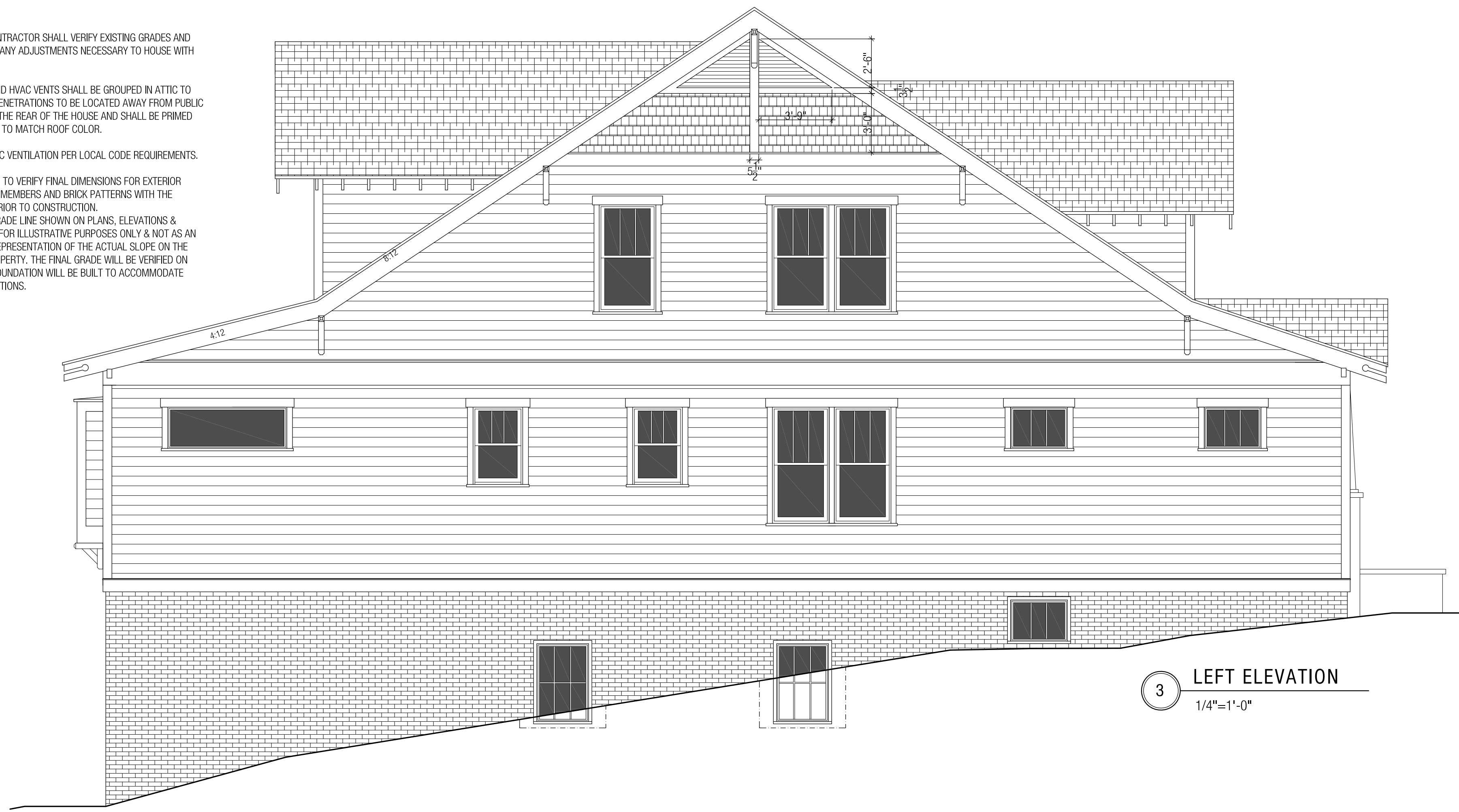




2 BACK ELEVATION
1/4"=1'-0"

- ELEVATION NOTES
- GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY ADJUSTMENTS NECESSARY TO HOUSE WITH OWNER.
 - PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR.
 - PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.
 - CONTRACTOR TO VERIFY FINAL DIMENSIONS FOR EXTERIOR TIMBER TRIM MEMBERS AND BRICK PATTERNS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.
 - NOTE: THE GRADE LINE SHOWN ON PLANS, ELEVATIONS & DETAILS ARE FOR ILLUSTRATIVE PURPOSES ONLY & NOT AN ACCURATE REPRESENTATION OF THE ACTUAL SLOPE ON THE SUBJECT PROPERTY. THE FINAL GRADE WILL BE VERIFIED ON SITE & THE FOUNDATION WILL BE BUILT TO ACCOMMODATE THOSE CONDITIONS.

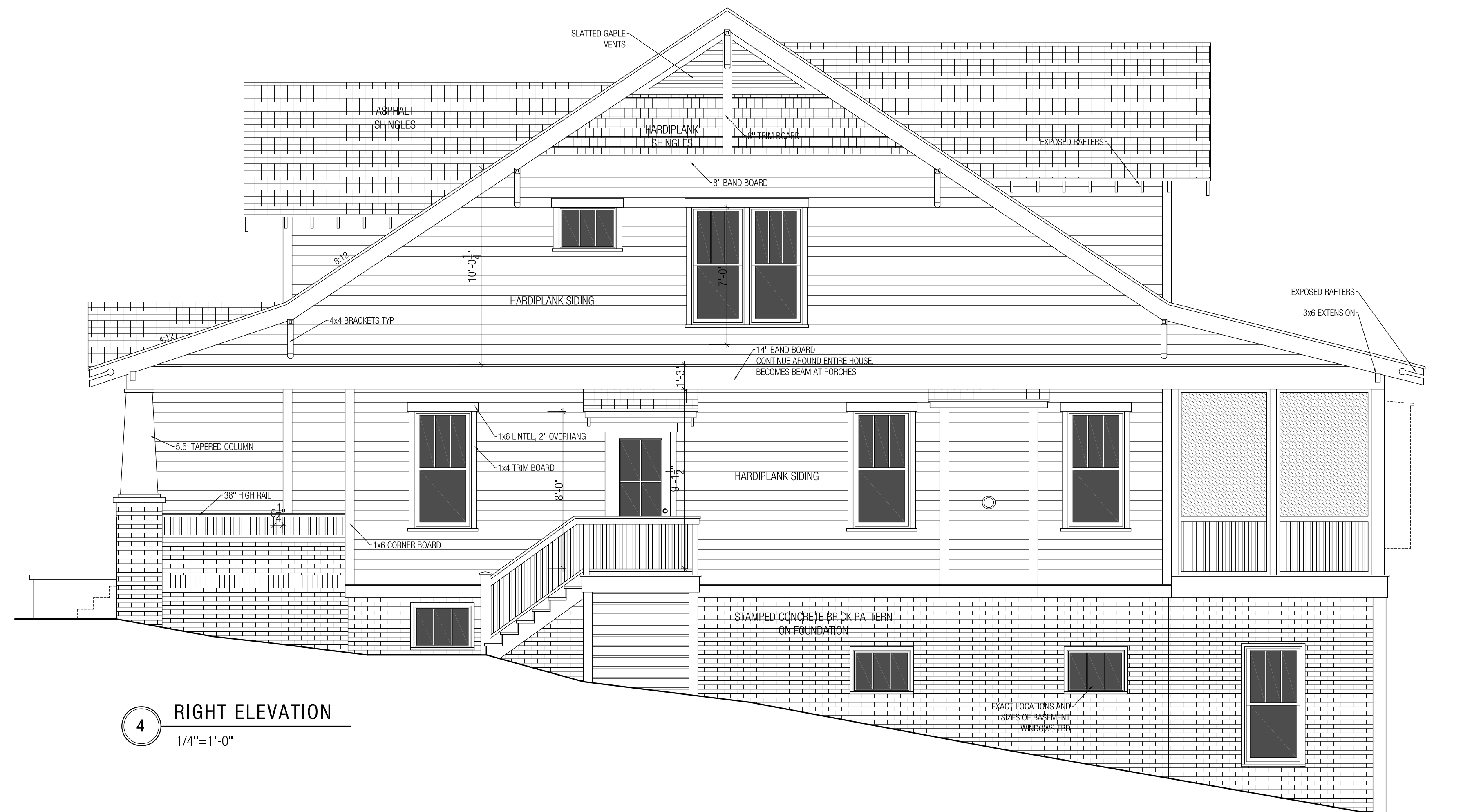


3 LEFT ELEVATION
1/4"=1'-0"

PREVIOUSLY APPROVED ELEVATIONS



1 FRONT ELEVATION
1/4"=1'-0"



4 RIGHT ELEVATION
1/4"=1'-0"

Revisions/Additions By Others:

Date of Issue: April 5, 2021

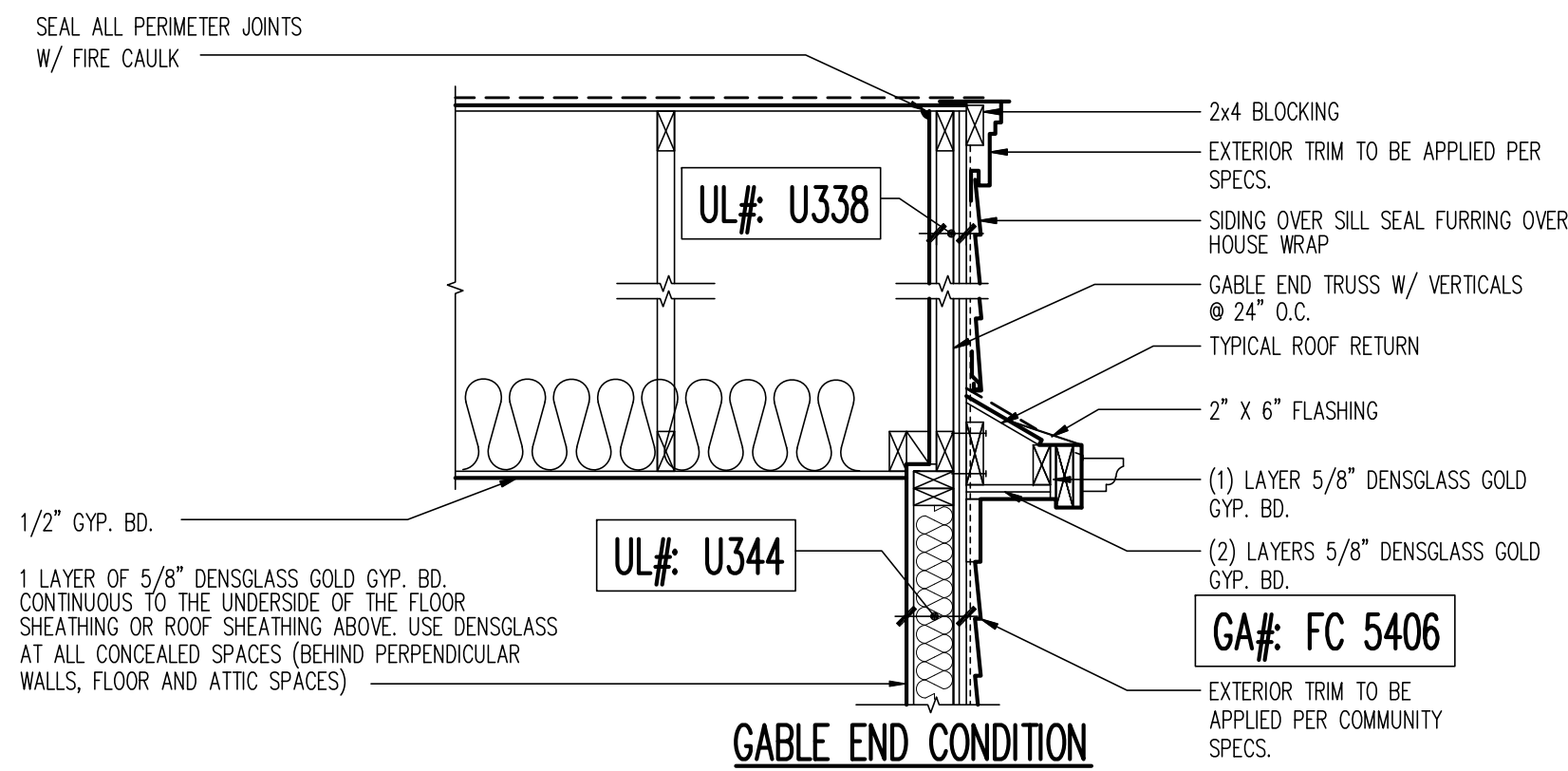
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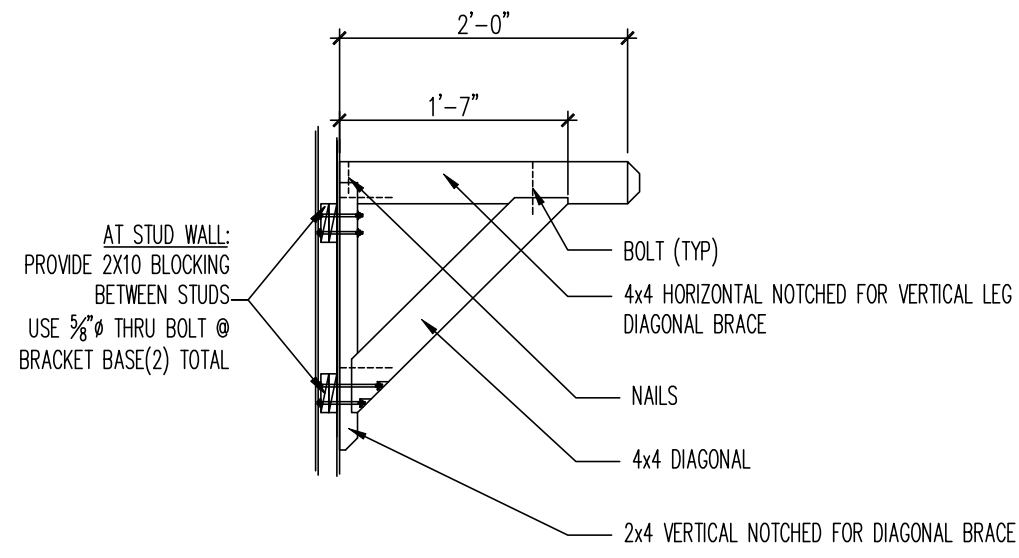
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N Arlington, VA 22201

sheet no.
A2

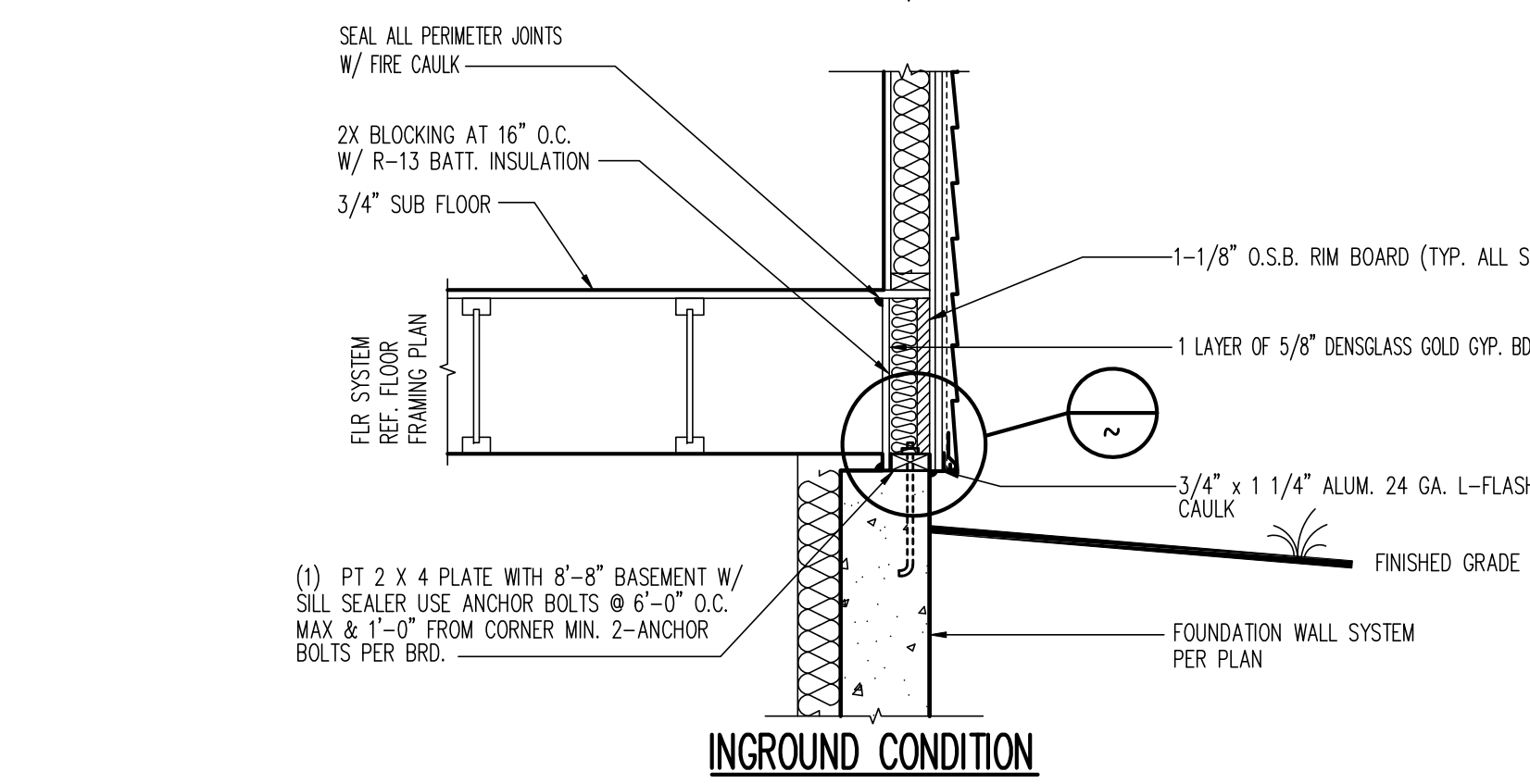
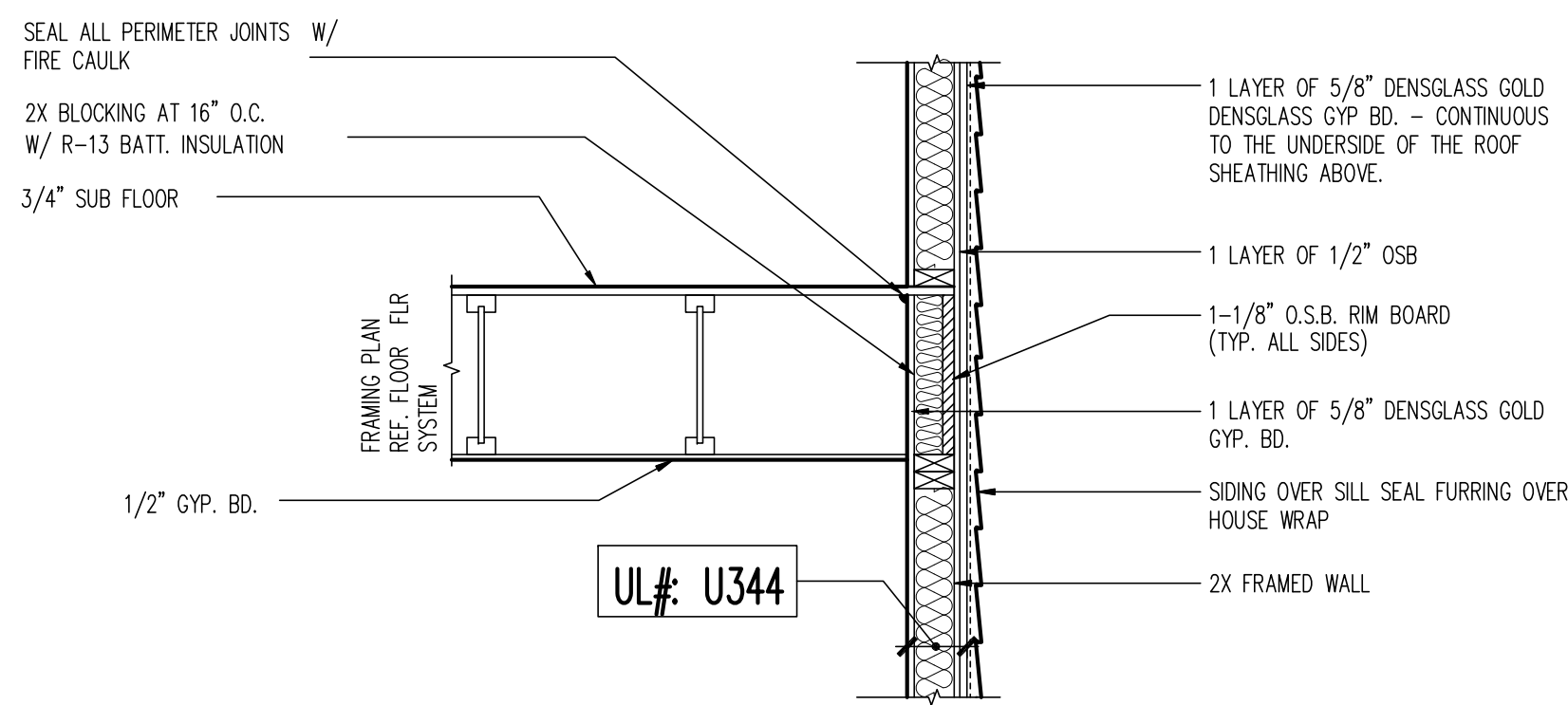
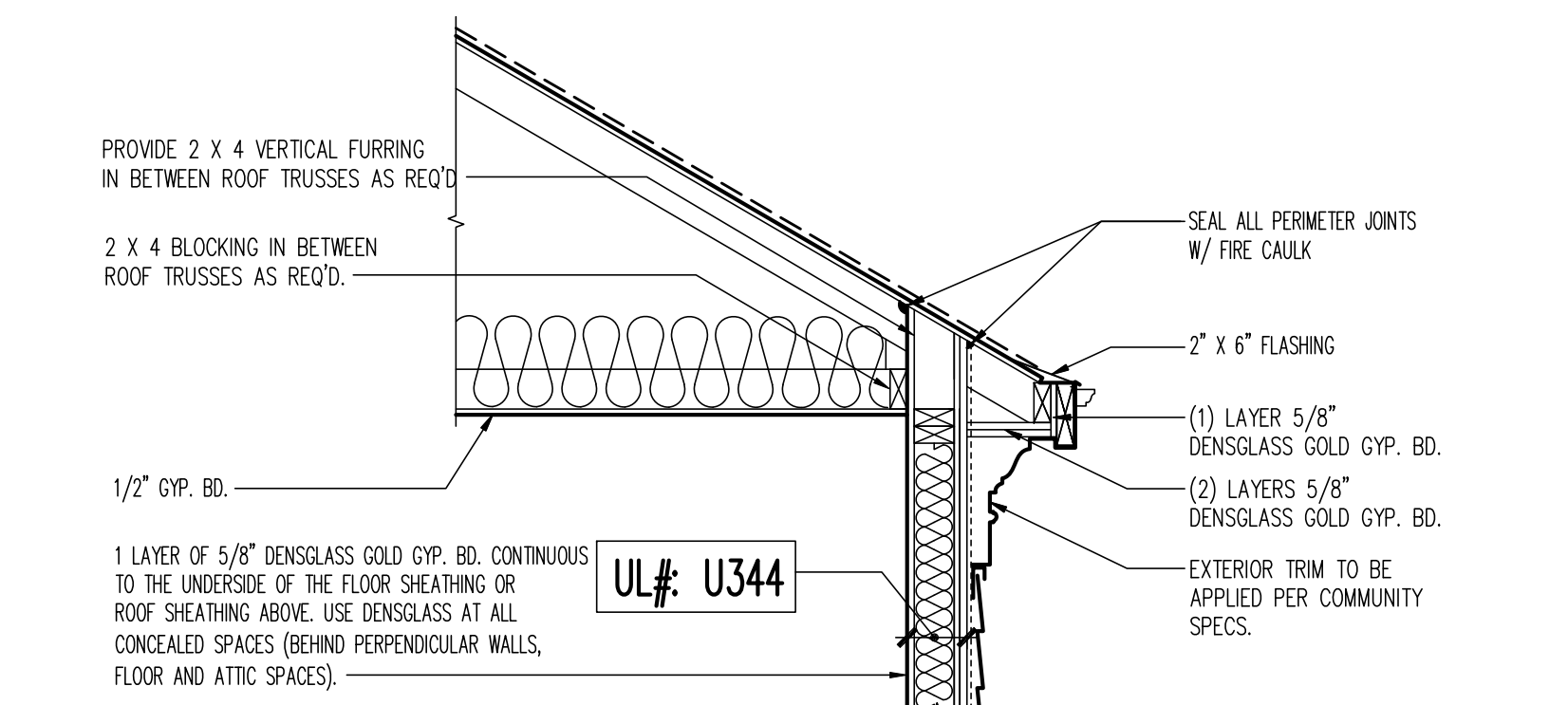
HOME PATTERNS crafted simplicity
30 Elm Place, Hastings on Hudson, NY 10706
(864) 278 0068 INFO@HOMEPATTERNS.COM



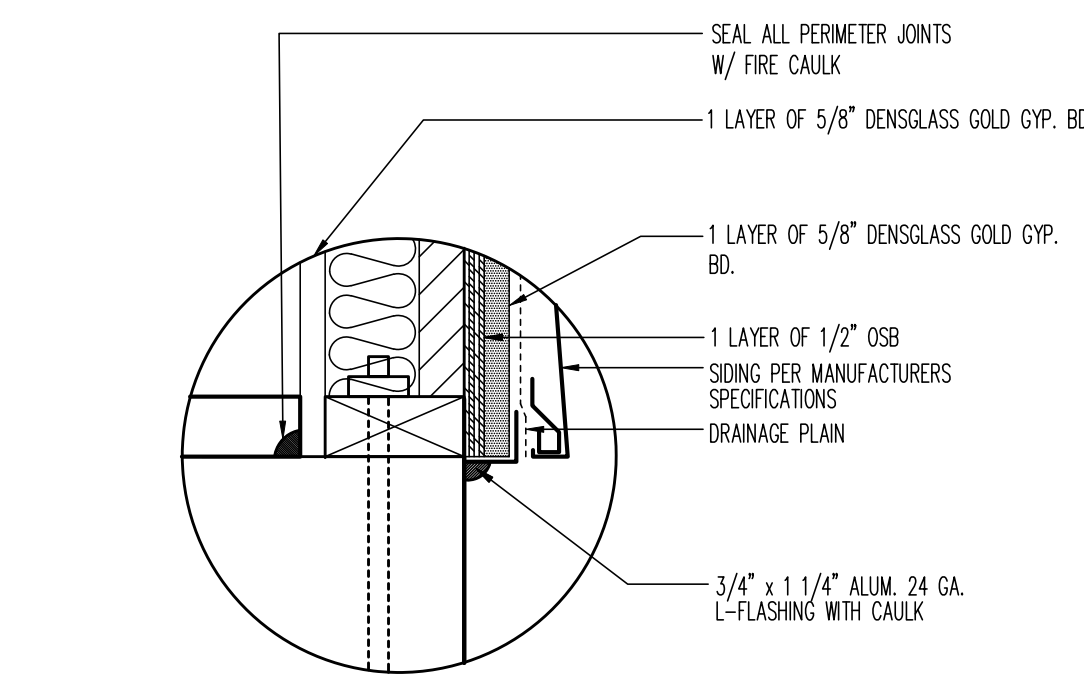
NOTE:
IN SELECTED LOCATIONS OF THE RATED CONSTRUCTION SHOWN ON THESE DRAWINGS, 5/8 INCH DENSGLOSS GOLD IS BEING SUBSTITUTED FOR 5/8 INCH FIRE RATED GYPSUM BOARD. THIS SUBSTITUTION IS APPROPRIATE AS REPORTED BY THE ICC EVALUATION SERVICE, INC. LEGACY REPORT NER-574 REISSUED NOVEMBER 1, 2005. A COPY OF THIS REPORT MAY BE FOUND AT [HTTP://WWW.ICPE.COM/BUILD/DOCUMENTVIEWER.ASPX?REPOSITORY=BP&ELEMENTID=4584](http://www.icpe.com/build/documentviewer.aspx?repository=BP&elementid=4584)



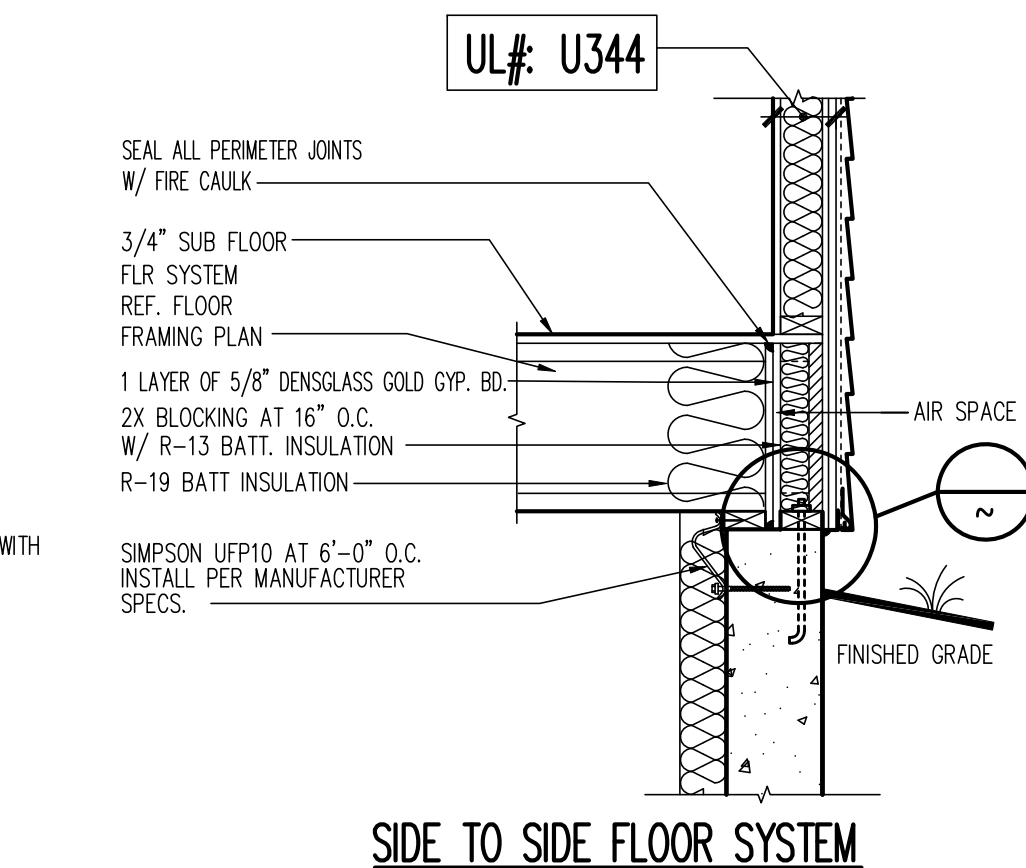
3 BRACKET DETAIL
SCALE: 2 1/2" = 1'-0"



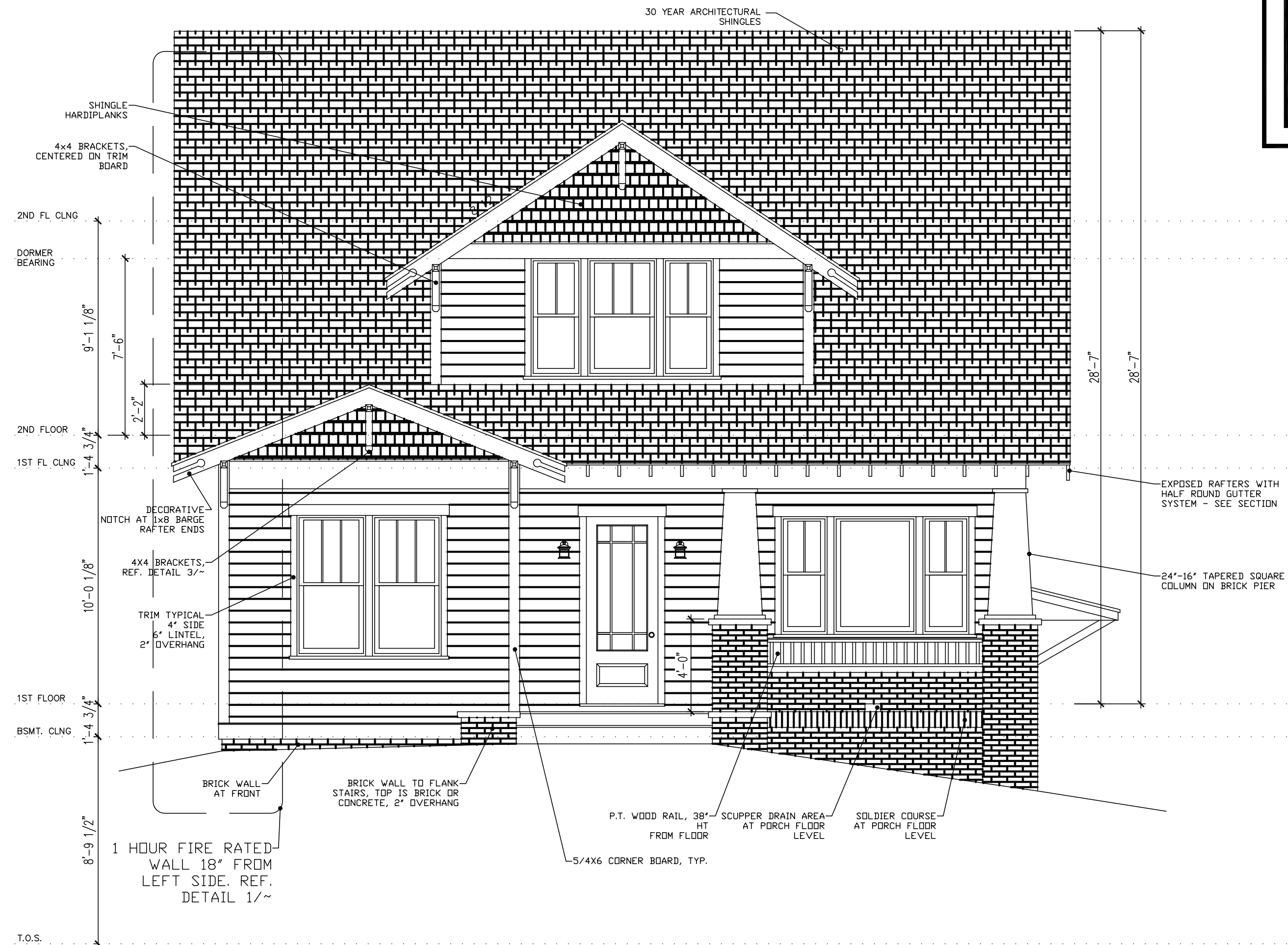
1 UL U344 (1-HOUR ASSEMBLY)
SCALE: 3/4" = 1'-0"



2 UL U344 (1-HOUR ASSEMBLY)
SCALE: 2 1/2" = 1'-0"



SIDE TO SIDE FLOOR SYSTEM



FRONT ELEVATION

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

MOMENT
DC • VIRGINIA • MD
78229 BOONE BOULEVARD, SUITE 410
VIENNA, VA 22182
Phone: 703.988.2350 • Email: info@msegllc.com

22x34 Plotted at 1/4"=1'-0" - 11x17 Plotted at 1/8" = 1'-0"

ALAIR HOMES - 3205 23RD ST N
FRONT ELEVATION

COMMONWEALTH OF VIRGINIA
SHAWN PATRICK KELLEY
Lic. No. 38524
PROFESSIONAL ENGINEER

DRAWN BY:	MRD
DATE:	02/14/22
REV. No.	DATE
XXX	XX-XX-XX

22-100

SHEET No.
A4.1



RIGHT SIDE ELEVATION

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

22x34 Plotted at 1/4"=1'-0" - 11x17 Plotted at 1/8" = 1'-0"

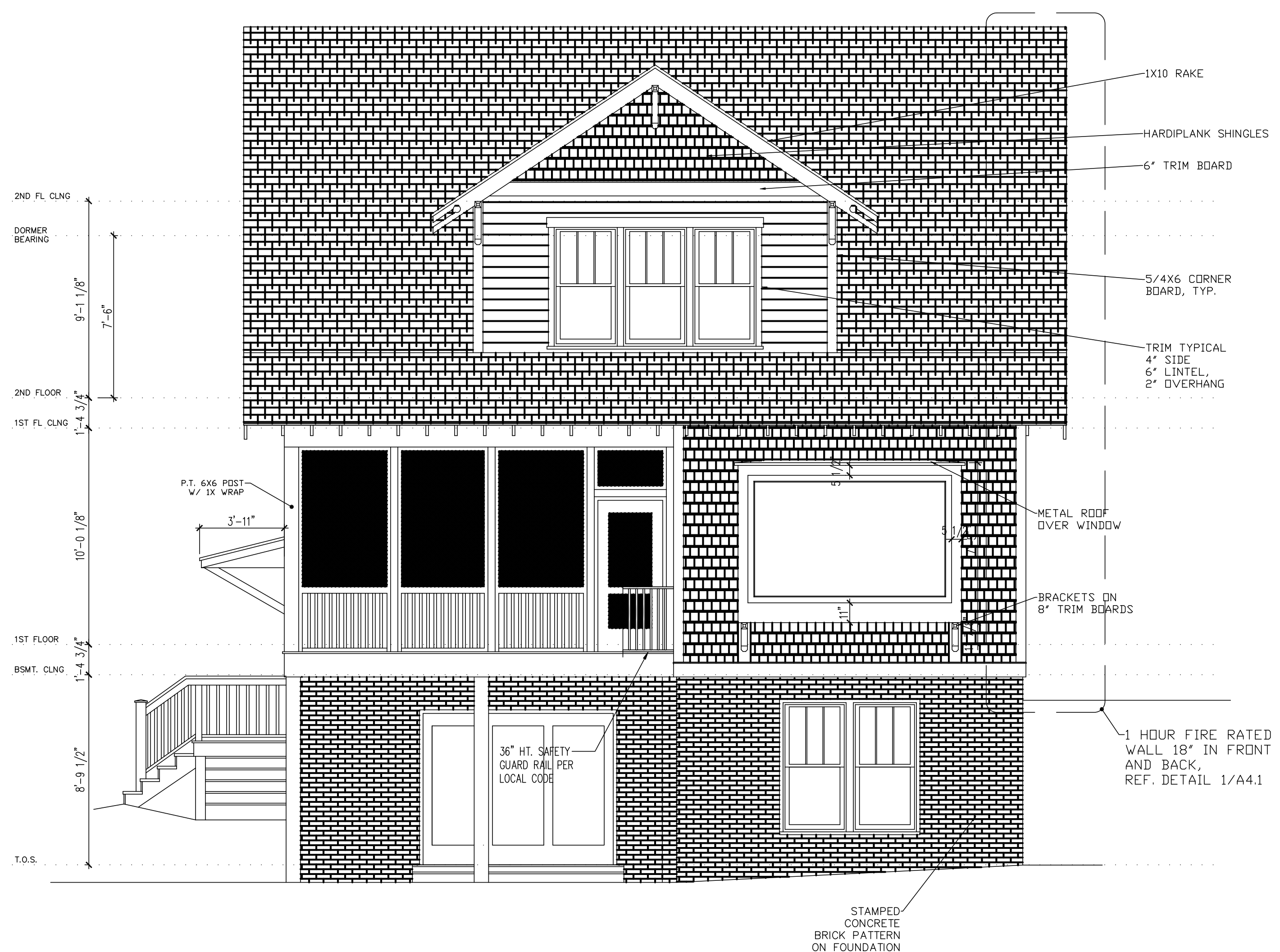
ALAIR HOMES - 3205 23RD ST N
RIGHT SIDE ELEVATION



DRAWN BY:	
MRD	
DATE:	02/14/22
REV. No.	DATE
XXX	XX-XX-XX

22-100

SHEET No.
A4.2



REAR ELEVATION

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

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 VIENNA, VA 22182
 Phone: 703.988.2350 • Email: info@msegllc.com

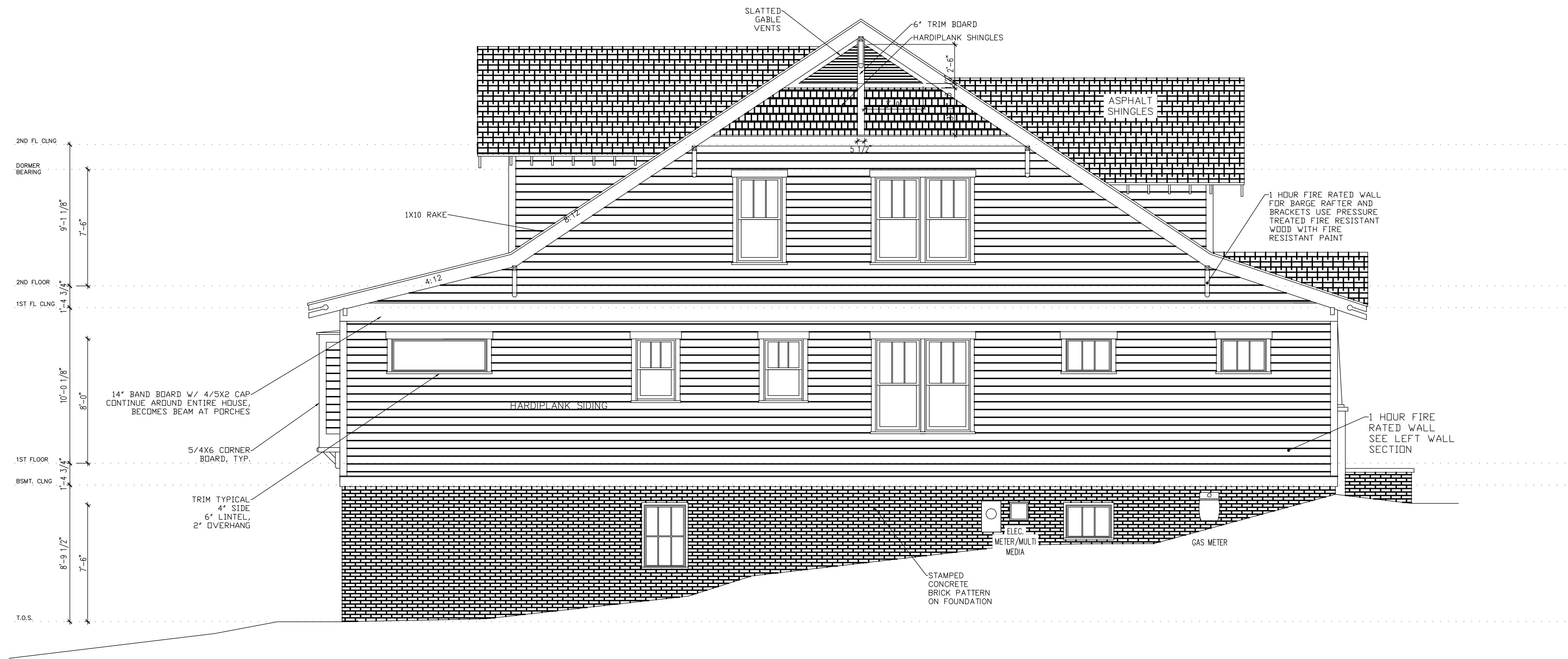
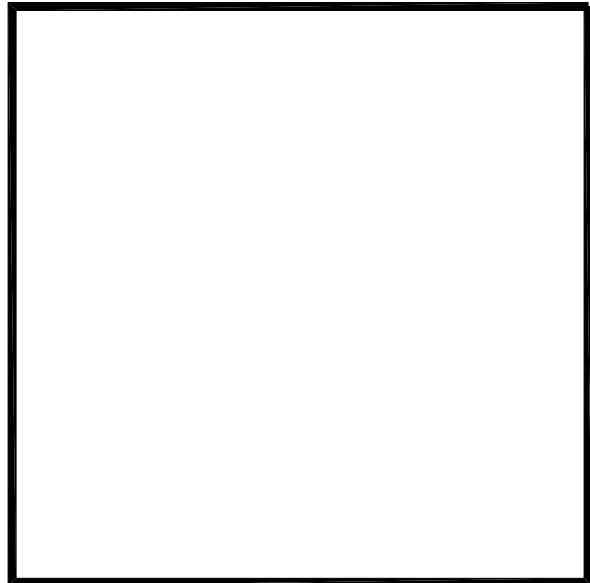
22x34 Plotted at 1/4"=1'-0" - 11x17 Plotted at 1/8" = 1'-0"
ALAIR HOMES - 3205 23RD ST N
REAR ELEVATION



DRAWN BY:	
MRD	
DATE:	02/14/22
REV. No.	DATE
XXX	XX-XX-XX

22-100

SHEET No.
A4.4



LEFT SIDE ELEVATION

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

Elevation Area Calculations

Total Area of Left Elevation: 1608 SF
 Vents: 9.5 SF
 Windows 2nd Floor: 49.7 SF
 Windows 1st Floor: 82.1 SF
 Windows Basement: 19.8 SF
 Total Windows and Vents: 161.1 SF
 Total Opening Percentage: 161.1 / 1608 = 10.0 %

22x34 Plotted at 1/4"=1'-0" - 11x17 Plotted at 1/8" = 1'-0"

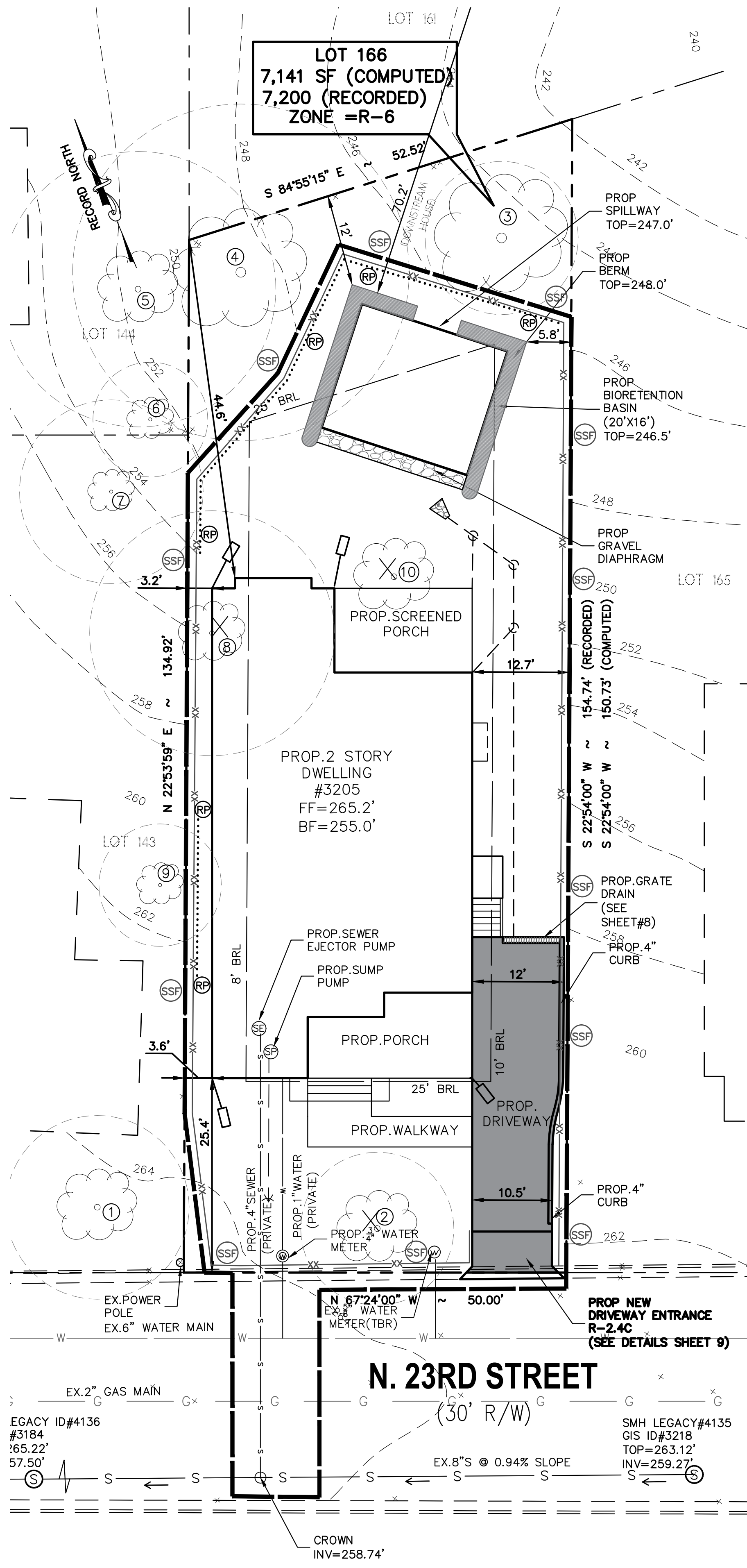
ALAIR HOMES - 3205 23RD ST N
LEFT SIDE ELEVATION



DRAWN BY:	
MRD	
DATE:	02/14/22
REV. No.	DATE
XXX	XX-XX-XX

22-100

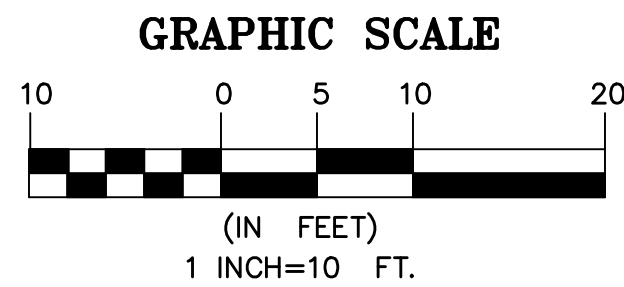
SHEET No.
A4.3



EXISTING TREE INVENTORY

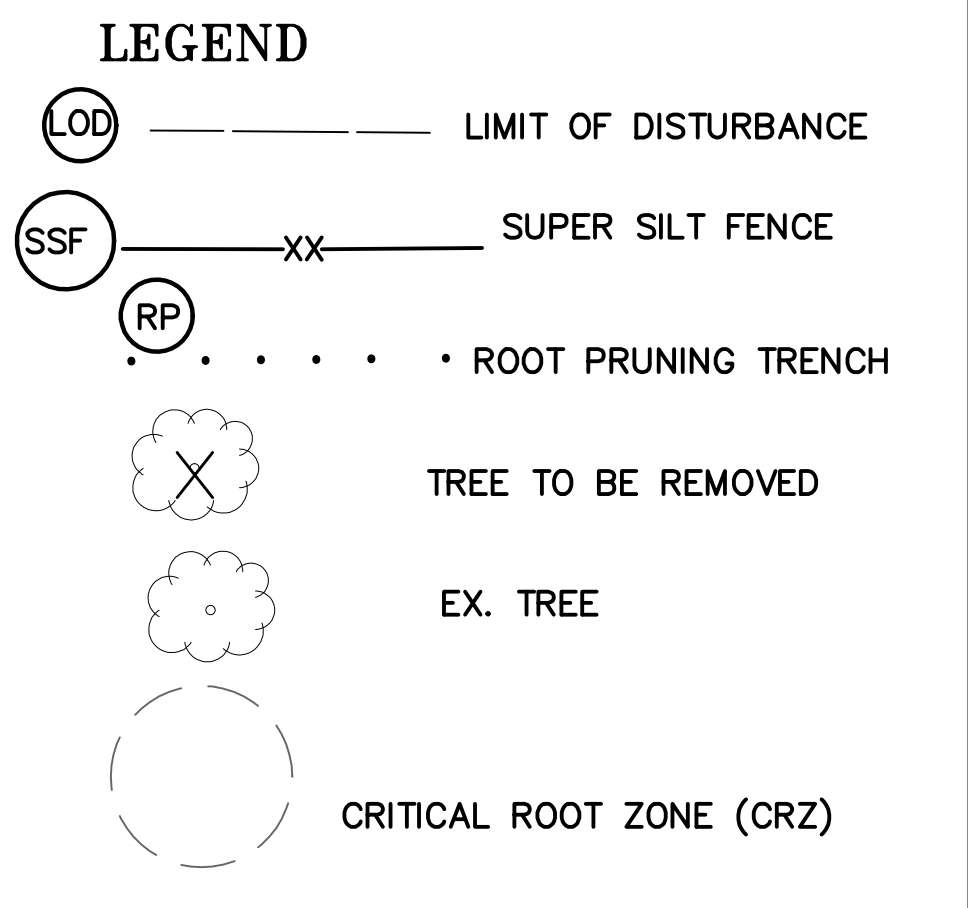
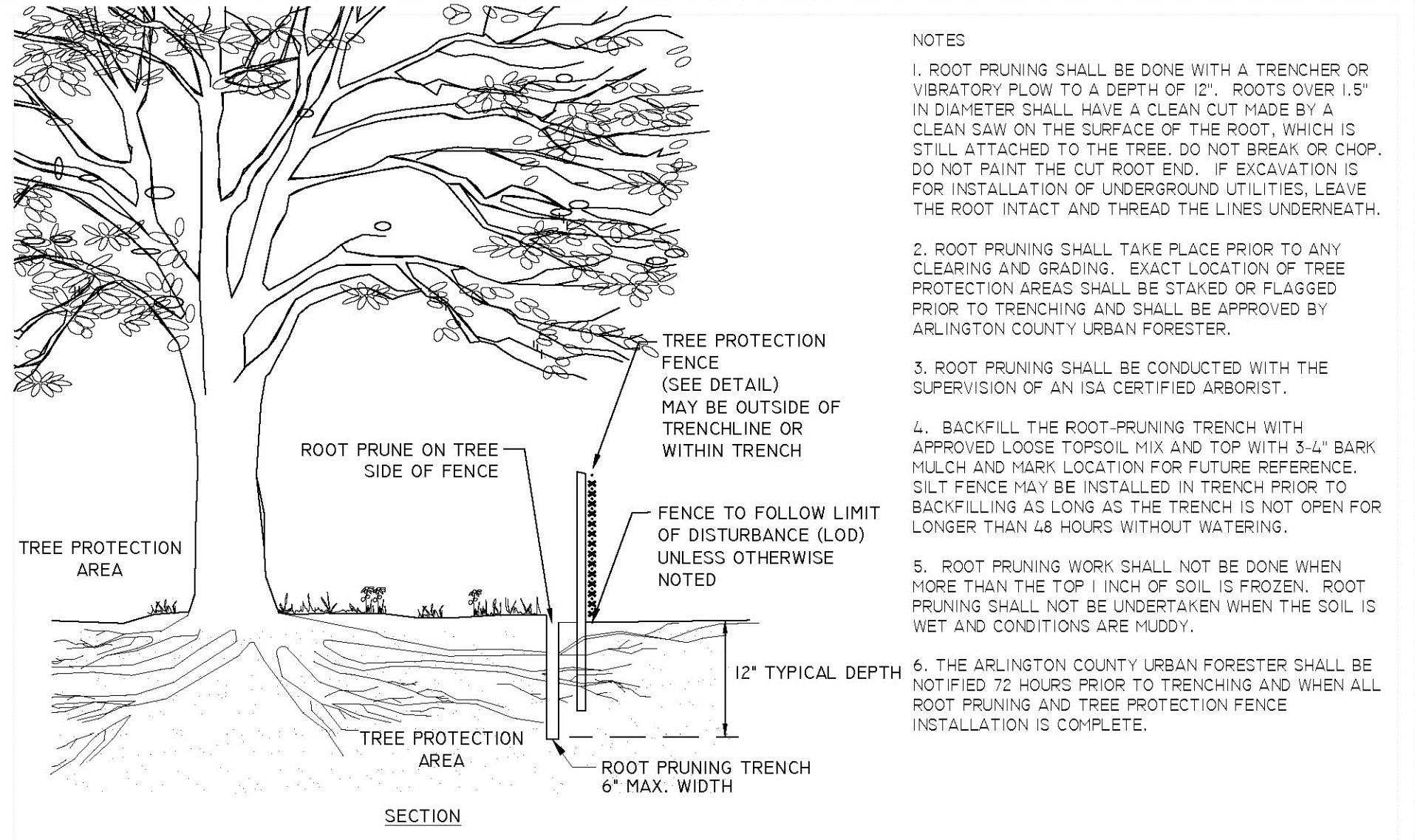
TREE INVENTORY													
Plan#	Species	Size	Typical Root Zone (CRZ)	CRZ Impacted By Construction	Condition Rating	Condition	Canopy Credited	Activities				Problems/Comments	
								Tree Protection Fence	Mulch	Prune	Remove Vines		
1	Red Maple	Acer rubrum	12	12	0	70	Fair	-	x				Offsite Tree
2	Eastern Redbud	Cercis canadensis	10	10	100	45	Poor	-	-				
3	Norway Spruce	Picea abies	10	10	5	80	Good	-	x	x			
4	Black Walnut	Juglans nigra	18,12	22	19	75	Fair	750	x	x			Remove english ivy
5	Sweetgum	Liquidambar styraciflua	18	18	0	85	Good	-	x				Offsite Tree
6	Pecan	Carya illinoensis	5	8	0	75	Fair	-	-				Offsite Tree
7	Kwanzan Cherry	Prunus serrulata 'Kanzan'	12	12	6	80	Good	-	x	x			Offsite Tree
8	Eastern Redcedar	Juniperus virginiana	16	16	100	80	Good	-	-			x	Offsite Tree
9	Southern Magnolia	Magnolia grandiflora	8	8	24	85	Good	-	x	x			Offsite Tree
10	Eastern Redbud	Cercis canadensis	4,4	8	8	85	Good	-	-			x	

THIS EXISTING TREE INVENTORY IS PREPARED BY MR. WM. O'KELLY RUSSEL, ISA CERTIFIED ARBORIST, MA-5009A



TREE COVER CALCULATIONS			
1	GROSS SITE AREA:	7200 SF	0.165 AC
2	PERCENTAGE OF TREE COVER REQUIRED:	20%	
3	TOTAL AREA OF TREE COVER REQUIRED:	1440 SF	0.033 AC
TREE COVER PROVIDED:			
4	TREE COVER FROM PRESERVATIONS	750.0 SF	0.017 AC
5	CREDIT FROM PRESERVATIONS (X2 BONUS)	750.0 SF	0.017 AC
6	TREE COVER FROM PROPOSED PLANTINGS	0.00 SF	0.000 AC
7	TOTAL TREE COVER PROVIDED:	1500.0 SF	0.034 AC
(TOTAL TREE PROVIDED 1500 SF > 1440 SF REQUIRED)			

NO NEW TREE PLANTING REQUIRED



Date: 11/4/ 2021

Ram Pradhan, P.E
Inova Engineering Consultants Inc
25209 Larks Terrace,
South Riding, VA 20152
Ph #703-655-3951

Amy Lynn Castner
3209 23rd Street N
Arlington, VA 22201

Dear Sir/Madam,

This letter is being sent to you in accordance with the Arlington County Chesapeake Bay Ordinance on behalf of the property owner at 3205 23rd Street N, Arlington, VA 22201. This letter serves as notice of the future construction and the proposed land disturbing activities at 3205 23rd Street N, Arlington, VA 22201.

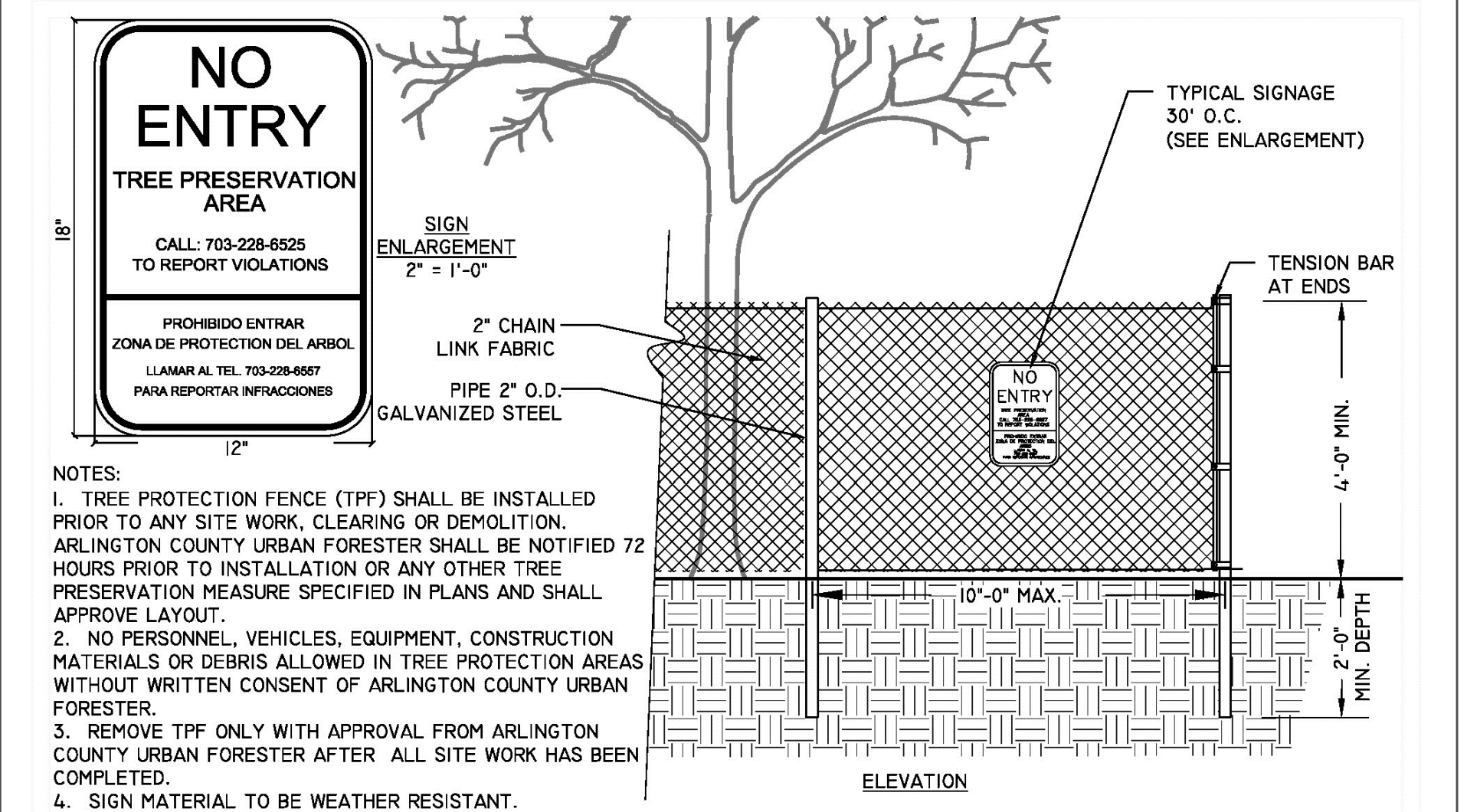
The enclosed tree protection plan shows that a 12' Kwanzan Cherry (Tree #7) and 8' Southern Magnolia (Tree #9) on your property that has critical root zones that expands into disturbed area of the proposed construction. The appropriate tree protection measures like tree protection fencing with root pruning trench will be installed.

If you wish to discuss this plan, please contact me directly at above referenced phone number. We will make all efforts to maintain the natural integrity of the community. Thank you very much for your cooperation and understanding.

Sincerely,

Ram Pradhan, P.E
Inova Engineering Consultants Inc.
25209 Larks Ter.
Chantilly, VA 20152
Ph #703-655-3951
Email: info@inovaengineers.com

ROOT PRUNING
311300.5 (2019)



4' CHAIN LINK TREE PROTECTION FENCE (RESIDENTIAL)
311300.2 (2016) (02231.2)

TREE PRESERVATION NOTES:

- BEFORE ANY GRADING, DEMOLITION, OR OTHER DISTURBANCE, TREE PROTECTION NEEDS TO BE INSTALLED PER PLAN, AND INSPECTED BY AN ARLINGTON COUNTY PARKS AND RECREATION URBAN FORESTER. EROSION AND SEDIMENT CONTROLS ARE INSPECTED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES.
- PLANTS SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL PLANTS, MATERIALS, AND EQUIPMENT.
- PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS, WELL-DEVELOPED DENSELY FOLIATED BRANCHES, AND VIGOROUS ROOT SYSTEMS; AND BE FREE FROM DEFECTS AND INJURIES.
- PLANTS SHALL BE PLANTED ON THE DAY OF DELIVERY IF/WHEN PRACTICAL. IN THE EVENT THAT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE-DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD SHALL BE REJECTED, UNLESS OWNER AND CONTRACTOR PROVIDE OTHERWISE BY WRITTEN AGREEMENT. ALL PLANTS KEPT ON SITE FOR ANY PERIOD OF TIME SHOULD BE WATERED AND CARED FOR USING ANSI A300 STANDARDS.
- PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOT BALL ONLY.
- PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOP SOIL THAT IS IN MUDDY OR FROZEN CONDITION. LAWN, TREES AND SHRUBS SHALL BE INSTALLED BETWEEN 03/15 AND 06/15 OR BETWEEN 09/15 AND 12/01. IF A PROJECT COMPLETION IS OUTSIDE OF THIS PLANTING PERIOD, CONTACT THE ARLINGTON COUNTY URBAN FORESTER TO OBTAIN A DEFERRAL OR APPROVAL FOR PLANTING OUT OF SEASON.
- NO PLANT, EXCEPT GROUNDCOVERS, SHALL BE PLANTED WITHIN TWO FEET OF A SIDERWALK.
- TREES AND SHRUBS SHALL BE PLANTED IN HOLES TWO TO THREE TIMES AS WIDE AND TO THE DEPTH OF THE ROOT BALL.
- PLANTS SHALL BE PLANTED IN SITU SOIL THAT IS THOROUGHLY WATERED.
- SET ALL PLANTS PLUMB AND STRAIGHT SET AT SUCH LEVEL THAT NORMAL OR NATURAL RELATIONSHIP BETWEEN THE PLANT AND THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE THE PLANT IN THE CENTER OF THE PIT.
- INJURED ROOTS SHALL BE PRUNED TO CLEAN ENDS BEFORE PLANTING WITH CLEAN, SHARP TOOLS. THE LEADER OF TREES SHALL NOT BE CUT BACK.
- PRESERVED AND PLANTED TREES MUST BE INSPECTED AND APPROVED BY A DEPARTMENT OF PARKS AND RECREATION URBAN FORESTER.
- ALL DISTURBED AREAS SHALL BE TREATED WITH 4\"/>

inova Engineering Consultants, Inc
(Engineers, Surveyors, Land Development)
25209 Larks Terrace
South Riding, Virginia 20152
Phone : (703) 655-3951
E-mail: info@inovaengineers.com

TREE PRESERVATION PLAN
3RD MAYWOOD, LOT 166
3205 23RD STREET N, ARLINGTON
ARLINGTON COUNTY, VA 22201

NO.	DATE	DESCRIPTION	REVISION BLOCK

RPC: 05-060-005
MAP BOOK/PG: 043-03
DESIGN BY: RLP
CHECKED BY:
DATE: 09-02-2021
SCALE: 1"=10'
SHEET : 5 OF 12