

From: Scala, Mary Joy
Sent: Tuesday, April 28, 2015 3:03 PM
To: Dex Sanders (dsanders@sanders-pc.com)
Cc: 'sueb1898@yahoo.com'
Subject: BAR Action - 136 Madison Lane - April 2105

April 28, 2015

Zeta Tau Alpha
3450 Founders Road
Indianapolis, IN 46268

Certificate of Appropriateness Application

BAR 15-04-01

136 Madison Lane

Tax Parcel 09014200

ZTA Fraternity Housing Corp, Owner/ Dex Sanders, Applicant

Alter 1982 addition to original house as follows: replace siding above original house with thin veneer brick; paint remaining siding to complement brick color, and paint EFIS trim white

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on April 21, 2015. The following action was taken:

The BAR approved (6-2 with Miller and Keesecker opposed) the application as submitted with the following modifications: [No approval for the thin veneer brick] replacing the three front windows is approved; demolishing the pediment is approved; Adding the cornice trim is approved: painting the cornice white and painting the siding a dark color is approved, with the final paint color coming back for approval from Ms. Scala.

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months (October 21, 2016), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

Upon completion of the project, please contact me for an inspection of the improvements included in this application. If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall – 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
April 21, 2015**



Certificate of Appropriateness Application

BAR 15-04-01

136 Madison Lane

Tax Parcel 09014200

ZTA Fraternity Housing Corp, Owner/ Dex Sanders, Applicant

Alter 1982 addition to original house as follows: replace siding above original house with thin veneer brick; paint remaining siding to complement brick color, and paint EIFS trim white

Background

136 Madison Lane (ca. 1907-1920) (Zeta Tau Alpha) is a contributing structure in the Corner Architectural Design Control (ADC) District. The district was designated in 2003.

In 1982-83 a roof addition with a center front window and perhaps the rear addition were added. The front porch was added before 1996. The central triangular pediment and two more front windows were added before 2003. The house originally had a full width front porch and roof dormer as shown in a historic photo.

May 21, 2013 - Approved (8-0) a shed as submitted.

Application

The applicant is requesting approval to:

- remove the triangular pediment and add fyon or EIFS decorative molding to the existing EIFS parapet band;
- replace the hardi siding above the original brick house with thin veneer brick to match;
- paint the remaining (rear) siding to complement the brick color (Benjamin Moore Arroyo Red),
- paint the EIFS trim white; and
- replace three front windows in the roof addition with new double-hung, clad windows with SDL's.

Criteria, Standards and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,

In considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and*
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.*

Pertinent Standards for Review of Construction and Alterations include:

(1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;

(2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;

(3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

(4) The effect of the proposed change on the historic district neighborhood;

(5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;

(6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;

(8) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines for Rehabilitation

C. WINDOWS

Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. They also play a major part in defining a building's particular style. Because of the wide variety of architectural styles and periods of construction within the districts, there is a corresponding variation of styles, types, and sizes of windows.

Windows are one of the major character-defining features on buildings and can be varied by different designs of sills, panes, sashes, lintels, decorative caps, and shutters. They may occur in regular intervals or in asymmetrical patterns. Their size may highlight various bay divisions in the building. All of the windows may be the same or there may be a variety of types that give emphasis to certain parts of the building.

- 1) Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.*
- 2) Retain original windows when possible.*
- 3) Uncover and repair covered up windows and reinstall windows where they have been blocked in.*
- 4) If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.*
- 5) Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.*
- 6) Replace historic components of a window that are beyond repair with matching components.*
- 7) Replace entire windows only when they are missing or beyond repair.*

- 8) *If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.*
- 9) *Reconstruction should be based on physical evidence or old photographs.*
- 10) *Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.*
- 11) *Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.*
- 12) *Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.*
- 13) *If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.*
- 14) *False muntins and internal removable grilles do not present an historic appearance and should not be used.*
- 15) *Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.*

J. Synthetic Siding

A building's historic character is a combination of its design, age, setting, and materials. The exterior walls of a building, because they are so visible, play a very important role in defining its historic appearance. Wood clapboards, wood shingles, wood board-and-batten, brick, stone, stucco or a combination of the above materials all have distinctive characteristics. Synthetic materials can never have the same patina, texture or light reflective qualities.

These modern materials have changed over time but have included asbestos, asphalt, vinyl, aluminum, and artificial stucco and have been used to artificially create the appearance of brick, stone, shingle, stucco, and wood siding surfaces.

- 1) *Avoid applying synthetic siding. In addition to changing the appearance of a historic building, synthetic siding can make maintenance more difficult because it covers up potential problems that can become more serious. And synthetic siding, once it dents or fades, needs painting just as frequently as wood.*
- 2) *Remove synthetic siding and restore original building material, if possible.*

K. Paint

A properly painted building accentuates its character-defining details. Painting is one of the least expensive ways to maintain historic fabric and make a building an attractive addition to a historic district. Many times, however, buildings are painted inappropriate colors or colors are placed incorrectly. Some paint schemes use too many colors, but more typical is a monochromatic approach in which one color is used for the entire building. On particularly significant historic buildings, there is the possibility of conducting paint research to determine the original color and then recreating that appearance.

- 1) *Do not remove paint on wood trim or architectural details.*
- 2) *Do not paint unpainted masonry.*

- 3) Choose colors that blend with and complement the overall color schemes on the street. Do not use bright and obtrusive colors.
- 4) The number of colors should be limited. Doors and shutters can be painted a different color than the walls and trim.
- 5) Use appropriate paint placement to enhance the inherent design of the building.

Discussion and Recommendations

Replacing the windows in the roof addition with double-hung, clad windows with SDL's would be appropriate.

Since the pediment was an afterthought to the roof addition, it may be appropriate to remove it.

The Guidelines generally support distinguishing new work from an original structure, rather than trying to make it all blend together. Adding thin brick veneer would not make the addition look more historic, since the massing is the problem with the addition. It may be more appropriate to paint both the roof addition (including the vertical elements) and the rear addition a single darker color so the eye is drawn instead to the original house, which was well-proportioned and simply detailed. Keeping the cornice white, with simple trim added, seems appropriate.

Suggested Motion

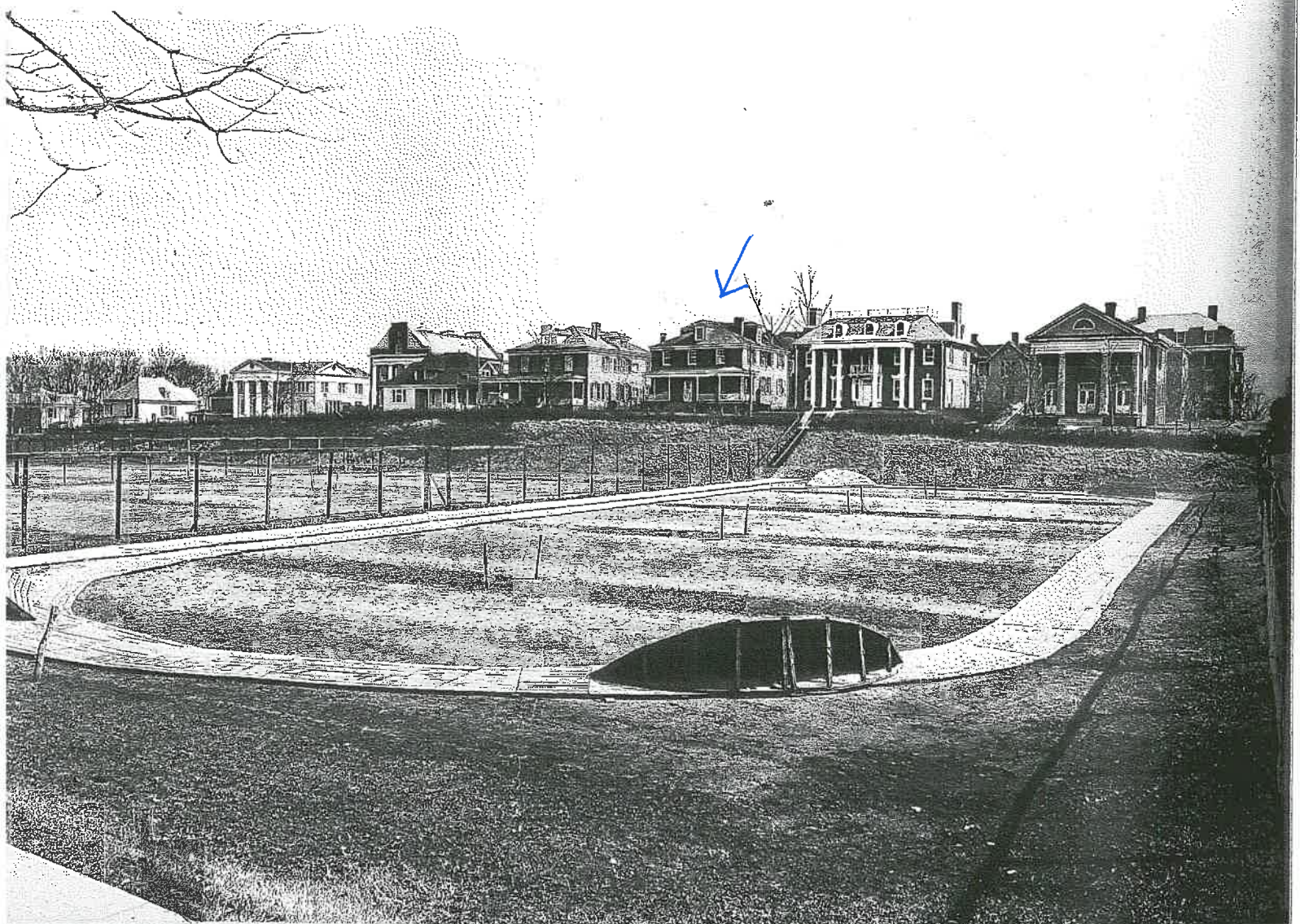
Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposal satisfies the BAR's criteria and is compatible with this property and other properties in The Corner ADC District, and that the BAR approves the application with the following modifications....

1902 - The Delta Psi brotherhood, the first fraternity to buy land and erect a chapter house, proudly unveiled St. Anthony Hall on Madison Lane. Other chapters followed Delta Psi's lead and embarked on impressive building projects during the decade. As the *Alumni Bulletin* explained in 1903,

Here at Virginia we have never until recently felt any need for the fraternity house, and indeed even if we had we probably could not have built them, for the simple reason we did not have the money. But at the present day, when the South is becoming more and more wealthy, the student demands something more than the 12 x 14 room on the range; he wants a place with comfortable surroundings and the luxuries of a city club, where he can pass away his leisure moments in company with his fellows.

iversity's first modern running track and tennis courts, on the YMCA Campus (now known as ...). By the time this picture was taken, fraternities lined Madison Lane.

YSY SPECIAL COLLECTIONS, ALDERMAN LIBRARY





**VIRGINIA
HISTORIC LANDMARKS COMMISSION
HISTORIC DISTRICT SURVEY FORM**

File No. 104-130-18
Negative no(s). 7230

Page 1 of 2

Street address 136 Madison Lane
Town/City Charlottesville
Historic name _____ Common name Zeta Tau Alpha Sorority House

Material
 wood frame (siding: weatherboard, shingle, aluminum, bricktex, _____)
 brick (bond: Flemish, stretcher, _____-course American, _____)
 stone (random rubble, random ashlar, coursed ashlar, _____)
 log (siding: weatherboard, shingle, aluminum, bricktex, _____)
 stucco cast iron
 concrete block terra cotta
 enameled steel glass and metal
 other: _____

Number of Stories	Roof Type	Roof Material
<input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 1/2 <input type="checkbox"/> 3 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> shed <input type="checkbox"/> mansard <input type="checkbox"/> gable <input type="checkbox"/> gambrel <input type="checkbox"/> pediment <input type="checkbox"/> parapet <input checked="" type="checkbox"/> hipped <input type="checkbox"/> flat <input type="checkbox"/> other: _____	<input type="checkbox"/> slate <input type="checkbox"/> tile <input type="checkbox"/> wood shingle <input type="checkbox"/> pressed tin <input checked="" type="checkbox"/> composition <input type="checkbox"/> not visible <input type="checkbox"/> standing seam metal <input type="checkbox"/> other: _____

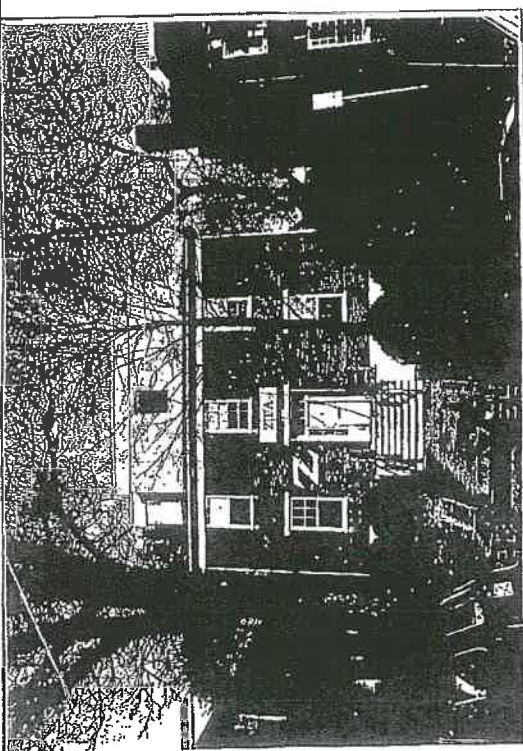
Dormers	Number of bays — Main facade
<input checked="" type="checkbox"/> 0 <input type="checkbox"/> 3 <input type="checkbox"/> shed <input type="checkbox"/> hipped <input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> gable <input type="checkbox"/> _____ <input type="checkbox"/> 2 <input type="checkbox"/> _____ <input type="checkbox"/> pedimented	<input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> 7 <input type="checkbox"/> 2 <input type="checkbox"/> 5 <input type="checkbox"/> 8 <input checked="" type="checkbox"/> 3 <input type="checkbox"/> 6 <input type="checkbox"/> _____

Porch	Stories	Bays	General description
<input type="checkbox"/> yes <input checked="" type="checkbox"/> no <input type="checkbox"/> 1 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	<input type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	<input type="checkbox"/> industrial <input type="checkbox"/> school <input type="checkbox"/> church <input checked="" type="checkbox"/> <i>boarding house / sorority</i>

Building type
 detached house garage government industrial
 detached town house farmhouse commercial (office) school
 row house apartment building commercial (store) church
 double house gas station railroad *boarding house / sorority*

Style/period Georgian Revival Date Ca. 1907-20 Architect/builder _____

Location and description of entrance Top- and side-lights.



Miscellaneous descriptive information (plan, exterior and interior decoration, cornice/eave type, window type and trim, chimneys, additions, alterations)

This is one of the few buildings along "fraternity row" without a porch or portico. The house remains unaltered except for the 1982-83 monitor dormers on the roof, which seriously detract from the appearance of the building.

1983 No porch

Historical information

This was one of two boarding houses run between the 1920s and 1940s by Miss Mary Minor Lewis, probably. It functioned even earlier as a boarding house—perhaps as early as 1907. Zeta Tau Alpha sorority bought it as their chapt house in 1982.

Sanborn maps; Eugenia Bibb;
Source Alexander Gilliam interview; University directo

Surveyed by Jeff O'Dell, VHLG Date 8-83



Date 3/9/96 File No. 134-133-18

Name Zeta Tau Alpha Sorority House,

Town Charlottesville,

County _____

Photographer S.F. Smeal

Contents 3 exterior views

1996
No pediment

City of Charlottesville - Rugby Rd.-University Corner H.D.

DEPARTMENT OF HISTORIC RESOURCE
RECONNAISSANCE SURVEY FORM

DHR Identification Number: 104-0133-0018

Other DHR Number: 104-70

Property Date(s) 1910 ca

PROPERTY NAMES

Zeta Tau Alpha Sorority House

EXPLANATION

Current

County/Independent City: Charlottesville

State: Virginia

Magisterial District:

Tax Parcel: 9-142-4

USGS Quad Map Name: CHARLOTTESVILLE WEST

UTMs of Boundary:

Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number	Thoroughfare Name	Explanation
136 -	Madison Lane	Current

Vicinity: Town/Village/Hamlet: Charlottesville

Name of National Register Historic District:

Rugby Road-University Corner Historic District

Name of DHR Eligible Historic District:

Name of Local Historic District:

Physical Character of General Surroundings: City

Site Description/Notable Landscape Features:

On narrow lot edged with low brick wall and shrubs.

Ownership: Private

NR Resource Type: Building

WUZITS

Seq. #	# of	Wuzit Types	Historic?
1.0	1	Single Dwelling	Historic

TOTAL:	1
Historic:	1
Non-Historic:	0

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Cornice	0	Boxed	Wood	
Foundation	0	Continuous		Plastered
Porch	0	1-story, 2-level	Wood	Classical Revival
Roof	0	Hipped	Asphalt	Shingle
Walls	0	Masonry	Brick	Common Bond
Window(s)	0	Sash, double-hung	Wood	6/6

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0

WUZIT: Single Dwelling

Primary Resource? Yes

Estimated Date of Construction: 1910 ca

Source of Date: Site Visit/Written

Architectural Style: Classical Revival

Description:

Classical Revival dwelling with rectangular form, hipped roof, and three-bay front facade. One-story, two-level portico fronts house at center bay, with Doric columns and Chippendaly railing and balustrade. Entrance has multi-light transom and sidelights. Window sills and lintels appear to be molded concrete. Addition of third floor on roof, and addition to rear, both of frame construction.

Condition: Good-Excellent

Threats to Resource: None Known

Additions/Alterations Description:

Frame addition to roof, possibly replacing dormers, with double-hung sash windows; rear addition of frame construction, two stories in height, connects to roof addition and incorporates a rear exterior stair. Front porch added since 1983; house originally had full-width one-story front porch.

Number of Stories: 2.5

Interior Plan Type:

Accessed? No

Interior Description:

Relationship of Secondary Resources to Property:

Two-story dwelling at rear of property from 1913 through 1969, probably originally a dependency and later possibly used for student housing; no longer survives.

DHR Historic Context: Domestic

Significance Statement:

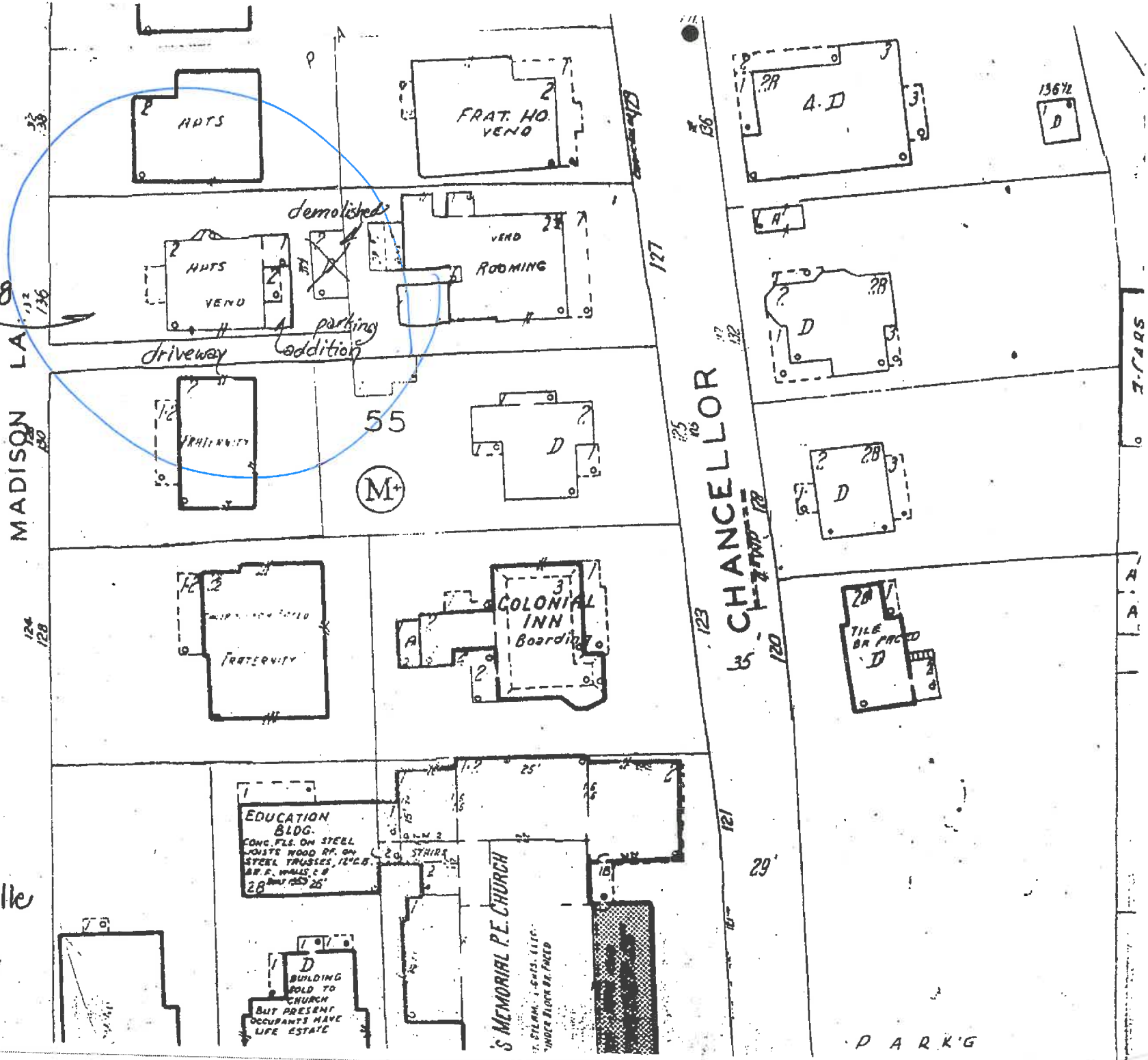
Building was constructed c. 1910, appearing on 1913 and 1920 maps as dwelling; by 1929 it was in use as a rooming house, and contained apartments by 1941. Through 1969 it served as an apartment house, and was purchased by Zeta Tau Alpha in 1982. The house's integrity has been compromised by the frame additions, but still contributes to the historic district (Sanborn 1907, 1913, 1920, 1929, 1941, 1969; O'Dell 1983).

GRAPHIC DOCUMENTATION

City of Charlottesville
 site plan - n.t.s.
 6/96 S.E. Smead

104-133-18

55



D A R K ' G



Board of Architectural Review (BAR) Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130 Fax (434) 970-3359

Please submit ten (10) copies of application form and all attachments.

For a new construction project, please include \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. Make checks payable to the City of Charlottesville.

The BAR meets the third Tuesday of the month.

Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 4 p.m.

Owner Name	<u>ZTA Fraternity Housing Corporation</u>	Applicant Name	<u>Dex Sanders</u>
Project Name/Description	<u>ZTA HOUSE EXTERIOR ALTERATIONS</u>	Parcel Number	<u>090142000</u>
Property Address	<u>136 Madison Lane Charlottesville, VA 22903</u>		

Applicant Information

Address: 16125 Raccoon Ford Road
Culpeper, VA 22701
Email: dsanders@sanders-pc.com
Phone: (W) 540-829-2590 (H) 434-825-2424
FAX: _____

Property Owner Information (if not applicant)

Address: 2309 Empire Road
Birmingham, AL 35226
Email: sueb1898@yahoo.com
Phone: (W) _____ (H) _____
FAX: _____

Do you intend to apply for Federal or State Tax Credits for this project? No

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

Dex Sanders 03-20-15
Signature Date

Dex Sanders 03-20-15
Print Name Date

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

Susan Beard 3-25-2015
Signature Date

Susan Beard
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): Alter 1982 Addition to original house as follows: replace siding above original house with thin veneer brick; paint remaining siding to complement brick color, paint EFIS trim white See Proposed Work Sketch A-1

List All Attachments (see reverse side for submittal requirements):

Proposed Work Sketch A-1, Photographs of existing structure & context, Brick samples, Paint-1 and Paint-2 samples,

For Office Use Only	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____



ZTA HOUSE WEST (MADISON LANE) ELEVATION



ZTA HOUSE SOUTH (ALLEY) ELEVATION



ZTA HOUSE EAST (REAR) ELEVATION



ZTA HOUSE NORTH (NARROW SIDE YARD) ELEVATION



ZTA HOUSE CONTEXT – LOOKING FROM RUGBY ROAD NORTH OF ZTA HOUSE



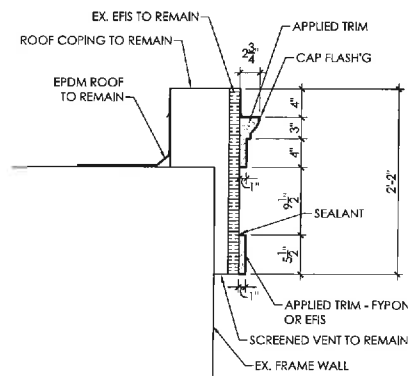
ZTA HOUSE CONTEXT – LOOKING FROM RUGBY ROAD AT ZTA HOUSE



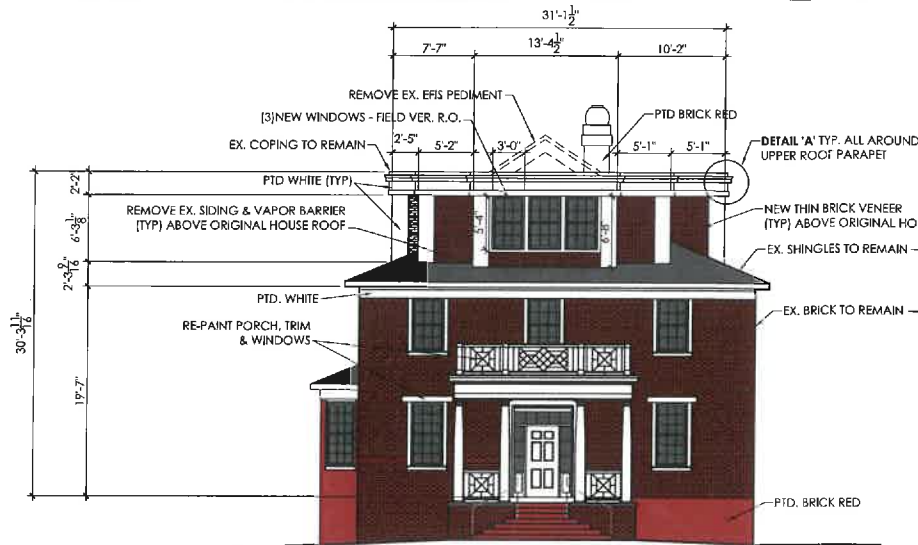
ZTA HOUSE CONTEXT – LOOKING FROM RUGBY ROAD SOUTH OF ZTA HOUSE



ZTA HOUSE – LOOKING FROM RUGBY ROAD TO THE NORTH

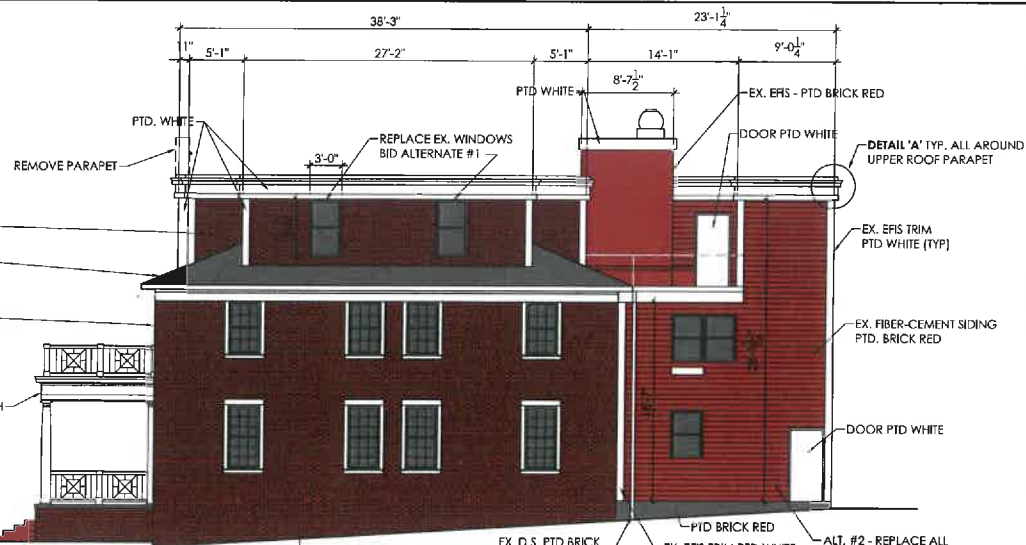


APPLIED MOULDING DETAIL 'A'
SCALE: 1" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

PRODUCT COLOR SELECTIONS
THIN BRICK - OLD VIRGINIA MONICELLO
MORTAR - MATCH EXISTING HOUSE
PAINT 1 - WHITE
PAINT 2 - "RED BRICK" 18D



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

PROJECT SPECIFICATIONS

GENERAL NOTES:
1. ALL ITEMS & SYSTEMS TO BE INSTALLED AS RECOMMENDED BY THE MANUFACTURER AND IN CONFORMANCE WITH APPLICABLE BUILDING CODES, LAWS AND REGULATIONS. NOTE THAT FINAL COLORS AND WINDOW UNIT PROFILES WILL BE APPROVED BY THE ARB.

2. UNLESS "NO SUBSTITUTIONS" IS SPECIFICALLY INDICATED, IT IS NOT THE INTENT OF THESE SPECIFICATIONS TO EXCLUDE MANUFACTURERS THAT PRODUCE EQUAL PRODUCTS OR SYSTEMS.

3. FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS. PROTECT RESIDENTS, EXISTING HOUSE, PROPERTY & LANDSCAPING DURING CONSTRUCTION & REPAIR ITEMS DAMAGED BY CONSTRUCTION.

04200 UNIT MASONRY
1. PROVIDE UNITS IN SIZES TO MATCH EXISTING BRICK COURSING - (4) BRICK = 12" VERTICAL. EXTERIOR MASONRY & MORTAR TO MATCH EXISTING HOUSE.
2. CONSTRUCT IN RUNNING BOND PATTERN EXCEPT WHERE INDICATED OTHERWISE.
3. MORTAR: CEMENT LIKE TYPE S
4. PROVIDE TABS II STRUCTURAL SUPPORT PANEL SYSTEM OVER NEW TYPEVC VAPOR BARRIER OVER EXISTING SHEATHING.
5. PROTECT MASONRY CONSTRUCTION DURING COLD, HOT AND WET WEATHER.
6. CLEAN MASONRY OF ALL MORTAR DRIPS, STAINS AND EFFLORESCENCE USING EITHER A JOB MIX DETERGENT SOLUTION OR PROPRIETARY ACIDIC CLEANER TESTED TO INSURE THAT SURROUNDING CONSTRUCTION AND MASONRY FINISH IS NOT DAMAGED.
7. MASONRY SHALL BE INSTALLED PLUMB AND LEVEL. CUT MASONRY WITH A SAW ONLY.

06000 WOOD AND PLASTIC
1. MINIMUM WOOD GRADE SHALL BE EQ. TO SYP #2 - UNLESS NOTED OTHERWISE. GROUND CONTACT PRESERVATIVE TREATED WHERE INDICATED AND REQUIRED BY CODE. ALL WOOD IN CONTACT WITH SLABS ON GRADE OR EXTERIOR MASONRY WALLS TO BE PRESERVATIVE TREATED. ALL FASTENERS IN CONTACT WITH PRESERVATIVE TREATED WOOD OR MASONRY TO BE STAINLESS STEEL OR HOT DIPPED GALVANIZED ONLY.
2. SHEATHING: THICKNESS AS INDICATED ON WALL SECTIONS. APA RATED EXPOSURE 1, WALLS 7/16" MIN. ROOF 19/32" MIN. WITH H-CLIPS. PROVIDE 6d NAILS & ADHESIVE FOR ALL SHEATHING. NAILING PATTERN TO BE 6" OC AT EDGES AND 8" OC CENTER.
3. CONTRACTOR TO PROVIDE ALL NECESSARY BLOCKING, FASTENERS AND CONNECTORS TO ERCT FRAME STRUCTURE. PROVIDE ALL TEMPORARY AND PERMANENT BRACING TO STABILIZE STRUCTURE AT ALL TIMES.

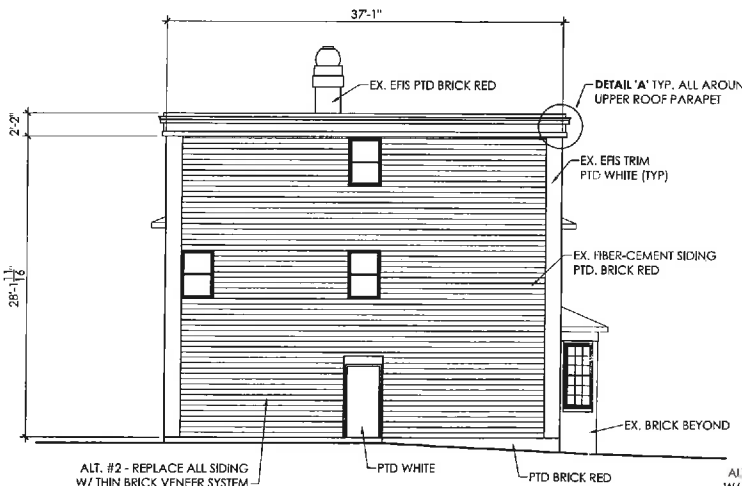
07240 EXTERIOR INSULATION & FINISH SYSTEM (REPAIR & NEW TRIM)
1. PROVIDE STO THERM EFIS A100 SYSTEM OR EQUAL.
2. PROVIDE HIGH IMPACT RESISTANT MESH / FINISH BELOW 10'-0" A.F.F.
3. JOINTS: PROVIDE 3/4" EXPANSION JOINT WHERE EFIS ADJOINS DISSIMILAR MATERIALS. PROVIDE 1/2" JOINTS AROUND ALL OPENINGS AND PENETRATIONS. PROVIDE "Y" MOVEMENT / EXPANSION JOINTS WHERE INDICATED ON ELEVATIONS. INSTALLER MAY RECOMMEND ADDITIONAL EXPANSION JOINT LOCATIONS.
4. COLOR: WHITE STANDARD OR CUSTOM COLOR. TEXTURE TO MATCH EXISTING. SUBMIT PHYSICAL COLOR SAMPLES FOR REVIEW.
5. PROVIDE MIN. 1" THICKNESS EPS INSULATION, 1LB. / SF ASTM 2430 & ASTM 578 TYPE I REQUIREMENTS. COMPATIBLE AND RECOMMENDED BY EFIS MFG.

07500 CAULKING & SEALANTS
1. PRODUCTS SHALL BE DOW CORNING - 790 OR GE SILICONE SILPRUF 2000 WEATHERING SEALANT OR EQUAL.
2. TYPICALLY, SEALANT COLOR TO MATCH ADJACENT MATERIAL. CONSULT ARCHITECT FOR SPECIFIC COLOR SELECTIONS FROM FULL RANGE OF MANUFACTURER'S STANDARD COLOR.
3. PROVIDE MILDEW RESISTANT SILICONE SEALANT IN AREAS SUBJECT TO HIGH HUMIDITY.

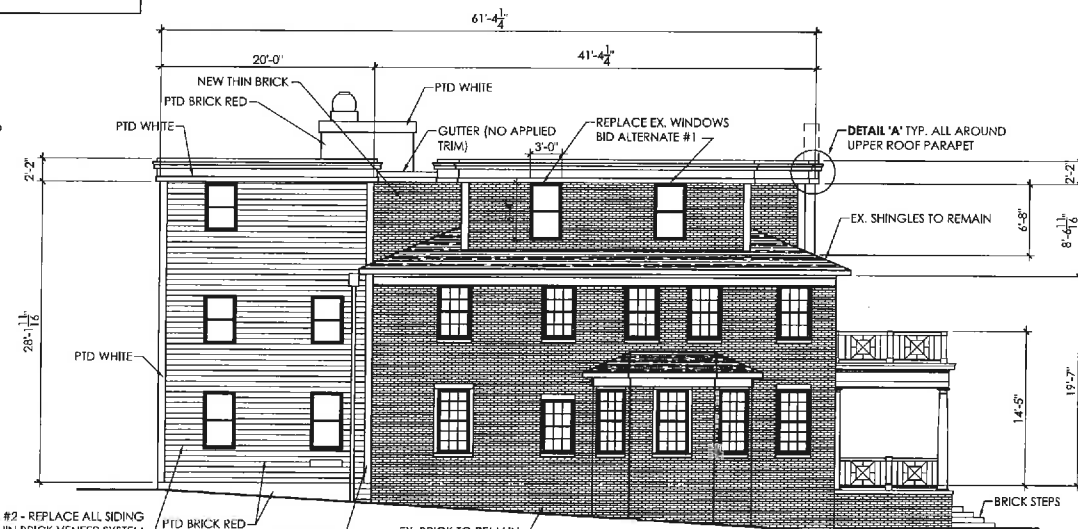
08300 DOORS & WINDOWS
1. NEW WINDOWS TO BE EQUAL TO MARVIN CLAD DOUBLE HUNG WITH TRIM & SIMULATED DIVIDED LITES TO MATCH EXISTING PATTERN, EQUAL PRODUCTS FROM WEATHERSHIELD OR PELLA MAY BE ACCEPTED PENDING ARB REVIEW.

09900 PAINTING
1. PREPARE ALL SURFACES FOR COATINGS & APPLY COATINGS AS RECOMMENDED BY THE MFG. SPECIFICATIONS BELOW BASED ON SHERWIN-WILLIAMS. NOTE THAT EXPOSED ALUM., BRASS, CHROME, STAINLESS STEEL, ETC. TO BE LEFT UNFINISHED. DO NOT PAINT OVER TAGS & LABELS.
2. NO SPRAY APPLICATION OF PAINT WITHOUT PRIOR APPROVAL FROM OWNER. IF SPRAY APPLICATION IS USED, PROTECT EQUIPMENT & ADJACENT SURFACES FROM OVERSPRAY.
3. EXTENT OF COATING IN CONTRACT INCLUDES: ALL EXTERIOR EFIS, SIDING, WOOD & PREVIOUSLY PAINTED SURFACES.
4. PRIOR TO APPLICATION OF ANY COATING, PAINTING CONTRACTOR WILL EXAMINE THE SUBSTRATE TO BE COATED. APPLICATION OF PAINT DEMONSTRATES PAINTING CONTRACTOR'S ACCEPTANCE OF SUBSTRATE.
5. FINAL PAINT COLORS TO BE APPROVED BY THE ARB.

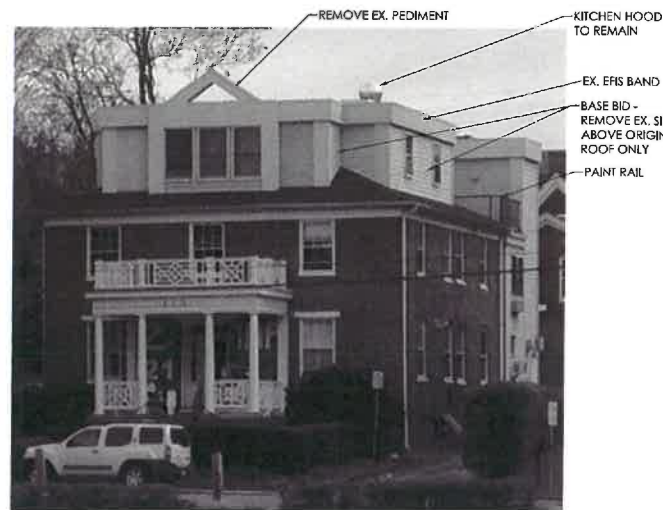
PAINTING SCHEDULE: (SUGGESTED)
EXTERIOR PARGING & METALS:
1st Coat: SW DTM Acrylic Primer/Prin 2.5 mil.
2nd Coat: SW Durallon Exterior Latex Satin
EXTERIOR EFIS & FIBER-CEMENT
Field Prime: PrimePlus
1st Coat: SW Durallon Exterior Latex Satin
2nd Coat (IF REQUIRED): SW Durallon Exterior Latex Satin



EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION - EXISTING
SCALE: 1/8" = 1'-0"

CODE INFORMATION - (2012 VCC)

PROJECT DESCRIPTION
PERMIT IS LIMITED TO EXTERIOR BUILDING ENVELOPE REPAIRS AND REMODELING ONLY. NO CHANGES ARE PROPOSED TO CONSTRUCTION TYPE, HEIGHT, AREA, USE, MEANS OF EGRESS OR OCCUPANCY.

BUILDING PLANNING
USE GROUP: R-2 DORMITORY

CONSTRUCTION TYPE: 5B, UNPROTECTED

SCOPE OF WORK SUMMARY - BASE BID

- REMOVE EXISTING TRIANGULAR PEDIMENT FEATURE & REPAIR ROOF COPING.
- ADD APPLIED MOLDING TO EXISTING EFIS ROOF PARAPET BAND.
- REMOVE EXISTING FIBER-CEMENT SIDING ABOVE ORIGINAL BRICK STRUCTURE ROOF & REPLACE WITH THIN BRICK VENEER ON TABS II STRUCTURAL SUPPORT SYSTEM OVER NEW VAPOR BARRIER. FIELD VERIFY CONDITION OF EXISTING SHEATHING.
- RE-PAINT EXISTING SIDING & EFIS TRIM AS WELL AS ALL REMAINING EXTERIOR PAINTED SURFACES.
- REPLACE (3) EXISTING WEST ELEVATION 2ND FLOOR WINDOWS ABOVE THE ORIGINAL BRICK HOUSE WITH NEW CLAD SIMULATED DIVIDED LITE DOUBLE HUNG WINDOWS TO MATCH THE EXISTING WINDOW SIZES.

BID ALTERNATE #1

REPLACE (4) EXISTING 2ND FLOOR WINDOWS ABOVE THE ORIGINAL BRICK HOUSE (NORTH AND SOUTH ELEVATION) WITH NEW CLAD SIMULATED DIVIDED LITE DOUBLE HUNG WINDOWS TO MATCH THE EXISTING WINDOW SIZES.

BID ALTERNATE #2

REPLACE ALL REMAINING SIDING & EFIS CHIMNEY WITH THIN BRICK VENEER SYSTEM.

SANDERS ARCHITECTURE PC
14125 RACCOON FORD RD
CULPEPER, VIRGINIA 22701
(540) 627-2590

EXTERIOR ALTERATIONS
ZTA HOUSE
136 MADISON LANE
CHARLOTTEVILLE, VIRGINIA 22903

REVISIONS:

DRAWN:	DAS
CHECKED:	
SCALE:	NOTED
DATE:	01-21-14
PROJECT #:	1427

EXTERIOR
REMODELING PLAN