

Docket Item #4
BZA #2024-00001
Board of Zoning Appeals
June 10, 2024

ADDRESS: 2612 TERRETT AVENUE
ZONE: R-2-5/ RESIDENTIAL ZONE
APPLICANT: CHRISTINE KELLY, ARCHITECT

ISSUE: Special exception to construct a second-story addition in the required secondary front yard.

CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
3-506(A)(1)	Front Setback	16.00 feet*	14.20 feet	1.80 feet

* The required front setback is established by the minimum setback within the contextual blockface range.

The staff **recommends approval** of the request because it meets all the criteria for a special exception.

If the Board grants the requested special exception, it is subject to compliance with all applicable code requirements, ordinances, and recommended conditions found in the department comments. The applicant must submit certification of building height and floor area ratio from a licensed architect or engineer prior to the final inspection. The special exception must also be recorded in the City’s Land Records Office prior to the release of the building permit.

I. Issue

The applicant proposes to expand an existing noncomplying wall by constructing a second-story addition above an existing one-story portion of the home that is located in the secondary front yard established by the contextual blockface along Randolph Street.



Figure 1 Subject Property

II. Background

The subject property is a corner lot of record with 53.05 feet of frontage along Terrett Avenue, 121.04 feet of frontage along Randolph Street, 121.00 of depth along the south side property line, and 50.04 feet across the west side property line. According to Real Estate Assessments the lot contains 6,237.00 square feet of lot area. The lot is substandard as to the minimum lot area and width required for a corner lot in the R-2-5 zone.

According to Real Estate Assessment Records, the existing dwelling was constructed in 1926. The dwelling is located 23.30 feet from the primary front property line facing Terrett Avenue, 14.20 feet from the secondary front property line facing Randolph Street, 10.90 feet from the south side property line, and 47.80 feet from the west side property line.

The following table provides zoning analysis of the subject property:

R-2-5 zone	Required/Permitted	Existing	Proposed
Lot Area	6,500.00 sq. ft.	6,237.00 sq. ft.	6,237.00 sq. ft.
Lot Frontage	40.00 ft.	53.05 ft.	53.05 ft.
Lot Width	65.00 ft.	52.00 ft.	52.00 ft.
Primary Front Yard (Terrett Avenue)	22.90 ft.*	23.30 ft.*	23.30 ft. *
Secondary Front Yard (Randolph Street)	16.00 ft.*	14.20 ft.*	14.20 ft.*
Side Yard (west)	1:3 Min. 7.00 ft.	47.80 ft.	40.40 ft.
Side Yard (south)	1:3 Min. 7.00 ft.	10.90 ft.	10.90 ft.
Building Height	30.00 ft.	12.50 ft.**	23.00 ft.***
Floor Area Ratio	2806.45 sq ft (.45)	2403.24 sq. ft. (.38)	2727.35 sq. ft. (.44)

* Required front setbacks determined by the contextual blockface range.
 ** Measured from average pre-construction grade to the midpoint of the existing gable roof of the existing one story.
 *** Measured from average pre-construction grade to the midpoint of the gable roof of the proposed second-story addition.

III. Description

The applicant proposes to construct a second-story addition above the existing one -story portion of the dwelling and a one-story addition.

The proposed footprint for the two-story addition would measure 13.00 feet by 20.80 feet for a total of 270.40 square feet. The proposed addition will measure 23.00 feet to the midpoint of the roofline when measured from average pre-construction grade and will be located 14.20 feet from the secondary front property line, 47.00 feet from the west side property line 10.90 feet from the south side property line. The minimum 16.00-foot setback required for the secondary front yard is established by the minimum of the contextual blockface range. The proposed second-story addition will be constructed above the one-story addition which is currently located within required secondary front yard and requires a special exception of 1.80 feet to construct the addition 14.20 feet from the secondary front property line.

The proposed one-story addition measures 8.50 feet by 8.50 feet and measures 12.50 feet in height measured from average preconstruction grade to midpoint of the gable roof. The one-story addition will be located 19.50 feet from the secondary front property line, 40.25 feet from the west side property line and 23.00 feet from the south side property line. This one-story addition will be located in compliance with the R-2-5 zone requirements.

Upon completion of the work, proposed renovations will continue to comply with the floor area requirements. (Refer to floor area calculations.)

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Figure 2: Side elevation including the new addition.

IV. Master Plan/Zoning

The subject property is zoned R-2-5 and has been so zoned since adoption of the Third Revised Zoning Map in 1952.

V. **Requested Special Exceptions:**

3-506(A)(1) Secondary Front Yard

The applicant requests a special exception of 1.80 feet from the required 16.00-foot secondary front yard setback established by the contextual block face range to construct a second-story addition above the existing noncomplying wall, 14.20 feet from the secondary front property line facing Randolph Street.

VI. **Substandard Lot and Noncomplying Structure**

The subject property is substandard lot developed with a noncomplying structure with respect to the following:

	<u>Required</u>	<u>Provided</u>	<u>Noncompliance</u>
Lot Area	6,500 sq. ft.	6,237 sq. ft	263 sq. ft.
Lot Width	65.00 ft.	52.00 ft.	13.00 ft.
Front Yard (secondary)	16.00 ft. *	14.20 ft.	1.80 ft.

* Based on the contextual blockface range of between 16.00 feet and 30.00 feet.

VII. **Exceptions Standards**

To grant a special exception, the Board of Zoning Appeals must find that the strict application of the zoning ordinance creates an unreasonable burden on the use and enjoyment of the property. Section 11-1304 of the zoning ordinance lists standards that an applicant must address and that the Board believes exists and thus warrants granting a special exception of the zoning regulations.

- 1) Whether approval of the special exception will be detrimental to the public welfare, to the neighborhood or to the adjacent properties.

The applicant proposes to construct a modest second-story addition above the existing noncomplying secondary front building wall. The addition will be no closer to the secondary front property line than the existing dwelling and complies with all other zoning requirements. The second-story addition would not be detrimental to the public welfare, to the neighborhood or to the adjacent properties.

- 2) Whether approval of the special exception will impair an adequate supply of light and air to the adjacent property, or cause or substantially increase traffic congestion or increase the danger of fire or the spread of fire or endanger the public safety.

The proposed second-story addition will not impair light or air to any property as it is centrally located on the subject property and in compliance with the side yard setbacks and height requirements. This proposal will not negatively affect pedestrian or vehicular traffic or impair public safety.

- 3) Whether approval of the special exception will alter the essential character of the area or zone.

The special exception will not alter the character of the area or the zone. This area is developed primarily with one and two-story dwellings of varying heights and roof lines. A majority of the lots within the area are developed with second-story additions.

- 4) Whether the proposal will be compatible with the development in the surrounding neighborhood.

The proposed construction would be compatible with the development in the surrounding neighborhood in terms of lot development pattern and scale of dwellings. Additionally, many homes in the neighborhood are developed with second-story additions.

- 5) Whether the proposed development represents the only reasonable means and location on the lot to accommodate the proposed structure given the natural constraints of the lot or the existing development of the lot.

While an addition could be reconfigured or reduced to comply with all the setbacks, the substandard lot width and the requirement for corner lots to provide two restrictive front yards reduce the buildable area on this lot. The proposed second-story addition located immediately above the existing noncomplying one-story portion of the dwelling presents the most reasonable location to accommodate additional bedroom space on the second floor given the location of the existing house on the lot within the required secondary front yard setback.

VII. Staff Conclusion

Neighborhood Impact

The properties in the surrounding blocks consist primarily of one and two-story, single unit dwellings. The proposed second-story addition location and configuration will be compatible with the development pattern in the neighborhood.

Light and Air

Light and air to the properties on either side will not be affected as the second-story addition be located in line with the existing one-story portion of the dwelling and will comply with the required height to setback side yard requirements in the R-2-5 zone.

Lot Constraints

The substandard lot width of this corner lot, combined with two restrictive front yards and the location of the existing dwelling on the lot within secondary front yard established by the contextual blockface makes locating an addition in compliance challenging.

VIII. Staff Conclusion

As outlined above, staff believes that the applicant's request is consistent with the standards for special exceptions and **recommends approval** of the requested special exception.

Staff

Sean Killion, Urban Planner, sean.killion@alexandriava.gov

Mary Christesen, Principal Planner, mary.christesen@alexandriava.gov

Tony LaColla, AICP, Division Chief, tony.lacolla@alexandriava.gov

DEPARTMENTAL COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation and Environmental Services:

F-1 The applicant should provide a determination of disturbed area per City Guidelines to T&ES prior to submitting for permits. If the land disturbance meets or exceeds 2500 square feet, a released grading plan will be required prior to submitting for permits. (T&ES)

R-1 The building permit must be approved and issued prior to the issuance of any permit for demolition, if a separate demolition permit is required. (T&ES)

R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)

R-3 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)

C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)

C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)

C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)

C-5 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

C-6 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (Sec. 5-2-1) (T&ES)

Code Administration:

C-1 A building permit is required.

Recreation (Arborist):

No comments.

Archaeology:

F-1 This property is located in close proximity to the Alexandria Gentlemen's Driving Club, otherwise known as the St. Asaph Racetrack that was in operation in the latter nineteenth century. Eventually a dwelling was built on the lot in the 1920s. The property could contain significant archaeological resources that pertain to the early twentieth century in Del Ray.

R-1. *The applicant/developer shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.

R-2. *The applicant/developer shall not allow any metal detection to be conducted on the property, or allow independent parties to collect or excavate artifacts, unless authorized by Alexandria Archaeology,

R-3. The statements in archaeology conditions above marked with an asterisk "*" shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements.

BZA Case # _____



**APPLICATION
BOARD OF ZONING APPEALS**

SPECIAL EXCEPTION FOR ADDITIONS

Section of zoning ordinance from which request for special exception is made:

PART A

1. Applicant: Owner Contract Purchaser Agent

Name Christine A. Kelly, AIA

Address 2109 Popkins Lane

Alexandria, Virginia 22307

Daytime Phone 7 03-346-2 07

Email Address christine@craftedarchitecture.com

2. Property Location 2612 Terrett Avenue

3. Assessment Map # 024.04-C Block 1 1 Lot 1 1 Zone R2-5

4. Legal Property Owner Name Allen and Alexandra Leis

Address 2612 Terrett Avenue, Alexandria, VA 22301-1144

5. Describe request briefly:

Request to align second story addition with existing first floor.

6. If the property owner or applicant is being represented by an authorized agent,

such as an attorney, realtor or other person for which there is a form of compensation, does this agent or the business in which they are employed have a business license to operate in the City of Alexandria, Virginia?

Yes — Provide proof of current City business license.

No — Said agent shall be required to obtain a business prior to filing application.

THE UNDERSIGNED HEREBY ATTESTS that all of the information herein provided including the site plan, building elevations, prospective drawings of the projects, etc., are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

APPLICANT OR AUTHORIZED AGENT:

Christine A. Kelly, AIA

Print Name

703-346-2077

Telephone



Signature

4/2/2024

Date

Pursuant to Section 13-3-2 of the City Code, the use of a document containing false information may constitute a Class 1 misdemeanor and may result in a punishment of a year in jail or \$2,500 or both. It may also constitute grounds to revoke the permit applied for with such information.

NOTE TO APPLICANT: Only one special exception per dwelling shall be approved under the provisions of Section 11-1302(B)(4).

PART B (SECTION 11-1304)

APPLICANT MUST EXPLAIN THE FOLLOWING:

(Please use additional pages where necessary.)

- 1. Explain how the special exception for the proposed addition, if granted, meets the applicant's needs.**

The alignment of the second floor will create a more cohesive second floor addition and will present an architecturally pleasing architectural facade along Randolph Street.

- 2. Explain if the special exception, if granted, will harm adjoining properties or impact the neighborhood in any way.**

If granted, the new addition will not be harmful to the adjacent neighbors as the request for relief is along Randolph Street and will not be close to any adjoining neighbors. The addition will not be taller than the existing house.

- 3. Explain how the proposed addition will affect the light and air to any**

If granted, the new addition will not affect the natural light and air to adjacent neighbors as the exception is requested for the setback along the main street - Randolph Street. The addition is not directly adjacent to the surrounding neighbors.

4. Explain how the proposed addition is compatible with other properties in the neighborhood and the character of the neighborhood as a whole.

The addition is in the style of the craftsman home and retains the scale and architectural detail of the surrounding community.

5. How is the proposed construction similar to other buildings in the immediate area?

It is a modest second story addition that does not exceed the height of the existing structure and is in keeping with the craftsman style design of the house.

6. Explain how this plan represents the only reasonable location on the lot to

The alignment of the addition will provide the needed space on the second floor for the addition. By aligning the second floor with the first floor, this represents the most reasonable way to gain the additional space needed for the home.

7. Has the applicant shown the plans to the most affected property owners? Have any neighbors objected to the proposed special exception, or have any neighbors written letters of support? If so, please attach the letter.

Yes.

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

	Name	Address	Percent of Ownership
1.	ALLEN LEIS	2612 TERRETT AVENUE	100%
2.	ALEXANDRA LEIS	2612 TERRETT AVENUE	100%
3.			

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 2612 TERRETT AVENUE (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

	Name	Address	Percent of Ownership
1.	ALLEN LEIS	2612 TERRETT AVENUE	100%
2.	ALEXANDRA LEIS	2612 TERRETT AVENUE	100%
3.			

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

4/2/2024
Date
Chandria Kelly
Printed Name

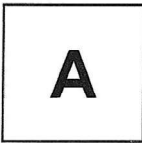
Signature



Department of Planning and Zoning

Floor Area Ratio and Open Space Calculations for

Single and Two-Family Residential Outside Historic Districts



A. Property Information

A1. 2612 TERRETT AVENUE Street Address Zone R-2-5
 A2. 6237 Total Lot Area x .45 Floor Area Ratio Allowed by Zone = 2806.65 Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area

Basement 971
 First Floor 1319
 Second Floor 1319
 Third Floor
 Attic
 Porches
 Balcony/Deck
 Garage 296.24
 Other***

Allowable Exclusions**

Basement** 971
 Stairways**
 Mechanical**
 Attic less than 7*** 491
 Porches**
 Balcony/Deck**
 Garage**
 Other***
 Other***

B1. 3865.24 Sq. Ft. Existing Gross Floor Area*
 B2. 1462 Sq. Ft. Allowable Floor Exclusions**
 B3. 2403.24 Sq. Ft. Existing Floor Area Minus Exclusions (subtract B2 from B1)

Comments for Existing Gross Floor Area

B1. Total Gross 3865.24 B2. Total Exclusions 1462

C. Proposed Gross Floor Area

Proposed Gross Area

Basement 0
 First Floor 65.36
 Second Floor 348.75
 Third Floor
 Attic 348.75
 Porches
 Balcony/Deck
 Garage
 Other***

Allowable Exclusions**

Basement**
 Stairways** 90
 Mechanical**
 Attic less than 7*** 348.75
 Porches**
 Balcony/Deck**
 Garage**
 Other***
 Other***

C1. 762.86 Sq. Ft. Proposed Gross Floor Area*
 C2. 438.75 Sq. Ft. Allowable Floor Exclusions**
 C3. 324.11 Sq. Ft. Proposed Floor Area Minus Exclusions (subtract C2 from C1)

C1. Total Gross 762.86 C2. Total Exclusions 438.75

D. Total Floor Area

D1. 2727.86 Sq. Ft. Total Floor Area (add B3 and C3)
 D2. 2806 Sq. Ft. Total Floor Area Allowed by Zone (A2)

E. Open Space (RA & RB Zones)

E1. Existing Open Space
 E2. Required Open Space
 E3. Proposed Open Space

Notes

*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-5, RB and RA zones (not including properties located within a Historic District) is the sum of all areas under roof of a lot, measured from exterior walls.

** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for information regarding allowable exclusions. Sections may also be required for some exclusions.

*** Refer to the Zoning Ordinance (Section 2-145(A)) and consult with Zoning Staff for additional allowable exclusions. Additional exclusions may include space under balconies, retractable awnings, etc.

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: Christine Kelly

Date: 4/6/2024

THE LEIS RESIDENCE

GENERAL SPECIFICATIONS

- 1. GROUND SPACE AND BASEMENT WATERPROOFING:**
CONTRACTOR SHALL PROVIDE CONTINUOUS WATERPROOFING AND DRAINAGE SYSTEMS AT NEW GROUND SPACE AND BASEMENT FOUNDATIONS AND FOUNDATION WALLS.
CONTINUOUS RIGID PERIMETER DRAIN PIPE SYSTEM (PARAPET IN GRAVEL AND FILTER FABRIC CONNECTED TO NEW SUMP) AND PUMP.
CONTINUOUS FOUNDATION WATERPROOFING SYSTEM "TUFF-ADH" BY TREMCO OR APPROVED EQUAL. PROVIDE ALL COMPONENTS AND ACCESSORIES INCLUDING DRAINAGE / PROTECTION BOARD FOR COMPLETE WATERPROOFING SYSTEM.
- 2. EXTERIOR WINDOWS, DOORS AND SKYLIGHTS:**
NEW EXTERIOR WINDOWS, DOORS AND SKYLIGHTS SHALL MEET OR EXCEED THE PRESCRIPTIVE INSULATION VALUES AS SCHEDULED. CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
EXTERIOR WINDOWS AND DOORS SHALL BE ALUMINUM CLAD WOOD BY MARVIN OR APPROVED EQUAL.
SKYLIGHTS SHALL BE VELLUX OR APPROVED EQUAL.
- 3. EXTERIOR SIDING:**
PAINTED FIBER CEMENT SIDING IN FORMAT AS INDICATED. PROVIDE WEATHER BARRIER, ACCESSORIES AND TRIM COMPATIBLE WITH SIDING AS REQUIRED FOR COMPLETE SIDING SYSTEM. ALL SIDING SHALL BE BACK-PRIMED.
FIBER CEMENT SIDING SHALL BE BY JAMES HARDIE OR APPROVED EQUAL. CONFIRM STYLE AND COLOR W/ OWNER.
- 4. EXTERIOR TRIM:**
PAINTED FIBER CEMENT OR PVC TRIM COMPATIBLE WITH SIDING TYPES. ALL TRIM SHALL BE BACK-PRIMED.
- 5. ROOFING:**
ASPHALT SHINGLE ROOFING WITH UNDERLAYMENT AND ACCESSORIES AS REQUIRED FOR COMPLETE ROOFING SYSTEM. ROOFING TO MATCH (E) IN STYLE, COLOR AND FORMAT.
PROVIDE ROOFING MATERIALS / SAMPLES TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.
- 6. ROOFING ACCESSORIES:**
PAINTED METAL GUTTERS AND DOWNSPOUTS AT EXISTING AND NEW ROOFS.
- 7. EXTERIOR PAINT:**
PAINT BY BENJAMIN MOORE WITH MINIMUM TWO COATS WITH MULTIPLE COLORS AS SELECTED BY OWNER.
ENTIRE HOUSE (EXISTING AND NEW CONSTRUCTION) SHALL BE RECEIVE NEW PAINT.
- 8. INTERIOR PAINT:**
PAINT BY BENJAMIN MOORE. ALL WALLS AND CEILINGS TO BE PAINTED WITH MINIMUM TWO COATS EGGSHELL FINISH WITH MULTIPLE COLORS AS SELECTED BY OWNER. ALL INTERIOR TRIM TO BE PAINTED WITH MINIMUM TWO COATS SEMI-GLOSS FINISH WITH MULTIPLE COLORS AS SELECTED BY OWNER.
- 9. INTERIOR FLOORINGS:**
NEW FLOOR TILE TO BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR.
NEW HARDWOOD FLOORING TO BE INSTALLED ON SECOND FLOOR WITH SPECIES, FORMAT AND STYLE TO MATCH (E). FINISH WITH (3) THREE COATS WATER-BASED POLYURETHANE. FOR EXISTING FLOORINGS TO REMAIN, PATCH AND MATCH AS REQUIRED TO OBTAIN WHOLE AND UNINTERRUPTED APPEARANCE. REFINISH EXISTING FLOORING TO MATCH NEW.
- 10. CABINETS AND COUNTERTOPS:**
OWNER SHALL SUPPLY CABINETS, CABINETS AND COUNTERTOPS AND CONTRACTOR SHALL INSTALL.
- 11. WALL TILE:**
OWNER SHALL SUPPLY AND CONTRACTOR SHALL INSTALL.
- 12. GYPSUM BOARD:**
MINIMUM LEVEL 4 FINISH. MATCH AND BLEND WITH EXISTING ADJACENT SURFACES FOR SMOOTH AND SEAMLESS APPEARANCE.
- 13. INTERIOR DOORS:**
NEW PAINTED SOLID-CORE DOORS BY MASONITE OR APPROVED EQUAL WITH STYLE AS CONFIRMED BY OWNER.
- 14. INTERIOR TRIM:**
NEW PAINTED TRIM INCLUDING WINDOVS AND DOOR CASINGS, WALL BASES AND CEILING CROWN MOLDINGS TO MATCH (B) IN STYLE AND SIZE.

GENERAL NOTES

- 1. DRAWINGS, EXISTING CONDITIONS AND DESIGN INTENT:**
DRAWINGS ARE BASED IN PART ON OWNER PROVIDED INFORMATION GIVEN AT THE TIME OF DESIGN AND ARE NOT INTENDED TO BE SUPPLEMENTARY TO THE EXISTING CONDITIONS. CONTRACTOR SHALL THOROUGHLY INSPECT THE DRAWINGS AND SITE CONDITIONS AND FORWARD THE TWO NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCY BEFORE STARTING WORK.
DRAWINGS REPRESENT THE FINISHED BUILDING AND THE OVERALL PROJECT DESIGN INTENT. THE CONTRACTOR SHALL DELIVER A COMPLETE AND CODE-COMPLIANT JOB. EVERY EFFORT TO COORDINATE THE DRAWINGS HAS BEEN MADE AND ANY DISCREPANCIES SHALL NOT BE CONSIDERED AS RELIEVING THE CONTRACTOR OF RESPONSIBILITIES IMPLIED BY THE OVERALL SCOPE OF WORK.
DRAWINGS DO NOT INDICATE THE MEANS AND METHODS OF CONSTRUCTION, WHICH ARE THE CONTRACTOR'S SOLE RESPONSIBILITY.
DRAWING DIMENSIONS ARE TYPICALLY TO FACE OF STRUCTURE (STUD, CONCRETE BRICK, ETC.) UNLESS OTHERWISE NOTED. DIMENSIONS OF A LARGER SCALE DRAWING TAKE PRECEDENCE OVER THOSE OF A SMALLER SCALE. NOTIFY ARCHITECT IMMEDIATELY OF ANY INCONSISTENCIES WITHIN THE DRAWINGS.
- 2. JOB SITE RESPONSIBILITY:**
THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE JOB SITE, INCLUDING THE SAFETY OF PEOPLE AND PROPERTY AND THE ARCHITECT'S SAFETY. ARE NOT INTENDED TO REVISION THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
- 3. HAZARDOUS WASTE:**
THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE DISCOVERY OR MANAGEMENT OF HAZARDOUS MATERIALS THAT MAY BE ON SITE.
- 4. SHORING AND SUPPORT:**
THE CONTRACTOR SHALL PROVIDE STRUCTURAL SUPPORT OF THE EXISTING STRUCTURE DURING ALL DEMOLITION AND CONSTRUCTION AS REQUIRED TO PERFORM THE WORK. THE ENGINEERING, CONSTRUCTION, REMOVAL AND THE SAFETY OF SHORING AND SUPPORT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 5. DEMOLITION:**
DEMOLITION DRAWINGS ARE SCHEMATIC AND ARE INCLUDED TO DESCRIBE THE DEMOLITION WORK IN A GENERAL MANNER. COORDINATE WITH THE CONSTRUCTION PLANS TO ACHIEVE THE OVERALL DESIGN INTENT.
EXISTING CONSTRUCTION SHALL REMAIN UNLESS NOTED OTHERWISE AND SHALL BE PROTECTED FROM DAMAGE DUE TO DEMOLITION, CONSTRUCTION, THEFT, VANDALISM, MOISTURE, WEATHER, ETC. ALL DISTURBED EXISTING ITEMS SHALL BE RESTORED TO ORIGINAL CONDITION.
SEAL OFF UNDISTURBED AREAS OF THE BUILDING FROM DEMOLITION AREAS TO PREVENT THE INTRUSION OF DUST AND DEBRIS. SECURE BUILDING TO PREVENT UNWANTED ENTRY THROUGH OPENINGS CREATED DURING CONSTRUCTION.
EXISTING CONCEALED ELEMENTS WERE NOT NECESSARILY VERIFIED PRIOR TO DEMOLITION. ALL DISCOVERIES OF UNIDENTIFIED OR INCORRECTLY LOCATED EXISTING ELEMENTS SHALL BE REPORTED TO THE ARCHITECT BEFORE REMOVAL FOR FINAL DISPOSAL.
PRIOR TO BEGINNING DEMOLITION, CONFIRM W/ OWNER ANY ITEMS SUCH AS APPLIANCES, EQUIPMENTS, FIXTURES, ETC. THAT MAY BE SALVAGED OR RETAINED FOR REUSE BY THE OWNER. PROTECT THESE ITEMS FROM DAMAGE DUE TO DEMOLITION, CONSTRUCTION, THEFT, VANDALISM, MOISTURE, WEATHER, ETC.
ALL DEBRIS BECOMES THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PREMISES AT THE CONTRACTOR'S EXPENSE AND DISPOSED OF AND/OR RECYCLED ACCORDING TO LOCAL CODES AND GOVERNING AUTHORITIES.

GENERAL M.E.P. NOTES

- 1. MECHANICAL WORK:**
ALL MECHANICAL WORK TO BE PERFORMED BY LICENSED CONTRACTORS.
CONTRACTOR SHALL MODIFY AND SUPPLEMENT EXISTING HVAC SYSTEM AS REQUIRED TO ACCOMMODATE NEW WORK AS REQUIRED.
CONTRACTOR SHALL PROVIDE NEW FUNCTIONAL AND COMPLETE HVAC SYSTEM TO CONDITION NEW ADDITION SPACE. SYSTEM SHALL BE COMPLETE, FULLY FUNCTIONAL AND CODE COMPLIANT.
CONTRACTOR SHALL PROPOSE LOCATIONS FOR ALL (N) HVAC EQUIPMENT, SKILLERS, DIFFUSERS, REGISTERS, ETC. TO OWNER FOR PRIOR REVIEW AND APPROVAL IN FIELD PRIOR TO INSTALLATION.
- 2. ELECTRICAL WORK:**
ALL ELECTRICAL WORK TO BE PERFORMED BY LICENSED CONTRACTORS.
CONTRACTOR TO EXAMINE EXISTING ELECTRICAL SYSTEM AND UPGRADE SERVICE TO ACCOMMODATE NEW WORK AS NEEDED.
OWNER TO SUPPLY NEW DECORATIVE PENDANT FIXTURES, WALL MOUNTED FIXTURES AND CEILING FANS WITH CONTRACTOR TO INSTALL.
CONTRACTOR TO SUPPLY AND INSTALL ALL NEW NON-DECORATIVE LIGHT FIXTURES (RECESSED UNDER-CABINET, UTILITY, COVER, ETC.) EXHAUST FANS, AND SAFETY DEVICES SUCH AS SHOCK AND GROUND MONITORING DETECTORS.
NEW SWITCHES AND OUTLETS SHALL BE LUTRON "DIM" SERIES. COLOR WHITE.
PROVIDE NEW ELECTRICAL HEAT MAT FLOOR HEATINGS WHERE INDICATED.
- 3. PLUMBING WORK:**
ALL PLUMBING WORK TO BE PERFORMED BY LICENSED CONTRACTORS.
NEW PLUMBING FIXTURES SHALL BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR.

STANDARDS AND CODES

ALL WORK SHALL CONFORM TO THE 2019 VIRGINIA UNIFORM STATEWIDE BUILDING CODE (UBS) AND THE STATEWIDE FIRE PREVENTION CODE (SFP) INCLUDING, BUT NOT LIMITED TO THE FOLLOWING:
2019 VIRGINIA CONSTRUCTION CODE (BEC)
2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (ICC/ANSI A117.1)
2019 VIRGINIA RESIDENTIAL CODE (IRC)
2019 VIRGINIA MECHANICAL CODE (VMC)
2019 VIRGINIA PLUMBING CODE (VPC)
2019 VIRGINIA FUEL GAS CODE (VFGC)
2011 NATIONAL ELECTRICAL CODE
2010 INTERNATIONAL SWIMMING POOL AND SPA CODE
2019 VIRGINIA EXISTING BUILDING CODE (EBC)
2019 VIRGINIA MAINTENANCE CODE (MCC)
2019 VIRGINIA INDUSTRIALIZED BUILDING SAFETY REGULATIONS
2019 VIRGINIA MANUFACTURED HOME SAFETY REGULATIONS
2019 VIRGINIA AMUSEMENT DEVICE REGULATIONS
2018 RELATED LAWS PACKAGE

INSULATION SCHEDULE

INSULATION VALUES ARE BY THE PRESCRIPTIVE METHOD. MEET OR EXCEED VALUES OF TABLE N1102.1.2. INSULATION AND PENETRATION REQUIREMENTS BY COMPONENT.

CLIMATE ZONE 4	U-VALUE	R-SHC
CEILING	0.02	0.40
FLOOR	0.05	0.40
WALL		
WOOD FRAMED WALL	15 / 13 + 1 (CONTINUOUS INSULATION)	
MASS WALL	9 / 13	
FLOOR	14	
BASEMENT WALL	10 / 13	
SLAB	12 *	
CRACK SPACE WALL	10 / 13	
* TO 2 FOOT DEPTH. ADD R5 TO SLAB EDGE FOR HEATED SLABS.		
LOCATION	R-VALUE	
CEILING	49	
WOOD FRAMED WALL	15 / 13 + 1 (CONTINUOUS INSULATION)	
MASS WALL	9 / 13	
FLOOR	14	
BASEMENT WALL	10 / 13	
SLAB	12 *	
CRACK SPACE WALL	10 / 13	
* TO 2 FOOT DEPTH. ADD R5 TO SLAB EDGE FOR HEATED SLABS.		

GENERAL STRUCTURAL NOTES

- LIVE LOADS:**
ROOF: 30 PSF
FIRST FLOOR: 40 PSF
- SOIL VALUE:**
SOIL BEARING VALUE IS ASSUMED AT 1,500 PSF. THE CONTRACTOR SHALL FIELD VERIFY THE ASSUMED VALUE AND NOTIFY THE ARCHITECT APPROXIMATELY 24 HOURS BEFORE THE FIRST FOOTINGS ARE TO BE Poured.
- FOOTINGS:**
BOTTOMS OF ALL FOOTINGS SHALL EXTEND 1'-0" MINIMUM INTO UNDISTURBED SOIL AND WHERE SUBJECT TO Frost ACTION AT LEAST 2'-0" BELOW FINISHED GRADE.
- CONCRETE:**
ALL CONCRETE SHALL BE 3,000 PSI AT 28 DAYS.
REINFORCING STEEL:
REINFORCING STEEL SHALL BE ASTM A615, GRADE 60. CONCRETE PROTECTION FOR REINFORCING STEEL IN FOOTINGS SHALL BE 3" MINIMUM.
MASONRY:
PROVIDE 3 COURSES OF SOLID BRICK OR ONE COURSE OF 100% SOLID (NOT FILLED) CONCRETE BLOCK UNDER ALL JOISTS OR SLAB BEARING ON MASONRY WALLS. WHERE STEEL BEAMS AND LINTELS BEAR ON MASONRY WALLS, PROVIDE 4 COURSES OF 100% SOLID BRICK OR 3 COURSES OF 100% SOLID (NOT FILLED) CONCRETE BLOCK FULL WIDTH OF WALL BY 2'-0" MINIMUM LENGTH UNDER THE BEARING. MEMS INDICATED AS SOLID MASONRY SHALL BE 100% SOLID FROM TOP OF FOOTING TO BEAM BEARING.
ALL FRAMING SHALL BE NUMBER 2 DOUGLASS FIR, NUMBER 2 SOUTHERN PINE OR EQUIVALENT (F# = 1200 PSI, E# = 1,600,000 PSI). MICRO LAMINATED THESE SIZES SHOWN ARE BASED ON F# = 2400 PSI, TV = 208 PSI AND E# = 2,000,000 PSI.
CEILING JOISTS:
DO NOT SPLICE CEILING JOISTS.
LINTELS:
ALL LINTELS SHALL BE 12" X 10" UNLESS NOTED ON PLAN. 4" X 8" PRECAST CONCRETE LINTELS SHALL HAVE 6" MINIMUM BEARING AT EACH END AND HAVE R#5 TOP AND BOTTOM WITH F# = 3000 PSI.
CONTINUOUS WOOD STRUCTURAL PANELS (CS-WSP):
FOR CS-WSP BRACED WALLS, PROVIDE MIN. 1/2" NOMINAL SHEATHING AND 3D NAILS @ 6" O.C. 1/2" O.C. EDGE / FIELD BRACING.

PROJECT DESCRIPTION

REMODEL OF AND ADDITION TO AN (E) TWO-STORY SINGLE FAMILY RESIDENCE OVER BASEMENT.

SHEET INDEX

SHEET NUMBER	SHEET TITLE
G-1	COVER SHEET
D-0	BASEMENT DEMOLITION PLAN
D-1	FIRST FLOOR DEMOLITION PLAN
D-2	SECOND FLOOR DEMOLITION PLAN
D-3	ROOF DEMOLITION PLAN
D-4	EAST (FRONT) ELEVATION (EXISTING)
D-5	NORTH (RIGHT) ELEVATION (EXISTING)
D-9	WEST (REAR) ELEVATION (EXISTING)
D-10	SOUTH (LEFT) ELEVATION (EXISTING)
D-7	BASEMENT CONSTRUCTION PLAN
A-0	FIRST FLOOR CONSTRUCTION PLAN
A-1	SECOND FLOOR CONSTRUCTION PLAN
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A-5	WEST (REAR) ELEVATION
A-1	SOUTH (LEFT) ELEVATION
A-6	BUILDING SECTION
A-7	INTERIOR ELEVATIONS
E-1	FIRST FLOOR ELECTRICAL AND CEILING PLAN
E-2	SECOND FLOOR ELECTRICAL AND CEILING PLAN
S-1	FIRST FLOOR FRAMING PLAN
S-2	SECOND FLOOR FRAMING PLAN
S-3	ROOF FRAMING PLAN

VICINITY MAP



CRAFTED ARCHITECTURE LLC
 Christine A. Kelly, AIA
 2109 Popkins Lane, Alexandria, VA 22307
 phone: (703) 768-7371
 email: christine@craftedarchitecture.com

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PROJECT:
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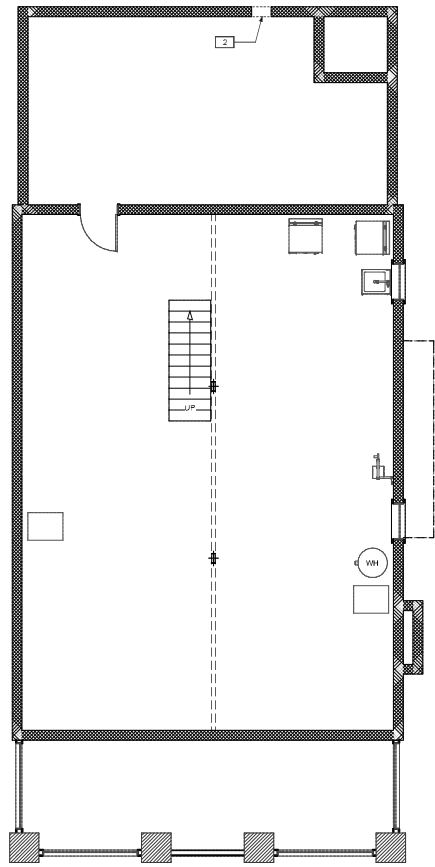
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TITLE:
COVER SHEET

SHEET:

G-1



DEMOLITION NOTES

- 1 REMOVE (E) CASWORK / CABINETS, TYP.
- 2 REMOVE (E) WALL, TYP.
- 3 REMOVE (E) DOOR, TYP.
- 4 REMOVE (E) SIDING AND WEATHER BARRIER, TYP.
- 5 (E) WINDOW TO BE REMOVED AND RELOCATED.
- 6 REMOVE (E) GUARD.
- 7 APPROX. AREA OF (E) ROOF TO BE REMOVED FOR (N) WORK, TYP.
- 8 (E) STAIR HANDERS TO BE REMOVED.
- 9 (E) EAVES / RAKE TO BE REMOVED AND REBUILT, TYP.
- 10 (E) HVAC CONDENSER UNIT TO BE REMOVED AND REINSTALLED.
- 11 REMOVE (E) STONE FINISH AT (E) STAIR AND LANDING.

CRAFTED ARCHITECTURE LLC
 Christine A. Kelly, AIA
 2109 Popkins Lane, Alexandria, VA 22307
 phone: (703) 768-7371
 email: christine@craftedarchitecture.com



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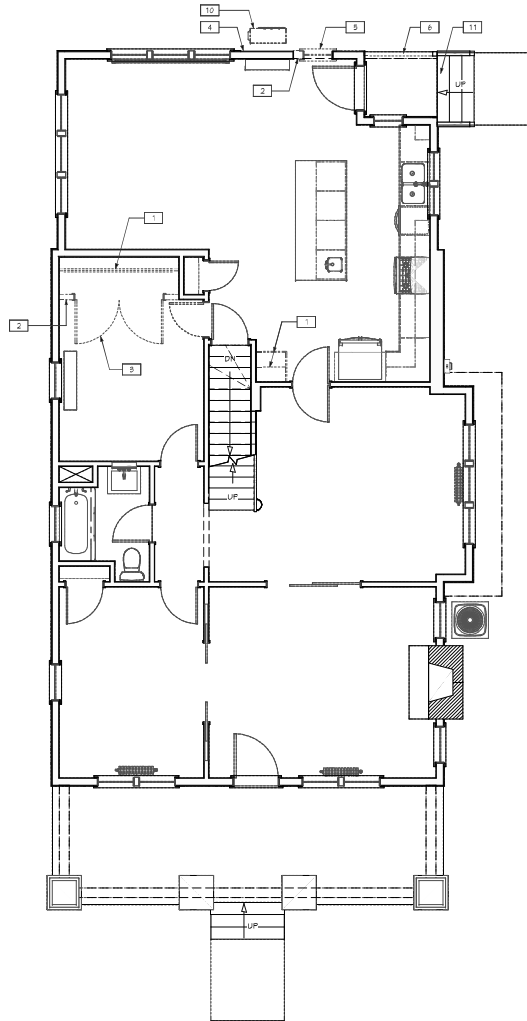
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DATE: 05-02-2024
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TITLE:
BASEMENT DEMOLITION PLAN

SHEET:
D-0

1 **BASEMENT DEMOLITION PLAN**
 1/4" = 1'-0" PROJECT NORTH



1 FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"



DEMOLITION NOTES

- 1 REMOVE (E) CASWORK / CABINETS, TYP.
- 2 REMOVE (E) WALL, TYP.
- 3 REMOVE (E) DOOR, TYP.
- 4 REMOVE (E) SIDING AND WEATHER BARRIER, TYP.
- 5 (E) WINDOW TO BE REMOVED AND RELOCATED.
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- 7 APPROX. AREA OF (E) ROOF TO BE REMOVED FOR (N) WORK, TYP.
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 phone: (703) 768-7371
 email: christine@craftedarchitecture.com



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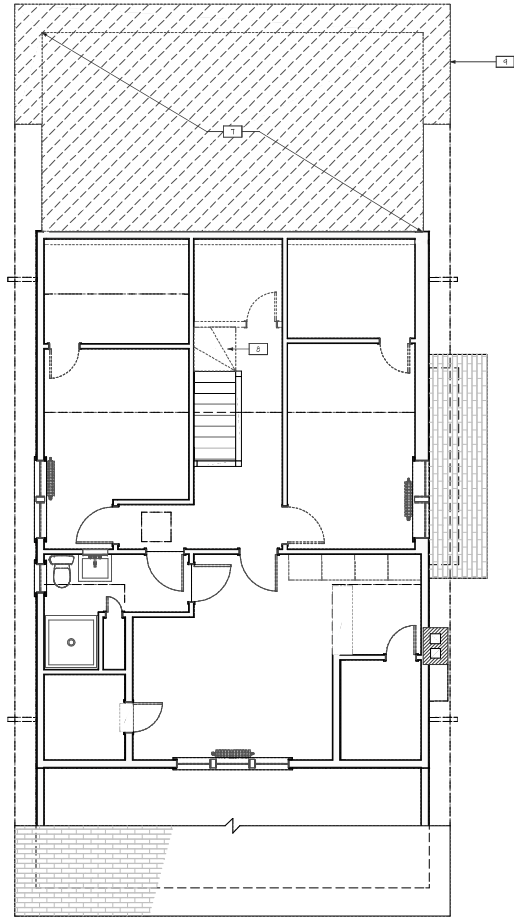
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TITLE:
FIRST FLOOR DEMOLITION PLAN

SHEET:
D-1



DEMOLITION NOTES

- 1 REMOVE (E) CASWORK / CABINETS, TYP.
- 2 REMOVE (E) WALL, TYP.
- 3 REMOVE (E) DOOR, TYP.
- 4 REMOVE (E) SIDING AND WEATHER BARRIER, TYP.
- 5 (E) WINDOW TO BE REMOVED AND RELOCATED.
- 6 REMOVE (E) GUARD.
- 7 APPROX. AREA OF (E) ROOF TO BE REMOVED FOR (N) WORK, TYP.
- 8 (E) STAIR HANDERS TO BE REMOVED.
- 9 (E) EAVES / RAKE TO BE REMOVED AND REBUILT, TYP.
- 10 (E) HVAC CONDENSER UNIT TO BE REMOVED AND REINSTALLED.
- 11 REMOVE (E) STONE FINISH AT (E) STAIR AND LANDING.

CRAFTED ARCHITECTURE LLC

Christine A. Kelly, AIA
 2109 Popkins Lane, Alexandria, VA 22307
 phone: (703) 768-7371
 email: christine@craftedarchitecture.com



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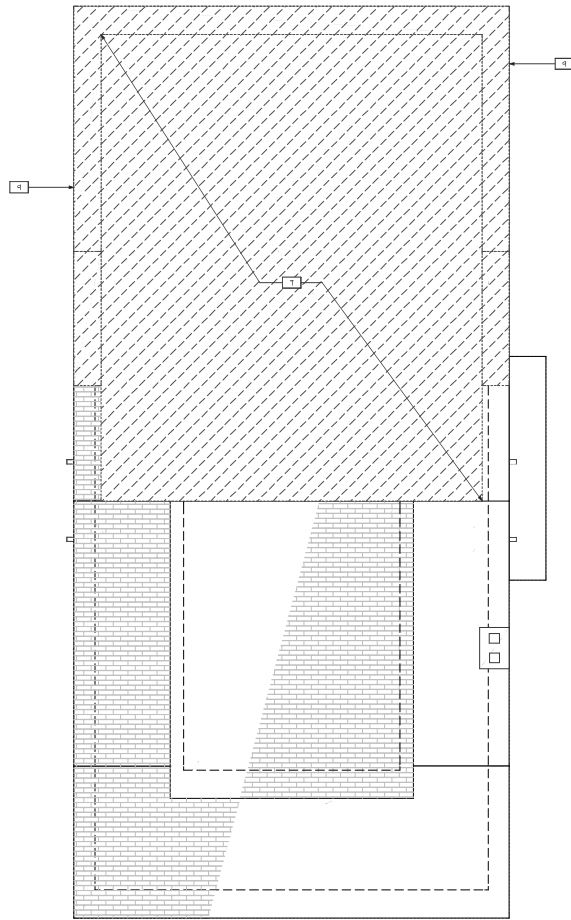
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TITLE:
**SECOND FLOOR
 DEMOLITION
 PLAN**

SHEET:
D-2

1
SECOND FLOOR DEMOLITION PLAN
1/4" = 1'-0"

 PROJECT NORTH



1 ROOF DEMOLITION PLAN
1/4" = 1'-0"



DEMOLITION NOTES

- 1 REMOVE (E) CASWORK / CABINETS, TYP.
- 2 REMOVE (E) WALL, TYP.
- 3 REMOVE (E) DOOR, TYP.
- 4 REMOVE (E) SIDING AND WEATHER BARRIER, TYP.
- 5 (E) WINDOW TO BE REMOVED AND RELOCATED.
- 6 REMOVE (E) GUARD.
- 7 APPROX. AREA OF (E) ROOF TO BE REMOVED FOR (N) WORK, TYP.
- 8 (E) STAIR HANDERS TO BE REMOVED.
- 9 (E) EAVES / RAKE TO BE REMOVED AND REBUILT, TYP.
- 10 (E) HVAC CONDENSER UNIT TO BE REMOVED AND REINSTALLED.
- 11 REMOVE (E) STONE FINISH AT (E) STAIR AND LANDING.

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Christine A. Kelly, AIA
2109 Popkins Lane, Alexandria, VA 22307
phone: (703) 768-7371
email: christine@craftedarchitecture.com



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DATE: 05-02-2024
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TITLE:
ROOF DEMOLITION PLAN

SHEET:

D-3



1 EAST (FRONT) ELEVATION (EXISTING)
1/4" = 1'-0"

ELEVATION AND SECTION NOTES

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Christine A. Kelly, AIA
2109 Popkins Lane, Alexandria, VA 22307
phone: (703) 768-7371
email: christine@craftedarchitecture.com



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DATE: 05-02-2024
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TITLE:
**EAST (FRONT)
ELEVATION
(EXISTING)**

SHEET:

D-4

ELEVATION AND SECTION NOTES



1 NORTH (RIGHT) ELEVATION (EXISTING)
1/4" = 1'-0"

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Christine A. Kelly, AIA
2109 Popkins Lane, Alexandria, VA 22307
phone: (703) 768-7371
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TITLE:
**NORTH (RIGHT)
ELEVATION
(EXISTING)**

SHEET:

D-5



1 WEST (REAR) ELEVATION (EXISTING)
1/4" = 1'-0"

ELEVATION AND SECTION NOTES

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Christine A. Kelly, AIA
2109 Popkins Lane, Alexandria, VA 22307
phone: (703) 768-7371
email: christine@craftedarchitecture.com



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TITLE:
**WEST (REAR)
ELEVATION
(EXISTING)**

SHEET:
D-6

ELEVATION AND SECTION NOTES



1 SOUTH (LEFT) ELEVATION (EXISTING)
1/4" = 1'-0"

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Christine A. Kelly, AIA
2109 Popkins Lane, Alexandria, VA 22307
phone: (703) 768-7371
email: christine@craftedarchitecture.com



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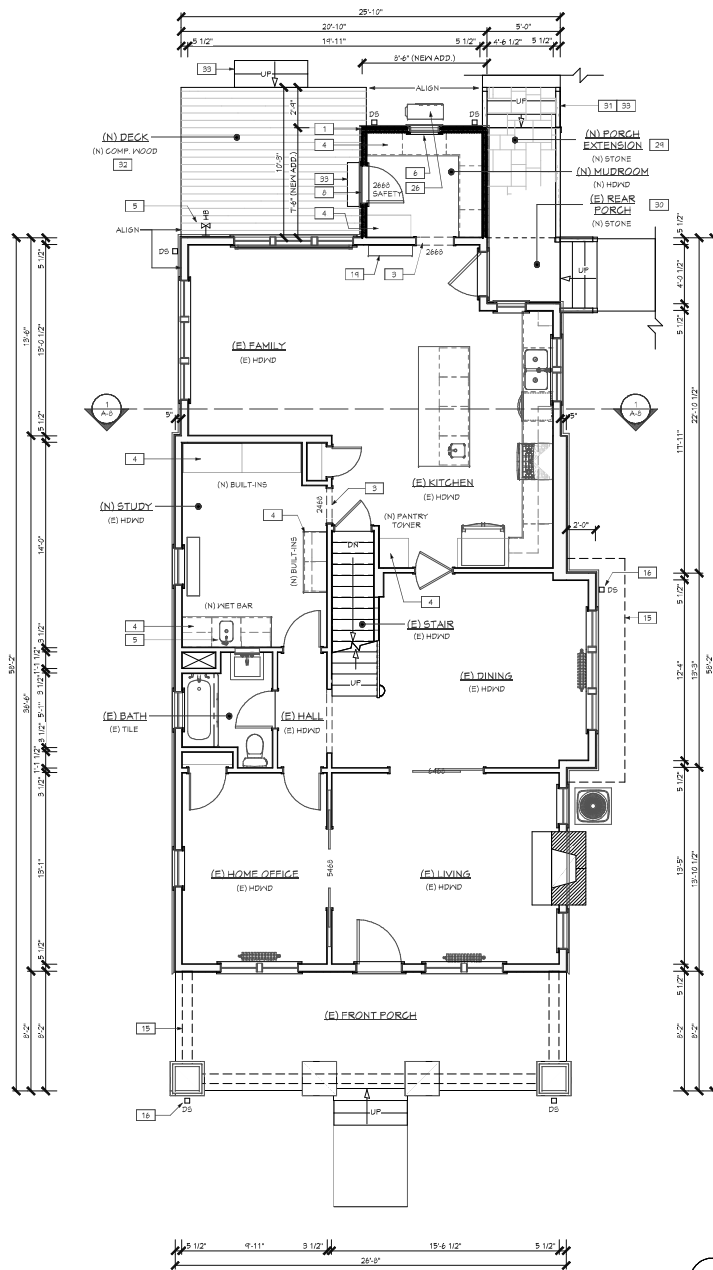
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DATE: 05-02-2024
ISSUE: CLIENT REVIEW

TITLE:
**SOUTH (LEFT)
ELEVATION
(EXISTING)**

SHEET:

D-7



1 FIRST FLOOR CONSTRUCTION PLAN
1/4" = 1'-0"

CONSTRUCTION NOTES

- 1 (N) TYP. EXTERIOR WALL CONSTRUCTION: PAINTED FIBER CEMENT LAF OR SHINGLE SIDING (AS PER ELEV.) TO MATCH (E) IN STYLE AND FORMAT OVER WEATHER BARRIER OVER SHEATHING OVER 2X4 @ 16" O.C. MIN. STUD CONSTRUCTION W/ MIN. R-13 BATT INSULATION IN VAPOUR BARRIER AND 1/2" GYPSUM BOARD EXTERIOR FINISH. TYP.
- 2 (N) TYP. INTERIOR WALL CONSTRUCTION: (1) LAYER 1/2" GYPSUM BOARD EACH SIDE OVER MIN. 2X4 @ 16" O.C. STUD CONSTRUCTION. INSTALL ACOUSTICAL BATT INSULATION WHERE SHOWN. REFER TO GENERAL NOTES FOR MORE INFORMATION.
- 3 (N) GASED OPENING.
- 4 (N) GASKETWORK / CABINETRY, TYP.
- 5 (N) PLUMBING FIXTURE, TYP.
- 6 (E) WINDOW TO BE REINSTALLED.
- 7 REBUILD (E) STAIR HEAD IN STANDARD (NON HINDER) TREADS. EXTEND STAIR GUARD TO MATCH (E), TYP.
- 8 (N) DOOR, TYP.
- 9 (N) CONT. REINFORCED CONCRETE STEM WALL ON FOOTING PER STRUCTURAL, TYP.
- 10 (N) WALL INFILL TO MATCH (E) ADJACENT, TYP.
- 11 (N) ACOUSTICAL BATT INSULATION, TYP.
- 12 (N) MEDICINE CABINET, TYP.
- 13 (E) MASONRY FOUNDATION WALL ON CONCRETE FOOTING TO REMAIN, TYP.
- 14 STRUCTURE BELOW, TYP.
- 15 STRUCTURE ABOVE, TYP.
- 16 (N) PAINTED METAL GUTTER / DOWNSPOUT, TYP. (NOTE: PROVIDE (N) GUTTERS / DOWNSPOUTS AT ALL EXISTING ROOFED TYP.)
- 17 (N) PAINTED SHELF IN METAL ROD AND SUPPORT BRACKET(S) AS REQ'D, TYP.
- 18 LINE OF SHED DORMER ABOVE, TYP.
- 19 (E) AIR HANDLER TO REMAIN. RELOCATE IF REQUIRED FOR (N) GASED OPENING.
- 20 (E) ASPHALT SHINGLE ROOFING TO REMAIN, TYP.
- 21 (N) ASPHALT SHINGLE ROOFING TO MATCH (E) IN STYLE, COLOR AND FORMAT OVER UNDERLAYMENT, TYP.
- 22 (N) SHED DORMER.
- 23 (N) PAINTED DECORATIVE BRACKET, TYP.
- 24 (N) TACK-ON EAVE / RAKE "LADDER" CONSTRUCTION TO MATCH (E) TO BE REMOVED, TYP.
- 25 (N) ATTIC ACCESS HATCH W/ MIN. 22" X 30" CLEAR OPENING AND 30" VERTICAL CLEARANCE ABOVE.
- 26 RELOCATE AND RECONNECT (E) HVAC CONDENSER UNIT. BISTER IN 2X4 MIN. @ 16" O.C. (N) FULL-HEIGHT STUDS TO (E) FOR INDOOR LOCATION, TYP.
- 27 (N) TEMPERED GLASS SHOWER DOOR; ENCLOSURE.
- 28 (N) REINFORCED CONCRETE PORCH EXTENSION IN STONE FINISH, TYP.
- 29 PROVIDE (N) STONE FINISH AT (E) LANDINGS AND STAIR.
- 30 (N) PREFABRICATED GUARD SYSTEM PER CODE BY TREX OR APPROVED EQUAL, TYP.
- 31 (N) DECK / DECK STAIR CONSTRUCTION PER IRC SECTION R801 EXTERIOR DECK AND CITY OF ALEXANDRIA TYPICAL DECK DETAILS, LATEST EDITION.
- 32 (N) SITE STAIR W/ 11" TREAD DEPTH AND 5-1/4" MAX. RISER HEIGHT. IN FINISH GRADE.
- 33 (N) CRANK SPACE ACCESS HATCH W/ MIN. 18" X 24" CLEAR OPENING.
- 34 (N) VENTED CRANK SPACE. COVER EXPOSED GROUND SURFACE IN APPROVED GLASS VAPOUR RETARDER. PROVIDE (E) CRANK SPACE FOUNDATION VENTS LOCATED AT OPPOSITE CORNERS W/ MESH SCREENS AND MIN. 11:300 NET FREE AREA OF UNDER-FLOOR AREA INDICATED.

GENERAL NOTES

1. DOOR AND WINDOW LEGEND:
SAFETY = TEMPERED SAFETY GLAZING
EMERGENCY = EMERGENCY ESCAPE AND RESCUE WINDOW PER CODE W/ TILTING OR REMOVABLE GLASS TO COMPLY AS NEEDED.
LIMITER = WINDOW LIMITER PER CODE TO NOT PERMIT PASSAGE OF 4" DIAMETER SPHERE FOR WINDOW FALL PROTECTION.
SCREEN = SCREEN DOOR.
COMBO = COMBINATION MULLED UNIT. SEE ELEVATIONS FOR FORMAT.
ALL EXTERIOR GLAZING AT CONDITIONED SPACE SHALL BE DUAL-PANE AND NOT EXCEED MAX. U-VALUES AS MANDATED BY CODE.
2. VERIFY IN FIELD SIZES OF REPLACEMENT WINDOWS AND DOORS.
3. SEE GENERAL NOTES / COVER SHEET FOR MINIMUM INSULATION REQUIREMENTS FOR WINDOW FRAME WALLS, FLOORS, CEILINGS, SLABS ON GRADE, ETC. TYP.
4. PROVIDE (N) BATT INSULATION AT (E) WALL / ROOF / FLOOR CONSTRUCTION WHERE REQUIRED, TYP.
5. PROVIDE ALL OPERABLE WINDOWS W/ SCREENS.
6. OVERSIDE BYPASS, BARN DOORS, ETC. TO PROVIDE OVERLAP.
7. FOR ALL ENCLOSED ATTICS OR RAFTER SPACES, PROVIDE VENTILATING OPENINGS W/ SCREENS IN MIN. NET FREE AREA OF 1/150 OF THE AREA OF THE VENTED SPACE AS PER CODE.
8. PROVIDE MOISTURE-RESISTANT GYPSUM BOARD AT ALL DAMP AREAS SUCH AS KITCHENS AND BATHROOMS.
9. PROVIDE CEMENT BACKER BOARD AT WALLS WITH TILE FINISHES AND AT TUB AND SHOWER SURROUNDINGS.
10. PROVIDE ACOUSTICAL INSULATION AT BATHROOMS WHERE SHOWN.

CRAFTED ARCHITECTURE LLC

Christine A. Kelly, AIA
2109 Popkins Lane, Alexandria, VA 22307
phone: (703) 768-7371
email: christine@craftedarchitecture.com

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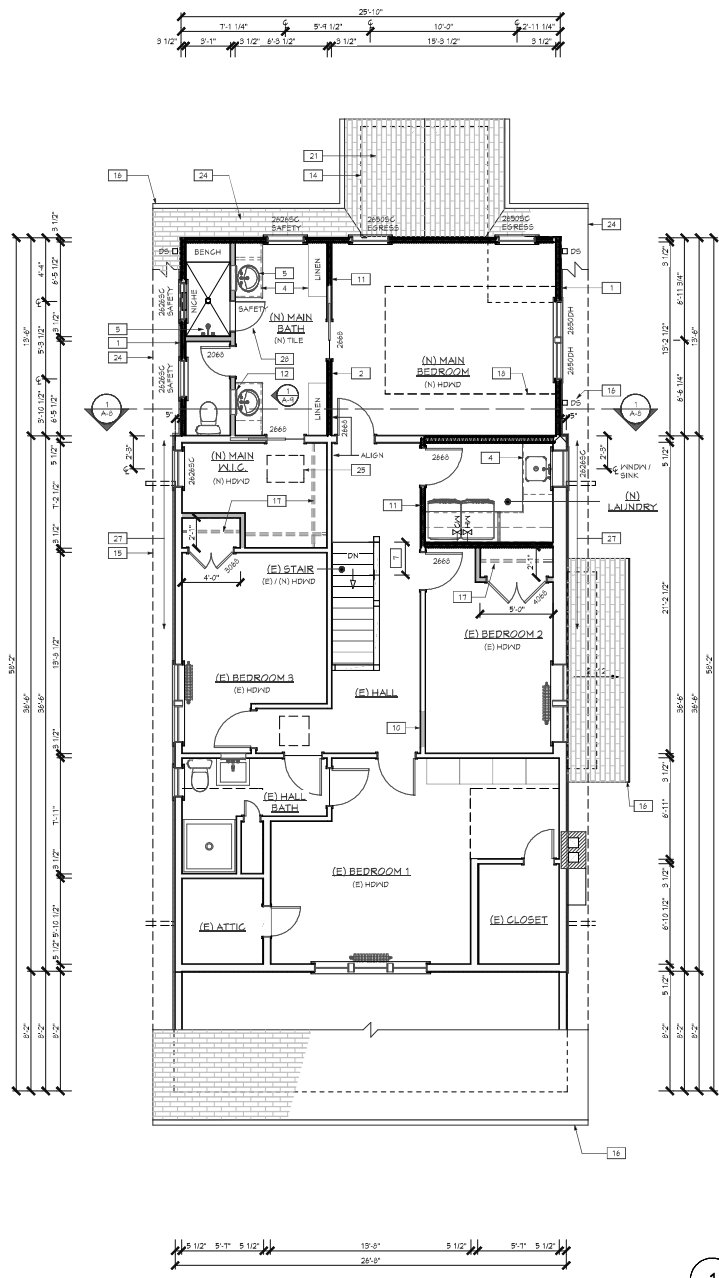
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2612 TERRETT AVENUE
ALEXANDRIA, VA 22301

DATE: 05-02-2024
ISSUE: CLIENT REVIEW

TITLE:
FIRST FLOOR CONSTRUCTION PLAN

SHEET:

A-1



1 SECOND FLOOR CONSTRUCTION PLAN
 1/4" = 1'-0"
 PROJECT NORTH

CONSTRUCTION NOTES

1. (N) TYP. EXTERIOR WALL CONSTRUCTION: PAINTED FIBER CEMENT LAF OR SHINGLE SIDING (AS PER ELEV.) TO MATCH (E) IN STYLE AND FORMAT OVER WEATHER BARRIER OVER SHEATHING OVER 2x4 @ 16" O.C. MIN. STUD CONSTRUCTION W/ MIN. R-13 BATT INSULATION W/ VAPOR BARRIER AND 1/2" GYPSUM BOARD INTERIOR FINISH. TYP.
2. (N) TYP. INTERIOR WALL CONSTRUCTION: (1) LAYER 1/2" GYPSUM BOARD EACH SIDE OVER MIN. 2x4 @ 16" O.C. STUD CONSTRUCTION. INSTALL ACOUSTICAL BATT INSULATION WHERE SHOWN. REFER TO GENERAL NOTES FOR MORE INFORMATION.
3. (N) GASED OPENING.
4. (N) CASING/WORK / CABINETS, TYP.
5. (N) PLUMBING FIXTURE, TYP.
6. (E) PINDOWN TO BE REINSTALLED.
7. REBUILD (E) STAIR HEAD W/ STANDARD (NON HINDER) TREADS. EXTEND STAIR GUARD TO MATCH (E), TYP.
8. (N) DOOR, TYP.
9. (N) CONT. REINFORCED CONCRETE STEM WALL ON FOOTING PER STRUCTURAL, TYP.
10. (N) WALL FINISH TO MATCH (E) ADJACENT, TYP.
11. (N) ACOUSTICAL BATT INSULATION, TYP.
12. (N) MEDICINE CABINET, TYP.
13. (E) MASONRY FOUNDATION WALL ON CONCRETE FOOTING TO REMAIN, TYP.
14. STRUCTURE BELOW, TYP.
15. STRUCTURE ABOVE, TYP.
16. (N) PAINTED METAL GUTTER / DOWNSPOUT, TYP. (N) PROVIDE (N) GUTTERS / DOWNSPOUTS AT ALL EXISTING ROOFLINE, TYP.
17. (N) PAINTED SHELF W/ METAL ROD AND SUPPORT BRACKET(S) AS REQD., TYP.
18. LINE OF SHED DORMER ABOVE, TYP.
19. (E) AIR HANDLER TO REMAIN. RELOCATE IF REQUIRED FOR (N) GASED OPENING.
20. (E) ASPHALT SHINGLE ROOFING TO REMAIN, TYP.
21. (N) ASPHALT SHINGLE ROOFING TO MATCH (E) IN STYLE, COLOR AND FORMAT OVER UNDERLAYMENT, TYP.
22. (N) SHED DORMER.
23. (N) PAINTED DECORATIVE BRACKET, TYP.
24. (N) TACK-ON EAVE / RAKE "LADDER" CONSTRUCTION TO MATCH (E) TO BE REMOVED, TYP.
25. (N) ATTIC ACCESS HATCH W/ MIN. 22" X 30" CLEAR OPENING AND 30" VERTICAL CLEARANCE ABOVE.
26. RELOCATE AND RECONNECT (E) HVAC CONDENSER UNIT. BISTER IN 2x4 MIN. @ 16" O.C. (N) FULL-HEIGHT STUDS TO (E) FOR FINISH/RELOCATION, TYP.
27. (N) TEMPERED GLASS SHOWER DOOR, ENCLOSURE.
28. (N) REINFORCED CONCRETE PORCH EXTENSION W/ STONE FINISH, TYP.
29. PROVIDE (N) STONE FINISH AT (E) LANDINGS AND STAIR.
30. (N) PREFABRICATED GUARD SYSTEM PER CODE BY TREX OR APPROVED EQUAL, TYP.
31. (N) DECK / DECK STAIR CONSTRUCTION PER IRC SECTION R801 EXTERIOR DECK AND CITY OF ALEXANDRIA TYPICAL DECK DETAILS, LATEST EDITION.
32. (N) SITE STAIR W/ 11" TREAD DEPTH AND 3-1/4" MAX. RISER HEIGHT. W/ FINISH GRADE.
33. (N) CRANK SPACE ACCESS HATCH W/ MIN. 18" X 24" CLEAR OPENING.
34. (N) VENTED CRANK SPACE. COVER EXPOSED GROUND SURFACE W/ APPROVED GLASS / VAPOR RETARDER. PROVIDE (2) CRANK SPACE FOUNDATION VENTS LOCATED AT OPPOSITE CORNERS W/ MESH SCREENS AND MIN. 11" 300 NET FREE AREA OF UNDER-FLOOR AREA INDICATED.

GENERAL NOTES

1. DOOR AND WINDOW LEGEND:
 SAFETY = TEMPERED SAFETY GLAZING
 EGRESS = EMERGENCY ESCAPE AND RESCUE WINDOW PER CODE W/ TILTING OR REMOVABLE GLASS TO COMPLY AS NEEDED.
 LIMITER = WINDOW LIGHTER CODE TO NOT PERMIT PASSAGE OF 4" DIAMETER SPHERE FOR WINDOW FALL PROTECTION.
 SERN = SCREEN DOOR.
 COMBO = COMBINATION MULLED UNIT. SEE ELEVATIONS FOR FORMAT.
2. VERIFY IN FIELD SIZES OF REPLACEMENT WINDOWS AND DOORS.
3. SEE GENERAL NOTES / COVER SHEET FOR MINIMUM INSULATION REQUIREMENTS FOR WINDOW FRAME WALLS, FLOORS, CEILING, SLABS ON GRADE, ETC., TYP.
4. PROVIDE (N) BATT INSULATION AT (E) WALL / ROOF / FLOOR CONSTRUCTION WHERE REQUIRED, TYP.
5. PROVIDE ALL OPERABLE WINDOWS W/ SCREENS.
6. OVERSEED BY PASS. BARN DOORS, ETC. TO PROVIDE OVERLAP.
7. FOR ALL ENCLOSED ATTICS OR RAFTER SPACES, PROVIDE VENTILATING OPENINGS W/ SCREENS W/ MIN. NET FREE AREA OF 1/150 OF THE AREA OF THE VENTED SPACE AS PER CODE.
8. PROVIDE MOISTURE-RESISTANT GYPSUM BOARD AT ALL DAMP AREAS SUCH AS KITCHENS AND BATHROOMS.
9. PROVIDE CEMENT BACKER BOARD AT WALLS WITH TILE FINISHES AND AT TUB AND SHOWER SURROUNDINGS.
10. PROVIDE ACOUSTICAL INSULATION AT BATHROOMS WHERE SHOWN.

CRAFTED ARCHITECTURE LLC
 Christine A. Kelly, AIA
 2109 Popkins Lane, Alexandria, VA 22307
 phone: (703) 768-7371
 email: christine@craftedarchitecture.com

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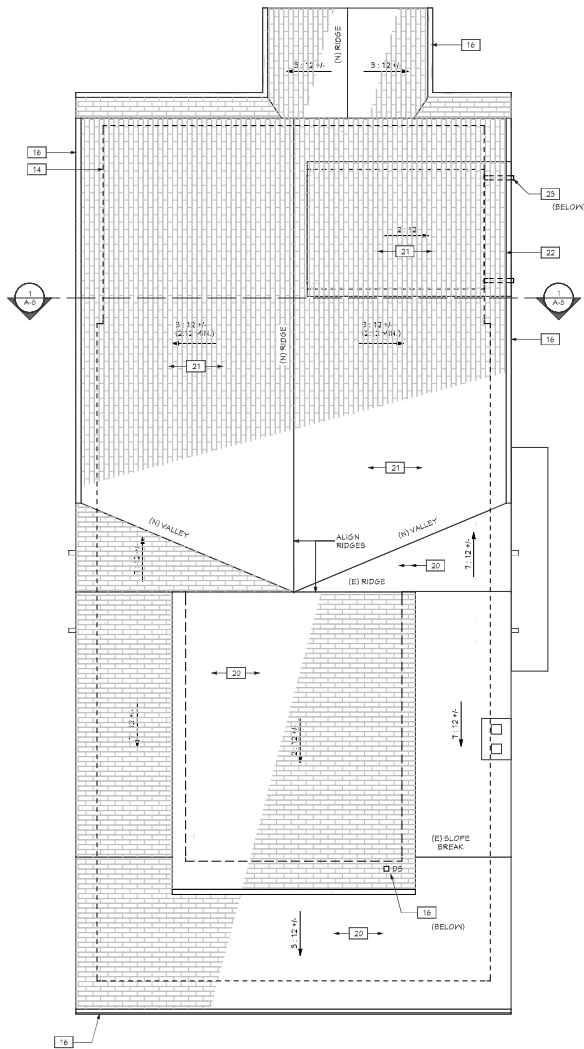
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TITLE:
SECOND FLOOR CONSTRUCTION PLAN

SHEET:

A-2



1 ROOF CONSTRUCTION PLAN
1/4" = 1'-0"



CONSTRUCTION NOTES

- 1 (N) TYP. EXTERIOR WALL CONSTRUCTION: PAINTED FIBER CEMENT LAF OR SHINGLE SIDING (AS PER ELEV.) TO MATCH (E) IN STYLE AND FORMAT OVER WEATHER BARRIER OVER SHEATHING OVER 2X4 @ 16" O.C. MIN. STUD CONSTRUCTION W/ MIN. R-13 BATT INSULATION W/ VAPOR BARRIER AND 1/2" GYPSUM BOARD INTERIOR FINISH, TYP.
- 2 (N) TYP. INTERIOR WALL CONSTRUCTION: (1) LAYER 1/2" GYPSUM BOARD EACH SIDE OVER MIN. 2X4 @ 16" O.C. STUD CONSTRUCTION. INSTALL ACOUSTICAL BATT INSULATION WHERE SHOWN. REFER TO GENERAL NOTES FOR MORE INFORMATION.
- 3 (N) CASER OPENING.
- 4 (N) CASERWORK / CABINETRY, TYP.
- 5 (N) PLUMBING FIXTURE, TYP.
- 6 (E) WINDOW TO BE REINSTALLED.
- 7 REBUILD (E) STAIR HEAD W/ STANDARD (NON-KINDER) TREADS. EXTEND STAIR GUARD TO MATCH (E), TYP.
- 8 (N) DOOR, TYP.
- 9 (N) CONT. REINFORCED CONCRETE STEM WALL ON FOOTING PER STRUCTURAL, TYP.
- 10 (N) WALL INFILL TO MATCH (E) ADJACENT, TYP.
- 11 (N) ACOUSTICAL BATT INSULATION, TYP.
- 12 (N) MEDICINE CABINET, TYP.
- 13 (E) MASONRY FOUNDATION WALL ON CONCRETE FOOTING TO REMAIN, TYP.
- 14 STRUCTURE BELOW, TYP.
- 15 STRUCTURE ABOVE, TYP.
- 16 (N) PAINTED METAL GUTTER / DOWNSPOUT, TYP. (NOTE: PROVIDE (N) GUTTERS / DOWNSPOUTS AT ALL EXISTING ROOFS, TYP.)
- 17 (N) PAINTED SHELF W/ METAL ROD AND SUPPORT BRACKET(S) AS REQ'D, TYP.
- 18 LINE OF SHED DORMER ABOVE, TYP.
- 19 (E) AIR HANDLER TO REMAIN. RELOCATE IF REQUIRED FOR (N) CASER OPENING.
- 20 (E) ASPHALT SHINGLE ROOFING TO REMAIN, TYP.
- 21 (N) ASPHALT SHINGLE ROOFING TO MATCH (E) IN STYLE, COLOR AND FORMAT OVER UNDERLAYMENT, TYP.
- 22 (N) SHED DORMER.
- 23 (N) PAINTED DECORATIVE BRACKET, TYP.
- 24 (N) TACK-ON EAVE / RAKE "LADDER" CONSTRUCTION TO MATCH (E) TO BE REMOVED, TYP.
- 25 (N) ATTIC ACCESS HATCH W/ MIN. 22" X 30" CLEAR OPENING AND 30" VERTICAL CLEARANCE ABOVE.
- 26 RELOCATE AND RECONNECT (E) HVAC CONDENSER UNIT. BISTER IN 2X4 MIN. @ 16" O.C. (N) FULL-HEIGHT STUDS TO (E) FOR (N) WORKER LADDER, TYP.
- 27 (N) TEMPERED GLASS SHOWER DOOR, ENCLOSURE.
- 28 (N) REINFORCED CONCRETE PORCH EXTENSION W/ STONE FINISH, TYP.
- 29 PROVIDE (N) STONE FINISH AT (E) LANDINGS AND STAIR.
- 30 (N) PREFABRICATED GUARD SYSTEM PER CODE BY TREX OR APPROVED EQUAL, TYP.
- 31 (N) DECK / DECK-STAIR CONSTRUCTION PER VRC SECTION R801 DETAILS, LATEST EDITION.
- 32 (N) SITE STAIR W/ 11" TREAD DEPTH AND 3-1/4" MAX. RISER HEIGHT. W/ F. W/ FINISH GRADE.
- 33 (N) CRANK SPACE ACCESS HATCH W/ MIN. 18" X 24" CLEAR OPENING.
- 34 (N) VENTED CRANK SPACE. COVER EXPOSED GROUND SURFACE W/ APPROVED GLASS / VAPOR RETARDER. PROVIDE (E) CRANK SPACE FOUNDATION VENTS LOCATED AT OPPOSITE CORNERS W/ INSET SCREENS AND MIN. 11:500 NET FREE AREA OF UNDER-FLOOR AREA INDICATED.

GENERAL NOTES

1. DOOR AND WINDOW LEGEND:
SAFETY = TEMPERED SAFETY GLAZING
EMERGENCY = EMERGENCY ESCAPE AND RESCUE WINDOW PER CODE W/ TILTING OR REMOVABLE SASH TO COMPLY AS NEEDED.
LIMITER = WINDOW LIMITER PER CODE TO NOT PERMIT PASSAGE OF 4" DIAMETER SPHERE FOR WINDOW FALL PROTECTION.
SCREEN = SCREEN DOOR
COMBO = COMBINATION MULLED UNIT. SEE ELEVATIONS FOR FORMAT.
ALL EXTERIOR GLAZING AT CONDITIONED SPACE SHALL BE DUAL-PANE AND NOT EXCEED MAX. U-VALUES AS MANDATED BY CODE.
2. VERIFY IN FIELD SIZES OF REPLACEMENT WINDOWS AND DOORS.
3. SEE GENERAL NOTES / COVER SHEET FOR MINIMUM INSULATION REQUIREMENTS FOR WINDOW FRAME WALLS, FLOORS, CEILING, SLABS ON GRADE, ETC., TYP.
4. PROVIDE (N) BATT INSULATION AT (E) WALL / ROOF / FLOOR CONSTRUCTION WHERE REQUIRED, TYP.
5. PROVIDE ALL OPERABLE WINDOWS W/ SCREENS.
6. OVERSEER BYPASS, BARN DOORS, ETC. TO PROVIDE OVERLAP.
7. FOR ALL ENCLOSED ATTICS OR RAFTER SPACES, PROVIDE VENTILATING OPENINGS W/ SCREENING W/ MIN. NET FREE AREA OF 1/150 OF THE AREA OF THE VENTED SPACE AS PER CODE.
8. PROVIDE MOISTURE-RESISTANT GYPSUM BOARD AT ALL DAMP AREAS SUCH AS KITCHENS AND BATHROOMS.
9. PROVIDE CEMENT BACKER BOARD AT WALLS WITH TILE FINISHES AND AT TUB AND SHOWER SURROUNDINGS.
10. PROVIDE ACOUSTICAL INSULATION AT BATHROOMS WHERE SHOWN.

CRAFTED ARCHITECTURE LLC

Christine A. Kelly, AIA
2109 Popkins Lane, Alexandria, VA 22307
phone: (703) 768-7371
email: christine@craftedarchitecture.com

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TITLE:
ROOF CONSTRUCTION PLAN

SHEET:

A-3



1 EAST (FRONT) ELEVATION
1/4" = 1'-0"

ELEVATION AND SECTION NOTES

- 1 (N) ASPHALT SHINGLE ROOFING OVER UNDERLAYMENT, TYP.
- 2 (N) PAINTED FIBER CEMENT LAP SIDING OVER WEATHER BARRIER, TYP.
- 3 (N) PAINTED FIBER CEMENT SHINGLE SIDING OVER WEATHER BARRIER, TYP.
- 4 WINDOW PER PLAN, TYP.
- 5 DOOR PER PLAN, TYP.
- 6 (N) PAINTED TRIM, TYP.
- 7 (N) GUARD PER PLAN, TYP.
- 8 (N) PAINTED METAL GUTTER, TYP. IN ADDITION TO (N) ROOFS, PROVIDE (N) GUTTERS AND DOWNSPOUTS AT (E) ROOFS. (NOTE: DOWNSPOUTS NOT SHOWN FOR CLARITY. CONTRACTOR TO PROVIDE DOWNSPOUTS TO DRAIN AS REQ'D. TYP.)
- 9 AT (E) WALLS TO REMAIN, SISTER IN (N) STUDS AND TOP PLATES TO ACHIEVE TALLER CEILING HEIGHT, TYP.
- 10 (N) DECK / DECK STAIR PER PLAN.
- 11 (N) PREFABRICATED ROOF TRUSS CONSTRUCTION, TYP.
- 12 (N) EXTERIOR-RATED LIGHT FIXTURE PER PLAN, TYP.
- 13 (N) PORCH EXTENSION PER PLAN.
- 14 (N) PAINTED DECORATIVE BRACKET TO MATCH (E), TYP.
- 15 (N) RESULT BAKE / LEAVE CONSTRUCTION PER PLAN, TYP.
- 16 (E) ASPHALT SHINGLE ROOFING TO REMAIN, TYP.
- 17 (E) WINDOW TO BE REINSTALLED.
- 18 (N) PAINTED FASCIA, TYP.
- 19 (N) MUDROOM ADDITION PER PLAN.
- 20 RELOCATE AND RECONNECT (E) HVAC CONDENSER UNIT.
- 21 (N) CONT. BATT INSULATION (N) MIN. R-VALUE AS PER CODE AND SCHEDULE, TYP.
- 22 LINE OF ROOF BEYOND, TYP.
- 23 LINE OF (N) VAULTED SHED DORMER, TYP.
- 24 (N) FLOOR STRUCTURE PER STRUCTURAL, TYP.
- 25 (E) STRUCTURE TO REMAIN, TYP.

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email: christine@craftedarchitecture.com



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TITLE:
EAST (FRONT) ELEVATION

SHEET:
A-4



1 NORTH (RIGHT) ELEVATION
1/4" = 1'-0"

ELEVATION AND SECTION NOTES

- 1 (N) ASPHALT SHINGLE ROOFING OVER UNDERLAYMENT, TYP.
- 2 (N) PAINTED FIBER GEMENT LAP SIDING OVER WEATHER BARRIER, TYP.
- 3 (N) PAINTED FIBER GEMENT SHINGLE SIDING OVER WEATHER BARRIER, TYP.
- 4 WINDOW PER PLAN, TYP.
- 5 DOOR PER PLAN, TYP.
- 6 (N) PAINTED TRIM, TYP.
- 7 (N) GUARD PER PLAN, TYP.
- 8 (N) PAINTED METAL GUTTER, TYP. IN ADDITION TO (N) ROOFS, PROVIDE (N) GUTTERS AND DOWNSPOUTS AT (E) ROOFS. (NOTE: DOWNSPOUTS NOT SHOWN FOR CLARITY. CONTRACTOR TO PROVIDE DOWNSPOUTS TO DRAIN AS REQD. TYP.)
- 9 AT (E) WALLS TO REMAIN, SISTER IN (N) STUDS AND TOP PLATES TO ACHIEVE TALLER CEILING HEIGHT, TYP.
- 10 (N) DECK / DECK STAIR PER PLAN.
- 11 (N) PREFABRICATED ROOF TRUSS CONSTRUCTION, TYP.
- 12 (N) EXTERIOR-RATED LIGHT FIXTURE PER PLAN, TYP.
- 13 (N) PORCH EXTENSION PER PLAN.
- 14 (N) PAINTED DECORATIVE BRACKET TO MATCH (E), TYP.
- 15 (N) RESULT RAKE / LEAVE CONSTRUCTION PER PLAN, TYP.
- 16 (E) ASPHALT SHINGLE ROOFING TO REMAIN, TYP.
- 17 (E) WINDOW TO BE REINSTALLED.
- 18 (N) PAINTED FASCIA, TYP.
- 19 (N) MUDROOM ADDITION PER PLAN.
- 20 RELOCATE AND RECONNECT (E) HVAC CONDENSER UNIT.
- 21 (N) CONT. BATT INSULATION (N) MIN. R-VALUE AS PER CODE AND SCHEDULE, TYP.
- 22 LINE OF ROOF BEYOND, TYP.
- 23 LINE OF (N) VAULTED SHED DORMER, TYP.
- 24 (N) FLOOR STRUCTURE PER STRUCTURAL, TYP.
- 25 (E) STRUCTURE TO REMAIN, TYP.

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TITLE:
NORTH (RIGHT) ELEVATION

SHEET:
A-5



1 WEST (REAR) ELEVATION
1/4" = 1'-0"

ELEVATION AND SECTION NOTES

- 1 (N) ASPHALT SHINGLE ROOFING OVER UNDERLAYMENT, TYP.
- 2 (N) PAINTED FIBER CEMENT LAF SIDING OVER WEATHER BARRIER, TYP.
- 3 (N) PAINTED FIBER CEMENT SHINGLE SIDING OVER WEATHER BARRIER, TYP.
- 4 WINDOW PER PLAN, TYP.
- 5 DOOR PER PLAN, TYP.
- 6 (N) PAINTED TRIM, TYP.
- 7 (N) GUARD PER PLAN, TYP.
- 8 (N) PAINTED METAL GUTTER, TYP. IN ADDITION TO (N) ROOFS, PROVIDE (N) GUTTERS AND DOWNSPOUTS AT (E) ROOFS. (NOTE: DOWNSPOUTS NOT SHOWN FOR CLARITY. CONTRACTION TO PROVIDE DOWNSPOUTS TO DRAIN AS REQ'D. TYP.)
- 9 AT (E) WALLS TO REMAIN, BISTER IN (N) STUDS AND TOP PLATES TO ACHIEVE TALLER CEILING HEIGHT, TYP.
- 10 (N) DECK / DECK STAIR PER PLAN.
- 11 (N) PREFABRICATED ROOF TRUSS CONSTRUCTION, TYP.
- 12 (N) EXTERIOR-RATED LIGHT FIXTURE PER PLAN, TYP.
- 13 PORCH EXTENSION PER PLAN.
- 14 (N) PAINTED DECORATIVE BRACKET TO MATCH (E), TYP.
- 15 (N) RESULT RAKE / EAVE CONSTRUCTION PER PLAN, TYP.
- 16 (E) ASPHALT SHINGLE ROOFING TO REMAIN, TYP.
- 17 (E) WINDOW TO BE REINSTALLED.
- 18 (N) PAINTED FASCIA, TYP.
- 19 (N) MUDROOM ADDITION PER PLAN.
- 20 RELOCATE AND RECONNECT (E) HVAC CONDENSER UNIT.
- 21 (N) CONT. BATT INSULATION (N) MIN. R-VALUE AS PER CODE AND SCHEDULE, TYP.
- 22 LINE OF ROOF BEYOND, TYP.
- 23 LINE OF (N) VAULTED SHED DORMER, TYP.
- 24 (N) FLOOR STRUCTURE PER STRUCTURAL, TYP.
- 25 (E) STRUCTURE TO REMAIN, TYP.

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Christine A. Kelly, AIA
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phone: (703) 768-7371
email: christine@craftedarchitecture.com



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TITLE:
WEST (REAR) ELEVATION

SHEET:
A-6



1 SOUTH (LEFT) ELEVATION
1/4" = 1'-0"

ELEVATION AND SECTION NOTES

- 1 (N) ASPHALT SHINGLE ROOFING OVER UNDERLAYMENT, TYP.
- 2 (N) PAINTED FIBER CEMENT LAP SIDING OVER WEATHER BARRIER, TYP.
- 3 (N) PAINTED FIBER CEMENT SHINGLE SIDING OVER WEATHER BARRIER, TYP.
- 4 WINDOW PER PLAN, TYP.
- 5 DOOR PER PLAN, TYP.
- 6 (N) PAINTED TRIM, TYP.
- 7 (N) GUARD PER PLAN, TYP.
- 8 (N) PAINTED METAL GUTTER, TYP. IN ADDITION TO (N) ROOFS, PROVIDE (N) GUTTERS AND DOWNSPOUTS AT (E) ROOFS. (NOTE: DOWNSPOUTS NOT SHOWN FOR CLARITY. CONTRACTION TO PROVIDE DOWNSPOUTS TO DRAIN AS REQD. TYP.)
- 9 AT (E) WALLS TO REMAIN, SISTER IN (N) STUDS AND TOP PLATES TO ACHIEVE TALLER CEILING HEIGHT, TYP.
- 10 (N) DECK / DECK STAIR PER PLAN.
- 11 (N) PREFABRICATED ROOF TRUSS CONSTRUCTION, TYP.
- 12 (N) EXTERIOR-RATED LIGHT FIXTURE PER PLAN, TYP.
- 13 (N) PORCH EXTENSION PER PLAN.
- 14 (N) PAINTED DECORATIVE BRACKET TO MATCH (E), TYP.
- 15 (N) RESULT BAKE / LEAVE CONSTRUCTION PER PLAN, TYP.
- 16 (E) ASPHALT SHINGLE ROOFING TO REMAIN, TYP.
- 17 (E) WINDOW TO BE REINSTALLED.
- 18 (N) PAINTED FASCIA, TYP.
- 19 (N) MUDROOM ADDITION PER PLAN.
- 20 RELOCATE AND RECONNECT (E) HVAC CONDENSER UNIT.
- 21 (N) CONT. BATT INSULATION W/ MIN. R-VALUE AS PER CODE AND SCHEDULE, TYP.
- 22 LINE OF ROOF BEYOND, TYP.
- 23 LINE OF (N) VAULTED SHED DORMER, TYP.
- 24 (N) FLOOR STRUCTURE PER STRUCTURAL, TYP.
- 25 (E) STRUCTURE TO REMAIN, TYP.

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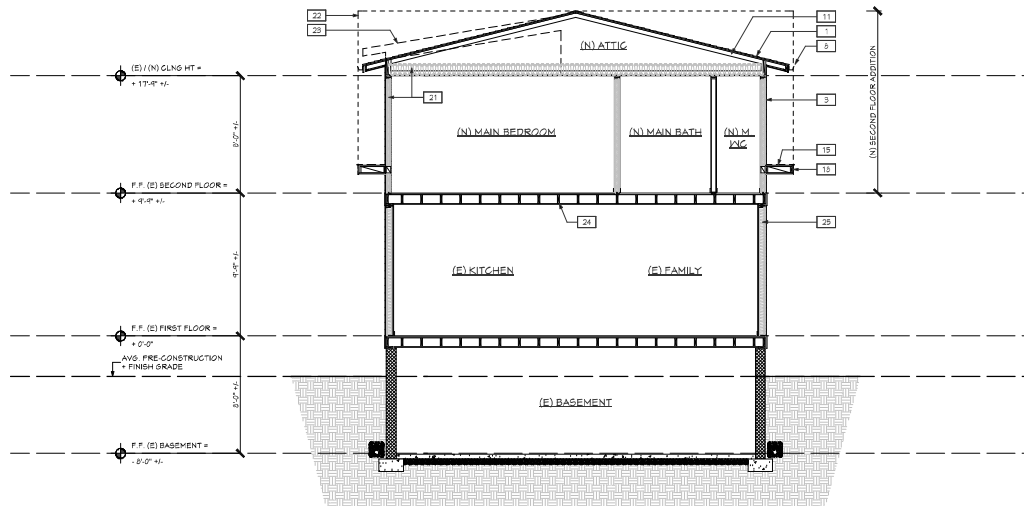
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TITLE:
SOUTH (LEFT) ELEVATION

SHEET:
A-7



1 BUILDING SECTION
1/4" = 1'-0"

ELEVATION AND SECTION NOTES

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Christine A. Kelly, AIA
2109 Popkins Lane, Alexandria, VA 22307
phone: (703) 768-7371
email: christine@craftedarchitecture.com



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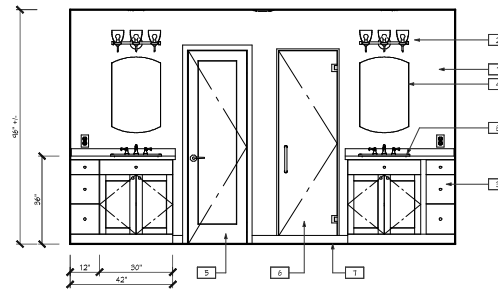
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TITLE:
BUILDING SECTION

SHEET:
A-8



1 MAIN BATH - SOUTH
1/2" = 1'-0"

INTERIOR ELEVATION NOTES

- 1 PAINTED GYPSUM BOARD FINISH, TYP.
- 2 (N) LIGHT FIXTURE PER PLAN, TYP.
- 3 (N) CASEWORK / CABINETRY, TYP.
- 4 (N) RECESSED MEDICINE CABINET, TYP.
- 5 (N) DOOR PER PLAN
- 6 (N) TEMPERED GLASS SHOWER DOOR
- 7 (N) TILE MALL BASE, TYP.
- 8 (N) PLUMBING FIXTURE, TYP.

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phone: (703) 768-7371
email: christine@craftedarchitecture.com



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GENERAL NOTES

1. CABINET LAYOUT SHOWN IS SCHEMATIC. CONFIRM FINAL DESIGN W/ KITCHEN OR CABINET DESIGNER.
2. CONFIRM CABINET STYLE W/ OWNER INCLUDING BUT NOT LIMITED TO FINISH, COLOR, DOOR AND DRAWER STYLE, AND HARDWARE STYLE AND FINISH.
3. CONFIRM COUNTERTOP STYLE W/ OWNER INCLUDING BUT NOT LIMITED TO MATERIAL, COLOR, EDGE TREATMENT, SPLASH LOCATIONS AND PANEL LAYOUT (BEAMING, VEIN MATCHING, ETC.).
4. CONFIRM CABINET ACCESSORIES W/ OWNER INCLUDING BUT NOT LIMITED TO LAZY SUSANS, TRASH PULL-OUTS, PAINT SYSTEMS, ETC.
5. CABINET DESIGN SHALL BE FULLY COORDINATED W/ PLUMBING, ELECTRICAL, AND APPLIANCE REQUIREMENTS. CONFIRM ALL DIMENSIONS W/ ITEM MANUFACTURER AS REQUIRED.
6. ALL CABINET CUTOUTS (INCLUDING SINKS) SHALL BE NEAT AND PROPER AND ACCORDING TO MANUFACTURER DIMENSIONS AND TEMPLATES.
7. PROVIDE CABINET SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

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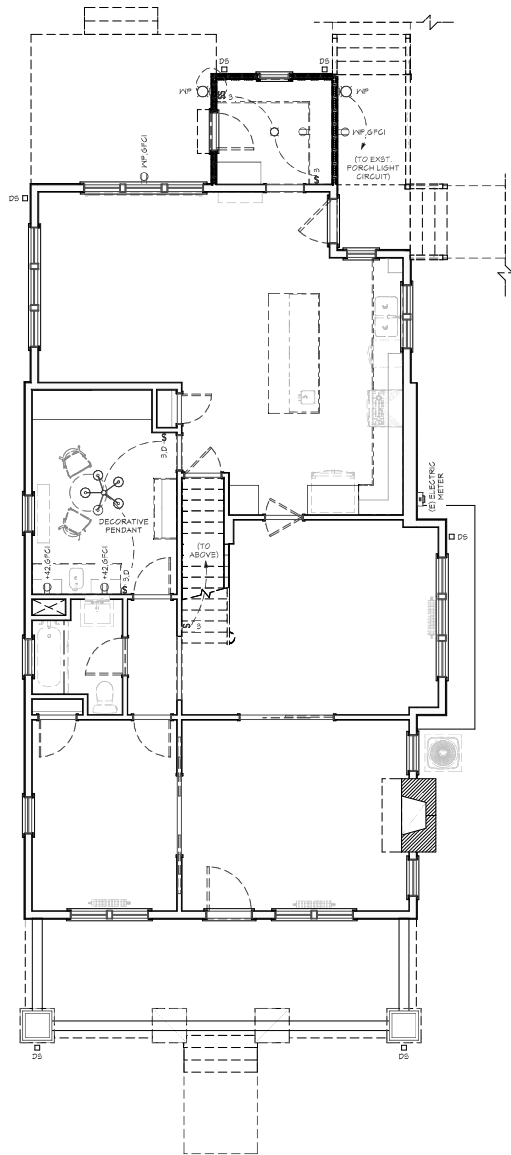
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TITLE:
INTERIOR ELEVATIONS

SHEET:

A-9



1 FIRST FLOOR ELECTRICAL AND CEILING PLAN
1/4" = 1'-0"



ELECTRICAL NOTES

- 1. (N) HARDWIRED AND INTERCONNECTED SMOKE / CARBON MONOXIDE DETECTOR PER CODE, TYP.
- 2. (N) PAINTED GYPSUM BOARD FINISH, TYP.

ELECTRICAL LEGEND

- DUPLEX ELECTRICAL OUTLET
- 220V
- TELEVISION JACK
- LIGHT SWITCH
- 3-WAY SWITCH
- RECESSED LIGHT FIXTURE
- SCONCE
- PENDANT
- SINGLE POLE SWITCH
- SURFACE MOUNTED LIGHT FIXTURE
- UNDERCABINET LINEAR LIGHT FIXTURE
- EXHAUST FAN
- ELECTRIC METER
- SMOKE DETECTOR
- CO DETECTOR

GENERAL NOTES

1. THE ELECTRICAL DRAWINGS ARE SCHEMATIC AND ARE INTENDED ONLY TO DEFINE THE GENERAL REQUIREMENTS AND CONCEPTS OF THE WORK. THEY DO NOT SHOW ALL DETAILS AND REQUIREMENTS OF THE WORK AND ARE NOT NECESSARILY COORDINATED WITH THE ARCHITECTURAL, STRUCTURAL, MECHANICAL AND PLUMBING DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL ITEMS REQUIRED FOR A COMPLETE ELECTRICAL SYSTEM IN ACCORDANCE WITH THE CONCEPTS INDICATED. FOR COORDINATION OF THE ELECTRICAL WORK WITH OTHER TRADES AND FOR PROVIDING ADDITIONAL MATERIAL, ETC. FOR REQUIRED BY SUCH COORDINATION.
2. THE CONTRACTOR SHALL DO A WALK-THROUGH WITH THE OWNER AND RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATIONS FOR OUTLETS, LIGHTS, SWITCHES, GABLE, DATA, PHONE, AUDIO, ETC. PRIOR TO THEIR INSTALLATION.
3. CIRCUITS / CONTROLS SHALL BE REVIEWED WITH THE OWNER PRIOR TO WIRE INSTALLATION. SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH THE OWNER.
4. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.P.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
5. PROVIDE ONE SMOKE DETECTOR IN EACH BEDROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
6. PROVIDE SLOPED CEILING (ANGLED) LIGHT FIXTURE HOUSINGS AT SLOPED CEILINGS.
7. PROVIDE AIR-TIGHT AND INSULATION RATED (IC) HOUSINGS FOR LIGHT FIXTURES IN INSULATED CEILINGS OR ROOFS.
8. ALL NETWORK WIRING SHALL BE CAT 5.

CRAFTED ARCHITECTURE LLC
 Christine A. Kelly, AIA
 2109 Popkins Lane, Alexandria, VA 22307
 phone: (703) 768-7371
 email: christine@craftedarchitecture.com

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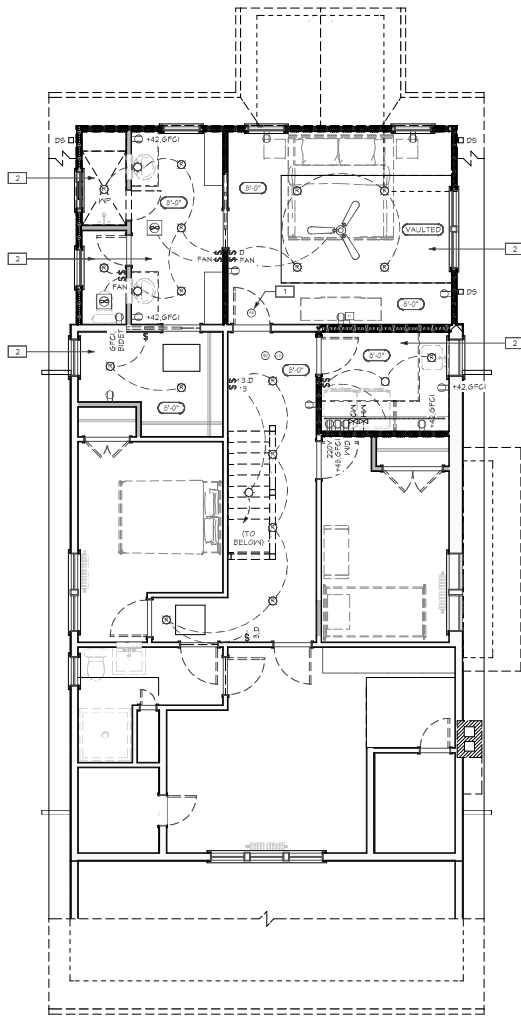
NO.	DATE	DESCRIPTION

PROJECT: THE LEIS RESIDENCE
2612 TERRETT AVENUE
ALEXANDRIA, VA 22301

DATE: 05-02-2024
ISSUE: CLIENT REVIEW

TITLE: **FIRST FLOOR ELECTRICAL AND CEILING PLAN**

SHEET: **E-1**



1 SECOND FLOOR ELECTRICAL AND CEILING PLAN
1/4" = 1'-0"



ELECTRICAL NOTES

- 1 (N) HARDWIRED AND INTERCONNECTED SMOKE / CARBON MONOXIDE DETECTOR PER CODE, TYP.
- 2 (N) PAINTED GYPSUM BOARD FINISH, TYP.

ELECTRICAL LEGEND

- ⊕ DUPLEX ELECTRICAL OUTLET
- ⊕ 220V
- ⊕ TELEVISION JACK
- ⊕ LIGHT SWITCH
- ⊕ 3WAY SWITCH
- ⊕ RECESSED LIGHT FIXTURE
- ⊕ SCORING
- ⊕ PENDANT
- ⊕ SINGLE POLE SWITCH
- ⊕ SURFACE MOUNTED LIGHT FIXTURE
- ⊕ UNDERCABINET LINEAR LIGHT FIXTURE
- ⊕ EXHAUST FAN
- ⊕ ELECTRIC METER
- ⊕ SMOKE DETECTOR
- ⊕ CO DETECTOR

GENERAL NOTES

1. THE ELECTRICAL DRAWINGS ARE SCHEMATIC AND ARE INTENDED ONLY TO DEFINE THE GENERAL REQUIREMENTS AND CONCEPTS OF THE WORK. THEY DO NOT SHOW ALL DETAILS AND REQUIREMENTS OF THE WORK AND ARE NOT NECESSARILY COORDINATED WITH THE ARCHITECTURAL, STRUCTURAL, MECHANICAL AND PLUMBING DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL ITEMS REQUIRED FOR A COMPLETE ELECTRICAL SYSTEM IN ACCORDANCE WITH THE CONCEPTS INDICATED. FOR COORDINATION OF THE ELECTRICAL WORK WITH OTHER TRADES AND FOR PROVIDING ADDITIONAL MATERIAL, ETC. FOR REQUIRED BY SUCH COORDINATION.
2. THE CONTRACTOR SHALL DO A WALK-THROUGH WITH THE OWNER AND RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATIONS FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC. PRIOR TO THEIR INSTALLATION.
3. CIRCUITS / CONTROLS SHALL BE REVIEWED WITH THE OWNER PRIOR TO IN-RE INSTALLATION. SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH THE OWNER.
4. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
5. PROVIDE ONE SMOKE DETECTOR IN EACH BEDROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
6. PROVIDE SLOPED CEILING (ANGLED) LIGHT FIXTURE HOUSINGS AT SLOPED CEILINGS.
7. PROVIDE AIR-TIGHT AND INSULATION RATED (IC) HOUSINGS FOR LIGHT FIXTURES IN INSULATED CEILINGS OR ROOFS.
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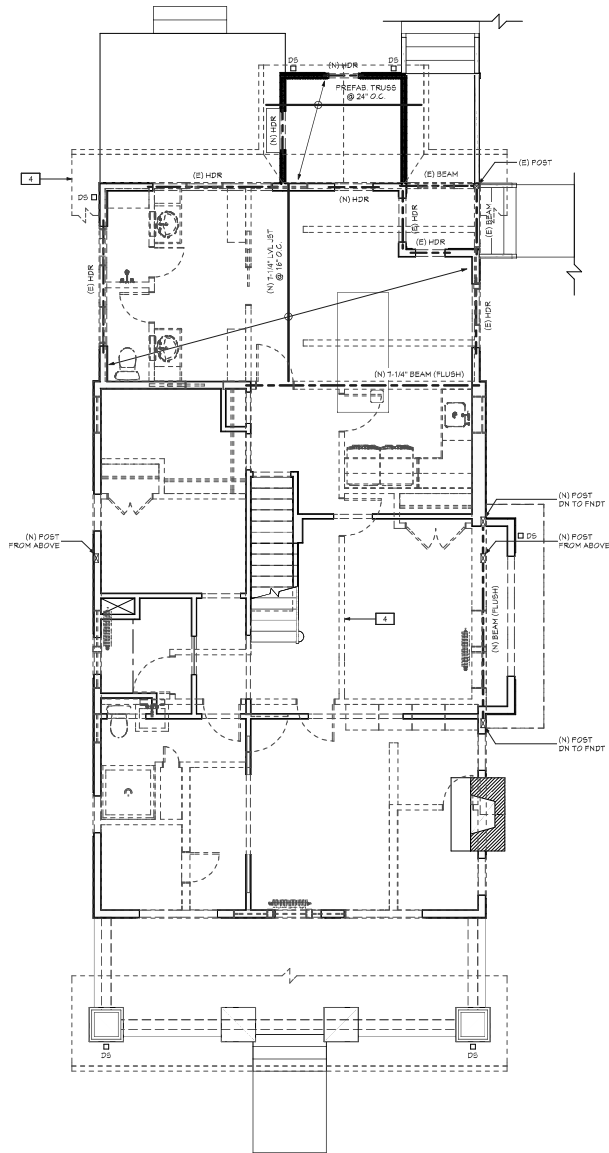
NO.	DATE	DESCRIPTION

PROJECT: THE LEIS RESIDENCE
 2612 TERRETT AVENUE
 ALEXANDRIA, VA 22301

DATE: 05-02-2024
 ISSUE: CLIENT REVIEW

TITLE: **SECOND FLOOR ELECTRICAL AND CEILING PLAN**

SHEET: **E-2**



1 SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"



STRUCTURAL NOTES

- 1 VAULTED SHED ROOFER
- 2 (N) OVERFRAMED ROOF STRUCTURE OVER (E) THIS AREA.
- 3 (N) BEAM TO SUPPORT (E) SHORTENED RAFTERS.
- 4 STRUCTURE ABOVE, TYP.
- 5 (N) DECK / DECK STAIR CONSTRUCTION PER VRC SECTION R501 EXTERIOR DECKS AND CITY OF ALEXANDRIA TYPICAL DECK DETAILS, LATEST EDITION.
- 6 (E) MASONRY FOUNDATION WALL ON CONCRETE FOOTING TO REMAIN, TYP.
- 7 (N) FOOTING SHALL VERTICALLY ALIGN W/ (E) FOOTING, TYP. THE (N) FOOTINGS TO (E) FOOTINGS USING (2) #4 REBAR, EMBEDDED 6" ON EACH SIDE (12" BAR LENGTH), SPACED EQUALLY, TYP.
- 8 (N) CONT. 2" THICK REINFORCED CONCRETE STEM WALL ON CONCRETE FOOTING, 10" WIDE X 10" THICK W/ (2) #4 REBAR, LONGITUDINALLY LOCATED IN BOTTOM 1/3, RESTING AT A DEPTH OF 24" MIN. OR WHERE 1,500 PSF SOIL BEARING PRESSURE IS OBTAINED, TYP.
- 9 (N) 4" REINFORCED CONCRETE PORCH SLAB SLOPED TO DRAIN OVER VAPOR BARRIER AND GRAVEL FILL, TYP.

STRUCTURAL SCHEDULE

NOT FOR CONSTRUCTION

CRAFTED ARCHITECTURE LLC
 Christine A. Kelly, AIA
 2109 Popkins Lane, Alexandria, VA 22307
 phone: (703) 768-7371
 email: christine@craftedarchitecture.com

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STRUCTURAL LEGEND

- SINGLE FRAMING MEMBER (BEAM, HEADER, LEDGER, ETC.)
- MULTIPLE FRAMING MEMBER (JOIST, RAFTER, TRUSS, ETC.). ARROWS SHOW APPROXIMATE EXTENT.
- LOCATION OF HEAVY LOAD ABOVE (BATHTUB, ETC.) DOUBLE FLOOR JOISTS TO FULLY SUPPORT ITEM.
- BEARING OR BRACED HOOD FRAMED HALL 2x4 @ 16" O.C., TYP. UNLESS OTHERWISE NOTED
- BRACED HALL W/ METHOD AND LENGTH INDICATED
- GB (GYPSUM BOARD)
- CS-PSFP (CONTINUOUS SHEATHED HOOD STRUCTURAL PANEL)
- CS-PF (CONTINUOUS SHEATHED PORTAL FRAME)
- LIB (LET-IN BRACING)
- PF6 (PORTAL FRAME AT GARAGE DOOR OPENINGS)
- PFH (PORTAL FRAME W/ HOLD DOWNS)
- PSFP (HOOD STRUCTURAL PANEL)
- WOOD POST W/ SIZE INDICATED

REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT:
 THE LEIS RESIDENCE
 2612 TERRETT AVENUE
 ALEXANDRIA, VA 22301

DATE: 05-02-2024
 ISSUE: CLIENT REVIEW

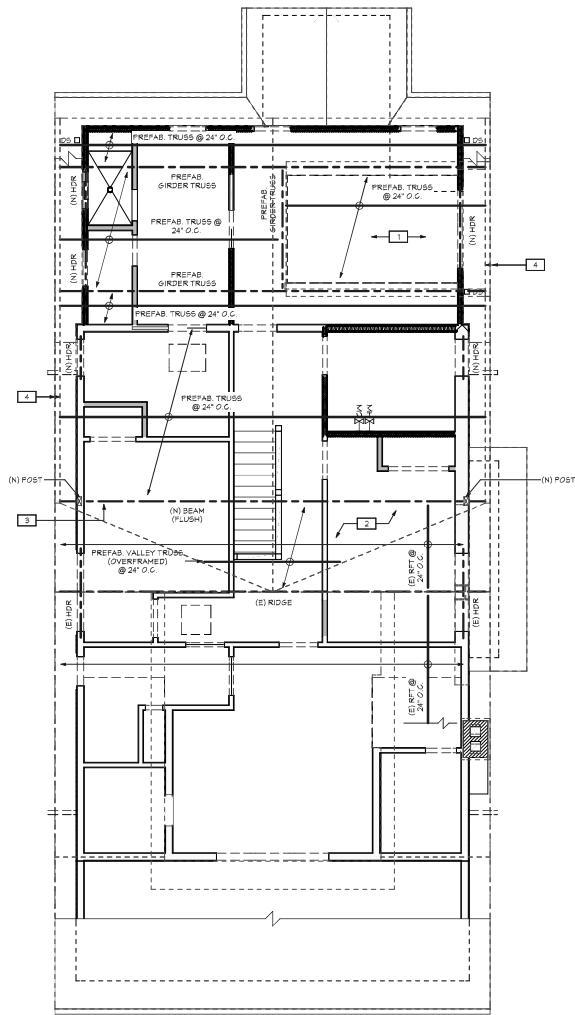
GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING FRAMING MEMBER SIZES AND SPACINGS. NOTIFY ARCHITECT OF DISCREPANCIES AND WAIT FOR DIRECTION BEFORE PROCEEDING WITH WORK.
2. PREFABRICATED FLOOR AND ROOF TRUSSES ARE SHOWN FOR DESIGN INTENT ONLY. TRUSS SYSTEMS SHALL BE DESIGNED AND ENGINEERED BY THE TRUSS MANUFACTURER. SUBMIT TRUSS SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

TITLE:
SECOND FLOOR FRAMING PLAN

SHEET:

S-2



1 ROOF FRAMING PLAN
1/4" = 1'-0"



STRUCTURAL NOTES

- 1 VAULTED SHED BORNER
- 2 (N) OVERFRAMED ROOF STRUCTURE OVER (E) THIS AREA.
- 3 (N) BEAM TO SUPPORT (E) SHORTENED RAFTERS.
- 4 STRUCTURE ABOVE, TYP.
- 5 (N) DECK / DECK STAIR CONSTRUCTION PER VRC SECTION R301 EXTERIOR DECKS AND CITY OF ALEXANDRIA "TYPICAL DECK DETAILS", LATEST EDITION.
- 6 (E) MASONRY FOUNDATION WALL ON CONCRETE FOOTING TO REMAIN, TYP.
- 7 (N) FOOTING SHALL VERTICALLY ALIGN W/ (E) FOOTING, TYP. THE (N) FOOTINGS TO (E) FOOTINGS USING (2) #4 REBARS EMBEDDED 6" ON EACH SIDE (12" BAR LENGTH), SPACED EQUALLY, TYP.
- 8 (N) CONT. 2" THICK REINFORCED CONCRETE STEM WALL ON CONCRETE FOOTING, 12" WIDE X 10" THICK W/ (2) #4 REBARS LONGITUDINALLY LOCATED IN BOTTOM 1/3, RESTING AT A DEPTH OF 24" MIN. OR WHERE 1,500 PSF SOIL BEARING PRESSURE IS OBTAINED, TYP.
- 9 (N) 4" REINFORCED CONCRETE PORCH SLAB SLOPED TO DRAIN OVER VAPOR BARRIER AND GRAVEL FILL, TYP.

STRUCTURAL SCHEDULE

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STRUCTURAL LEGEND

- SINGLE FRAMING MEMBER (BEAM, HEADER, LEDGER, ETC.)
- MULTIPLE FRAMING MEMBER (JOIST, RAFTER, TRUSS, ETC.). ARROWS SHOW APPROXIMATE EXTENT.
- LOCATION OF HEAVY LOAD ABOVE (BATHTUB, ETC.) DOUBLE END FLOOR JOISTS TO FULLY SUPPORT ITEM.
- BEARING OR BRACED HOOD FRAMED WALL 2x4 @ 16" O.C., TYP. UNLESS OTHERWISE NOTED
- BRACED WALL W/ METHOD AND LENGTH INDICATED
- GB (GYPSUM BOARD)
- CS-PSF (CONTINUOUS SHEATHED HOOD STRUCTURAL PANEL)
- CS-PF (CONTINUOUS SHEATHED PORTAL FRAME)
- LIB (LET-IN BRACING)
- FFG (PORTAL FRAME AT GARAGE DOOR OPENINGS)
- PFH (PORTAL FRAME W/ HOLD DOWNS)
- WSP (WOOD STRUCTURAL PANEL)
- WOOD POST W/ SIZE INDICATED

REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT:
THE LEIS RESIDENCE
2612 TERRETT AVENUE
ALEXANDRIA, VA 22301

DATE: 05-02-2024
ISSUE: CLIENT REVIEW

TITLE:
ROOF FRAMING PLAN

SHEET:

S-3

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING FRAMING MEMBER SIZES AND SPACINGS. NOTIFY ARCHITECT OF DISCREPANCIES AND WAIT FOR DIRECTION BEFORE PROCEEDING WITH WORK.
- PREFABRICATED FLOOR AND ROOF TRUSSES ARE SHOWN FOR DESIGN INTENT ONLY. TRUSS SYSTEMS SHALL BE DESIGNED AND ENGINEERED BY THE TRUSS MANUFACTURER. SUBMIT TRUSS SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

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Front Setback and Threshold Data

#2612 TERRETT AVENUE (RCF #23-218)

(Existing setback from property line = 23.3' (Terrett Avenue); 14.2 (East Randolph Avenue)

(Existing Threshold Height = 2.5')

Setback Data

**Setback From
Property Line**

TERRETT AVENUE

2610 TERRETT AVE
213 RANDOLPH AVE

23.7'
22.9'

BETWEEN 22.9' AND 23.7'

**Setback From
Property Line**

EAST RANDOLPH AVENUE

201 RANDOLPH AVE
202 RANDOLPH AVE
204 RANDOLPH AVE
206 RANDOLPH AVE
208 RANDOLPH AVE
210 RANDOLPH AVE
213 RANDOLPH AVE

16.0'
21.0'
21.0'
21.0'
20.9'
21.1'
30.0'

BETWEEN 16.0' AND 30.0'

Threshold Data

Distance
Ground to
1st Floor

Address #

2610 TERRETT AVE
213 RANDOLPH AVE
201 RANDOLPH AVE
202 RANDOLPH AVE
204 RANDOLPH AVE
206 RANDOLPH AVE
208 RANDOLPH AVE
210 RANDOLPH AVE

3.7'
3.3'
1.8'
3.4'
4.3'
3.5'
4.4'
3.5'

MAXIMUM THRESHOLD HEIGHT 4.4'







2612