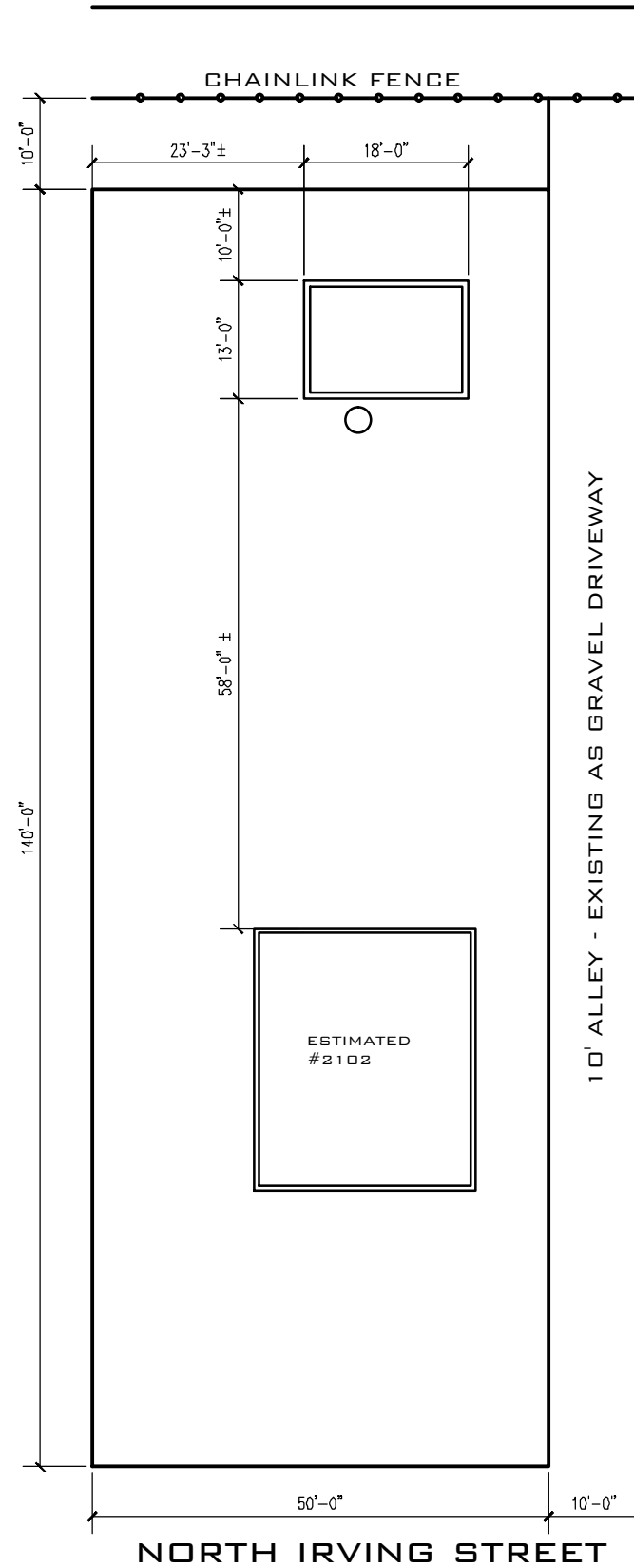
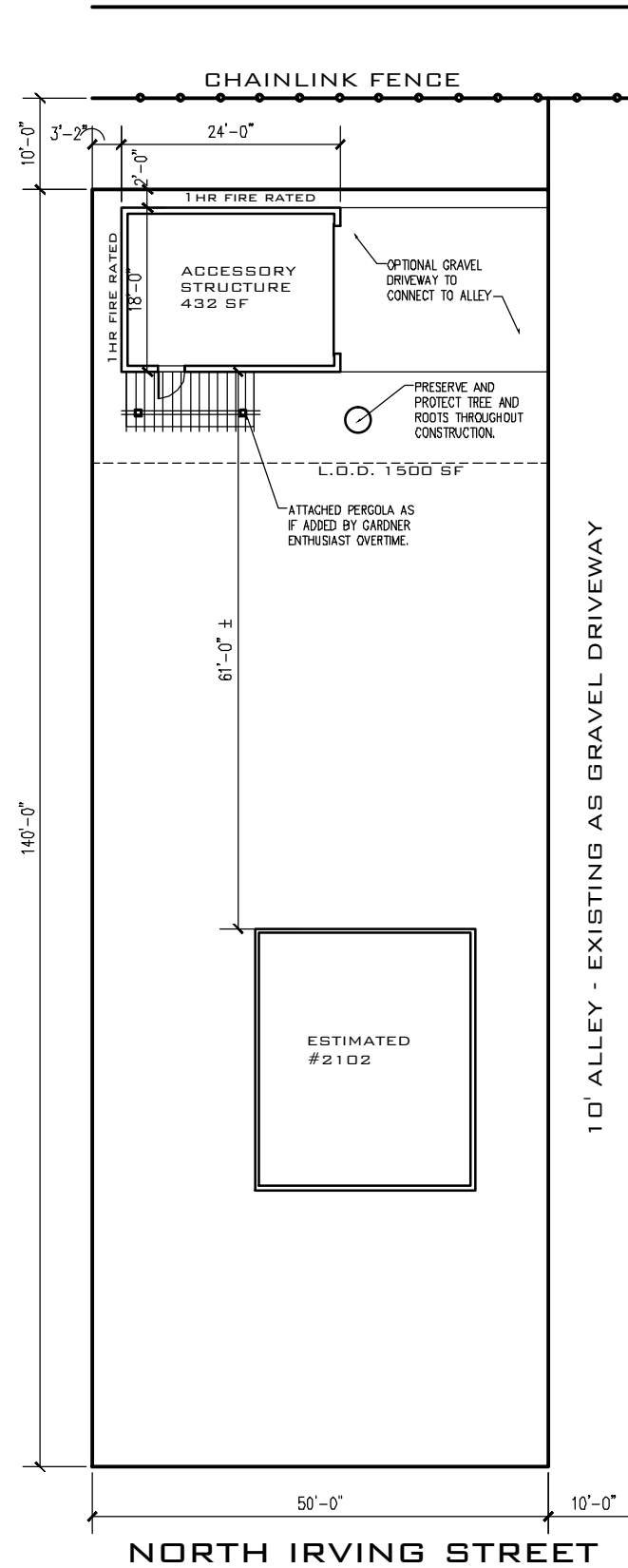


# ACCESSORY STRUCTURE - 2102 N. IRVING STREET



\*ESTIMATED REAR LOT LINE IN RELATION TO STRUCTURE & TREE. FINALIZE TREE LOCATION WITH NEW SURVEY.



ACCESSORY STRUCTURE R-6 ZONING REQUIREMENTS:

- 560 SF MAXIMUM
- 1' CLEAR SIDE AND REAR PROPERTY LINES IF IT DOESN'T EXCEED 1-1/2 STORY (2' KNEE WALL MAX) AND 25'H
- 8' CLEAR MAIN BLDG
- DORMERS MUST BE LESS THAN 50%

BUILDING CODE REQUIREMENTS:

- WALLS WITHIN 5' OF LOT LINE REQUIRE 1-HOUR FIRE RATING.
- NO OPENINGS (WINDOWS/DOORS) ARE ALLOWED WITHIN 3' OF LOT LINE.
- 25% MAX WALL AREA MAY BE OPENING IF BETWEEN 3' TO 5' OF LOT LINE.
- PROJECTIONS WITHIN 2'-5' OF LOT LINE MUST BE 1 HOUR FIRE RATED.
- DETACHED ACCESSORY STRUCTURES 2' OR LESS OF LOT LINE MAY HAVE ROOF EAVE NOT EXCEEDING 4".

**FITZHARRIS  
DESIGNS**

3623 21st Avenue North  
Arlington, VA 22207  
703.598.9318  
heidi@fitzharrisdesigns.com  
www.fitzharrisdesigns.com

**SCHRATWIESER RESIDENCE**

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Arlington, VA 22201  
Accessory Structure

Issue: Date:  
HALRB 2013.08.12

COVER SHEET

**C-S**

**ARLINGTON ZONING**

- ARLINGTON ZONE R-6 RESTRICTIONS:  
 MAIN RESIDENCE:  
 25' FRONT SETBACK  
 10' or 8' SIDE SETBACK - BOTH SHALL NOT BE LESS THAN 30% OF REQUIRED WIDTH.  
 25' REAR SETBACK  
 35' HEIGHT RESTRICTION; AVERAGE OF 4 CORNERS
- ACCESSORY STRUCTURE < 2 STORIES, INCLUDING 1-1/2:  
 1' REAR & SIDE SETBACK  
 560 SF MAXIMUM  
 (GARAGES MUST HAVE 1-HOUR RATED FIREWALL IF WITHIN 5' OF PROPERTY LINE)
- EXCEPTIONS TO RESTRICTIONS:  
 OPEN PORCHES & STAIR MAY ENCRDACH 4' AT FRONT  
 CHIMNEY MAY ENCRDACH 18" AT SIDE

**BUILDING PLANNING**

- DESIGN CRITERIA SHALL BE:  
 GROUND SNOW LOAD 25 PSF  
 WIND SPEED 90 MPH (3 SECOND GUST)  
 SEISMIC ZONE: S<sub>s</sub>=19%g S<sub>i</sub>=7%g  
 MAXIMUM RAIN FALL 3.2 IN/HR  
 FROST LINE DEPTH 24"
- MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS  
 ATTICS W/STORAGE 20 PSF  
 ATTICS W/O STORAGE 10 PSF  
 DECKS 40 PSF  
 EXTERIOR BALCONIES 60 PSF  
 PASSENGER VEHICLE GARAGES (GRADE) 50 PSF  
 ROOMS OTHER THAN SLEEPING 40 PSF  
 SLEEPING ROOMS 30 PSF

**GENERAL CODE & PLANNING NOTES**

- GLAZING SHALL BE TEMPERED ACCORDING TO IRC 2009 R308.4 HAZARDOUS LOCATIONS. INCLUDES BATHROOMS WHEN GLAZING IS LESS THAN 60" VERTICALLY FROM FLOOR, STAIRS WHEN GLAZING IS LESS THAN 60" VERTICALLY AND HORIZONTALLY FROM ANY TREADS, AND ANY WINDOW WHERE THE GLAZING IS LESS THAN 18" ABOVE FINISHED FLOOR.
- BATHROOM MIN. CLEARANCES AT FIXTURES:  
 - WATER CLOSET AT 15" FROM C.L. TO WALL/TUB, 4" SIDE CLEARANCE TO LAVATORIES, AND 21" IN FRONT.  
 - SHOWER MINIMUM DIMENSION IS 30"x30" WITH 24" CLEARANCE IN FRONT.  
 - LAVATORIES REQUIRE 4" CLEAR ON SIDES.
- STAIR SHALL BE CONSTRUCTED PER VIRGINIA USBC 2009. 8-1/4" MAXIMUM RISER HEIGHT AND 9" MINIMUM TREAD DEPTH. HANDRAIL 34"-38" HEIGHT MEASURED VERTICALLY FROM NOSING OF THE TREAD. 6'-8" MINIMUM HEADROOM. 36" MINIMUM WIDTH ABOVE RAIL; HANDRAIL MAY PROJECT 4.5" ON EITHER SIDE.
- SLEEPING ROOMS AND HABITABLE BASEMENTS SHALL BE PROVIDED MEANS OF EGRESS THROUGH SIZED WINDOW/DOOR W/SILL LESS THAN 44" A.F.F.
- WOOD PROTECTION: WOOD JOISTS CLOSER THAN 18" OR GIRDERS CLOSER THAN 12" TO GROUND, ALL WOOD WITHIN 6" OF GROUND, AND ALL WOOD IN CONTACT W/CONCRETE/CMU MUST BE P.T. FOR DECAY. IRC R319.
- PLUMBING FIXTURES TO COMPLY WITH CODES. 1.6 GPF TOILET. SHOWER TO HAVE PRESSURE BALANCE FAUCET MINIMUM OR THERMOSTATIC CONTROL.
- SMOKE ALARMS SHALL BE INSTALLED IN ALL SLEEPING ROOMS, IMMEDIATE VICINITY OUTSIDE SLEEPING ROOMS, AND EACH LEVEL. HARDWARE AND INTERCONNECT.

**GENERAL DEMOLITION NOTES**

- REMOVE WALLS, DOORS, FIXTURES, AND CABINETS AS NOTED. SAVE FOR REUSE PER OWNER DIRECTION, OR SAVE FOR DONATION. REMOVE FINISHES, FRAMING, ROOFING, PIPES, ETC AND RECYCLE WITH RECEIPT. PREPARE FOR NEW WALL FRAMING PER NEW DESIGN INTENT AND FINISHES.
- TEMPORARILY BRACE AND REINFORCE STRUCTURE AS REQUIRED. INSTALL NEW BEAMS AND POSTS FOR NEW DESIGN INTENT - SEE STRUCTURAL DRAWINGS.
- RELOCATE MECHANICAL DUCTS AND VENTS AS REQUIRED FOR NEW DESIGN INTENT.
- RELOCATE PLUMBING AS REQUIRED FOR NEW DESIGN.
- SALVAGE MATERIALS, APPLIANCE, FIXTURES ETC FOR FOR REUSE, DONATION, OR RECYCLING WHERE APPLICABLE.

**GENERAL SPECIFICATIONS**

- NEW INTERIOR AND EXTERIOR WALLS SHALL BE 2X4 WOOD STUDS AT 16" O.C. UNLESS OTHERWISE NOTED OR TO ALIGN. WALL FINISHES SHALL ALIGN WITH ADJACENT FINISH.
- IN AREAS FOR NEW FLOORING; REMOVE EXISTING FLOORING IF APPLICABLE, LEVEL JOISTS AND INSTALL NEW 3/4" PLYWOOD T&G SUBFLOOR GLUED & SCREWED. SEE PLANS FOR AREAS WITH RADIANT HEAT AND COORDINATE SUBFLOOR.
- WOOD FLOORING SHALL HAVE SOLID HARDWOOD T&G 3/4" THICK BY SPECIFIED WIDTH AND SPECIES. VARIOUS LENGTHS (4' MIN). FIELD FINISH W/STAIN (T&D) AND VOC FREE WATER-BASED POLYURETHANE.
- GYPSON BOARD SHALL BE 1/2" THICK AT WALLS AND 5/8" THICK AT CEILINGS.
- TUB AND SHOWER FLOORS & WALLS SHALL BE FINISHED W/A NONABSORBENT SURFACE AT LEAST 6" ABOVE THE FLOOR PER R307.2. DUROCK CEMENT BOARD AT WET SHOWER/BATH AREAS. MOISTURE RESISTANT BOARD FOR MOIST/HUMID AREAS. TYPICAL.
- SHOWER FLOOR TO HAVE CUSTOM PAN & LINER FOR TILE FLOOR. RAISED CURB W/STONE THRESHOLD.
- EXTERIOR FRAMED WALLS SHALL HAVE 1/2" PLYWOOD SHEATHING, TYVEK, AND SPECIFIED LAP SIDING.
- SHEATHING NAILING PATTERN PER CODE FOR SHEAR STRENGTH AND ENGINEER'S SPECIFICATIONS.
- ROOF FRAMING AT 24" O.C., 5/8" PLYWOOD EXTERIOR ROOF SHEATHING WITH 1/8" GAPS & CLIPS. ROOF MATERIAL PER ELEVATION INSTALLE DPER MANUFACTURER'S SPECIFICATIONS.
- ALL EXTERIOR TRIM SHALL BE 5/4 UNLESS NOTED OTHERWISE. MATCH ORIGINAL HEADS AND SILLS AT WINDOWS. SEE ELEVATIONS SPECIAL LOCATIONS & PROFILES.
- ALL NEW INTERIOR CASING, MOULDINGS, BASE MOULD, PLINTH BLOCKS, ETC THROUGHOUT SHALL BE SOLID WOOD WITH PROFILES TO MATCH EXISTING (DEVIATION MUST BE APPROVED BY OWNERS). SEE INTERIOR ELEVATIONS AND SITE CONDITIONS.
- PRIME ALL SIDES/ENDS & CUTS OF EXTERIOR SIDING & TRIM. TWO COATS OF PAINT. SHERWIN WILLIAMS IN HARMONY OR EQUAL (OWNER TO SPECIFICATION).

**INSULATION SPECIFICATIONS**

- PROVIDE JOHNS MANVILLE FORMALDEHYDE FREE BATT INSULATION AT MINIMUM CODE VALUES LISTED BELOW. PROVIDE JOHNS MANVILLE FORMALDEHYDE FREE BATT INSULATION AT INTERIOR FLOORS AND WALLS FOR ACOUSTICS. RIGID INSULATION WHERE APPLICABLE. TYPICAL EXCEPT AS NOTED ON DRAWINGS.  
 \*PRICE ADD ALTERNATE UPGRADE LINE ITEM TO FOAM SPRAY (ICYNENE OR EQ) INSULATION WITH MAX R-VALUE AT EXTERIOR PERIMETER ENVELOPE (ROOF/WALLS).  
  
 R-38 FOR ROOF AT 13"  
 R-38C FOR ROOF AT 10-1/4"  
 R-21 FOR EXTERIOR 2X6 WALLS AT 5-1/2"  
 R-15 FOR EXTERIOR 2X4 WALLS AT 3-1/2"  
 R-38 FOR FLOORS OVER UNCONDITION AIR  
 R-11 UNFACED FOR INTERIOR WALLS  
 R-30 AT BAND JOIST  
 R-15 FOR STUD CAVITY AT BASEMENT WALL  
 R-10 RIGID CONT. W/TAPED JOINTS AT EXT. BASEMENT  
 R-10 RIGID UNDER CONCRETE SLAB & B/W FTG
- FENESTRATION U-FACTOR 0.40
- SKYLIGHT U-FACTOR 0.60

**FINISH SPECIFICATIONS**

- SEE FINISH SPECIFICATIONS ON PLANS.
- SEE ELEVATIONS FOR TRIM PROFILE AND LOCATIONS, SIDING, ROOF MATERIAL, ETC.
- SEE FINISH SCHEDULE FOR CERAMIC AND STONE TILE, COUNTERS, PRICE PER SF, AND ESTIMATED SF.

**FIXTURE SPECIFICATIONS**

- SEE FIXTURE SCHEDULE FOR PLUMBING, HARDWARE, & LIGHTING SPECIFICATIONS FOR MANUF/MODEL OR ALLOW.
- SEE FIXTURE SCHEDULE FOR ITEMS DESIGNATED AS PROVIDED BY OWNER VESRUS GC. ALL FIXTURES SHALL BE INSTALLED BY GC.

**ABBREVIATIONS AND SYMBOLS**

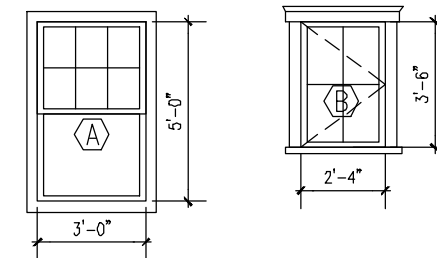
- U.O.N - UNLESS OTHERWISE NOTED
- TYP - TYPICAL
- O.C. - ON CENTER
- A.F.F. - ABOVE FINISH FLOOR
- A.F.S. - ABOVE FINISH SURFACE
- CMU - CONCRETE MASONRY UNIT
- W/ - WITH
- SPEC - SPECIFICATION
- MANF - MANUFACTURER
- GC - GENERAL CONTRACTOR
- DEMO - DEMOLITION OR DEMOLISH
- EX. - EXISTING
- R'QR - REQUIRED

- ⊕ CENTERLINE
  - ↔ ALIGN FINISH SURFACES
  - 5" CHANGE IN FINISH FLOOR ELEVATION
  - RETURN AIR VENT AT WALL
  - MECHANICAL DUCT OR CHIMNEY
  - 14 ROOF SLOPE
  - DN → STAIR DIRECTION, SLOPE ON ROOF PLAN
  - CENTER LINE. ALIGN CENTER WITH OTHER OBJECT
  - OVERHEAD CONDITION, EITHER CEILING OR CLOSET
- 3680 DOOR SIZE IN INCHES. 36" WIDE X 80" HIGH
- A WINDOW OR EXTERIOR DOOR SYMBOL
  - 2 BUILDING OR WALL SECTION CUT SYMBOL
  - 2 INTERIOR ELEVATION SYMBOL

EXTERIOR WINDOW & DOOR SCHEDULE		QUANTITY		
PRICE JELDWEN WOOD WINDOWS AND PATIO DOORS. PRIMED AND PAINTED WOOD. LOW E DOUBLE GLAZING. WHITE SCREENS ON ALL OPERABLE UNITS. SIMULATED DIVIDED LITE (SDL) MUNTIN BARS AS SHOWN. HARDWARE FINISH TO BE SELECTED BY OWNER.		*SEE PLANS AND ELEVATIONS		
		UP	LT.	RT.
A	WOOD DOUBLE HUNG WNDOW. MUNTIN BARS AS SHOWN. SEE ELEVATIONS.	1		
B	WOOD CASEMENT WNDOW. MUNTIN BARS AS SHOWN. SEE ELEVATIONS FOR SWNG.		1	1
S	SKYLIGHT - VELUX VENTING SKYLIGHTS VSE C06 FOR NATURAL LIGHT AT ATTIC STORAGE. INSTALL & FLASH PER MANUF'S SPEC.	1		
D1	WOOD GARAGE DOOR - WOOD DOOR BY CLOPAY OR OWNER. SEE DRAWING FOR DIMENSIONS AND DESIGN STYLE. TEMPERED GLASS. HARDWARE SELECTED BY OWNER *RESERVE WOOD DESIGN 3 SQ24		1	
D2	WOOD DOOR - WOOD FRENCH DOORS. SWING DOORS WITH MULTI-POINT LOCKING HARDWARE. TEMPERED GLASS. HARDWARE SELECTED BY OWNER. *ALTERNATE SINGLE DOOR SHOWN IS EXISTING DOOR TO BE SALVAGED AND REPURPOSED.		1	

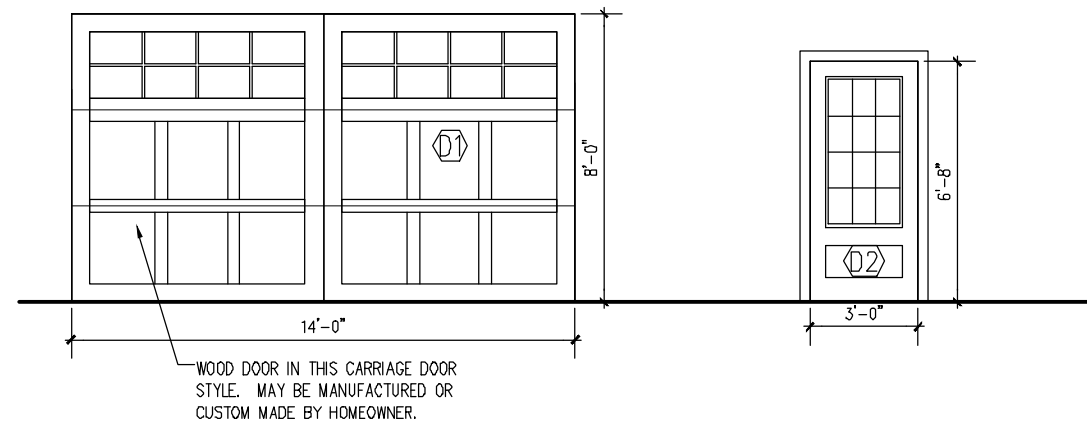
**NEW WINDOWS**

DIMENSIONS NOTED ARE UNIT FRAME SIZE. SEE MANUFACTURER FOR ROUGH OPENING SIZE. SEE SCHEDULE FOR AND DETAILS.



**NEW PATIO DOORS AND EXTERIOR DOORS**

DIMENSIONS NOTED ARE GENERAL UNIT DIMENSIONS. COORDINATE WITH FINAL SELECTED MANUFACTURER'S PRODUCT.



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 heidi@fitzharrisdesigns.com

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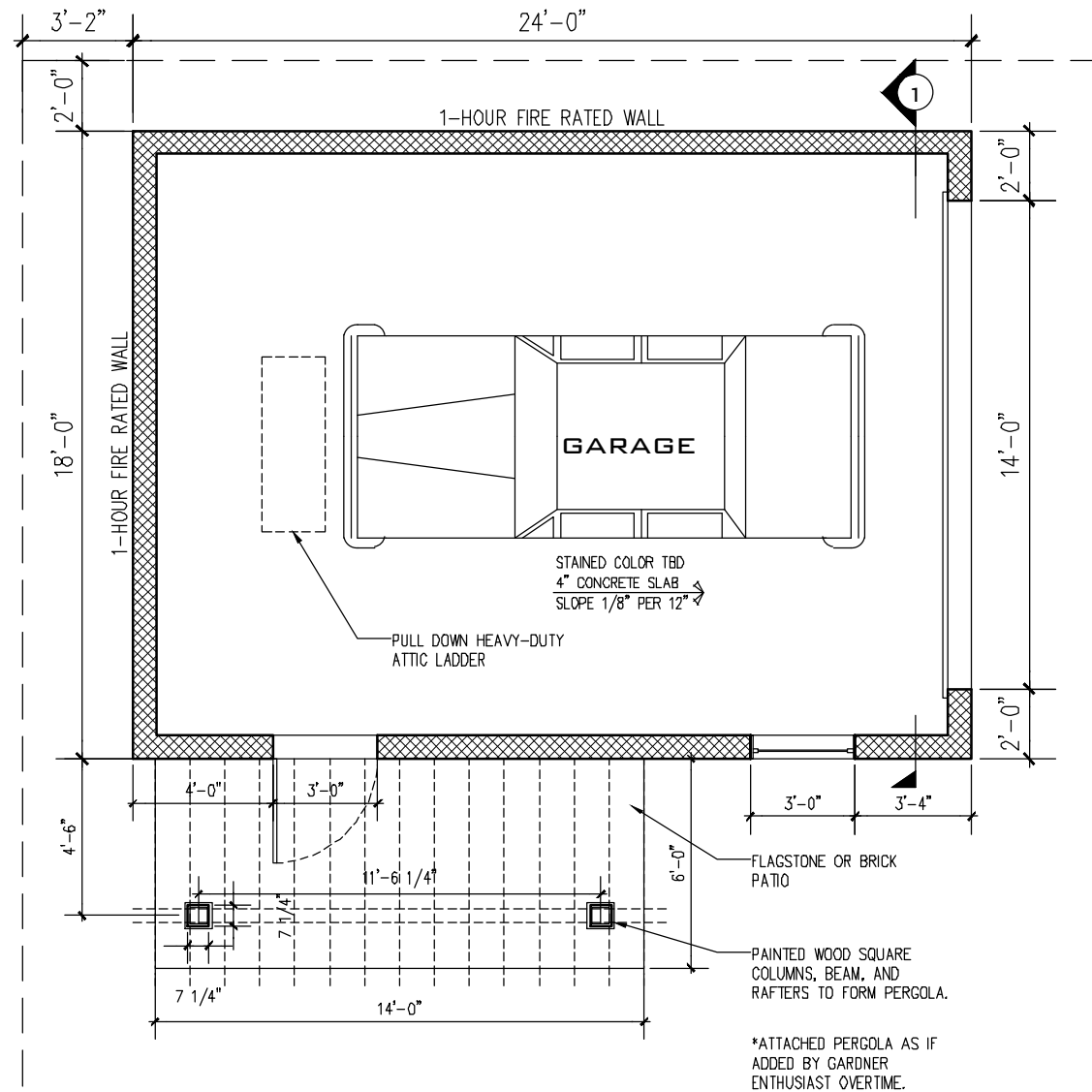
**SCHRATWIESER RESIDENCE**

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 Arlington, VA 22201  
 Accessory Structure

Issue: HALRB Date: 2013.08.12

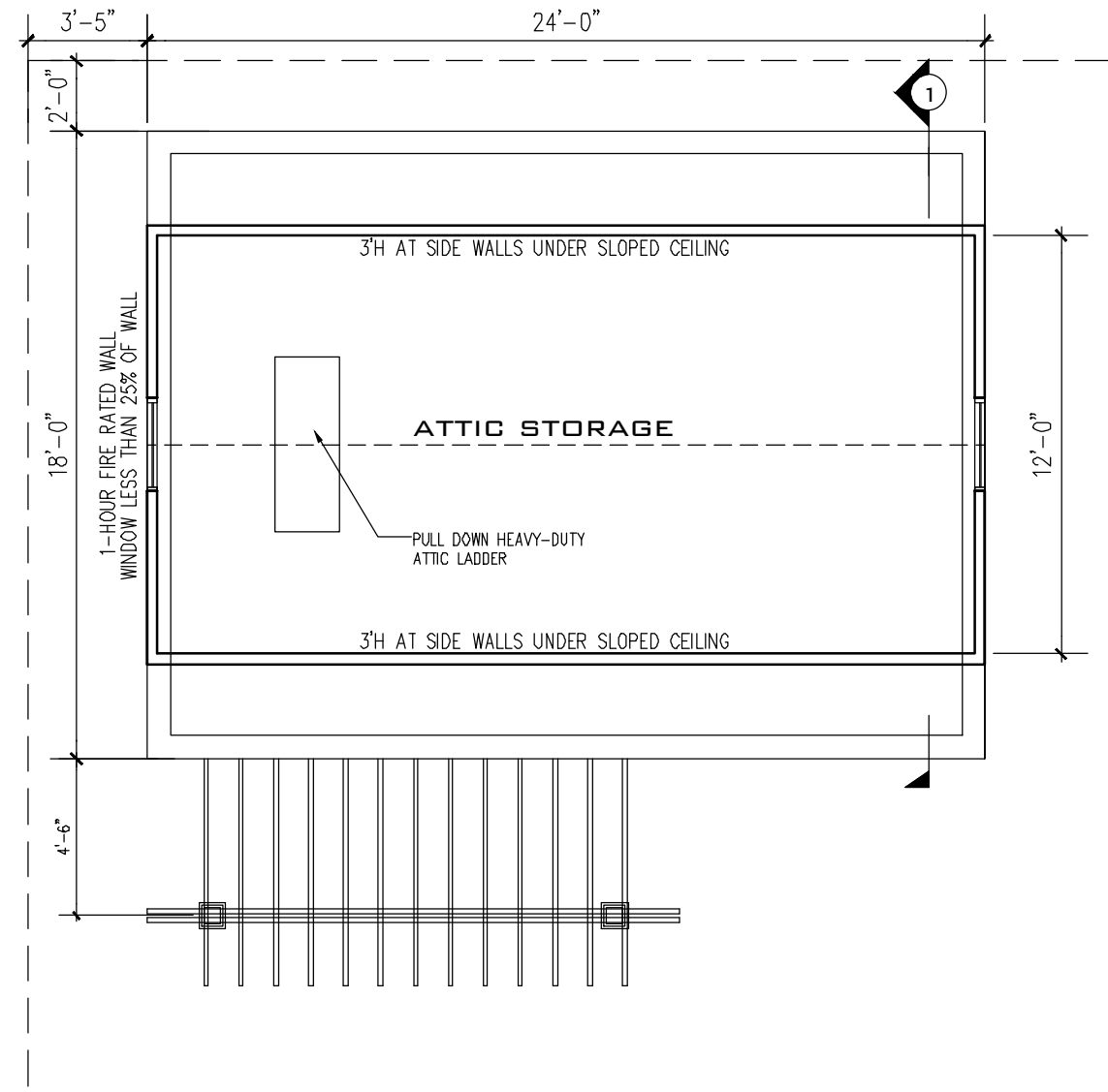
**NOTES & SCHEDULES**

**A-1**



**FIRST FLOOR PLAN**

Scale: 3/16" = 1'-0"



**ATTIC FLOOR PLAN**

Scale: 3/16" = 1'-0"



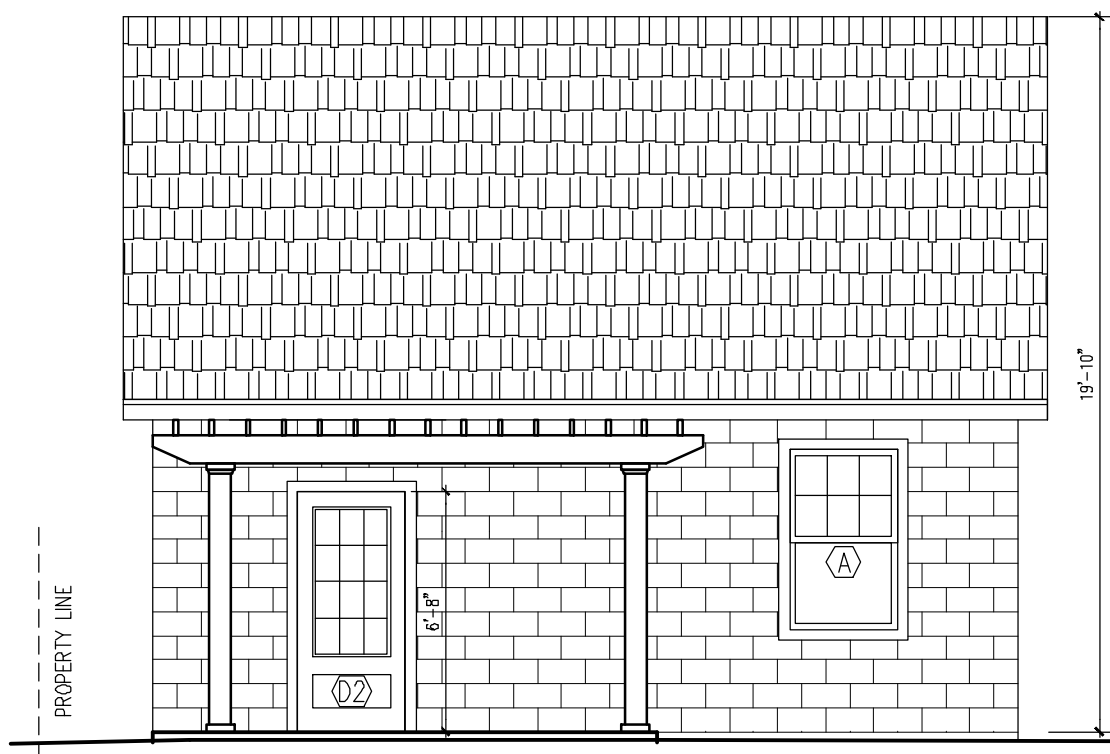
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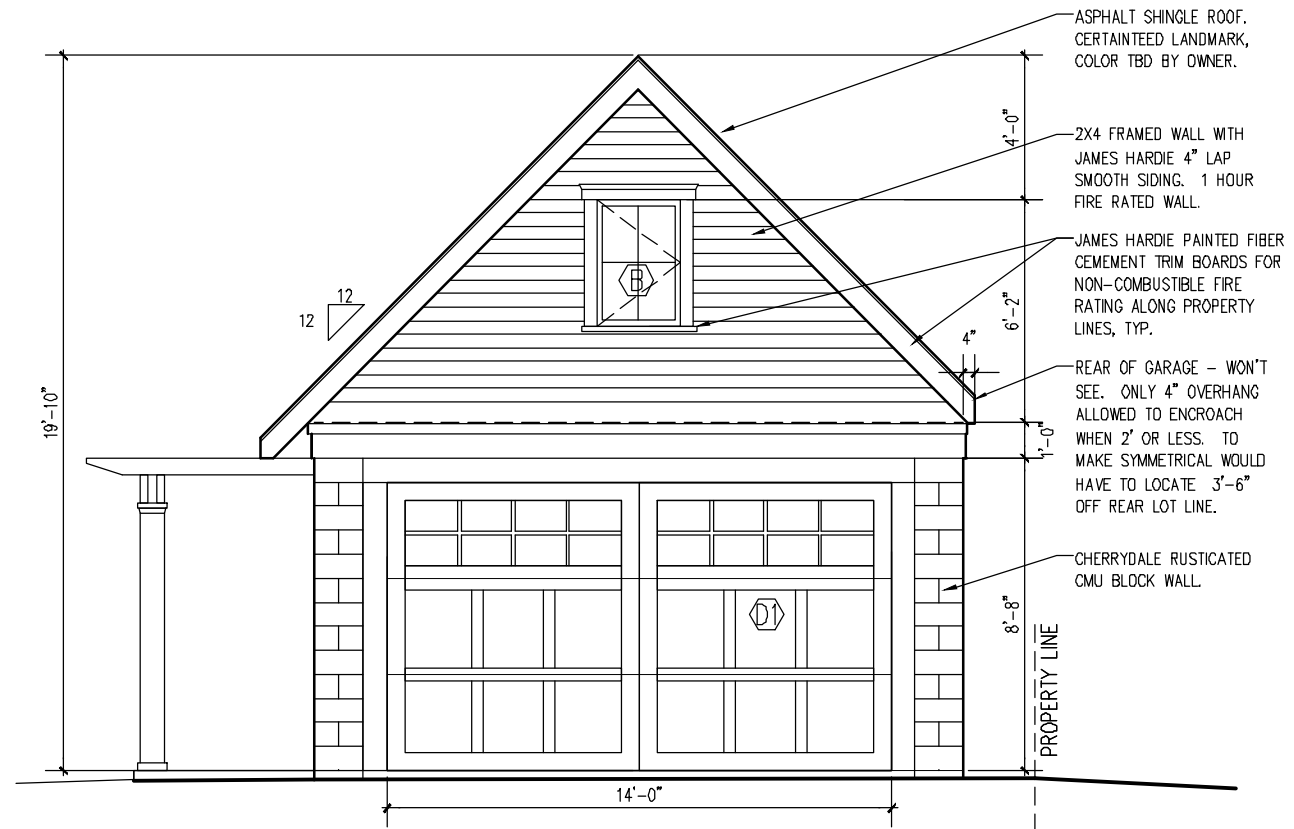
PLANS

A-2



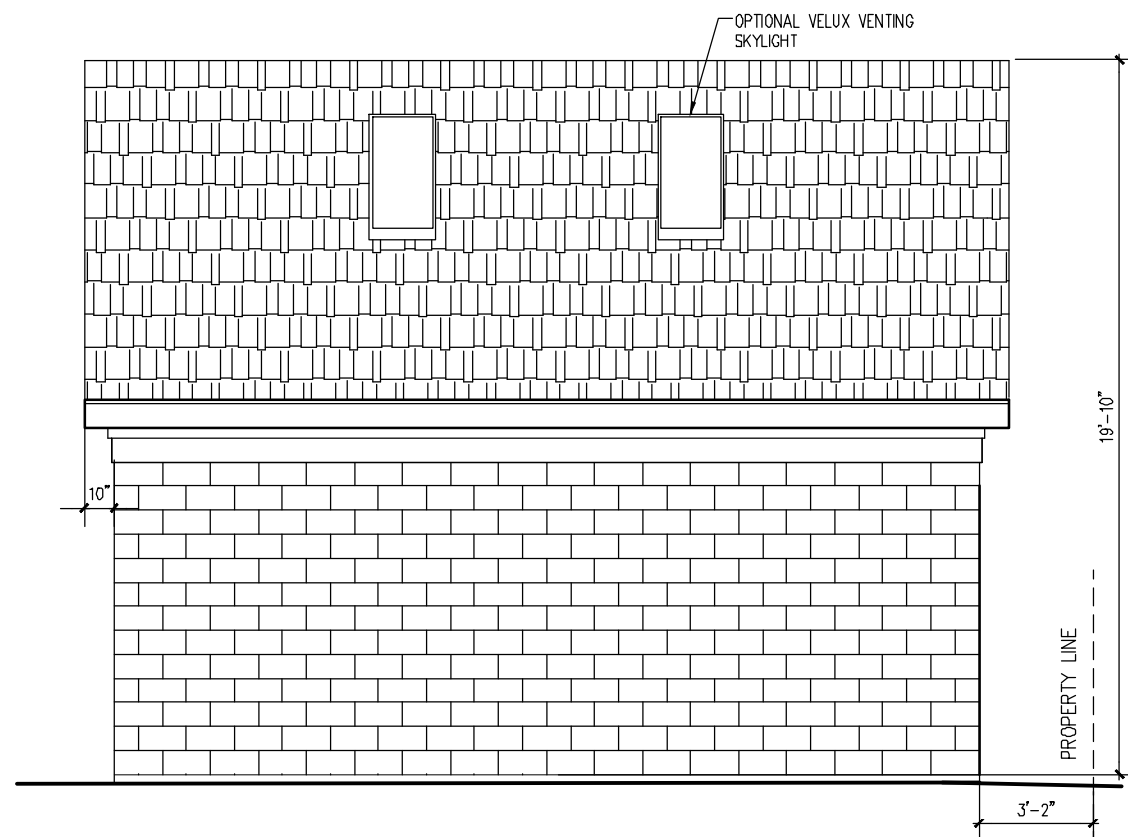
**EAST FRONT ELEVATION - SCHEME A**

Scale: 3/16" = 1'-0"



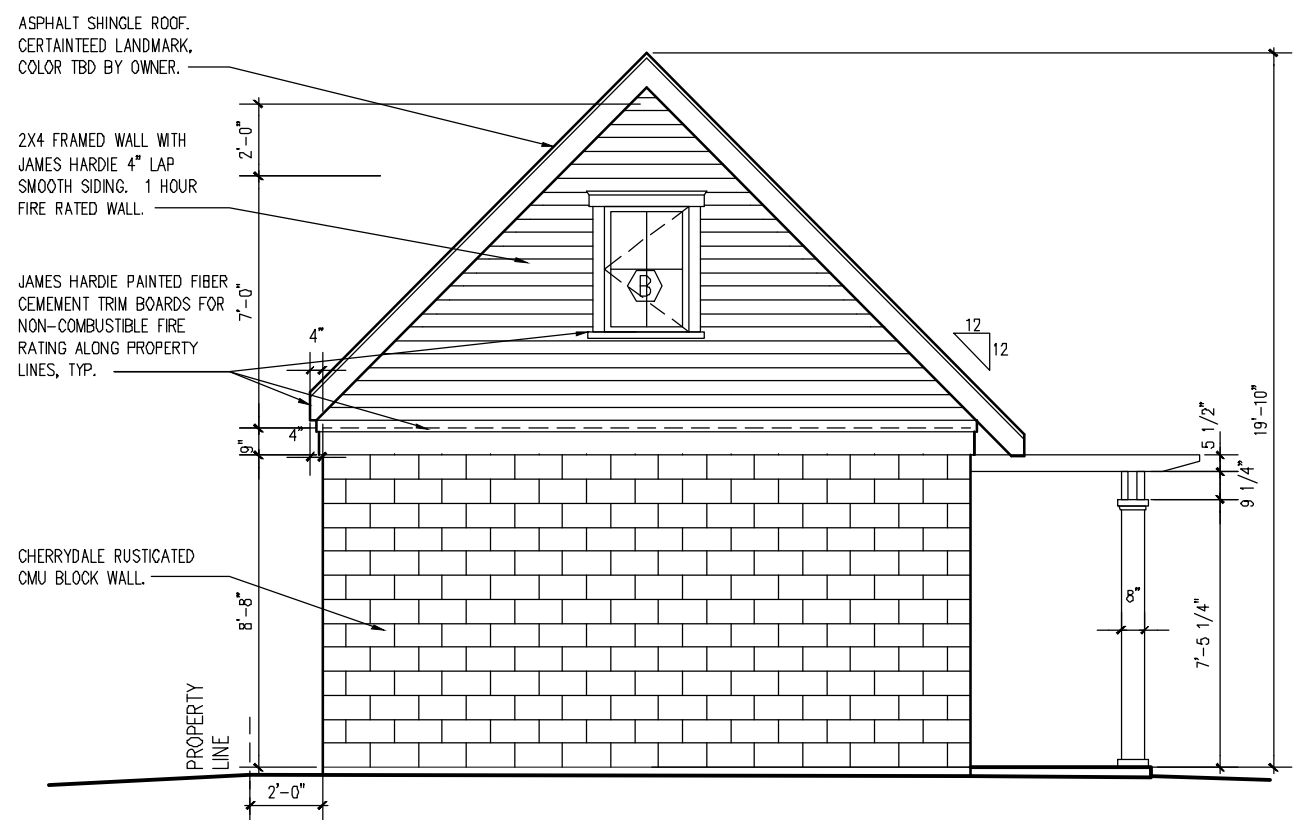
**NORTH SIDE ELEVATION - SCHEME A**

Scale: 3/16" = 1'-0"



**WEST REAR ELEVATION - SCHEME A**

Scale: 3/16" = 1'-0"



**SOUTH SIDE ELEVATION - SCHEME A**

Scale: 3/16" = 1'-0"

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DESIGNS**

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heidi@fitzharrisdesigns.com

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ELEVATIONS

**A-3**

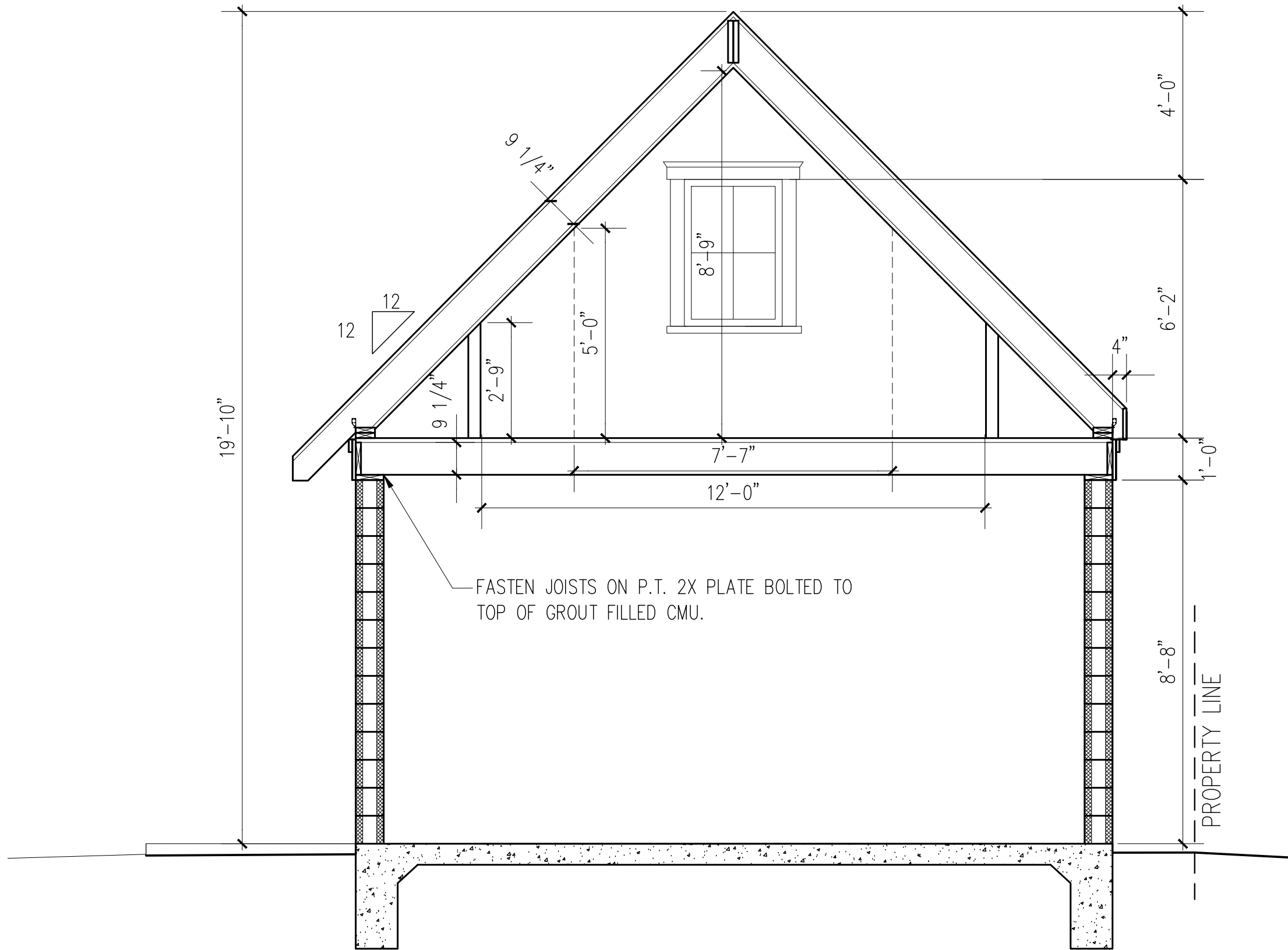
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SECTION

A-4



CROSS SECTION

Scale: 3/8" = 1'-0"