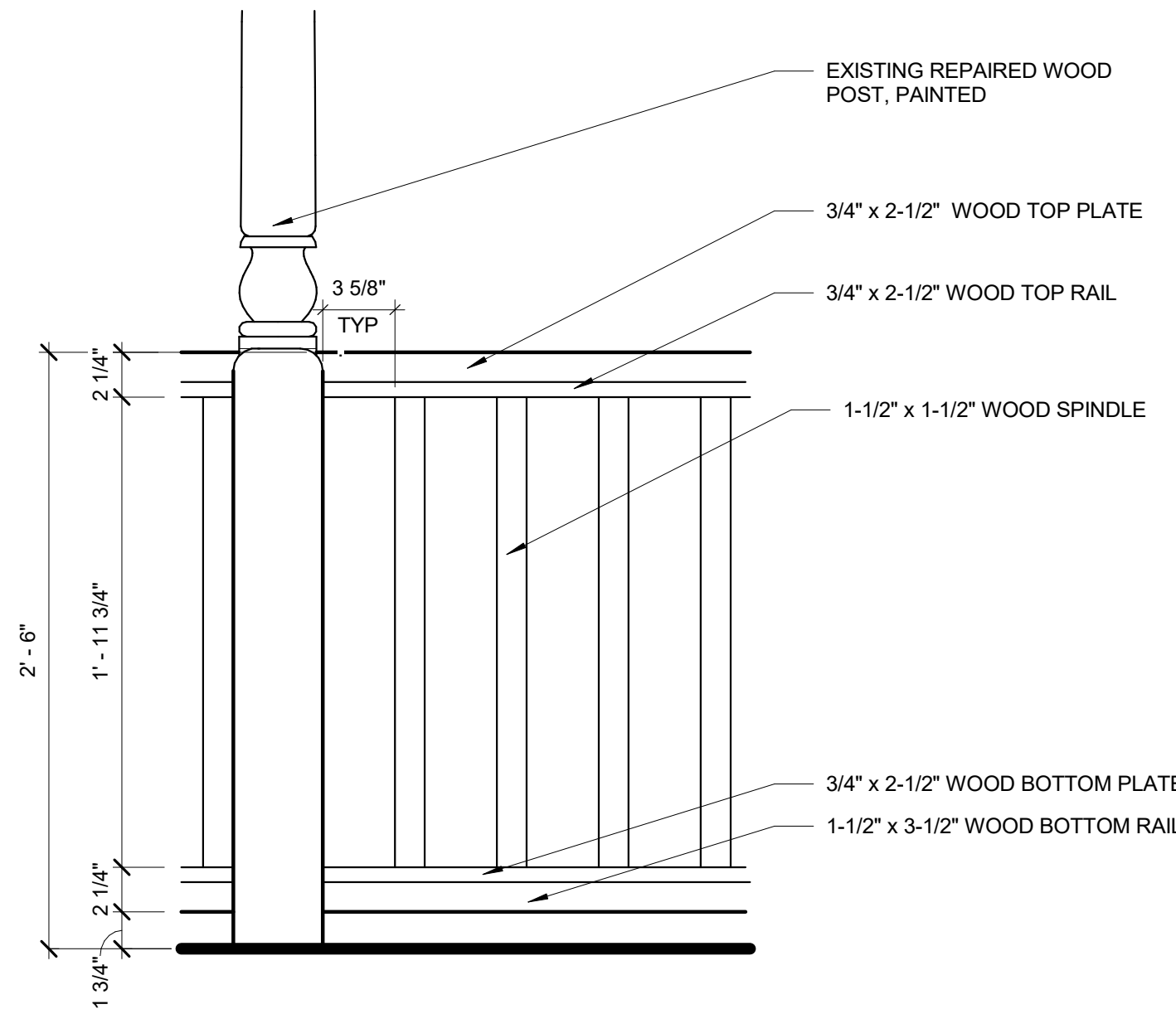
## EXTERIOR VIEW | Reeves Farmhouse

3

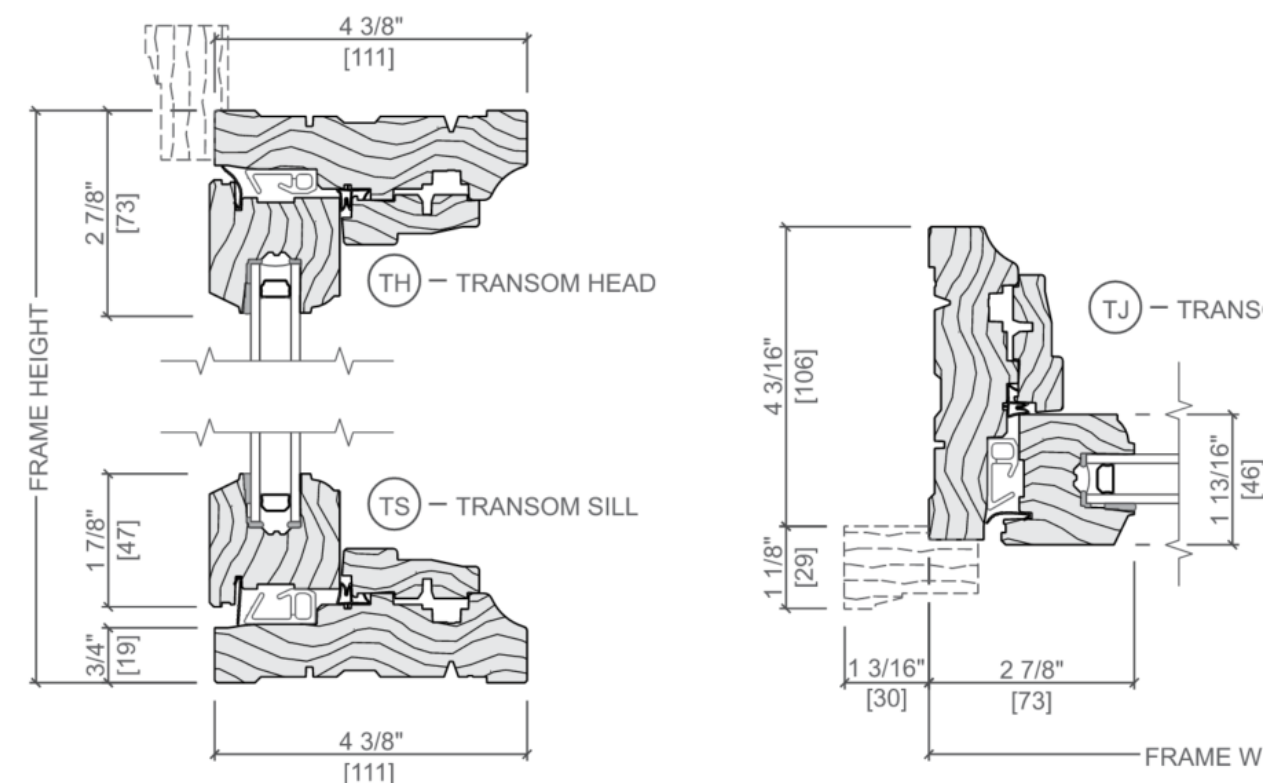
Arlington, Virginia  
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**EAVE DETAIL**



**GUARDRAIL DETAIL**



**WOOD WINDOW PROFILE**



**EXISTING FARMHOUSE**

**NEW ADDITION**



**WINDOW**

**MI WINDOWS V2000 VINYL SERIES**



**CLADDING**

**JAMES HARDIE LAP SIDING**



**WINDOW**

**PELLA RESERVE DOUBLE HUNG WOOD WINDOWS**



**CLADDING**

**WOOD LAP SIDING, REPAIRED / REPLACED IN PLACE**



**ROOF**

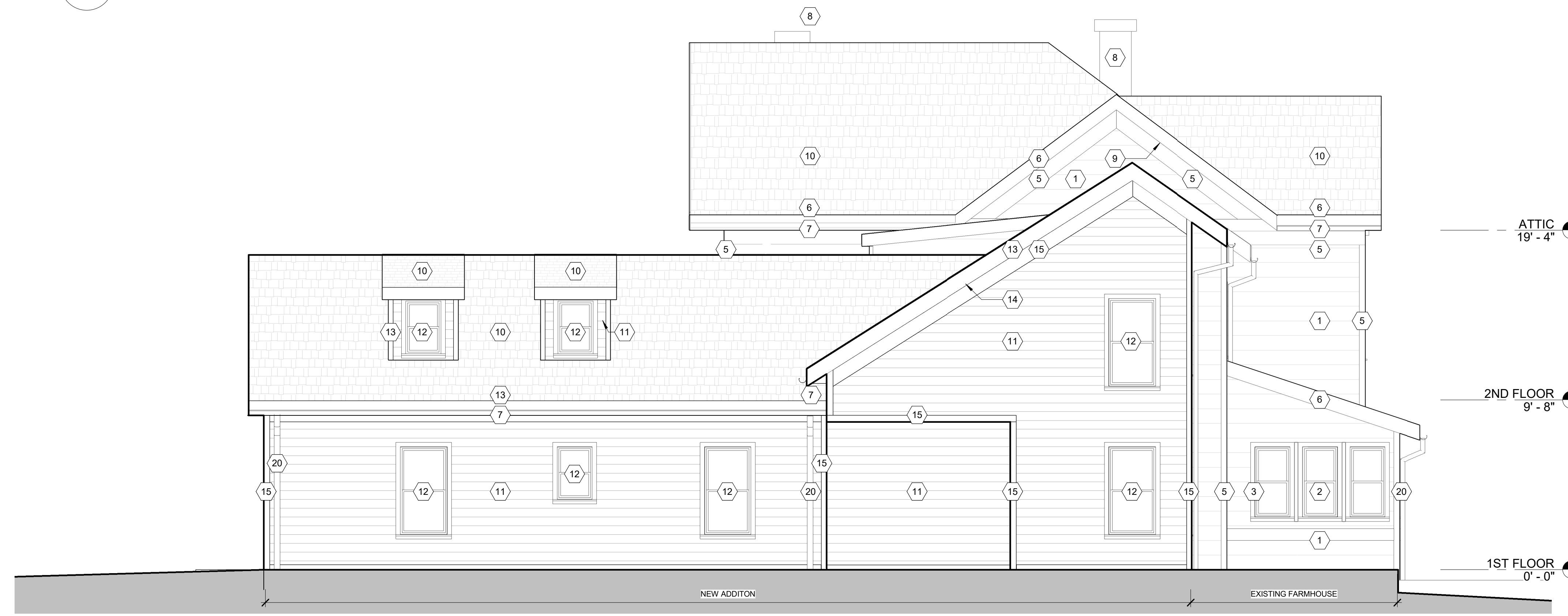
**GAF TIMBERLINE DIMENSIONAL SHINGLES**



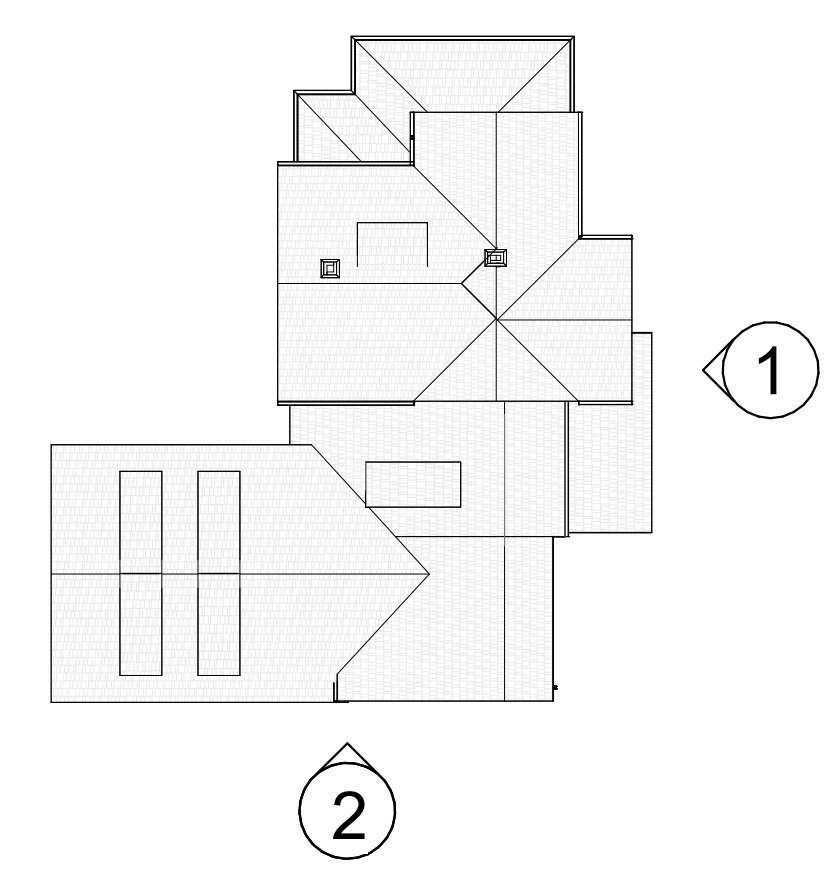
**2 EAST ELEVATION**  
 5 1/4" = 1'-0"

**ELEVATION KEYNOTES**

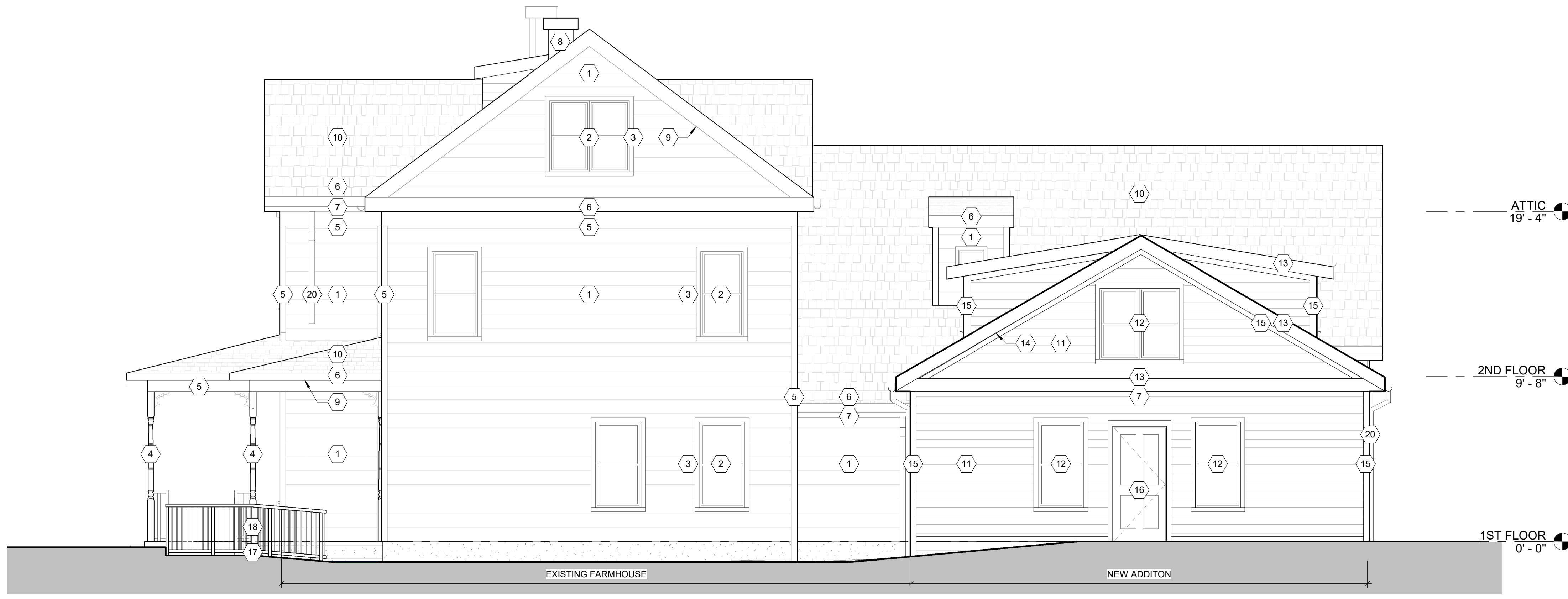
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**1 SOUTH ELEVATION**  
 5 1/4" = 1'-0"



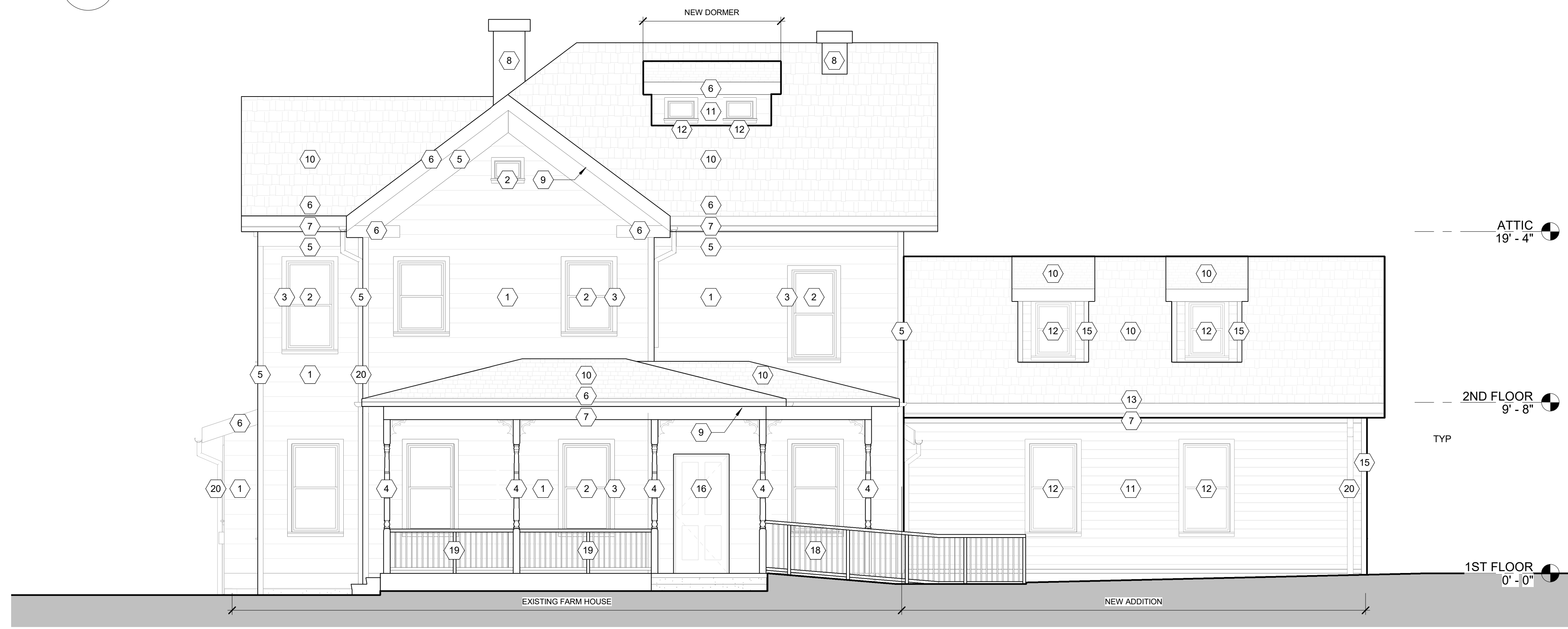
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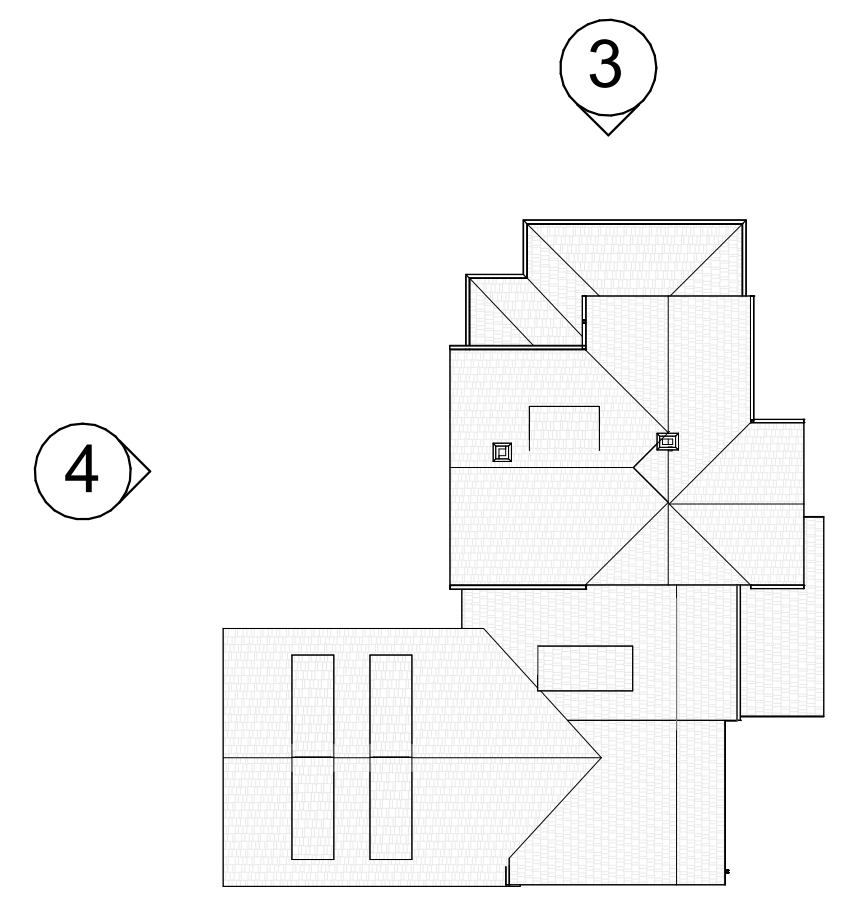
**4 WEST ELEVATION**  
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**3 NORTH ELEVATION**  
 1/4" = 1'-0"



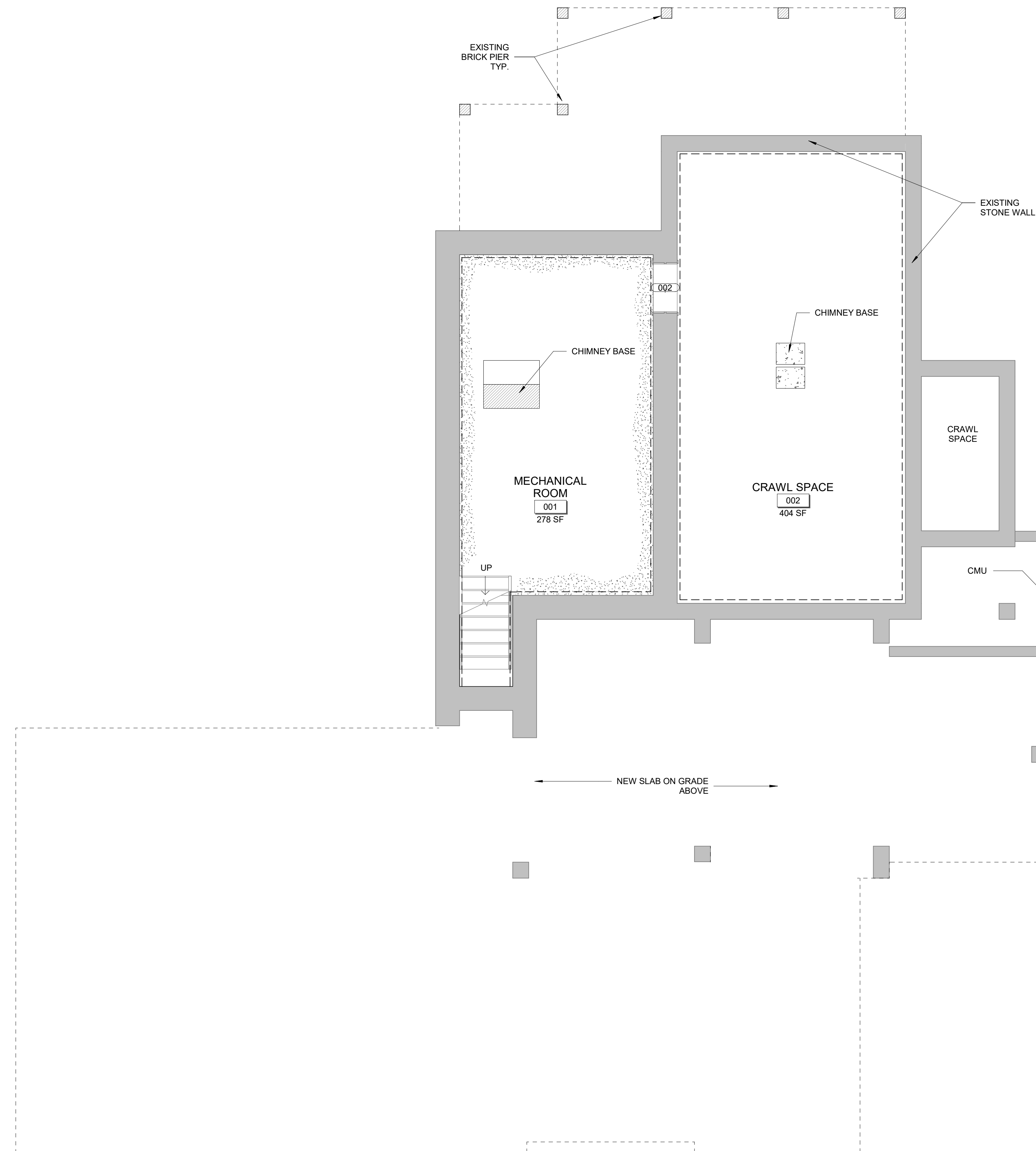
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## GENERAL NOTES - DEMO

- A. PRIOR TO DEMOLITION, GC TO REMEDIATE HAZARDOUS MATERIALS INCLUDING BUT NOT LIMITED TO LEAD-BASED PAINT AND ASBESTOS AS REQUIRED BY LAW.
- B. PATCH AND REPAIR ANY EXISTING TO REMAIN CONDITIONS IMPACTED BY ADJACENT DEMOLITION WORK. PROVIDE FLOOR, WALL, AND CEILING PROTECTION AS REQUIRED WHILE WORK IS IN PROGRESS.
- C. ABOVE GRADE EXTERIOR WALLS:
  1. AT EXTERIOR REMOVE ALL ALUMINUM SIDING AND ASSOCIATED TRIM.
  2. INSPECT ORIGINAL WOOD CLAPBOARD SIDING. FOR DETERIORATED SIDING, PATCH, REPAIR OR REPLACE IN-KIND TO MATCH EXISTING. FOR SOUND SIDING, PREPARE TO RECEIVE NEW PAINT.
- D. PORCH:
  1. REMOVE EXISTING PORCH DECKING AND INSPECT EXISTING JOISTS.
  2. STRIP PAINT AT STAIR RISERS AND TREADS. REPLACE/ REPAIR AS REQUIRED.
  3. STRIP PAINT AT CANOPY COLUMNS AND BRACKETS. REPLACE/ REPAIR AS REQUIRED.
  4. REMOVE WOOD LATTICE AT PORCH PERIMETER.
  5. PREPARE ALL ELEMENTS TO REMAIN FOR NEW PAINT.
- E. ROOF:
  1. REMOVE EXISTING ASPHALT AND METAL ROOFING DOWN TO SHEATHING.
  2. REMOVE ALL EXISTING GUTTERS, DOWNSPOUTS, SOFFITS, AND FASCIA MATERIAL COMPLETELY.
  3. INSPECT ROOF SHEATHING FOR DETERIORATION AND NOTIFY ARCHITECT / STRUCTURAL ENGINEER OF ALL DETERIORATED ELEMENTS FOUND.
- F. WINDOWS:
  1. REMOVE ALL EXISTING WINDOWS AND FRAMES INCLUDING ACCESSORIES, SCREENS, AND ATTACHMENTS. PREPARE ROUGH OPENINGS FOR NEW WINDOWS.
- G. DOORS:
  1. REMOVE AND SALVAGE ALL DOORS. STRIP/ SCRAPE PAINT/ REPAIR PANELS AS REQUIRED TO REINSTALL AT INTERIOR LOCATIONS AS NOTED.
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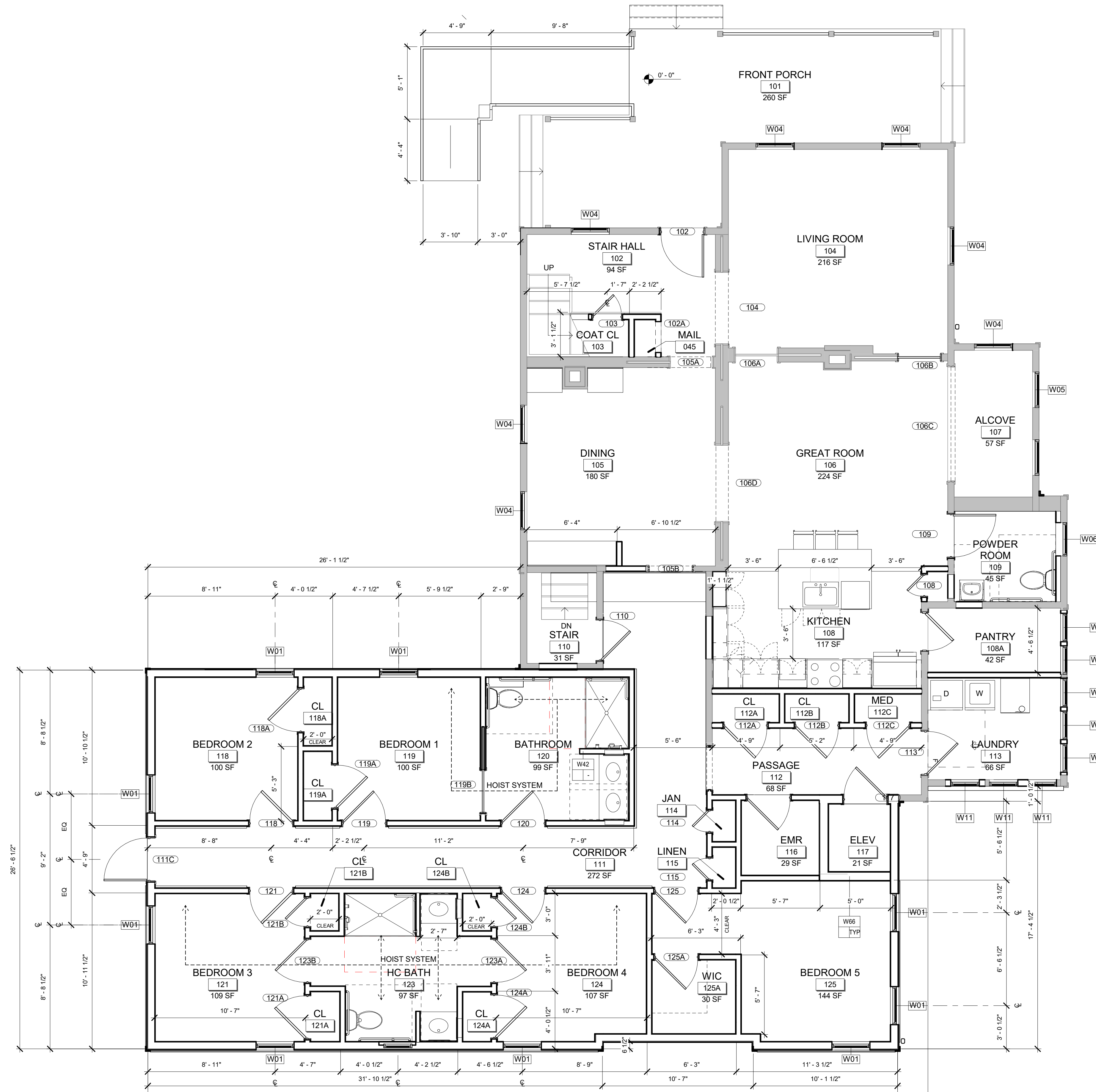


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FIRST FLOOR PLAN | Reeves Farmhouse

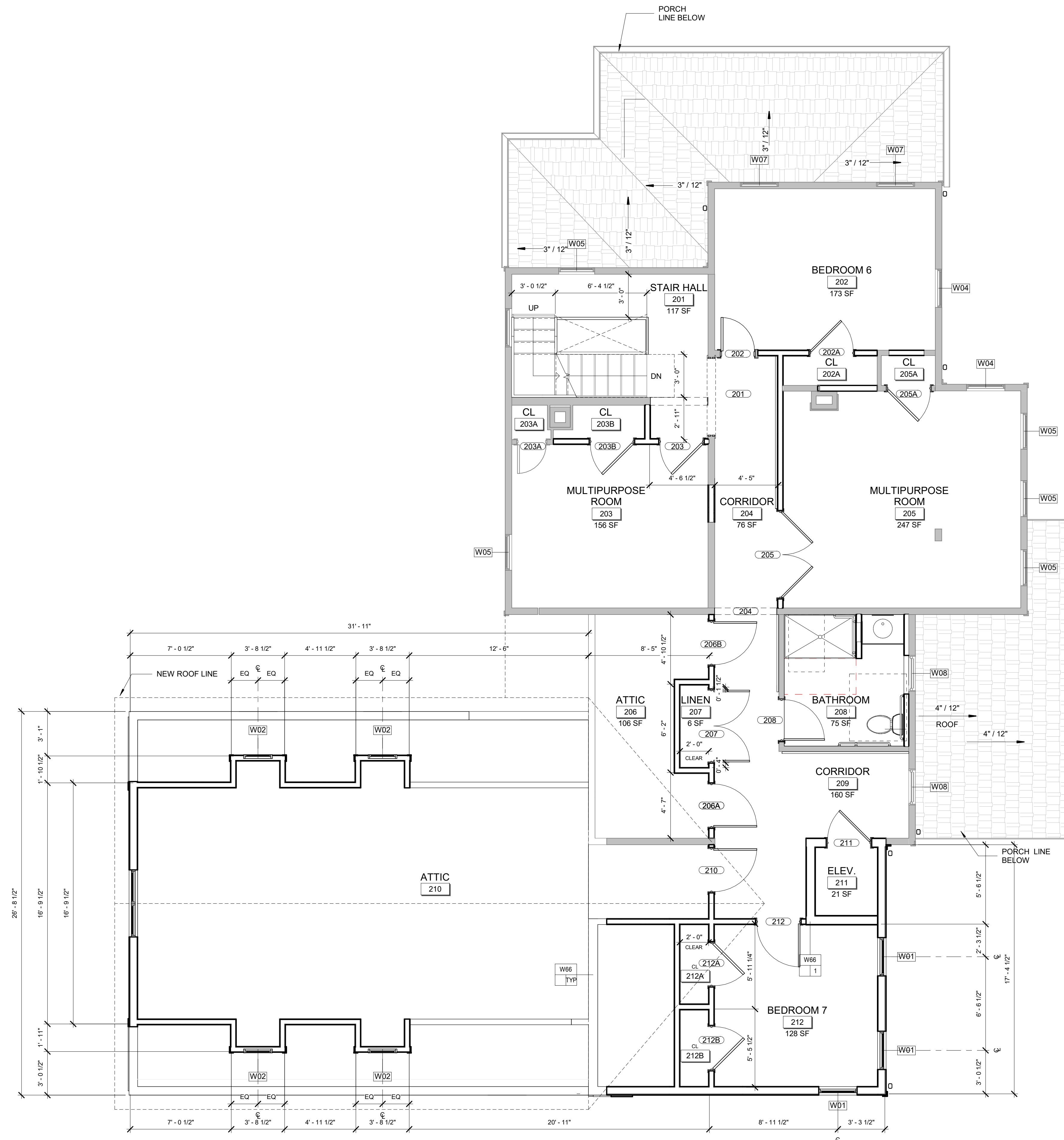


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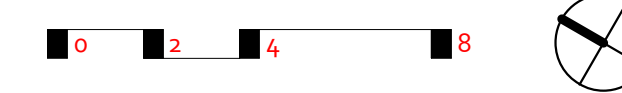


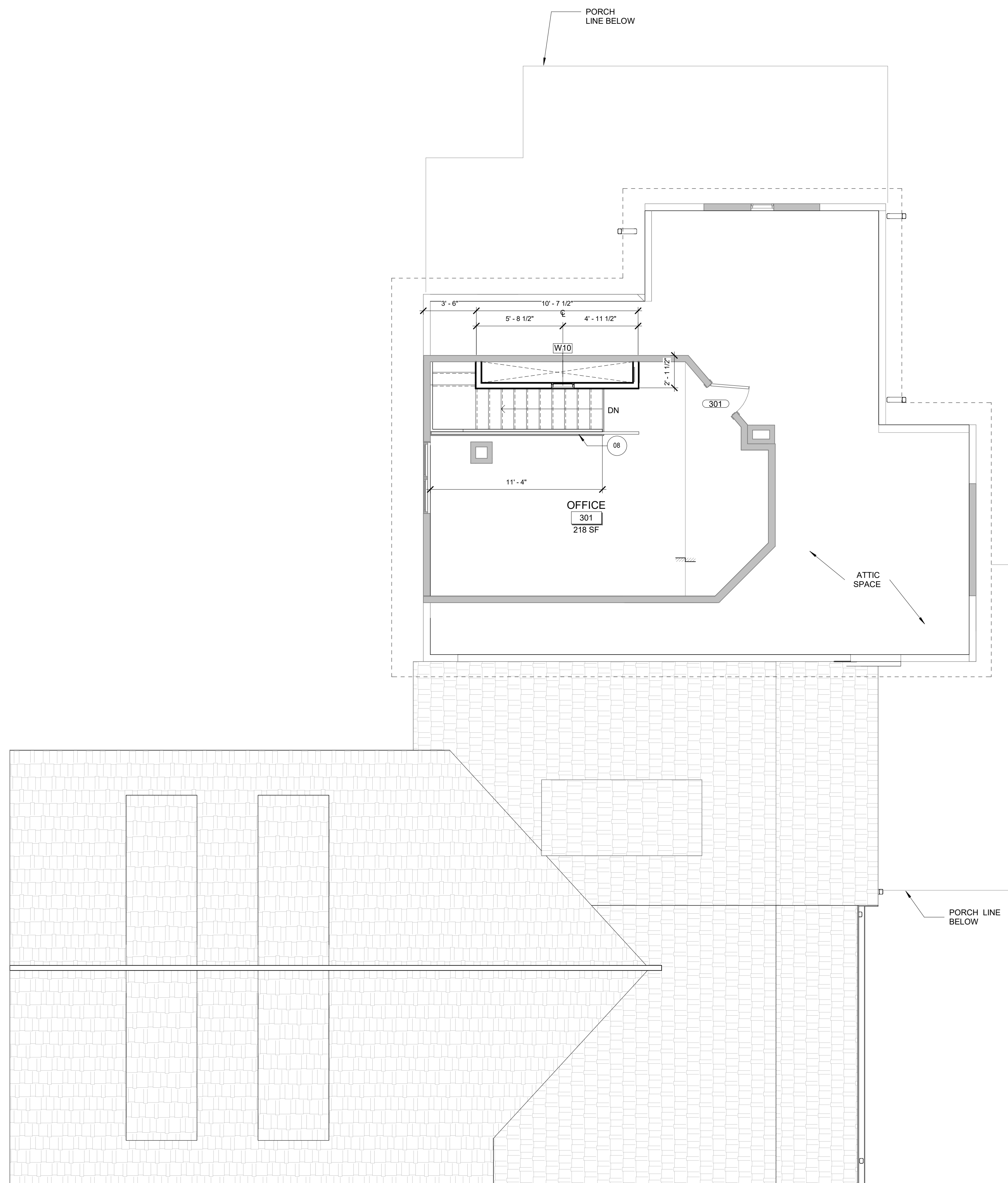
## SECOND FLOOR PLAN | Reeves Farmhouse

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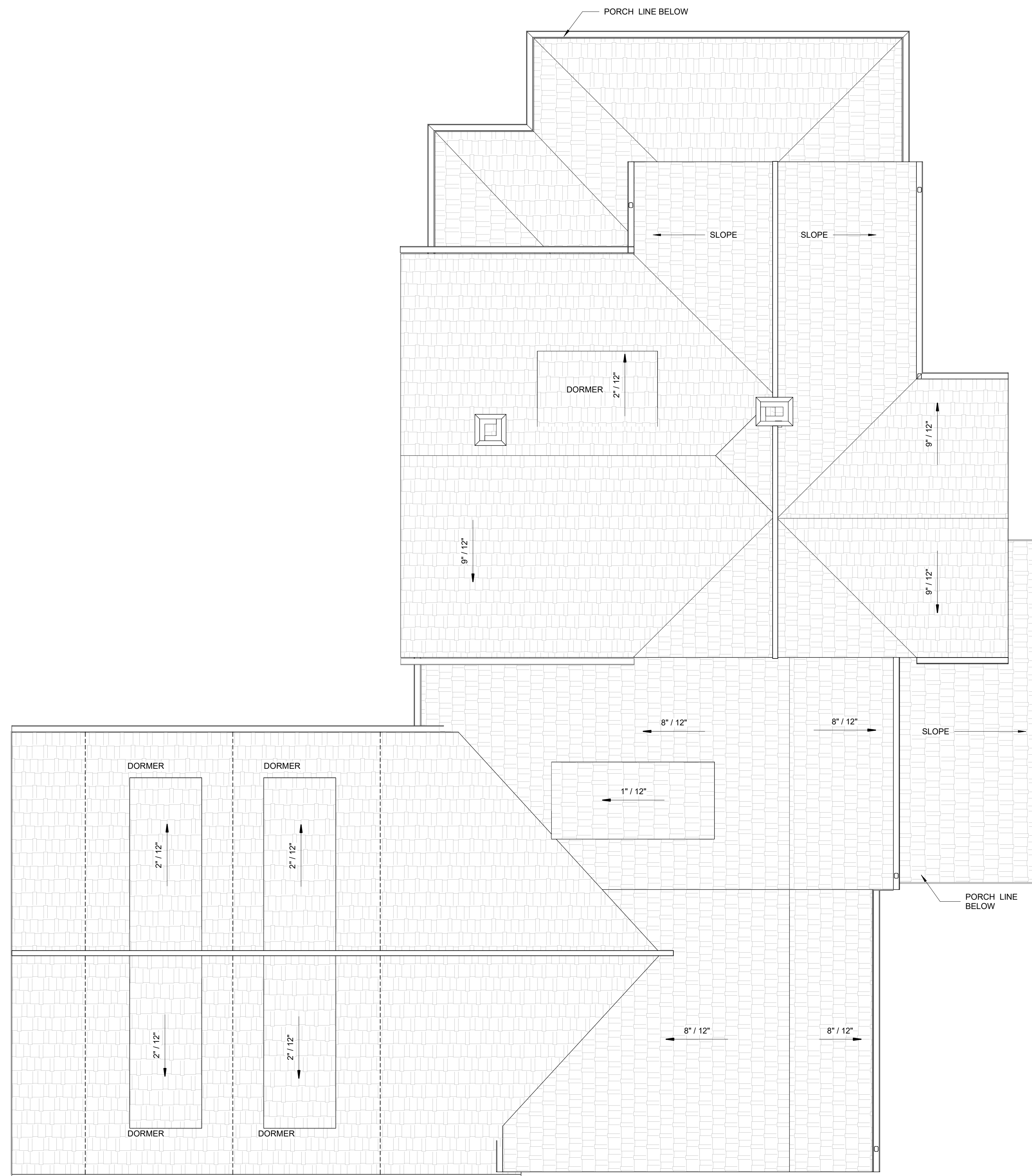
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## GENERAL NOTES - ROOF PLANS

- A. REFER TO DEMOLITION NOTES FOR REQUIREMENTS REGARDING PROTECTING EXISTING CONDITIONS TO REMAIN.
- B. PROVIDE DIMENSIONAL ARCHITECTURAL SHINGLES FOR BOTH EXISTING AND NEW ROOFS. BOB: GAF TIMELINE HZD. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE (2) LAYERS 30# ROOFING FELT BENEATH. PROVIDE ICE AND WATER SHIELD MEMBRANE AT EAVES EXTENDED TO 18" TO THE INTERIOR SIDE OR EXTERIOR WALL.
- C. PROVIDE VENTED RIDGE AT EXISTING AND NEW ATTICS.
- D. PROVIDE VENTED SOFFIT AT ALL EXISTING AND NEW ROOF PROJECTIONS.
- E. PROVIDE PAINTED PVC FASCIA AT ALL EXISTING AND NEW EAVES.
- F. PROVIDE PREFINISHED 5" HALF ROUND GUTTERS AND DOWNSPOUTS AT EXISTING AND NEW ROOFS. SEE PLANS FOR LOCATIONS OF DOWNSPOUTS.



## DIV 6 - WOOD PLASTIC

OPTIONS FOR WOOD CLAPBOARD SIDING  
TO REPLACE EXISTING WOOD SIDING

# Natural Wood Siding

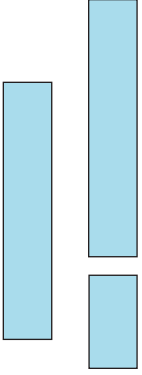
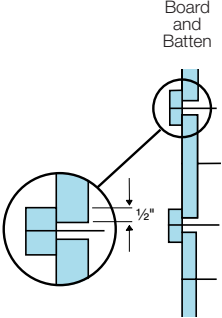
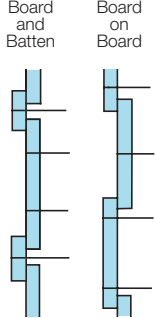


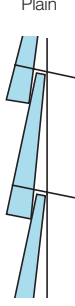
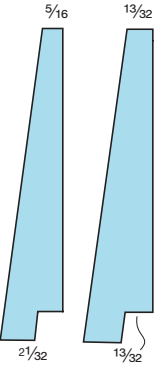

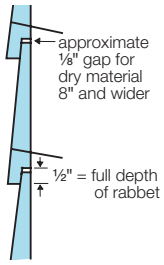

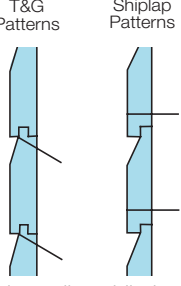
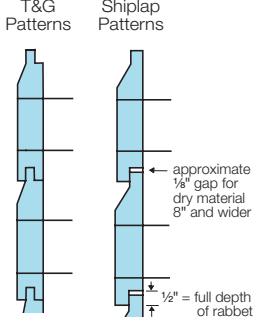
Selection, Installation & Finishing



Western Wood Products Association



**Figure C:** SIDING PATTERNS, NOMINAL SIZES & RECOMMENDED NAILING

Siding Patterns	Nominal Sizes* Thickness & Width	Nailing 6" and Narrower	8" and Wider
 <p><b>TRIM BOARD-ON-BOARD BOARD-AND-BATTEN</b> Boards are surfaced smooth, rough or saw-textured. Rustic ranch-style appearance. Provide horizontal nailing members. Do not nail through overlapping pieces. Vertical applications only.</p>	<p>1 x 2 1 x 4 1 x 6 1 x 8 1 x 10 1 x 12</p> <p>1 1/4 x 6 1 1/4 x 8 1 1/4 x 10 1 1/4 x 12</p>	 <p>Board and Batten</p>	 <p>Board and Batten      Board on Board</p>
 <p>3/16      3/16 1 5/32      3/4</p> <p><b>BEVEL or BUNGALOW</b> Bungalow ("Colonial") is slightly thicker than Bevel. Either can be used with the smooth or saw-faced surface exposed. Patterns provide a traditional-style appearance. Recommend a 1" overlap. Do not nail through overlapping pieces. Horizontal applications only. Cedar Bevel is also available in 7/8 x 10, 12.</p>	<p>1/2 x 2 1/2 x 4 1/2 x 5 1/2 x 6</p> <p>5/8 x 8 5/8 x 10</p> <p>3/4 x 6 3/4 x 8 3/4 x 10</p>	<p>Plain</p> 	<p>Plain</p> 
 <p>5/16      13/32 2 1/32      13/32</p> <p><b>DOLLY VARDEN</b> Dolly Varden is thicker than Bevel and has a rabbeted edge. Surfaced smooth or saw-textured. Provides a traditional-style appearance. Allows for a 1/2" overlap, including an approximate 1/8" gap. Do not nail through overlapping pieces. Horizontal applications only. Cedar Dolly Varden is also available in 7/8 x 10, 12.</p>	<p>Standard Dolly Varden 3/4 x 6 3/4 x 8 3/4 x 10</p> <p>Thick Dolly Varden 1 x 6 1 x 8 1 x 10 1 x 12</p>	<p>Rabbeted Edge</p> 	<p>Rabbeted Edge</p>  <p>← approximate 1/8" gap for dry material 8" and wider</p> <p>1/2" = full depth of rabbet</p>
 <p><b>DROP</b> Drop siding is available in 13 patterns, in smooth, rough or saw-textured surfaces. Some are T&amp;G, others shiplapped. Refer to <i>Standard Patterns</i> (G-16) for dimensional pattern profiles. A variety of looks can be achieved with the different patterns. Do not nail through overlapping pieces. Horizontal or vertical applications. Tongued edge up in horizontal applications</p>	<p>3/4 x 6 3/4 x 8 3/4 x 10</p>	<p>T&amp;G Patterns      Shiplap Patterns</p>  <p>Use casing nails to blind nail T&amp;G patterns, one nail per bearing. Use siding or box nails to face nail shiplap patterns, 1" up from bottom edge.</p>	<p>T&amp;G Patterns      Shiplap Patterns</p>  <p>← approximate 1/8" gap for dry material 8" and wider</p> <p>1/2" = full depth of rabbet</p> <p>Use two siding or box nails, 3-4" apart to face nail, 1" up from bottom edge.</p>

\*Note: Refer to WWPA's Standard Patterns (G-16) for scale profiles and actual dimensions of run-to-pattern products.

## DIV 7 - THERMAL MOISTURE

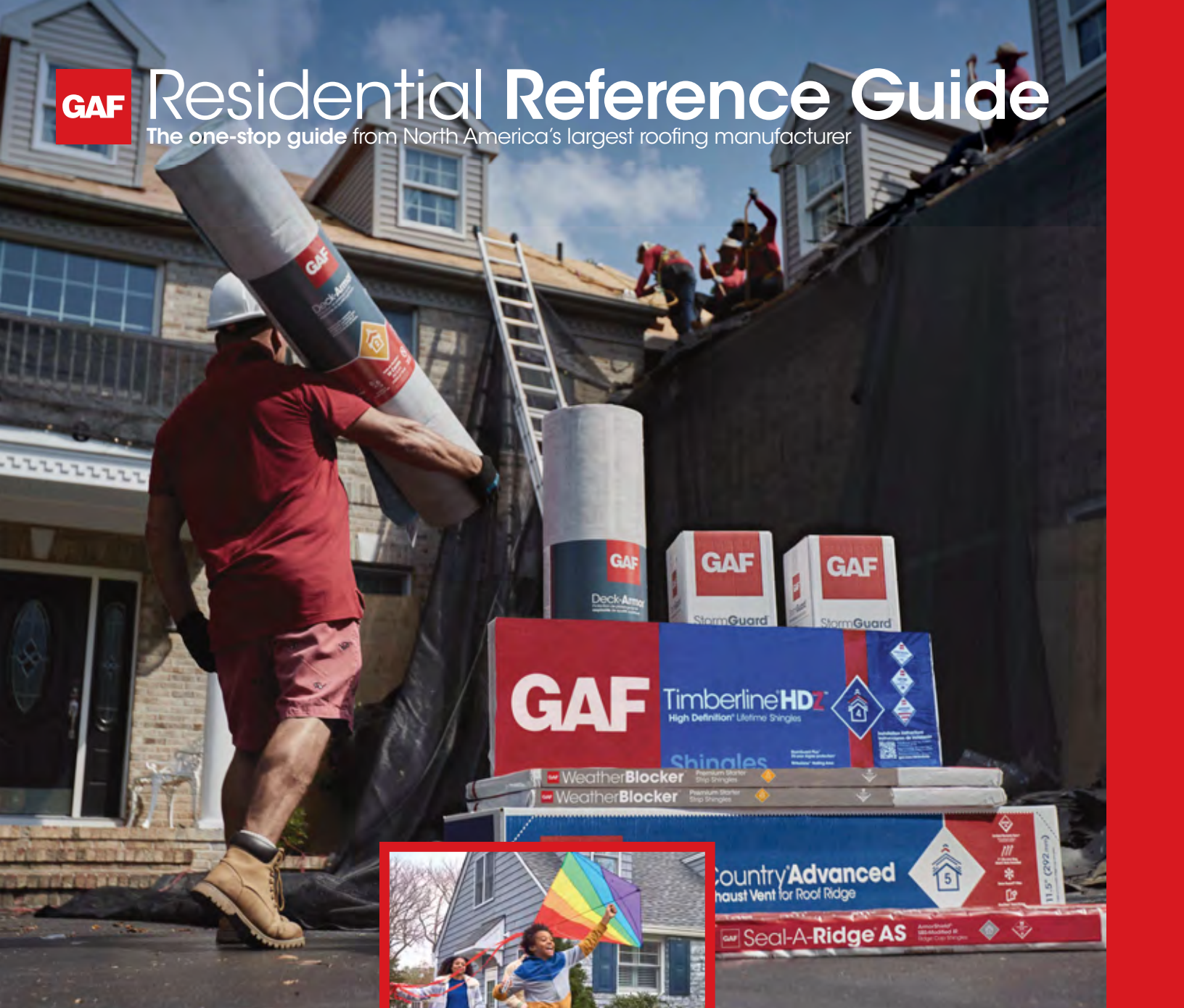
OPTION FOR ASPHALT SHINGLES- TO REPLACE  
EXISTING SHINGLES AND NEW CONSTRUCTION  
GAF DIMENSIONAL SHINGLES WITH 50 YR WARRANTY

OPTION FOR FIBER CEMENT PLANK SIDING - FOR NEW  
ADDITION WALLS.  
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# Residential Reference Guide

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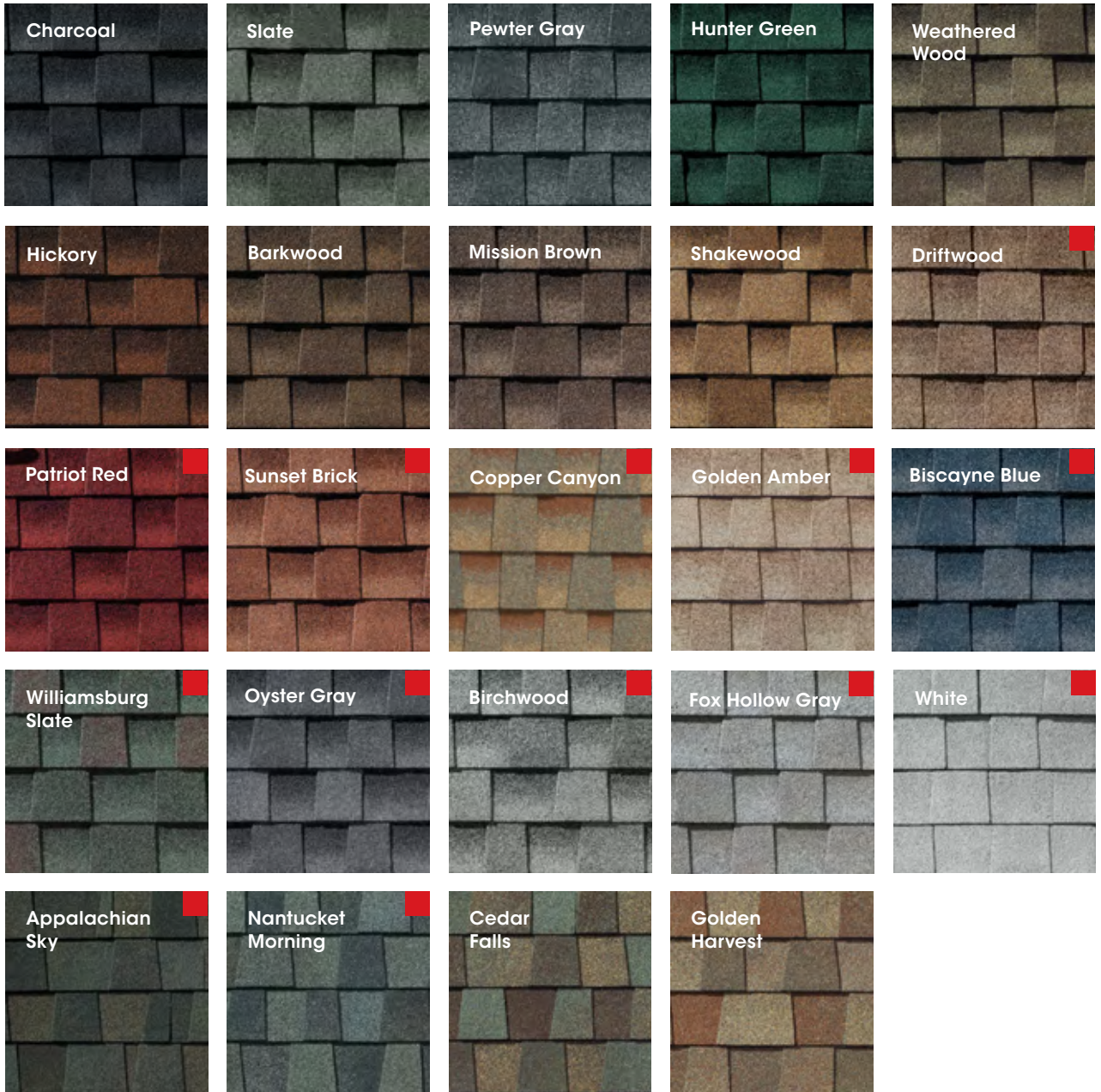
We protect what matters most™



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High Definition<sup>®</sup> Lifetime<sup>1</sup> Shingles



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<sup>1</sup> 15-year WindProven<sup>™</sup> limited wind warranty on GAF Shingles with LayerLock<sup>®</sup> Technology requires the use of GAF Starter Strips, Roof Deck Protection, Ridge Cap Shingles, and Leak Barrier or Attic Ventilation. See GAF Roofing System Limited Warranty for complete coverage and restrictions. Visit [gaf.com/LRS](http://gaf.com/LRS) for qualifying GAF products. For installations not eligible for the GAF Roofing System Limited Warranty, see the GAF Shingle & Accessory Limited Warranty.

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## HARDIE® PLANK LAP SIDING SMOOTH

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Classic shades—engineered with long-lasting ColorPlus® Technology—will make a statement that resonates for generations. The tried and true colors of James Hardie's Statement Collection™ products were designed for every home. They're our most popular hues. And they are readily available in your region.

**SIDING COLORS**  
Gray Slate


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## DIV 8 - OPENINGS

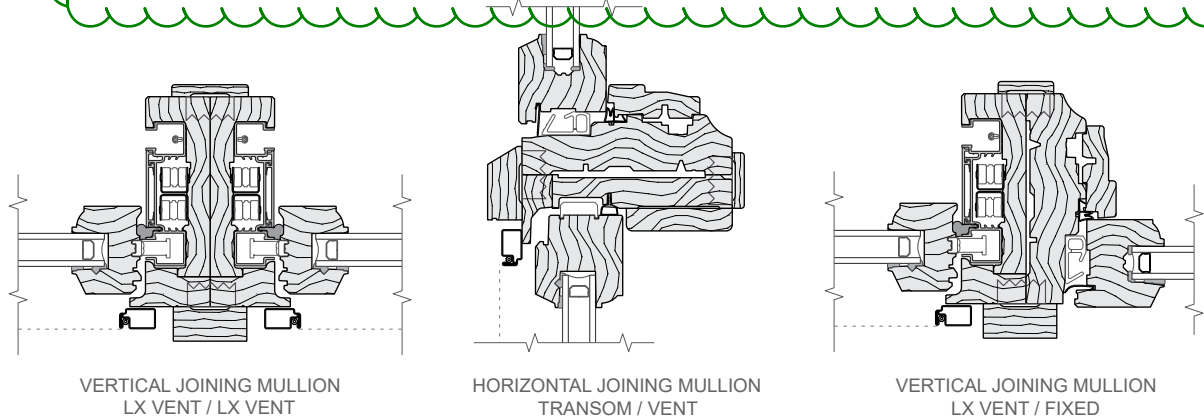
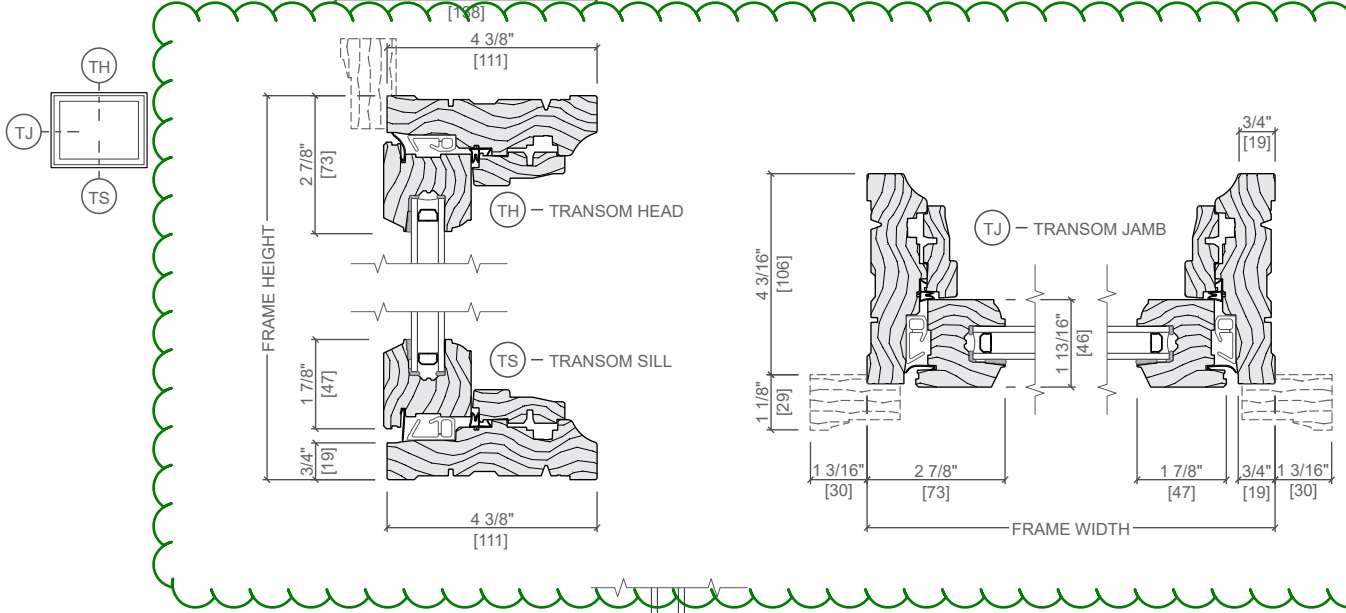
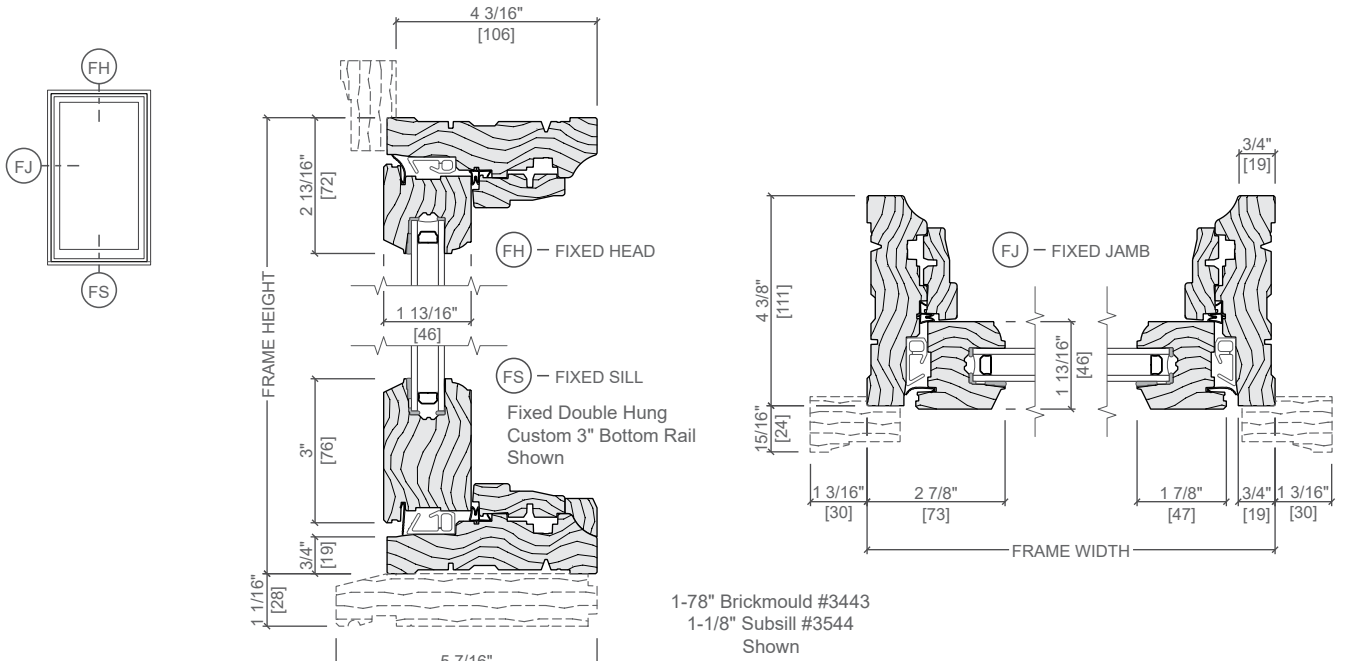
OPTION FOR HISTORIC WOOD WINDOWS- PELLA  
RESERVE TRADITIONAL OR MARVIN ULTIMATE  
SIGNATURE

OPTION FOR NEW ADDITION VINYL WINDOWS



Pella® Reserve™ Traditional Hung Window

Unit Sections - Wood Exterior Putty Glaze Exterior Profile



Scale 3" = 1' 0"

All dimensions are approximate.

See supporting document Combination Recommendations, for mullion limitations and reinforcing requirements.

1555

DOUBLE-HUNG



# 1555 Vinyl Double-Hung Window

The 1555 vinyl double-hung replacement window **combines superior design with traditional craftsmanship and style.** Features like aesthetically beveled sashes and a welded sloped sill complement energy-efficient design options such as insulated dual-pane glass and heavy-duty weatherstripping, adding enhanced performance and instant curb appeal for any home.

## PERFORMANCE FEATURES

- Warm-edge spacer system maximizes energy efficiency and improves seal performance of insulated glass units
- Interlocking sashes help reduce air infiltration
- Metal-reinforced meeting rail delivers strength and durability
- True sloping sill optimizes water drainage and eliminates unsightly weep holes
- Inverted-coil balances with detent clip prevent sash from drifting, and provide smoother operation and lower operating force

*Welded multi-chamber mainframe design*

*3 1/4" frame depth*

*Dual-pane insulated glass*



WARM-EDGE SPACER SYSTEM



DUAL-PANE