



**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 \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

Daytime Phone \_\_\_\_\_

Email Address \_\_\_\_\_

2. Property Location \_\_\_\_\_

3. Assessment Map # \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Zone \_\_\_\_\_

4. Legal Property Owner Name \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

# 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. <i>Lauren Claire Thompson</i>	<i>3100 Holly St. Alexandria, VA</i>	<i>100%</i>
2.		
3.		

**2. Property.** State the name, address and percent of ownership of any person or entity owning an interest in the property located at *3100 Holly St. Alexandria, VA* (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. <i>Lauren Claire Thompson</i>	<i>3100 Holly St. Alexandria, VA</i>	<i>100%</i>
2.		
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 required 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 indicate 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. <i>None</i>		
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.

*07/28/2025*  
Date

*Lauren Thompson*  
Printed Name

*Lauren Thompson*  
Signature

**5. Describe request briefly:****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:**

\_\_\_\_\_  
Print Name

  
Signature

\_\_\_\_\_  
Telephone

\_\_\_\_\_  
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.**
- 2. Explain if the special exception, if granted, will harm adjoining properties or impact the neighborhood in any way.**
- 3. Explain how the proposed addition will affect the light and air to any**

4. Explain how the proposed addition is compatible with other properties in the neighborhood and the character of the neighborhood as a whole.
5. How is the proposed construction similar to other buildings in the immediate area?
6. Explain how this plan represents the only reasonable location on the lot to
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.



# Department of Planning and Zoning

## Floor Area Ratio and Open Space Calculations for

### Single and Two-Family Residential Outside Historic Districts

A

#### A. Property Information

A1.  Street Address  Zone

A2.  Total Lot Area x  Floor Area Ratio Allowed by Zone =  Maximum Allowable Floor Area

#### B. Existing Gross Floor Area

<u>Existing Gross Area</u>		<u>Allowable Exclusions**</u>	
Basement	<input type="text"/>	Basement**	<input type="text"/>
First Floor	<input type="text"/>	Stairways**	<input type="text"/>
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>
Attic	<input type="text"/>	Porches**	<input type="text"/>
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>
Balcony/Deck	<input type="text"/>	Garage**	<input type="text"/>
Garage	<input type="text"/>	Other***	<input type="text"/>
Other***	<input type="text"/>	Other***	<input type="text"/>

B1. Total Gross  B2. Total Exclusions

B1.  Sq. Ft.  
Existing Gross Floor Area\*

B2.  Sq. Ft.  
Allowable Floor Exclusions\*\*

B3.  Sq. Ft.  
Existing Floor Area Minus Exclusions  
(subtract B2 from B1)

**Comments for Existing Gross Floor Area**

#### C. Proposed Gross Floor Area

<u>Proposed Gross Area</u>		<u>Allowable Exclusions**</u>	
Basement	<input type="text"/>	Basement**	<input type="text"/>
First Floor	<input type="text"/>	Stairways**	<input type="text"/>
Second Floor	<input type="text"/>	Mechanical**	<input type="text"/>
Third Floor	<input type="text"/>	Attic less than 7'***	<input type="text"/>
Attic	<input type="text"/>	Porches**	<input type="text"/>
Porches	<input type="text"/>	Balcony/Deck**	<input type="text"/>
Balcony/Deck	<input type="text"/>	Garage**	<input type="text"/>
Garage	<input type="text"/>	Other***	<input type="text"/>
Other***	<input type="text"/>	Other***	<input type="text"/>

C1. Total Gross  C2. Total Exclusions

C1.  Sq. Ft.  
Proposed Gross Floor Area\*

C2.  Sq. Ft.  
Allowable Floor Exclusions\*\*

C3.  Sq. Ft.  
Proposed Floor Area Minus Exclusions  
(subtract C2 from C1)

#### 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.

#### D. Total Floor Area

D1.  Sq. Ft.  
Total Floor Area (add B3 and C3)

D2.  Sq. Ft.  
Total Floor Area Allowed by Zone (A2)

#### E. Open Space (RA & RB Zones)

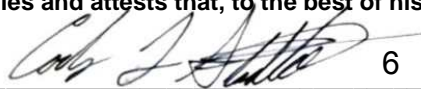
E1.  Sq. Ft.  
Existing Open Space

E2.  Sq. Ft.  
Required Open Space

E3.  Sq. Ft.  
Proposed Open Space

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

Signature: \_\_\_\_\_



6

Date: \_\_\_\_\_

### **\*\*\*ATTENTION APPLICANTS\*\*\***

**At the time of application for a Special Use Permit, Rezoning, Vacation, Encroachment, Variance, Special Exception or Subdivision, you must provide a draft of the description of your request you intend to use in the property owner's notice. You must be thorough in your description. Staff will review the draft wording to confirm its completeness.**

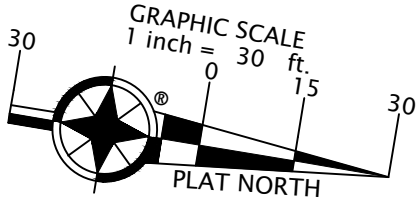
**The example illustrates a detailed description:**




**"Special exception to construct a one-story addition in the required side yard on \_\_\_\_\_ Street."**

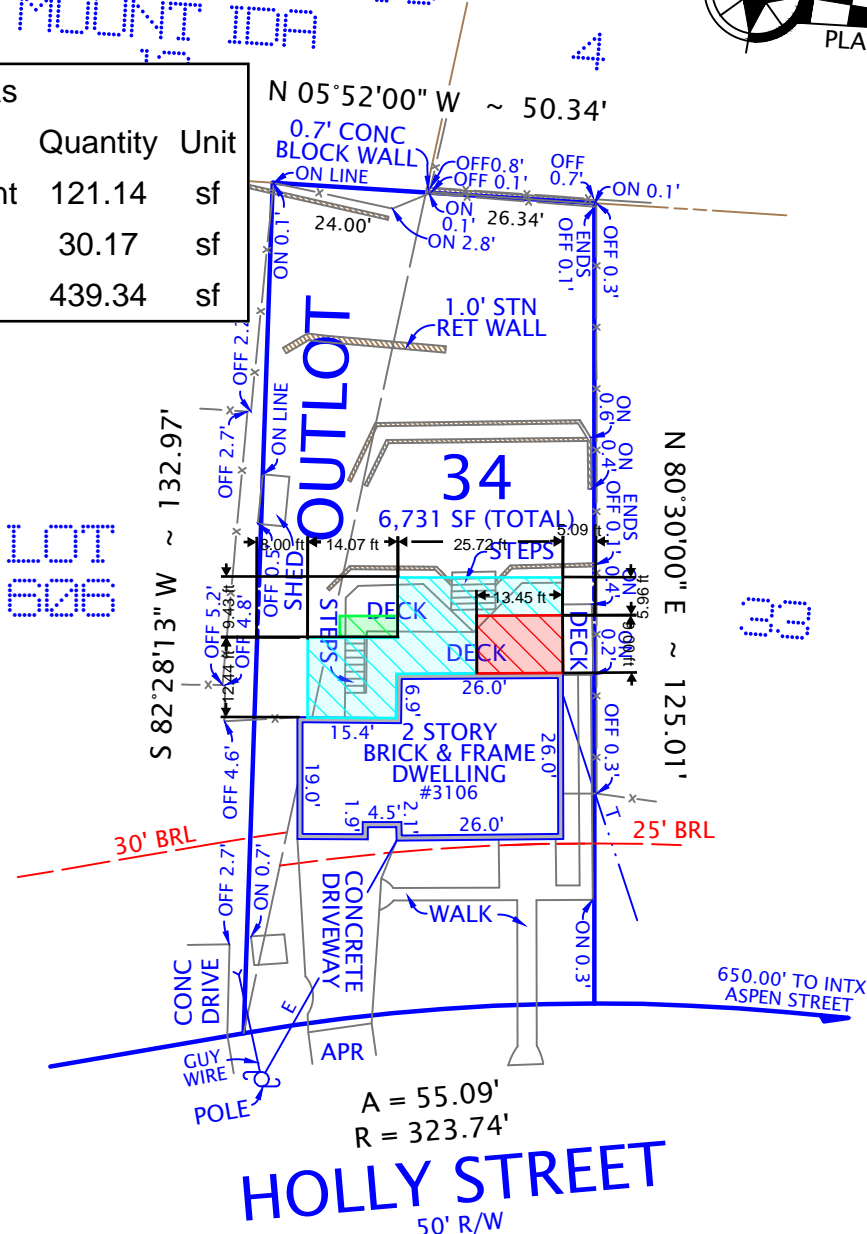
**If you fail to submit draft language at the time of the application filing deadline, the application will be determined to be incomplete and may be deferred by staff.**

- NOTES: 1. FENCES ARE FRAME.  
2. UTILITIES ARE UNDERGROUND.  
3. RETAINING WALLS ARE 0.5' FRAME UNLESS NOTED.

ELIZABETH B.  
GARRETT ADDN TO  
MOUNT IDA



Areas		
Description	Quantity	Unit
 Addition Footprint	121.14	sf
 Deck Stairs	30.17	sf
 Deck	439.34	sf



A = 55.09'  
R = 323.74'

**HOLLY STREET**  
50' R/W

**PLAT**  
SHOWING HOUSE LOCATION ON  
LOT 34  
R.R. DYE'S ADDITION TO  
**MOUNT IDA**  
(DEED BOOK 121, PAGE 188)  
AND OUTLOT  
OF A RESUBDIVISION OF LOT 506  
HOGGE'S ADDITION TO  
**MOUNT IDA**  
(DEED BOOK 482, PAGE 248)  
**CITY OF ALEXANDRIA, VIRGINIA**  
SCALE: 1" = 30'      MARCH 28, 2025

I HEREBY CERTIFY THAT THE POSITIONS OF  
ALL THE EXISTING IMPROVEMENTS HAVE BEEN  
CAREFULLY ESTABLISHED BY A CURRENT FIELD  
SURVEY AND UNLESS SHOWN THERE ARE NO  
VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO  
RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.



ORDERED BY:

LAUREN THOMPSON

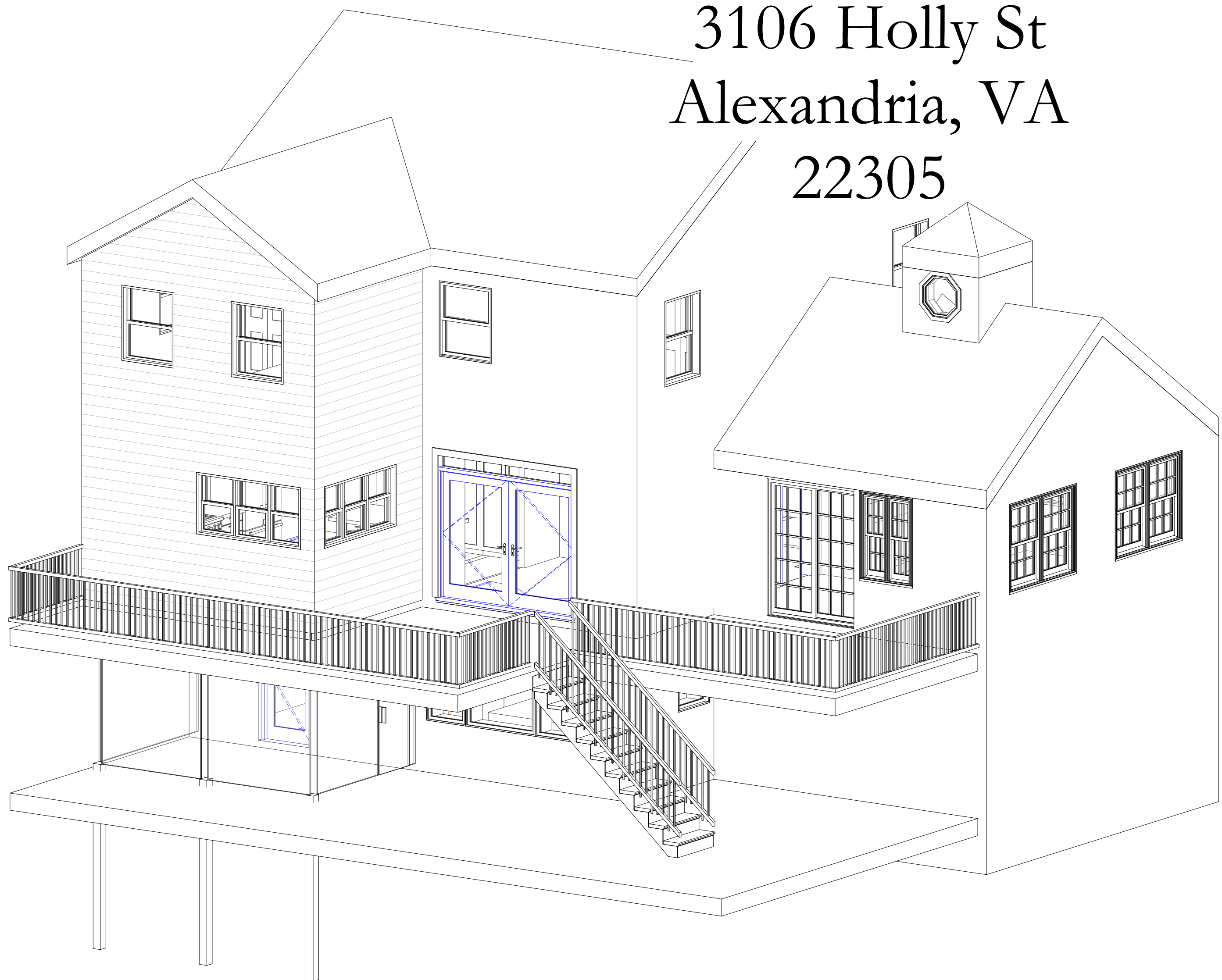


**DOMINION**

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www.dominionsurveyors.com

Thompson  
Residence  
3106 Holly St  
Alexandria, VA  
22305



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architecture / design

2000 Duke St | 3rd Floor  
Alexandria, VA 22314

Thompson

3106 Holly St  
Alexandria, VA 22306

Consultants:

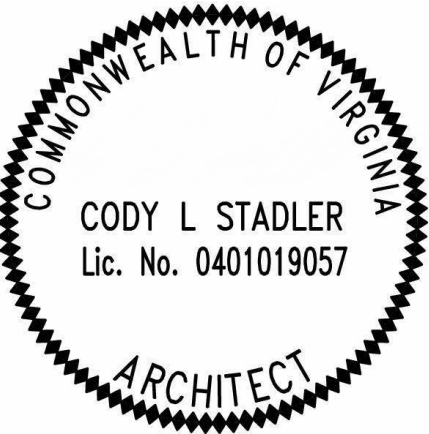
Issued For:

No.: Description: Date:

1	ISSUE FOR PERMIT	06/10/2025
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Key Plan:

Seal & Signature:



Sheet Name:

COVER AND  
DRAWING  
INDEX

Project No.:

19001

Sheet No.:

G-000

Scale:

SHEET INDEX

GENERAL SHEET INDEX		
NUMBER	NAME	ISSUANCE
G-000	COVER AND DRAWING INDEX	ISSUE FOR PERMIT
G-001	PROJECT INFORMATION	ISSUE FOR PERMIT

ARCHITECTURAL SHEET INDEX		
NUMBER	NAME	ISSUANCE
AX-100	BASEMENT - EXISTING	ISSUE FOR PERMIT
AX-101	FIRST FLOOR - EXISTING	ISSUE FOR PERMIT
AX-102	SECOND FLOOR - EXISTING	ISSUE FOR PERMIT
AX-103	ROOF - EXISTING	ISSUE FOR PERMIT
AD-100	BASEMENT - DEMO	ISSUE FOR PERMIT
AD-101	FIRST FLOOR - DEMO	ISSUE FOR PERMIT
AD-102	SECOND FLOOR - DEMO	ISSUE FOR PERMIT
A-100	BASEMENT	ISSUE FOR PERMIT
A-101	FIRST FLOOR	ISSUE FOR PERMIT
A-102	SECOND FLOOR	ISSUE FOR PERMIT
A-103	ROOF	ISSUE FOR PERMIT
A-200	BASEMENT RCP	ISSUE FOR PERMIT
A-201	FIRST FLOOR RCP	ISSUE FOR PERMIT
A-202	SECOND FLOOR RCP	ISSUE FOR PERMIT
A-400	BUILDING ELEVATIONS	ISSUE FOR PERMIT
A-401	BUILDING ELEVATIONS	ISSUE FOR PERMIT
A-410	BUILDING SECTION	ISSUE FOR PERMIT
A-500	WALL SECTIONS	ISSUE FOR PERMIT
A-700	WINDOW AND DOOR SCHEDULES	ISSUE FOR PERMIT

STRUCTURAL SHEET INDEX		
NUMBER	NAME	ISSUANCE
S100	STRUCTURAL SPECIFICATIONS, DRAWING INDEX & CALCULATIONS	ISSUE FOR PERMIT
S200	FOUNDATION PLAN	ISSUE FOR PERMIT
S201	FIRST FLOOR FRAMING PLAN	ISSUE FOR PERMIT
S202	SECOND FLOOR FRAMING PLAN	ISSUE FOR PERMIT
S203	ROOF FRAMING PLAN	ISSUE FOR PERMIT
S301	FIRST FLOOR WINDBRACING PLAN	ISSUE FOR PERMIT
S302	SECOND FLOOR WIND BRACING PLAN	ISSUE FOR PERMIT

GENERAL NOTES

1. General Conditions of the Contract (AIA Document A-201) apply to this project.
2. All work shall comply with State and local Building Codes, fire department regulations, utility company standards, and the best trade practices.
3. The General Contractor shall arrange all inspections and tests as specified or required by the building department and shall pay all costs and fees for same. The Contractor shall secure all building permits and upon completion of the project (prior to final payment) deliver to the Owner a Certificate of Occupancy or Use from the building department.
4. All plumbing and electrical work shall be performed by State licensed contractors. Contractors shall submit all required permits, certificates, and sign-offs to Owner and Architect for their records.
5. The General Contractor shall verify all dimensions, be familiar with the existing conditions, and bring any discrepancies to the attention of the Architect prior to submission of construction proposal and before beginning work. The Drawings reflect conditions reasonably inferred from the existing visible conditions but cannot guaranteed by the Architect. Drawings may be scaled for estimating purposes and for general reference only. For all other dimensions or locations consult the Architect or refer to dimensions on Drawings. Verify all dimensions in the field.
6. The General Contractor shall lay out all work and be responsible for all dimensions and conditions for trades such as electrical, plumbing, etc.
7. The General Contractor shall provide and maintain access to the premises at all times.
8. The Construction Manager shall make the premises secure from the elements and trespass on a daily basis.
9. The General Contractor shall keep the construction site free and clear of all debris and keep out all unauthorized persons. Upon completion of Work, the entire construction area is to be thoroughly cleaned and prepared for occupancy by Owner. All materials and debris resulting from the Contractor's work shall be removed from the site and disposed of properly. Care shall be taken during construction that no debris or materials are deposited in any Right of Way area.
10. The General Contractor shall be responsible for protecting all existing and new conditions and materials on the site. Any damage caused by or during the execution of the Work is the Contractor's responsibility and shall be repaired to the Owner's satisfaction at the Contractor's expense.
11. No cutting or damage to building structural components will be allowed without written authorization from the Architect.
12. All utilities shall be connected to provide gas, electric, and water to all equipment whether said equipment is in Contract or not. Equipment shall be guaranteed to function properly upon completion.
13. Manufacturer's standard specifications and materials approved for project use are hereby made part of these Notes with same force and effect as if written out in full herein. All appliances, fixtures, equipment, hardware, etc. shall be installed in accordance with Manufacturer's specifications and procedures.
14. Written words take precedence over drawn lines. Large-scale details and plans take precedence over smaller details and plans. Should a conflict arrive between the Specifications and Drawings, the requirements deemed most stringent shall be used.
15. Minor details not usually shown or specified but necessary for proper and acceptable construction, installation, or operation of any part of the Work as determined by the Architect shall be included in the Work as if it were specified or indicated on the Drawings.
16. All architectural drawings and construction notes are complimentary. What is indicated and called for by one shall be binding as though called for by all.
17. No deviation from the Drawings or Specifications or intent of same shall be made without the Architect's written authorization.
18. All Work shall be guaranteed for one year after final approval. The General Contractor shall sign the written guarantee as provided by the Owner. The guarantee shall cover all general and subcontractor work. All defects discovered during this period shall be repaired to the Owner's satisfaction at the Contractor's expense.
19. All dimensions are to face of stud or centerline of structure unless otherwise noted (UON).
20. Door and window details are indicated on the Door and Window Schedules.
21. Door and window dimensions are to centerlines of units UNO.

LEGEND

- Wall Type (see wall type schedule)
- Door Type (see door schedule)
- Window Type (see window schedule)
- Building Section
- Wall Section
- Detail Number
- Building Elevation
- Interior Elevation
- Elevation Mark
- Room Name / Number
- Column Line
- Centerline
- Revision Tag

A.C.I.	AMERICAN CONCRETE INSTITUTE
BLDG.	BUILDING
CONC.	CONCRETE
C.J.	CONTROL JOINT
COL.	COLUMN
DET.	DETAIL
DIA.	DIAMETER
DN.	DOWN
EL/ELEV.	ELEVATION
ELEC.	ELECTRICAL
EQ.	EQUAL
FIN.	FINISH
FLR.	FLOOR
GALV.	GALVANIZED
GYP.	GYP SUM
I.D.	INSIDE DIAMETER
JT.	JOINT
MECH.	MECHANICAL
MIN.	MINIMUM
N.T.S.	NOT TO SCALE
NO.	NUMBER
O.C.	ON CENTER
OPG.	OPENING
O.D.	OUTSIDE DIAMETER
U.N.O.	UNLESS NOTED OTHERWISE
REF.	REFERENCE
R.	RISER
R.O.	ROUGH OPENING
RM.	ROOM
S/STL.	STAINLESS STEEL
STRUCT.	STRUCTURAL
SPEC.	SPECIFICATIONS
T.O.	TOP OF (...)
T.O.CONC.	TOP OF CONCRETE
.	TOP OF FRAMING
T.O.F.	TOP OF STEEL
T.O.STL.	TOP OF WALL
T.O.W.	TREAD
T.	TYPICAL
TYP.	AT
@	AND
+	BOARD
BD.	ABOVE FINISHED FLOOR
A.F.F.	UNLESS OTHERWISE NOTED
U.N.O.	VERIFY IN FIELD
V.I.F.	

BUILDING CODE

BUILDING CODE REFERENCES		
2021 VIRGINIA RESIDENTIAL CODE		
(BASED ON THE 2021 INTERNATIONAL RESIDENTIAL CODE)		
1.	BUILDING/DWELLING CODE: VIRGINIA RESIDENTIAL CODE (VRC) 2021	
2.	STRUCTURAL CODE: VIRGINIA RESIDENTIAL CODE (VRC) 2021	
3.	PLUMBING & GAS CODE: VIRGINIA RESIDENTIAL CODE (VRC) 2021	
4.	MECHANICAL CODE: VIRGINIA RESIDENTIAL CODE (VRC) 2021	
5.	ELECTRICAL CODE: VIRGINIA RESIDENTIAL CODE (VRC) 2021	
6.	ENERGY CODE: VIRGINIA RESIDENTIAL CODE (VRC) 2021	
STRUCTURAL		
	LIVE LOADS	DEAD LOADS
ROOF TRUSSES:	30PSF	10PSF
RAFTERS:	30PSF	12PSF
ATTIC FLOORS:	30PSF	12PSF
FLOORS:	40PSF	12PSF
GARAGE FLOORS:	50PSF	50PSF
DECKS:	40PSF	10PSF
BALCONIES:	60PSF	10PSF
STAIRS:	40PSF	20PSF
GROUND SNOW LOAD:	30LBS	
DESIGN WIND SPEED:	115MPH (ULTIMATE)	
SEISMIC DESIGN CATEGORY:	B	
FROST LINE:	24"	
SOIL BEARING PRESSURE:	1500PSF	
ENVIRONMENTAL		
DECAY PROT REQUIRED:	SLIGHT TO MODERATE	
TERMITE PROT REQUIRED:	MODERATE TO HEAVY	
CLIMATE ZONE:	4-NON MARINE	
ENERGY CODE:	2018 IECC CODE REQUIRED	
WINDOWS:	MINIMUMS	
SKYLIGHTS:	U-VALUE: 0.32	
CEILING:	U-VALUE: 0.55	
WALLS:	R49	
FLOOR:	R15 (CAVITY)	
CRAWLSPACE:	R19	
SLAB:	R10 (CONTINUOUS)	
	R10 (CONTINUOUS)	

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Alexandria, VA 22306

Consultants:

Issued		
Mr.:	Description:	Date:
1	ISSUE FOR PERMIT	06/10/2025

Key Plan:

Seal & Signature:



Sheet Name:

PROJECT  
INFORMATION

Project No.:	Sheet No.:
19001	
Scale:	
1/4" = 1'-0"	

G-001

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No.: Description: Date:

1 ISSUE FOR PERMIT 06/10/2025

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Sheet Name:

SITE PLAN

Project No.:

19001

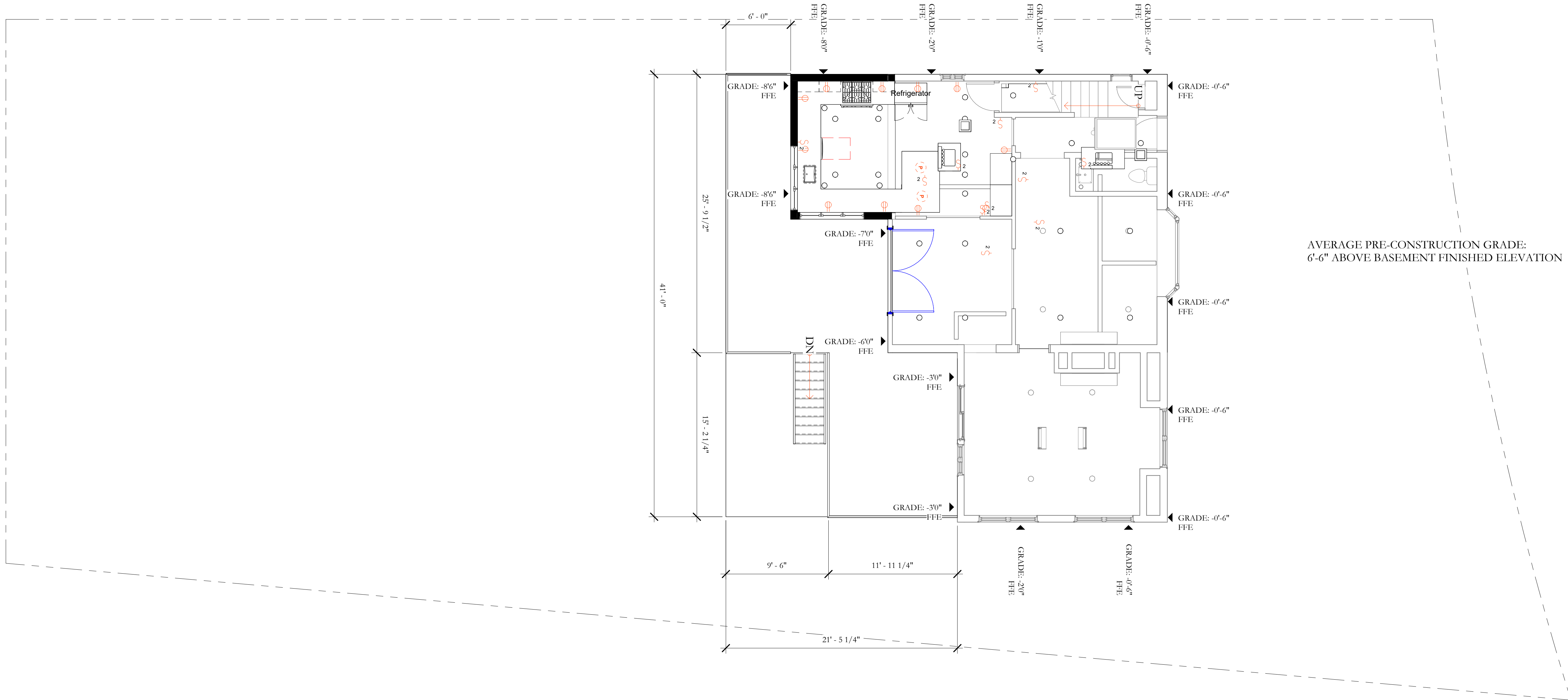
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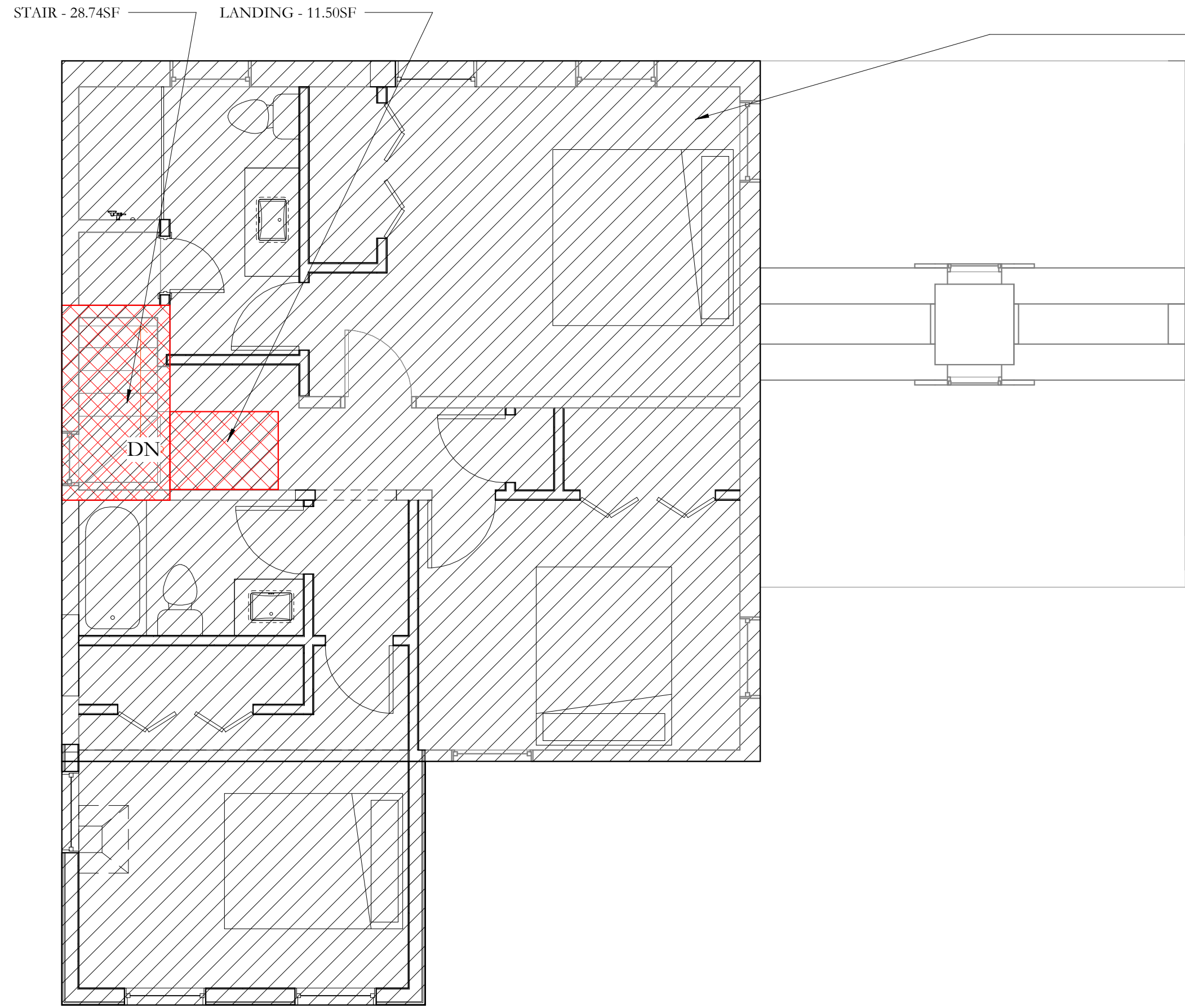
G-100

Scale:

3/16" = 1'-0"

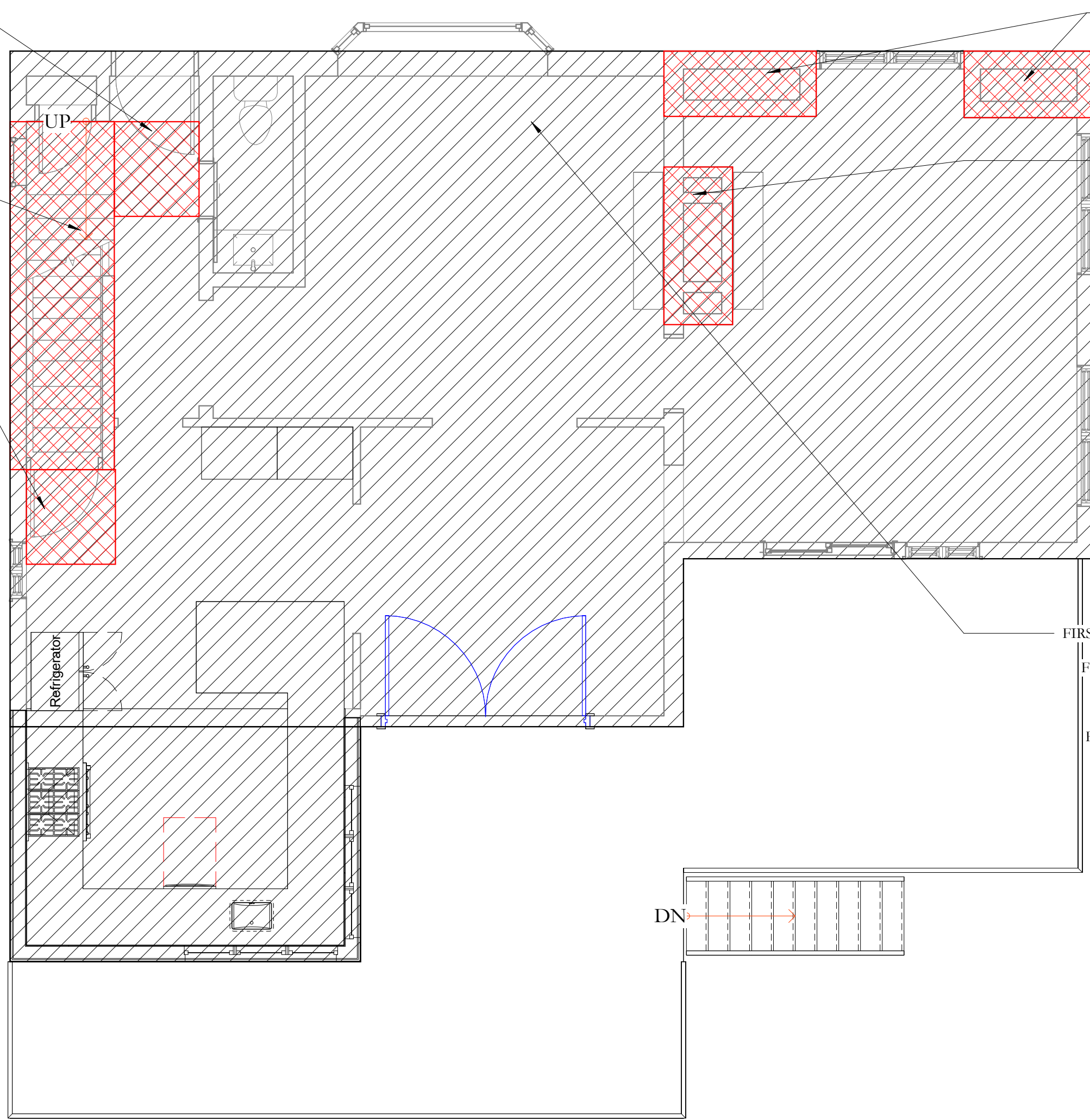
AVERAGE PRE-CONSTRUCTION GRADE:  
6'-6" ABOVE BASEMENT FINISHED ELEVATION





SECOND FLOOR GROSS AREA 667.43SF  
SECOND FLOOR NEW - 120.80SF  
SECOND FLOOR EXISTING - 788.23SF  
DEDUCTIONS - 40.24SF  
FIRST FLOOR NET AREA **724.99SF**

LANDING - 11.77SF  
STAIR - 53.19SF  
LANDING - 12.36SF



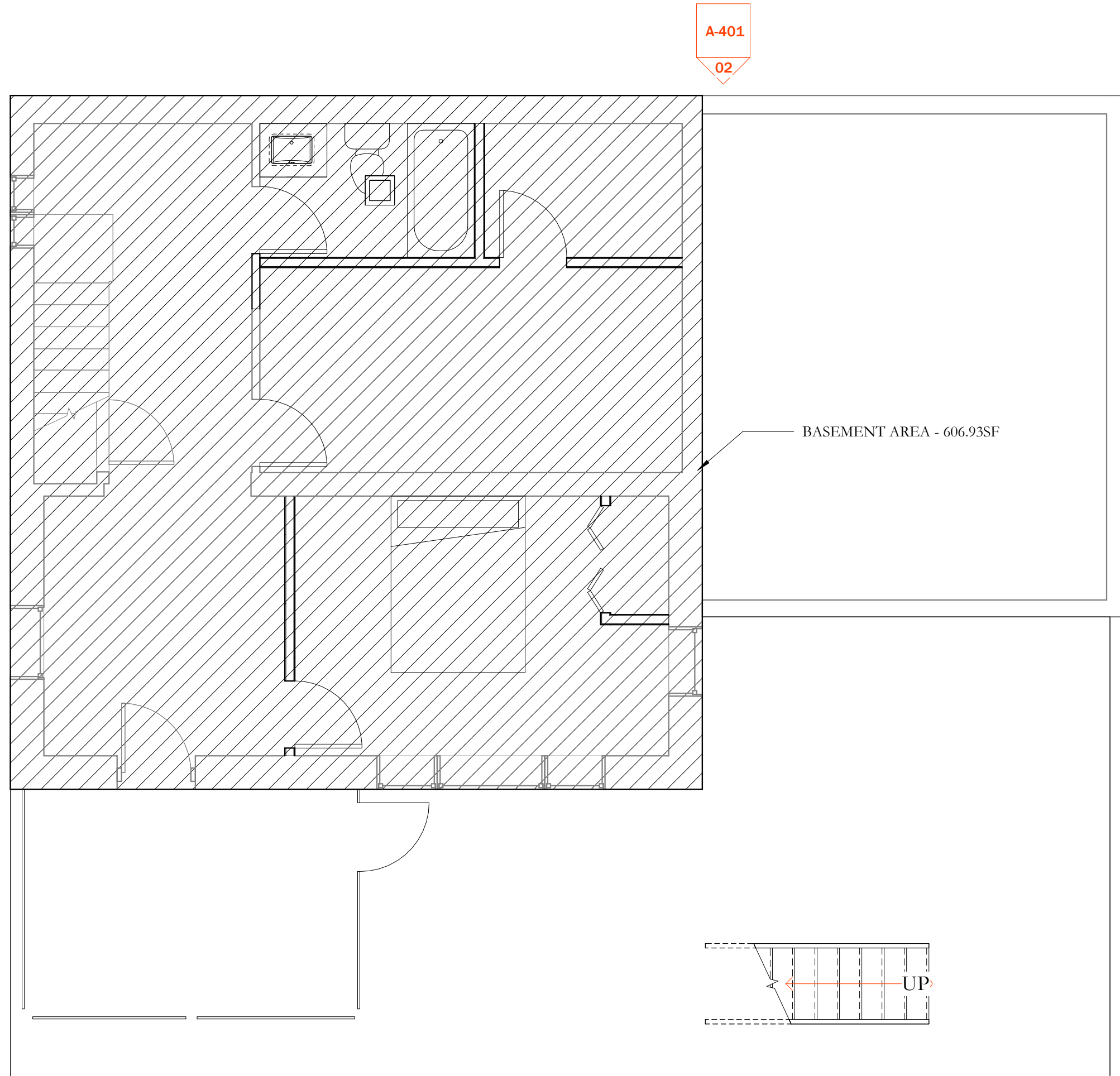
MECHANICAL - 27.19SF  
FIREPLACE - 15.87SF  
FIRST FLOOR AREA GROSS 1093.39SF  
FIRST FLOOR NEW - 120.80SF  
FIRST FLOOR EXISTING - 972.59SF  
DEDUCTIONS - 120.38SF  
FIRST FLOOR AREA NET **973.01SF**

## 03 SECOND FLOOR AREAS

1/4" = 1'-0"

## 02 FIRST FLOOR AREAS

1/4" = 1'-0"



## 01 BASEMENT AREAS

1/4" = 1'-0"

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Consultants:

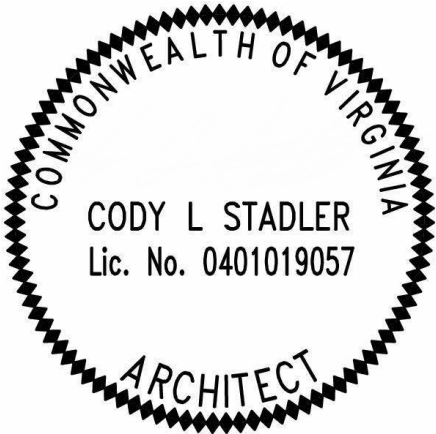
Issued For:

No.: Description:

Date:

Key Plan:

Seal & Signature:



Sheet Name:

BUILDING AREAS

Project No.:

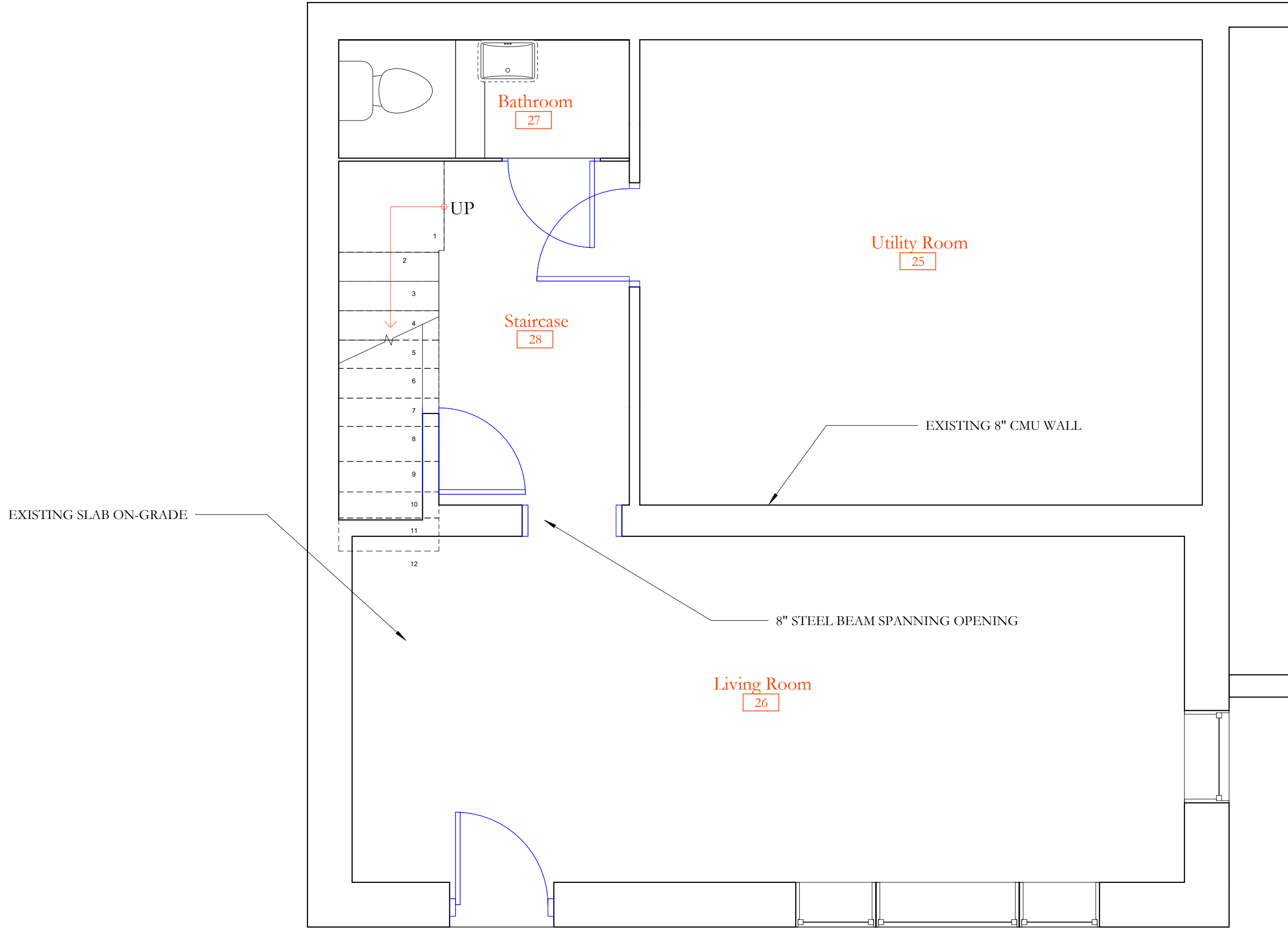
19001

Sheet No.:

G-101

Scale:

1/4" = 1'-0"



**1 BASEMENT FLOOR - EXISTING**  
3/8" = 1'-0"

GENERAL NOTES

LEGEND

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Alexandria, VA 22306

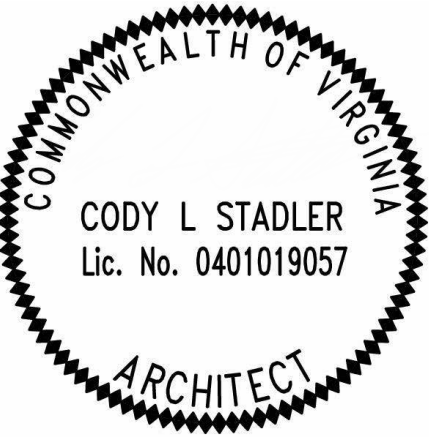
Consultants:

Issued For:

No.:	Description:	Date:
1	ISSUE FOR PERMIT	06/10/2025

Key Plan:

Seal & Signature:



Sheet Name:

BASEMENT -  
EXISTING

Project No.:

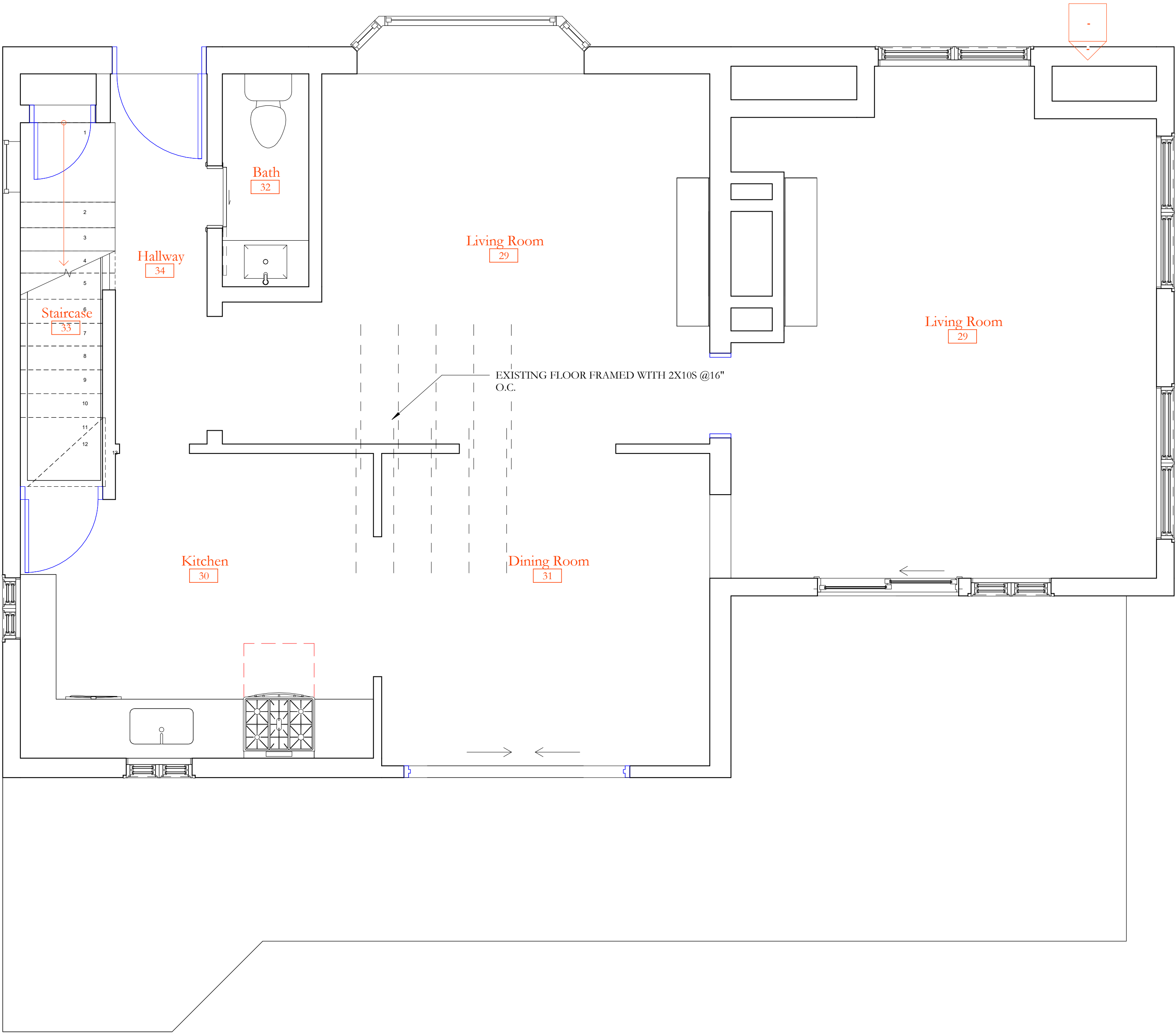
19001

Sheet No.:

AX-100

Scale:

3/8" = 1'-0"



1 **FIRST FLOOR - EXISTING**  
3/8" = 1'-0"

GENERAL NOTES

LEGEND

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3106 Holly St  
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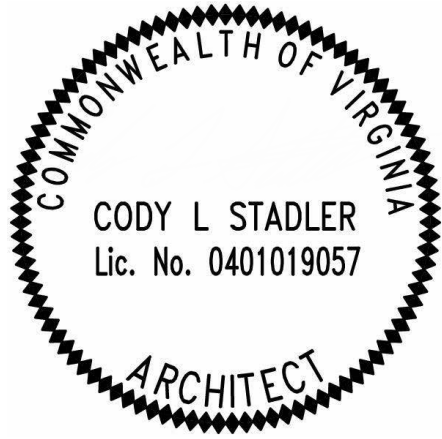
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EXISTING

Project No.:

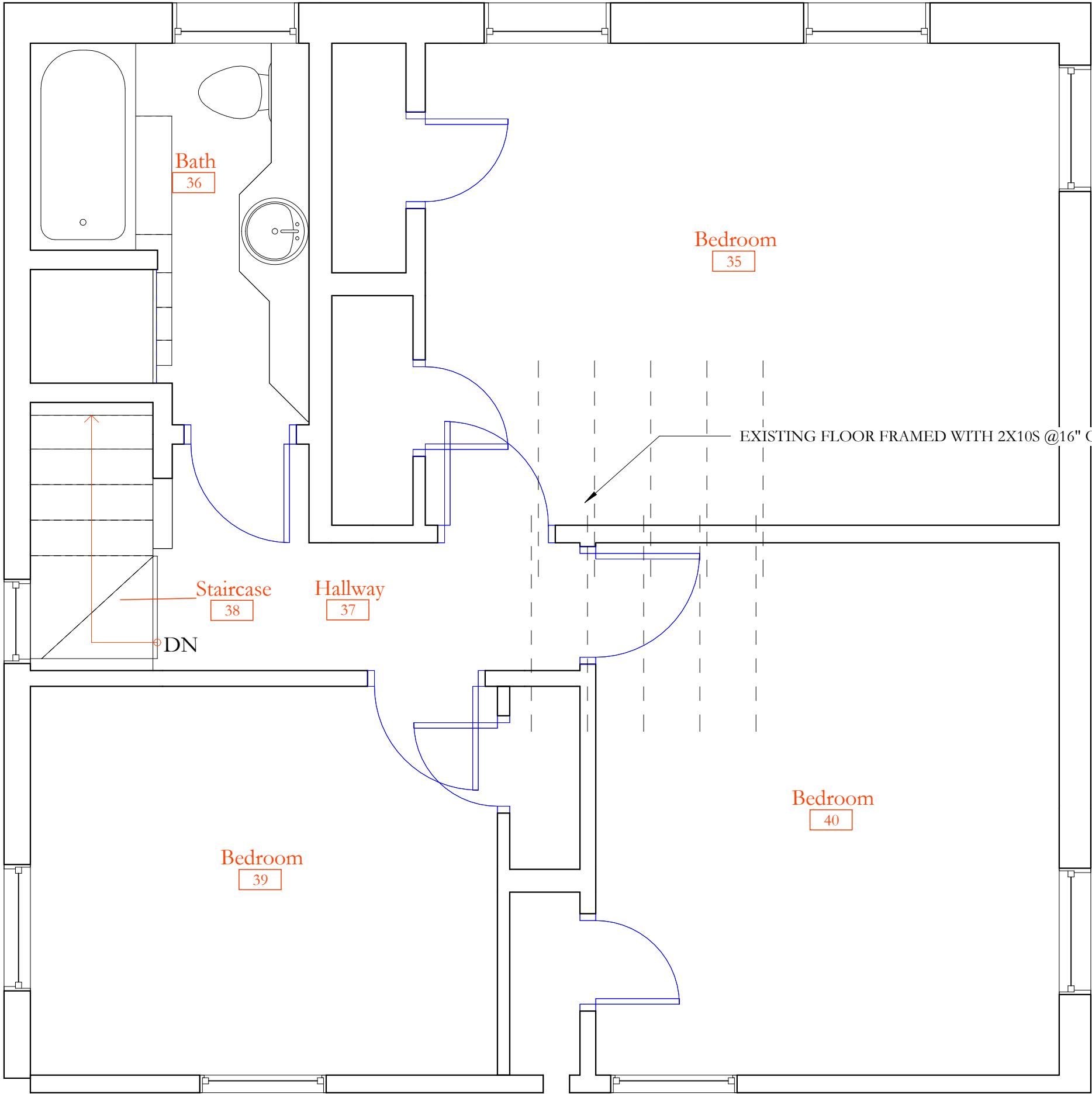
19001

Sheet No.:

AX-101

Scale:

3/8" = 1'-0"



**1 SECOND FLOOR - EXISTING**  
3/8" = 1'-0"

GENERAL NOTES

LEGEND

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Consultants:

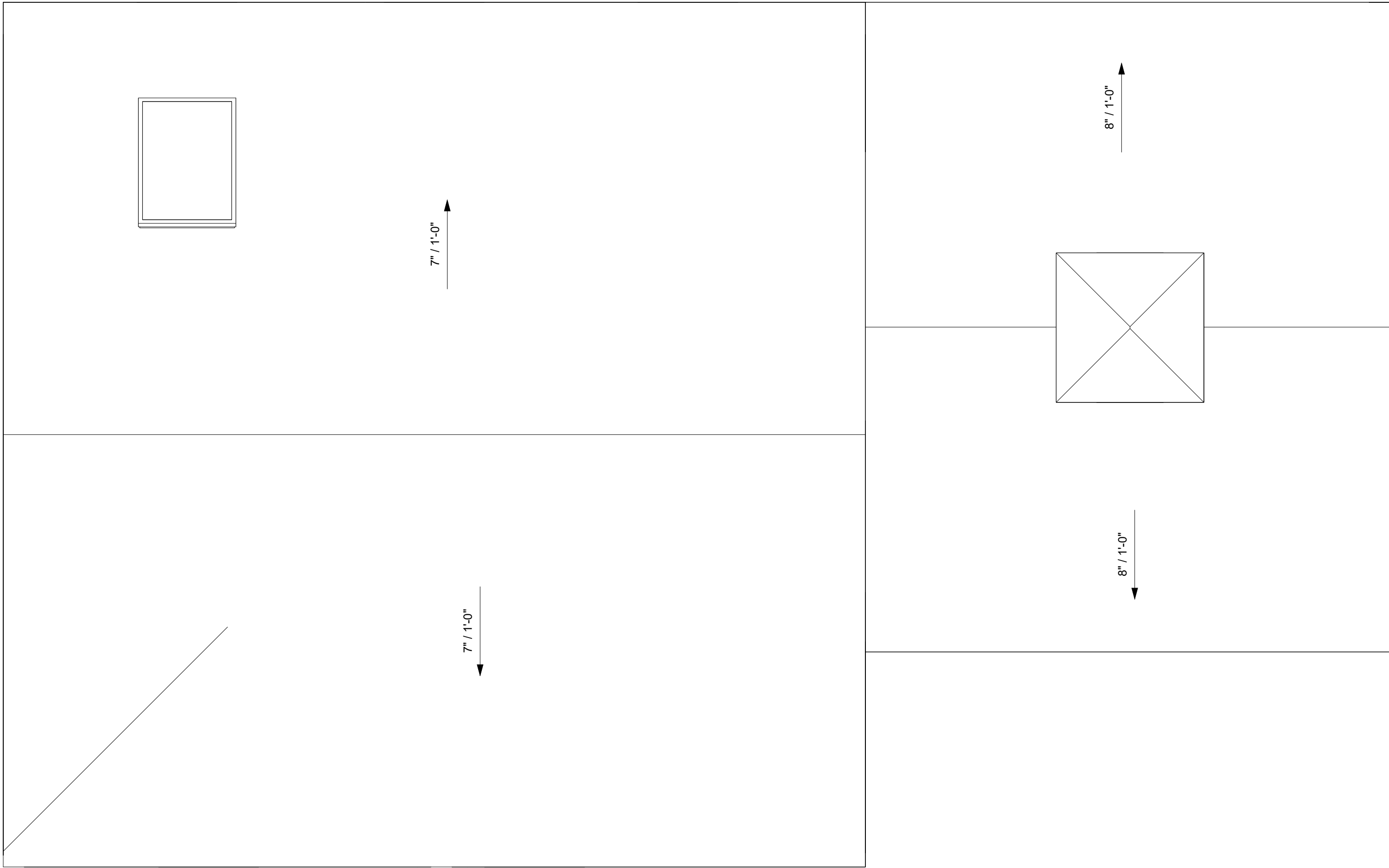
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Key Plan:

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Sheet Name:  
**SECOND FLOOR - EXISTING**

Project No.: 19001	Sheet No.: <b>AX-102</b>
Scale: 3/8" = 1'-0"	



1 Level 04 - Floor Plan  
3/8" = 1'-0"

GENERAL NOTES

LEGEND

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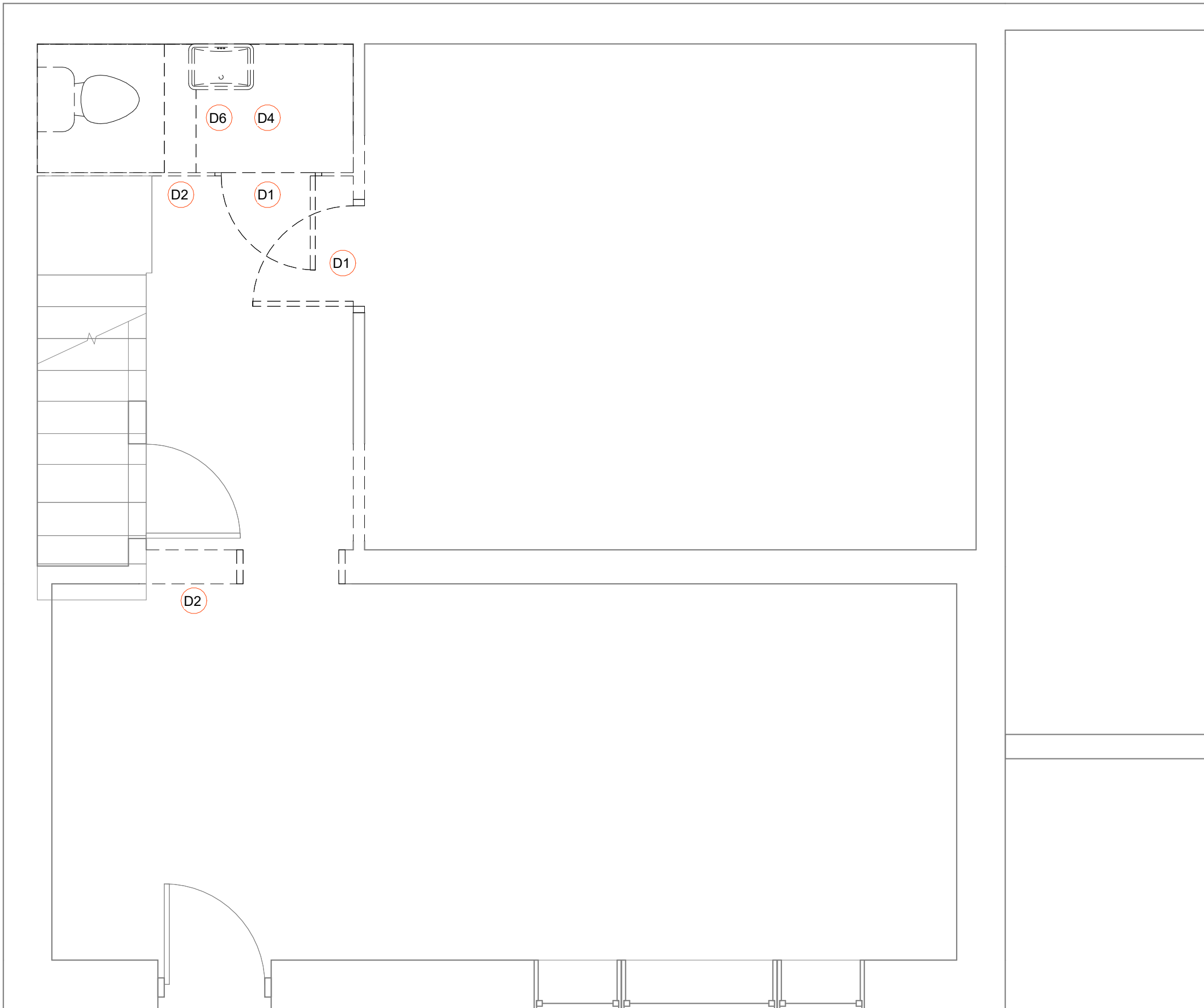
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ROOF - EXISTING

Project No.: 19001	Sheet No.: AX-103
Scale: 3/8" = 1'-0"	

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# 01 BASEMENT - DEMO

3/8" = 1'-0"

## GENERAL NOTES

1. VERIFY ALL EXISTING DIMENSIONS, QUANTITIES AND LOCATIONS BEFORE BEGINNING DEMOLITION.
2. VERIFY ALL OPENINGS, DOORS AND EXISTING WATERPROOFING BEFORE DEMOLITION OF WINDOWS AND EXTERIOR DOORS.
3. PROTECT ALL EXISTING FINISHES NOT TO BE DEMOLISHED.

## LEGEND

- EXISTING
- TO BE DEMOLISHED
- FINISH TO BE DEMOLISHED
- NEW PARTITION

- NEW FINISH
- QUARTZ
- TILE
- WOOD

- D1 DEMO EXISTING DOOR AND FRAME.
- D2 DEMO EXISTING WALL.
- D3 DEMO EXISTING WINDOW AND FRAME.
- D4 DEMO EXISTING CABINETY AND COUNTERTOP
- D5 DEMO EXISTING PLUMBING FIXTURES
- D6 DEMO EXISTING RAISED FLOOR

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Consultants:

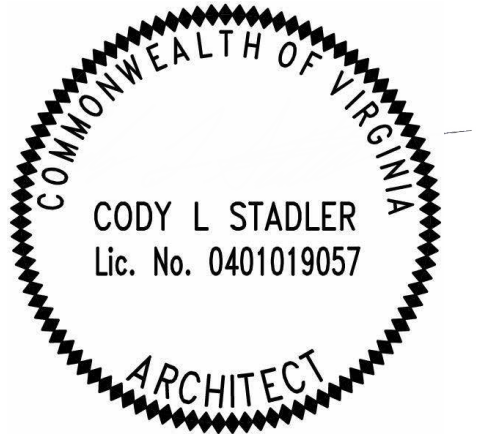
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DEMO

Project No.:

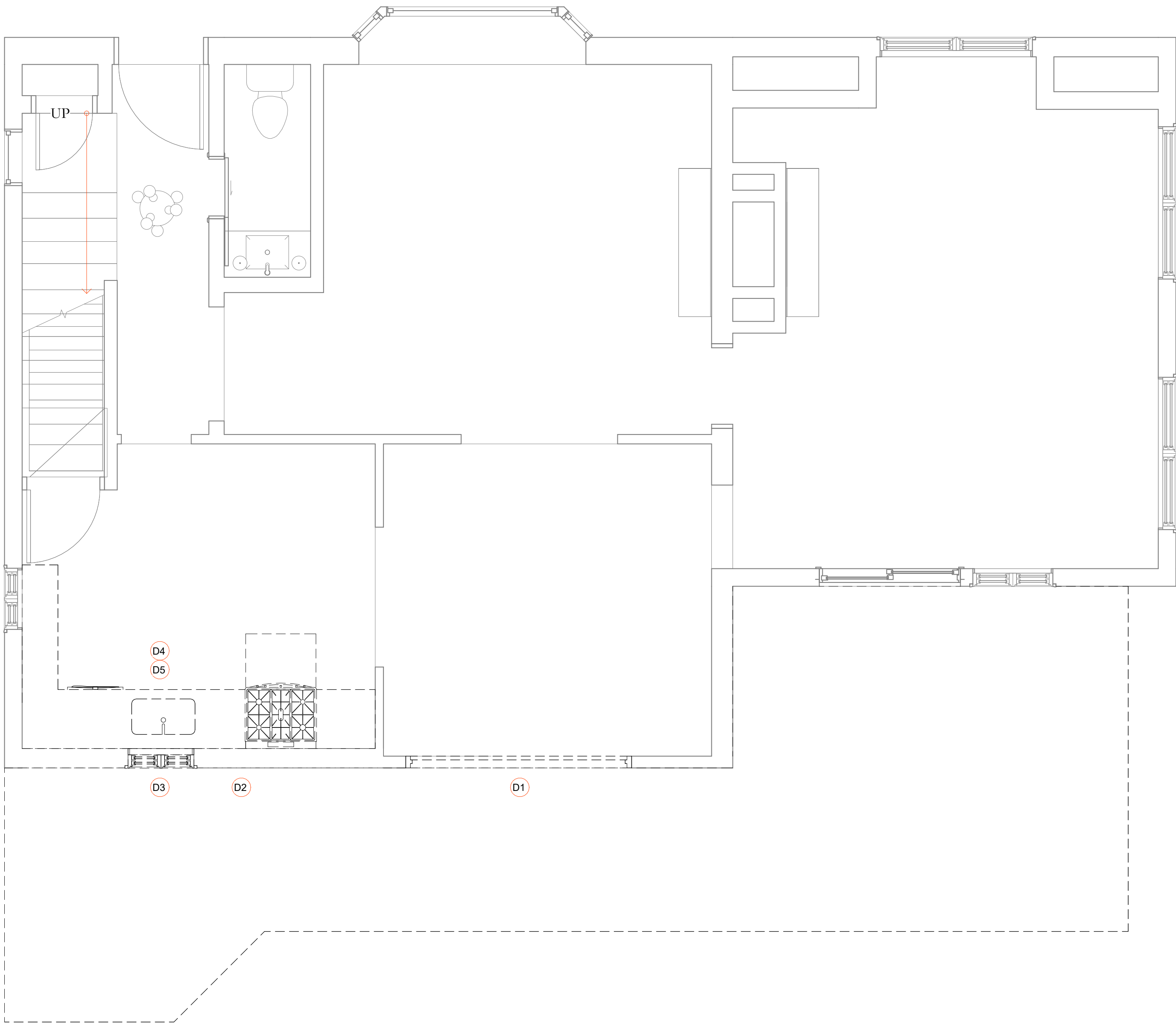
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AD-100

Scale:

As indicated



# 01 FIRST FLOOR - DEMO

GENERAL NOTES

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## LEGEND

- EXISTIN G
- TO BE DEMOLISHED
- FINISH TO BE DEMOLISHED
- NEW PARTITION

- NEW FINISH
- QUART Z
- TIL E
- WOO D

- D1 DEMO EXISTING DOOR AND FRAME.
- D2 DEMO EXISTING WALL.
- D3 DEMO EXISTING WINDOW AND FRAME.
- D4 DEMO EXISTING CABINETY AND COUNTERTOP
- D5 DEMO EXISTING PLUMBING FIXTURES
- D6 DEMO EXISTING RAISED FLOOR

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FIRST FLOOR -  
DEMO

Project No.:

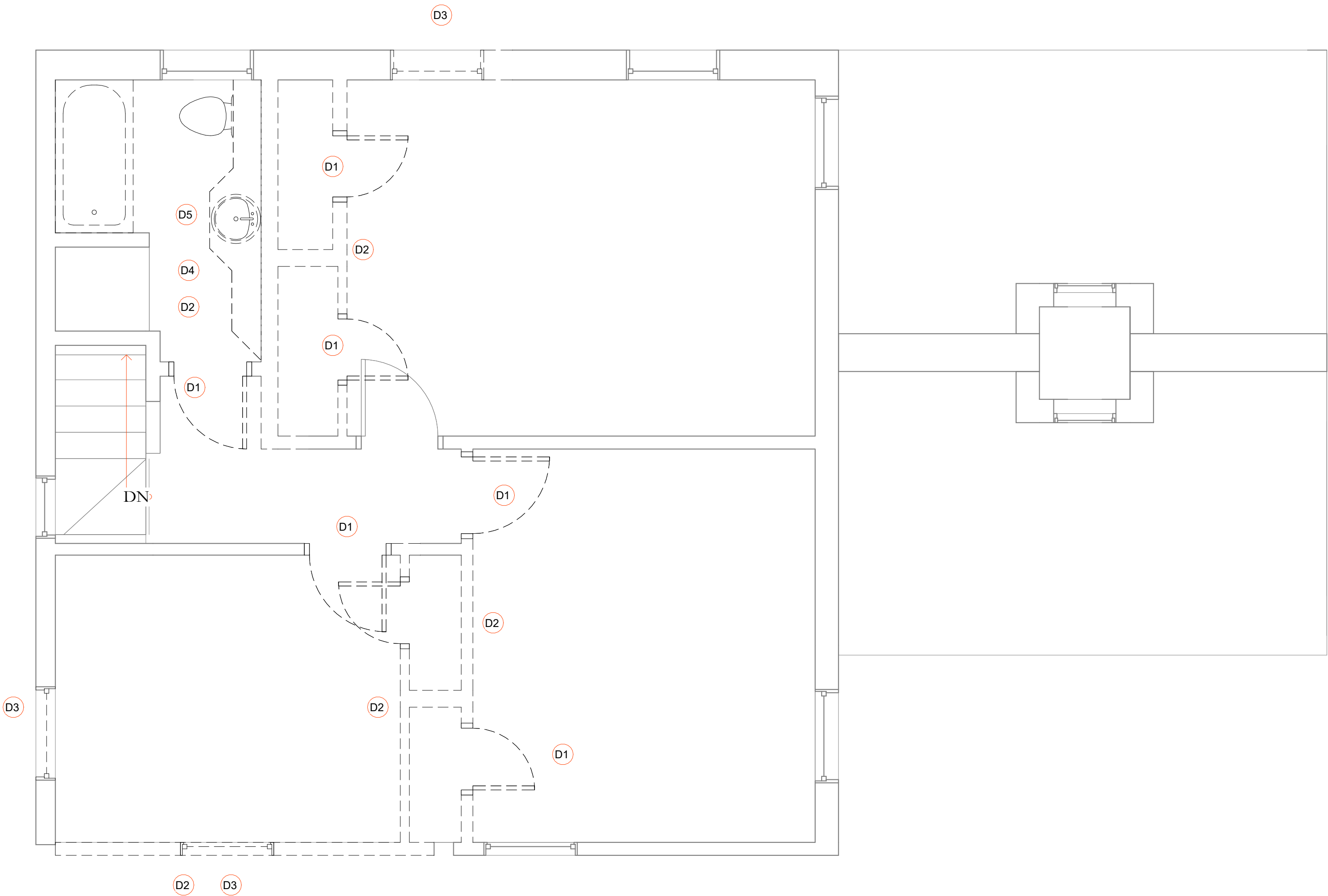
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Sheet No.:

AD-101

Scale:

As indicated



# 01 SECOND FLOOR - DEMO

3/8" = 1'-0"

## GENERAL NOTES

1. VERIFY ALL EXISTING DIMENSIONS, QUANTITIES AND LOCATIONS BEFORE BEGINNING DEMOLITION.
2. VERIFY ALL OPENINGS, DOORS AND EXISTING WATERPROOFING BEFORE DEMOLITION OF WINDOWS AND EXTERIOR DOORS.
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## LEGEND

- EXISTING
- TO BE DEMOLISHED
- FINISH TO BE DEMOLISHED
- NEW PARTITION

- NEW FINISH
- QUARTZ
- TILE
- WOOD

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- D4 DEMO EXISTING CABINERY AND COUNTERTOP
- D5 DEMO EXISTING PLUMBING FIXTURES
- D6 DEMO EXISTING RAISED FLOOR

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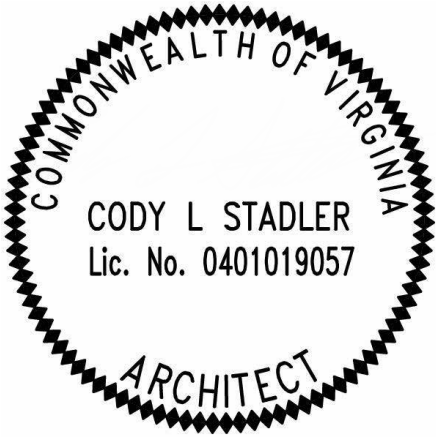
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Key Plan:

Seal & Signature:



Sheet Name:

SECOND FLOOR -  
DEMO

Project No.:

19001

Sheet No.:

AD-102

Scale:

As indicated

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# 01 BASEMENT

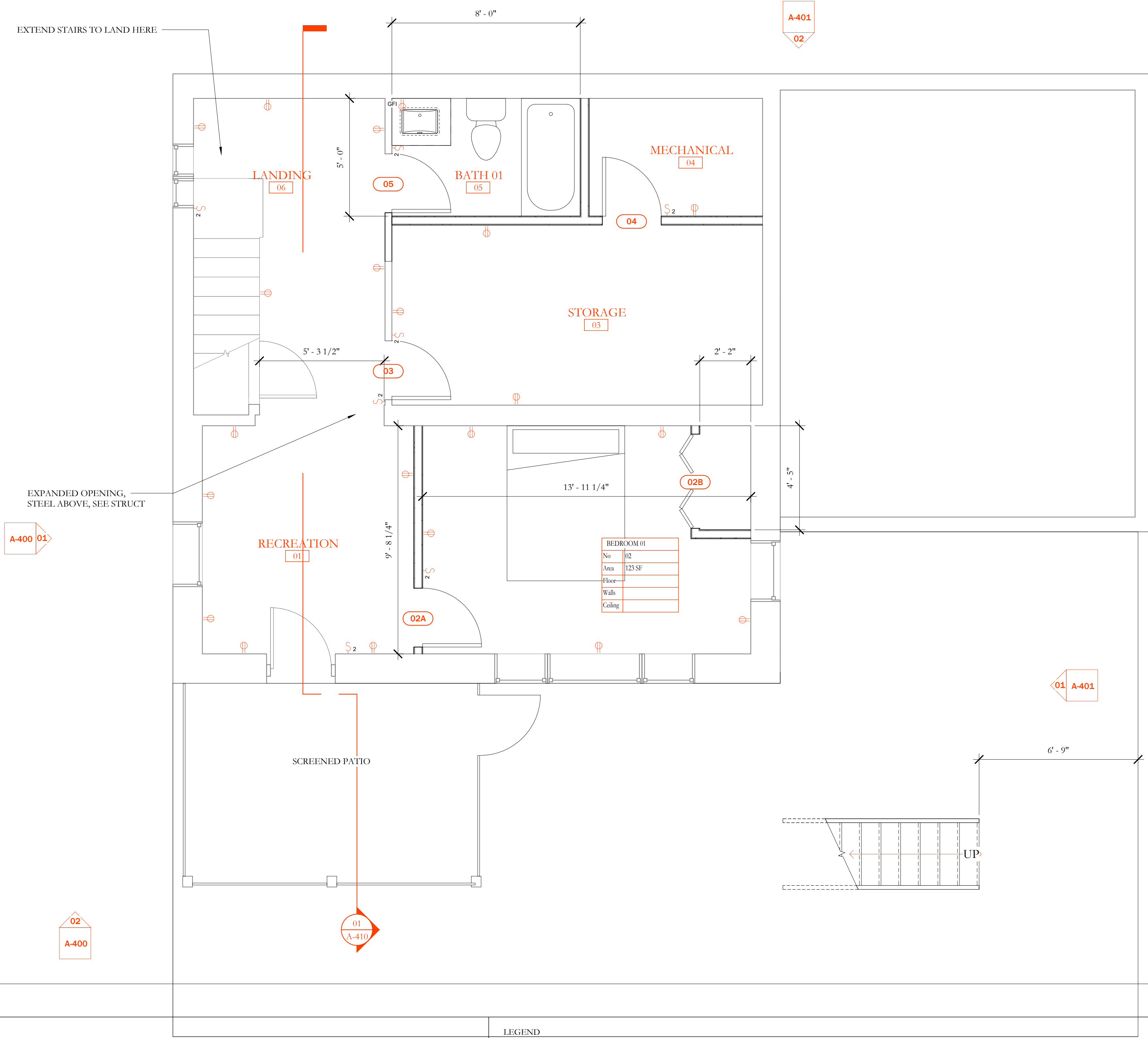
3/8" = 1'-0"

## GENERAL NOTES

1. VERIFY DIMENSION OF ALL WINDOWS AND EXTERIOR DOORS TO BE REPLACED.
2. BLEND ALL WALL AND CEILINGS NOTED "FOR FLUSH APPEARANCE" TO PROVIDE VISUAL FLATNESS.
3. BLEND NEW HARDWOOD FLOORING INTO EXISTING TO PROVIDE SEAMLESS APPEARANCE.
4. PROVIDE NEW AIR REGISTERS AND RETURN GRILLES IN RENOVATED SPACE.
5. REPLACE ALL TRIM AND MOULDING TO MATCH EXISTING.
6. PROVIDE SAMPLES OF FINISH MATERIALS TO ARCHITECT FOR FINAL APPROVAL.
7. PROVIDE 1/2" TOLERANCE TO ALL NEW APPLIANCES.
8. REMOVE ALL ABANDONED WIRING, CABLES, ETC. IN OPEN CEILING SPACE.
9. REPLACE ALL SWITCHPLATES AND CONVENIENCE OUTLET PLATES.
10. REPLACE ALL AIR SUPPLY AND RETURN REGISTERS.

## LEGEND

	EXISTING		NEW FINISH
	TO BE DEMOLISHED		QUARTZ
	FINISH TO BE DEMOLISHED		TILE
	NEW PARTITION		WOOD



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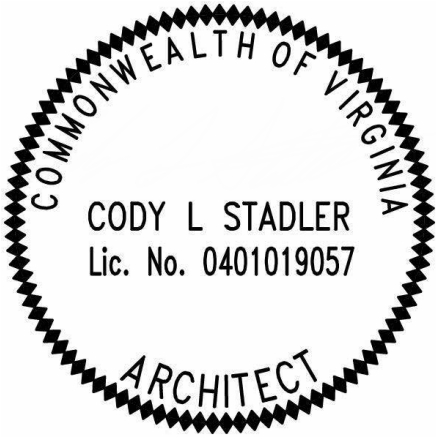
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Sheet Name:

BASEMENT

Project No.:

19001

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A-100

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# 01 FIRST FLOOR

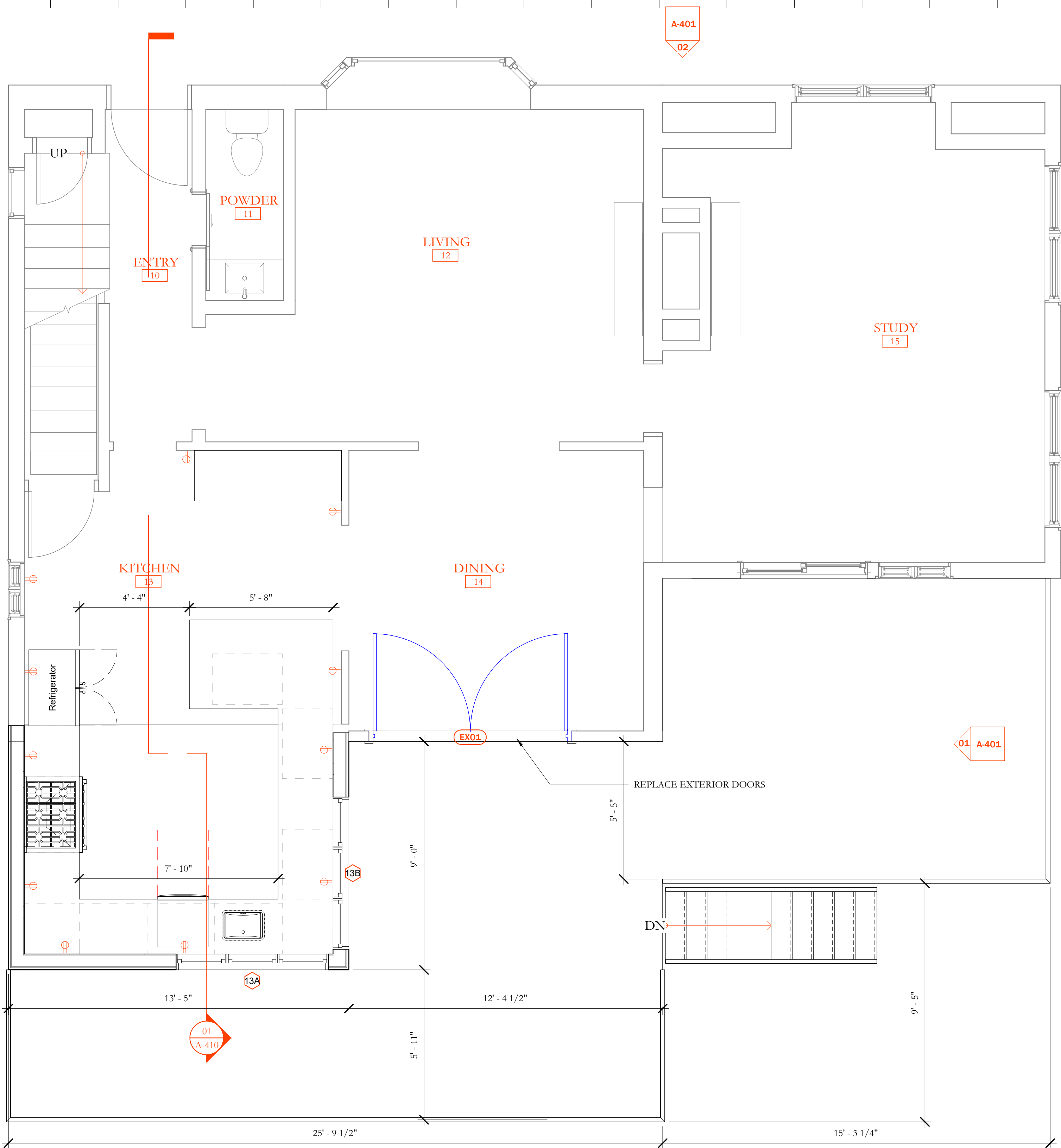
3/8" = 1'-0"

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## LEGEND

	EXISTING		NEW FINISH
	TO BE DEMOLISHED		QUARTZ
	FINISH TO BE DEMOLISHED		TILE
	NEW PARTITION		WOOD



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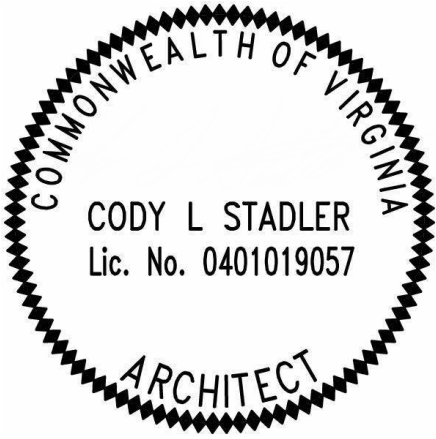
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FIRST FLOOR

Project No.:

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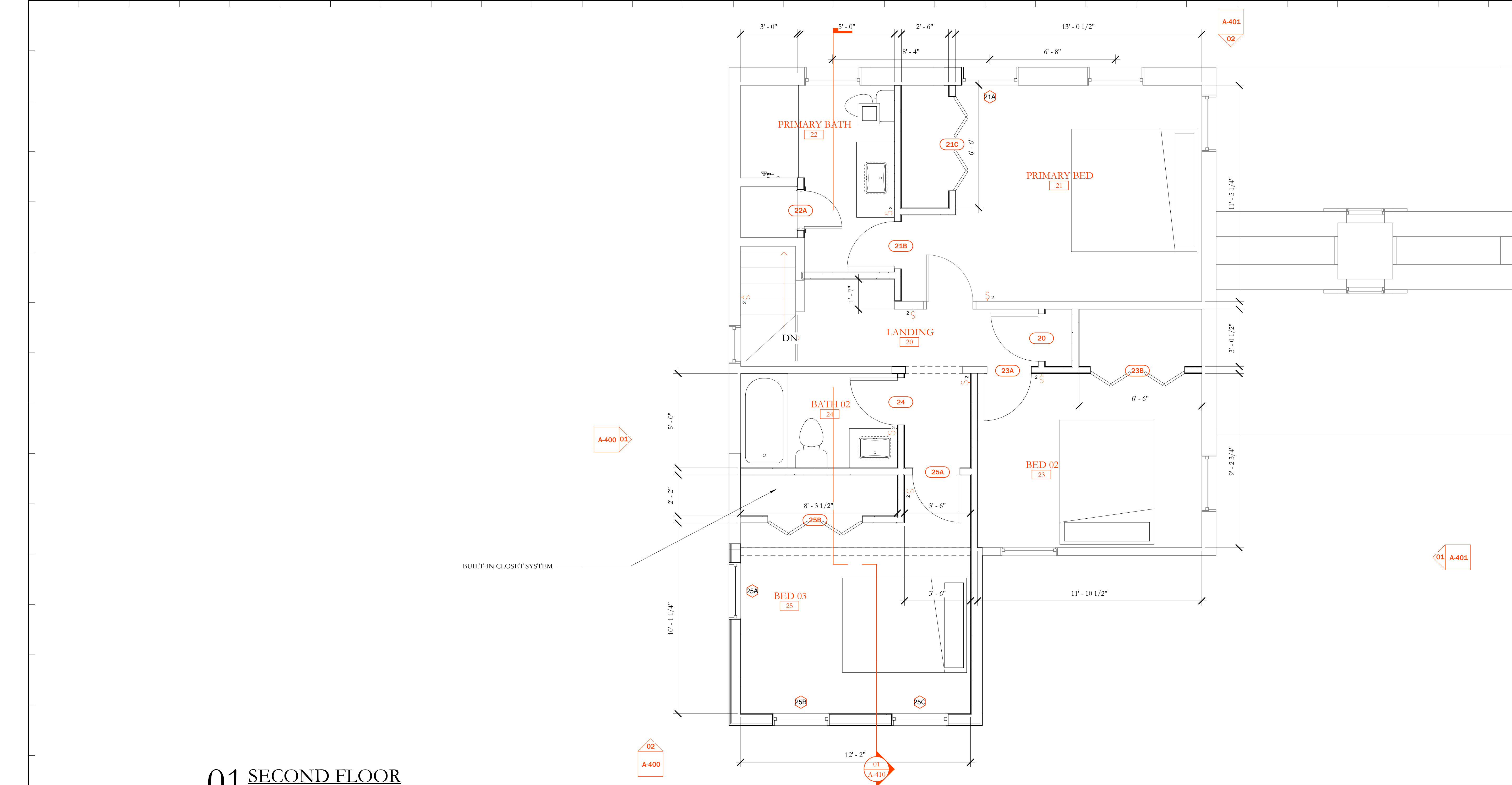
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# 01 SECOND FLOOR

3/8" = 1'-0"

## GENERAL NOTES

1. VERIFY DIMENSION OF ALL WINDOWS AND EXTERIOR DOORS TO BE REPLACED.
2. BLEND ALL WALL AND CEILINGS NOTED "FOR FLUSH APPEARANCE" TO PROVIDE VISUAL FLATNESS.
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## LEGEND

	EXISTIN G		NEW FINISH
	TO BE DEMOLISHED		QUART Z
	FINISH TO BE DEMOLISHED		TIL E
	NEW PARTITION		WOO D

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SECOND FLOOR

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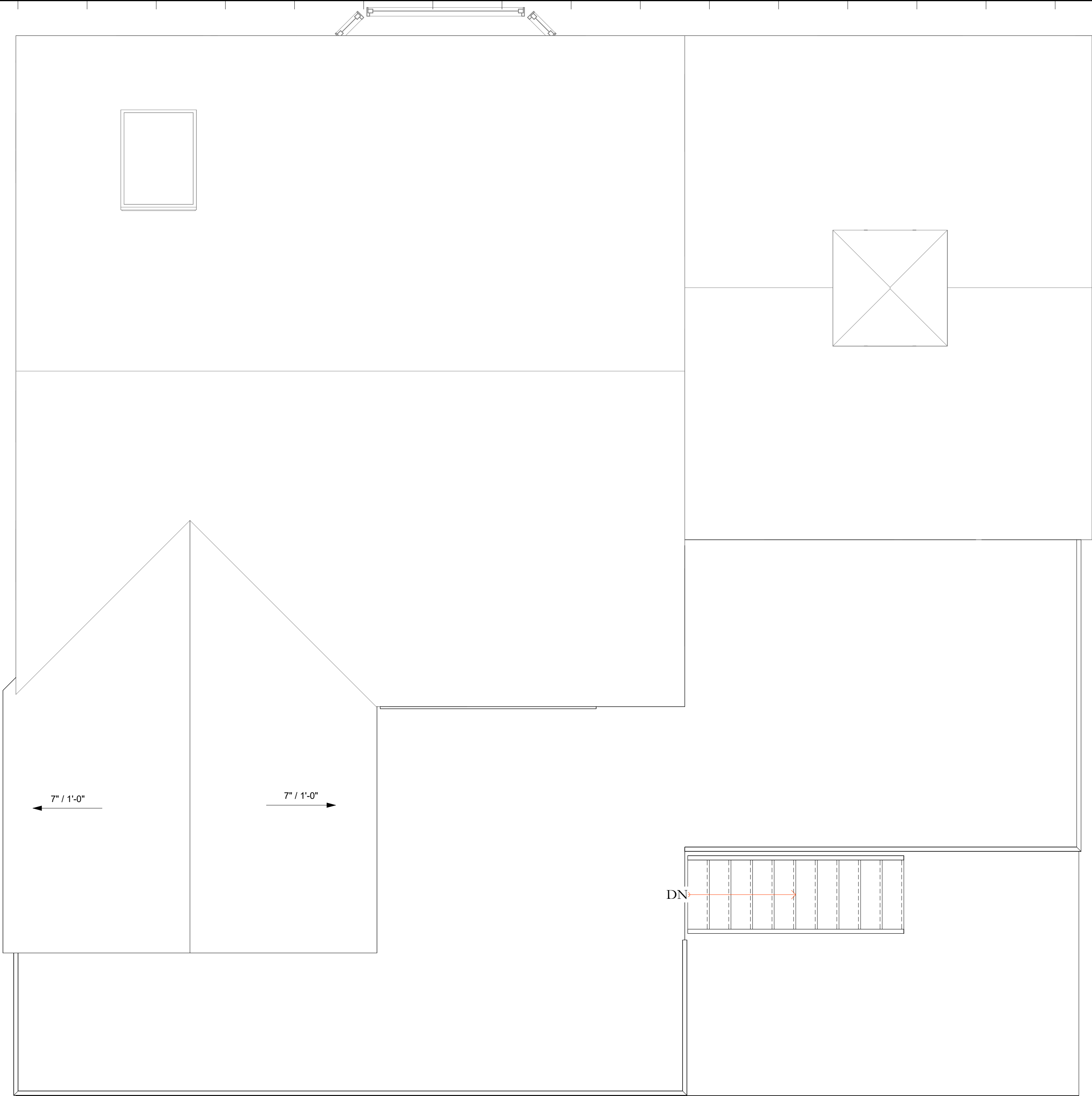
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Scale:

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# 01 ROOF

3/8" = 1'-0"

## GENERAL NOTES

1. VERIFY DIMENSION OF ALL WINDOWS AND EXTERIOR DOORS TO BE REPLACED.
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## LEGEND

	EXISTIN G		NEW FINISH
	TO BE DEMOLISHED		QUART Z
	FINISH TO BE DEMOLISHED		TIL E
	NEW PARTITION		WOO D

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ROOF

Project No.:

19001

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A-103

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# 01 BASEMENT



























3/8" = 1'-0"

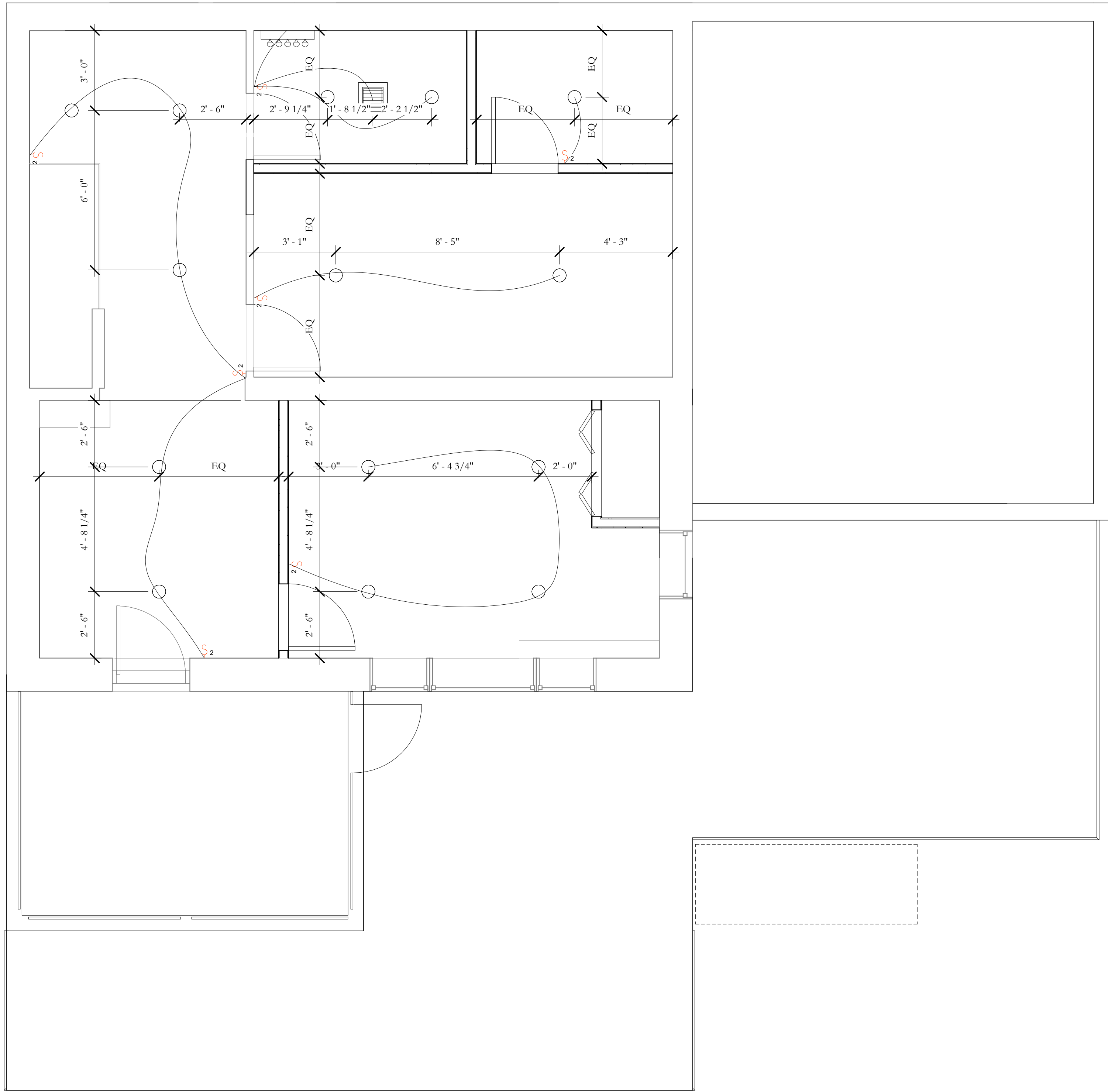
## GENERAL NOTES

IT IS THE INTENT THAT ALL RECEPTACLES, SWITCHES AND DEVICES BE CENTERED ON ALL FINISHED SURFACES, HORIZONTALLY AND VERTICALLY UNLESS NOTED OTHERWISE. IF FIELD CONDITIONS ARISE THAT MAKE CENTERING IMPOSSIBLE, CONSULT THE ARCHITECT FOR GUIDANCE ON FINAL PLACEMENT. CONTRACTOR SHALL COORDINATE ALL ROOF FRAMING TO ALLOW THE CENTERING SHOWN ON THIS PLAN FOR ALL RECESSED LIGHTING. IF ADDITIONAL FRAMING IS REQUIRED TO ACCOMMODATE THIS LAYOUT, THE CONTRACTOR SHALL INCL. SUCH FRAMING AS PART OF THE COST OF THE WORK. ANY COORDINATION SHALL TAKE PLACE DURING ROUGH FRAMING, PRIOR TO ROUGH-IN.

- A. INSTALL ALL RECEPTACLES AT (INSERT HEIGHT)" A.F.F. (HORIZONTALLY/VERTICALLY), U.N.O.  
B. INSTALL ALL ABOVE COUNTER OUTLETS (HORIZONTALLY/VERTICALLY) WITH A CENTERLINE OF(INSERT HEIGHT)" A.F.F., U.N.O.  
C. INSTALL ALL SWITCHES (HORIZONTALLY/VERTICALLY) WITH CENTERLINE AT (INSERT HEIGHT)"A.F.F. INSTALL BLOCKING AS NECESSARY TO ACHIEVE CENTERING.  
D. MOUNT CENTERLINE OF THERMOSTATS + KEYPADS AT (INSERT HEIGHT) A.F.F. CENTER ON SWITCHES BELOW IF APPLICABLE.  
E. ALL SWITCHES TO BE ON DIMMING CIRCUITS. NOTIFY ARCHITECT PRIOR TO ROUGH-IN OF ANY FIXTURE LOCATIONS THAT ARE NOT ABLE TO BE ON A DIMMING CIRCUIT SO ALTERNATE PLANS CAN BE MADE.  
F. ALL EXPOSED SWITCHES AND OUTLETS TO BE \*(INSERT SERIES) SERIES WITH (INSERTCOVERPLATES) COVERPLATES BY (INSERT MANUF).  
G. DEVICE COLOR: (INSERT COLOR) WITH MATCHING (INSERT COVERPLATE) COVERPLATES.\*\*COORDINATE THESE SELECTIONS WITH ARCHITECT PRIOR TO ORDERING  
H. ALL OUTLETS IN BATHS, AT KITCHEN COUNTERS, AND WITHIN (INSERT CODE REQUIREMENTS) OF A SINK SHALL BE GFCI CIRCUITS.  
I. INSTALLATION SHALL CONFORM TO CURRENT ADOPTED (INSERT YOUR REFERENCE NATIONAL ELECTRICAL CODE). IF THIS REQUIRES THE ADDITION OF RECEPTACLES, WIRING, DEVICES, SPECIAL CIRCUITING, BREAKERS, INTERRUPTERS, OR OTHER ITEMS NOT INDICATED ON THE PLANS, THE ELECTRICIAN SHALL MAKE THE CONTRACTOR AND ARCHITECT AWARE OF ANY OMISSIONS AND SHALL INCLUDE THEM AS PART OF THE COST OF THE WORK.  
J. COORDINATE LOCATION OF ALL ELECTRICAL DEVICES WITH ANY INTERIOR ELEVATIONS.  
K. NO DISTINCTION IS MADE ON THESE PLANS BETWEEN CIRCUITS REQUIRING SINGLE, THREE-WAY AND FOUR-WAY SWITCHES, THE ELECTRICAL SUBCONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY SYSTEM COMPONENTS TO ACHIEVE THE LIGHTING CONTROLS AS DRAWN.

## LEGEND

- |   |   |   |  |   |                              |
|---|---|---|--|---|------------------------------|
|  | TV HOOK-UP (LIST CABLING REQ'D: CAT6, STRUCTURED CABLING, ETC. KEYPAD |  | THERMOSTAT   |  | PLUG-IN FIXTURE              |
|  | ETHERNET / PHONE (LIST JACK REQUIREMENTS)                             |  | EXHAUST FAN  |  | PENDANT                      |
|  | SWITCH (DIMMING CIRCUIT)  |  | HEAT DETECTOR (LOW = LOW TEMP SENSOR, LP = LP GAS DETECTOR |  | CEILING MOUNTED SPEAKER      |
|  | DUPLEX RECEPTABLE (USB INDICATES CHARGING OUTLET/STATION)             |  | SMOKE/CO DETECTOR  |  | IN-WALL SPEAKER              |
|  | QUAD RECEPTACLE   |  | REMOTE TRANSFORMER   |  | LED STRIP LIGHT              |
|  | GFCI DUPLEX RECEPTACLE  |  | FIXTURE TYPE, SEE SCHEDULE                                 |  | STEP LIGHT                   |
|  | FLOOR DUPLEX RECEPTACLE (SPECIFY RECESSED OR SURFACE)                 |  | RECESSED LIGHT (ARROW = DIRECTIONAL)                       |  | IN-GROUND/WELL LIGHT         |
|  | WALL MOUNTED LIGHT  |  | TRACK/HEADS  |  | WALL MOUNTED SWING-ARM LIGHT |
|  | MONOPOINT   |  | ELECTRICAL PANEL   |   |                              |



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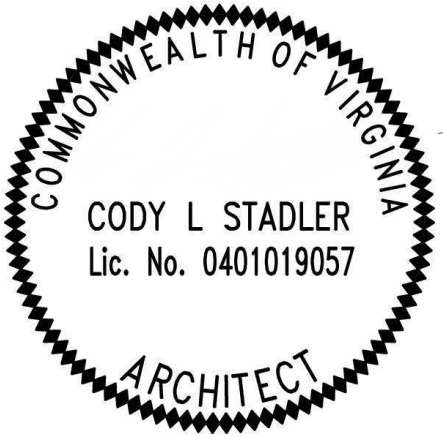
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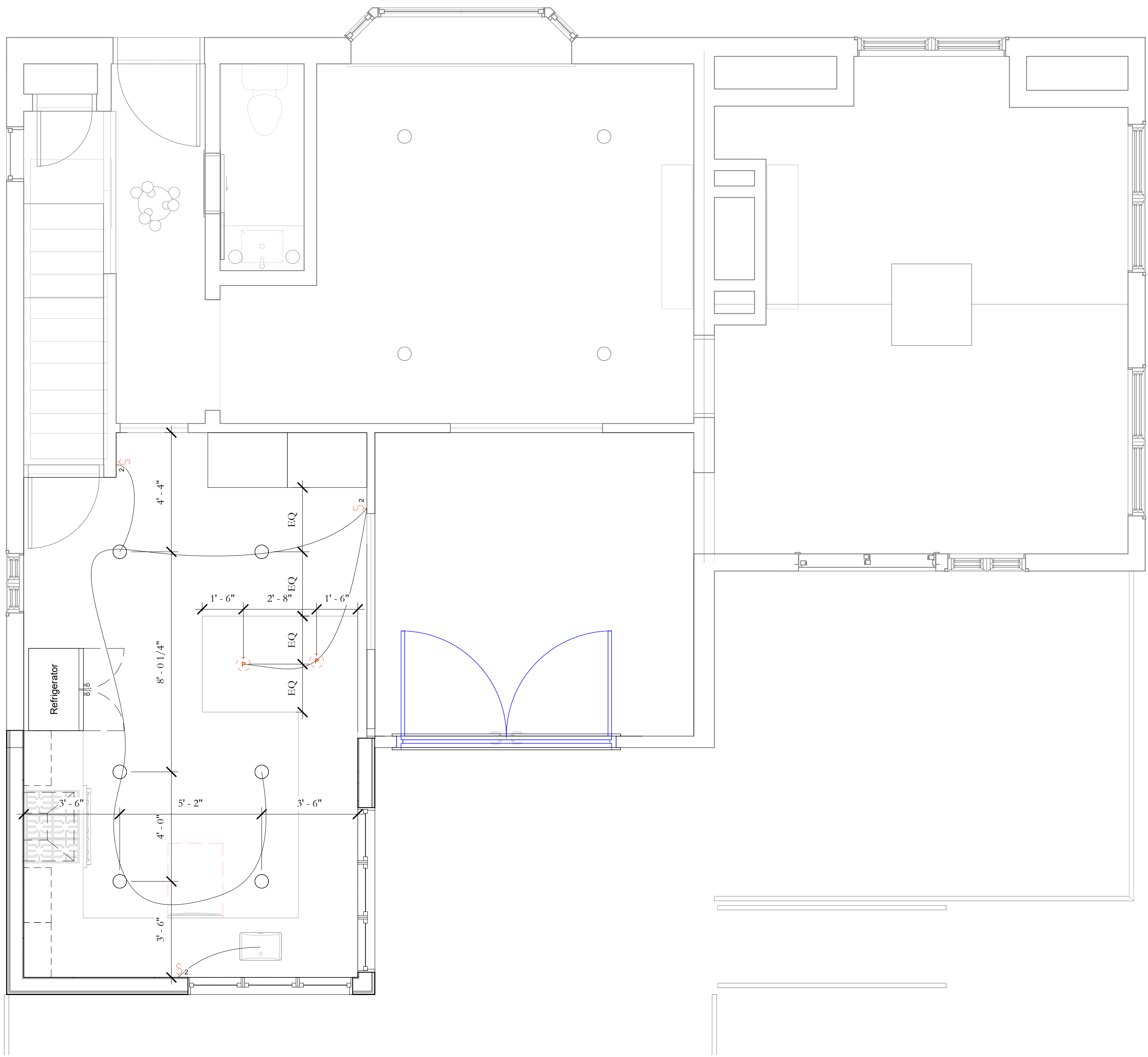
BASEMENT RCP

Project No.:  
19001

Sheet No.:

A-200

Scale:  
As indicated



01 FIRST FLOOR  
3/8" = 1'-0"

GENERAL NOTES

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C. INSTALL ALL SWITCHES (HORIZONTALLY/VERTICALLY) WITH CENTERLINE AT (INSERT HEIGHT)"A.F.F. INSTALL BLOCKING AS NECESSARY TO ACHIEVE CENTERING.  
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LEGEND

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KEYPAD  
ETHERNET / PHONE (LIST JACK REQUIREMENTS)  
SWITCH (DIMMING CIRCUIT)  
DUPLEX RECEPTACLE (USB INDICATES CHARGING OUTLET/STATION)  
QUAD RECEPTACLE  
GFCI DUPLEX RECEPTACLE  
FLOOR DUPLEX RECEPTACLE (SPECIFY RECESSED OR SURFACE)  
THERMOSTAT  
EXHAUST FAN  
HEAT DETECTOR (LOW = LOW TEMP SENSOR, LP = LP GAS DETECTOR)  
SMOKE/CO DETECTOR  
REMOTE TRANSFORMER  
FIXTURE TYPE, SEE SCHED. INTD. LIGHT  
RECESSED LIGHT (ARROW = DIRECTIONAL)  
WALL MOUNTED LIGHT  
MONOPOINT  
PLUG-IN FIXTURE  
PENDANT  
CEILING MOUNTED SPEAKER  
IN-WALL SPEAKER  
LED STRIP LIGHT  
STEP LIGHT  
IN-GROUND/WELL LIGHT  
TRACK/HEADS  
WALL MOUNTED SWING-ARM LIGHT  
ELECTRICAL PANEL

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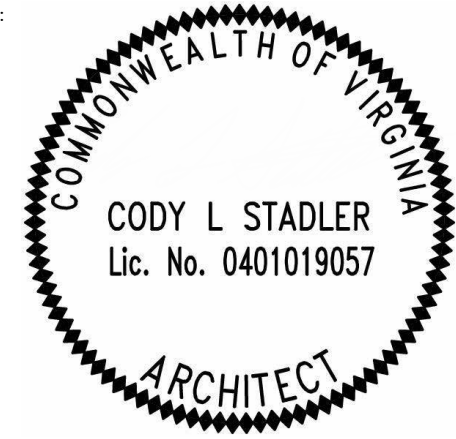
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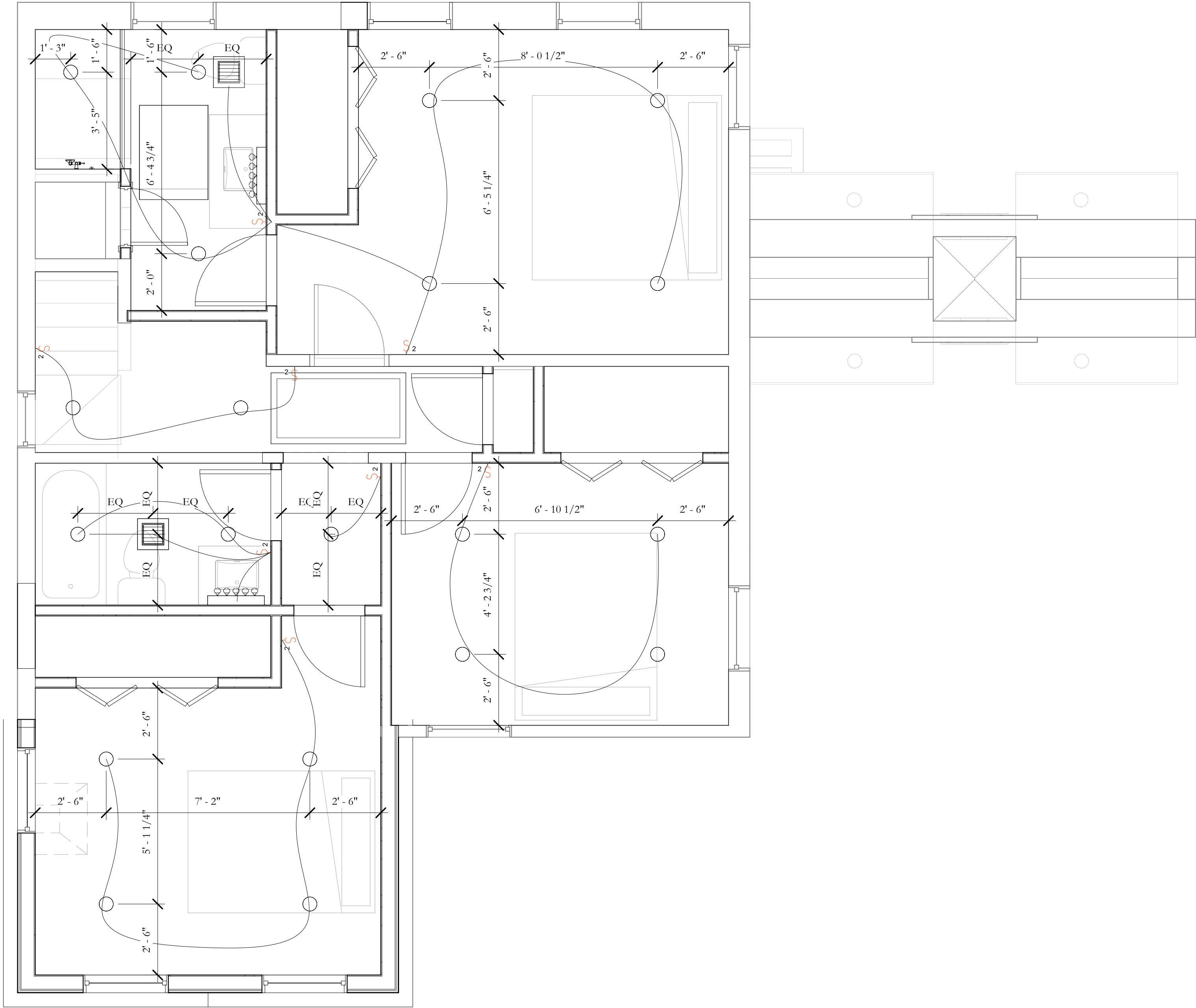
FIRST FLOOR RCP

Project No.:  
19001

Sheet No.:

A-201

Scale:  
As indicated



01 SECOND FLOOR

3/8" = 1'-0"

GENERAL NOTES

IT IS THE INTENT THAT ALL RECEPTACLES, SWITCHES AND DEVICES BE CENTERED ON ALL FINISHED SURFACES, HORIZONTALLY AND VERTICALLY UNLESS NOTED OTHERWISE. IF FIELD CONDITIONS ARISE THAT MAKE CENTERING IMPOSSIBLE, CONSULT THE ARCHITECT FOR GUIDANCE ON FINAL PLACEMENT. CONTRACTOR SHALL COORDINATE ALL ROOF FRAMING TO ALLOW THE CENTERING SHOWN ON THIS PLAN FOR ALL RECESSED LIGHTING. IF ADDITIONAL FRAMING IS REQUIRED TO ACCOMMODATE THIS LAYOUT, THE CONTRACTOR SHALL INCL. SUCH FRAMING AS PART OF THE COST OF THE WORK. ANY COORDINATION SHALL TAKE PLACE DURING ROUGH FRAMING, PRIOR TO ROUGH-IN.

- A. INSTALL ALL RECEPTACLES AT (INSERT HEIGHT)" A.F.F. (HORIZONTALLY/VERTICALLY), U.N.O.  
B. INSTALL ALL ABOVE COUNTER OUTLETS (HORIZONTALLY/VERTICALLY) WITH A CENTERLINE OF(INSERT HEIGHT)" A.F.F., U.N.O.  
C. INSTALL ALL SWITCHES (HORIZONTALLY/VERTICALLY) WITH CENTERLINE AT (INSERT HEIGHT)A.F.F.  
D. MOUNT CENTERLINE OF THERMOSTATS + KEYPADS AT (INSERT HEIGHT) A.F.F. CENTER ON SWITCHES BELOW IF APPLICABLE.  
E. ALL SWITCHES TO BE ON DIMMING CIRCUITS. NOTIFY ARCHITECT PRIOR TO ROUGH-IN OF ANY FIXTURE LOCATIONS THAT ARE NOT ABLE TO BE ON A DIMMING CIRCUIT SO ALTERNATE PLANS CAN BE MADE.  
F. ALL EXPOSED SWITCHES AND OUTLETS TO BE \*(INSERT SERIES) SERIES WITH (INSERTCOVERPLATES) COVERPLATES BY (INSERT MANUF).  
G. DEVICE COLOR: (INSERT COLOR) WITH MATCHING (INSERT COVERPLATE) COVERPLATES.\*\*COORDINATE THESE SELECTIONS WITH ARCHITECT PRIOR TO ORDERING  
H. ALL OUTLETS IN BATHS, AT KITCHEN COUNTERS, AND WITHIN (INSERT CODE REQUIREMENTS) OF A SINK SHALL BE GFCI CIRCUITS.  
I. INSTALLATION SHALL CONFORM TO CURRENT ADOPTED (INSERT YOUR REFERENCE NATIONAL ELECTRICAL CODE). IF THIS REQUIRES THE ADDITION OF RECEPTACLES, WIRING, DEVICES, SPECIAL CIRCUITING, BREAKERS, INTERRUPTERS, OR OTHER ITEMS NOT INDICATED ON THE PLANS, THE ELECTRICIAN SHALL MAKE THE CONTRACTOR AND ARCHITECT AWARE OF ANY OMISSIONS AND SHALL INCLUDE THEM AS PART OF THE COST OF THE WORK.  
J. COORDINATE LOCATION OF ALL ELECTRICAL DEVICES WITH ANY INTERIOR ELEVATIONS.  
K. NO DISTINCTION IS MADE ON THESE PLANS BETWEEN CIRCUITS REQUIRING SINGLE, THREE-WAY AND FOUR-WAY SWITCHES, THE ELECTRICAL SUBCONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY SYSTEM COMPONENTS TO ACHIEVE THE LIGHTING CONTROLS AS DRAWN.

LEGEND

- TV HOOK-UP (LIST CABLING REQ'D: CAT6, STRUCTURED CABLING, ETC.  
KEYPAD  
ETHERNET / PHONE (LIST JACK REQUIREMENTS)  
SWITCH (DIMMING CIRCUIT)  
DUPLEX RECEPTABLE (USB INDICATES CHARGING OUTLET/STATION)  
QUAD RECEPTACLE  
GFCI DUPLEX RECEPTACLE  
FLOOR DUPLEX RECEPTACLE (SPECIFY RECESSED OR SURFACE)  
THERMOSTAT  
EXHAUST FAN  
HEAT DETECTOR (LOW = LOW TEMP SENSOR, LP = LP GAS DETECTOR)  
SMOKE/CO DETECTOR  
REMOTE TRANSFORMER  
FIXTURE TYPE, SEE SCHED. INTD. LIGHT  
RECESSED LIGHT (ARROW = DIRECTIONAL)  
WALL MOUNTED LIGHT  
MONOPOINT  
PLUG-IN FIXTURE  
PENDANT  
CEILING MOUNTED SPEAKER  
IN-WALL SPEAKER  
LED STRIP LIGHT  
STEP LIGHT  
IN-GROUND/WELL LIGHT  
TRACK/HEADS  
WALL MOUNTED SWING-ARM LIGHT  
ELECTRICAL PANEL

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SECOND FLOOR  
RCP

Project No.:

19001

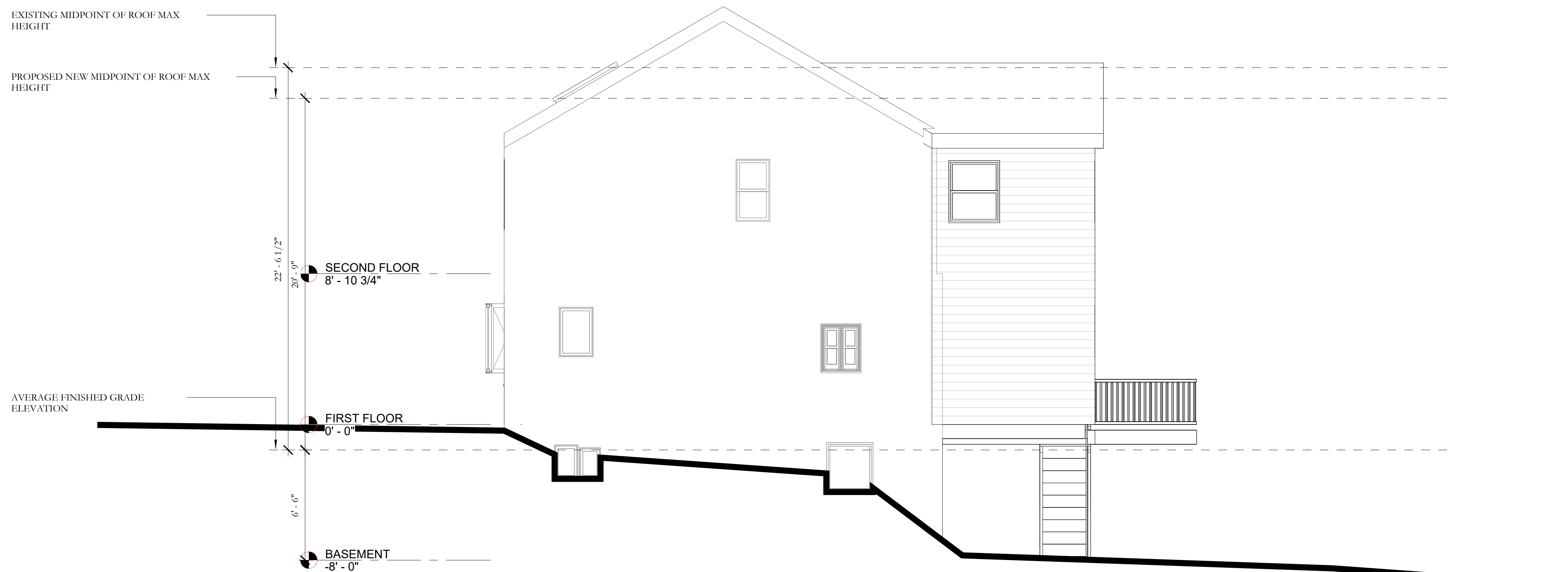
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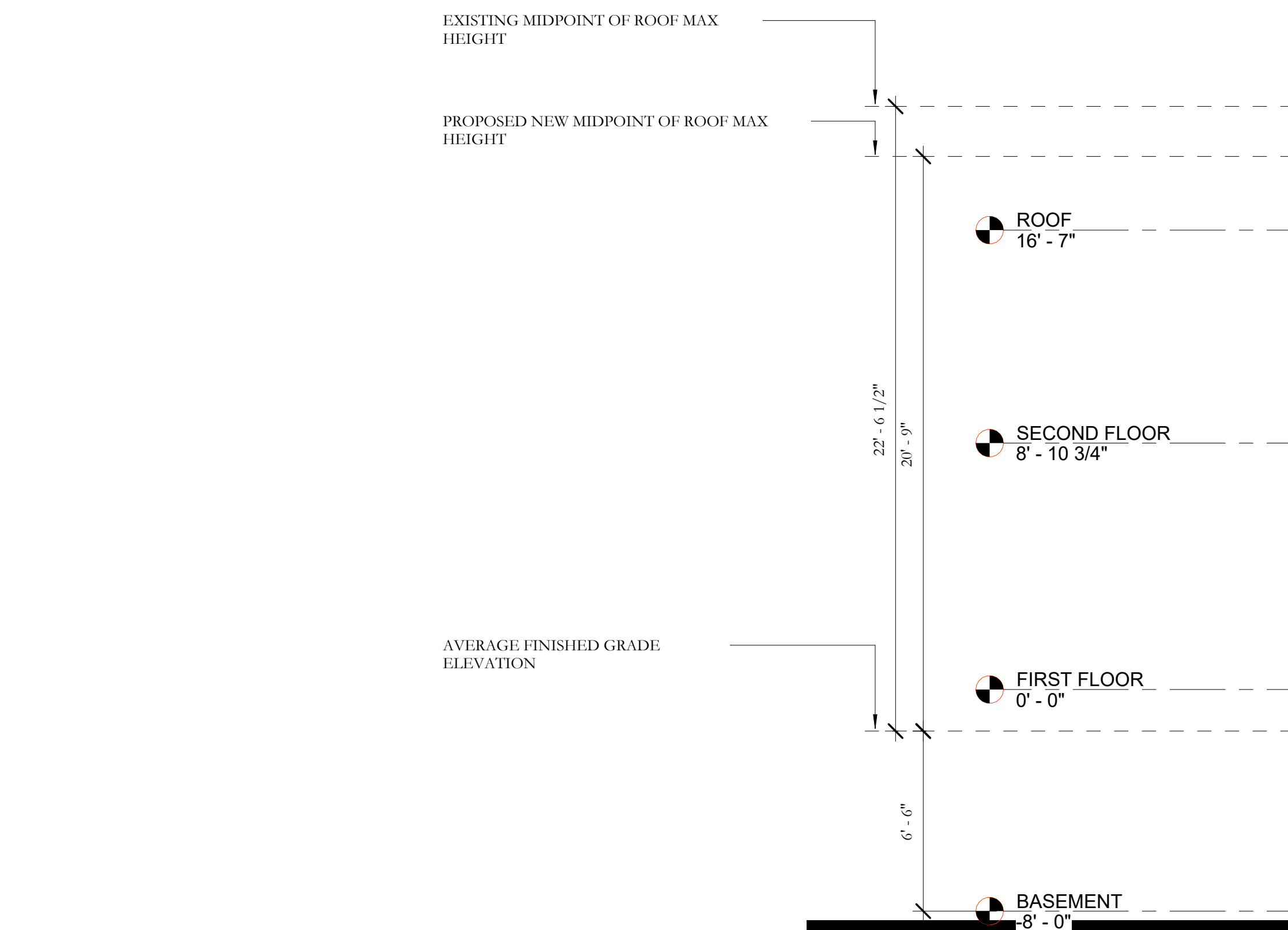
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01 WEST BUILDING ELEVATION  
1/4" = 1'-0"



02 SOUTH BUILDING ELEVATION  
1/4" = 1'-0"

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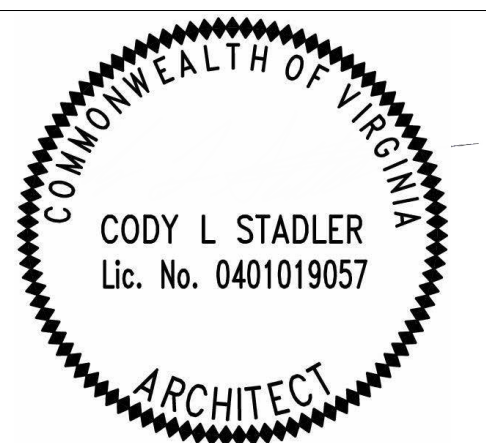
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BUILDING  
ELEVATIONS

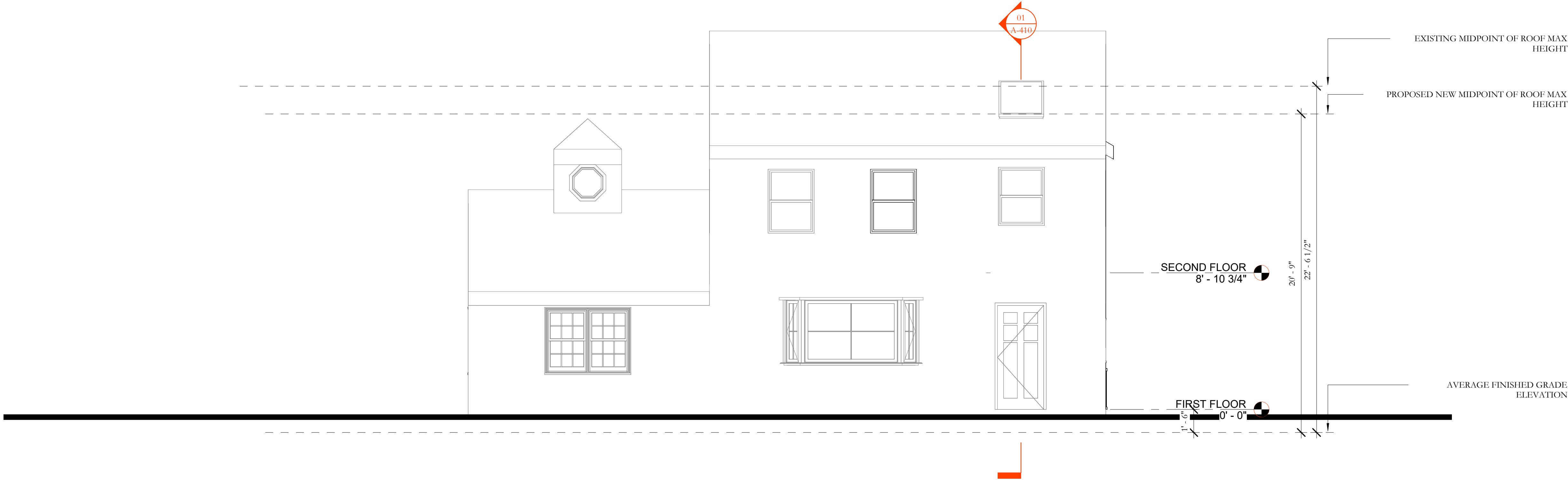
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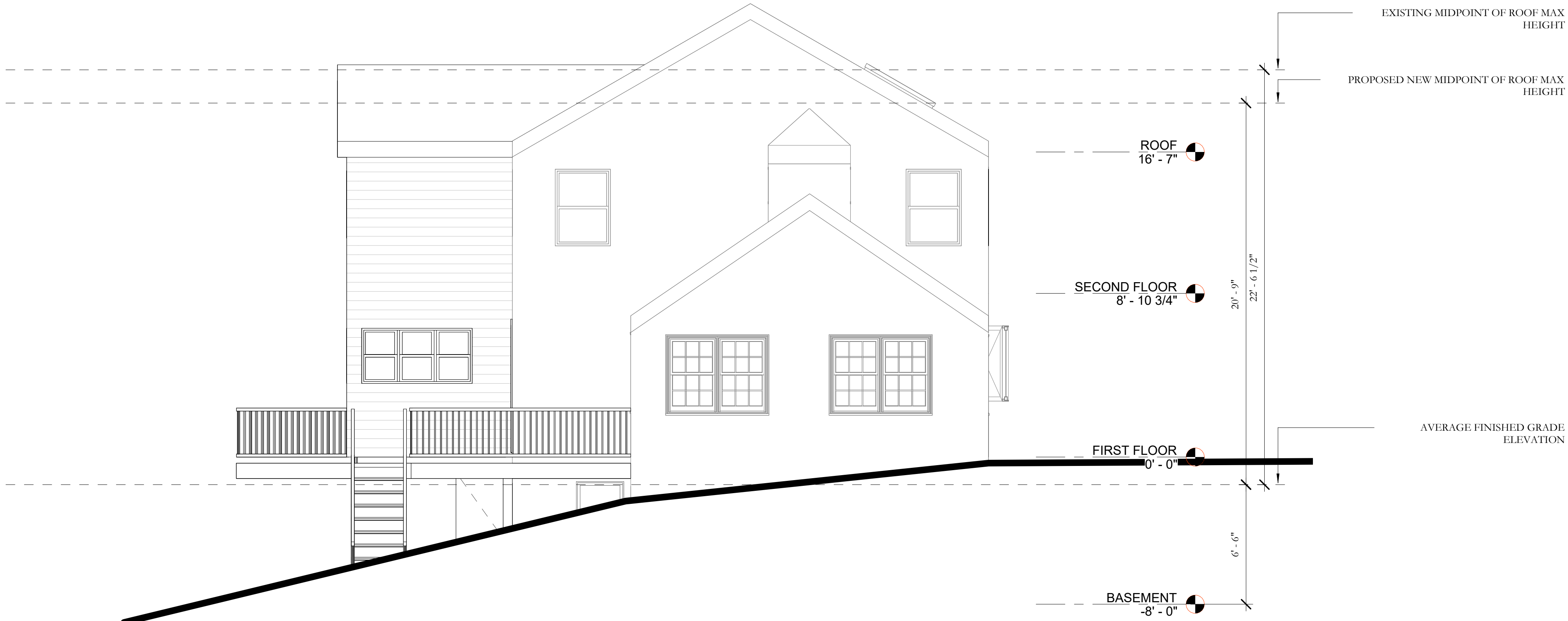
Scale:

1/4" = 1'-0"

A-400



02 NORTH BUILDING ELEVATION  
1/4" = 1'-0"



01 EAST BUILDING ELEVATION  
1/4" = 1'-0"

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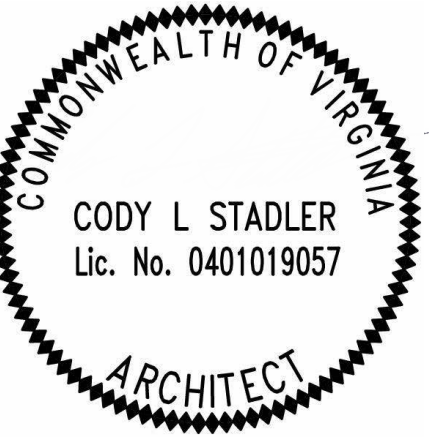
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BUILDING  
ELEVATIONS

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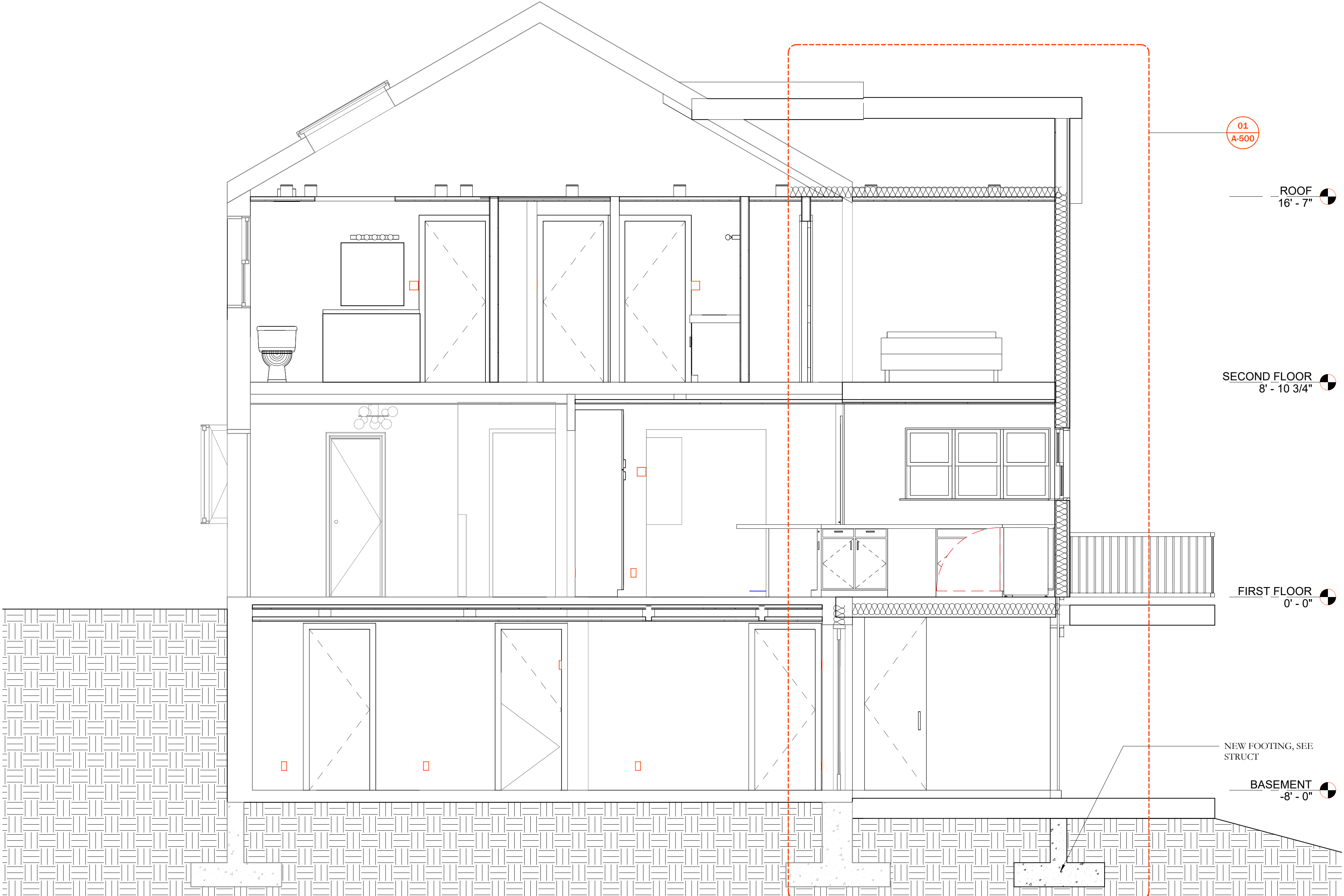
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A-401

Scale:

1/4" = 1'-0"



01  
A-500

ROOF  
16' - 7"

SECOND FLOOR  
8' - 10 3/4"

FIRST FLOOR  
0' - 0"

NEW FOOTING, SEE  
STRUCT

BASEMENT  
-8' - 0"

# 01 BUILDING SECTION 1

3/8" = 1'-0"

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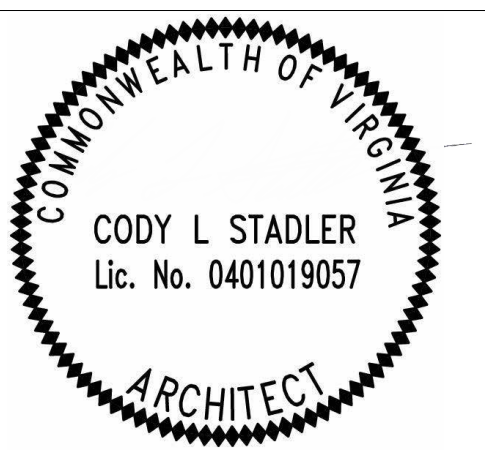
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Sheet Name:

BUILDING  
SECTION

Project No:

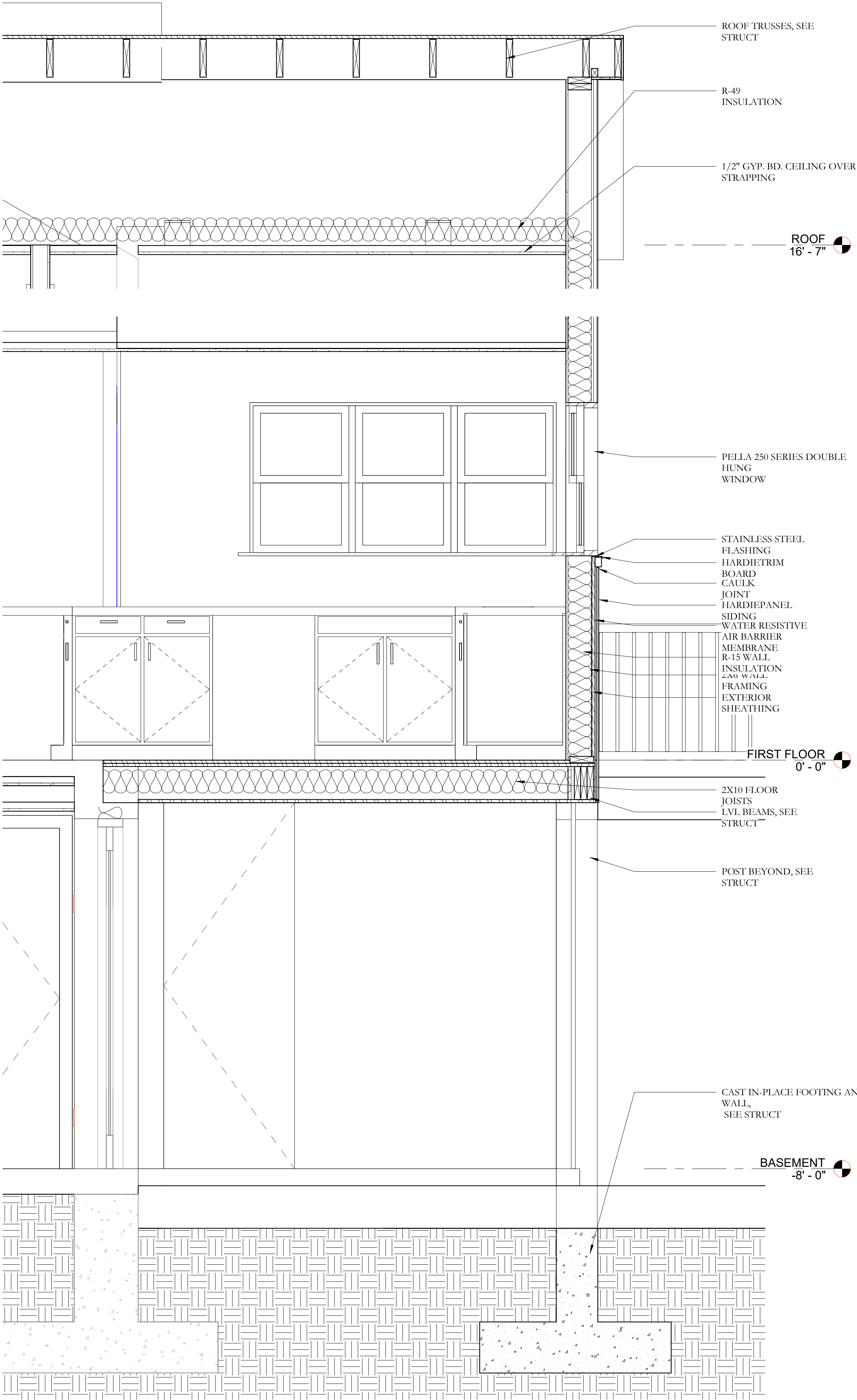
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Sheet No:

A-410

Scale:

3/8" = 1'-0"



# 01 TYPICAL WALL SECTION

3/4" = 1'-0"

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WALL SECTIONS

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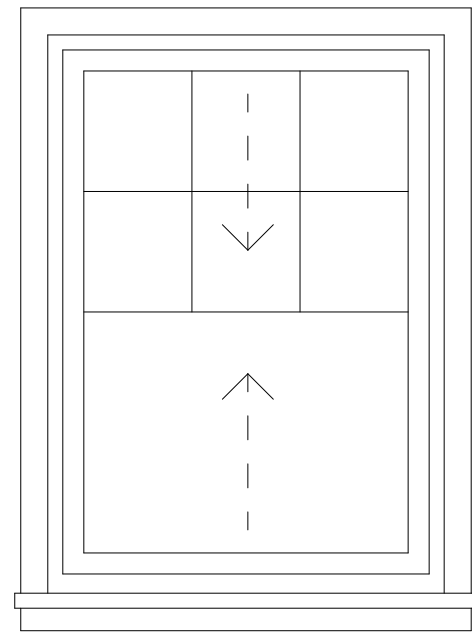
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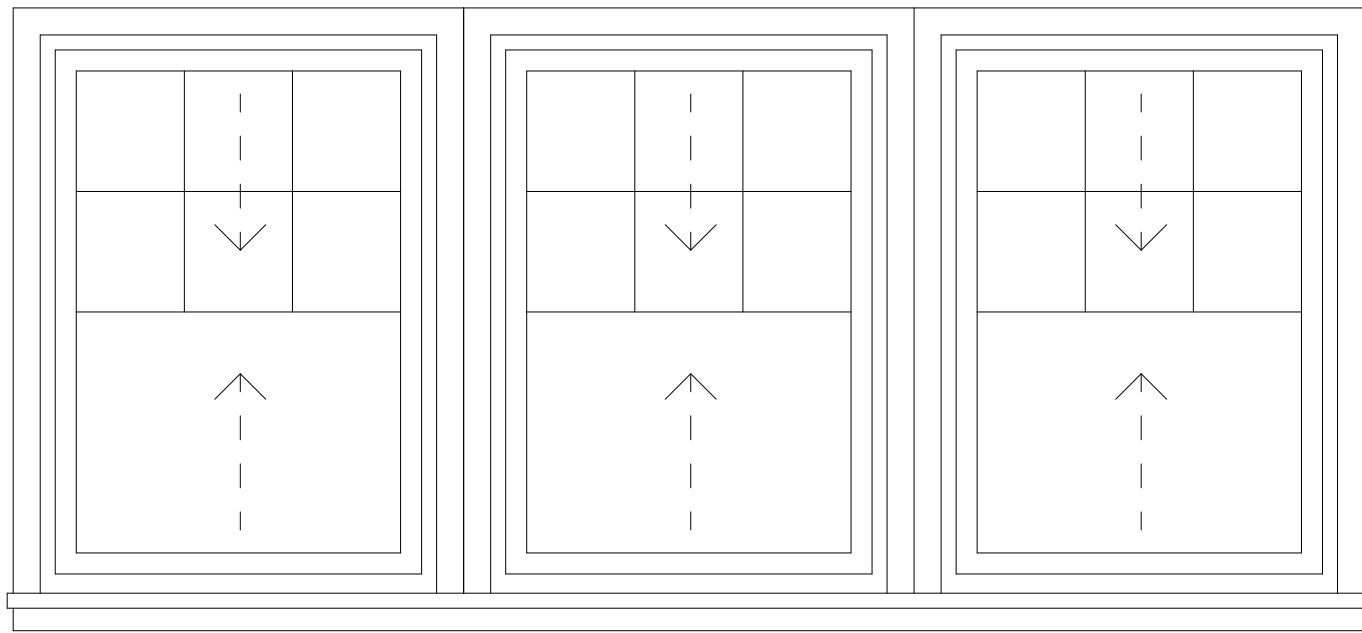
3/4" = 1'-0"

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WINDOW SCHEDULE								
WD No.	Type	Level	Width	Height	Sill Height	Head Height	Manufacturer	Description
13A	A	FIRST FLOOR	6' - 0"	3' - 0"	4' - 0"	7' - 0"	PELLA	
13B	A	FIRST FLOOR	6' - 0"	3' - 0"	4' - 0"	7' - 0"	PELLA	
21A	B	SECOND FLOOR	3' - 0"	4' - 2"	2' - 7"	6' - 9"	PELLA	
21B	3	FIRST FLOOR	7' - 8"	0' - 7"				
25A	B	SECOND FLOOR	3' - 0"	3' - 8"	3' - 0"	6' - 8"	PELLA	
25B	B	SECOND FLOOR	3' - 0"	3' - 8"	3' - 0"	6' - 8"	PELLA	
25C	B	SECOND FLOOR	3' - 0"	3' - 8"	3' - 0"	6' - 8"	PELLA	

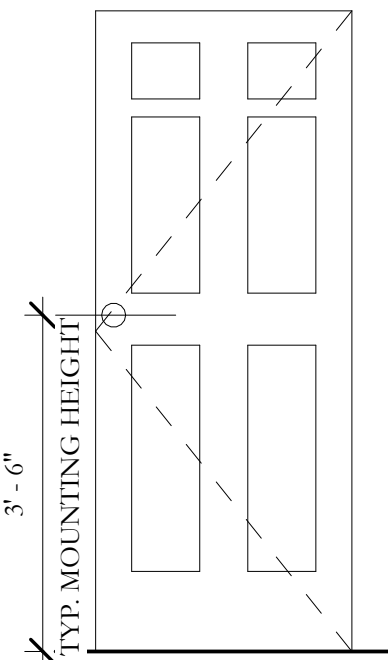


TYPE A  
DOUBLE-  
HUNG

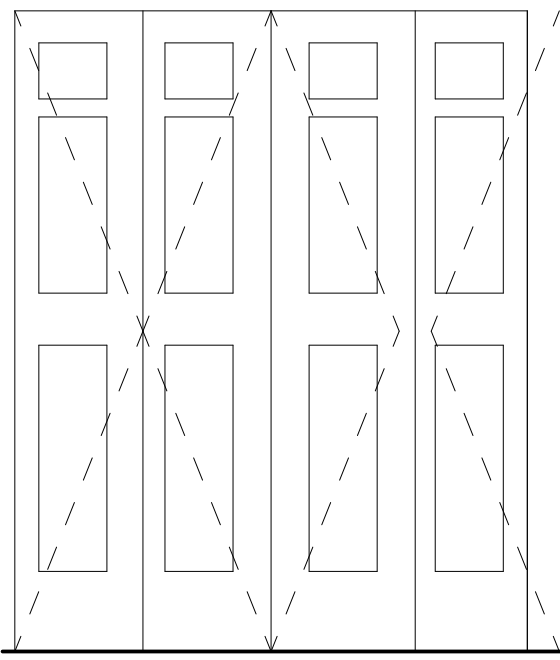


TYPE B - TRIPLE  
DOUBLE-HUNG

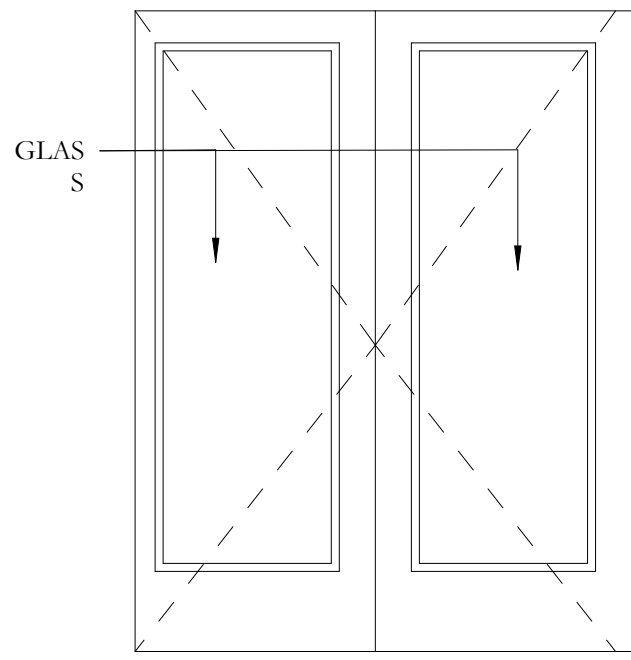
DOOR SCHEDULE								
Mark	Level	Height	Width	Door Type	Finish	Frame Material	Thickness	Comments
02A	BASEMENT	6' - 8"	2' - 6"	A			0' - 1 3/4"	
02B	BASEMENT	6' - 8"	4' - 0"	B			0' - 1 1/2"	
03	BASEMENT	6' - 8"	2' - 6"	A			0' - 1 3/4"	
04	BASEMENT	6' - 8"	2' - 6"	A			0' - 1 3/4"	
05	BASEMENT	6' - 8"	2' - 6"	A			0' - 1 3/4"	
20	SECOND FLOOR	6' - 8"	2' - 6"	A			0' - 1 3/4"	
21B	SECOND FLOOR	6' - 8"	2' - 6"	B			0' - 1 3/4"	
21C	SECOND FLOOR	6' - 8"	5' - 0"	B			0' - 1 1/2"	
22A	SECOND FLOOR	6' - 8"	2' - 0"	A			0' - 1 1/2"	
23A	SECOND FLOOR	6' - 8"	2' - 6"	A			0' - 1 3/4"	
23B	SECOND FLOOR	6' - 8"	5' - 0"	B			0' - 1 1/2"	
24	SECOND FLOOR	6' - 8"	2' - 6"	A			0' - 1 3/4"	
25A	SECOND FLOOR	6' - 8"	2' - 6"	A			0' - 1 3/4"	
25B	SECOND FLOOR	6' - 8"	5' - 0"	A			0' - 1 1/2"	
EX01	FIRST FLOOR	6' - 2"	7' - 8"	EX01			0' - 1 1/2"	



TYPE A



TYPE B (BI-FOLDING)



TYPE EXF (FRENCH DOORS)

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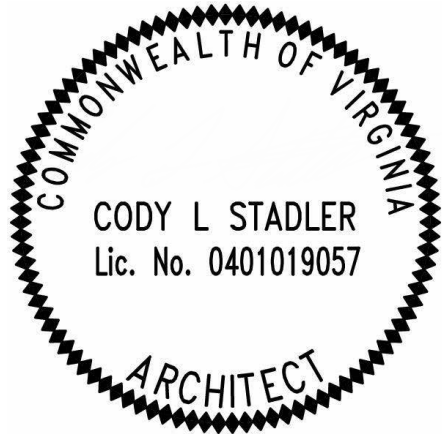
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WINDOW AND  
DOOR  
SCHEDULES

Project No.:

Sheet No.:

19001

A-700

Scale:

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Front Elevation



Front Elevation



Basement Walkout

Basement Walkout with Adjacent Property





Side Elevation On Side of Property Seeking Exception

University of Virginia in Reality Capture  
Alexandria, VA

Opposite Side Elevation

