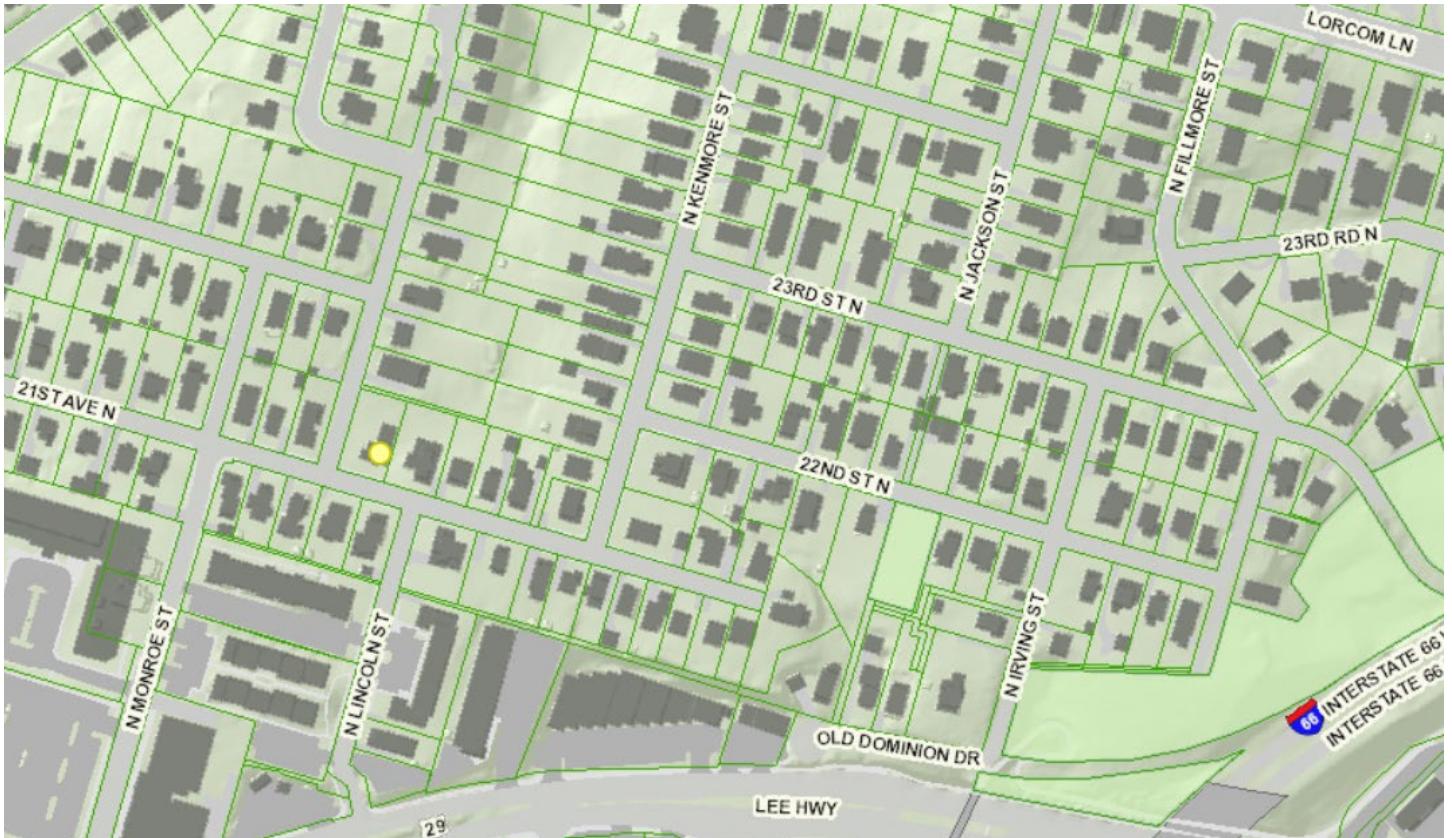


Historical Affairs and Landmark Review Board

Arlington County, Virginia



HALRB Meeting January 19, 2022, CoA 21-31

3421 21st Avenue North: Request to construct addition and detached garage for historic Sears home.



UCKERT RESIDENCE

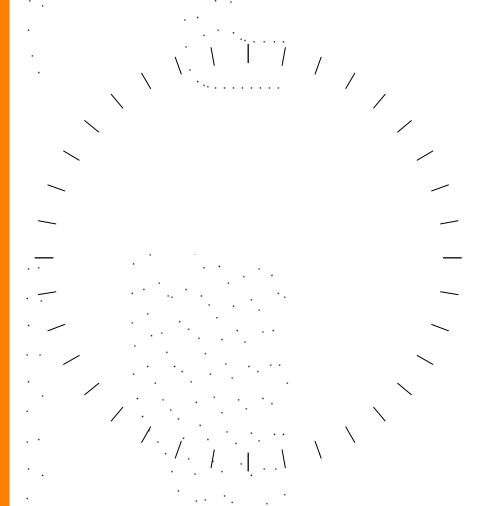
3421 21st AVE N
ARLINGTON, VA 22207



LEEDESIGN.STUDIO

6818 JACKSON AVE
FALLS CHURCH, VA 22042
404.375.0733
WWW.LEEDESIGNSTUDIO.COM

PROJECT # :
21052



#	DESCRIPTION	DATE

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PROJECT NAME AND ADDRESS
UCKERT RESIDENCE
3421 21st AVE N
ARLINGTON, VA 22207

OWNER
COLIN UCKERT

SHEET TITLE
COVER & SHEET INDEX

SHEET NUMBER
G001
1/13/22
HALRB SET

SHEET LIST

GENERAL

- G001 COVER & SHEET INDEX
- G002 GENERAL NOTES & SYMBOLS
- G003 PROJECT SPECIFICATIONS
- G004 PROJECT SPECIFICATIONS
- G010 PROJECT ASSEMBLIES

ARCHITECTURE

- A120 ARCHITECTURAL SITE PLAN
- A200 BASEMENT FLOOR PLAN
- A201 FLOOR 1 PLAN
- A202 FLOOR 2 PLAN
- A204 ROOF PLAN
- A401 ELEVATIONS
- A402 ELEVATIONS
- A500 BUILDING SECTIONS AND DETAILS
- A501 BUILDING SECTIONS AND DETAILS
- A502 CARRIAGE HOUSE & ELEVATIONS
- A510 WALL SECTIONS
- A600 INTERIOR ELEVATIONS
- A610 TYP UNIT DETAILS

A700

- PERSPECTIVES
- A800 WINDOW FLASHING
- A801 DOOR FLASHING
- A900 SCHEDULES
- A901 FINISH SCHEDULE
- D001 DEMOLITION PLAN
- STRUCTURAL
- S2.2 GARAGE PLANS
- S4.1 TYPICAL TJI FLOOR INSTALLATION DETAILS
- S4.2 TYPICAL ROOF TJI FRAMING INSTALLATION DETAILS
- S5.0 FRAMING DETAILS AND FORMS
- S5.1 DECK DETAILS

CODE SUMMARY

APPLICABLE CODES

- 2015 VIRGINIA RESIDENTIAL CODE (IRC)

OCCUPANCY GROUP: R-5
FIRE PROTECTION: NON-SPRINKLERED
CONSTRUCTION TYPE: TYPE VB

ZONING INFORMATION

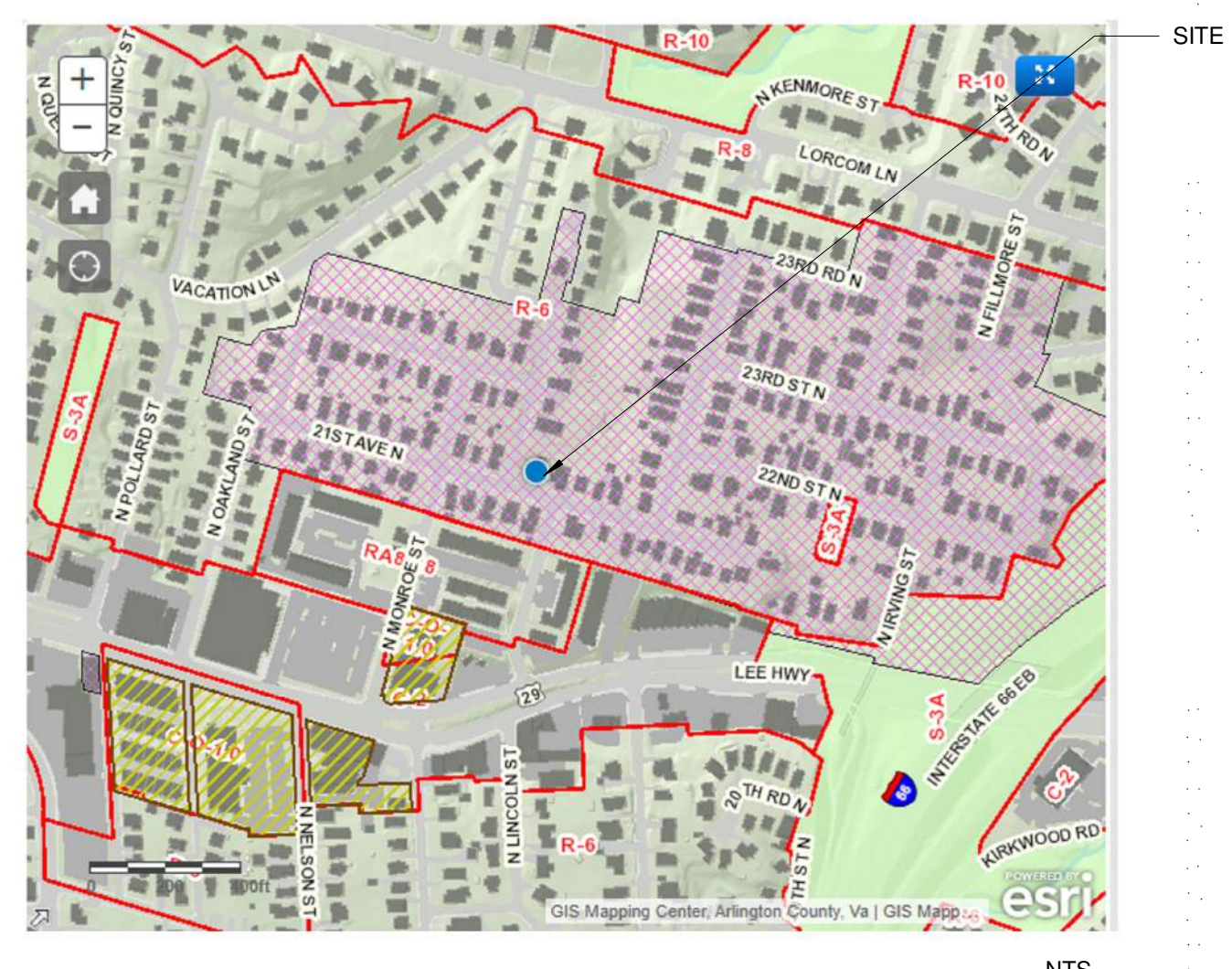
ZONING GROUP: R-6
LOT SIZE: 9,552 SF
LOT COVERAGE ALLOWED 45% WITH FRONT PORCH AND DETACHED GARAGE

ENVELOPE REQUIREMENTS

ENERGY CONSERVATION CODE: THE PROJECT WILL FOLLOW THE PRESCRIPTIVE METHOD OF THE 2015 VECC WITH MINIMUM R-VALUES AND MAXIMUM U-FACTORS

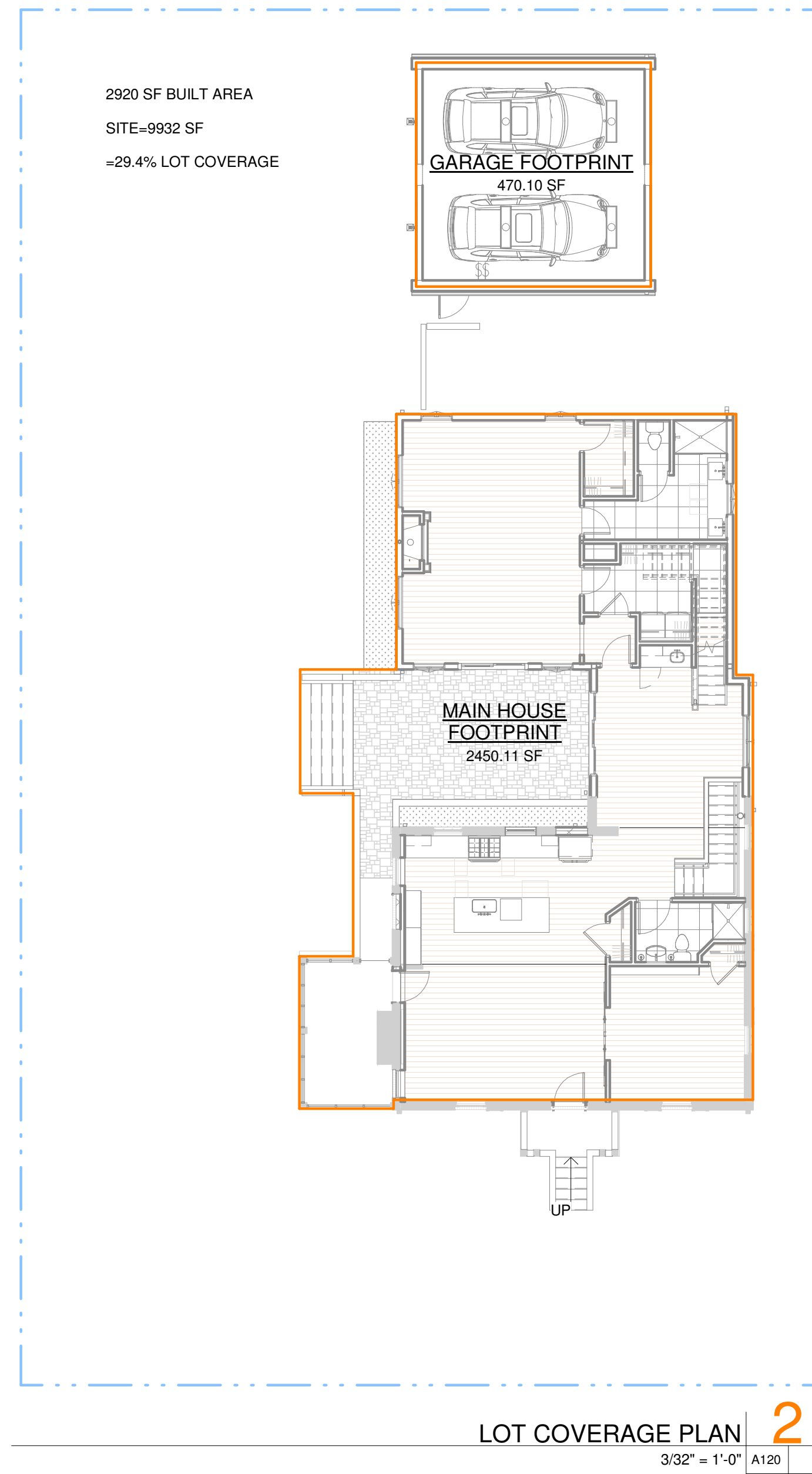
R-VALUE	U-FACTOR (MAXIMUM)
EXTERIOR WOOD WALLS:	R6ci+R23
BASEMENT WALLS:	R10ci
FLOORS:	R19
CEILINGS/ROOFS:	R49
WINDOWS/DOORS:	0.35 (SHGC 0.40)

VICINITY MAP



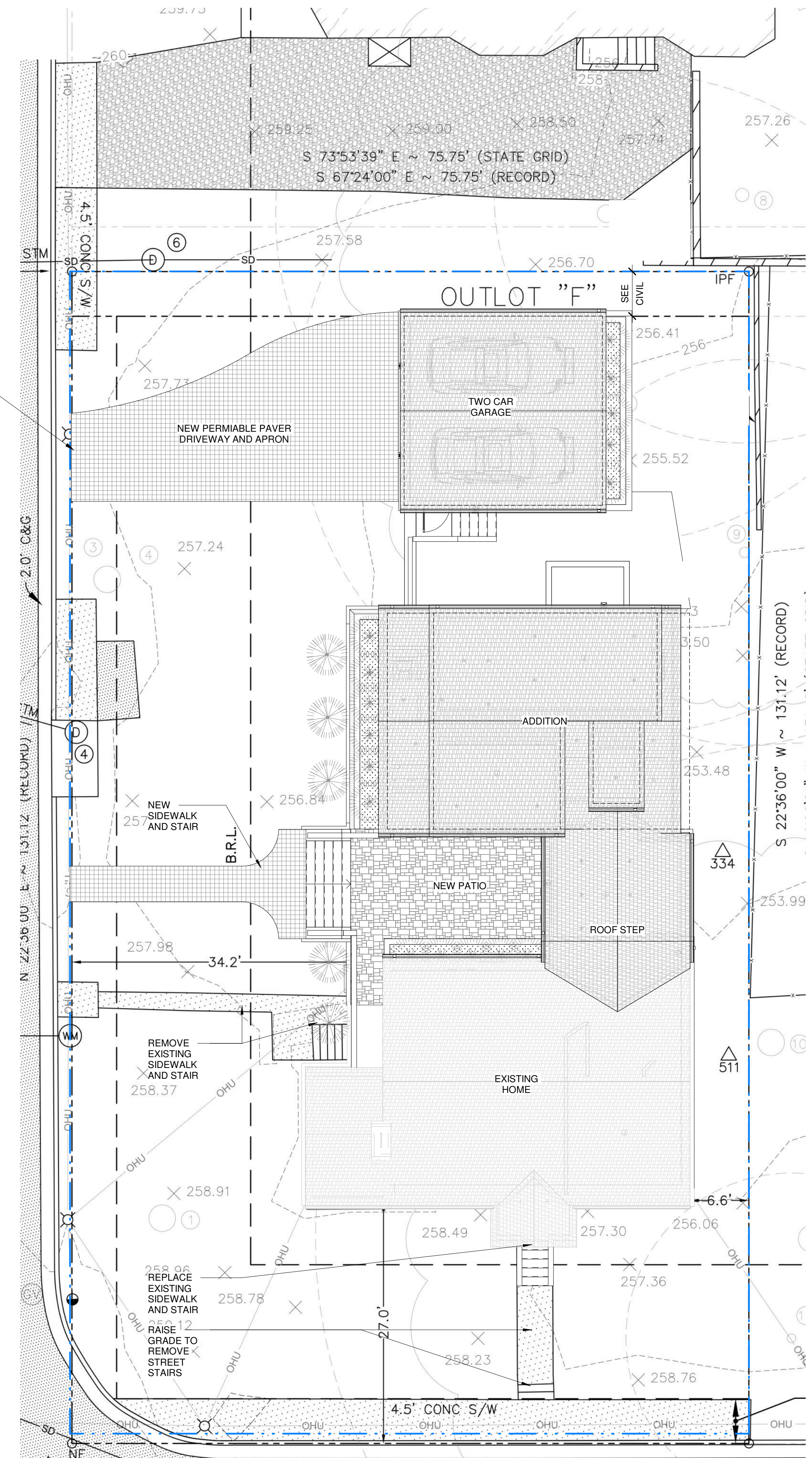
NTS

PROJECT SUMMARY	ARCHITECT	STRUCTURAL ENGINEER	MEP ENGINEER	CIVIL ENGINEER	OWNER
	<p>PROJECT SUMMARY</p> <p>THIS PROJECT CONSISTS OF THE ADDITION AND RENOVATION OF AN EXISTING HISTORIC HOME LOCATED IN THE HISTORIC DISTRICT OF MAYWOOD ARLINGTON. THE EXISTING HOME IS TO REMAIN AND REMOVE A LATE 1980s ADDITION ALONG WITH AN INTERIOR REMODEL. THE REAR OF THE HOUSE WILL AT A 1.5 STORY ADDITION WITH A CELLAR. A SEPARATE SITE PLAN WILL BE SUBMITTED BY A CIVIL ENGINEER</p>	<p>LEE DESIGN STUDIOS, LLC 6818 JACKSON AVE FALLS CHURCH, VA 22042</p> <p>404.375.0733 MATT@LEEDESIGN.STUDIO</p>	<p>SPLINTERWORKS LLC 6590 CHERRY BLOSSOM LANE WARRENTON, VA 220187</p> <p>757.348.3776 SPLINTERWORKSVA@GMAIL.COM</p>		<p>HUSKA CONSULTING LLC 718 7TH STREET, NW WASHINGTON, DC 20001</p> <p>703.425.3862 PHORGAN@HUSKACONSULTING.COM</p>



LOT COVERAGE PLAN 2
3/32" = 1'-0" A120

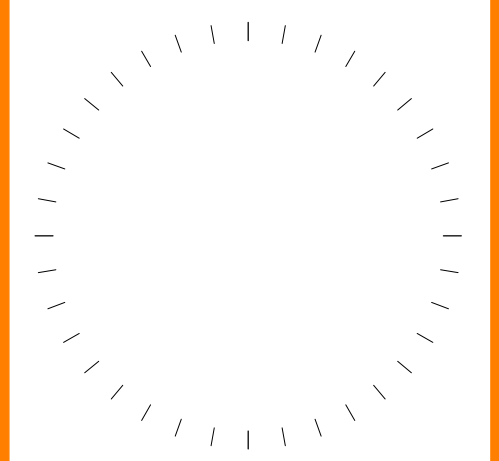
RELOCATE CURB CUT TO ALLOW FOR STRAIGHT DRIVE FOR NEW GARAGE



ARCHITECTURAL SITE PLAN 1
1/8" = 1'-0" A120

SITE NOTES

1. NATURAL GRADE REMAINS UNCHANGED. SEE CIVIL DRAWINGS
2. GRADE REFERENCES PROVIDED BY CIVIL ENGINEER
3. MECH EQUIPMENT IS LESS THAN 48" AND DOES NOT REQUIRE SCREENING
4. FINISH GRADE AROUND THE STRUCTURE/ADDITION SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% (2% FOR IMPERVIOUS SURFACES) FOR A MINIMUM DISTANCE OF 10 FEET



#	DESCRIPTION	DATE

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PROJECT NAME AND ADDRESS
UCKERT RESIDENCE
3421 21st AVE N
ARLINGTON, VA 22207

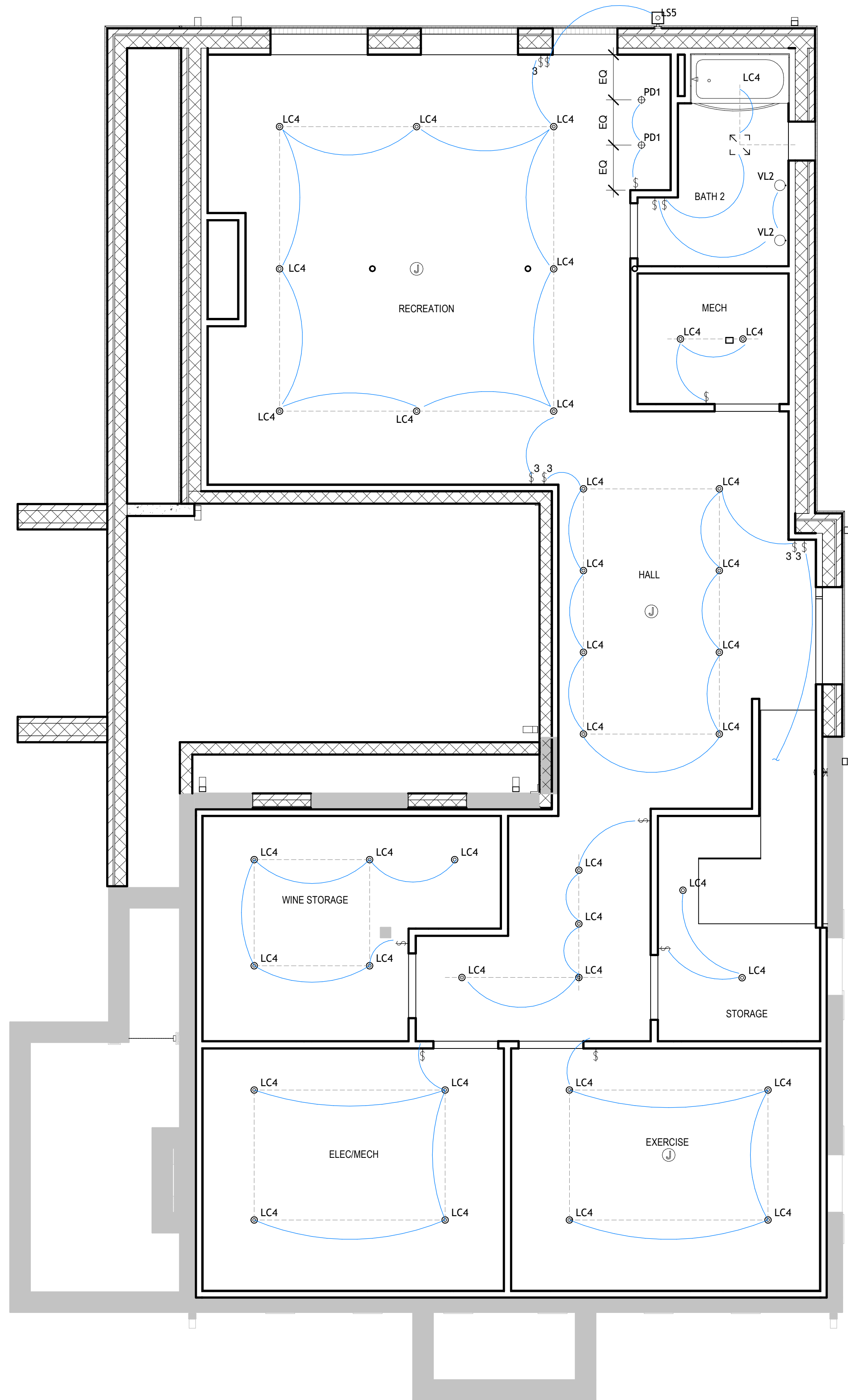
OWNER
COLIN UCKERT

SHEET TITLE
ARCHITECTURAL SITE PLAN

SHEET NUMBER

A120

1/13/22
HALRB SET



RCP NOTES

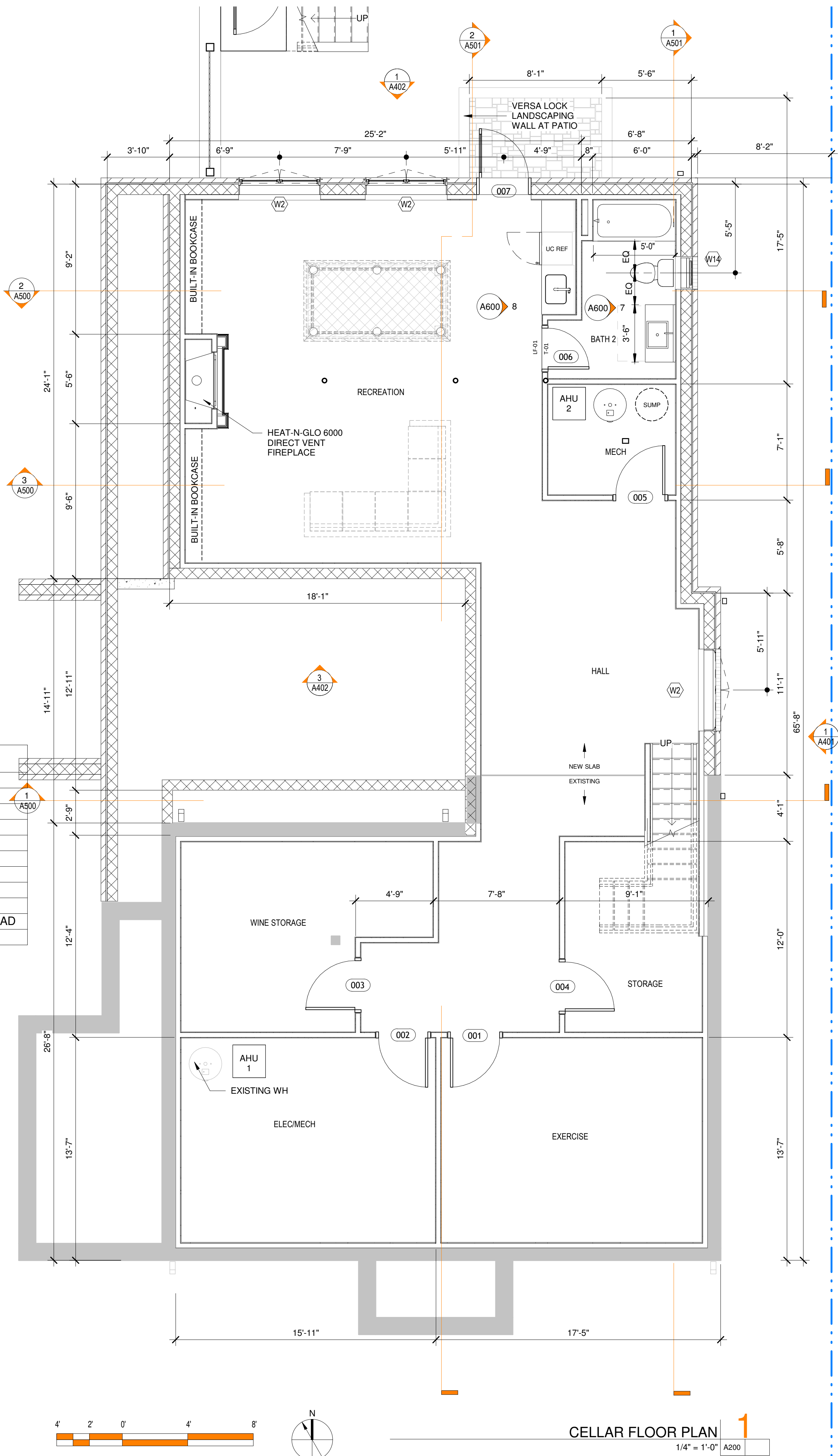
- 1) ALL BULBS TO BE LED 2700K TEMPERATURE
- 2) CONTRACTOR TO SUBMIT ALL FIXTURES FOR APPROVAL PRIOR TO PURCHASE
- 3) USB OUTLETS TO BE DUPLEX OUTLETS WITH TWO USB PORTS
- 4) CAN LIGHTS IN SLOPED CEILING TO BE ADJUSTIBLE ANGLE AND AIR SEALED. PROVIDE INSULATED COVER OVER LIGHT TO SHIELD HEAT
- 5) CAN LIGHTS IN WET AREAS TO BE WATER TIGHT

RCP LEGEND

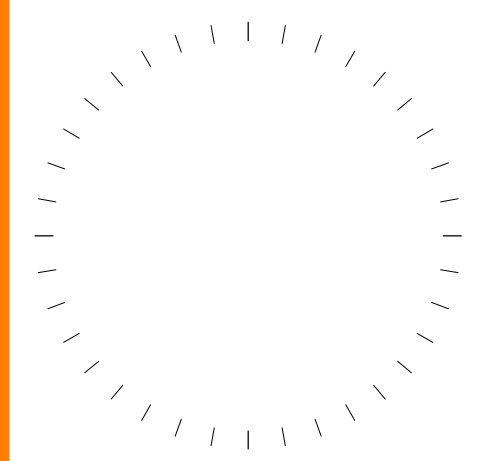
- Ⓢ SWITCH ON TIMER
- Ⓢ THREE WAY SWITCH
- Ⓢ FOUR WAY SWITCH
- Ⓢ JAMB SWITCH
- Ⓢ SINGLE POLE SWITCH
- Ⓢ DIMMER SWITCH
- Ⓢ JUNCTION BOX
- Ⓢ FAN/LIGHT COMBO
- Ⓢ RECESSED CAN LIGHT
- Ⓢ SEMI FLUSH WALL MOUNTED LIGHT

LIGHTING FIXTURE SCHEDULE	
MARK	DESCRIPTION
LC4	4" LOW PROFILE LED RECESSED LIGHT
LL1	LINEAR LED SUSPENDED UTILITY LIGHT
LS5	EXTERIOR CARRAIGE STYLE SCNCE
PD1	EDISON PENDANT LIGHT
PL1	DECORATIVE PENDANT LIGHT
SL1	LIBRARY SCNCE LIGHT
VL2	WALL SCNCE
VL3	WALL SCNCE - BATH VANITY DOUBLE HEAD
WS3	WALL SCNCE

CELLAR REFLECTED CEILING PLAN **2**
1/4" = 1'-0" A200



CELLAR FLOOR PLAN **1**
1/4" = 1'-0" A200



#	DESCRIPTION	DATE

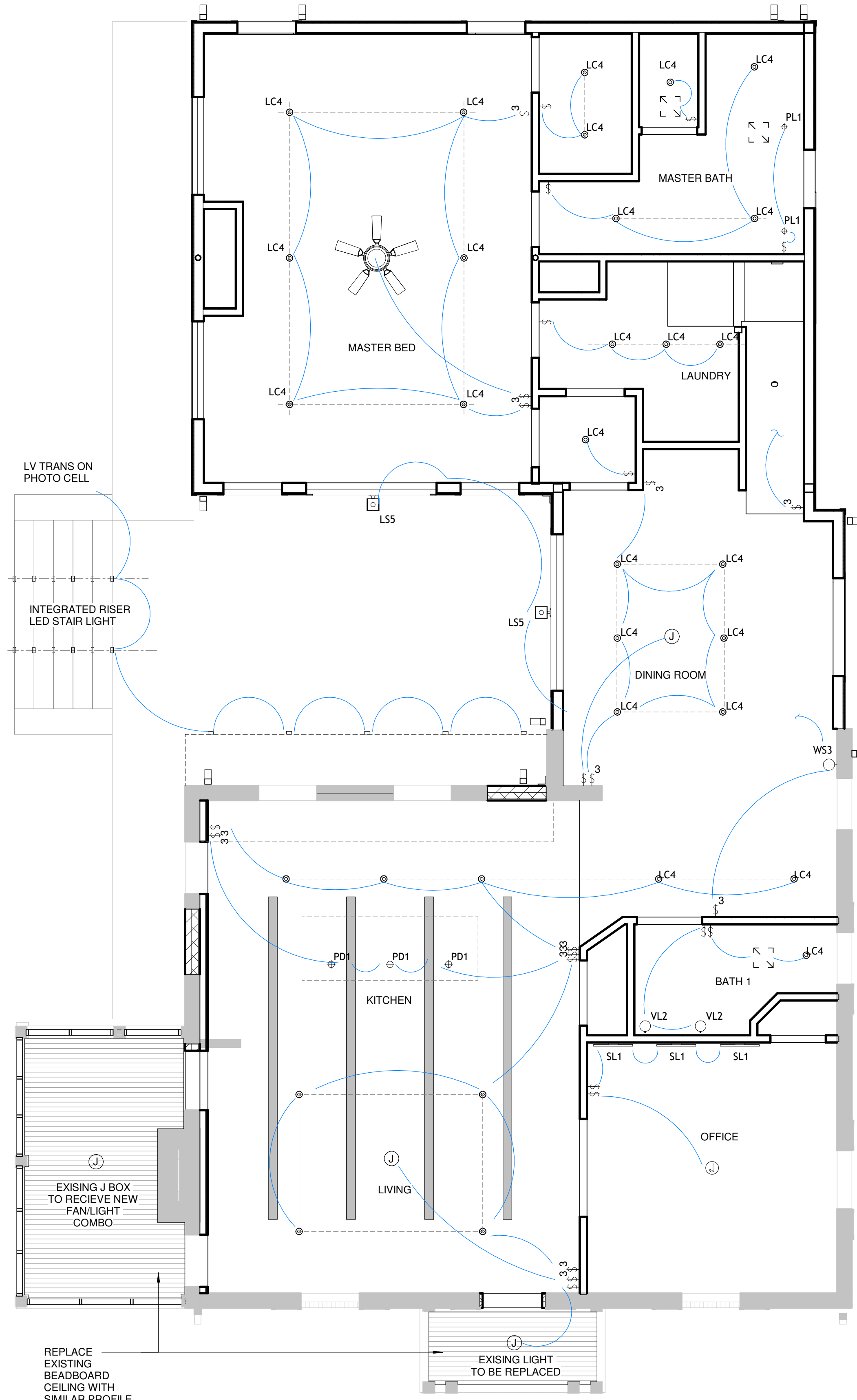
PROJECT NAME AND ADDRESS
UCKERT RESIDENCE
3421 21st AVE N
ARLINGTON, VA 22207

OWNER
COLIN UCKERT

SHEET TITLE
BASEMENT FLOOR PLAN

SHEET NUMBER

A200
1/13/22
HALRB SET



LV TRANS ON PHOTO CELL

INTEGRATED RISER LED STAIR LIGHT

REPLACE EXISTING J BOX TO RECEIVE NEW FAN/LIGHT COMBO

REPLACE EXISTING BEADBOARD CEILING WITH SIMILAR PROFILE

EXISTING LIGHT TO BE REPLACED

RCP NOTES

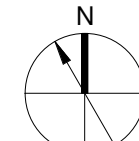
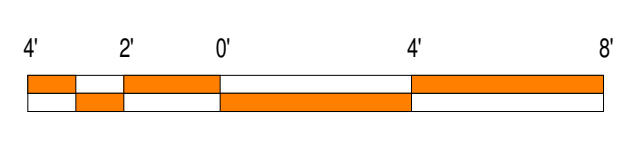
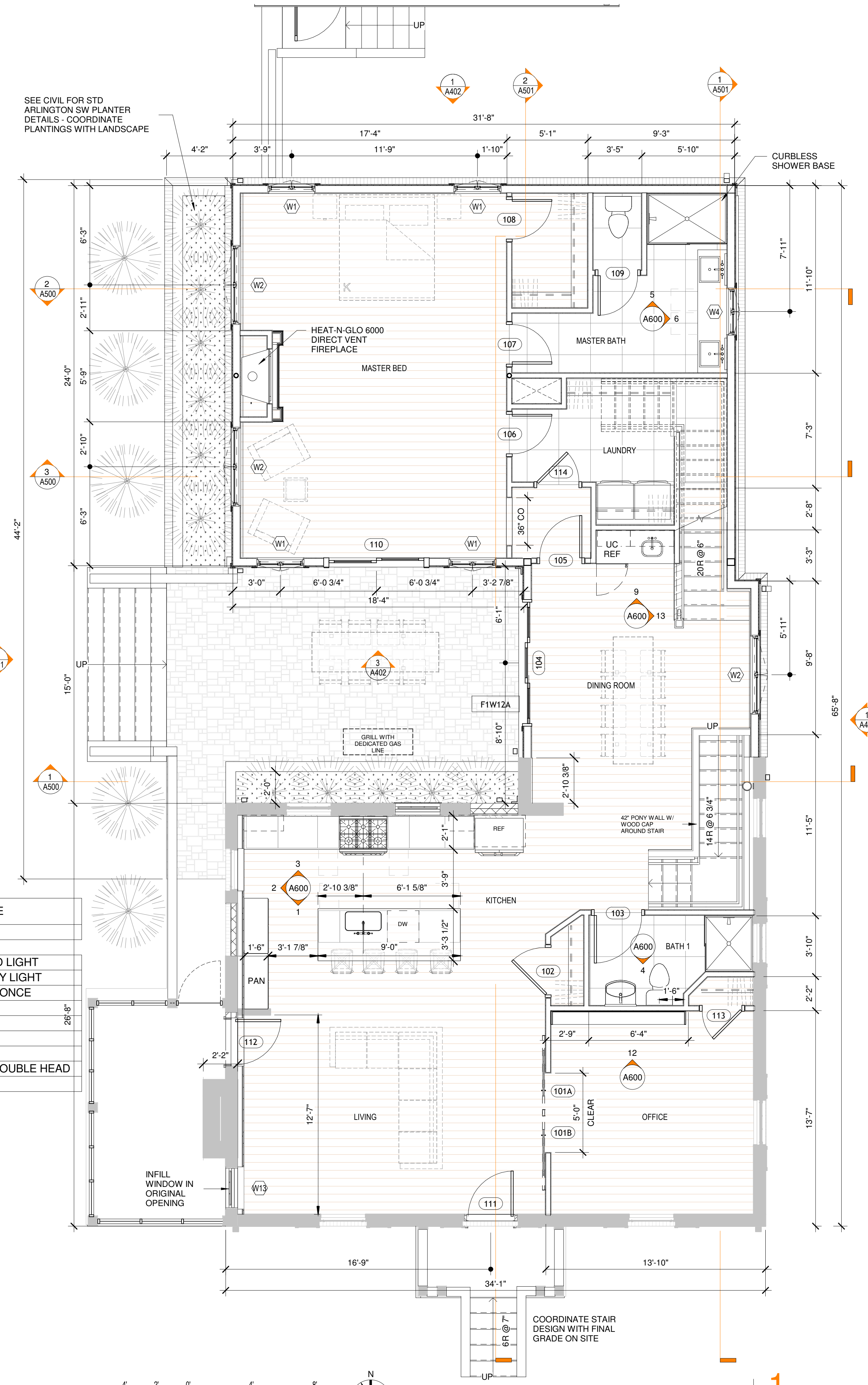
- 1) ALL BULBS TO BE LED 2700K TEMPERATURE
- 2) CONTRACTOR TO SUBMIT ALL FIXTURES FOR APPROVAL PRIOR TO PURCHASE
- 3) USB OUTLETS TO BE DUPLEX OUTLETS WITH TWO USB PORTS
- 4) CAN LIGHTS IN SLOPED CEILING TO BE ADJUSTIBLE ANGLE AND AIR SEALED, PROVIDE INSULATED COVER OVER LIGHT TO SHIELD HEAT
- 5) CAN LIGHTS IN WET AREAS TO BE WATER TIGHT

RCP LEGEND

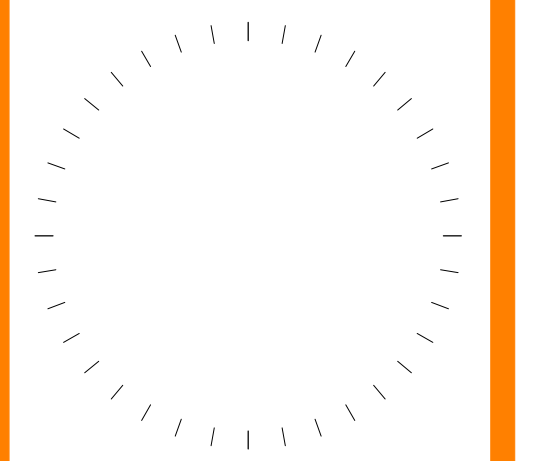
- Ⓢ SWITCH ON TIMER
- Ⓢ THREE WAY SWITCH
- Ⓢ FOUR WAY SWITCH
- Ⓢ JAMB SWITCH
- Ⓢ SINGLE POLE SWITCH
- Ⓢ DIMMER SWITCH
- Ⓢ JUNCTION BOX
- Ⓢ FAN/LIGHT COMBO
- Ⓢ RECESSED CAN LIGHT
- Ⓢ SEMI FLUSH WALL MOUNTED LIGHT

MARK	DESCRIPTION
LC4	4" LOW PROFILE LED RECESSED LIGHT
LL1	LINEAR LED SUSPENDED UTILITY LIGHT
LS5	EXTERIOR CARRIAGE STYLE SCNCE
PD1	EDISON PENDANT LIGHT
PL1	DECORATIVE PENDANT LIGHT
SL1	LIBRARY SCNCE LIGHT
VL2	WALL SCNCE
VL3	WALL SCNCE - BATH VANITY DOUBLE HEAD
WS3	WALL SCNCE

SEE CIVIL FOR STD ARLINGTON SW PLANTER DETAILS - COORDINATE PLANTINGS WITH LANDSCAPE

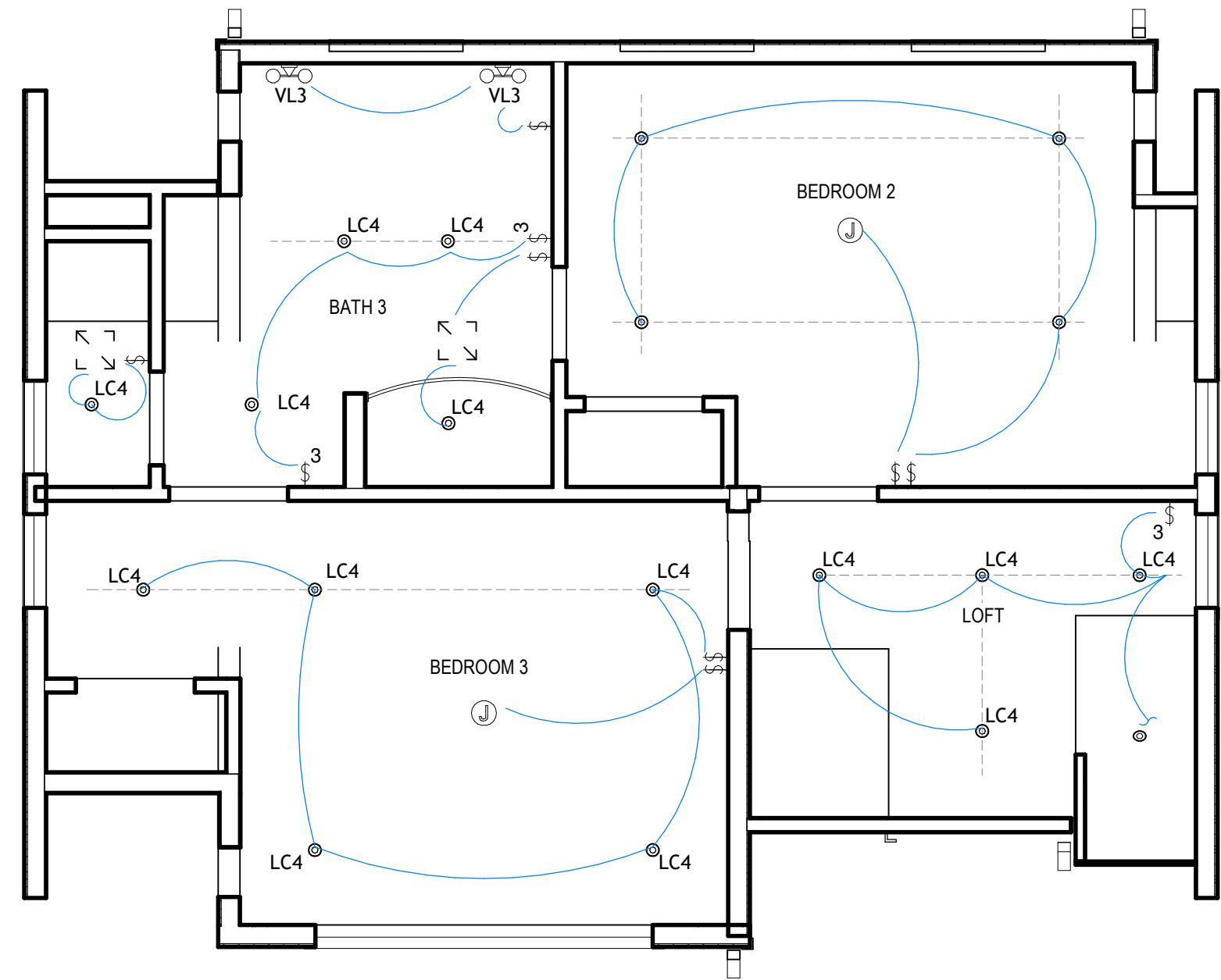


LEVEL 1 FLOOR PLAN 1
1/4" = 1'-0" A201



#	DESCRIPTION	DATE

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LEVEL 2
1/4" = 1'-0" A202

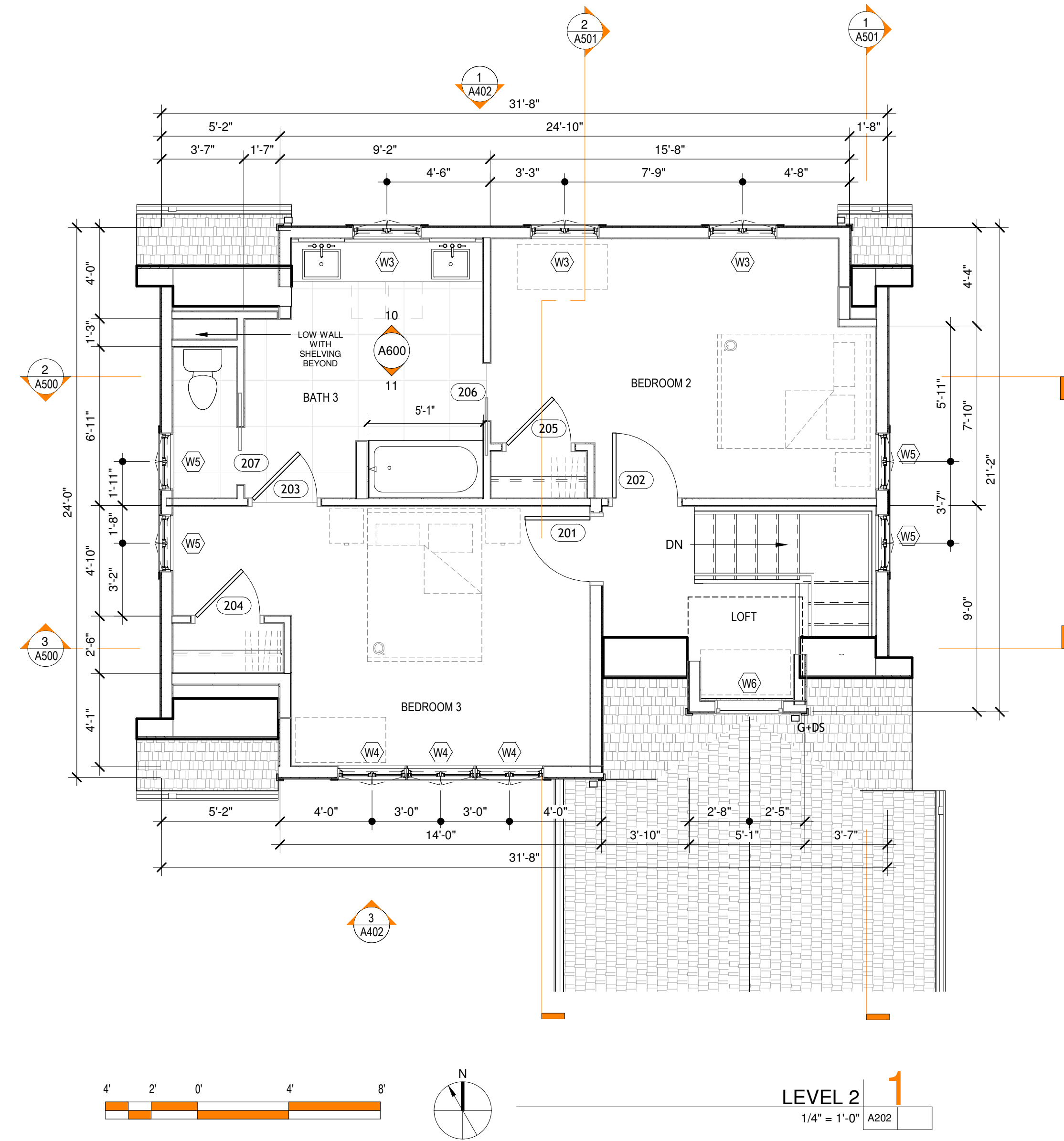
RCP NOTES

- 1) ALL BULBS TO BE LED 2700K TEMPERATURE
- 2) CONTRACTOR TO SUBMIT ALL FIXTURES FOR APPROVAL PRIOR TO PURCHASE
- 3) USB OUTLETS TO BE DUPLEX OUTLETS WITH TWO USB PORTS
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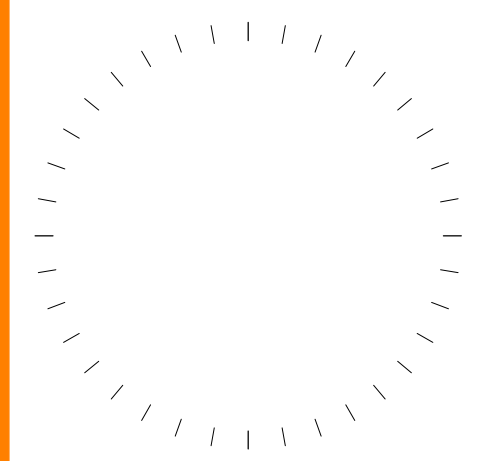
RCP LEGEND

- ⌚ SWITCH ON TIMER
- ⌚ THREE WAY SWITCH
- ⌚ FOUR WAY SWITCH
- ⌚ JAMB SWITCH
- ⌚ SINGLE POLE SWITCH
- ⌚ DIMMER SWITCH
- ⌚ JUNCTION BOX
- ⌚ FAN/LIGHT COMBO
- ⊙ RECESSED CAN LIGHT
- ⌚ SEMI FLUSH WALL MOUNTED LIGHT

LIGHTING FIXTURE SCHEDULE	
MARK	DESCRIPTION
LC4	4" LOW PROFILE LED RECESSED LIGHT
LL1	LINEAR LED SUSPENDED UTILITY LIGHT
LS5	EXTERIOR CARRAIGE STYLE SCNCE
PD1	EDISON PENDANT LIGHT
PL1	DECORATIVE PENDANT LIGHT
SL1	LIBRARY SCNCE LIGHT
VL2	WALL SCNCE
VL3	WALL SCNCE - BATH VANITY DOUBLE HEAD
WS3	WALL SCNCE



LEVEL 2
1/4" = 1'-0" A202



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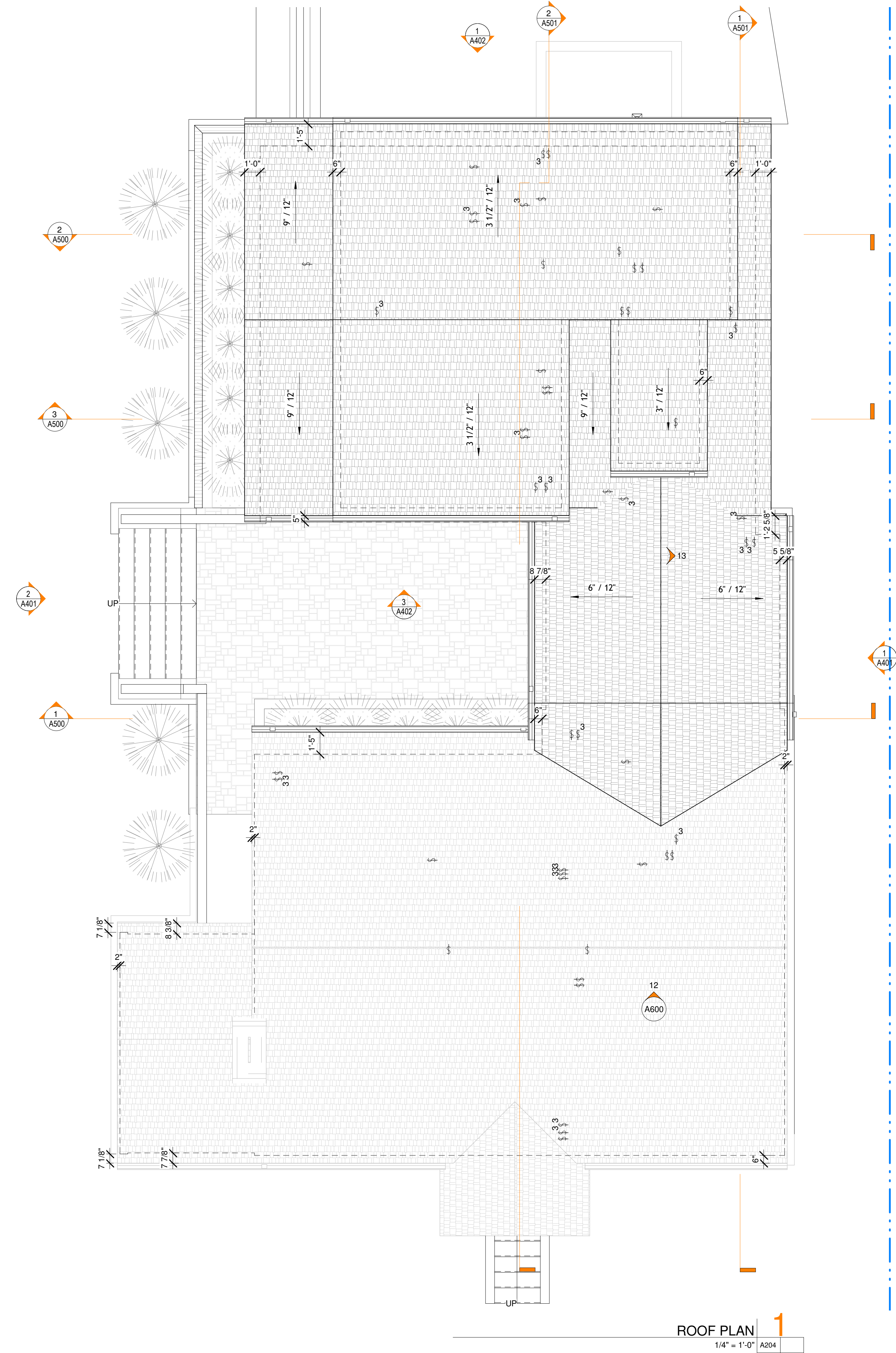
PROJECT NAME AND ADDRESS
UCKERT RESIDENCE
3421 21st AVE N
ARLINGTON, VA 22207

OWNER
COLIN UCKERT

SHEET TITLE
FLOOR 2 PLAN

SHEET NUMBER

A202
1/13/22
HALRB SET



ROOF PLAN **1**
 1/4" = 1'-0" A204

PROJECT NAME AND ADDRESS
UCKERT RESIDENCE
 3421 21st AVE N
 ARLINGTON, VA 22207

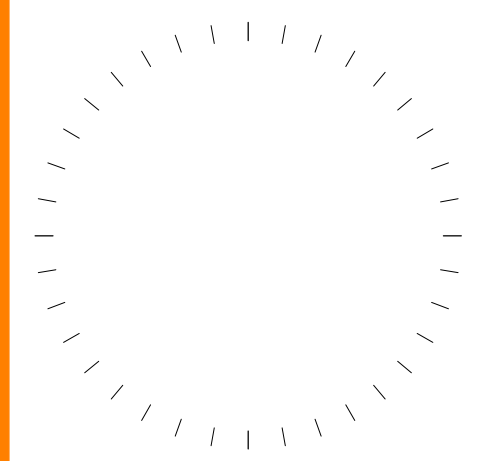
SHEET TITLE
 ROOF PLAN

SHEET NUMBER

A204
 1/13/22
 HALRB SET

#	DESCRIPTION	DATE

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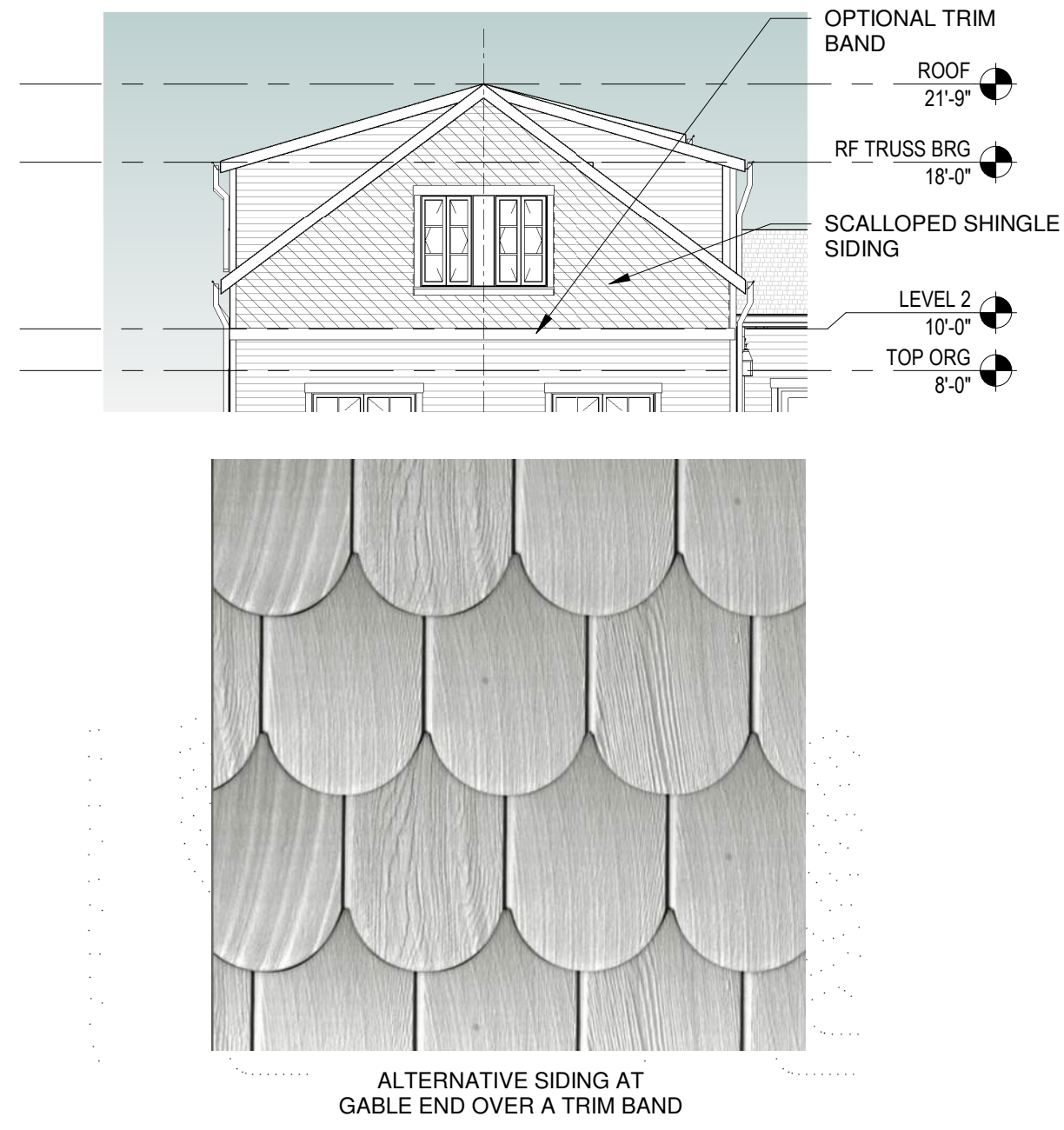


LEE DESIGN . STUDIO

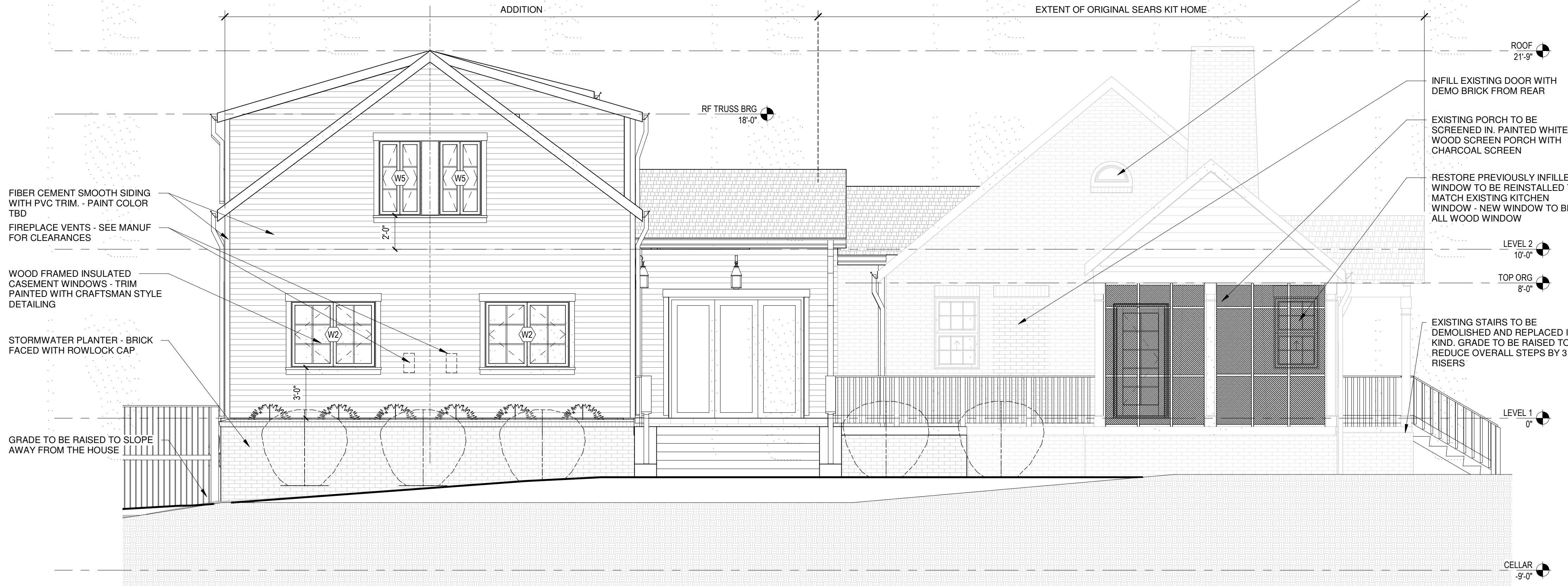
6818 JACOBSON AVE
 FALLS CHURCH, VA 22042
 404.375.0733
 WWW.LEEDESIGNSTUDIO.COM

PROJECT # :
 21052

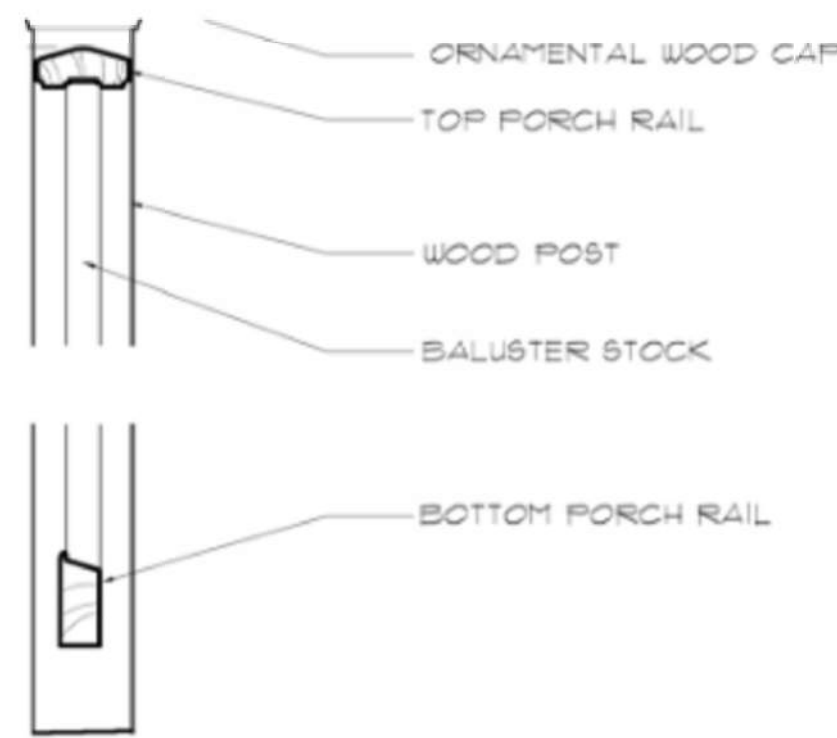
OWNER
COLIN UCKERT



GABLE END ALT DESIGN 3
1/8" = 1'-0" A401



WEST ELEVATION 2
1/4" = 1'-0" A401



STANDARD WOOD RAILING (FIG. 47)



MAYWOOD PRIVACY FENCE (FIG. 11)

MAYWOOD NEIGHBORHOOD HISTORIC DISTRICT - DESIGN GUIDELINES



EAST ELEVATION 1
1/4" = 1'-0" A401

#	DESCRIPTION	DATE

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PROJECT NAME AND ADDRESS
UCKERT RESIDENCE
 3421 21st AVE N
 ARLINGTON, VA 22207

OWNER
COLIN UCKERT

SHEET TITLE
ELEVATIONS

SHEET NUMBER

A401

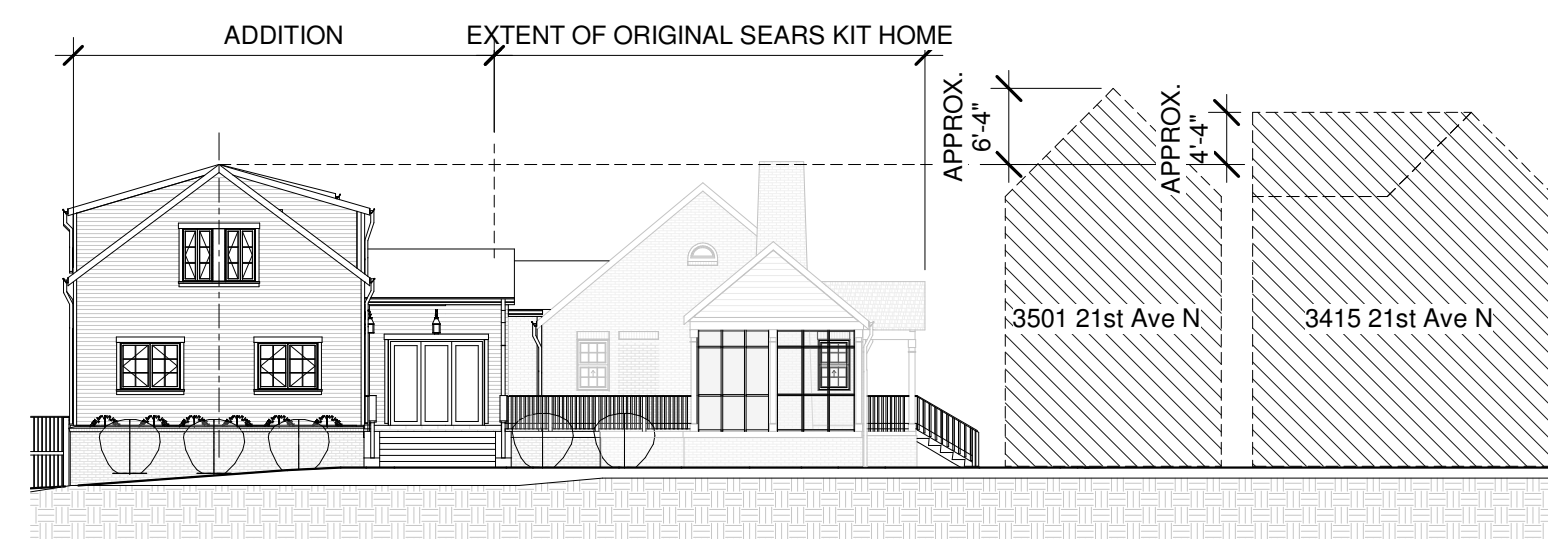
1/13/22
 HALRB SET



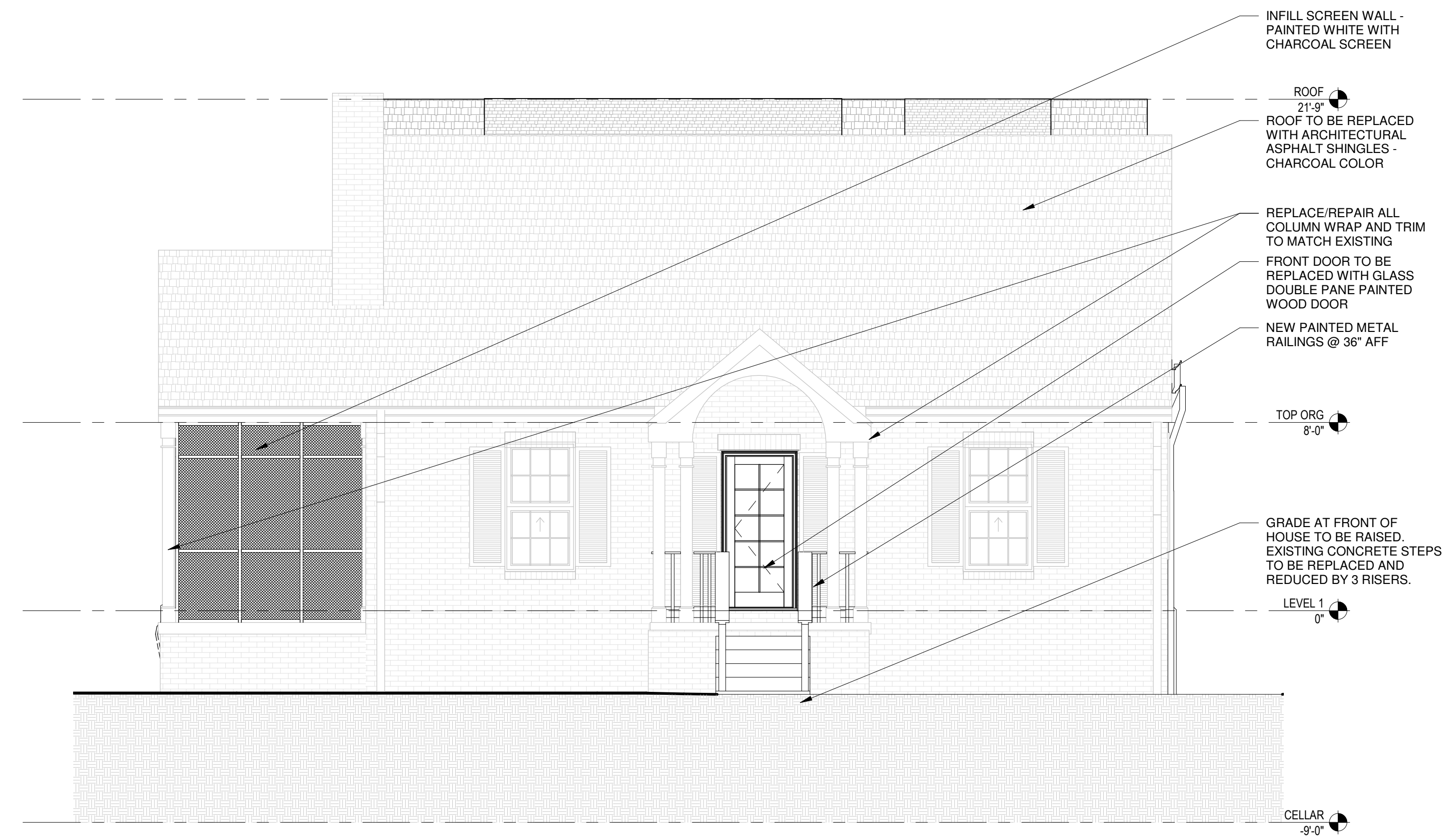
COURTYARD 1 **3**
1/4" = 1'-0" A402



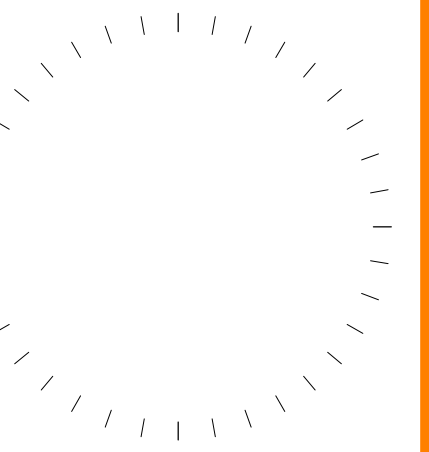
REAR ELEVATION **1**
1/4" = 1'-0" A402 A200



WEST ELEVATION - HEIGHT
COMPARISON TO NEIGHBORS **4**
1/16" = 1'-0" A402



FRONT ELEVATION **2**
1/4" = 1'-0" A402



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UCKERT RESIDENCE
3421 21st AVE N
ARLINGTON, VA 22207

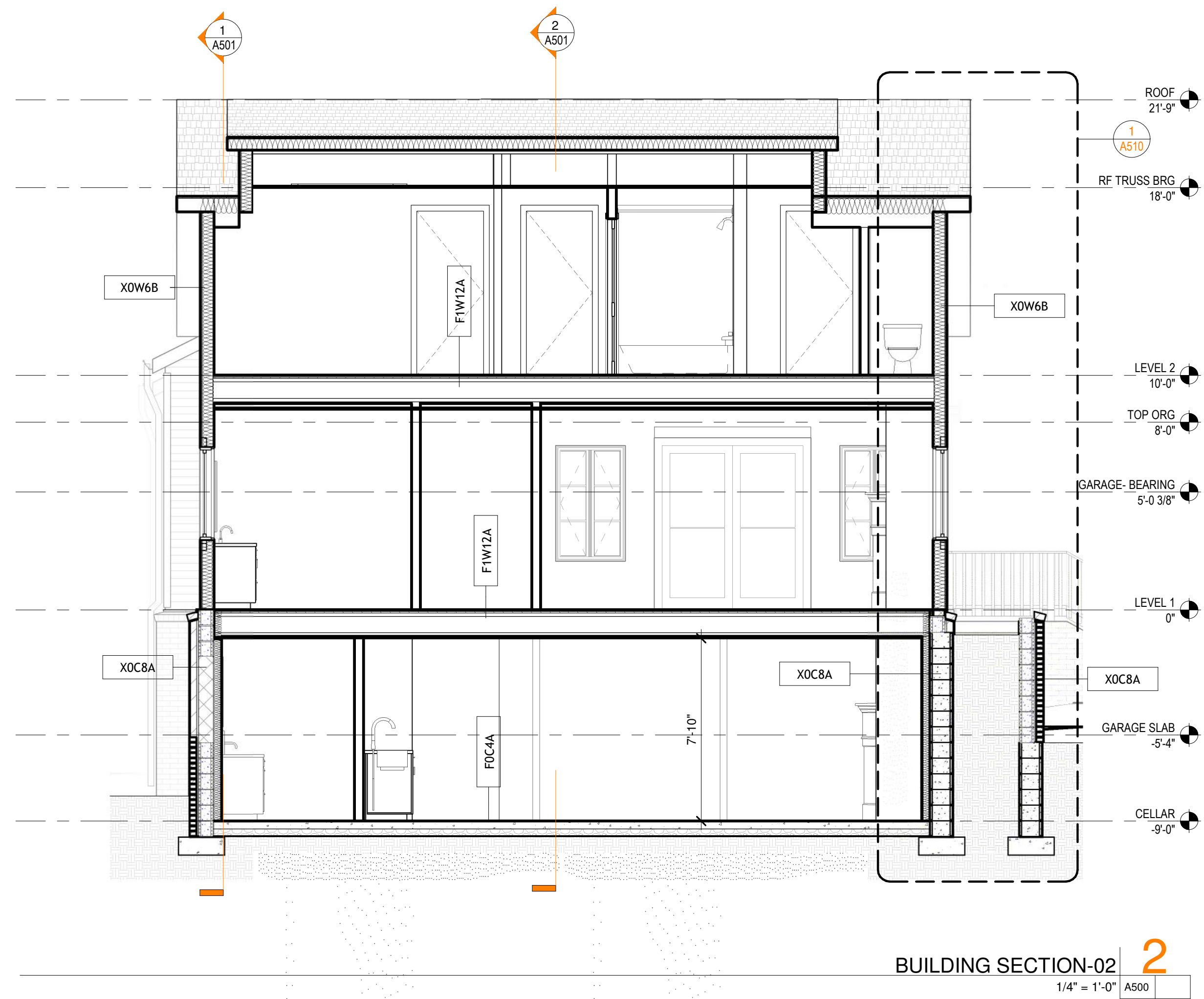
OWNER
COLIN UCKERT

SHEET TITLE
ELEVATIONS

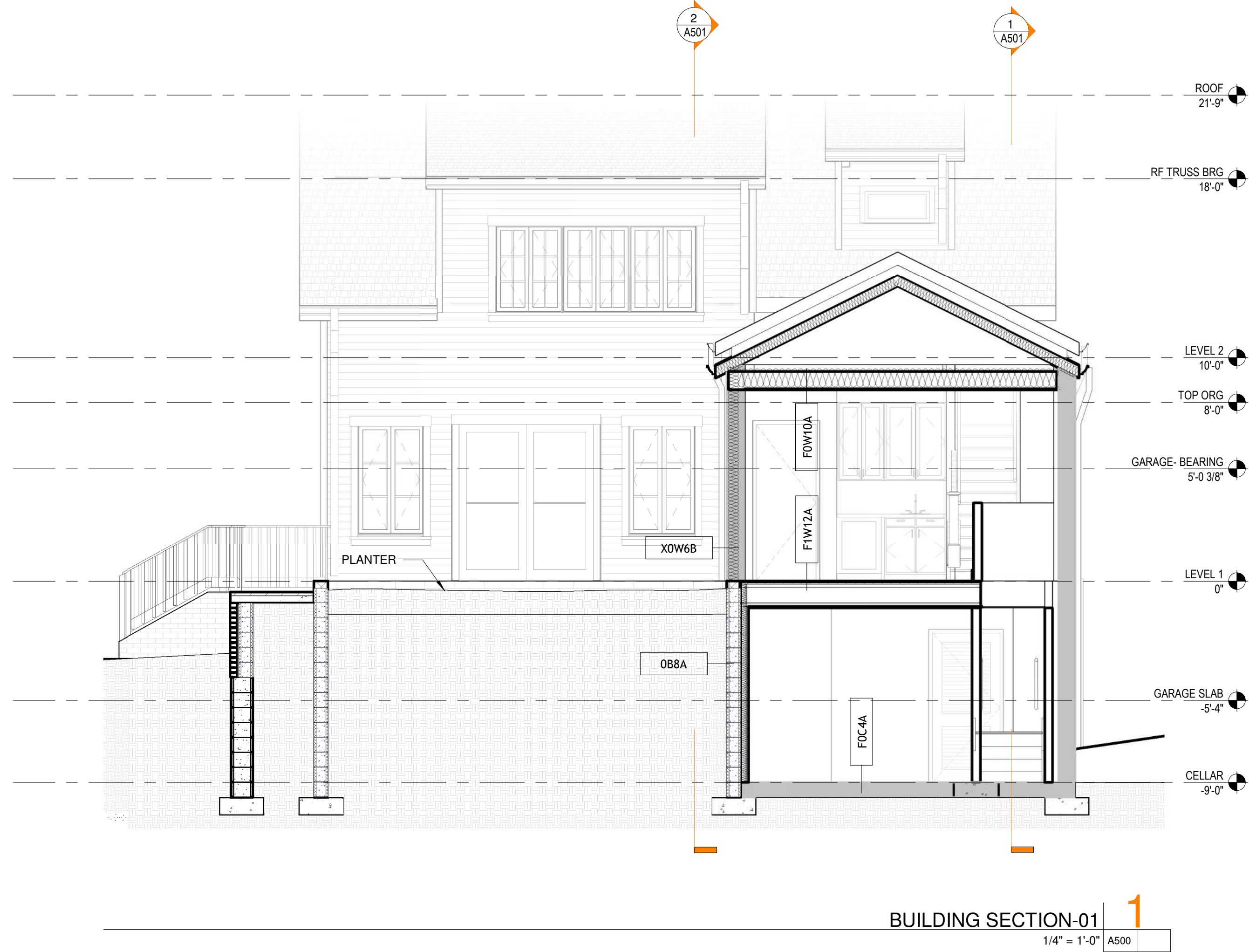
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A402

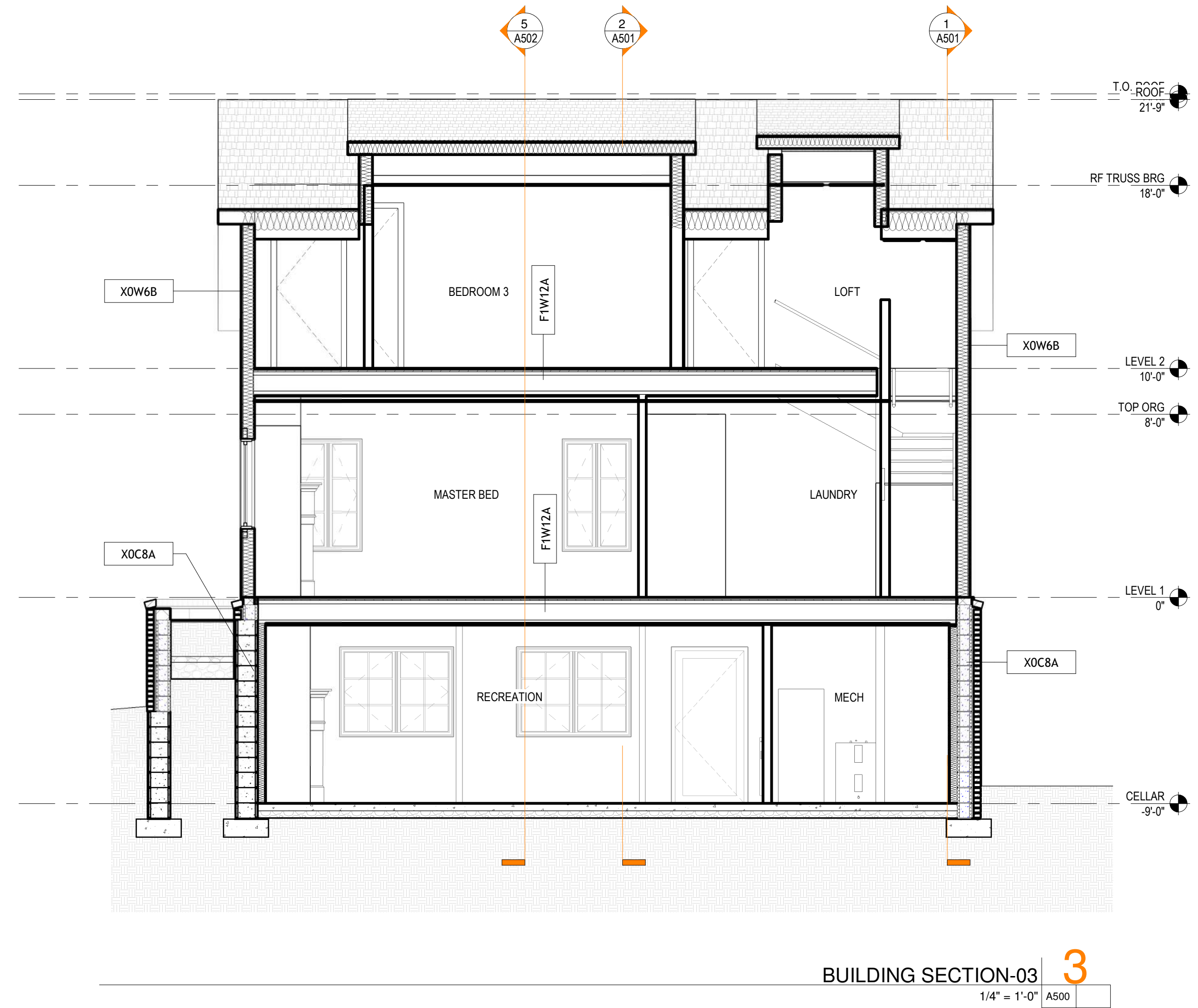
1/13/22
HALRB SET



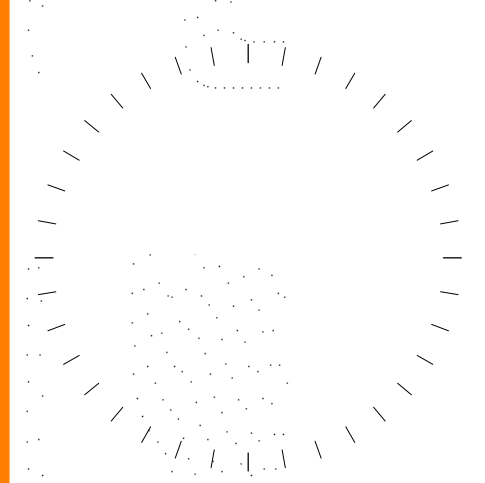
BUILDING SECTION-02
1/4" = 1'-0" A500



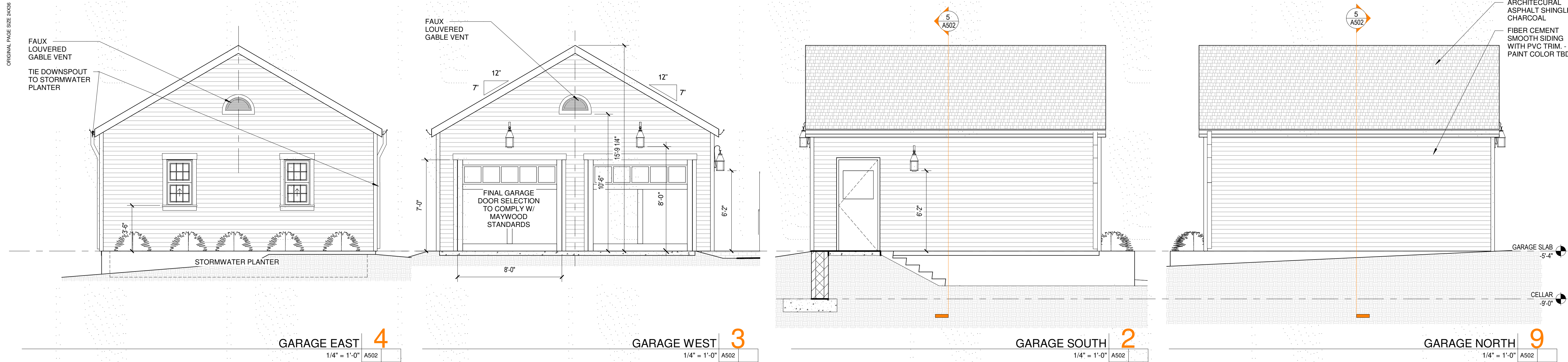
BUILDING SECTION-01
1/4" = 1'-0" A500



BUILDING SECTION-03
1/4" = 1'-0" A500



#	DESCRIPTION	DATE



GARAGE EAST 4
1/4" = 1'-0" A502

GARAGE WEST 3
1/4" = 1'-0" A502

GARAGE SOUTH 2
1/4" = 1'-0" A502

GARAGE NORTH 9
1/4" = 1'-0" A502

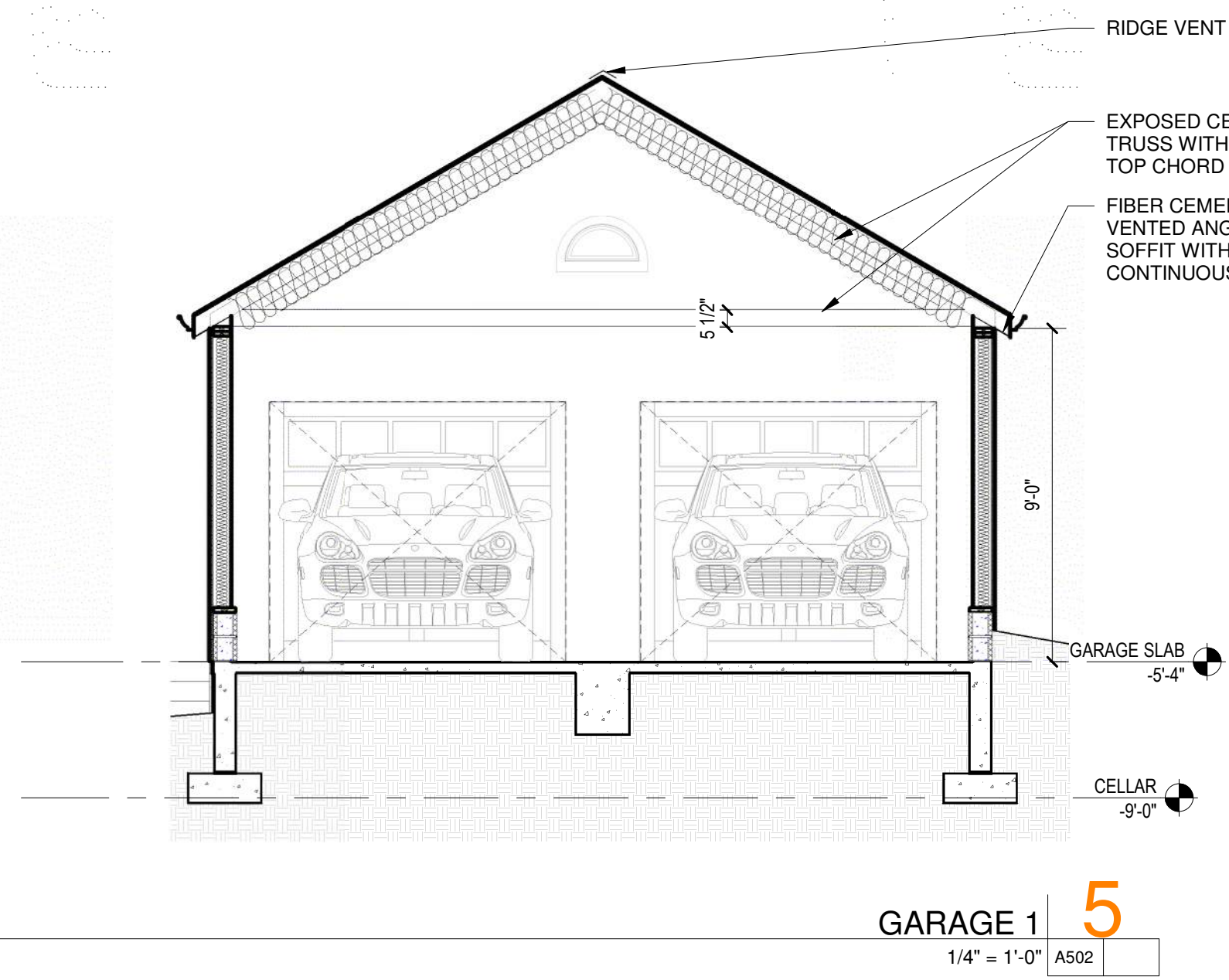
RCP NOTES

- 1) ALL BULBS TO BE LED 2700K TEMPERATURE
- 2) CONTRACTOR TO SUBMIT ALL FIXTURES FOR APPROVAL PRIOR TO PURCHASE
- 3) USB OUTLETS TO BE DUPLEX OUTLETS WITH TWO USB PORTS
- 4) CAN LIGHTS IN SLOPED CEILING TO BE ADJUSTIBLE ANGLE AND AIR SEALED. PROVIDE INSULATED COVER OVER LIGHT TO SHIELD HEAT
- 5) CAN LIGHTS IN WET AREAS TO BE WATER TIGHT

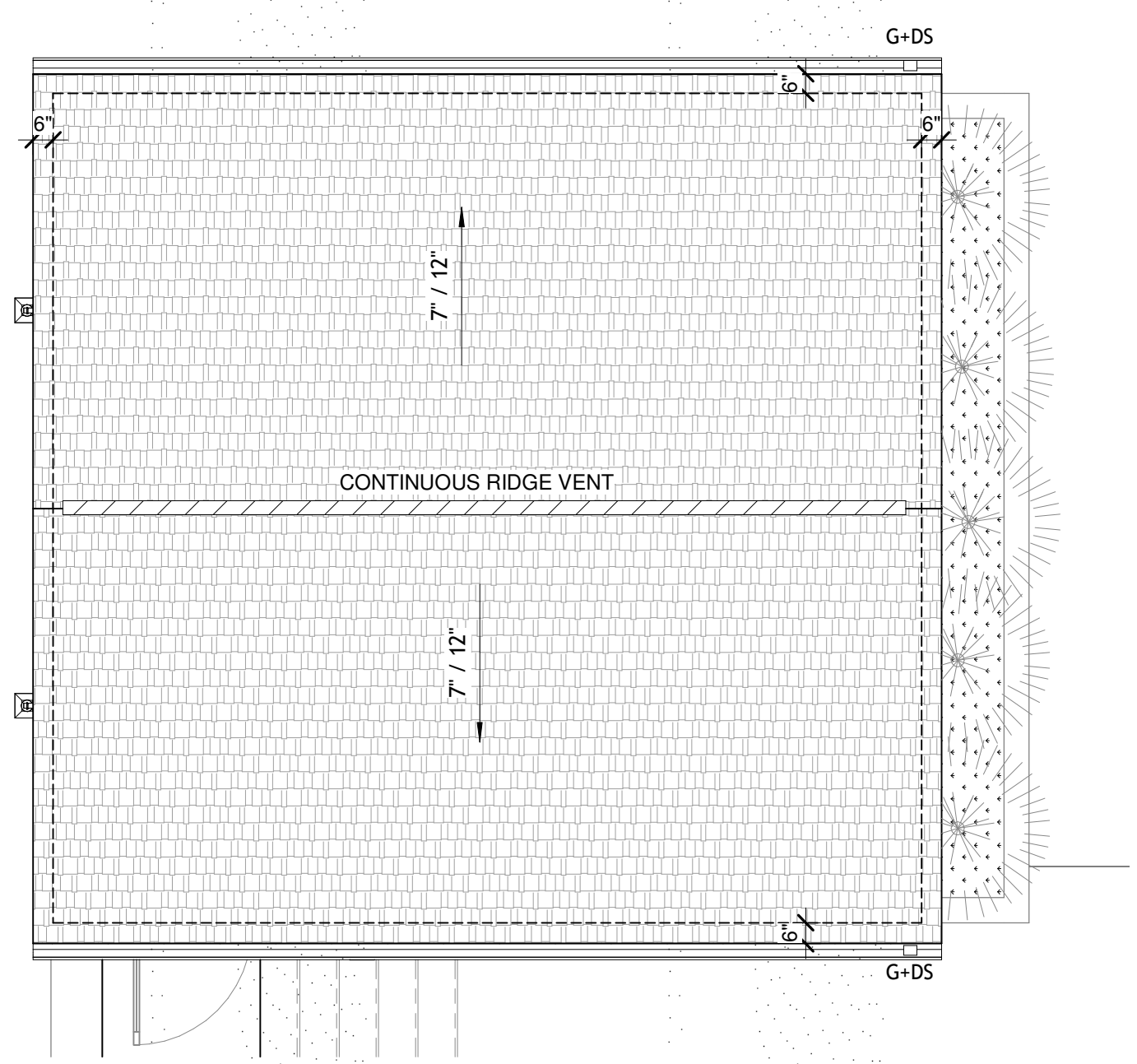
RCP LEGEND

- SWITCH ON TIMER
- THREE WAY SWITCH
- FOUR WAY SWITCH
- JAMB SWITCH
- SINGLE POLE SWITCH
- DIMMER SWITCH
- JUNCTION BOX
- FAN/LIGHT COMBO
- RECESSED CAN LIGHT
- SEMI FLUSH WALL MOUNTED LIGHT

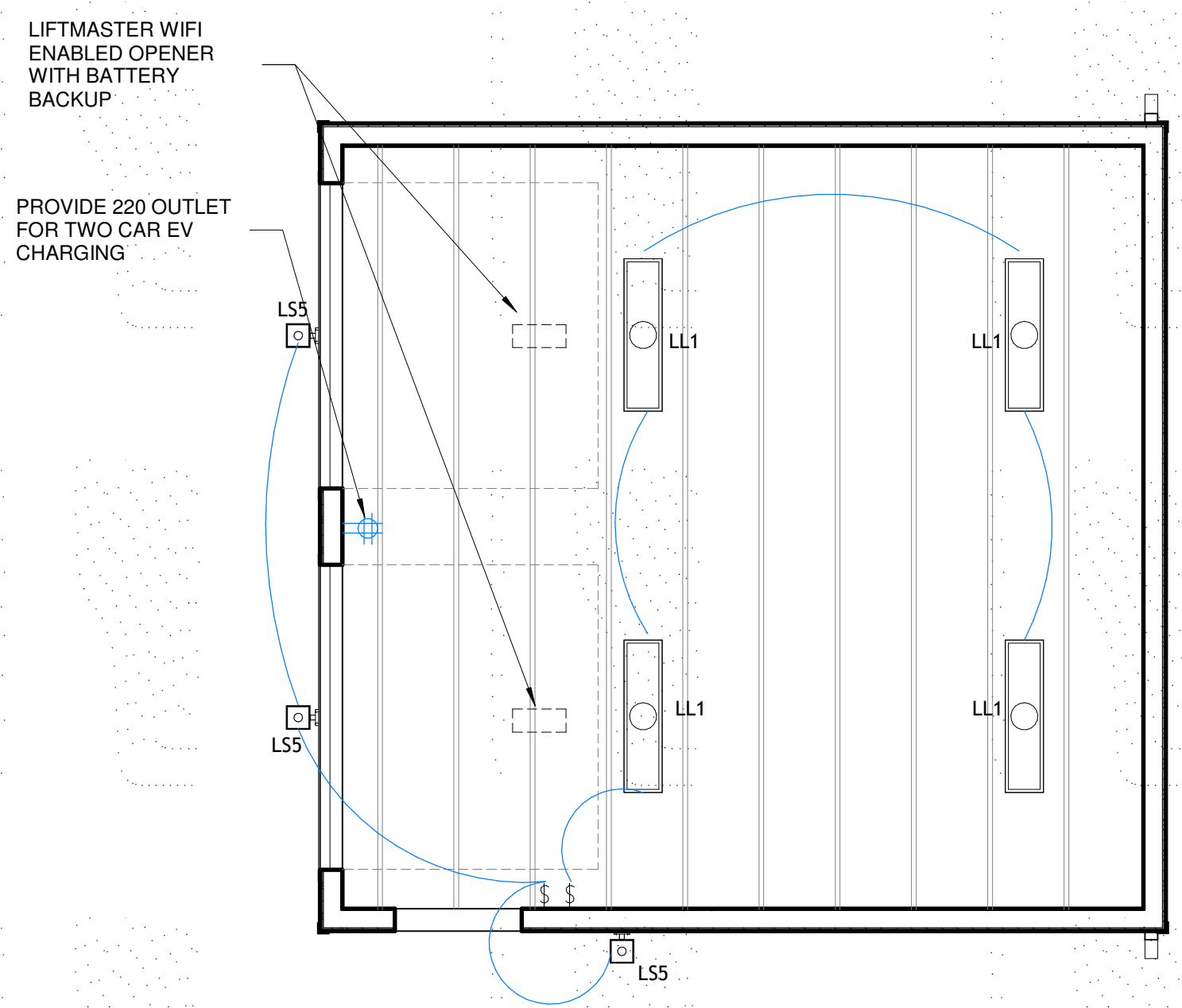
LIGHTING FIXTURE SCHEDULE	
MARK	DESCRIPTION
LC4	4" LOW PROFILE LED RECESSED LIGHT
LL1	LINEAR LED SUSPENDED UTILITY LIGHT
LS5	EXTERIOR CARRIAGE STYLE SCNCE
PD1	EDISON PENDANT LIGHT
PL1	DECORATIVE PENDANT LIGHT
SL1	LIBRARY SCNCE LIGHT
VL2	WALL SCNCE
VL3	WALL SCNCE - BATH VANITY DOUBLE HEAD
WS3	WALL SCNCE



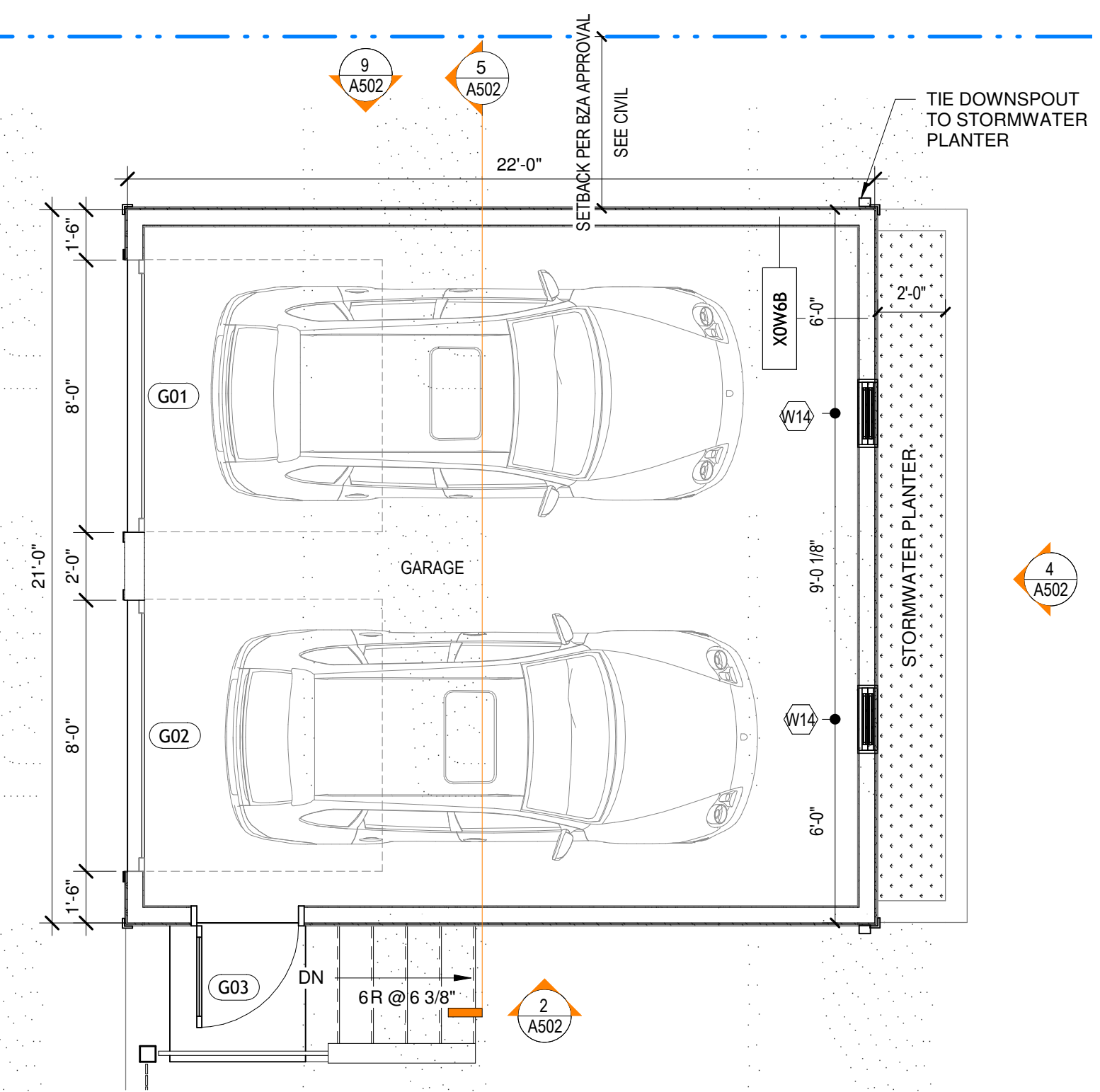
GARAGE 1 5
1/4" = 1'-0" A502



GARAGE ROOF PLAN 8
1/4" = 1'-0" A502



GARAGE RCP 7
1/4" = 1'-0" A502



LEVEL 1 GARAGE FLOOR PLAN 6
1/4" = 1'-0" A502

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ARLINGTON, VA 22207

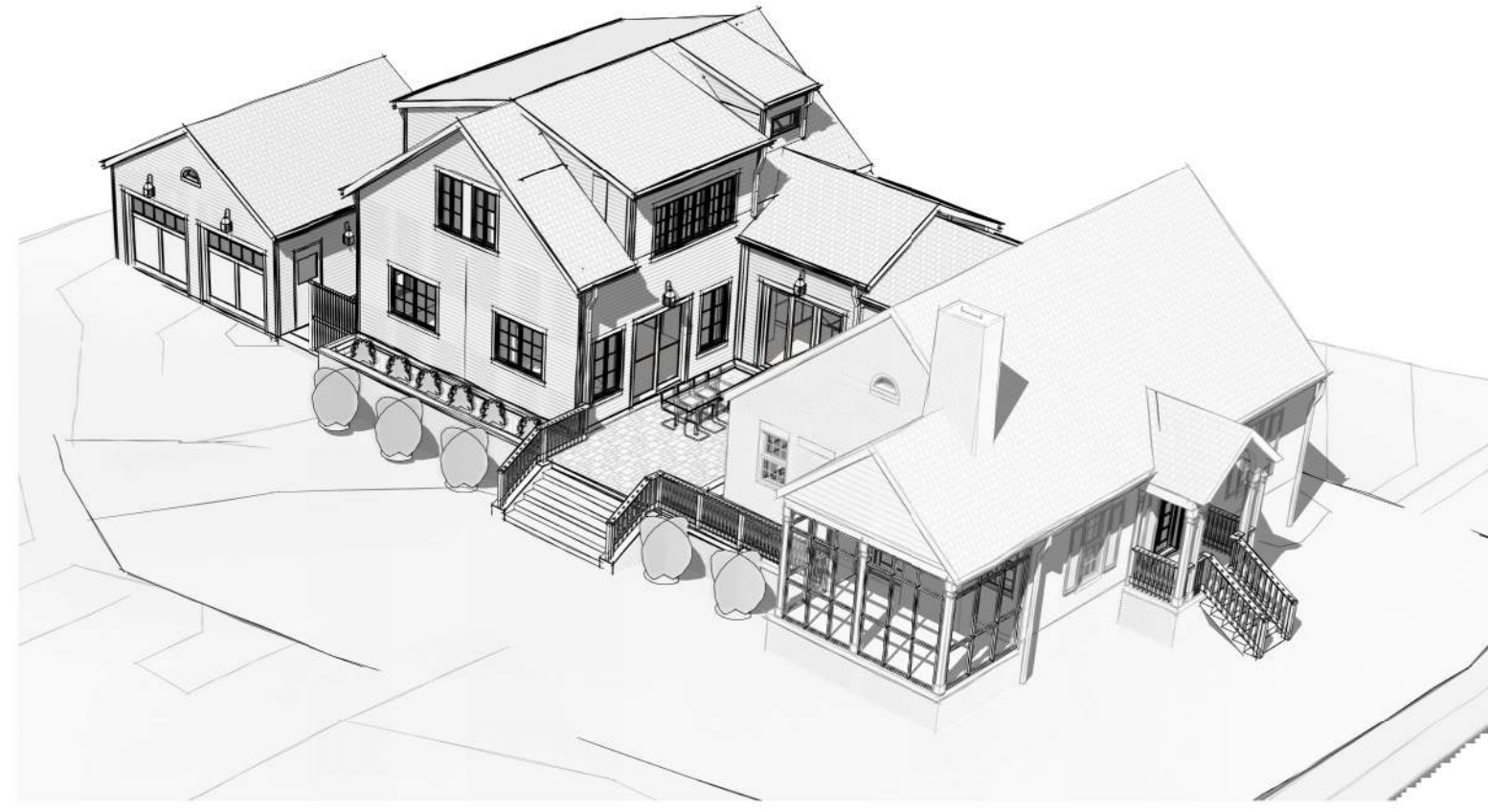
OWNER
COLIN UCKERT

SHEET TITLE
CARRIAGE HOUSE & ELEVATIONS

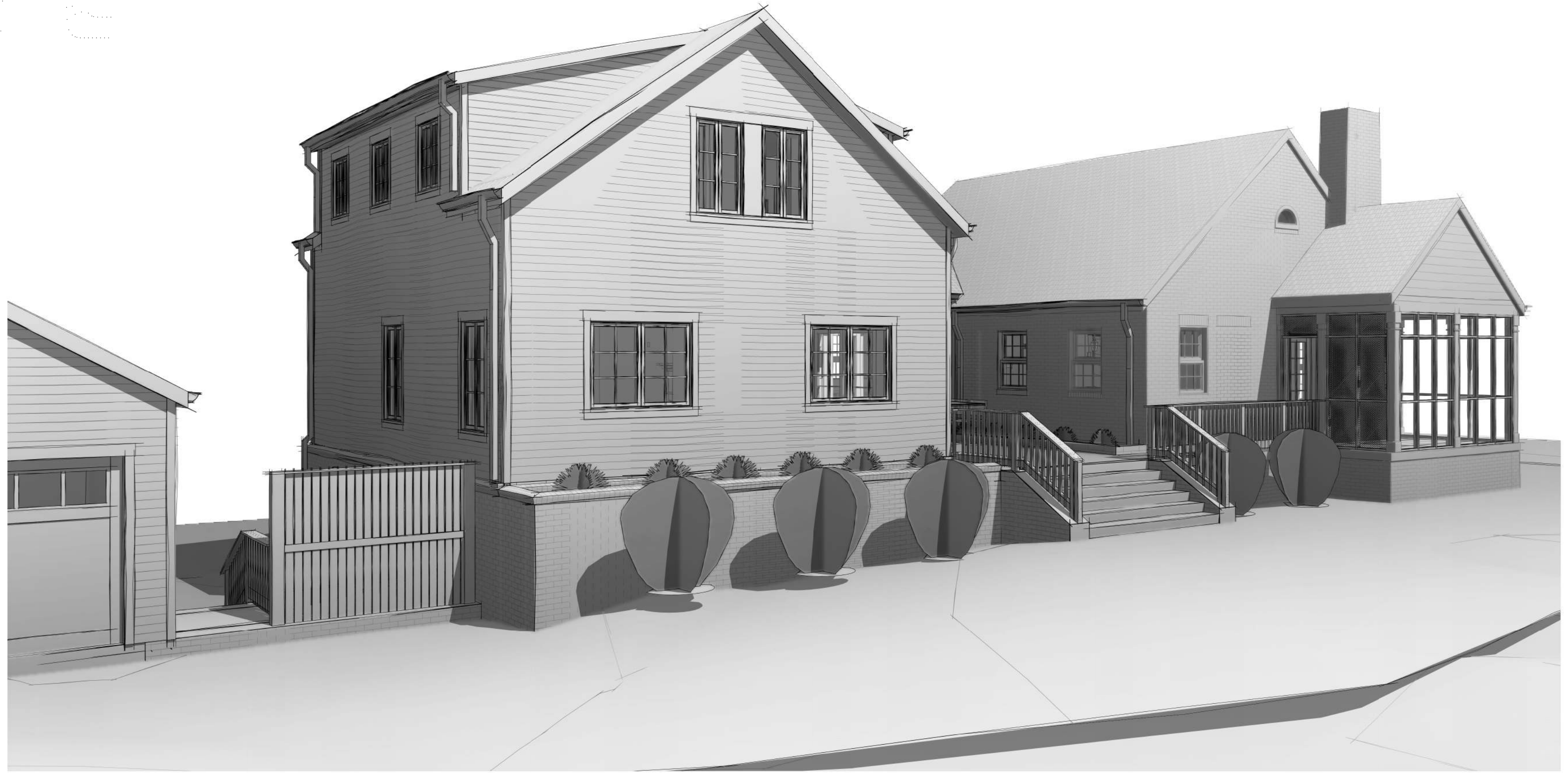
SHEET NUMBER

A502

1/13/22
HALRB SET



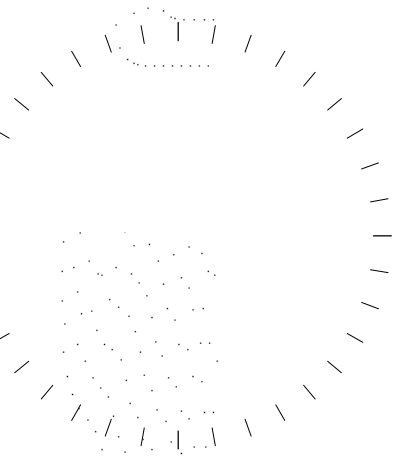
OVERHEAD- 2 STORY Copy 1 **3**
A700



3D View 1 **1**
A700



3D View 2 **2**
A700



#	DESCRIPTION	DATE

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UCKERT RESIDENCE
3421 21st AVE N
ARLINGTON, VA 22207

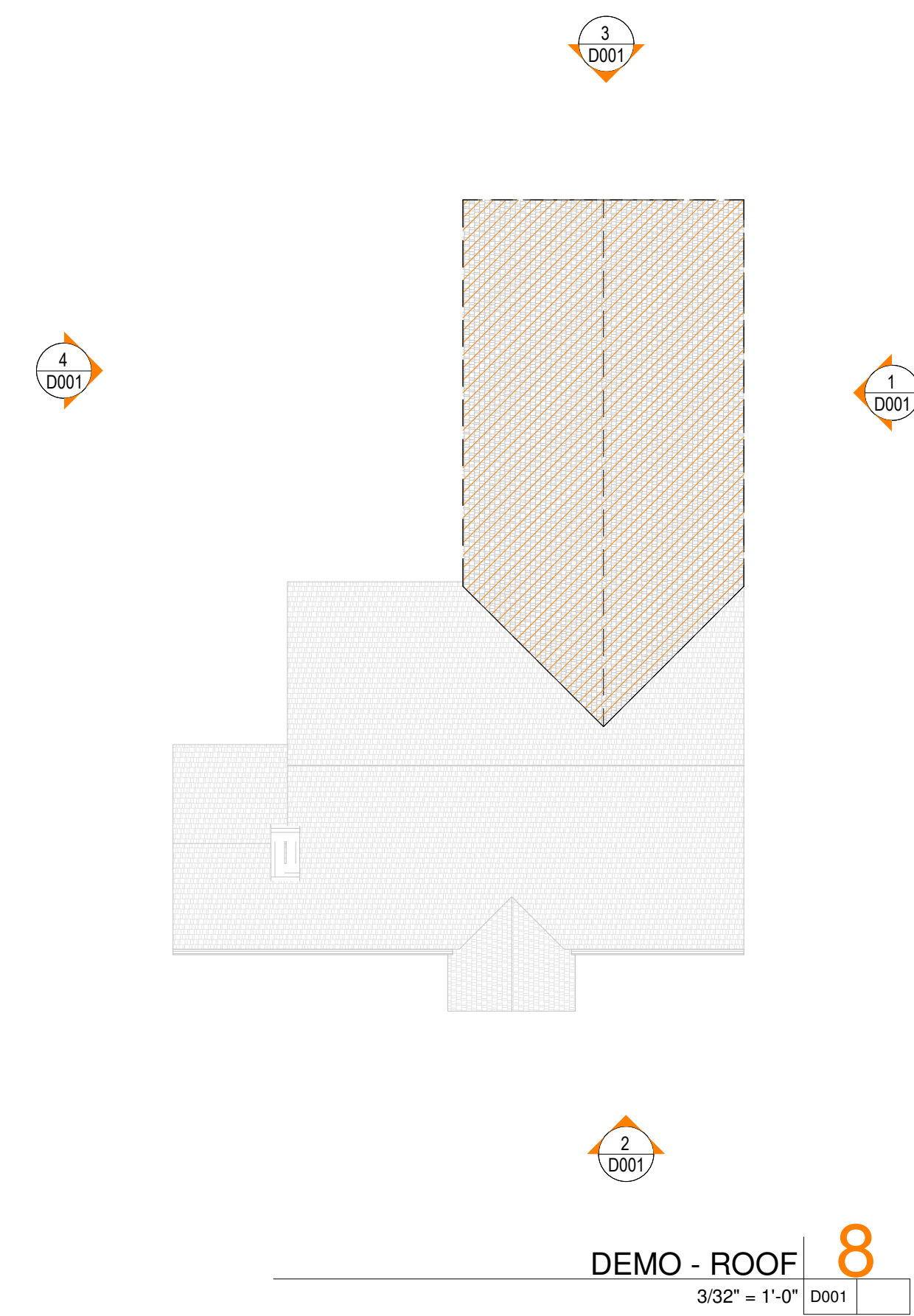
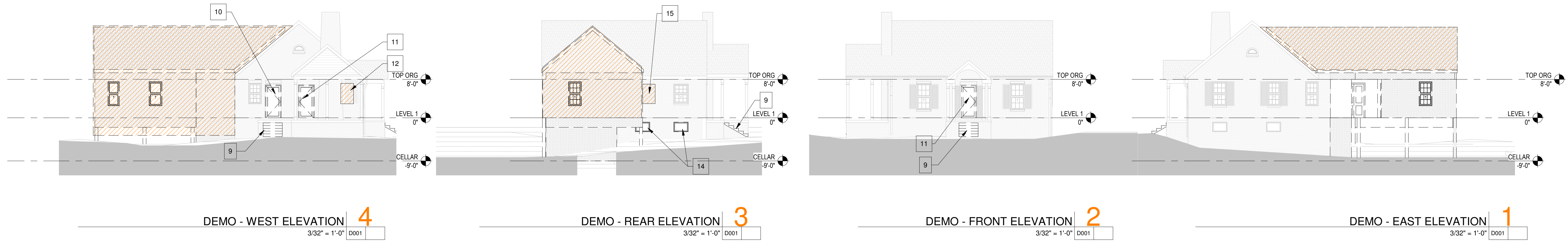
OWNER
COLIN UCKERT

SHEET TITLE
PERSPECTIVES

SHEET NUMBER

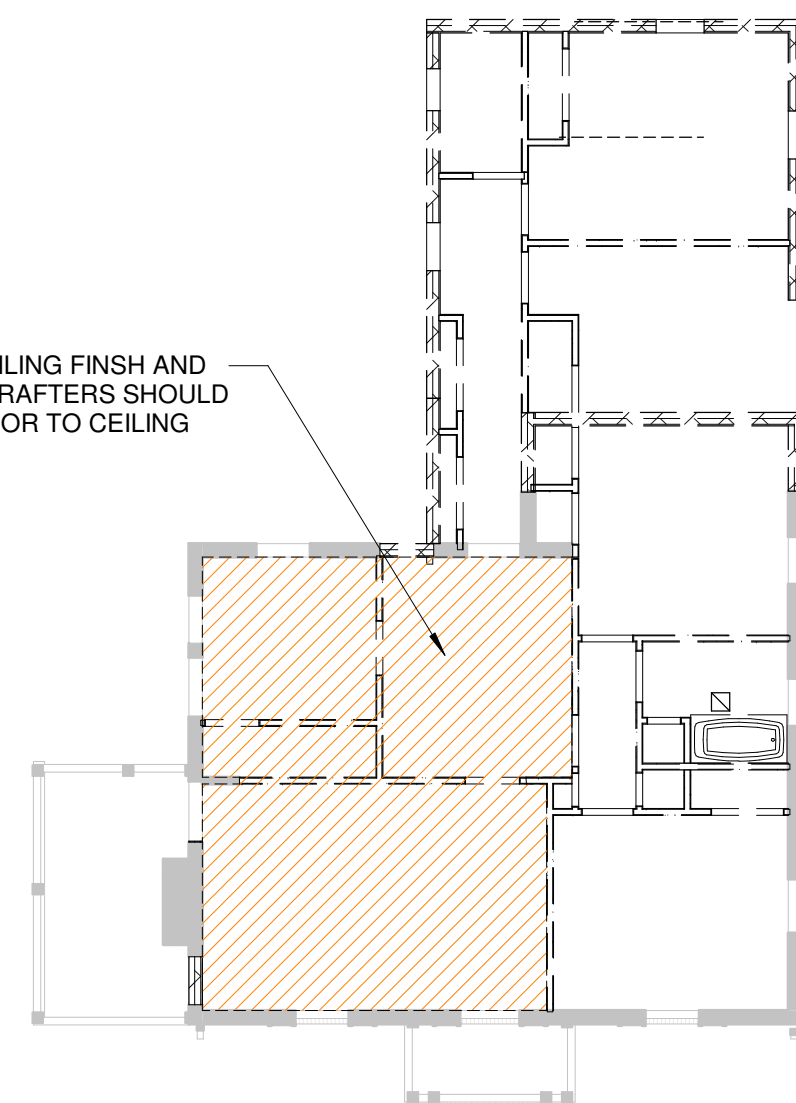
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1/13/22
HALRB SET

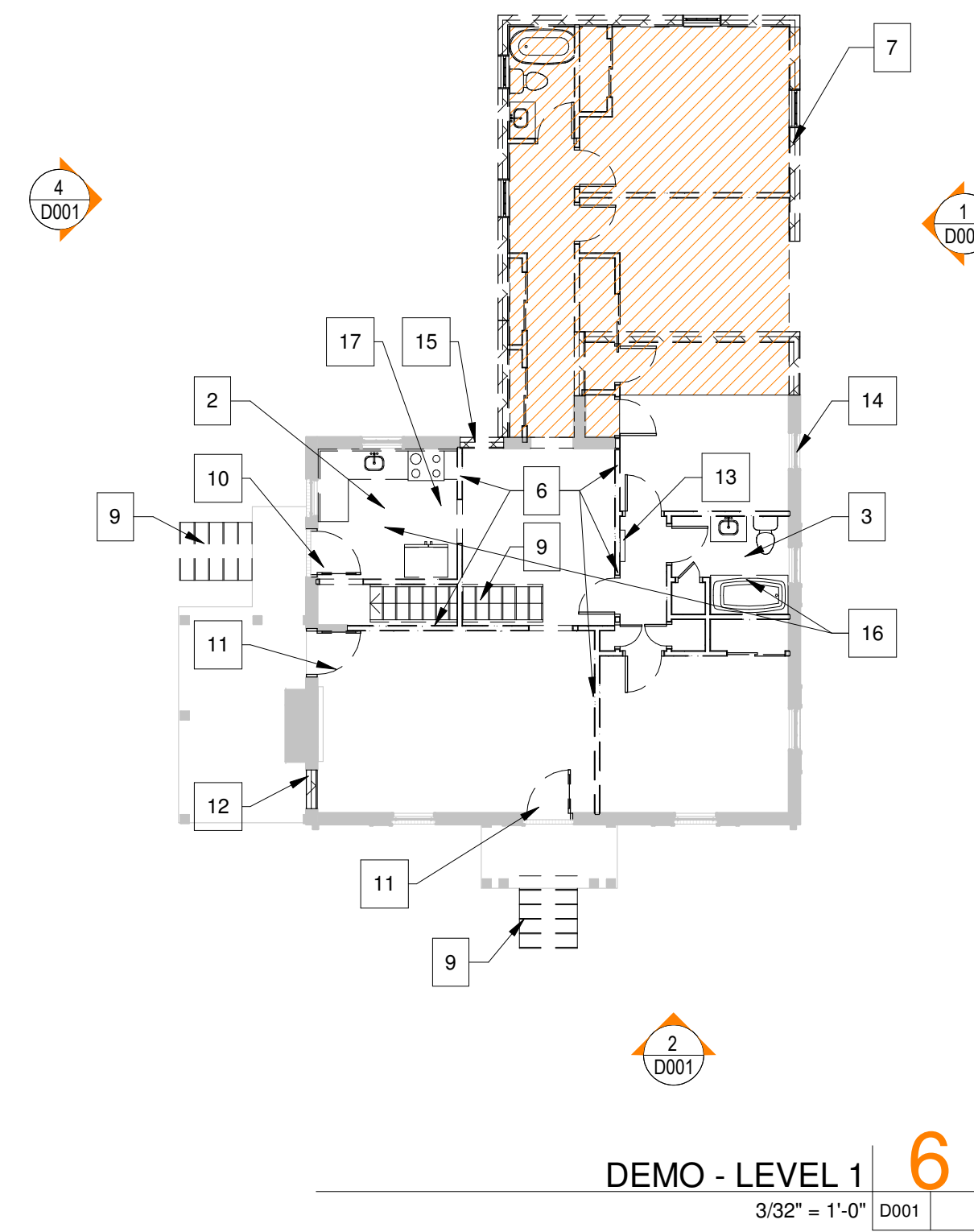


DEMOS - ROOF 8
3/32" = 1'-0" D001

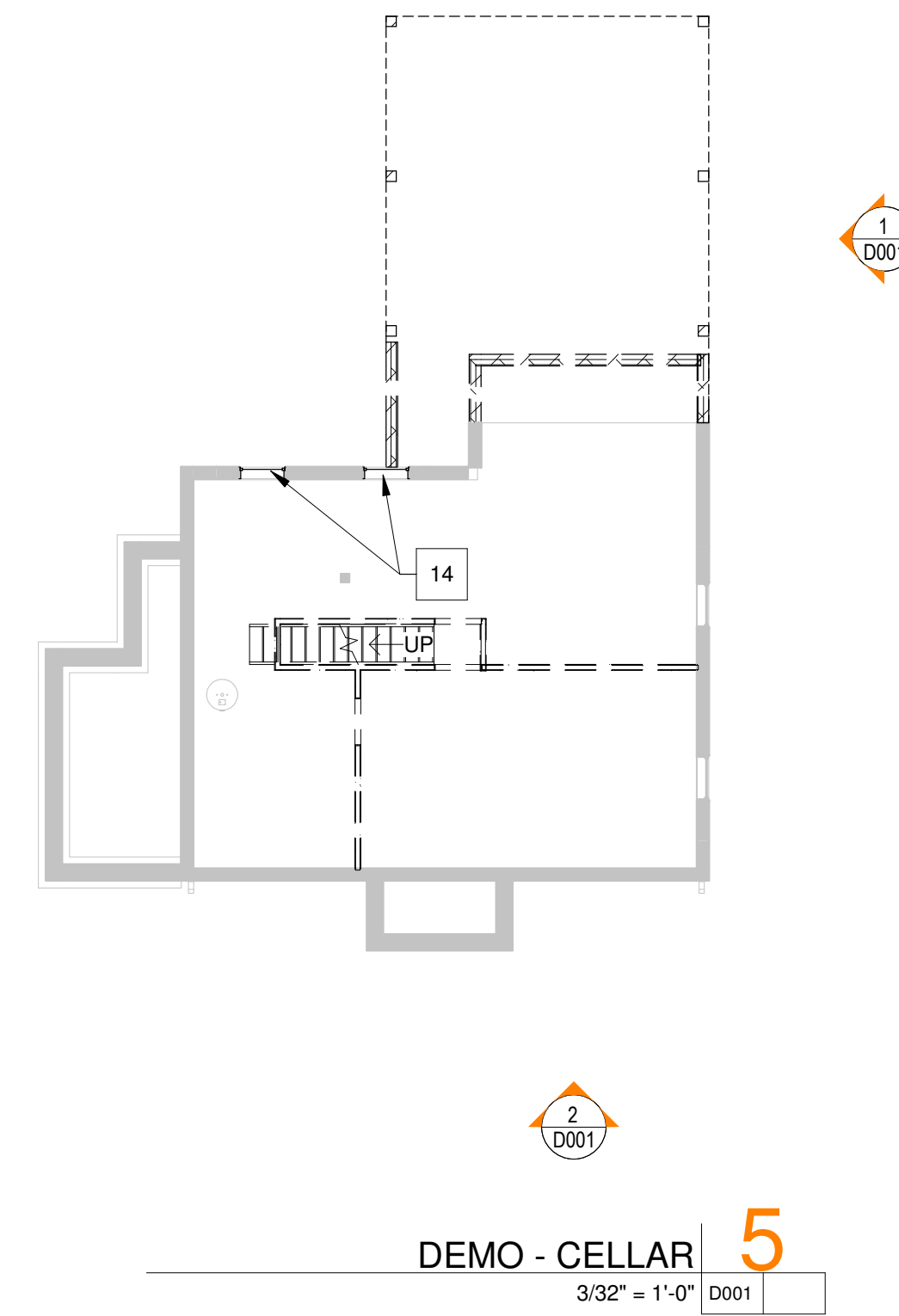
REMOVE THE CEILING FINISH AND CEILING JOISTS. RAFTERS SHOULD BE SECURED PRIOR TO CEILING JOIST REMOVAL.



LEVEL 1 RCP 7
3/32" = 1'-0" D001



DEMOS - LEVEL 1 6
3/32" = 1'-0" D001



DEMOS - CELLAR 5
3/32" = 1'-0" D001

DEMOS GENERAL NOTES

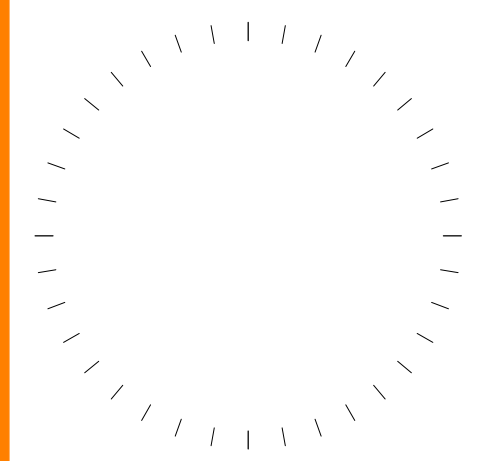
- DEMOLITION DRAWINGS ARE SCHEMATIC AND ARE INCLUDED TO DESCRIBE THE CONTRACTORS SCOPE OF WORK IN A DIAGRAMMATIC MANNER.
- EXISTING CONSTRUCTION SHALL REMAIN UNLESS NOTED OTHERWISE AND SHALL BE PROTECTED FROM DAMAGE DUE TO DEMOLITION, CONSTRUCTION, THEFT, VANDALISM, MOISTURE, WEATHER, ETC. ALL DISTURBED EXISTING ITEMS SHALL BE RESTORED TO ORIGINAL CONDITION.
- SEAL OFF UNDISTURBED AREAS OF THE BUILDING FROM DEMOLITION AREAS TO PREVENT THE INFILTRATION OF DUST AND DEBRIS. SECURE BUILDING TO PREVENT UNWANTED ENTRY THROUGH OPENINGS CREATED DURING CONSTRUCTION.
- EXHIBITING CONCEALED ELEMENTS WERE NOT NECESSARILY VERIFIED PRIOR TO DEMOLITION. ALL DISCOVERIES OF UNIDENTIFIED OR INCORRECTLY LOCATED EXISTING ELEMENTS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO REMOVE FOR FINAL DISPOSAL OR ENCLOSURE.
- ALL ITEMS DESIGNATED FOR RE-USE TO BE VERIFIED BY OWNER. PROTECT ANY STORED ITEMS TO BE REUSED 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 CONTRACTORS EXPENSE AND DISPOSED OF ACCORDING TO LOCAL CODES AND GOVERNING AUTHORITIES.

DEMOS KEYNOTES KEYNOTES ARE GENERAL IN NATURE AND ONLY APPLICABLE IF CALLED OUT IN PLANS

- REMOVE EXISTING LOAD BEARING WALL - SEE STRUCTURAL FRAMING PLANS FOR BEAM INFO. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY BRACING REQUIREMENTS
- DEMOS EXISTING KITCHEN - ALL APPLIANCES, FIXTURES, FINISHES, AND CABINETS TO BE REMOVED
- COMPLETE DEMOS OF EXISTING BATHROOM
- DEMOS EXISTING DOOR/WINDOW AND FRAME - INFILL WITH FRAMING AND FINISH PER SCHEDULE
- DEMOS EXISTING FINISH FLOORING
- DEMOS EXISTING WALL FOR A COMPLETE REMOVAL
- WALL TO BE SHORED AND REUSED AS ABLE FOR NEW CONSTRUCTION
- SAFELY REMOVE DOOR AND STORE FOR REINSTALLATION
- DEMOS EXISTING STAIRS
- REMOVE DOOR & INFILL WALL TO MATCH ADJACENT CONSTRUCTION
- REMOVE DOOR & PREPARE OPENING FOR NEW DOOR
- REMOVE OLD INFILLED BRICK & PREPARE OPENING FOR NEW WINDOW. NEW WINDOW TO BE SIMILAR IN SIZE AND STYLE TO EXISTING WINDOW AT THIS ELEVATION
- SAFELY REMOVE PHONE NICHE AND STORE FOR REINSTALLATION
- REMOVE WINDOW & INFILL WALL TO MATCH ADJACENT CONSTRUCTION
- REMOVE PORTION OF WALL FOR NEW WINDOW. INSTALL NEW LINTEL.
- SALVAGE EXISTING FLOOR UNDER BATHROOM AND KITCHEN IF EXISTING. REUSE IN NEW KITCHEN AS ABLE.
- SAFELY REMOVE EXISTING MOLDING AND STORE FOR REUSE.

DEMOS LEGEND

- DEMOLISH FLOORS AND ROOF
- DEMOLISH EXISTING WALL
- CUT WALL DOWN TO 42"
- EXISTING WALL TO REMAIN
- DEMOS DOOR AND HARDWARE SAVE ALL FOR REUSE



#	DESCRIPTION	DATE

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PROJECT NAME AND ADDRESS
UCKERT RESIDENCE
3421 21st AVE N
ARLINGTON, VA 22207

OWNER
COLIN UCKERT

SHEET TITLE
DEMOLITION PLAN

SHEET NUMBER
D001

1/13/22
HALRB SET

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WWW.LEEDESIGNSTUDIO.COM

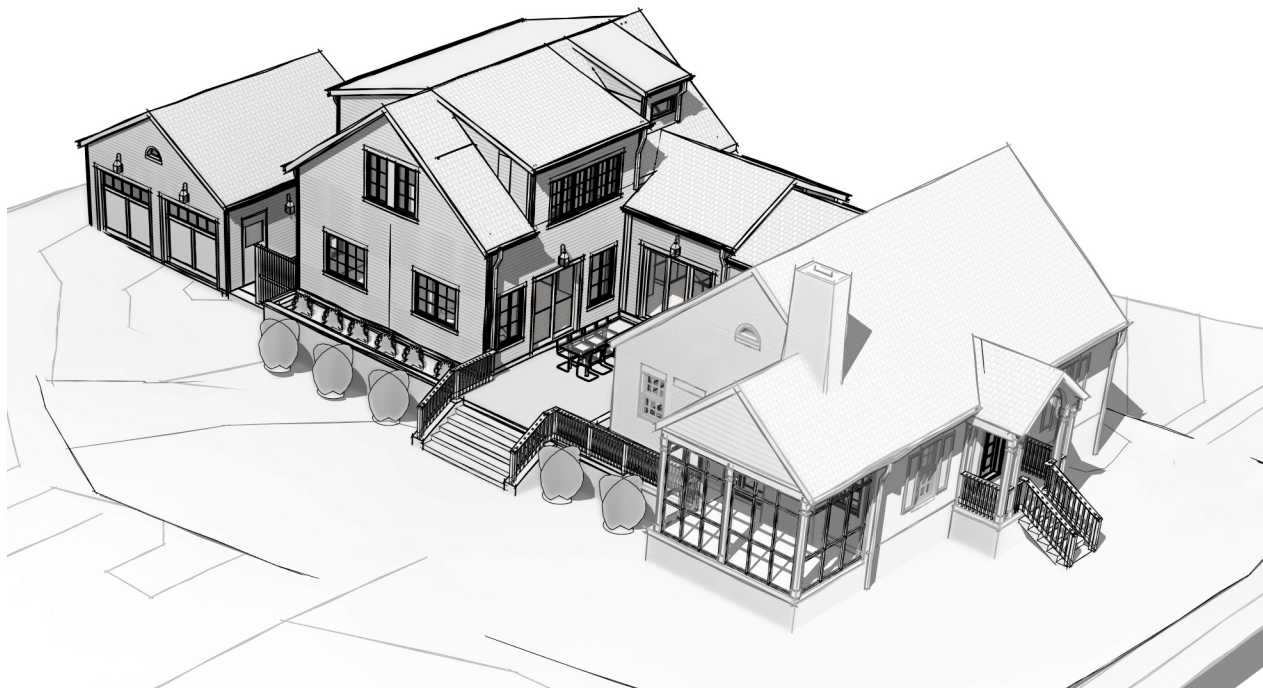
PROJECT # :
21052



1 FRONT CORNER



2 REAR YARD



3 OVERHEAD



4 STREET VIEW

3421 21st AVE N
ARLINGTON, VA 22207

UCKERT RESIDENCE

1/13/22

SCALE:

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