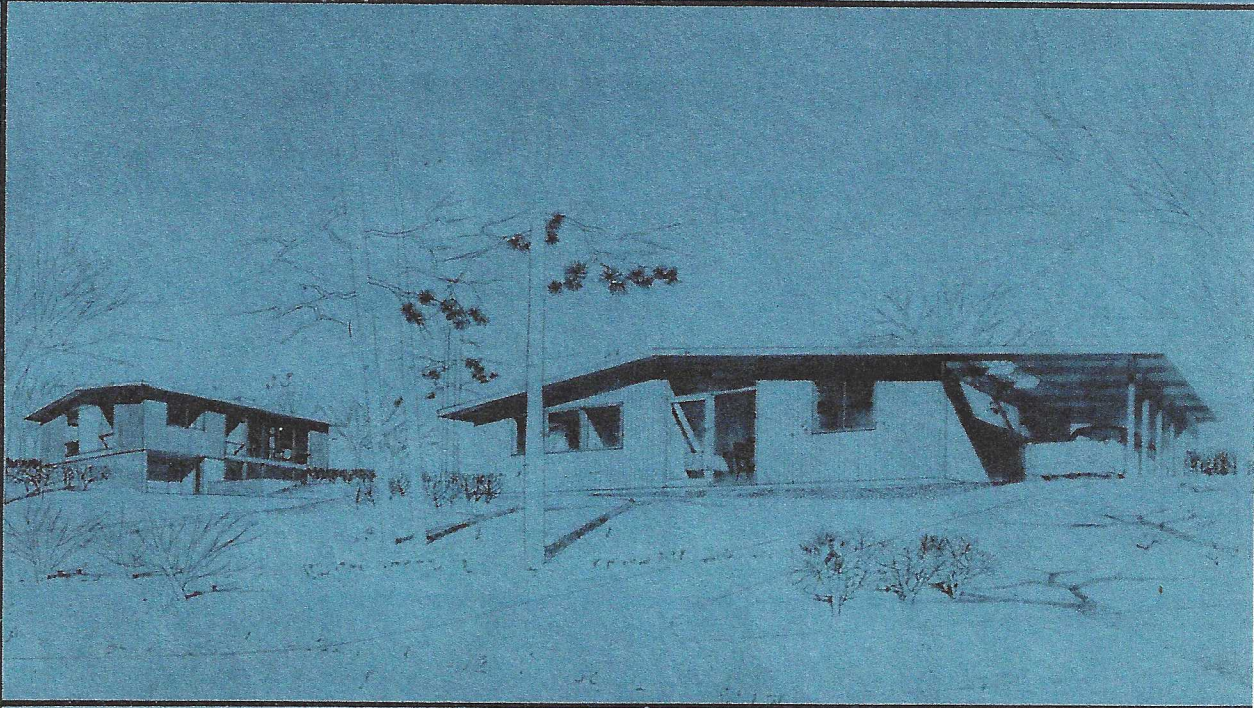


# PINE SPRING



A COMMUNITY OF CONTEMPORARY  
HOMES OF BEAUTIFULLY WOODED SITES  
IN FAIRFAX COUNTY, VA. PLANNED BY  
KEYES SMITH & SATTERLEE, ARCHITECTS  
FRANCIS D. LETHBRIDGE, ASSOCIATE



PLANS & SPECIFICATIONS  
APPROVED BY F.H.A.

## LURIA BROS · BUILDERS

2300 WILSON BLVD., ARLINGTON, VIRGINIA, JA. 7-8500

Dear Mr. and Mrs.

It is with the greatest of pleasure that we welcome you into the community of Pine Spring. Please find enclosed the key to your new home, and it is our sincere wish that you will find it a key to greater contentment and happiness.

We would like to take this opportunity to congratulate you on your new venture. We are sure that you will find that in owning a home you have found real security for you and your family.

In order to add to your comfort and satisfaction, we have assembled as much information as we could gather from the various sources regarding the many products incorporated into your home. It is also our intention, by submitting this folder, that you will have a better understanding of the responsibilities and future maintenance of your new home. We believe that one of the best ways to insure a friendly relationship between a new owner and builder is to establish the basis for mutual understanding at the very beginning of their dealings with each other.

We have tried, through our representatives and information folders, to give you a general picture of the various features in Pine Spring, and now that you are ready to move in, we would like to add to that information in detail, so that you will have a more complete knowledge of all of the important items in your home.

In order to obtain the maximum usage and efficiency out of any product, it is important to know how to maintain it, and the same is true of a home. Please bear in mind that there are many items incorporated into your home of different manufacture and there are many hands involved in their assembly and installation. We have done our utmost to be most discriminatory in our selection of both materials and men, and we have kept them both on a high standard, but at the same time there are bound to be minor adjustments or repairs.

The attached folder will explain the importance of maintaining your equipment, where to call in emergencies, and other information that will aid you as time goes by. If there is any further information you may desire that is not contained herein, please call Mr. Horace L. Layton of our firm.

We have done everything in our power to build you a home to be proud of, and we sincerely hope that it will meet in every way with your complete satisfaction.

GOOD LUCK!

Very truly yours,

LURIA BROTHERS

## 1) ON HEATING

(a) Keep your filters clean! - - dirty filters not only unbalance the system, they are responsible for excessive fuel bills.

(b) A clean house will be impossible unless the area containing furnace is kept clean. Any dirt or dust in this area will eventually be drawn into the furnace and distributed to the living area.

(c) Oil the fan and motor bearings every 40 or 45 days. CAUTION! A few drops of No. 10 motor oil in each motor bearing is sufficient - - do not oil to excess. The fan bearings, however, may be oiled generously.

(d) Do not attempt to adjust the flame or controls unless you have been instructed. Call the Gas Company for all service pertaining to the furnace except in those instances where you feel competent to adjust it yourself. They will instruct you to call the installer (N. W. Martin & Bros., Inc.) if the controls are defective as covered by the one year guarantee.

(e) The thermostat is only a thermometer and records the temperature in the particular spot that it's located. Set the dial for comfort whatever the temperature may read. In some houses this may be as low as sixty-five degrees, in others, it may be as high as seventy-five degrees depending solely on its location. Needless to say the lower the thermostat setting the more economical the system will be. However, in severe weather it's not advisable to lower the night setting of the thermostat over five or six degrees upon retiring as the gas consumed in recovering the temperature in the morning will exceed that saved during the night. In mild weather, of course, you may vary the night temperature as much as you like. IN SUMMARY: Set the thermostat both day and night for your comfort and use the thermometer reading merely as a guide.

## 2) ON PLUMBING

During freezing winter weather outside hose connection should be turned off inside the house. Turn off outside hose valve in the following manner:

(a) In the heating room turn off valve tagged "Wall Washer."

- (b) Open, and leave open, outside hose valve.
- (c) Return to heating room and open small bleed on side of wall washer valve.

To turn water back on in the spring, reverse the above procedure, being certain to close small bleed valve.

### 3) ON HOT WATER HEATER

It is helpful to clear your hot water heater once a year. This may be done in the following manner:

- (a) Connect your garden hose to the drain valve on the bottom of the hot water heater.
- (b) Extend the hose out onto the driveway.
- (c) Open drain valve for five to ten minutes.
- (d) Close valve and remove hose.

This operation is not absolutely necessary but it should prolong the life of the heater and produce clearer hot water.

### 4) ON OUTSIDE WINDOW AREA

One of the advantages of modular type of construction is the fact that replacements of wood panels or glass can be made without a major renovation job. If, for example, you find after living in the house for some time, that it would be more to your liking to have a wood panel inserted in a glass area, it can be done with relatively little work and expense.

### 5) ON PAINTING

These homes have been finished with the finest materials, inside and out, and meticulous care in workmanship has been exercised. All the interior wall surfaces have received the proper sizing coat of paint and have been finished with a coat of oil base flat wall paint, which may be washed, with care, providing no strong soap or alkalis are used. The walls in the baths and kitchens have received in addition to "sizing", a coat of Enamel Undercoat and a finish of fine gloss enamel.

On the exterior all windows and window frames have received a prime and undercoat and finished with a good outside oil paint. All outside siding has received two coats of Cabot's heavy-body stain. It is suggested that after a period of two years, it would be well to renew these finishes, which in effect, is really true economy. In other words, at a minimum of expense all surfaces can be fully protected before any serious deterioration can set in.

On the interior walls all that is necessary is to apply a thin coat of flat semi-gloss or gloss paint, and the same for the doors and trim. One thin coat of good paint will be sufficient unless a new color is selected and then, in some instances, two coats may be required. The same applies to the exterior except that different materials are called for. On all woodwork apply one full coat of exterior oil paint brushed out well. On siding apply one coat of Cabot heavy body stain, which may be purchased at Winslow Paint Company. If these steps are taken every year or two it will save the homeowner many extra dollars in costly repairs that will become necessary if the surfaces are neglected.

6) ON MILO CABINETS

Specially designed MILO cabinet-wall closets have been installed to provide more efficient storage space for your clothing and household articles. These popular factory-built closets are made of the finest materials obtainable. They are equipped with warp-proof sliding doors, designed to give you life time service.

7) ON GRADING

The design of the finished grading was planned by the architect to allow for the best possible drainage and usable space for outside area or yard. It must be recognized that laws of nature make it impossible to keep water drainage from flowing in a line of least resistance and, therefore, the lowest grade will receive more flowage of storm water. However, the heavy storm water will continue along the curb and gutter and discharge into catch basins in the streets, flow through underground water pipe, and eventually into a stream.

8) ON SOD & REAR YARDS

F. H. A. requires the builder to sod the front, side and ten feet of the rear yard. In many cases we have sodded beyond the requirements where the conditions warranted such treatment. The remainder of the yard is seeded only where the virgin soil has been disturbed. This seeding helps prevent erosion and is only a start for a future yard. It will be necessary to reseed and fertilize (with lime) several times during the following spring and fall seasons in order to achieve a good lawn.

9) ON SURVEY AND BUILDING REGULATIONS

Pine Spring is in a suburban zoning area. Therefore, the lot sizes are restricted to the following regulations:

- (a) 10,500 square feet minimum size, with 12,500 square feet average for subdivisions.
- (b) Minimum setback from all streets:  
40' from property line  
65' from center line
- (c) 25' minimum rear yard
- (d) 15' minimum side yard
- (e) Rule for a garage in a side yard:  
In any district a garage placed in the side yard may extend into the minimum side yard a distance of not more than five feet.
- (f) Detached garage in the rear yard:  
A garage placed in a rear yard may be anywhere behind the extreme rear line of the building and must be four feet from the side and rear lines (two feet instead of four feet for fire resistant materials). On a corner lot the garage may come no closer to the rear line than a garage in a side yard may come to the side line in that district.

For any other information regarding zoning, call the zoning department in Fairfax.

Survey of the area will be made by our engineers and steel pipe placed at the corners of the individual lots. This is done at a future date after grading has been completed.

10) ON TREES

Every effort and much expense has been expended in an effort to keep as many trees as possible in our subdivision. We have done this because we feel that the trees create privacy, shade and improve the appearance of the project a great deal. However, it is probable that at a future date some of the trees will rot out or die, in which case it is advisable to contact a tree surgeon to doctor the tree or if necessary to dispose of it.

11) ON LANDSCAPING

Ten plants have been placed in various locations around the house so that the shrubs will have the best advantage as far as future growth, appearance and view is concerned. It is advisable to keep the plants watered periodically, especially during the hot summer months.

Although F.H.A. requires only 8 plants we are planting 10 shrubs, so replacements will not be made unless three or more shrubs die.

12) ON FENCING

We will furnish, on request, several designs by the Architect for fencing-in of yards or for screening terraces and service yards. These fences will be in character with the houses and subdivision and are designed with the idea of adding privacy and more livability to the houses. We request strongly that no anchor fences be installed as they definitely do not add to the appearance of the community.

All designs of fencing must be approved by the builders and architects as mentioned in the Deed. This is done in order to improve the project as a whole and insure homeowners of attractive fencing.

13) ON CONCRETE DRIVES

- (a) Upon settlement, thin concrete cracks may appear in the concrete drives. This is characteristic with concrete as it is with plastic and other materials. However, expansion joints have been placed next to the curb and in other sections of the drive in order to take care of the natural expansion and contraction of the concrete so that no large cracks should occur.



14) ON ROOFING

After water proof building paper is placed over 2" sheathing board, rigid insulation board is applied. Over this insulation is a 4-ply built-up slag roof. This is without question one of the finest and most durable type roofs. The owner is cautioned however, to inspect his roof after a period of several years, for any bare spots, in which case they can be covered with asphalt black cement and slag.

15) ON GUTTERS AND DOWN SPOUTS

Regarding the galvanized metal work it is recommended to keep gutters clean of debris and every two years cover them with a good metallic paint.

16) IN-SINKERATOR DISPOSAL

- (a) See instruction sheets.
- (b) For service on your In-sinkerator garbage disposal call TE 4978 or OLiver 1077. Before calling be sure to read the operator's instruction sheets.
- (c) The purchaser must mail in the guarantee card after settlement on house is made.

17) ON LUMBER

- (a) All lumber used throughout is either Fir or Kiln-dry Pine. This will minimize the warpage and shrinkage expected throughout the "drying-out" period of a new home; however, any lumber, no matter how dry, will have some expansion and contraction.
- (b) Cypress or redwood siding has been used for the exterior throughout the project. This type of siding is, of course, excellent for outside weather since it will last indefinitely with proper maintenance.

18) ON ALWINTITE HORIZONTAL SLIDING WINDOW

This type window is without question one of the finest on the market because it contains the following features:

- (a) Stainless Steel weatherstripping.
- (b) Both sash are removable therefore easy to keep clean.
- (c) Stainless Steel lock.
- (d) No accessory parts.
- (e) Slide easily.

The Owner is advised to keep dirt out of the tracks so that the windows will continue to slide easily.

ARCHITECTS

Lethbridge and Satterlee  
No. 3 Dupont Circle  
Washington, D. C.  
HObart 3515

CONTRACTORS

(1) DISPOSALS

Allied Sales Company,  
107 East Lenox Street,  
Chevy Chase 15, Maryland.  
Mr. C. A. Del Mar

(2) HARDWARE

Barber and Ross Company,  
5th and V Street,  
Washington 2, D. C.  
Mr. Earl H. Collier

(3) KITCHEN CABINETS

Boro Wood Products Company,  
P. O. Box 125  
Bennettsville, South Carolina.  
Mr. Jack Leckner - DI 2803

(4) PLUMBING

Mr. William E. Bookhultz & Son,  
31 Grant Circle, N. W.  
Washington 11, D. C.  
RA 6287

(5) ELECTRIC FIXTURES

Dominion Electric Supply Co.,  
5053 Lee Highway,  
Arlington, Virginia.  
JA 5-9500

(6) SCREEN DOORS

Flaherty Brothers,  
1232 Mount Olivet Road, N. E.  
Washington 2, D. C.  
Mr. V. J. McCarron  
LA 6-6311

(7) TILE FLOORS

Gott's Linoleum, Inc.,  
4634 North Washington Blvd.,  
Arlington, Virginia.  
Mr. Ralph L. Mallonee  
OX 2609

(8) DRI-WALL

Immer Company,  
3715 Livingston Street, N. W.  
Washington, D. C.  
EM 7858

(9) MILLWORK

Lamar and Wallace,  
37 New York Avenue, N. E.  
Washington 2, D. C.  
Mr. W. M. Mussante

(10) UTILITIES

WATER

Falls Church Water Dept.,  
Falls Church, Virginia

POWER

Virginia Electric Power Co.  
Arlington, Virginia  
OW 3030

GAS

Rossllyn Gas Company,  
3240 Wilson Boulevard,  
Arlington, Virginia  
Mr. Flecher  
CH 8000

- (11) LUMBER  
Devlin Lumber Company,  
Bethesda, Maryland.  
OL 1355
- (12) HEATING  
N. W. Martin and Brothers,  
P. O. Box 287  
Arlington, Virginia.  
Mr. T. E. Samuels
- (13) CABINETS  
Milo Products Corporation,  
1010 Vermont Avenue, N. W.  
Washington 5, D. C.  
Mr. Milton Lowenthal  
ST 9047
- (14) CERAMIC TILE  
Harry J. O'Meara,  
2420 Wilson Boulevard,  
Arlington, Virginia.  
CH 5544
- (15) ELECTRICIAN  
Mr. E. B. Ramey,  
McLean, Virginia.  
ELM 3343
- (16) GLASS INSTALLATION  
Hugh Reilly Company,  
1334 New York Avenue, N. W.  
Washington 5, D. C.  
Mr. John A. Farrall
- (17) WINDOWS  
The United Clay Products Co.,  
Continental Building  
Washington, D. C.  
Mr. A. H. Graeff - DI 0787
- (18) WEATHERSTRIP  
The Veri-Best  
3914 - 5th Road, North  
Arlington, Virginia  
GL 8329
- (19) ROOFING  
Virginia Roofing & Sheet Metal  
Company  
600 North Henry Street,  
Alexandria, Virginia  
Mr. C. B. McClaskey - TE 1323
- (20) LANDSCAPING  
McMillen Nursery,  
Falls Church, Virginia  
FA 2018
- (21) SOD  
G. H. Sims Company,  
Arlington, Virginia  
FA 7919
- (22) CONCRETE  
Maloney Concrete Company,  
3112 K Street, N. W.  
Washington, D. C.