



Blue Ridge Remodeling, Inc.

Robert C. Gordon

Statement of Justification
36882 Mt. Gilead Rd.
Judith Sweezy

History of existing bid.

The property is located at the end of Mount Gilead Road in the Goose Creek Historic District. The existing house was constructed in three sections with the first in 1840. Second, rear section was done approx 1978, with log section in 1984.

Proposed changes:

The owner proposes to remove the glass sunroom at the front and replace it without changing the footprint of the foundation. The goal is to reuse the foundation, remove the hottub, and frame wood walls and roof. The existing glass and foundation are currently leaking. The glass needs to be replaced, and foundation repaired. Although the owner was not aware that the property was in the historic district, she wishes to build something that is in keeping with the style of the house. The window design has been changed to reflect this style and will be double hung Marvin clad wood units with wood grills. The roofing material will be standing seam metal (dark bronze to match existing). Exterior trim will be Azek PVC white to provide water resistance at grade. The siding will be Hardiplank cementboard smooth with 6" reveal. Siding will be painted to match existing siding color (Shenandoan taupe). We feel that these changes will markedly improve the look of the building by removing the 1970's style glass sunroom, and replacing it with a structure that will match the existing house.

34973 Sunny Ridge Rd.
Round Hill, Virginia 20141
(540) 338-6076

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MAY 14 2010

LOUDOUN COUNTY
DEPARTMENT OF PLANNING

NEW DEN RENOVATION

For

Ms. Judy L. Swezey
38882 Mount Gilead Road
Leesburg, VA 20175
(703) 737-0432

Construction Notes and Specifications

Revised May 13, 2010

General Notes:

All dimensions are to the face of masonry walls or studs unless otherwise noted.

The demolition and new scope of work for Electrical and HVAC work has not yet been determined although new electrical, telephone and TV outlets are shown on the plans. Two new surface mounted ceiling spot lights are shown on the drawings. They will be provided by the owner and installed by contractor. The General Contractor shall discuss these items with the Owner to determine how to proceed with these trades.

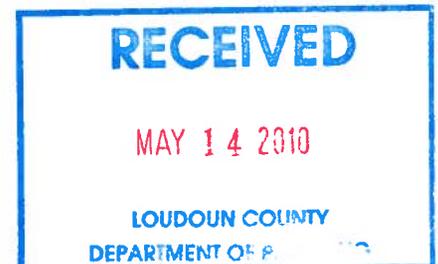
The timing from the start of the work until completion of an enclosed water tight condition is critical. Work should not start until all exterior materials are on site and there is an excellent chance of a period of time without rain as the first floor and basement levels will be exposed to the weather.

A written plan for protection of the site from rain, security, access to the existing house, material storage and site maintenance and clean-up must be approved by the Owner.

Construction Notes: (See Drawings for Specific Reference Points)

1. **Roof** - The roof will be a "Standing Seam Metal Roof". The color and quality will be selected by the Owner. Contractor shall review the appropriate flashing materials and details to the existing house with Owner. It is the intention of the Owner to replace the entire roof of the house in the near future but not at this time. The Owner would like to be involved with the selection of the roofing subcontractor and pricing with the possibility of negotiating a favorable price structure for this addition and the future work for the complete house. Provide a new gutter and down spout to match the existing ones.

2. **Windows** – The window type, rough openings and size designations shown on the plans are for Marvin Clad Ultimate Double Hung Windows with Simulated Divided Lites with spacer bars in the insulated glass. The exterior metal cladding color is Stone White. The interior wood is to be primed for paint at the factory. Hardware is to be a standard white. Verify all dimensions.



3. **Exterior Walls** - The siding is to be “Hardy Plank” with a 6 inch lap to match the existing house. All trim is to be a 3/4” synthetic material as approved by the Owner. The widths of vertical and horizontal trim and fascias shall be discussed with the Owner. The exterior will be painted to match the existing house. The stud walls are 2x6 16” o.c. with 3/4” sheathing covered with “Tyvek”.

4. **Insulation** - Contractor to discuss the type of roof and wall insulation and the roof venting with Owner. The Owner is considering using a “Closed Cell Foam” for both roof and walls.

5. **Framing** - The framing support beam for the upper roof shall be 3 – 2x12’s supported by 2x6 columns at both ends. Both the beams and the columns shall be shimmed true and lag bolted as required by code to the existing walls of the log house. The roof joists are 2x8’s at 12” o.c. Extend the beam out 6” each side of the face of the walls to pick up the joists at the overhang of the roof on the North and South sides of the addition. Other framing is shown on the drawings.

6. **Sill Detail** - The existing stone walls do not appear to be in good shape or structurally sound so they will be removed down to the existing CMU foundation walls. Two courses of new CMU will be installed as shown in the wall section. Contractor shall discuss the details for the framing, termite shield, sill materials etc. with Owner. Also to be discussed is the extent of the repair of the exterior waterproofing on both the existing and new foundation walls. Some excavation around the existing basement walls may be necessary.

7. **Existing Spa** - The existing hot tub and all mechanical equipment is to be removed. The Contractor can do with it what he would like. It seems to be in excellent condition. All electrical, water and drain connections shall be capped and terminated. How this will be done is to be reviewed with Owner.

8. **New Floor Framing** – When the hot tub is removed the old support framing will also need to be removed. New floor joist will have to be installed and aligned with the existing joists. Contractor shall discuss how these joists will be supported and spaced with Owner. It may be easier to support them on a new 2x4 treated stud wall in the basement rather than on the existing foundation wall. The existing floor and sheathing in the Spa is to be removed and replaced with new 3/4” sheathing and wood floor to match, both material and stain color, the existing floor in the adjacent dining room. The new sheathing is to be glued and screwed to the joists.

9. **Grading** – The final grading around the existing basement shall be regarded to provide for adequate surface drainage away from the existing foundation.

10. **Bedroom Window** – One existing bedroom window at the second floor will be partially covered by the new support beam for the roof. The intention is to remove the existing exterior trim but leave the window in place. When the beam and drywall is finished the exterior trim will be replaced as required. The Owner would like to be able to open the lower part of the window for air circulation if desired. How the back of the beam will be finished as seen from the bedroom remains to be solved as we go along.