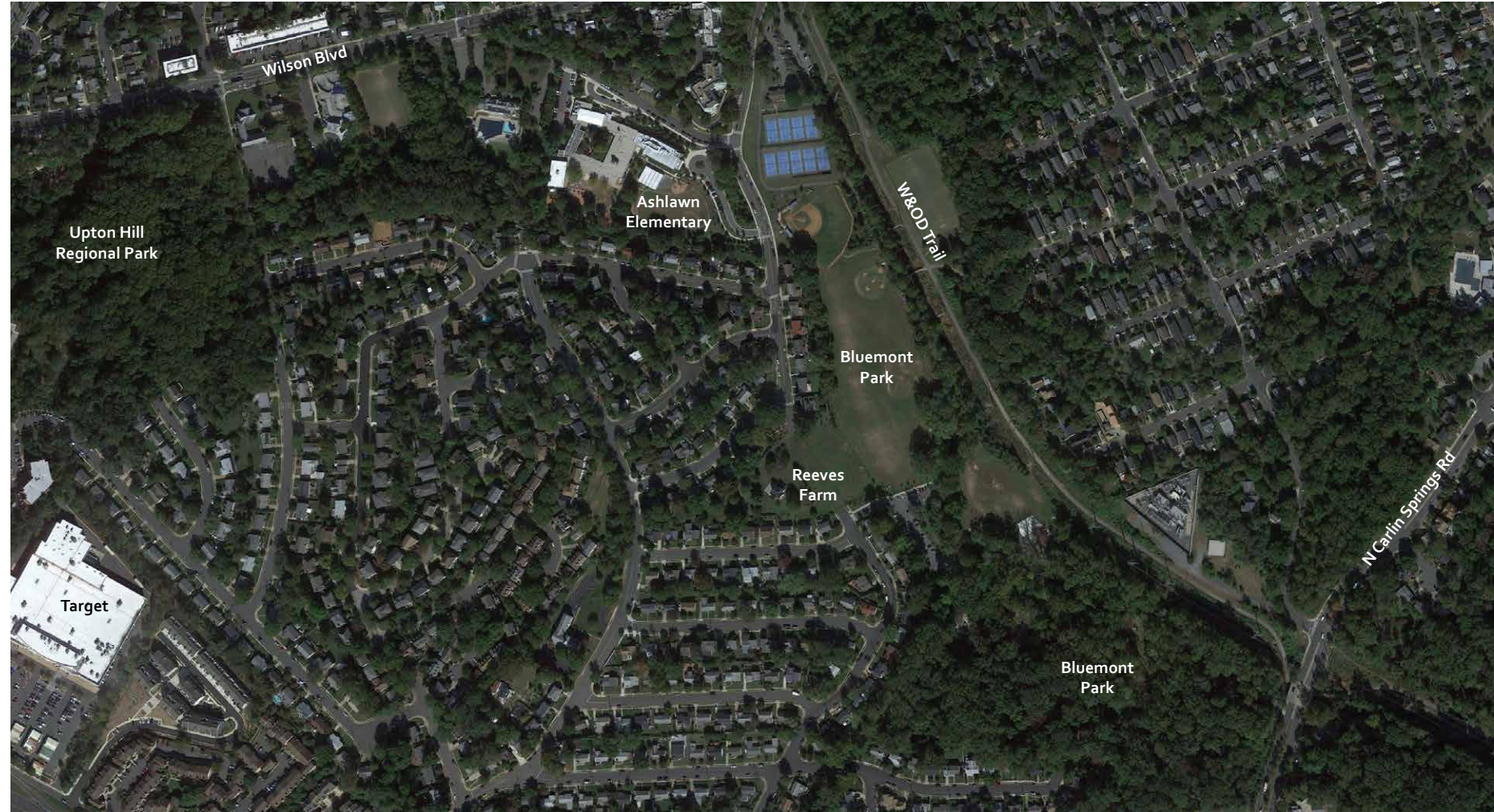


Reeves Farmhouse

Renovation Concept DRC Submission

April, 2023



Source: Google Earth

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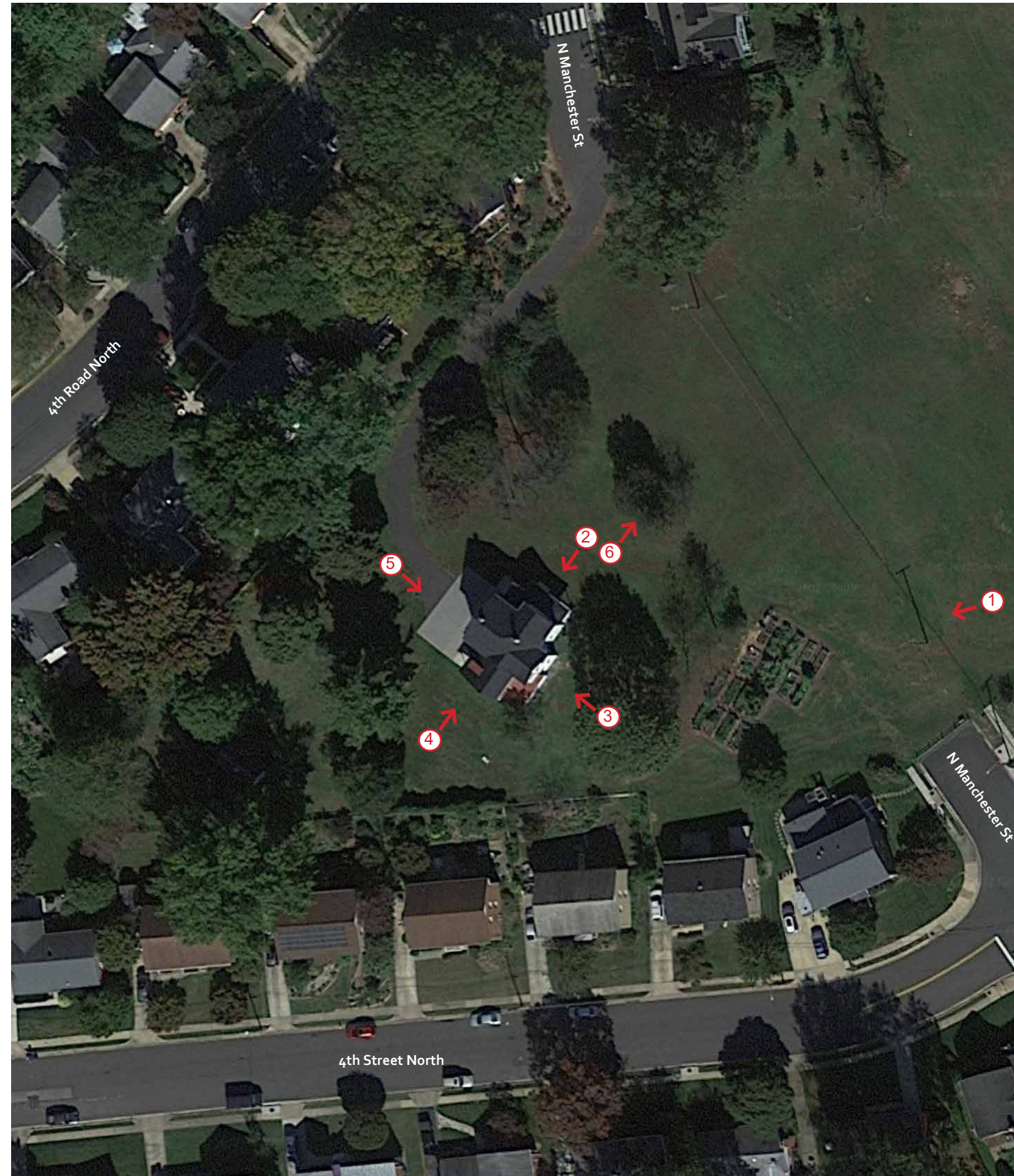
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Cover

Reeves Farmhouse



Arlington, Virginia
April, 2023



Source: Google Earth



Existing Site Conditions

Reeves Farmhouse

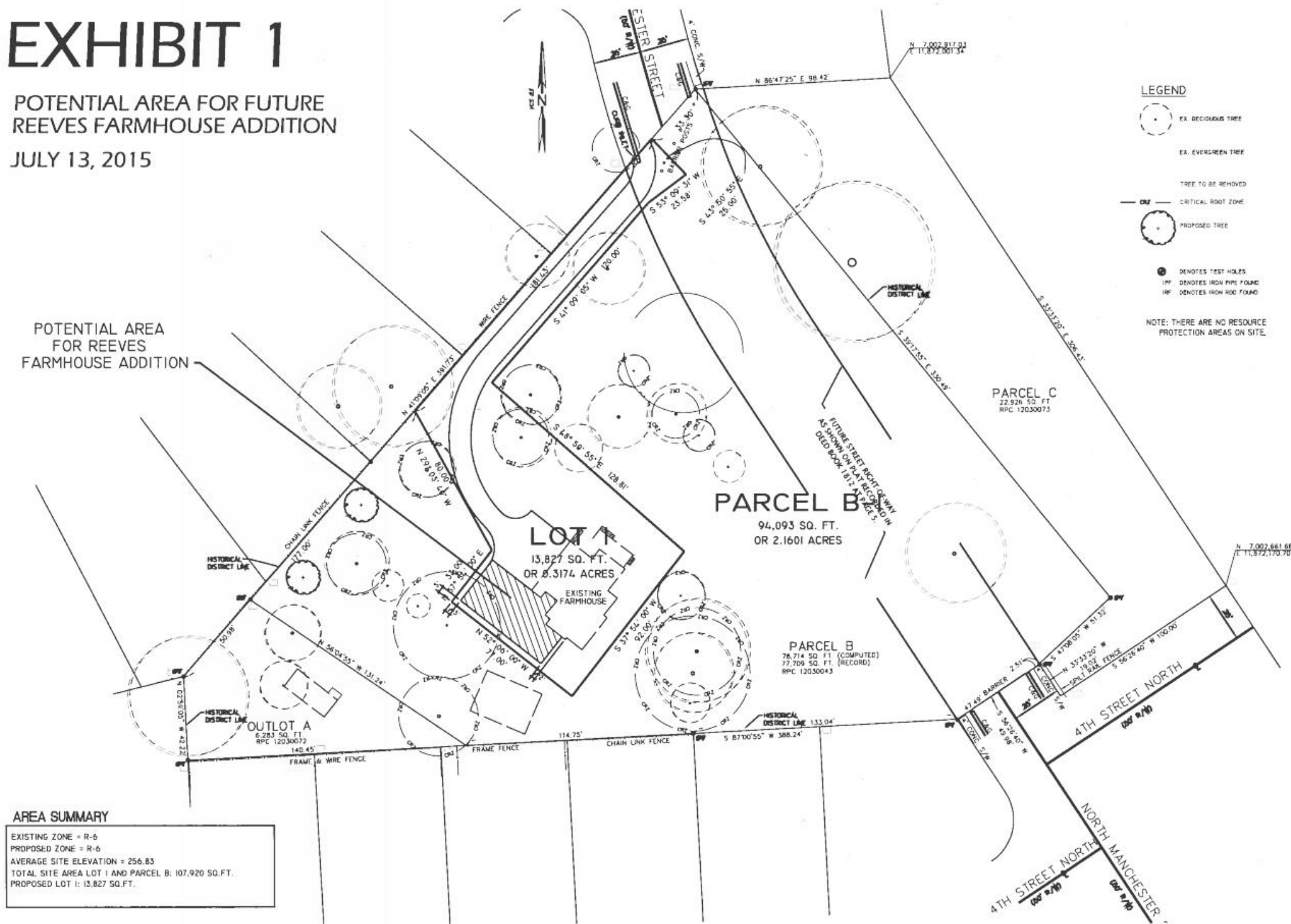


Arlington, Virginia
April, 2023

EXHIBIT 1

POTENTIAL AREA FOR FUTURE REEVES FARMHOUSE ADDITION

JULY 13, 2015

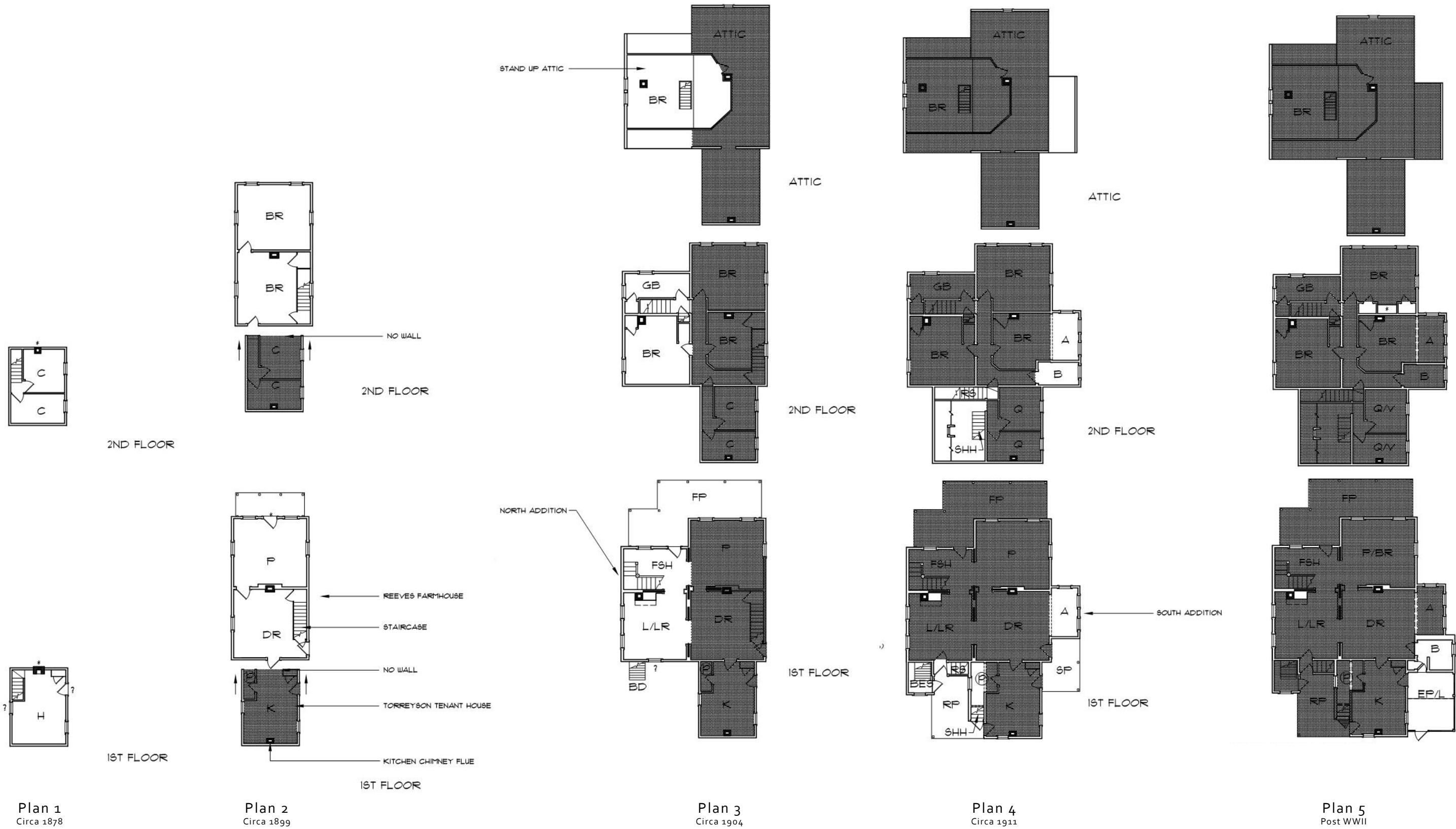


Source: Arlington County



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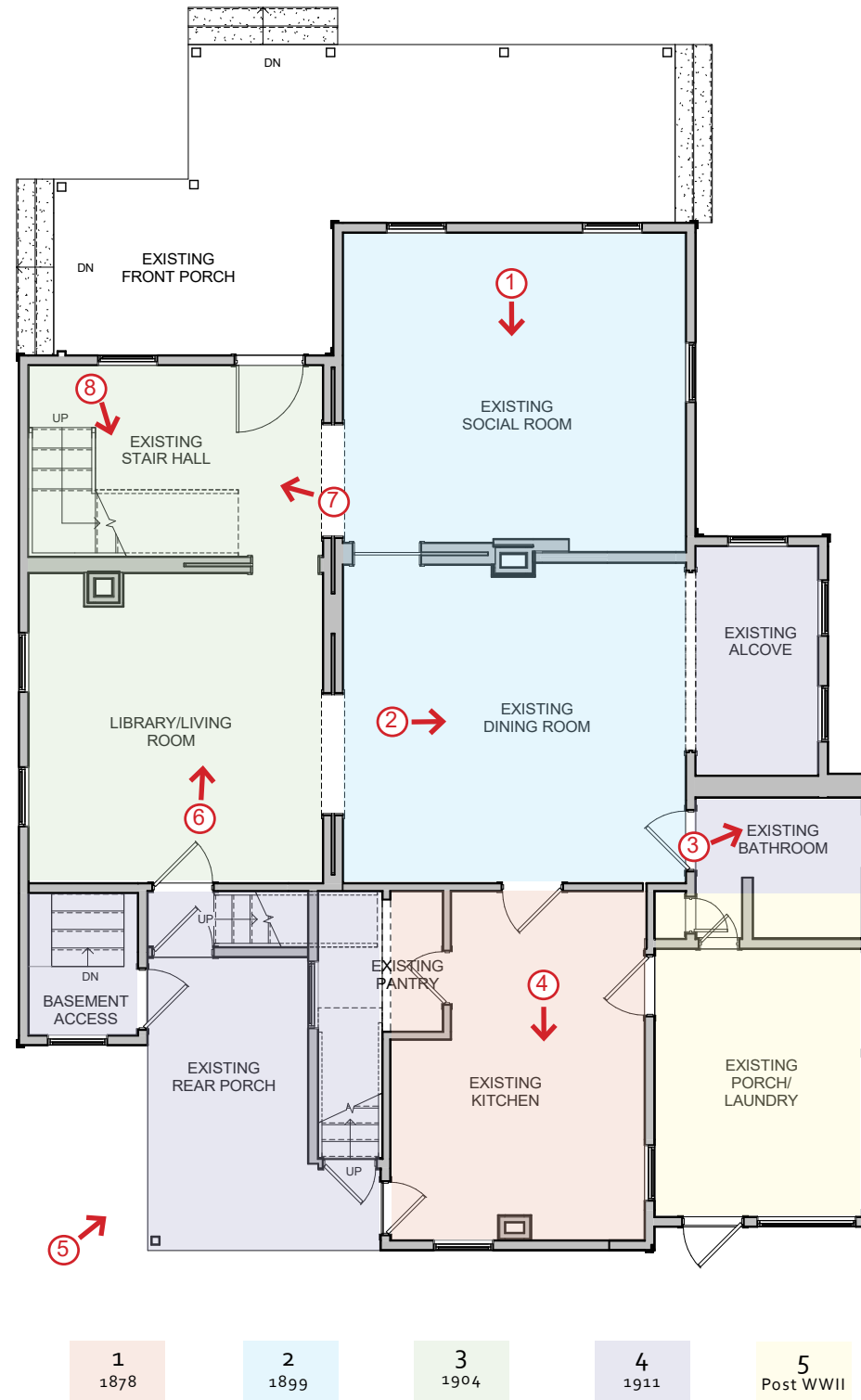
Plan 1
Circa 1878

Plan 2
Circa 1899

Plan 3
Circa 1904

Plan 4
Circa 1911

Plan 5
Post WWII



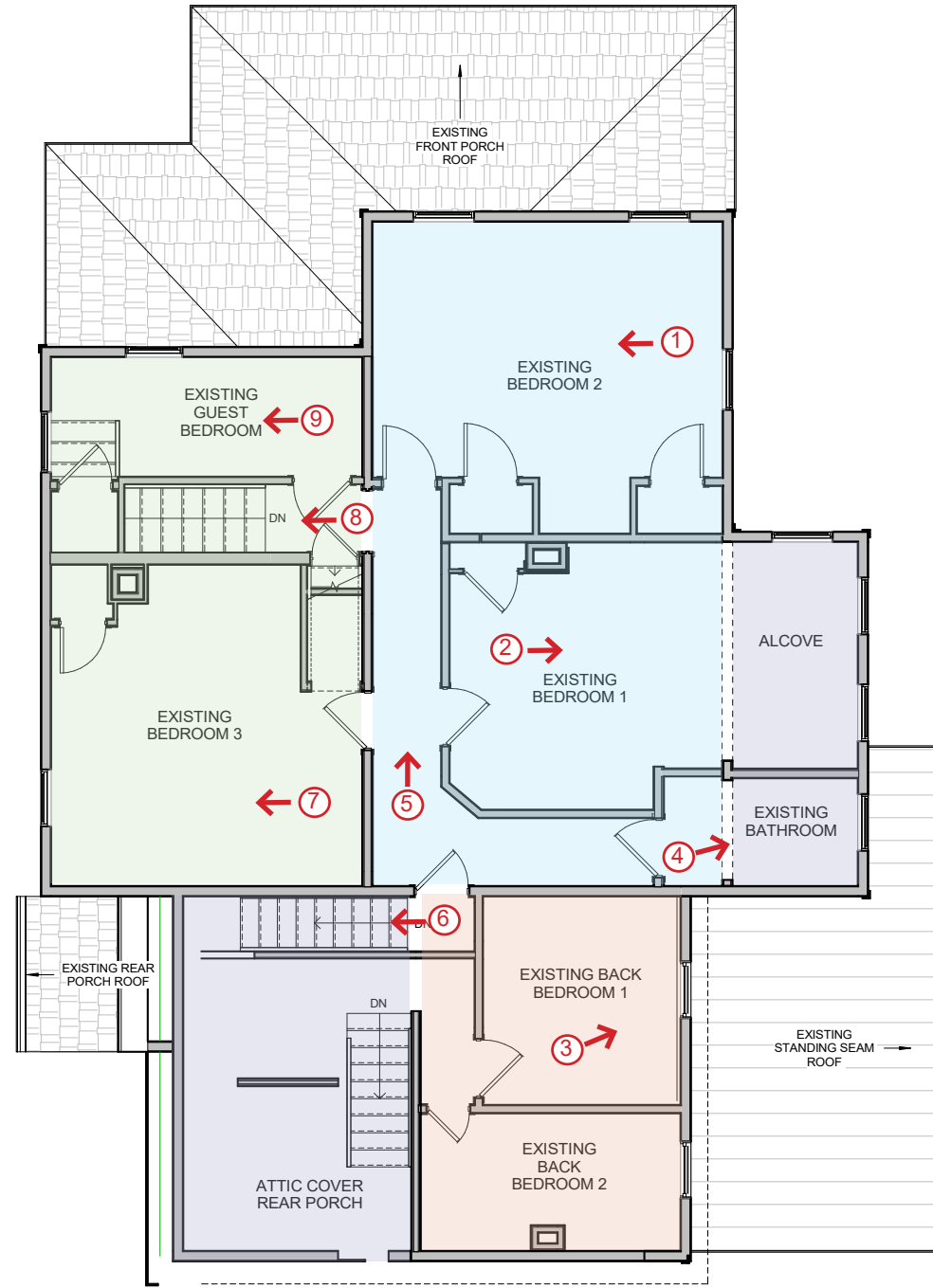
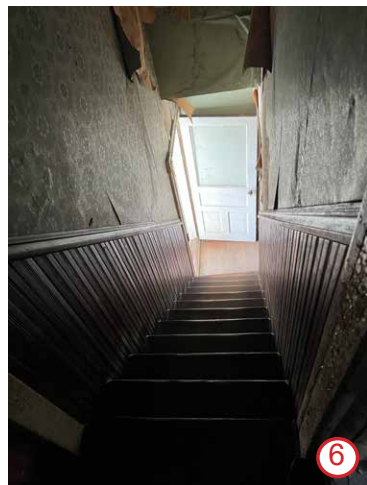
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Existing First Floor

Reeves Farmhouse



Arlington, Virginia
April, 2023



- 1
1878
- 2
1899
- 3
1904
- 4
1911
- 5
Post WWII

Existing Second Floor

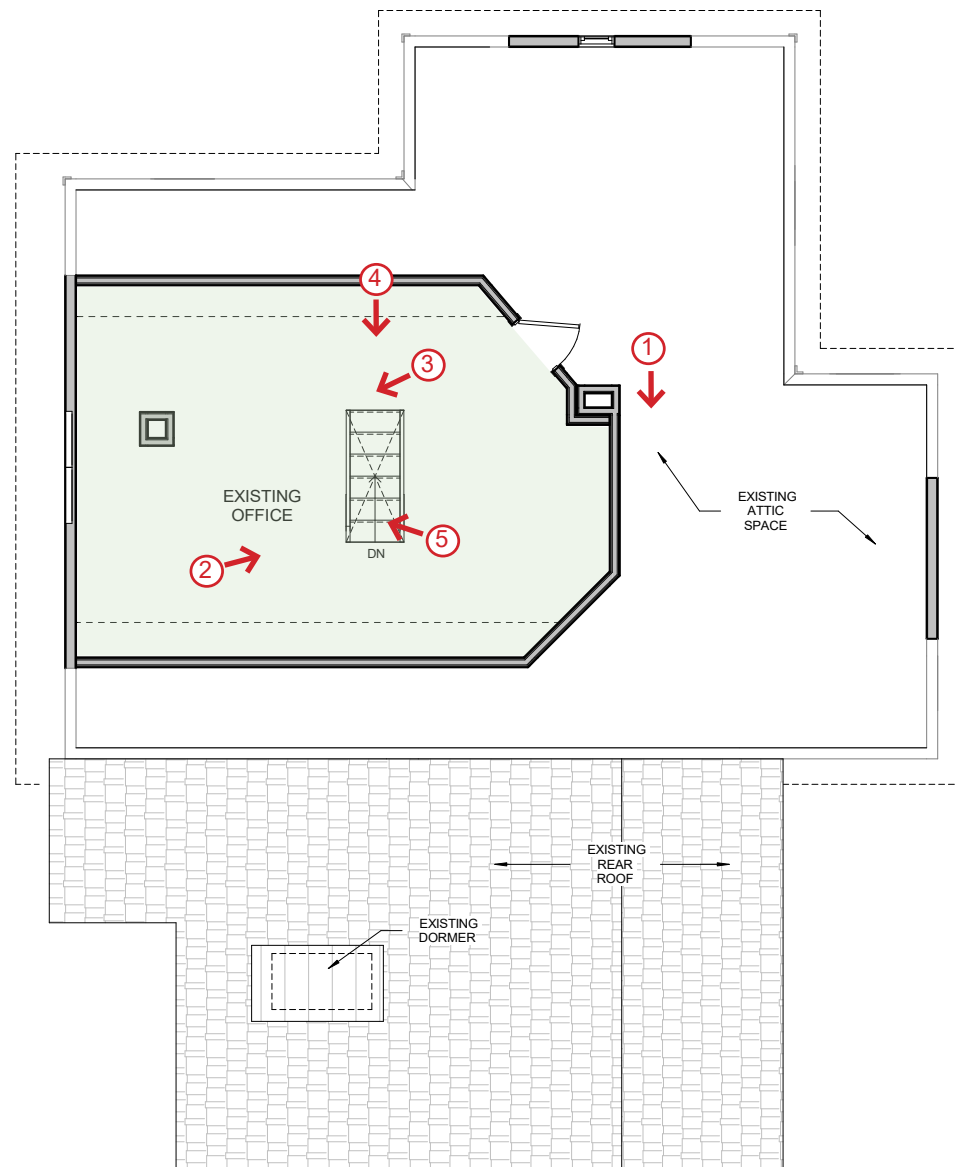
Reeves Farmhouse

Arlington, Virginia
April, 2023

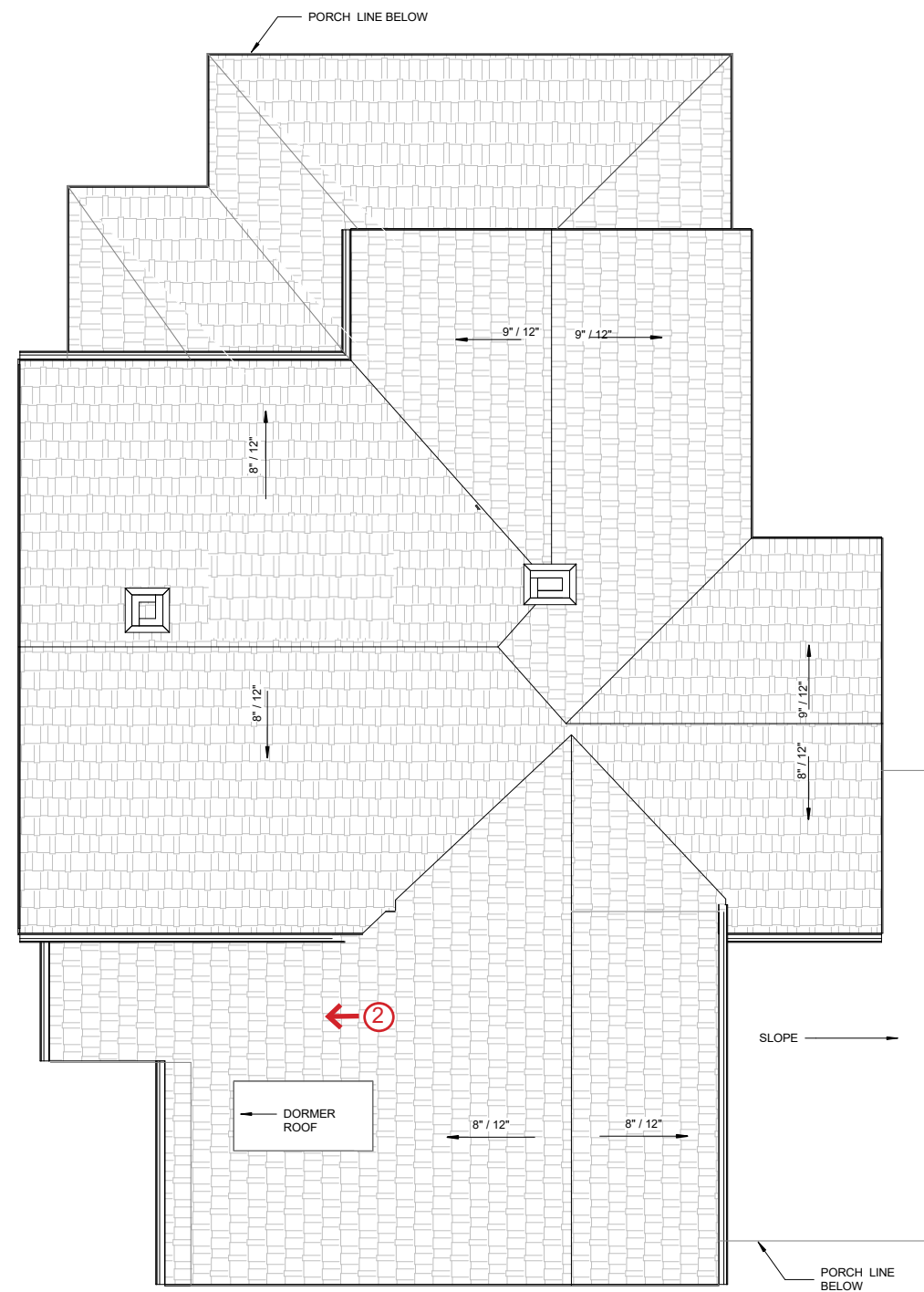
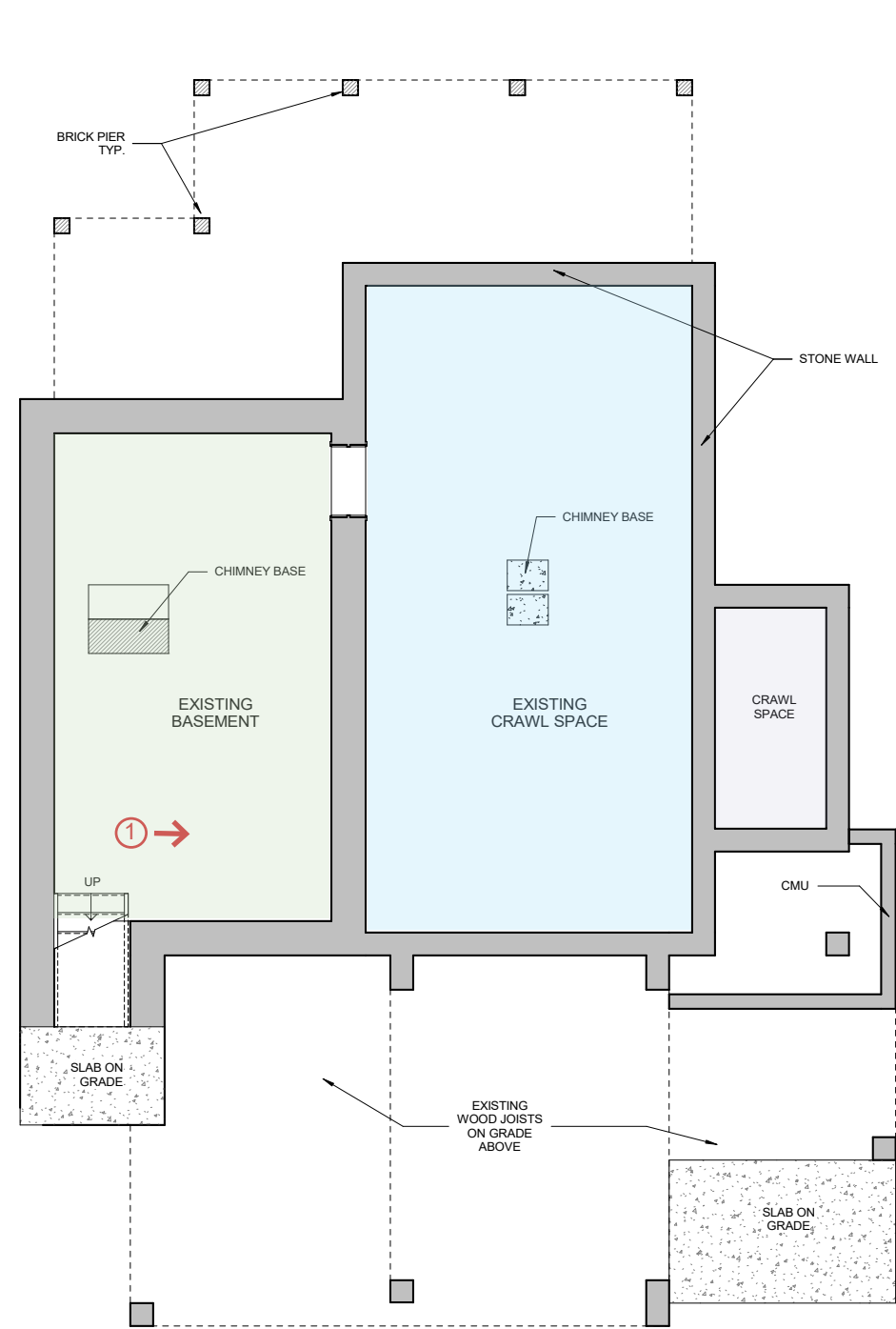


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- 1
1878
- 2
1899
- 3
1904
- 4
1911
- 5
Post WWII

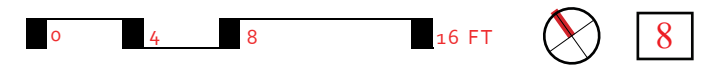


- 1
1878
- 2
1899
- 3
1904
- 4
1911
- 5
Post WWII

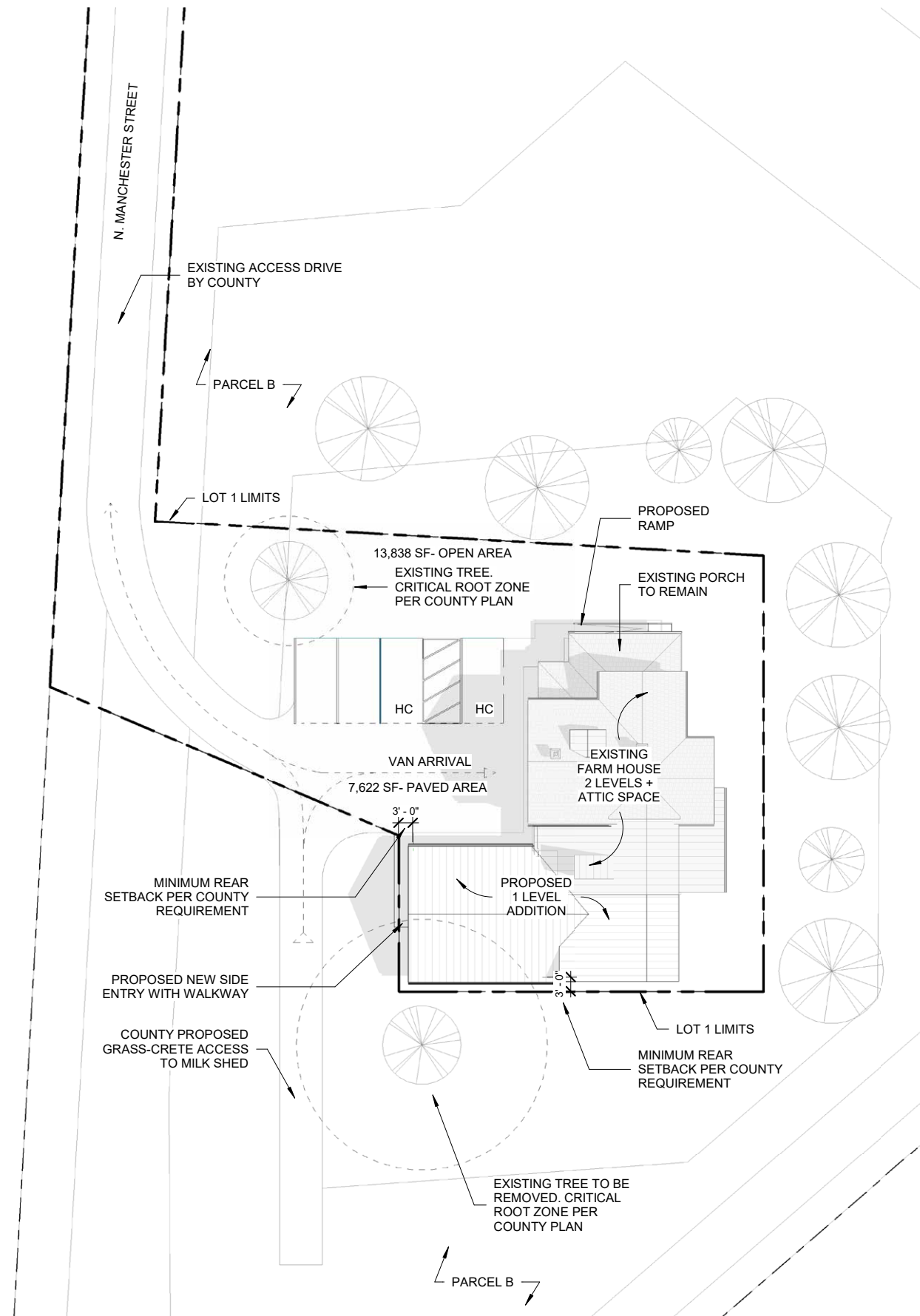
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Existing Cellar and Roof Plans

Reeves Farmhouse



Arlington, Virginia
April, 2023



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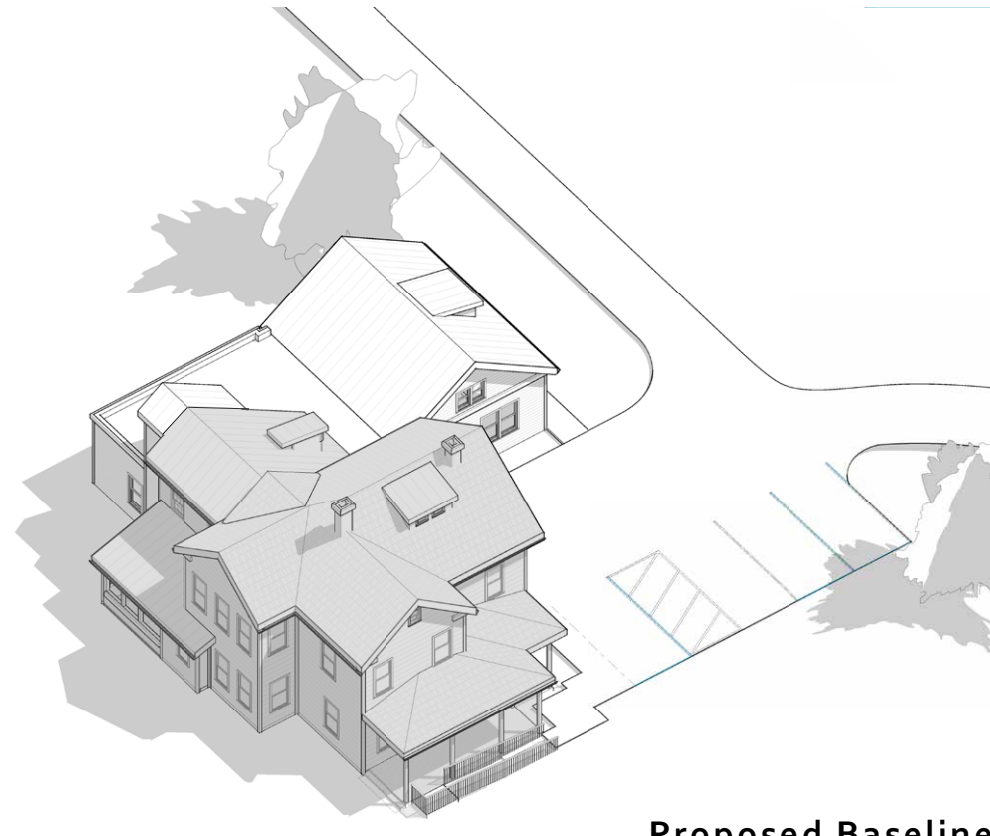
9

Site Plan | Reeves Farmhouse

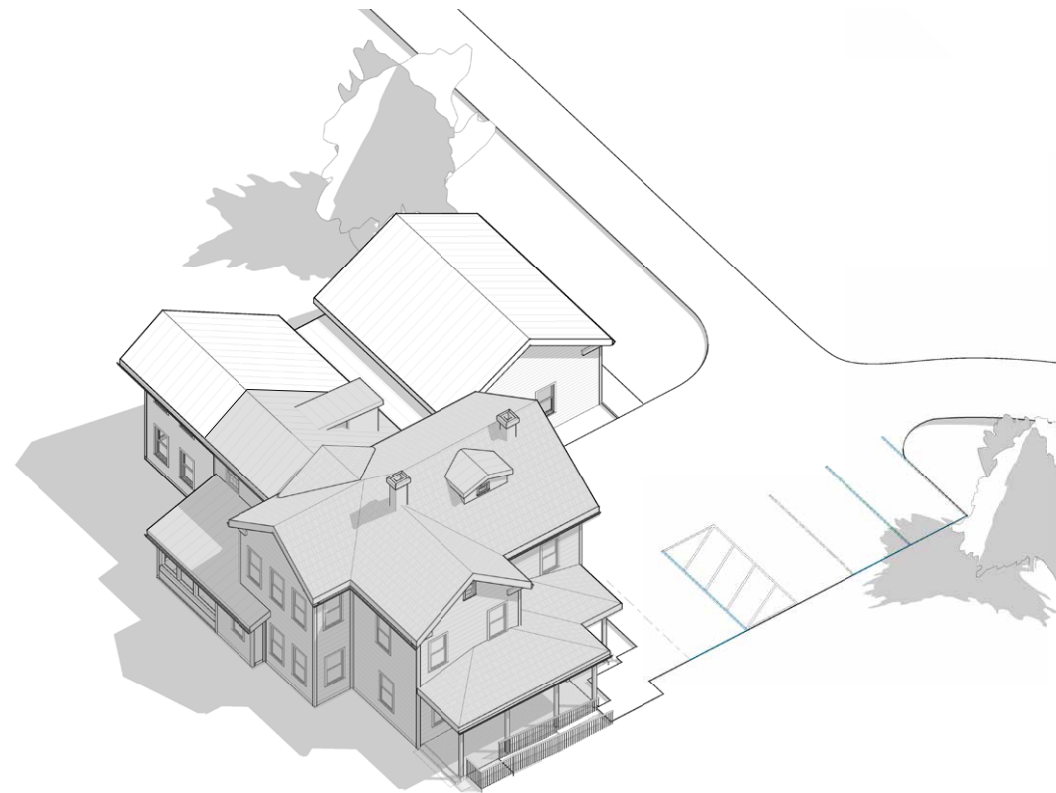
Arlington, Virginia
April, 2023



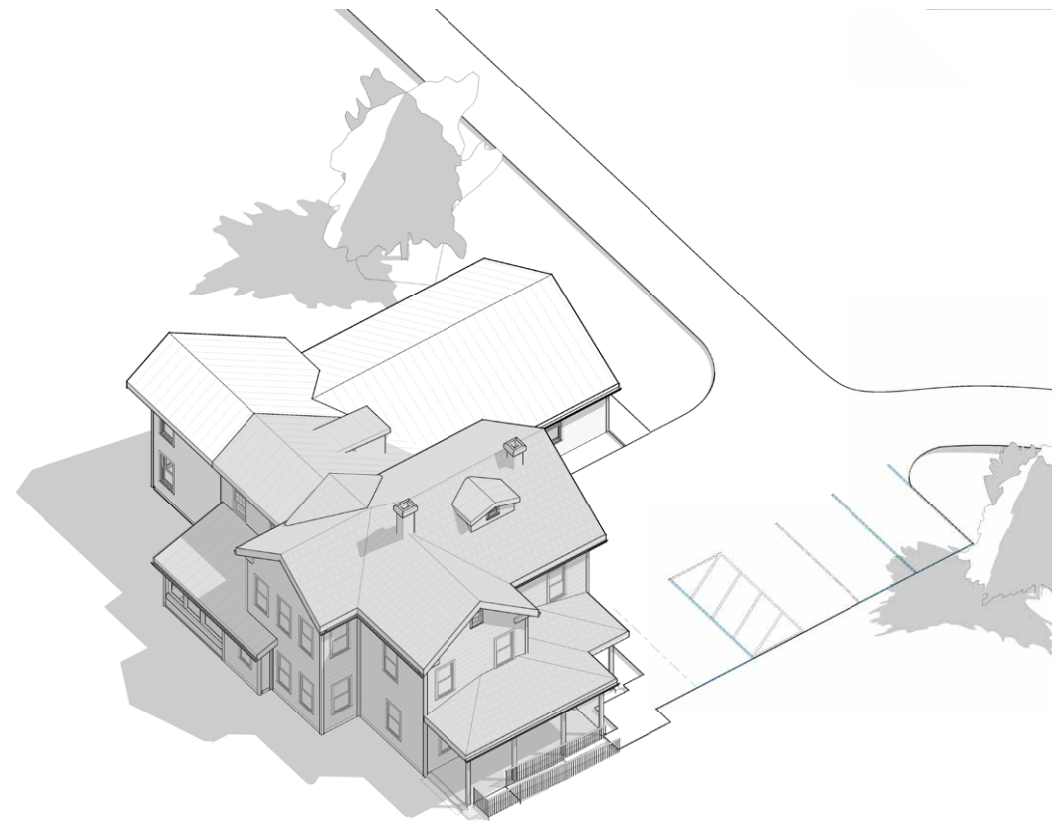
Existing



Proposed Baseline



Alt Option 1



Alt Option 2



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Existing and Proposed Bird's Eye View

Reeves Farmhouse



Existing



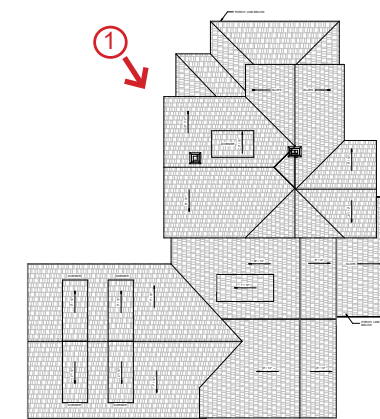
Proposed Baseline



Proposed Alternate 1



Proposed Alternate 2



View from NW



Existing



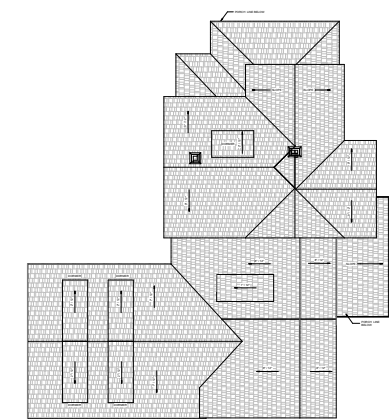
Proposed Baseline



Proposed Alternate 1



Proposed Alternate 2



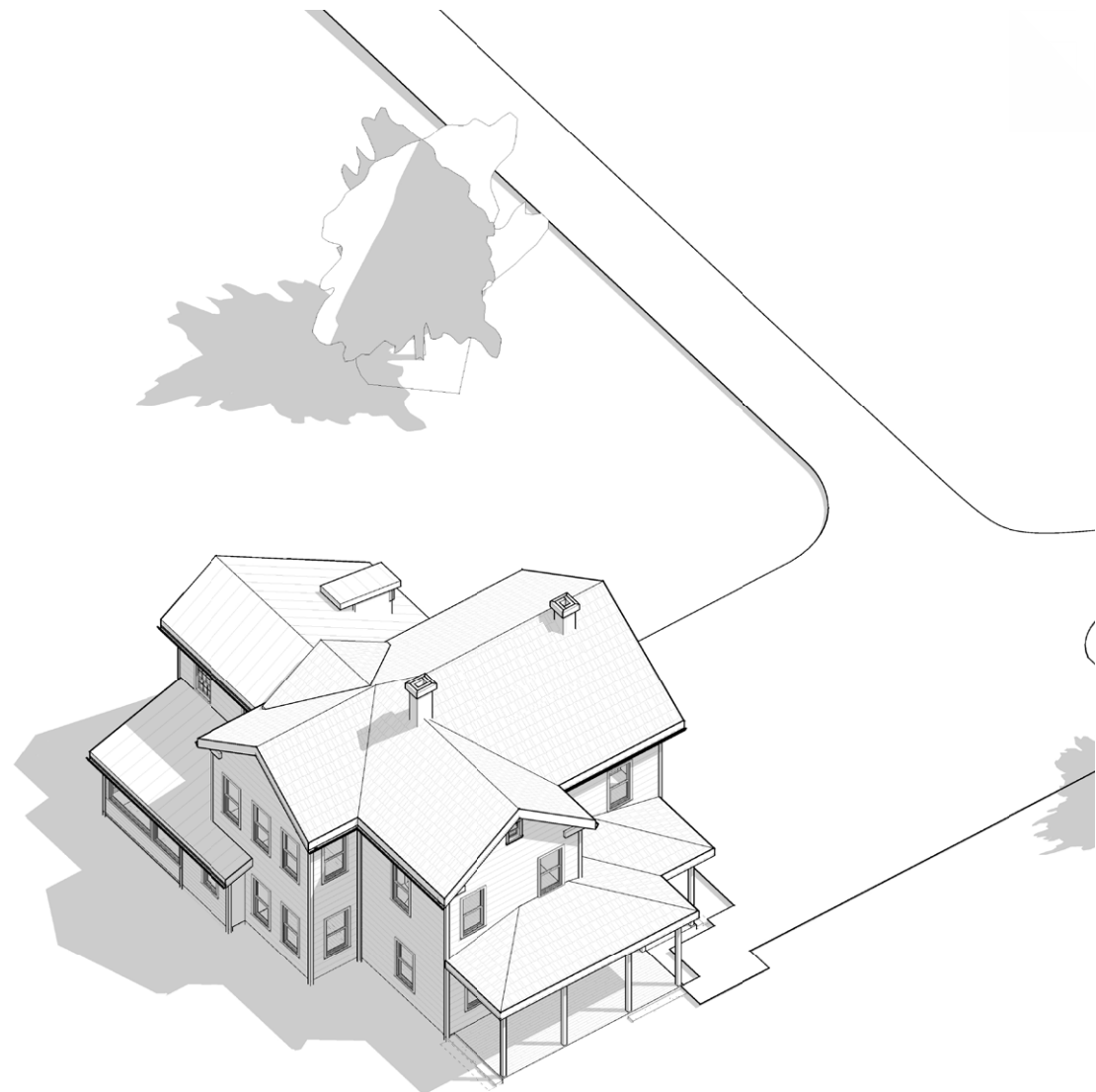
View from SE



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Existing and Proposed 3D Views

Reeves Farmhouse



Existing



Proposed Alternate 2

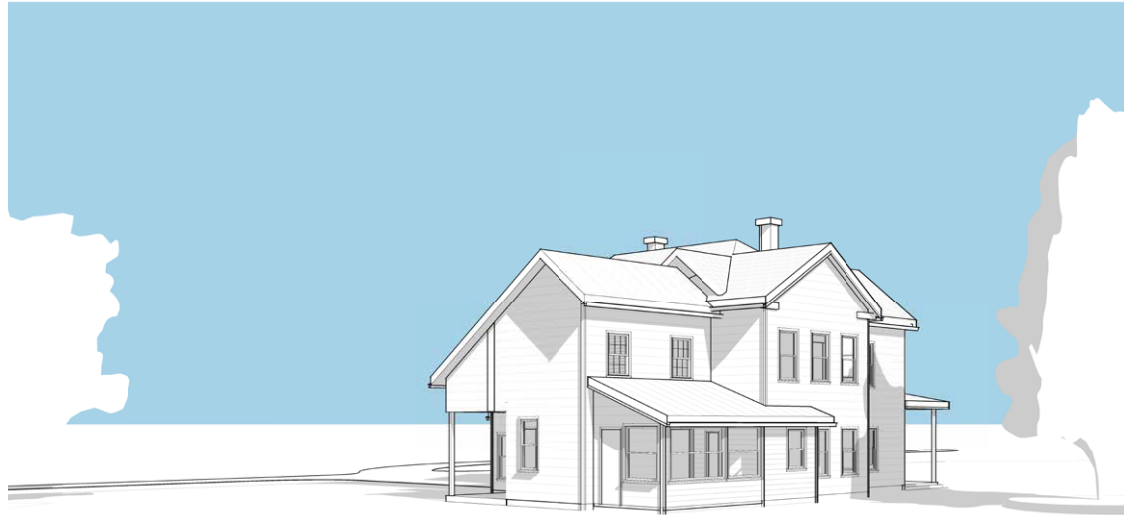
Alternate Option 2



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Massing Study

Reeves Farmhouse



Existing



Proposed

2. View from SE

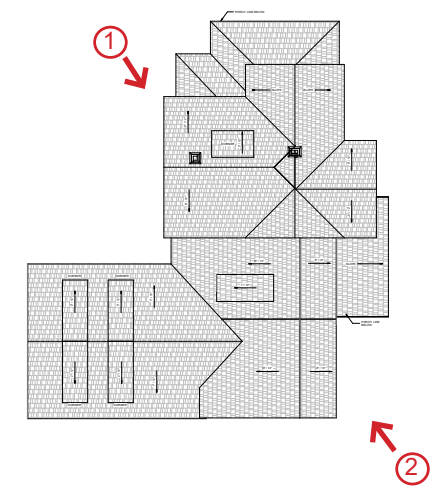


Existing



Proposed

1. View from NW



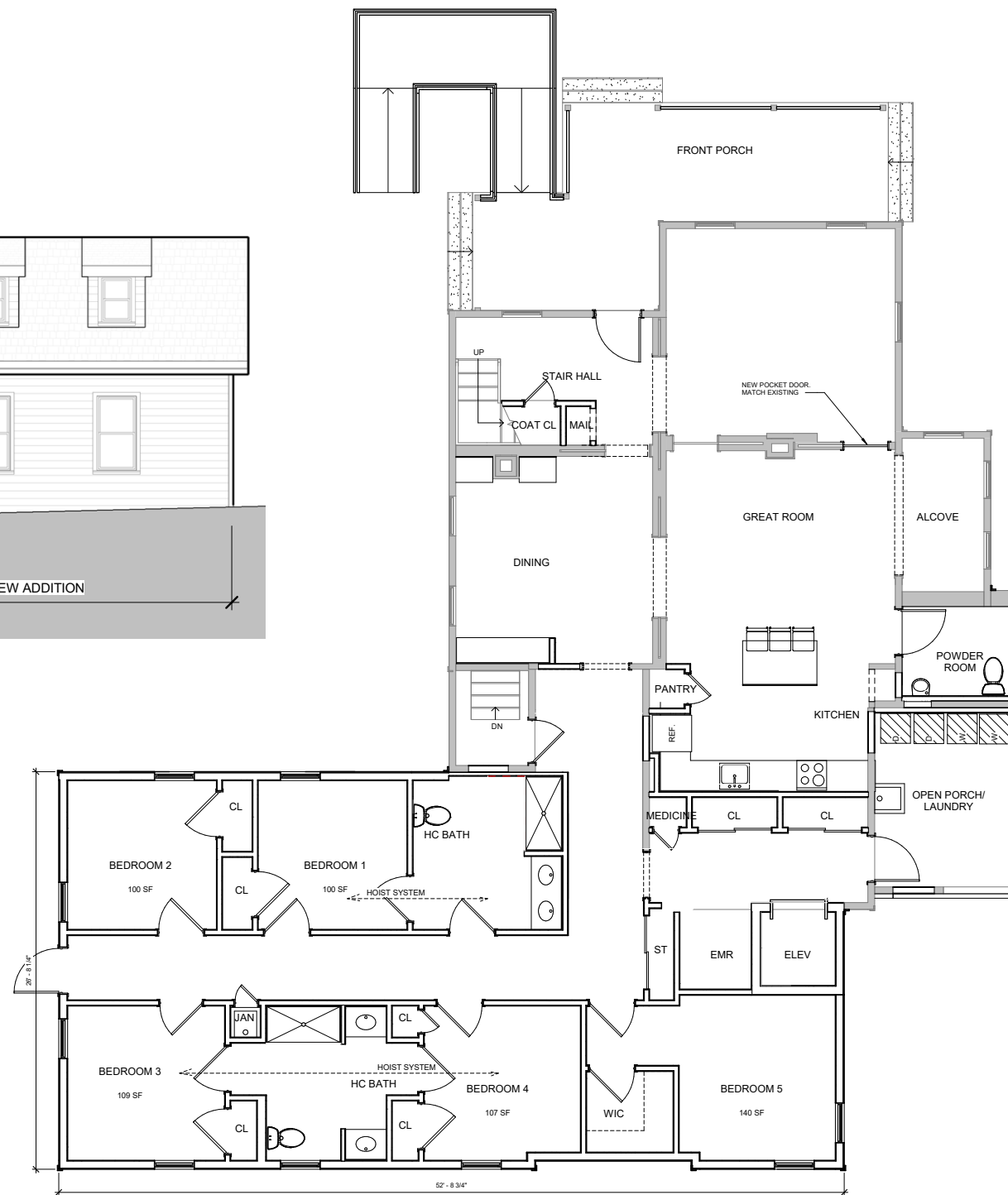
Alternate Option 2



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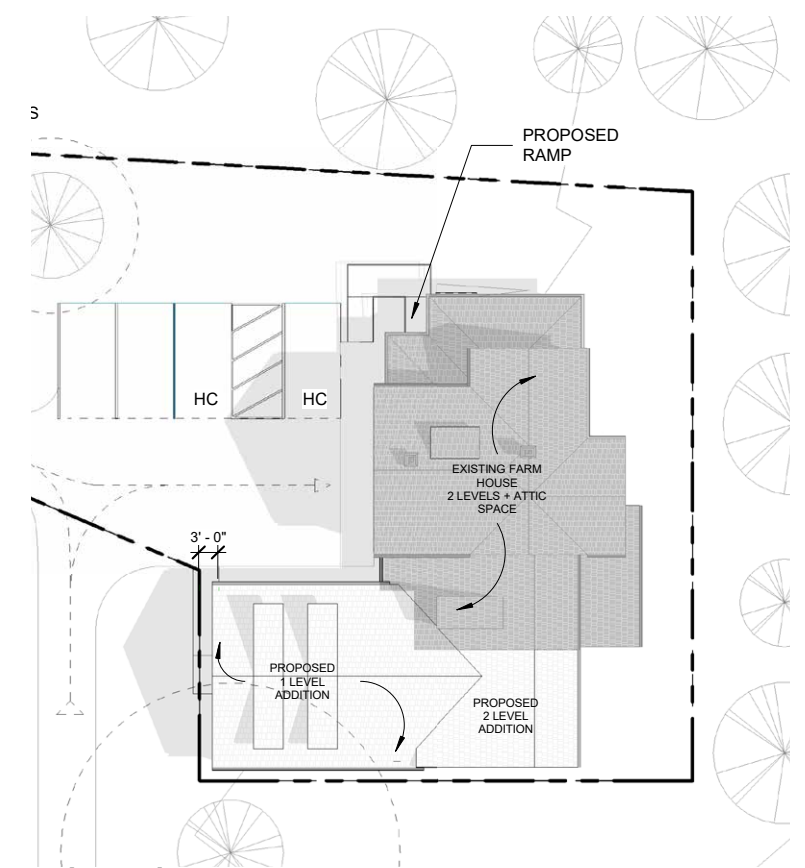
Elevation



Floor Plan



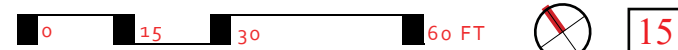
Entrance View



Site Plan



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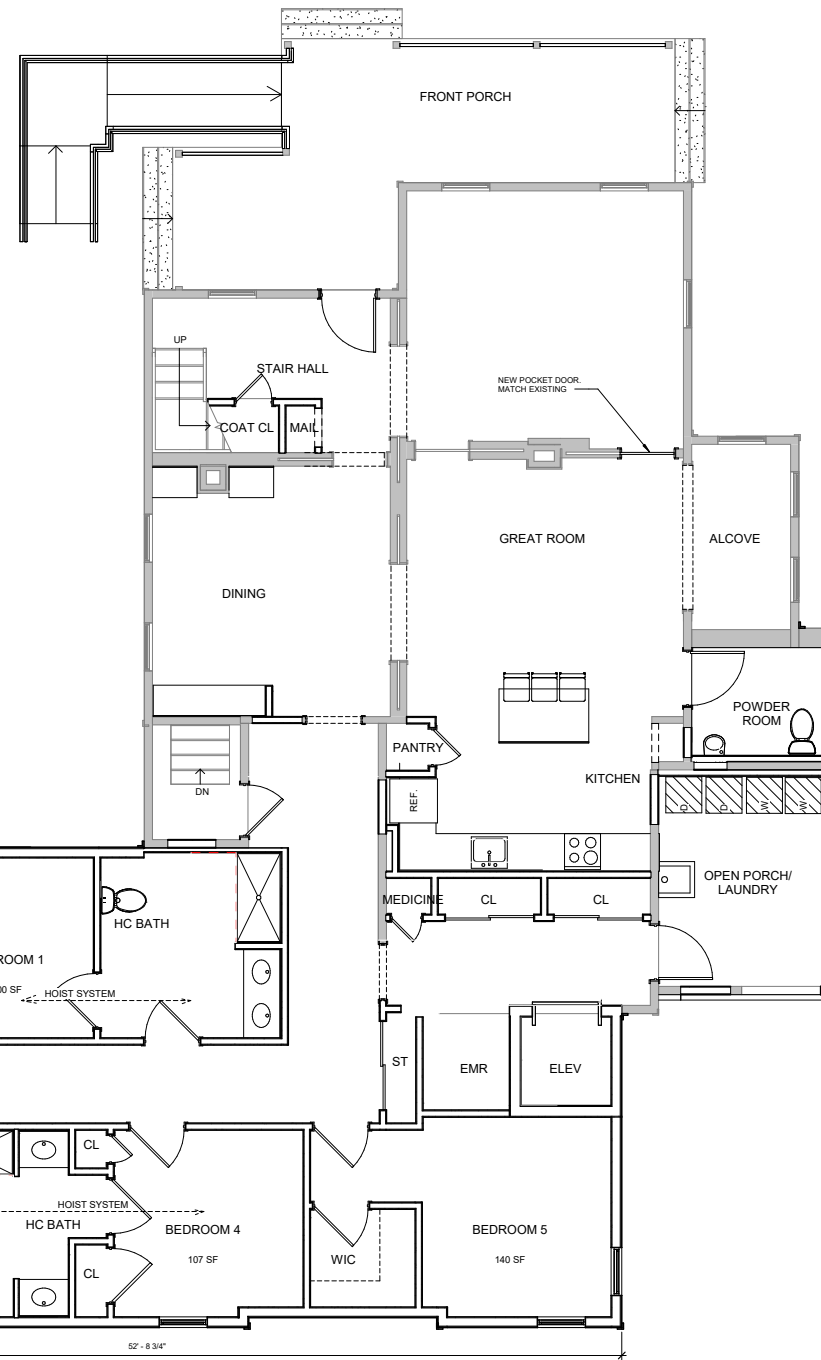
Ramp Option 1

Reeves Farmhouse

Arlington, Virginia
April, 2023



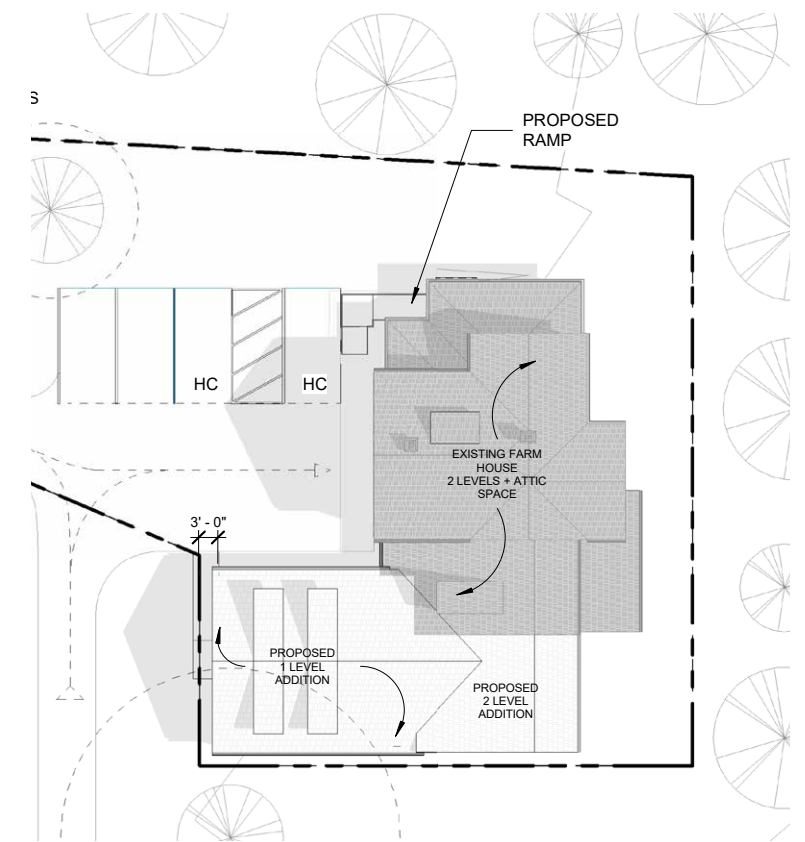
Elevation



Floor Plan



Entrance View



Site Plan



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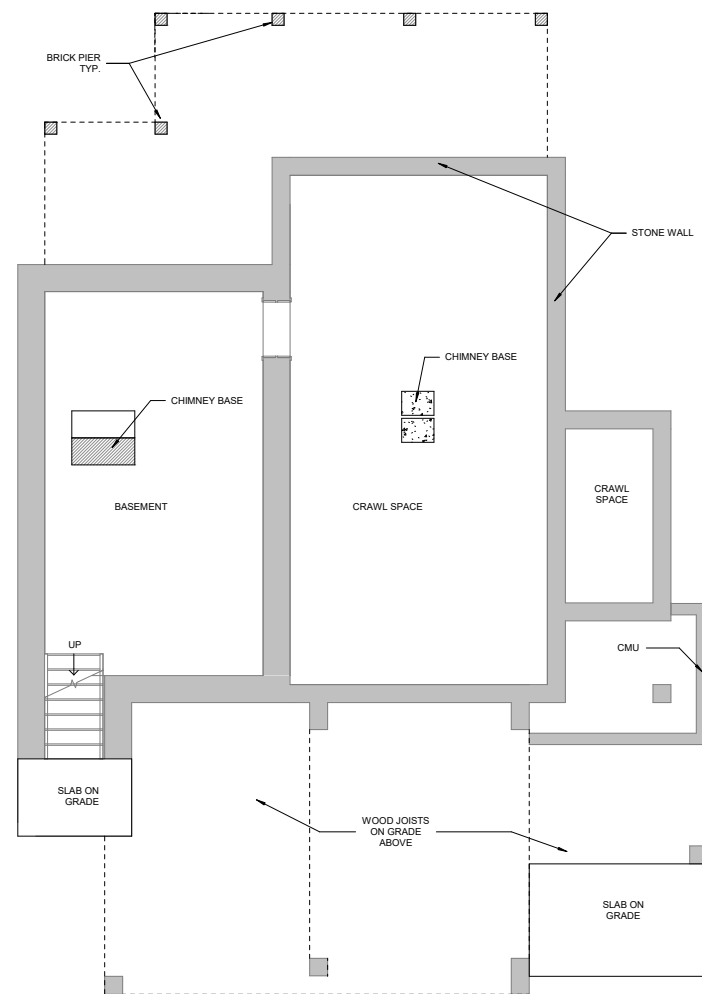
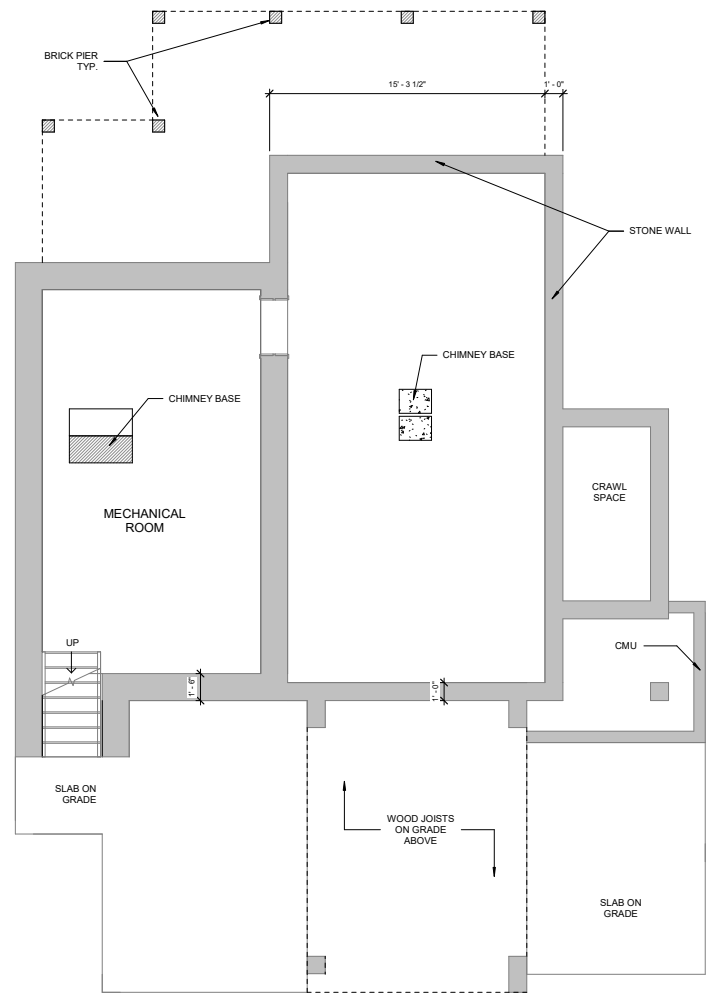


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Ramp Option 2




Reeves Farmhouse

Arlington, Virginia
April, 2023



Area Summary			
Floor	Existing Area (gsf)	Addition Area (gsf)	Total Area (gsf)
Cellar	367	0	367
1st Floor	1,382	1,312	2,694
2nd Floor	1,293	370	1,663
3rd Floor	351	0	351
Total	3,393	1,682	5,075

Legend

-  Existing to remain
-  Existing to be demolished
-  New Construction

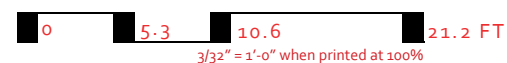
Alternate Option 2

Demolition and Proposed Cellar Plans

Reeves Farmhouse

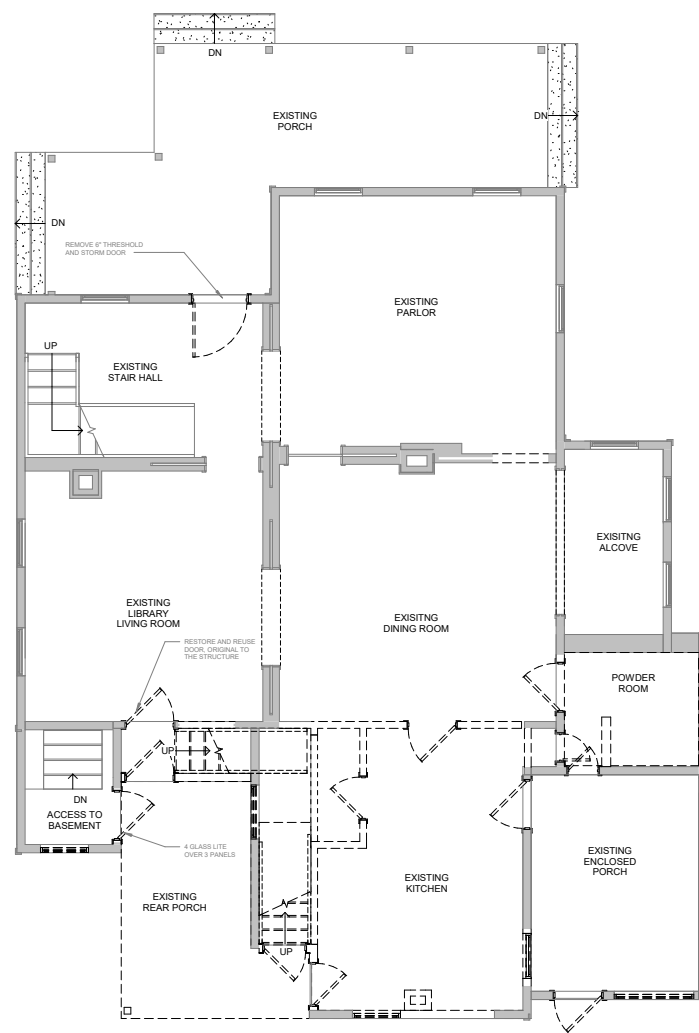
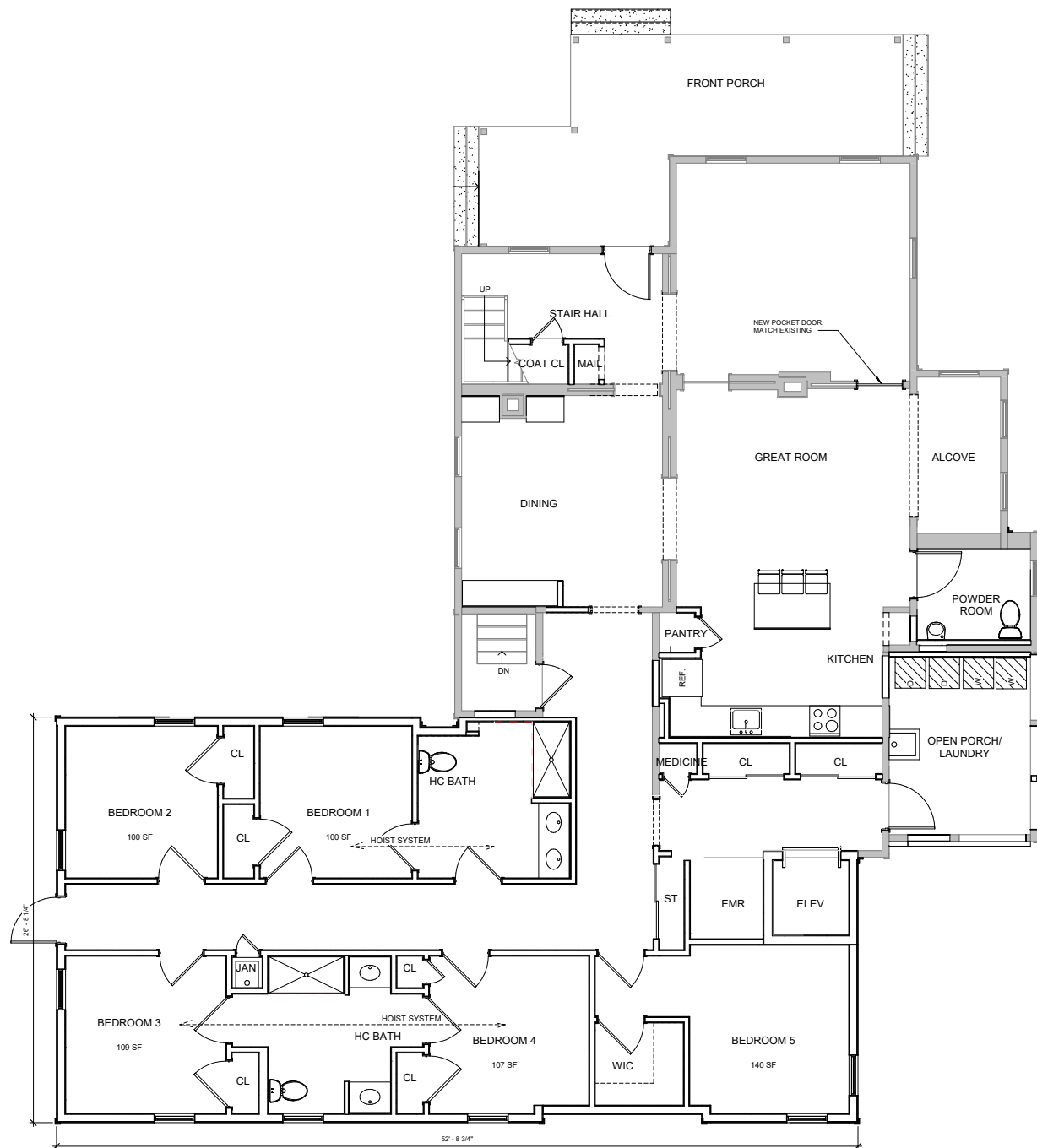


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Arlington, Virginia
April, 2023



Area Summary			
Floor	Existing Area (gsf)	Addition Area (gsf)	Total Area (gsf)
Cellar	367	0	367
1st Floor	1,382	1,312	2,694
2nd Floor	1,293	370	1,663
3rd Floor	351	0	351
Total	3,393	1,682	5,075

Legend

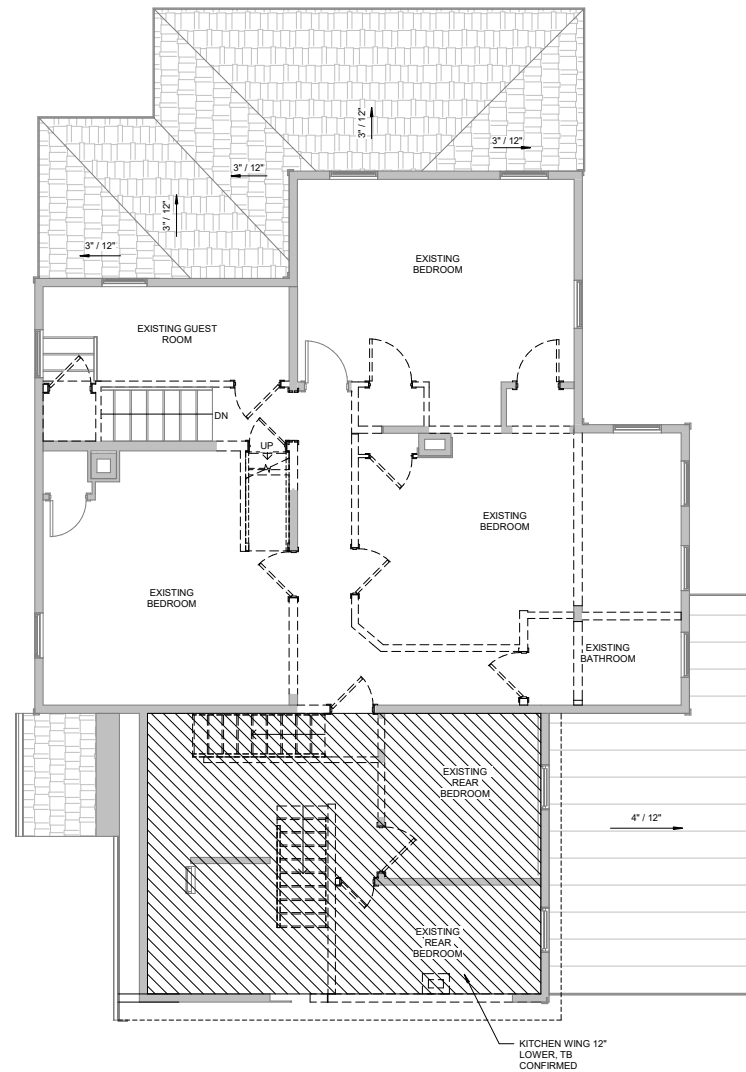
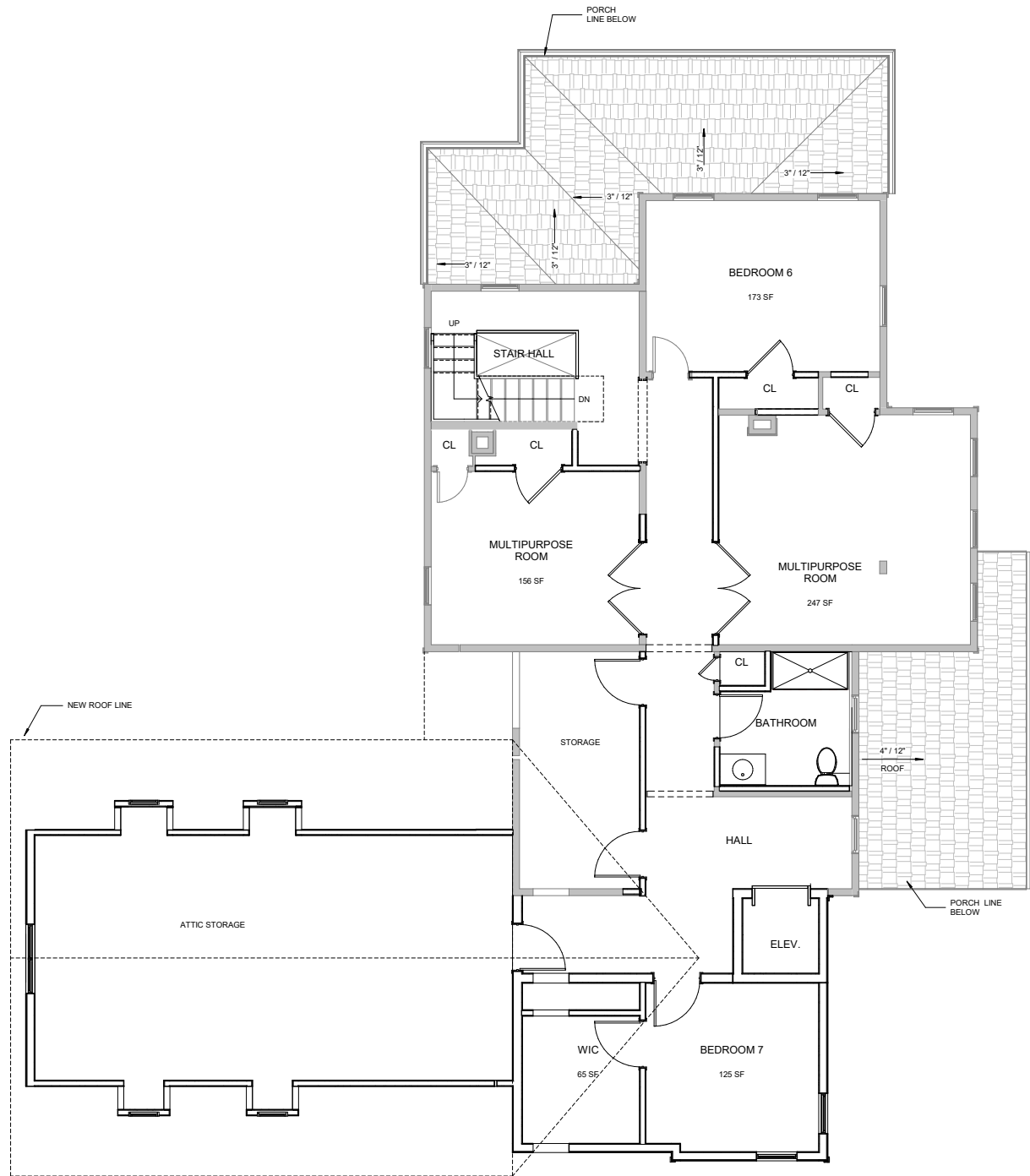
- Existing to remain
- Existing to be demolished
- New Construction

Alternate Option 2

Demolition and Proposed 1st Floor Plans

Reeves Farmhouse





Area Summary

Floor	Existing Area (gsf)	Addition Area (gsf)	Total Area (gsf)
Cellar	367	0	367
1st Floor	1,382	1,312	2,694
2nd Floor	1,293	370	1,663
3rd Floor	351	0	351
Total	3,393	1,682	5,075

Legend

- Existing to remain
- Existing to be demolished
- New Construction

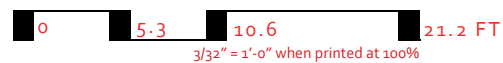
Alternate Option 2

Demolition and Proposed 2nd Floor Plans

Reeves Farmhouse

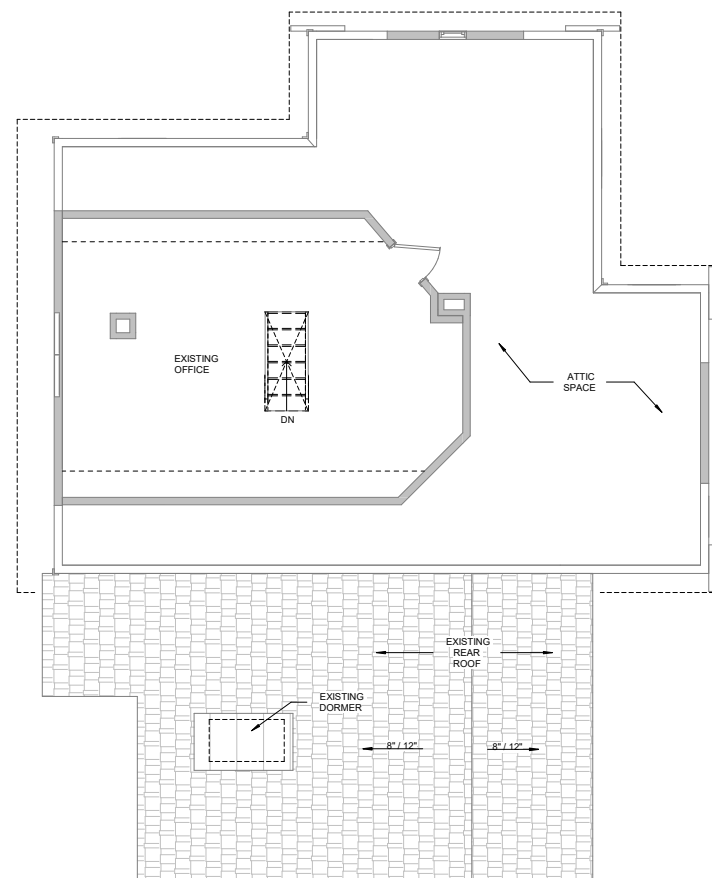
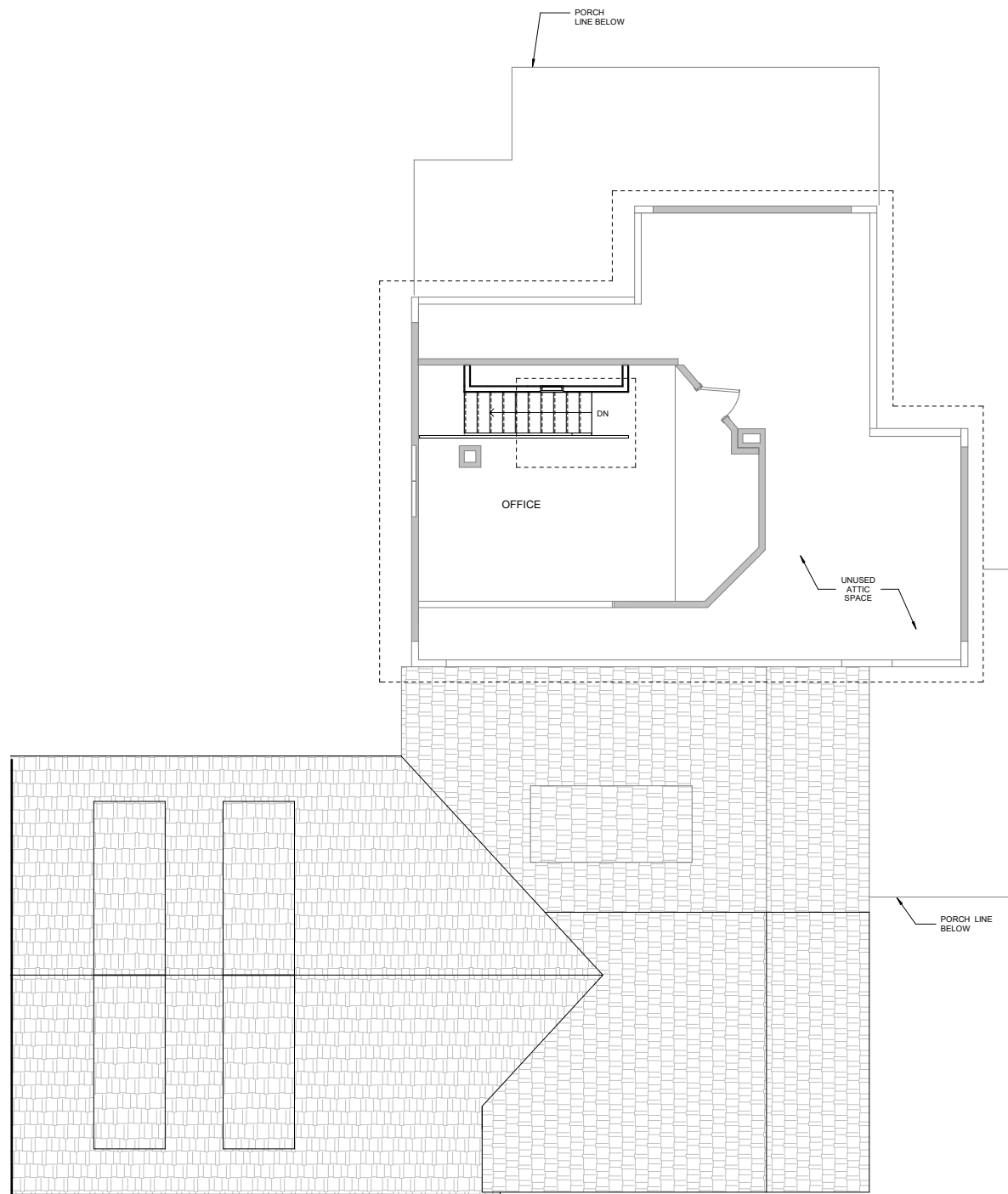


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Arlington, Virginia
April, 2023



Area Summary			
Floor	<u>Existing Area</u> (gsf)	<u>Addition Area</u> (gsf)	<u>Total Area</u> (gsf)
Cellar	367	0	367
1st Floor	1,382	1,312	2,694
2nd Floor	1,293	370	1,663
3rd Floor	351	0	351
Total	3,393	1,682	5,075

Legend

-  Existing to remain
-  Existing to be demolished
-  New Construction

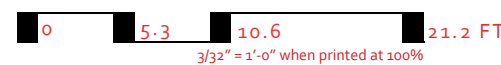
Alternate Option 2

Demolition and Proposed Attic Floor Plans

Reeves Farmhouse

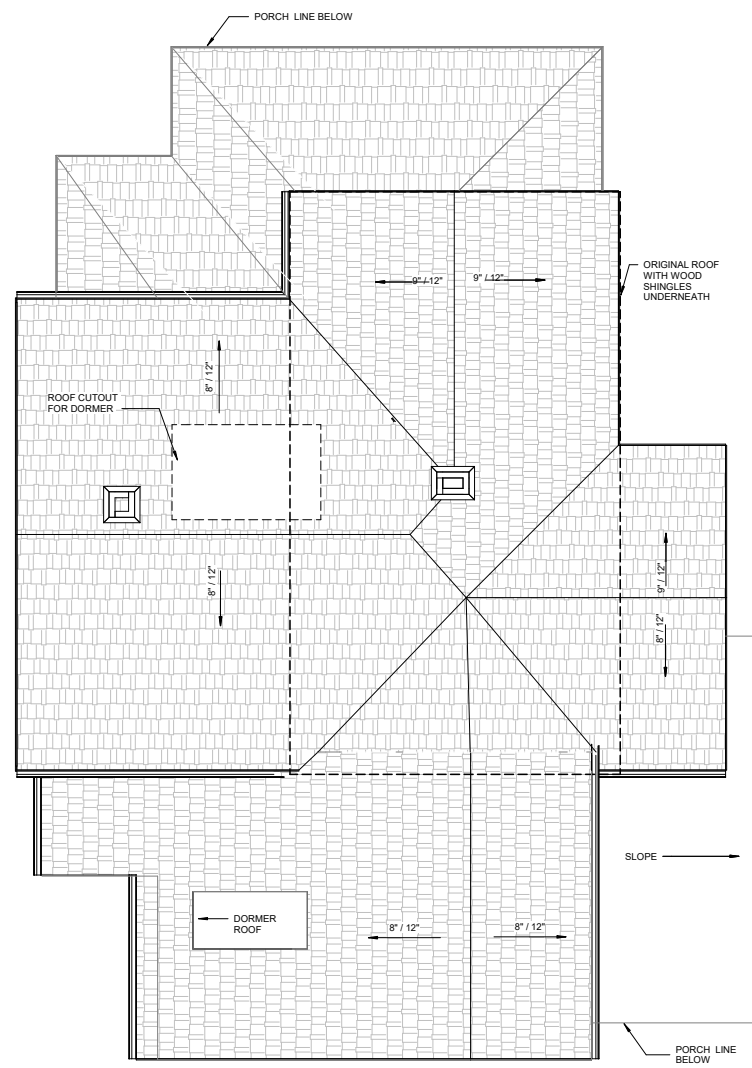
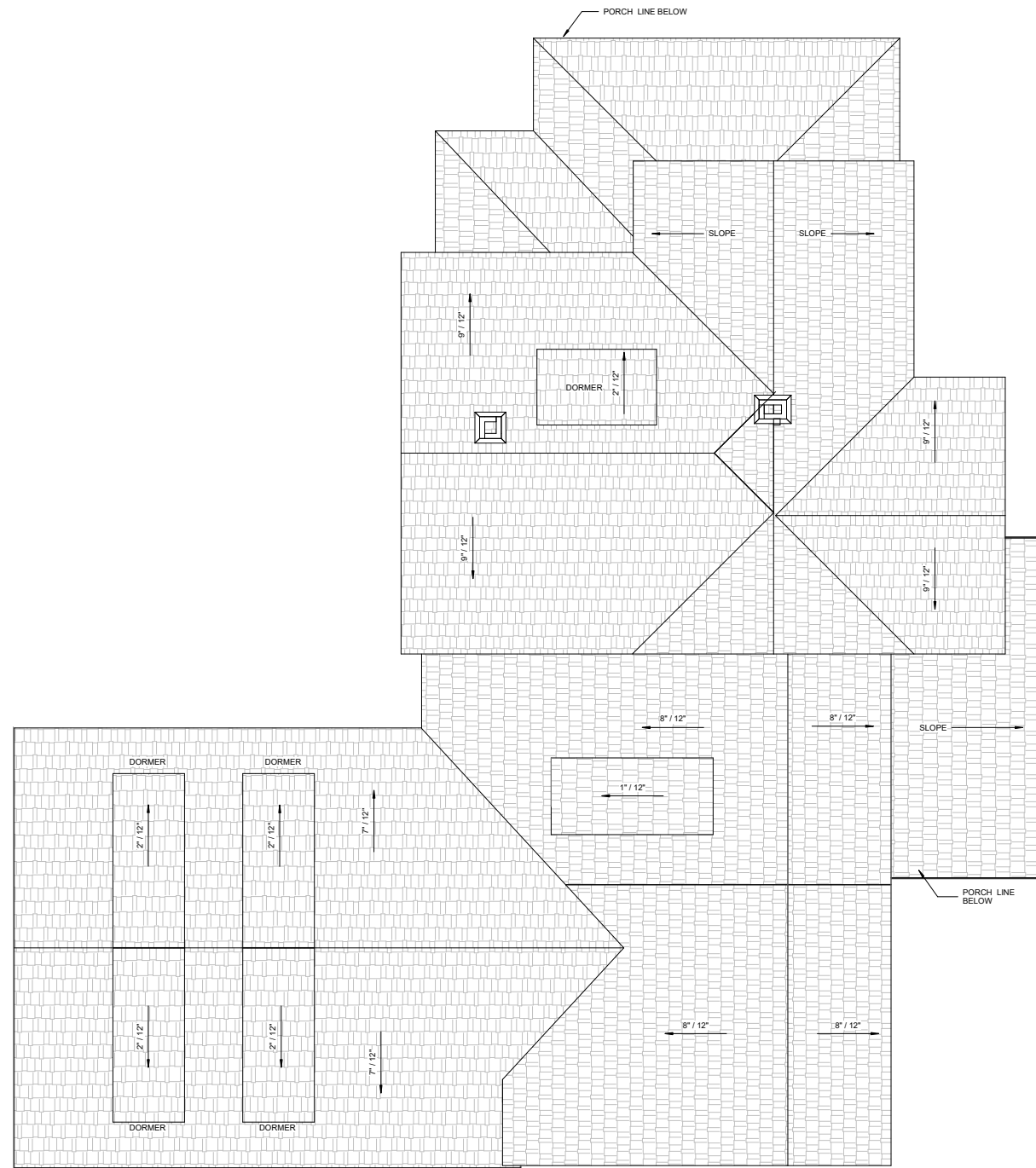


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Arlington, Virginia
April, 2023



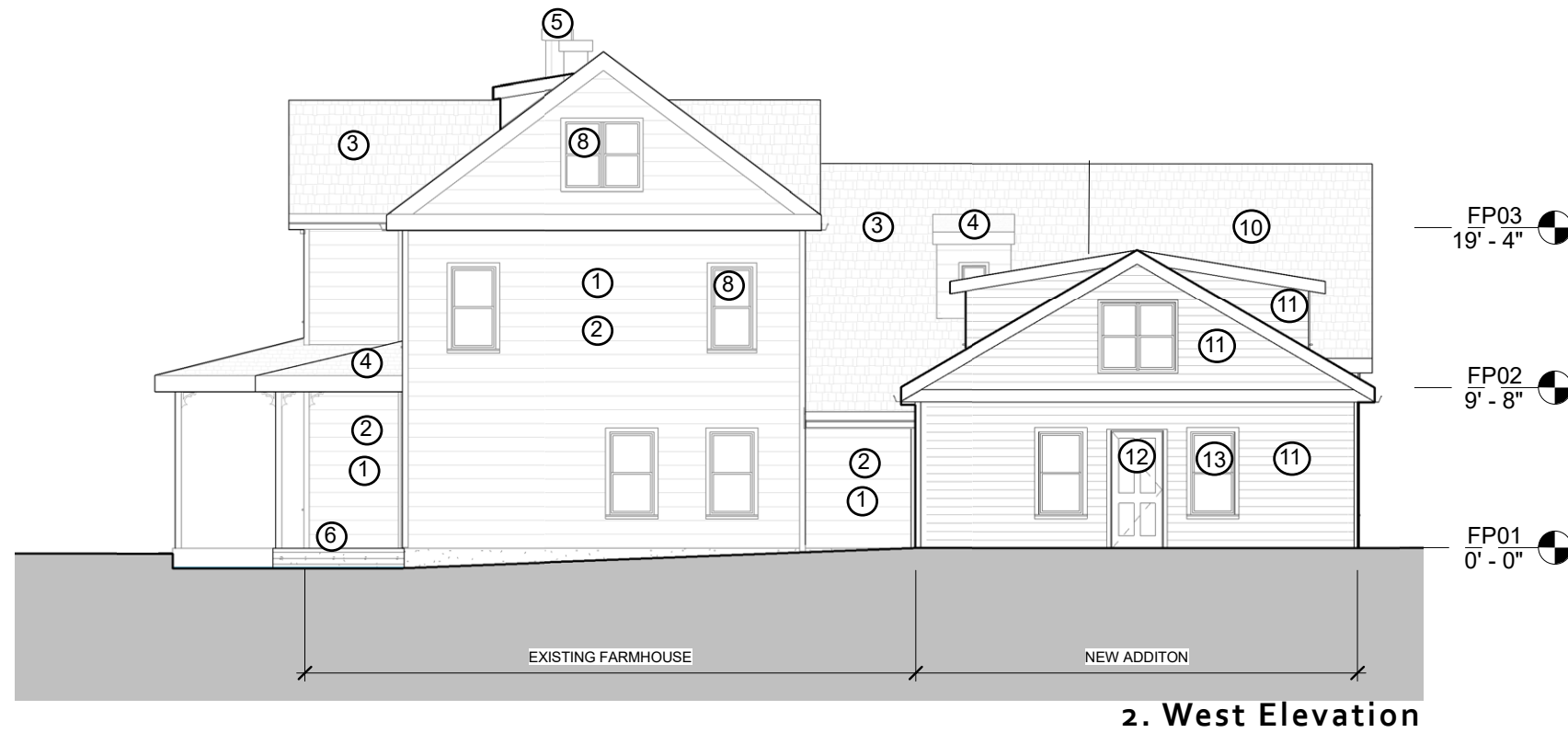
Legend

-  Existing to remain
-  Existing to be demolished
-  New Construction

Alternate Option 2

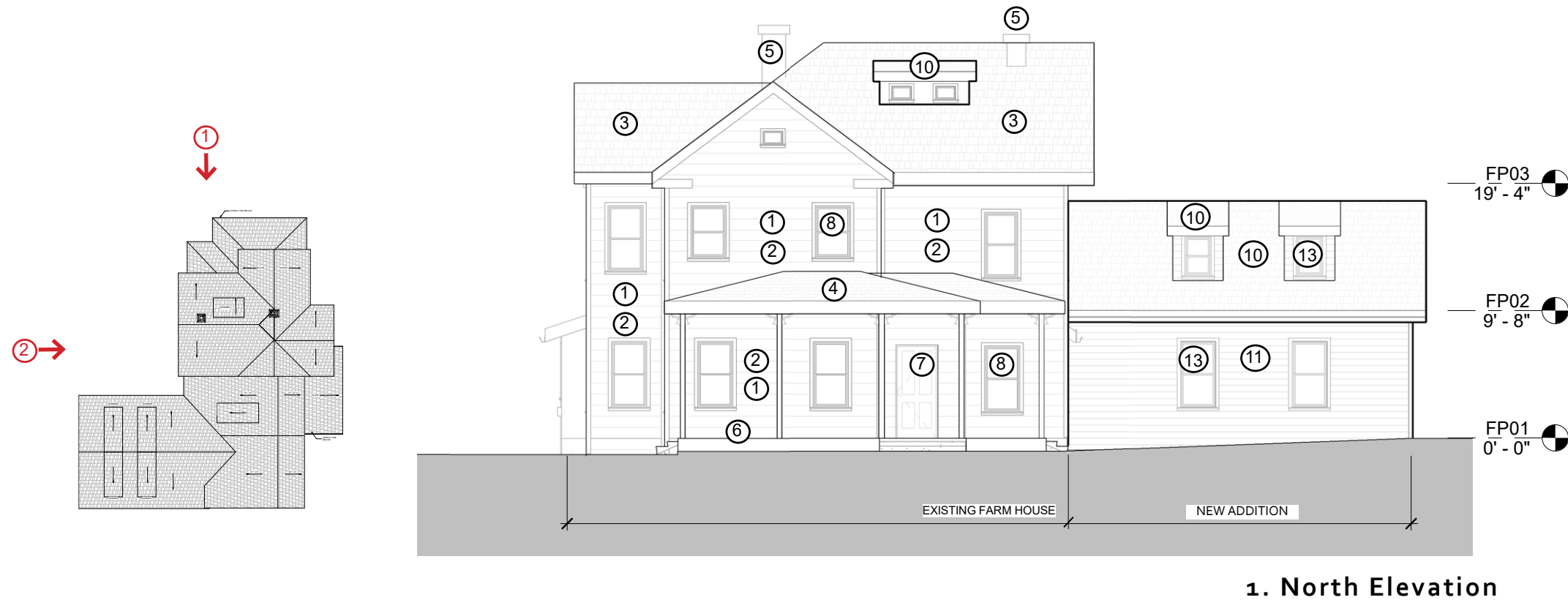
Demolition and Proposed Roof Plans

Reeves Farmhouse



Material Legend

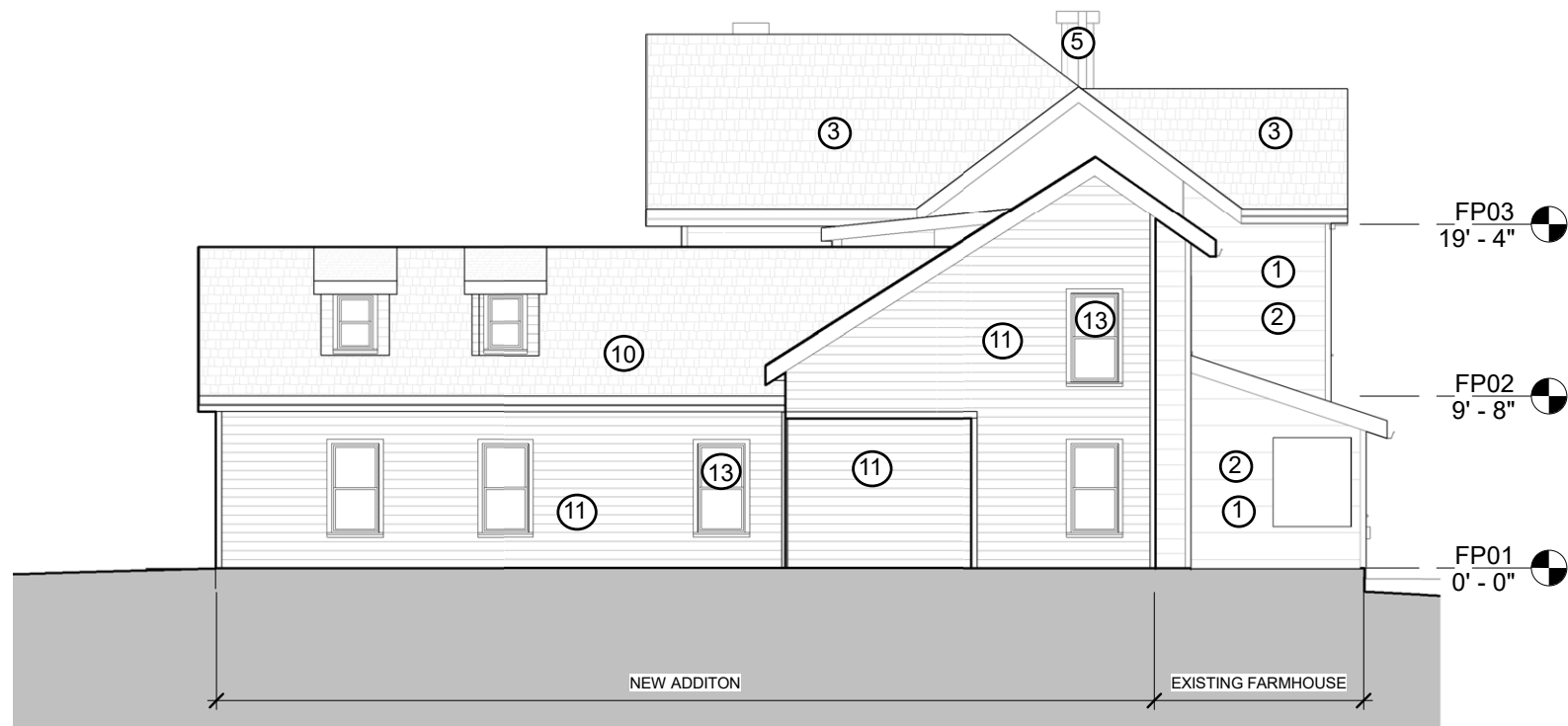
1. Remove existing vinyl/aluminum siding and trim. Inspect and report on condition of existing wood siding and trim below, if any.
2. Restore existing wood siding and trim. Patch, repair, and or replace to match as required. Prepare to receive new paint. If condition of existing siding is badly deteriorated, provide new wood clapboard siding to match existing profiles.
3. Remove existing asphalt shingles and provide new dimensional asphalt shingles. Provide new gutters and downspouts.
4. Remove existing metal roofing and provide new dimensional asphalt shingles. Provide new gutters and downspouts.
5. Remove existing brick chimneys down to roof line and rebuild. Provide new flagstone cap.
6. Remove existing front porch flooring and inspect existing joists. Repair/ replace joists as required.
7. Remove existing door and provide new 36" wide 4-panel solid wood exterior door with lite. Finish to be painted. Provide lever type accessible hardware with deadbolt.
8. Remove existing windows and provide prefinished aluminum-clad wood double hung windows in 1-over-1 lite pattern. Provide with insulated low-e glazing, including argon gas fill.
9. Remove existing windows and provide prefinished aluminum-clad wood double hung windows in 6-over-6 lite pattern. Provide with insulated low-e glazing, including argon gas fill.
10. New dimensional asphalt shingles. Provide prefinished aluminum gutters and downspouts.
11. New prefinished fiber cement lap-siding with fiber cement or PVC trim.
12. 36" wide 4-panel solid wood exterior door with lite.
13. New prefinished aluminum-clad wood double-hung windows in 1-over-1 lite pattern.



Alternate Option 2



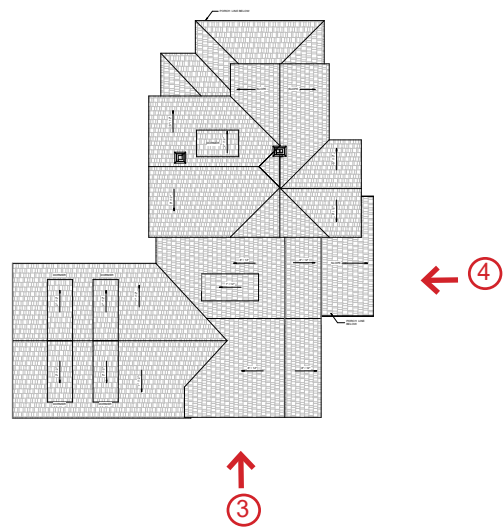
4. East Elevation



3. South Elevation

Material Legend

1. Remove existing vinyl/aluminum siding and trim. Inspect and report on condition of existing wood siding and trim below, if any.
2. Restore existing wood siding and trim. Patch, repair, and or replace to match as required. Prepare to receive new paint. If condition of existing siding is badly deteriorated, provide new wood clapboard siding to match existing profiles.
3. Remove existing asphalt shingles and provide new dimensional asphalt shingles. Provide new gutters and downspouts.
4. Remove existing metal roofing and provide new dimensional asphalt shingles. Provide new gutters and downspouts.
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8. Remove existing windows and provide prefinished aluminum-clad wood double hung windows in 1-over-1 lite pattern. Provide with insulated low-e glazing, including argon gas fill.
9. Remove existing windows and provide prefinished aluminum-clad wood double hung windows in 6-over-6 lite pattern. Provide with insulated low-e glazing, including argon gas fill.
10. New dimensional asphalt shingles. Provide prefinished aluminum gutters and downspouts.
11. New prefinished fiber cement lap-siding with fiber cement or PVC trim.
12. 36" wide 4-panel solid wood exterior door with lite.
13. New prefinished aluminum-clad wood double-hung windows in 1-over-1 lite pattern.



Alternate Option 2