

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: Ss=19%g S1=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 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 (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

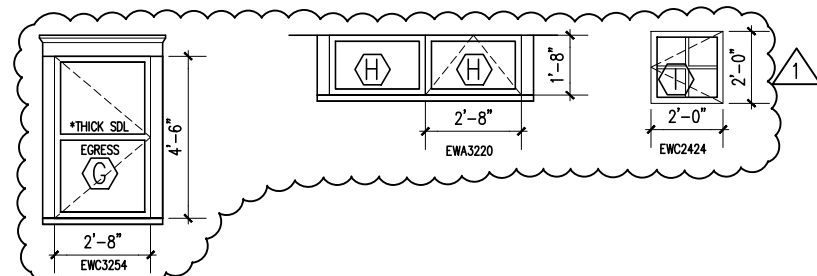
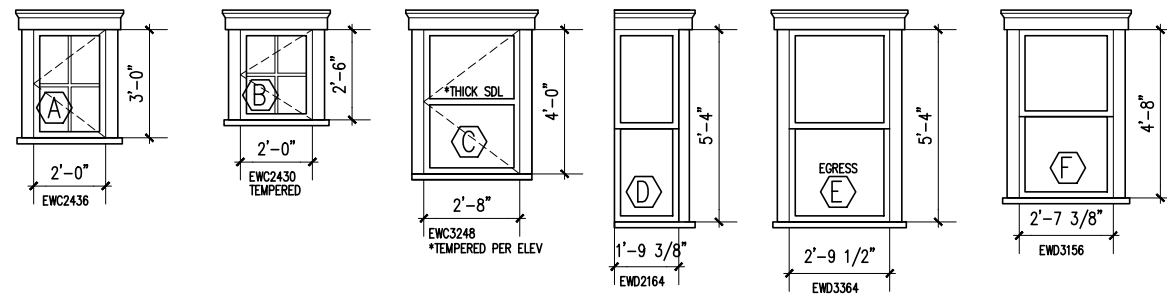
- CENTERLINE
- ALIGN FINISH SURFACES
- CHANGE IN FINISH FLOOR ELEVATION
- RETURN AIR VENT AT WALL
- MECHANICAL DUCT OR CHIMNEY
- ROOF SLOPE
- STAIR DIRECTION, SLOPE ON ROOF PLAN
- CENTER LINE. ALIGN CENTER WITH OTHER OBJECT
- OVERHEAD CONDITION, EITHER CEILING OR CLOSET
- 3680 DOOR SIZE IN INCHES. 36"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

EXTERIOR WINDOW & DOOR SCHEDULE

	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.	QUANTITY		
		UP	LT.	RT.
	*PRICE AS SEPARATE LINE ITEM OPTIONAL UPGRADE TO LOEWEN TRANQUILITY GLAZING FOR ALL WINDOW UNITS FOR MASTER BEDROOM EAST AND SOUTH ELEVATIONS ON SECOND FLOOR. PRIMED AND PAINTED WOOD. 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. SEE ELEVATION FOR SWING & GANGED UNITS		1	
B	WOOD CASEMENT WINDOW. MUNTIN BARS AS SHOWN. SEE ELEVATION FOR SWING & GANGED UNITS. TEMPERED AT STAIR			1
C	WOOD CASEMENT WINDOW. MUNTIN BARS AS SHOWN W/THICK CENTER SIMULATED DOUBLE HUNG. SEE ELEVATION FOR SWING & GANGED UNITS. EGRESS COMPLIANT. *TEMPERED GLAZING FOR SELECT UNITS AS NOTED ON ELEVATION.		4	2
D	WOOD DOUBLE HUNG WINDOW. MUNTIN BARS AS SHOWN. SEE ELEVATIONS FOR GANGED UNITS OR WINDOW BOX BAY		2	
E	WOOD DOUBLE HUNG WINDOW. MUNTIN BARS AS SHOWN. SEE ELEVATIONS FOR GANGED UNITS. EGRESS COMPLIANT.		6	
F	WOOD DOUBLE HUNG WINDOW. MUNTIN BARS AS SHOWN. SEE ELEVATIONS FOR GANGED UNITS.		2	
G	WOOD CASEMENT WINDOW. MUNTIN BARS AS SHOWN W/THICK CENTER SIMULATED DOUBLE HUNG. EGRESS COMPLIANT.			2
H	WOOD AWNING WINDOW. MUNTIN BARS AS SHOWN. SEE ELEVATIONS FOR GANGED UNITS		2	
I	WOOD CASEMENT WINDOW. MUNTIN BARS AS SHOWN. SEE ELEVATION FOR SWING & GANGED UNITS		1	1
P1	WOOD PATIO FRENCH DOOR - WFR5070 CUSTOM WOOD SERIES, PRIMED, MULTI-POINT LOCKING, PRIME & SECONDARY ACTIVE, HARDWARE SELECTED BY OWNER			1
D1	WOOD DOOR - FIR WOOD DOOR 3 BOTTOM PANELS WITH 2 OVER 2 LITE TEMPERED GLASS. BUFFELEN 5118 W/4LITES, SIMPSON, OR SIMILAR. HARDWARE SELECTED BY OWNER			1

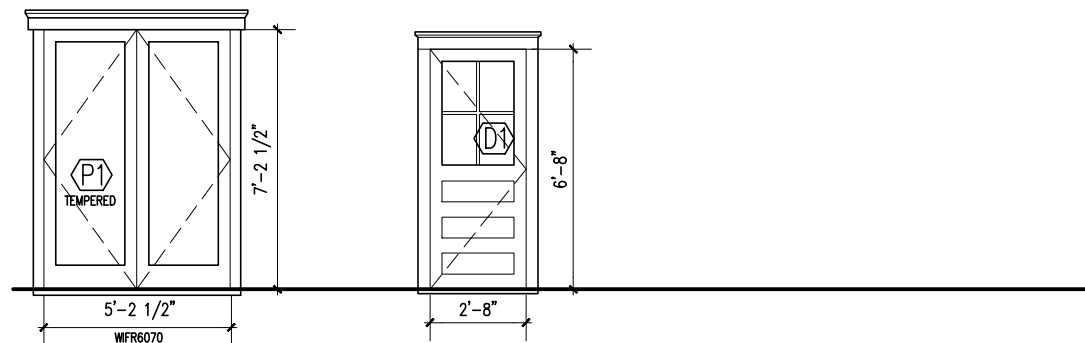
NEW WINDOWS

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.



FITZHARRIS DESIGNS

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BERGER-BLAHA RESIDENCE
3424 North 21st Avenue
Arlington, VA 22207
Renovation & Addition

Issue: Date:
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Revision 2013.05.22

NOTES & SCHED.

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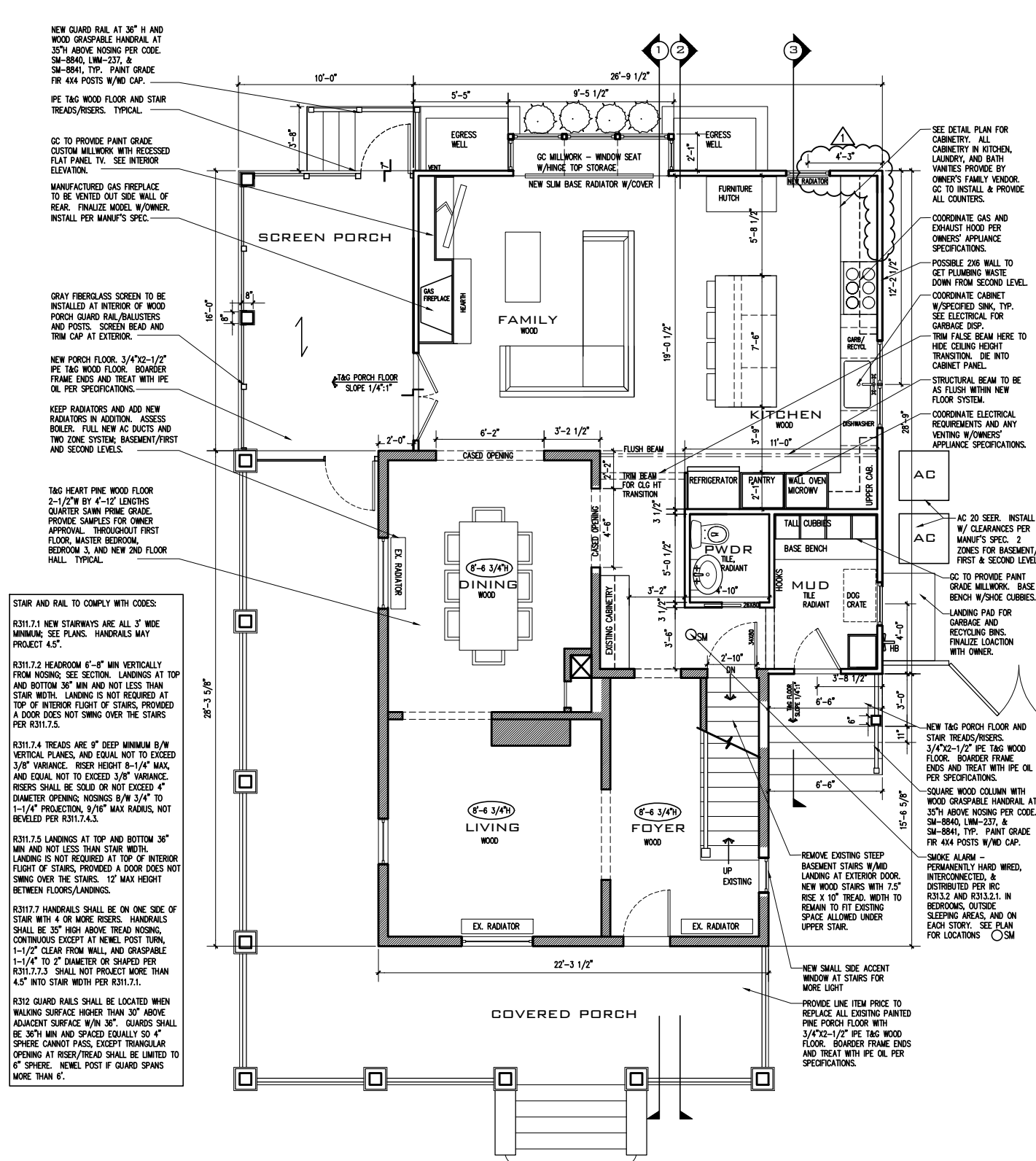
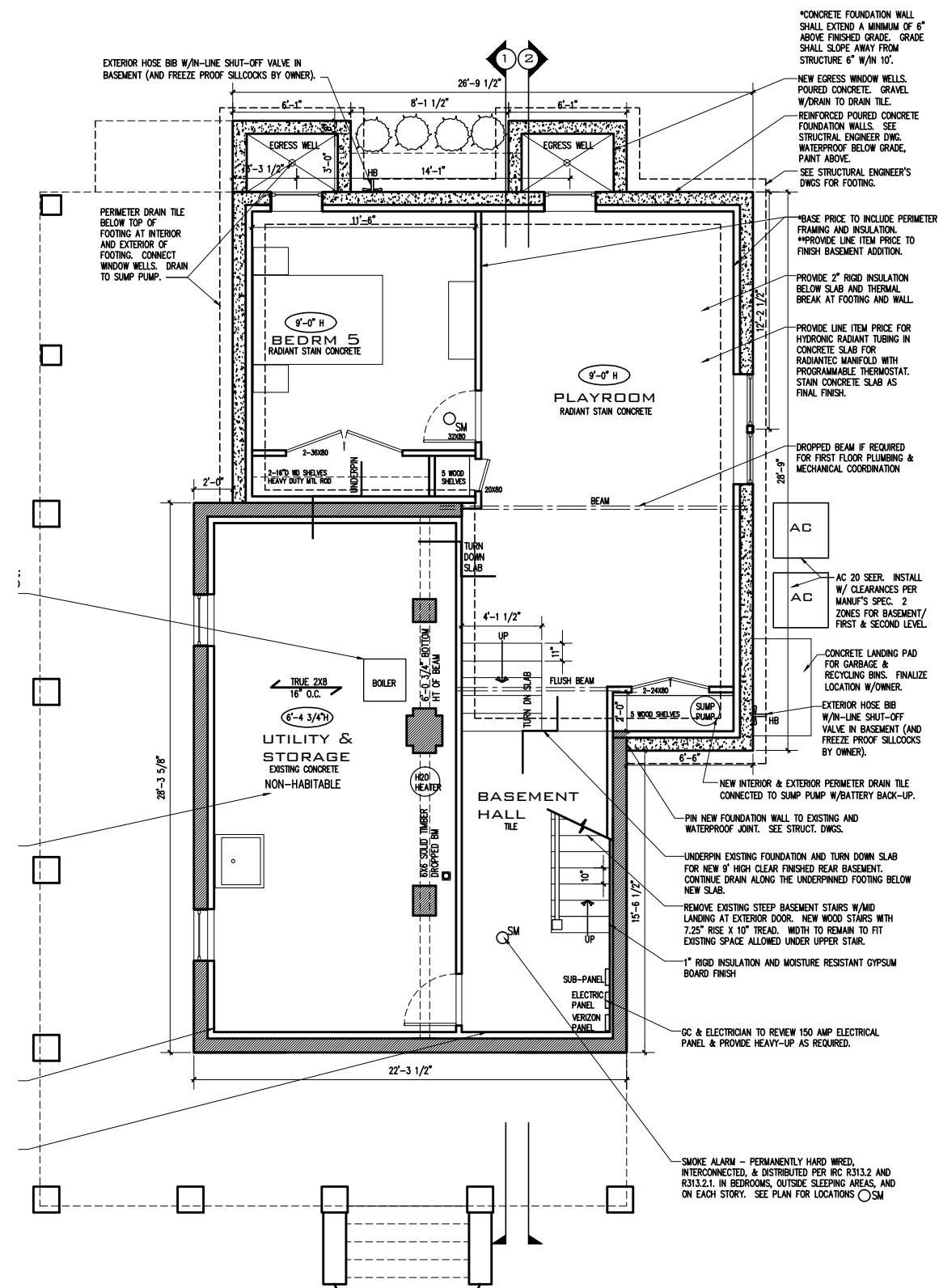
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NEW PLANS

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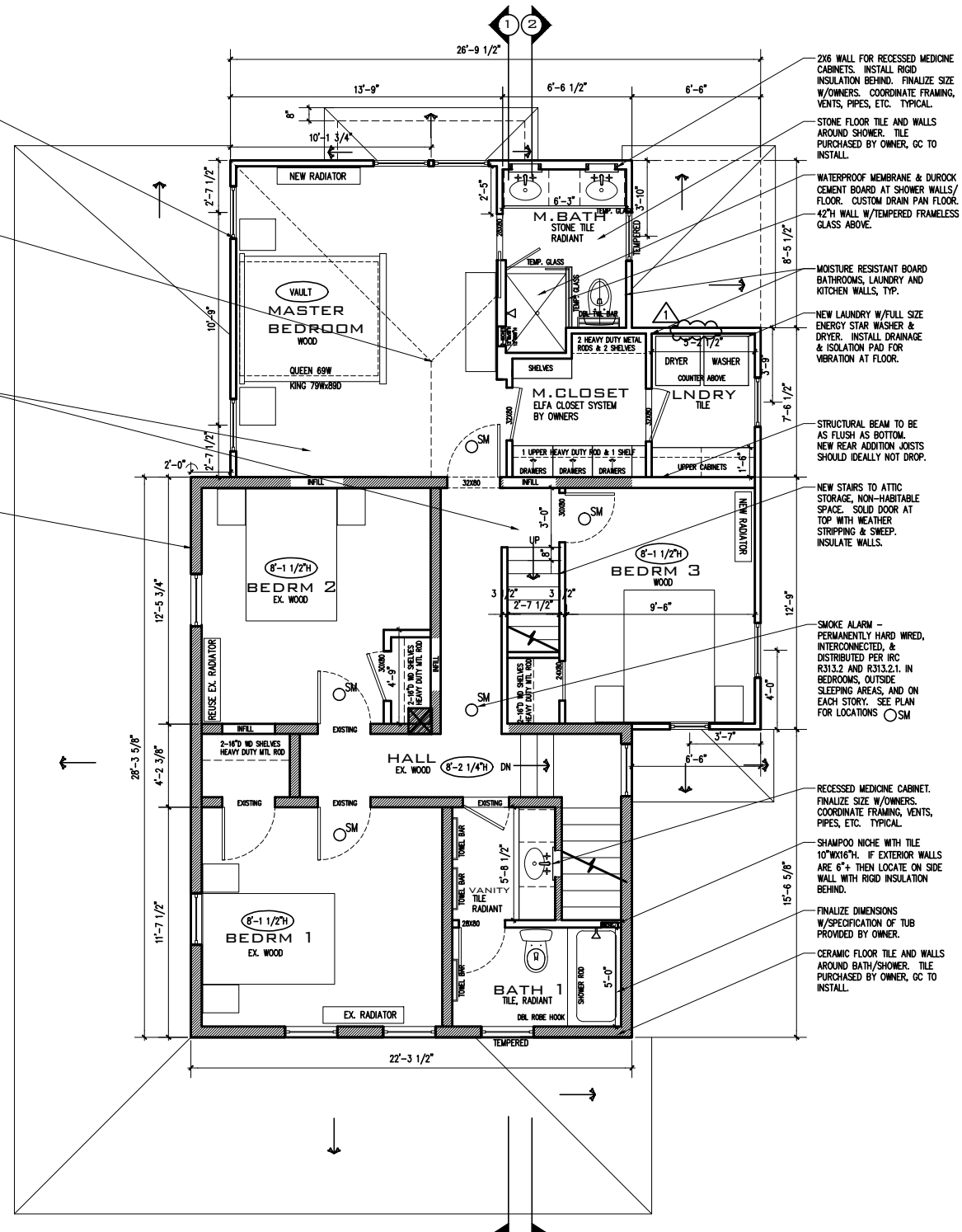


*PRICE AS SEPARATE LINE ITEM
OPTIONAL UPGRADE TO LOEWEN
TRANQUILITY GLAZING FOR ALL
WINDOW UNITS FOR MASTER BEDROOM
EAST AND SOUTH ELEVATIONS ON
SECOND FLOOR.

VAULTED CATHEDRAL CEILING IN
MASTER BEDROOM. COORDINATE
ENGINEERED MANUFACTURED
ENERGY TRUSSES WITH RAISED
HEAL TYPICAL.

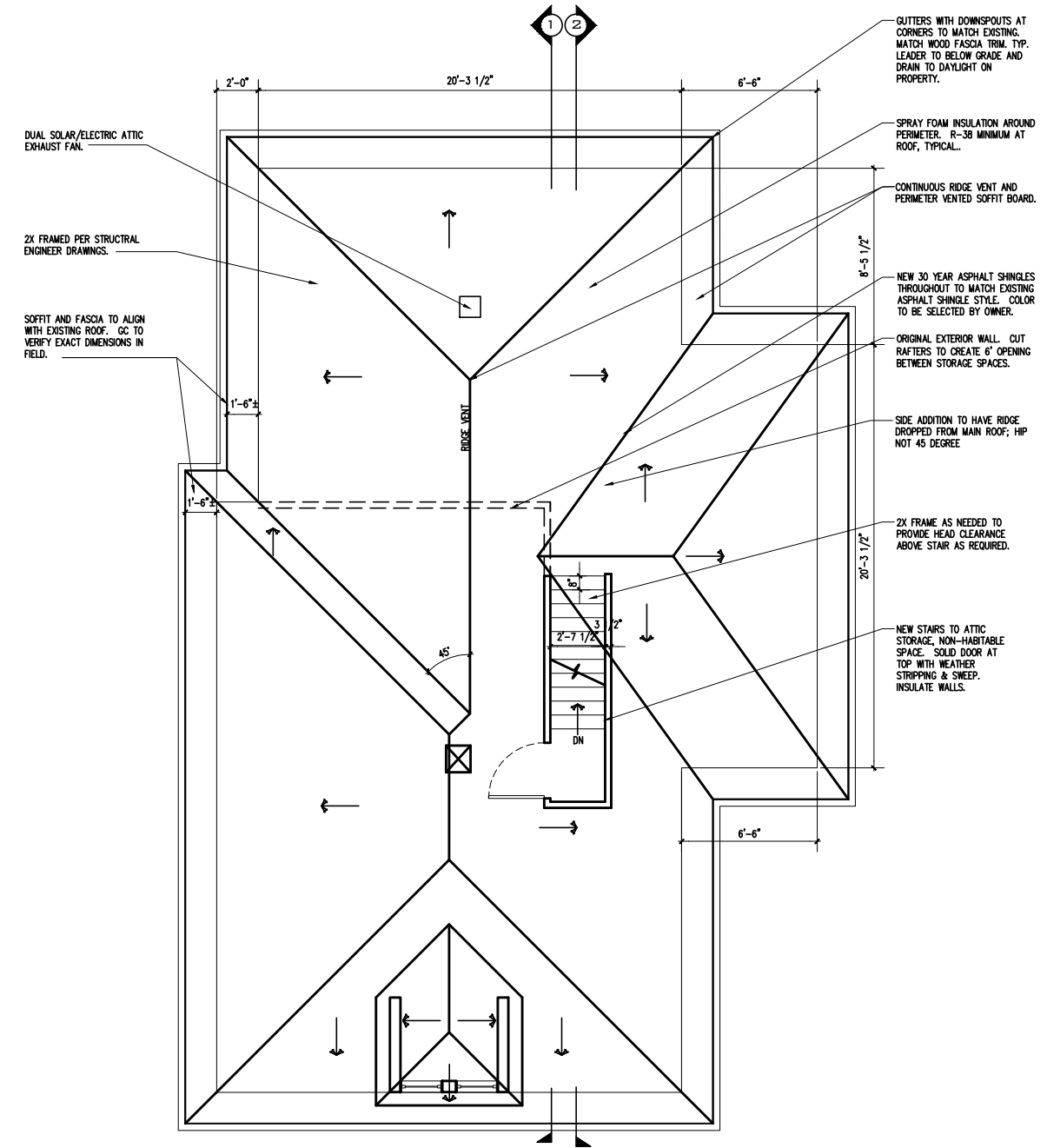
T&G HEART PINE WOOD FLOOR
2-1/2" W BY 4-12" LENGTHS
QUARTER SAWN PRIME GRADE.
PROVIDE SAMPLES FOR OWNER
APPROVAL. THROUGHOUT FIRST
FLOOR, MASTER BEDROOM,
BEDROOM 3, AND NEW 2ND FLOOR
HALL. TYPICAL.

PREPARE ORIGINAL SIDING FOR
NEW PAINT. PAINT EXISTING AND
NEW ADDITION.



NEW SECOND FLOOR PLAN

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



NEW ROOF PLAN

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

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NEW PLANS

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NEW NORTH FRONT ELEVATION

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

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NEW ELEVATION

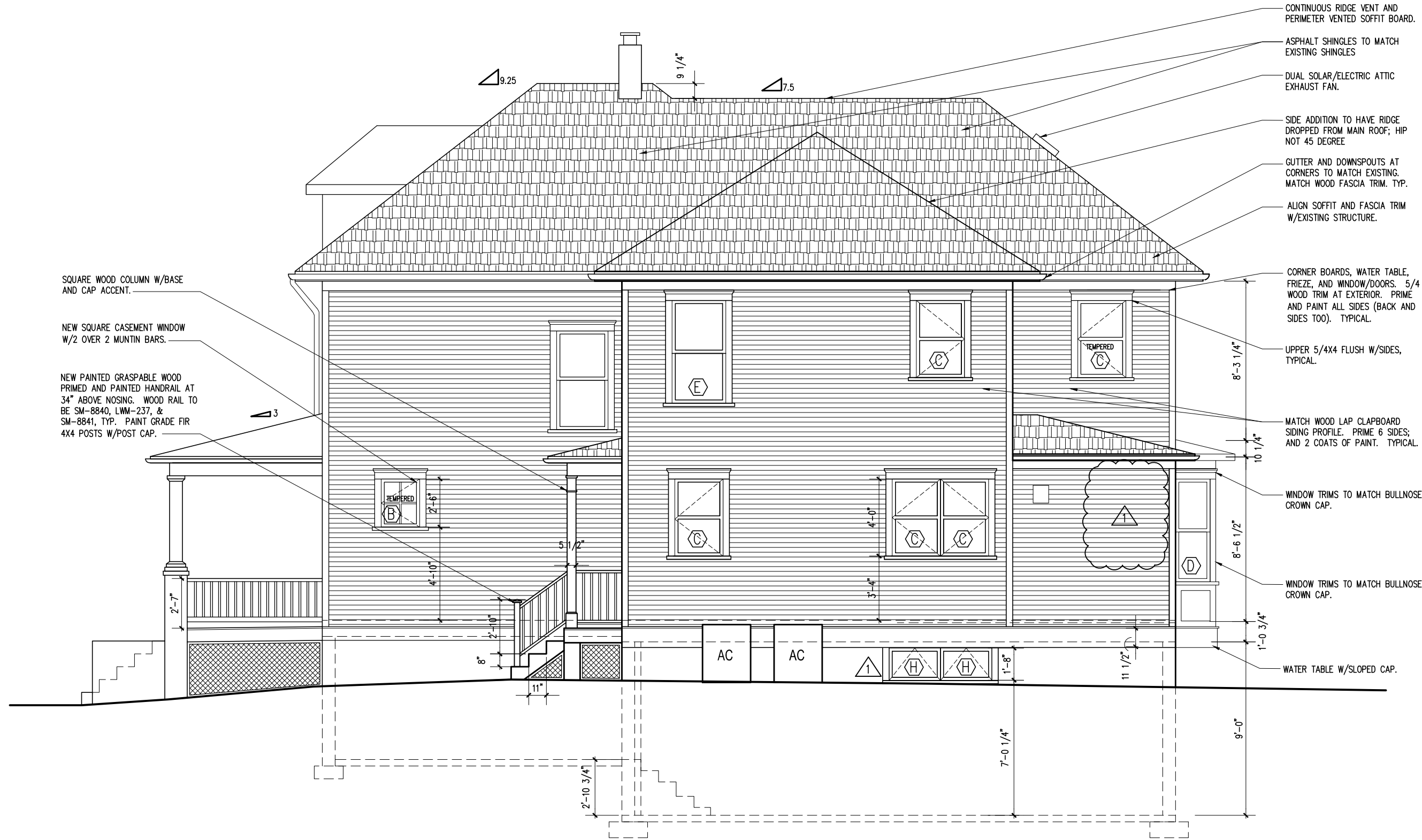
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NEW WEST SIDE ELEVATION

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

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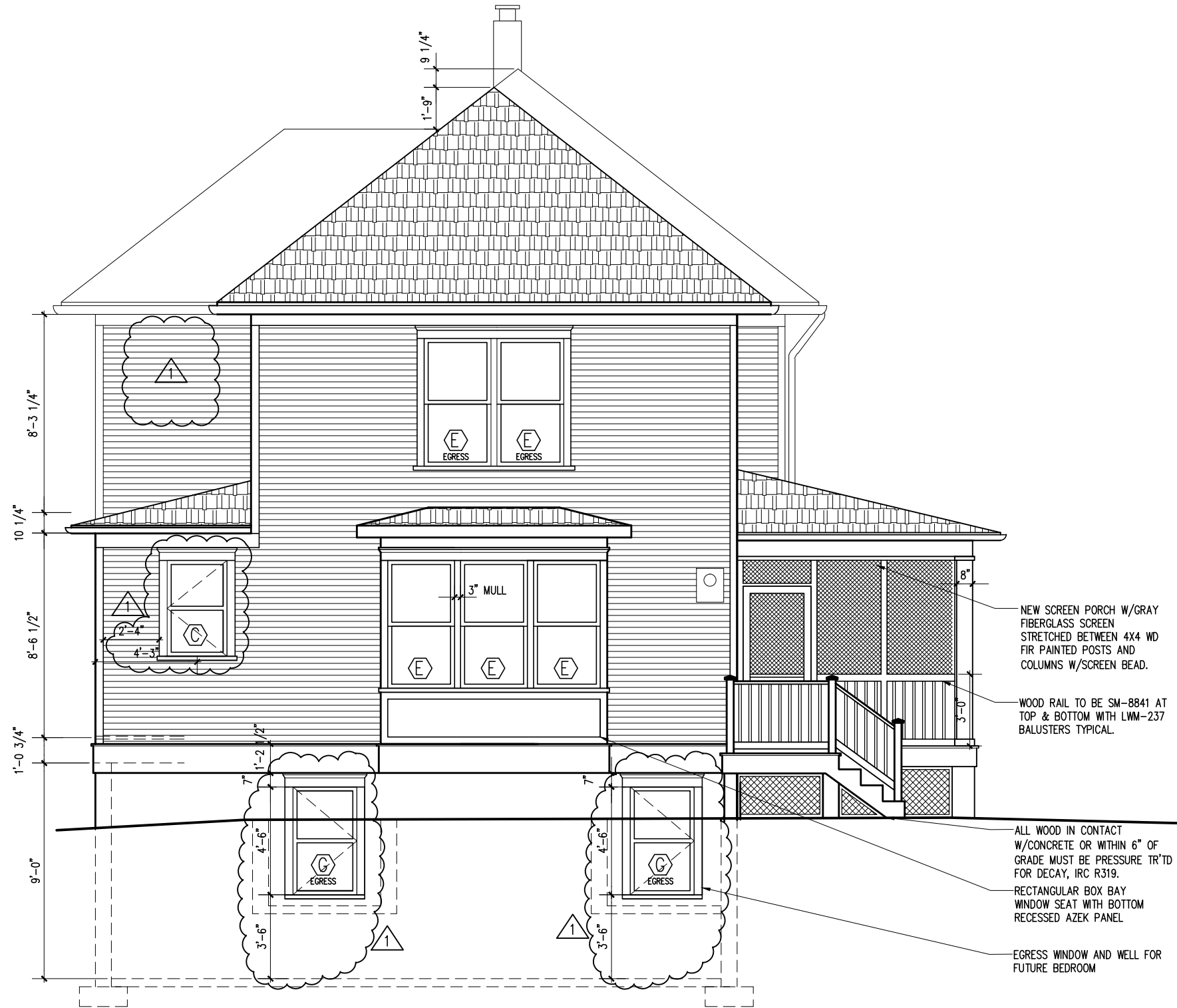
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NEW ELEVATION

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NEW SOUTH REAR ELEVATION

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

NEW SCREEN PORCH W/GRAY FIBERGLASS SCREEN STRETCHED BETWEEN 4X4 WD FIR PAINTED POSTS AND COLUMNS W/SCREEN BEAD.

WOOD RAIL TO BE SM-8841 AT TOP & BOTTOM WITH LWM-237 BALUSTERS TYPICAL.

ALL WOOD IN CONTACT W/CONCRETE OR WITHIN 6" OF GRADE MUST BE PRESSURE TR'TD FOR DECAY, IRC R319.

RECTANGULAR BOX BAY WINDOW SEAT WITH BOTTOM RECESSED AZEK PANEL

EGRESS WINDOW AND WELL FOR FUTURE BEDROOM

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NEW ELEVATION

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