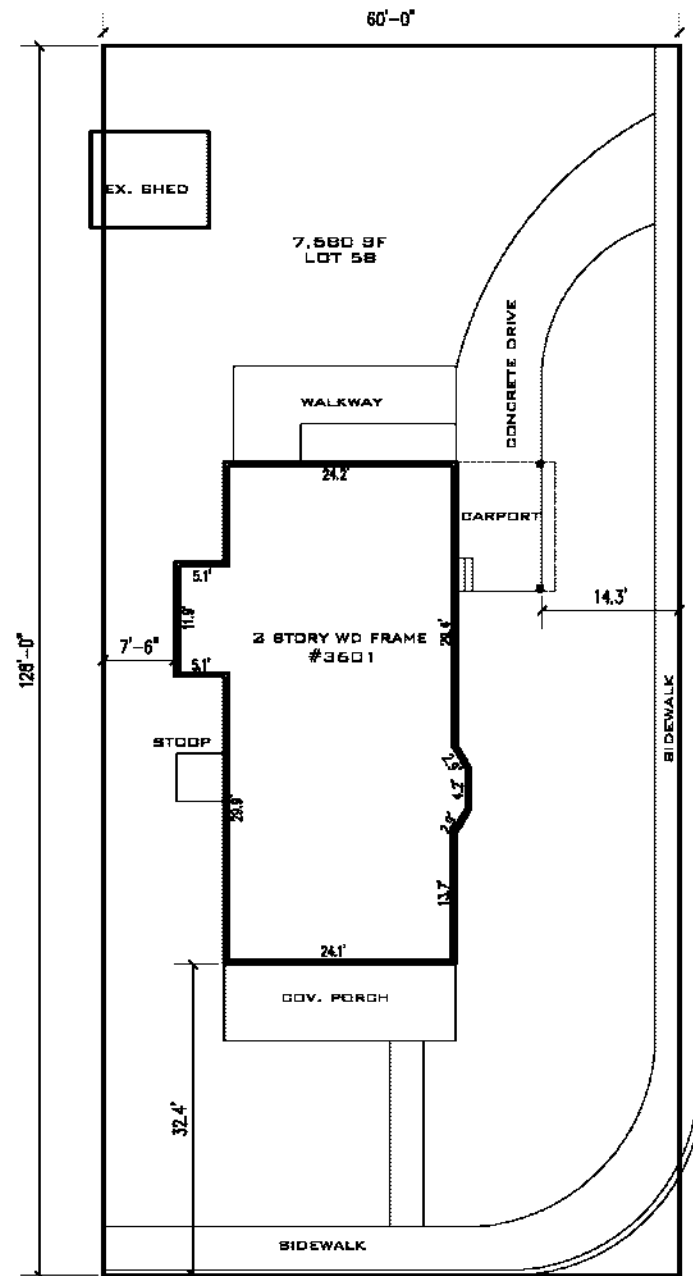


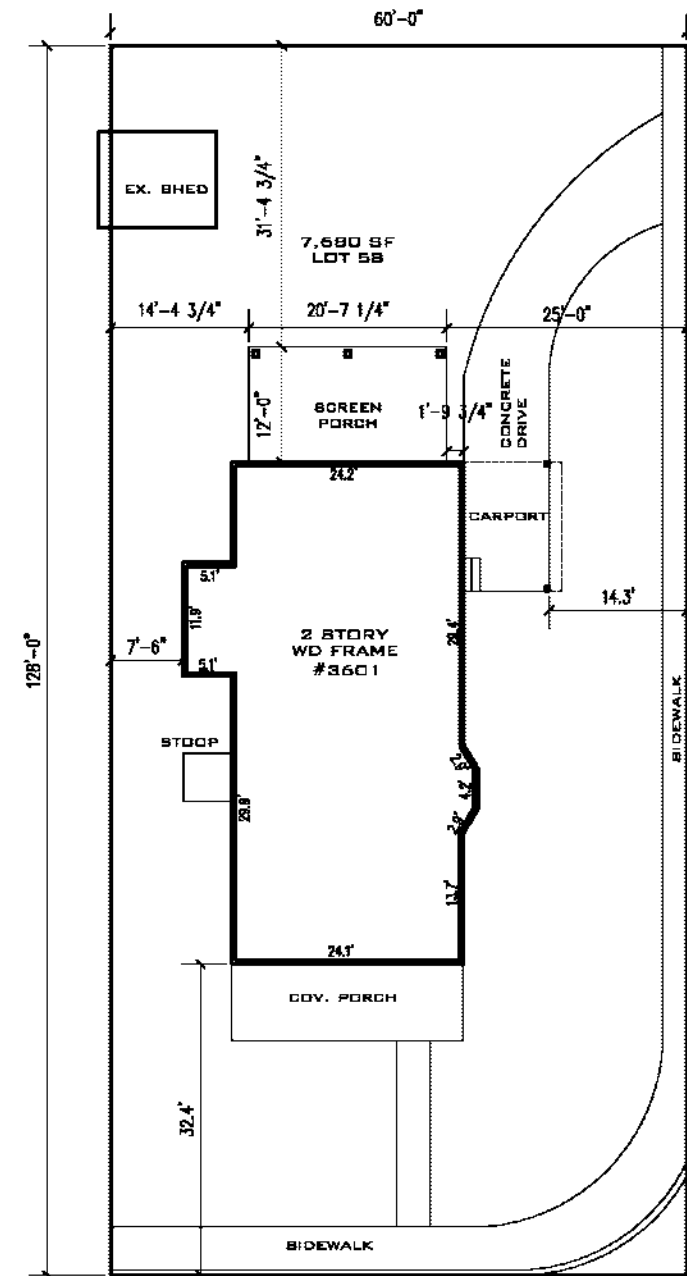
# O'Rourke-Moore Residence - 3601 21st Avenue North



21 ST AVENUE NORTH

EXISTING SITE PLAN

Scale: 1" = 20'



21 ST AVENUE NORTH

NEW SITE PLAN

Scale: 1" = 20'

## PROJECT SCOPE

EXISTING TWO STORY WOOD FRAMED STRUCTURE IS LOCATED IN THE HISTORIC MAYWOOD NEIGHBORHOOD. PROJECT SCOPE SHALL INCLUDE A NEW REAR COVERED SCREEN PORCH, NEW PATIO FRENCH DOORS, AND TWO NEW WINDOWS. SIDING, WINDOWS, AND ROOF SHINGLES SHALL MATCH EXISTING MATERIALS. NEW INTERIOR KITCHEN RENOVATION AND RELOCATE BASEMENT STAIR.

\*REVISION FOR REAR SCREEN PORCH. PROJECT WAS PREVIOUSLY APPROVED BY THE HALRB.

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

## PROJECT CALCULATIONS

EXISTING FIRST LEVEL	1,332 SF
EXISTING SECOND LEVEL	1,332 SF
EXISTING FRONT PORCH	193 SF
NEW REAR PORCH	232 SF

## SITE CALCULATIONS

ZONE 6 ALLOWED 43% MAXIMUM COVERAGE W/ FRONT PORCH.	
LOT SIZE ASSESSED	7,680 SF
MAIN BUILDING FIRST FLR	1,332 SF
FRONT PORCH & STOOP	218 SF
SHED	110 SF
CARPORT & DRIVE	445 SF
FRONT WALK	68 SF
NEW REAR PORCH	247 SF
TOTAL PROPOSED COVERAGE	2,420 SF
COVERAGE DIVIDED BY LOT SIZE= 31.5%	

## DRAWING INDEX

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A-4	DETAIL PLAN
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COVER SHEET

C-S

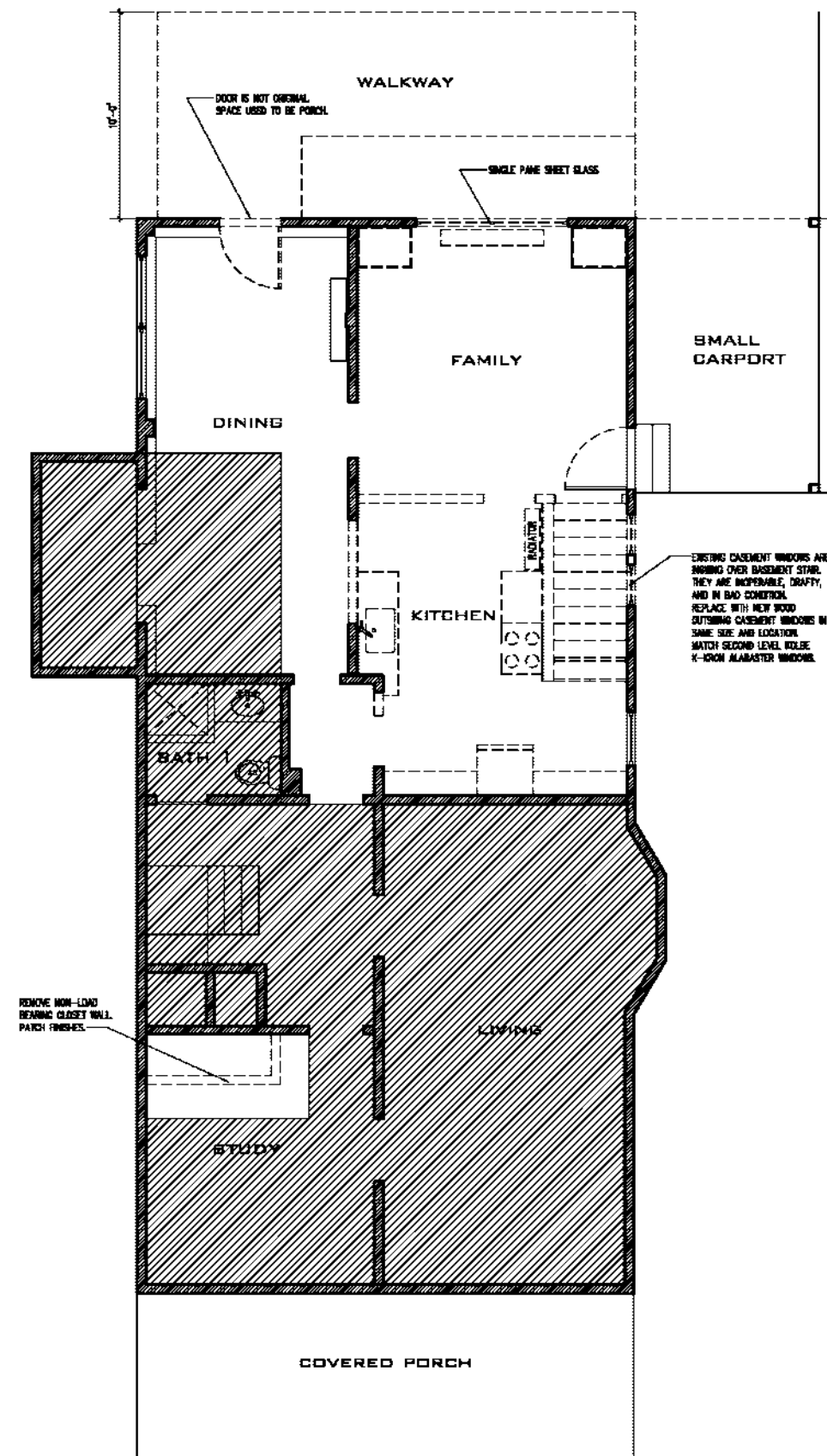
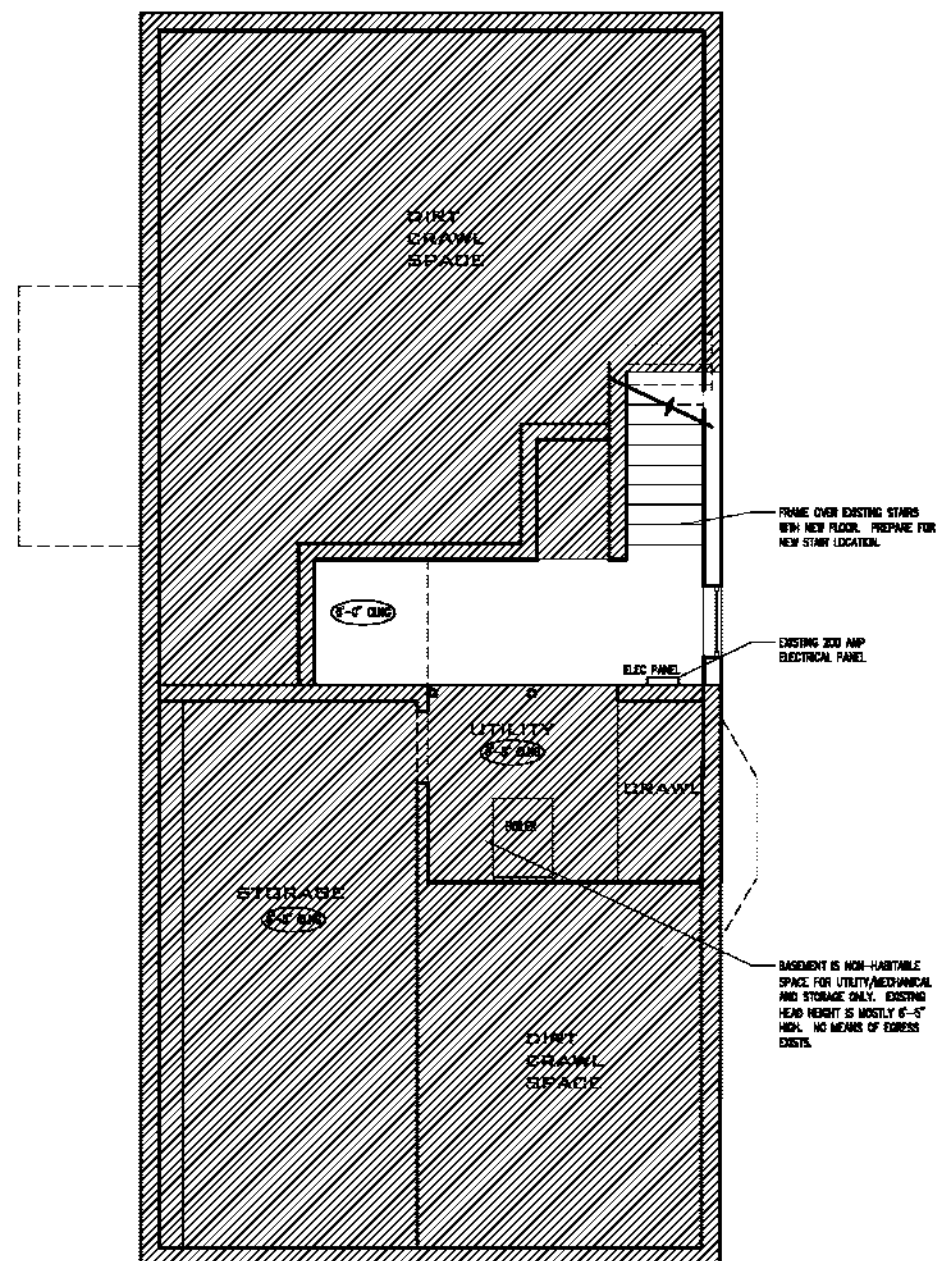
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EX. PLANS

A-1



EXISTING BASEMENT FLOOR PLAN

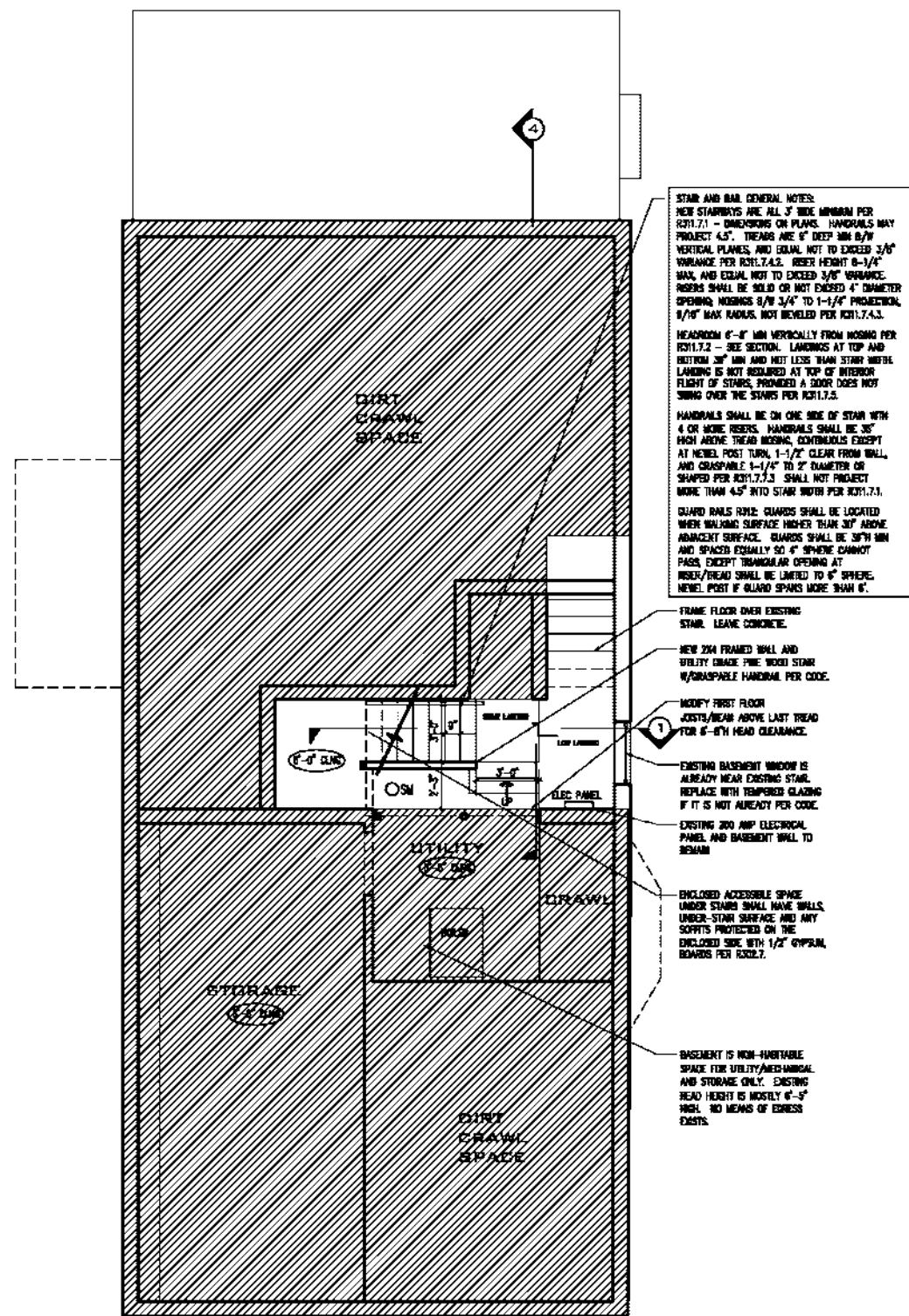
Scale: 1/8" = 1'-0"

EXISTING FIRST FLOOR PLAN

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

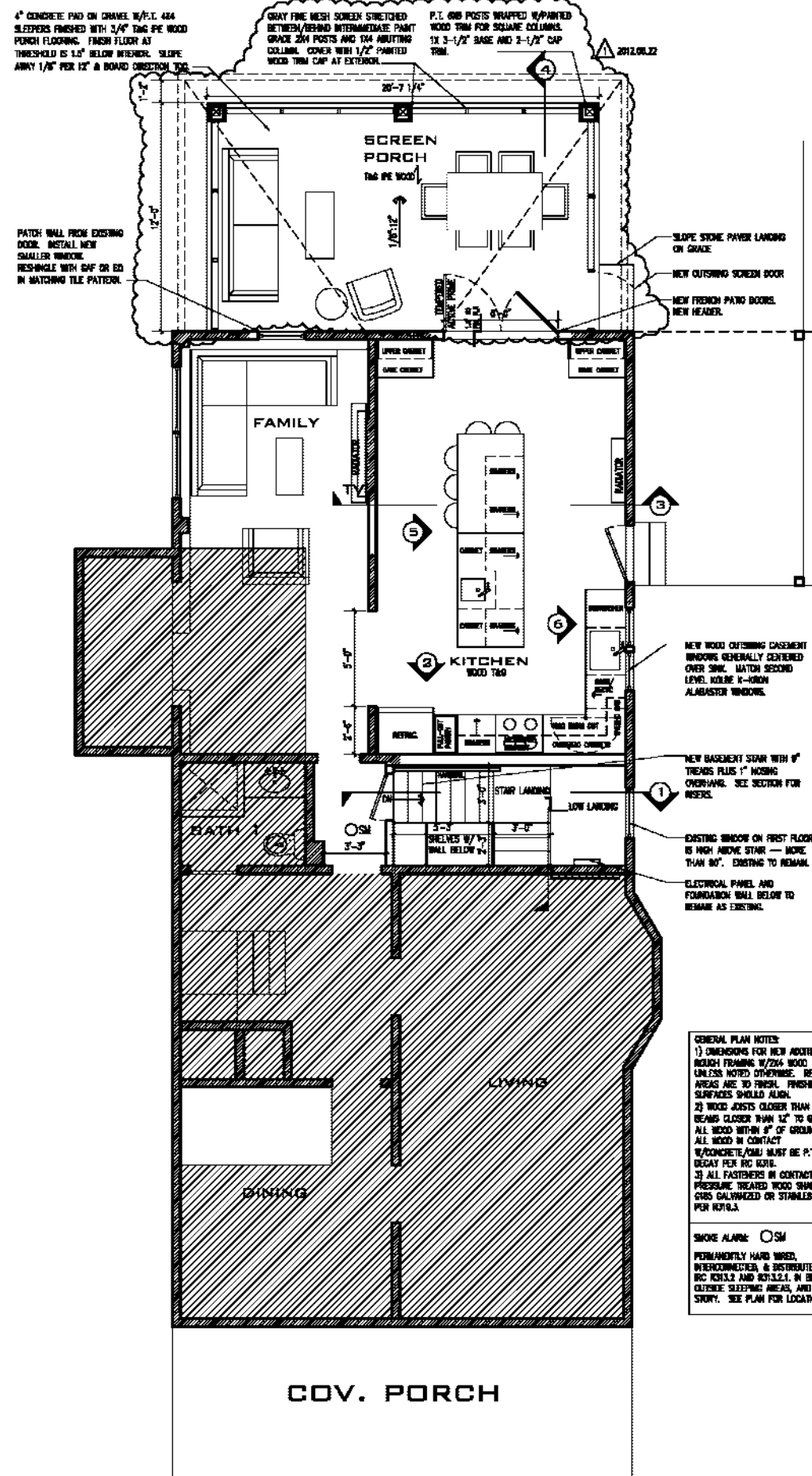
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**NEW BASEMENT FLOOR PLAN**

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



**NEW FIRST FLOOR PLAN**

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

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PLANS

A-2

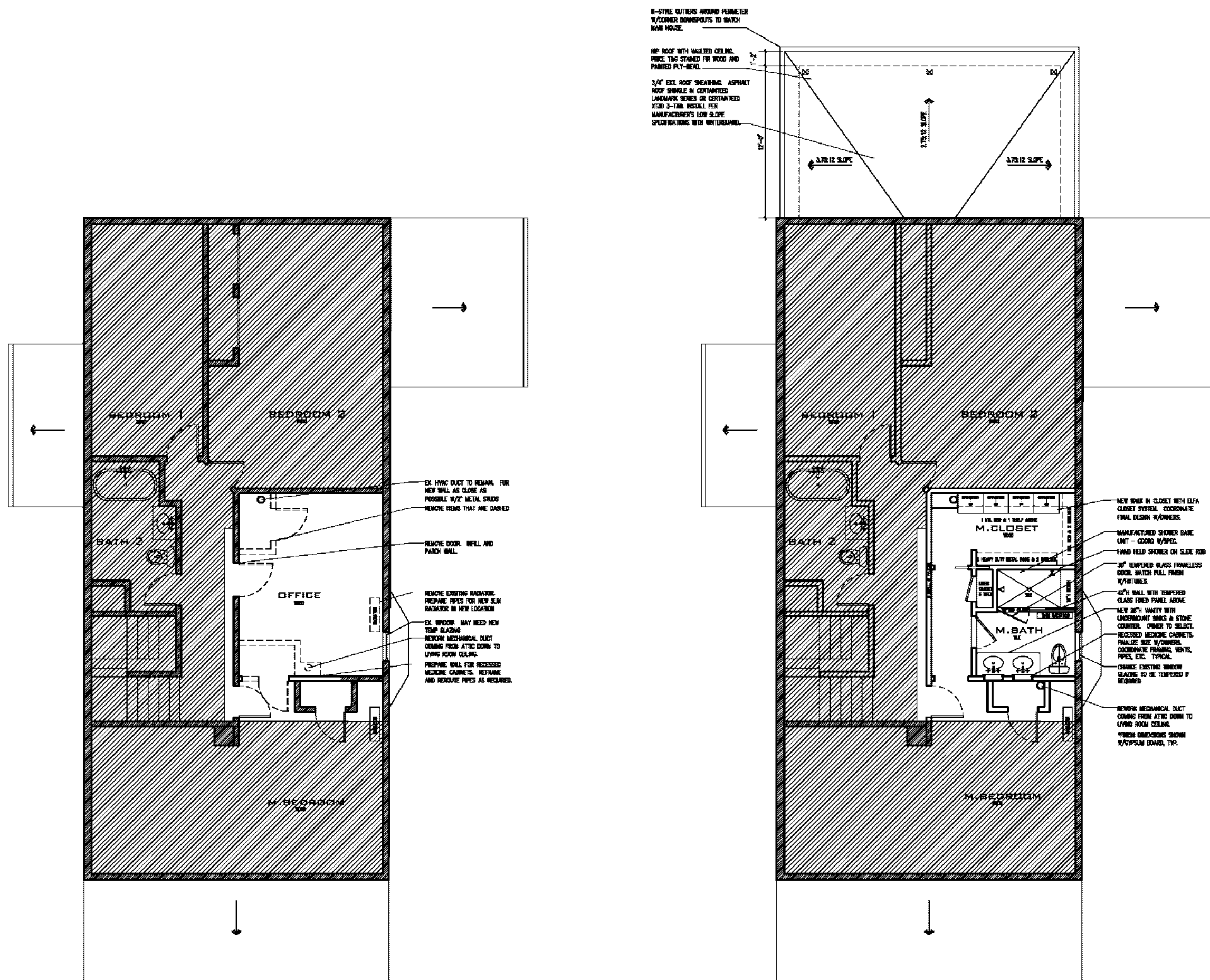
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PLANS

A-3



**EXISTING SECOND FLOOR PLAN**

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

**NEW SECOND FLOOR PLAN**

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

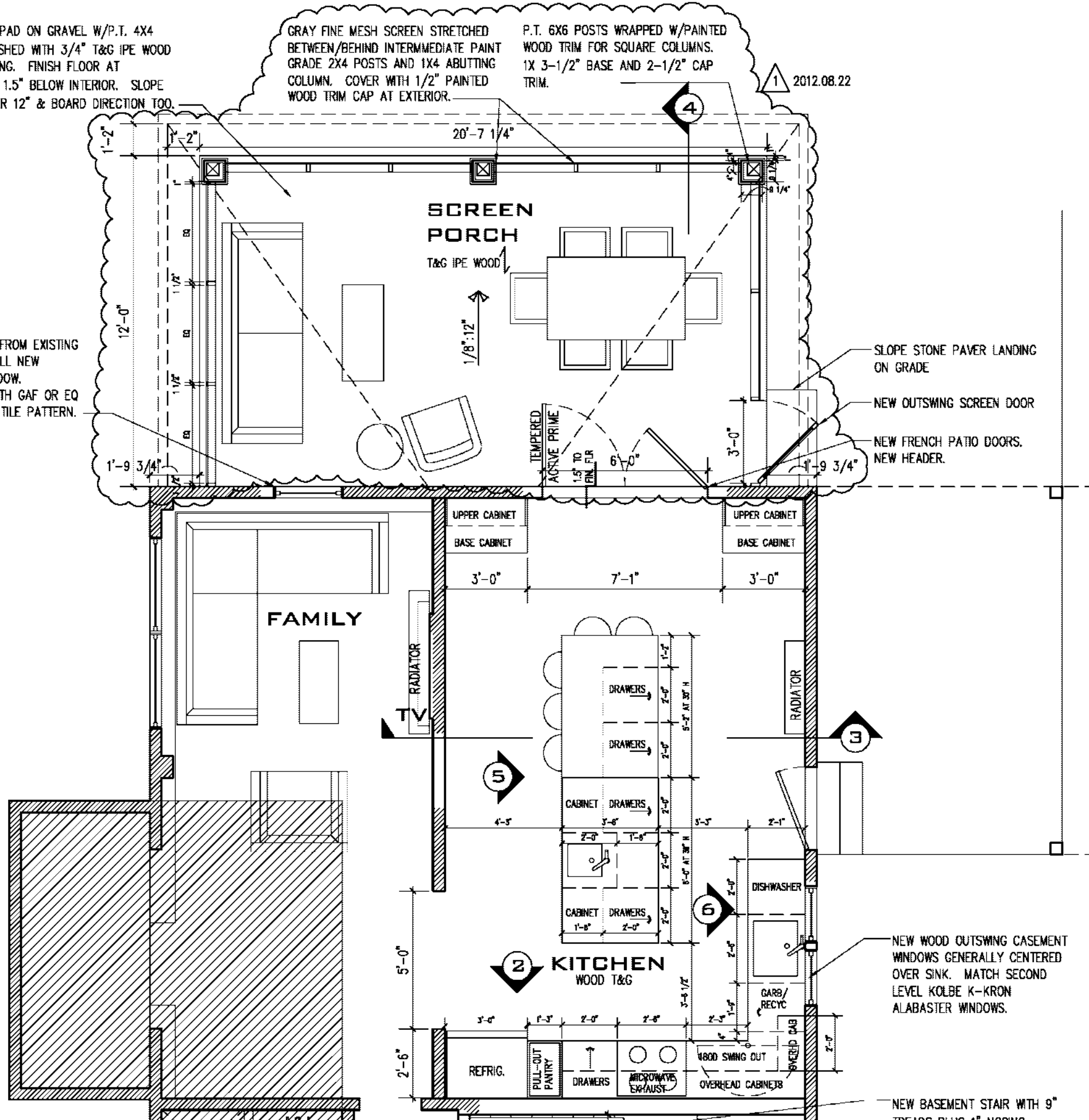
4" CONCRETE PAD ON GRAVEL W/P.T. 4X4 SLEEPERS FINISHED WITH 3/4" T&G IPE WOOD PORCH FLOORING. FINISH FLOOR AT THRESHOLD IS 1.5" BELOW INTERIOR. SLOPE AWAY 1/8" PER 12" & BOARD DIRECTION TOO.

GRAY FINE MESH SCREEN STRETCHED BETWEEN/BEHIND INTERMEDIATE PAINT GRADE 2X4 POSTS AND 1X4 ABUTTING COLUMN. COVER WITH 1/2" PAINTED WOOD TRIM CAP AT EXTERIOR.

P.T. 6X6 POSTS WRAPPED W/PAINTED WOOD TRIM FOR SQUARE COLUMNS. 1X 3-1/2" BASE AND 2-1/2" CAP TRIM.

2012.08.22

PATCH WALL FROM EXISTING DOOR. INSTALL NEW SMALLER WINDOW. RESHINGLE WITH GAF OR EQ IN MATCHING TILE PATTERN.



DETAIL PLAN

Scale: 1/4" = 1'-0"

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DETAIL PLAN

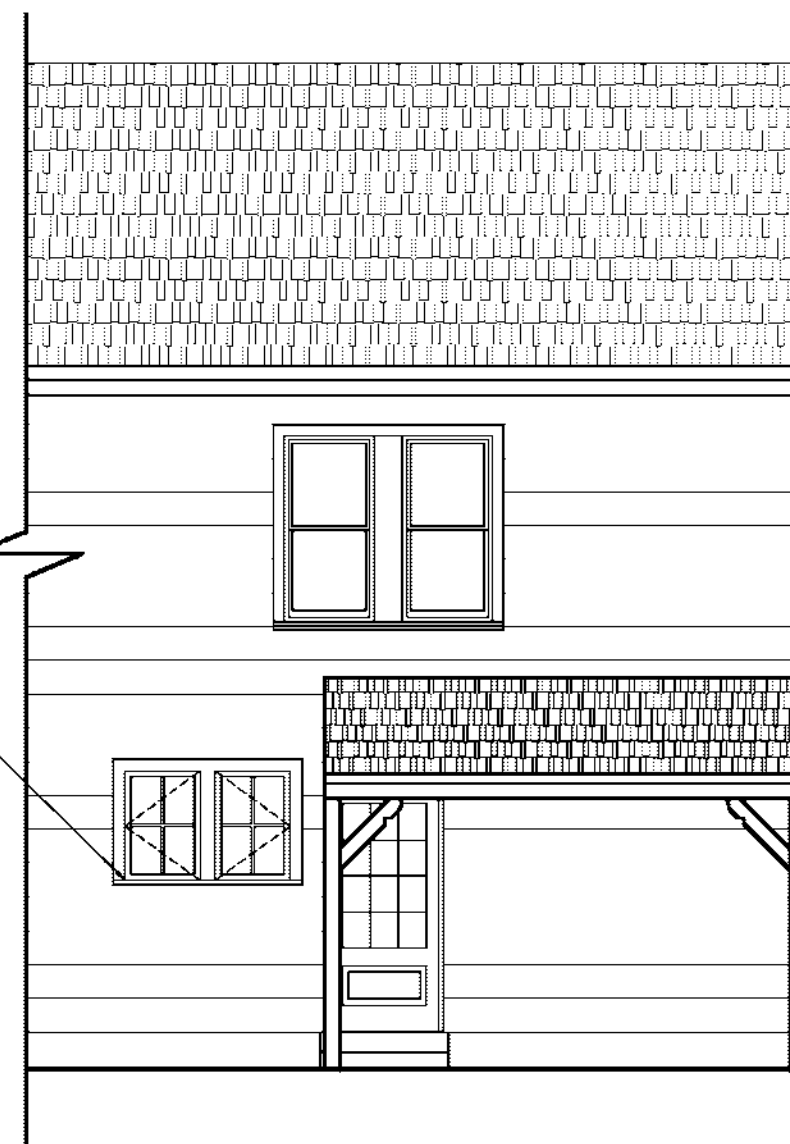
A-4



**EXISTING NORTH REAR ELEVATION**

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

EXISTING CASEMENT WINDOWS ARE  
INSWING OVER BASEMENT STAIR.  
THEY ARE INOPERABLE, DRAFTY,  
AND IN BAD CONDITION.  
REPLACE WITH NEW WOOD  
OUTSWING CASEMENT WINDOWS TO  
MATCH SECOND LEVEL KOLBE  
K-KRON ALABASTER WINDOWS.



**EXISTING EAST SIDE ELEVATION**

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

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ELEVATIONS

**A-5**

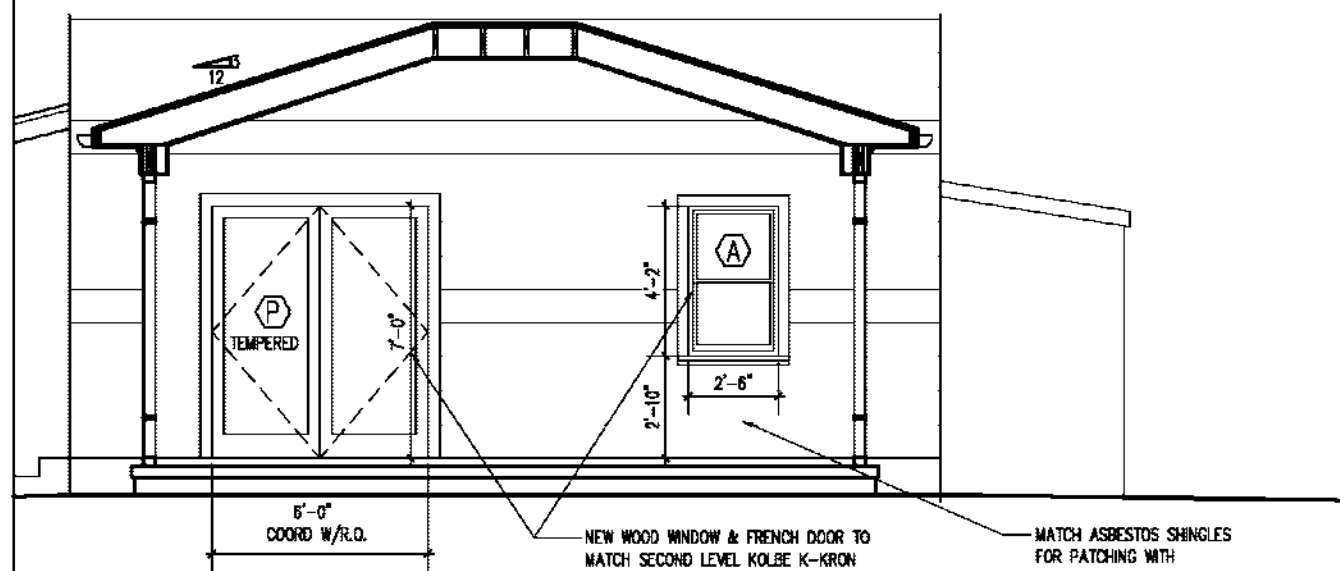
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ELEVATIONS

A-6



**SCREEN PORCH CROSS SECTION & REAR ELEVATION**

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

NEW WOOD WINDOW & FRENCH DOOR TO MATCH SECOND LEVEL KOLBE K-KRON ALABASTER WINDOWS. FRENCH DOOR W/ALABASTER COATED ALUMINUM SCREEN OUTSWING DOOR OR INTERIOR PHANTOM ROLL SCREEN; TBD BY OWNER.

MATCH ASBESTOS SHINGLES FOR PATCHING WITH CEMENTITIOUS BASE SHINGLES (GAF OR SIM.)



**NEW NORTH REAR ELEVATION**

Scale: 1/4" = 1'-0"

P.T. 6X6 POSTS WRAPPED WITH PAINTED WOOD S4S TRIM BOARDS FOR SQUARE COLUMNS. 3-1/2" BASE AND 2-1/2" CAP TRIM.

FLASH NEW ROOF ALONG WALL.

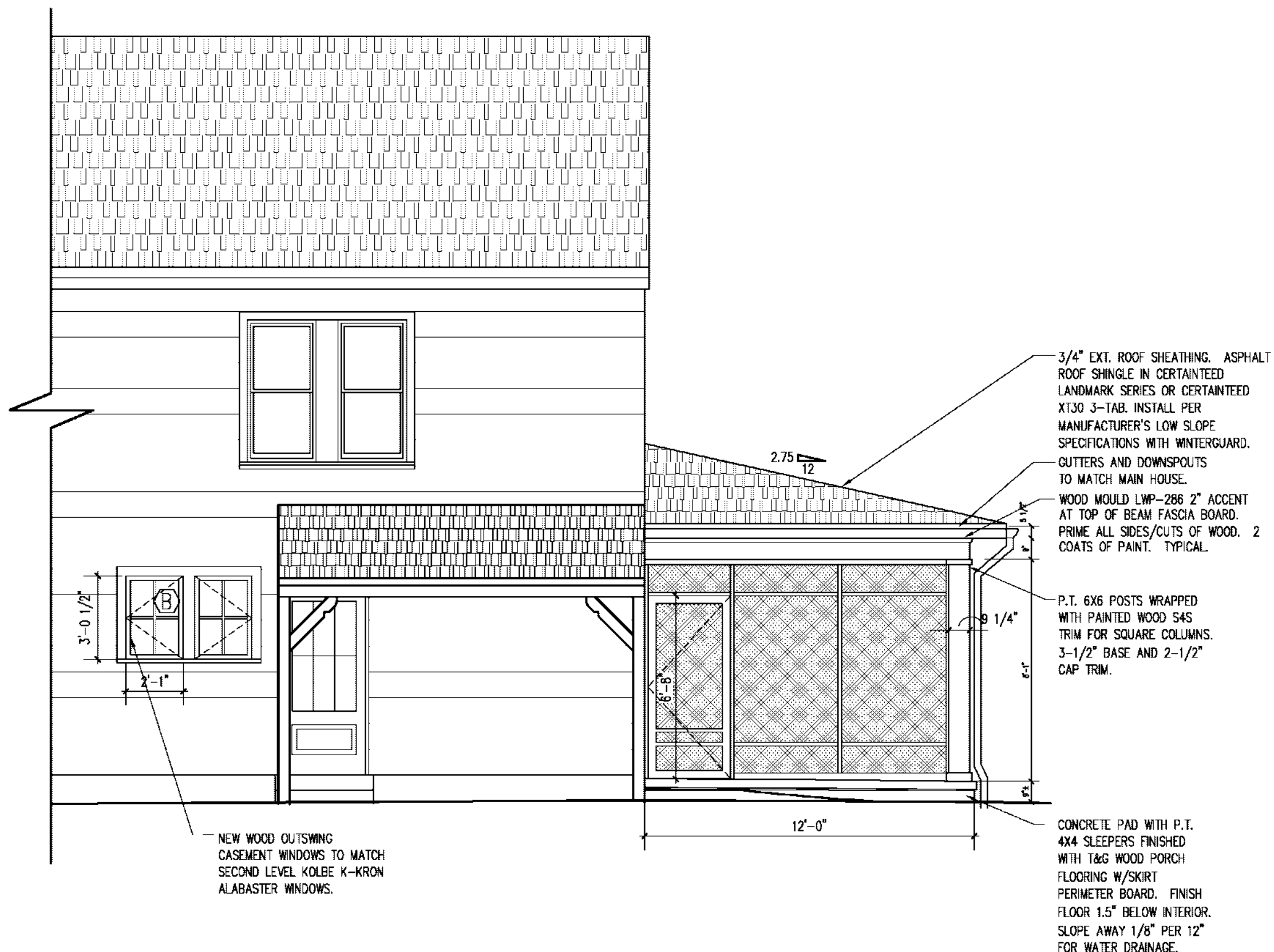
3/4" EXT. ROOF SHEATHING. ASPHALT ROOF SHINGLE IN CERTAINTED LANDMARK SERIES OR CERTAINTED XT30 3-TAB. INSTALL PER MANUFACTURER'S LOW SLOPE SPECIFICATIONS WITH WINTERGUARD.

GUTTERS AND DOWNSPOTS TO MATCH MAIN HOUSE.

CONCRETE PAD WITH P.T. 4X4 SLEEPERS FINISHED WITH T&G WOOD PORCH FLOORING RUNNING AWAY FROM HOUSE. FINISH FLOOR 1.5" BELOW INTERIOR. SLOPE AWAY 1/8" PER 12" FOR WATER DRAINAGE.

1-1/2" PAINT GRADE WOOD (FIR OR SIM) FRAME W/GRAY FIBERGLASS SCREEN STRETCHED THEN SAME WD TRIM CAP PAINTED.

MATCH ASBESTOS SHINGLES FOR PATCHING WITH CEMENTITIOUS BASE SHINGLES (GAF OR SIM.) FOR INSIDE REPAIR.



NEW WOOD OUTSWING CASEMENT WINDOWS TO MATCH SECOND LEVEL KOLBE K-KRON ALABASTER WINDOWS.

3/4" EXT. ROOF SHEATHING. ASPHALT ROOF SHINGLE IN CERTAINTED LANDMARK SERIES OR CERTAINTED XT30 3-TAB. INSTALL PER MANUFACTURER'S LOW SLOPE SPECIFICATIONS WITH WINTERGUARD.  
GUTTERS AND DOWNSPOUTS TO MATCH MAIN HOUSE.  
WOOD MOULD LWP-286 2" ACCENT AT TOP OF BEAM FASCIA BOARD. PRIME ALL SIDES/CUTS OF WOOD. 2 COATS OF PAINT. TYPICAL.

P.T. 6X6 POSTS WRAPPED WITH PAINTED WOOD S4S TRIM FOR SQUARE COLUMNS. 3-1/2" BASE AND 2-1/2" CAP TRIM.

CONCRETE PAD WITH P.T. 4X4 SLEEPERS FINISHED WITH T&G WOOD PORCH FLOORING W/SKIRT PERIMETER BOARD. FINISH FLOOR 1.5" BELOW INTERIOR. SLOPE AWAY 1/8" PER 12" FOR WATER DRAINAGE.

**NEW EAST SIDE ELEVATION**

Scale: 1/4" = 1'-0"

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ELEVATION

**A-7**



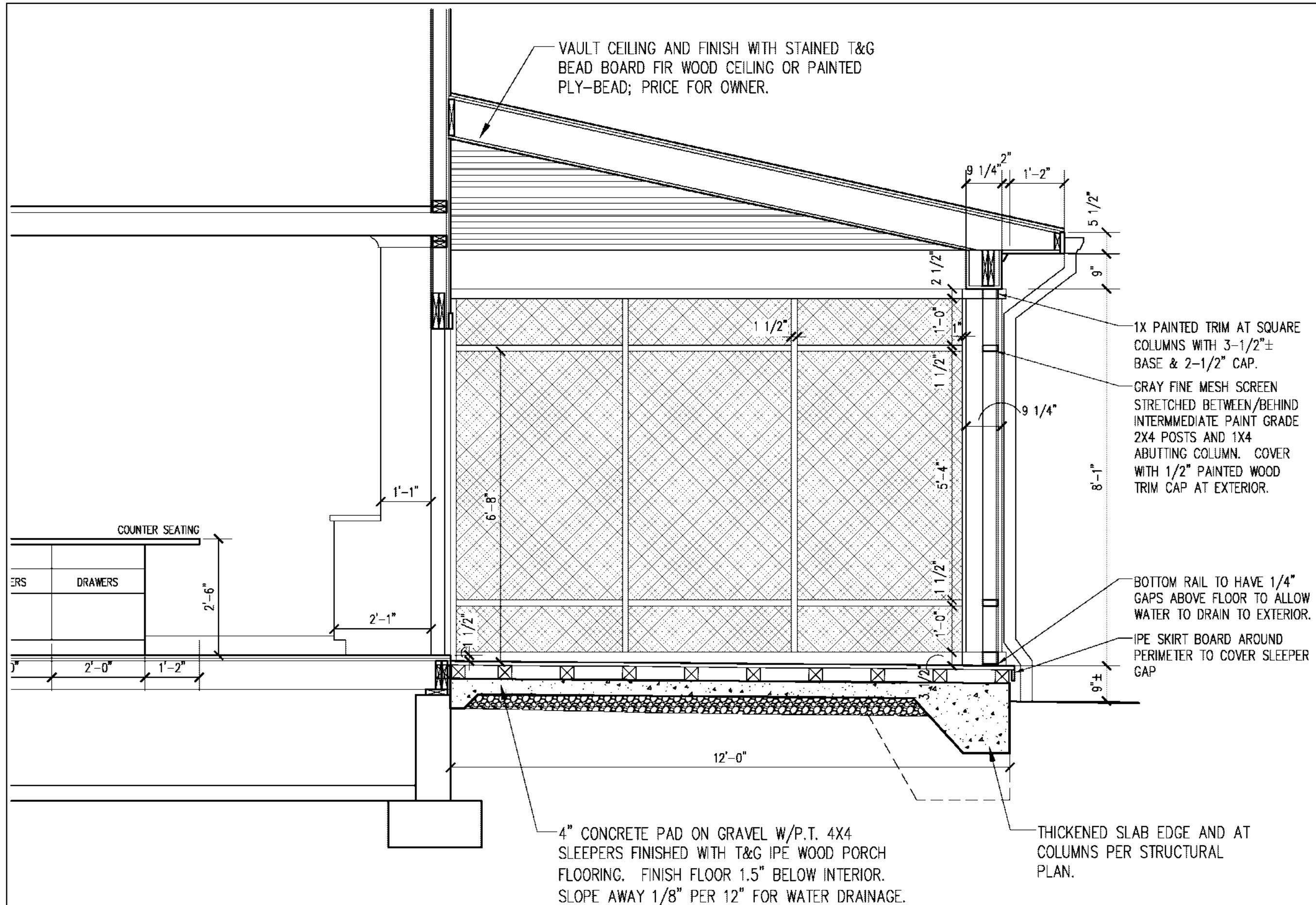
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SECTION

**A-8**



**SCREEN PORCH SECTION - 4**

Scale: 1/2" = 1'-0"

FAM) TO