

Reeves Farmhouse

Renovation HALRB Submission

July, 2023



Source: Google Earth

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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. EXISTING OR REPAIRED WOOD TRIM. 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 BRICK CHIMNEY WITH FLAGSTONE CAP. 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.
13. NEW PVC FASCIA AT EAVES. PREFINISHED.
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15. NEW PVC EDGE TRIM. PREFINISHED.
16. NEW SOLID CORE WOOD 5-PANEL DOOR. PRIMED AND PAINTED.
17. NEW 1:12 SLOPE WOOD RAMP. PRIMED AND PAINTED.
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. NEW VINYL FIXED WINDOW.



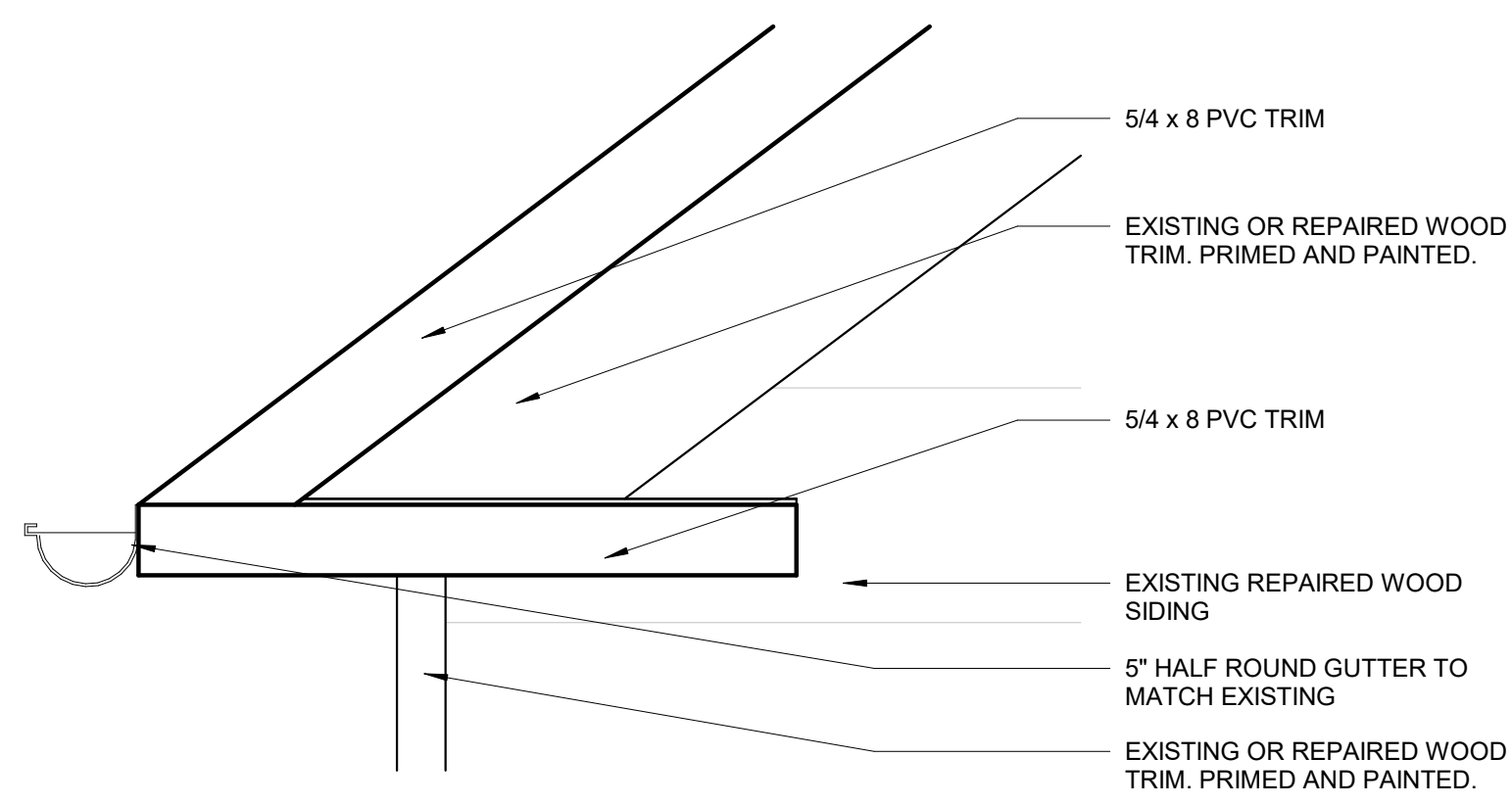
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EXTERIOR VIEW

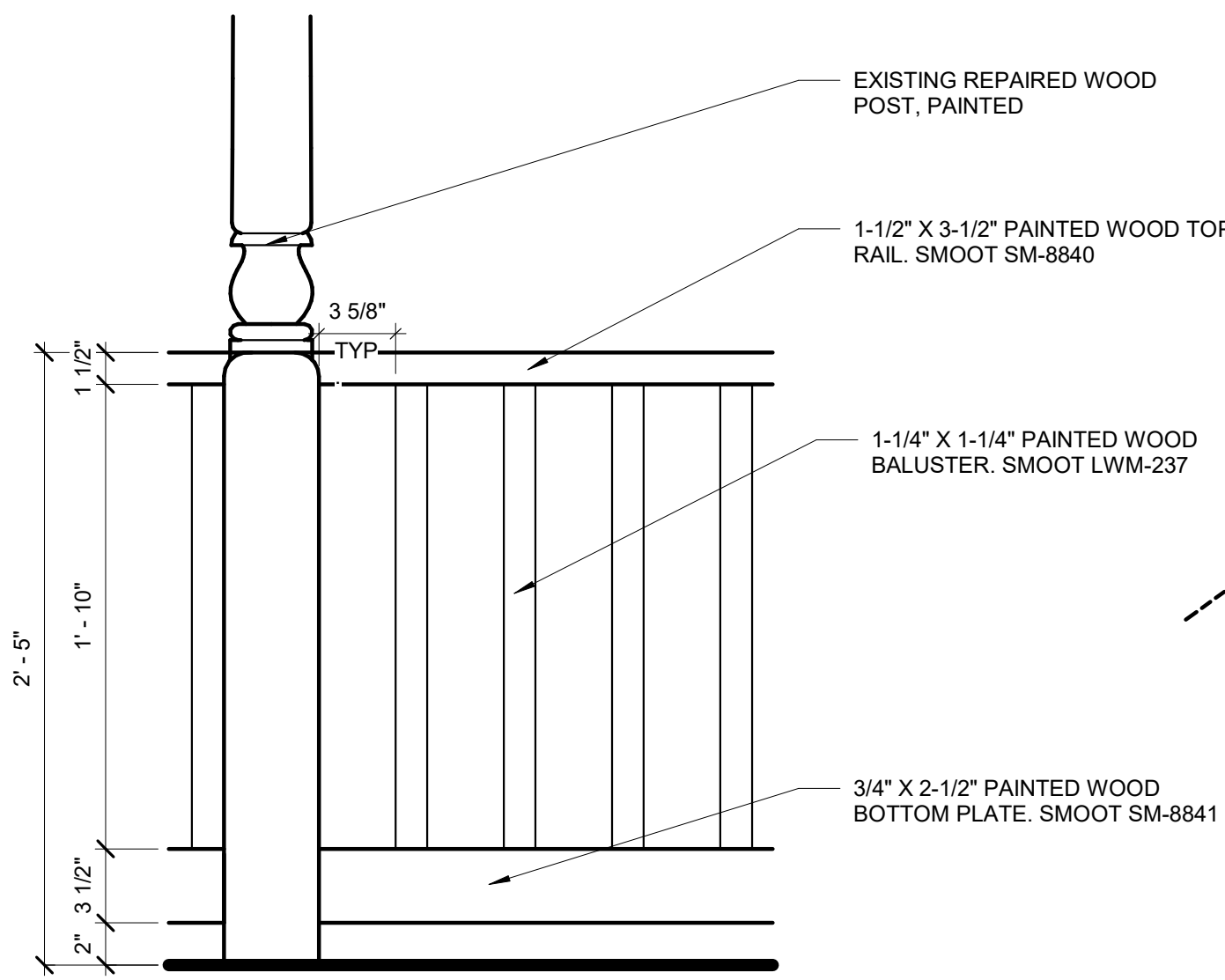
Reeves Farmhouse

3

Arlington, Virginia
July, 2023



EAVE DETAIL



GUARDRAIL DETAIL



EXISTING FARMHOUSE

NEW ADDITION



WINDOW

MI WINDOWS V2000 VINYL SERIES



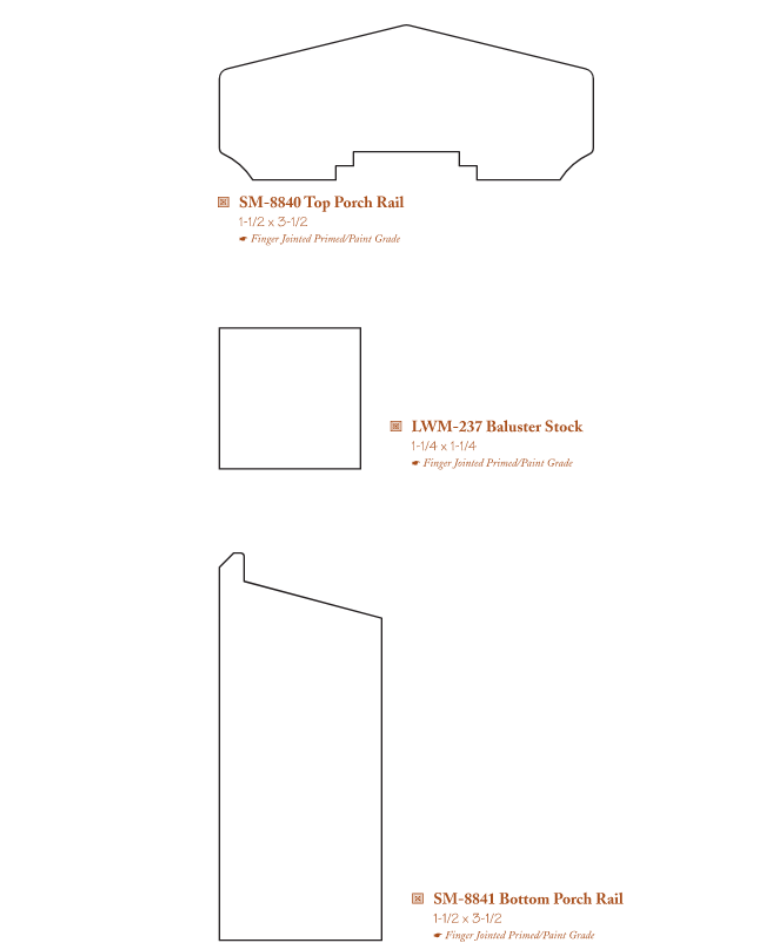
CLADDING

JAMES HARDIE LAP SIDING

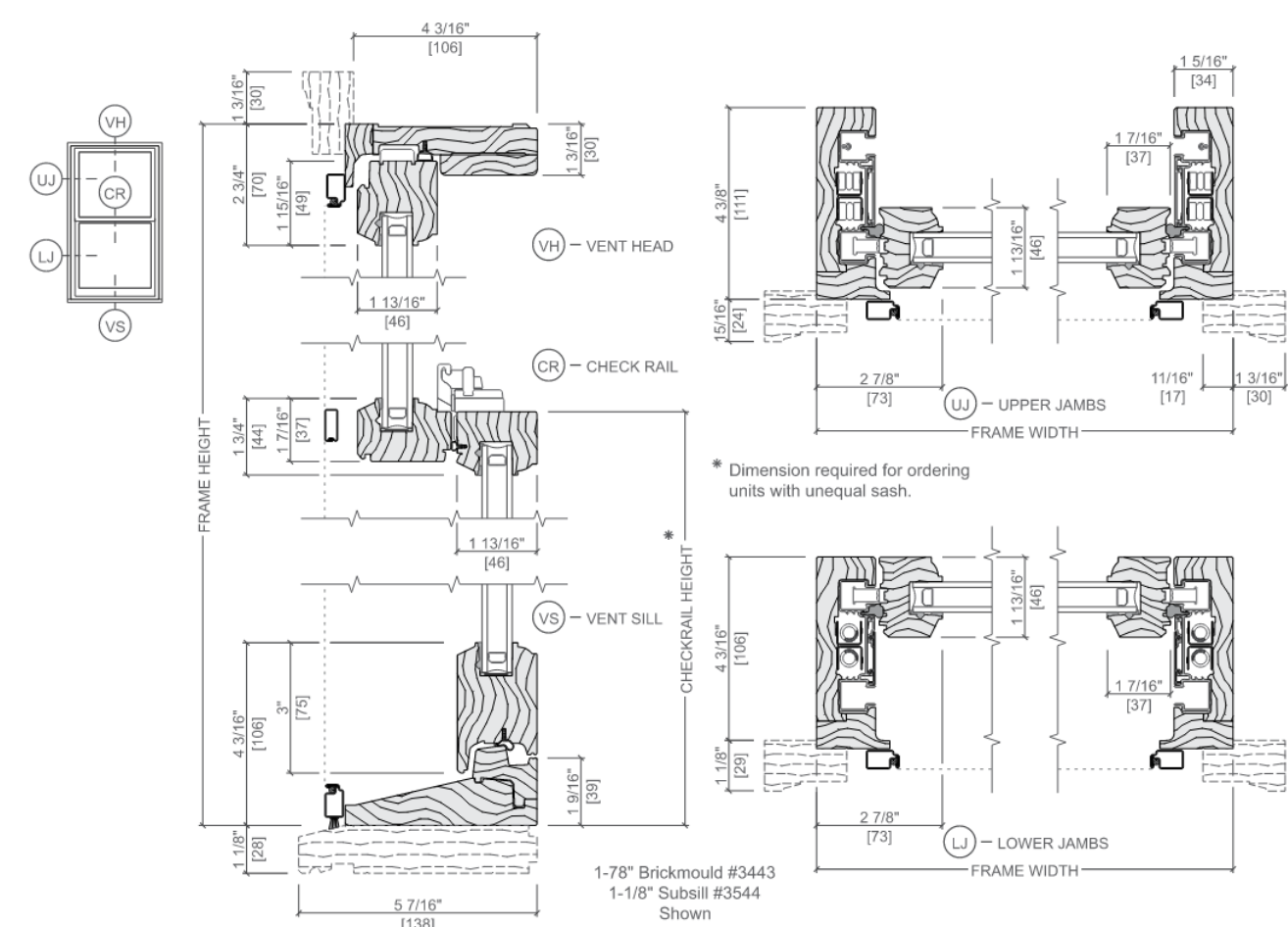


ROOF

GAF TIMBERLINE DIMENSIONAL SHINGLES



GUARDRAIL PROFILES



WOOD WINDOW PROFILE



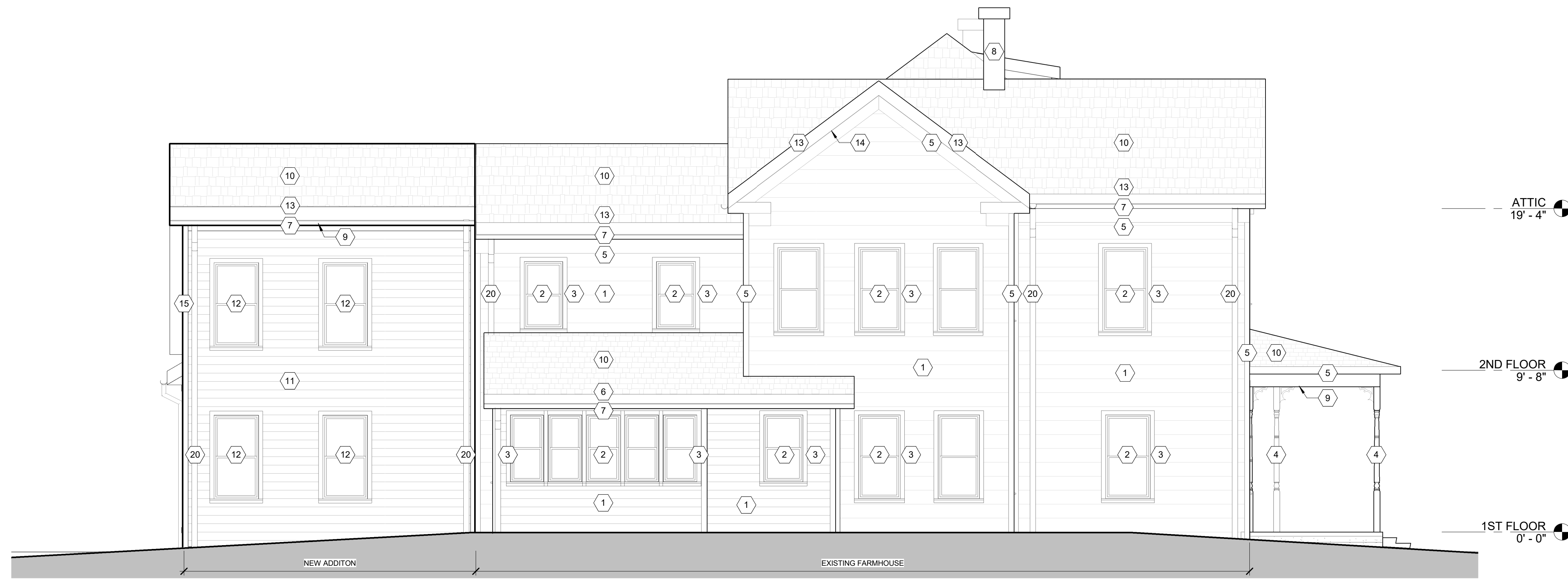
PELLA RESERVE DOUBLE HUNG WOOD WINDOWS

WINDOW



WOOD LAP SIDING, REPAIRED / REPLACED IN PLACE

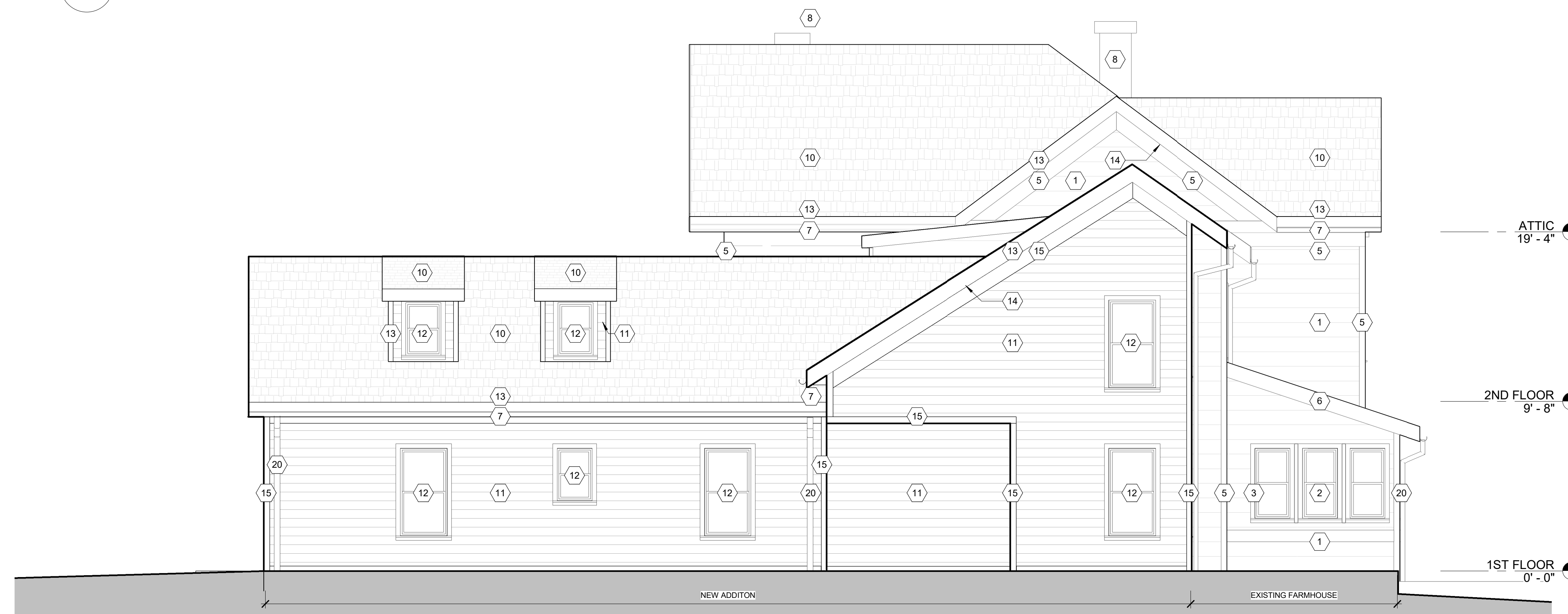
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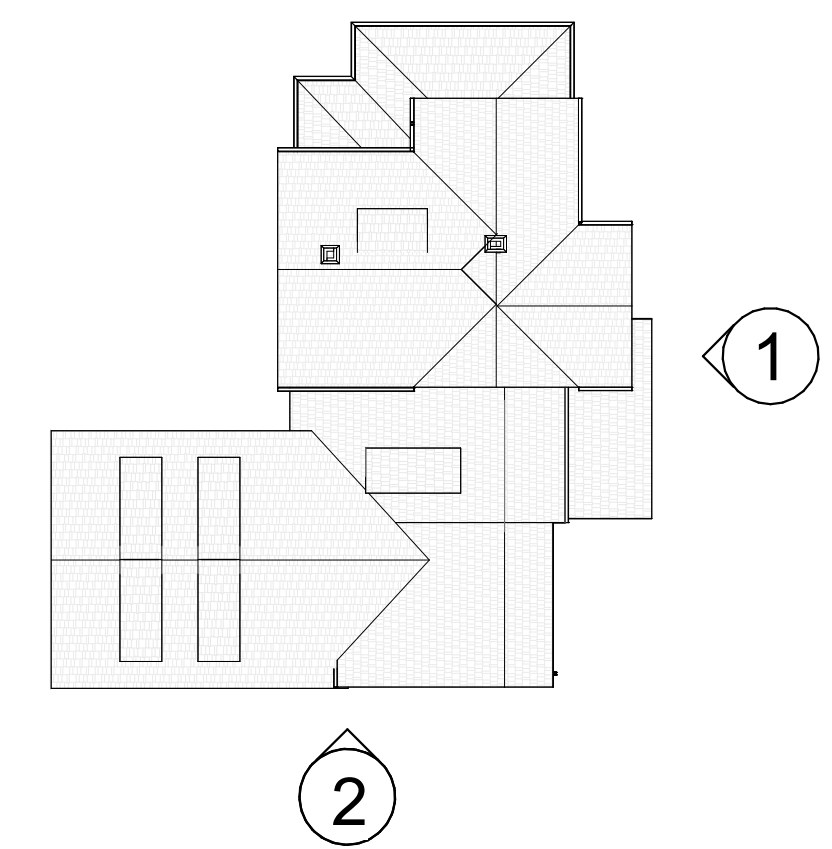
2 EAST ELEVATION
 5 1/4" = 1'-0"

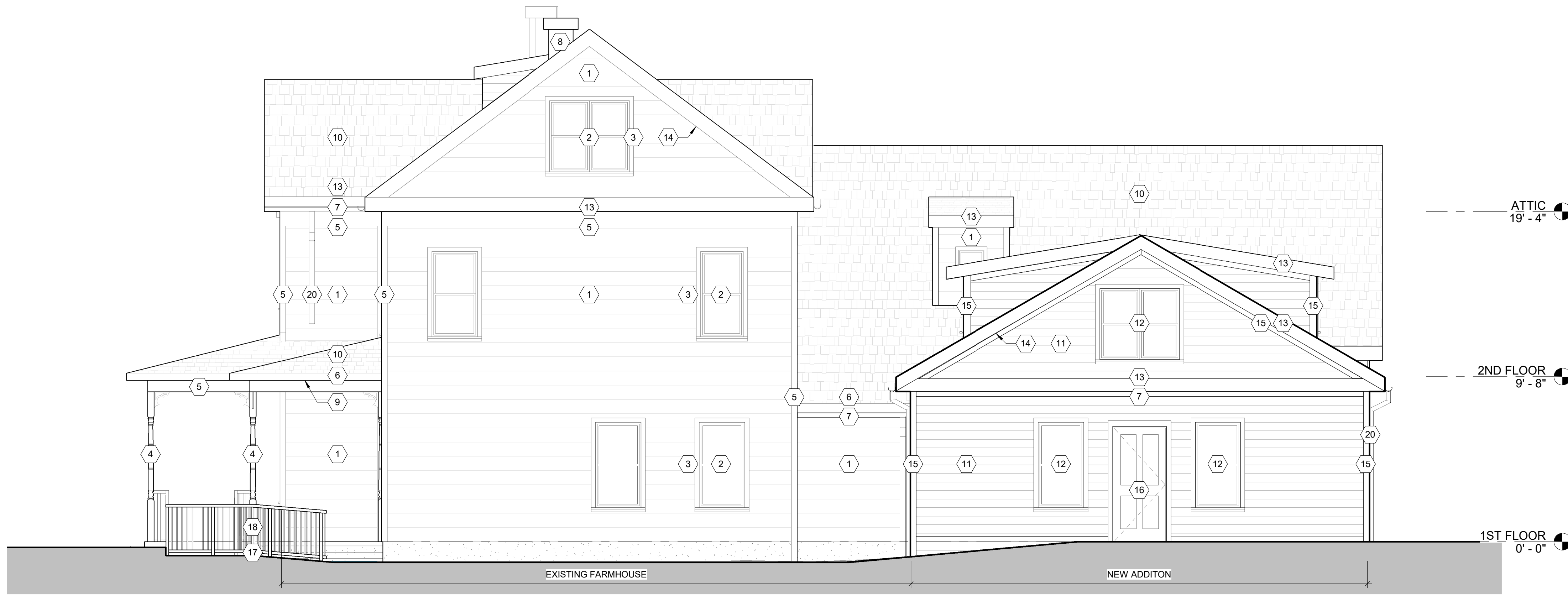
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21. NEW VINYL FIXED WINDOW



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

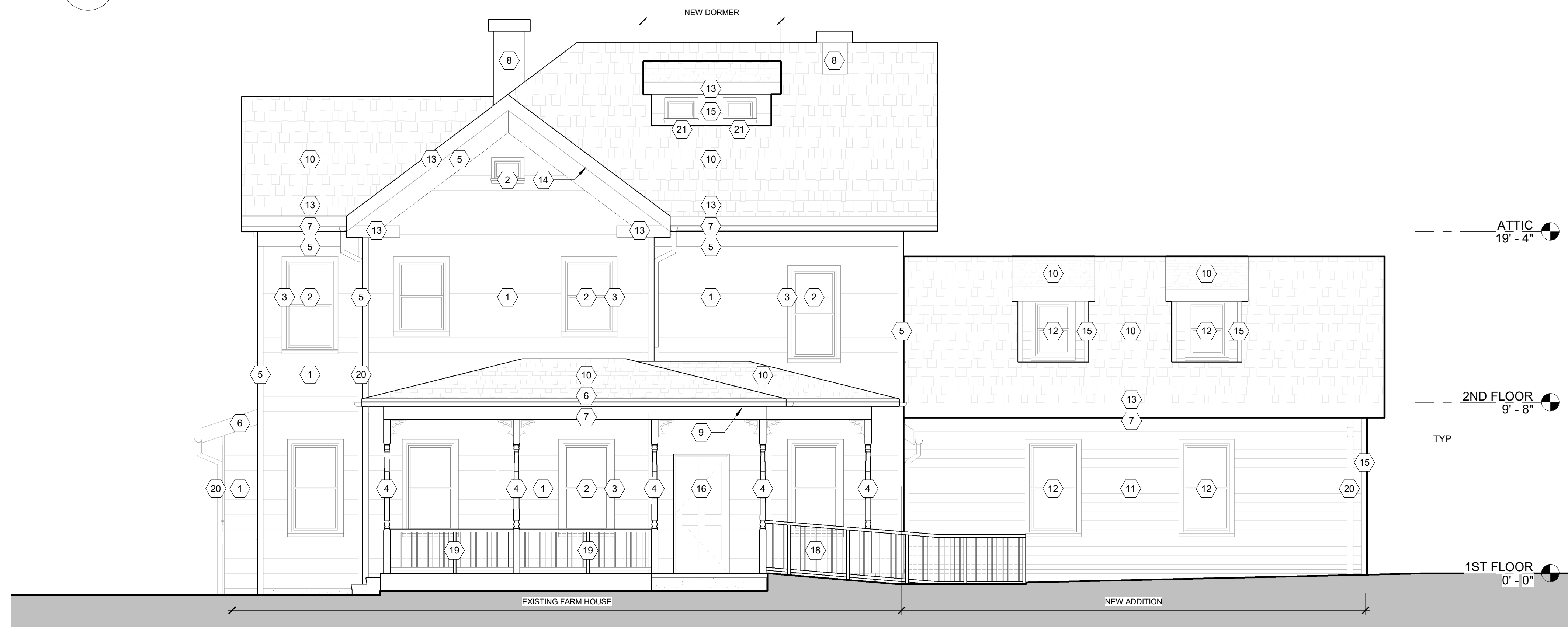




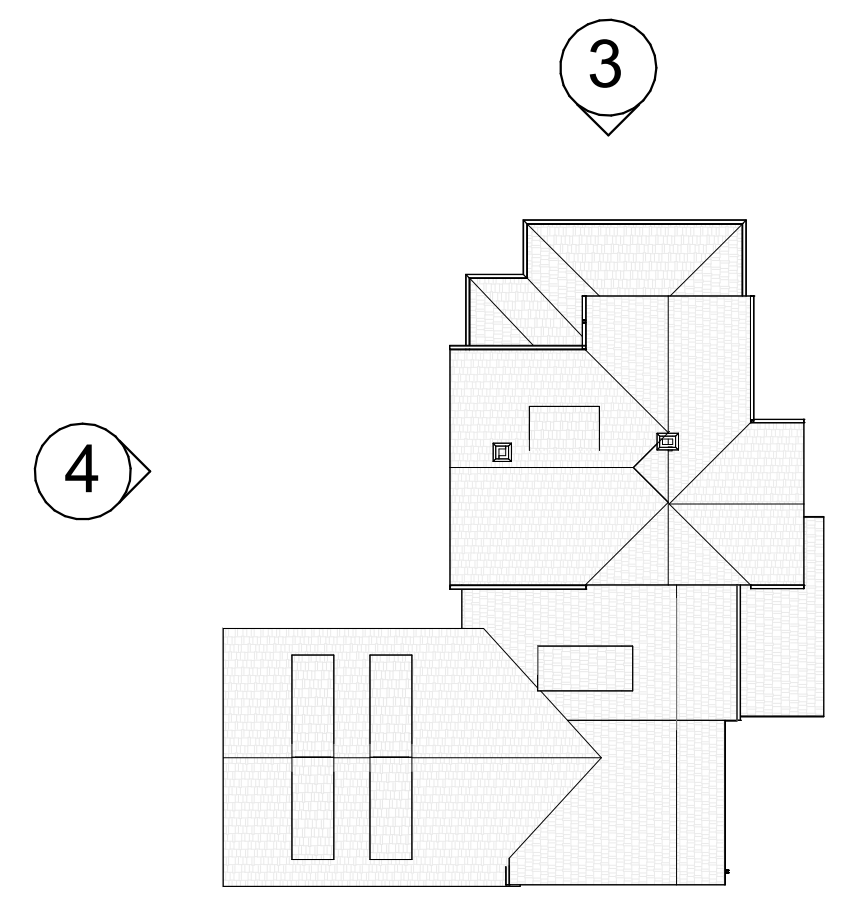
4 WEST ELEVATION
 1/4" = 1'-0"

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



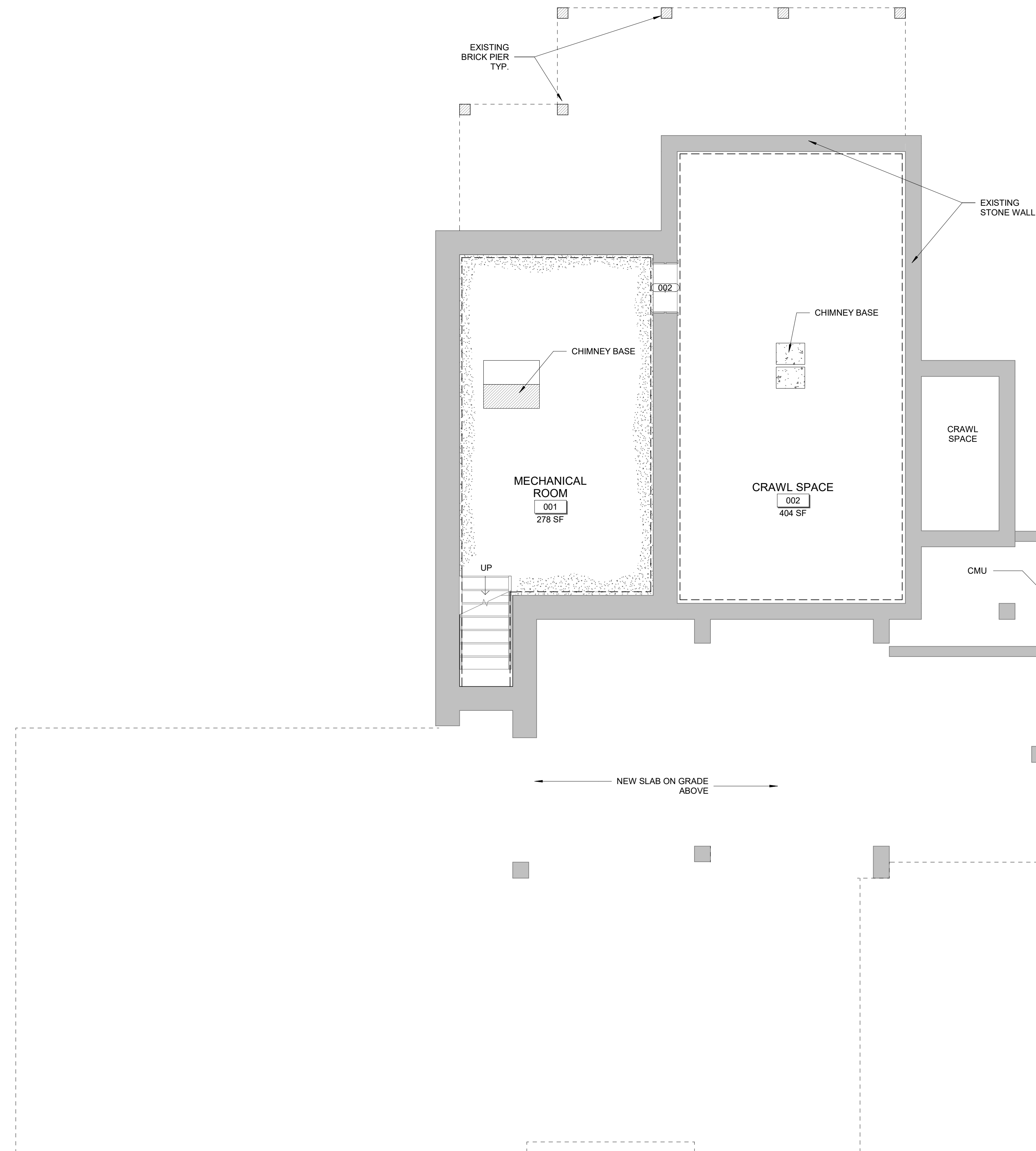
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GENERAL NOTES - DEMO

- 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.
 2. REMOVE AND SALVAGE ALL DOOR HARDWARE UON.
 3. REMOVE ALL EXISTING WOOD THRESHOLDS AT EXTERIOR AND INTERIOR DOORS IN PREPERATION FOR REPLACEMENT WITH NEW HANDICAP ACCESSIBLE THRESHOLDS.

GENERAL NOTES - NEW WORK

- A. PORCH:
 1. PROVIDE NEW FULL 1" TONGUE AND GROOVE WOOD DECKING. PAINT THE NEW DECKING AND EXISTING STAIR RISERS AND TREADS, AND CANOPY COLUMNS AND BRACKETS AS SCHEDULED.
 2. PROVIDE NEW PAINTED WOOD LATTICE UNDERNEATH PORCH FLOOR.
 3. PROVIDE NEW WOOD RAILING 2' - 6", PAINTED.
 4. PROVIDE NEW WOOD RAMP AND RAILING. PAINTED.
- B. WINDOWS:
 1. PROVIDE PELLA RESERVE TRADITION WOOD DOUBLE HUNG TO FIT IN THE EXISTING OPENING.
 2. PROVIDE MI VINYL V200 WINDOWS AT NEW OPENINGS.
 3. PROVIDE INSECT SCREEN, LIMITERS, ADA COMPLIANT HARDWARE FOR ALL WINDOWS.
- E. EXTERIOR DOORS
 1. PROVIDE 4 PANEL SOLID CORE DOOR AND FRAME AT ALL EXTERIOR DOORS.
 2. PROVIDE DOUBLE SADDLE METAL THRESHOLD AT EXTERIOR DOOR.

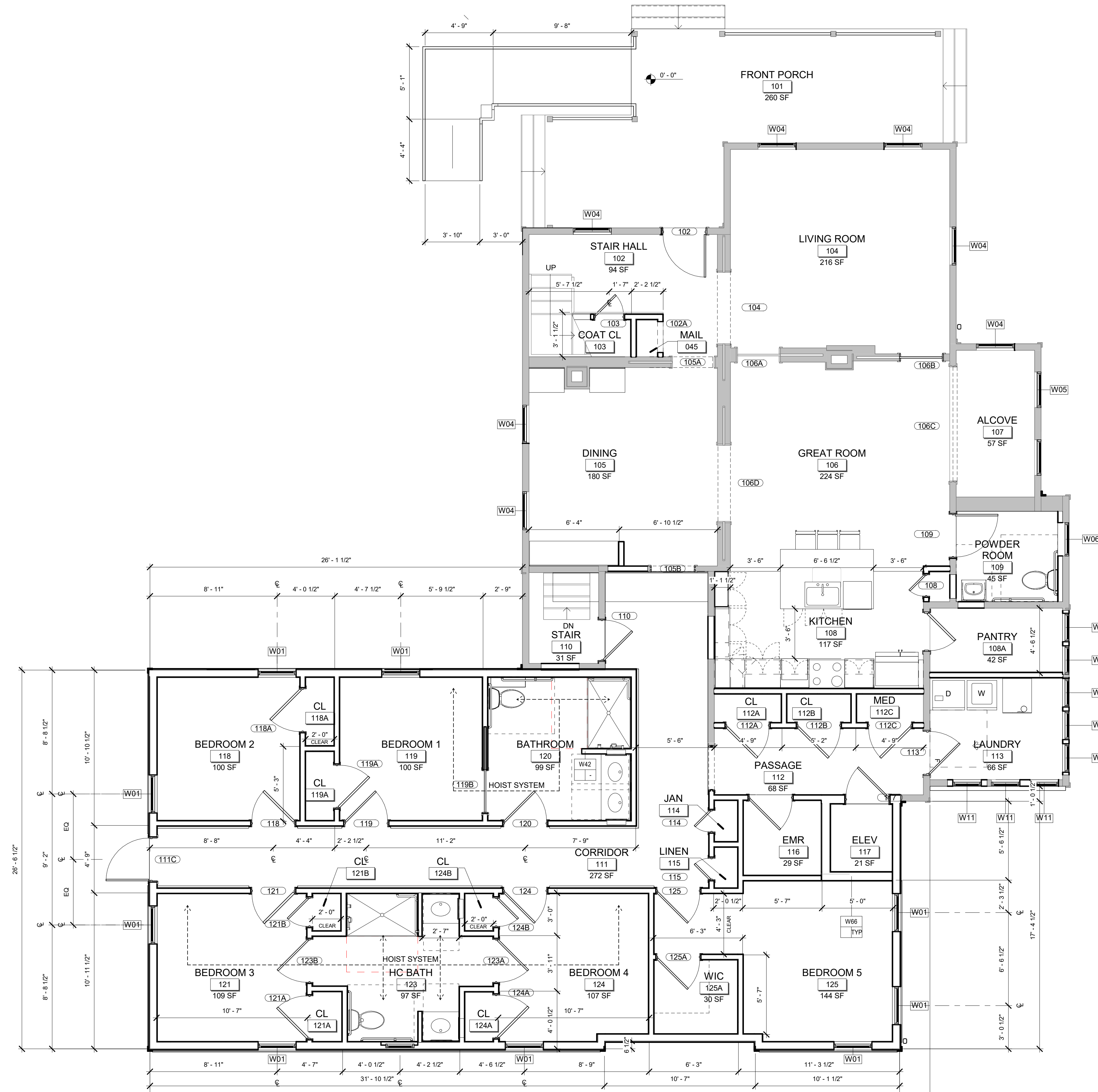


GENERAL NOTES - DEMO

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- D. PORCH:
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 3. PROVIDE INSECT SCREEN, LIMITERS, ADA COMPLIANT HARDWARE FOR ALL WINDOWS.
- E. EXTERIOR DOORS
 1. PROVIDE 4 PANEL SOLID CORE DOOR AND FRAME AT ALL EXTERIOR DOORS.
 2. PROVIDE DOUBLE SADDLE METAL THRESHOLD AT EXTERIOR DOOR.



FIRST FLOOR PLAN | Reeves Farmhouse

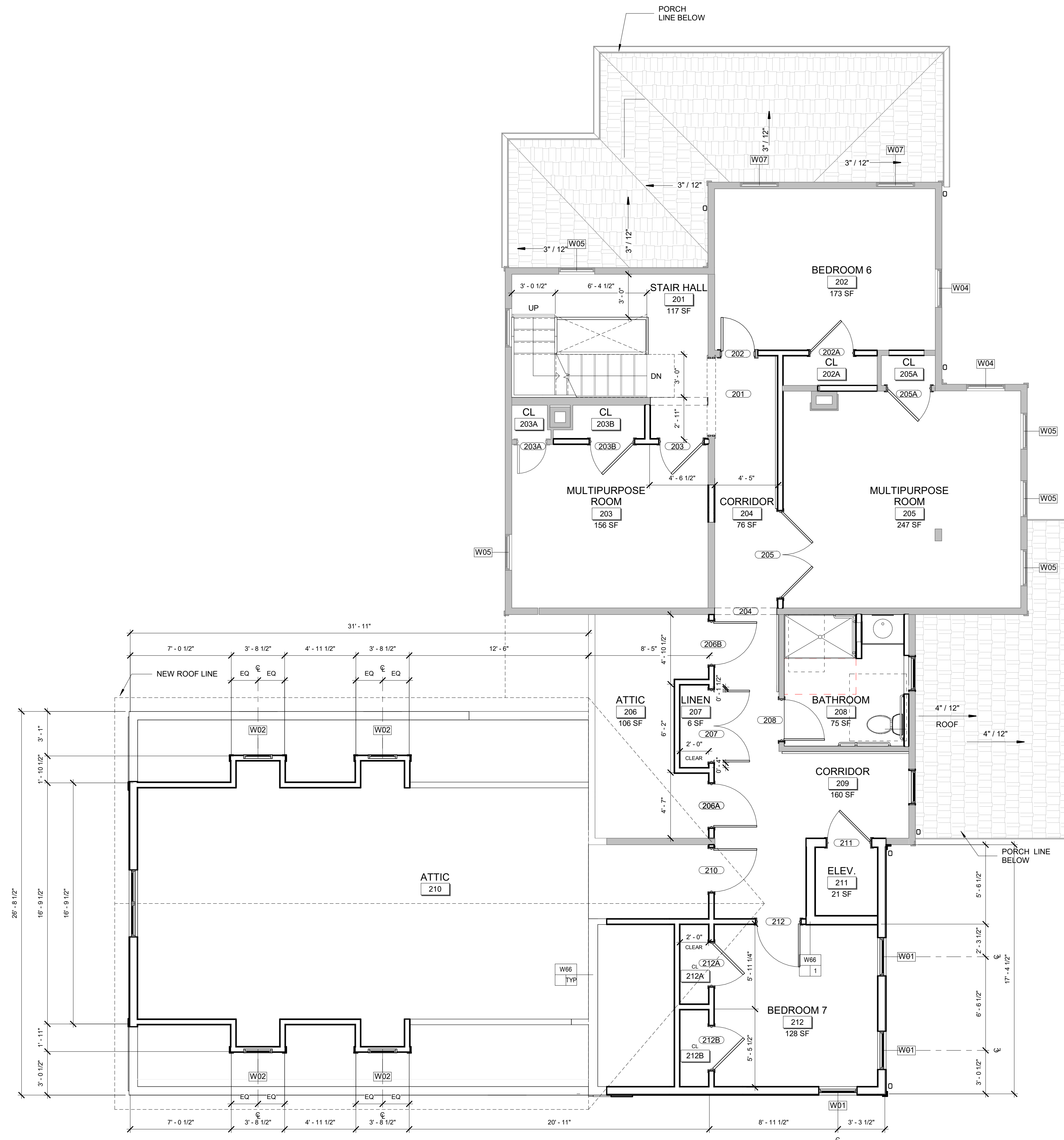
Arlington, Virginia
July, 2023

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 - 3. INSPECT ROOF SHEATHING FOR DETERIORATION AND NOTIFY ARCHITECT / STRUCTURAL ENGINEER OF ALL DETERIORATED ELEMENTS FOUND.
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- E. EXTERIOR DOORS
 - 1. PROVIDE 4 PANEL SOLID CORE DOOR AND FRAME AT ALL EXTERIOR DOORS.
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SECOND FLOOR PLAN | Reeves Farmhouse

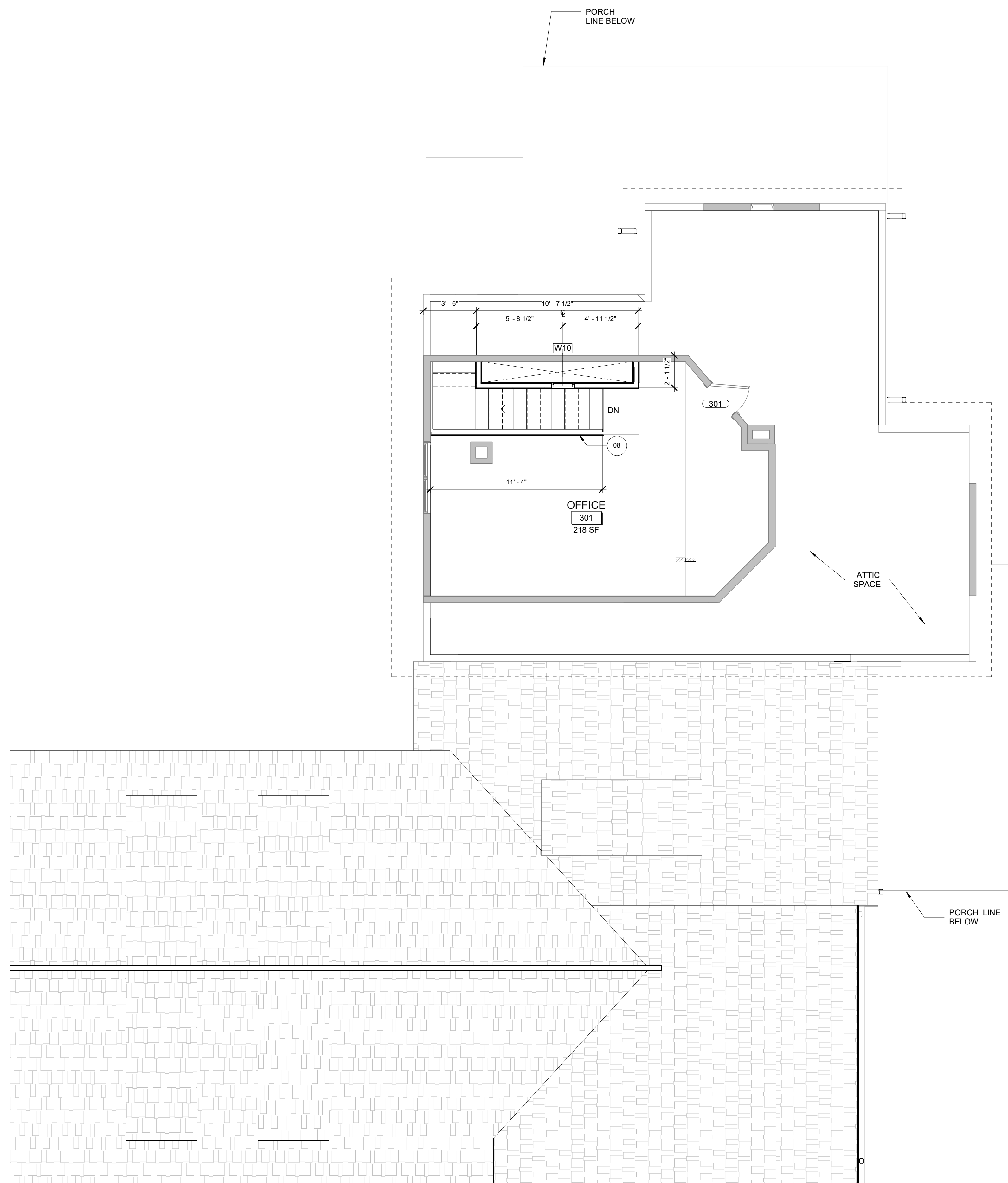
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9



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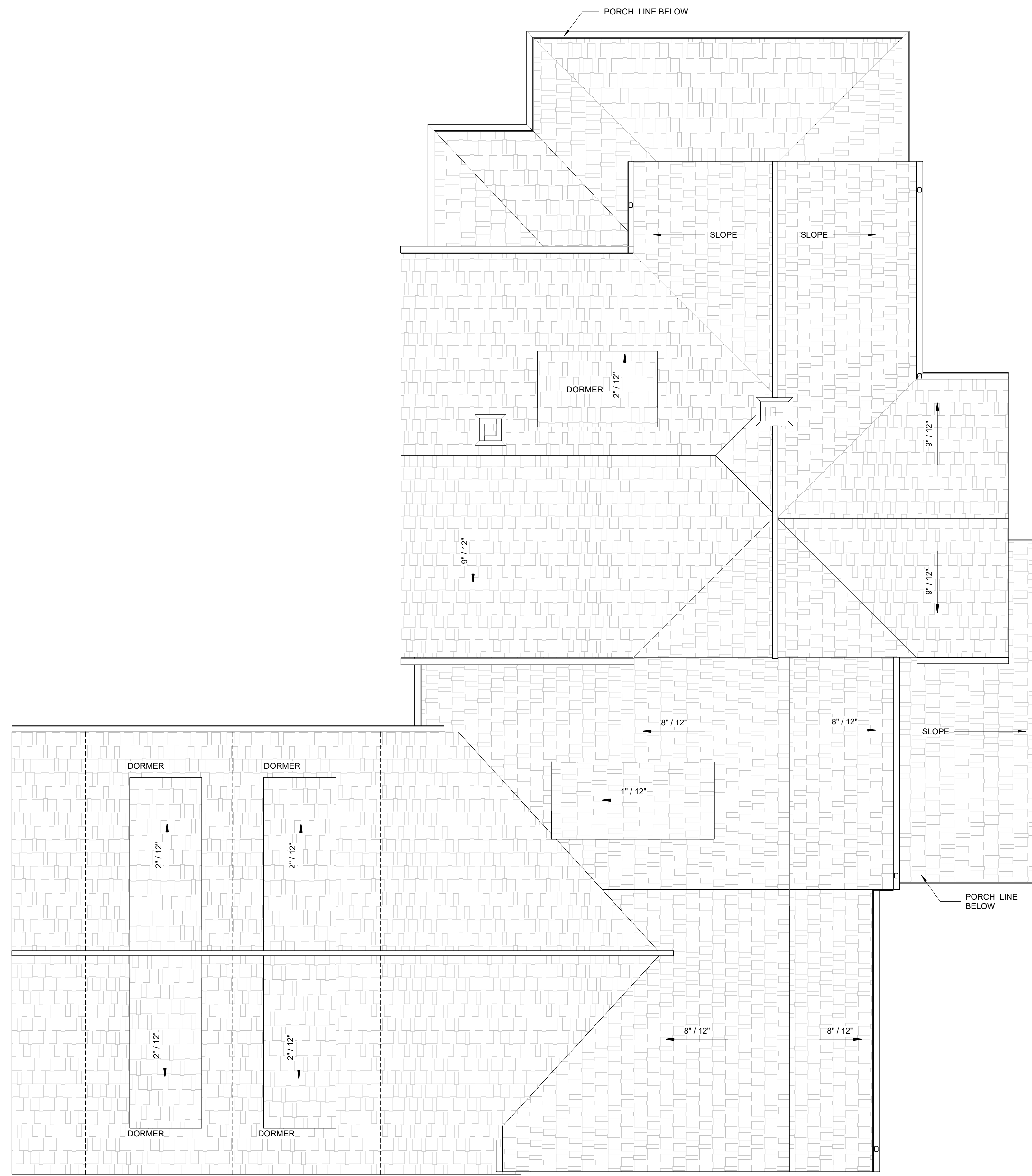
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GENERAL NOTES - ROOF PLANS

- 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 RECCOMENDATIONS. 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.



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ROOF PLAN | Reeves Farmhouse



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Arlington, Virginia
July, 2023

DIV 7 - THERMAL MOISTURE

ASPHALT SHINGLES- TO REPLACE EXISTING SHINGLES
AND NEW CONSTRUCTION

GAF DIMENSIONAL SHINGLES WITH 50 YR WARRANTY

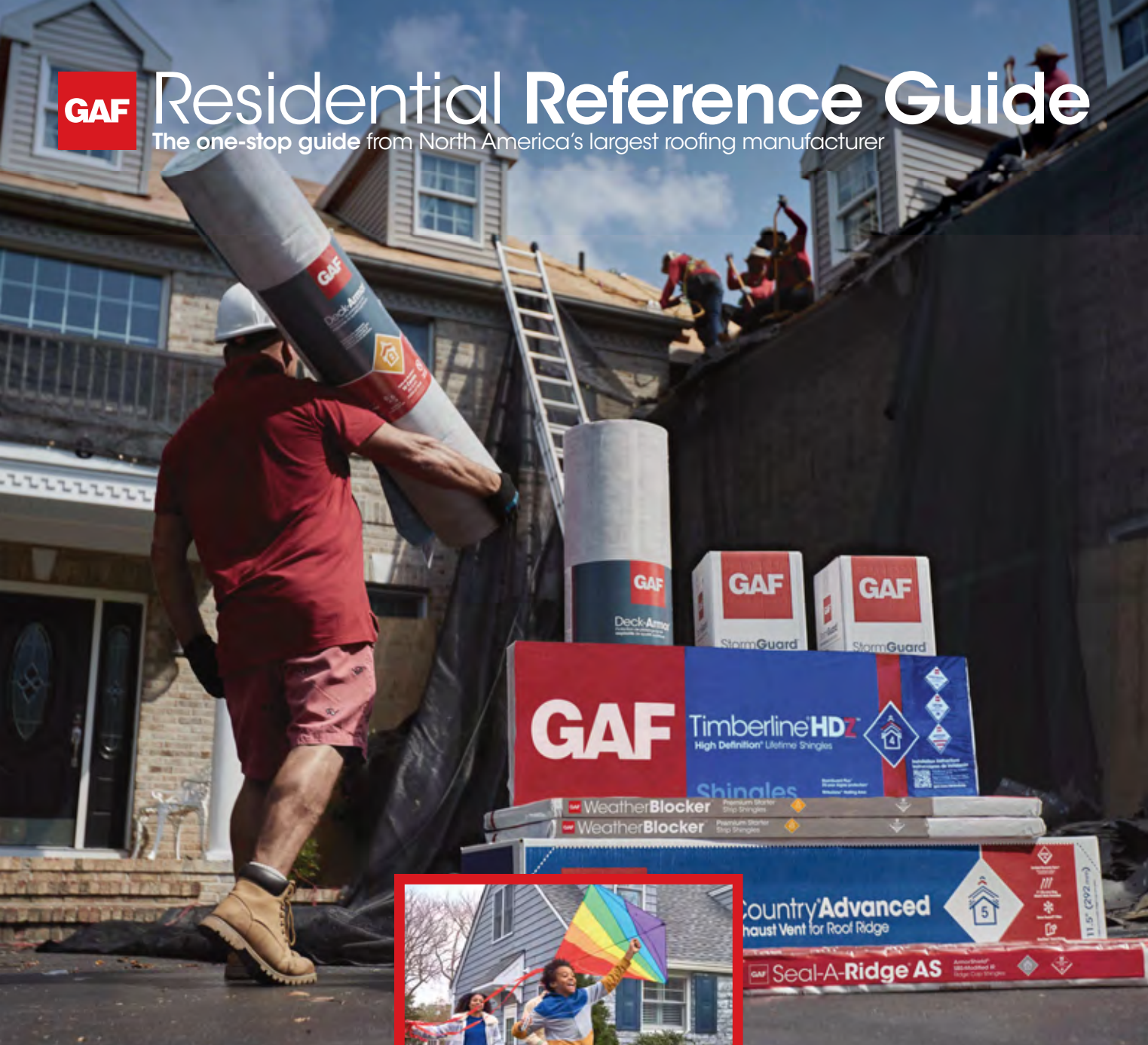
FIBER CEMENT PLANK SIDING - FOR NEW ADDITION
WALLS.

JAMES HARDIE LAP PLANK SIDING



Residential Reference Guide

The one-stop guide from North America's largest roofing manufacturer



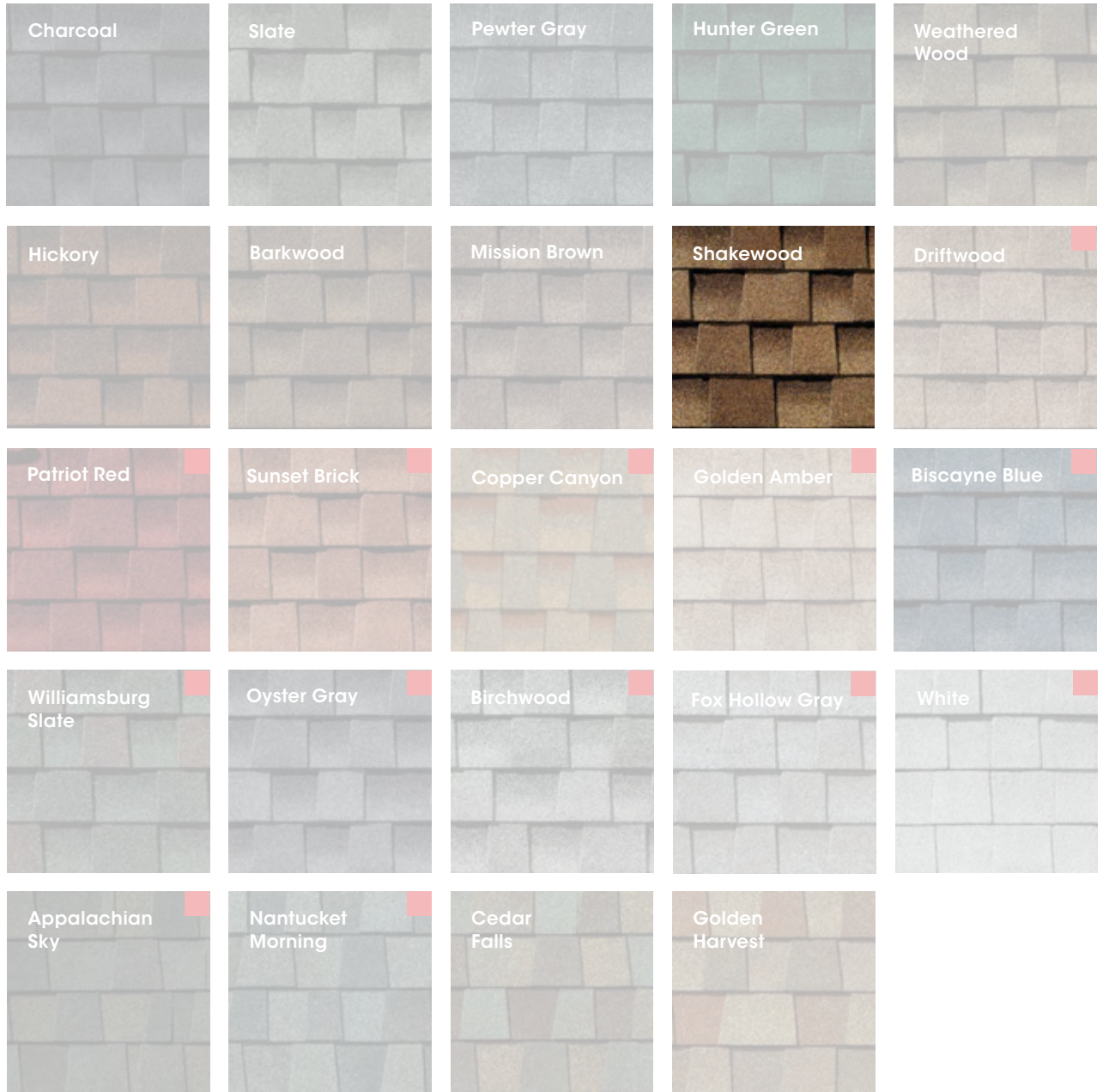
GAF shingles and roof accessories are made to work together. They provide a system that's built to protect homes—so the people who live inside them can enjoy what matters most.



GAF **TimberlineHDZ[®]**
High Definition[®] Lifetime¹ Shingles



Now with GAF Time-Release Algae-Fighting Technology and LayerLock[®] Technology, Timberline HDZ[®] offers everything you can expect from an architectural shingle roof, and more.



For more details visit gaf.com/TimberlineHDZ

¹ 15-year WindProven[™] limited wind warranty on GAF Shingles with LayerLock[®] 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 for qualifying GAF products. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*.

The products you'll see below are readily available for zip code **90002**. Not your zip code? **Update it now.**

HARDIE® PLANK LAP SIDING SELECT CEDARMILL®

HARDIE® PLANK LAP SIDING SMOOTH

THE STATEMENT COLLECTION™

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

Cobble Stone



[Request a Quote >](#)

[Request a Sample >](#)

Colors shown may vary due to screen resolution. Please see actual product sample for true color.

WHY WOOD YOU EVER?

We wouldn't. Unlike our polymer products, wood can offer no reliable protection against the elements. With wood trim or siding, you should expect water damage from mold and rot, costly painting, and regular maintenance.



INDUSTRY LEADING WARRANTIES

We guarantee the performance of our trim, moulding, and siding with a Lifetime Limited Warranty that covers rotting, splitting, splintering, swelling, and warping.



CLASS-A-RATED FLAME SPREAD INDEX

AZEK Trim and Siding with PaintPro® Technology maintains a Class A Flame Spread Rating.



Moisture-Resistant



Rot-Resistant



Insect-Resistant



Weather-Resistant



Durable, Less Long-Term Maintenance



Light Weight

DESIGNED FOR EASY INSTALLATION ENGINEERED TO ENDURE

Our premium products are made from engineered polymer using advanced materials science and crafted for installation ease. With moisture resistance and durability far superior to traditional wood and other non-wood alternatives, AZEK ensures your build stays as beautiful on day 1,000 as on day 1.

MOISTURE-RESISTANT

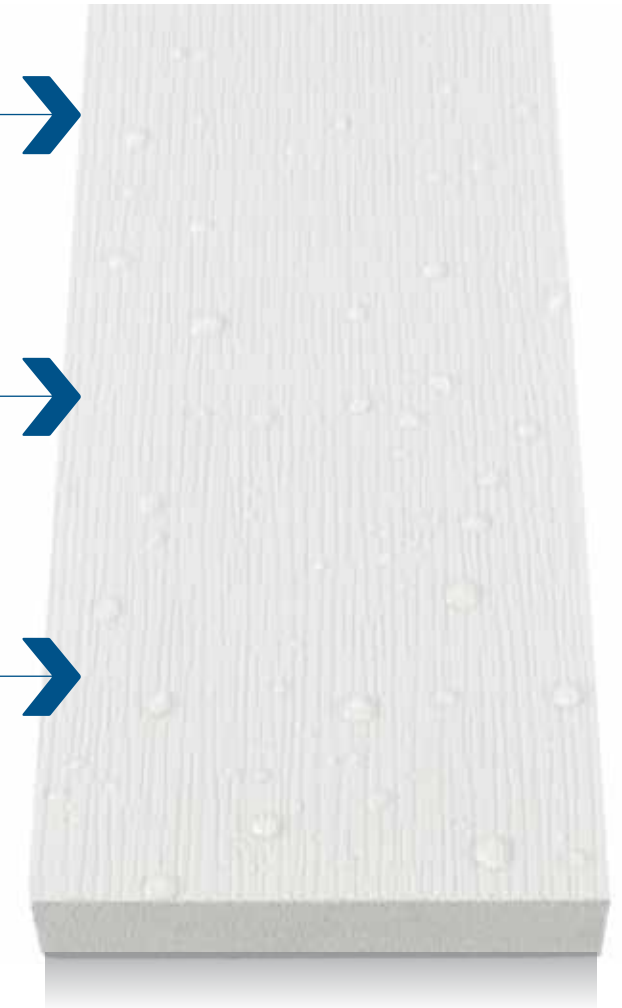
AZEK boards are 100% protected, inside and out, from both water exposure and absorption.

UNPRECEDENTED DURABILITY

Our flexible and durable engineered polymer prevents jobsite breakage and delivers long-lasting protection for homeowners.

ROT-RESISTANT

Say goodbye to splitting, splintering, and rotting caused by constant exposure to the elements.

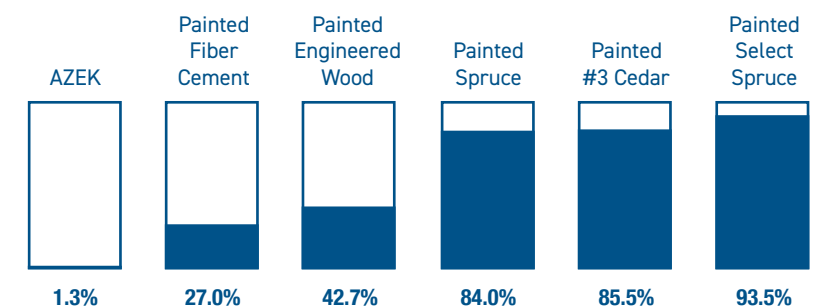


RATE OF MOISTURE ABSORPTION*

Even when painted, wood and other porous materials naturally absorb water. This leads to rot, mold growth, and material expansion. As trim or siding expands, the resulting movement can lead to unsightly damage and leave extended gaps in the exterior wrap, making other parts of the home susceptible to water damage.



100 DAYS



* Results were based on internal testing performed by AZEK where materials were exposed to water and weighed to determine moisture absorption.

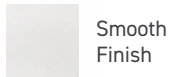


CLASSIC AZEK

Available in smooth and woodgrain finish

PAINTPRO TECHNOLOGY

Reversible (one side smooth, one side woodgrain)



Smooth Finish

All AZEK Trim is long-lasting, moisture-resistant, and keeps its appearance with very little maintenance. Easily mill and route our trim, or heat form it before painting, for exquisite customized or curved applications. Classic AZEK Trim's brilliant white complements any exterior while AZEK Trim with PaintPro® was made to be painted.

PROTECTIVE FILM KEEPS CLASSIC WHITE TRIM CLEAN

Classic AZEK Trim with protective film is available for smooth and woodgrain finishes. To ensure it looks as beautiful on your client's home as it does when it leaves our facilities, AZEK Trim comes with a protective film to preserve the crisp white semi-matte finish.

NOMINAL THICKNESS	NOMINAL WIDTH						
	4	5	6	8	10	12	16
5/4	SW	SW	SW	SW	SW	SW	SW
4/4	SW	SW	SW	SW	SW	SW	SW
5/8	SW	SW	SW	SW	SW	SW	SW

The film protects AZEK Trim through every production phase:

- Shipping
- Repackaging
- Installation
- Storage
- Handling

AZEK Trim with protective film should be kept dry prior to installation. Do not expose film to direct sunlight for extended periods. Protective film can be removed prior to, during, or immediately after installation.



AZEK TRIM

8/4 X THICKNESS

NOMINAL	ACTUAL	18'
8/4 x 4	1 1/2" x 3 1/2"	S
8/4 x 6	1 1/2" x 5 1/2"	S
8/4 x 8	1 1/2" x 7 1/2"	S
8/4 x 10	1 1/2" x 9 1/2"	S
8/4 x 12	1 1/2" x 11 1/2"	S

6/4 X THICKNESS

NOMINAL	ACTUAL	20'
6/4 x 4	1 1/2" x 3 1/2"	W
6/4 x 6	1 1/2" x 5 1/2"	W
6/4 x 8	1 1/2" x 7 1/2"	W
6/4 x 10	1 1/2" x 9 1/2"	W
6/4 x 12	1 1/2" x 11 1/2"	W

5/4 X THICKNESS

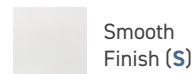
NOMINAL	ACTUAL	12'	16'	18'	20'
5/4 x 4	1" x 3 1/2"	SW	P	SW	SW
5/4 x 5	1" x 4 1/2"	SW		SW	SW
5/4 x 6	1" x 5 1/2"	SW	P	SW	SW
5/4 x 8	1" x 7 1/2"	SW	P	SW	SW
5/4 x 10	1" x 9 1/2"	SW	P	SW	SW
5/4 x 12	1" x 11 1/2"	SW	P	SW	SW
5/4 x 16	1" x 15 1/2"	SW	P	SW	SW

4/4 X THICKNESS

NOMINAL	ACTUAL	12'	16'	18'
1 x 2	3/4" x 1 1/2"		P	SW
1 x 3	3/4" x 2 1/2"		P	
1 x 4	3/4" x 3 1/2"	SW	P	SW
1 x 5	3/4" x 4 1/2"	SW		SW
1 x 6	3/4" x 5 1/2"	SW	P	SW
1 x 8	3/4" x 7 1/2"	SW	P	SW
1 x 10	3/4" x 9 1/2"	SW	P	SW
1 x 12	3/4" x 11 1/2"	SW	P	SW
1 x 16	3/4" x 15 1/2"	SW	P	SW

5/8 X THICKNESS

ACTUAL	12'	18'
5/8" x 3 1/2"	SW	SW
5/8" x 5 1/2"	SW	SW
5/8" x 7 1/2"	SW	SW
5/8" x 9 1/2"	SW	SW
5/8" x 11 1/2"	SW	SW
5/8" x 15 1/2"	SW	SW



Smooth Finish (S)



Shown:
Vented Soffit with
Notched Fascia and
Frieze

SOFFIT SOLID AND VENTED

Available in two profiles, solid and vented. Both provide climate-resistant material for smooth, beautiful finishing to match any home exterior. The vented soffit has 8" of venting and 4" of solid pattern that provides 10" of free air space per lineal foot to meet or exceed most building codes for ventilation. Vents cut at an angle to prevent insects from nesting; no additional screening necessary.

SOFFITS		
ACTUAL	VENTED 18'	SOLID 18'
½" x 12"	S	S
½" x 16"	S	S

Smooth
Finish (**S**)



Soffit Solid and Vented

DIV 8 - OPENINGS

HISTORIC WOOD WINDOWS- PELLA RESERVE
TRADITIONAL

NEW ADDITION VINYL WINDOWS

Pella® Reserve™

Traditional Wood



Exquisitely designed windows and doors with unparalleled historical detailing.

Double-Hung Interior



Double-Hung Exterior



- **Historical details**

Our most historically authentic line of wood windows and patio doors. Featuring through-stile construction, deliberate proportions and intricate profiles. Pella Reserve - Traditional products are the ideal choice for historical renovations and traditional building projects.

- **Authentic hardware**

Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic traditional style.

- **Architectural interest**

Featuring the industry's only foam spacer solution, Pella's Integral Light Technology® grille helps capture the look of true-divided-light without sacrificing energy performance. Further your aesthetic with the putty profile, recreated with historically accurate angles – providing meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimension.

- **Virtually unlimited customization**

If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.

- **Tailor-made solutions**

From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.

- **Intentional innovation**

Winner of the 2019 Most Innovative Window from Window and Door Magazine, the Integrated Rolscreen® retractable screen preserves aesthetics and the view. It is a double- and single-hung screen that appears when you open the window, and rolls away, out of sight, when you close it.

- **Durable interiors and extruded aluminum exteriors**

To help save you time on the jobsite, interior finish options are available in a variety of paints and stains, or primed and ready-to-paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.

- **ENERGY STAR® certified¹**

Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.

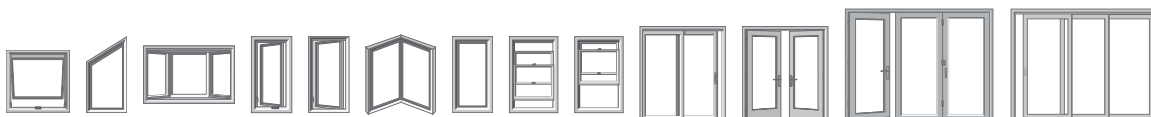
- **Testing beyond requirements**

At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

- **Best limited lifetime warranty²**

Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.²

Available in these window and patio door styles:



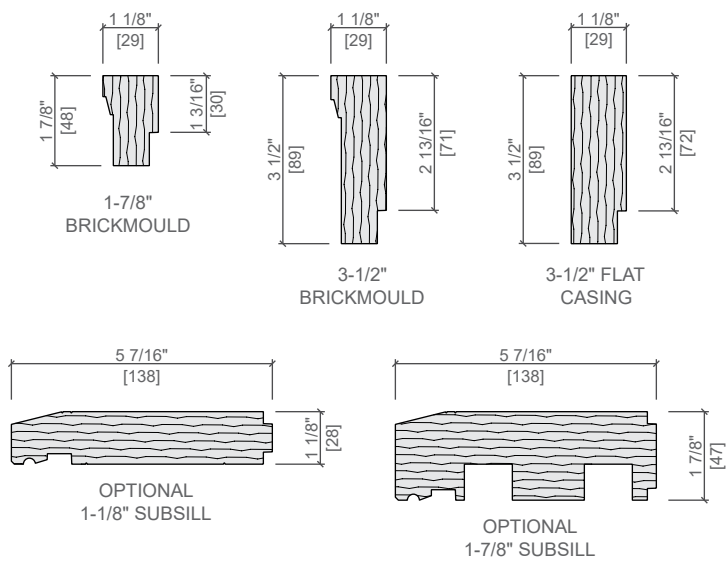
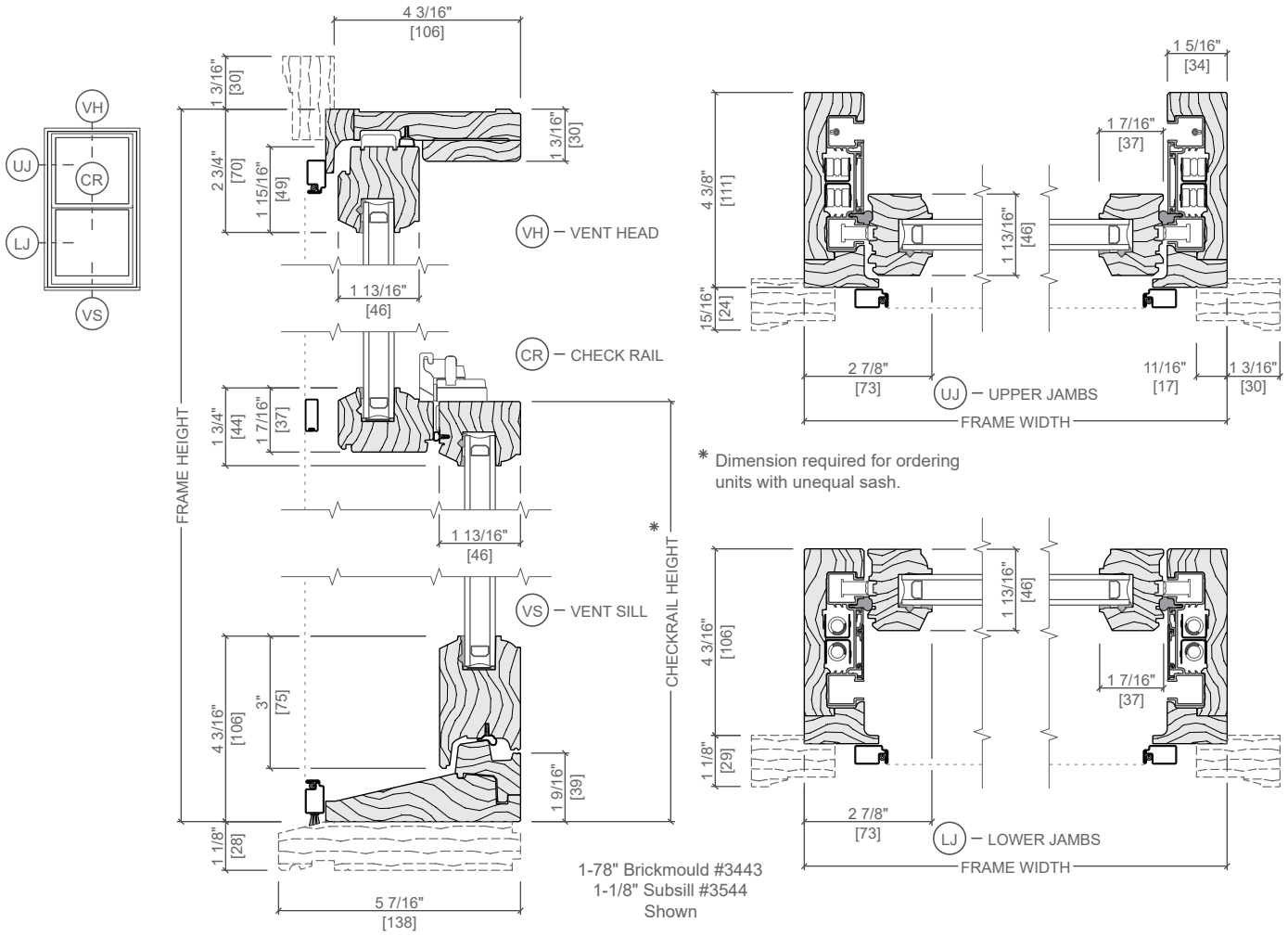
Special shape windows also available.

^{1,2} See back cover for disclosures.



Pella® Reserve™ Traditional Hung Window

Unit Sections - Wood Exterior Putty Glaze Exterior Profile



Scale 3" = 1' 0"
All dimensions are approximate.

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