

Historical Affairs and Landmark Review Board

Arlington County, Virginia



HALRB Meeting August 21, 2024, CoA 24-10A

1762 N. Rhodes St.: Amendment to request to remove an existing skylight and replace with a roof hatch.



1760

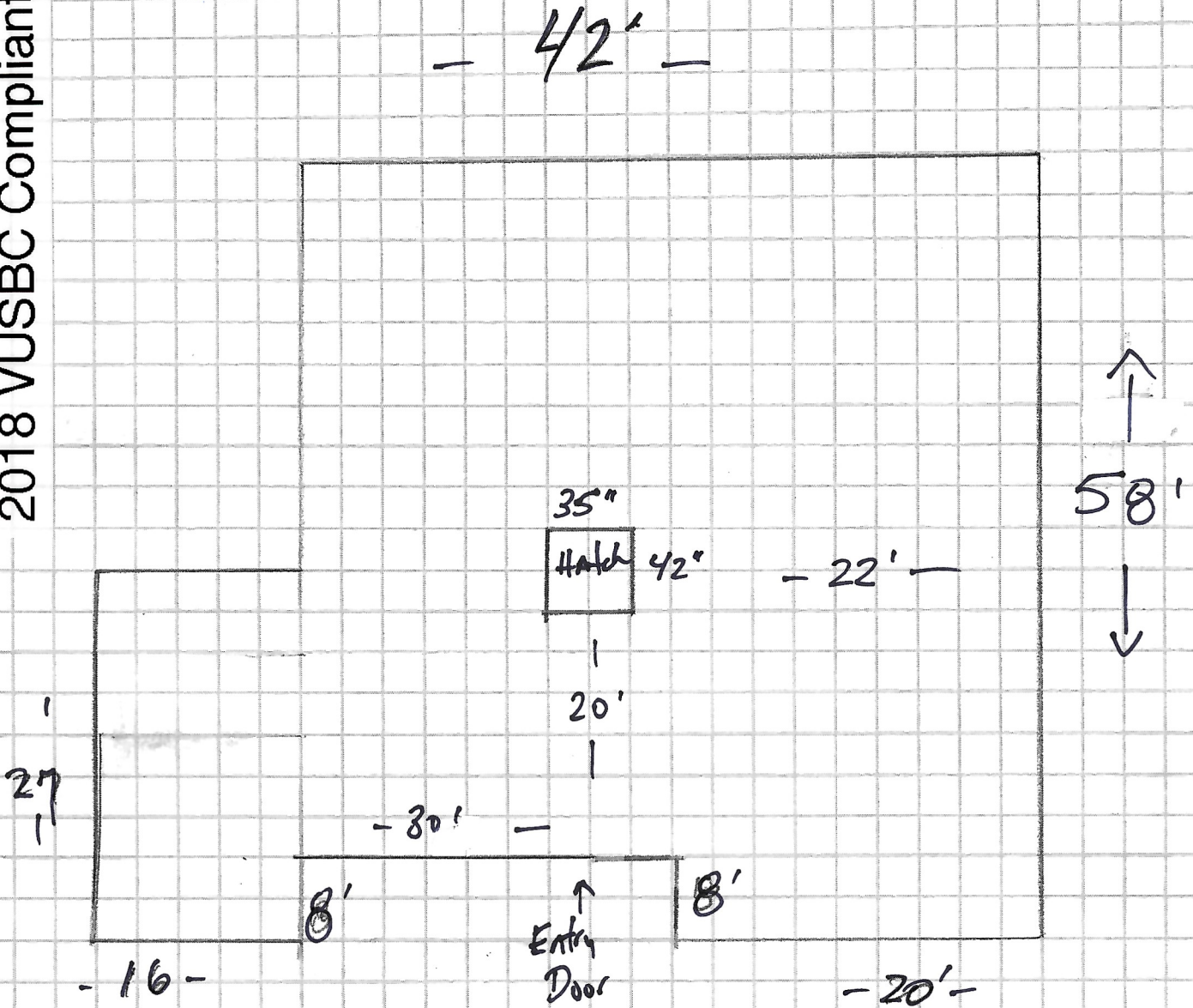
1762 Rhodes St

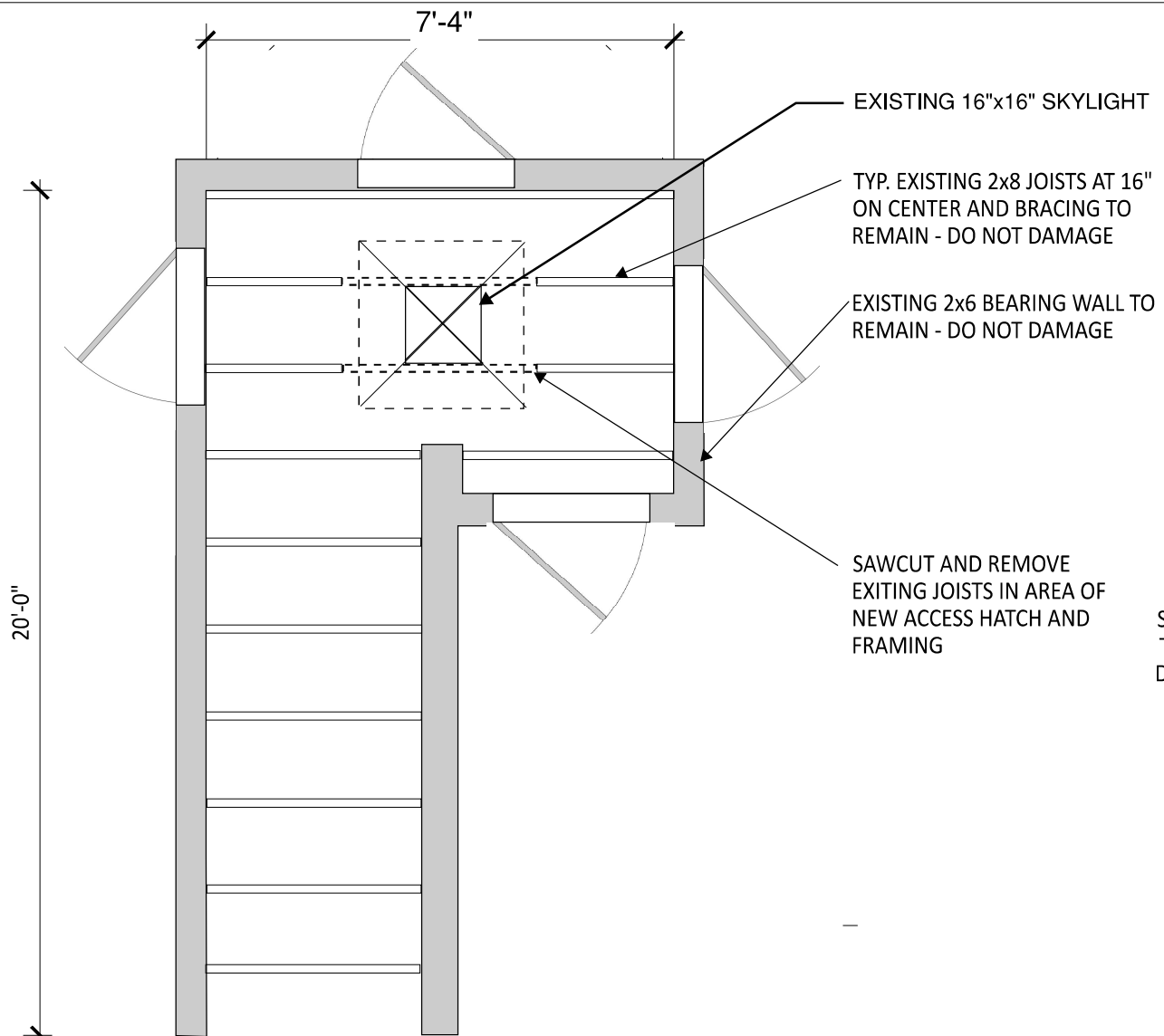
1758 Rhodes

1762 N. Rhodes Street

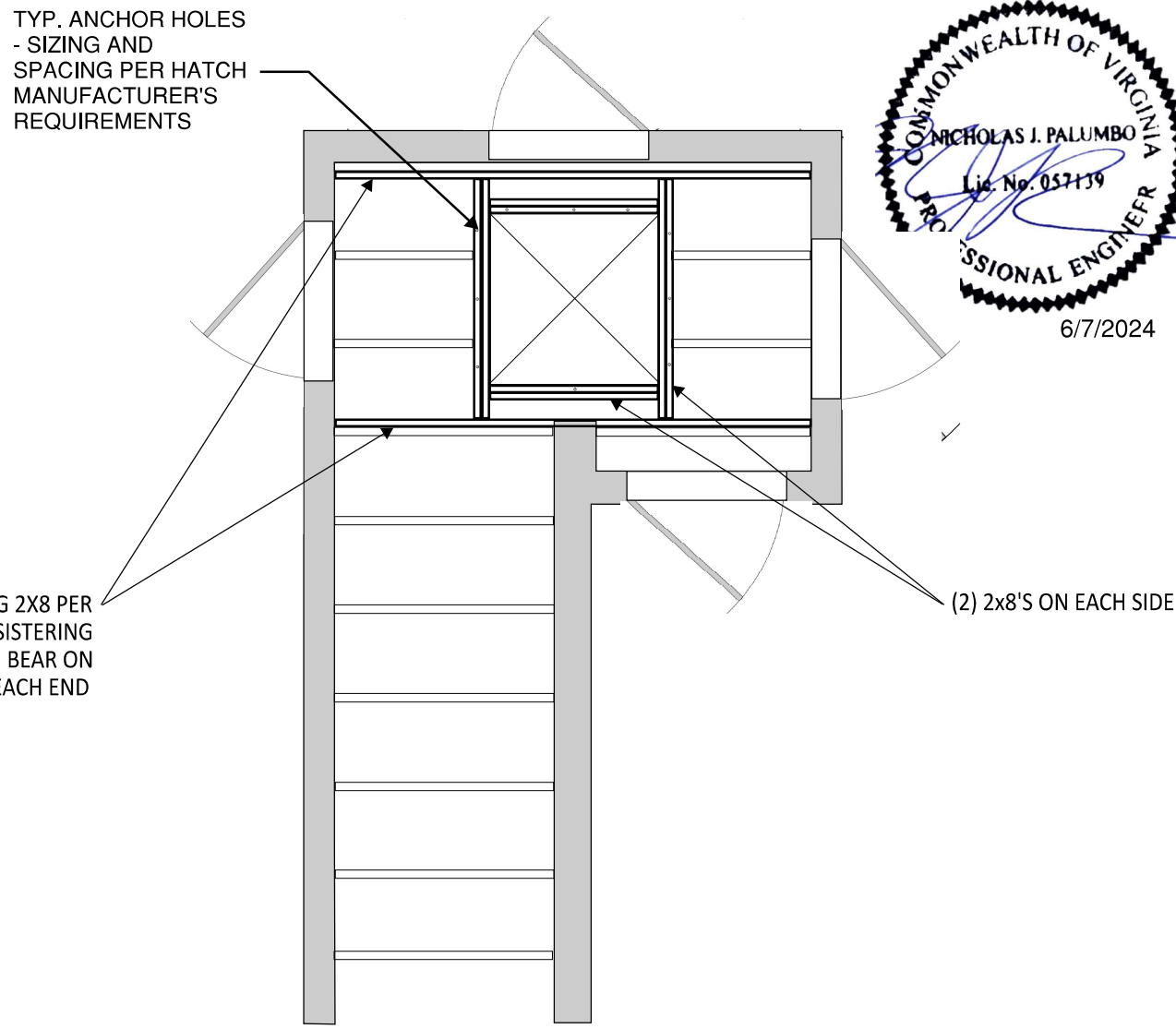
Roof Plan

2018 VUSBC Compliant

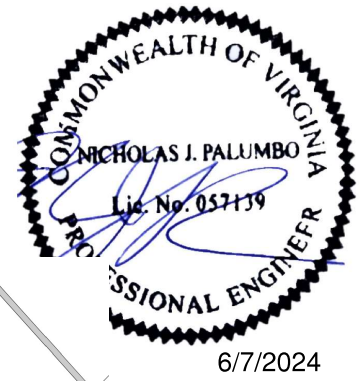




1 DEMOLITION PLAN
 S100 SCALE: 3/8" = 1'-0"



2 FRAMING PLAN
 S100 SCALE: 3/8" = 1'-0"



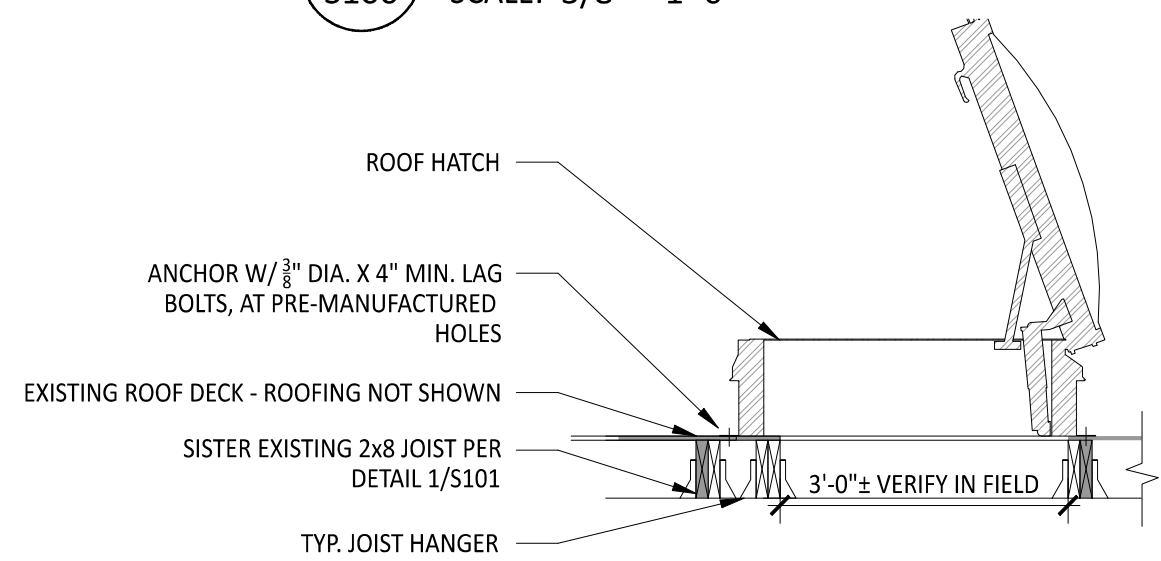
S100

1762 N. RHODES ST
 ARLINGTON, VA 22201

FRAMING PLAN
 COLONIAL VILLAGE II
 ROOF HATCH FRAMING PLAN
 20230630

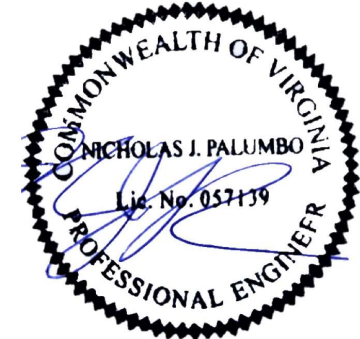
DATE: 06-07-2024 DESIGNED: NP DRAWN: AKMH

- NOTES:**
1. ROOF HATCH LOCATION: CENTER ROOF HATCH IN COORIDOR AND POSITION AS FAR AWAY FROM STAIRCASE AS POSSIBLE WITHOUT INTERFEREING WITH EXISTING LIGHTING, WIRING AND MECHANICAL EQUIPMENT.
 2. ROOF HATCH DESIGN, AND WATERPROOFING AND FLASHING OF THE ROOF HATCH IS NOT IN THIS SCOPE.
 3. FRAMING DESIGN HAS BEEN BASED ON BILCO GS-50. CONTRACTOR TO VERIFY DIMENSIONS IN FIELD AND CONTACT DESIGN ENGINEER IF HATCH SIZE OR WEIGHT IS NOT COMPATIBLE.

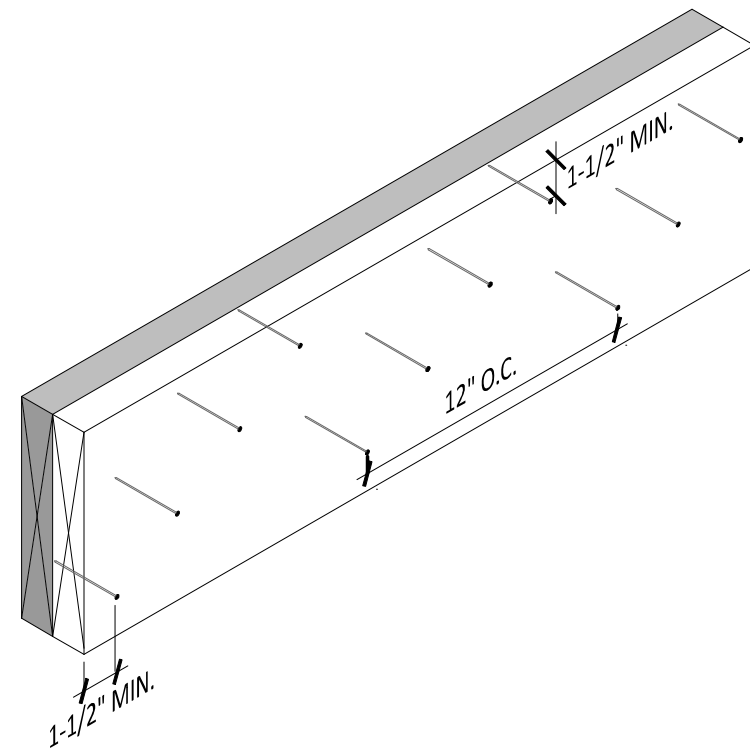


3 HATCH FRAMING - SECTION VIEW
 S100 SCALE: 1/2" = 1'-0"





6/7/2024



NOTES:

1. SISTER ONE COMPLETE SIDE OF JOIST FROM BEARING WALL TO BEARING WALL.
2. NAILS SHALL BE 10d COMMON NAILS - EVENLY SPACED AT 12" ON CENTER AS SHOWN.
3. MINIMUM EDGE DISTANCE SHALL BE 1-1/2".
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1 TYPICAL JOIST SISTERING
 S101 SCALE: 1-1/2" = 1'-0"

S101

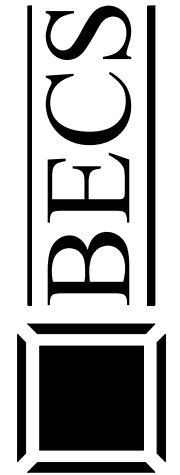
1762 N. RHODES ST
 ARLINGTON, VA 22201

DETAILS
 COLONIAL VILLAGE II
 ROOF HATCH FRAMING PLAN
 20230630

DRAWN: AKMH

DESIGNED: NP

DATE: 06-07-2024



Building Envelope Consultants and
 Scientists, LLC.

VIEWS OF PROPOSED LOCATION - 1762 N RHODES ST

HATCH SET BACK WILL BE APPROX 20'

Front View from Courtyard



Back View fr Rhodes Street Sidewalk



2005 N KEY BLVD (NON-LHD) WHERE SAME HATCH TYPE IS INSTALLED

Outside View from Across the Street – Hatch is not Visible



2005 N KEY BLVD (NON-LHD) WHERE SAME HATCH TYPE INSTALLED

Outside View



2005 N KEY BLVD (NON-LHD) WHERE HATCH ALREADY INSTALLED

Inside Access Now Capable w/ 8-ft Ladder



BILCO Type GS roof hatches, 36" x 30" (914mm x 762mm), provide all the security and convenience of the Type S hatch with the added benefits of a skylight. The products feature a polycarbonate dome cover, aluminum construction, and easy one-hand operation. Also available in other standard roof hatch sizes and custom sizes can be supplied when specified. For more information, please visit our website www.BILCO.com or call 1-800-366-6530.

SECTION 077233

ROOF HATCHES

(BILCO TYPE GS)

PART 1 - GENERAL

1.1 SUMMARY

- A. Work Included: Provide factory-fabricated roof hatches for ladder access.

1.2 SUBMITTALS

- A. Product Data: Submit manufacturer's product data.
- B. Shop Drawings: Submit shop drawings including profiles, accessories, location, adjacent construction interface, and dimensions.
- C. Warranty: Submit executed copy of manufacturer's standard warranty.

1.3 QUALITY ASSURANCE

- A. Manufacturer: A minimum of 5 years experience manufacturing similar products.
- B. Installer: A minimum of 2 years experience installing similar products.
- C. Manufacturer's Quality System: Registered to ISO 9001 Quality Standards including in-house engineering for product design activities.

1.4 DELIVERY, STORAGE AND HANDLING

- A. Deliver products in manufacturer's original packaging. Store materials in a dry, protected, well-vented area. Inspect product upon receipt and report damaged material immediately to delivering carrier and note such damage on the carrier's freight bill of lading.

1.5 WARRANTY

- A. Manufacturer's Warranty: Provide manufacturer's standard warranty. Materials shall be free of defects in material and workmanship for a period of five years from the date of purchase. Should a part fail to function in normal use within this period, manufacturer shall furnish a new part at no charge.

PART 2 - PRODUCTS

2.1 MANUFACTURER

- A. Basis-of-Design Manufacturer: Type GS Roof Hatch by The BILCO Company, P.O. Box 1203, New Haven, CT 06505, 1-800-366-6530, Fax: 1-203-535-1582, Web: www.BILCO.com.

2.2 ROOF HATCH

- A. Furnish and install where indicated on plans metal roof hatch Type GS, size width: 36" (914mm) x length: 30" (762mm). Length denotes hinge side. The roof hatch shall be single leaf. The roof hatch shall be pre-assembled from the manufacturer.
- B. Performance characteristics:
1. Cover shall be reinforced to support a minimum live load of 40 psf (195kg/m²) with a maximum deflection of 1/150th of the span or 20 psf (97kg/m²) wind uplift.
 2. Operation of the cover shall be smooth and easy with controlled operation throughout the entire arc of opening and closing.
 3. Operation of the cover shall not be affected by temperature.
 4. Entire hatch shall be weather tight with fully welded corner joints on cover and curb.
- C. Cover: Shall be 11 gauge (2.3mm) aluminum with a 3" (76mm) beaded flange and a polycarbonate dome framed with rigid extruded aluminum and coated for UV resistance. Cover shall have a heavy extruded EPDM rubber gasket that is bonded to the cover interior to assure a continuous seal when compressed to the top surface of the curb.
- D. Curb: Shall be 12" (305mm) in height and of [select: 14 gauge (1.9mm) paint bond G-90 galvanized steel or 11 gauge (2.3mm) aluminum]. The curb shall be formed with a 3-1/2" (89mm) flange with 7/16" (11mm) holes provided for securing to the roof deck. The curb shall be equipped with an integral metal capflashing of the same gauge and material as the curb, fully welded at the corners, that features the Bil-Clip® flashing system, including stamped tabs, 6" (153mm) on center, to be bent inward to hold single ply roofing membrane securely in place.
- E. Curb insulation: Shall be rigid, high-density fiberboard of 1" (25mm) thickness on outside of curb.
- F. Lifting mechanisms: Manufacturer shall provide compression spring operators enclosed in telescopic tubes to provide, smooth, easy, and controlled cover operation throughout the entire arc of opening and closing. The upper tube shall be the outer tube to prevent accumulation of moisture, grit, and debris inside the lower tube assembly. The lower tube shall interlock with a flanged support shoe [for aluminum construction: welded to the curb assembly; for steel construction: through bolted to the curb assembly].
- G. Hardware
1. Heavy pintle hinges shall be provided
 2. Cover shall be equipped with a spring latch with interior and exterior push handle.
 3. Roof hatch shall be equipped with interior and exterior padlock hasps.
 4. The latch strike shall be a stamped component bolted to the curb assembly.
 5. Cover shall automatically lock in the open position with a rigid hold open arm equipped with a 1" (25mm) diameter red vinyl grip handle to permit easy release for closing.
 6. All hardware shall be zinc plated and chromate sealed. [For installation in highly corrosive environments or when prolonged exposure to hot water or steam is anticipated, specify Type 316 stainless steel hardware].

7. Cover hardware shall be bolted into heavy gauge channel reinforcing welded to the underside of the cover and concealed within the insulation space.
- H. Finishes: Factory finish shall be [select: alkyd based red oxide primed steel or mill finish aluminum].

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates and openings for compliance with requirements for installation tolerances and other conditions affecting performance. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

- A. Install products in strict accordance with manufacturer's instructions and approved submittals. Locate units level, plumb, and in proper alignment with adjacent work.
 1. Test units for proper function and adjust until proper operation is achieved.
 2. Repair finishes damaged during installation.
 3. Restore finishes so no evidence remains of corrective work.

3.3 ADJUSTING AND CLEANING

- A. Clean exposed surfaces using methods acceptable to the manufacturer which will not damage finish.

END OF SECTION

20. **Deck:** C-15/32

Incline: 1/2

Existing Roof System: — Class A, B or C mechanically fastened or fully adhered insulated or non-insulated UL Classified EPDM, TPO, Hypalon, PVC, TPA or CPE single ply membrane or modified bitumen or mineral surfaced or gravel surfaced BUR roof covering system (for gravel surfaced BUR systems, gravel must be maintained) roof covering system (for gravel surfaced BUR systems, loose gravel may be removed) to retain the existing Class A, B or C rating covered with:

Insulation: — "EnergyGuard™" or "EnergyGuard™ NH" or "EnergyGuard™ Ultra" or "EnergyGuard™ NH Ultra" or "EnergyGuard™ RF" or "EnergyGuard™ RA" or "EnergyGuard™ RN" or "EnergyGuard™ RM" or "EnergyGuard™ Barrier" or "EnergyGuard™ NH Barrier" or wood fiber or glass fiber or perlite, any thickness, mechanically fastened.

Membrane: — "EverGuard® TPO" 45-mil to 80-mil or "EverGuard Extreme® TPO" 50-mil to 80-mil, mechanically fastened.

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Joshua Hascup

Technical Sales Support Representative

1 Campus Dr

Parsippany, NJ 07054

t. (800)-766-3411

GAF

We protect
what matters most™

USG SHEETROCK® BRAND FIRECODE® X PANELS



The original 5/8 in. (15.9 mm) Type X panels for interior wall and ceiling applications

- Provide additional fire resistance over Regular panels
- Comply with ASTM C1396, *Standard Specification for Gypsum Board*, for 5/8 in. (15.9 mm) and Type X gypsum wallboard
- Underwriters Laboratories Inc. (UL) Classification as to fire resistance, surface-burning characteristics and noncombustibility
- Achieved GREENGUARD Gold Certification and qualifies as a low VOC emitting material (meets CA 01350)

DESCRIPTION

USG Sheetrock® Brand Firecode® X Panels (UL Type SCX) are 5/8 in. (15.9 mm) Type X gypsum panels that feature a noncombustible gypsum core that is encased in 100% recycled face and back papers that form a high strength composite design. The face paper is folded around the long edges to reinforce and protect the core, and the ends are cut square and even. The long edges of the panels are tapered, allowing joints to be reinforced and concealed with USG Sheetrock® Brand joint treatment systems. The panels are UL Classified for fire resistance and can be used in any UL Design in which Type SCX panels are listed. On the face along the long edge of each panel, the UL Type Designation is printed for easy identification by building inspectors.

INTENDED FOR

- Commercial or residential applications where 5/8 in. (15.9 mm) Type X panels are required
- New or repair and remodel construction
- Load-bearing and nonload-bearing wood- or steel-framed fire-rated walls and ceilings

LIMITATIONS

1. Avoid exposure to sustained temperatures exceeding 125°F (52°C).
2. Avoid exposure to excessive, repetitive or continuous moisture before, during and after installation. Eliminate sources of moisture immediately.
3. Must be stored off the ground and under cover in accordance with Gypsum Association's GA-801, *Handling and Storage of Gypsum Panel Products*.

INTERIOR INSTALLATION, FINISHING AND DECORATING INSTALLATION

For maximum framing spacing in non-fire-resistance-rated applications of gypsum panel products, refer to Gypsum Association's GA-216, *Specifications for the Application and Finishing of Gypsum Panel Products* or ASTM C840, *Standard Specification for Application and Finishing of Gypsum Board*. For fire-resistance-rated applications, refer to the published UL Design or GA File Number.

Maximum Framing Spacing for Single-Layer Application

Location	Gypsum Panel Thickness	Gypsum Panel Orientation to Framing	Maximum Framing Spacing OC
Ceilings ¹	5/8 in. (15.9 mm)	Parallel	16 in. (406 mm)
		Perpendicular	24 in. (610 mm)
Walls	5/8 in. (15.9 mm)	Parallel	24 in. (610 mm)
		Perpendicular	24 in. (610 mm)

Maximum Framing Spacing for Multi-Layer Application Without Adhesive Between Layers

Location	Gypsum Panel Thickness	Gypsum Panel Orientation to Framing	Maximum Framing Spacing OC
Ceilings ¹	5/8 in. (15.9 mm)	Parallel	16 in. (406 mm)
		Perpendicular	24 in. (610 mm)
Walls	5/8 in. (15.9 mm)	Parallel	24 in. (610 mm)
		Perpendicular	24 in. (610 mm)

Note:

1. On ceilings to receive water-based texture material, 5/8 in. (15.9 mm) gypsum board shall be applied either parallel to framing spaced at 16 in. (406 mm) OC or perpendicular to framing spaced maximum 24 in. (610 mm) OC. See Appendix A.3 of Gypsum Association's GA-216, *Specifications for the Application and Finishing of Gypsum Panel Products* for more information.

**INTERIOR INSTALLATION,
FINISHING AND DECORATING, CONT.**
FINISHING AND DECORATING

For high-quality finishing results, USG recommends USG Sheetrock® Brand finishing products.

Painting products and systems should be used that comply with recommendations and requirements in Appendices of ASTM C840. For priming and decorating with paint, texture or wall covering, follow manufacturer's directions for materials used. Gypsum Association's GA-214, *Recommended Levels of Finish for Gypsum Board, Glass Mat and Fiber-Reinforced Gypsum Panels* should be referred to in order to determine the level of finishing needed to ensure a surface properly prepared to accept the final decoration.

All surfaces, including applied joint compound, must be thoroughly dry, dust-free and not glossy. Prime with USG Sheetrock® Brand First Coat™ Primer or with an undiluted, interior latex flat paint with high-solids content. Allow to dry before decorating.

To improve fastener concealment where gypsum panel walls and ceilings will be subjected to severe artificial or natural side lighting, or will be decorated with a gloss paint (eggshell, semigloss or gloss), the gypsum panel should be skim coated with joint compound. This equalizes suction and texture differences between the drywall face paper and the finished joint compound before painting. As an alternative to skim coating, or when a Level 5 finish is required, use USG Sheetrock® Brand Tuff-Hide™ Primer-Surfacer. See *USG Sheetrock® Brand Tuff-Hide™ Primer-Surfacer Submittal Sheet (J1613)* for limitations and application instructions.

For more information, refer to USG literature *Finishing & Decorating Gypsum Panels White Paper (J2010)*.

TEST DATA

Property		ASTM Test Method	Requirement	UL Type SCX
Noncombustibility		E136	Noncombustible	Meets
Surface-burning characteristics	Flame spread	E84	Flame Spread Index, not greater than 25 ²	15
	Smoke developed	E84	—	0
	Class A	E84	Flame spread not greater than 25 and smoke developed not greater than 450	Meets
Core hardness	Field	C473 (B)	Not less than 11 lbf (49 N) ²	Meets
	End	C473 (B)	Not less than 11 lbf (49 N) ²	Meets
	Edge	C473 (B)	Not less than 11 lbf (49 N) ²	Meets
Flexural strength	Parallel	C473 (B)	Not less than 46 lbf (205 N) ²	Meets
	Perpendicular	C473 (B)	Not less than 147 lbf (654 N) ²	Meets
Humidified deflection		C473	Not greater than 5/8 in. (15.9 mm) ²	Meets
Nail pull resistance		C473 (B)	Not less than 87 lbf (387 N) ²	Meets

Note:

2. Per ASTM C1396 for 5/8 in. (15.9 mm) gypsum wallboard.

PRODUCT DATA

	UL Type SCX
Thickness	5/8 in. (15.9 mm)
Lengths³	8-16 ft. (2438-4877 mm)
Width	4 ft. (1219 mm), 54 in. (1372 mm)
Weight⁴, nominal	2.2 lb./sq. ft. (10.7 kg/sq. m.)
Edges	Tapered
Packaging	Two panels per bundle

Notes:

3. Other sizes available by special order. Check with your local USG representative for availability.

4. Represents approximate weight for design and shipping purposes. For specific product weight in your area, contact your local USG representative or call the Customer Service Center at 800 950-3839.

COMPLIANCE

- Comply with ASTM C1396 for 5/8 in. (15.9 mm) and Type X gypsum wallboard
- Classified as a Class A Interior Finish Material per Section 803.1 of the International Building Code® (IBC®)
- UL Classification as to fire resistance, surface-burning characteristics and noncombustibility
- Achieved GREENGUARD Gold Certification and qualifies as a low VOC emitting material (meets CA 01350)

SUBMITTAL APPROVALS

Job Name	
Contractor	Date

PRODUCT INFORMATION

See usg.com for the most up-to-date product information.

GREENGUARD Certified products are certified to GREENGUARD standards for low chemical emissions into indoor air during product usage. For more information, visit ul.com/gg.

CAUTION

Dust may cause irritation to eyes, skin, nose, throat and upper respiratory tract. Cut and trim with a utility knife or hand saw to minimize dust levels. Power tools must be equipped with a dust collection system. Wear eye, skin and respiratory protection if necessary. If eye contact occurs, flush thoroughly with water for 15 minutes. If irritation persists, call a physician. Do not swallow. If swallowed, call a physician. For more information call Product Safety: 800 507-8899 or see the SDS at usg.com.

KEEP OUT OF REACH OF CHILDREN.

TRADEMARKS

The trademarks USG, FIRECODE, FIRST COAT, SHEETROCK, TUFF-HIDE, IT'S YOUR WORLD. BUILD IT., the USG logo, the design elements and colors, and related marks are trademarks of USG Corporation or its affiliates. The trademarks IBC and INTERNATIONAL BUILDING CODE are trademarks of International Code Council, Inc.

NOTE

Products described here may not be available in all geographic markets. Consult your USG Company sales office or representative for information. The information in this document is subject to change without notice. USG Corporation assumes no responsibility for any errors that may inadvertently appear in this document.

NOTICE

We shall not be liable for incidental and consequential damages, directly or indirectly sustained, nor for any loss caused by application of these goods not in accordance with current printed instructions or for other than the intended use. Our liability is expressly limited to replacement of defective goods. Any claim shall be deemed waived unless made in writing to us within thirty (30) days from date it was or reasonably should have been discovered.

SAFETY FIRST!

Follow good safety and industrial hygiene practices during handling and installation of all products and systems. Take necessary precautions and wear the appropriate personal protective equipment as needed. Read Safety Data Sheets and related literature on products before specification and/or installation.

800 USG.4YOU
800 (874-4968)
usg.com

Manufactured by
United States Gypsum Company
550 West Adams Street
Chicago, IL 60661

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COLONIAL VILLAGE II CONDOMINIUM

1903 N. Key Boulevard
Arlington, Virginia 22201
(703) 525-5557 Office | (703) 525-5558 Fax

March 25, 2024

Department of Community Planning, Housing & Development
Historical Affairs & Landmark Review Program
2100 Clarendon Boulevard, Ste. 700
Arlington, VA 22201 (703) 228-3549

RE: Roof Hatch Installation
1758 N Rhodes Street

On behalf of the Association's Board of Directors, Management approved a structural request for the installation of a roof hatch at the above referenced location. Please find attached supporting documentation being submitted for a Certificate of Appropriateness.

Please contact the Management office with any questions.

Best regards,

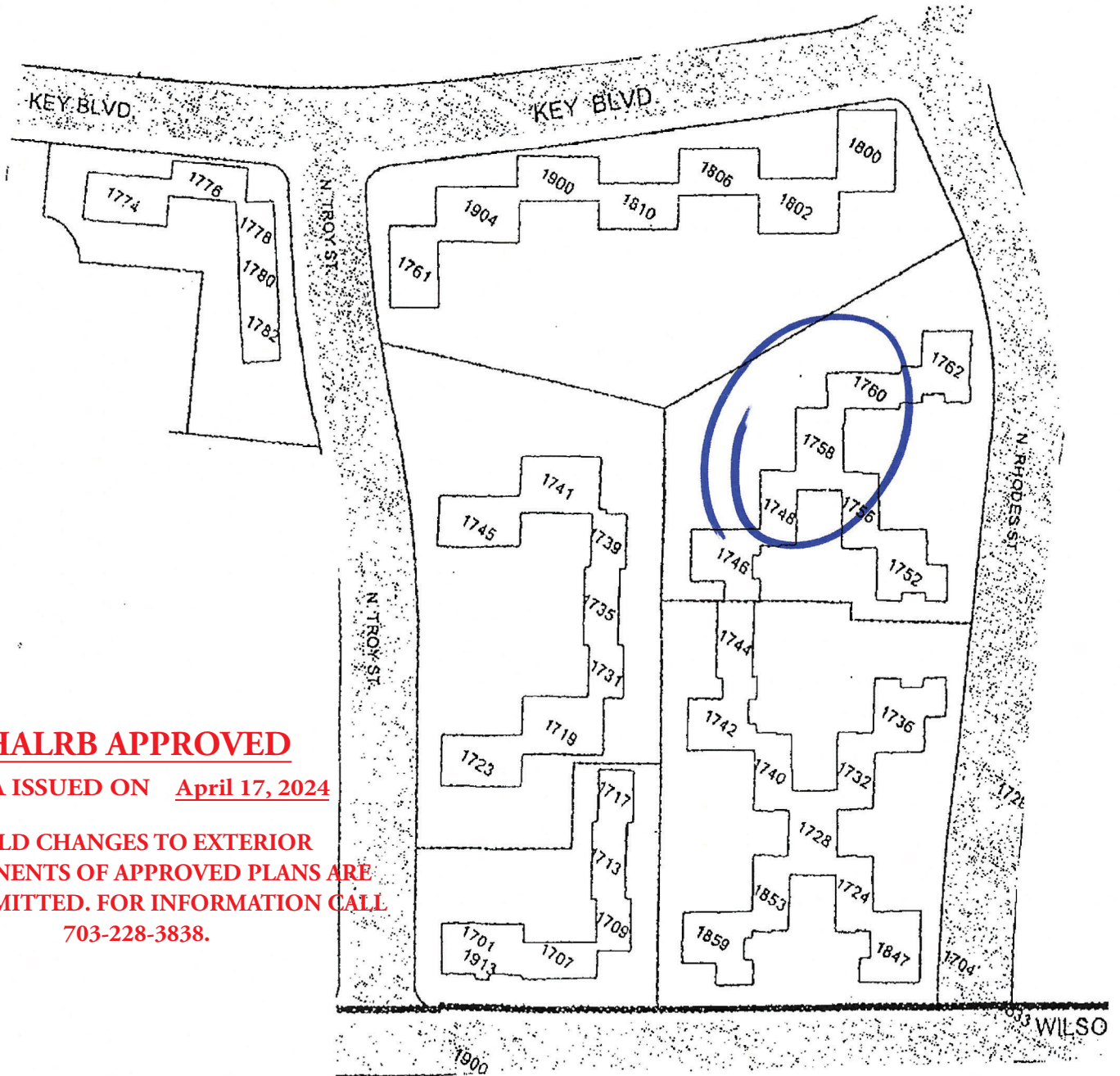
Chuck Vaughan

Chuck Vaughan, CMCA®
General Manager
CVaughan@legumnorman.com

cc: Board of Directors

HALRB APPROVED
COA ISSUED ON April 17, 2024
**FIELD CHANGES TO EXTERIOR
COMPONENTS OF APPROVED PLANS ARE
NOT PERMITTED. FOR INFORMATION CALL
703-228-3838.**

ADDRESS: 1758 RHODES ST.



HALRB APPROVED

COA ISSUED ON April 17, 2024

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▲ NORTH

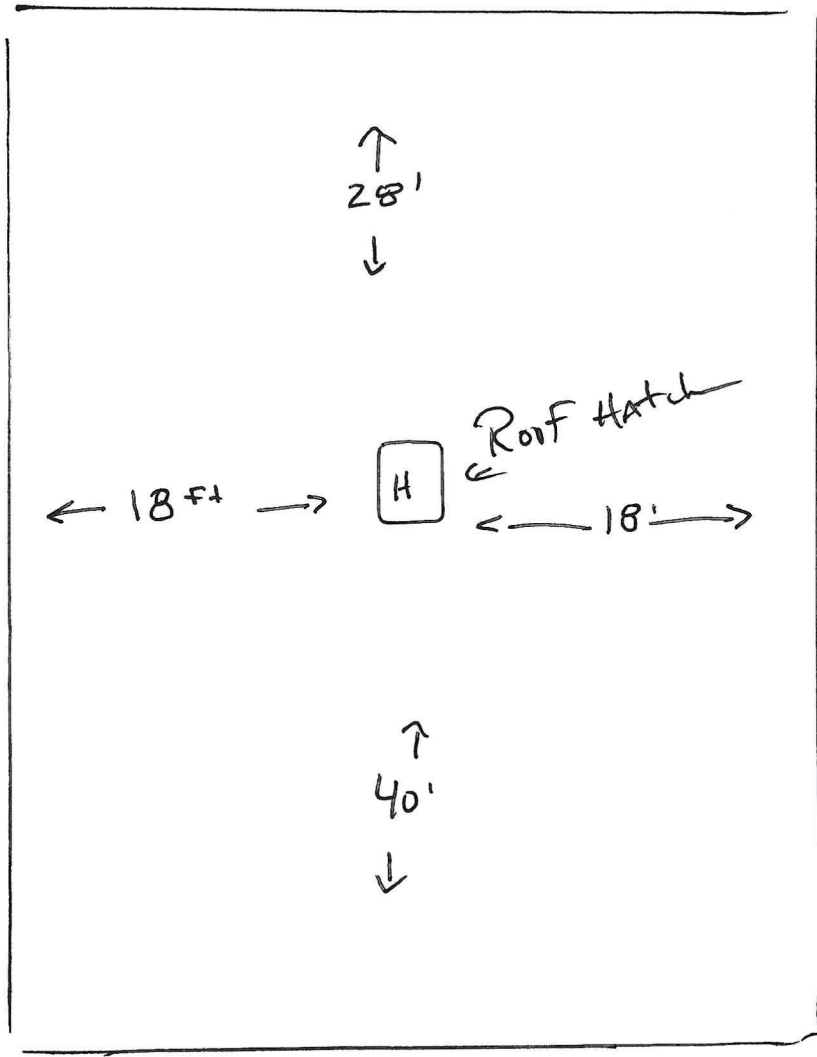
**COLONIAL VILLAGE II, A CONDOMINIUM
ARLINGTON, VIRGINIA 22201**

* 1758 RHODES ST North — ROOF PLAN

* Roof Hatch Install — AT Existing Hall Skylight

— 40' —

VUSBC 2018



HALRB APPROVED

COA ISSUED ON April 17, 2024

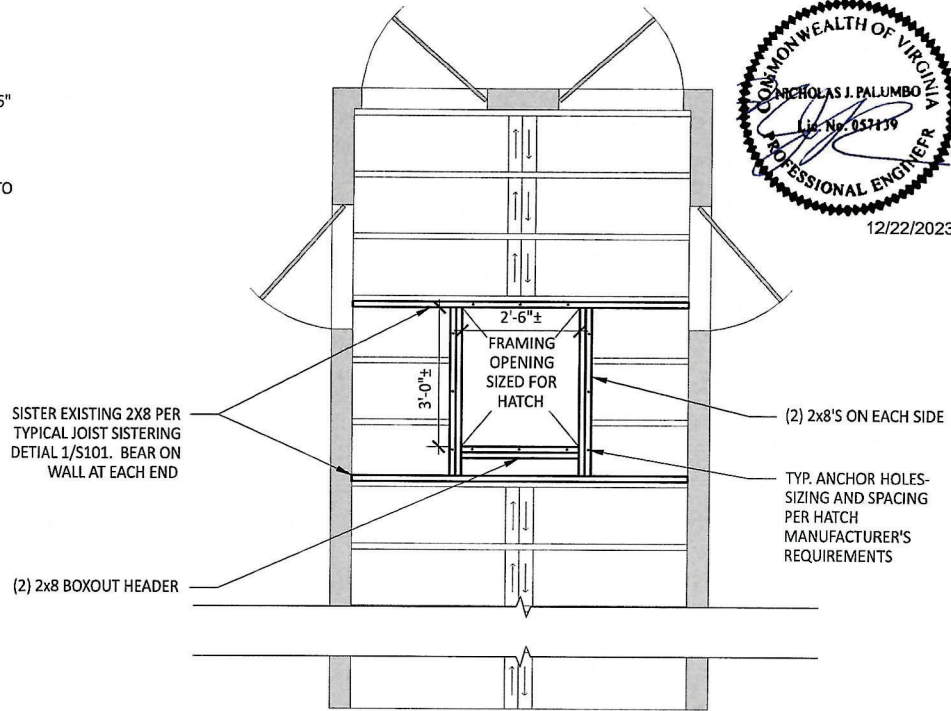
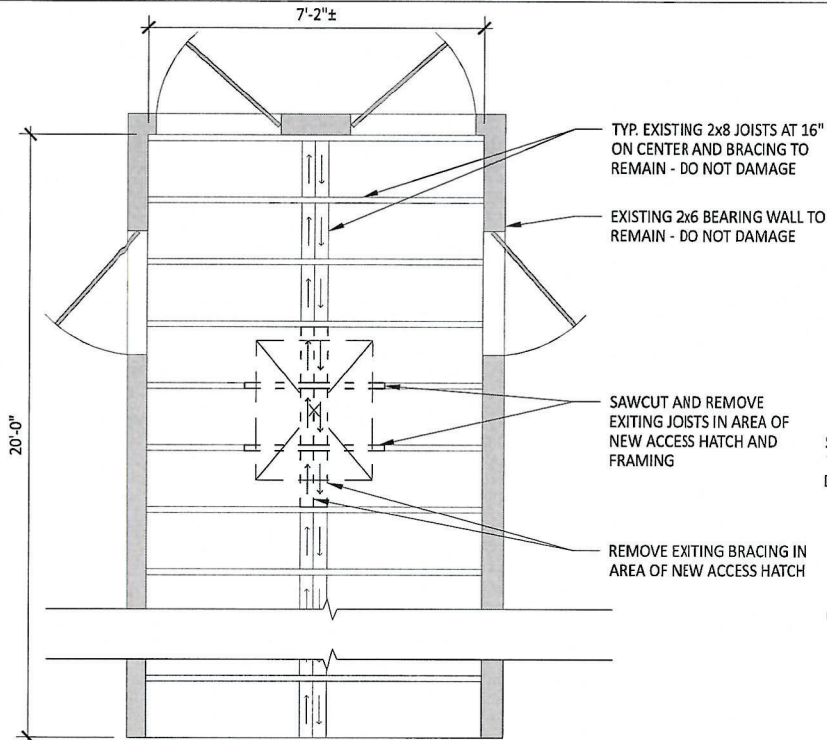
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VUSBC 2018



12/22/2023

S100



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S100 SCALE: 3/8" = 1'-0"

2 FRAMING PLAN
S100 SCALE: 3/8" = 1'-0"

HALRB APPROVED

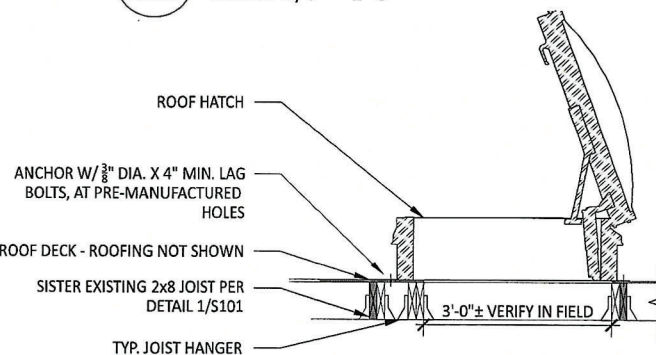
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FRAMING PLAN
COLONIAL VILLAGE II
ROOF HATCH FRAMING PLAN
20230630



Building Envelope Consultants and Scientists, L.L.C.

DRAWN: AKMH

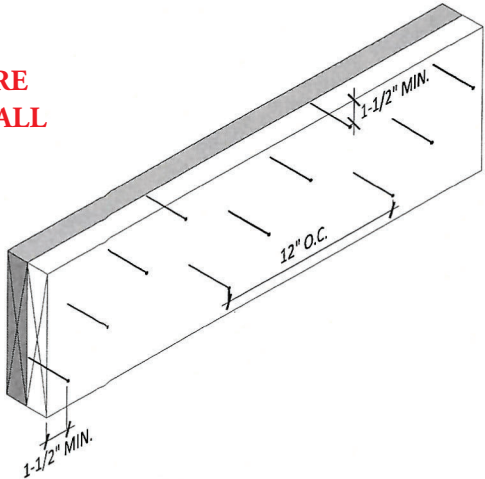
DESIGNED: NP

DATE: 12-14-2024

HALRB APPROVED

COA ISSUED ON April 17, 2024

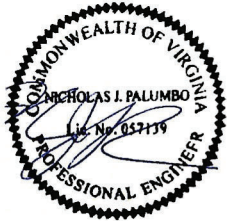
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S101 SCALE: 1-1/2" = 1'-0"



12/22/2023

S101

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COLONIAL VILLAGE II
ROOF HATCH FRAMING PLAN
20230630

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