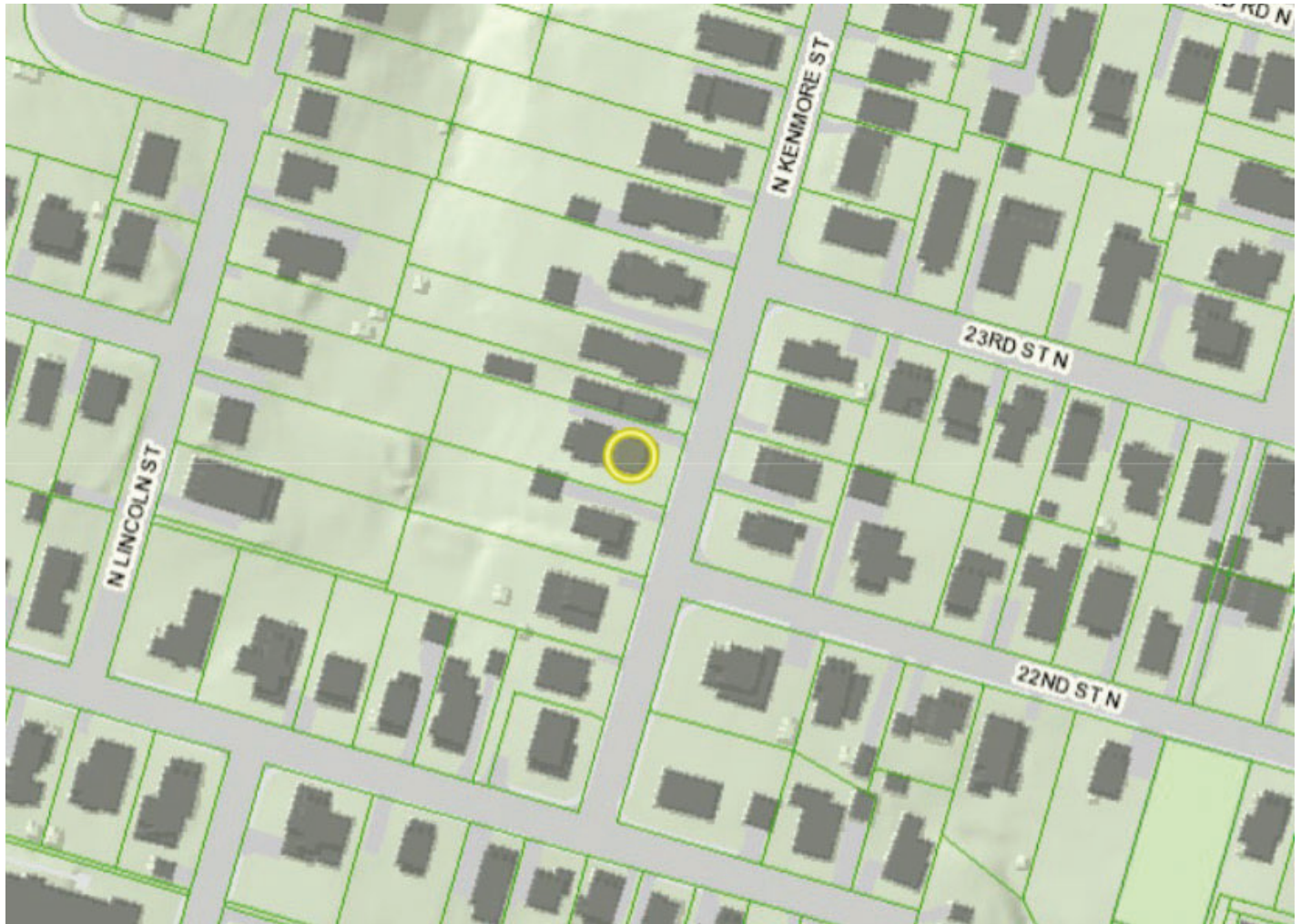


Historical Affairs and Landmark Review Board

Arlington County, Virginia



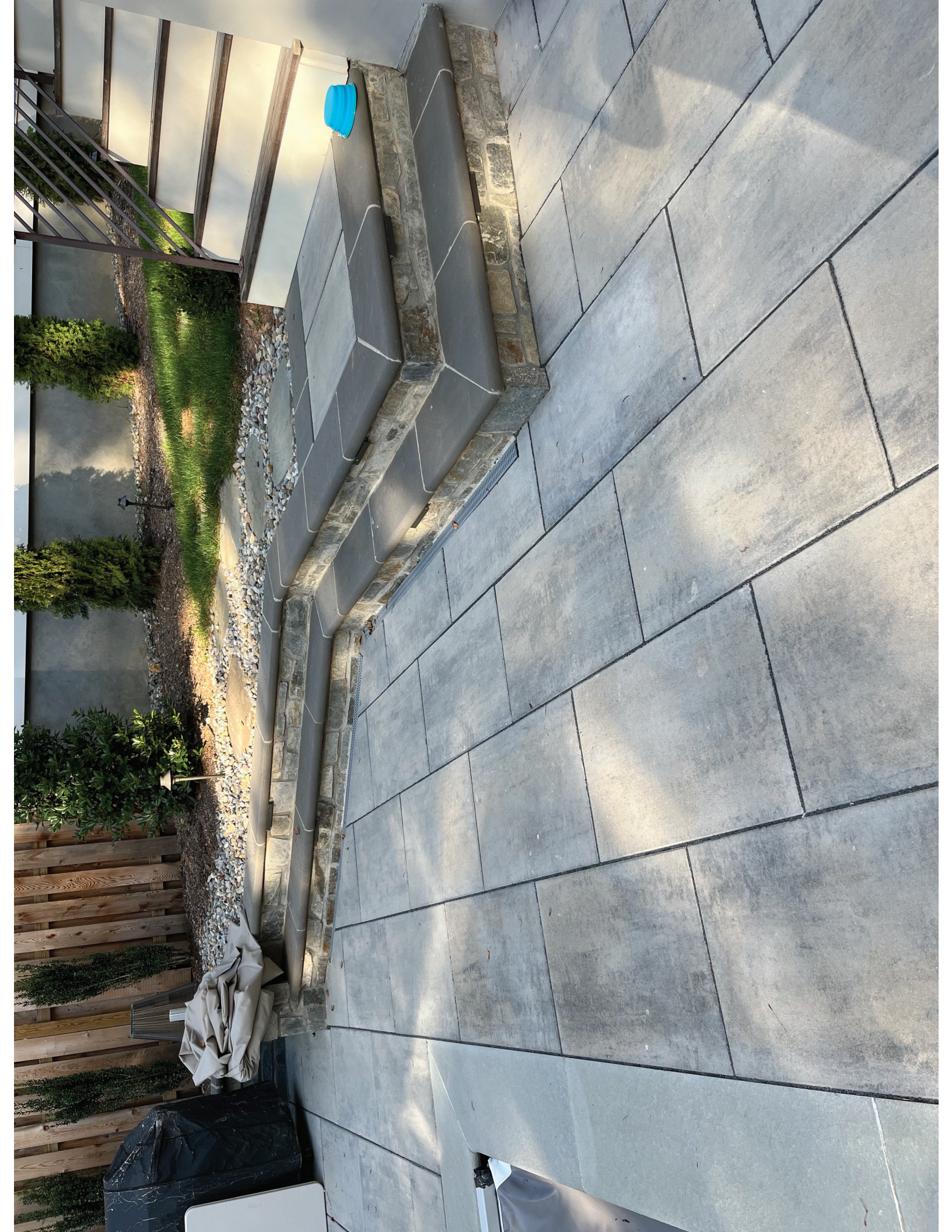
HALRB October 19, 2022, CoA20-26C
2204 North Kenmore St: An amendment to a previously approved request to install a pool, patio, and shed.

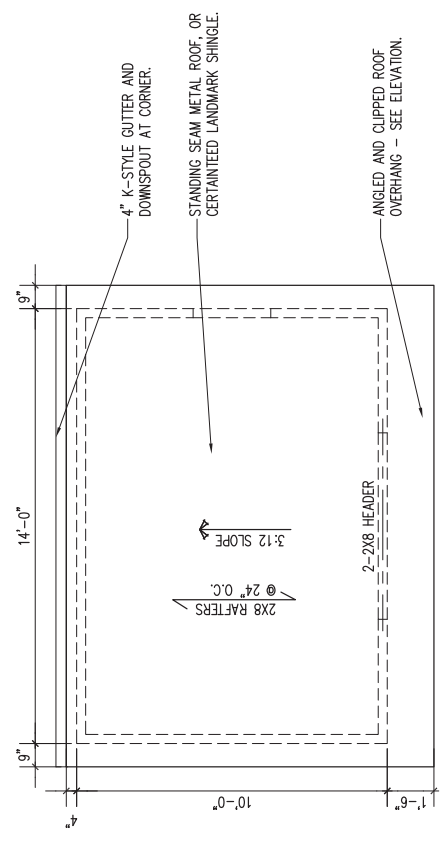
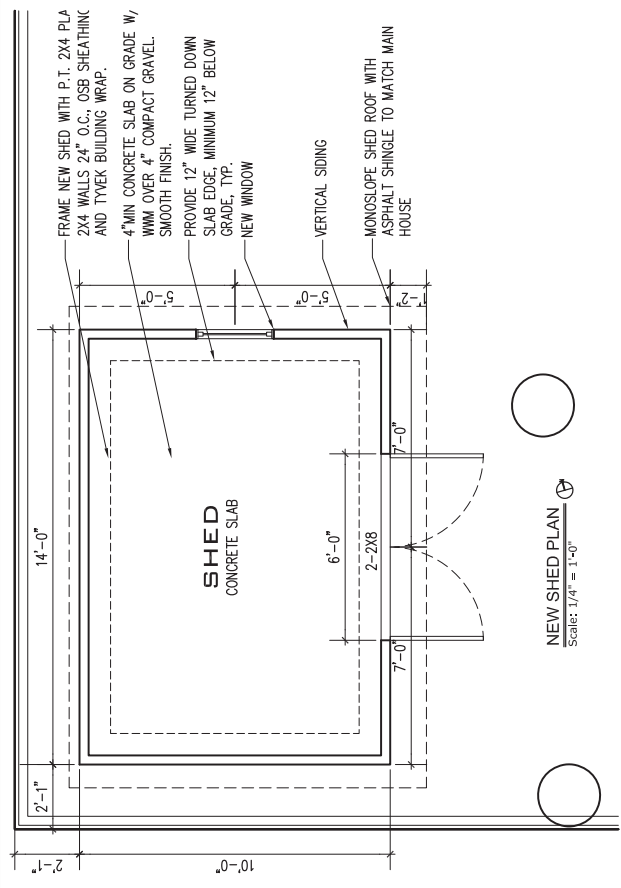












NEW SHED ROOF PLAN
Scale: 1/4" = 1'-0"

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Arlington, VA 22207
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heidi@fitzharrisdesigns.com
www.fitzharrisdesigns.com

GREENE RESIDENCE
2204 North Kenmore Street
Arlington, VA 22201
Renovation & Addition

Issue: REVISED AS BUILT
Date: 2022.09.21

NEW PLANS

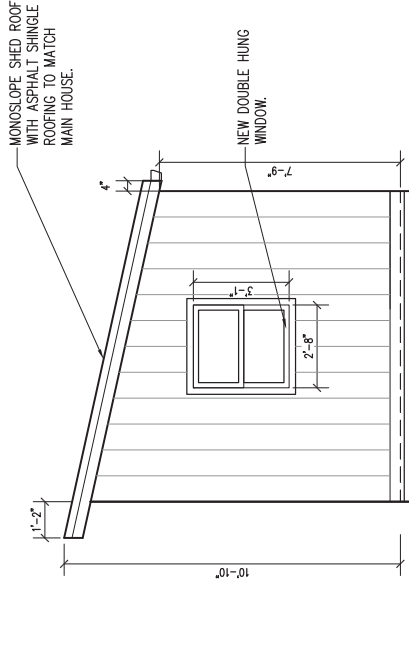
A102

GREENE RESIDENCE
 2204 North Kenmore Street
 Arlington, VA 22201
 Renovation & Addition

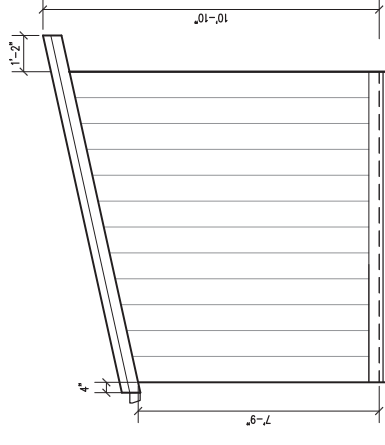
Issue: REVISED AS BUILT
 Date: 2022.09.21

NEW ELEVATIONS

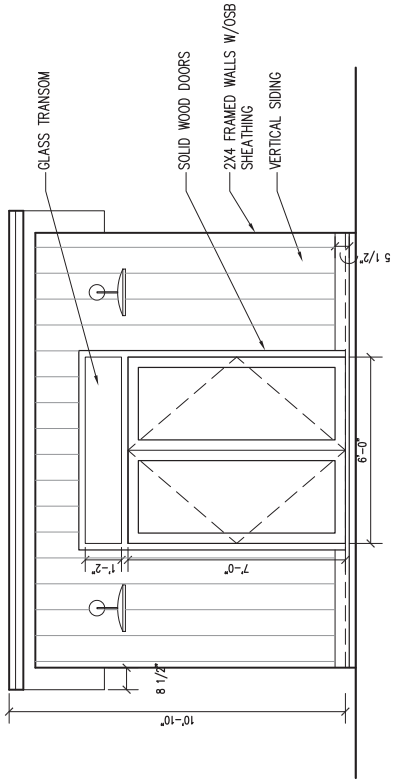
A203



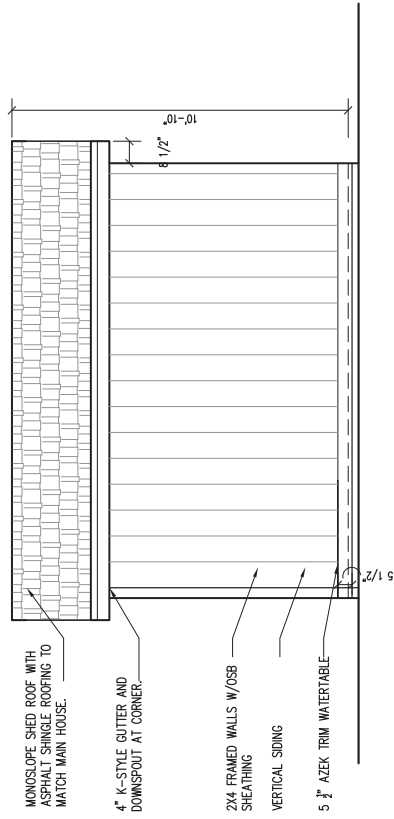
SHED - NORTH SIDE ELEVATION
 Scale: 1/4" = 1'-0"



SHED - SOUTH SIDE ELEVATION
 Scale: 1/4" = 1'-0"



SHED - EAST FRONT ELEVATION
 Scale: 1/4" = 1'-0"

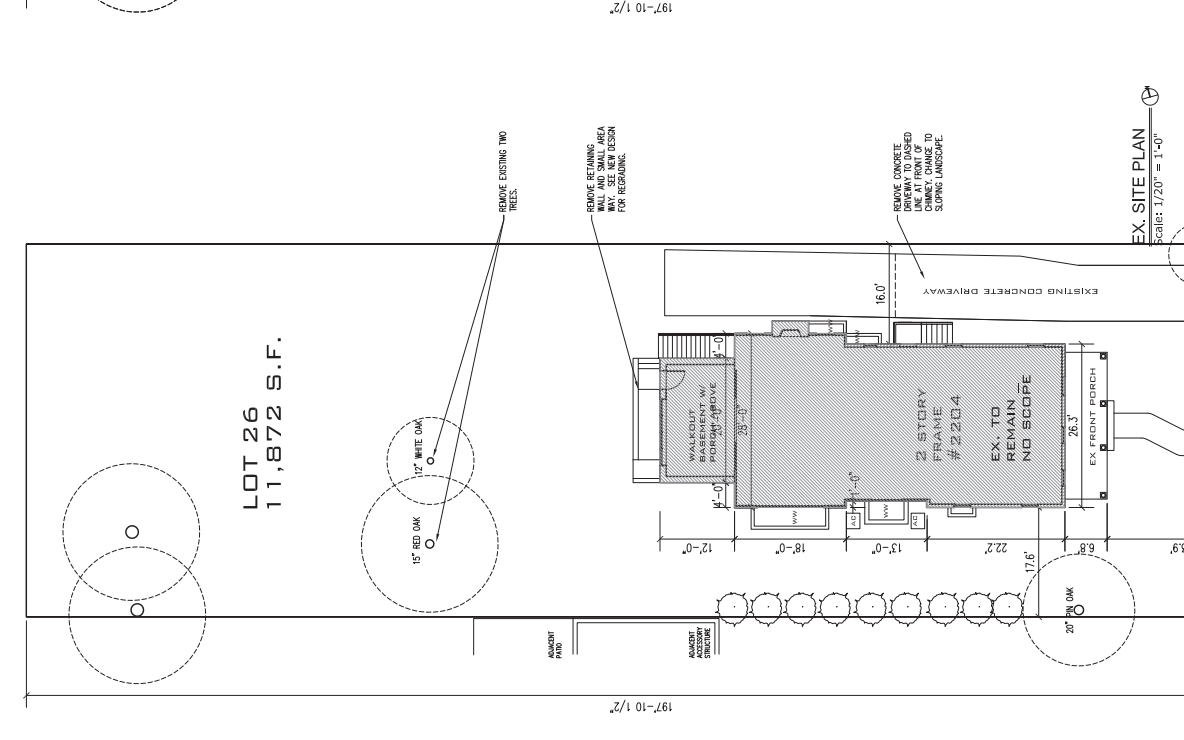
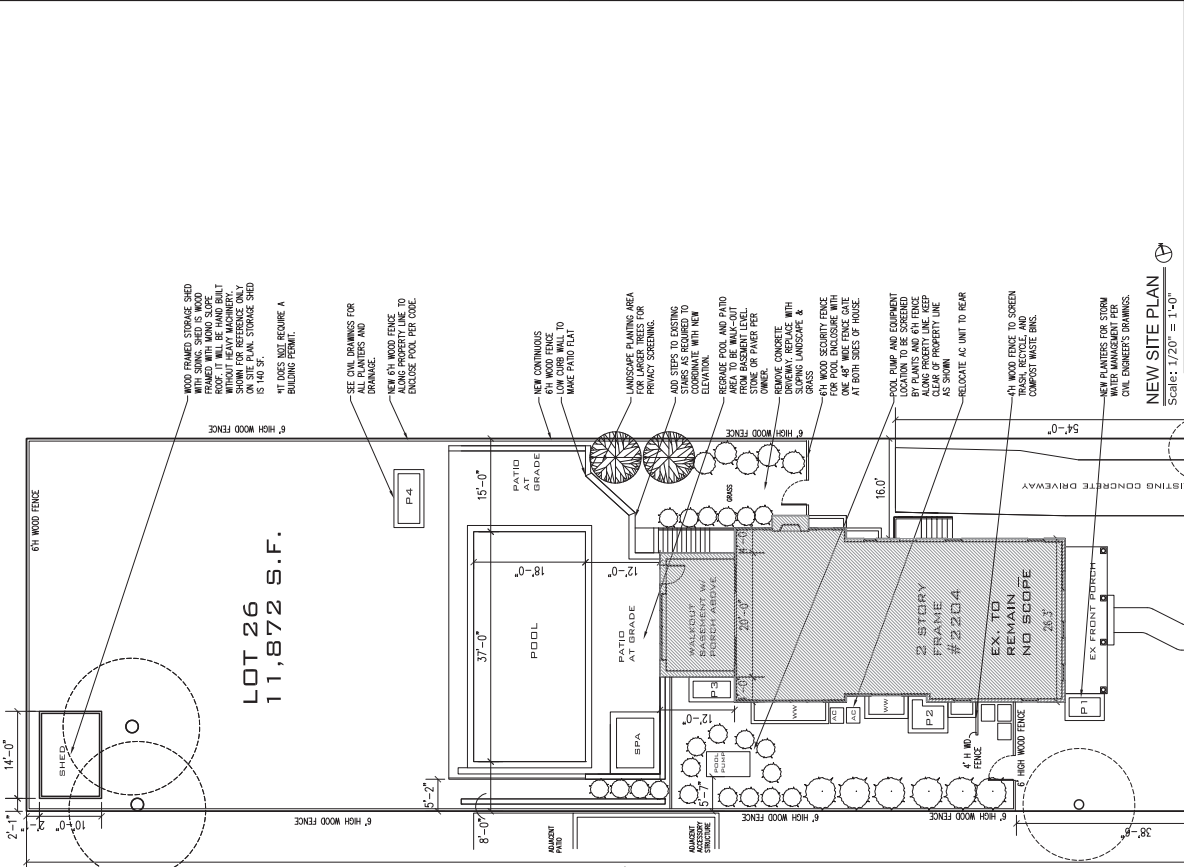


SHED - WEST REAR ELEVATION
 Scale: 1/4" = 1'-0"

GREENE RESIDENCE
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 Arlington, VA 22201
 Renovation & Addition

Issue: REVISED AS BUILT
 Date: 2022.09.21

SITE PLANS
A001



NORTH KENMORE STREET

NORTH KENMORE STREET

Scale: 1/20" = 1'-0"

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Initial CoA 20-26 Relevant Pages of Stamped Plans

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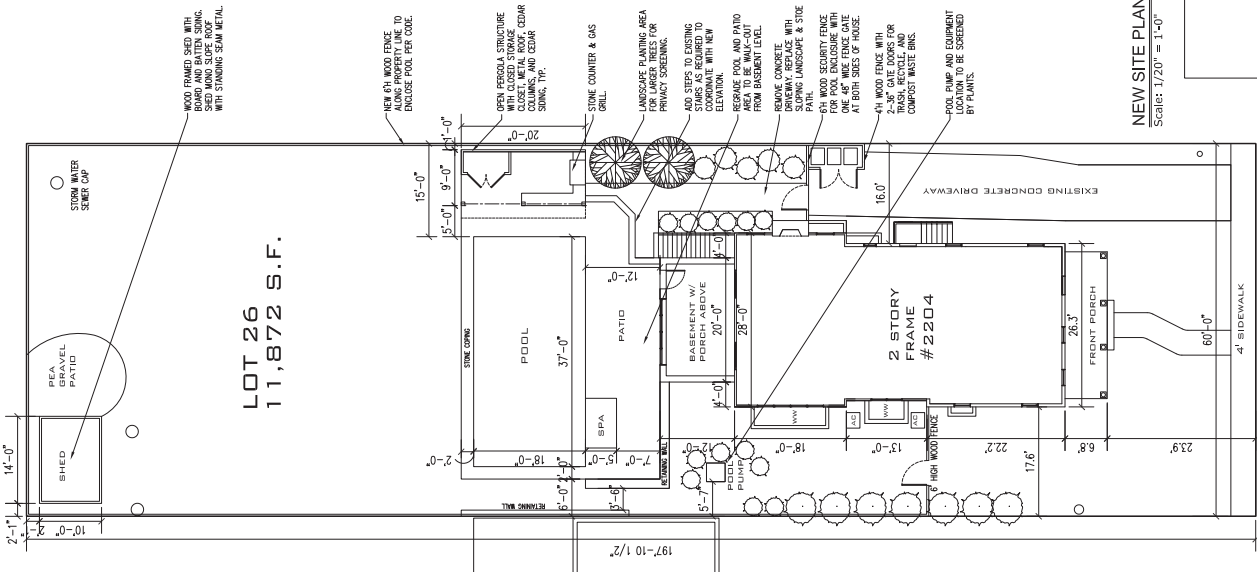
GREENE RESIDENCE
2204 North Kenmore Street
Arlington, VA 22201
Renovation & Addition

Issue: DRC

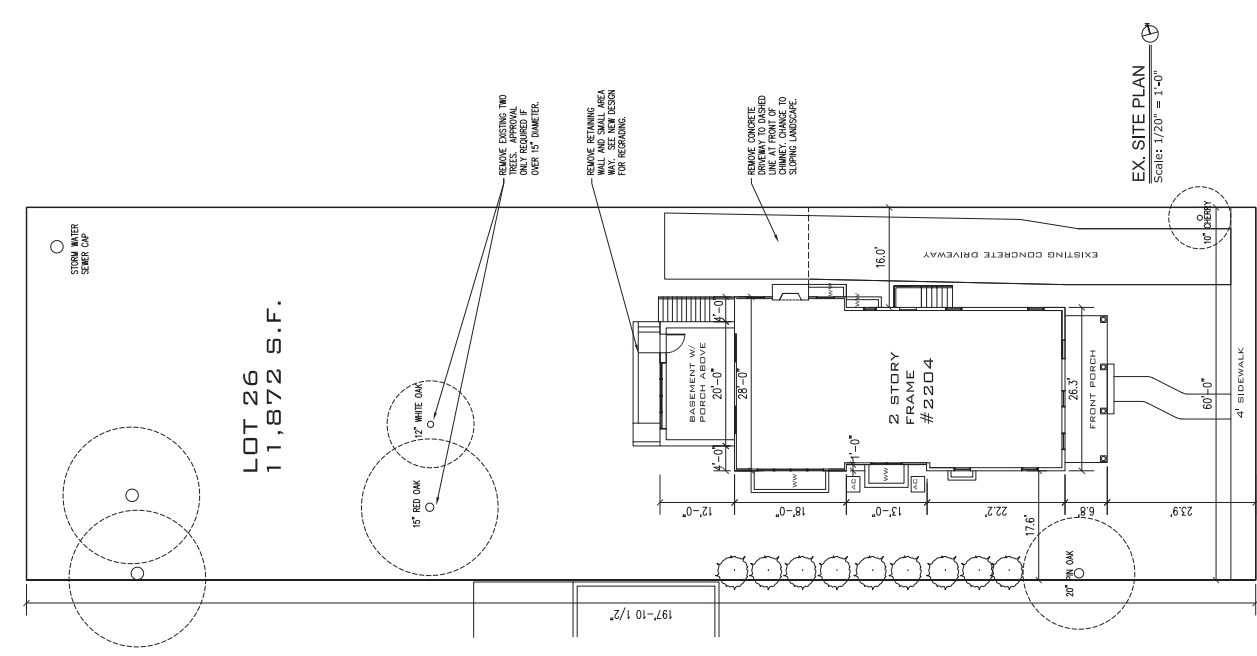
Date: 2020.11.18

SITE PLANS

A001



NEW SITE PLAN
Scale: 1/20" = 1'-0"



EX. SITE PLAN
Scale: 1/20" = 1'-0"

NORTH KENMORE STREET

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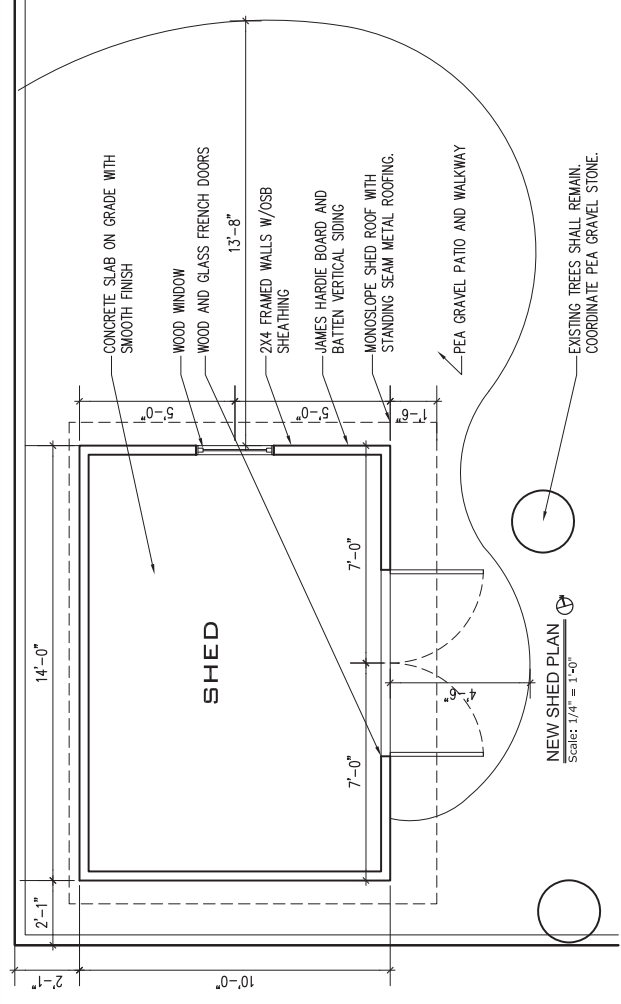
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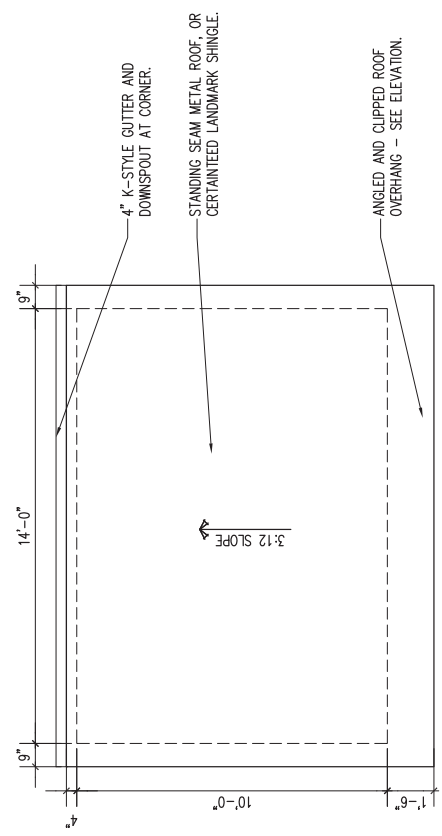
GREENE RESIDENCE
2204 North Kenmore Street
Arlington, VA 22201
Renovation & Addition

Issue: DRG
Date: 2020.11.18

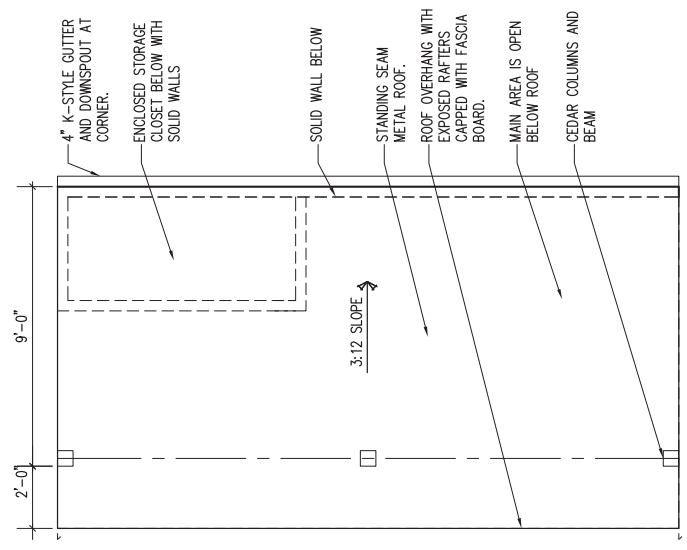
NEW PLANS
A102



NEW SHED PLAN
Scale: 1/4" = 1'-0"



NEW SHED ROOF PLAN
Scale: 1/4" = 1'-0"



NEW PERGOLA ROOF PLAN
Scale: 1/4" = 1'-0"

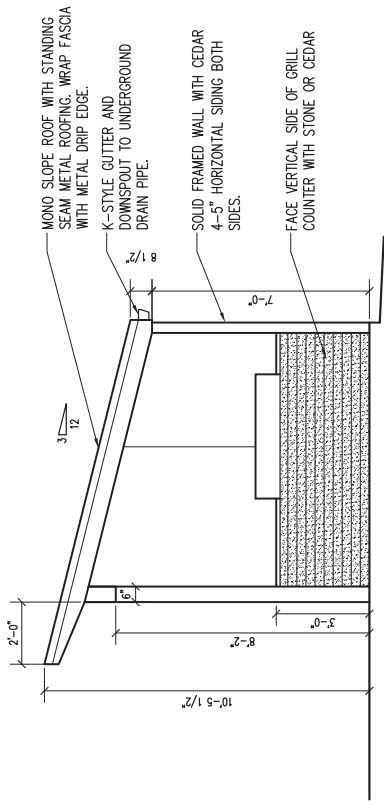
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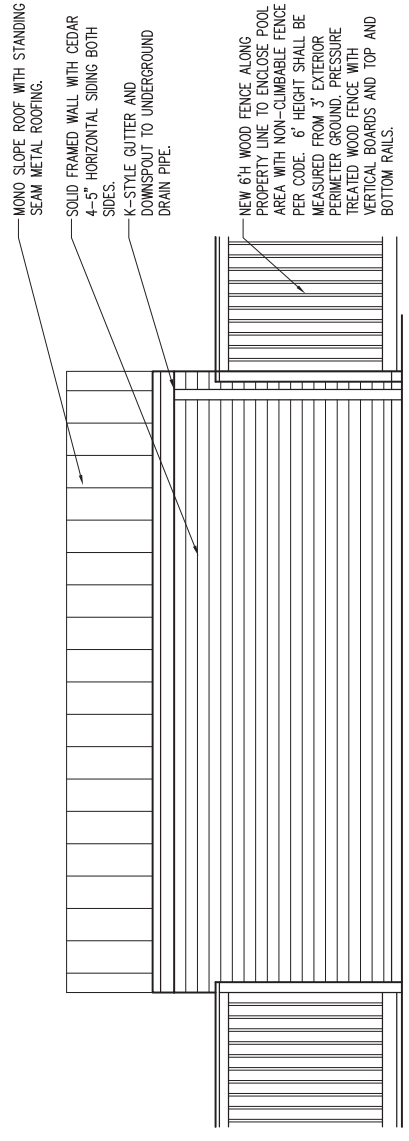
GREENE RESIDENCE
 2204 North Kenmore Street
 Arlington, VA 22201
 Renovation & Addition

Issue: DRC
 Date: 2020.11.18

NEW ELEVATIONS
A201



PERGOLA - EAST ELEVATION
 Scale: 1/4" = 1'-0"



PERGOLA - NORTH WALL ELEVATION AND FENCE
 Scale: 1/4" = 1'-0"

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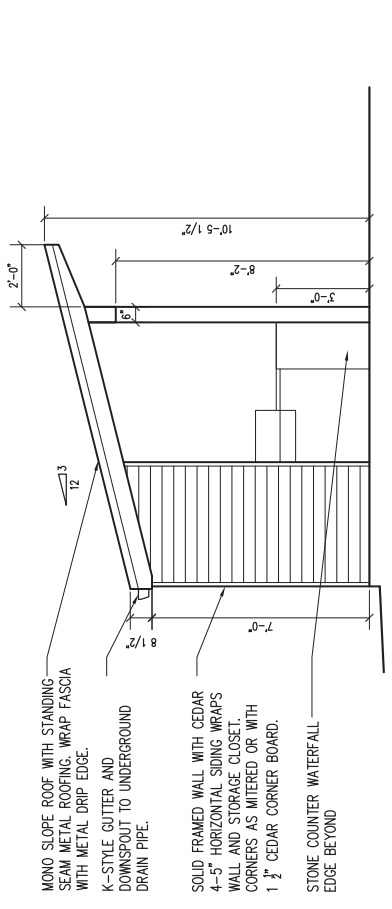
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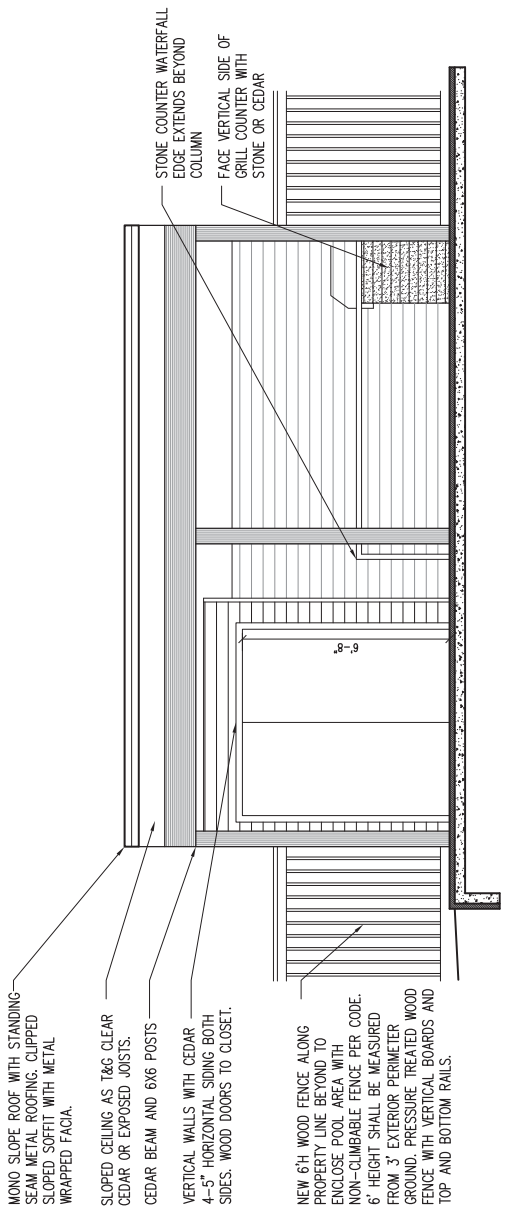
GREENE RESIDENCE
2204 North Kenmore Street
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Renovation & Addition

Issue: DRC
Date: 2020.11.18

NEW ELEVATIONS
A202



PERGOLA - WEST ELEVATION
Scale: 1/4" = 1'-0"



PERGOLA - SOUTH BAR ELEVATION
Scale: 1/4" = 1'-0"

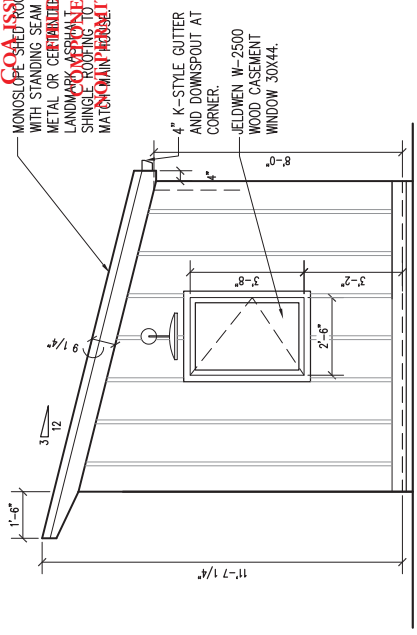
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COA ISSUED ON December 16, 2020
 CHANGES TO EXTERIOR
 LANDMARK ASPHALT
 SHINGLE ROOFING TO
 MATCH MAIN HOUSE.
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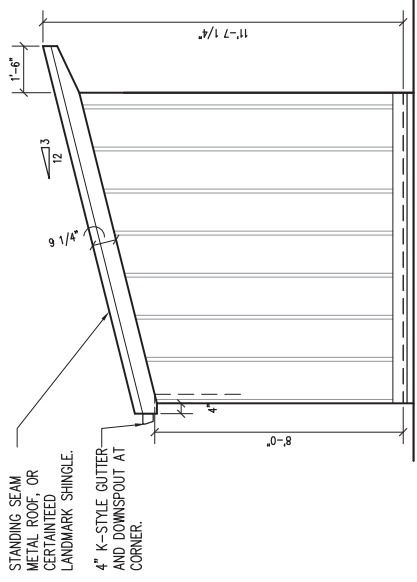
GREENE RESIDENCE
 2204 North Kenmore Street
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 Renovation & Addition

Issue: DRG
 Date: 2020.11.18

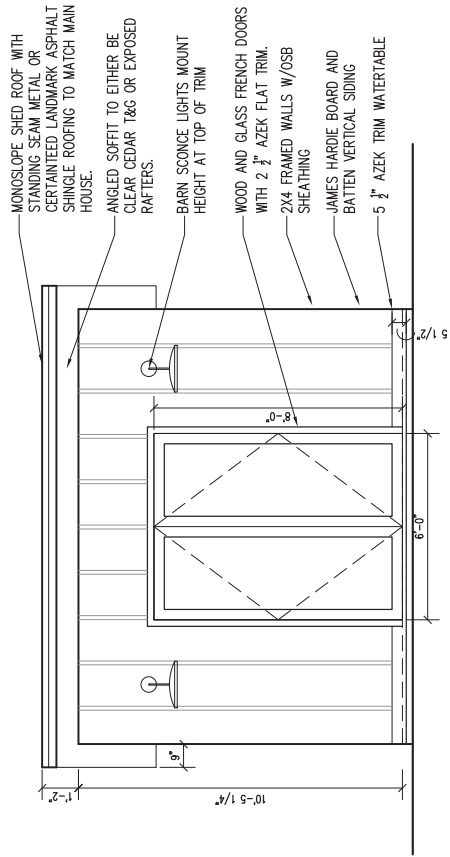
NEW ELEVATIONS
A203



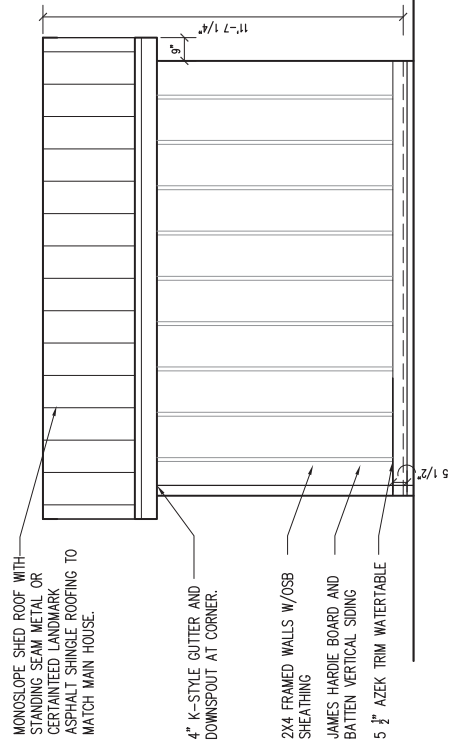
SHED - NORTH SIDE ELEVATION
 Scale: 1/4" = 1'-0"



SHED - SOUTH SIDE ELEVATION
 Scale: 1/4" = 1'-0"



SHED - EAST FRONT ELEVATION
 Scale: 1/4" = 1'-0"



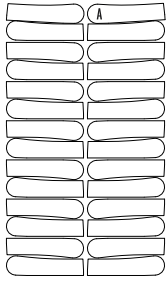
SHED - WEST REAR ELEVATION
 Scale: 1/4" = 1'-0"



BALI TRAVERTINA RAW

DESCRIPTION: Bullnose Pool coping **TEXTURE:** Brushed Travertine

PALLET OVERVIEW



NOTES

Palletized upright.

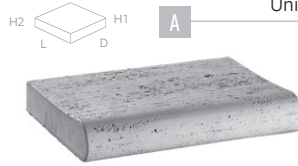
Techo-Bloc always recommends gluing the caps with concrete adhesive to ensure stability and safety.

* For an authentic look, each color option is composed of a variety of darker & lighter tones. Natural ingredients such as granite are present within the recipe to allow for a range in tones, veining and textures from one stone to another.

See 221 for more technical information.

Specifications per pallet	Imperial	Metric
Cubing	28 units	28 units
Linear coverage per pallet	37.33 lin. ft	11.38 lin. m
Approx. Weight	1 069 lbs	485 kg
Number of rows	1	
Linear coverage per row	37.33 lin. ft	11.38 lin. m

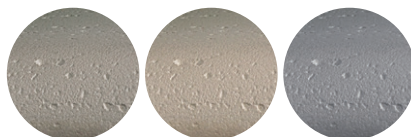
Unit dimensions	in	mm	Units/pallet
Height 1	2 ¼	57	28 units
Height 2	2 ¾	70	
Depth	12	305	
Length	16	406	



Rock Garden Brown

Ivory

Riviera



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BOREALIS WALL

DESCRIPTION: Wall TEXTURE: Wood

PALLET OVERVIEW

A



NOTES

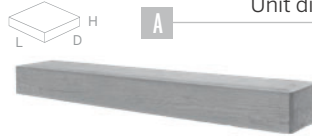
* For an authentic look, each color option is composed of a variety of darker & lighter tones. Natural ingredients such as granite are present within the recipe to allow for a range in tones, veining and textures from one stone to another.

The dimensional tolerance for Stonedge wet cast retaining wall units is: $\pm 3/16"$ (5 mm) for height and $\pm 1/2"$ (13 mm) for length and width. During the installation, the level between adjacent wall units will vary (usually more than for a dry cast wall unit) in order to obtain a more realistic appearance of a natural stone wall.

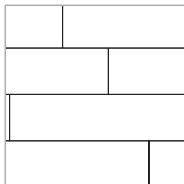
See page 99 to 119 for more technical information.

Specifications per pallet	Imperial	Metric
Cubing	32 ft ²	2.97 m ²
Linear coverage per pallet	64 lin. ft	19.51 lin. m
Approx. Weight	3 042 lbs	1 380 kg
Number of rows	4	
Coverage per row	8 ft ²	0.74 m ²
Coverage per unit	2 ft ²	0.19 m ²
Linear coverage per unit	4 lin. ft	1.22 lin. m

Unit dimensions	in		mm		Units /pallet
	in	mm	in	mm	
Height	6	152			16 units
Depth	8	203			
Length	48	1 219			



01 | Linear pattern



Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.

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smoked pine

hazelnut brandy

sauvignon oak



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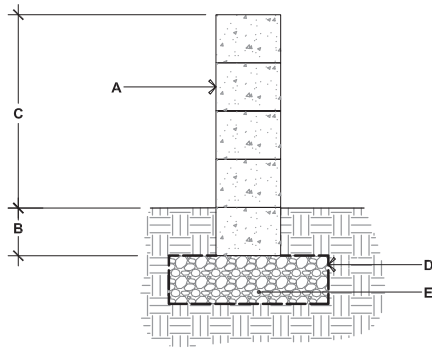
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INSTALLATION GUIDE

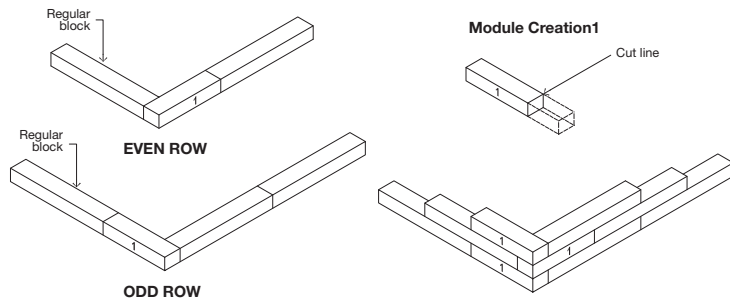
FREESTANDING WALLS- BOREALIS

BOREALIS



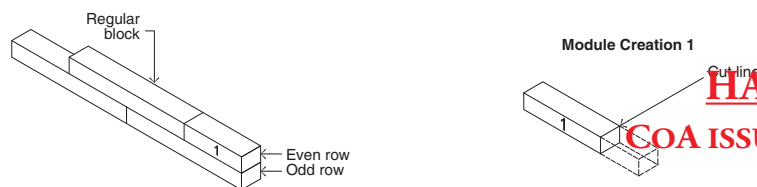
- A. BOREALIS DOUBLE-SIDED WALL UNITS
SECURE EACH ROW WITH CONCRETE ADHESIVE
- B. EMBEDMENT DEPTH, 6" (150 mm) MIN.
- C. 24" (612 mm) MAX.
- D. GEOTEXTILE
- E. COMPACTED GRANULAR LEVELING PAD, 6" (150 mm) THICK MIN. THICKNESS
ACCORDING TO PROJECT SPECIFIC CONDITIONS

90° CORNER OF A DOUBLE-SIDED WALL



1. Alternate odd and even rows.
2. Stagger joints from one row to the next.
3. Glue all modules at each row with a concrete adhesive.

DOUBLE-SIDED WALL - END OF A STRAIGHT WALL



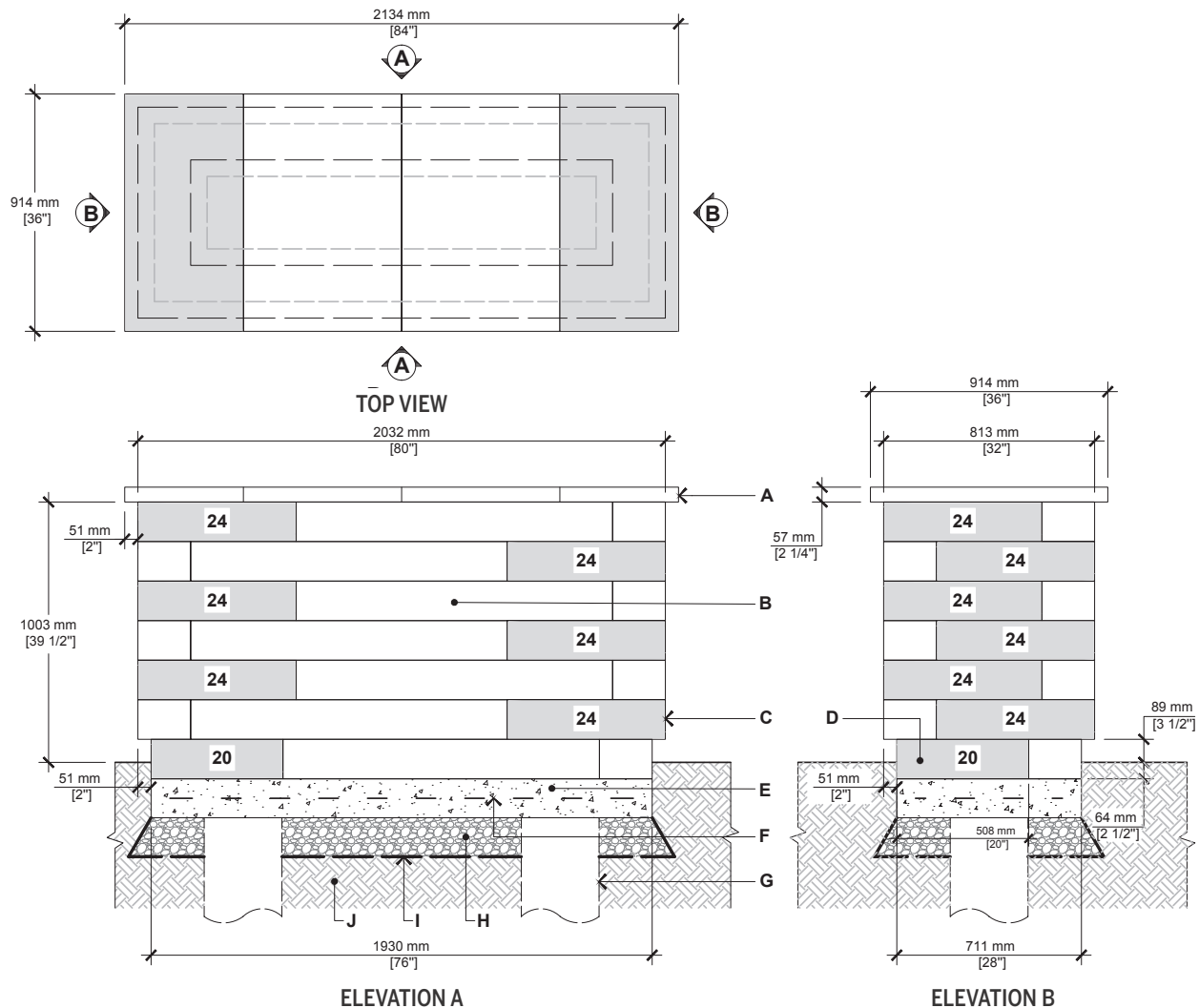
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INSTALLATION GUIDE

GRILL ISLAND - BOREALIS



- A. YORK COUNTER TOP 24" X 36" X 2 1/4" (CUT ON FIELD AS REQUIRED)
- B. BOREALIS WALL UNIT
- C. BOREALIS WALL UNIT CUT IN HALF (CUT ON FIELD)
- D. BOREALIS WALL UNIT (CUT ON FIELD AS REQUIRED)
- E. CAST IN PLACE CONCRETE SLAB 4350 PSI (30 MPA), 5" (125 MM) THICK
- F. 4X4-4/4 (102X102-MW25.8XMW25.8) WELDED WIRE MESH AND/OR REBAR AS PER SITE CONDITIONS
- G. 12" (300 MM) DIA. CONCRETE PILLAR, AS PER LOCAL CODE
- H. 3/4" (20 MM) CLEAN STONE 6" (150 MM) THICK MIN. AS PER SITE CONDITIONS
- I. GEOTEXTILE
- J. NATURAL SOIL OR COMPACTED BACKFILL

QUANTITY OF MATERIALS REQUIRED

- York Counter top 24" x 36" x 2 1/4": **4**
- Borealis wall unit: **28**

NOTE: Appliances and utilities may vary for each project and are not shown on this drawing. This drawing is shown for inspiration only and surplus or shortage of materials may result. It is the user's responsibility to verify for the quantity of materials required. Secure the blocks using a heat resistant concrete adhesive. The installer must ensure that the installation and use of the grill island comply with local regulations and code requirements. Concrete pillars extending to frost line may be required as per local code. Check your local building code before installing.

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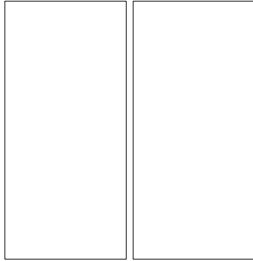
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BULLNOSE GRANDE

DESCRIPTION: Cap and pool coping TEXTURE: Polished

PALLET OVERVIEW



Specifications per pallet	Imperial	Metric
Cubing	12 units	12 units
Linear coverage per pallet	29.53 lin. ft	9 lin. m
Approx. Weight	940 lbs	426 kg
Number of rows	6	
Linear coverage per row	4.92 lin. ft	1.50 lin. m



Unit dimensions	in	mm	Units /pallet
Height	2 ³ / ₁₆	56	12 units
Depth	14 ¹ / ₁₆	357	
Length	29 ¹ / ₂	750	



COMPATIBLE WALLS

See page 207 for product compatibility.

NOTES

Techo-Bloc always recommends gluing the caps with concrete adhesive to ensure stability and safety.

See 208 for more technical information.

STEPS, CAPS & OVERLAY SYSTEM

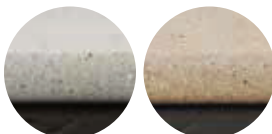
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greyed nickel

beige cream



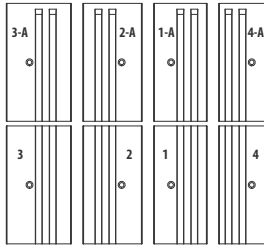
techo-bloc.com



GRAPHIX

DESCRIPTION: Wall double-sided TEXTURE: Smooth & Split face

PALLET OVERVIEW



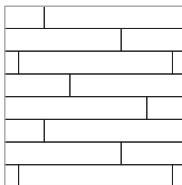
COMPATIBLE CAPS

See page 103 for product compatibility.

NOTES

See page 99 to 119 for more technical information.

01 | Linear pattern











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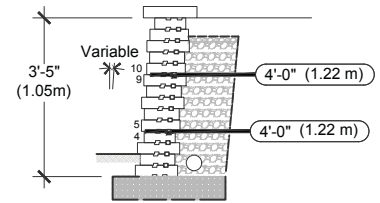
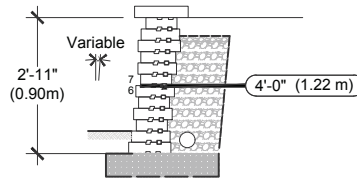
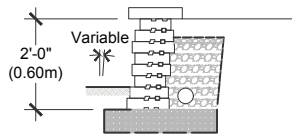
Specifications per pallet	Imperial	Metric
Cubing	26.25 ft ²	2.44 m ²
	107.67 lin. ft	32.51 m lin.
Approx. Weight	2 773 lbs	1 258 kg
Number of rows	8	
Coverage per row	3.28 ft ²	0.30 m ²
Linear coverage per row	13.33 lin. ft	4.06 lin. m

	Unit dimensions	in	mm	Units/pallet
	1	Height: 2 15/16 Depth: 9 1/16 Length: 20	75 230 508	8 units
	2	Height: 2 15/16 Depth: 10 1/16 Length: 20	75 255 508	8 units
	3	Height: 2 15/16 Depth: 11 Length: 20	75 280 508	8 units
	4	Height: 2 15/16 Depth: 8 1/16 Length: 20	75 205 508	8 units split on one side
	1A	Height: 2 15/16 Depth: 9 1/16 Length: 20	75 230 508	8 units Left corner unit
	2A	Height: 2 15/16 Depth: 10 1/16 Length: 20	75 255 508	8 units Right corner unit
	3A	Height: 2 15/16 Depth: 11 Length: 20	75 280 508	8 units Left corner unit
	4A	Height: 2 15/16 Depth: 8 1/16 Length: 20	75 205 508	8 units Right corner unit, split on one side

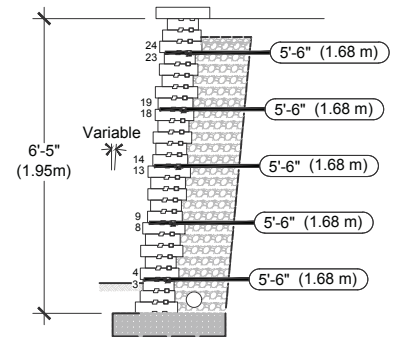
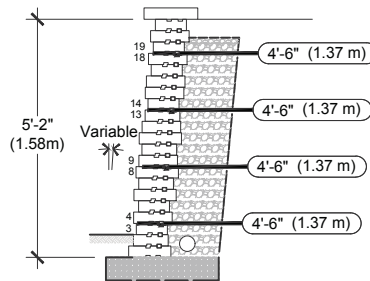
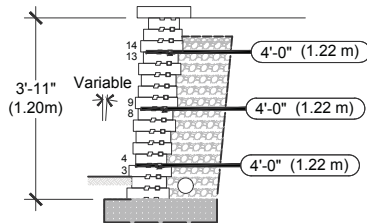
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CLEAN SAND/GRAVEL/ SAND AND GRAVEL MIXES ($\phi=34^\circ$, $\gamma = 120$ pcf)
GEOGRID: MIRAGRID 2XT BY TENCATE (RFd=1.10, RFcr=1.45, RFid=1.25, Cds=0.9, Ci=0.9)

CASE N° 1 :
No Surcharge
No Backslope
No Toe Slope



VISIT WWW.TECHO-BLOC.COM FOR COMPLETE DESIGN CHART DOCUMENT



- The information contained in the design charts is supplied for information purposes only and as such should only be used for preliminary designs.
- The height (H) of the wall is the total height from the leveling pad to the top of the wall not including the thickness of the cap.
- Soil parameters: reinforced soil ($\phi = 34^\circ$, $\gamma = 120$ pcf); retained soil ($\phi = 34^\circ$, $\gamma = 120$ pcf); foundation soil ($\phi = 34^\circ$, $\gamma = 120$ pcf)
- A qualified engineer should be consulted for the final design to be used for construction.
- The foundation soil must be able to support the wall system. The bearing capacity of the foundation soil, settlement, and global stability must be verified and validated by a qualified geotechnical engineer.
- The seismic analysis is not included.
- The design charts do not apply to tiered walls.
- The charts assume that the walls are constructed in accordance with Techo-Bloc specifications, good construction practice and an adequate drainage system.
- The geogrid layout has been optimized to satisfy the design requirements of the NCMA's Design Manual for Segmental Retaining Walls, 3rd Edition.
- The minimum burial depth must be 6 in (150 mm) or 10% of the exposed height, whichever is greater.
- Engineering judgement should be used when interpolating between heights.
- Techo-Bloc and its predecessors, successors, beneficiaries, employees, associates, administrators and insurers accepts no liability for the incorrect use of information contained in the design charts.
- For further information, please contact our technical service department.

HALRB APPROVED
COA ISSUED ON December 16, 2020

FIELD CHANGES TO EXTERIOR COMPONENTS OF APPROVED PLANS ARE NOT PERMITTED. FOR INFORMATION CALL

703-228-3830.



HD²
COLLECTION

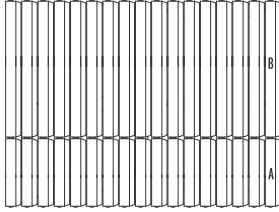
Stonedge
COLLECTION

TRAVERTINA RAW

DESCRIPTION : Slab TEXTURE : HD² Brushed Travertine

SLABS

PALLET OVERVIEW - 20"×20" AND 20"×10"



NOTES

Palletized upright.

* For an authentic look, each color option is composed of a variety of darker & lighter tones. Natural ingredients such as granite are present within the recipe to allow for a range in tones, veining and textures from one stone to another.

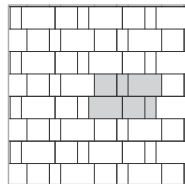
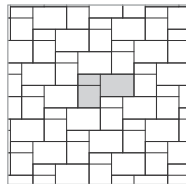
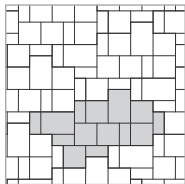
See page 16 to 19 for more technical information.

Specifications per pallet		Imperial	Metric	
20"×20" - 20"×10"	Cubing	70.83 ft²	6.58 m ²	
	Approx. Weight	1 812 lbs	822 kg	
	Number of rows	1		
	Coverage per unit	A	1.39 ft ²	0.13 m ²
		B	2.78 ft ²	0.26 m ²
Linear coverage per row		42.5 lin. ft	12.95 lin. m	

Unit dimensions	in		mm		Units/pallet
	in	mm	in	mm	
A	Height	2 1/4	57		17 units
	Width	20	508		
	Length	10	254		

B	Height	2 1/4	57		17 units
	Width	20	508		
	Length	20	508		

- 01** | Modular pattern
25% - 20"×30" |
5% - 20"×20" & 20"×10"
- 02** | Modified Herringbone pattern,
50% - 20"×30" |
50% - 20"×20" & 20"×10"
- 03** | Linear pattern
50% - 20"×30" |
50% - 20"×20" & 20"×10"



Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.

HALRB APPROVED

COA ISSUED ON December 16, 2020

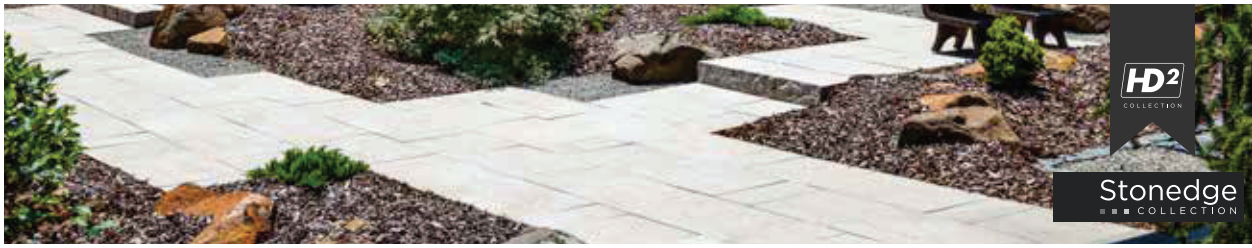
FIELD CHANGES TO EXTERIOR COMPONENTS OF APPROVED PLANS ARE NOT PERMITTED. FOR INFORMATION CALL 703-228-3830.

riviera

rock garden brown

ivory

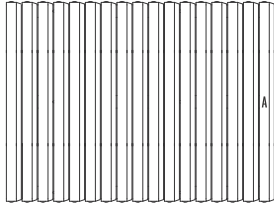




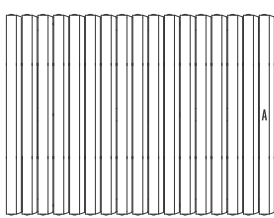
TRAVERTINA RAW

DESCRIPTION : Slab TEXTURE : HD² Brushed Travertine

PALLET OVERVIEW - 20"×30"



PALLET OVERVIEW - 30"×30"



NOTES

Palletized upright.

* For an authentic look, each color option is composed of a variety of darker & lighter tones. Natural ingredients such as granite are present within the recipe to allow for a range in tones, veining and textures from one stone to another.

See page 16 to 19 for more technical information.

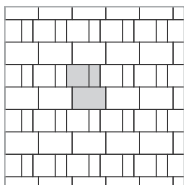
Specifications per pallet		Imperial	Metric
20"×30"	Cubing	70.83 ft²	6.58 m ²
	Approx. Weight	1 822 lbs	826 kg
	Number of rows	1	
	Coverage per units	4.17 ft ²	0.39 m ²
	Linear coverage per row	28.3 lin. ft	8.64 lin. m
		Length	42.5 lin. ft
			12.95 lin. m

Unit dimensions		in	mm	Units/pallet
	Height	2 1/4	57	17 units
	Width	20	508	
	Length	30	762	

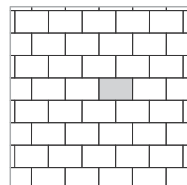
Specifications per pallet		Imperial	Metric
30"×30"	Cubing	106.25 ft²	9.87 m ²
	Approx. Weight	2 667 lbs	1 210 kg
	Number of rows	1	
	Coverage per units	6.25 ft ²	0.58 m ²
Linear coverage per row		42.5 lin. ft	12.95 lin. m

Unit dimensions		in	mm	Units/pallet
	Height	2 1/4	57	17 units
	Width	30	762	
	Length	30	762	

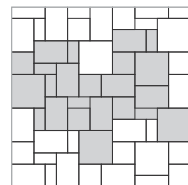
05 | Linear pattern
50% - 20"×30" |
50% - 20"×20" & 20"×10"



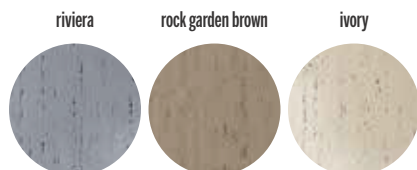
06 | Linear pattern
100% - 20"×30"



07 | Modular pattern
33% - 30"×30" |
38% - 20"×30" |
29% - 20"×20" & 20"×10"



Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.



HALRB APPROVED

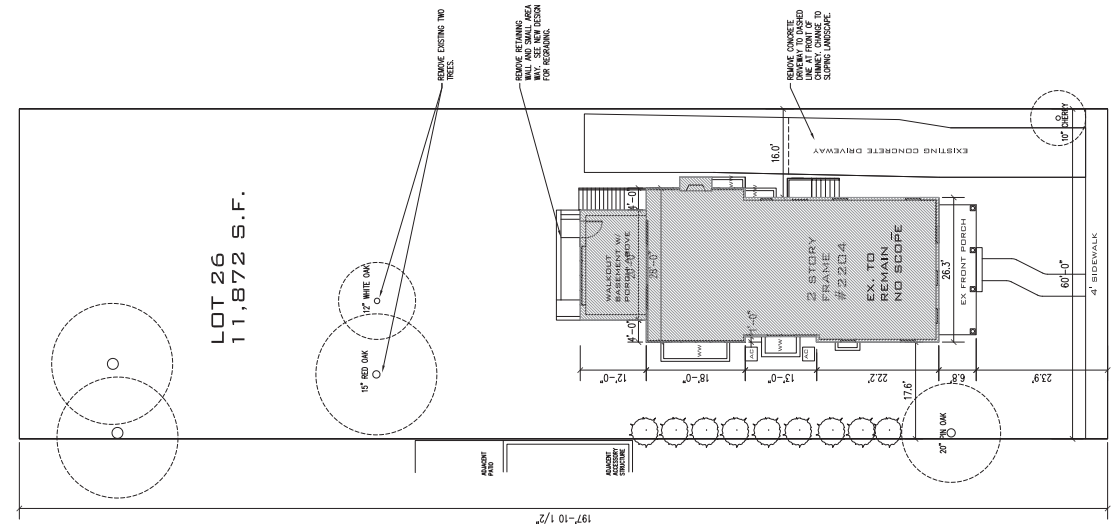
COA ISSUED ON December 16, 2020

FIELD CHANGES TO EXTERIOR COMPONENTS OF APPROVED PLANS ARE NOT PERMITTED. FOR INFORMATION CALL 703-228-3830.

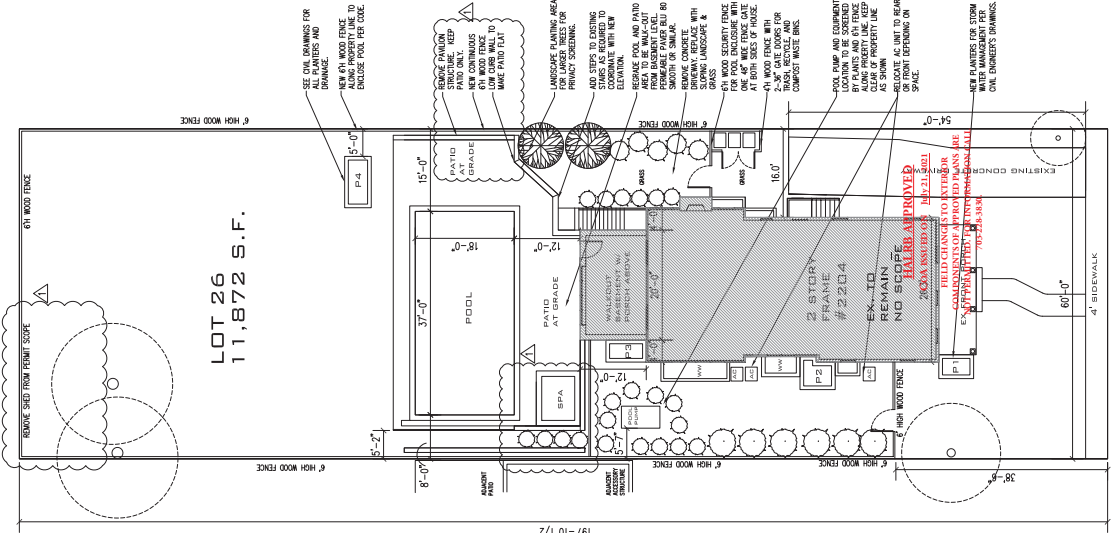
CoA 20-26A First Amendment Relevant Pages of
Stamped Plans

FENCE & HARDSCAPE FOR POOL

SEE CIVIL PERMIT LDA 26770 FOR ALL GRADING & SITE INFORMATION.
SEE POOL PERMIT B2100497 FOR ALL POOL & SPA INFORMATION.



EX SITE PLAN
SCALE: 3/32" = 1'-0"



NEW SITE PLAN
SCALE: 3/32" = 1'-0"

PROJECT SCOPE

1. PERIMETER PROPERTY FENCE FOR POOL
2. NEW HARDSCAPE AND RETAINING WALLS TO COORDINATE WITH POOL AND GRADING PLAN WITH WATER MANAGEMENT. SEPARATE PERMIT.
3. CONSTRUCTION TO FOLLOW 2015 IRC AND VIRGINIA UNIFORM STATEWIDE BUILDING CODE 2015.
4. PROPERTY IS WITHIN MAYWOOD HISTORIC DISTRICT. EXTERIOR CHANGES WERE SUBMITTED AND APPROVED BY THE HALRB. SEE OTHER PACKAGE. FOLLOW ALL APPROVED EXTERIOR CHANGES TO FORM AND MATERIAL.

CONFORMANCE TO DESIGN

1. GC & SUBCONTRACTORS SHALL FOLLOW THE DESIGN & PERMIT DRAWINGS. ANY UNFORSEEN FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNERS FOR REVIEW.
2. ANY CHANGES TO DESIGN OR MATERIALS MUST BE APPROVED BY ARCHITECT AND OWNER PRIOR TO CONSTRUCTING.

DRAWING INDEX

- CIVIL
* SEE CIVIL DRAWINGS
- ARCHITECTURAL
A001 COVERSHEET & GENERAL INFORMATION
A101 NEW PLANS
A201 ELEVATION
A202 SECTION
- STRUCTURE
S201 STRUCTURE DETAILS

SITE CALCULATIONS

ARLINGTON COUNTY LOT COVERAGE CALCULATION FOR ZONE R-6

* SEE CIVIL'S INFORMATION
**NO CHANGES TO MAIN HOUSE.

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ARCHITECTS + DESIGNERS
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KNF Engineering
Structural Engineer
KNF Engineering, PLLC
Kyle Franzen, PE
42350 Equally Street
South Riding, VA 20152
703.946.3166
kyle@knfeng.com

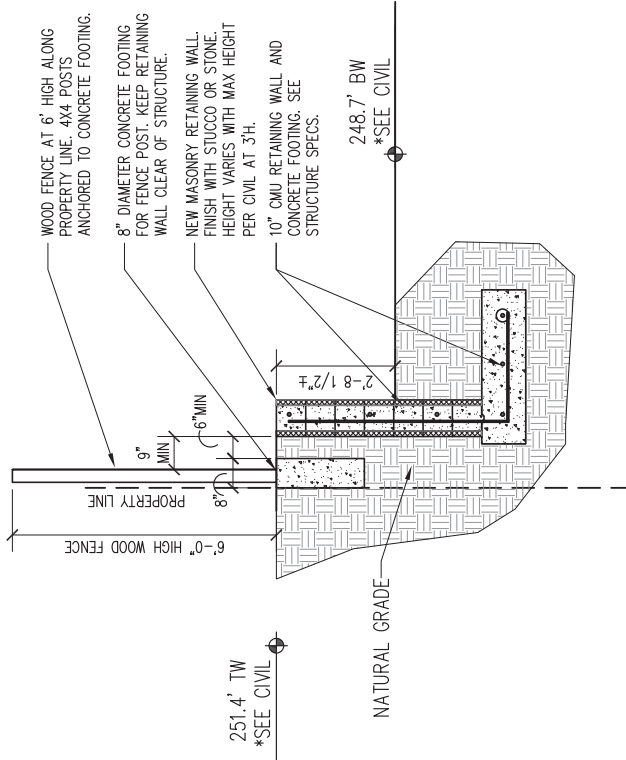
GREENE RESIDENCE
2204 North Kenmore Street
Arlington, VA 22201

Issue: Date:
Permit: 2021.05.07
Revision 1: 2021.06.21

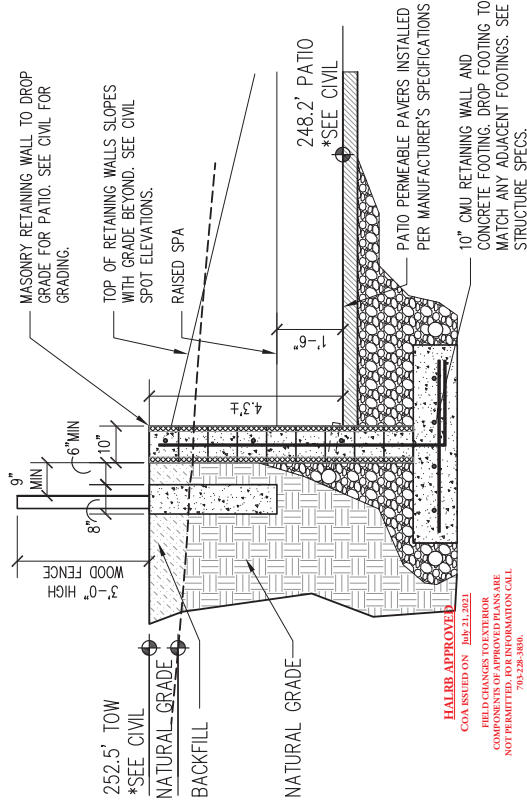
COVERSHEET

A001





1A - PROPERTY FENCE AND RETAINING WALL
Scale: 3/4" = 1'-0"



2A - RETAINING WALL AT PATIO BY SPA
Scale: 3/4" = 1'-0"

HALRB APPROVED
COA ISSUED ON Feb 21, 2021
FIELD CHANGES TO EXTERIOR
COMPONENTS OF APPROVED PLANS ARE
NOT PERMITTED WITHOUT A REVISION CALL
703.428.4800

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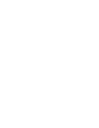
KNF Engineering
Structural Engineer
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42350 Equality Street
South Riding, VA 20152
703.946.3188
kyle@knfeng.com

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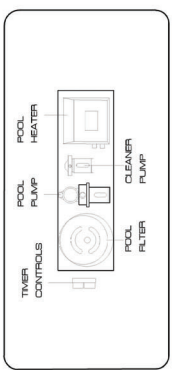
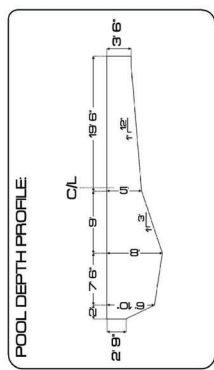
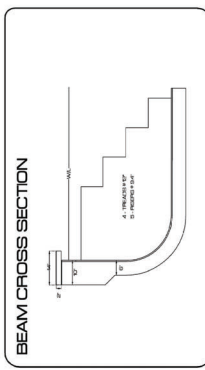
POOL HARDSCAPE & FENCE

Issue: Date:
Permit 2021.05.07
Revision 1 2021.06.18

DETAILS
A202

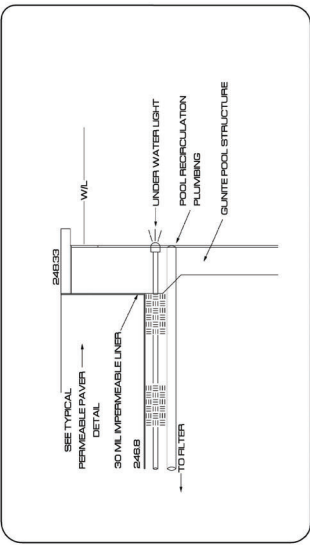
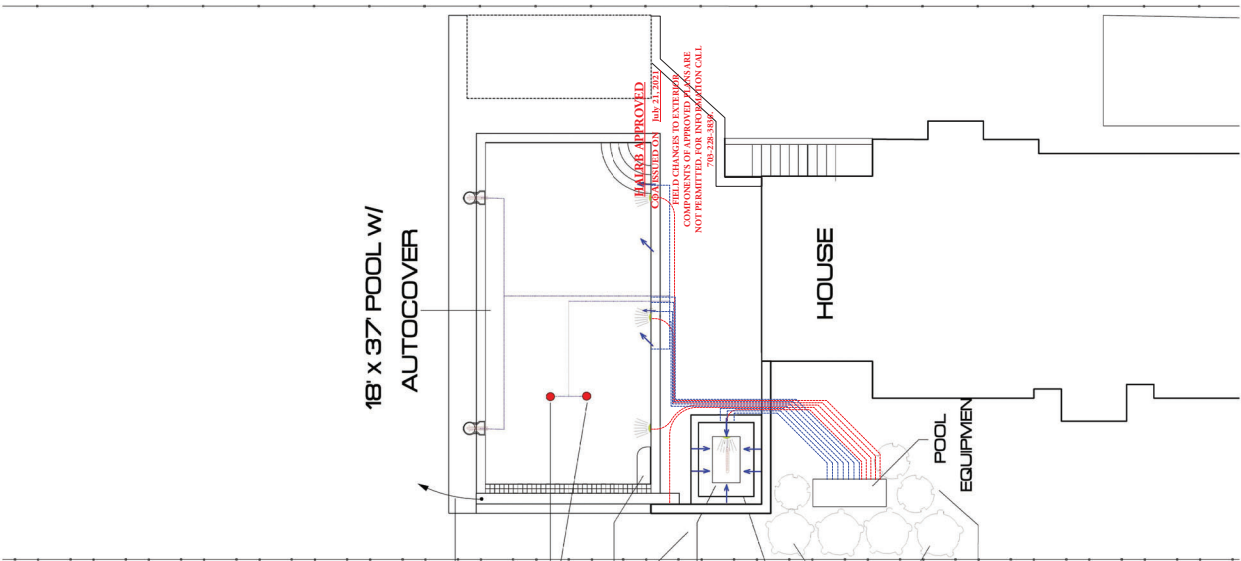


POOL SPECS:	SOFT BSH SOFT
SIZE (W x L) 37' RECTANGLE	FIN WATER TBLP
DEPTH 3' 6" - 8' 0"	TILE TBLD
BUILDING 24000	PLASTER WATER RESILANT GUNAPLTZ
CORNER FINISH GRANITE	LIGHTS 3 (TYP) 150 WATT LED COULD CHANGED
PLUMBING & EQUIPMENT:	
RETURN 2	SWIMMERS 2
POOL MAIN CHARGE 2 (1) 1/2" BRASS 1/2" FULTRON JACOBI C/1 CARTRIDGE	
POOL PUMP 1 TSD	SHOWER JACOBI FUSION SOFT SALT
HEATER JACOBI JAK 40000 BTU GAS	CONTROLS AQUAJUNK WIRELESS
AUTO COVER YES	ROBOT VAC POLARIS TR200
UTILITIES:	
SUB PANEL 100 AMPS	ELECTRIC SPOOL OF WIRING
GAS LINE SPOOL OF GAS LINE PICK UP	
SITEWORK & HARDSCAPES:	
DRIFT HALLWAY	DECKING & DRIVEWAY OTHERS
CALLING BY OTHERS	GRADING BY OTHERS
POOL COVERS:	
AUTO COVER YES	WATER COVER YES



SCALE
NTS

GREENE RESIDENCE
2204 North Kenmore St. Arlington, VA 22201



- COVERBOX DRAIN TO DAYLIGHT
- DUAL SUCTION OUTLET SET WG1154AVPAK2 (VGB CERTIFIED)
- 4" BENCH SWIM-OUT
- 32" CHANNEL DRAIN FLATE GRATE ANTI-ENTRAPMENT SUCTION OUTLET COVER AND PVC 3-PORT MANUFACTURED SUMP (VGB CERTIFIED)
- 6' x 8' SPA
- (4) Holmstrup Eastern Arborvitae (5 - 7ft)
- (3) Common Boxwood (2 - 3ft)



14120 SULLYFIELD DR. SITE K. CHANTILLY, VA 20151

