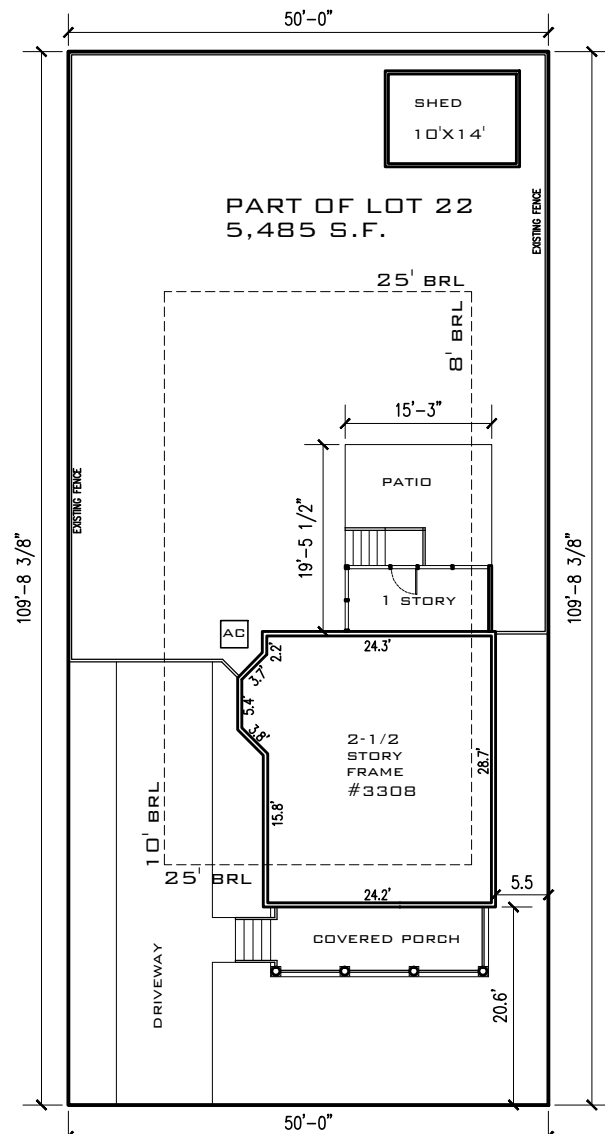


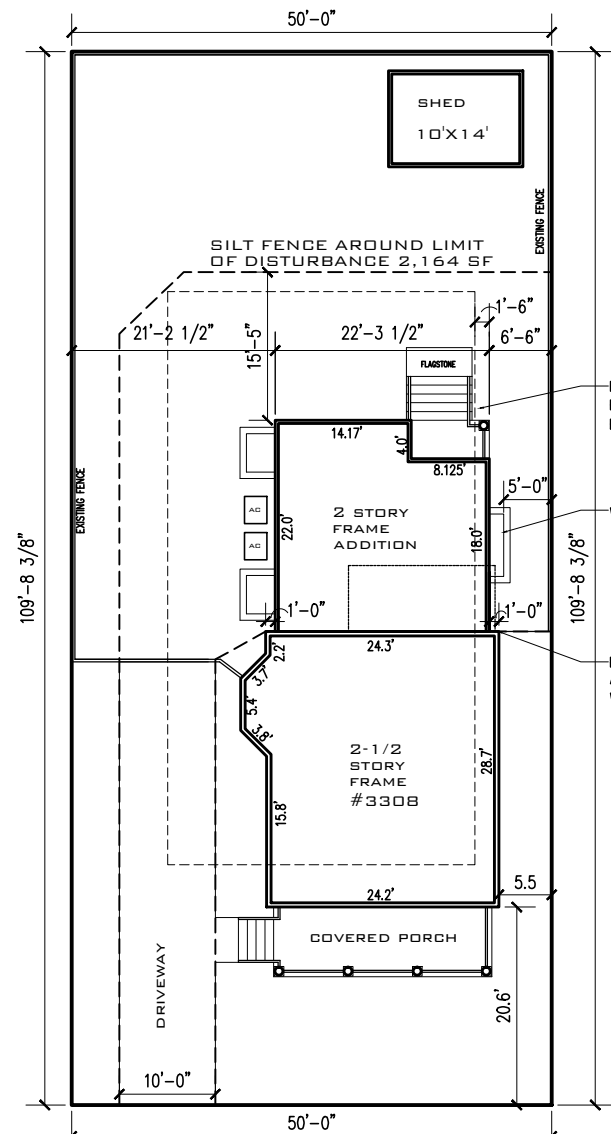
# RENOVATION & ADDITION - 3308 North 23rd Street



23RD STREET NORTH

## EXISTING SITE PLAN

Scale: 1/20" = 1'-0"



23RD STREET NORTH

## NEW SITE PLAN

Scale: 1/20" = 1'-0"

REQUIRE SPECIAL USE PERMIT FOR 1'-6" SETBACK ENCROACHMENT.

WINDOW WELL BELOW GRADE

PREVIOUS HALRB APPLICATION APPROVED WITH 1' INSET BOTH SIDES.

### PROJECT SCOPE

EXISTING TWO AND A HALF WOOD FRAMED STRUCTURE FROM 1910 IS LOCATED IN THE HISTORIC MAYWOOD NEIGHBORHOOD. PROJECT DEMOLITION SHALL INCLUDE REMOVING REAR ONE STORY ADDITION. NEW PROJECT SCOPE SHALL INCLUDE A TWO STORY ADDITION WITH REAR COVERED PORCH INSET UNDER SECOND LEVEL. NEW ADDITION SHALL BE DISTINCT FROM ORIGINAL IN STEPPED MASSING.

CONSTRUCTION TO FOLLOW 2009 IRC AND VIRGINIA UNIFORM STATEWIDE BUILDING CODE 2009.

### PROJECT CALCULATIONS

|                          |        |
|--------------------------|--------|
| EXISTING FIRST LEVEL     | 817 SF |
| EXISTING SECOND LEVEL    | 695 SF |
| ADDITION TO FIRST LEVEL  | 367 SF |
| ADDITION TO SECOND LEVEL | 490 SF |

TOTAL COND. MAIN HOUSE 2,369 SF

|                      |        |
|----------------------|--------|
| FRONT PORCH W/STAIRS | 182 SF |
| REAR PORCH W/STAIRS  | 64 SF  |

### SITE CALCULATIONS

ZONE R6 ALLOWED 43% MAXIMUM COVERAGE W/ FRONT PORCH; 48% W/REAR DETACHED GARAGE. LOT SIZE 5,485 SF

|                         |          |
|-------------------------|----------|
| MAIN BUILDING FOOTPRINT | 1,184 SF |
| PORCHES W/STAIRS        | 246 SF   |
| SHED                    | 140 SF   |
| EX. DRIVEWAY            | 461 SF   |

TOTAL PROPOSED COVERAGE 2,031 SF

COVERAGE DIVDED BY LOT SIZE= 37.0%

### DRAWING INDEX

C-S COVER SHEET  
EX-PH EXISTING PHOTOGRAPHS

A-1 NOTES & SCHEDULES  
A-2 EXISTING PLANS  
A-3 EXISTING PLANS  
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A-5 NEW PLANS  
A-6 EXISTING ELEVATIONS  
A-7 EXISTING ELEVATION  
A-8 EXISTING ELEVATION

A-9 NEW ELEVATION  
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A-11 NEW ELEVATION

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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 ENCR OACH 4' AT FRONT  
 CHIMNEY MAY ENCR OACH 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>1</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. HARDWIRE 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 (TBD) AND VOC FREE WATER-BASED POLYURETHANE.
- GYPSUM 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 3/8" 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 (S4S 1X4 AS 3/4"x3-1/2" ACCEPTABLE). SEE INTERIOR ELEVATIONS.
- 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. PRICE ADD ALTERNATE UPGRADE TO FOAM SPRAY (ICYNENE OR EQ) INSULATION WITH MAX R-VALUE AT EXTERIOR PERIMETER ENVELOPE PARTICULARLY AT ROOF, ABOVE/BELOW PORCH, AND BASEMENT PERIMETER. PROVIDE JOHNS MANVILLE FORMALDEHYDE FREE BATT INSULATION AT INTERIOR FLOORS AND WALLS FOR ACOUSTICS. RIGID INSULATION WHERE APPLICABLE. TYPICAL EXCEPT AS NOTED ON DRAWINGS.  
 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**

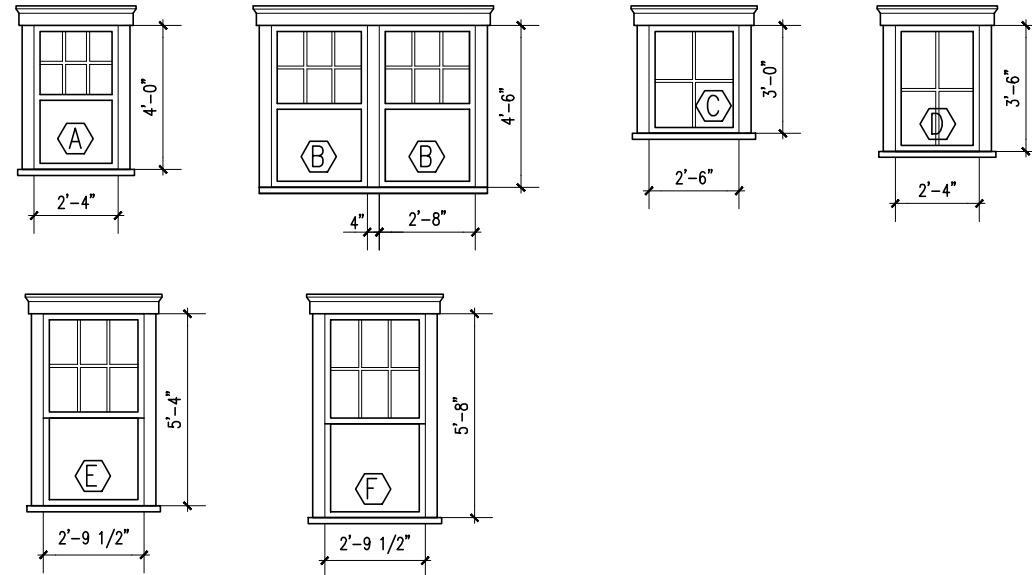
- U.O.N - UNLESS OTHERWISE NOTED
- TYP - TYPICAL
- O.C. - ON CENTER
- A.F.F - ABOVE FINISH FLOOR
- A.F.S - ABOVE FINISH SURFACE
- CMU - CONCRETE MASONRY UNIT
- W/ - WITH
- SPEC - SPECIFICATION
- MANF - MANUFACTURER
- GC - GENERAL CONTRACTOR
- DEMO - DEMOLITION OR DEMOLISH
- EX. - EXISTING
- R'QR - REQUIRED

- CENTERLINE
  - ALIGN FINISH SURFACES
  - CHANGE IN FINISH FLOOR ELEVATION
  - RETURN AIR VENT AT WALL
  - MECHANICAL DUCT OR CHIMNEY
  - ROOF SLOPE
  - 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
- WINDOW OR EXTERIOR DOOR SYMBOL
  - BUILDING OR WALL SECTION CUT SYMBOL
  - INTERIOR ELEVATION SYMBOL

| EXTERIOR WINDOW & DOOR SCHEDULE |   | QUANTITY |
|---------------------------------|---|----------|
|                                 | JELDWEN WOOD WINDOWS AND PATIO DOORS - OR UPGRADE TO MANUFACTURER SUCH AS MARVIN OR LOEWEN. 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. |          |
| A                               | WOOD CASEMENT WINDOW. MUNTIN BARS AS SHOWN W/CENTER SIMULATED DOUBLE HUNG. SEE ELEVATION FOR GANGED UNITS   |          |
| B                               | WOOD CASEMENT WINDOW. MUNTIN BARS AS SHOWN W/CENTER SIMULATED DOUBLE HUNG. SEE ELEVATION FOR GANGED UNITS. EGRESS COMPLIANT   |          |
| C                               | WOOD CASEMENT WINDOW. MUNTIN BARS AS SHOWN. SEE ELEVATION FOR GANGED UNITS  |          |
| D                               | WOOD CASEMENT WINDOW. MUNTIN BARS AS SHOWN. SEE ELEVATION FOR GANGED UNITS  |          |
| E                               | WOOD DOUBLE HUNG WINDOW. MUNTIN BARS AS SHOWN. SEE ELEVATIONS FOR GANGED UNITS. EGRESS COMPLIANT.   |          |
| F                               | WOOD DOUBLE HUNG WINDOW. MUNTIN BARS AS SHOWN. SEE ELEVATIONS FOR GANGED UNITS  |          |
| P1                              | WOOD PATIO FRENCH DOOR - WIFRT5070 CUSTOM WOOD PRIMED & PAINTED, MULTIPPOINT LOCK, PRIME AND SECONDARY ACTIVE, HARDWARE SELECTED BY OWNER   |          |

**NEW WINDOWS**

DIMENSIONS NOTED ARE UNIT FRAME SIZE. SEE MANUFACTURER FOR ROUGH OPENING SIZE. SEE SCHEDULE FOR MODEL NUMBERS 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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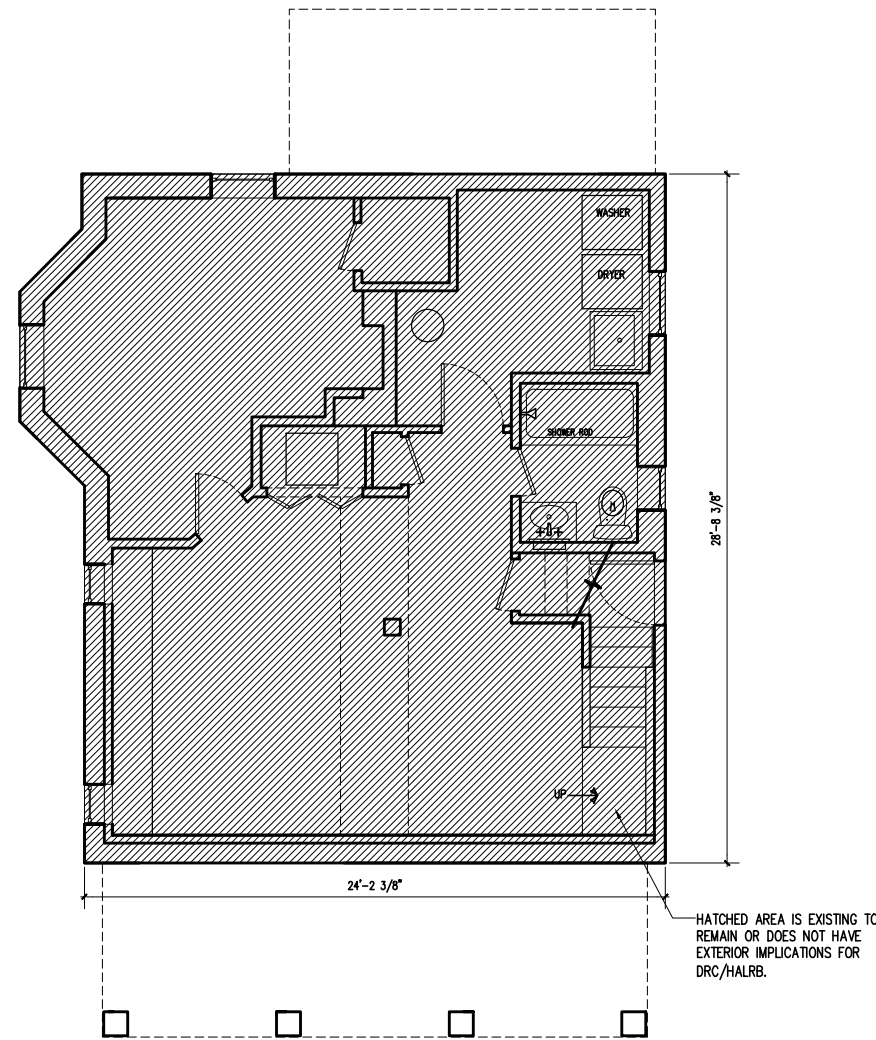
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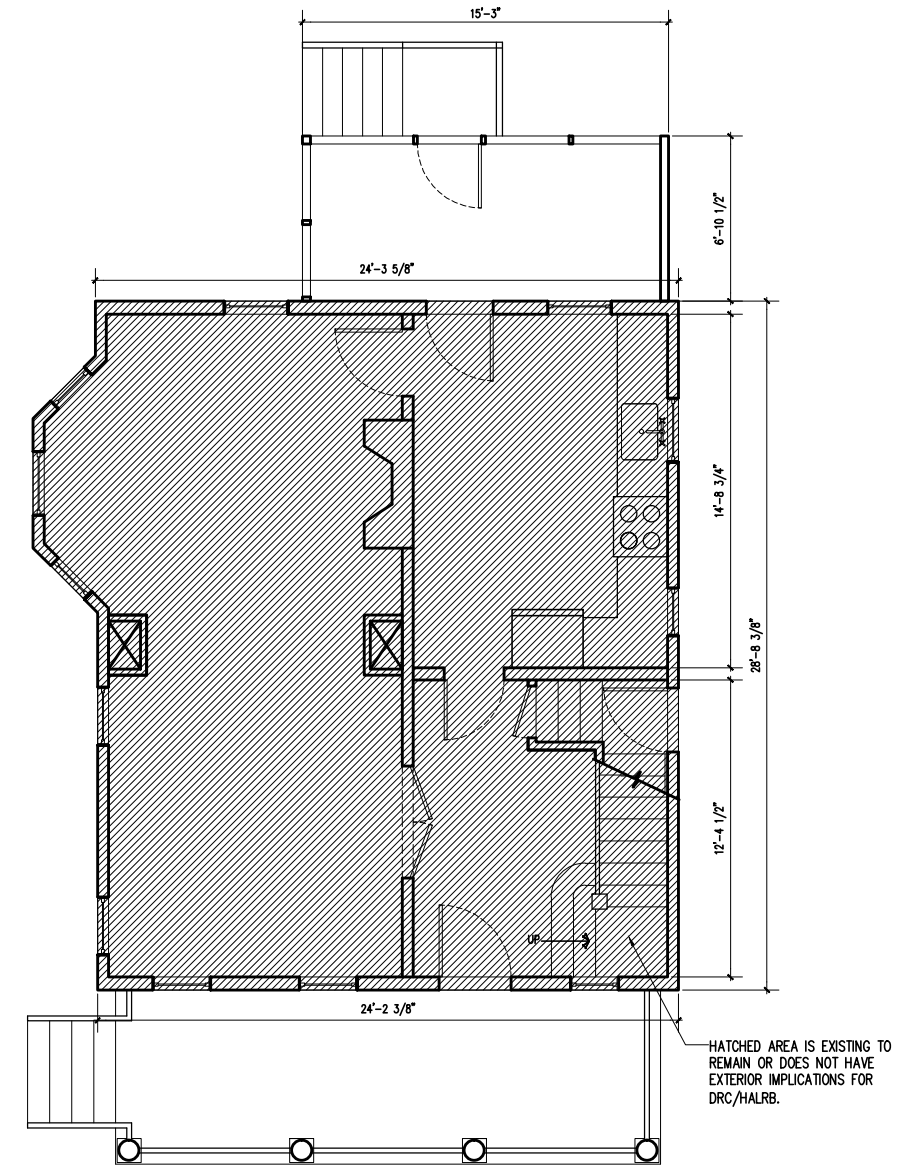
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 Renovation & Addition

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**NOTES & SCHEDULES**



**EXISTING BASEMENT FLOOR PLAN**  
Scale: 1/8" = 1'-0"

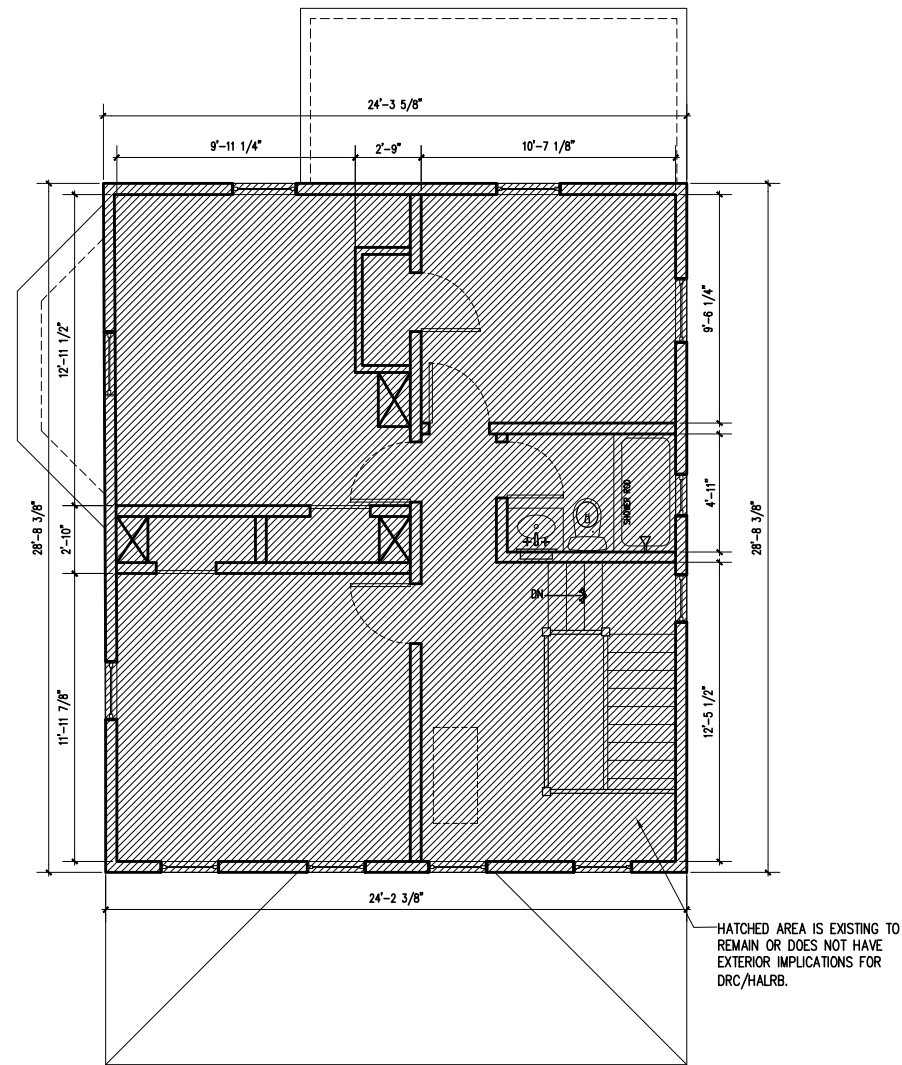


**EXISTING FIRST FLOOR PLAN**  
Scale: 1/8" = 1'-0"

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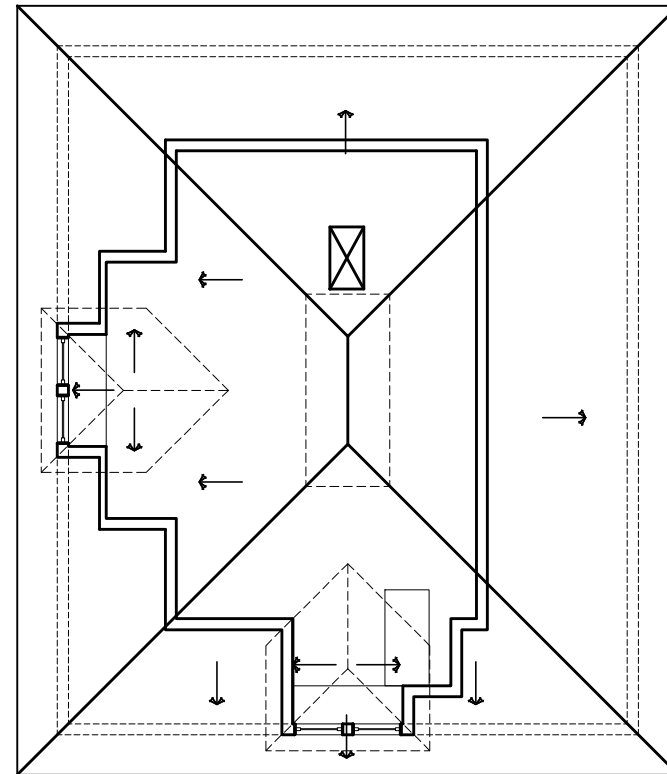
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EXISTING PLANS



**EXISTING SECOND FLOOR PLAN**

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



**EXISTING ROOF-ATTIC FLOOR PLAN**

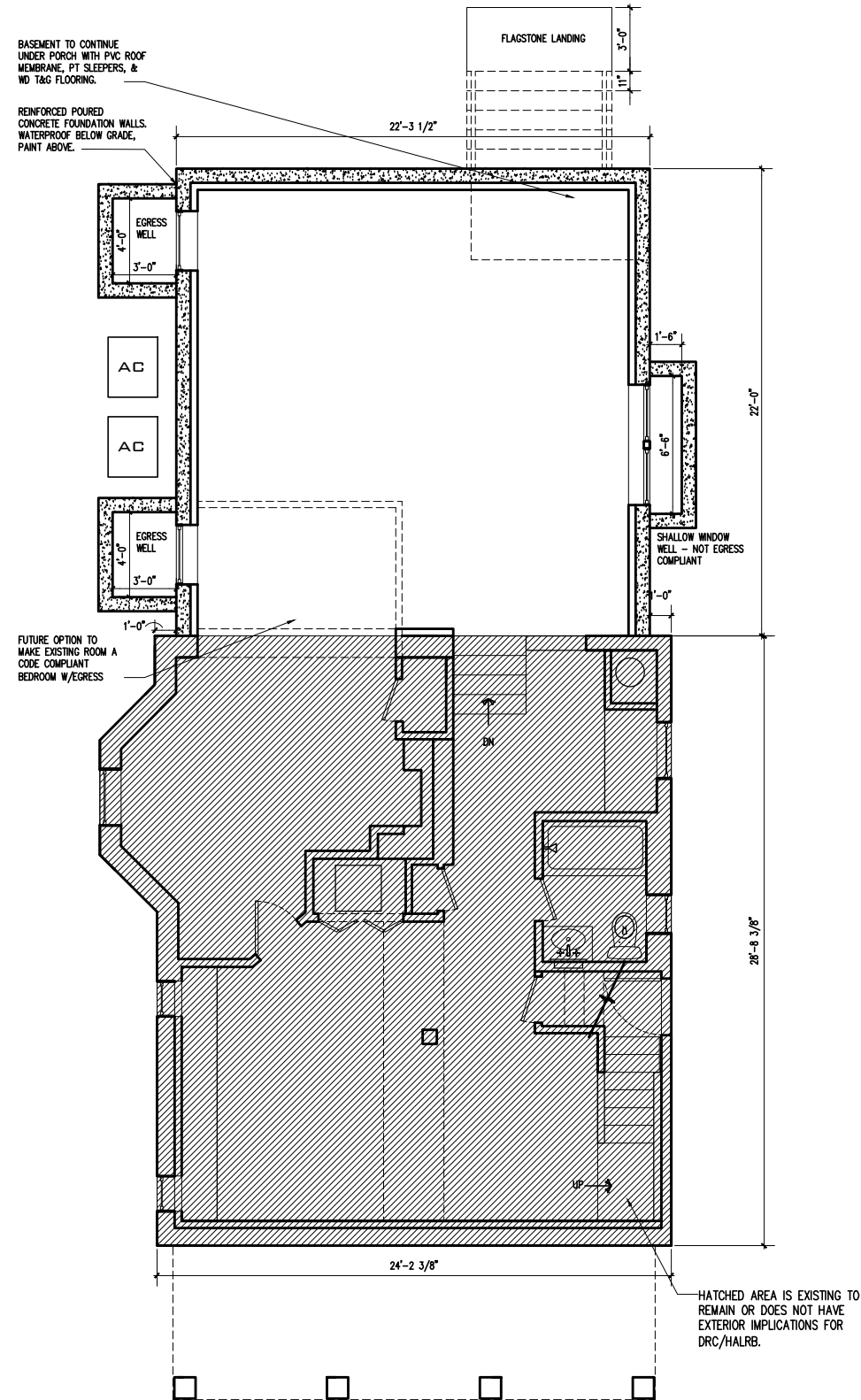
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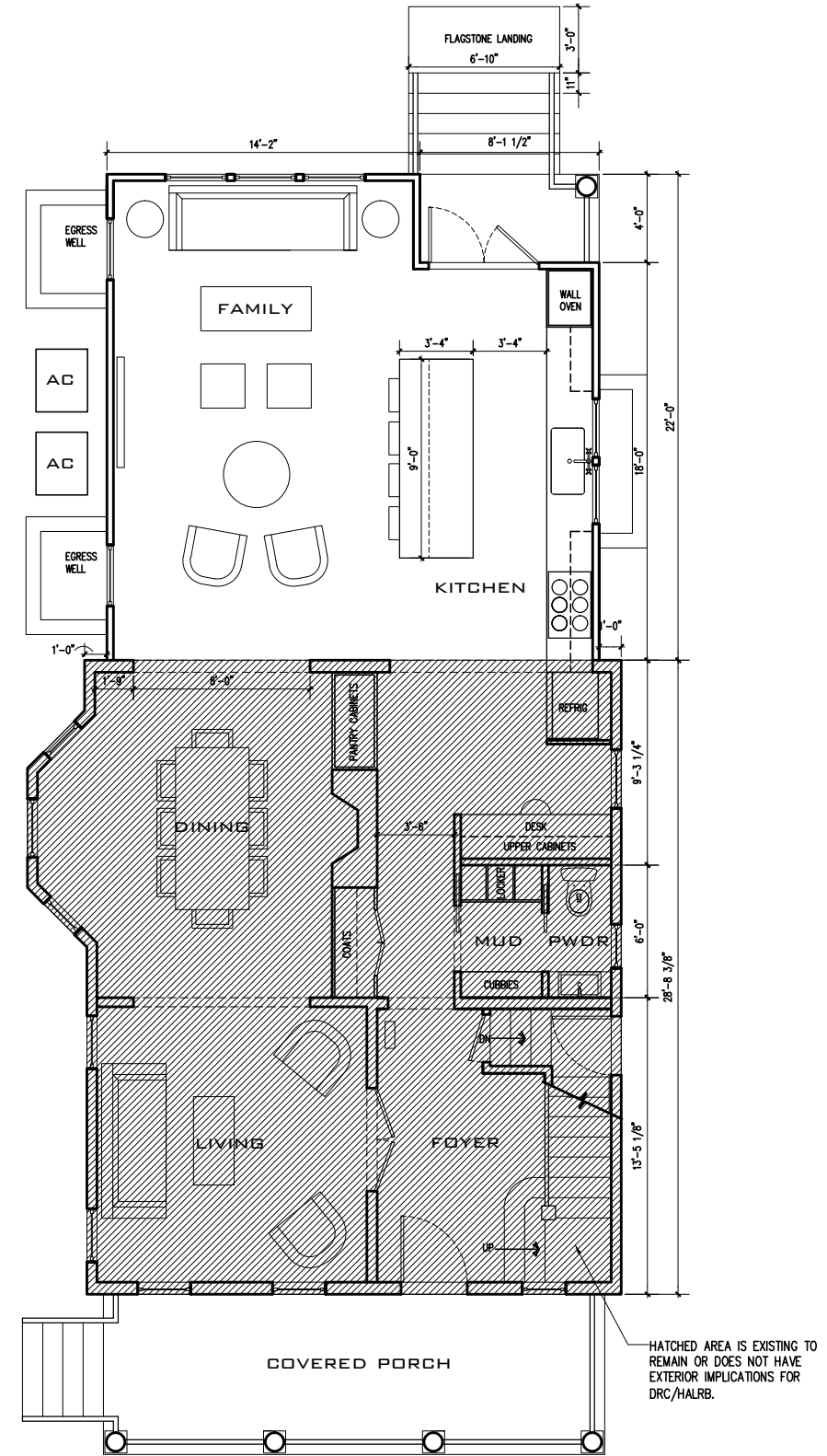
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EXISTING PLANS



NEW BASEMENT PLAN

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



NEW FIRST FLOOR PLAN

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



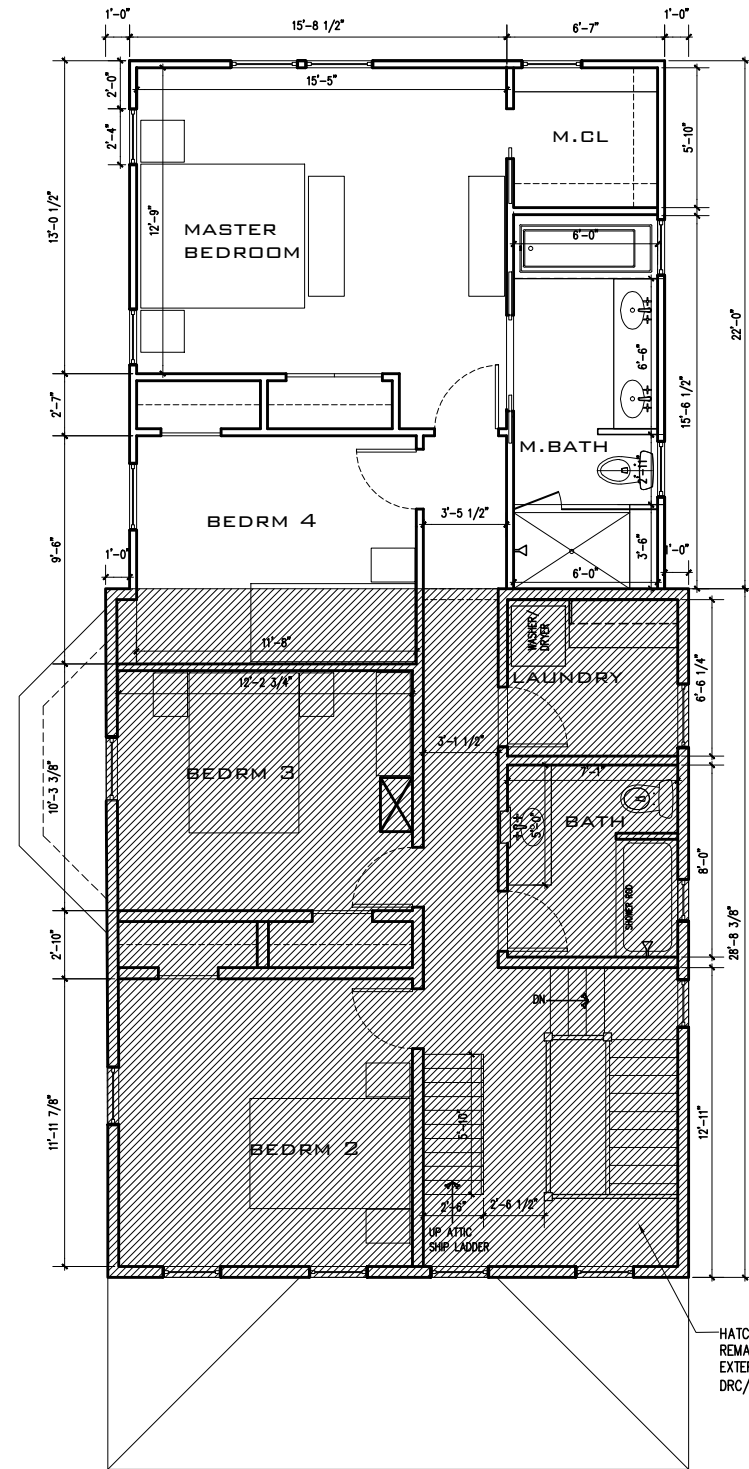
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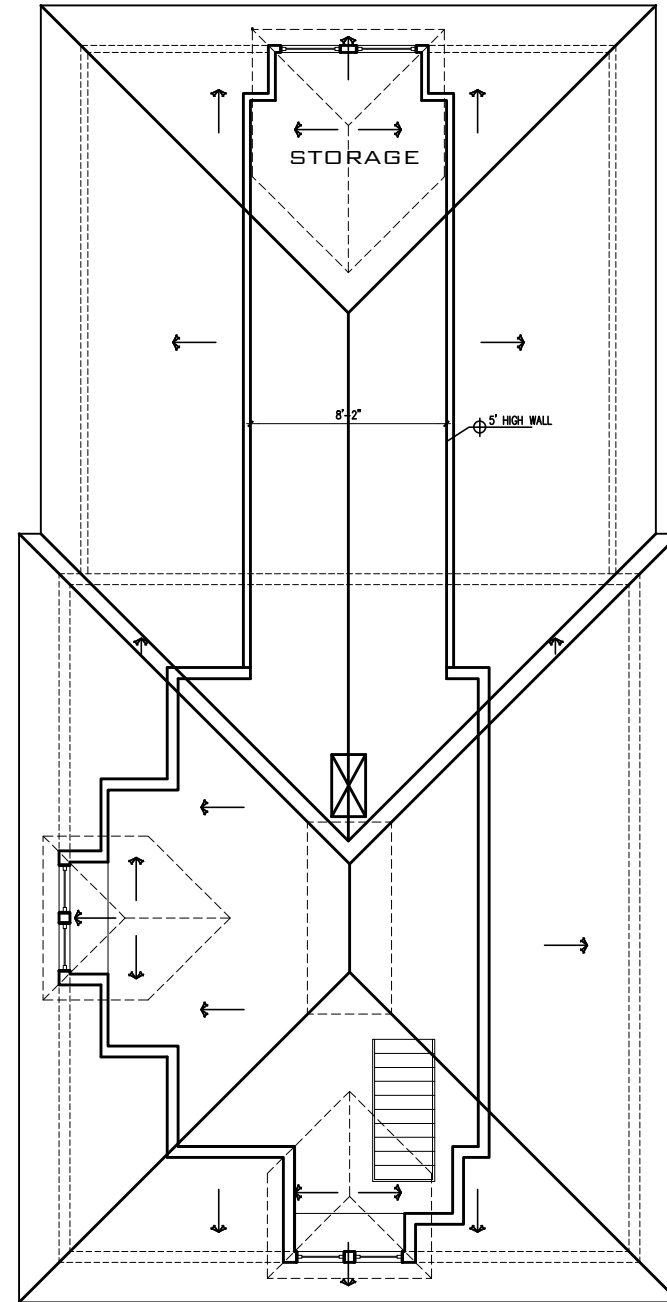
NEW PLANS

A-4



**NEW SECOND FLOOR PLAN**

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



**NEW ROOF-ATTIC FLOOR PLAN**

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

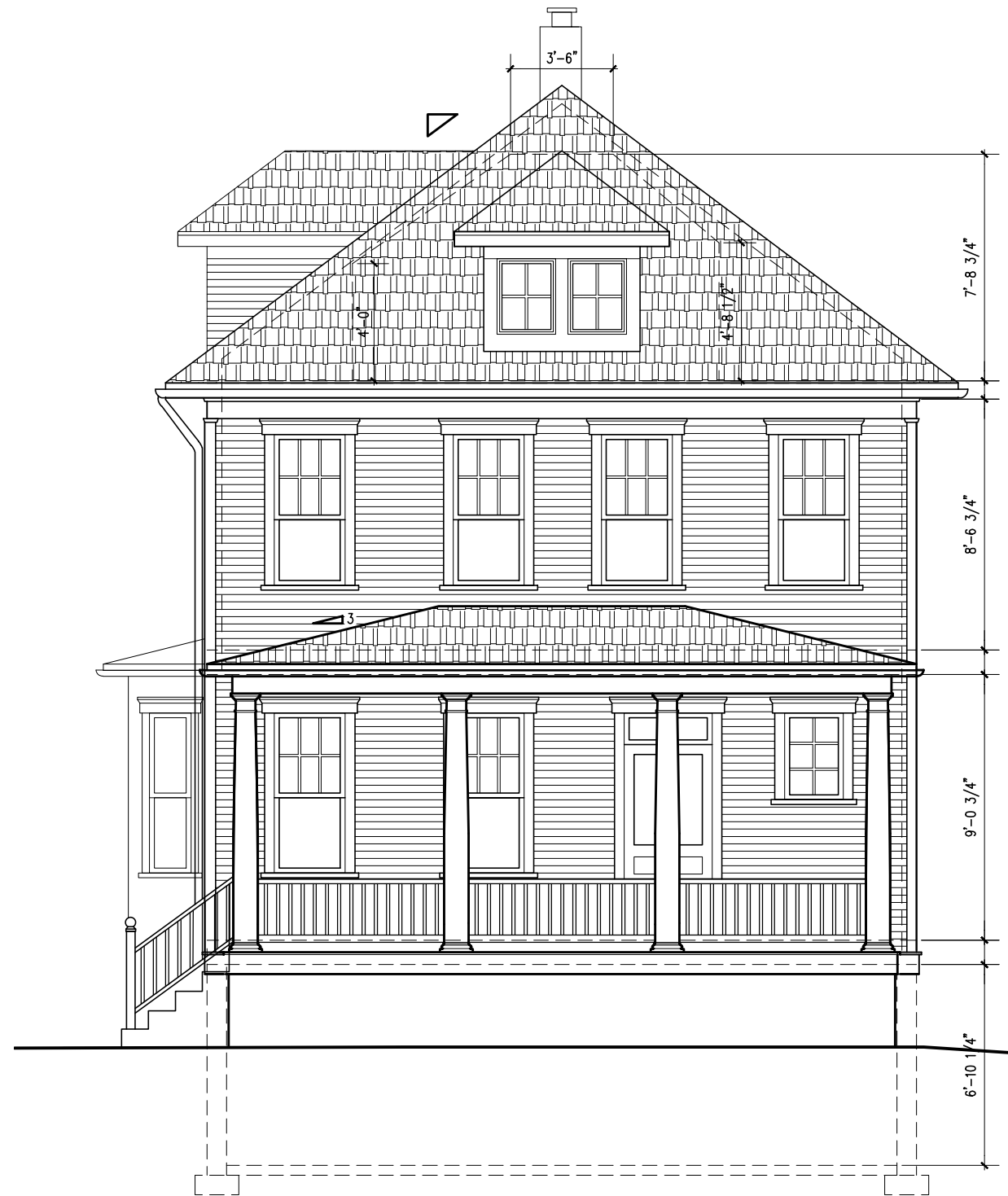
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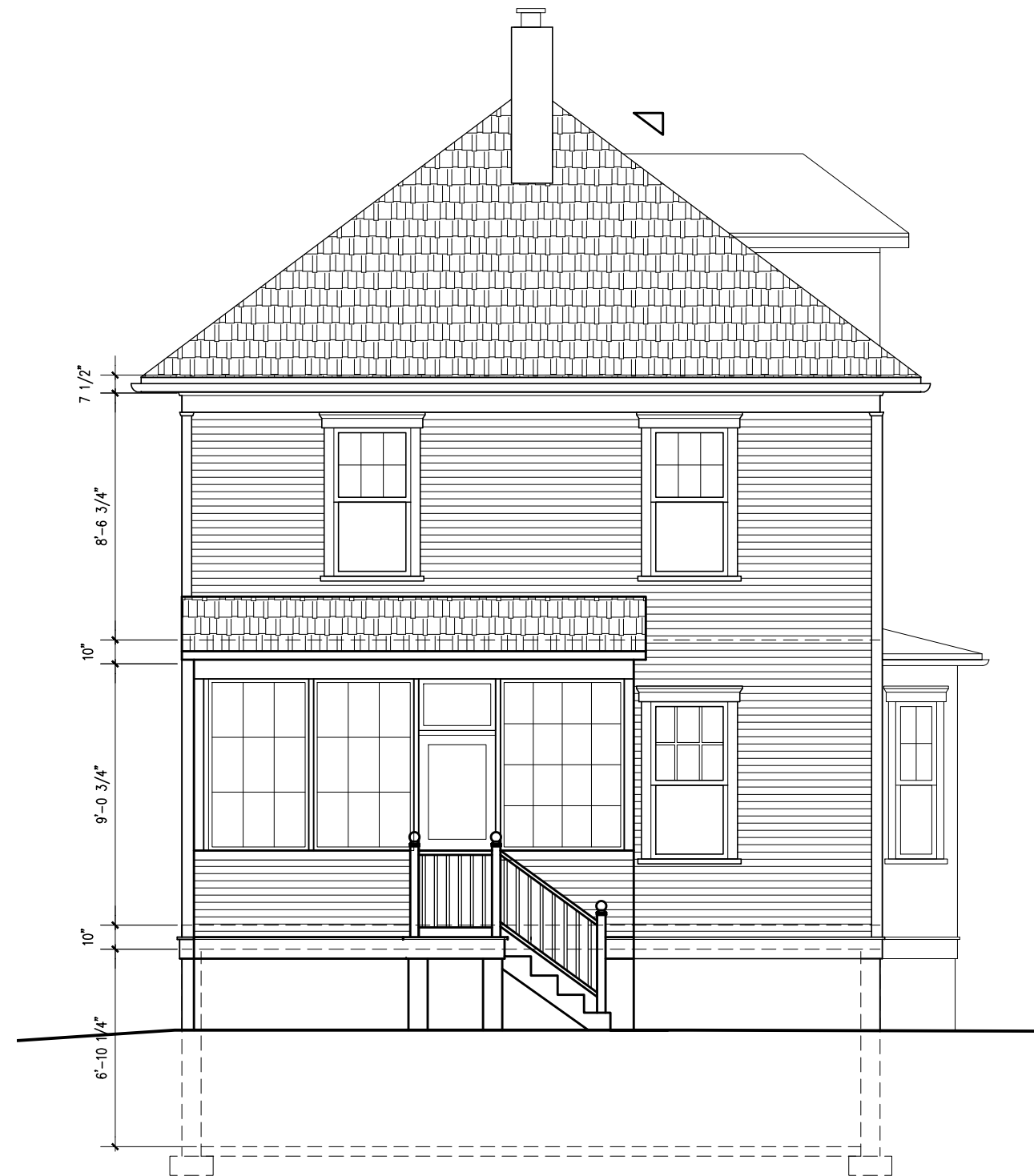
NEW PLANS

**A-5**



**EXISTING NORTH FRONT**

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



**EXISTING SOUTH REAR**

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

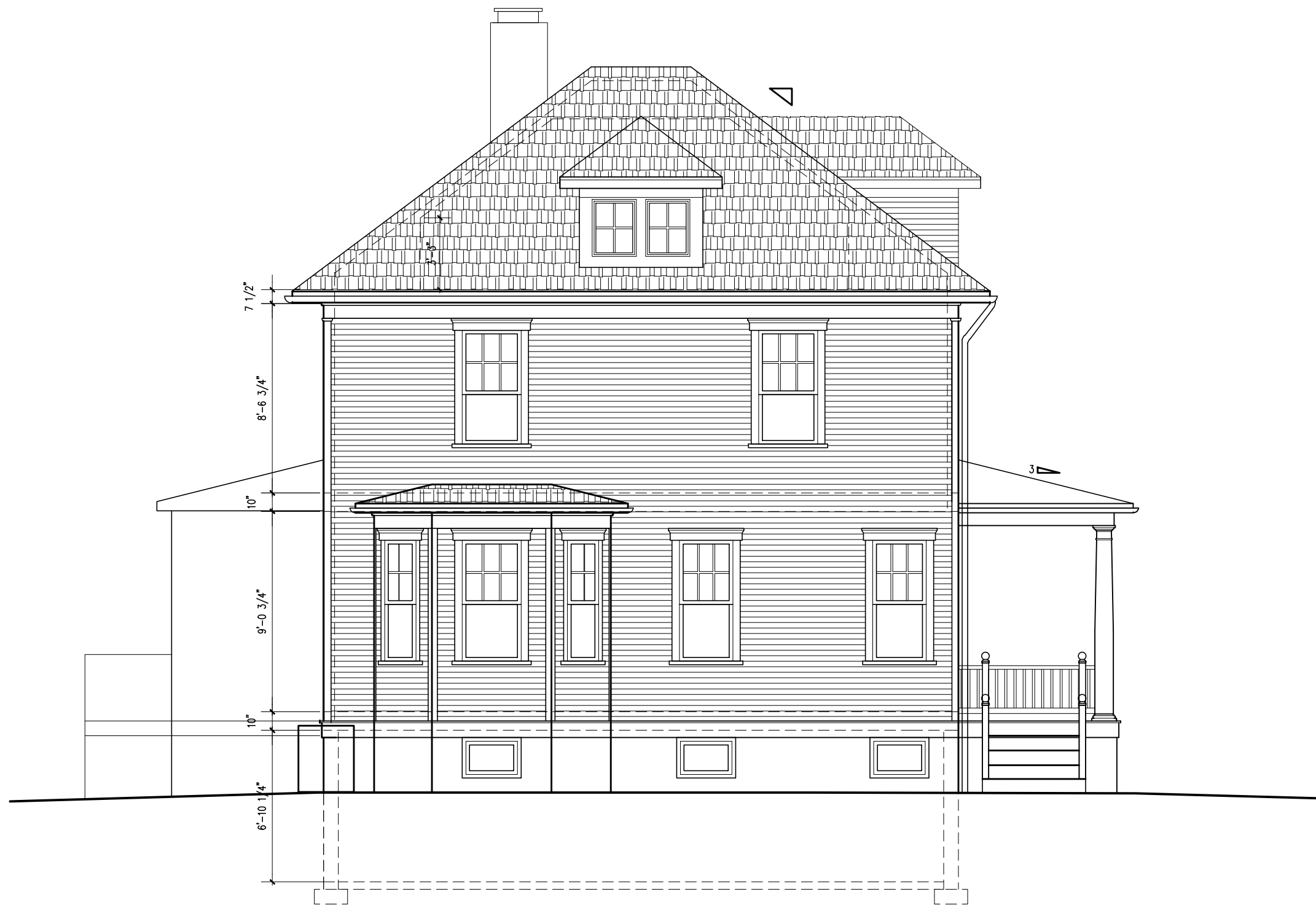
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EX. ELEVATIONS

**A-6**



**EXISTING EAST SIDE**

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

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EX. ELEVATION

**A-8**





**NEW WEST SIDE ELEVATION**

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

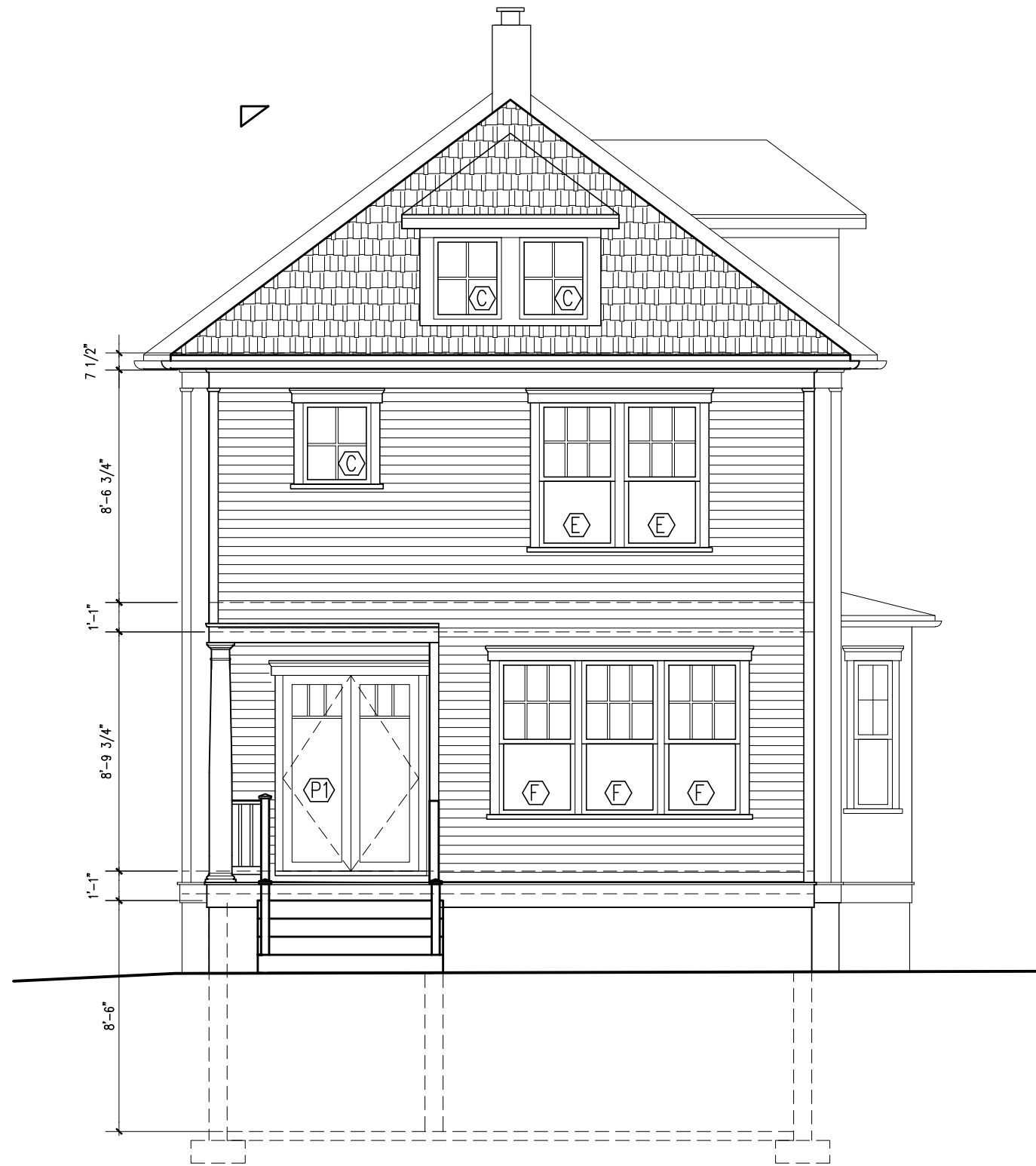
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NEW ELEVATION

**A-9**



**NEW SOUTH REAR ELEVATION**

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

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NEW ELEVATION

**A-10**



**NEW EAST SIDE ELEVATION**

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

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NEW ELEVATION

**A-11**