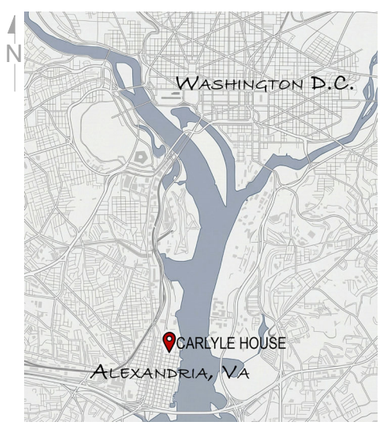
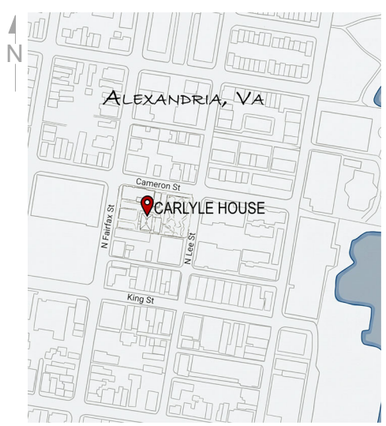


CARLYLE HOUSE
STUCCO & MASONRY MAINTENANCE

VICINITY



LOCATION



PROJECT TEAM

PRESERVATION SERVICES [PRIME]
AEON PRESERVATION SERVICES, LLC
4703 Annapolis Road
Bladensburg, MD 20710
PH. 301.563.9308

3D LASER SCANNING [CONSULTANT]
DIRECT DIMENSION, INC
10310 S Dolfield Rd
Owings Mills MD 21117
PH. 410.998.0880

AEON preservation services, llc

CARLYLE HOUSE
STUCCO & MASONRY MAINTENANCE
121 N FAIRFAX ST, ALEXANDRIA, VA 22314

COVER

BASE DRAWING NOTE

Base Drawings from Laser Scan provided by Direct Dimensions

DATE: 11/05/2026

SHEET: 1 **OF** 13

DRAWING #: A0

GENERAL WORK SEQUENCE

1. Prerequisite Scaffold & Protection: No masonry or stucco work shall start on any elevation until the designated access contractor has fully erected, inspected, and certified all scaffolding, sidewalk protection, and overhead protection required for the work.
2. Elevation Progression: Begin work at the chimneys, then proceed counterclockwise around the building starting at the South elevation and concluding on the West elevation.
3. Flashing Coordination: Coordinate directly with the roofer to remove existing flashings necessary to access concealed wall interfaces, and to replace all flashings required for the final roof replacement.
4. Masonry Execution: Complete all masonry repairs, repointing, and stucco remediation from the erected scaffolding following the approved progression.
5. Turnover to Roofer: Upon written sign-off and completion of wall repairs, turn over the scaffolded areas to the roofer for final flashing tie-ins and full roof replacement.

SHEET NOTES

GENERAL

001. Site Plan: The site plan depicts general conditions and surface features (such as walkways, gates, landscaping, and rights-of-way) for illustrative purposes only.

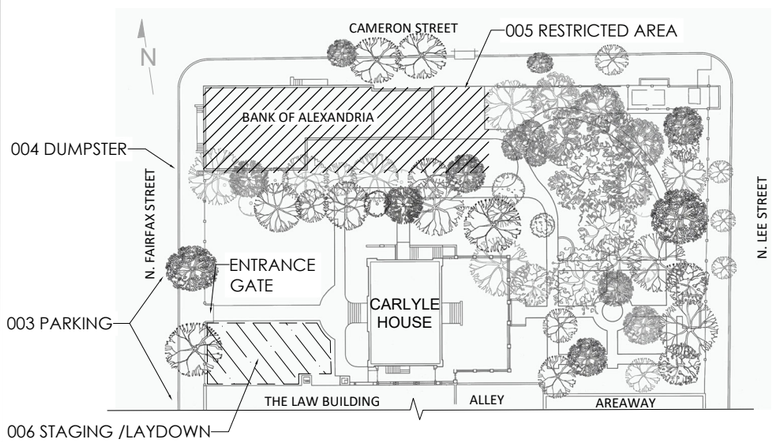
002. Accuracy: Representations, dimensions, and locations may not be exact and do not constitute an official boundary or topographic survey.

003. Parking: On-site contractor parking is not provided. Contractor shall coordinate crew vehicle parking via the City APEX system for permitted on-street spaces or utilize public off-street parking facilities.

004. Demolition Debris Management: Designated Fairfax Street dumpster shall accommodate debris from both roof shingle removal and stucco demolition. Maintain containers covered and secured at all times. Contractors must coordinate between each other to keep them emptied. Contractor shall obtain approval for dumpster placement from the City of Alexandria.

005. Site Access Restriction: All site, worker, and delivery access shall be via N. Fairfax Street only. Access via Cameron Street and the adjacent parking lot is strictly prohibited; no trespass or construction traffic permitted across private lot/pavers.

006. Staging/Laydown Area: Contractor will be restricted to laydown area on the south side of the front lawn. No material is permitted on the east terrace.



1 / G1 SITE PLAN ILLUSTRATION

APPROXIMATLY 1/32" = 1'

GENERAL NOTES

A. HISTORIC STATUS & STANDARDS COMPLIANCE: Carlyle House is an individually listed National Historic Landmark (NHL) and a contributing property to the Alexandria Historic District. All preservation, repair, selective dismantlement, and reconstruction work shall strictly adhere to The Secretary of the Interior's Standards for the Treatment of Historic Properties. No historic fabric, character-defining features, or associated site elements shall be removed, disturbed, or altered unless explicitly indicated on the contract drawings or authorized in writing by the Architectural Conservator / Owner.

B. ROOFING & STUCCO TRADE COORDINATION: Roofing replacement, masonry restoration, and stucco maintenance are executed under this contract, whether performed by a single contractor, a prime contractor, or separate specialized trades. The Contractor shall furnish and maintain all perimeter scaffolding, sidewalk protection, and overhead protection for shared use. Regardless of contractual arrangement or trade division, the stucco and masonry scope shall commence from the shared scaffold and be actively coordinated with roofing operations—including work sequencing, trade access, and any isolated flashing removals, repairs, or temporary tie-ins essential to executing the wall repairs. Upon substantial completion and approval of the masonry and stucco scope of work, the scaffold and work zones will transition to the roofing trade to execute full roof replacement.

C. FIELD VERIFICATION REQUIRED: Drawings are based on 3D laser scans and illustrate general existing configurations only. Do not scale drawings. The Contractor shall verify all existing dimensions, clearances, and conditions via direct field measurements on-site. Notify the Architectural Conservator / Owner of any discrepancies prior to proceeding with affected work.

D. SCOPE EXTENTS & CONCEALED CONDITIONS: Graphic callouts, hatches, and notes indicate approximate locations and typical extents of work. Scope shall include all associated returns, reveals, returns of masonry/stucco openings, and concealed adjacent surfaces directly contiguous to the indicated repair areas. Where concealed conditions or deteriorated fabric are uncovered that differ materially from the contract documents, the Contractor shall pause work in the affected area and immediately notify the Architectural Conservator / Owner for written direction.

E. STANDARDS & SAFETY COMPLIANCE: All materials, mixing ratios, application procedures, and curing regimens shall strictly conform to manufacturers' latest printed technical data sheets, published application instructions, Safety Data Sheets (SDS), and project preservation specifications. The Contractor shall provide, erect, and maintain all safety measures, pedestrian barricades, signage, and personal protective equipment required to protect workers, museum visitors, and the public in full compliance with OSHA standards and all applicable Commonwealth of Virginia and City of Alexandria building and safety codes.

F. GENERAL SITE & FABRIC PROTECTION: Selective demolition and protection drawings illustrate known major protection requirements; however, this graphic representation shall not relieve the Contractor of full protection responsibility. The Contractor shall protect, maintain, and prevent damage to all existing construction, including historic stone and brick masonry, stucco finishes, the front lawn and turf areas, historic/site paving and pavers, stone paths, adjacent public sidewalks, curbs, garden walls, site furnishings, light fixtures, trees, root protection zones, shrubs, and ornamental plantings. All features, surfaces, and materials not specifically called out on the contract documents to be demolished, removed, or salvaged shall remain undisturbed and fully protected for the duration of the project. Any damage resulting from inadequate protection shall be repaired or replaced by the Contractor to historic preservation standards at no additional cost to the Owner.

G. CHEMICAL RUNOFF, TREATMENT & DRAINAGE CONTAINMENT: Protect all adjacent historic fabric, stone paving, brick walkways, landscape plantings, soil beds, and site storm drains from overspray, wash water, and chemical runoff generated during cleaning, poultricing, biological treatments, or mortar removal. The Contractor shall implement full containment, masking, neutralizers, and collection/recovery methods in strict compliance with local environmental regulations and City of Alexandria stormwater protection mandates. No chemical effluent or cleaning wash shall be discharged directly into park landscaping or storm sewer inlets without approved filtration/capture.

H. SAFEGUARDING FACILITIES & SITE UTILITIES: The Contractor shall verify the location of and safeguard all existing park facilities, garden structures, site lighting, irrigation lines, and subsurface utilities within and directly adjacent to the designated work limits. The Contractor shall take all necessary precautions to prevent ground settlement, structural displacement, or utility disruption. Hand-dig only within the drip lines of mature trees and in the immediate vicinity of historic masonry foundations and buried utilities.

I. HOUSEKEEPING & SITE MAINTENANCE: The Contractor shall maintain the work areas, staging zones, and public pathways in a clean, neat, and hazard-free condition at all times. All dust, dropped mortar, debris, packaging, and non-salvaged demolition materials shall be contained, vacuumed (HEPA), and removed from the site daily. Maintain unobstructed, clean public and staff emergency egress and accessible museum paths at all times.

J. MEANS, METHODS & STRUCTURAL RIGGING: The Contractor shall be solely responsible for all masonry construction means, methods, techniques, and execution sequences. All shared perimeter scaffolding and site protection shall be furnished, erected, and maintained by the Contractor (or designated access subcontractor) for mutual trade use.The Contractor shall coordinate all trade access schedules, work staging, and specific scaffolding needs directly with the Roofing Contractor. All rigging, hoisting equipment, and Contractor-utilized scaffolding configurations shall comply with OSHA, ANSI, and local safety codes. Scaffolding, staging, or shoring shall not bear directly upon, anchor into, or impose lateral/gravity point loads onto historic masonry, carved stone, decorative elements, or wood cornices without independent structural analysis and prior written review and approval by the Architectural Conservator / Owner. All scaffold ties, outriggers, and standoff points into historic masonry walls must occur exclusively in mortar joints using approved conservation anchor details; mechanical anchors directly into historic stone or brick units are strictly prohibited.

K. WORKING HOURS & NOISE/ODOR PROTOCOLS: Standard on-site work hours shall be coordinated with Carlyle House museum operations and comply with City of Alexandria noise ordinances (typically 7:00 AM – 5:00 PM, Monday through Friday, unless otherwise approved in writing). Any operations generating high noise levels, excessive ground or structural vibration, or offensive fumes/chemical odors shall be scheduled in advance with a minimum of 72 hours written notice to the Architectural Conservator / Owner to avoid conflicts with museum visiting hours, scheduled public tours, and private events.

L. COORDINATION OF DRAWINGS & SPECIFICATIONS: The Contract Drawings and Project Specifications are complementary; what is required by one is binding as if required by both, with drawings indicating locations and extents, and specifications governing materials, mockups, and quality standards. The Contractor shall cross-reference all drawing sheets with specifications prior to procurement or installation, coordinate all trade interfaces (including masonry, stucco, stone, flashings, and coatings), and adhere to Division 01 logistics and protection controls. In the event of any conflict or omission, the Contractor shall immediately request written clarification from the Architectural Conservator / Owner fbefore proceeding, with the more stringent requirement or greater scope governing.

DRAWING LIST

A0 COVER SHEET
G001 DRAWING INDEX, SITE PLAN, AND SEQUENCE PLAN
D201 WEST DEMOLITION & PROTECTION
D202 NORTH DEMOLITION & PROTECTION
D203 EAST DEMOLITION & PROTECTION
D204 SOUTH DEMOLITION & PROTECTION
D205 ROOF DEMOLITION & PROTECTION
A101 WEST ELEVATION
A102 NORTH ELEVATION
A103 EAST ELEVATION
A104 SOUTH ELEVATION
A105 ROOF
A501 DETAILS

AEN preservation services, llc

CARLYLE HOUSE
STUCCO & MASONRY MAINTENANCE
121 N FAIRFAX ST, ALEXANDRIA, VA 22314

SITE

BASE DRAWING NOTE

Base Drawings from Laser Scan provided by Direct Dimensions

DATE: 11/05/2026

SHEET: 2 **OF** 13

DRAWING #: G1



1
A6

DEMOLITION & PROTECTION WEST ELEVATION

SCALE: 3/8" = 1'

SHEET NOTES

Keynotes and callouts shown on drawings are typical (typ.). The contractor shall execute the specified sheet note at all locations where similar materials, historic fabric, or site conditions occur, whether individually called out or not. Field-verify all conditions before proceeding.

PROTECTION

001. Cornice: Protect Historic Aquia Creek Sandstone Cornice.

002. Other Stone: Protect the limestone including all corner quoins, door surrounds, window architraves, steps, and the keystone.

003. Wood Elements Protect all wood and doors including all wood casings. Pay special attention to the stone transom sill as this area collections water.

004. Historic Windows: Project all double hung wood windows, sashes, and glazing in place.

005 Ground & Site Features: Protect steps, stone cheek walls, railings, and brick walkway pavers.

006. Protect all existing lamps and site lighting.

007. Landscape, protect trees, shrubs, and lawn areas.

DEMOLITION

009. Temporarily remove lightning protection & chimney grates. Protect for reinstallation. See 2/A501.

010. Remove stucco from top to bottom of each elevation in 10' bands only. pre-score stucco surfaces using handheld diamond tools with vacuum shrouds and depth-limiting guards set strictly to render thickness; do not cut, notch, or abrade underlying historic brick. fracture scored stucco using light manual hand chisels and mallets directed parallel to the masonry face. rotary impact hammers, heavy pneumatic breakers, and pry bars are prohibited unless proven effective in approved mockups. halt work immediately if stucco adhesion causes tearing or spalling of historic brick faces beyond approved mockup thresholds. Include all stair cheekwalls.

011. Following stucco removal, inspect the exposed masonry substrate and immediately notify the Architectural Conservator if unstable, fractured, or displaced brickwork is uncovered. Complete all required brick stabilization, rebuilding, and repointing before advancing demolition to adjacent wall areas.

012 Remove abandoned embedments that do not come off with stucco removal.

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WEST
PROTECTION
& DEMO

BASE DRAWING NOTE

Base Drawings from Laser Scan provided by Direct Dimensions

DATE: 11/05/2026

SHEET: 3 **OF** 13

DRAWING #: AD201

SHEET NOTES

Keynotes and callouts shown on drawings are typical (typ.). The contractor shall execute the specified sheet note at all locations where similar materials, historic fabric, or site conditions occur, whether individually called out or not. Field-verify all conditions before proceeding.

PROTECTION

001. Cornice: Protect wood cornice.

002. Other Stone: Protect the limestone including all corner quoins, door surrounds, window architraves, steps, and the keystone.

003. Wood Elements Protect all wood and doors including all wood casings. Pay special attention to the stone transom sill as this area collections water.

004. Historic Windows: Project all double hung wood windows, sashes, and glazing in place.

005 Ground & Site Features: Protect steps, stone cheek walls, railings, and brick walkway pavers.

006. Protect all existing lamps and site lighting.

007. Landscape, protect trees, shrubs, and lawn areas.

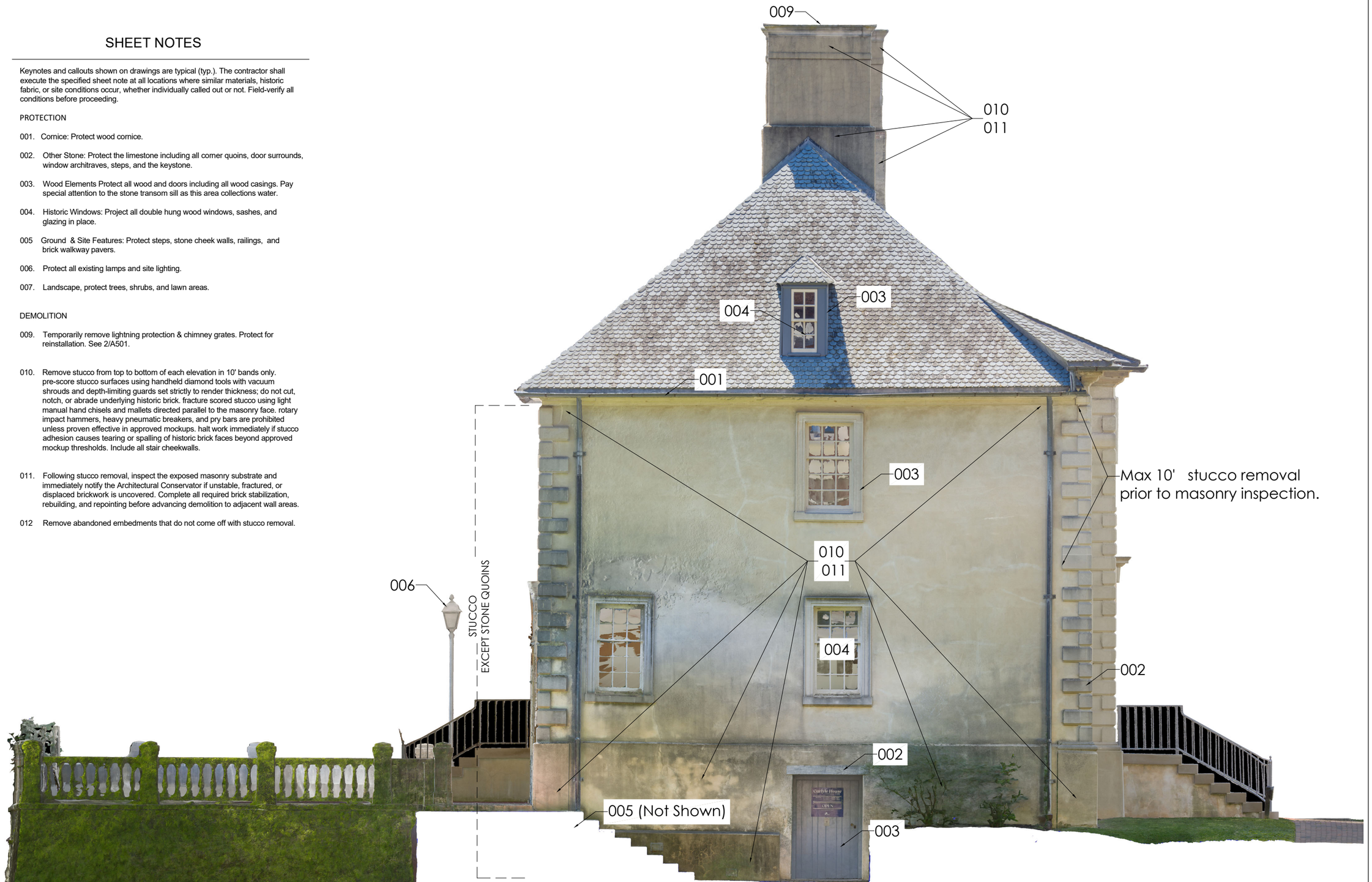
DEMOLITION

009. Temporarily remove lightning protection & chimney grates. Protect for reinstallation. See 2/A501.

010. Remove stucco from top to bottom of each elevation in 10' bands only. pre-score stucco surfaces using handheld diamond tools with vacuum shrouds and depth-limiting guards set strictly to render thickness; do not cut, notch, or abrade underlying historic brick. fracture scored stucco using light manual hand chisels and mallets directed parallel to the masonry face. rotary impact hammers, heavy pneumatic breakers, and pry bars are prohibited unless proven effective in approved mockups. halt work immediately if stucco adhesion causes tearing or spalling of historic brick faces beyond approved mockup thresholds. Include all stair cheekwalls.

011. Following stucco removal, inspect the exposed masonry substrate and immediately notify the Architectural Conservator if unstable, fractured, or displaced brickwork is uncovered. Complete all required brick stabilization, rebuilding, and repointing before advancing demolition to adjacent wall areas.

012 Remove abandoned embedments that do not come off with stucco removal.



1 / A7 DEMOLITION & PROTECTION NORTH ELEVATION

SCALE: 3/8" = 1'

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NORTH
PROTECTION
& DEMO

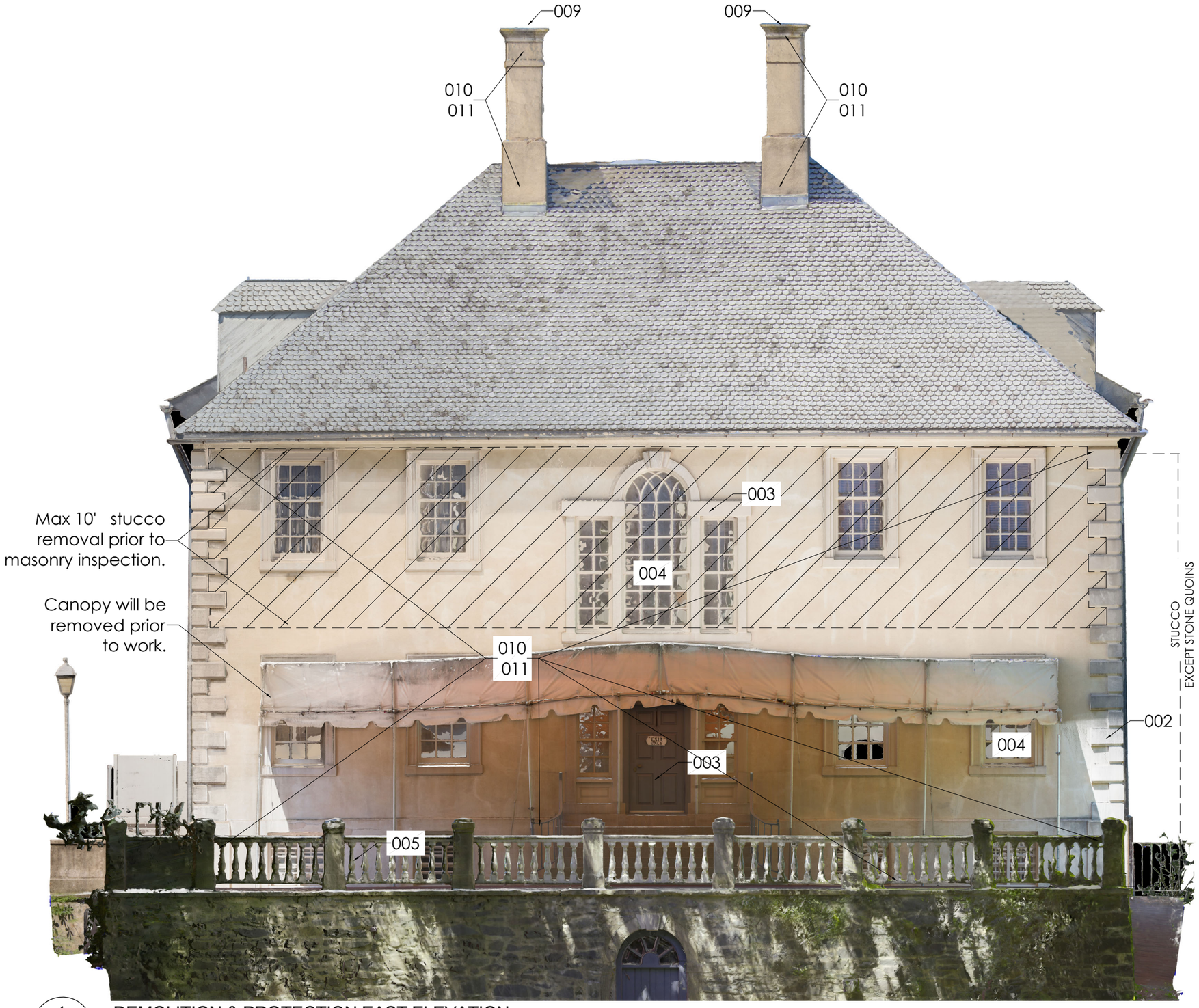
BASE DRAWING NOTE

Base Drawings from Laser Scan provided by Direct Dimensions

DATE: 11/05/2026

SHEET: 4 **OF** 13

DRAWING #: AD202



Max 10' stucco removal prior to masonry inspection.

Canopy will be removed prior to work.

1
A8

DEMOLITION & PROTECTION EAST ELEVATION

SCALE: 3/8" = 1'

SHEET NOTES

Keynotes and callouts shown on drawings are typical (typ.). The contractor shall execute the specified sheet note at all locations where similar materials, historic fabric, or site conditions occur, whether individually called out or not. Field-verify all conditions before proceeding.

PROTECTION

001. Cornice: Protect wood cornice.
002. Other Stone: Protect the limestone including all corner quoins, door surrounds, window architraves, steps, and the keystone.

003. Wood Elements Protect all wood and doors including all wood casings. Pay special attention to the stone transom sill as this area collections water.

004. Historic Windows: Project all double hung wood windows, sashes, and glazing in place.

005 Ground & Site Features: Protect steps, stone cheek walls, railings, and brick walkway pavers.

006. Protect all existing lamps and site lighting.

007. Landscape, protect trees, shrubs, and lawn areas.

DEMOLITION

009. Temporarily remove lightning protection & chimney grates. Protect for reinstallation. See 2/A501.

010. Remove stucco from top to bottom of each elevation in 10' bands only. pre-score stucco surfaces using handheld diamond tools with vacuum shrouds and depth-limiting guards set strictly to render thickness; do not cut, notch, or abrade underlying historic brick. fracture scored stucco using light manual hand chisels and mallets directed parallel to the masonry face. rotary impact hammers, heavy pneumatic breakers, and pry bars are prohibited unless proven effective in approved mockups. halt work immediately if stucco adhesion causes tearing or spalling of historic brick faces beyond approved mockup thresholds.

011. Following stucco removal, inspect the exposed masonry substrate and immediately notify the Architectural Conservator if unstable, fractured, or displaced brickwork is uncovered. Complete all required brick stabilization, rebuilding, and repointing before advancing demolition to adjacent wall areas.

012 Remove abandoned embedments that do not come off with stucco removal.

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121 N FAIRFAX ST, ALEXANDRIA, VA 22314

EAST
PROTECTION
& DEMO

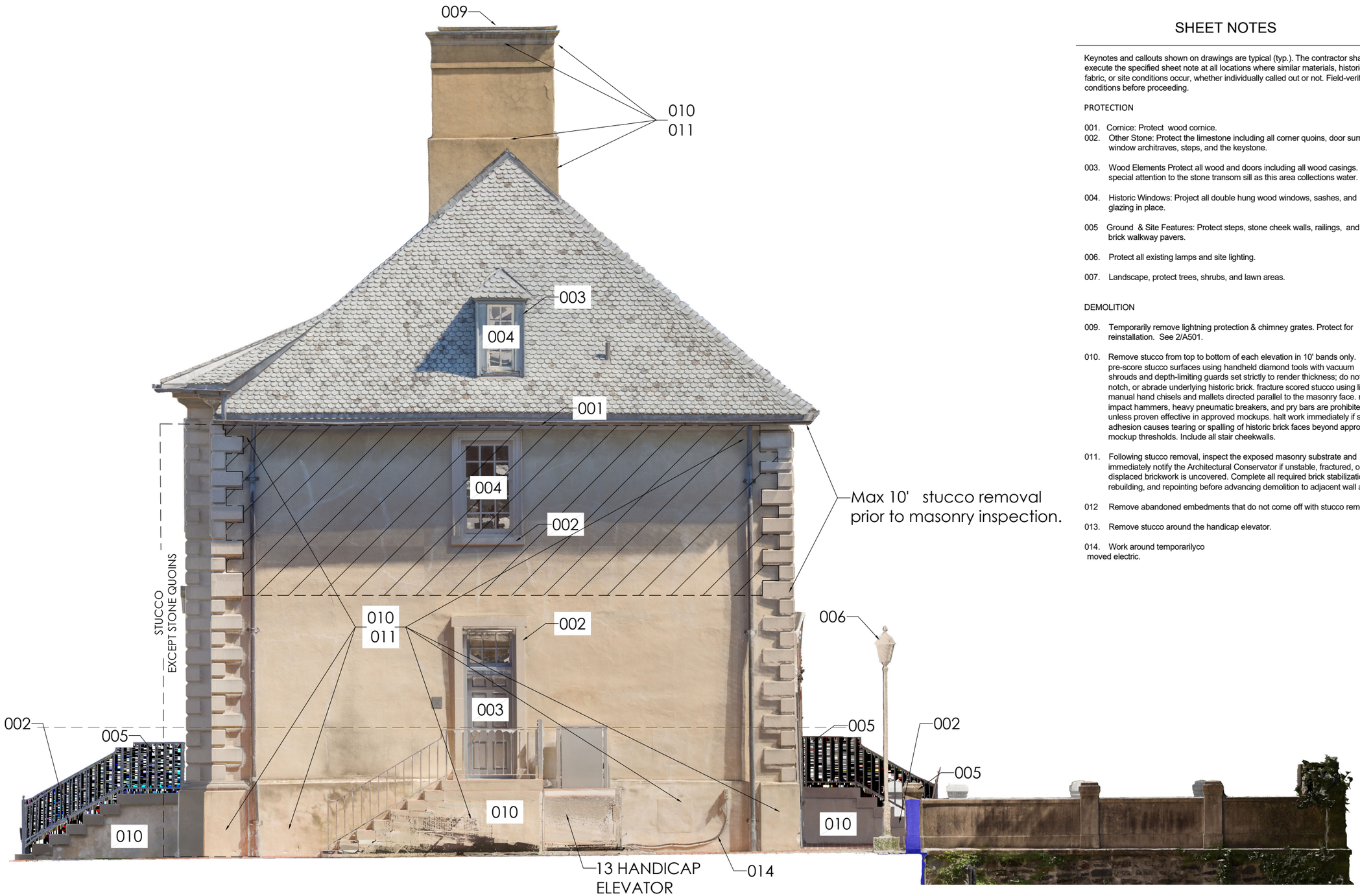
BASE DRAWING NOTE

Base Drawings from Laser Scan provided by Direct Dimensions

DATE: 11/05/2026

SHEET: 5 **OF** 13

DRAWING #: AD203



1
A9

LASER SCAN OF SOUTH ELEVATION

SCALE: 3/8" = 1'

SHEET NOTES

Keynotes and callouts shown on drawings are typical (typ.). The contractor shall execute the specified sheet note at all locations where similar materials, historic fabric, or site conditions occur, whether individually called out or not. Field-verify all conditions before proceeding.

PROTECTION

001. Cornice: Protect wood cornice.

002. Other Stone: Protect the limestone including all corner quoins, door surrounds, window architraves, steps, and the keystone.

003. Wood Elements Protect all wood and doors including all wood casings. Pay special attention to the stone transom sill as this area collections water.

004. Historic Windows: Project all double hung wood windows, sashes, and glazing in place.

005 Ground & Site Features: Protect steps, stone cheek walls, railings, and brick walkway pavers.

006. Protect all existing lamps and site lighting.

007. Landscape, protect trees, shrubs, and lawn areas.

DEMOLITION

009. Temporarily remove lightning protection & chimney grates. Protect for reinstallation. See 2/A501.

010. Remove stucco from top to bottom of each elevation in 10' bands only. pre-score stucco surfaces using handheld diamond tools with vacuum shrouds and depth-limiting guards set strictly to render thickness; do not cut, notch, or abrade underlying historic brick. fracture scored stucco using light manual hand chisels and mallets directed parallel to the masonry face. rotary impact hammers, heavy pneumatic breakers, and pry bars are prohibited unless proven effective in approved mockups. halt work immediately if stucco adhesion causes tearing or spalling of historic brick faces beyond approved mockup thresholds. Include all stair cheekwalls.

011. Following stucco removal, inspect the exposed masonry substrate and immediately notify the Architectural Conservator if unstable, fractured, or displaced brickwork is uncovered. Complete all required brick stabilization, rebuilding, and repointing before advancing demolition to adjacent wall areas.

012 Remove abandoned embedments that do not come off with stucco removal.

013. Remove stucco around the handicap elevator.

014. Work around temporarilyco
moved electric.

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SOUTH
PROTECTION
& DEMO

BASE DRAWING NOTE

Base Drawings from Laser Scan provided by Direct Dimensions

DATE: 11/05/2026

SHEET: 6 **OF** 13

DRAWING #: AD204



1
A10

LASER SCAN OF ROOF

SCALE: 3/8" = 1'

SHEET NOTES

Keynotes and callouts shown on drawings are typical (typ.). The contractor shall execute the specified sheet note at all locations where similar materials, historic fabric, or site conditions occur, whether individually called out or not. Field-verify all conditions before proceeding.

PROTECTION

001. Protect the existing Roof from during work.

002. Other Stone: Protect the limestone including all corner quoins, door surrounds, window architraves, steps, and the keystone.

003. Not Used

004. Note Used

005 Ground & Site Features: Protect steps, stone cheek walls, railings, and brick walkway pavers.

006. Protect all existing lamps and site lighting. Two Lamps just outside of site plan view.

007. Landscape, protect trees, shrubs, and lawn areas.

DEMOLITION

009. Temporarily remove lightning protection & chimney grates. Protect for reinstallation. See 2/A501.

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ROOF & CHIMNEY PROTECTION & DEMO

BASE DRAWING NOTE

Base Drawings from Laser Scan provided by Direct Dimensions

DATE: 11/05/2026

SHEET: 7 **OF** 13

DRAWING #: A205



1
A1

WEST ELEVATION

SCALE: 3/8" = 1'

SHEET NOTES

Keynotes and callouts shown on drawings are typical (typ.). The contractor shall execute the specified sheet note at all locations where similar materials, historic fabric, or site conditions occur, whether individually called out or not. Field-verify all conditions before proceeding.

MASONRY & REPOINTING

101. Masonry substrate prep: Following approved stucco demolition, gently clean exposed brick substrates using low-pressure water wash (maximum 300 psi) and soft natural-bristle brushes to remove remaining render dust, friable matter, and loose debris; do not use abrasive blasting, high pressure, or wire brushes.

102. Rake mortar joints: Rake out loose or deteriorated mortar using manual hand tools without damaging brick arrises; clean joints and prepare substrate to saturated surface-dry condition prior to rendering. Chimney to receive 100% repointing. Water table brick cap is projected to require 100% repointing.

103. Substrate prep & joint fill thresholds: Fill joint recesses based on depth of loss prior to applying base render:

Loss < 1/2": Direct render fill with the base render coat; pack base render firmly into voids during application to ensure full contact; no pre-repointing required. No need to do it ahead of time. It can be done with the base coat render installation.

Loss 1/2" to 3/4": Pre-dub joints using base render material 24 hours in advance of render application.

Loss > 3/4" or through-joints: Mandatory pre-repointing; flush up joints with compatible lime mortar and allow to cure fully before hanging base render.

104. Brick stabilization & resetting: Rebuild, stabilize, or re-lay fractured, displaced, or severely spalled historic brickwork uncovered during stucco removal using salvaged sound historic brick or approved matching replacement brick bedded and pointed in specified lime mortar; coordinate with the Architectural Conservator prior to enclosing.

105. Chimney & parapet masonry: Inspect, stabilize, and repoint brick masonry at chimneys and parapet walls from scaffolding; reinstall existing chimney grates and lightning protection hardware securely using approved non-corrosive fasteners set strictly into mortar joints. See 2/A501.

106. Sandstone cornice scaling & dressing: Execute minimal tooling intervention only to eliminate water traps; carefully remove detached, loose, and actively spalling stone flakes that collect water using small manual hand chisels and light wooden mallets directed parallel to the bed; do not re-cut profiles, alter sound historic stone surfaces, or remove well-adhered weathered stone; dress edges where necessary to ensure positive water shed without impacting adjacent sound fabric; all rotary, pneumatic, and mechanical grinding tools are strictly prohibited.

STUCCO & COATINGS

110. Scratch coat (base render): Apply initial base render coat over pre-wetted masonry substrate ensuring minimum 4" overlap at seams and continuous encapsulation. See 1/A501.

111. Intermediate render coat: Apply intermediate render (brown coat) over combed/keyed base coat to achieve uniform planar alignment across elevations.; trowel alkali-resistant reinforcement mesh directly into the wet base coat layer. See 1/A501.

112. Finish render coat: Apply fine-aggregate finish render coat over cured intermediate layer; float to match texture, profile, and plane of approved on-site mockups, terminating cleanly against stone quoins, window architraves, door surrounds, and wood cornices without lap marks. maintain overall build to ensure total three-coat render system thickness measures exactly 3/4". See 1/A501.

113. Etch & water repellent: After full cure of render assembly, lightly etch cured render surfaces with lime remover / neutralizer, rinse thoroughly with clean water, and apply specified breathable water repellent in accordance with manufacturer technical specifications. See 1/A501.

114. Potassium silicate coating: Apply three coats of breathable potassium silicate mineral coating system over properly cured and etched render surfaces; ensure uniform coverage, required drying times between coats, and color match to approved mockup. See 1/A501.

FLASHING, REINSTALLATION, & COORDINATION

120. Flashing coordination: Coordinate step flashings, counterflashings, and roof interfaces directly with the concurrent roofing contractor prior to applying finish render and coatings; inspect and verify all flashing embedments before scaffold turnover.

121. Reattach leaders and all items temporarily removed to facilitate masonry work.

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121 N FAIRFAX ST, ALEXANDRIA, VA 22314

ELEVATION SET

BASE DRAWING NOTE

Base Drawings from Laser Scan provided by Direct Dimensions

DATE: 11/05/2026

SHEET: 8 **OF** 13

DRAWING #: A101

SHEET NOTES

Keynotes and callouts shown on drawings are typical (typ.). The contractor shall execute the specified sheet note at all locations where similar materials, historic fabric, or site conditions occur, whether individually called out or not. Field-verify all conditions before proceeding.

MASONRY & REPOINTING

101. Masonry substrate prep: Following approved stucco demolition, gently clean exposed brick substrates using low-pressure water wash (maximum 300 psi) and soft natural-bristle brushes to remove remaining render dust, friable matter, and loose debris; do not use abrasive blasting, high pressure, or wire brushes.

102. Rake mortar joints: Rake out loose or deteriorated mortar using manual hand tools without damaging brick arrises; clean joints and prepare substrate to saturated surface-dry condition prior to rendering. Chimney to receive 100% repointing. Water table brick cap is projected to require 100% repointing.

103. Substrate prep & joint fill thresholds: Fill joint recesses based on depth of loss prior to applying base render:

Loss < 1/2": Direct render fill with the base render coat; pack base render firmly into voids during application to ensure full contact; no pre-repointing required. No need to do it ahead of time. It can be done with the base coat render installation.

Loss 1/2" to 3/4": Pre-dub joints using base render material 24 hours in advance of render application.

Loss > 3/4" or through-joints: Mandatory pre-repointing; flush up joints with compatible lime mortar and allow to cure fully before hanging base render.

104. Brick stabilization & resetting: Rebuild, stabilize, or re-lay fractured, displaced, or severely spalled historic brickwork uncovered during stucco removal using salvaged sound historic brick or approved matching replacement brick bedded and pointed in specified lime mortar; coordinate with the Architectural Conservator prior to enclosing.

105. Chimney & parapet masonry: Inspect, stabilize, and repoint brick masonry at chimneys and parapet walls from scaffolding; reinstall existing chimney grates and lightning protection hardware securely using approved non-corrosive fasteners set strictly into mortar joints. See 2/A501.

STUCCO & COATINGS

110. Scratch coat (base render): Apply initial base render coat over pre-wetted masonry substrate ensuring minimum 4" overlap at seams and continuous encapsulation. See 1/A501.

111. Intermediate render coat: Apply intermediate render (brown coat) over combed/keyed base coat to achieve uniform planar alignment across elevations.; trowel alkali-resistant reinforcement mesh directly into the wet base coat layer. See 1/A501.

112. Finish render coat: Apply fine-aggregate finish render coat over cured intermediate layer; float to match texture, profile, and plane of approved on-site mockups, terminating cleanly against stone quoins, window architraves, door surrounds, and wood cornices without lap marks. maintain overall build to ensure total three-coat render system thickness measures exactly 3/4". See 1/A501.

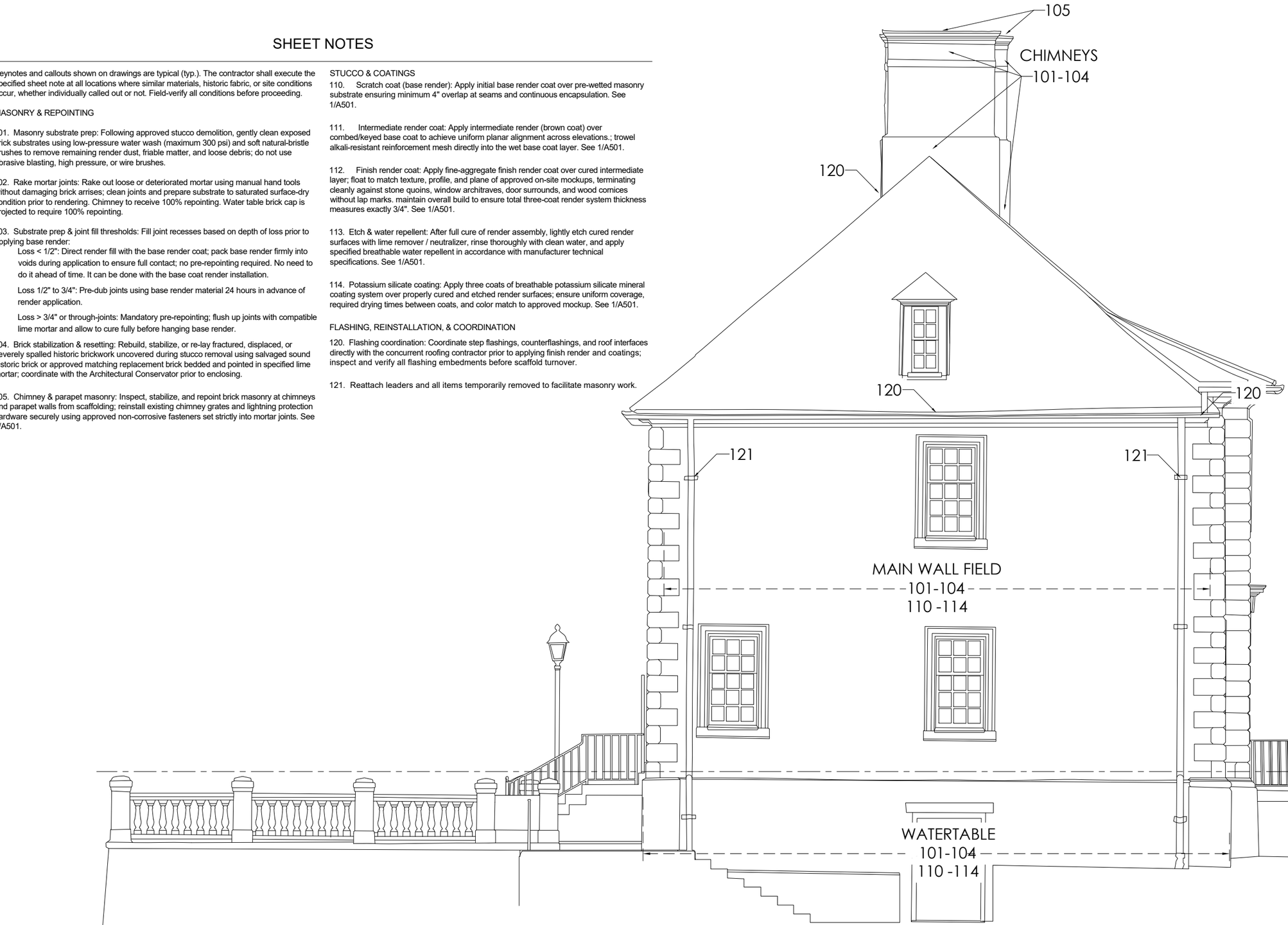
113. Etch & water repellent: After full cure of render assembly, lightly etch cured render surfaces with lime remover / neutralizer, rinse thoroughly with clean water, and apply specified breathable water repellent in accordance with manufacturer technical specifications. See 1/A501.

114. Potassium silicate coating: Apply three coats of breathable potassium silicate mineral coating system over properly cured and etched render surfaces; ensure uniform coverage, required drying times between coats, and color match to approved mockup. See 1/A501.

FLASHING, REINSTALLATION, & COORDINATION

120. Flashing coordination: Coordinate step flashings, counterflashings, and roof interfaces directly with the concurrent roofing contractor prior to applying finish render and coatings; inspect and verify all flashing embedments before scaffold turnover.

121. Reattach leaders and all items temporarily removed to facilitate masonry work.



1 / A2 NORTH ELEVATION

SCALE: 3/8" = 1'

AEN preservation services, llc

CARLYLE HOUSE
STUCCO & MASONRY MAINTENANCE
121 N FAIRFAX ST, ALEXANDRIA, VA 22314

ELEVATION SET

BASE DRAWING NOTE

Base Drawings from Laser Scan provided by Direct Dimensions

DATE: 11/05/2026

SHEET: 9 **OF** 13

DRAWING #: A102

SHEET NOTES

Keynotes and callouts shown on drawings are typical (typ.). The contractor shall execute the specified sheet note at all locations where similar materials, historic fabric, or site conditions occur, whether individually called out or not. Field-verify all conditions before proceeding.

MASONRY & REPOINTING

101. Masonry substrate prep: Following approved stucco demolition, gently clean exposed brick substrates using low-pressure water wash (maximum 300 psi) and soft natural-bristle brushes to remove remaining render dust, friable matter, and loose debris; do not use abrasive blasting, high pressure, or wire brushes.

102. Rake mortar joints: Rake out loose or deteriorated mortar using manual hand tools without damaging brick arrises; clean joints and prepare substrate to saturated surface-dry condition prior to rendering. Chimney to receive 100% repointing. Water table brick cap is projected to require 100% repointing.

103. Substrate prep & joint fill thresholds: Fill joint recesses based on depth of loss prior to applying base render:

Loss < 1/2": Direct render fill with the base render coat; pack base render firmly into voids during application to ensure full contact; no pre-repointing required. No need to do it ahead of time. It can be done with the base coat render installation.

Loss 1/2" to 3/4": Pre-dub joints using base render material 24 hours in advance of render application.

Loss > 3/4" or through-joints: Mandatory pre-repointing; flush up joints with compatible lime mortar and allow to cure fully before hanging base render.

104. Brick stabilization & resetting: Rebuild, stabilize, or re-lay fractured, displaced, or severely spalled historic brickwork uncovered during stucco removal using salvaged sound historic brick or approved matching replacement brick bedded and pointed in specified lime mortar; coordinate with the Architectural Conservator prior to enclosing.

105. Chimney & parapet masonry: Inspect, stabilize, and repoint brick masonry at chimneys and parapet walls from scaffolding; reinstall existing chimney grates and lightning protection hardware securely using approved non-corrosive fasteners set strictly into mortar joints. See 2/A501.

STUCCO & COATINGS

110. Scratch coat (base render): Apply initial base render coat over pre-wetted masonry substrate ensuring minimum 4" overlap at seams and continuous encapsulation. See 1/A501.

111. Intermediate render coat: Apply intermediate render (brown coat) over combed/keyed base coat to achieve uniform planar alignment across elevations.; trowel alkali-resistant reinforcement mesh directly into the wet base coat layer. See 1/A501.

112. Finish render coat: Apply fine-aggregate finish render coat over cured intermediate layer; float to match texture, profile, and plane of approved on-site mockups, terminating cleanly against stone quoins, window architraves, door surrounds, and wood cornices without lap marks. maintain overall build to ensure total three-coat render system thickness measures exactly 3/4". See 1/A501.

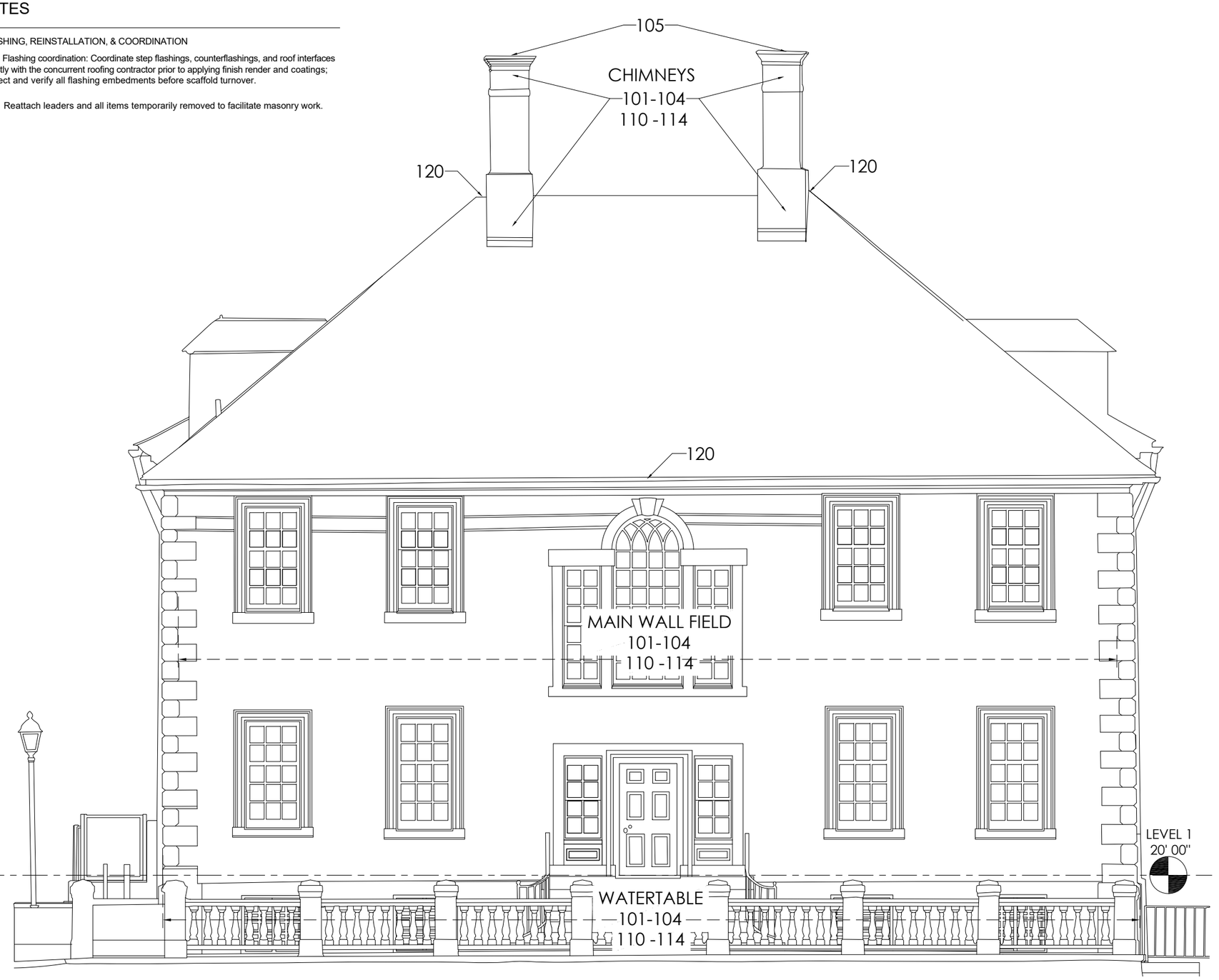
113. Etch & water repellent: After full cure of render assembly, lightly etch cured render surfaces with lime remover / neutralizer, rinse thoroughly with clean water, and apply specified breathable water repellent in accordance with manufacturer technical specifications. See 1/A501.

114. Potassium silicate coating: Apply three coats of breathable potassium silicate mineral coating system over properly cured and etched render surfaces; ensure uniform coverage, required drying times between coats, and color match to approved mockup. See 1/A501.

FLASHING, REINSTALLATION, & COORDINATION

120. Flashing coordination: Coordinate step flashings, counterflashings, and roof interfaces directly with the concurrent roofing contractor prior to applying finish render and coatings; inspect and verify all flashing embedments before scaffold turnover.

121. Reattach leaders and all items temporarily removed to facilitate masonry work.



1 / A3 EAST ELEVATION

SCALE: 3/8" = 1'

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121 N FAIRFAX ST, ALEXANDRIA, VA 22314

ELEVATION SET

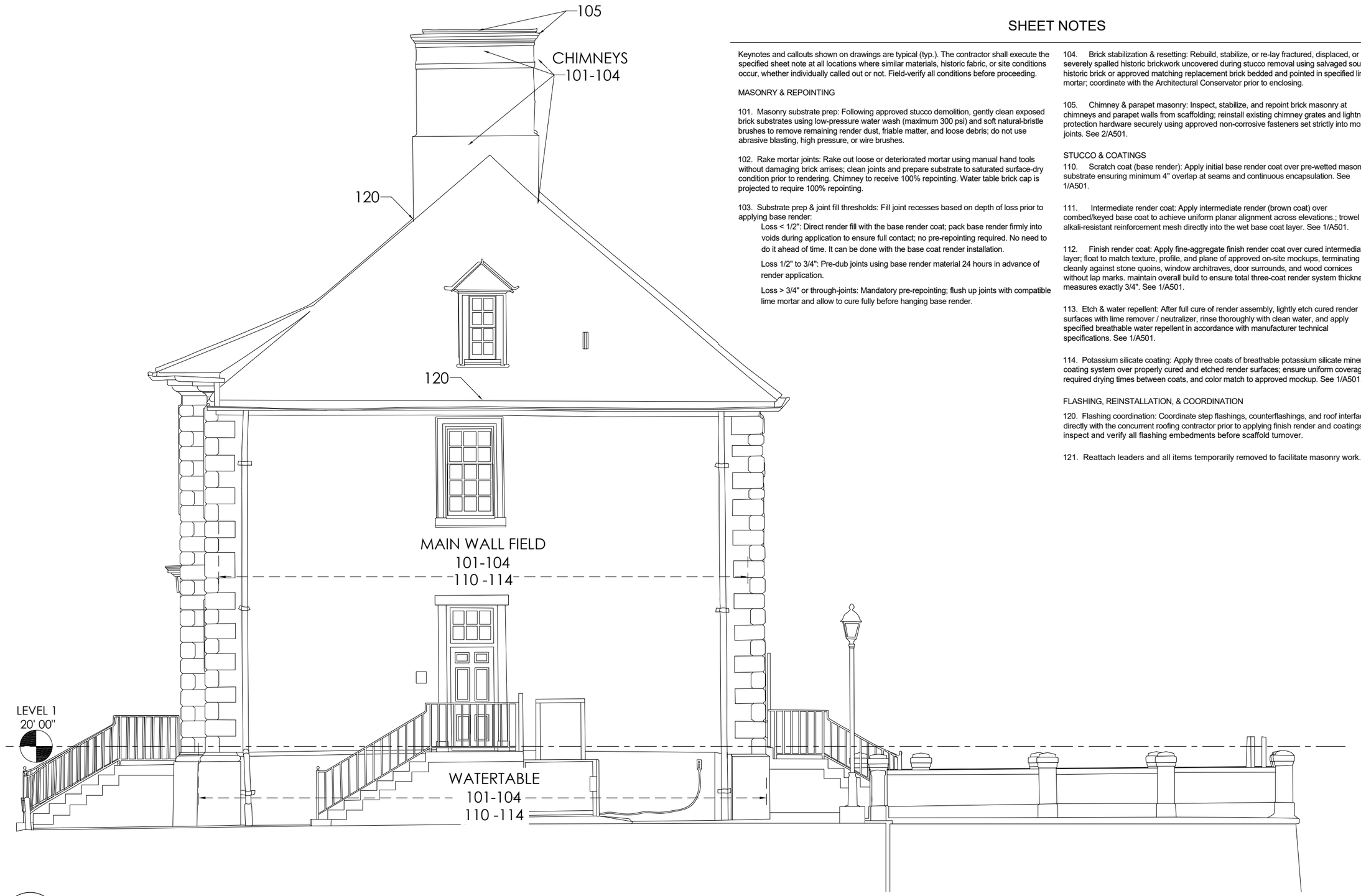
BASE DRAWING NOTE

Base Drawings from Laser Scan provided by Direct Dimensions

DATE: 11/05/2026

SHEET: 10 **OF** 13

DRAWING #: A103



1 / A4 SOUTH ELEVATION

SCALE: 3/8" = 1'

SHEET NOTES

Keynotes and callouts shown on drawings are typical (typ.). The contractor shall execute the specified sheet note at all locations where similar materials, historic fabric, or site conditions occur, whether individually called out or not. Field-verify all conditions before proceeding.

MASONRY & REPOINTING

101. Masonry substrate prep: Following approved stucco demolition, gently clean exposed brick substrates using low-pressure water wash (maximum 300 psi) and soft natural-bristle brushes to remove remaining render dust, friable matter, and loose debris; do not use abrasive blasting, high pressure, or wire brushes.

102. Rake mortar joints: Rake out loose or deteriorated mortar using manual hand tools without damaging brick arrises; clean joints and prepare substrate to saturated surface-dry condition prior to rendering. Chimney to receive 100% repointing. Water table brick cap is projected to require 100% repointing.

103. Substrate prep & joint fill thresholds: Fill joint recesses based on depth of loss prior to applying base render:

Loss < 1/2": Direct render fill with the base render coat; pack base render firmly into voids during application to ensure full contact; no pre-repointing required. No need to do it ahead of time. It can be done with the base coat render installation.

Loss 1/2" to 3/4": Pre-dub joints using base render material 24 hours in advance of render application.

Loss > 3/4" or through-joints: Mandatory pre-repointing; flush up joints with compatible lime mortar and allow to cure fully before hanging base render.

104. Brick stabilization & resetting: Rebuild, stabilize, or re-lay fractured, displaced, or severely spalled historic brickwork uncovered during stucco removal using salvaged sound historic brick or approved matching replacement brick bedded and pointed in specified lime mortar; coordinate with the Architectural Conservator prior to enclosing.

105. Chimney & parapet masonry: Inspect, stabilize, and repoint brick masonry at chimneys and parapet walls from scaffolding; reinstall existing chimney grates and lightning protection hardware securely using approved non-corrosive fasteners set strictly into mortar joints. See 2/A501.

STUCCO & COATINGS

110. Scratch coat (base render): Apply initial base render coat over pre-wetted masonry substrate ensuring minimum 4" overlap at seams and continuous encapsulation. See 1/A501.

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FLASHING, REINSTALLATION, & COORDINATION

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121. Reattach leaders and all items temporarily removed to facilitate masonry work.

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ELEVATION SET

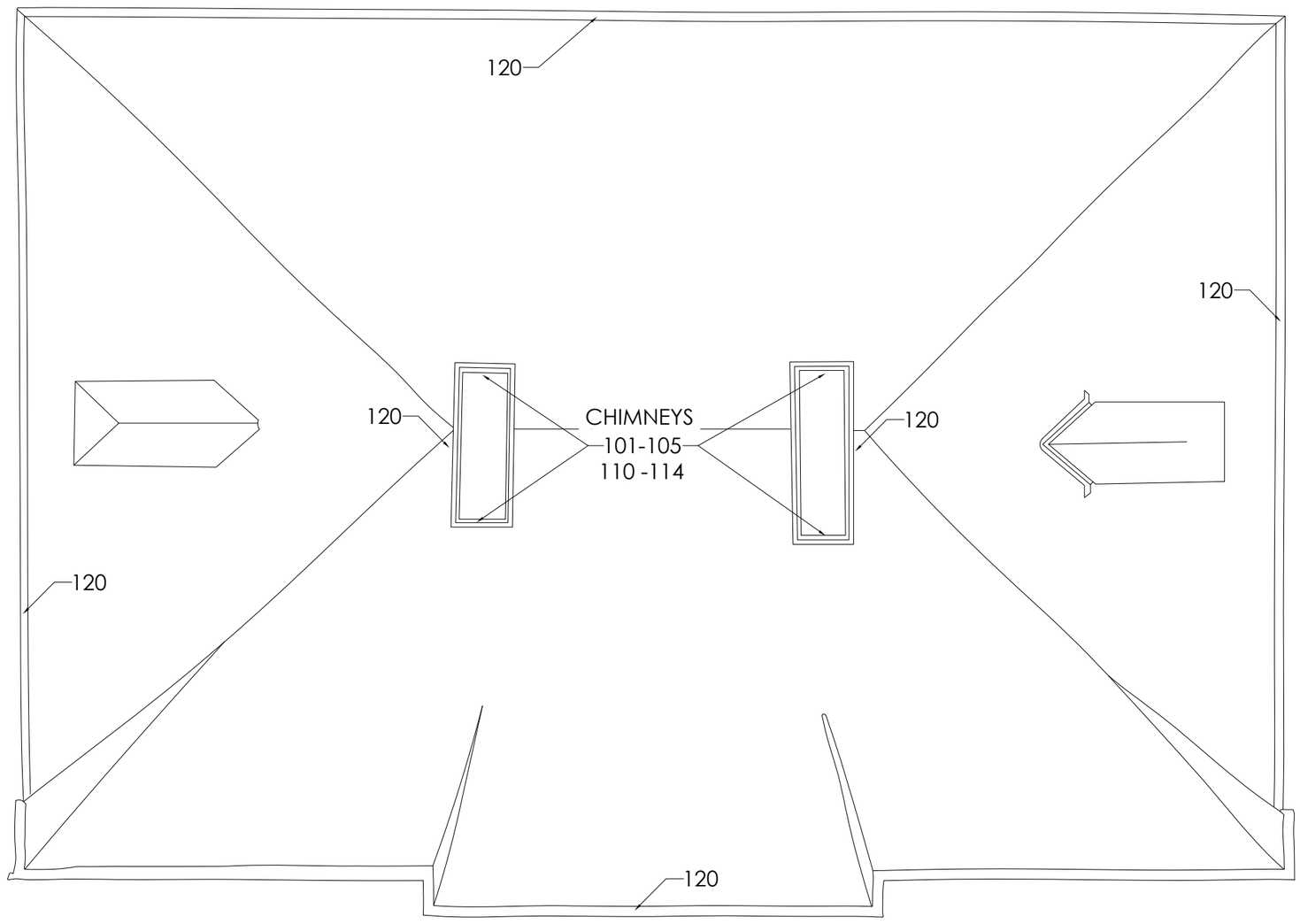
BASE DRAWING NOTE

Base Drawings from Laser Scan provided by Direct Dimensions

DATE: 11/05/2026

SHEET: 11 **OF** 13

DRAWING #: A104



1 A5 ROOF PLAN

SCALE: 3/8" = 1'

SHEET NOTES

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MASONRY & REPOINTING

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104. Brick stabilization & resetting: Rebuild, stabilize, or re-lay fractured, displaced, or severely spalled historic brickwork uncovered during stucco removal using salvaged sound historic brick or approved matching replacement brick bedded and pointed in specified lime mortar; coordinate with the Architectural Conservator prior to enclosing.

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STUCCO & COATINGS

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FLASHING, REINSTALLATION, & COORDINATION

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121. Reattach leaders and all items temporarily removed to facilitate masonry work.

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ROOF PLAN

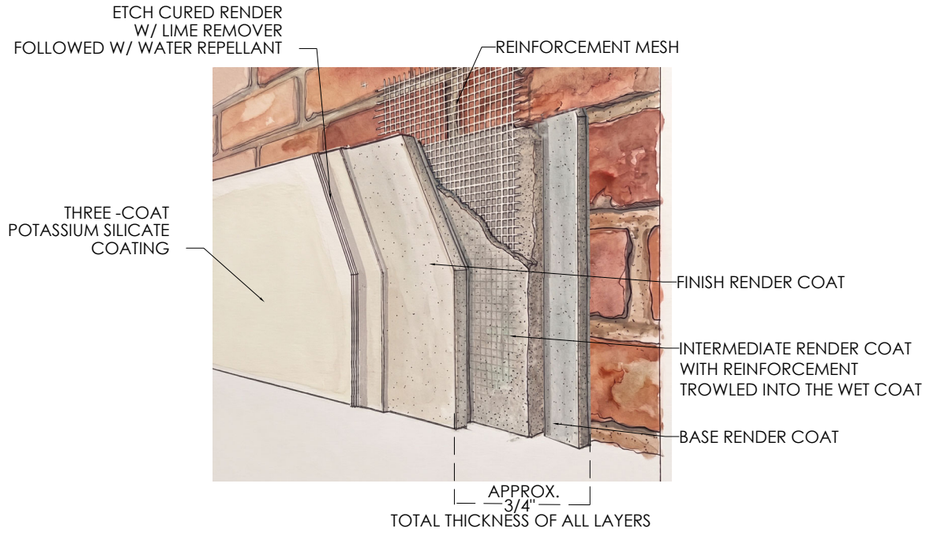
BASE DRAWING NOTE

Base Drawings from Laser Scan provided by Direct Dimensions

DATE: 11/05/2026

SHEET: 12 **OF** 13

DRAWING #: A105



1 / A501 STUCCO/RENDER SYSTEM ASSEMBLY

SCALE: NTS



2 / A501 CHIMNEY GRATE & LIGHTNING PROTECTION TYP

SCALE: NTS

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DETAILS

BASE DRAWING NOTE

Base Drawings from Laser Scan provided by Direct Dimensions

DATE: 11/05/2026

SHEET: 13 **OF** 13

DRAWING #: A501