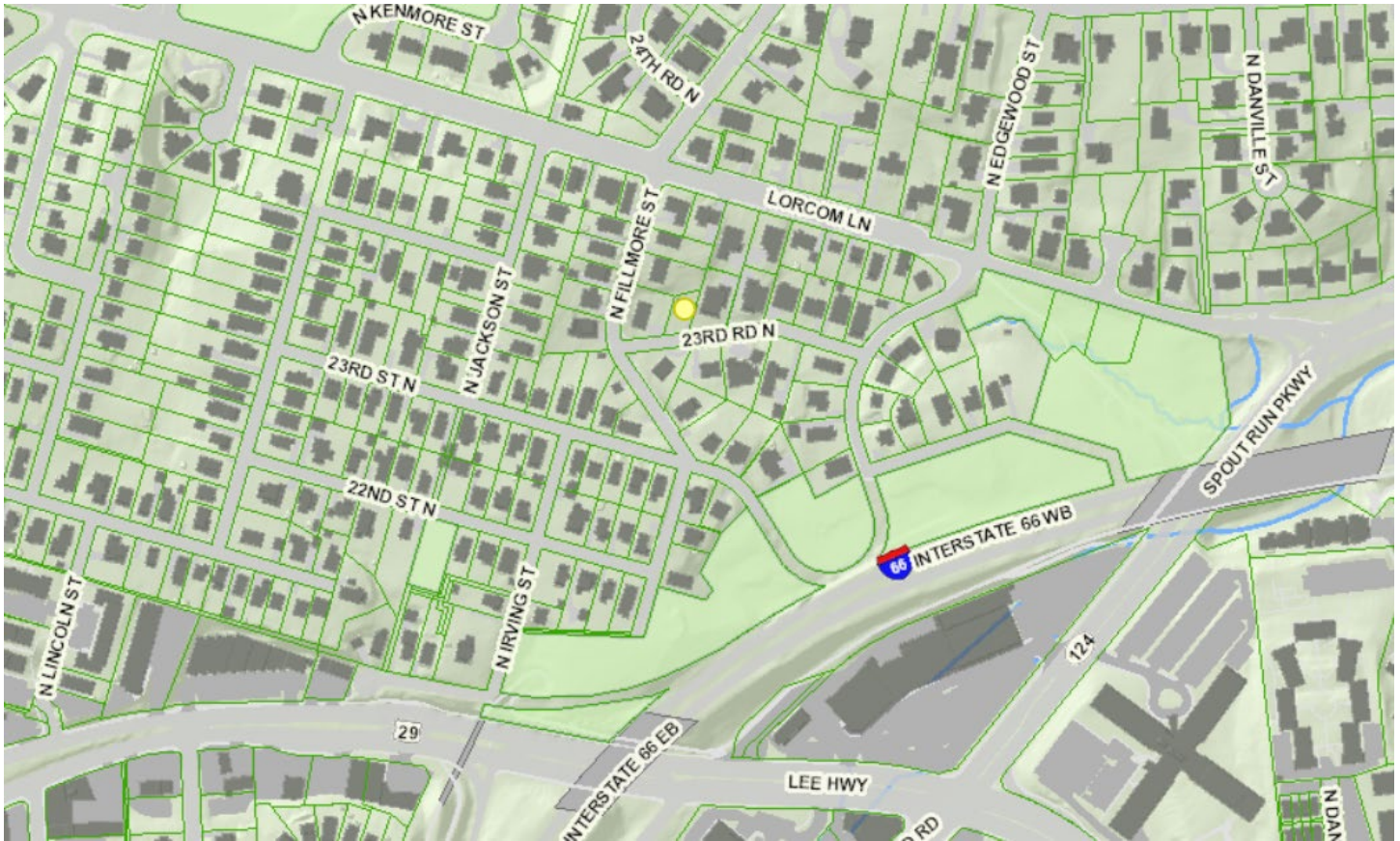


# Historical Affairs and Landmark Review Board

Arlington County, Virginia



## HALRB meeting January 19, 2022, Case 21-32 (HPCA21-00076)

**2831 23<sup>rd</sup> Road North:** Request to replace vinyl windows with aluminum clad wooden windows, reduce size of two windows, move entrance doorway from porch side to front of property, convert a window in rear into doorway, and replace existing siding with fiberboard siding.



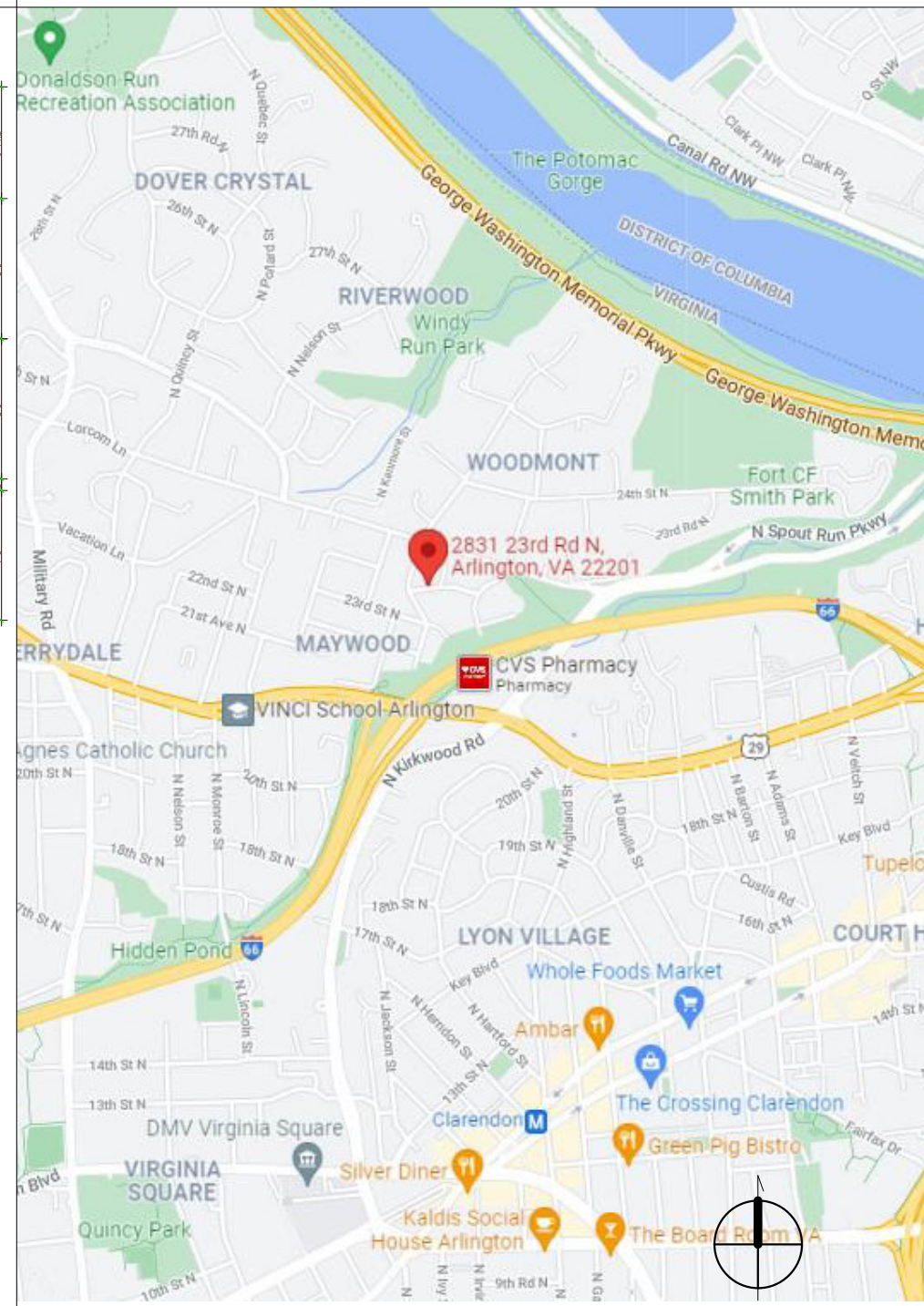
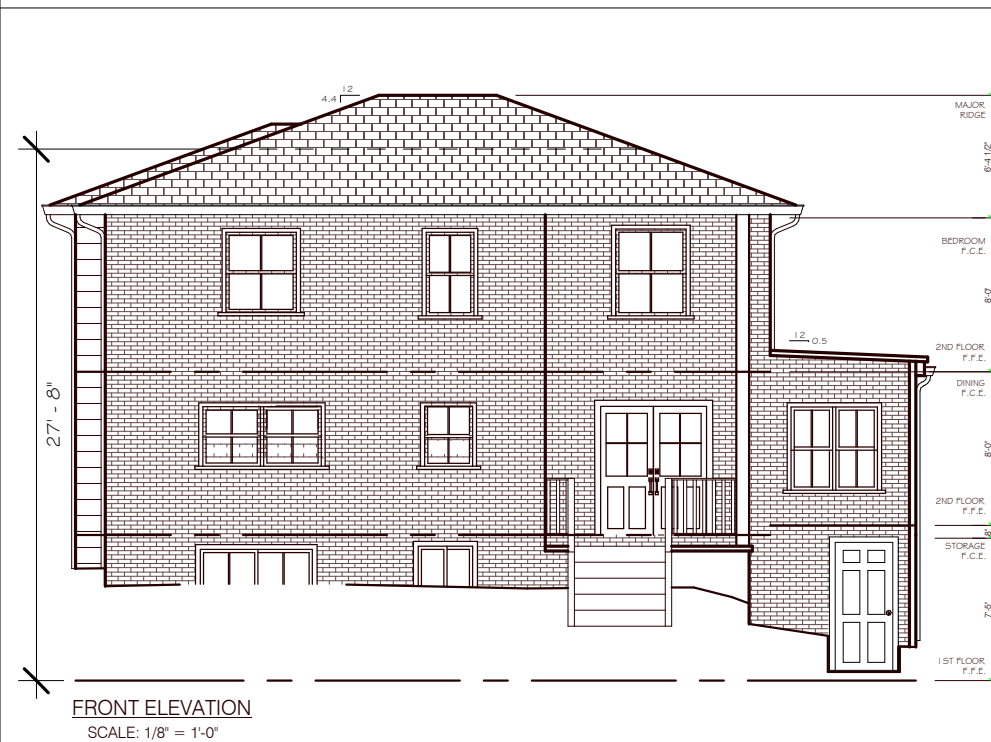


PROPOSED FRONT ELEVATION

VICINITY MAP

TABLE OF CONTENTS

SCOPE OF WORK



G000	Cover Sheet	X			PERMIT SET 12/14/2021
G001	Existing plans & elevations	X			
Z001	Site Plan	X			
D001	Basement demo plan	X			
D002	Main level demo plan	X			
D003	Second level demo plan	X			
D004	Existing elevation demo	X			
D005	Existing elevation demo	X			
A001	Proposed basement level plan	X			
A002	Proposed main level plan	X			
A003	Proposed second level plan	X			
A004	Proposed elevations	X			
A005	Proposed elevations	X			
E001	Proposed main level electrical plan	X			
S000	Notes de details	X			
S100	Foundation & 1st floor framing plan	X			
S101	2nd floor framing plan	X			
S102	Roof framing plan	X			

1. RENOVATION OF EXISTING 2 STORY SINGLE FAMILY DETACHED HOME TO INCLUDE RECONFIGURATION OF MAIN LEVEL, NEW WINDOWS AND DOORS, EXTERIOR SIDING REPLACEMENT AND PAINT BRICK.

2. NO CHANGE TO EXISTING BUILDING FOOTPRINT, LAND DISTURBANCE, OR LOT COVERAGE.

ABBREVIATIONS

- |   |                             |
|---|-----------------------------|
| AB ANCHOR BOLT                                | MAS MASONRY                 |
| A/C AIR CONDITIONING                          | MAX MAXIMUM                 |
| ACT ACOUSTICAL CEILING TILE                   | MECH MECHANICAL             |
| ADJ ADJUSTABLE                                | MEMB MEMBRANE               |
| AFF ABOVE FINISHED FLOOR                      | MFR MANUFACTURER            |
| AP ACCESS PANEL                               | MIN MINIMUM                 |
| BD BOARD                                      | MISC MISCELLANEOUS          |
| BIT BITUMINOUS                                | MLDG MOLDING                |
| BKG BLOCKING                                  | MO MASONRY OPENING          |
| BLDG BUILDING                                 | MTD MOUNTED                 |
| BM BEAM                                       | MTL METAL                   |
| BOF BOTTOM OF FOOTING                         | NO/# NUMBER                 |
| BR BRICK                                      | NTS NOT TO SCALE            |
| BRG BEARING                                   | OC ON CENTER                |
| C COURSE                                      | OD OUTSIDE DIAMETER         |
| CAB CABINET                                   | OPG OPENING                 |
| CFM CUBIC FEET PER MINUTE                     | OPP OPPOSITE                |
| CI CAST IRON                                  | PC PRECAST CONCRETE         |
| CLG CEILING                                   | PL PLATE                    |
| CMU CONCRETE MASONRY UNIT                     | PLAM PLASTIC LAMINATE       |
| COL COLUMN                                    | PLAS PLASTER                |
| CONC CONCRETE                                 | PNL PANEL                   |
| CONT CONTINUOUS                               | PNT PAINT                   |
| CPT CARPET                                    | PR PAIR                     |
| CT CERAMIC TILE                               | PSF POUNDS PER SQUARE FOOT  |
| CTR CENTER                                    | PSI POUNDS PER SQUARE INCH  |
| DBL DOUBLE                                    | PVC POLYVINYL CHLORIDE      |
| DEM DEMOLISH/DEMOLITION                       | PLY PLYWOOD                 |
| DET DETAIL                                    | R RISER                     |
| DH DOUBLE HUNG                                | RAD RADIUS                  |
| DIA DIAMETER                                  | RD ROOF DRAIN               |
| DIM DIMENSION                                 | REBAR STEEL REINFORCING BAR |
| DN DOWN                                       | REC RECESSED                |
| DR DOOR                                       | REFG REFRIGERATOR           |
| DS DOWN SPOUT                                 | REINF REINFORCED            |
| DWG DRAWING                                   | REQ. REQUIRED               |
| EA EACH                                       | REV REVERSE                 |
| EL ELEVATION                                  | REF REFERENCE               |
| ENCL ENCLOSURE                                | RFG ROOFING                 |
| EQ EQUAL                                      | RH RIGHT HAND               |
| EQPT EQUIPMENT                                | RM ROOM                     |
| EX EXISTING                                   | RO ROUGH OPENING            |
| EXP EXPANSION                                 | RTG RATING                  |
| EXT EXTERIOR                                  | SCHD SCHEDULE               |
| FBRGL FIBERGLASS                              | SECT SECTION                |
| FD FLOOR DRAIN                                | SF SQUARE FOOT              |
| FDN FOUNDATION                                | SHT SHEET                   |
| FF FOIL FACE                                  | SIM SIMILAR                 |
| FIN FINISH                                    | SM# SMOOT LUMBER            |
| FL FLOOR                                      | COMPANY DESIGNATION         |
| FLG FLASHING                                  | SPEC SPECIFICATION          |
| FOM FACE OF MASONRY                           | SPKR SPEAKER                |
| FS FULL SIZE                                  | SQ SQUARE                   |
| FT FOOT OR FEET                               | S&R SHELF AND ROD           |
| FTG FOOTING                                   | STD STANDARD                |
| FUR FURRING                                   | STL STEEL                   |
| GA GAUGE                                      | STR STRUCTURE               |
| GALV GALVANIZED                               | SUSP SUSPENDED              |
| GC GENERAL CONTRACTOR                         | SYS SYSTEM                  |
| GL GLASS                                      | T TREAD                     |
| GR GRADE                                      | T&G TONGUE AND GROOVE       |
| GTR GUTTER                                    | TEL TELEPHONE               |
| GWB GYPSUM WALL BOARD                         | TEMP TEMPERED               |
| HB HOSE BIB                                   | THK THICK                   |
| HC HANDICAP                                   | TOF TOP OF FOOTING          |
| HD HEAD                                       | TOW TOP OF WALL             |
| HDR HEADER                                    | TV TELEVISION               |
| HDW HARDWARE                                  | TYP TYPICAL                 |
| HGR HANGER                                    | UON UNLESS OTHERWISE NOTED  |
| HOR HORIZONTAL                                | VB VAPOR BARRIER            |
| HT HEIGHT                                     | VCT VINYL COMPOSITION TILE  |
| HTG HEATING                                   | VERT VERTICAL               |
| HVAC HEATING VENTILATING AND AIR CONDITIONING | VT VINYL TILE               |
| HW HOT WATER                                  | W/ WITH                     |
| HWD HARDWOOD                                  | WD WOOD                     |
| ID INSIDE DIAMETER                            | WIN WINDOW                  |
| INS INSULATION                                | W/O WITHOUT                 |
| INT INTERIOR                                  | WP WATERPROOFING            |
| JB JAMB                                       | WR WATER RESISTANT          |
| JST JOIST                                     | WSCT WAINSCOT               |
| KIT KITCHEN                                   | WT WEIGHT                   |
| LAM LAMINATED                                 | WWF WELDED WIRE FABRIC      |
| LAV LAVATORY                                  |                             |
| LBS POUNDS                                    |                             |
| LH LEFT HAND                                  |                             |
| LT LIGHT                                      |                             |



**DESIGN + BUILD**  
TriVista USA Design Build, LLC  
925 N Garfield St., Suite #106  
Arlington, VA 22201  
Phone:(703)243 3171  
www.trivistausa.com

McGraw - Johnson Residence

2831 23rd Rd N, Arlington, VA 22201

PROJECT TEAM

**GENERAL CONTRACTOR:**  
TRI-VISTA USA DESIGN + BUILD, LLC.  
  
925 N. GARFIELD ST, SUITE 106  
ARLINGTON, VIRGINIA 22201  
  
PHONE: (703) 243-3171

INSULATION VALUES

ALL INSULATION "R/U" VALUES PER SECTION 402.1, 2018 IECC & 2018 VIRGINIA RESIDENTIAL CODE (VRC 2018). AS NOTED:

**BASMENT WALLS:**  
R-13 SPRAY FOAM INSULATION

**EXTERIOR WALL R-VALUE:**  
R-20 SPRAY FOAM INSULATION

**FLOOR R-VALUE:**  
R-19 SPRAY FOAM INSULATION

**CEILING R-VALUE:**  
R-49 SPRAY FOAM INSULATION

**PROPOSED NEW DOORS & WINDOWS**  
U VALUE : 0.35  
SHGC : 0.40

**INSULATION FOR NEW DUCTWORK IN UNCONDITIONED SPACES**  
R-VALUE: R-8 MIN.

**INSULATION FOR NEW HVAC PIPING & HOT WATER PIPES**  
R-VALUE: R-3 MIN.

CODE ANALYSIS

2018 INTERNATIONAL RESIDENTIAL BUILDING CODE WITH 2018 VA UNIFORM STATEWIDE BUILDING CODE, NFPA 101 2018 CODES & ARLINGTON COUNTY AMMENDMENTS.

USE RESIDENTIAL GROUP "R-5" CONSTRUCTION TYPE: COMBUSTIBLE, WOOD FRAME

HEIGHT CALCULATION

HEIGHT OF ROOF: MEASURED FROM AVERAGE FRONT GRADE TO HIGHEST POINT OF ROOF:

SQUARE FOOTAGE CALCULATION

**EXISTING TOTAL FINISHED SQFT :**

LOWER LEVEL - ±679 SQ FT.  
FIRST FLOOR - ±1,086 SQ FT.  
SECOND FLOOR - ±932 SQ FT.

**EXISTING TOTAL UNFINISHED SQFT :** ±489 SQ FT.

**EXISTING TOTAL COVERED SQFT:** ±3,322 SQ FT.  
(INCLUDES PORCHES, UNFIN. SPACES, ETC.)

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**PROPOSED TOTAL COVERED SQFT:** ±3,322 SQ FT.  
(INCLUDES PORCHES, UNFIN. SPACES, ETC.)

(NO CHANGES TO THE MAIN BUILDING FOOTPRINT)

SHEET SIZE:  
  
18" X 24"  
  
NOT FOR CONSTRUCTION

ISSUES/REVISIONS:

No.	Description	Date
	Permit Set	12/14/2021

TITLE:  
  
Cover Sheet

SHEET:  
  
G000  
DEC 14, 2021



NOTE CHAIN LINK & WIRE FENCES UNLESS NOTED

TOTAL AREA = 4,783#

184-A

5831 (DEED)  
5836 (COMP)

N 81° 49' 10" E  
N 81° 51' 02" E

08 STONE RET WALL

750#

OUTLOT 184-B

S 22° 54' 00" W  
30.00

N 67° 13' 00" W ~ 50.00

S 67° 13' 00" E ~ 50' (DEED)  
50.00 (COMP)

OP CHIM AC

2 STORY MASONRY & FRAME # 2831

70 (DEED)  
69.81 (COMP)

NO CHANGE TO THE MAIN BUILDING FOOTPRINT OR LOT COVERAGE

PART OF LOT 183

91.50 (COMP)  
91.5 (DEED)

FRAME FENCE

PART OF LOT 183

4,033# (COMP)

ASPHALT DRIVE

S 22° 54' 00" W  
30.00

N 22° 54' 00" E

OVD WIRES

55 (DEED)  
54.54 (COMP)

23RD ROAD NORTH

PLAT

SHOWING HOUSE LOCATION ON PART OF LOT 183, & OUTLOT 184-B OF A RESUBD OF LOT 184 THIRD ADDITION TO

MAYWOOD ARLINGTON COUNTY, VIRGINIA

SCALE 1" = 20'

JAN 3, 1991

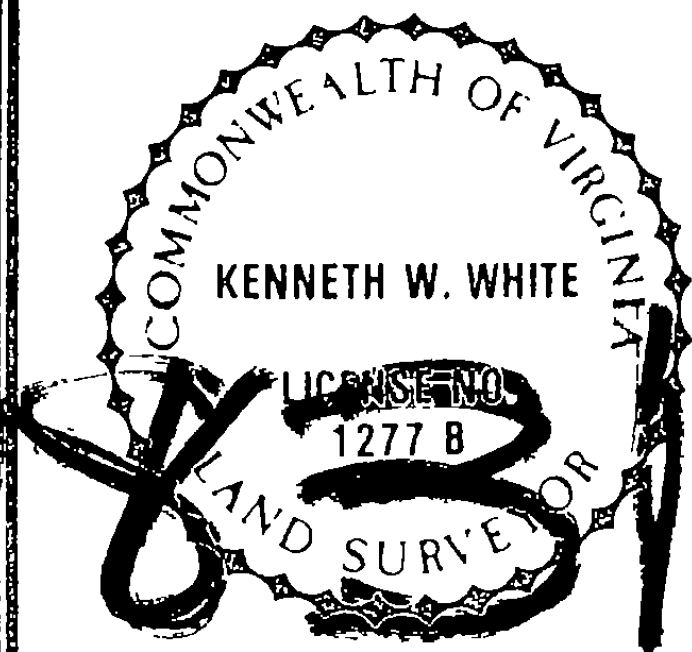
THIS PROPERTY IS NOT LOCATED IN A HUD DESIGNATED FLOOD HAZARD ZONE

PLAT SUBJECT TO RESTRICTIONS OF RECORD

TITLE REPORT NOT FURNISHED

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN THERE ARE NO VISIBLE ENCROACHMENTS.

*Kenneth W. White*  
KENNETH W WHITE LS



CASE NAME  
McCLUNG / RODGERS ~  
TEKMAN

COLUMBIA REAL ESTATE  
TITLE INSURANCE CO

ALEXANDRIA SURVEYS, INC  
6343 SOUTH KINGS HIGHWAY  
ALEXANDRIA, VIRGINIA 22306  
703-660-6615  
FAX 703-768-7764

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TRIVISTA USA Design Build, LLC  
925 N. Capital St., Suite #106  
Arlington, VA 22201  
Phone: (703) 243-3171  
www.trivistausa.com



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McGraw - Johnson Residence

2831 23rd Rd N, Arlington, VA 22201

SHEET SIZE:  
18" X 24"

ISSUES/REVISIONS:

#	Description	Date
1	Permit Set	12/14/2021

TITLE:

Site Plan

SHEET:

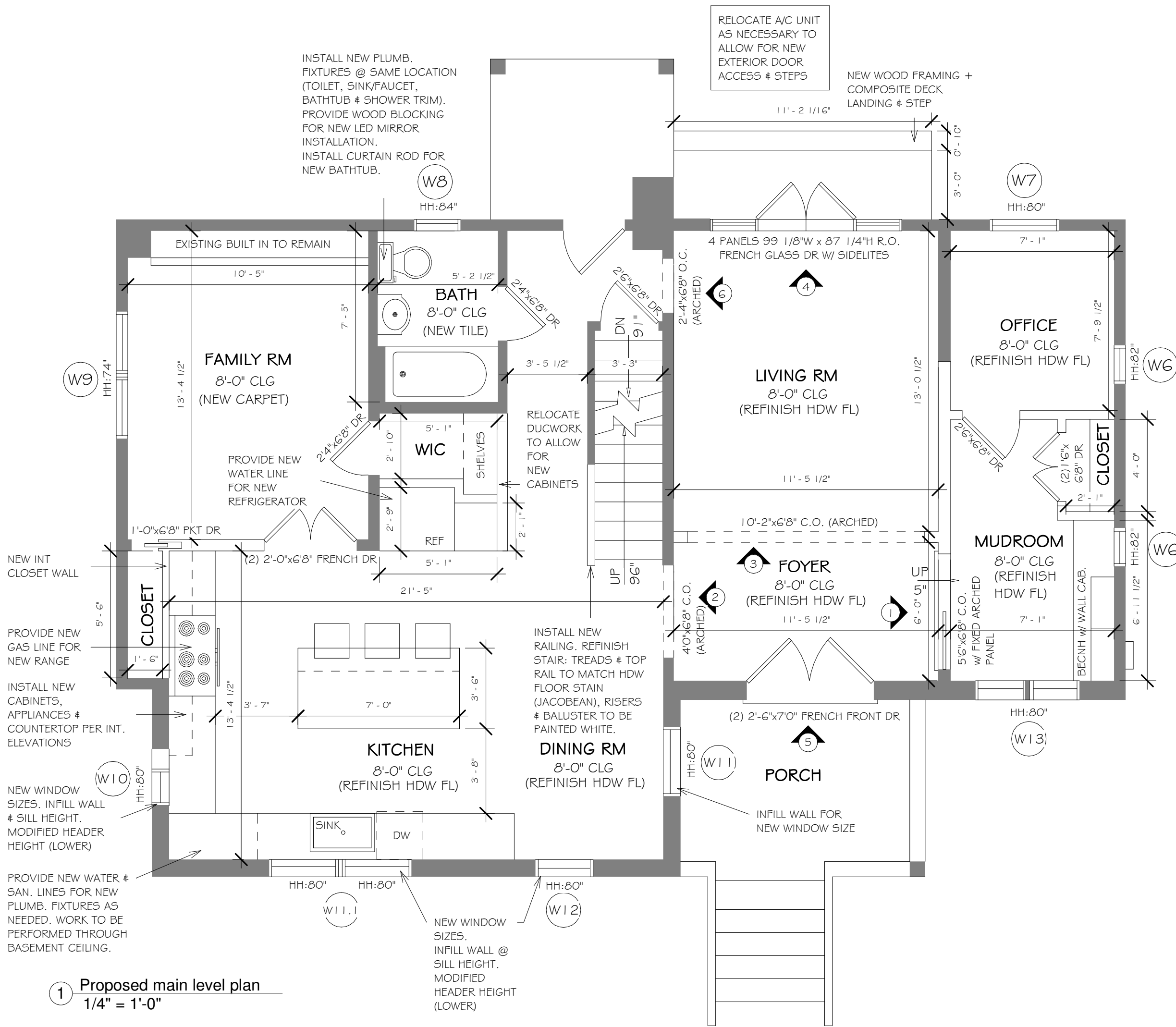
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DEC 14, 2021

12/14/2021 9:24:36 AM

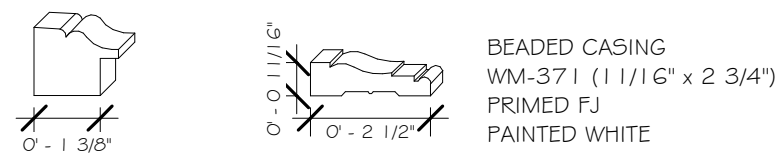






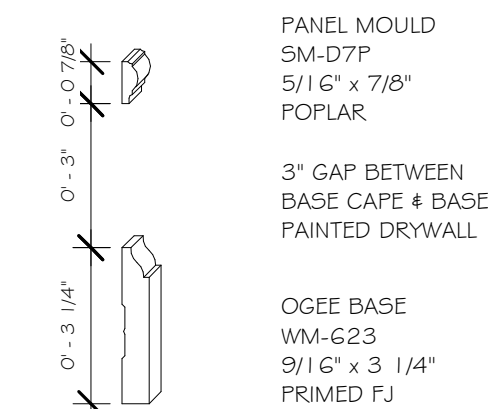
1 Proposed main level plan  
1/4" = 1'-0"

CASING PROFILES :

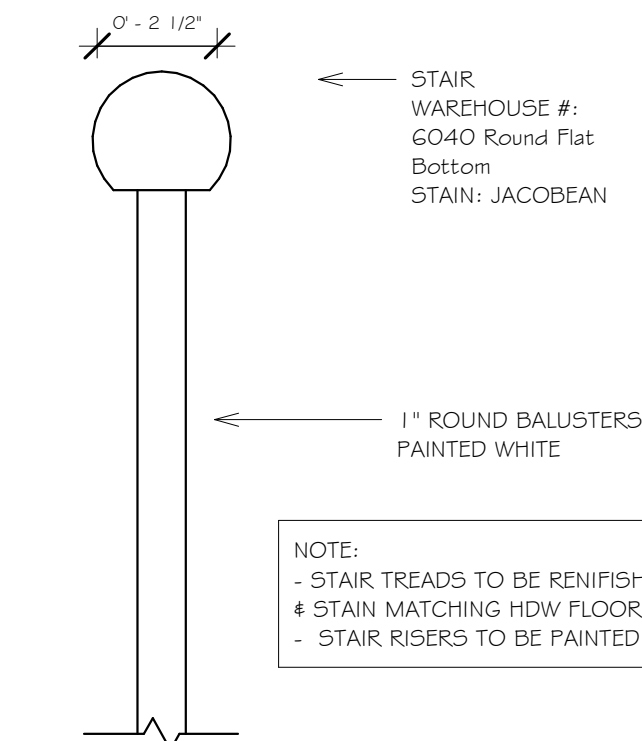


ADAMS BACKBAND  
WM-97-B (1 1/16" x 1 3/8")  
A GRADE PINE  
PAINTED WHITE

2 Windows & doors casing typ. detail  
3" = 1'-0"

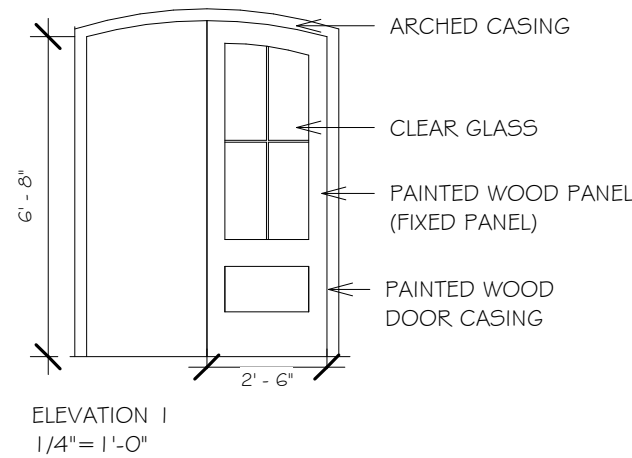


4 Main level basement profile typ detail  
3" = 1'-0"

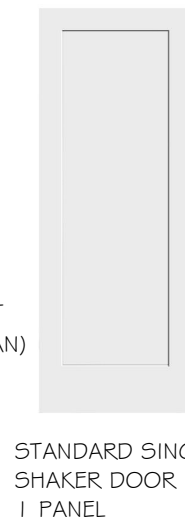
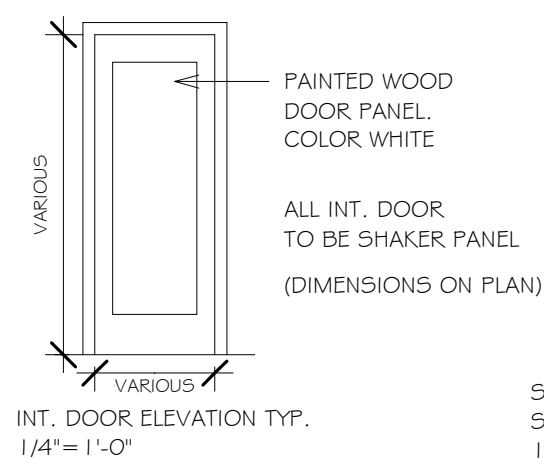
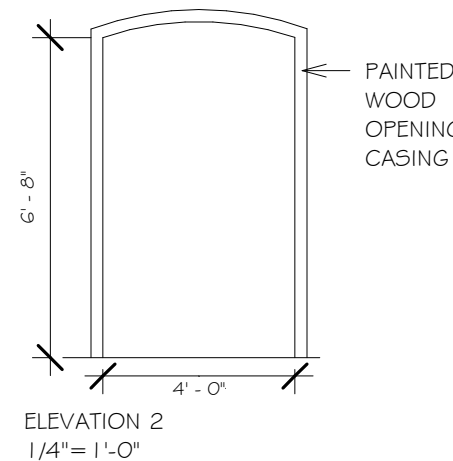


3 Top Rail typ. detail  
3" = 1'-0"

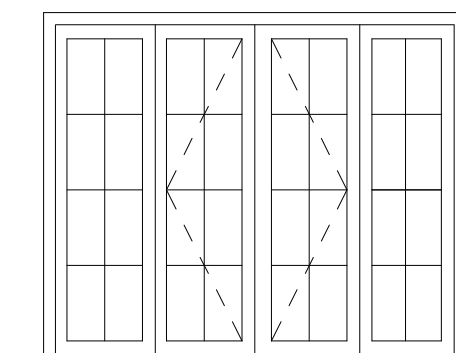
INTERIOR DOORS :



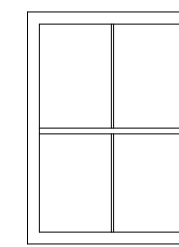
CASED OPENING ELEVATIONS :



EXTERIOR DOORS :



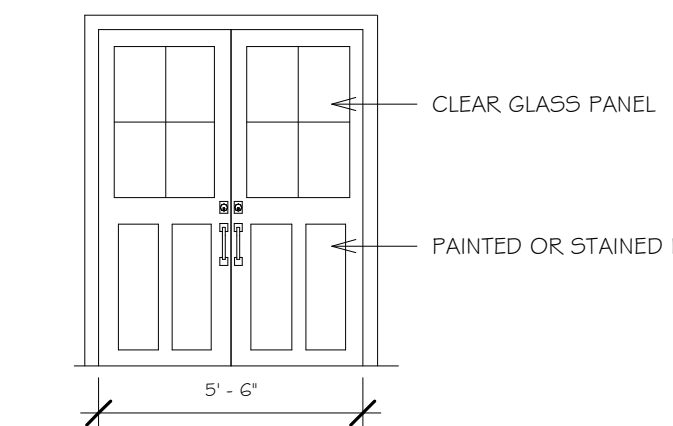
ELEVATION 4  
1/4" = 1'-0"



WINDOW ELEVATION

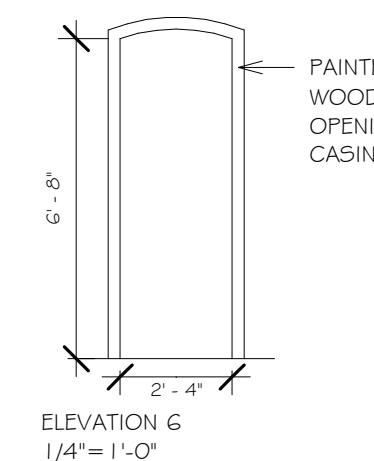
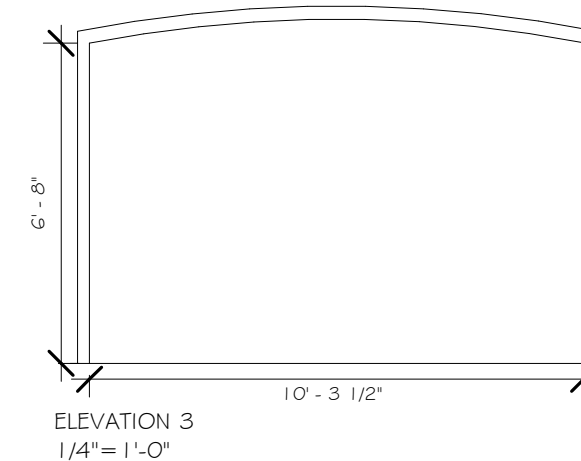
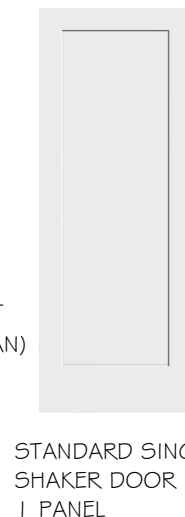
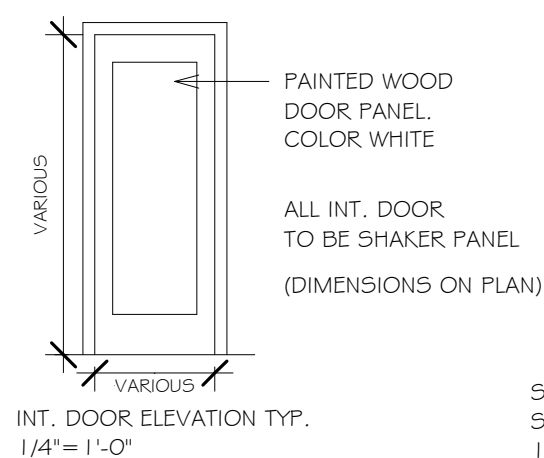
BOD: LINCOLN WINDOW

- ALUM. CLAD  
- INT.#EXT. COLOR: BLACK  
- HARDWARE: BLACK



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

ELEVATION 5  
1/4" = 1'-0"



NOTES:

HVAC:  
-RELOCATE A/C UNIT TO ALLOW FOR NEW SLIDING DOOR & STEPS.  
- RELOCATE DUCTWORK AS NEEDED TO COMPLY WITH NEW DESIGN AT WIC.

DRYWALL:  
-REPAIR/PATCH DRYWALL READY FOR PAINT AT RENOVATED AREAS. REPAIR & PATCH BASEMENT CEILING AFTER PLUMBING & DUCTWORK.

WOOD TRIM:  
- INSTALL NEW BASEBOARD IN THE ENTIRE MAIN LEVEL. SEE DETAIL FOR NEW PROFILE.  
- PROVIDE & INSTALL NEW WOOD SHELF & ROD FOR ALL NEW CLOSETS.

FLOORING:  
- PROVIDE & INSTALL NEW OAK HDW FLOOR IN THE LIVING ROOM AND KITCHEN AS NEEDED. REFINISH HDW FLOOR & INSTALL NEW SHOW MOLDING IN THE ENTIRE MAIN LEVEL & STAIR/ MAIN TO SECOND LEVEL).  
- INSTALL NEW CARPET IN THE FAMILY ROOM.

PAINTING:  
- AREAS TO BE PAINTED: ENTIRE MAIN LEVEL AND BASEMENT CEILING AFTER PLUMBING & DUCTWORK.  
- PAINT ALL WOOD TRIM IN THE ENTIRE MAIN LEVEL.

GENERAL NOTES:

- ALL DIMENSIONS +/-, TO BE VERIFIED IN FIELD.  
- ALL DOORS AND WINDOWS TO REMAIN UNCHANGED UNLESS NOTED ON PROPOSED PLANS.  
- EXISTING FLOORING TO REMAIN, PATCH AS REQD., UNLESS NOTED ON PROPOSED PLANS.  
- PLANS SHOWN ARE PRELIMINARY, SUBJECT TO CHANGE PENDING STRUCTURAL REVIEW FROM STRUCTURAL ENGINEER.  
- ALL WOOD TRIM WORK TO MATCH EXISTING

FLOOR MATERIAL BREAK

WINDOW SCHEDULE

ID	TYPE	#	W	HT
W6	DOUBLE HUNG (REPLACEMENT)	2	20"	48 1/2"
W7	DOUBLE HUNG (REPLACEMENT)	1	37 3/8"	48 1/2"
W8	DOUBLE HUNG (REPLACEMENT)	1	25 3/8"	44 1/2"
W9	DOUBLE HUNG (REPLACEMENT)	1	66 3/4"	36 1/2"
W10	DOUBLE HUNG (NEW R.O.)	1	18"	36 1/2"
W11	DOUBLE HUNG (NEW R.O.)	1	35 3/8"	36 1/2"
W11.1	DOUBLE HUNG (NEW R.O.)	1	66"	36 1/2"
W12	DOUBLE HUNG (NEW R.O.)	1	29 3/8"	36 1/2"
W13	DOUBLE HUNG (REPLACEMENT)	1	55"	48 1/2"



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SHEET SIZE:  
18" X 24"

ISSUES/REVISIONS:

#	Description	Date
1	Permit Set	12/14/2021

TITLE:  
Proposed main level plan

SHEET:  
A002  
DEC 14, 2021



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SHEET SIZE:

18" X 24"

ISSUES/REVISIONS:

#	Description	Date
1	Permit Set	12/14/2021

TITLE:

Proposed second level plan

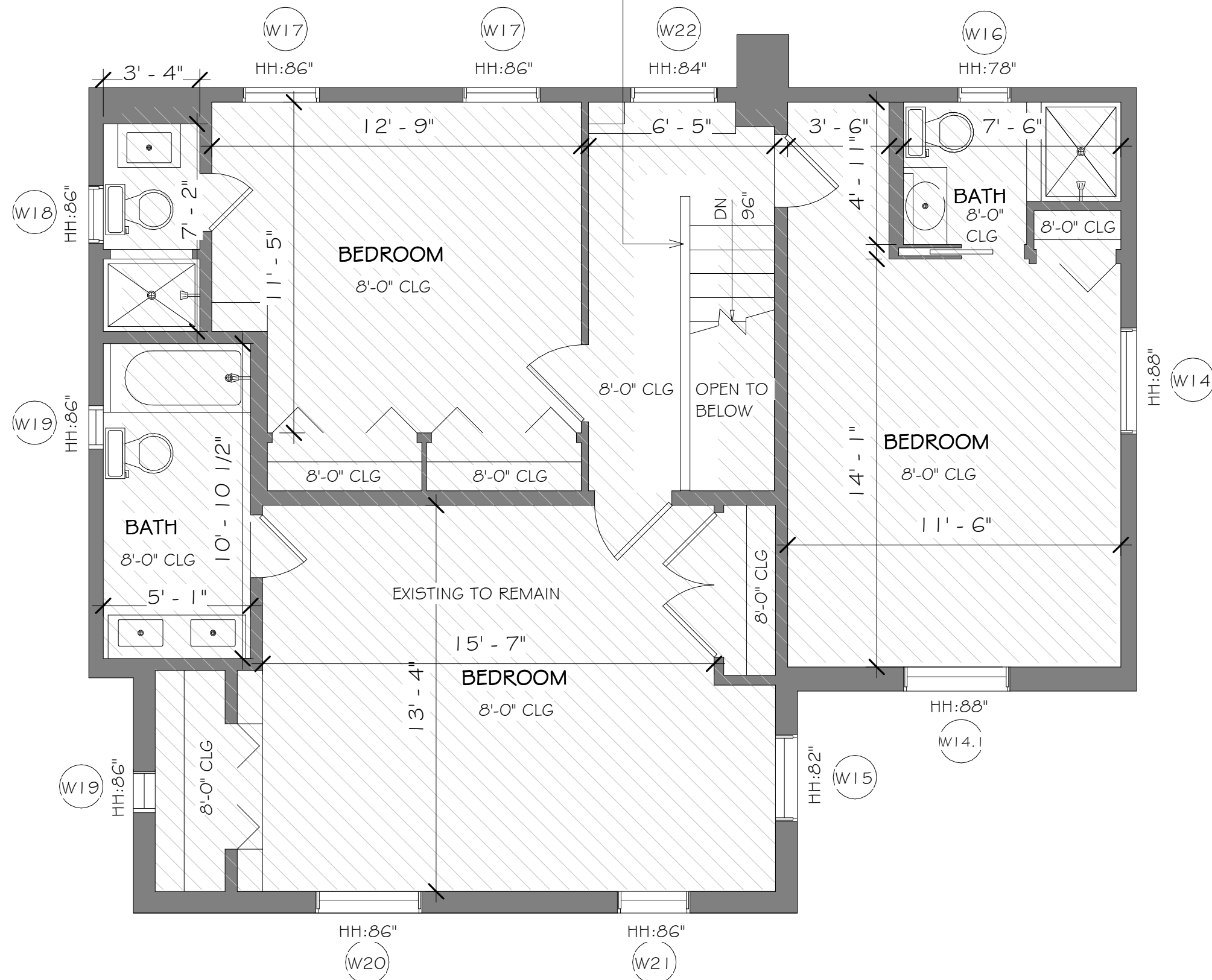
SHEET:

A003

DEC 14, 2021

12/14/2021 9:58:44 AM

INSTALL NEW RAILING.  
TREADS & TOP RAIL TO  
MATCH HARDWOOD FLOOR  
STAIN, RISERS & BALUSTER  
TO BE PAINTED WHITE.



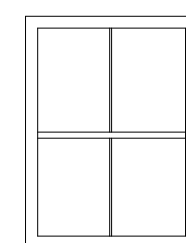
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- EXISTING FLOORING TO REMAIN, PATCH AS REQ'D., UNLESS NOTED ON PROPOSED PLANS.
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- ALL WOOD TRIM WORK TO MATCH EXISTING

—x— FLOOR MATERIAL BREAK

**WINDOW SCHEDULE**

ID	TYPE	#	W	HT
W14	DOUBLE HUNG (REPLACEMENT)	1	45 3/8"	52 1/2"
W14.1	DOUBLE HUNG (REPLACEMENT)	1	41 3/8"	52 1/2"
W15	DOUBLE HUNG (REPLACEMENT)	1	33 3/8"	36 1/2"
W16	DOUBLE HUNG (REPLACEMENT)	1	23 3/8"	40 1/2"
W17	DOUBLE HUNG (REPLACEMENT)	2	33 3/8"	48 1/2"
W18	DOUBLE HUNG (REPLACEMENT)	1	25 3/8"	48 1/2"
W19	DOUBLE HUNG (REPLACEMENT)	2	21 3/8"	48 1/2"
W20	DOUBLE HUNG (REPLACEMENT)	1	45 3/8"	52 1/2"
W21	DOUBLE HUNG (REPLACEMENT)	1	31 3/8"	52 1/2"
W22	DOUBLE HUNG (REPLACEMENT)	1	37 3/8"	44 1/2"



BOD: LINCOLN WINDOW  
- ALUM. GLAD  
- INT. & EXT. COLOR: BLACK  
- HARDWARE: BLACK

WINDOW ELEVATION

**1 Proposed second level plan**  
1/4" = 1'-0"

EXISTING TO REMAIN



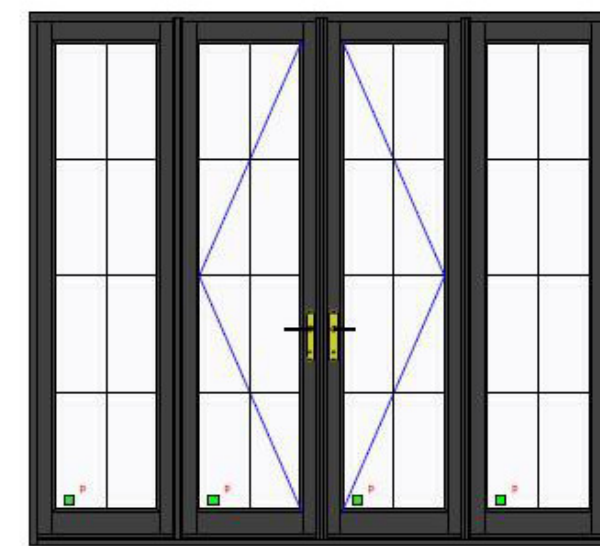


① Proposed south elevation  
1/4" = 1'-0"

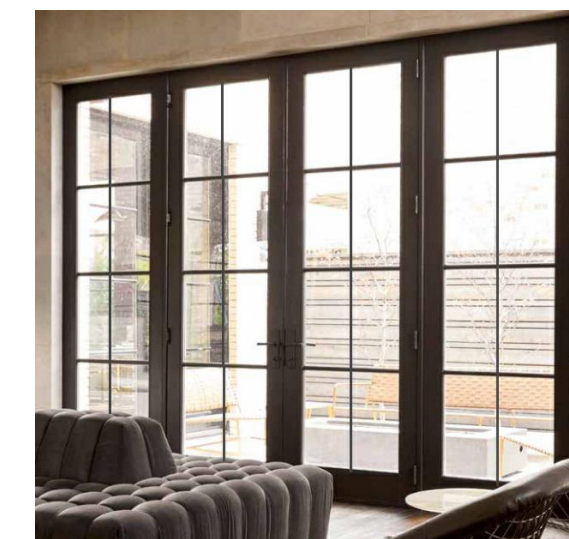


② Proposed north elevation  
1/4" = 1'-0"

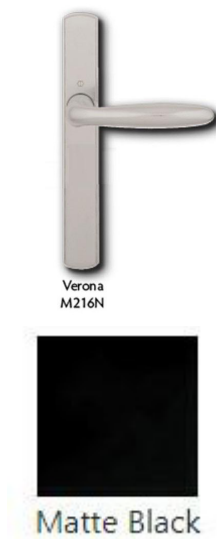
- PATIO DOOR: FRENCH STYLE LINCOLN DOOR W/ SIDELIGHTS  
PRIMARY RIGHT DOOR/ SECONDARY LEFT DOOR  
BLACK ALUM. CLAD & HARDWARE PER MANIF.



FRONT ELEVATION - NO SCALE  
(DIAGONAL LINES REPRESENT OPENING DIRECTION)



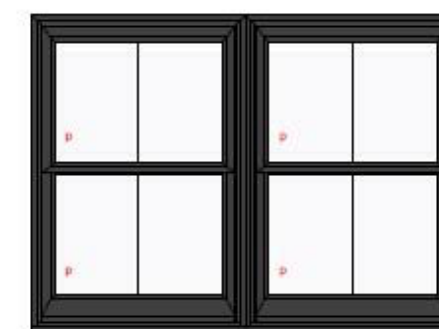
INSPIRATIONAL PHOTO



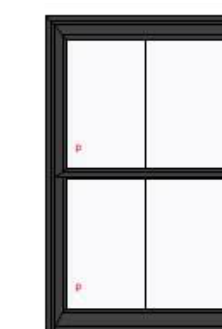
Matte Black

**WINDOWS:**

- DOUBLE HUNG LINCOLN WINDOWS  
BLACK ALUM. CLAD & BLACK HARDWARE PER MANF.



2 PANELS WINDOW



SINGLE WINDOW



GRILLE PROFILE  
TO BE ALUM. CLAD BLACK:  
WINDOWS & DOORS



LOCK & TILT LATCH



7/8" Bar  
CONTEMPORARY (SQUARE)



Matte Black



**DESIGN + BUILD**

TriVista USA Design Build, LLC

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Arlington, VA 22201

Phone: (703)243 3171  
www.trivistausa.com

NOT FOR CONSTRUCTION

McGraw - Johnson Residence  
2831 23rd Rd N, Arlington, VA 22201

SHEET SIZE:  
18" X 24"

**ISSUES/REVISIONS:**

#	Description	Date
1	Permit Set	12/14/2021

**TITLE:**

Proposed elevations

**SHEET:**

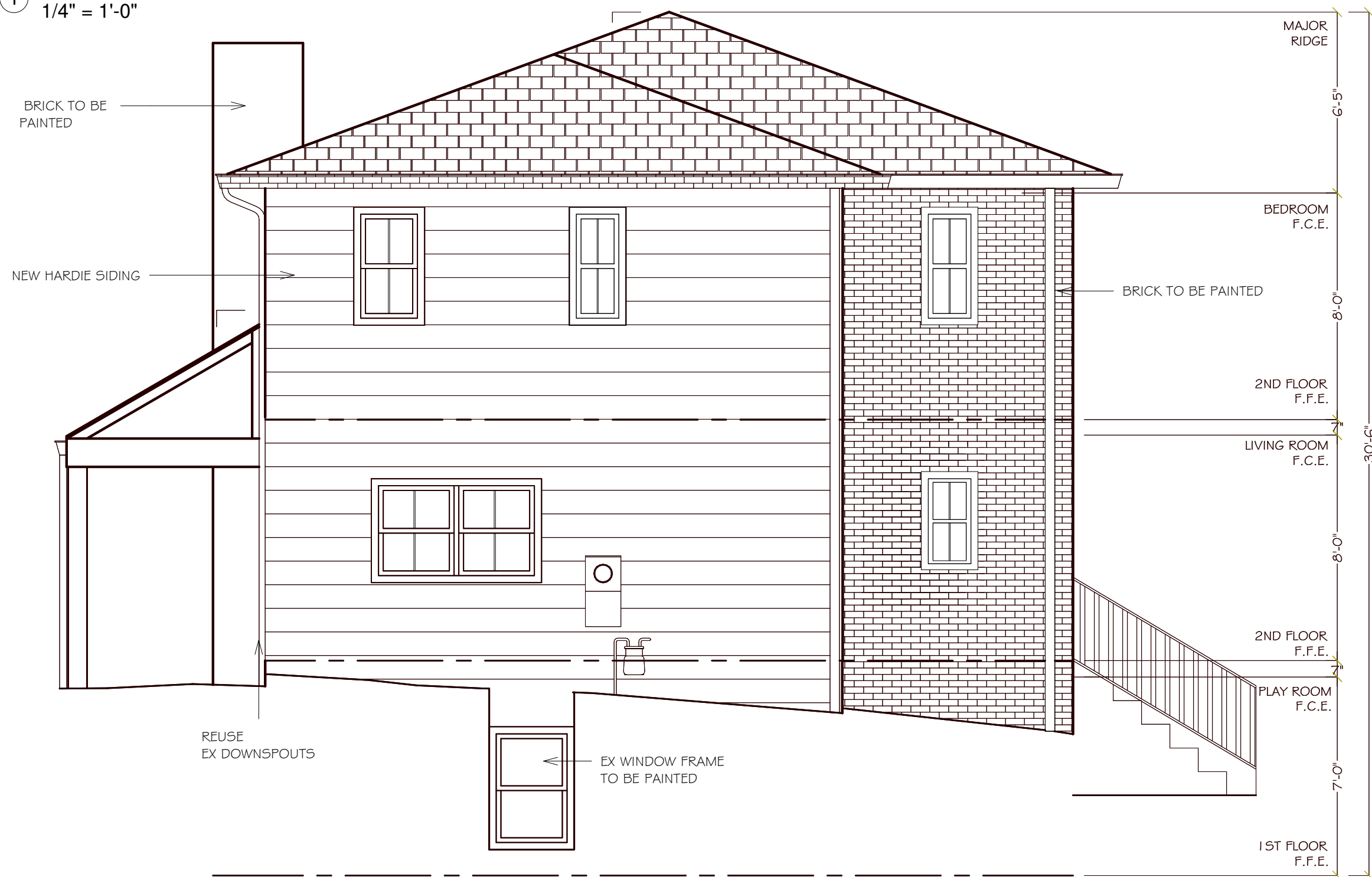
A004

DEC 14, 2021

12/14/2021 10:07:55 AM



① Proposed east elevation  
1/4" = 1'-0"



② Proposed west elevation  
1/4" = 1'-0"



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Proposed elevations

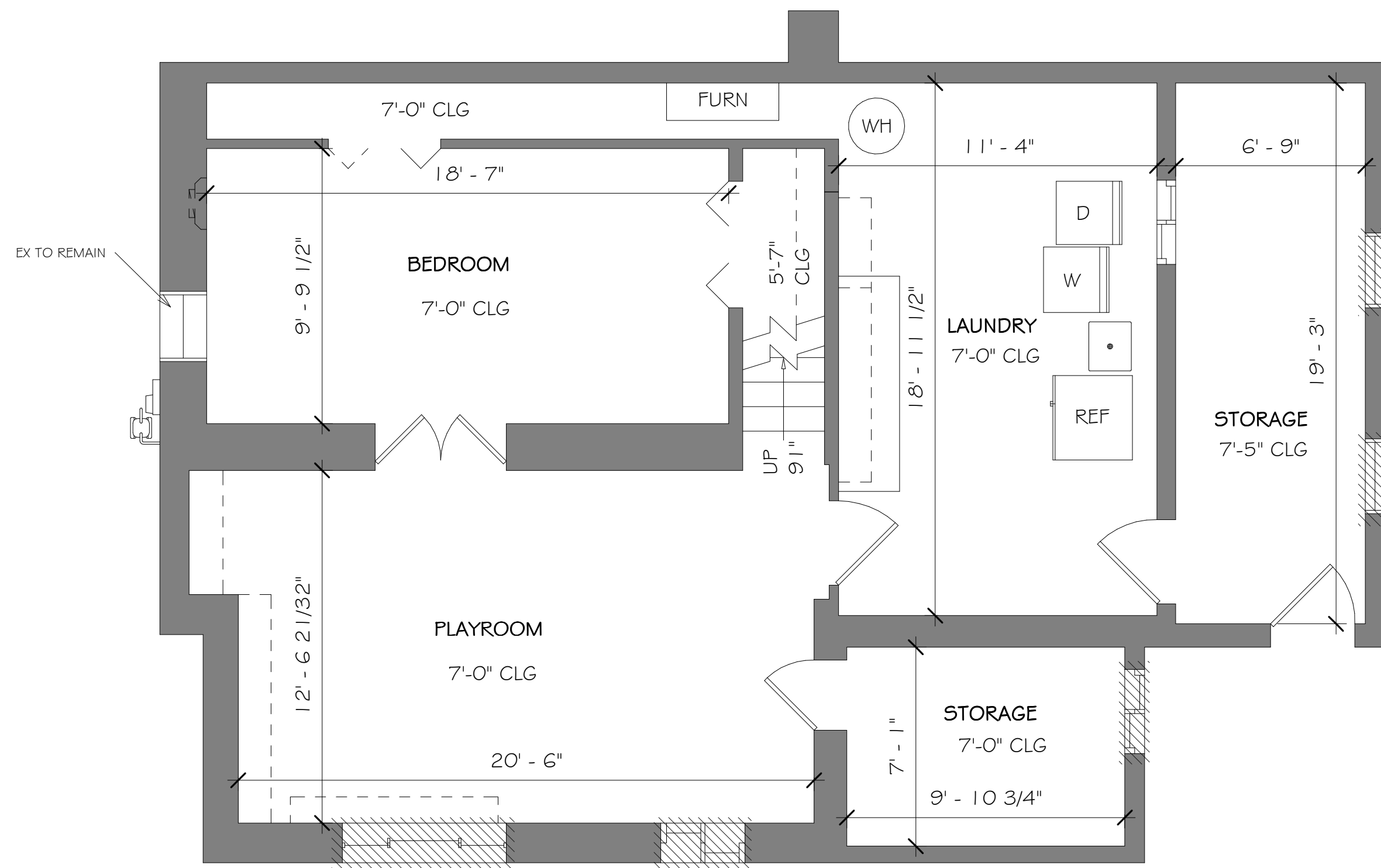
SHEET:

A005

DEC 14, 2021

12/14/2021 10:08:15 AM






**GENERAL NOTES:**

- ALL DIMENSIONS +/-, TO BE VERIFIED IN FIELD.
- ALL DOORS AND WINDOWS TO REMAIN UNCHANGED UNLESS NOTED ON PROPOSED PLANS.
- EXISTING FLOORING TO REMAIN, PATCH AS REQD., UNLESS NOTED ON PROPOSED PLANS.
- PLANS SHOWN ARE PRELIMINARY, SUBJECT TO CHANGE PENDING STRUCTURAL REVIEW FROM STRUCTURAL ENGINEER.

**NOTE:**

- ALL BASEMENT WINDOWS TO BE REPLACED WITHIN THE SAME R.O. SIZES
- REMOVE EXISTING SIDING TO ALLOW FOR NEW HARDIE SIDING.

① Demo basement level plan  
1/4" = 1'-0"

 TO BE REMOVED OR ALTERED



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ISSUES/REVISIONS:

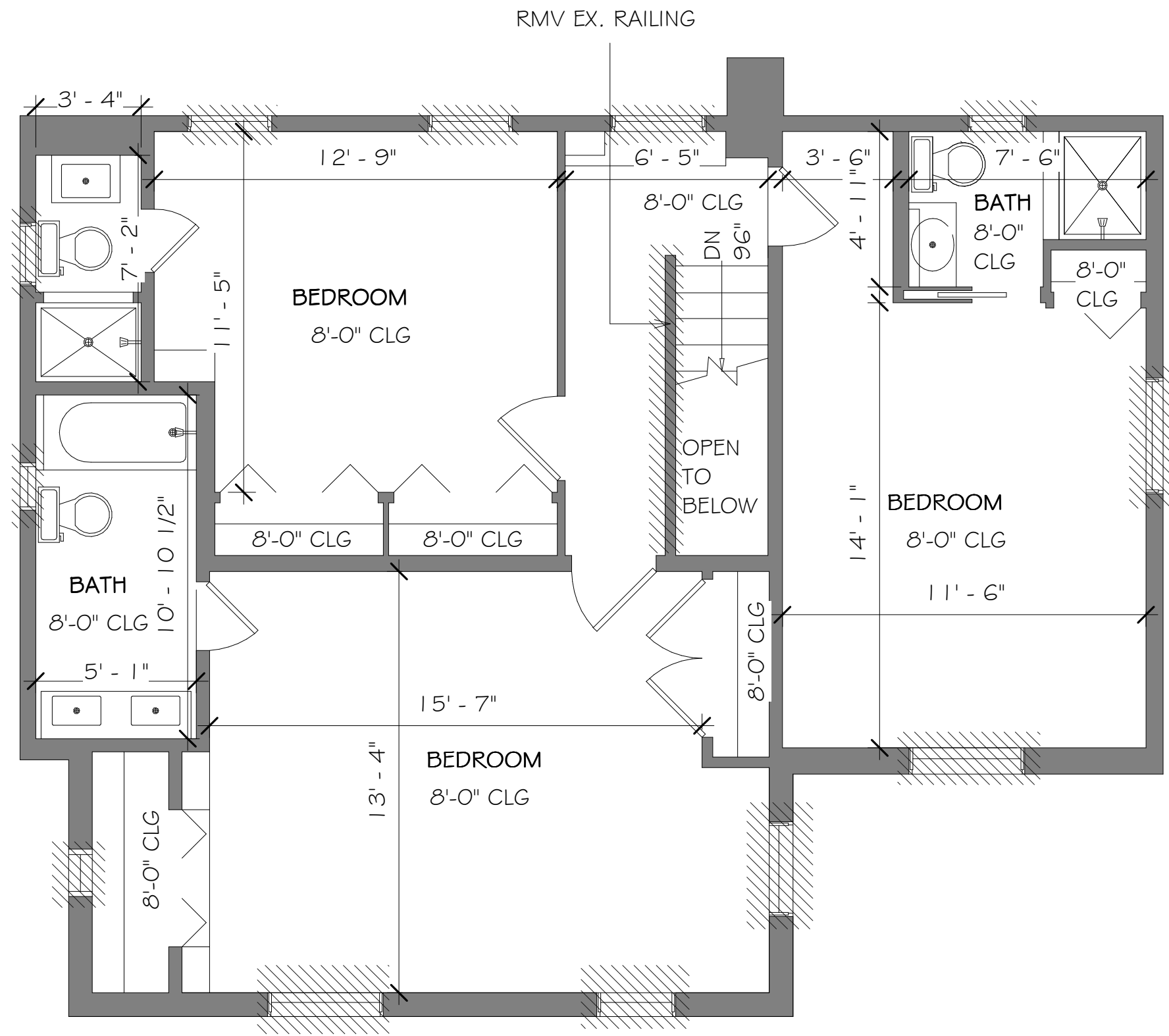
#	Description	Date
1	Permit Set	12/14/2021

TITLE:  
  
Basement demo plan

SHEET:  
  
**D001**  
DEC 14, 2021







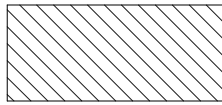
**GENERAL NOTES:**

- ALL DIMENSIONS +/-, TO BE VERIFIED IN FIELD.
- ALL DOORS AND WINDOWS TO REMAIN UNCHANGED UNLESS NOTED ON PROPOSED PLANS.
- EXISTING FLOORING TO REMAIN, PATCH AS REQ'D., UNLESS NOTED ON PROPOSED PLANS.
- PLANS SHOWN ARE PRELIMINARY, SUBJECT TO CHANGE PENDING STRUCTURAL REVIEW FROM STRUCTURAL ENGINEER.

**NOTE:**

- ALL SECOND LEVEL WINDOWS TO BE REPLACED WITHIN THE SAME R.O. SIZES
- REMOVE EXISTING SIDING TO ALLOW FOR NEW HARDIE SIDING

① Demo second level plan  
1/4" = 1'-0"

 TO BE REMOVED OR ALTERED



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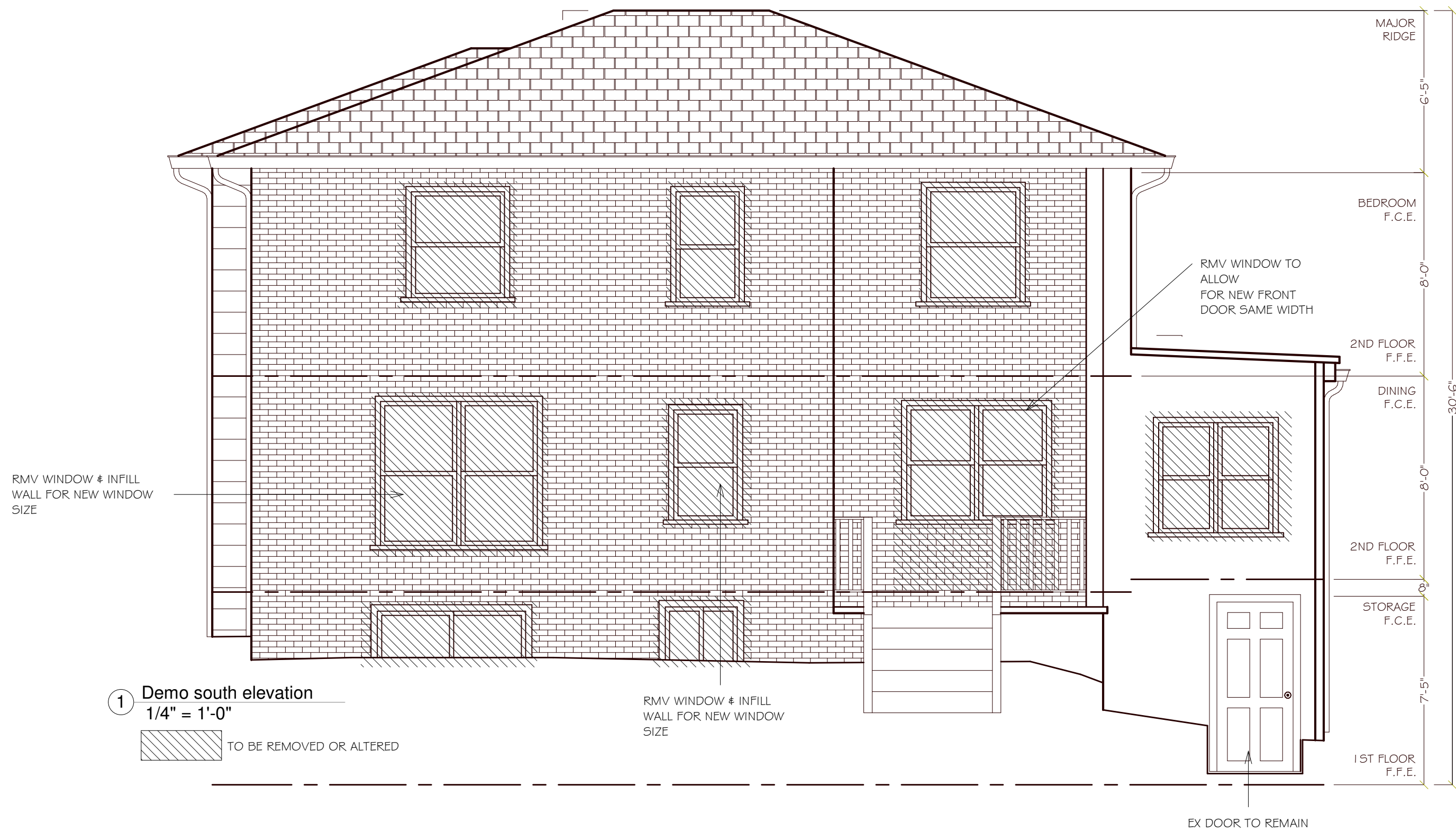
SHEET SIZE:  
18" X 24"

ISSUES/REVISIONS:

#	Description	Date
1	Permit Set	12/14/2021

TITLE:  
  
Second level demo plan

SHEET:  
  
D003  
DEC 14, 2021



1 Demo south elevation  
1/4" = 1'-0"

TO BE REMOVED OR ALTERED

NOTE:  
- ALL WINDOWS TO BE REPLACED WITHIN THE SAME R.O. SIZES, UNLESS NOTED ON PLANS & ELEVATIONS.



3 Demo north elevation  
1/4" = 1'-0"

TO BE REMOVED OR ALTERED



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SHEET SIZE:

18" X 24"

ISSUES/REVISIONS:

#	Description	Date
1	Permit Set	12/14/2021

TITLE:

Existing elevation  
demo

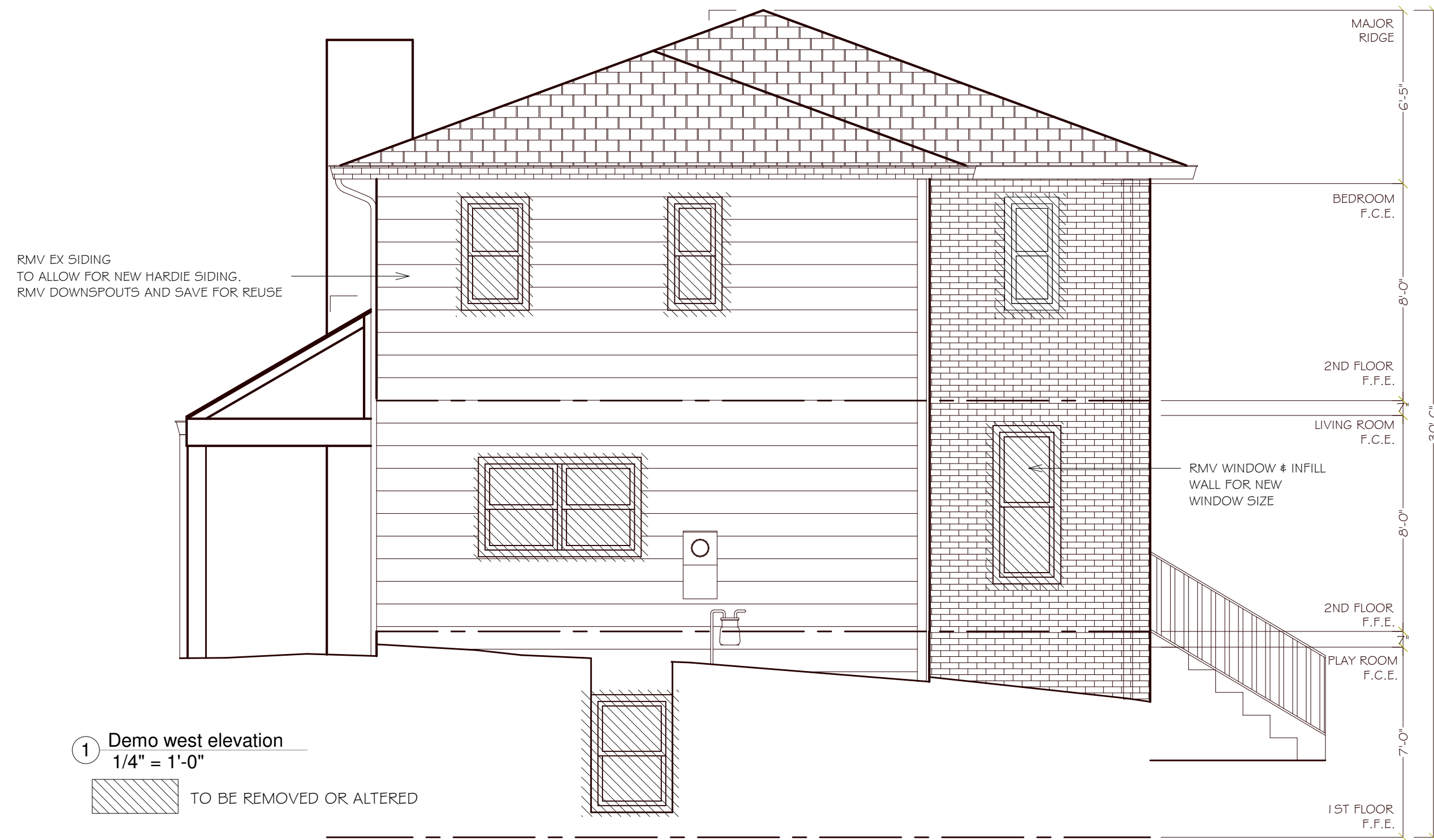
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D004

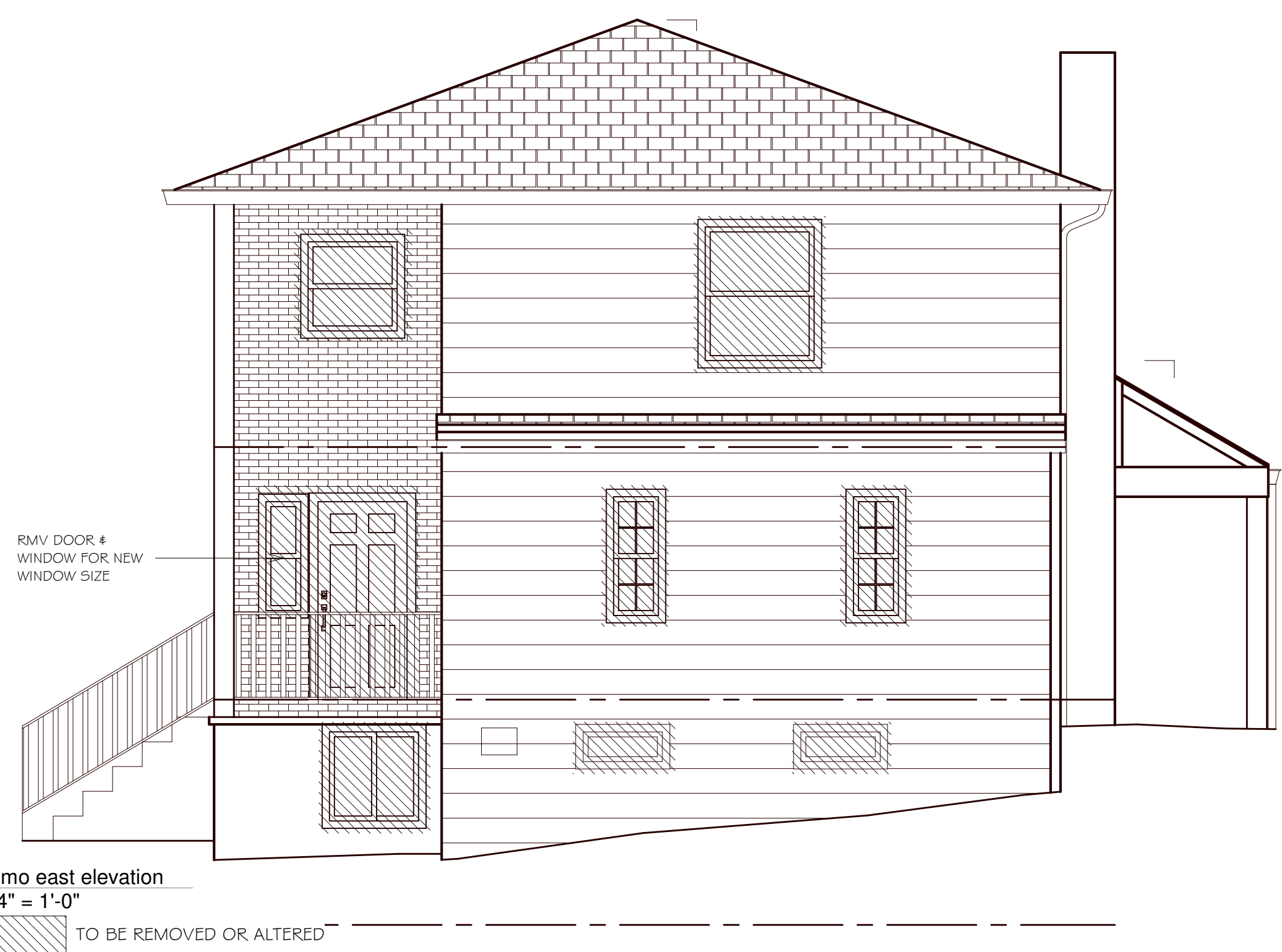
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NOTE:  
 - ALL WINDOWS TO BE REPLACED WITHIN THE SAME R.O. SIZES, UNLESS NOTED ON THE PLANS & ELEVATIONS.



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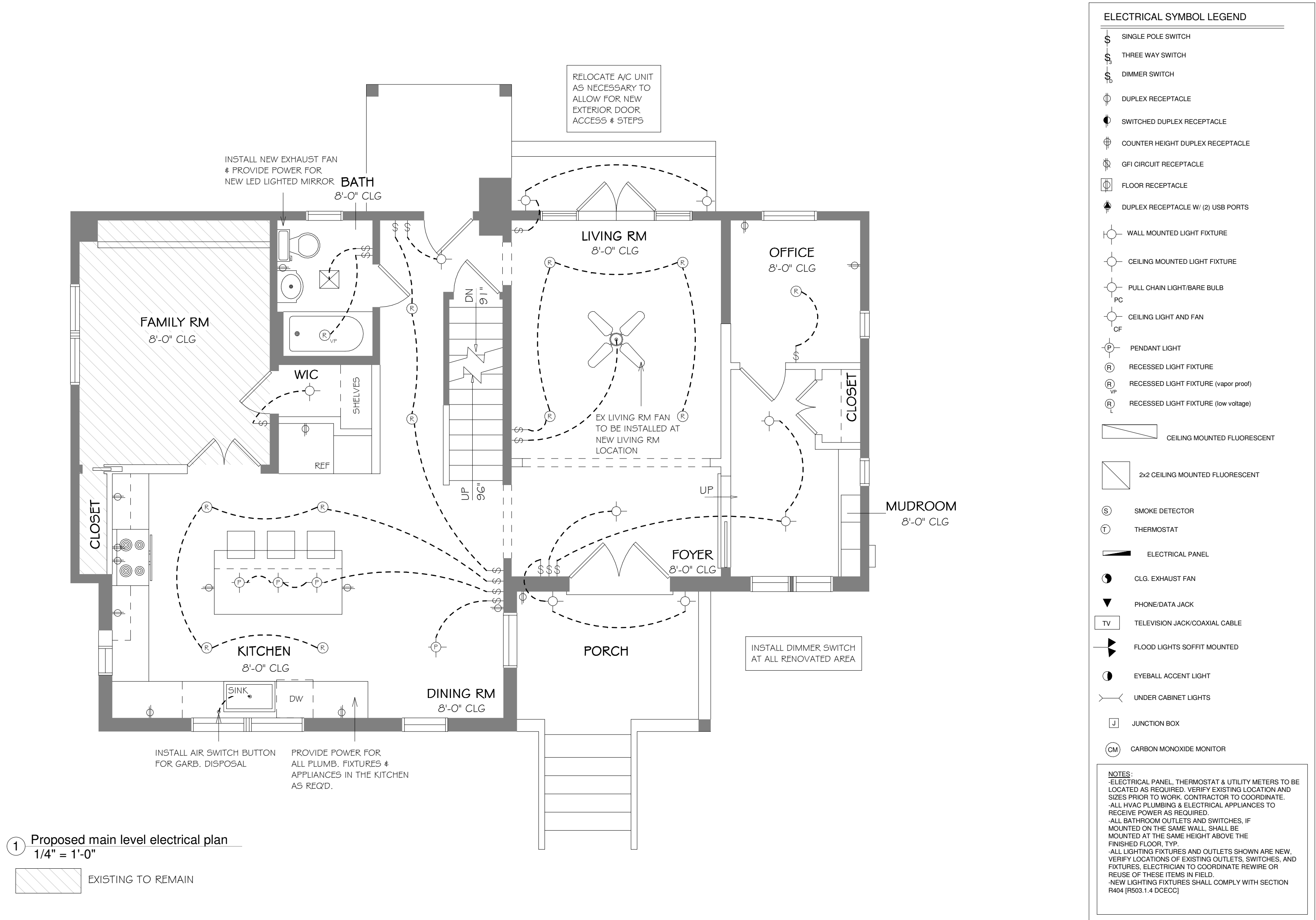
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 18" X 24"

ISSUES/REVISIONS:

#	Description	Date
1	Permit Set	12/14/2021

TITLE:  
 Existing elevation demo

SHEET:  
**D005**  
 DEC 14, 2021



1 Proposed main level electrical plan  
1/4" = 1'-0"

EXISTING TO REMAIN

### ELECTRICAL SYMBOL LEGEND

- SINGLE POLE SWITCH
- THREE WAY SWITCH
- DIMMER SWITCH
- DUPLEX RECEPTACLE
- SWITCHED DUPLEX RECEPTACLE
- COUNTER HEIGHT DUPLEX RECEPTACLE
- GFI CIRCUIT RECEPTACLE
- FLOOR RECEPTACLE
- DUPLEX RECEPTACLE W/ (2) USB PORTS
- WALL MOUNTED LIGHT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE
- PULL CHAIN LIGHT/BARE BULB
- CEILING LIGHT AND FAN
- PENDANT LIGHT
- RECESSED LIGHT FIXTURE
- RECESSED LIGHT FIXTURE (vapor proof)
- RECESSED LIGHT FIXTURE (low voltage)
- CEILING MOUNTED FLUORESCENT
- 2x2 CEILING MOUNTED FLUORESCENT
- SMOKE DETECTOR
- THERMOSTAT
- ELECTRICAL PANEL
- CLG. EXHAUST FAN
- PHONE/DATA JACK
- TELEVISION JACK/COAXIAL CABLE
- FLOOD LIGHTS SOFFIT MOUNTED
- EYEBALL ACCENT LIGHT
- UNDER CABINET LIGHTS
- JUNCTION BOX
- CARBON MONOXIDE MONITOR

**NOTES:**  
 -ELECTRICAL PANEL, THERMOSTAT & UTILITY METERS TO BE LOCATED AS REQUIRED. VERIFY EXISTING LOCATION AND SIZES PRIOR TO WORK. CONTRACTOR TO COORDINATE.  
 -ALL HVAC PLUMBING & ELECTRICAL APPLIANCES TO RECEIVE POWER AS REQUIRED.  
 -ALL BATHROOM OUTLETS AND SWITCHES, IF MOUNTED ON THE SAME WALL, SHALL BE MOUNTED AT THE SAME HEIGHT ABOVE THE FINISHED FLOOR, TYP.  
 -ALL LIGHTING FIXTURES AND OUTLETS SHOWN ARE NEW. VERIFY LOCATIONS OF EXISTING OUTLETS, SWITCHES, AND FIXTURES. ELECTRICIAN TO COORDINATE REWIRE OR REUSE OF THESE ITEMS IN FIELD.  
 -NEW LIGHTING FIXTURES SHALL COMPLY WITH SECTION R404 [R503.1.4 DCECC]



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SHEET SIZE:  
18" X 24"

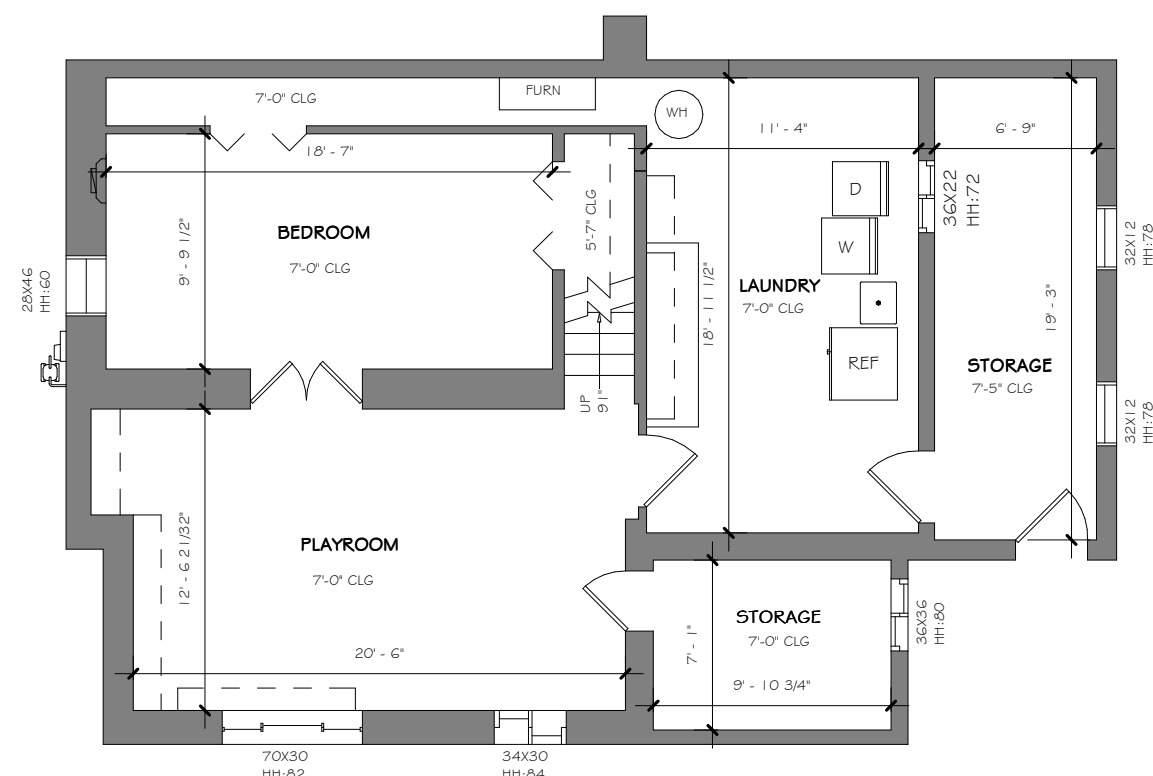
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1	Permit Set	12/14/2021

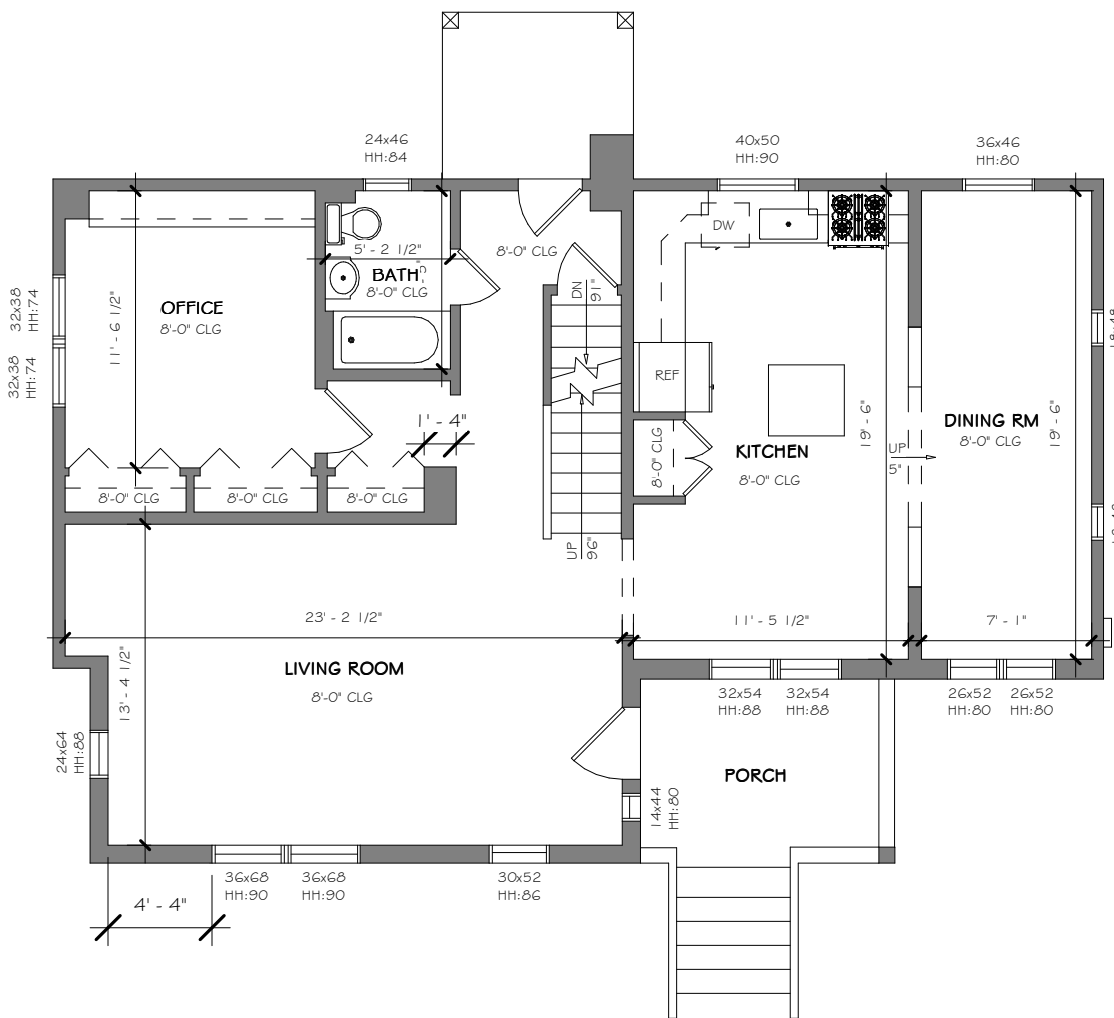
TITLE:  
  
 Proposed main level electrical plan

SHEET:  
  
**E001**  
 DEC 14, 2021

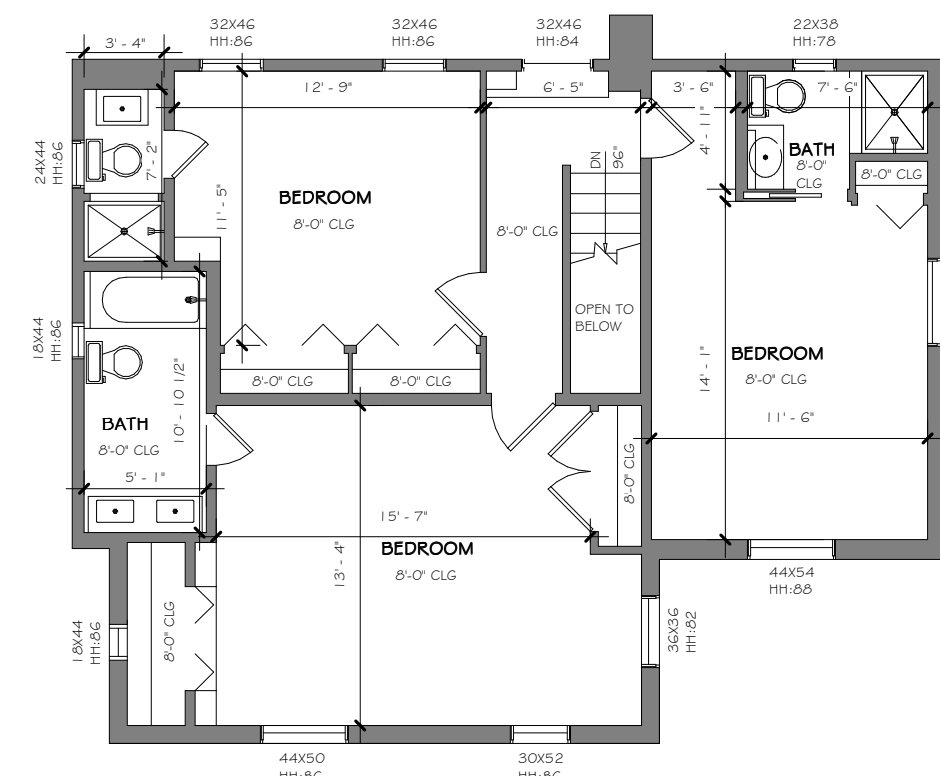




1 Existing basement level plan  
1/8" = 1'-0"



2 Existing main level plan  
1/8" = 1'-0"



3 Existing second level plan  
1/8" = 1'-0"



4 Existing south elevation  
1/8" = 1'-0"



5 Existing west elevation  
1/8" = 1'-0"



6 Existing north elevation  
1/8" = 1'-0"



7 Existing east elevation  
1/8" = 1'-0"



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SHEET SIZE:  
18" X 24"

ISSUES/REVISIONS:

#	Description	Date
1	Permit Set	12/14/2021

TITLE:

Existing plans & elevations

SHEET:

G001

DEC 14, 2021

12/14/2021 9:17:39 AM

## STRUCTURAL NOTES

### 1 GENERAL

- A. THE BUILDING MODIFICATION IS DESIGNED UNDER THE PROVISIONS OF THE 2018 VIRGINIA UNIFORM STATEWIDE BUILDING CODE (VUSBC).
- B. THE FOLLOWING LIVE LOADS WERE UTILIZED IN THE DESIGN:
- |                |        |
|----------------|--------|
| ROOF           | 30 PSF |
| LIVING AREAS   | 40 PSF |
| SLEEPING ROOMS | 30 PSF |
- ROOF SNOW LOAD
- |                       |        |
|-----------------------|--------|
| GROUND SNOW LOAD (Pg) | 25 PSF |
|-----------------------|--------|
- WIND LOAD
- |                        |         |
|------------------------|---------|
| BASIC WIND SPEED (V3s) | 115 MPH |
| IMPORTANCE FACTOR (Iw) | 1.0     |
| WIND EXPOSURE          | B       |
- DEAD LOAD ARE USED AS FOLLOWS UNLESS NOTED OTHERWISE:
- |               |        |
|---------------|--------|
| ROOF RAFTER   | 10 PSF |
| CEILING JOIST | 7 PSF  |
| 2ND FLOOR     | 10 PSF |
| 1ST FLOOR     | 10 PSF |
- C. THE BASIC STABILITY OF THE STRUCTURE IS DEPENDENT UPON THE DIAPHRAGM ACTION OF FLOORS, WALLS & ROOF ACTING TOGETHER. CONTRACTOR TO PROVIDE ALL GUYS, BRACES, STRUTS, ETC. AS REQUIRED TO ACCOMMODATE ALL LIVE, DEAD AND WIND LOADS UNTIL ALL FINAL CONNECTIONS BETWEEN THESE ELEMENTS ARE MADE.
- D. BASEMENT AND FOUNDATION WALLS ARE DEPENDENT UPON THE COMPLETED INSTALLATION OF FLOORS FOR THEIR STABILITY. CONTRACTOR SHALL NOT PLACE BACKFILL UNTIL THESE ELEMENTS ARE COMPLETELY INSTALLED, OR CONTRACTOR HAS PROVIDED SHORING AND BRACING TO ADEQUATELY RESTRAIN WALL.
- E. THE STRUCTURAL INTEGRITY OF THE BUILDING SHOWN ON THESE PLANS IS DEPENDENT UPON COMPLETION ACCORDING TO PLANS AND SPECIFICATIONS. STRUCTURAL MEMBERS ARE NOT SELF BRACING UNTIL PERMANENTLY AFFIXED TO THE STRUCTURE AS DIRECTED. THE STRUCTURAL ENGINEERS ASSUME NO LIABILITY FOR THE STRUCTURE DURING ARE INCLUDED IN THE PLANS AND SPECIFICATIONS OR ARE SUPERVISED BY THE STRUCTURAL ENGINEERS DURING CONSTRUCTION.

### 2 EARTHWORK

- A. SOIL BEARING VALUE AT THE BOTTOM OF ALL FOOTINGS IS ASSUMED TO BE 1500 PSF. THIS VALUE IS TO BE VERIFIED IN THE FIELD PRIOR TO POURING FOOTINGS BY A REGISTERED ENGINEER EXPERIENCED IN SOILS ENGINEERING OR BY A QUALIFIED INSPECTOR.
- B. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 2'-0" BELOW FINISH EXTERIOR GRADE. WHERE REQUIRED, STEP FOOTINGS IN RATIO OF 2 HORIZONTAL TO 1 VERTICAL.
- C. COMPACTED BACKFILL BELOW BUILDING SLABS - ALL SOIL FILL MATERIAL MUST BE APPROVED BY SOILS ENGINEER PRIOR TO PLACEMENT. MATERIALS TO BE FREE FROM ORGANIC MATERIAL, TRASH, MUCK, CONCRETE, ASPHALT OR OTHER DELETERIOUS SUBSTANCES. PRIOR TO PLACING FILL, THE EXISTING SURFACE SHALL BE CLEARED OF ALL REFUSE OR ORGANIC MATERIALS. FILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED 8" AND COMPACTED TO MIN. 95% OF THE DRY MAX. DENSITY AS DETERMINED BY ASTM D698.
- D. FOUNDATION WALLS ARE DESIGNED FOR A LATERAL EARTH PRESSURE OF 60 PCF ASSUMING A FREE DRAINING MATERIAL OR DRAINING BOARD BEHIND WALL WITH A PERIMETER DRAIN TILE SYSTEM. NOTIFY ENGINEER IF SOIL CONDITIONS DIFFER.

### 3 DEMOLITION

- A. PROVIDE ADEQUATE SHORING, BRACING AND OTHER TEMPORARY SUPPORT DURING DEMOLITION. RETAIN THE SERVICE OF A QUALIFIED SPECIALTY ENGINEER TO DESIGN AND MONITOR THE TEMPORARY SUPPORT. SUBMIT DRAWINGS FOR RECORD ONLY.
- B. UNTIL PROPERLY SHORED, DO NOT CUT EXISTING STRUCTURAL MEMBER IN A MANNER RESULTING IN A REDUCTION OF LOAD-CARRYING CAPACITY. DO NOT EXCEED THE CAPACITY OF THE EXISTING STRUCTURE WITH SUPERIMPOSED LOADS.
- C. IN GENERAL, SELECTIVE STRUCTURAL DEMOLITION IS TO BE PERFORMED WITH PHYSICAL CUTTING ACTION (I.E.SAWING AND GRINDING INSTEAD OF HAMMERING AND CHOPPING). DO NOT USE JACKHAMMERS ON STRUCTURALLY SUPPORTED MEMBERS.
- D. CONTRACTOR SHALL VERIFY THAT EXISTING CONSTRUCTION CORRESPONDS TO THAT SHOWN ON THE DRAWINGS. DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.

### 4 WOOD

- A. ALL FRAMING LUMBER SHALL BE HEM-FIR, GRADE #2, OR SPRUCE-PINE-FIR GRADE #2, OR BETTER, HAVING THE FOLLOWING MINIMUM BASE DESIGN VALUES:
- BENDING STRESS "Fb" = 850 PSI FOR SINGLE MEMBER USE
  - HORIZONTAL SHEAR "Fv" = 135 PSI
  - COMPRESSION PERPENDICULAR TO GRAIN "Fc" = 405 PSI
  - COMPRESSION PARALLEL TO GRAIN "Fc11" = 1,150 PSI
  - MODULUS OF ELASTICITY "E" = 1,300,000 PSI
- NOTE: SPRUCE-PINE-FIR (SOUTH) IS NOT ACCEPTABLE. SPRUCE-PINE-FIR MUST BE GRADED BY NLGA.
- C. PLYWOOD LAMINATED (MICROLAM OR LVL) BEAMS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:
- BENDING STRESS "Fb" = 2600 PSI
  - HORIZONTAL SHEAR "Fv" = 250 PSI
  - MODULUS OF ELASTICITY "E" = 1,900,000 PSI
- D. ALL WALL STUDS SHALL BE SPF STUD GRADE OR BETTER, HAVING THE FOLLOWING MINIMUM BASE DESIGN VALUES:
- COMPRESSION PARALLEL TO GRAIN "Fc11" = 625 PSI
  - BENDING STRESS "F" = 725 PSI FOR SINGLE USE MEMBERS
  - MODULUS OF ELASTICITY "E" = 1,200,000 PSI

- E. UNLESS NOTED OTHERWISE, FASTENING FOR STRUCTURAL MEMBERS SHALL FOLLOW INTERNATIONAL RESIDENTIAL CODE TABLE R602.3(1).
- F. CUTTING AND NOTCHING OF CONVENTIONAL 2X FLOOR JOISTS SHALL CONFORM TO THE FOLLOWING:
- NOTCH DEPTH IN THE TOP OR BOTTOM OF THE JOISTS AND BEAMS SHALL NOT EXCEED ONE-SIXTH THE DEPTH OF THE MEMBERS AND SHALL NOT BE LOCATED IN THE MIDDLE ONE THIRD OF THE SPAN (INCLUDING BIRDS MOUTH CUTS).
  - NOTCH DEPTH AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER.
  - THE TENSION SIDE OF BEAMS, JOISTS AND RAFTERS SHALL NOT BE BOTCHED, EXCEPT AT ENDS OF MEMBERS.
  - HOLES BORED OR CUT INTO JOISTS SHALL NOT BE CLOSER THAN TWO INCHES TO THE TOP OR BOTTOM OF THE JOISTS. THE DIAMETER OF THE HOLE SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOISTS.

- H. PROVIDE SOLID BLOCKING AT 4 FEET ON CENTER BETWEEN BAND JOIST AND FIRST INTERIOR PARALLEL JOIST, UNO.
- I. PREFABRICATED JOIST HANGERS, BEAM HANGERS, POST CAPS AND POST BASES SHALL BE SIZED AND ATTACHED PER MANUFACTURERS RECOMMENDATION. FASTENERS AND CONNECTORS UTILIZED WITH PRESSURE-TREATED MEMBERS SHALL MEET G185 GALVANIZING.
- N. MULTIPLE STUDS SHALL BE NAILED WITH 10d NAILS AT 24" O.C. PROVIDE SOLID BLOCKING OR CRIPPLE STUDS IN FLOOR SYSTEM AT ALL POINT LOADS ABOVE.
- P. HOLES BORED IN BEARING WALL STUDS SHALL NOT EXCEED 1/3 OF STUD WIDTH.
- Q. ALL STUD BEARING WALLS TO BE PROVIDED WITH 2 CONTINUOUS TOP PLATES AND 1 CONTINUOUS BOTTOM PLATE SPLICES OF TOP PLATE SHALL OCCUR OVER STUD. SPLICES SHALL BE STAGGERED A MINIMUM OF TWO FEET.

### 5 MISCELLANEOUS

- A. ALL WOOD BLOCKING, NAILERS, ETC. SHALL BE ATTACHED TO STEEL OR CONCRETE FRAMING WITH POWER ACTUATED FASTENERS OR 1/2" DIAMETER BOLTS UNLESS NOTED OTHERWISE. FASTENERS SHALL BE SPACED AT 24" MAXIMUM O.C. FASTENERS SHALL HAVE A MINIMUM CAPACITY OF 100 POUNDS IN SHEAR AND PULLOUT UNLESS NOTED OTHERWISE.



**43130 Amberwood Plaza,  
#235  
Chantilly, VA 20152**

**www.jzstructure.com**

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**McGraw - Johnson Residence**

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**Structural Framing**

Job #

Date: 12/01/2021 Issue:

REVISION

Drawn HZ Checked JZ

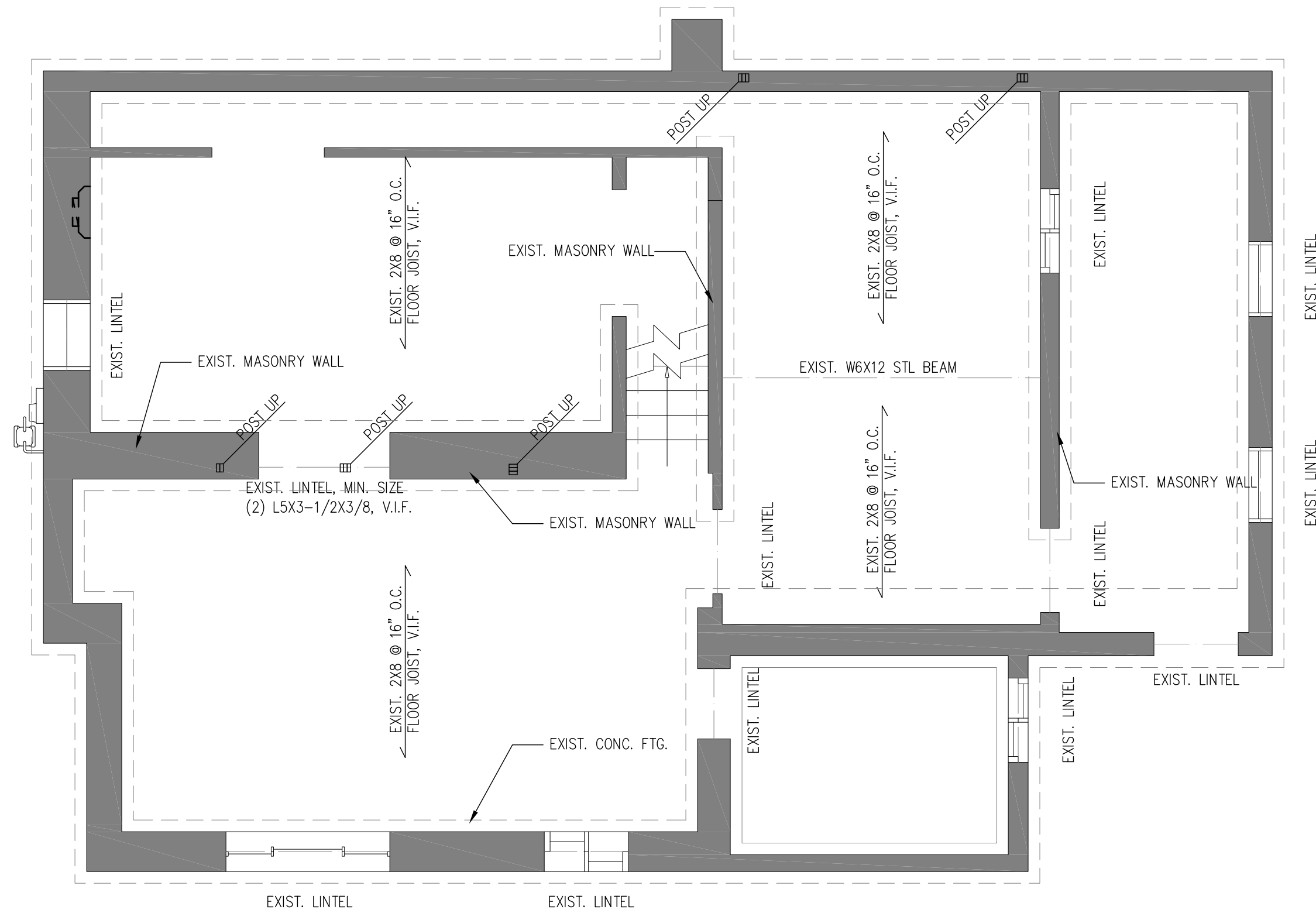
Scale AS NOTED

Sheet Title

**NOTES AND DETAILS**

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Sheet No.

**S000**



## FOUNDATION & 1ST FLOOR FRAMING PLAN

1/4" = 1'-0"

NOTES:

- 1) UNO, PROVIDE IN FLOOR SQUASH BLOCKS UNDER ALL POSTS TO ENSURE CONTINUOUS LOAD BEARING



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www.jzstructure.com

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Job #

Date: 12/01/2021 Issue:

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Scale: AS NOTED

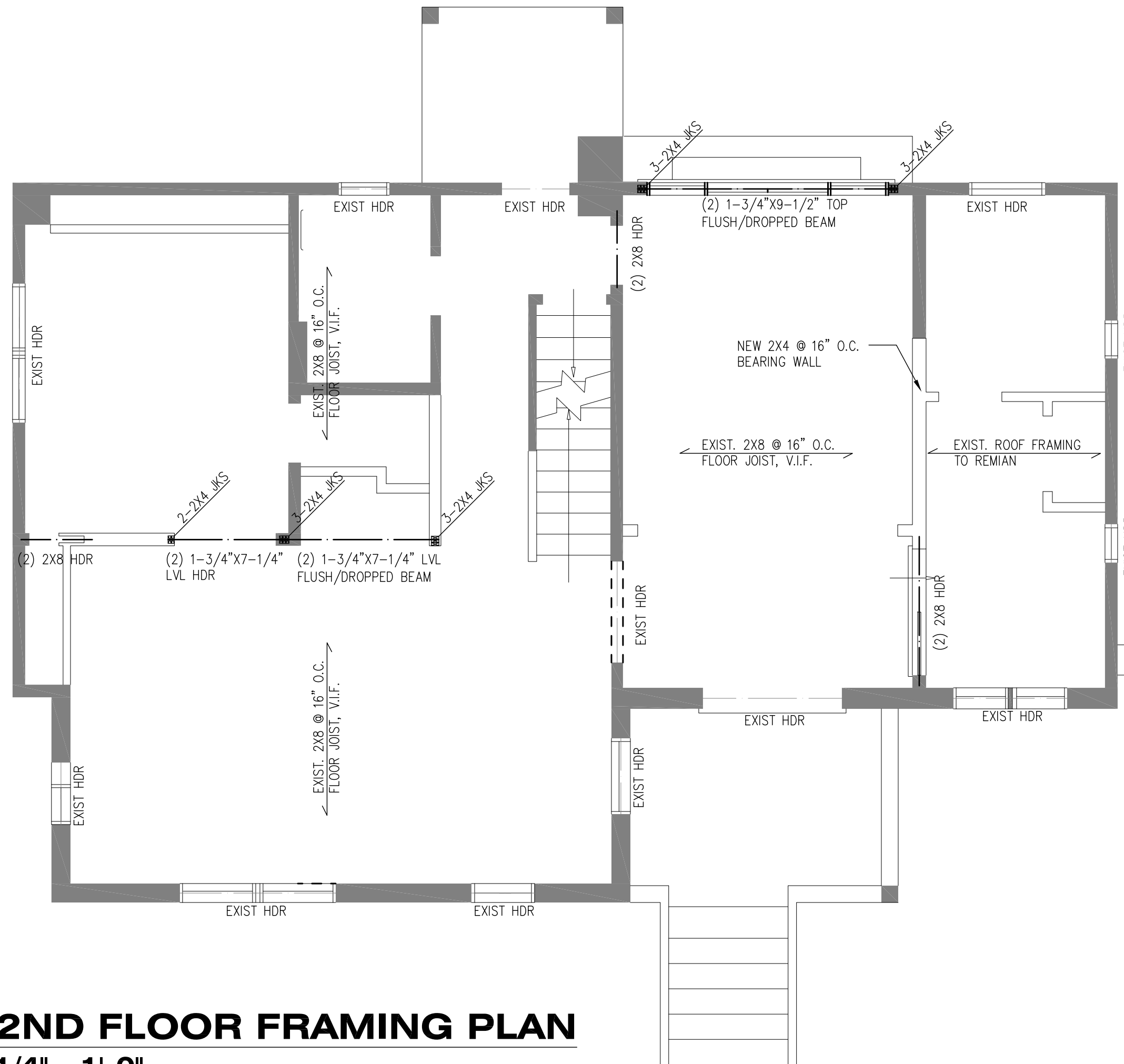
Sheet Title

FOUNDATION & 1ST  
FLOOR FRAMING PLAN

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S100





## 2ND FLOOR FRAMING PLAN

1/4" = 1'-0"

NOTES:  
 1) UNO, PROVIDE (2) 2x4 (ONE KING & ONE JACK) @ EACH END OF HEADER.

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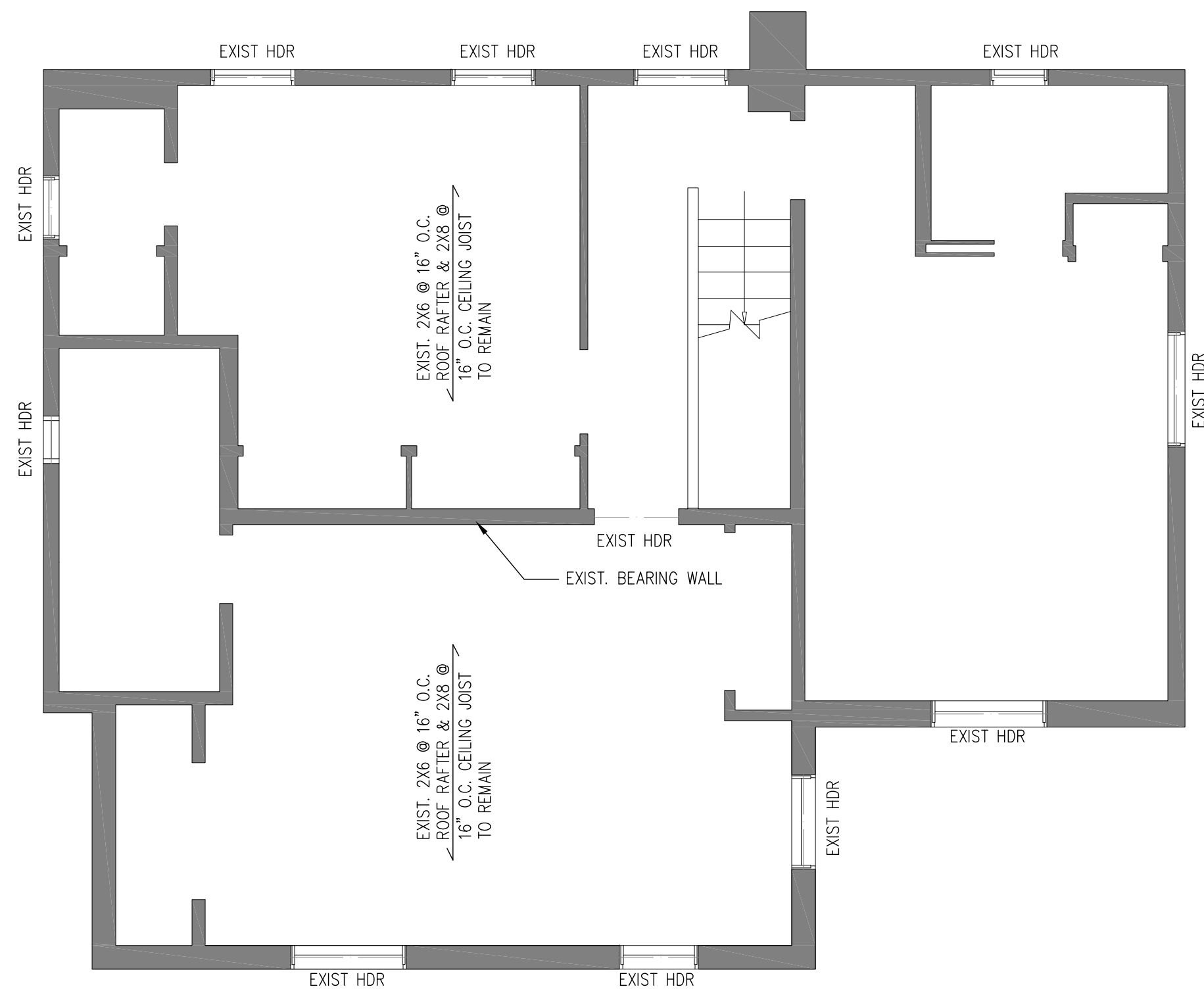
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**Structural Framing**

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 Date: 12/01/2021 Issue:  
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**2ND FLOOR FRAMING PLAN**  
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**EXIST ROOF FRAMING PLAN**  
**1/4" = 1'-0"**



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**Structural Framing**

Job #

Date: 12/01/2021 Issue:

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Scale: AS NOTED

Sheet Title: **ROOF FRAMING PLAN**

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**S102**



DEPARTMENT OF COMMUNITY PLANNING, HOUSING and DEVELOPMENT

Inspection Services Division

2100 Clarendon Blvd., Suite 800, Arlington, VA. 22201

Tel 703-228-3800 Fax 703-228-7046 www.arlingtonva.us

# MECHANICAL PLAN REVIEW WAIVER FORM

## Conditions

**Important: The Mechanical plan review waiver applies ONLY to the Alterations and Additions Proposed to one and two Family Dwellings.**

## Certification

I the under signed property Owner, request that mechanical code compliance be determined by the field inspection in-lieu of the standard mechanical plan review.

I hereby certify the mechanical systems will be installed according to all requirements of the Virginia Uniform Statewide Building Code. I also certify that all design specifications shall be available on the job site at the time of inspection for the Inspector to review.


**I understand that proper Mechanical permits are required and this work is at my own risk and may require excessive changes necessary to meet code compliance.**

## Applicant Information

Permit Number: Not assigned yet

Address: 2831 23<sup>rd</sup> Rd N. Arlington, VA 22201

Property Owner (Please print): Elizabeth McGraw and Trace Johnson

 Steve Inch for TriviseUSA

Signature of Property Owner or Property Owner's Agent

12/14/21  
Date





DEPARTMENT of COMMUNITY PLANNING, HOUSING and DEVELOPMENT  
Inspection Services Division

2100 Clarendon Blvd., Suite 800, Arlington, VA. 22201  
Tel 703-228-3800 Fax 703-228-7046 www.arlingtonva.us

# ASBESTOS INSPECTION AND AWARENESS FORM

Effective July 1, 1993, the Virginia Uniform Statewide Building Code requires that all buildings to be renovated or demolished shall be inspected for the presence of asbestos-containing materials, and subject to exemptions, appropriate response actions shall be undertaken. The following form is to be completed by all applicants for Building Permits for renovation or demolition. A completed form will contain one box checked below and must be signed by the owner or authorized agent of the owner(s).

Owner(s): Elizabeth McGraw and Trace Johnson

Address: 2831 23<sup>rd</sup> Rd N Arlington VA 22201

Address where work is to be performed: Same as above

## Certification

### AS AN OWNER, OR AN OWNER'S AGENT, OF THE ABOVE BUILDING, I HEREBY CERTIFY THAT:

- The above building is a single family dwelling, or is a residential housing building containing four or fewer units, and is exempt from asbestos inspection requirements. (NOTE: This exemption does not apply if the proposed renovation or demolition is for commercial or public development purposes); or
- The combined amount of regulated asbestos-containing material involved in the renovation or demolition is less than 260 linear feet on pipes, or less than 160 square feet on other facility components, or less than thirty-five cubic feet off facility components where length or area could not be measured previously, and is exempt from asbestos inspection requirements.
- This building is exempt from asbestos certification requirements because the original building permit was issued after January 1, 1985.

If NONE of the boxes above has been checked, and if the building permit application is for repair or replacement of roofing, floorcovering, or siding materials and the use is not a school, asbestos inspection requirements may be satisfied by checking one of the two following boxes:

- The materials to be repaired or replaced are assumed to contain asbestos and that appropriate response actions will be accomplished by a licensed asbestos contractor or a licensed RFS contractor; or
- An inspection of the materials to be removed was accomplished by an RFS inspector and analysis of the sample showed no asbestos to be present.

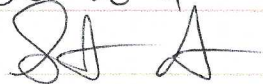
**IF NONE OF THE FIVE (5) BOXES ON THE FRONT PAGE HAVE BEEN CHECKED, ONE OF THE REMAINING TWO BOXES HEREUNDER MUST BE CHECKED IN ORDER TO COMPLETE THIS FORM:**

- The affected area of the above building to be renovated or demolished has been inspected for the presence of asbestos by an individual licensed to perform such inspections and that no asbestos-containing materials were found; or
- Asbestos-containing materials in the affected area of the above building to be renovated or demolished will be subject to appropriate response actions in accordance with all applicable laws relating to asbestos abatement.

In accordance with S36-99.7, I further certify that the abatement area will not be reoccupied until any required response actions have been completed and final clearances have been measured and found to be within regulated tolerances.

Printed Name: Steve Inch

Telephone number(s): 703-980-7601

Signature of Owner or Owner's Agent:  - Steve Inch for TIVBUSA

Date: 12/14/21