**ISSUE:** Certificate of Appropriateness for alterations (painting unpainted masonry)

**APPLICANT:** William R. Golden III and Leslie S. Golden

**LOCATION:** Old and Historic Alexandria District

426 South Lee Street

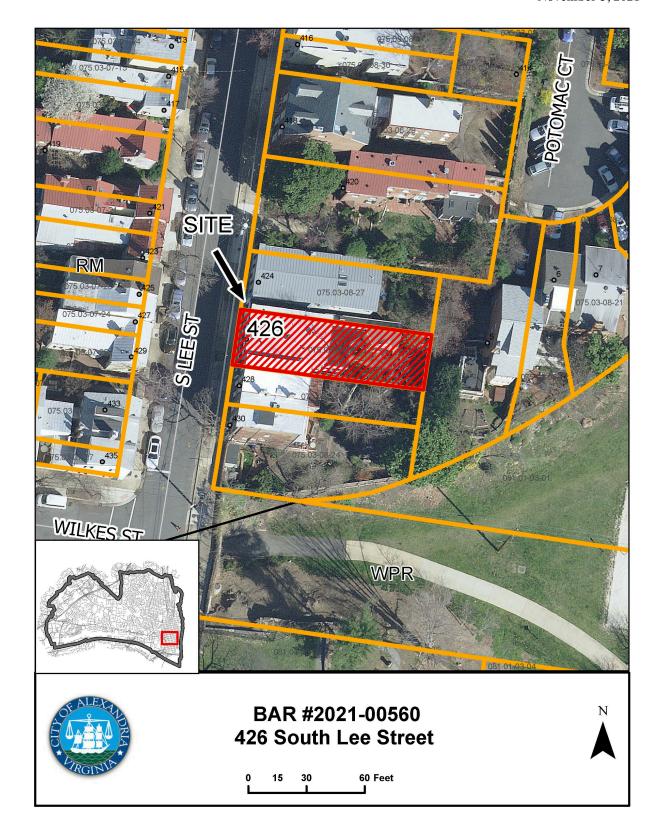
**ZONE:** RM/Residential Townhouse

# **STAFF RECOMMENDATION**

Staff recommends approval of the Certificate of Appropriateness as submitted.

### **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 (<u>including signs</u>). 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 <u>Virginia Department of Historic Resources (VDHR)</u> prior to initiating any work to determine whether the proposed project may qualify for such credits.



### I. APPLICANT'S PROPOSAL

The applicant requests a Certificate of Appropriateness to paint the unpainted brick rear addition at 426 South Lee Street. The brick addition was constructed in the late 1980s. The brick will be painted white to match the existing house color.

#### Site context

The building faces S. Lee Street but only a small portion of the rear addition is visible from the street. The rear addition is minimally visible from S. Union Street due to the open space at Windmill Hill Park.

### II. HISTORY

The four-bay, two-story Italianate style house consists of a wood clapboard siding main block with a one-story enclosed porch and brick addition at the rear. The single-family house was constructed by **1902**, when it first appears on the Sanborn Fire Insurance Map.

Previous BAR Approvals

- 1953: BAR approved wood siding.
- 1960: BAR approved aluminum siding on the south wall.
- 1988: BAR approved enclosure of porch and a rear (brick) addition.
- March 4, 2020 (BAR Case #2020-00045 & 00046): BAR approved alterations (windows on the north elevation).

### III. ANALYSIS

The zoning ordinance specifically prohibits painting previously unpainted masonry surfaces without BAR approval. Section 10-209(B)(4) of the zoning ordinance states: "The painting of a masonry building which was unpainted prior to such painting shall be considered to be the removal of an exterior feature having historic and/or architectural significance requiring a certificate of appropriateness." The *Design Guidelines* further state that "painting a previously unpainted masonry surface, no matter what color, requires review and approval of a certificate of appropriateness by the Boards. Additionally, the Boards strongly discourage the painting of a previously unpainted masonry surface." However, the Standards and *Design Guidelines* have been designed in a way to distinguish what is appropriate in one part of the district or at one building from what may not be appropriate in other areas or on other buildings so each request is reviewed on a case-by-case.

In this case, staff has no objection to the painting of the unpainted brick portions of this 1980s addition for the following reasons. The brick on the addition is not historic and it is not essential to preserve it unpainted because the modern brick is visually unremarkable. In addition, those portions of the house that will be painted are setback significantly from the public right of way. Painting the brick will allow the architecturally unremarkable addition to become the secondary focal point, allowing the historic building to become more prominent.

For these reasons staff recommends approval of the application as submitted.

# **STAFF**

Stephanie Sample, Historic Preservation Planner, Planning & Zoning Tony LaColla, AICP, Land Use Services Division Chief, Planning & Zoning

## IV. <u>CITY DEPARTMENT COMMENTS</u>

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

### **Zoning**

F-1 The proposed masonry painting complies with zoning.

# **Transportation and Environmental Services CONDITIONS**

- 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)

#### **FINDINGS:**

- F-1 After review of the information provided, an approved grading plan is not required at this time. Please note that if any changes are made to the plan it is suggested that T&ES be included in the review. (T&ES)
- F-2 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:
  - <u>For a Public Alley -</u> The applicant shall contact T&ES, Construction Permitting & Inspections at (703) 746-4035 to discuss any permits and accommodation requirements that will be required.
  - <u>For a Private Alley</u> 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)

#### **CODE REQUIREMENTS**

- 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,

Docket #5 BAR #2021-00560 Old and Historic Alexandria District November 3, 2021

- 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)

# V. <u>ATTACHMENTS</u>

- $I-Application\ Materials$
- 2 Supplemental Materials

ADDRE	SS OF PROJECT: 426 Sout	h Lee St.		
DISTRICT: ■ Old & Historic Alexandria ☐ Parker – Gray ☐ 100 Year Old Building				
TAX MA	AP AND PARCEL: $\frac{075.03}{1}$	-08-26		_zoning: rm
APPLIC	ATION FOR: (Please check all	that apply)		
■ CEF	RTIFICATE OF APPROPRIA	TENESS		
	MIT TO MOVE, REMOVE, E uired if more than 25 square feet of			
	VER OF VISION CLEARANG EARANCE AREA (Section 7-80			RD REQUIREMENTS IN A VISION
_	VER OF ROOFTOP HVAC Stion 6-403(B)(3), Alexandria 1992 Z		UIREMENT	
Application	ant: 🔳 Property Owner William R Golden III an	<del></del>	•	ess name & contact person)
	426 S Lee St.			
City:	Alexandria	State: VA	Zip: 223	14
-	1-434-996-9419		eseals@gr	
	ized Agent (if applicable): /al Hawkins, AIA Val	•	Architect <b>hitect</b>	Phone: 202-674-9226
_	/al@vhawkins.com			
Legal F	Property Owner:			
Name:	William R Golden III an	d Leslie S Gold	en	
Address	426 South Lee St.			
City:	Alexandria	State: VA	Zip: 223	14
•	1-434-996-9419		eals@gmail.co	
Yes Yes Yes Yes	No If yes, has the eas Is there a homeow	preservation easem ement holder agreed rner's association for neowner's associatio	to the propos this property?	

BAR Case # \_\_\_\_\_

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			
E   [   [	IEW CONSTRUCTION  EXTERIOR ALTERATION: Please check all that apply.  awning		
be attack	RIPTION OF PROPOSED WORK: Please describe the proposed work in detail (Additional pages may hed). where request permission to paint the unpainted brick rear addition to their home. rick addition was constructed in 1987 / 1988. As it is new brick fabricated in the		
	s, painting the brick will not pose any problems. We will follow the specifications		
	ed and provided so that the brick is properly treated. The goal is to unify the look		
	brick addition with the main house, by painting the brick the same color white as		
the from	ont part of the house.		
SUBM	IITTAL REQUIREMENTS:		
Items I	IITTAL REQUIREMENTS:  isted below comprise the minimum supporting materials for BAR applications. Staff may t additional information during application review. Please refer to the relevant section of the Guidelines for further information on appropriate treatments.		
Items I reques Design Applica materia docket	isted below comprise the <b>minimum supporting materials</b> for BAR applications. Staff may t additional information during application review. Please refer to the relevant section of the		
Items I reques Design Applica materia docket All app	isted below comprise the <b>minimum supporting materials</b> for BAR applications. Staff may t additional information during application review. Please refer to the relevant section of the <i>Guidelines</i> for further information on appropriate treatments.  ants must use the checklist below to ensure the application is complete. Include all information and all that are necessary to thoroughly describe the project. Incomplete applications will delay the ing of the application for review. Pre-application meetings are required for all proposed additions.		
Items I reques Design Applica materia docket All app	isted below comprise the <b>minimum supporting materials</b> for BAR applications. Staff may t additional information during application review. Please refer to the relevant section of the <i>Guidelines</i> for further information on appropriate treatments.  Ants must use the checklist below to ensure the application is complete. Include all information and all that are necessary to thoroughly describe the project. Incomplete applications will delay the ing of the application for review. Pre-application meetings are required for all proposed additions. Ilicants are encouraged to meet with staff prior to submission of a completed application. <b>lition/Encapsulation:</b> All applicants requesting 25 square feet or more of demolition/encapsulation		

BAR Case #

BAR Case #	

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.
illun	ninate	<b>&amp; Awnings:</b> One sign per building under one square foot does not require BAR approval unless ed. All other signs including window signs require BAR approval. Check N/A if an item in this section does to your project.
		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.
Alt	erat	ions: Check N/A if an item in this section does not apply to your project.
х	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.
х		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.

BAR Case #	

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

Х	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.)
х	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.
Х	I, the applicant, or an authorized representative will be present at the public hearing.
X	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:**

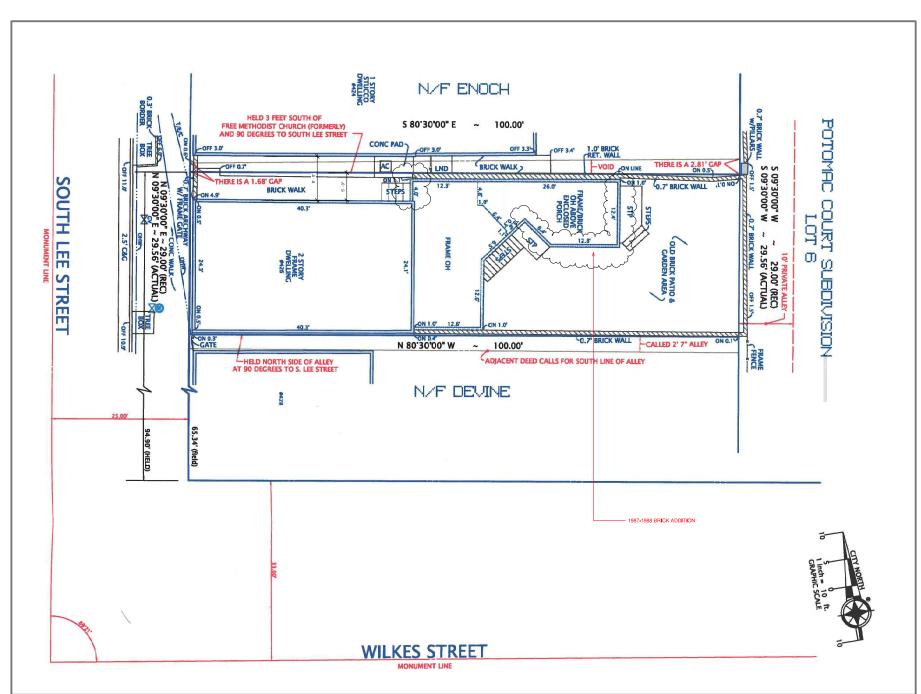
10 11 0.

Signature:	Val Hawteins		
Printed Name:	Val Hawkins		

Date: September 20, 2021

# 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.			
Na	me	Address	Percent of Ownership
1. Leslie & Willi	am Golden	426 S. Lee Street	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(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.			
Na <sub>1</sub>		Address	Percent of Ownership
<sup>1</sup> Leslie & Willi	am Golden	426 S. Lee Street	100%
2.			
3.			
3. <u>Business or Financial Relationships.</u> 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 <b>any</b> business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the12-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 pers	son 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.)
<sup>1</sup> . NA			
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.			
		\/\	l Hawleins
September 20, 2021	Val Hawkins, AIA		
Date	Printed	l Name	Signature





OWNERSHIP AND USE OF DOCUMENTS

Drawings and specifications, as instruments of professional service, are and shall remain the property of the Architect. These documents are not to be used, in whole or in part, for any project or purpose whatsover, without the prior specific written authorization of Val Hawkins Architect, LLC



**GOLDEN** 

426 SOUTH LEE STREET ALEXANDRIA, VA 22314

- DRAWING TITLE -

PLAT

- DATE -SEPTEMBER 20, 2021

A000 BUILDING PERMIT SET











BRICK FOUNDATION WALLS AND PIERS WERE PAINTED WHITE BY PRIOR OWNER

SOME OF EXISTING BRICK WAS PAINTED WHITE BY PRIOR OWNER -

OWNERS REQUEST PERMISSION
TO PAINT 1997-1998 BRICK ADDTION
ON REAR OF HOUSE. COLOR WILL BE
WHITE. TO MATCH FRONT OF HOUSE.
SOME BRICK ON FRONT PART OF HOUSE
WAS PAINTED WHITE BY PRIOR OWNER.









- 1987-1988 BRICK ADDITION AT REAR OF HOUSE

1050 30TH ST, NW Washington, DC 20007 Telephone (202) 674-9226 www.valhawkins.com

OWNERSHIP AND USE OF DOCUMENTS

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GOLDEN

426 SOUTH LEE STREET ALEXANDRIA, VA 22314

- DRAWING TITLE -

PHOTO SHEET

- DATE -SEPTEMBER 20, 2021 - SCALE -

- DRAWING TITLE -

A001

BUILDING PERMIT SET





Washington, DC 20007 Telephone (202) 674-9226 www.valhawkins.com

OWNERSHIP AND USE OF DOCUMENTS

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426 SOUTH LEE STREET ALEXANDRIA, VA 22314

- DRAWING TITLE -

EXTERIOR ELEVATIONS

- DATE -SEPTEMBER 20, 2021 - SCALE -3/8" = 1'-0"

A002

BUILDING PERMIT SET



#### Basic Surface Preparation

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Brick - S-W 4: Must b: free of dirt, loose and excess mostar, and foreign material. All brick should be allowed to weather for at least one year followed by wire brushing to remove effbrescence. Treat the bare brick with one coat of Loxen Conditioner.

a least one yer followed by wire thosing to emose efficement. For the her berkels with one out of Least Conditions. Construct and Manner. Courters, bursels. See 19 for partitud of more constructions in input and with earthcape control of the following presentions will help assess maximum performance of the configuration and adulations you make placed to prove the first and countries posted in update all an interior and adulations of the following presentions will help assess maximum performance of the configuration and adulations of the first placed to the configuration of the configuration and the configuration of the configuratio

4. Contamination – Remove III gresse, dir., paint, ol, laitance, efflorescence, loose mortar, and cement by the recommendations listed in the surface properation section.

5. Surface Condition – Hollow areas, sug-loses, voids, Fonescorebs, In Rem marks, and all victuations or rough eiges are to be ground or stoned to provide a continuous surface of suitable tenture for proper addission of the conting. Imperfections may require filling, as specified, with a recommended Shawir-Williams product.

6. Concrete Treatment - Hadeness, sealers, form release agents, curing compounds, and other concrete treatments should be removed to ensure accounts cashing adhesion and performance.

Methods of SurfacePreparation on Concrete per SPC-ST130ACE. 6 or ICRI 63732 Surface Classing Nethods: Vicuum Consultage or bland doubting, and water channing per ATST10D428. Description of the Consultage of Surface Classing and Surface Classing or ST10D428. Description vice of Consultage and Second Consultage and Surface Classing. As Surface Surface Such description of Consultage and Second Consultage and Surface Su

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SSPC-SP12/NAC15. - Surise Preparation and Cleaninged Metals by Waverjetting Prior to Reseating. High- mi Ultra--High Presser Video Letting for Seal and Other Hard Metalshi. This standard provides requirements for the use of high- and half-high Reseave well-entiring to Seakers underso digress of Curface continues. This standard is limited in scepe to the use of water only, without the addition of solid particles in the stream. For complete instrustions, refer to Joint Surinee Preparation Standard SSPC-SPT/CACC To S.

SINC SEPLEMENT & OF CALL ONES. Service Preparation of Courter This standard gree registration from the proportion of courter by making all courters of the production of courters of the production of courter of the production of courter of the production of the pro

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Copper - S.W.\*; Remove all oil, gresse, dirt, oxide and other foreign naterial by cleaning per SSPC-SP2, Hans Tool Cleaning.

Drywal — Interior and Exterior — S.W. St. Must be clear and day. All neal heads must be set and specified. Joints must be taped and covered with a joint compound. Specific and heads and tap-joints must be sarded smooth and all dust removed prior repairing. Exterior surfaces must be specified with exterior gande compounds.

Galvatired Meal – S-W 10: Allow it weather a minimum of 6 month prior is coading. Clean per SSPC-SP1 using detagers and swar or a digressing cleans, thereprine acregated When weathering is not possible or the surface has been treated with chromates or clinicals, this Celevro Cleap is SSPC-SP1 and apply a test area, princip acregated. Allow the coating to cry at least one work before testing. If achiesien is poor, Briefs Bloot per SSPC-SP16 is necessary to remove these treatments.

Plaster – S.W. II: Must be allowed to by thoroughly for at least 30 days before pointing. Room must be writtled while drying in cold, damy weather, rooms must be hasted. Dranged arise must be repaired with an appropriate sacking maximized Base plaster must be used and harth Technical, 6d, prosses, or powderey plaster should between 60 with solitions of pint beoselvald varienger to 1 gallors of water. Report until the surface is hard, nines with clear water and allow to dry.

SSPC-UP. Selver Charles [More of calling is sented of generoing all pillodes digrams, oil. Are input and ordine represents another self-object contentions. Solved charged an ordine represent another self-object contentions. Solved charged one of control contention of the contention

SSPC-SP2. Hand Tool Cleaning: Hind Tool Cleaning emoves all loose mill scale, loose rost, and ofter derinnent florign matter. It is nort intraded that adherent mill scale rost, and pain to remove by this process. Mill scale, rost, and shard sear considered above first for countered sensored by thing with all they take flores from the colorange, sensored colorange, sensored to gimes, solidate vedding residues, and sails by the methods outlined in SSPC-SPI. For ecopides instruction, refir to Steel Structure Fair Convention destruction residues of the solidate of the process for solidates of the solidate of the process for solidates of the solidat

SSPC-SP3-Power Tool Cleaning Power Tool Cleaning reviews all coso mil sode, looso nust, and other desimental breign nuture. It is not intended that officered mil sode ruse, and pair be recursed by this process. Mil sode, nust, and joint an econoside of the mil froy carmot be removed by lifting with and apply to fifting. Seep never tool cleaning, more wisible of, greates, solid lev befing periodes, and also by the method outlined in SSPC-SPI. For couplede instructions, refer to Steel Structures Fault Control Suffer Proproach system facts (No. 2).

SSPC-8F5 (NACE 1-White Metal Hast Cleoning: A White Metal Bast Cleoning states, when viewed without magnification, small be free of all visible oil, grose, sfrt, fust, mill scale, rute, print, oxides, corrosion products, and other foreignmenter. Lefect bast dearning, with clouds the drops of the organise shall be recoved by sury of the methods specified in SSPC-9F1 (or other agreed upon methods. For correlate instructions, rufer to Joint Surface Proporation StarkardSSPC-9F3 MACENO.1.

SNYC-1P6 (NACE). Commercial Bast Cleaning: A "commercial Bast Cleaning can be used to the control of the contro

SPC-377 (N.X.E. 1- Breath OF Blast Cleaning A Bash-OH Blast Cleanadourfice, when viewed without magnification, shall be too off a rintle oil, goods, off, dust becoming he hash, become and loop paint "rightly affecter mile cide. not, and planting parties with the Seeffect Seeffect (see a first seef and seeffect of the seeffect seef

Water Blasting NACE Standard RP-01-72: Removal of oil grosse dirt, loose aust, loose mill scale, and loose paint by water at pressures of 2,000 to 2,500 point a flow of 4 to 14 gallons per minute.

Stucce S.W 22: Must be clean and five of any losse staces. If recommended procedures for applying staces are followed, and normal drying conditions prevail, the surface any be painted in 30 days. The pH of the surface should be between 6 and 5.

Wood—Exterior—5-W 23: Must be dean and they. Prime and paint as soon as seesible. Knots and pikh streaks must be scrapes, sanded and spot primed before a fall priming cost is applied. 2 atch all will holes and imperfactions with a weedfuller or putty and soan almosth. Cash should be applied after priming. Wood—Interior — S.W 24: All frishing lumbs and flooring must bestored indry, warn rooms to prevent absorption of missing, shrinkage, and roughering of the wood. All surfaces must be sanded smooth, with the grain, never acress it. Surface bimsibes russ to certoided in the sars cleanted of slats before costing.

Vieg 14des, Architectural Placks, NY. & Biorglass. — 8 W. 24: Hear the surface for coughly by send-king with warm, soapy state. Ease thoroughly grow with appropriate wate primer. Do not past whys with any soles cacher than the coignal for the properties of the primer. The primer past with any soles cacher than the coignal for the primer past of the past of the primer past of the primer past of the past of

Proceedy Card Surface. SW 12 Maintenan gaming will flowerly not permiter regain couplier reason of all of contings parts to regaining. However, all surface communation such as a large consumation with a collapse, however, all rather communation with a collapse, however, all rather than the collapse of the contings of the collapse of

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Touch [a. Mastermen and Report

And the state of th

Full natural of the cising couling system by anastre blasting wouldbe recommended when the surface resembles Rus Cards 4.5 Speel Ratings, 4-6 (General Rusting), or 4-P (Pinporti Rusting). When the coating system an eleterorated to encompass approximately 33% of the surface aria, it is always more commence to corosler full removal and copplication of the appropriate proteins's coating system.

Mildow—Pice to altinguing by renow, mildow, it is always recommended to let any cleaner on a small, inconsistents are procety to as Blanch and Meeding hypoteleaners may during see alreader existing paint films. Blanch alternitive tearning solutions may be admitted as a possible of the and allow the surface to the before painting. Went protective eyewear, waterproof gloves and protective dothing. Quickly work off any of the mixture that comessin contact with your skin. Do not add deargants or ammoria to the bleadywater

VAL HAWKINS ARCHITICT, LLC

1050 30TH ST. NW Washington, DC 20007 Telephone (202) 674-9226 www.valhawkins.com

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GOLDEN

426 SOUTH LEE STREET ALEXANDRIA, VA 22314

- DRAWING TITLE -

#### PAINT **SPECIFICATIONS**

- DATE -SEPTEMBER 20, 2021

- DRAWING TITLE -

A003

BUILDING PERMIT SET



VAL HAWKINS ARCHITECT Old Town Alexandria Residence September 24, 2021



1 X02W0050



K48W019#1

115.02

Loxon®

Concrete and Masonry Primer-Sealer

U.S. LX02W0050 White, Canada LX02WQ05C White

CHARACTERISTICS As distances, corp
OTC PhaseII
S.C.A. G.M.D.
CARB SCM2007
CARB SCM2007 Loxon Concrete & hasonry Primer-Sealer is an acrylic coating specifically engineered for interior and extensor above-crade, masonry It is highly akall and efficescence resistant and can be applied to surfaces with a pH of 6 to 13. Conditions prous mesonry surfaces Use on above grade masonry surfaces for a longlasting faish

conglishing failsh
Apply to masonry and concrete surfaces that
are at least 7 tays old.
Prevents have to subsequent coalings by
alkales in the substrati minimum
The following is a guide. Changes is press
DOD. EIPS
If Eleter
If Eleter
White
White
The following is a guide. Changes is press
If states may be needed for pr
spray chanderistics. Always page a
spray chanderistics. Always page a
spray change in the following is a guide. Changes in press

The followi | Wall classing | White | Collect | White | Collect | White | Cowrage: | Westmills: | 50-0.0 | Dry mild: | 21-32 | Cowrage sq.t. per gallen | 200-300 | Cowrage realen nying Schotulo 77° F @ 50% RH

recoat:
All and suffice temperatures result not deep below
40°F for 48 hours after spitication.
Drying and recoat times are temperature, humidity
and tim trickness dependent.
Finish' 0-10 units @65°

COMPLIANCE As # 0407/321 Correlatives

APPLICATION

nsp synhetic cover. Spray and backrell on percus & rough staccoto actieve required film build and a pin-hale fire surface.

For parous slock a oset of Laxon Acrylis Black Surfacer is required to achieve a pinhole free

Roler Cover

2000-27(0 p.s.i. .019 inch Use a nylon-polyeser brush.

Use a 1.0 to 110 inch nap synhetic cover.

100 SHERWIN WILLIAMS.

APPLICATION TIPS

Apply paint at the recommended tim thickness and spreading rate as indicated on the page. Application of coeting below minimum recommended spreading rate may adversely affect the coeting systems performance. Fer esterior use, this primer-sealer must be topoorted within 14 days opreven degradation due to weathering

RECOMMENDED SYSTEMS

Succes, Fiber Cement Sding, BFS: 1 coat Lexon Concrete and Mesonry Print 2 coats: Appropriate to coost Recommended Architectural Toxocats: A-100 Exterior tates Duration Exterior & Duration Horne Interior Energial Exterior & Interior

Avail 1 min or 2 millione this diese politic 
4-00 millione il min or solore securicies visiti 
4-00 millione il min or solore securicies visiti 
5-00 mol aggori al 1 millione il min or salare interpretation 
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marchi 1 millione il m



WARNING Removal of dip not by reading, corating or other meast may generate cut or times that contain feed. Biopositive feed door or times that contain feed. Biopositive feed door or times may cause test damage or other pregnant women. Confriding coopers to lead or other hazardous azizidance requires the use of prope redetitive equipment, such as send prope containment and clienting. Formore and prope containment and clienting. Formore send prope containment and clienting. Formore send prope containment and clienting. Formore send proper containment and clienting.

regungatives parcents compound or session.

Consiste and moster must be cured at least 7 days at 75°F. Mediture content must be 15% or lower. On those and poured in place commercial distingents and sendidisting may be receivable to emove selects, release compounds, and to provide an inchar pittern.

Loxo₁®

Concrete and Masonry Primer-Sealer

SURFACE PREPARATION SURFACE PREPARATION

Masonry, Concrete, Stucco:

ASTN 07072-04 None Wind Driven Rain Test: Method: Page 19

CAJTIONS

Before using, carefully read CAUTIONS or label.

CEYSTALINE SILKA, ZPIC. Use only nith accepable vertilation, "o small overexposure, open windows and ideas or use other means to essure tests air entry during application and diving. If you PHYSICALPROPERTIES Area overtexPOBUTE. Assering or sending of the dy film may release cyclaline silica which has been shown to cause large dimage and carrier under ong term exposure. MARSING: This preduct contains charges in the contract of the preduct contains

04/07/2121 LX02V9050 4246

CLEANUPINFORMATION Cean spils, spaters, hands and biol immediately after use with soap and warr water. After cleaning, flush spray equipmen with a compliant cleanup savert to preven

The information and recommendations set forth in this Product Data Sheet are based upon tests conducted by or on behalf of The Shewin-Williams Company, Such information and recommendations set forth herein are subject to range and partial to the approach offerer at the time of publication, Conjust your Sherrin-Williams proceedables or with wave pointables, seen to obtain the most courterly version of the PSS goaldy on SDS.

SHERWIN-WILLIAMS.

VAL HAWKINS ARCHITECT Old Town Alexandra Residence September 24, 2021

#### **Exterior Finishes**

Frime Coat: LX02W005) - LXN C&M PRIMER WH - Location: Brick Siding 2 Coats: K48W01951 - EMRLC RNRF EXSA EW - Location: Brick Siding

#### Emerald® Rain Refresh™ Exterior Acrylic Satin

K48-1900 Series

CHARACTERISTICS CHARGE ENDINGS

Brander Bits Referency with Defectioning Section 1 of the Part of the Part

Coverage, 0.536 mts vo...

Drying Time, @ 505 RH:

Toch: 4hous 2hous
Recost: 244 hous House
In the control of t only.

22. per Streight

23. per Streight

24. per Streight

25. per Streight

26. per Streight

27. SherColor

28. per Streight

29. per

LOTE White Factor Units

VOC (lies a central parker)s;
issis than Si gram par list; 0.47, lbs. per gillon

Vok me Solice:

Vok per 40, FR 56, 406

Vok

Mildew Resistant
This coating contains agents which inhibit the
growth of milew on the surface of this coating

COMPLIANCE As # 03:11/5(2), Complex with

APPLICATION

On large expanses of metal siding, the air, surface, and rasteral temperatures must be 50°F or highir. Noreduction needed. Brissh:
Use a nyton-polyester brush.

For specific brushes and rollers, please reer to our Brush and Roller Guide on sherwn-

APPLICATION TIPS

costing. On report with Emerald Nam Nerrain costing. On report work apply one cost of Emerald Rain Refresh; on bare surfaces, apply two costs of Emerald Rain Refresh, allowing 4 hours discharge and the Refresh.

Do not appy at air or surface temperatures below 35°F in when air or surface temperatures may drop below 35°F within 46 hours.

www.sherwin-williams.com

Use a high quality polyester roller ower

Eneral Ban Reisel is suffering on mot unface, theread Rain fetrated on suffering on mot unface, theread Rain fetrated on street, and the suffering the suffe

Concrete Block, CMU, Split face Block 1 cost Loxen Acrylic Block Surfacer 2 costs Emerald Rain Refrest

Steel 1 :oat All Surface Latex Enamel Pime 2 :oats Emerald Rain Refrest Wood (Cedar, Redwood 2 seats Errerald Rain Refresh

WIII IAMS

SPECIFICATIONS

SURFACE PREPARATION

CAJTIONS

CLEANUPINFORMATION

Cean spile, spaters, hands and tool mmediately after use with soap and warr witer. After deaning, flush spray equipmen with complant cleanup sovent to preven

- DATE -SEPTEMBER 20, 2021

- DRAWING TITLE

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PAINT

**SPECIFICATIONS** 

A004 BUILDING PERMIT SET

WARNING! Removal of old part by saiding scrating or other means may generate dust or times this contain lead. Becoure to lead distributions times may cause here. WARNING! Removal of old part by saudria, limits filth collar lead Exposure to lead dust or finnes may cause briss danage or other darwase leads effects, especials in .1 ridies or or other heardous abdances requires or other heardous abdances requires, and as use of proper prefetche sequency, such as and proper containment and cleanage. For more and proper containment and cleanage, For more and proper containment and cleanage. For more large services and containment of the proper proper containment and cleanage. For more proper containment and cleanage. For more proper containment and cleanage. For more proper containment of the proper proper

your loca heath authority.

Remove all surface contamination by wrishing and allowed the contamination by wrishing and allowed the contamination of the cont

Emerald® Rain Refresh"

Exterior Acrylic Satin

"Vinyl or other PVC Juilding Products: