

BAR CASE# _____
(OFFICE USE ONLY)

ADDRESS OF PROJECT: 1010 ORONOCO ST, ALEXANDRIA, VA

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

TAX MAP AND PARCEL: 064.01-05-05 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: Suzanne Simpson

Address: 1010 Oronoco St

City: Alexandria State: VA Zip: 22314

Phone: [REDACTED] E-mail: [REDACTED]

Authorized Agent *(if applicable)*: ☐ Attorney ☒ Architect ☐ _____

Name: Peter VanderPoel, AIA Phone: [REDACTED]

E-mail: [REDACTED]

Legal Property Owner:

Name: Suzanne Simpson

Address: 1010 ORONOCO ST

City: ALEXANDRIA State: VA Zip: 22314

Phone: [REDACTED] E-mail: [REDACTED]

BAR CASE# _____

(OFFICE USE ONLY)

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).*

PROPOSED: LEVEL 3 ALTERATION AND ADDITION

FIRST FLOOR FIRST FLOOR DEMOLITION OF THE KITCHEN AREA, ADDITION OF A POWDER ROOM, AND EXTENSION OF THE EXISTING SPACE TO CREATE A MASTER BEDROOM AND PORCH.

SECOND FLOOR SECOND FLOOR ADD A SECOND STAIRWAY TO PROVIDE ACCESS TO THE THIRD FLOOR. ADD A BATHROOM AND A MASTER BEDROOM.

THIRD FLOOR THIRD FLOOR CONSTRUCTION OF A NEW THIRD FLOOR INCLUDING A FAMILY ROOM, MECHANICAL ROOM, AND STORAGE AREA.

SUBMITTAL REQUIREMENTS:

- ☐ Check this box if there is a homeowner's association for this property. If so, you must attach a copy of the letter approving the project.

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

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

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

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

BAR CASE# _____

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

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

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

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

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

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

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

- ☒ I understand that after reviewing the proposed alterations, BAR staff will invoice the appropriate filing fee in APEX. The application will not be processed until the fee is paid online.
- ☒ I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- ☒ I, the applicant, or an authorized representative will be present at the public hearing.
- ☒ I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and revised materials.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the project, and written descriptive information are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The undersigned also hereby authorizes the City staff and members of the BAR to inspect this site as necessary in the course of research and evaluating the application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:Signature: Peter VanderPoelPrinted Name: Peter VanderPoel, AIADate: 5 May 26

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Suzanne Simpson	1010 ORONOCO ST, ALEXANDRIA, VA	%100
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 1010 Oronoco St (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Suzanne Simpson	1010 Oronoco St	100%
2.		
3.		

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

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

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

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

19 May 26
Date

Peter VanderPoel, AIA
Printed Name


Signature

[illegible][illegible][illegible]

REFLECTED CEILING PLAN LAYOUT	
	ISOLATED CEILING ABOVE
	SPRINKLER
	CEILING SUPPLY
	WALL SUPPLY
	RETURN
	LINEAR DIFFUSER
	WALL VANE DOWNLIGHT
	RECESSED CAN
	PENDANT LIGHT FIXTURE
	UNDER COUNTER LIGHT FIXTURE
	WALL MOUNT FIXTURE
	INSET WALL MOUNTED
	SURFACE MOUNTED FIXTURE
	EXHAUST FAN
	CEILING FAN / LIGHT
	DUPLEX OUTLET
	GAS/ELEC OUTLET
	SWITCHED LEG OUTLET
	SINGLE POLE SWITCH
	3-WAY SWITCH
	MOTION SENSOR SWITCH
	MOTION SENSOR 3-WAY LIGHT
	SPEAKER
	CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR
	TELEPHONE
	VOICE / DATA

[illegible]

MATERIALS LEGEND

■ ISOLATED CEILING ABOVE	▨ ENATH
⊗ SPROKLER	▨ BRICKEL
⊗ CEILING SUPPLY	▨ CONCRETE
⊗ WALL SUPPLY	▨ CMU / ACM / GCMU
⊗ RETURN	▨ COMMON / FACE BRICK
○ LINEAR DIFFUSER	▨ CUT STONE
○ WALL WASH DOWNLIGHT	▨ CAST STONE
⊗ RECESSED CAN	▨ TERRAZZO
○ PENDANT LIGHT FIXTURE	▨ STEEL (LARGE SCALE)
⊗ UNDER COASTER LIGHT FIXTURE	▨ ALUMINUM (LARGE SCALE)
○ WALL MOUNT FIXTURE	▨ BRASS / BRONZE (LARGE SCALE)
⊗ DIRECT WALL MOUNTED LIGHT FIXTURE	▨ FINISH LUMBER
○ SURFACE MOUNTED FIXTURE	▨ CONTINUOUS WOOD FREAMING OR BLOCING
⊗ EXHAUST FAN	▨ DISCONTINUOUS WOOD BLOCING OR SHIMS
⊗ CEILING FAN / LIGHT	▨ PLYWOOD
⊗ DUPLEX OUTLET	▨ SEAMWOOD / BATT / LOOSE INSULATION / RAFTING
⊗ GUANPLED OUTLET	▨ ROOF INSULATION
⊗ SWITCHED LEG OUTLET	▨ GLASS (LARGE SCALE)
⊗ SINGLE POLE SWITCH	▨ CERAMIC / QUARRY TILE
⊗ 3-WAY SWITCH	▨ CARPET
⊗ MOTION SENSOR SWITCH	▨ ACOUSTICAL TILE OR CEILING PANEL
⊗ MOTION SENSOR YARD LIGHT	▨ SEALANT & BACKER ROD
⊗ SPROKLER	▨ SAND / MORTAR / GROUT / GYPSUM BOARDY STUCCO
⊗ CARBON MONOXIDE DETECTOR	
⊗ SMOKE DETECTOR	
⊗ TELEPHONE	
⊗ VOICE / DATA	

ZONE R

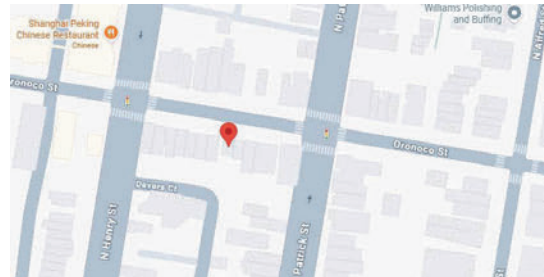
USE SEMIDETACHED HOUSE
PROPOSED LEVEL 3 ALTERATION AND ADDITION

- DEMOLITION OF THE KITCHEN AREA, ADDITION OF A POWDER ROOM, AND EXTENSION OF THE EXISTING SPACE TO CREATE A MASTER BEDROOM AND PORCH.

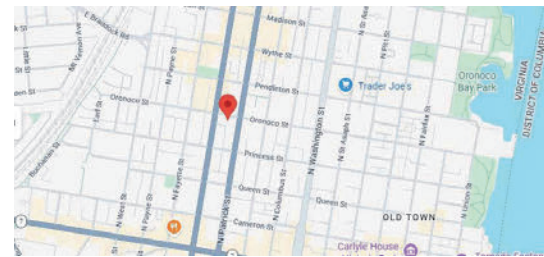
- ADD A SECOND STAIRWAY TO PROVIDE ACCESS TO THE THIRD FLOOR
- ADD A BATHROOM AND A MASTER BEDROOM

- CONSTRUCTION OF A NEW THIRD FLOOR INCLUDING A FAMILY ROOM, MECHANICAL ROOM, AND STORAGE AREA.

SYMBOLS LEGEND

[illegible]

VICINITY MAP



LOCATION MAP

SHEET INDEX

ARCHITECTURE			
OL.Architecture	ARCHITECTURE	A000	COVER SHEET
OL.Architecture	ARCHITECTURE	A001	LOT COVERAGE / PLAT
OL.Architecture	ARCHITECTURE	A01	FIRST AND SECOND FLOOR DEMO
OL.Architecture	ARCHITECTURE	A021	FIRST, SECOND AND THRD FLOOR PROPOSED
OL.Architecture	ARCHITECTURE	A03	REFLECTED CEILING
OL.Architecture	ARCHITECTURE	A04	EXISTING BUILDING ELEVATIONS
OL.Architecture	ARCHITECTURE	A042	PROPOSED BUILDING ELEVATIONS
OL.Architecture	ARCHITECTURE	A043	BUILDING SECTIONS
OL.Architecture	ARCHITECTURE	A044	WALL SECTIONS WALL ASSEMBLES
OL.Architecture	ARCHITECTURE	A05	INTERIOR ELEVATIONS



VanderPoel Architecture
2713 N. Royal St. Arlington, Virginia 22209
peter@vanderpoel.com 703.726.3126

Addition and alteration
to
SIMPSON

1010 ORONOCO ST,
ALEXANDRIA, VA

Seal

REV	DATE	DESCRIPTION

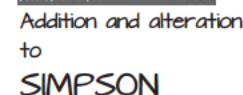
Drawing Title

COVER SHEET

Project number	VA2548
Date	22 JULY 2026

A000

11x7 Sheets are 1/2 Size



Seal



E

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

Digitally signed by Peter VanderPool
Date: 2021.04.30 11:41:23 -0400

Drawing Title

LOT COVERAGE /
PLAT

Project number VA2548

Date 22 JULY 2026

A00

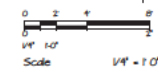
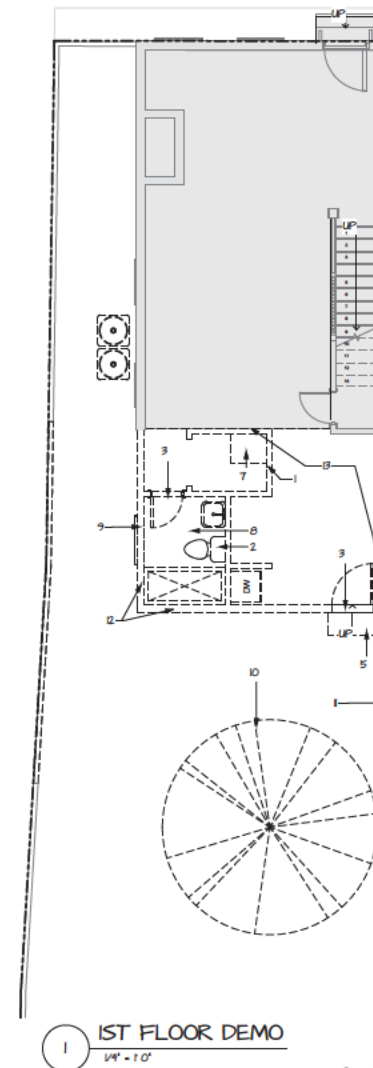
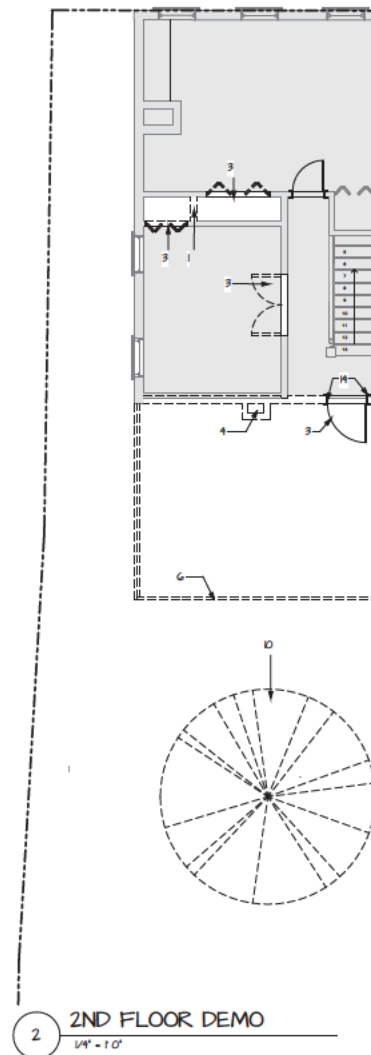
11x17 Sheets are 1/2 Size

└

EXISTING TO REMAIN
DEMOLITION

DEMOLITION DRAWING NOTES:

1. DEMO INT FRAME WALL AS SHOWN
2. REMOVE TOILET, BATHTUB, SINK, AND RELATED PLUMBING FIXTURES.
3. DEMO ALL DOORS, INCLUDING THE CLOSET DOOR, AS INDICATED.
4. DEMOLISH CHIMNEY.
5. DEMO STEPS
6. REMOVE THE RAILINGS.
7. REMOVE ALL MECHANICAL SYSTEMS FROM THE FIRST FLOOR AND RELOCATE THEM TO THE THIRD FLOOR AS SHOWN IN THE THIRD FLOOR PLANS.
8. REMOVE ALL EXISTING BATHROOM TILES.
9. DEMOLISH WINDOW AND ALL ASSOCIATED FRAMING.
10. REMOVE EXISTING TREE, INCLUDING STUMP AND SURFACE ROOTS, AS REQUIRED.
11. DEMOLISH EXISTING FENCE TO THE EXTENT SHOWN.
12. DEMO CONC BLK EXT WALL.
13. DEMO CONC SLAB ON GRADE.
14. DEMO FRAME BRG WALL.



Addition and alteration
to
SIMPSON

1010 ORONOCO ST,
ALEXANDRIA, VA
Seal

REV	DATE	DESCRIPTION

Drawing Title
**FIRST AND SECOND
FLOOR - DEMO**

Project number VA2548
Date 22 JULY 2026

A011

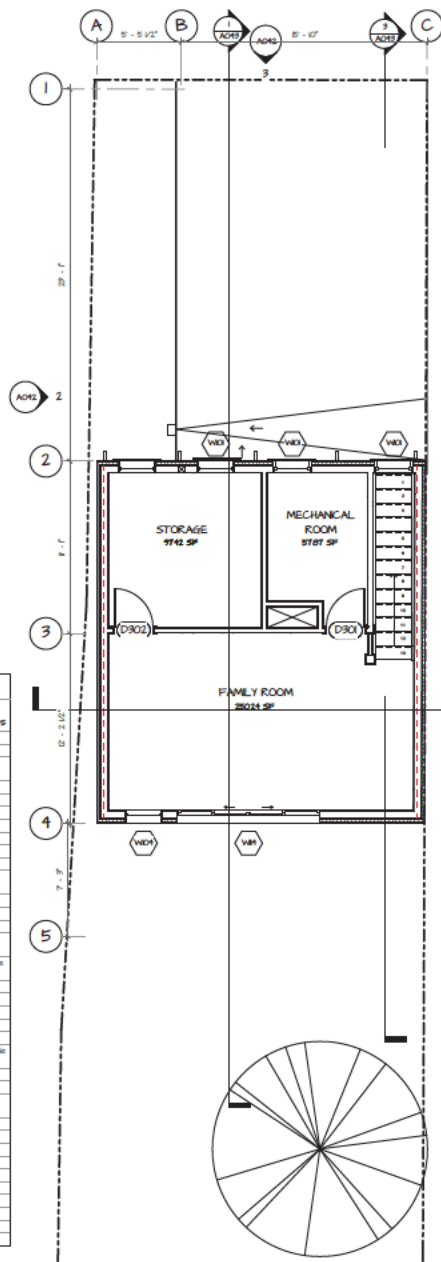
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7/22/2026 09:17 AM

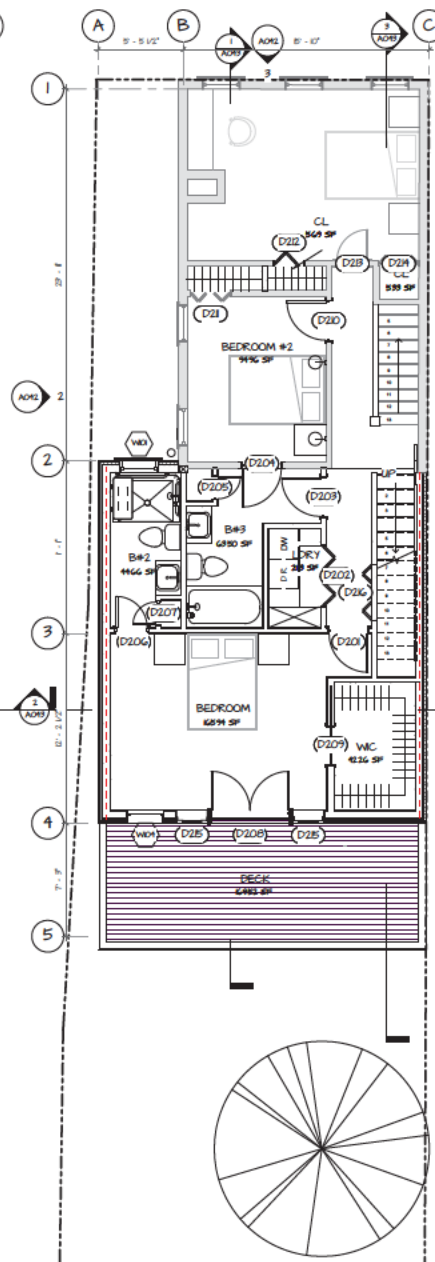
DOOR SCHEDULE					
Mark	Width	Height	DOOR U FACTOR	DOOR SHGC	Count
D006	5' - 0"	6' - 8"	0.92	0.4	1
D08	2' - 0"	6' - 8"	0.92	0.4	2
D008	5' - 0"	6' - 8"	0.92	0.4	1
D025	2' - 0"	6' - 8"	0.92	0.4	2
Grand total 6					

INT DOOR SCHEDULE			
Mark	Width	Height	Location
D01	2'-6"	6'-8"	Bedroom
D02	2'-0"	6'-8"	Bathroom
D03	2'-6"	6'-8"	Family
D04	2'-6"	6'-8"	Bedroom
D05	2'-6"	6'-8"	ME
D06	2'-6"	6'-8"	Bedroom
D07	4'-0"	6'-8"	Laundry Room
D08	2'-6"	6'-8"	Bathroom
D09	2'-6"	6'-8"	
D10	2'-0"	6'-8"	Hall Closet
D11	2'-0"	6'-8"	Hall Closet
D12	2'-6"	6'-8"	ME
D13	2'-6"	6'-8"	Bedroom
D14	2'-0"	6'-8"	CL
D15	2'-6"	6'-8"	Hall Closet
D16	2'-6"	6'-8"	ME
D17	2'-6"	6'-8"	Storage

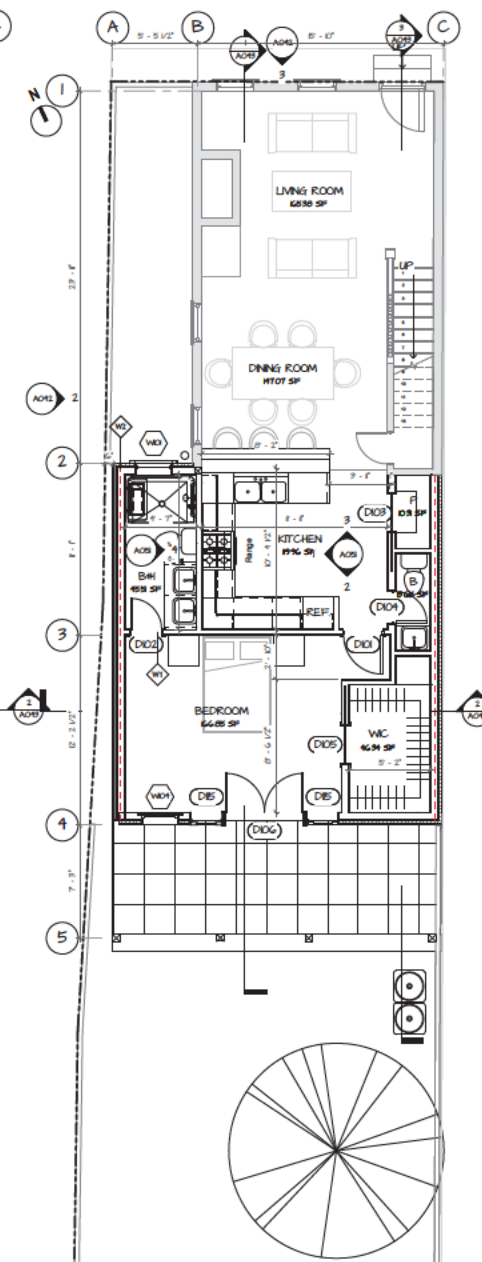
FINISH SCHEDULE					
Name	Area	Floor Finish	Ceiling Finish	Wall Finish	Comments
B	842 SP	C.T.	P.F.	T.L.	Bathroom
B#1	Not Enclosed	C.T.	P.F.	T.L.	Bathroom
B#1	855 SP				
B#2	Not Placed	C.T.	P.F.	T.L.	Bathroom
B#2	874-8 SP				
B#9	640 SP				
BATHROOM	Not Placed	C.T.	P.F.	T.L.	
BEDROOM	66-05 SP	H.W.	P.F.	P.F.	
BEDROOM	62-14 SP	H.W.	P.F.	P.F.	
BEDROOM #1	Not Enclosed	H.W.	P.F.	P.F.	
BEDROOM #2	94-36 SP	H.W.	P.F.	P.F.	
CL	5-64 SP	H.W.	P.F.	P.F.	
CL	5-38 SP	H.W.	P.F.	P.F.	
CL	Not Enclosed	H.W.	P.F.	P.F.	
CECK	Not Placed	Exterior cladding	Exterior paint	Exterior paint	Weather-note 4
CECK	Not Placed				
CECK	6452 SP				
DINING ROOM	87-07 CT SP	H.W.	P.F.	P.F.	
FAMILY ROOM	87-04 SP	H.W.	P.F.	P.F.	
KITCHEN	87-36 SP	H.W.	P.F.	P.F.	Backsplash, tile optional
LDRY	2-23 SP	H.W.	P.F.	P.F.	
LIVING ROOM	62-35 SP	H.W.	P.F.	P.F.	
MECANICAL	57-07 SP	Concrete			
P	0-8 SP	H.W.	P.F.	P.F.	Pantry
PORCH	Not Placed				
Room	Not Placed				
Room	Not Placed				
Room	Not Placed				
STORAGE	Not Placed	V.C.T.	P.F.	P.F.	
STORAGE	97-62 SP	V.C.T.	P.F.	P.F.	
W.C.	16-24 SP	H.W.	P.F.	P.F.	
W.C.	62-24 SP	H.W.	P.F.	P.F.	
Grand total 33					



3 3rd FLOOR PROPOSED
1/4" = 1' 0"



2 2ND FLOOR PROPOSED
V4' = 10'



1 IST FLOOR PROPOSED
1/4" = 1'0"



Addition and alteration to SIMPSON

1010 ORONOCO ST,
ALEXANDRIA, VA

Seal

[illegible]

Drawing Title

FIRST, SECOND AND
THIRD FLOOR -
PROPOSED

Project number VA2548

Date 22 JULY 2026

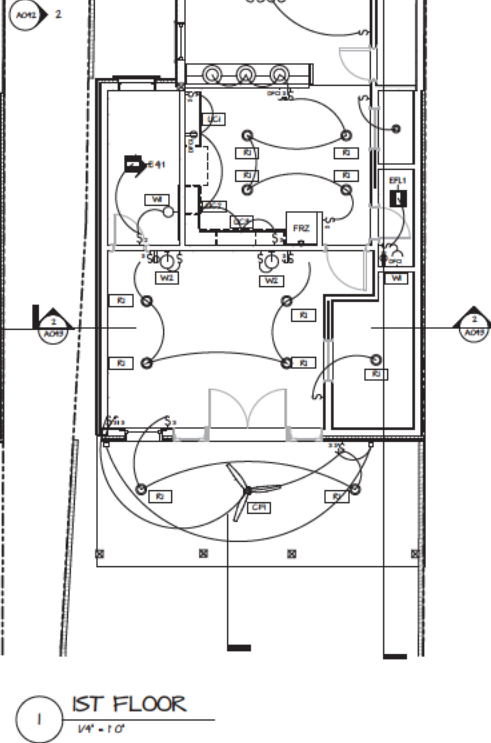
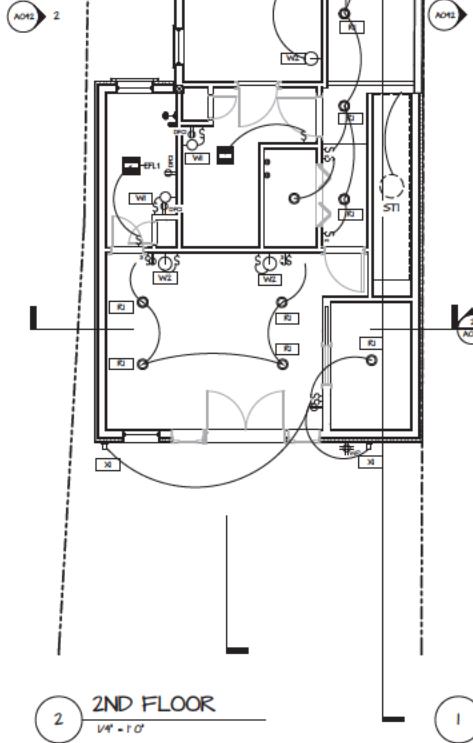
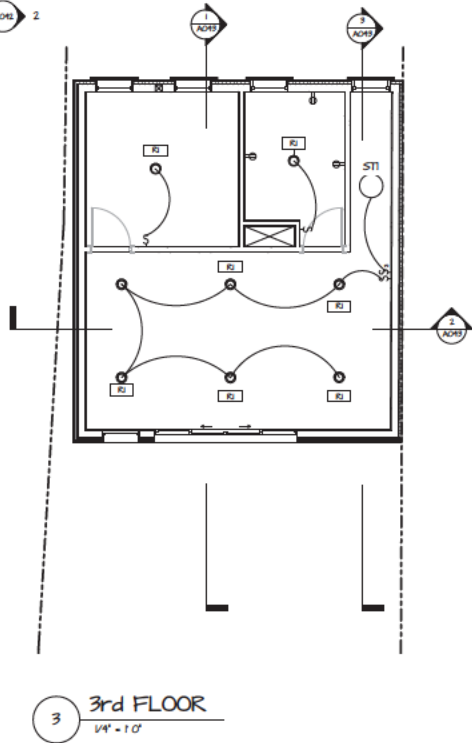
A021

11x17 Sheets are 1/2 Size

Abstract

LIGHT FIXTURE SYMBOLS	
	RECESSED CAN LIGHT
	RECESSED CAN LIGHT (WET RATED)
	PENDANT LIGHT
	SURFACE MOUNTED LIGHT
	WALL MOUNTED LIGHT
	MOTION SENSOR WALL MOUNTED LIGHT
	FAN / LIGHT
	TRACK LIGHT
	LED STRIP LIGHT

ELECTRICAL SYMBOLS	
	SINGLE POLE SWITCH
	DOUBLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	WATER PROOF SWITCH
	SMOKE DETECTOR
	EXHAUST FAN
	CARBON MONOXIDE DETECTOR
	SINK DISPOSAL
	DUPLEX OUTLET
	QUADRUPEX OUTLET
	WATER PROOF DUPLEX OUTLET
	SWITCHED LEG DUPLEX OUTLET
	GROUND FAULT INTERRUPTER (GFI) DUPLEX OUTLET
	FLOOR DUPLEX OUTLET
	FLOOR QUADRUPEX OUTLET
	GROUND FAULT INTERRUPTER (GFI) FLOOR DUPLEX OUTLET
	SPECIAL PURPOSE OUTLET
	DW DISH WASHER
	O OVEN
	R ELECTRIC RANGE
	WH WATER HEATER
	RF REFRIGERATOR
	H HVAC SYSTEMS



Addition and alteration
to
SIMPSON

1010 ORONOCO ST,
ALEXANDRIA, VA

Seal

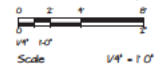
REV	MARK	DATE	DESCRIPTION

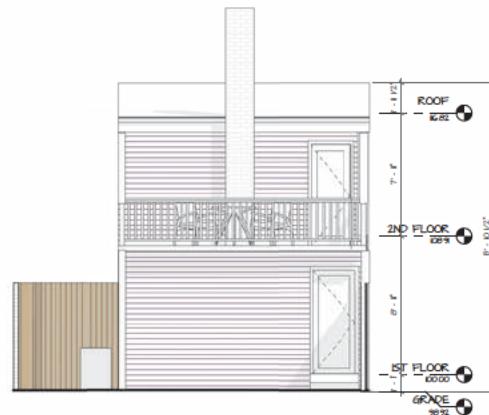
Drawing Title
REFLECTED CEILING

Project number VA2548
Date 22 JULY 2026

A031

1x17 Sheets are 1/2 Size





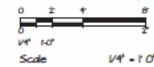
2 BACK ELEVATION
1/4" = 1'0"



1 FRONT ELEVATION
1/4" = 1'0"



3 RIGHT ELEVATION
1/4" = 1'0"



VanderPoel Architecture
1913 G. Bryan St. Arlington, Virginia 22201
peter@vanderpoel.com 703-735-4224

Addition and alteration
to
SIMPSON

1010 ORONOCO ST,
ALEXANDRIA, VA

Seal

REV	MARK	DATE	DESCRIPTION

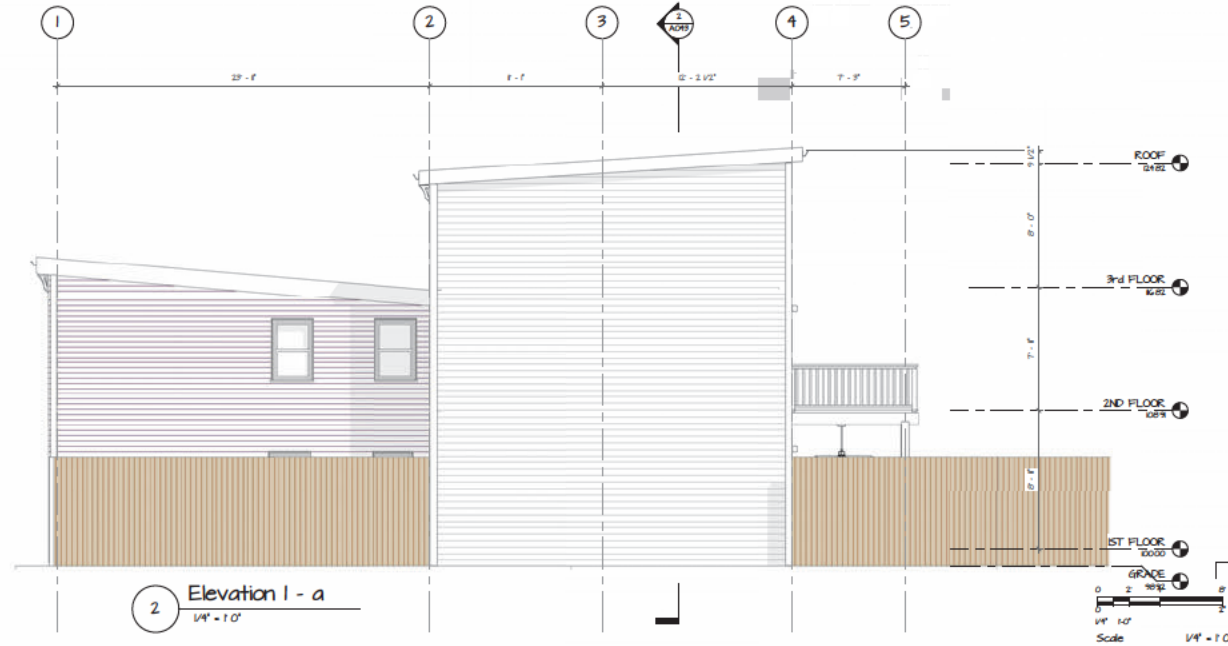
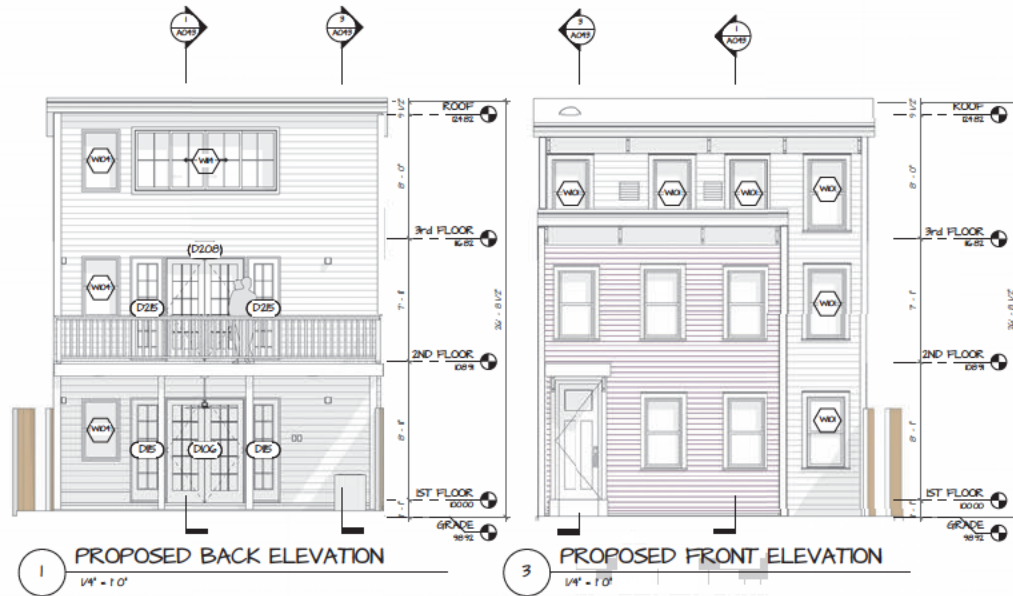
Drawing Title
**EXISTING BUILDING
ELEVATIONS**

Project number VA2548

Date 22 JULY 2026

A041

1x17 Sheets are 1/2 Size



VanderPoel Architecture
1913 G. Bryan St. Arlington, Virginia 22201
peter@vanderpoel.com 703-735-4224

Addition and alteration
to
SIMPSON

1010 ORONOCO ST,
ALEXANDRIA, VA

Seal

REV	MARK	DATE	DESCRIPTION

Drawing Title

PROPOSED BUILDING
ELEVATIONS

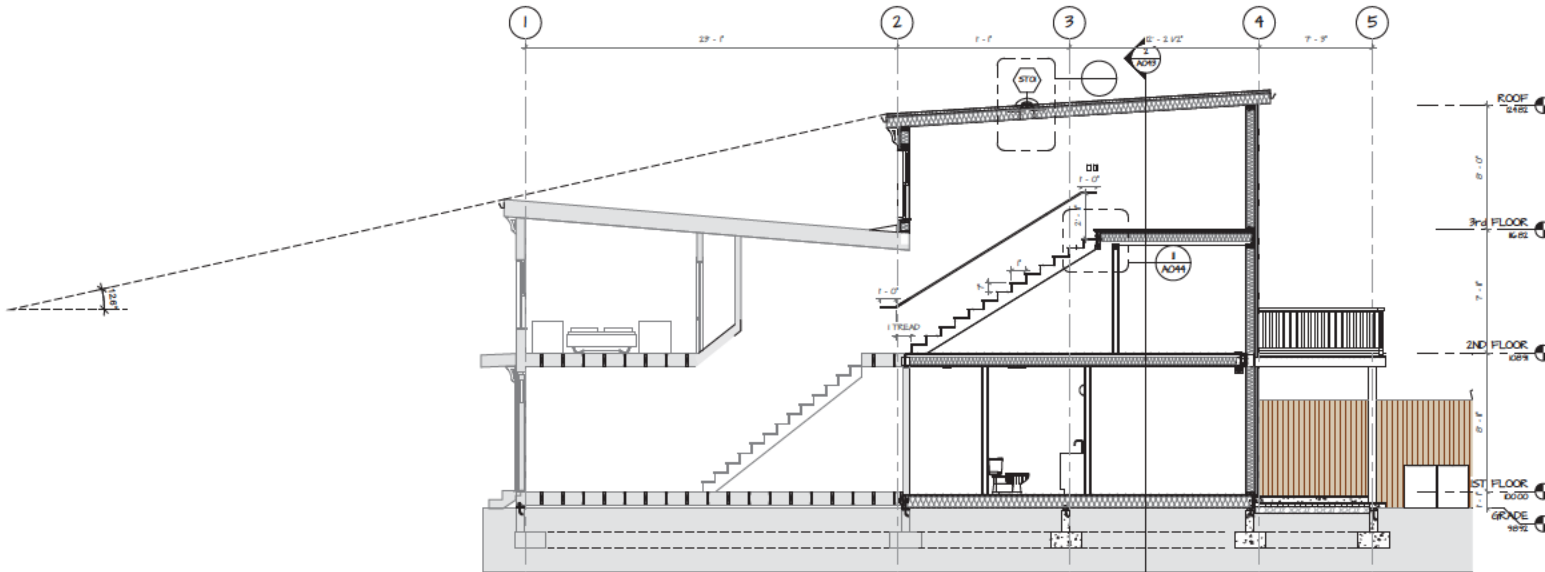
Project number VA2548

Date 22 JULY 2026

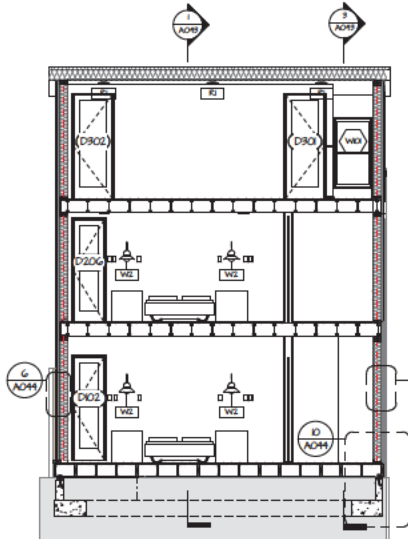
A042

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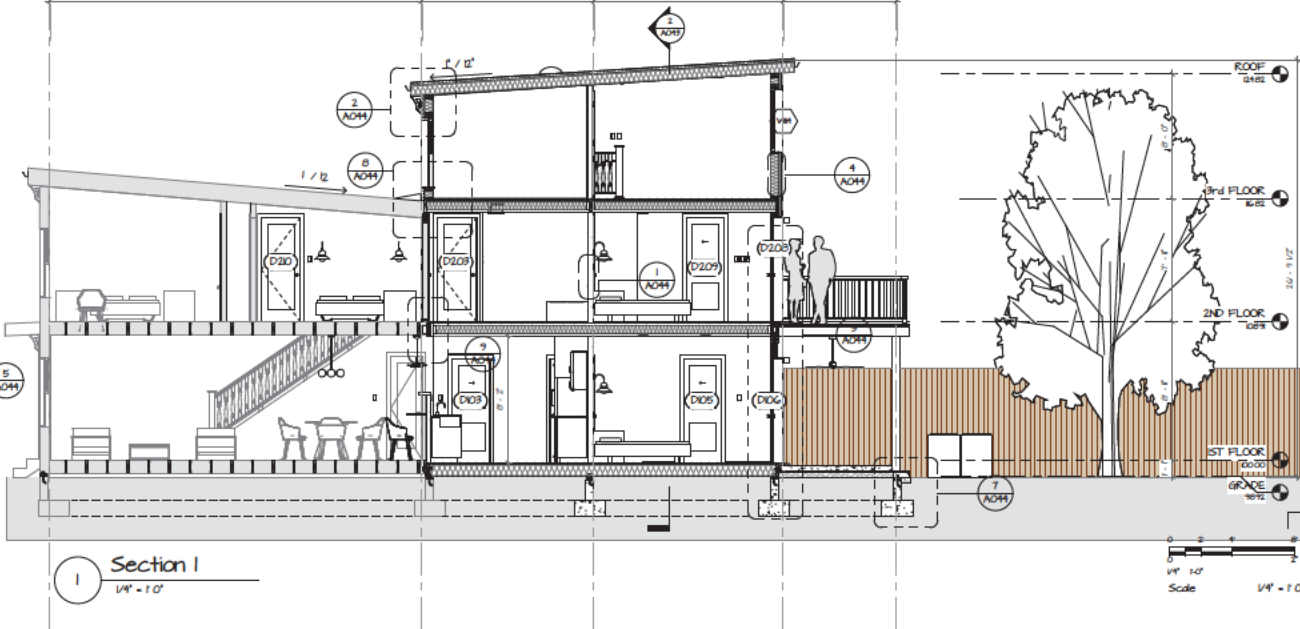
└



Section 3
1/4" = 1' 0"



Section 2
1/4" = 1' 0"



Section 1
1/4" = 1' 0"



VanderPoel Architecture
1723 S. Bryn Mawr Blvd., Arlington, Virginia 22204
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vanderpoelarch.com

Addition and alteration
to
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1010 ORONOCO ST,
ALEXANDRIA, VA

Seal

REV	MARK	DATE	DESCRIPTION

Drawing Title
BUILDING SECTIONS

Project number VA2548
Date 22 JULY 2026

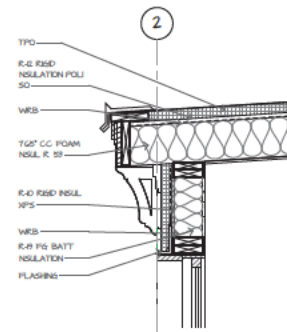
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1x17 Sheets are 1/2 Size

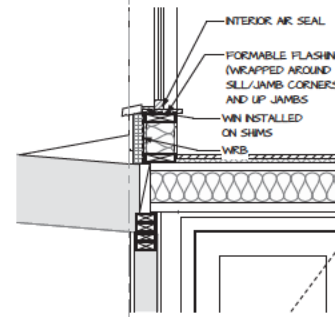
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Scale

7/22/2026 04:12 PM

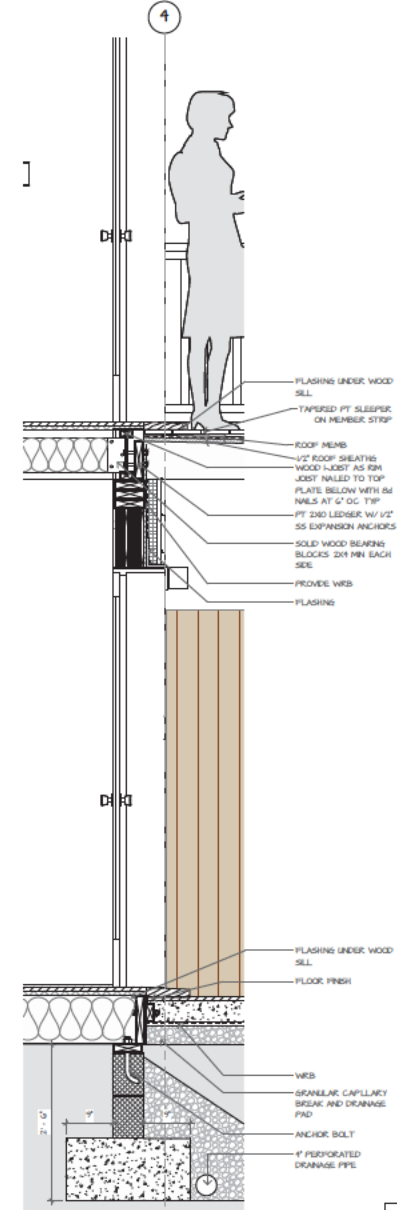
INSULATION SCHEDULE			
LOCATION	R-VALUE	TYPE	NOTES
EXST MAS WALL	B	BATT	
NEW EXT FRAME WALL	1940 ci	BATT / RIGD	2" RIGD NSUL+FG BATT NSUL
ROOF	60	BATT / RIGD	2" RIGD NSUL+ CC NSUL
SLAB	10 ci		2" RIGD NSUL



2 Section 1 - Callout 2
t = 1'0"



8 Section 1 - Callout 4
t = 1'0"



3 Section 1 - Callout 3
t = 1'0"

0 2 4 8
1/4" 1'0"
Scale As Indicated



Addition and alteration to
SIMPSON

1010 ORONOCO ST,
ALEXANDRIA, VA

Seal

REV	DATE	DESCRIPTION

Drawing Title

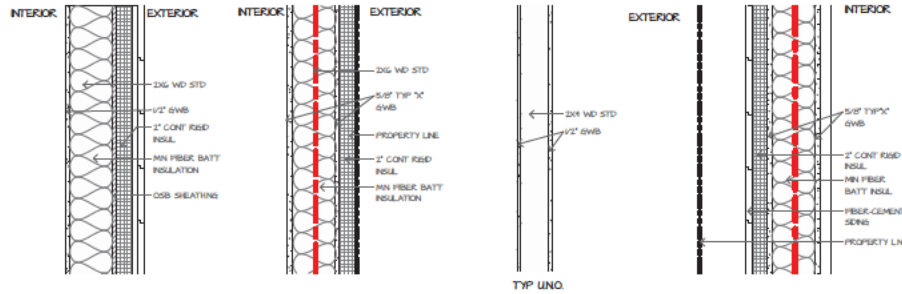
**WALL
SECTIONS-WALL
ASSEMBLIES**

Project number VA2548

Date 22 JULY 2026

A044

1x17 Sheets are 1/2 Size



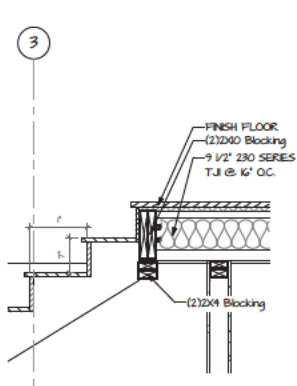
TYP UNO

4 W2
1 1/2' - 1'0"

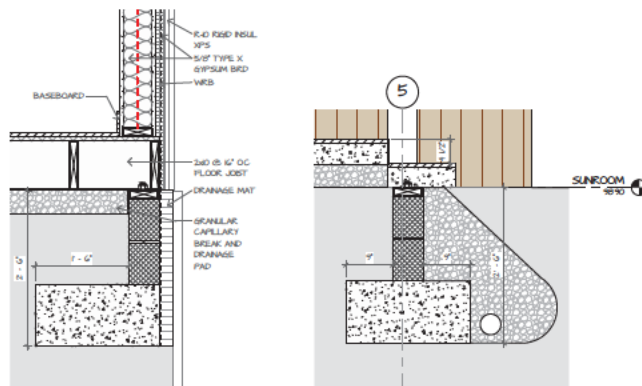
5 FRWI
1 1/2' - 1'0"

1 WI
1 1/2' - 1'0"

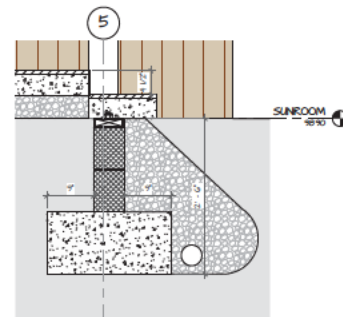
6 FRWH
1 1/2' - 1'0"



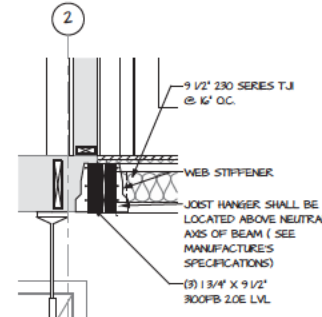
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t = 1'0"



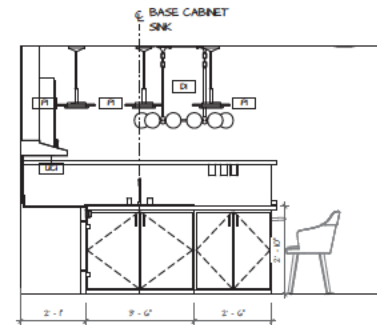
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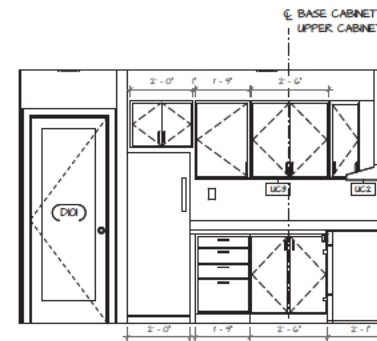
7 Section 1 - Callout 1
t = 1'0"



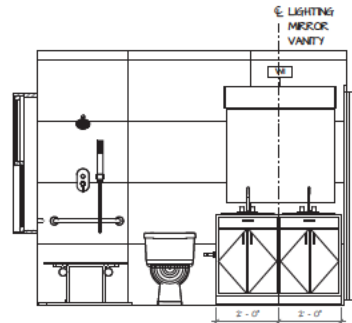
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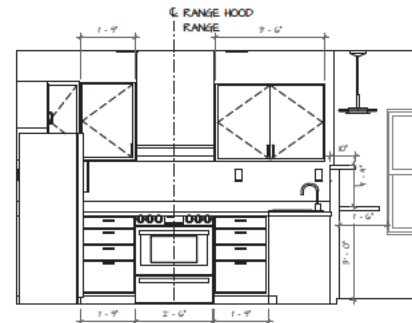
3 KITCHEN INT ELEVATION 03
1/2" = 1'-0"



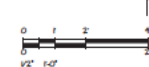
2 KITCHEN INT ELEVATION 02
1/2" = 1'-0"



4 BATHROOM INT ELEVATION
1/2" = 1'-0"



1 KITCHEN INT ELEVATION 01
1/2" = 1'-0"



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1010 ORONOCO ST,
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REV	MARK	DATE	DESCRIPTION

Drawing Title
**INTERIOR
ELEVATIONS**

Project number VA2548
Date 22 JULY 2026

A051

1x17 Sheets are 1/2 Size



**Addition and alteration
to
SIMPSON**

1010 ORONOCO ST,
ALEXANDRIA, VA
Seal

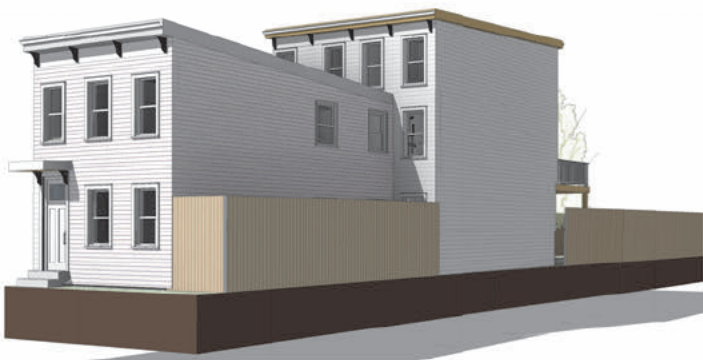
REV	DATE	DESCRIPTION

Drawing Title
EXTERIOR VIEWS

Project number VA2548
Date 22 JULY 2026

A071

11x17 Sheets are 1/2 Size



3 Exterior_Front-Right_01

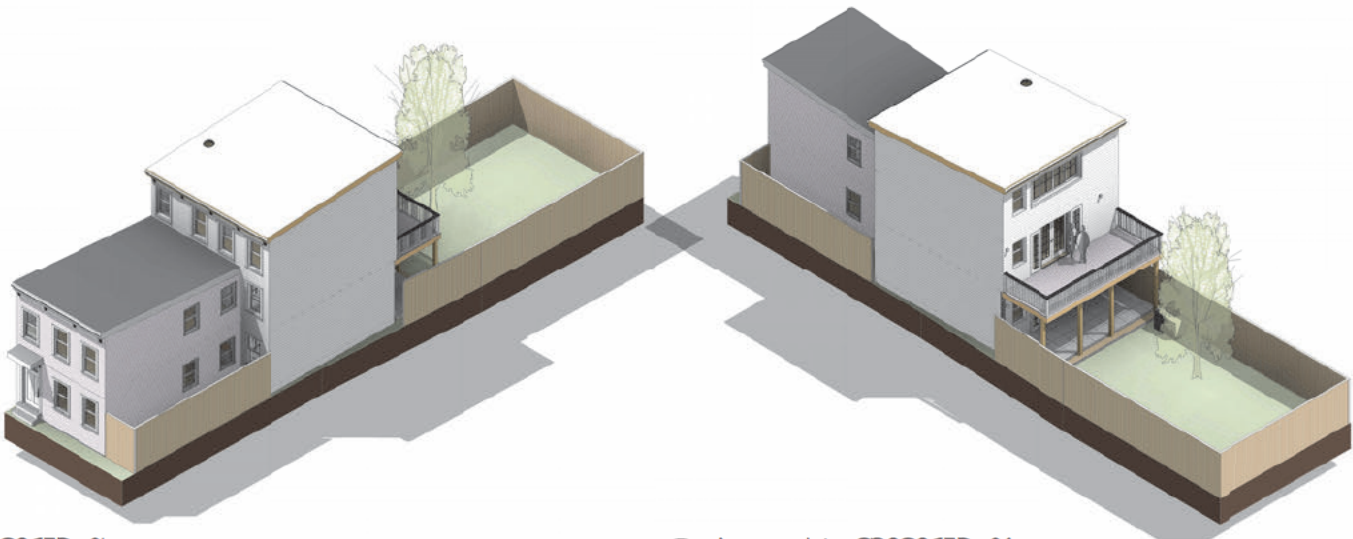


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Addition and alteration
 to
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1010 ORONOCO ST,
 ALEXANDRIA, VA

Seal



1 Axonometric_PROPOSED_01

2 Axonometric_PROPOSED_04

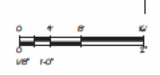
REV	DATE	DESCRIPTION

Drawing Title
EXTERIOR VIEWS

Project number VA2548
 Date 22 JULY 2026

A072

1x17 Sheets are 1/2 Size















BAR - MATERIAL WINDOW & DOOR SPECIFICATIONS

1010 ORONOCO ST, ALEXANDRIA, VA

DIVISION 6 - WOOD & PLASTICS

06170 - WOOD-POLYMER DECKING (TREX)

Provide composite decking where shown on drawings, as specified herein, and as required for a complete and proper installation.

A. Manufacturer: Trex Select Composite Decking; or similar in quality and properties.

B. Deck Boards:

- 5/4" grooved-edge board, fabricated from 5/4" x 6" decking.
- Installed with long dimension running in direction of slope.
- Slope decking surface 1/8" per foot for drainage.

C. Color:

- Light Brown, factory finish.

D. Fascia:

- 1" x 12" Trex Select fascia board, matching decking texture and color.

DIVISION 7 - THERMAL & MOISTURE PROTECTION

07461 - FIBER CEMENT SIDING (GERMAN PROFILE)

Provide horizontal fiber cement siding in German profile where shown on drawings, as specified herein, and as required for a complete and proper installation.

A. **Manufacturer:** James Hardie Building Products, Inc., or similar in quality and properties.

B. **Materials:**

- Portland cement, ground sand, cellulose fiber, selected additives, and water.
- Thickness: 5/16".
- Exposure: 6" typical.
- Texture: Smooth / German-profile overlap.

C. **Color:**

- Pink, factory finish or field-painted to match approved sample.

D. **Trim:**

- 5/4" x 3 1/2" Hardie trim, smooth texture, white.
- 5/4" x 5/4" interior corner trim, smooth texture, white.

DIVISION 8 - DOORS & WINDOWS

08600 - WOOD WINDOWS (MARVIN)

Provide wood windows where shown on drawings, as specified herein, and as required for a complete and proper installation.

A. **Marvin Ultimate Double Hung Window**

- **Size:** 28 1/4" x 45.5".
- **Frame:** Factory-treated primed pine; 1 1/16" frame thickness.
- **Sash:** Primed pine; 1 5/8" sash thickness.

- Glazing: Dual-pane insulating glass, Low-E coating.
- Operation: Tilt-wash double hung.
- Finish: Factory-applied white paint.
- Muntins: Provide Authentic Divided Lites (ADL) where indicated.

B. Marvin Ultimate Glider - 4-Panel Sliding Window

- Size: 110" x 48".
- Configuration: Four equal sliding panels (XXXX or OXXO as shown).
- Frame: Primed pine interior; extruded aluminum clad exterior.
- Sash: Multi-chamber design; 1 5/8" sash thickness.
- Glazing: Dual-pane insulating glass, Low-E, argon-filled.
- Operation: Stainless steel rollers; multi-point locking hardware.
- Finish: White interior finish; clad exterior finish as approved.

08210 - INTERIOR WOOD DOORS

A. Double Interior Wood Glass Door

Provide interior wood door assembly where shown on drawings.

- Size: 60" x 80".
- Type: Wood stile-and-rail door with glass panels.
- Material: Clear fir or pine, paint-grade.
- Glass: Clear tempered glass.
- Finish: White, factory-primed or field-painted.

B. Sidelight

- Size: 24" x 80".
- Material: Match door species and finish.
- Glass: Clear tempered glass.
- Finish: White.

Section 08 52 13 Ultimate Glider

Part 1 General

1.1 Section Includes

- A. Ultimate Glider Window (and related picture or triple sash units) complete with hardware, glazing, weather strip, insect screen, grilles-between-the-glass, simulated divided lite, jamb extension, and standard or specified anchors, trim and attachments

1.2 Related Sections

- A. Section 01 33 00 – Submittal Procedures; Shop Drawings, Product Data and Samples
- B. Section 01 62 00 – Product Options
- C. Section 01 65 00 – Product Delivery
- D. Section 01 66 00 – Storage and Handling Requirements
- E. Section 01 71 00 – Examination and Preparation
- F. Section 01 73 00 - Execution
- G. Section 01 74 00 – Cleaning and Waste Management
- H. Section 01 76 00 – Protecting Installed Construction
- I. Section 06 22 00 – Millwork: Wood trim other than furnished by window manufacturer
- J. Section 07 92 00 – Joint Sealant: Sill sealant and perimeter caulking
- K. Section 09 90 00 – Painting and Coasting: Paint and stain other than factory-applied finish

1.3 References

- A. American Society for Testing Materials (ASTM):
 - 1. E283: Standard Test method for Rate of Air Leakage through Exterior Windows, Curtain Walls and Doors
 - 2. E330: Standard Test Method for Structural Performance of Exterior Windows, Curtain Walls and Door by Uniform Static Air Pressure Difference
 - 3. E547: Standard Test Method for Water Penetration of Exterior Windows, Curtain Walls and Doors by Cyclic Static Air Pressure Differential
 - 4. E2190: Specification for Sealed Insulated Glass Units
 - 5. C1036: Standard Specification for Flat Glass
 - 6. E2112: Standard Practice for Installation of Exterior Windows, Doors and Skylights

7. E2068: Standard Test Method for Determination of Operating Force of Sliding Windows and Doors
8. F2090: Standard Specification for Window Fall Prevention Devices with Emergency Escape (Egress) Release Mechanisms.

- B. American Architectural Manufacturer's Association/Window and Door Manufacturer's Association (AAMA/WDMA/CSA):
 - 1. AAMA/WDMA/CSA 101/I.S.2/A440-08, NAFS – North American Fenestration Standard/Specification for windows, doors and skylights
 - 2. AAMA/WDMA/CSA 101/I.S.2/A440-11, North American Fenestration Standard/Specification for windows, doors and skylights
- C. WDMA I.S.4: Industry Standard for Water Repellant Preservative Treatment for Millwork
- D. Window and Door Manufacturer's Association (WDMA): 101/I.S.2 WDMA Hallmark Certification Program
- E. Sealed Insulating Glass Manufacturer's Association/Insulating Glass Certification Council (SIGMA/IGCC)
- F. American Architectural Manufacturer's Association (AAMA): 2605: Voluntary Specification for High Performance Organic Coatings on Architectural Extrusions and Panels
- G. National Fenestration Rating Council (NFRC):
 - 1. 101: Procedure for Determining Fenestration Product Thermal Properties
 - 2. 200: Procedure for Determining Solar Heat Gain Coefficients at Normal Incidence

1.4 Submittals

- A. Shop Drawings: Submit shop drawings under provision of CSI MasterFormat Section 01 33 00.
- B. Product Data: Submit product data for certified options under provision of CSI MasterFormat Section 01 33 00. Product performance rating information may be provided via quote, performance rating summary (NFRC Data), or certified performance grade summary (WDMA Hallmark data).
- C. Samples:
 - 1. Submit corner section under provision of CSI MasterFormat Section 01 33 00.
 - 2. Specified performance and design requirements under provisions of CSI MasterFormat Section 01 33 00.

1.5 Quality Assurance

- A. Requirements: consult local code for IBC [International Building Code] and IRC [International Residential Code] adoption year and pertinent revisions for information on:
 - 1. Egress, emergency escape and rescue requirements
 - 2. Basement window requirements

3. Windows fall prevention and/or window opening control device requirements

1.6 Delivery

- A. Comply with provisions of CSI MasterFormat Section 01 65 00
- B. Deliver in original packaging and protect from weather

1.7 Storage and Handling

- A. Prime and seal wood surfaces, including to be concealed by wall construction, if more than thirty (30) days will expire between delivery and installation
- B. Store window units in an upright position in a clean and dry storage area above ground to protect from weather under provision of CSI MasterFormat Section 01 66 00

1.8 Warranty

Complete and current warranty information is available at marvin.com/warranty. The following summary is subject to the terms, conditions, limitations and exclusions set forth in the Marvin Limited Warranty and Products in Coastal Environments Limited Warranty Supplement:

- A. Clear insulating glass with stainless steel spacers is warranted against seal failure caused by manufacturing defects and resulting in visible obstruction through the glass for twenty (20) years from the original date of purchase. Glass is warranted against stress cracks caused by manufacturing defects from ten (10) years from the original date of purchase.
- B. Standard exterior aluminum cladding finish is warranted against manufacturing defects resulting in chalk, fade and loss of adhesion (peel) per the American Architectural Manufacturer's Association (AAMA) Specification 2605-11 Section 8.4 and 8.9 for twenty (20) years from the original date of purchase.
- C. Factory applied interior finish is warranted to be free from finish defects for a period of five (5) years from the original date of purchase.
- D. Hardware and other non-glass components are warranted to be free from manufacturing defects for ten (10) years from the original date of purchase.

Part 2 Products

2.1 Manufactured Units

- A. Description: Factory-assembled Ultimate Glider (operating and stationary) horizontally sliding window manufactured by Marvin, Warroad, Minnesota.

2.2 Frame Description

- A. Interior: Non Finger-Jointed Pine or finger-jointed core with non finger-jointed Pine veneer; optional non finger-jointed Douglas Fir or finger-jointed core with non finger-jointed Douglas Fir veneer; optional non finger-jointed White Oak or finger-jointed with non finger-jointed Oak veneer; non finger-jointed Cherry or finger-jointed core with Cherry veneer; non finger-jointed Mahogany or finger-jointed core with non finger-jointed Mahogany veneer; non finger-jointed Vertical Grain Douglas Fir or finger-jointed with non finger-jointed Vertical Grain Douglas Fir veneer
 - 1. Kiln-dried to moisture content no greater than 12 percent at the time of fabrication
 - 2. Water repellant, preservative treated in accordance with ANSI/WDMA I.S.4.
- B. Frame exterior aluminum clad with 0.050" (1.3mm) thick extruded aluminum
- C. Frame thickness: 1 21/32" (42mm)
- D. Frame depth: The overall frame depth is 5 21/32" (144mm). The depth from the inside of the nailing fin to the inside face of the jamb is 4 9/16" (116mm)

- E. Sill: 1 7/16" (37mm)
- F. Available configurations: CUGL (XO, OX, XX, OXXO), CUGLTS (XOX), CUGLP (O)
 - 1. With an XX operation, there is a beige or white vinyl sash track exposed on exterior sill

2.3 Sash Description

- A. Interior: Non Finger-Jointed Pine or finger-jointed core with non finger-jointed Pine veneer; optional non finger-jointed Douglas Fir or finger-jointed core with non finger-jointed Douglas Fir veneer; optional non finger-jointed White Oak or finger-jointed with non finger-jointed Oak veneer; non finger-jointed Cherry or finger-jointed core with Cherry veneer; non finger-jointed Mahogany or finger-jointed core with non finger-jointed Mahogany veneer; non finger-jointed Vertical Grain Douglas Fir or finger-jointed with non finger-jointed Vertical Grain Douglas Fir veneer
 - 1. Kiln-dried to moisture content no greater than twelve (12) percent at the time of fabrication
 - 2. Water repellant preservative treated with accordance with WDMA I.S.4.
- B. Sash exterior aluminum clad with 0.050" (1.3mm) thick extruded aluminum
- C. Sash thickness: 1 9/16" (40mm)
- D. Operable sash tilt to interior for cleaning or removal
- E. Sash Options: Unequal Sash and/or tall bottom rail, unique lite cuts for each sash or different glazing in each sash
- F. Interior Sash Sticking
 - 1. Standard is: Ogee
 - 2. Optional Interior Square sticking
- G. XO and OX configurations contain a stationary sash and operating sash that moves horizontally
- H. XX configuration contains two operating sash that both move horizontally
- I. XOX configuration contain an operator sash to each side of a stationary center sash
- J. OXXO configuration contains two operating sash in the center of the unit with two stationary sash to the outside of the unit. (OXXO units available in 1/4", 1/4", 1/4", 1/4" sash ratios)
- K. O configuration contains a single inoperable sash

2.4 Glazing

- A. Select quality complying with ASTM C1036. Insulating glass SIGMA/IGCC certified to performance level CBA when tested in accordance with ASTM E2190.
- B. Glazing method: Insulating glass
- C. Glazing seal: Silicone bedding at the interior and tap glazing on the exterior
- D. Insulating glass will be altitude adjusted with capillary tubes for higher elevations. Argon gas is not available for elevations that require capillary tubes
- E. Dual Pane thickness: 11/16"
- F. Glass fill: Air with capillary tubes, Argon
- G. Glass Type: Clear; Bronze, Gray, Reflective Bronze, Tempered; Obscure; Laminated; Low E2; Low E3; Low E1, Low E2/ERS, Low E3/ERS.

2.5 Finish

- A. Exterior: Aluminum clad. Fluoropolymer modified acrylic topcoat over a primer. Meets AAMA 2605 requirements.
 - 1. Aluminum clad color options: Bahama Brown, Bronze, Cadet Gray, Cascade Blue, Cashmere, Clay, Coconut Cream, Ebony, Evergreen, Gunmetal, Hampton Sage, Pebble Gray, Sierra White, Stone White, Suede, Wineberry, Bright Silver (pearlescent), Copper (pearlescent), Liberty Bronze (pearlescent)
 - 2. Custom colors: Contact your Marvin representative
- B. Interior Finish options:
 - 1. Prime: Factory-applied water-borne acrylic primer. Meets WDMA TM-11 requirements.
 - 2. Painted Interior Finish. Factory-applied water-borne acrylic enamel. Available on Pine product only. Available in White or Designer Black. Meets WDMA TM-14 requirements.
 - 3. Factory-applied water-borne acrylic enamel clear coat. Applied in two separate coats with light sanding between coats. Available on Pine, Mahogany, Mixed Grain Douglas Fir, Vertical Grain Douglas Fir, Cherry, White Oak. Meets WDMA TM-14 requirements.
 - 4. Factory-applied water-borne urethane stain. Stain applied over a wood (stain) conditioner. A water-borne acrylic enamel clear coat applied in two separate coats, with light sanding between coats, applied over the stain. Available on Pine, Mahogany, Mixed Grain Douglas Fir, Vertical Grain Douglas Fir, Cherry, White Oak. Colors available: Wheat, Honey, Hazelnut, Leather, Cabernet, and Espresso. Meets WDMA TM-14 requirements.

2.6 Hardware

- A. One die-cast zinc handle activates one or two latches, depending on the unit height, into one or two keepers on the secondary sash. The bottom of the lock handle is inset approximately 5" (127mm) from the bottom of the sill into the meeting stile of the primary sash and is used to feature a secondary handle field applied on the secondary sash to assist in the operation.
- B. A single handle actuation multi-point lock system and sash retainer bar for tilting or removing the sash to the interior
- C. The lock handle is inset into the meeting stile and is made of die-cast zinc
 - 1. Default finish: Satin Taupe
 - 2. Optional finishes: White, Bronze, Matte Black, Brass, Antique Brass, Polished Chrome, Satin Chrome, Oil Rubbed Bronze, and Satin Nickel
- D. Factory-applied Window Opening Control Device (WOCD) is a sash limiter that prevents the window opening more than 4". It meets ASTM F2090-10 specifications for window fall prevention standards. The system consists of a device that allows for egress (when applied to an egress size window) by bypassing the 4" stop feature.
 - 1. Available on all sizes of XO, OX, XX and XOX configured Ultimate Glider Windows
 - 2. Default color: Satin Taupe
 - 3. Optional finishes: White, Bronze, Matte Black, Brass, Antique Brass, Polished Chrome, Satin Chrome, Oil Rubbed Bronze, and Satin Nickel
- E. Factory installed Sash limiter device is available on operating units. XO, OX and XOX. XO and OX require 1 limiter per window, XOX requires 2 limiters per window. Opening is specified at 4" (102) Net Clear Opening per sash, on an XOX configuration each sash would open 4" (102). Color default: Beige Headliner/Sill track = Beige sash limiter and White Headliner/Sill track = White sash limiter. There is no option to pick a color.

2.7 Weather Strip

- A. All weather strip is an easily removed bulb type available in 3 colors; White, Beige, and Black. The color the weather strip will depend on the aluminum cladding color or interior color selection.
 - 1. Sill track: Determined by interior color selection (white or beige)
 - 2. Jamb: Determined by interior color selection (white or beige)
 - 3. Sill cover, head jamb cover, jamb cover: Determined by aluminum clad color
 - 4. Head Jamb: Determined by interior color selection (white or beige)

2.8 Jamb Extension

- A. Jamb extensions are available for various wall thickness factory-applied up to a 12" (305mm) wide
- B. Finish: Match interior frame finish

2.9 Insect Screen

- A. Material:
 - 1. Window Frame Height less than or equal to 54 ½" Aluminum Screen Frame. Option: Extruded Aluminum Screen Frame.
 - 2. Window Frame Height greater than 54 ½" Extruded Screen Frame. Option: None. (Exception OXXO screen is extruded aluminum.)
 - 3. Screen mesh: Standard is Marvin Bright View™. Optional Charcoal Aluminum Wire, Black Aluminum Wire, Bright Bronze Aluminum Wire, Bright Aluminum Wire
 - 4. Screen to match exterior frame aluminum clad color
- B. Screen Configurations
 - 1. Window units operating OX or XO will have a screen that covers the active sash opening. The screen sits in the track which allows it to slide across the stationary sash
 - 2. Window units operating XX will have a double screen that will cover the entire sash opening. This screen will be made of 2 screens sitting in the same track that allows the screen to slide when one of the screens are removed.
 - 3. Window units operating XOX (1/4-1/2-1/4) will have screen similar to the XO/OX
 - 4. Window units operating OXXO (1/4-1/4-1/4-1/4) will have screens that cover the active sash openings as standard. No full unit screen configuration is available. The screens sit in a track to the exterior of the sash.

2.10 Combination Storm Sash and Screen

- A. Finish: Fluoropolymer modified acrylic topcoat applied over Fluoropolymer primer. Meets AAMA 2605 requirements.
 - 5. Finish: Stone White, Bahama Brown, Bronze, Pebble Gray
- B. Hardware: Spring-loaded locking pins to hold movable storm panel in position. Heavy metal clips to lock upper and lower storm panels together.
- C. Weather strip: Dual durometer weather strip on center cross rail seals against operating panel in closed position
- D. Storm panel: Select quality glass in an aluminum frame

- 6. Frame finish: Stone White, Bahama Brown, Bronze, Pebble Gray
- E. Insect screen panel:
 - 7. Extruded aluminum surround, screen mesh: Standard is Charcoal Aluminum Wire.
Optional: Marvin Bright View™
 - 1. Aluminum frame finish: Bronze, White
- F. Combinations not available with OXXO configuration.

2.11 Simulated Divided Lites (SDL)

- A. 5/8" (16mm) wide, 7/8" (22mm) wide, 1 1/8" (29mm), 1 15/16" (49mm), 2 13/32" (61mm) wide with or w/out internal spacer bar
- B. Exterior muntins: 0.055" (1.4mm) thick extruded aluminum
- C. Interior muntins: Pine, Mixed Grain Douglas Fir, White Oak, Cherry, Mahogany, Vertical Grain Douglas Fir
- D. Muntins adhere to glass with closed-cell copolymer acrylic foam tape
- E. Sticking:
 - 1. Standard: Ogee
 - 2. Optional: Square
- F. Patterns: rectangular, diamond, custom lite cut
- G. Finish – exterior matched exterior aluminum clad colors, interior matches' interior wood species and color

2.12 Grilles-Between-the-Glass (GBG)

- A. 23/32" (18mm) contoured aluminum bar
 - 1. Exterior Colors: exterior matches exterior aluminum clad colors. The exterior GBG color is designed to best match the Marvin aluminum clad color when used with Low E glass. The use of different types of glazing may alter the exterior GBG color appearance
 - 2. Interior Colors: White is the default color. Optional colors: Bronze, Pebble Gray, Sierra, White, Ebony (only available with Ebony exterior)
- B. Optional flat aluminum spacer bar. Contact your Marvin representative.
- C. Pattern: Rectangular, cottage, custom lite layout

2.13 Accessories and Trim

A. Installation Accessories:

1. Factory-installed vinyl nailing/drip cap
2. Installation brackets: 6 3/8" (162mm), 9 3/8" (283mm), 15 3/8" (390mm)
3. Masonry brackets: 6" (152mm), 10" (254mm)

B. Aluminum Extrusions:

1. Casing Profile: Brick Mould Casing (BMC), Flat Casing, Columbus Casing, Grayson Casing, Ridgeland Casing, Stratton Casing, Thorton Casing, Potter Casing
2. Aluminum clad Extrusion: Frame Expander, Jamb Extender, Mullion Cover, Mullion Expander, Subsill, Subsill End Cap and Lineal Cap
3. Finish: Fluoropolymer modified acrylic topcoat applied over primer. Meets AAMA 2605 requirements
4. Available in all exterior aluminum clad colors

2.14 Lock Status Sensor (Optional)

A. Lock Status Sensor

1. Unit is factory-prepared for an integrated lock status sensor system. Sensor and Magnet mounted inside the boundaries of the overall frame size. Refer to **Lock Status Sensor Installation Instructions**.
2. Available configurations: OX (1 sensor), XO (1 sensor), XOX (2 sensors). Not available on XX (both sash active) configurations.
3. Lock Status Sensor may be wired or wireless.
 - a. For wired option, check with local codes on potential contractor requirements for low voltage networking connections.
 - b. Wireless option available. Requires purchase of secondary transmitter for operation. Marvin will prep for this option.
4. For Glider products, the **sensor** will always be located behind the top-most keeper on the stationary sash.
5. **Actuator** (magnet) for the sensor will be integrated into the locking hardware of the operating sash.

B. Lock Status Sensor Option Includes:

1. Sensor - Reed
2. Actuator – Neodymium Magnet

Part 3 Execution

3.1 Examination

- A. Verification of Condition: Before installation, verify openings are plumb, square and of proper dimensions as required in CSI MasterFormat Section 01 71 00. Report frame defects or unsuitable conditions to the General contractor before proceeding.
- B. Acceptance of Condition: Beginning on installation confirms acceptance of existing conditions.

3.2 Installation

- A. Comply with CSI MasterFormat Section 01 73 00.
- B. Assemble and install window/door unit(s) according to manufacturer's instruction and reviewed shop drawing.
- C. Install sealant and related backing materials at perimeter of unit or assembly in accordance with CSI MasterFormat Section 07 92 00 Joint Sealants. Do not use expansive foam sealant.
- D. Install accessory items as required.
- E. Use finish nails to apply wood trim and mouldings.

3.3 Field Quality Control

- A. Remove visible labels and adhesive residue according to manufacturer's instruction.
- B. Unless otherwise specified, air leakage resistance tests shall be conducted at a uniform static pressure of 75 Pa (~1.57 psf). The maximum allowable rate of air leakage shall not exceed 2.3 L/sm² (~0.45 cfm/ft²).
- C. Unless otherwise specified, water penetration resistance testing shall be conducted per AAMA 502 and ASTM E1105 at 2/3 of the fenestration products design pressure (DP) rating using "Procedure B" – cyclic static air pressure difference. Water penetration shall be defined in accordance with the test method(s) applied.

3.4 Cleaning

- A. Remove visible labels and adhesive residue according to manufacturer's instruction.
- B. Leave windows and glass in a clean condition. Final cleaning as required in CSI MasterFormat Section 01 74 00.

3.5 Protecting Installed Construction

- A. Comply with CSI MasterFormat Section 07 76 00.
- B. Protecting windows from damage by chemicals, solvents, paint or other construction operations that may cause damage.

End of Section



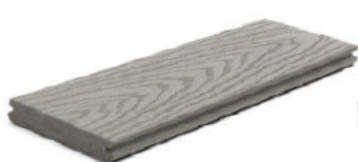
MID-PRICED, HIGH-PERFORMANCE DECKING & FASCIA

Trex Select® decking and Trex® Fascia are wood thermoplastic composite lumber (WTCL) boards with an integrated shell that covers the boards on the top surface and sides. The integrated shell consists of a proprietary surface formulation that produces a natural, wood-like grain pattern finish. An alternative to naturally durable hardwood lumber, Select Decking and Fascia are ICC-ES ESR-1107-certified to be a minimum of 95.4% recycled content of wood fiber and polyethylene by weight.

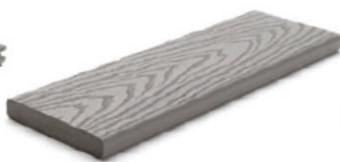


DECKING

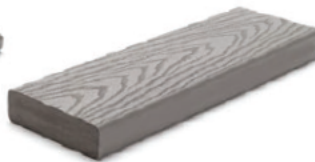
FASCIA



1" Grooved edge



1" Square edge



2" Square edge



8" or 12" Widths

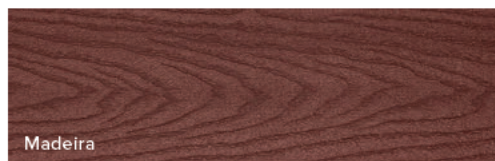
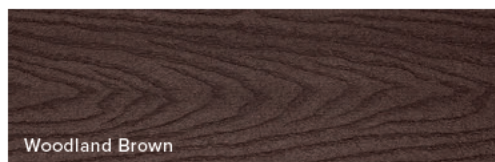
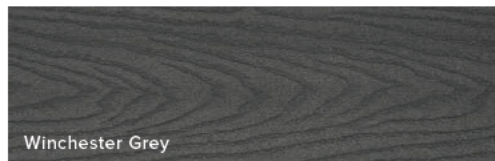
FEATURES	DECKING BOARDS		FASCIA BOARDS	
	1" x 6"	2" x 6"	8"	12"
Actual Dimensions - Standard	.82" x 5.5"	1.3" x 5.5"	.56" x 7.25"	.56" x 11.375"
Actual Dimensions - Metric	20 mm x 140 mm	33 mm x 140 mm	14 mm x 184 mm	14 mm x 288 mm
Available Lengths - Standard	12', 16', 20'	12', 16', 20'	12'	12'
Available Lengths - Metric	365 cm, 487 cm, 609 cm	365 cm, 487 cm, 609 cm	365 cm	365 cm
Grooved Edge	X			
Square Edge	X	X	X	X
Weight per Lineal Foot	2.2 lbs	3.4 lbs	2.0 lbs	3.3 lbs

PHYSICAL & MECHANICAL PROPERTIES

TEST	TEST METHOD	VALUE
Flame Spread	ASTM E 84	70
Thermal Expansion	ASTM D 1037	1.9×10^{-5} in/in/°F
Moisture Absorption	ASTM D 1037	< 1.2%
Screw Head Pull-Through	ASTM D1761	161 lbf/screw*
Fungus Resistance	ASTM D1413	Rating – no decay
Termite Resistance	AWPAE1-72	Rating = 9.7

*Fastener used in testing: #8 x 2.5" HEADCOTE Stainless Steel Screw

COLORS



FASTENERS



Trex Hideaway® Hidden Fastening System

Self-gapping, glass-filled nylon fastener with 304 grade stainless steel, sharp point screw for wood framing



Other Approved Fasteners

Color-matched composite deck screw
or matching composite plug

Color-coordinated fascia screw

Uncoated stainless steel fascia screw

For a full list of approved fasteners, download our Installation Guide at [trex.com/literature](https://www.trex.com/literature)

SECTION 07 46 46

FIBER CEMENT SIDING – HARDIEPLANK, SOFFIT, AND TRIM

PART 1 – GENERAL

1.1 SECTION INCLUDES

- A. Fiber Cement Plank Lap Siding.
- B. Trim, Fascia, Molding, and Accessories.

1.2 RELATED REQUIREMENTS

- A. Section 05 12 00, Structural Steel Framing.
- B. Section 05 40 00 – Cold-Formed Metal Framing.
- C. Section 06 10 00 – Rough Carpentry.
- D. Section 07 21 00 – Thermal Insulation.
- E. Section 07 25 00 – Weather Barriers.
- F. Section 07 92 00 – Joint Sealants.
- G. Section 09 21 16 – Gypsum Board Assemblies.
- H. Section 09 91 13 – Exterior Painting.

1.3 REFERENCE STANDARDS

Editor Note:

Other References you may want to include based on location of project.

- CAL-FIRE, Fire Engineering Division Building Materials Listing - Wildland Urban Interface (WUI) Listed Product.
- City of Los Angeles, Research Report No. 24862.
- Miami Dade County, -Notice of Acceptance -24-0221.07
- US Department of Housing and Urban Development Materials Release -1263h.
- Florida State Product Approval -FL13192 and FL13265.
- Texas Department of Insurance Product Evaluation EC-23.

- A. ASTM C1185, Standard Test Methods for Sampling and Testing Fiber-Cement Flat Sheet, Roofing and siding Shingles, and Clapboards; 2023.
- B. ASTM C1186, Standard Specification for Flat Fiber-Cement Sheets; 2022, with 2023 Editorial Revision.
- C. ASTM D3359, Standard Test Methods for Rating Adhesion by Tape Test; 2023.
- D. ASTM E84, Standard Test Method for Surface Burning Characteristics of Building Materials; 2020.
- E. ASTM E119, Standard Test Methods for Fire Tests of Building Construction and Materials; 2024.

- F. ASTM E136, Standard Test Method for Assessing Combustibility of Materials Using a Vertical Tube Furnace at 750 Degrees C; 2022.
- G. ASTM E330/E330M, Standard Test Method for Structural Performance of Exterior Windows, Doors, Skylights and Curtain Walls by Uniform Static Air Pressure Difference; 2021.
- H. ICC-ES Evaluation Reports ESR-2290 and ESR-2273 (IBC, IRC, CBC, CRC); Current Editions.
- I. []
- J. []

1.4 ADMINISTRATIVE REQUIREMENTS

- A. Pre-Installation Conference:
 - a. A minimum of 2-weeks prior to the commencement of the Work of this section, conduct a preliminary pre-installation conference at project site.
 - b. Meet with Owner, Architect, and Installer, and Subcontractors completing related work.
 - c. Review the Following:
 - i. Methods and procedures to complete the Work.
 - ii. Substrate and installation requirements.
 - iii. Temporary protection requirements.
 - iv. Repair procedures.
 - v. Schedule.
 - vi. Other pertinent topics.
 - d. Provide record of discussion with meeting minutes distributed to all attendees.

1.5 SUBMITTALS

- A. See Section 01 30 00, Administrative Requirements.
- B. Product Data:
 - a. Manufacturer's product data sheets.
 - b. Manufacturer's storage and handling requirements.
 - c. Manufacturer's preparation instructions.
 - d. Manufacturer's installation instructions.
 - e. Manufacturer's operation and maintenance instructions.
- C. Shop Drawings:
 - a. Provide detailed drawings showing dimensions, layout, joints, construction details, and attachments.
 - b. Indicate atypical non-standard applications outside of manufacturer's standard details and specifications.
- D. Selection Samples:
 - a. Provide two complete sets of color chips representing manufacturer's full range of available colors and patterns for each finish product specified.
- E. Verification Samples:
 - a. Provide two samples, minimum 4-inch x 6-inch (100 mm x 150 mm) representing selected product, color, texture, and patterns for each finish product specified.
- F. Installers qualification statement.
- G. Warranty:
 - a. Manufacturer's sample warranty.
 - b. Manufacturer's executed written warranty, completed in Owner's name and registered with manufacturer.

1.6 QUALITY ASSURANCE

- A. Installer Qualifications: Company specializing in work specified in this section with a minimum of []-years of experience with installation of products of this type.
- B. Mock-up:
 - a. Mock-Up: Build mock-up for evaluation of surface preparation techniques, installation workmanship, and to verify selections made from sample submittals to demonstrate aesthetic effects and set quality standards for fabrication and installation.
 - i. Minimum 48-inches wide x 60-inches high or similar area as fits the layout of the building exterior.
 - ii. Include outside corner on one end of mockup and inside corner on the other end.
 - iii. Finish areas designated by Architect.
 - iv. Approval of mock-up does not constitute approval of deviations from the Contract Documents unless approved in writing.
 - v. Approved mock-up **[may, may not]** remain as a part of the completed work.
 - b. Provide a minimum of []-days notification to Architect, Installer, and Manufacturer's Representative prior to application of mock-up for review.
 - c. Obtain approval of mock-up from Architect prior to commencement of Work.

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Deliver and store products in manufacturer's unopened packaging with labels intact until ready for installation.
- B. Store siding flat on a smooth level surface and carry on its side.
- C. Protect edges and corners from chipping.
- D. Store materials under dry, waterproof, well-ventilated cover, elevated above grade, and kept dry prior to installation.
- E. Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of the Authorities Having Jurisdiction.
- F. Protect materials from damage, dust, or other detrimental conditions.

1.8 FIELD CONDITIONS

- A. Maintain environmental conditions including temperature, humidity, and ventilation in accordance with the limits indicated in the manufacturer's written instructions.
- B. Do not install products in conditions outside of the manufacturer's stated limits.

1.9 WARRANTY

- A. Manufacturer's Limited, Non Pro-rated Product Warranty:
 - a. Plank, Soffit, and Trim: 30-year Warranty.
 - b. Color-Plus Finish: 15-year Warranty.
 - c. When installed and maintained in accordance with manufacturer's written requirements, warranty for 15-years from date of purchase covering peeling, cracking, and chipping.
- B. Installers Warranty:
 - a. Provide []-year installers warranty covering workmanship for work of this Section.

PART 2 – PRODUCTS

2.1 MANUFACTURERS

- A. Basis-of-Design: James Hardie Building Products, Inc.; Hardie Plank Lap Siding;
www.jameshardie.com.
- B. Substitutions: In accordance with the requirements of Division 01, General Requirements.

2.2 FIBER CEMENT – LAP SIDING

- A. Fiber Cement Lap Siding:
 - a. Type A, Grade II, ASTM C1186.
 - b. Non-combustible Material, ASTM E136.
 - c. Flame Spread Index: 0, ASTM E84.
 - d. Smoke Developed Index: <5, ASTM E84.
- B. Type:
 - a. Smooth:
 - i. 5-1/4 inches (133 mm) with 4-inches (102 mm) exposure.
 - ii. 6-1/4 inches (159 mm) with 5-inches (127 mm) exposure.
 - iii. 7-1/4 inches (184 mm) with 6-inches (152 mm) exposure.
 - iv. 8-1/4 inches (210 mm) with 7-inches (178 mm) exposure.
 - v. 9-1/4 inches (235 mm) with 8-inches (203 mm) exposure.
 - vi. 12-inches (305 mm) with 10-3/4 inches (273 mm) exposure.
 - b. Select Cedarmill:
 - i. 5-1/4 inches (133 mm) with 4-inches (102 mm) exposure.
 - ii. 6-1/4 inches (159 mm) with 5-inches (127 mm) exposure.
 - iii. 7-1/4 inches (184 mm) with 6-inches (152 mm) exposure.
 - iv. 8-1/4 inches (210 mm) with 7-inches (178 mm) exposure.
 - v. 9-1/4 inches (235 mm) with 8-inches (203 mm) exposure.
 - vi. 12-inches (305 mm) with 10-3/4 inches (273 mm) exposure.
 - c. Beaded Smooth:
 - i. 8-1/4 inches (210 mm) with 7-inches (178 mm) exposure.
 - d. Beaded Cedarmill:
 - i. 8-1/4 inches (210 mm) with 7-inches (178 mm) exposure.
- C. Color:
 - a. [_____].
 - b. As selected by Architect from manufacturer's standard range.
- D. Product:
 - a. Basis-of-Design: HardiePlank; www.jameshardie.com.
 - b. Substitutions: In accordance with the requirements of Division 01, General Requirements.

2.3 FIBER CEMENT NON-VENTED SOFFIT PANELS

- A. Type A, Grade II, ASTM C1186.
- B. Non-combustible Material, ASTM E136.
- C. Flame Spread Index: 0, ASTM E84.
- D. Smoke Developed Index: <5, ASTM E84.
- E. Thickness: 1/4-inch (6 mm).
- F. Type:
 - a. Smooth:
 - i. 12-inches (305 mm) x 12-feet (3658 mm).
 - ii. 16-inches (406 mm) x 12-feet (3658 mm).
 - iii. 24-inches (610 mm) x 8-feet (2438 mm).
- G. Color:
 - a. [_____].
 - b. As selected by Architect from manufacturer's standard range.
- H. Product:
 - a. Basis-of-Design: HardieSoffit; www.jameshardie.com.
 - b. Substitutions: In accordance with the requirements of Division 01, General Requirements.

2.4 FIBER CEMENT VENTED SOFFIT PANELS

- A. Type A, Grade II, ASTM C1186.
- B. Non-combustible Material, ASTM E136.
- C. Flame Spread Index: 0, ASTM E84.
- D. Smoke Developed Index: <5, ASTM E84.
- E. Net Free Ventilation: 5-square inches per linear foot (10583 sq. mm per linear meter).
- F. Thickness: 1/4-inch (6 mm).
- G. Type:
 - a. Smooth:
 - i. 12-inches (305 mm) x 12-feet (3658 mm).
 - ii. 16-inches (406 mm) x 12-feet (3658 mm).
 - iii. 24-inches (610 mm) x 8-feet (2438 mm).
 - b. Textured Cedarmill:
 - i. 12-inches (305 mm) x 12-feet (3658 mm).
 - ii. 16-inches (406 mm) x 12-feet (3658 mm).
 - iii. 24-inches (610 mm) x 8-feet (2438 mm).
- H. Color:
 - a. [_____].
 - b. As selected by Architect from manufacturer's standard range.
- I. Product:
 - a. Basis-of-Design: HardieSoffit; www.jameshardie.com.
 - b. Substitutions: In accordance with the requirements of Division 01, General Requirements.

2.5 FIBER CEMENT VENTED PLUS SOFFIT PANELS

- J. Type A, Grade II, ASTM C1186.
- K. Non-combustible Material, ASTM E136.
- L. Flame Spread Index: 0, ASTM E84.
- M. Smoke Developed Index: 5, ASTM E84.
- N. Net Free Ventilation: 12.6-square inches per linear foot (26670 sq. mm per linear meter).
- O. Thickness: 1/4-inch (6 mm).
- P. Type:
 - a. Smooth, Vented:
 - i. 12-inches (305 mm) x 12-feet (3658 mm).
 - ii. 16-inches (406 mm) x 12-feet (3658 mm).
 - iii. 24-inches (610 mm) x 8-feet (2438 mm).
 - b. Textured Cedarmill:
 - i. 12-inches (305 mm) x 12-feet (3658 mm).
 - ii. 16-inches (406 mm) x 12-feet (3658 mm).
 - iii. 24-inches (610 mm) x 8-feet (2438 mm).
- Q. Color:
 - a. [_____].
 - b. As selected by Architect from manufacturer's standard range.
- R. Product:
 - a. Basis-of-Design: HardieSoffit VentedPlus Panels; www.jameshardie.com.
 - b. Substitutions: In accordance with the requirements of Division 01, General Requirements.

2.6 ACCESSORIES

- A. HardieTrim Trim Boards; www.jameshardie.com:
 - a. Type A, Grade I, ASTM C1186.
 - b. Flame Spread Index: 0, ASTM E84.
 - c. Smoke Developed Index: <5, ASTM E84.
 - d. Batten Board: 2-1/2 inch (63 mm) width.
 - e. 4/4 Boards:
 - i. 3-1/2 inch (89 mm) width.
 - ii. 5-1/2 inch (140 mm) width.
 - iii. 7-1/4 inch (184 mm) width.
 - iv. 9-1/4 inch (235 mm) width.
 - v. 11-1/4 inch (286 mm) width.
 - f. 5/4 Boards:
 - i. 3-1/2 inch (89 mm) width.
 - ii. 5-1/2 inch (140 mm) width.
 - iii. 7-1/4 inch (184 mm) width.
 - iv. 9-1/4 inch (235 mm) width.
 - v. 11-1/4 inch (286 mm) width.
 - g. Color:
 - i. [_____].
 - ii. As selected by Architect from manufacturer's standard range.

- h. Texture:
 - i. Smooth.
 - ii. Rustic.
 - iii. Wood Grained.
 - i. Length: 12-feet (3658 mm).
 - j. Thickness:
 - i. 3/4-inch (19 mm).
 - ii. 1-inch.
- B. Seam Tape: HardieWrap; www.jameshardie.com.
- C. Flashing:
- a. HardieWrap Flashing Tape; www.jameshardie.com.
 - b. HardieWrap Flex Flashing Tape; www.jameshardie.com.
- D. Fasteners:
- a. Wood Framing Fasteners:
 - i. 4d common corrosion resistant nails.
 - ii. 6d common corrosion resistant nails.
 - iii. 8d box ring common corrosion resistant nails.
 - iv. 0.089-inch (2.2 mm) shank x 0.221-inch (5.6 mm) head x 2-inches (51 mm) corrosion resistant siding nails.
 - v. 0.093-inch (2.4 mm) shank x 0.222-inch (5.6 mm) head x 2-inches (51 mm) corrosion resistant siding nails.
 - vi. 0.093-inch (2.4 mm) shank x 0.222-inch (5.6 mm) head x 2-1/2 inches (64 mm) corrosion resistant siding nails.
 - vii. 0.091-inch (2.3 mm) shank x 0.221-inch (5.6 mm) head x 1-1/2 inches (38 mm) corrosion resistant siding nails.
 - viii. 0.091-inch (2.3 mm) shank x 0.225-inch (5.7 mm) head x 1-1/2-inches (38 mm) corrosion resistant siding nails.
 - ix. 0.121-inch (3 mm) shank x 0.371-inch (9.4 mm) head x 1-1/4 inches (32 mm) corrosion resistant roofing nails.
 - x. No. 11 gauge 1-1/4 inches (32 mm) corrosion resistant roofing nails.
 - xi. No. 11 gauge 1-1/2 inches (38 mm) corrosion resistant roofing nails.
 - xii. No. 11 gauge 1-3/4 inches (44 mm) corrosion resistant roofing nails.
 - xiii. 16 gauge 1-1/2 inches (38 mm) stainless finish nails.
 - b. Metal Framing Fasteners:
 - i. 1-1/4 inches (32 mm) No. 8-18 x 0.375-inch (9.5 mm) head self- drilling, corrosion resistant S-12 ribbed buglehead screws.
 - ii. 1-5/8 inches (41 mm) No. 8-18 x 0.323-inch (8.2 mm) head self- drilling, corrosion resistant S-12 ribbed buglehead screws.
 - iii. 1-inch (25 mm) No. 8-18 x 0.323-inch (8.2 mm) head self-drilling, corrosion resistant ribbed buglehead screws.
 - iv. 1-inch (25 mm) No. 8-18 x 0.311-inch (7.9 mm) head self-drilling, corrosion resistant S-12 ribbed buglehead screws.
 - v. 1.5-inch (38 mm) [AGS-100] .100-inches x 25-inches (2540 mm x 635 mm) ETandF Pin or equivalent pneumatic fastener.

- c. Masonry Walls:
 - i. Aerico Stud Nail, ET&F ASM No. 144-125, 0.14-inch (3.6 mm) shank x 0.30-inch (7.6 mm) head by 2-inches (51 mm) long corrosion resistant nails.

2.7 FINISHES

- A. Factory Primer: Provide factory applied universal primer.
 - a. Primer: Factory primed by manufacturer.
 - b. Topcoat: Reference Section 09 90 00, Painting and Coating and project Finish Schedule.
- B. Factory Finish: Reference project Finish Schedule.
 - a. As supplied by manufacturer.
 - b. Factory applied finish is finish applied by the same company and in the same facility that manufactures the siding substrate.
 - c. Require factory applied finish by fiber cement manufacturer applied in controlled environment within manufacturer's facility utilizing multi-coat, heat cured finish within one manufacturing process.
 - d. Each finish color to have documented color match to Delta E of 0.5 or better between product lines, manufacturing lots, or production runs as measured by photospectrometer and verified by third party.
 - e. Provide factory applied finish protection prior to transit to site. Remove finish protection after installation.
 - f. Accessories: Provide complete finishing system including pre-packaged touch-up kit provided by manufacturer.
 - g. Provide quantities as recommended by manufacturer.

PART 3 – EXECUTION

3.1 EXAMINATION

- A. Do not begin installation until substrates have been properly prepared.
- B. Examine substrate, clean and repair to eliminate conditions detrimental to installation.
- C. Do not commence with the Work until unacceptable conditions are remedied.
- D. Verify that weather barrier is installed over substrate and ready to receive the Work.
- E. If framing preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation prior to commencement of Work.

3.2 PREPARATION

- A. Clean surfaces thoroughly prior to installation.
- B. Prepare surfaces using methods recommended by manufacturer's written requirements.
- C. Protect surrounding work areas and surface during installation.
- D. Repair punctures or tears in weather barrier prior to installation of siding.

3.3 WEATHER BARRIER

- A. See Section 07 25 00, Weather Barriers.
- B. Ensure weather barrier is installed with penetration and junction flashing in accordance with manufacturer's written requirements and the Authorities Having Jurisdiction.

3.5 INSTALLATION – LAP SIDING

- A. Install in strict accordance with manufacturer's written installation instructions at locations shown on Drawings.
- B. General:
 - a. Protect siding from Work of other trades.
 - b. Surfaces to be dry prior to installation of weather barriers and siding.
 - c. Reference trim details on Drawings.
 - d. Touch-up cut edges prior to installation.
- C. Flashing:
 - a. Install above door and window trim and casings.
 - b. Install above horizontal trim in field of siding.
 - c. [].
 - d. [].

3.5 INSTALLATION OF SOFFIT AND VENTED PANELS

- A. Install in strict accordance with manufacturer's written installation instructions at locations shown on Drawings.
- B. Panels may be installed as soffit or ceiling over wood or steel framing.
- C. 20-gauge (33 mil) minimum to 16-gauge (54 mil) in compliance with the Authorities Having Jurisdiction.
- D. Additional framing may be necessary to ensure proper fastening of siding.

3.6 INSTALLATION OF TRIM BOARDS

- A. Install in strict accordance with manufacturer's written installation instructions at locations shown on Drawings.
- B. Install flashing around all wall openings.

3.7 FINISHING

- A. Finish in accordance with paint manufacturer's written application instructions.
- B. Finish unprimed siding with a minimum of one coat of manufacturer approved primer and one coat of 100 percent **[acrylic];[latex]** exterior grade topcoat or two coats of manufacturer approved high quality alkali resistant 100 percent **[acrylic; latex]** exterior grade topcoat within 90-days of installation.
- C. Finish factory primed siding with a minimum of one coat of manufacturer approved high quality 100 percent **[acrylic][latex]** exterior grade paint within 180-days of installation.

3.8 CLEANING

- A. See Section 01 70 00, Execution and Closeout Requirements.
- B. Clean siding in accordance with manufacturer's written instructions using materials and methods acceptable to manufacturer.

3.9 PROTECTION

- A. Protect installed products until date of Substantial Completion.
- B. Touch-up, repair or replace damaged areas prior to date of Substantial Completion.

END OF SECTION