

ISSUE: Certificate of Appropriateness, Waiver of Vision Clearance

APPLICANT: Catholic Diocese of Arlington

LOCATION: Old and Historic Alexandria District
1001 South Royal Street

ZONE: RM/Residential Townhouse Zone

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness and Waiver of Vision Clearance, with the following conditions:

1. The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
2. The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
3. The statements above shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

GENERAL NOTES TO THE APPLICANT

1. **APPEAL OF DECISION:** In accordance with the Zoning Ordinance, if the Board of Architectural Review denies or approves an application in whole or in part, the applicant or opponent may appeal the Board's decision to City Council on or before 14 days after the decision of the Board.
2. **COMPLIANCE WITH BAR POLICIES:** All materials must comply with the BAR's adopted policies unless otherwise specifically approved.
3. **BUILDING PERMITS:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Department of Code Administration (including signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.
4. **ISSUANCE OF CERTIFICATES OF APPROPRIATENESS AND PERMITS TO DEMOLISH:** Applicants must obtain a copy of the Certificate of Appropriateness or Permit to Demolish PRIOR to applying for a building permit. Contact BAR Staff, Room 2100, City Hall, 703-746-3833, or preservation@alexandriava.gov for further information.
5. **EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B), 10-206(B) and 10-307 of the Zoning Ordinance, any Board of Architectural Review approval will expire 12 months from the date of issuance if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.
6. **HISTORIC PROPERTY TAX CREDITS:** Applicants performing extensive, certified rehabilitations of historic properties may separately be eligible for state and/or federal tax credits. Consult with the Virginia Department of Historic Resources (VDHR) prior to initiating any work to determine whether the proposed project may qualify for such credits.



UPDATE

The BAR approved the construction of a brick wall/columbarium and the demolition of a wellhouse at the September 18, 2019 hearing. As noted in the attached 2022 application, the 2019 approval is still valid due to the extension of the expiration of the City’s Covid Emergency Ordinance. It does not expire until January 18, 2023. However, the applicant has made some changes to the previously approved plans which require new approval. The updated application includes a handicap ramp that was not in the prior application, as well as taller walls than those approved previously. The prior application also approved the construction of a pergola, which is not requested here. The demolition approved in 2019 is also not requested in this application.

I. APPLICANT’S PROPOSAL

The applicant requests a Certificate of Appropriateness to construct a columbarium wall at 1001 South Royal Street.

Certificate of Appropriateness

The proposed columbarium wall will run 63.5’ south along South Royal Street, beginning at the south elevation of an existing one-story brick building. See Figure 1. The wall height will vary based on topography. A handicap ramp and landing will be added at the northwest corner of the columbarium, and the area on the west side of the wall will have brick paving.



Figure 1: Proposed wall will be attached to the left/south side of this building.

Waiver of Fence Height

Due to the topography of the site, the applicant requests a waiver of fence height. As the columbarium design requires level sections of wall between piers, some portions of each wall section will exceed the six-foot height. Wall height may, due to sloping grade, reach a maximum height of eight feet, eight inches at certain points on the South Royal Street side. The applicant requests that the BAR approve a waiver of vision clearance to facilitate keeping the wall sections level. Maximum pier height on South Royal Street will not exceed eleven feet. See Figure 2.

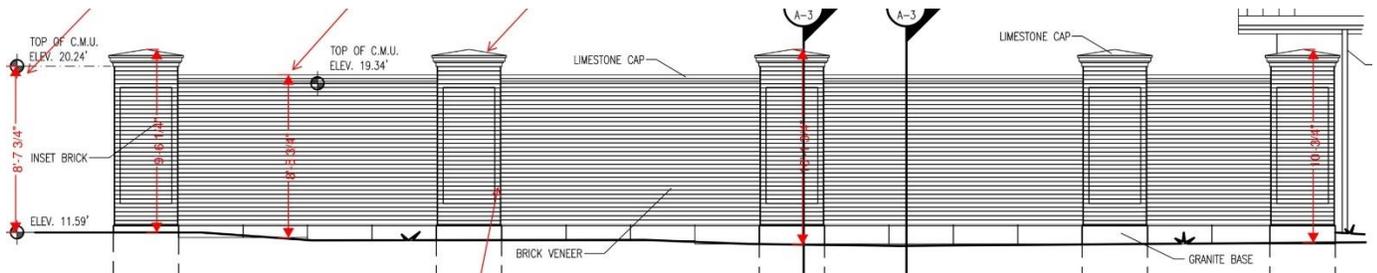


Figure 2: Diagram of proposed wall. Heights in red from L to R: 8'7 3/4"; 9'6 1/4"; 8'5 3/4"; 10'1 3/4"; 10' 3/4"

II. HISTORY

The Basilica of Saint Mary Cemetery dates to the founding of the parish in **1795**. According to parish records, William Thorton Alexander officially deeded the land to St. Mary’s Catholic Church in 1803. The original brick church building stood on this lot until 1810, when the parish relocated to its present location at 310 South Royal Street. This very historic cemetery is the oldest public Roman Catholic cemetery in Virginia and the oldest active cemetery in Alexandria.

Previous BAR Approvals

BAR2002-00200: The BAR approved widening the South Washington Street entrance and the construction of a chain-link fence and a new maintenance building along the property line on South Royal Street.

BAR2019-00308 and BAR2019-00309: On September 18, 2019, the BAR approved the construction of a brick wall along the property line at South Royal Street incorporating a fifteen-foot-tall decorative end wall for a pergola which would reach a maximum height of 16’8”. The BAR also approved a Waiver of Fence Height for this wall and the demolition of a wellhead and the roofed structure which shelters it. This approval expires on January 18, 2023. The current 2022 application will supersede this 2019 approval. It does not include the demolition.

III. ANALYSIS

Certificate of Appropriateness

The Basilica Cemetery of Saint Mary has served the Roman Catholic community for over 200 years and has reached capacity. In order to continue to provide resting places, the parish wishes to install columbarium niches. Along with the niches, the parish would like to construct a boundary wall along South Royal Street.

According to the *Design Guidelines*: “An important feature of the historic districts are the fences, garden walls and gates that define property lines. Fences serve as a distinctive feature of the streetscape and individual yards. Fences and garden walls also provide a sense of privacy and enclosure for property owners.”

Currently, a chain link fence and a brick maintenance building define the property line along South Royal Street. This project will greatly improve the streetscape here and better define the site. The proposed brick wall and columbarium will provide more privacy for the cemetery while presenting a more dignified appearance to the street. Furthermore, replacing the chain link fence with a brick

wall will screen the cemetery from the adjacent bike trail and the recycling dumpsters located immediately across South Royal Street. The proposed handicap ramp will not be visible from a public right of way and will serve a very important purpose.

Staff supports the proposed columbarium wall, as it is well designed and compatible with the site function and the surrounding community. It will provide appropriate spaces for interment and privacy for those visiting their loved ones.

Waiver of Fence Height

Due to changes in grade, in some areas the proposed brick wall will exceed the six-foot height maximum. The zoning ordinance prohibits fence heights greater than 6 feet in height throughout the City. However, Section 7-202(D) permits the BAR to waive or modify the fence height “where the board finds that a proposed fence would be architecturally appropriate and consistent with the character of the district.” The BAR has in some instances approved fence waivers to allow for tall fences in specific locations where it is compatible, either due to topographical differences, minimal visibility from the public way, or where existing, previously approved fences are already of that height. In this case, the topographical differences necessitate a fence height waiver. The wall will also shield the cemetery from the nearby recycling dumpsters. Staff therefore supports the height waiver. There is significant open space in the park on the opposite side of the street and the scale of the wall is diminutive relative to the adjacent Woodrow Wilson Bridge.

Staff supports the Certificate of Appropriateness and the Waiver of Fence Height, as submitted, with the recommendations of Alexandria Archaeology.

STAFF

Susan Hellman, Historic Preservation Planner, Planning & Zoning

Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

III. CITY DEPARTMENT COMMENTS

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

Zoning

F-1 Existing cemetery is an existing non-complying use.

C-2 The proposed columbarium wall exceeds the maximum fence height permitted in a front yard. If the BAR waives the height, the wall will comply with zoning and is not an intensification of the existing noncomplying use.

Note: Future phases that include new construction in the cemetery will be evaluated for zoning compliance. Previously proposed pergola structure must comply with front setbacks. Staff suggests applicant work with staff on any future phases.

Code Administration

No comments received.

Transportation and Environmental Services

- R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- F-1 Previously reviewed under BAR2019-00308 & 00309. (T&ES)
- F-2 The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (T&ES)
- F-3 If the alley located at the rear of the parcel is to be used at any point of the construction process the following will be required:
For a Public Alley - The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
For a Private Alley - The applicant must provide proof, in the form of an affidavit at a minimum, from owner of the alley granting permission of use. (T&ES)
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)
- C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Alexandria Archaeology

- F-1 Although obviously this cemetery is a sensitive historic property, the nature of the proposed undertakings will have minimal impact to below-ground resources. However, we do encourage the applicant to consider conducting a ground penetrating radar (GPR) study within the Lines of Disturbance if there is any question whether graves are present.
- *R-1 The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- *R-2 The applicant/developer shall not allow any metal detection or artifact collection to be conducted on the property, unless authorized by Alexandria Archaeology.
- R-3 The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

V. ATTACHMENTS

1 – Application Materials

ADDRESS OF PROJECT: 1001 S Royal Street, Alexandria, VA 22314

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

TAX MAP AND PARCEL: 083.02-01-01 ZONING: RM

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: Catholic Diocese of Arlington

Address: Attn: St. Mary's Basilica Office, 313 Duke Street

City: Alexandria State: VA Zip: 22314

Phone: 703-836-4100 E-mail: jharchick@stmaryoldtown.org

Authorized Agent *(if applicable)*: Attorney Architect Owner's Rep

Name: Jason Louis Phone: (703) 350 2961

E-mail: Jason.Louis@arlingtondiocese.org

Legal Property Owner:

Name: Most Reverend Michael Burbidge, Bishop, Catholic Diocese of Arlington

Address: 200 N Glebe Road

City: Arlington State: VA Zip: 22203

Phone: (703) 841 2849 E-mail: Jason.Louis@arlingtondiocese.org

- Yes No Is there an historic preservation easement on this property?
- Yes No If yes, has the easement holder agreed to the proposed alterations?
- Yes No Is there a homeowner's association for this property?
- Yes No If yes, has the homeowner's association approved the proposed alterations?

If you answered yes to any of the above, please attach a copy of the letter approving the project.

NATURE OF PROPOSED WORK: *Please check all that apply*

- NEW CONSTRUCTION
- EXTERIOR ALTERATION: *Please check all that apply.*
 - awning
 - doors
 - lighting
 - other _____
 - fence, gate or garden wall
 - windows
 - pergola/trellis
 - HVAC equipment
 - siding
 - painting unpainted masonry
 - shutters
 - shed
- ADDITION
- DEMOLITION/ENCAPSULATION
- SIGNAGE

DESCRIPTION OF PROPOSED WORK: *Please describe the proposed work in detail (Additional pages may be attached).*

The Applicant requests approval of alterations and a waiver of fence height requirements for the previously approved columbarium at 1001 South Royal Street. In the way of background, at its September 18, 2019 hearing, the Board of Architectural Review (BAR) approved BAR #2019-00309 for alterations and a waiver of fence height requirement for a columbarium in St. Mary’s Cemetery. While the original approval is still valid, as the expiration was extended by the City’s Covid Emergency Ordinance, the Applicant has made minor refinements to the plans during the development of the design and construction drawings, which require a new approval. These refinements include 1) an increase in the height of the proposed columbarium by less than an additional 1.5 feet max, 2) refined cap and pier detail 3) increase in the number of sections in the columbarium from five to seven 4) addition of an accessibility ramp and 5) removal of the previously proposed pergola. In addition, similar to the last approval, the Applicant requests a waiver of fence height requirement associated with the new construction.

SUBMITTAL REQUIREMENTS:

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

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

Electronic copies of submission materials should be submitted whenever possible.

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

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

Additions & New Construction: Drawings must be to scale and should not exceed 11" x 17" unless approved by staff. All plans must be folded and collated into 3 complete 8 1/2" x 11" sets. Additional copies may be requested by staff for large-scale development projects or projects fronting Washington Street. Check N/A if an item in this section does not apply to your project.

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

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

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

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

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

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

- I have submitted a filing fee with this application. (Checks should be made payable to the City of Alexandria. Please contact staff for assistance in determining the appropriate fee.)
- I understand the notice requirements and will return a copy of the three respective notice forms to BAR staff at least five days prior to the hearing. If I am unsure to whom I should send notice I will contact Planning and Zoning staff for assistance in identifying adjacent parcels.
- I, the applicant, or an authorized representative will be present at the public hearing.
- I understand that any revisions to this initial application submission (including applications deferred for restudy) must be accompanied by the BAR Supplemental form and 3 sets of revised materials.

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

APPLICANT OR AUTHORIZED AGENT:

Signature:  _____

Printed Name: Jason Louis

Date: 11/1/2022

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. Most Revered Michael F. Burbidge, Bishop of the Catholic Diocese of Arlington, VA and his successors and assigns in office		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 1001 S. Royal Street (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. Most Revered Michael F. Burbidge, Bishop of the Catholic Diocese of Arlington, VA and his successors and assigns in office		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.

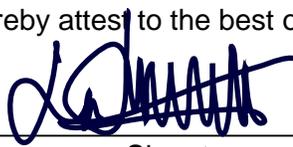
Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Most Revered Michael F. Burbidge, Bishop of the Catholic Diocese of Arlington, VA and his successors and assigns in office		
2.	None	N/A
3.		

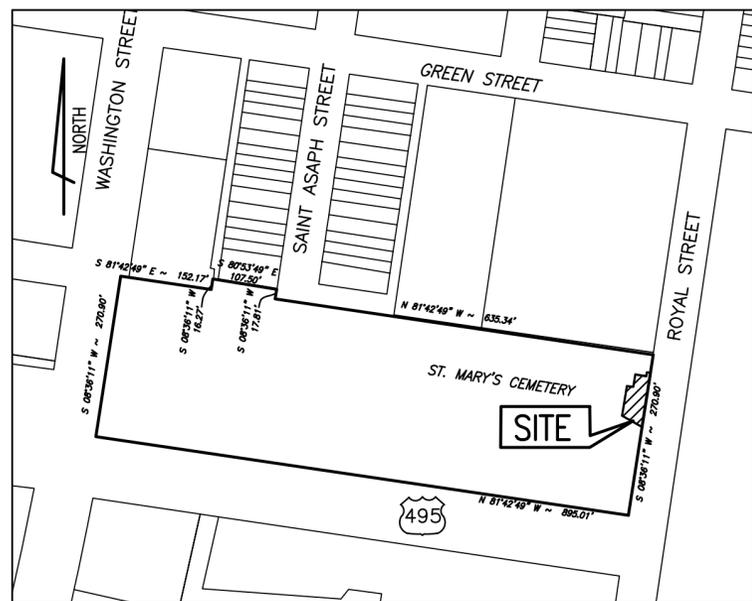
NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

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.

11/28/2022
Date

Jason Louis
Printed Name


Signature



VICINITY MAP
1"=200'

GENERAL NOTES:

1. TAX MAP: #080.02-01-01
2. ZONE: RM
- OWNER: ST MARYS CATHOLIC CEMETERY
310 DUKE STREET
ALEXANDRIA, VA 22314
3. TOPOGRAPHIC SURVEY WAS RUN BY THIS FIRM. VERTICAL DATUM USED = NAVD '88 PER CITY OF ALEXANDRIA MONUMENT #623. ELEVATION = 8.88'
4. TITLE REPORT FURNISHED BY KENNETH SCHRANTZ DATED APRIL 22, 2019, FILE #A1900360 AND IS RELIED UPON AS ACURATE BY THE SURVEYOR.
5. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
6. TOTAL SITE AREA = 244,286 S.F. OR 5.6080 AC.
7. TOTAL DISTURBED AREA = 2,476 S.F. OR 0.0568 AC.

TOPOGRAPHY NOTE:

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF WIM DE SUTTER, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON NOV 22, 2021; AND THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

ST. MARY'S CATHOLIC CEMETERY

310 DUKE ST.
ALEXANDRIA, VA. 22314
TM #080.04-07-37
ZONE: RM
USE: PRIVATE EDUCATION INSTITUTION
D.B. 104 PG. 91

#923 SOUTH ROYAL STREET
EX. 3-STORY BRICK AND CONCRETE BUILDING

EX. CURB & GUTTER

EX. PATIO

EX. WALL

EX. TRANS. FF=6.63

EX. WALL

EX. SIDEWALK

EX. CURB & GUTTER

PORTION OF CHURCH STREET (ABANDONED PER CITY ORDINANCE 741)

PROP LANDING

PROP CURB (MATCH EXISTING)

PROP RAMP

3' GRASS STRIP

PROP BRICK PATIO

EX. PAVEMENT

EX. HEADSTONE (TYP.)

EX. U.P. (TYP.)

EX. LP (TYP.)

EX. SIGN (TYP.)

EX. CURB

EX. POP UP GATE

EX. BOLLARD (TYP.)

RELOCATED ALTAR

PROP COLUMBARIUM STRUCTURE

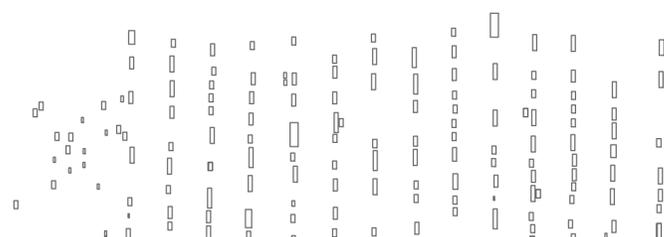
LIMITS OF DISTURBANCE = 2,476 SF

JAMES POINT DRIVE PRIVATE ROAD

VOS '83 NORTH

EX. CONC. DUMPSTER AREA

#1001 S ROYAL ST.
ST. MARYS CATHOLIC CEMETERY

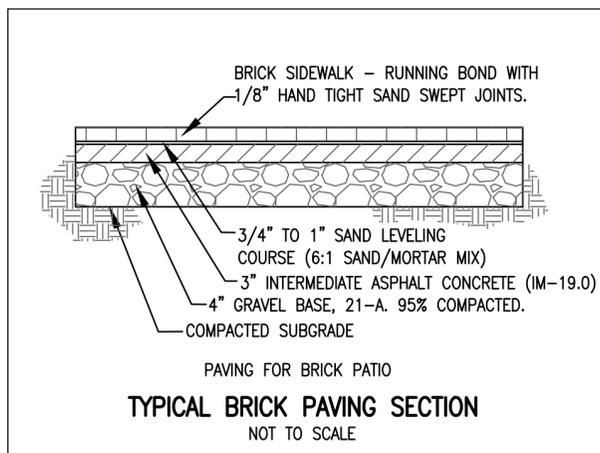
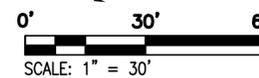


SOUTH ROYAL STREET
66' R/W

#100 JONES POINT DR,
N/F U.S. GOVERNMENT

GEORGE WASHINGTON MEMORIAL PARKWAY, TURKEY RUN PARK
MCLEAN, VA. 22101
TM #083.02-03-01
ZONE: WPR
USE: FEDERAL

APPROXIMATE LOCATION OF ZONE "AE"

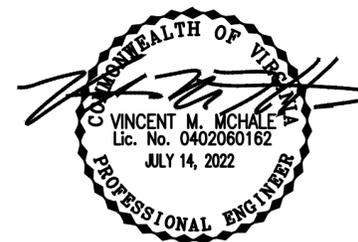


DRAINAGE CERTIFICATION:

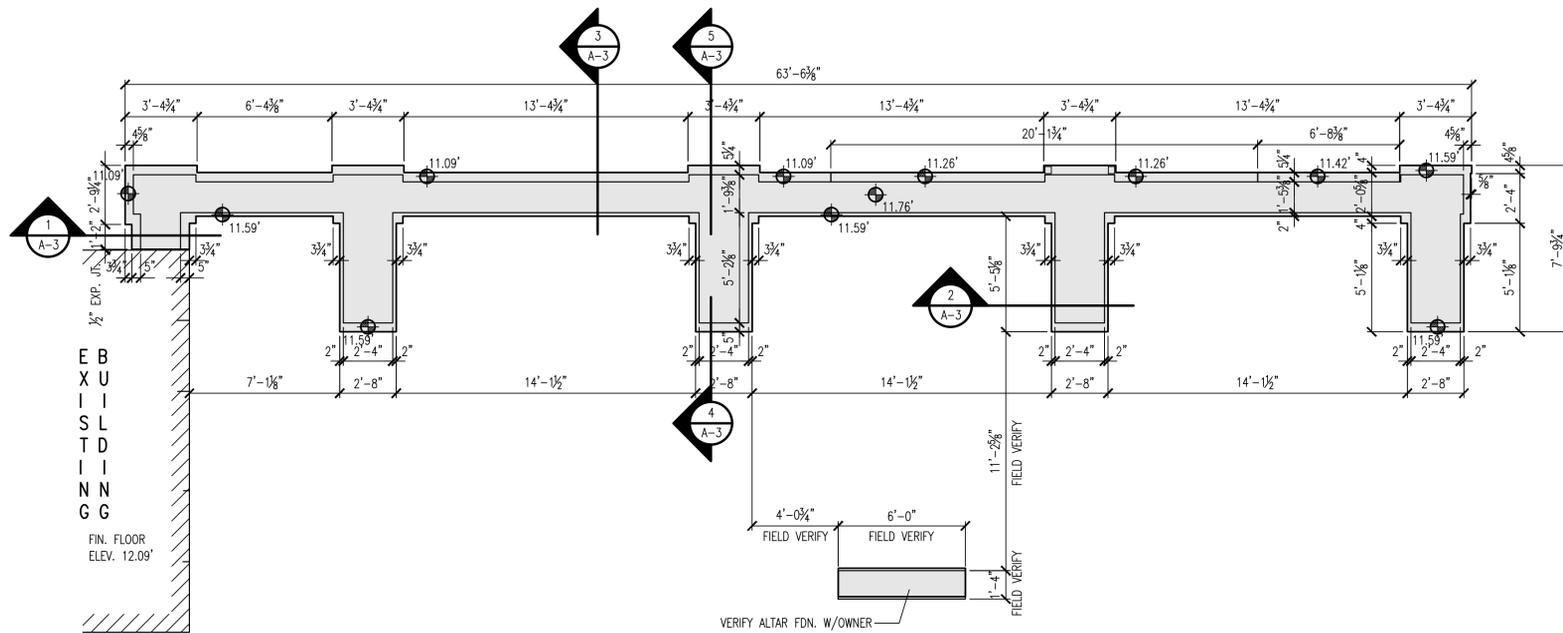
I HEREBY CERTIFY THAT THE EXISTING AND PROPOSED DRAINAGE PATTERNS ASSOCIATED WITH THIS PROJECT ARE AS DEPICTED HEREIN, THAT CONSTRUCTION OF THIS PROJECT WILL NOT CREATE A NUISANCE TO ADJACENT DOWNSTREAM PROPERTIES EITHER PUBLIC OR PRIVATE AND THAT ANY EXISTING DRAINAGE PROBLEMS ON ADJACENT PROPERTIES EITHER PUBLIC OR PRIVATE WILL NOT BE EXACERBATED BY CONSTRUCTION OF THIS PROJECT. I ACKNOWLEDGE THAT SHOULD THIS PROJECT RESULT IN THE CREATION OF ANY NUISANCE, OR EXACERBATION OF ANY EXISTING DRAINAGE PROBLEM, THE CITY WILL ISSUE A STOP WORK ORDER AND WORK ON THE PROJECT WILL NOT BE ALLOWED TO RESUME UNTIL A GRADING PLAN HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.

DISTURBED AREA CERTIFICATION:

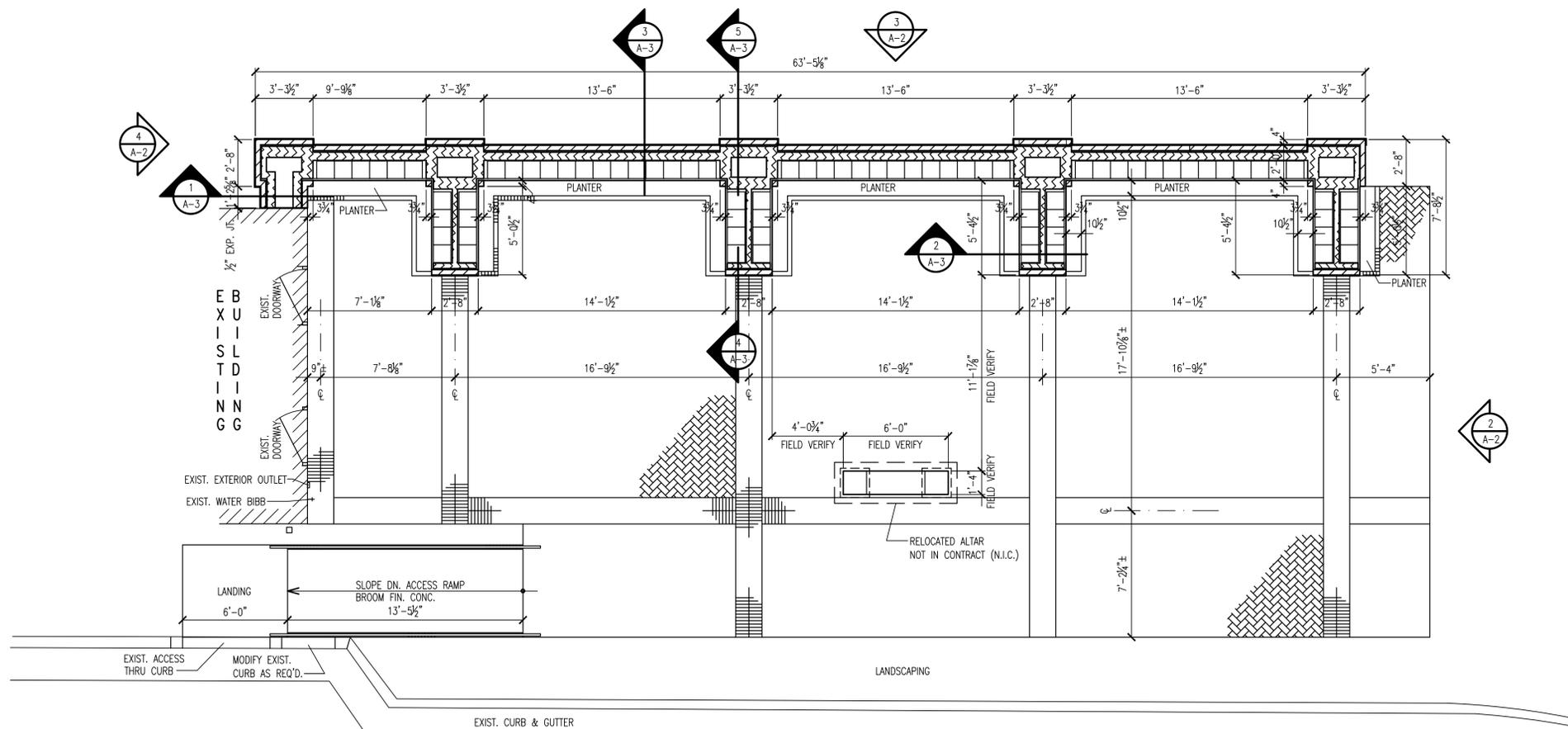
I HEREBY CERTIFY THAT THE LIMITS OF DISTURBANCE ASSOCIATED WITH THIS PROJECT REPRESENT A TOTAL LAND DISTURBANCE OF LESS THAN 2,500 SQUARE FEET. I FURTHER CERTIFY THAT NO CONSTRUCTION WORK, MATERIAL STORAGE, DUMPSTER PLACEMENT, CONSTRUCTION ACCESS OR DISTURBANCE OF ANY OTHER KIND WILL TAKE PLACE BEYOND THE LIMITS OF DISTURBANCE AS DEPICTED. I ACKNOWLEDGE THAT SHOULD THIS PROJECT RESULT IN LAND DISTURBANCE EQUAL TO OR GREATER THAN 2,500 SQUARE FEET, THE CITY WILL ISSUE A STOP WORK ORDER AND WORK ON THE PROJECT WILL NOT BE ALLOWED TO RESUME UNTIL A GRADING PLAN HAS BEEN SUBMITTED AND APPROVED BY THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.



PERMIT PLAT
SHOWING A PORTION OF THE PROPERTY OF
ST MARY'S CATHOLIC CEMETERY
1001 S ROYAL STREET
CITY OF ALEXANDRIA, VIRGINIA
DATE: JULY, 2022 SCALE: 1" = 30'



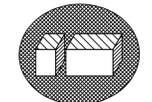
1 FOUNDATION PLAN
 1/4" = 1'-0" N



2 FLOOR PLAN
 1/4" = 1'-0" N



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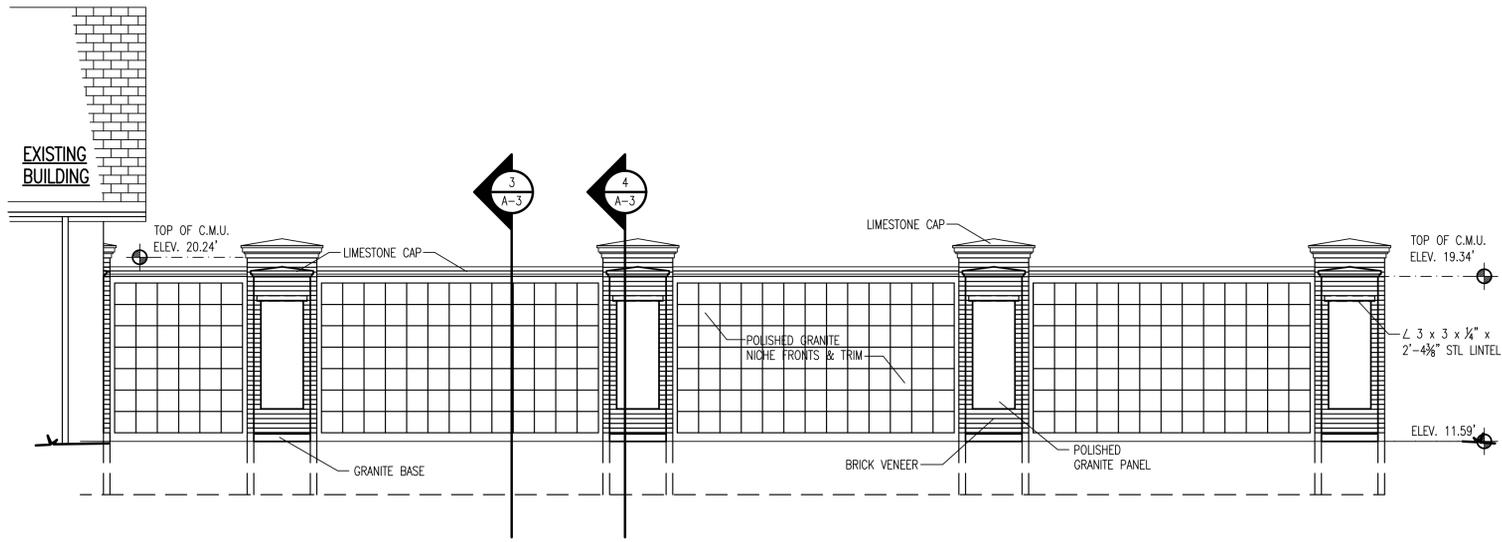


COLUMBARIUM WALL FOR
 BASILICA OF ST. MARY
ST. MARY CATHOLIC CEMETERY
 1000 SOUTH ROYAL STREET
 ALEXANDRIA, VA 22314

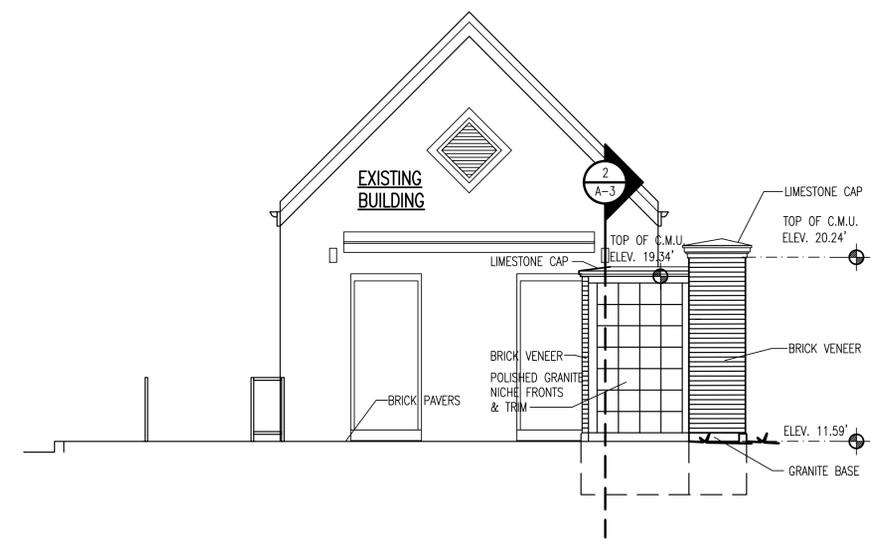
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FOUNDATION PLAN
 FLOOR PLAN

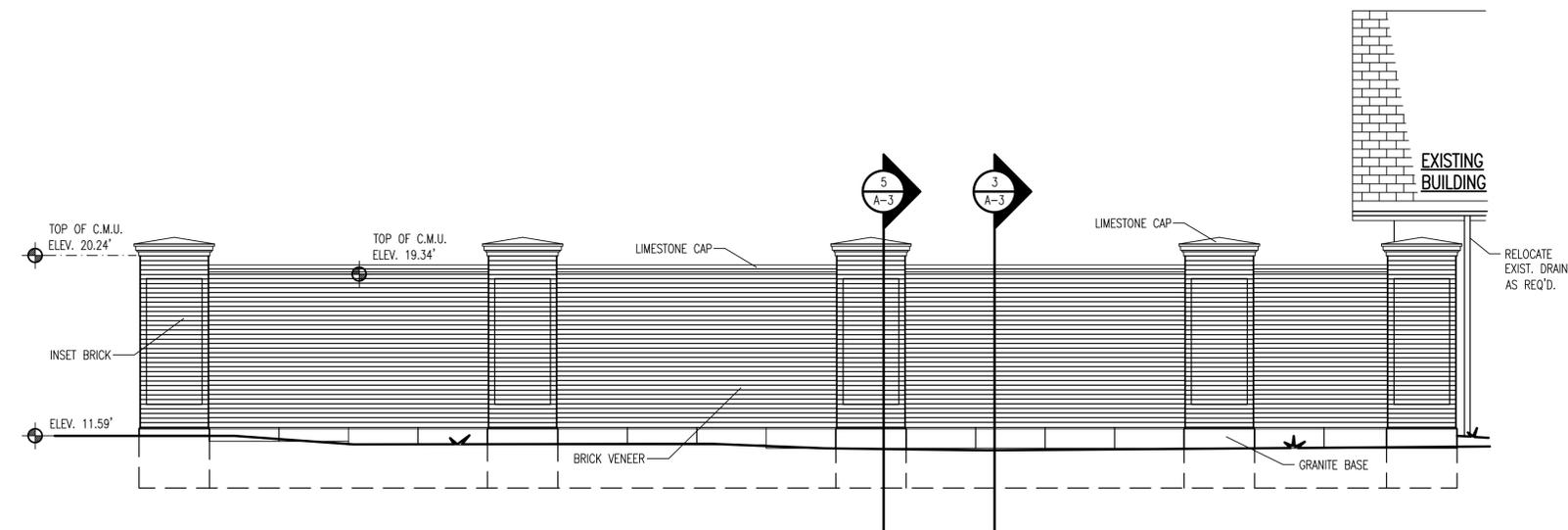
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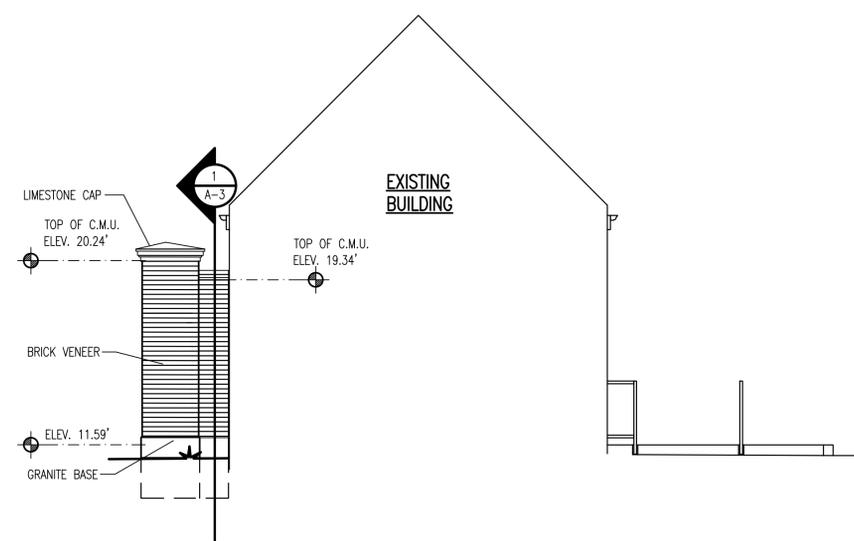
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1/4" : 1'-0"



2 SOUTH ELEVATION
1/4" : 1'-0"



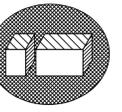
3 EAST ELEVATION
1/4" : 1'-0"



4 NORTH ELEVATION
1/4" : 1'-0"



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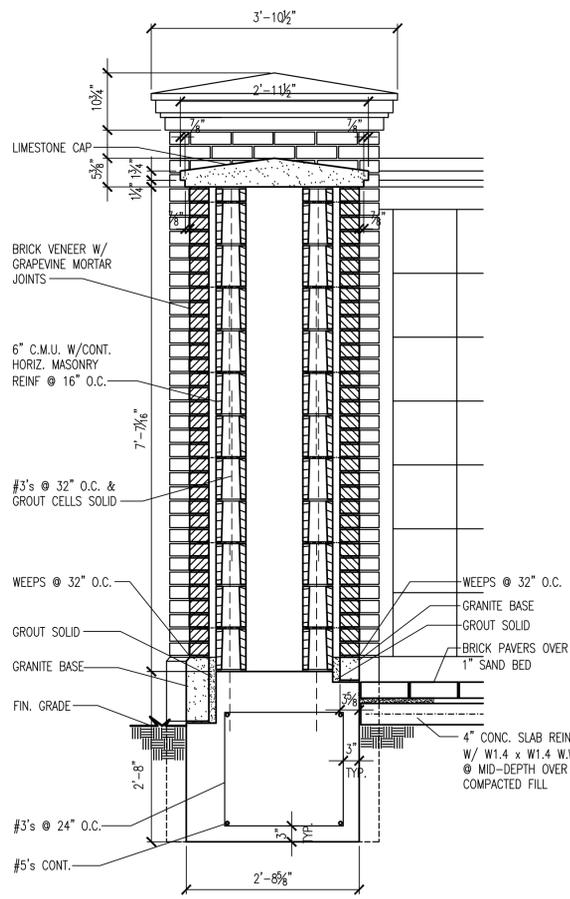


COLUMBARIUM WALL FOR
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ST. MARY CATHOLIC CEMETERY
1000 SOUTH ROYAL STREET
ALEXANDRIA, VA 22314

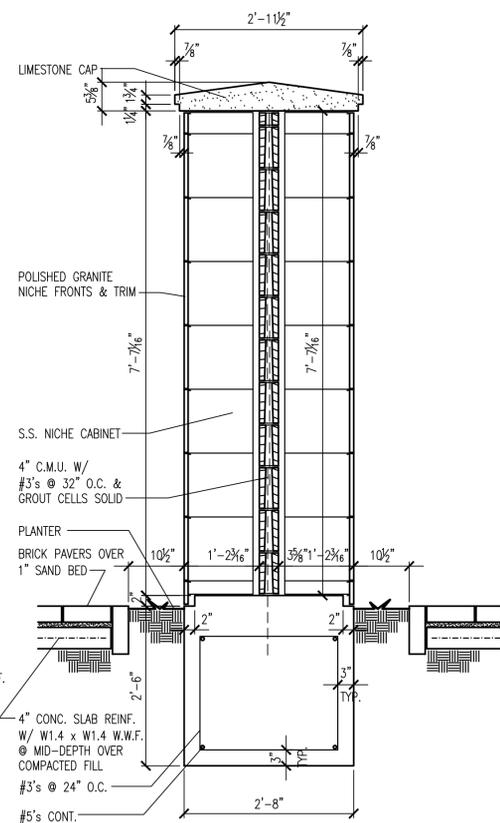
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EXTERIOR ELEVATIONS

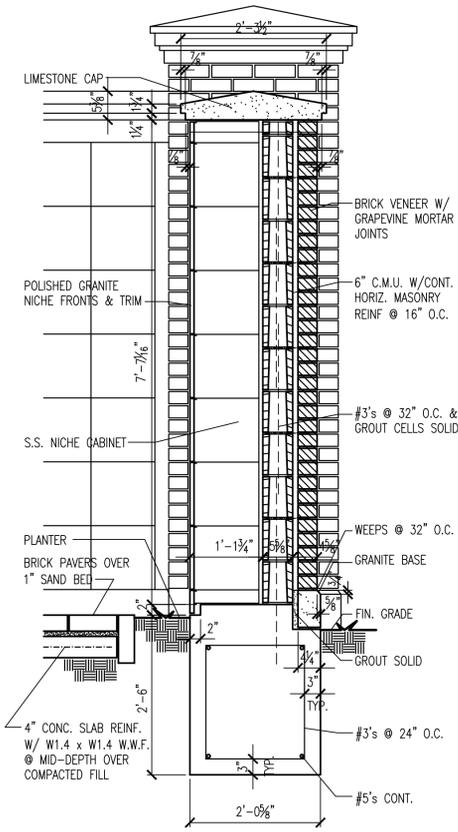
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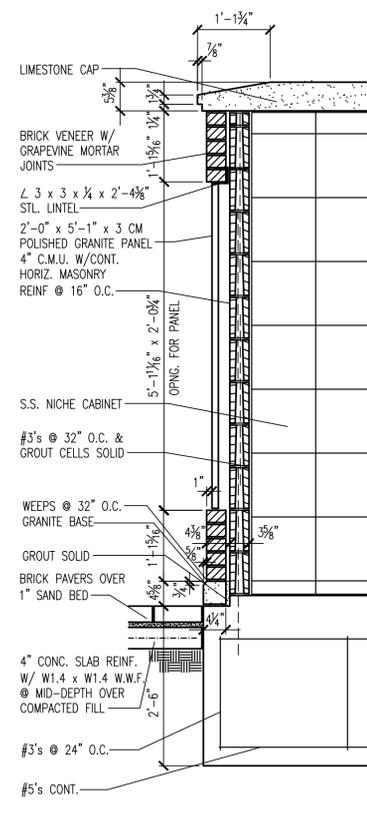
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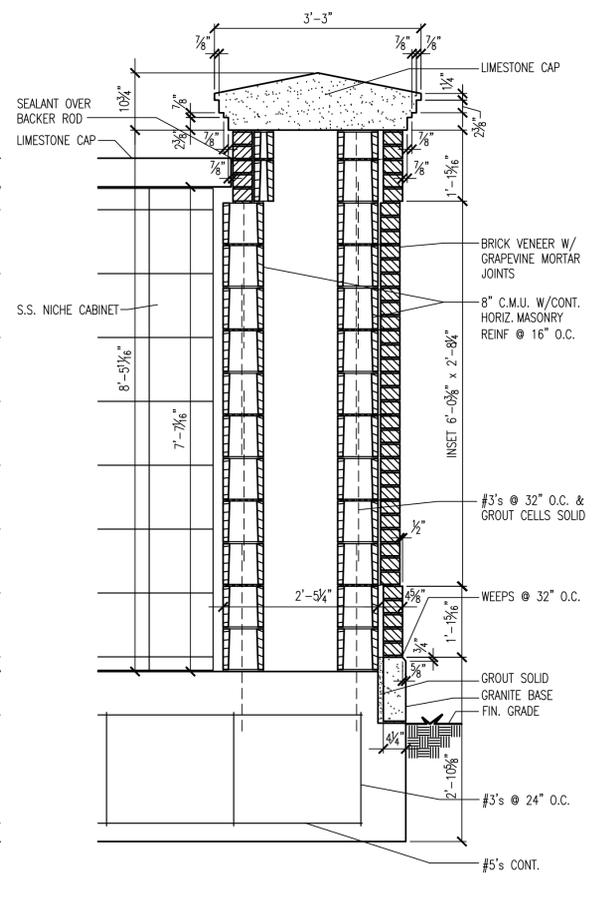
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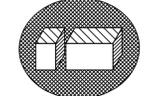


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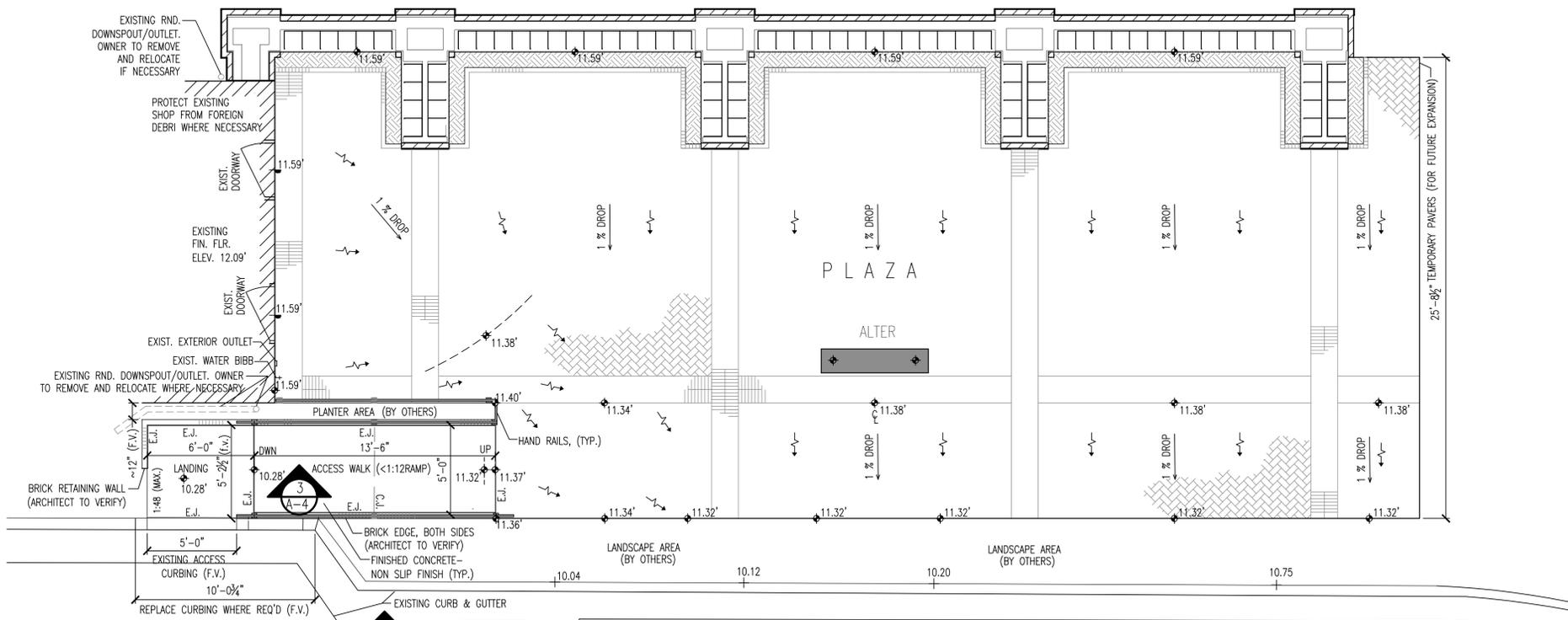
WALL SECTIONS
3/4" : 1'-0"



COLUMBARIUM WALL FOR
BASILICA OF ST. MARY
ST. MARY CATHOLIC CEMETERY
1000 SOUTH ROYAL STREET
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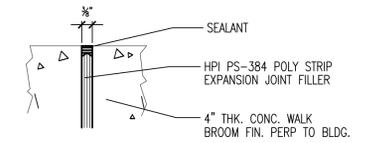
WALL
SECTIONS



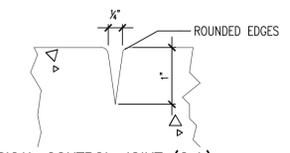
1 PLAZA LAYOUT
1/4" : 1'-0"

LEGEND

- BANDING PAVING, 2 1/4" X 9" X 3"-2 ROWS STACKED PATTERN, PAVR 30 CLEAR RED, BOARDWALK CLAY BRICK SUPPLIER - WHITECARE GREER OR EQUIVALENT APPROVED.
- INFILL PAVING, 2 1/4" X 9" X 3" HERRINGBONE PATTERN, 56 DESERT GREY. SUPPLIER - WHITECARE GREER OR EQUIVALENT APPROVED.
- EDGE PAVING - PAVERS 2 1/4" X 9" X 3" OWNER TO CHOOSE COLOR. SUPPLIER - WHITECARE GREER OR EQUIVALENT APPROVED.
- COLUMBARIUM SOFT LANDSCAPE AREA (BY OTHERS)
- WATER DRAIN DIRECTION
- ELEVATIONS



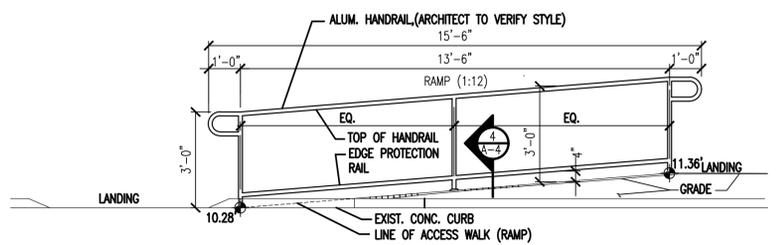
TYPICAL EXPANSION JOINT (E.J.)



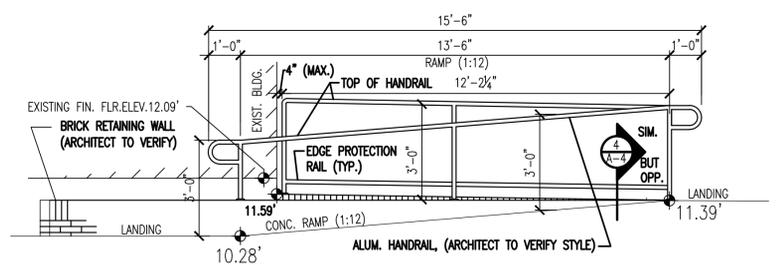
TYPICAL CONTROL JOINT (C.J.)

JOINT DETAILS

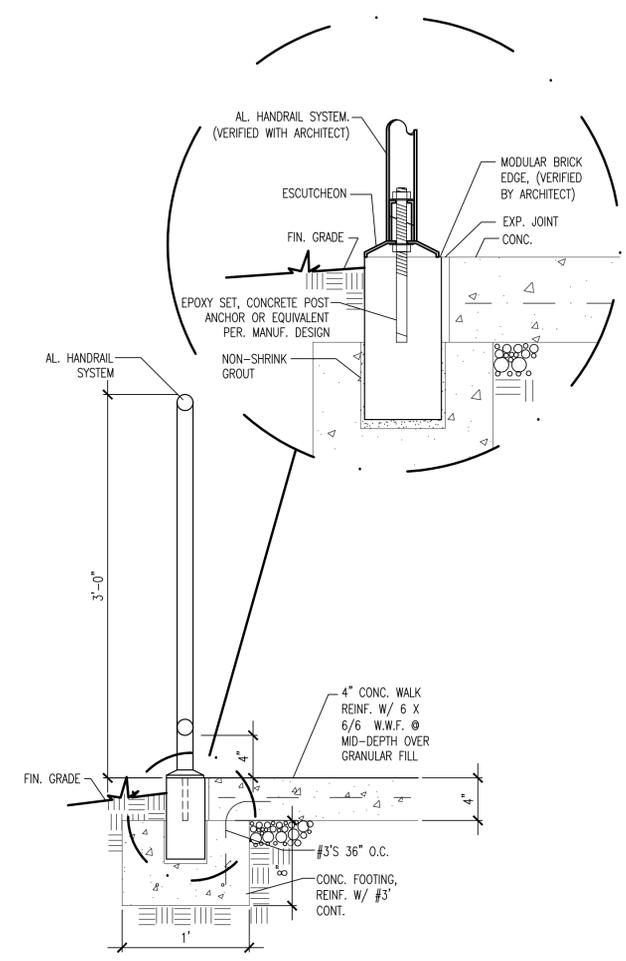
N.T.S.



2 HANDRAIL ELEVATION
3/8" : 1'-0"



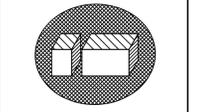
3 HANDRAIL ELEVATION
3/8" : 1'-0"



4 HANDRAIL DETAIL
3/4" : 1'-0"



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COLUMBARIUM WALL FOR
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ALEXANDRIA, VA 22314

REVISIONS		
No.	BY	Date

PLAZA LAYOUT, LEGEND,
HANDRAIL ELEVATIONS,
HANDRAIL DETAIL,
JOINT DETAILS

ProJ. # 2112	4
Date: 06/03/2022	
Drawn: KEN	
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P R O J E C T S P E C I F I C A T I O N S

GENERAL CONDITIONS

"General Conditions of the Contract for Construction", AIA Document designated A201-1997, is part of this contract exactly as though fully written and incorporated herein.

AMENDMENTS AND SUPPLEMENTS TO AIA GENERAL CONDITIONS

ARTICLE 1 – GENERAL PROVISIONS

SUPPLEMENT 1.2.2 AS FOLLOWS:

Examination of Site

Each branch and/or Division of Work when finished must be entirely complete whether or not each and every item necessarily involved has been indicated on drawings and/or mentioned in these specifications. Contractors are expected to comply with all State and Municipal Codes and include all compliances in contract price.

SUPPLEMENT 1.2.3 AS FOLLOWS:

Should there be any discrepancy between the specifications and the drawings, or between the larger and smaller scale drawings, or between the figures and the scale, the specifications shall take precedence in all cases, the larger scale drawings shall be followed in preference to the smaller scale, the descriptive writing in preference to the material symbols, and the figures rather than the scale. Do not scale drawings.

The information set forth in these specifications and the locations of partitions, location and sizes of structural members, etc., as indicated on the drawings are as accurate as can be obtained, but their accuracy is not guaranteed. Final application thereof shall be determined on the job as conditions may demand.

ARTICLE 3 – CONTRACTOR

SUPPLEMENT 3.4.1 AS FOLLOWS:

Cooperation and Co-relation of Work

Contractor shall:
Plan work, cooperate with the other contractors, to facilitate completion of the work without unnecessary delay, give necessary instructions, information, etc., to other contractors regarding their work and preliminary work where required; see that materials are delivered as needed and follow the Owner's completion schedule.

Employ sufficient number of men at all times to carry on work in such manner to avoid unnecessary delays to other trades.

The cost of any additional cutting, changes, or additional work, by reason of failure or neglect of any contractor to abide to requirements set forth above must be paid for by the contractor involved.

SUPPLEMENT 3.5.1 AS FOLLOWS:

Except as otherwise specified in the Contract Documents, all work shall be guaranteed against defects resulting from the use of inferior materials, equipment or workmanship for one (1) year from the date of final completion and acceptance of the Contract. Also, see Article 12, Paragraph 12.2 entitled Correction of Work.

ARTICLE 4 – ADMINISTRATION OF CONTRACT

AMEND 4.3.9 OF GENERAL CONDITIONS TO INCLUDE

Owner to provide roadway to jobsite. Contractor is not responsible for damage to roadways, but will make every effort to avoid excessive or unusual damage.

Owner to obtain and pay for building permit and will clear any zoning restrictions.

Contractor to furnish the necessary construction documents to obtain building permit. Owner will clear any zoning restrictions and pay for same.

Owner to provide temporary electricity and water to the job site prior to construction.

ARTICLE 7 – CHANGES IN THE WORK

SUPPLEMENT 7.3.3 AS FOLLOWS:

Changes in the Work

The owner, without invalidating the contract, may make changes by altering, adding to, or deducting from the work; the contract sum being adjusted accordingly. All such work shall be executed under the conditions of the original contract. No changes, additions, or deductions from the work shall be made without a written order from the Owner, and no claim for extra compensation shall be valid unless so ordered. The value of any such change shall be determined in one of the following ways of agreement between the Owner and the Contractor.

- By estimate and acceptance in a lump sum;
- By unit prices named in the specifications in the contract, or subsequently agreed upon;
- By cost and percentage or by cost and a fixed fee.

ARTICLE 11 – INSURANCE AND BONDS

AMEND 11.1.2 TO READ AS FOLLOWS:

The insurance required by Sub-paragraph 11.1.1 shall be written in amounts as agreed upon between Owner and Contractor or as required by law, whichever is greater.

.1 Workmen's Compensation – Statutory Coverage

.2 The Contractor shall pay for and maintain such insurance as will protect the Owner from his contingent liability to others for damages because of bodily injury, including death, which may arise from operations under this contract and other liability for damages which the Contractor is required to insure under any provision of this contract. Certificate of this insurance will be filed with the Owner.

SECTION 02100 – SITE WORK

PART 1 – GENERAL

1.01 General

- Notify authorities owning conduit, wires or pipes running through property or encountered during excavation operations. Cap or remove services in accordance with instructions of the Owner and/or Utility. Protect, support and maintain all conduits, drains, sewers, pipes and wires that are to remain. In addition to complying with requirements of Governmental Agencies having jurisdiction, comply with the direction of the soil engineer.
- The soils report, as written, shall be part of the contract and incorporated fully herein.
- Provide protection at corners of walls and buildings where subject to damage.
- Protect existing site features that are to remain.

PART 2 – PRODUCTS

2.01 FILL MATERIAL

- Fill in the paving areas and under structures shall be free of organic matter and be compacted to a minimum of 95% of the maximum dry density within +/-3% of the optimum moisture content as determined by ASTM D-698 or as recommended by the soils engineer.
- Fill for use under sidewalks shall be placed in accordance with the soils report.

2.03 TOPSOIL

- Topsoil is defined as friable clay loam surface soil, graded, free of debris, subsoil, clay lumps, weeds, roots, stones, and other objects over 2" in diameter.

PART 3 – EXECUTION

3.01 CLEARING

- Owner shall clear shrubs, trees, vegetation, rubbish or other perishable material within 5'-0" of walks and drives.
- Owner shall demolish and remove from site all existing walks, paving, curbs, bases, existing walls, slabs, footings; Turn off services under supervision of proper authority, and remove service where encountered; as required by building operations or change of grades and/or as indicated on drawings.

3.02 STRIPPING TOPSOIL

- Strip top soil to its entire depth and stockpile.
- Site shall be graded level, by Owner, within 1'-0" of final core slab grade; to 5'-0" outside the building lines.

3.03 EXCAVATION

- Excavate to elevations or dimensions indicated for footings, foundations, drives, walks and other work shown
- Work excavated to a depth more than is required by drawings or specifications within bearing area of walls and/or footings shall be filled to proper depth with concrete having 28 days' compressive strength of 3,000 lbs. per sq. in.
- Grade area around building to prevent water from running into excavated areas of building.
- Install marsh hay to protect bottom of excavations from frost to depth of not less than 2'-0" when packed when temperature is 45 degrees and below.
- Any cost for removing rock formations will be an extra to the Contract.

3.04 SHORING AND PUMPING

- Provide shoring and bracing required to support adjoining soil, building, walks, etc.
- Keep excavations free from water at all times.

3.05 FILLING AND GRADING

- Complete all filling, backfilling and grading to area outside of building as required for proper subgrade elevation. Grades indicated on drawings are finish grades. Subgrade shall be 6" below finish grades. (All finish grading by Owner).
 - Borrowed fill shall be select fill.
 - Place borrowed fill in not over 8" thick loose layers and compact to at least 95% standard proctor density as verified by testing. All tests shall be made under the direction of a qualified Soils Engineer. Contractor shall pay for soils testing.
- 3.06 FINISH GRADING AND TOPSOIL
- All finish grading, topsoil and landscaping shall be performed by the Owner upon completion of project.

SECTION 03200 – REINFORCING STEEL

PART 1 – GENERAL

1.01 PUBLICATION

Conform to schedule and details on drawings and width and placing requirements to ACI.

PART 2 – MATERIALS

2.01 REINFORCING STEEL

- ASTM A615, 60 yield grade billet-steel deformed bars, uncoated finish unless indicated otherwise.
- Welded Steel Wire Fabric: ANSI/ASTM A185 plain type; in sheets or coiled rolls; uncoated finish.

2.02 ACCESSORIES

- Accessories shall include metal spacers, bars, ties and other devices necessary for properly placing, spacing, supporting and fastening reinforcement in place.

PART 3 – EXECUTION

3.01 CLEANING AND STORING

- Reinforcing steel shall be clean and free from rust, scale, dirt, grease, oil, snow, ice, etc..
- Protect reinforcing steel from damage and excessive rusting. Store reinforcing steel at site at least 4" above ground.

3.02 PLACEMENT

- Reinforcing steel is to be inspected and approved by the Governing Authorities after placement and before it is covered with concrete.

SECTION 03300 – POURED-IN-PLACE CONCRETE

PART 1 – GENERAL

1.01 GENERAL

- Where not in conflict with local and state building codes, work shall conform to recommended practices of ACI latest edition.
- Do not place concrete on subgrade that is frozen. Deposit concrete continuously until approved unit of operation is achieved.

PART 2 – MATERIALS

2.01 DEVICES

- Bolts, rods, or other approved devices for internal ties for wood or metal forms shall be arranged so that no metal will be within 1/2" of any finished surface. Fill depressions caused by removal of such devices as soon as forms are removed and rub to a uniform finish to match adjacent area.

2.02 CONCRETE

- Concrete used throughout shall be ready-mixed concrete furnished by mixing plant.
- Concrete Mix Cements, aggregates, water and admixtures shall be measured and combined strictly in accordance with ASTM C-94.
 - Cement for normal concrete: ASTM C-150 Type I Portland Cement.
 - Cement for Air-entrained concrete: ASTM C-150 Type IA Portland Cement.
 - Admixtures: Air-entrained concrete shall contain a 4% to 7% air by volume. If admixture is used to secure desired air content, admixture shall conform to ASTM C-260.

2.03 MIXING AND DELIVERY

- Class of concrete to be used: Minimum 5 bags of cement per cubic yard:
 - 3,000 PSI @ 28 days, Maximum 1 1/2" aggregate, 3" - 5" slump for footings, structural slabs.
 - 3,000 PSI @ 28 days, Maximum 3/4" aggregate, 3" - 6" slump for crypt walls and slabs.
 - 3,000 PSI @ 28 days, Maximum 1 1/2" aggregate, maximum 4" slump, air entrained, for sidewalks, unless noted otherwise.

PART 3 – EXECUTION

3.01 PLACING CONCRETE

- Inspect foundations, forms, reinforcing steel, chases, pipes conduits, sleeves, hangers, anchors, etc., prior to placement of concrete.
- Vibration with "spud" type internal vibrator with flexible shaft shall be used where possible to consolidate entire mass of concrete as it is being placed.

3.02 COLD WEATHER CONCRETING

- After first frost and until minimum daily temperature at job site falls below 40 degrees F for more than one day, protect concrete from freezing for not less than 48 hours after it is placed. When mean daily temperature falls below 40 degrees F, for more than one day, protect fresh concrete in accordance with ACI-604.

3.04 CUTTING, PATCHING, AND FINISHING

- All faulty and honey comb concrete surfaces shall be repaired and rubbed to a uniform finish to match surrounding.
- Broom finish all exterior walks and slabs subject to pedestrian or other traffic, or as indicated, in direction perpendicular to flow of traffic or as directed otherwise.

3.05 PROTECTION AND CURING

- Cure, Seal and Harden Concrete using Spartan – Cole Cure Seal Hardener by the Burke Company or equal. To meet or exceed ASTM-C-309.

3.06 TESTS

- Compression test cylinders:
 - Samples of concrete shall be obtained in accordance with ASTM C-192, Minimum 3 cylinders on footings, slabs, minimum 4 cylinders on roof slabs.
 - Make cylinders in accordance with ASTM C-39. All cylinders shall be stored by testing laboratory. Test cylinders shall be 1 for 7 days and 2 for 28 days.

SECTION 04000 – MASONRY

PART 1 – GENERAL

1.01 RELATED WORK SPECIFIED ELSEWHERE

- Section 03300 – Concrete.

1.02 COORDINATION

- Cooperate with other trades during installation of sheet metal flashings, elastomeric flashings, anchors, inserts, sleeves and other items required to be built into masonry.
- Contact mechanical and electrical trades before starting partitions, bearing walls, etc., so that their work can be completed and properly built in.
- Provide openings in walls required by other trades and secure other metal work in masonry. Verify size of opening and/or recesses to be built in with contractor providing equipment.

PART 2 – MATERIALS

2.01 MASONRY PRODUCTS

- Brick (where indicated) – Conforming to a nominal dimension of 4" x 8" x 2 1/3", or as indicated on drawings.
- Concrete Masonry Units (where indicated) – Conforming to nominal dimensions of 4" X 8" X 16", 6" X 8" X 16", 8" X 8" X 16", and/or as indicated on drawings.
- Limestone (where indicated) – Conforming to suppliers dimensions for random pattern.
- Masonry Cement – Conforming to ASTM C-91, Type 1.
- Portland Cement – Conforming to ASTM C-150.
- Sand – Conforming to ASTM C-144.
- Water – Clean water of approved drinking quality, free from harmful amounts of oils, alkaline, saline or organic materials.
- Hydrated Lime – Conforming to ASTM C-207, Type S.

- Mortar Color – Use pre-mixed and measured boxes of dry mix mortar coloring in color as selected.

PART 3 – EXECUTION

3.01 GENERAL

- Mortar for joints shall consist of non-staining cement mortar as specified for masonry and/or stone.
- Construct proper scaffolding for installation of stone.

3.02 REINFORCING

- Install dovetail anchors at 24" o.c. horizontally and 16" o.c. vertically for masonry veneer walls at concrete.
- Install 16 gauge corrugated masonry ties at 16" o.c. horizontally and 16" o.c. vertically for masonry veneer walls at studs.
- Provide Dur-O-Wal or equal, continuous horizontal masonry reinforcing at 32" o.c. vertically for free standing and multiple wythe masonry walls.

3.03 INSTALLATION OF ITEMS FURNISHED BY OTHER TRADES

- Build in anchor boards, blocks, inserts, sleeves, brackets, bearing plates, ladders, and rungs, and other items furnished by other contractors. Cooperate with other trades in placing items.
- Build in piping, mechanical and electrical, and other items furnished by others. Point up joints between masonry and metal work.

3.04 PROPORTIONING

- (Type S) Mortar for all exterior masonry shall be one (1) part portland cement, 1/2 part hydrated lime and 4 1/2 parts sand.

3.05 CLEANING

- Clean, point, and wash down exterior and interior exposed masonry surfaces. Clean masonry as units are being set and again upon completion.

3.06 PROTECTION

- Protect all masonry from damage and keep scaffold supports free of walls. Cover freshly set walls to prevent rapid drying and to exclude rain and snow.

SECTION 05000 – METALS

PART 1 – GENERAL

1.01 STANDARDS

- Materials shall meet requirements and recommendations of standards listed:
 - American Hot Dip Galvanizers Association. AHZGA
 - American Institute of Steel Construction. AISC
 - American Society for Testing and Materials. ASTM
 - American Welding Society. AWS
 - American National Standards Institute. ANSI (USASI) (ASA).
 - Applicable Building Codes

1.02 COMPLYING

- Contractor shall comply with applicable portions of "Specifications for the Design, Fabrication and Erection of Structural Steel for Buildings" by AISC as supplemented by requirements of this section for items indicated on plans or specified herein.

1.03 SHOP DRAWINGS

- Shop drawings shall comply with requirements of applicable portions of "Structural Shop Drawings by AISC".

PART 2 – PRODUCTS

2.01 BASIC MATERIALS

- Steel: ASTM A36.
- Bolts: ASTM A307, ASTM A325.
- Expansion Bolts: G.S.A. Specifications FF-S-325, Group II, Type 4, Class 1.
- Stainless Steel Bolts, Nuts, and Washers: ASTM-F-593 and F-594.
- Galvanizing: ASTM A 123-68, and ASTM A 386-67.
- Paint: Equal to Tnemec 99 or 99G, Southern Coatings RIP 476.

2.02 FABRICATING

- Fabricator shall form materials to shapes indicated with straight lines, sharp angles and smooth curves.

- Drill or punch all holes required and finish edges smooth.

- Fastenings shall be concealed wherever practicable. Field connections for work of other trades shall be punched or drilled.

- Fabrications in shop shall be in as large assemblies as practicable.

2.03 SHOP PAINTING

- Fabricator shall clean ferrous metal of scale, rust oil, moisture and dirt before applying paint. Apply one (1) shop coat to ferrous metals after fabricating, except metals that will be encased in concrete, galvanized steel, and surfaces that will be adjacent to field welds. Fabricator shall use bituminous compound equal to Federal Specification TTC-494, Type II on metals anchored in concrete or masonry and for ferrous metals in contact with non-ferrous metals.
- Apply one coat of bituminous compound equal to Federal Specification TTC-494, Type II, or comparable coating to aluminum or other non-ferrous metals in contact with steel or other dissimilar metals.

2.04 GALVANIZING

- Fabricator shall full length hot-dip galvanize the entire section of ferrous metal fabrications which are to remain exposed upon completion, or work that is to be embedded in concrete or masonry. Items specified or required to have a factory applied finish, unless included in factory process shall not require galvanizing.
- Cadmium plating will be acceptable for bolts, nuts, screws and other small parts.
- Fabricator shall use Galvanox, or equal for repairing galvanized coatings that have been damaged.

PART 3 – EXECUTION

3.01 INSTALLING (GENERAL PROCEDURE)

- Metal work shall be installed level, true to line, plumb, or as indicated.
 - Fastenings shall be concealed where practicable or as indicated.
 - Secure metal to wood with lag screws, or thru bolt with adequate sized screws, with appropriate washers. Secure metal to masonry or concrete with embedded anchors, metal sleeves or expansion bolts as indicated. Metal to metal connection shall be by welding.
- 3.02 CUTTING
- Installed materials and items shall not be cut without prior approval and shall be done by the trade which installed the original work. Cutting shall be done in a manner to avoid damage to adjacent work.
- 3.03 PRIME COAT TOUCH-UP
- Areas where prime coat has been damaged shall be ground smooth and touched up with same primer used in shop immediately after erection. Touch up galvanized surfaces with Galvanox, or equal.

SECTION 09450 – GRANITE

PART 1 – GENERAL

1.01 SAMPLES

- Before starting the work, the contractor shall submit to the Owner samples of suitable size to represent the shade, marking, finish and characteristics of the granite name. Owner to approve in writing acceptance of granite submittals.

1.02 DRAWINGS

- Furnish detailed drawings for granite stone work.

PART 2 – PRODUCTS

2.01 MATERIALS

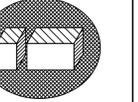
- Patching, filling and reinforcement, where permitted under the M.J.A. Group Classifications, shall be done carefully.
- C.A. Joseph Co., Inc. to furnish all bronze hardware on bolts installed by general contractor.

2.02 FINISHES

- Finishes shall be flamed, honed, or polished, as specified, on the drawings.
- Carving shall be free from tool marks unless otherwise specified.



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ALEXANDRIA, VA 22314

REVISIONS		
No.	BY	Date

SPECIFICATIONS

Pro. # 2112
Date: 06/03/2022
Drawn: KEN
Checked: .
Date: .

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P R O J E C T S P E C I F I C A T I O N S

SECTION 09450 – GRANITE CONTINUED...

PART 3 – EXECUTION

3.01 FABRICATION

- A. All work shall be executed by skilled workmen in strict accordance with the shop drawings.

3.02 DELIVERY AND STORAGE

- A. Material shall be transported, handled and stored in a manner to prevent soiling, staining and damage.

3.03 SETTING AND BOLTS

- A. All granite shall be installed in a workmanlike and substantial manner, and in accordance with approved shop drawings.
- B. The subcontractor shall do such cutting and fitting necessary to accommodate his work to other trades.

- C. Paint shall be as manufactured by Sherwin Williams, Pittsburgh Paints, Glidden, or approved equal unless noted otherwise.

2.02 MIXING

- A. Paint shall be mixed at a consistency as recommended by the manufacturer, color as selected. Additional thinning shall not be permitted.

PART 3 – EXECUTION

3.01 DELIVERING

- A. Deliver painting materials to site in manufacturers original sealed and labeled containers.

3.02 PROTECTION

- A. Protect the adjacent work from splatters or damage with drop-cloths. Splatters or damage to other work shall be thoroughly cleaned and repaired.

3.03 SURFACE PREPARATION

- A. Concrete: Remove protruding fins, dirt, dust, oil, and grease. Fill cracks and chips with approved filler material.
- B. Galvanized Metal: Treat surface with zinc phosphote solution to remove dirt and mill residue.
- C. Ferrous Metals: Remove all rust and scale; repair abraded shop primer and touch-up coats with primer as required.
- D. Other Surfaces: Clean stains, grease and dirt. Fill crevices and holes with an approved compound.

3.04 PAINTING

- A. Prime metal surfaces with appropriate primer and apply two coats of compatible exterior grade paint. Exposed concrete shall receive 2 coats minimum of exterior grade paint. All other painting shall be as per manufacturers instructions.

3.05 CLEANING

- A. At completion touch-up paint as required. Provide Owner with Paint manufacturers name and address, paint color name, paint color number, and/or mixing instruction and sufficient excess for Owners use as touch-up.
- B. Remove all paint splatter, spillage or stains from adjacent surfaces and restore them to an acceptable condition. Remove all debris from site.

SECTION 09470 – LIMESTONE

PART 1 – GENERAL

1.01 SAMPLES

- A. Before starting the work, the contractor shall submit to the Owner samples of suitable size to represent the shade, marking, finish and characteristics of the limestone name. Owner to approve in writing acceptance of limestone submittals.

1.02 DRAWINGS

- A. Furnish detailed drawings for limestone work.

PART 2 – PRODUCTS

2.01 MATERIALS

- A. Patching, filling and reinforcement, where permitted under the M.I.A. Group Classifications, shall be done carefully.

2.02 FINISHES

- A. Finishes shall be honed and free from tool marks unless otherwise specified.
- B. Color to be buff.

PART 3 – EXECUTION

3.01 FABRICATION

- A. All work shall be executed by skilled workmen in strict accordance with the shop drawings.

3.02 DELIVERY AND STORAGE

- A. Material shall be transported, handled and stored in a manner to prevent soiling, staining and damage.

3.03 SETTING AND BOLTS

- A. Limestone shall be installed in a workmanlike and substantial manner, and in accordance with approved shop drawings.
- B. The subcontractor shall do such cutting and fitting necessary to accommodate his work to other trades.

SECTION 09900 – FINISH PAINTING

PART 1 – GENERAL

1.01 EXTENT OF PAINTING

- A. Surfaces exposed to public view or weather and not having factory applied finish coating shall be painted.
- B. Rubbed concrete and concrete as noted to be painted.
- C. Miscellaneous steel shall be painted.

1.05 STANDARDS

- A. Materials shall meet requirements of applicable portion of standards listed by:
 - (1) American Society for Testing and Materials
 - (2) American National Standards Institute
 - (3) Federal Specifications
 - (4) Steel Structures Painting Council

1.06 SUBMITTALS

- A. Submit manufacturer's literature, color charts, and samples for materials proposed for various surfaces indicated.

PART 2 – PRODUCTS

2.01 MANUFACTURER

- A. Paint for concrete surfaces shall be Hydrocide "Super Color Coat" as manufactured by Sonneborn Building Products, Inc., "Flex-Kote" as manufactured by National Coating and Manufacturing, Inc., or approved equal
- B. Prime ferrous metals with Tnemec 99, Southern Coatings RIP 476, or equal if factory finish, shop coat, or field applied touch-up coat is damaged.



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COLUMBARIUM WALL FOR
BASILICA OF ST. MARY
ST. MARY CATHOLIC CEMETERY
1000 SOUTH ROYAL STREET
ALEXANDRIA, VA 22314

REVISIONS		
No.	BY	Date

SPECIFICATIONS

Proj. # 2112 Date 06/03/2022 Drawn/KEN Checked... Date...	<h1 style="font-size: 2em; margin: 0;">2</h1>	SP Sheet
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