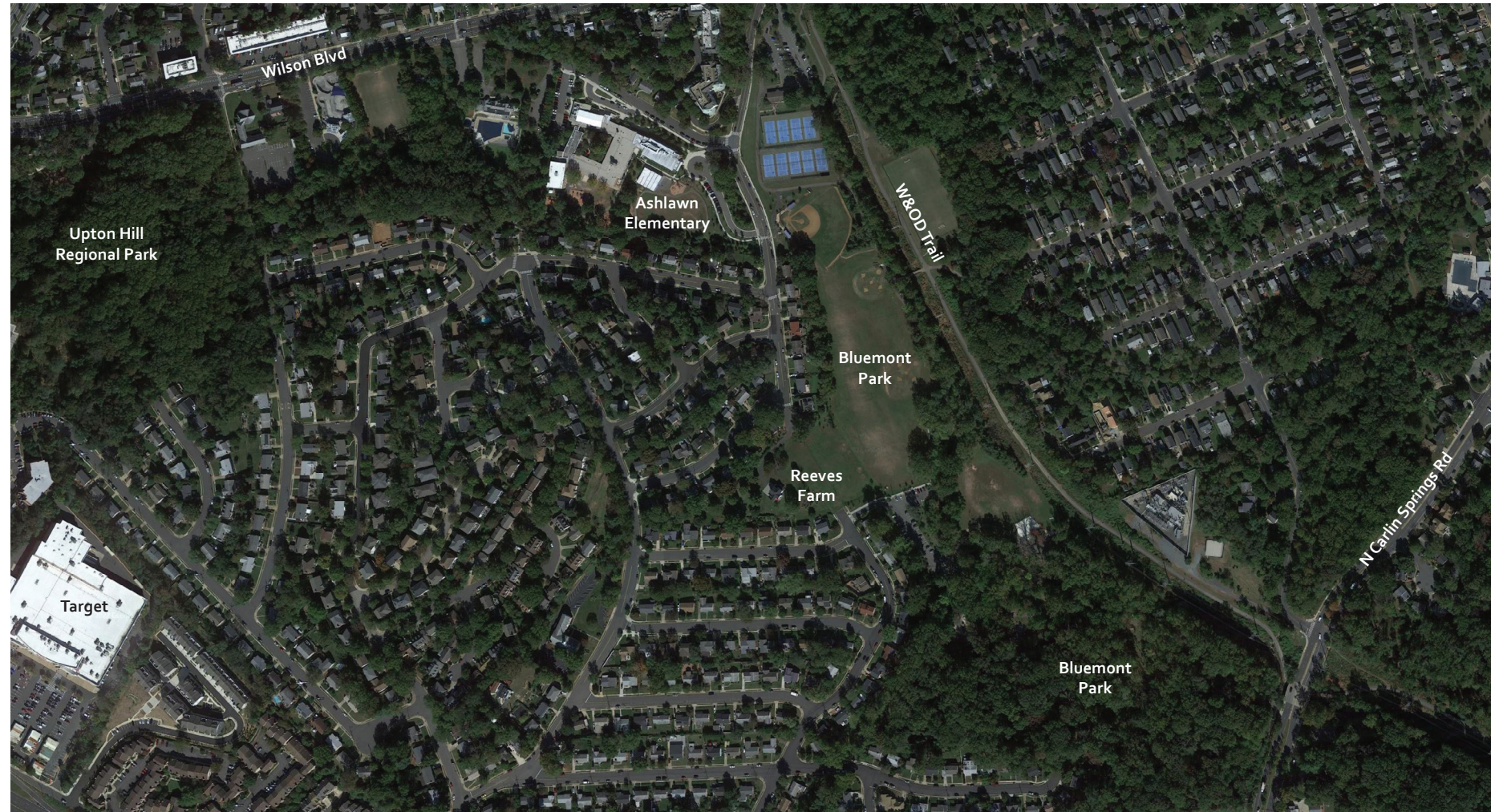


Reeves Farmhouse

Renovation Concept DRC Submission

February 22, 2023



Source: Google Earth

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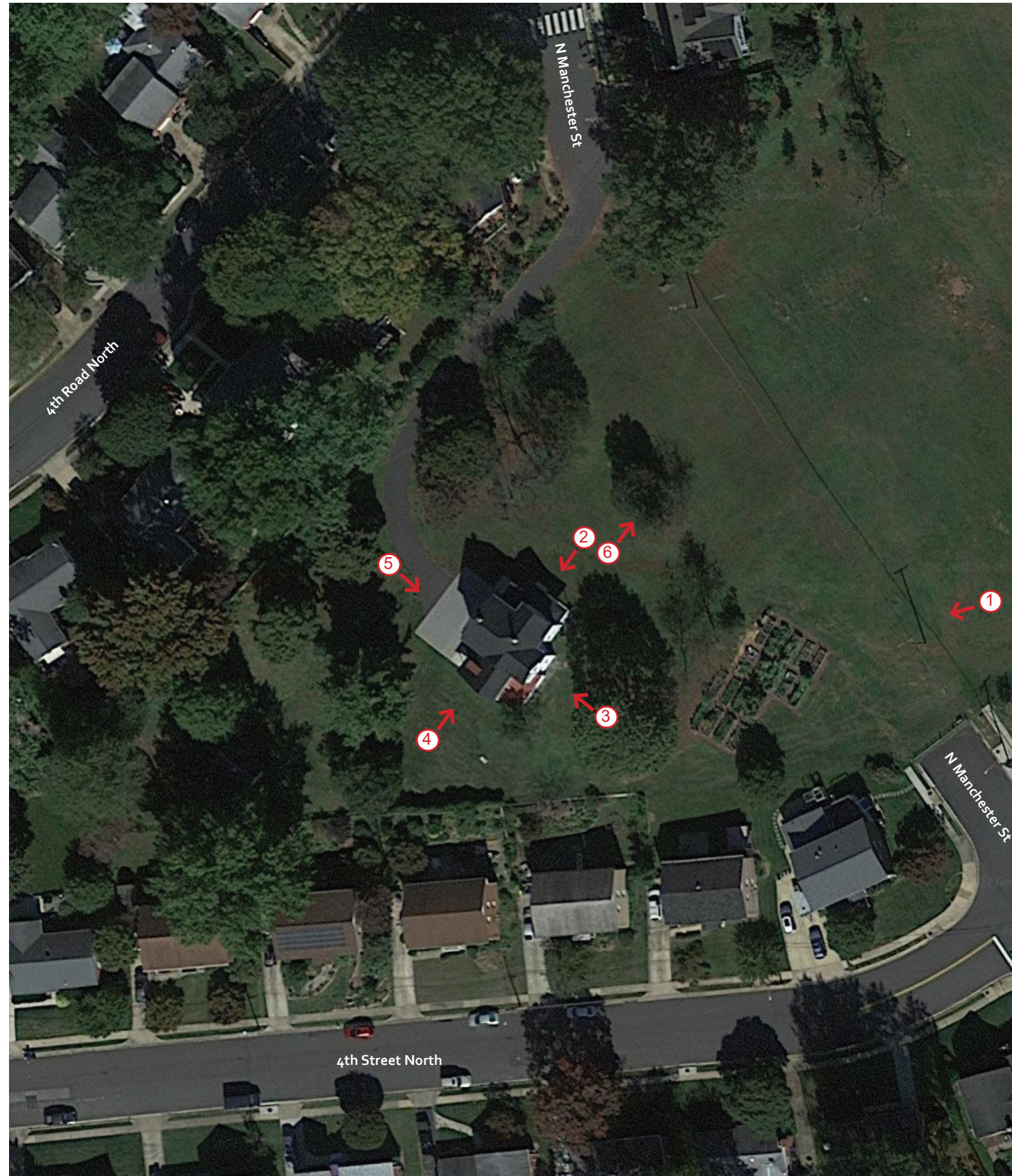
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Cover

Reeves Farmhouse



Arlington, Virginia
February 22, 2023



Source: Google Earth

Existing Site Conditions

Reeves Farmhouse

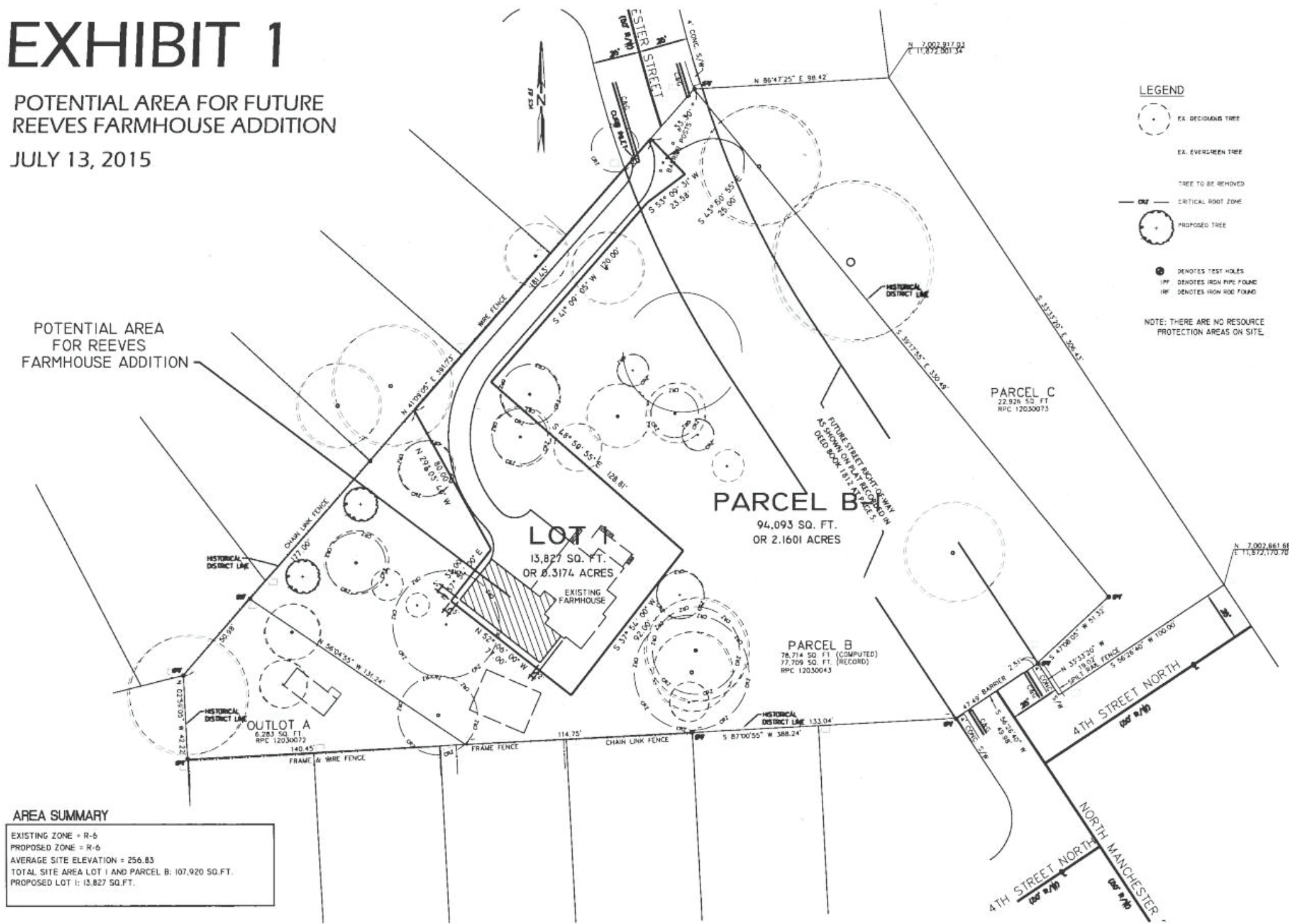


Arlington, Virginia
February 22, 2023

EXHIBIT 1

POTENTIAL AREA FOR FUTURE REEVES FARMHOUSE ADDITION

JULY 13, 2015



AREA SUMMARY

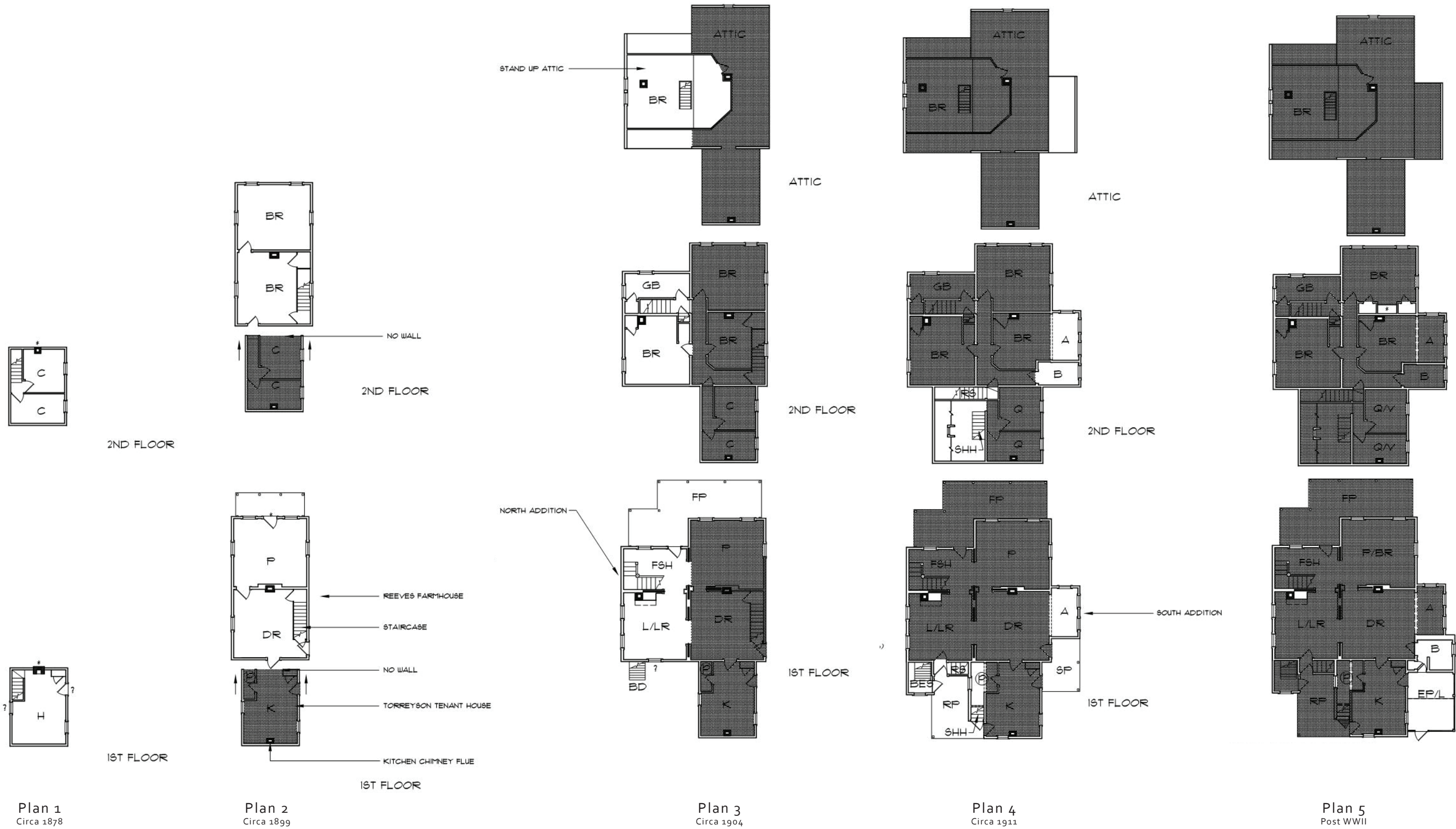
EXISTING ZONE = R-6
PROPOSED ZONE = R-6
AVERAGE SITE ELEVATION = 256.83
TOTAL SITE AREA LOT 1 AND PARCEL B: 107,920 SQ. FT.
PROPOSED LOT 1: 13,827 SQ. FT.

Source: Arlington County



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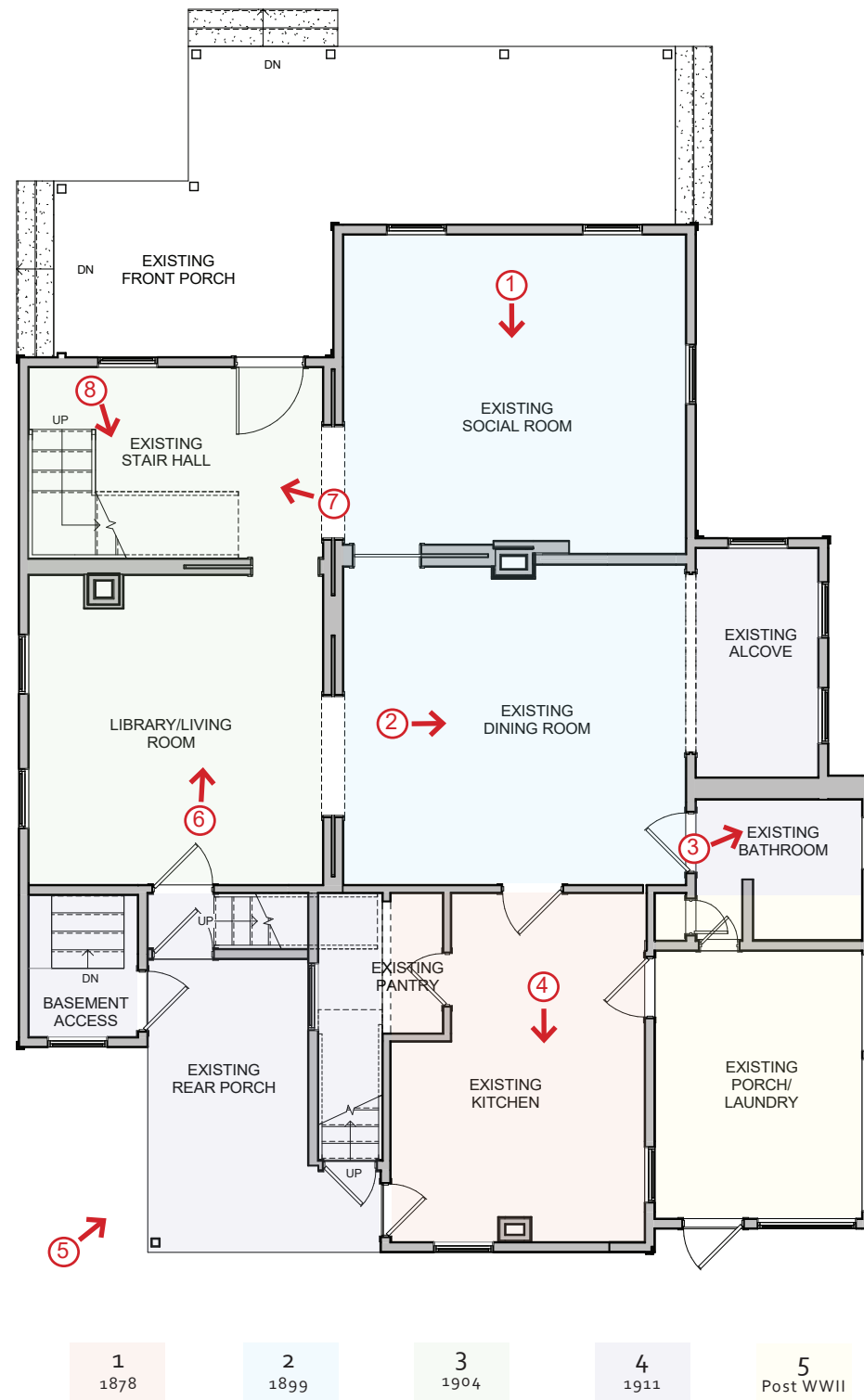
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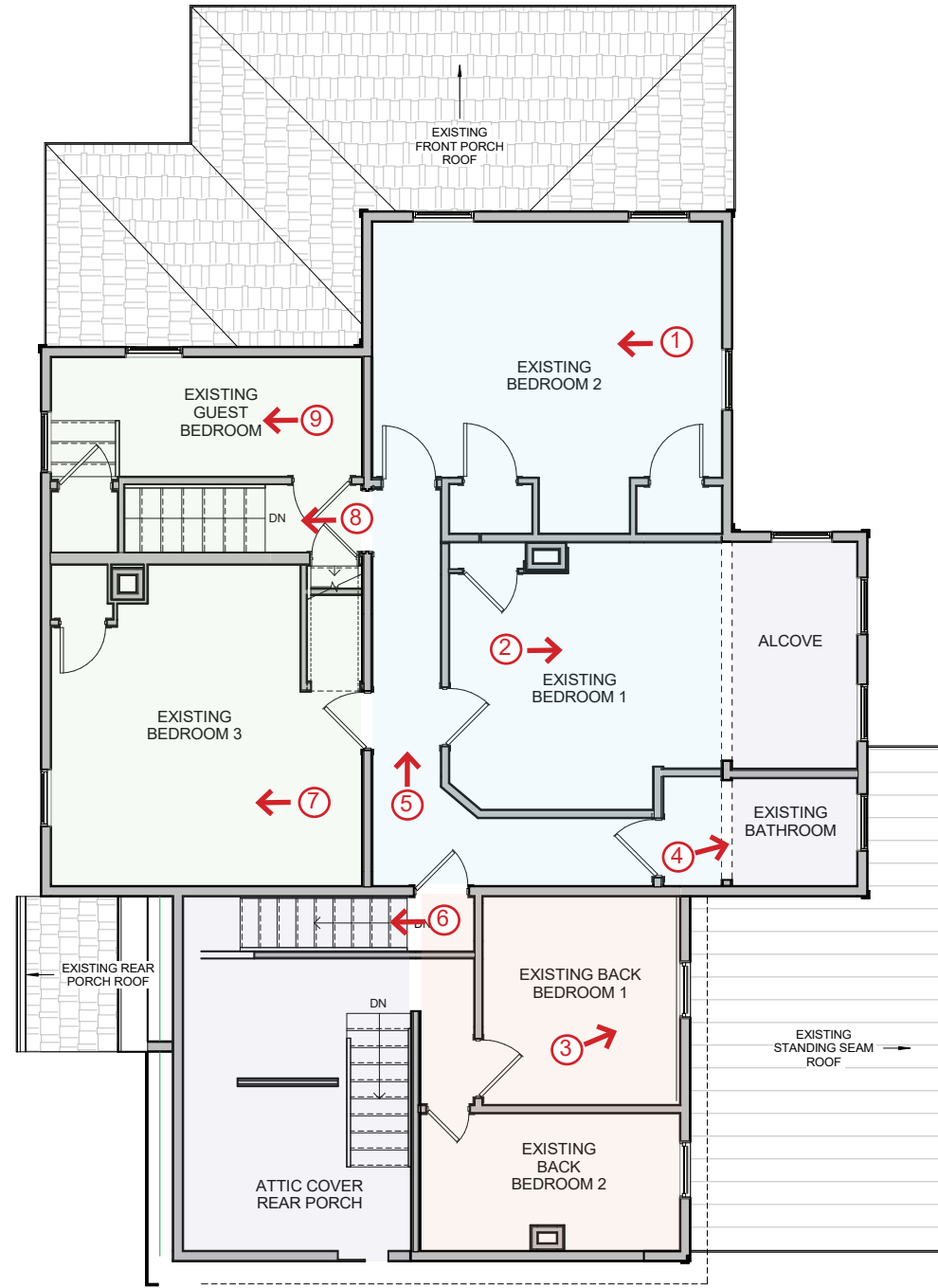
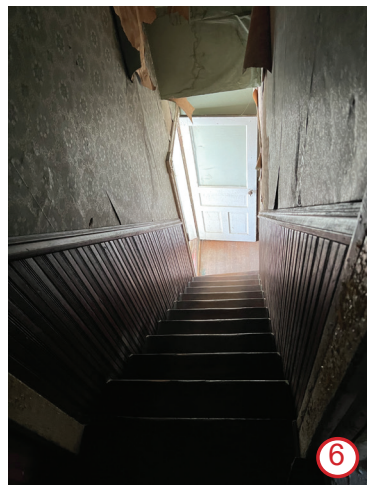
Historic Evolution Plans | Reeves Farmhouse

Source: "An Historical, Architectural, and Archeological Survey Torreyson-Reeves Farm" by John Milner Associates, May, 2004.



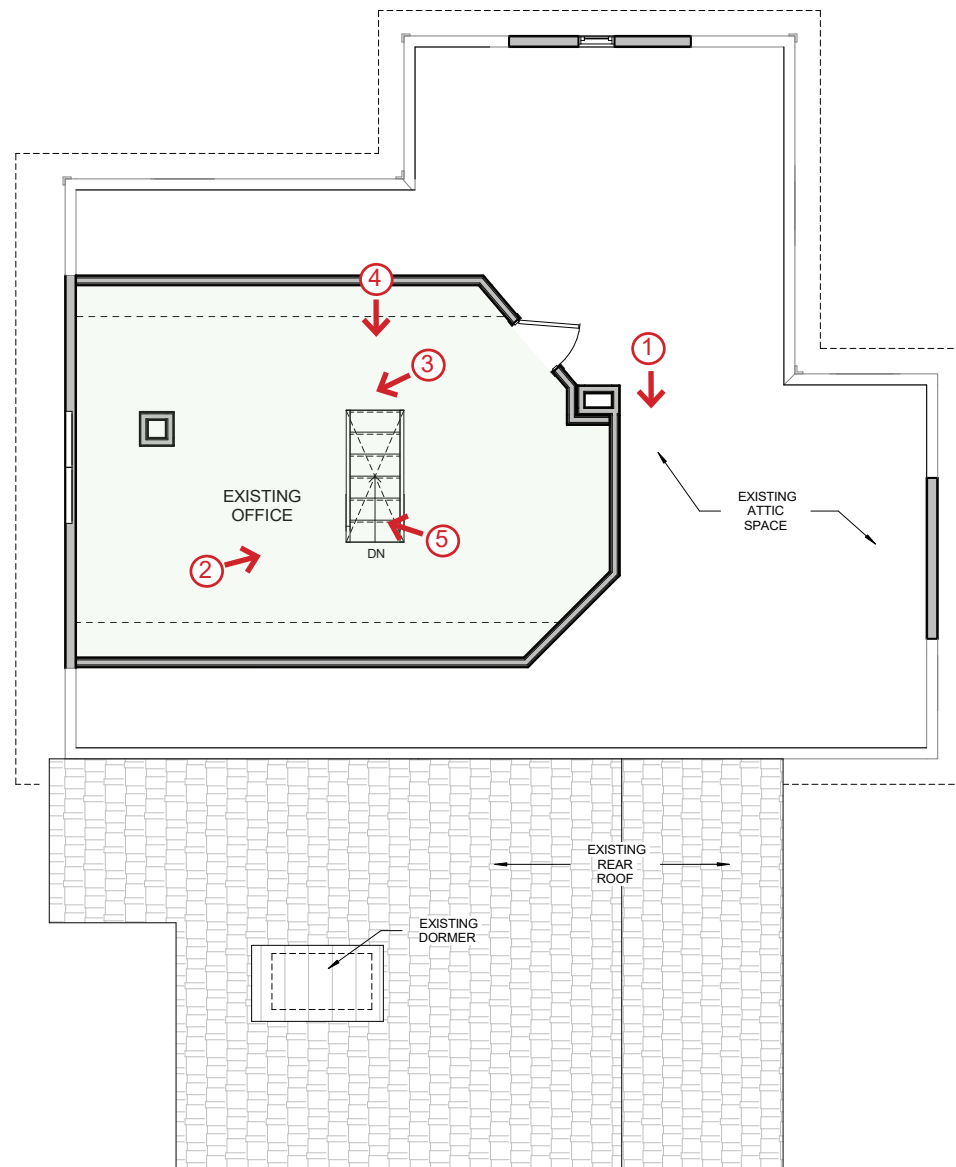
Arlington, Virginia
February 22, 2023



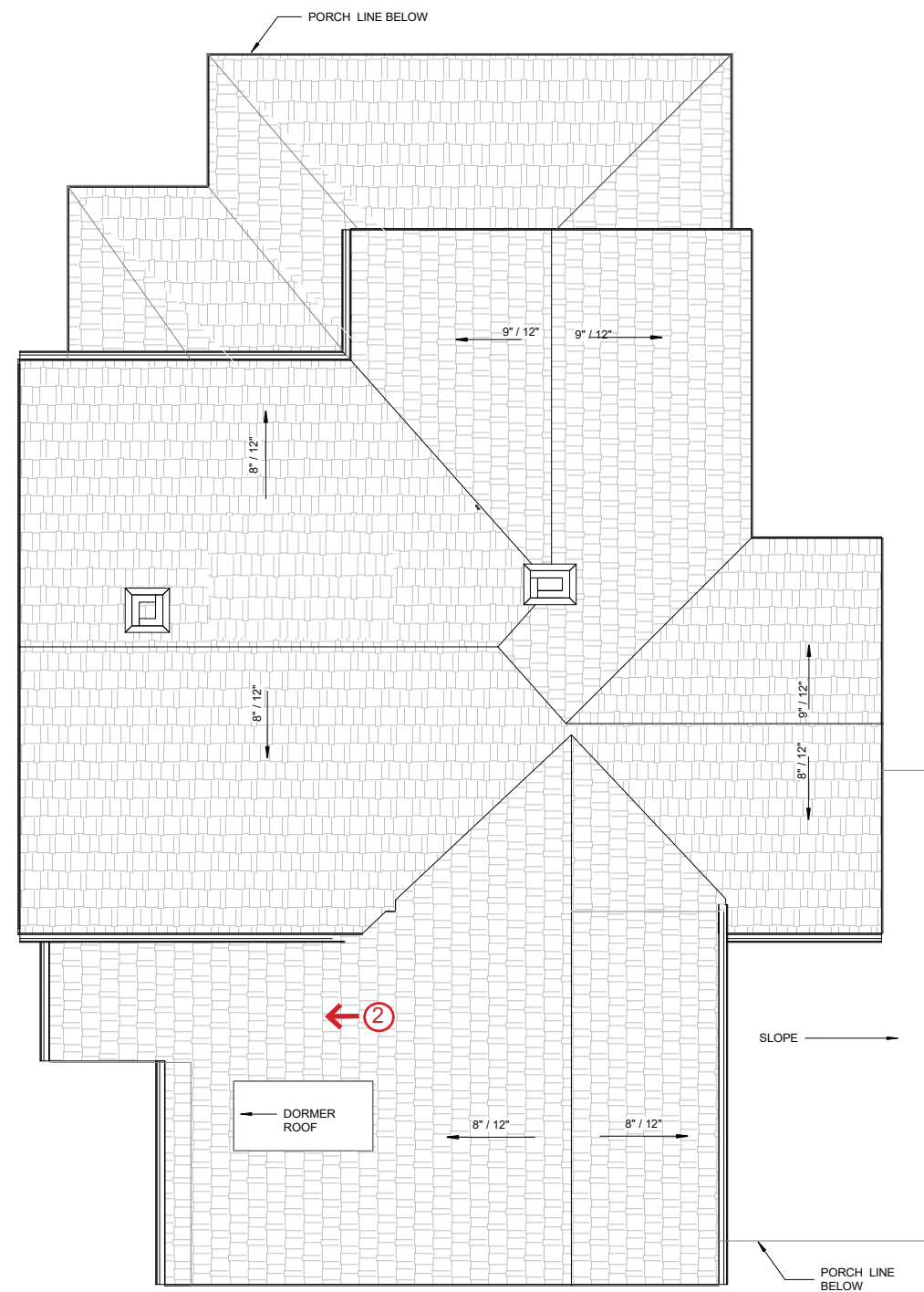
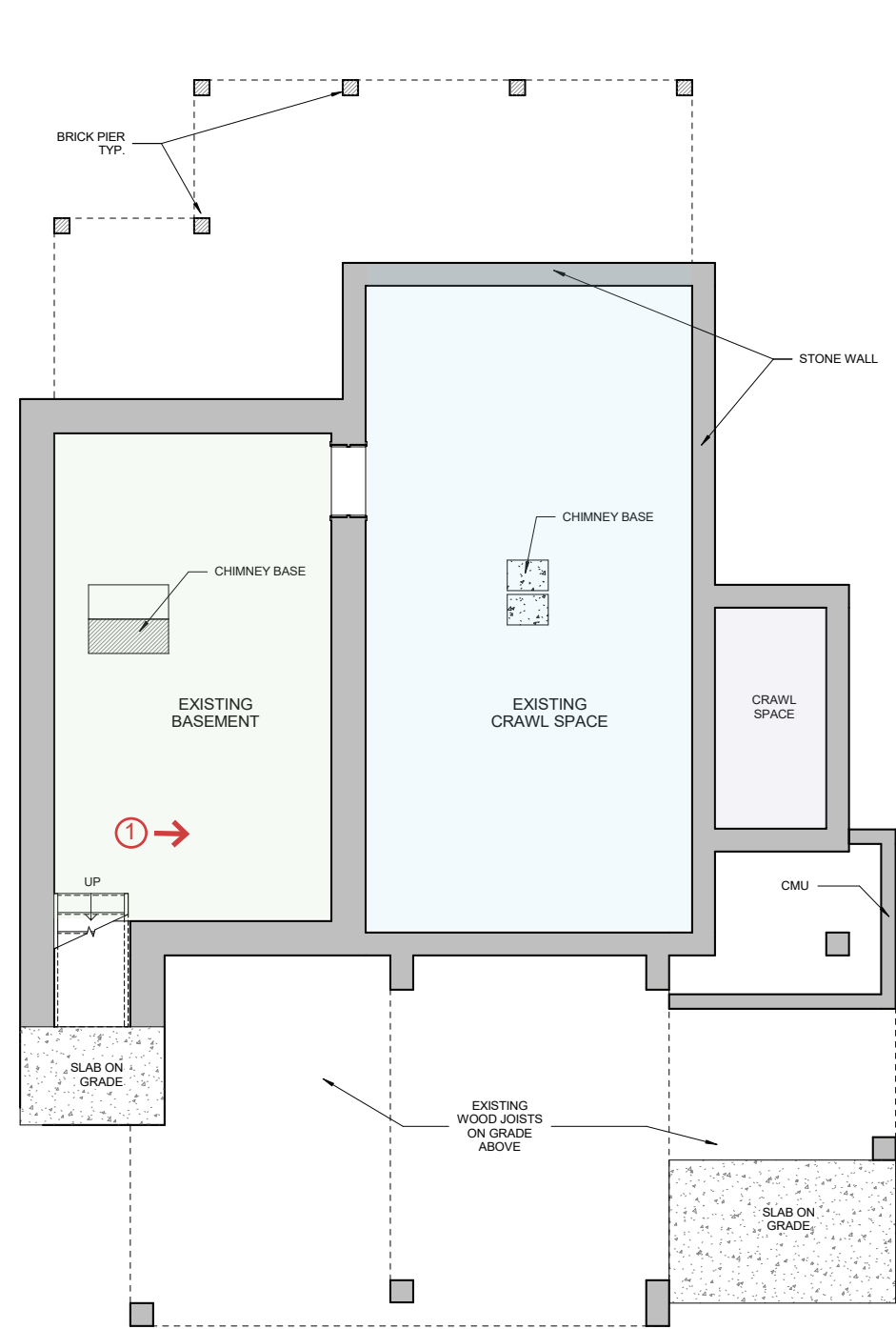


- 1
1878
- 2
1899
- 3
1904
- 4
1911
- 5
Post WWII





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

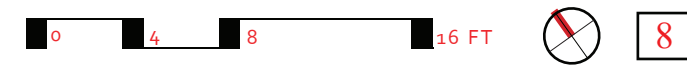


- 1
1878
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1899
- 3
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- 5
Post WWII

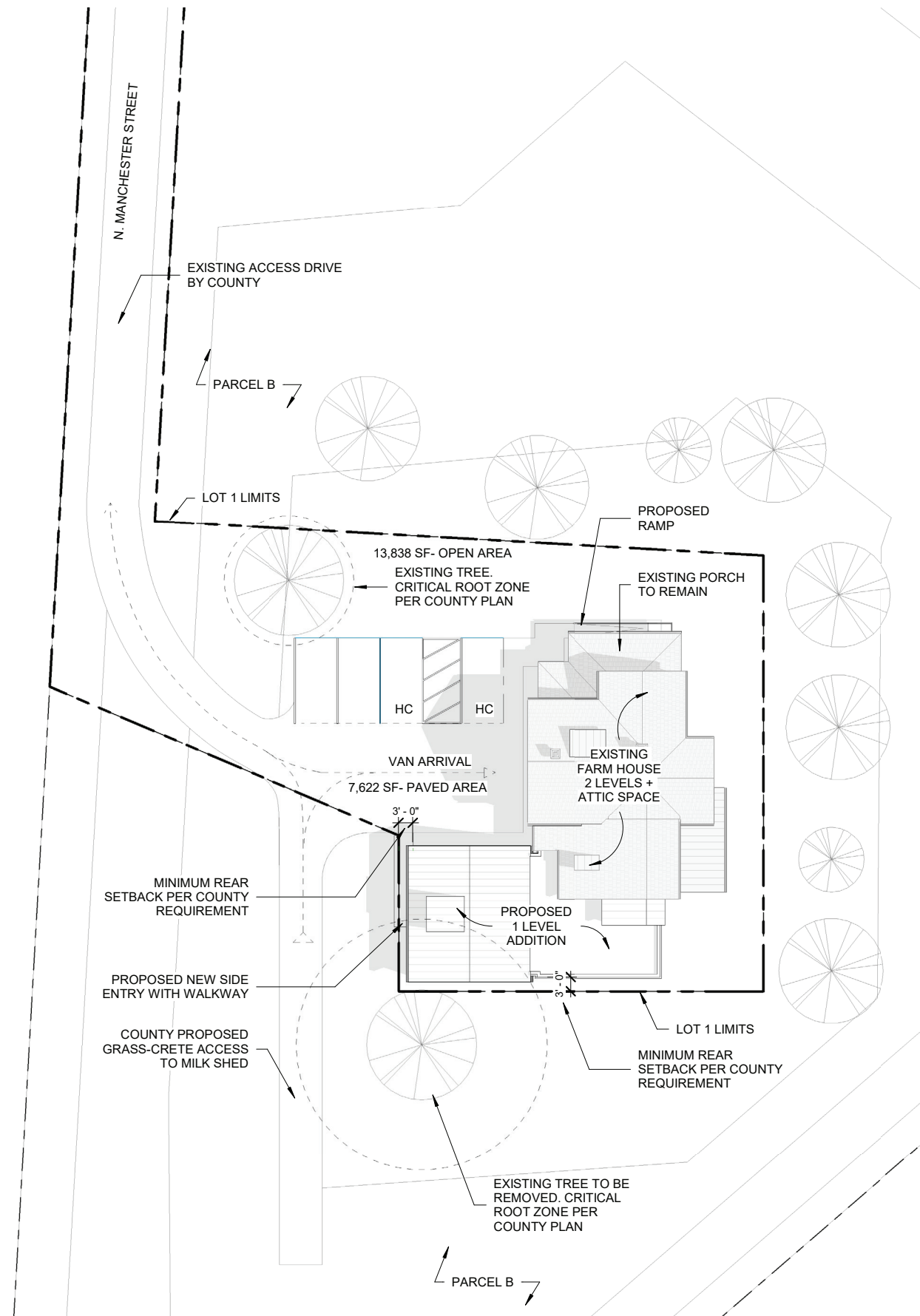
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Existing Cellar and Roof Plans

Reeves Farmhouse



Arlington, Virginia
February 22, 2023



Baseline Option

Site Plan

Reeves Farmhouse



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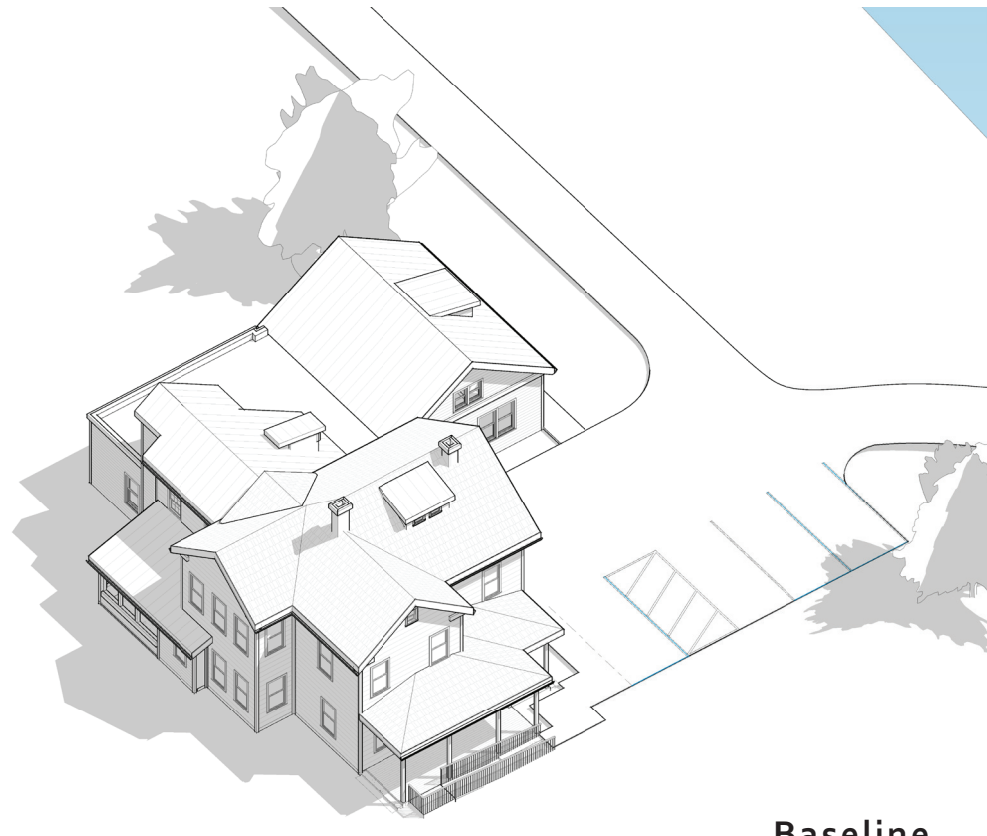


9

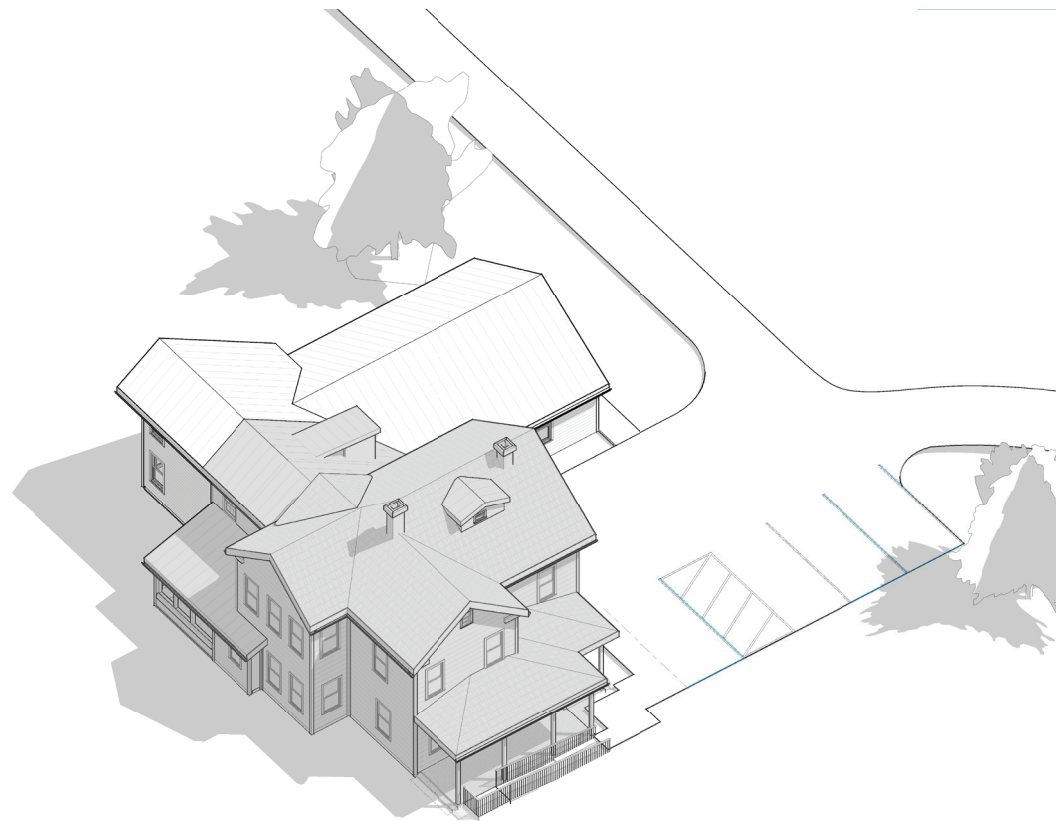
Arlington, Virginia
February 22, 2023



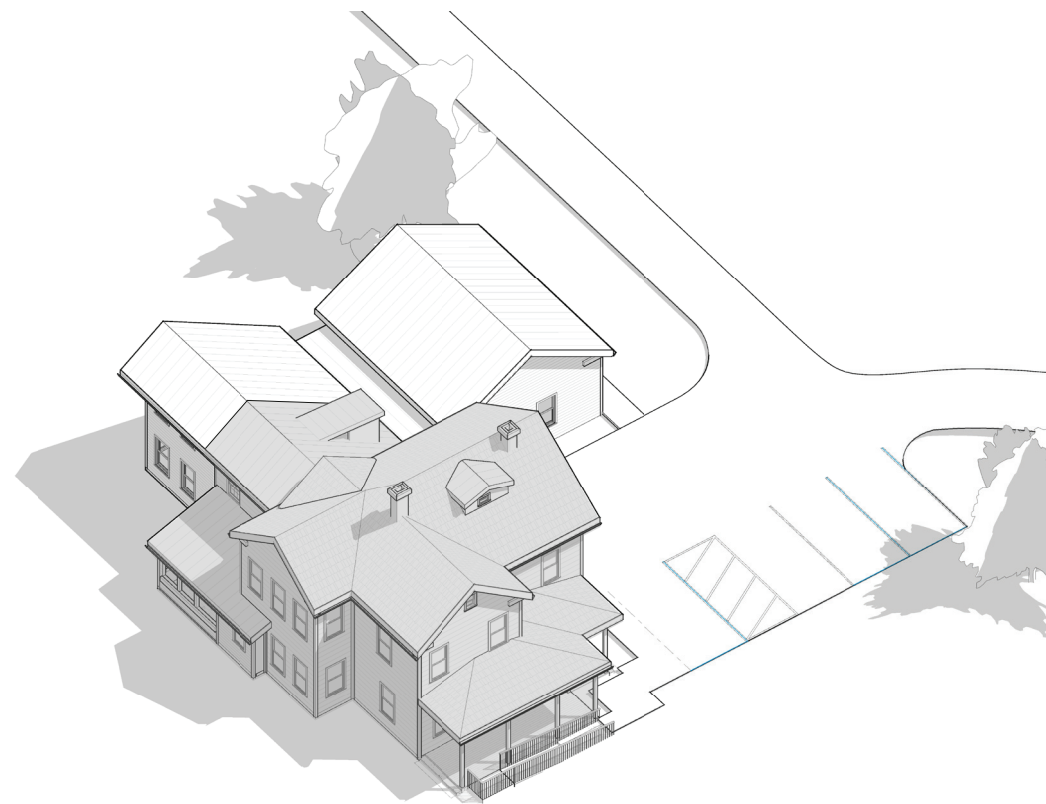
Existing



Baseline



Alt Option 1



Alt Option 2

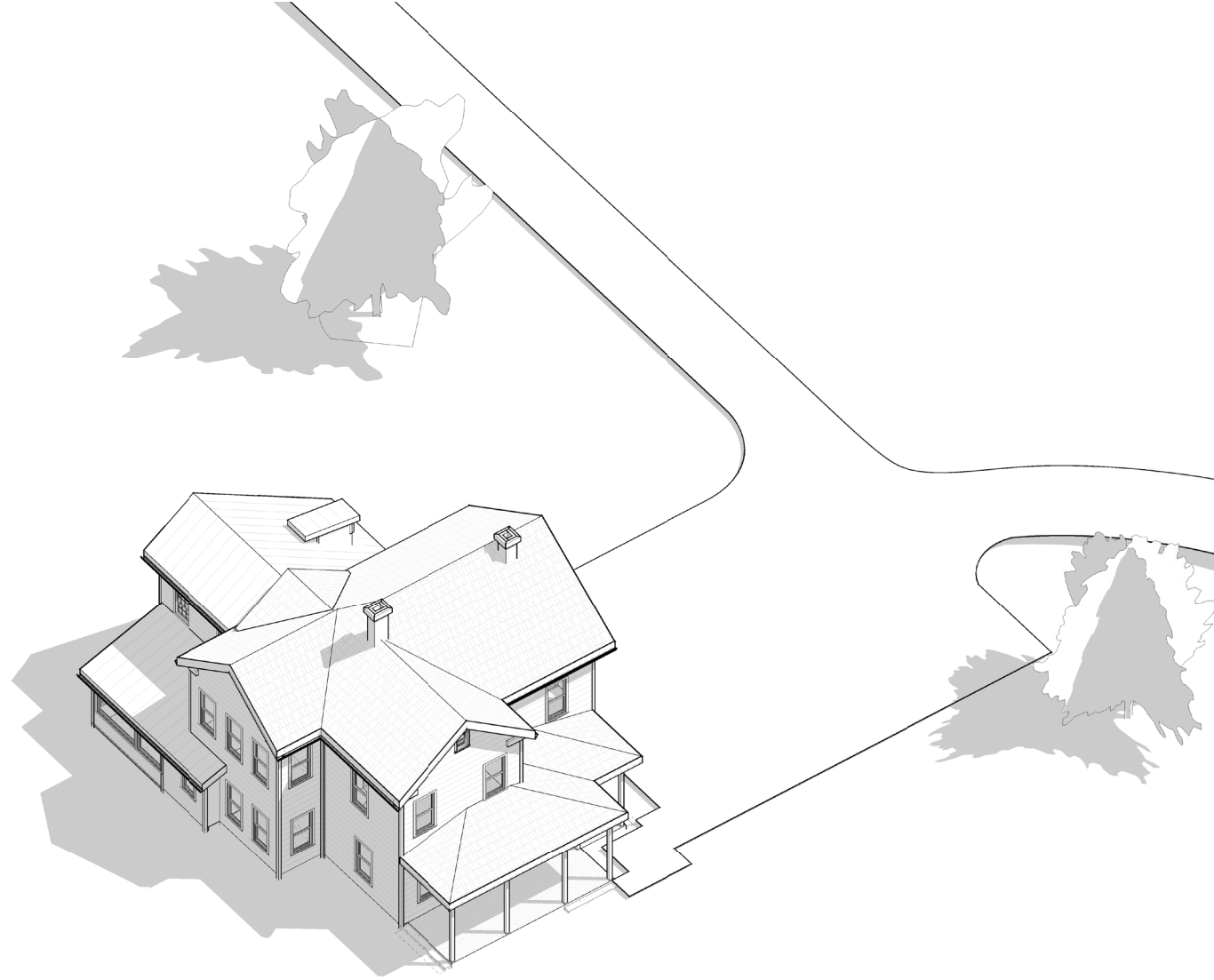
Proposed Alternates



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Existing and Proposed Bird's Eye View

Reeves Farmhouse



Existing



Proposed

Baseline Option



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Existing and Proposed Bird's Eye View

Reeves Farmhouse



Existing



Proposed

2. View from SE



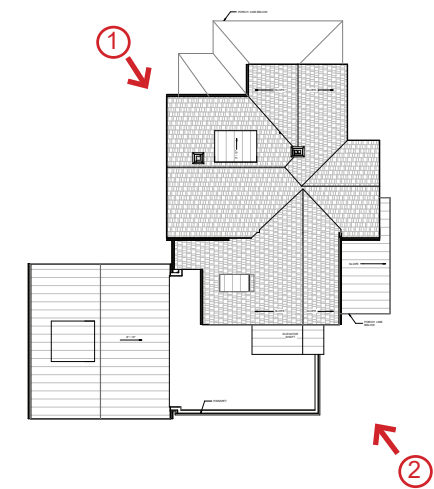
Existing



Proposed

1. View from NW

Keyplan



Baseline Option



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Existing and Proposed 3D Views

Reeves Farmhouse



Existing



Proposed

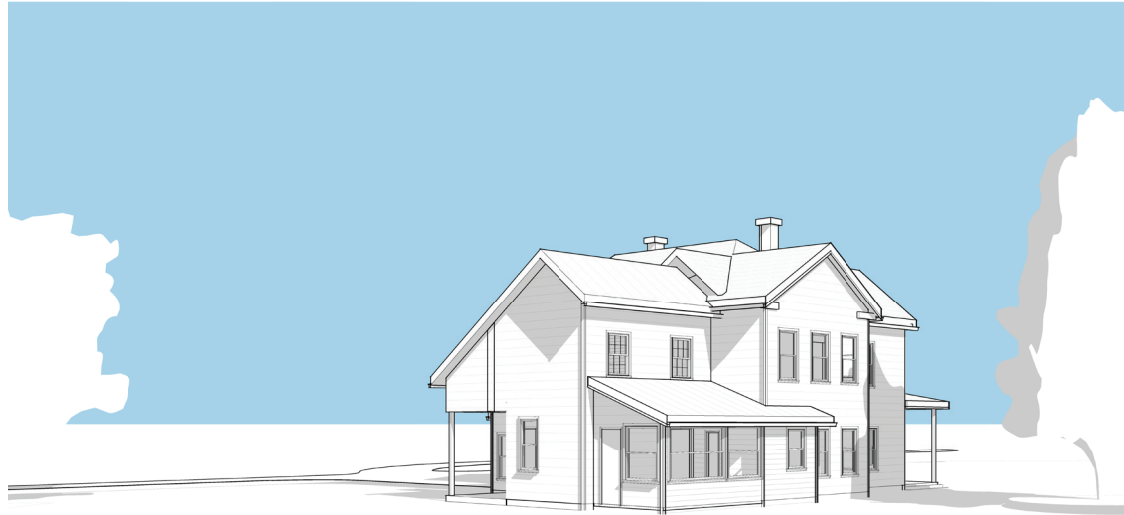
Alternate Option 1

Existing and Proposed Bird's Eye View

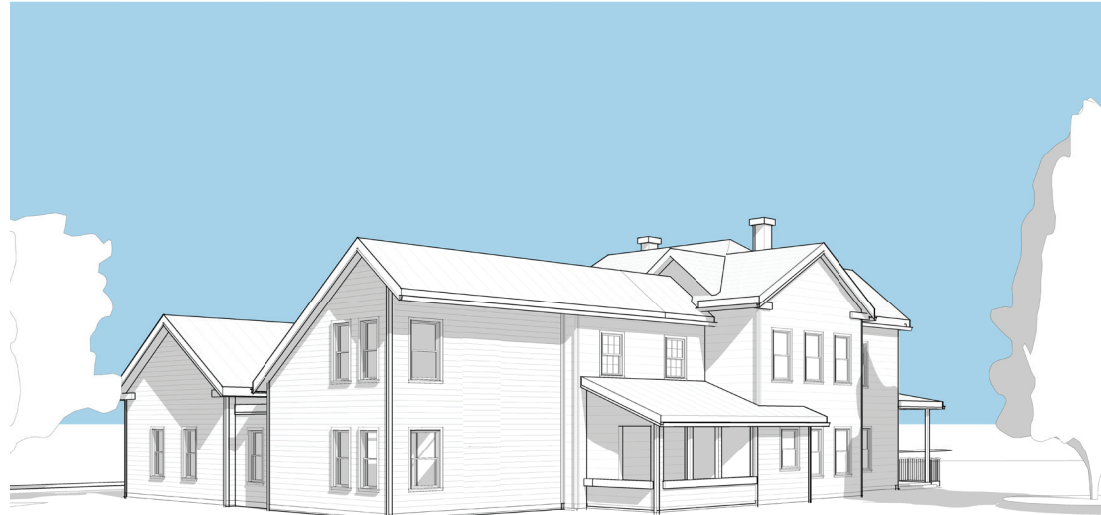
Reeves Farmhouse



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Existing

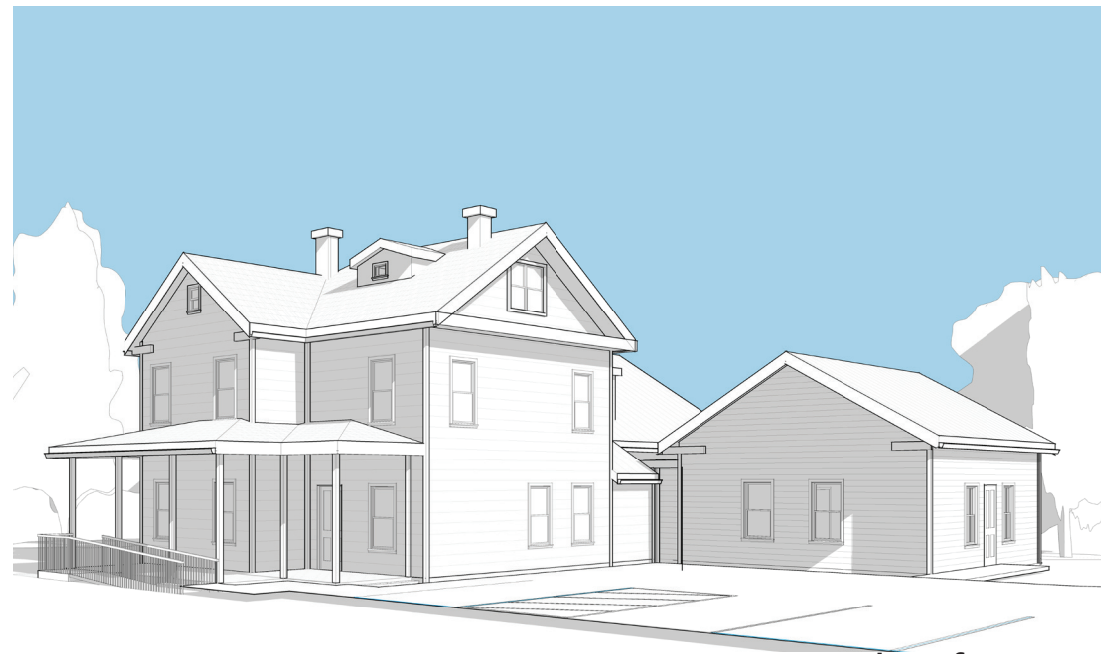


Proposed

2. View from SE



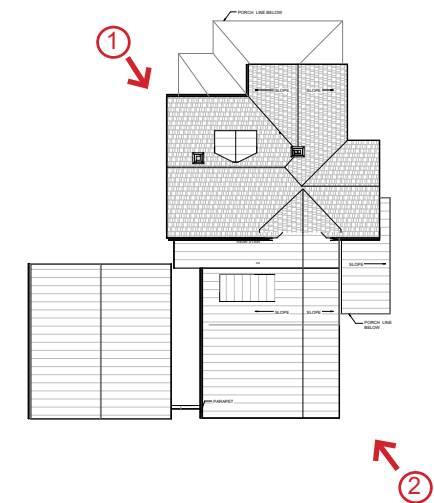
Existing



Proposed

1. View from NW

Keyplan



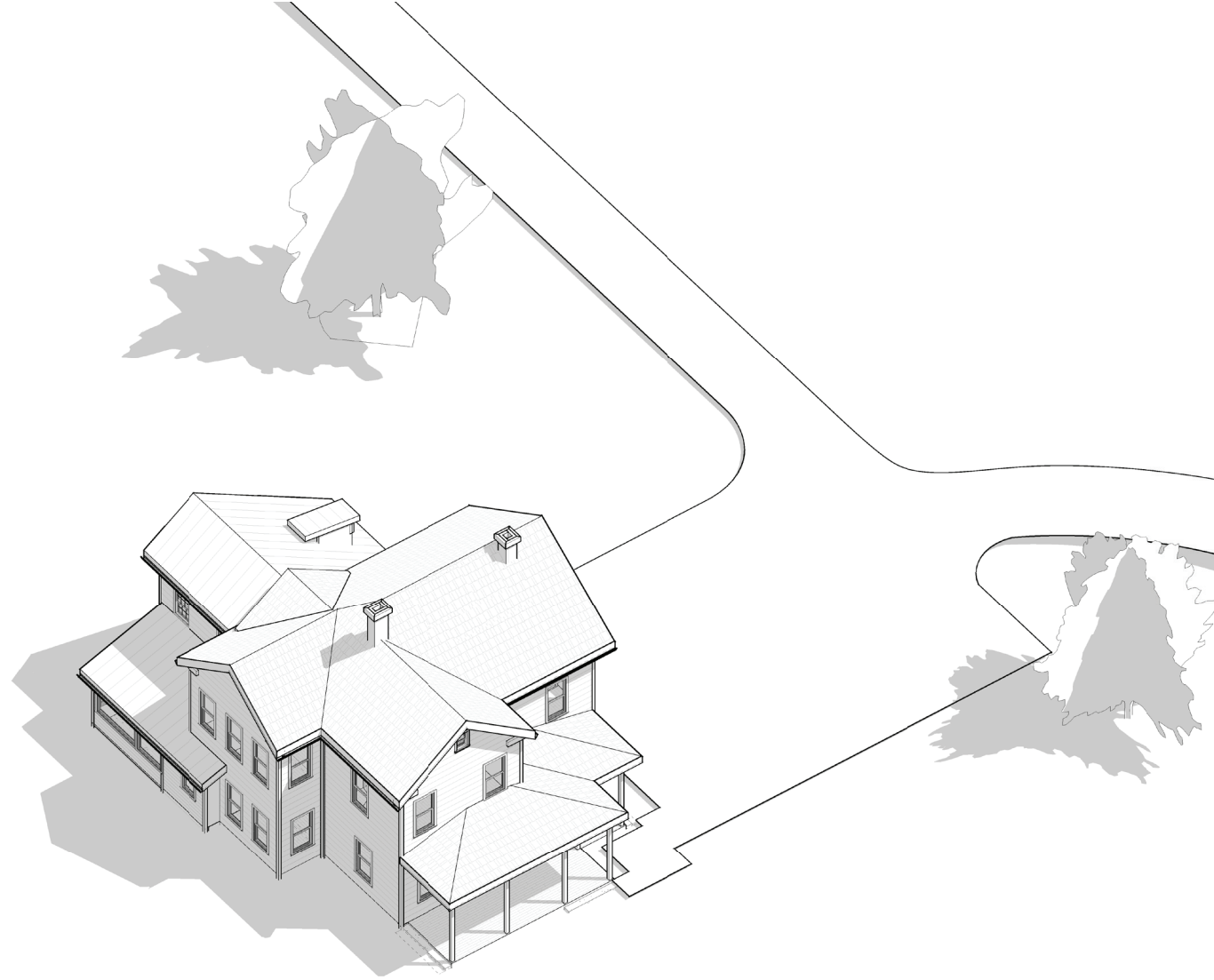
Alternate Option 1



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Existing and Proposed 3D Views

Reeves Farmhouse



Existing



Proposed

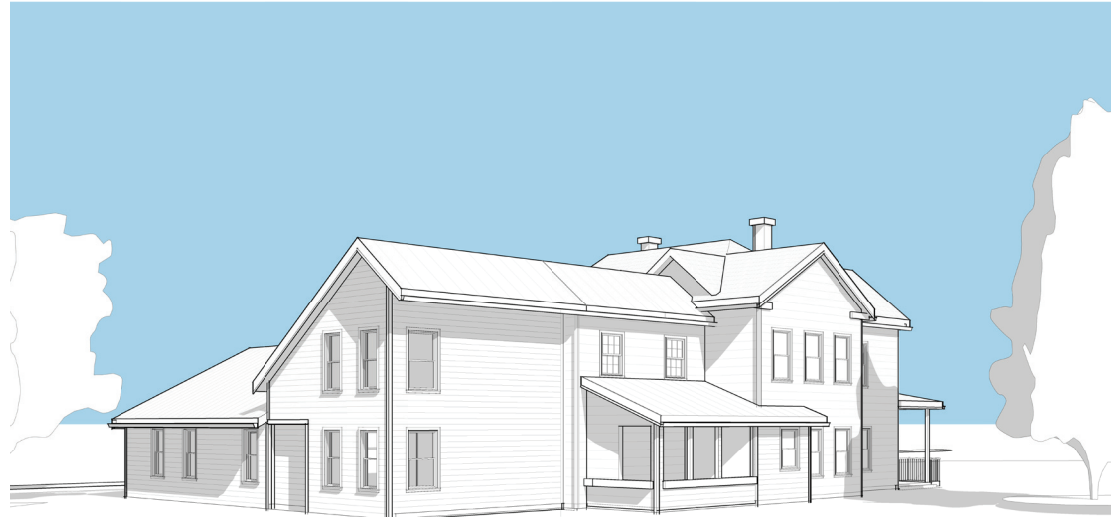
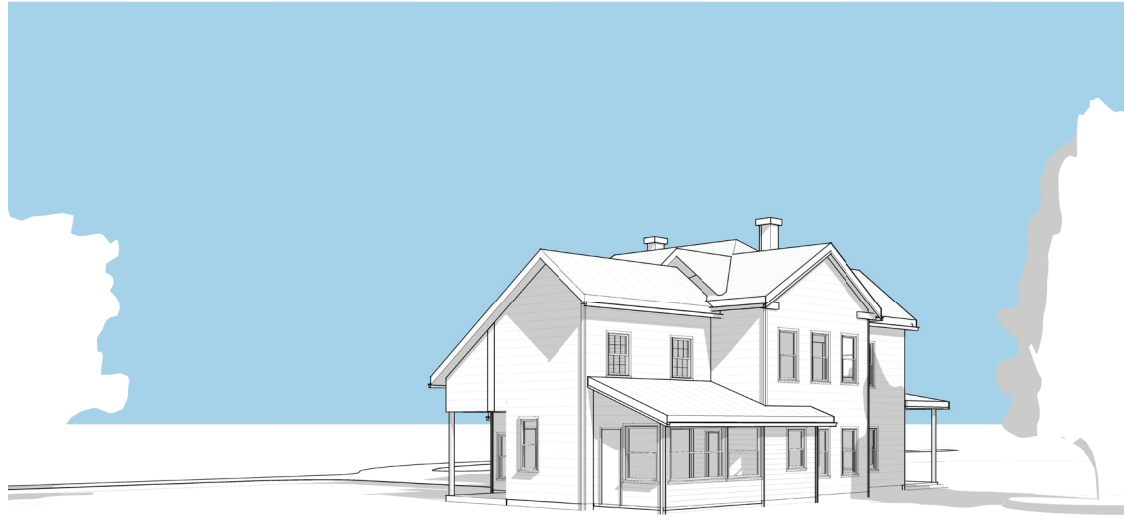
Alternate Option 2



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Existing and Proposed Bird's Eye View

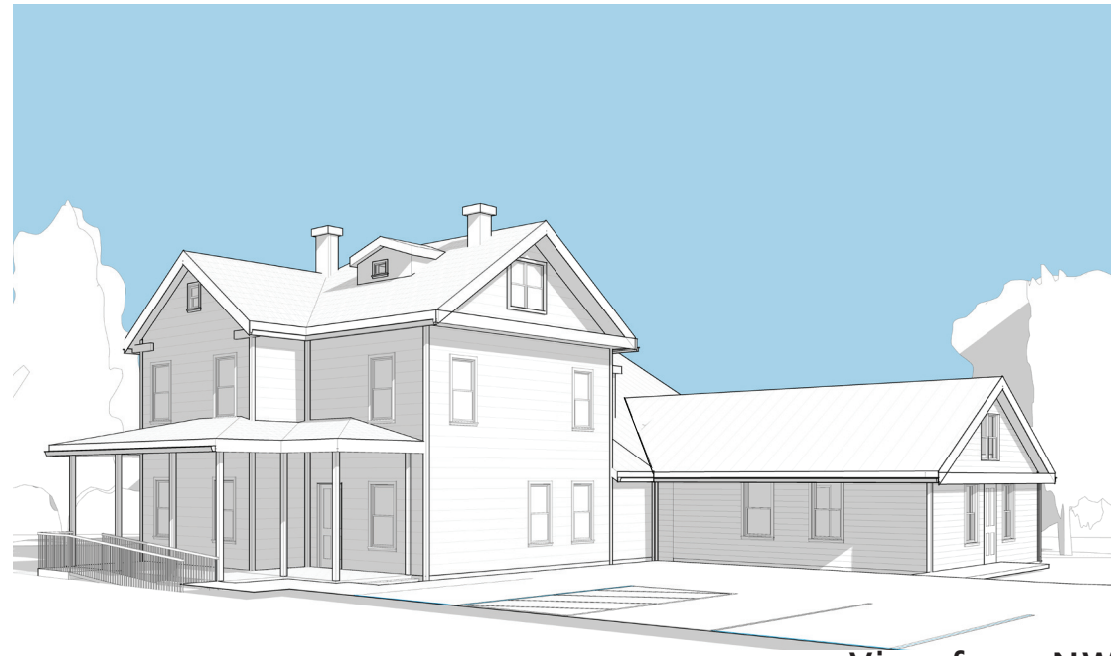
Reeves Farmhouse



Existing

Proposed

2. View from SE

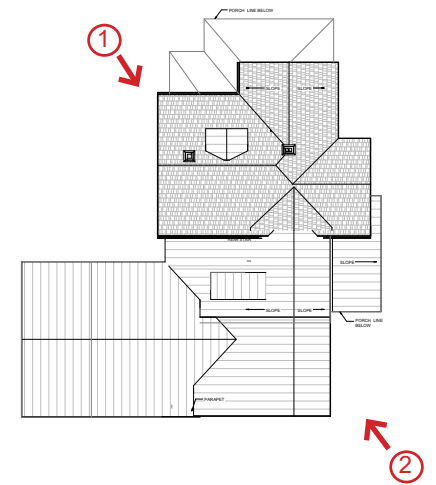


Existing

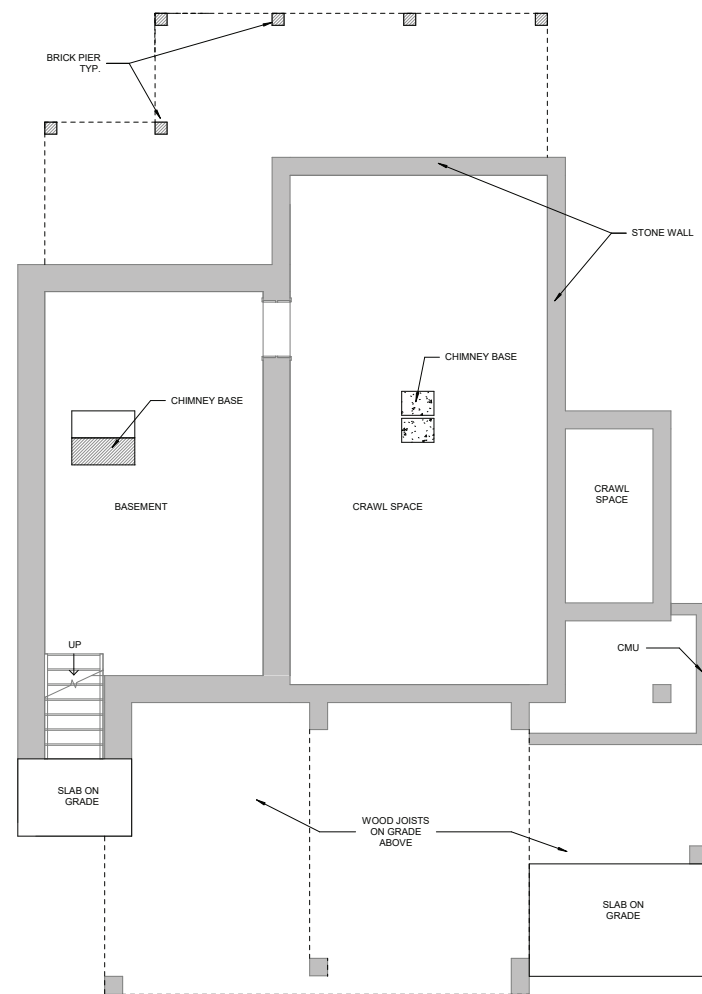
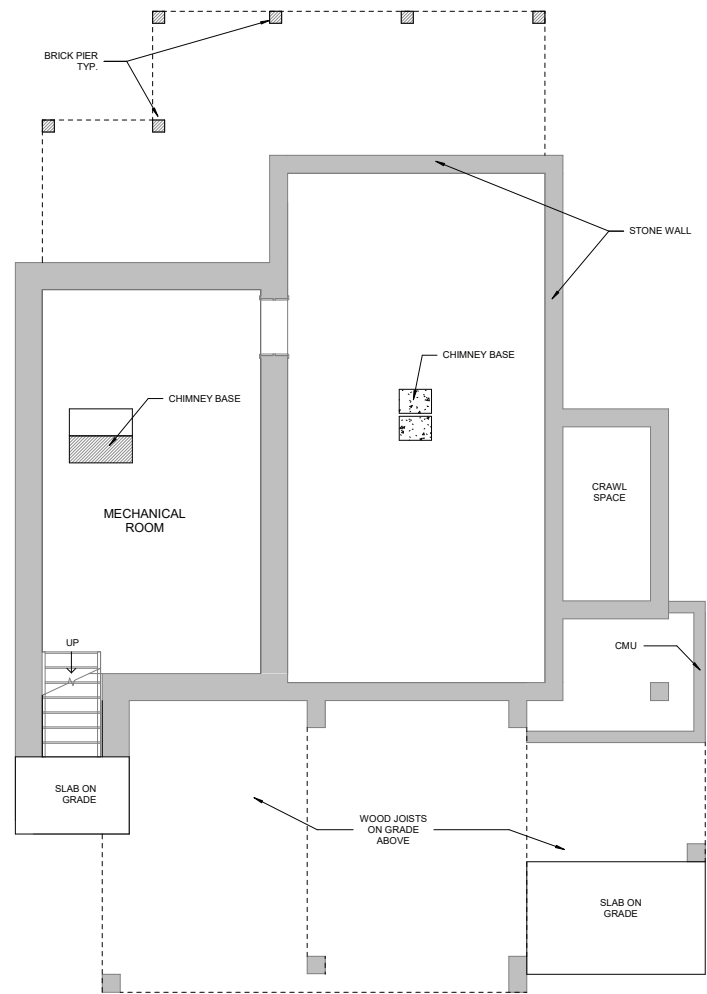
Proposed

1. View from NW

Keyplan






Alternate Option 2



Area Summary			
<u>Floor</u>	<u>Existing Area</u> <i>(gsf)</i>	<u>Addition Area</u> <i>(gsf)</i>	<u>Total Area</u> <i>(gsf)</i>
Cellar	367	0	367
1st Floor	1,382	1,312	2,694
2nd Floor	1,293	70	1,363
3rd Floor	351	0	351
Total	3,393	1,382	4,775

Legend

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

Baseline Option

Demolition and Proposed Cellar Plans

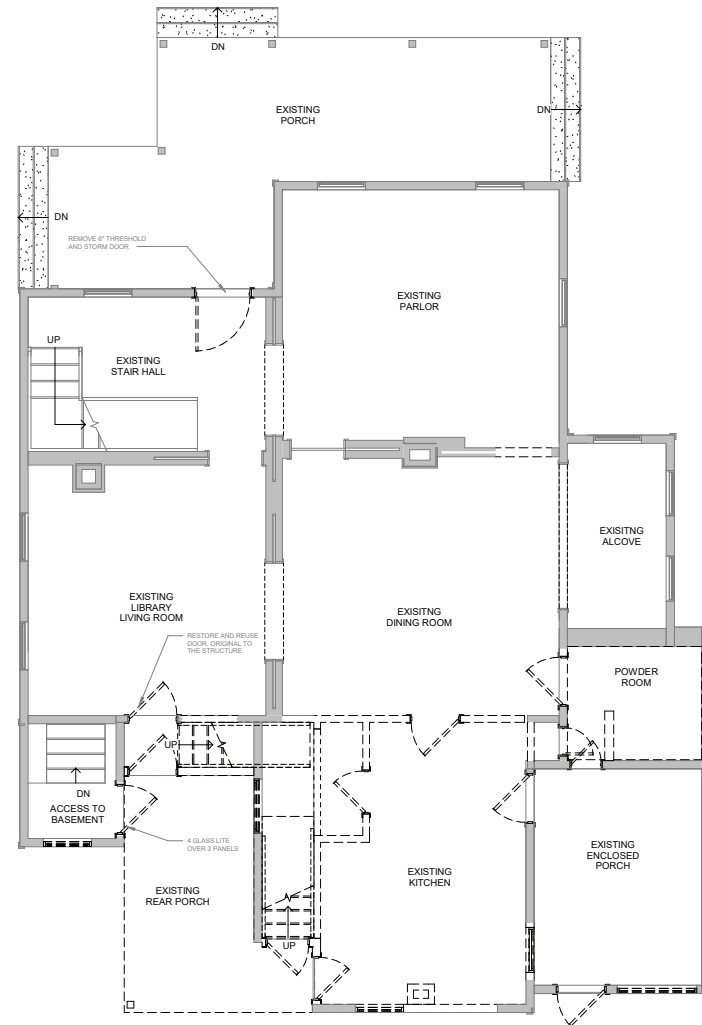
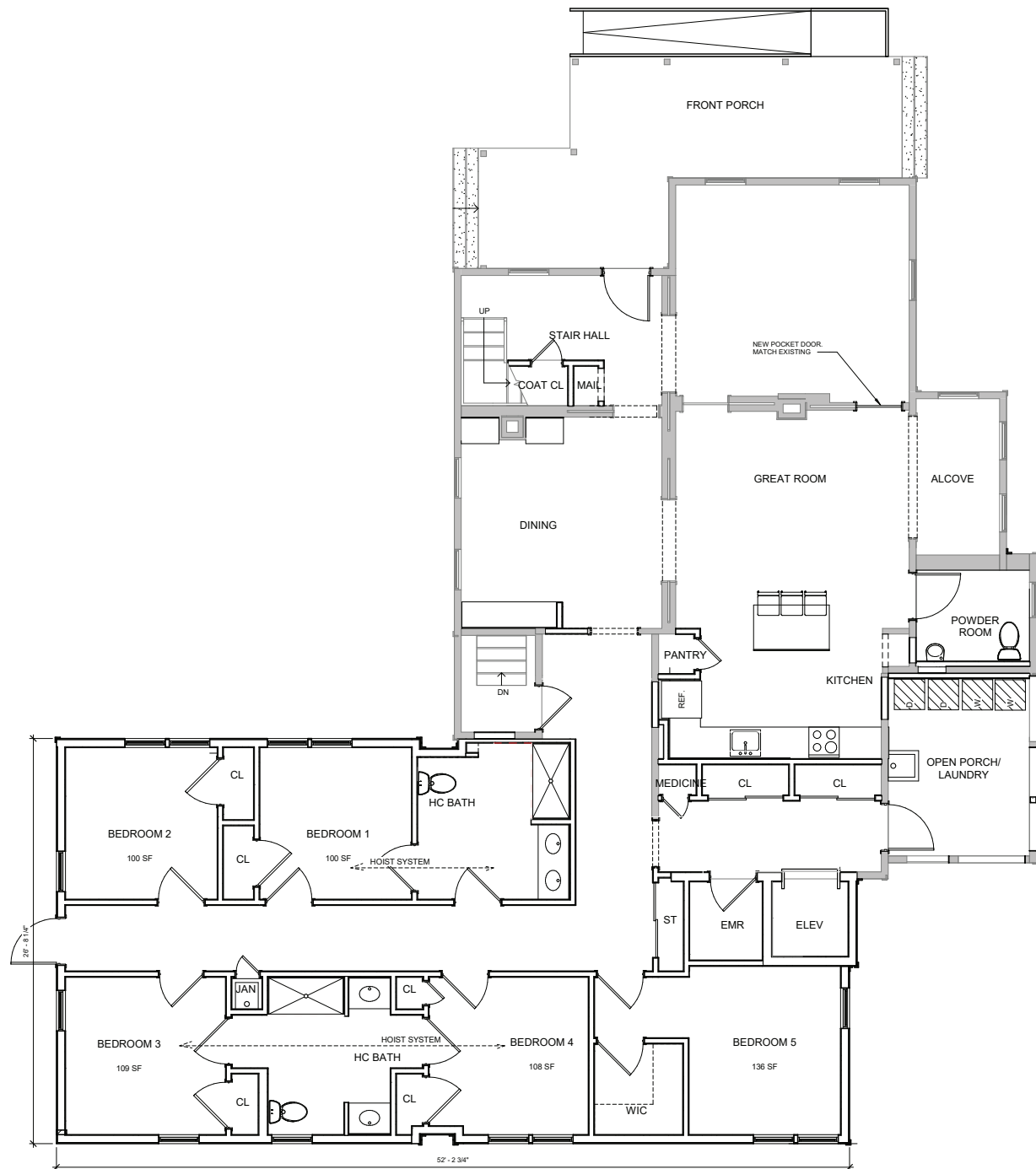
Reeves Farmhouse



Arlington, Virginia
February 22, 2023






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Area Summary			
<u>Floor</u>	<u>Existing Area (gsf)</u>	<u>Addition Area (gsf)</u>	<u>Total Area (gsf)</u>
Cellar	367	0	367
1st Floor	1,382	1,312	2,694
2nd Floor	1,293	70	1,363
3rd Floor	351	0	351
Total	3,393	1,382	4,775

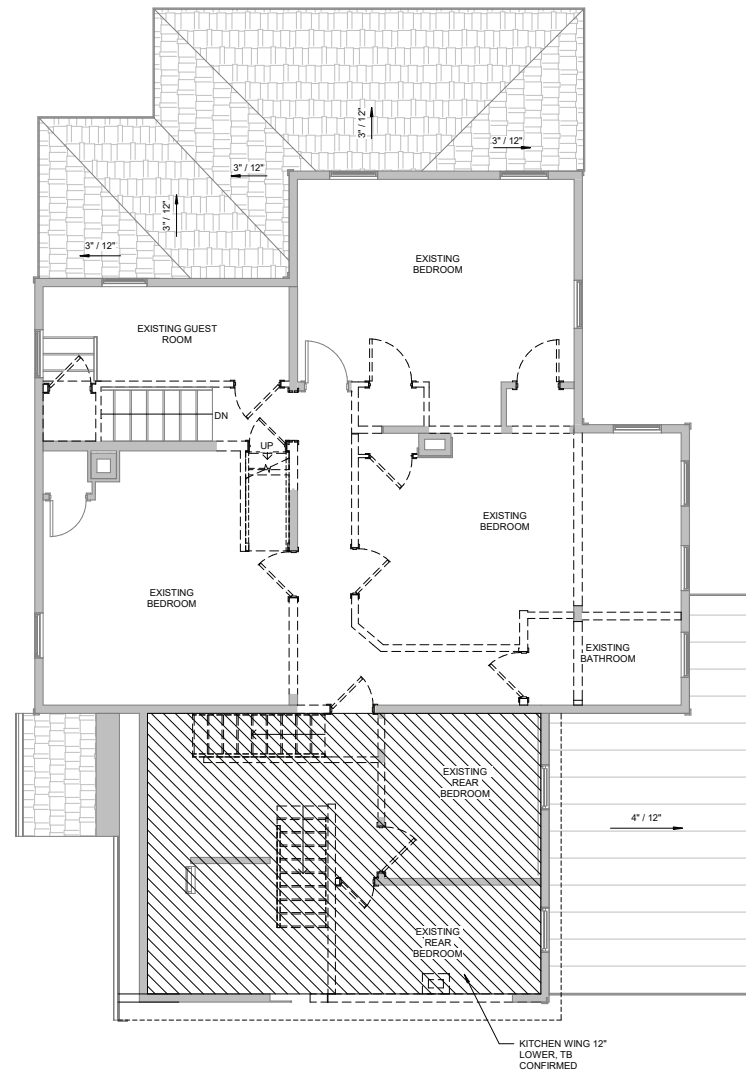
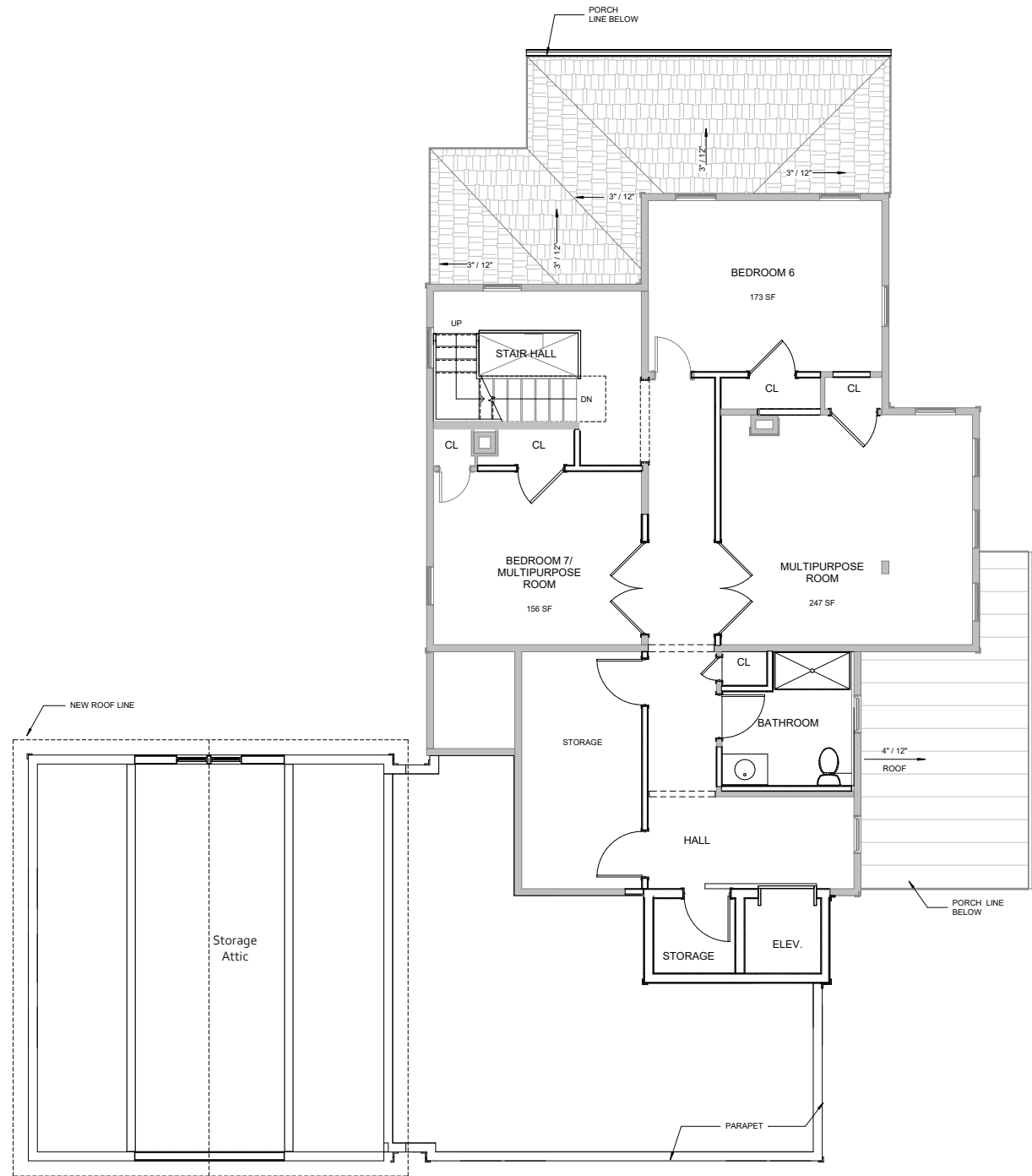
Legend

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

Baseline Option

Demolition and Proposed 1st Floor Plans

Reeves Farmhouse



Area Summary

<u>Floor</u>	<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	70	1,363
3rd Floor	351	0	351
Total	3,393	1,382	4,775

Legend

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

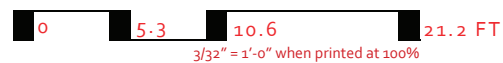
Baseline Option

Demolition and Proposed 2nd Floor Plans

Reeves Farmhouse

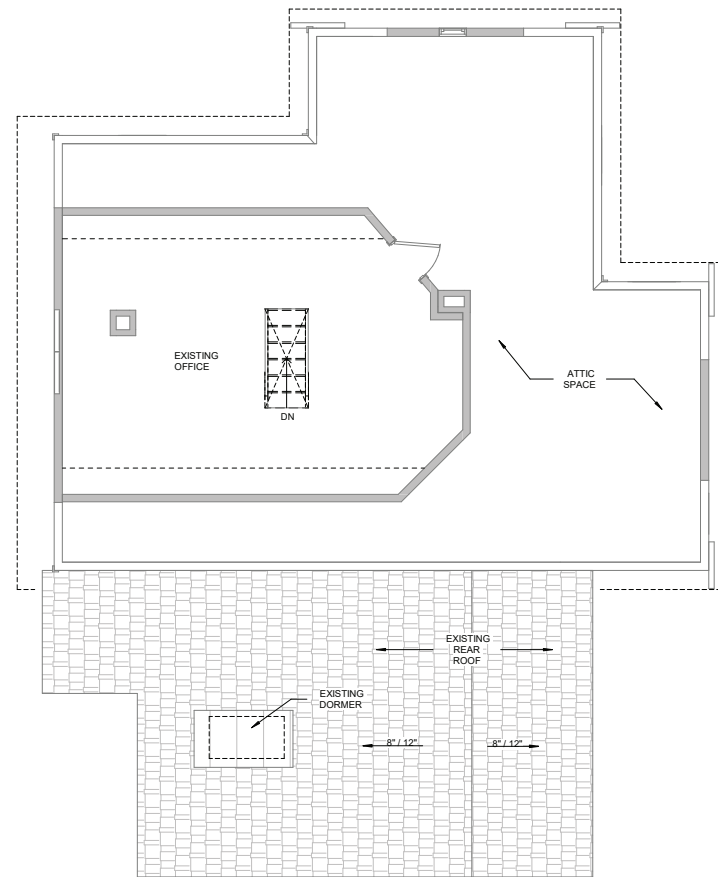
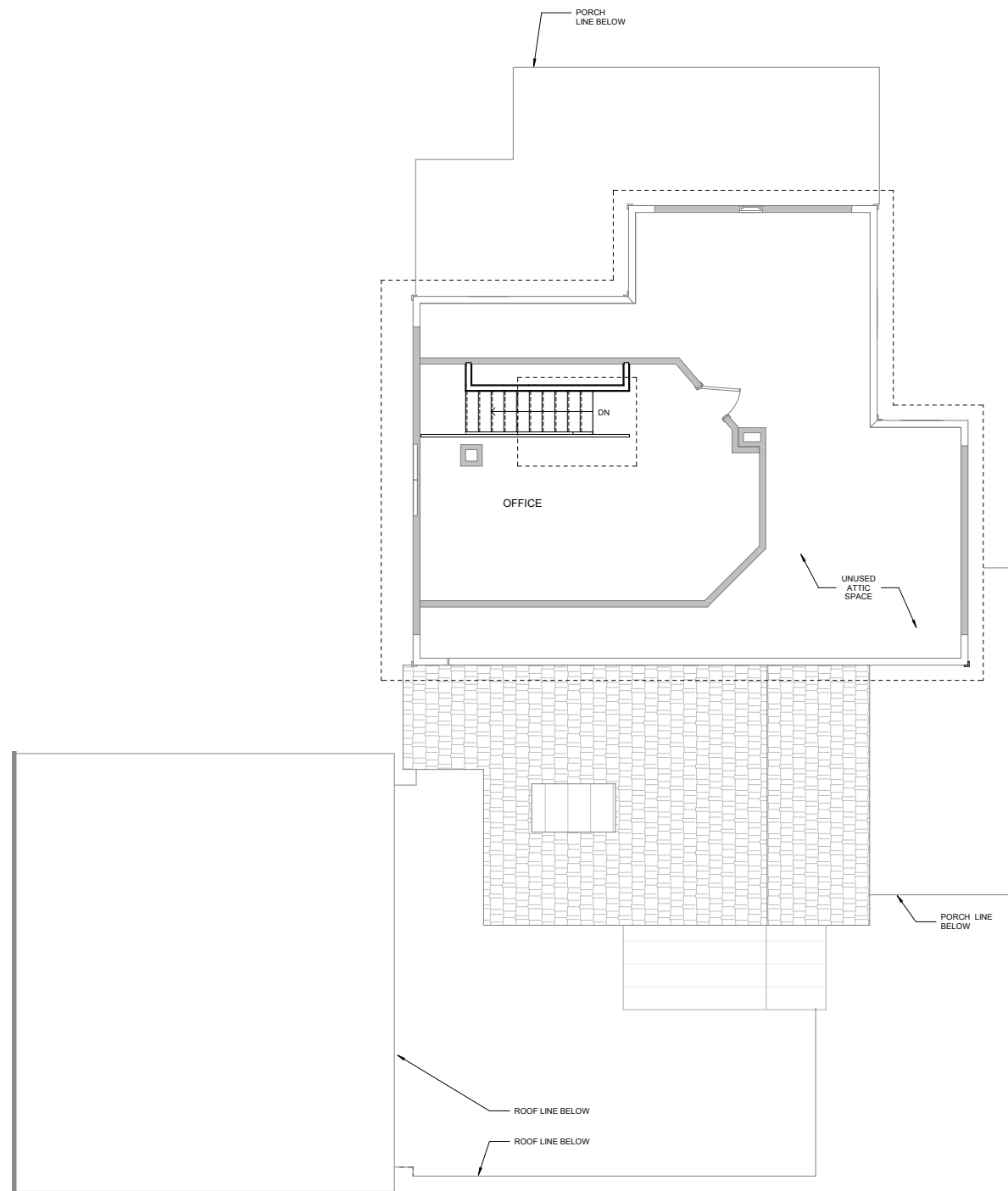


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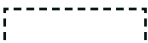

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Arlington, Virginia
February 22, 2023



Area Summary			
<u>Floor</u>	<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	70	1,363
3rd Floor	351	0	351
Total	3,393	1,382	4,775

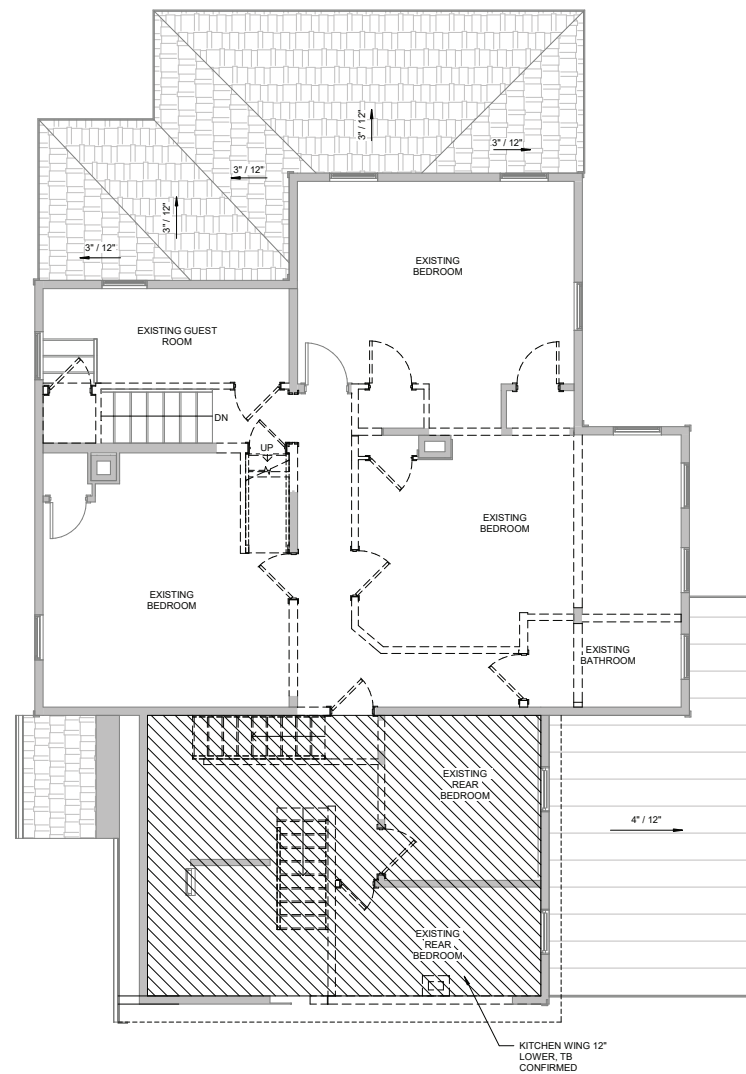
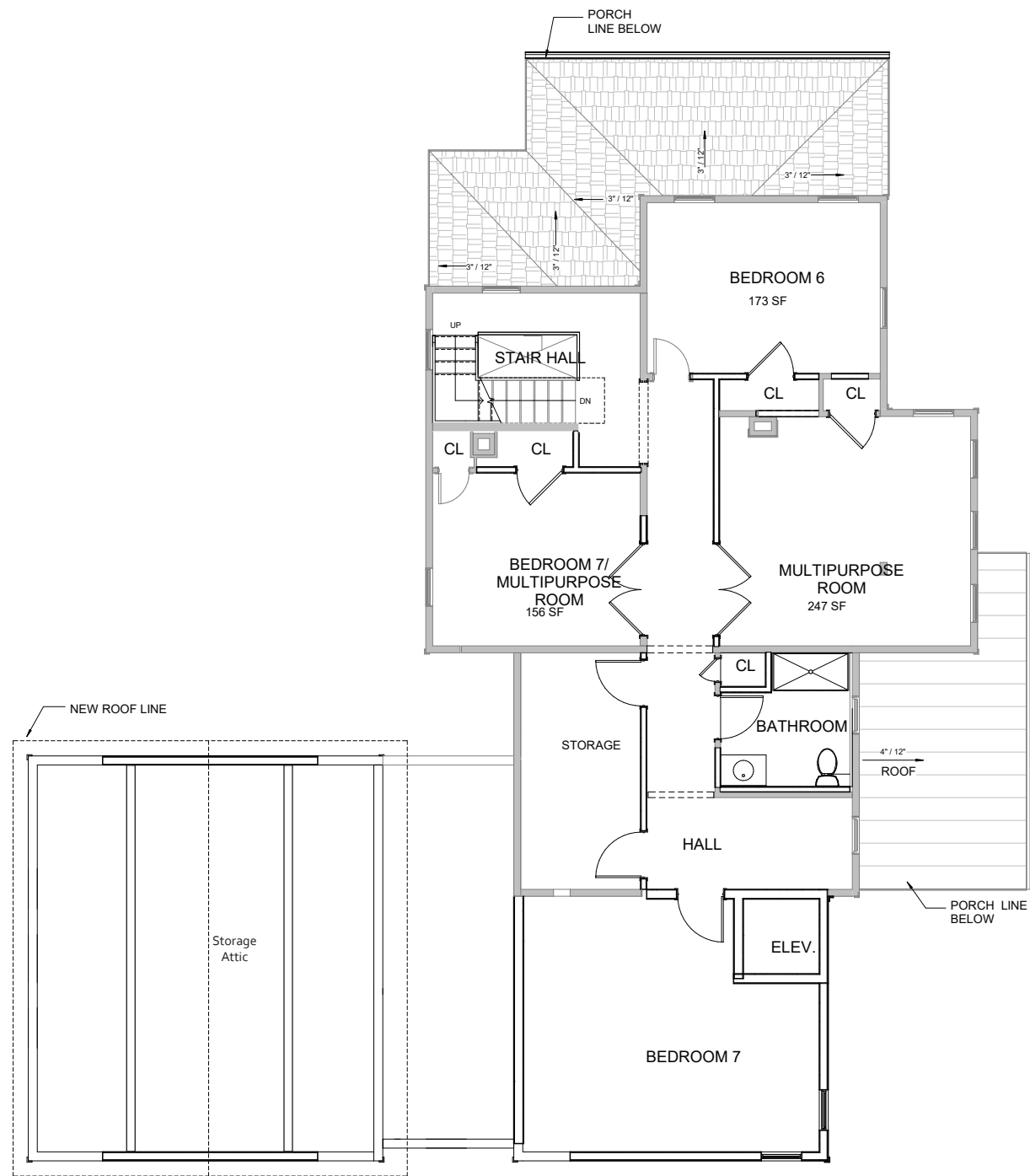
Legend

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

Baseline Option

Demolition and Proposed 3rd Floor Plans

Reeves Farmhouse



Legend

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

Alternate Option 1 / 2

Demolition and Proposed 2nd Floor Plans

Reeves Farmhouse

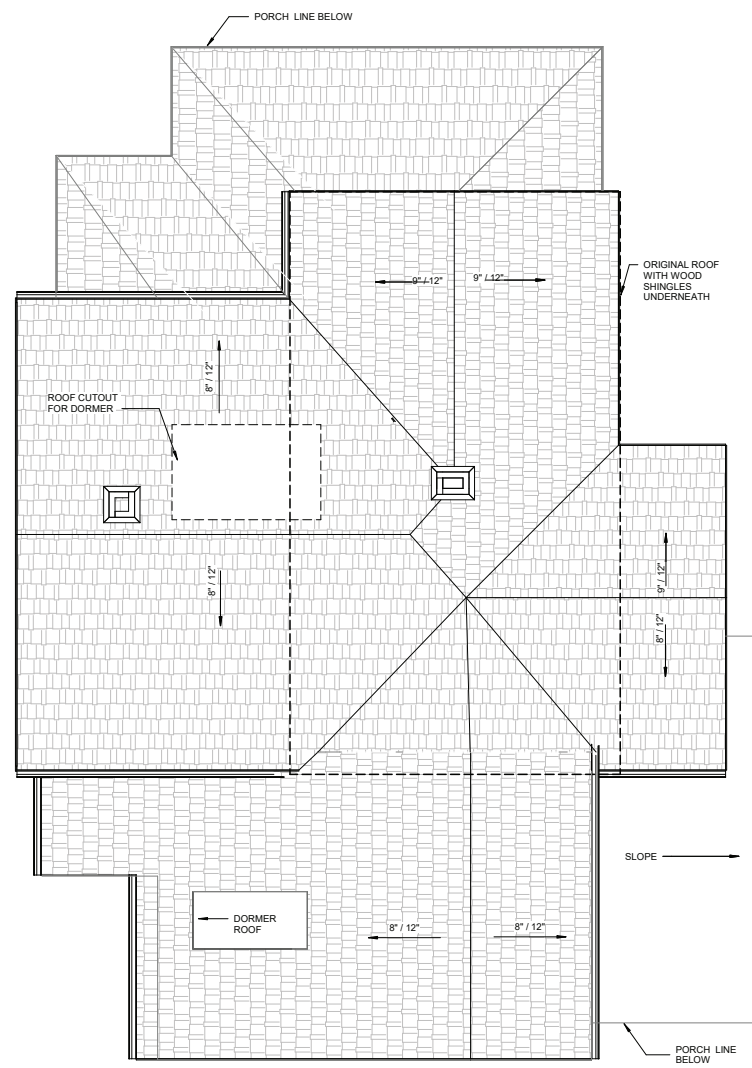
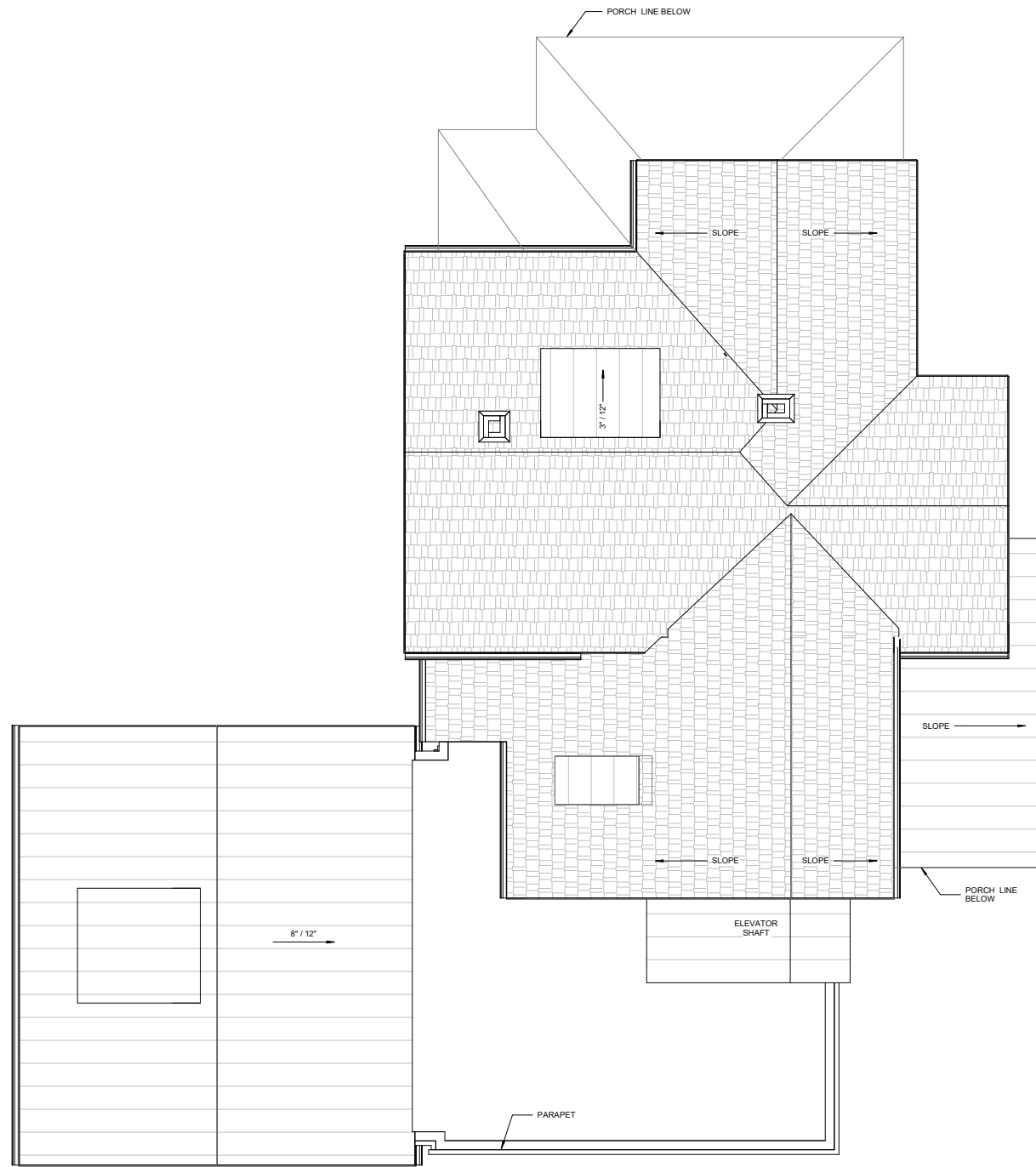


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Arlington, Virginia
February 22, 2023



Legend

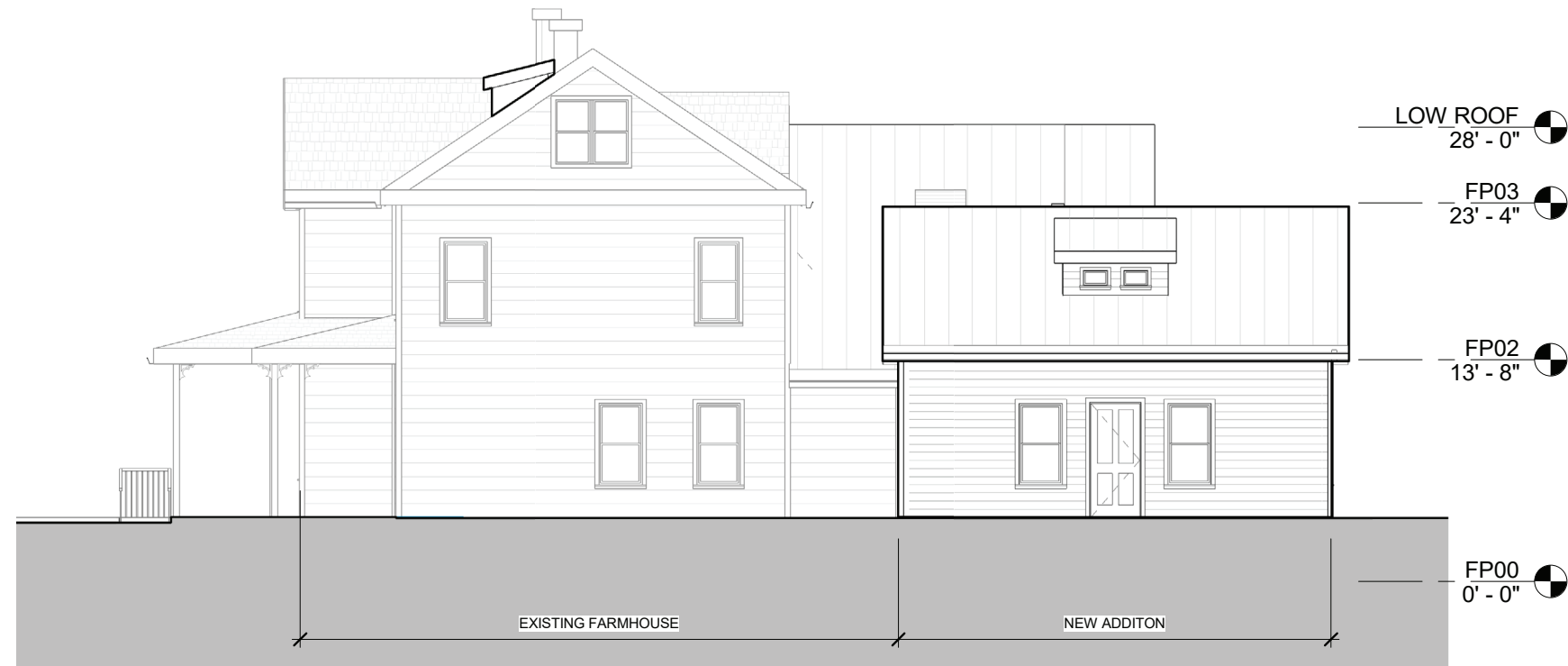
- Existing to remain
- Existing to be demolished
- New Construction

Baseline Option

Demolition and Proposed Roof Plans

Reeves Farmhouse

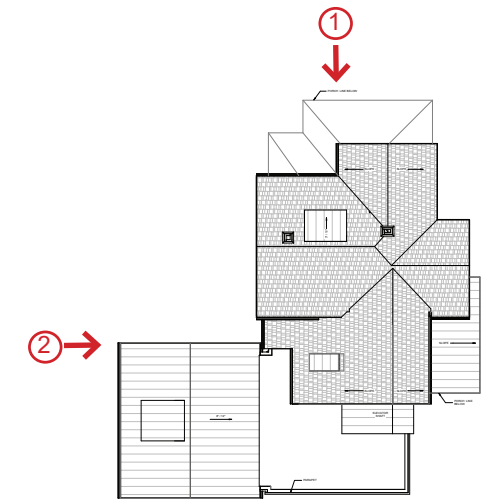




2. West Elevation



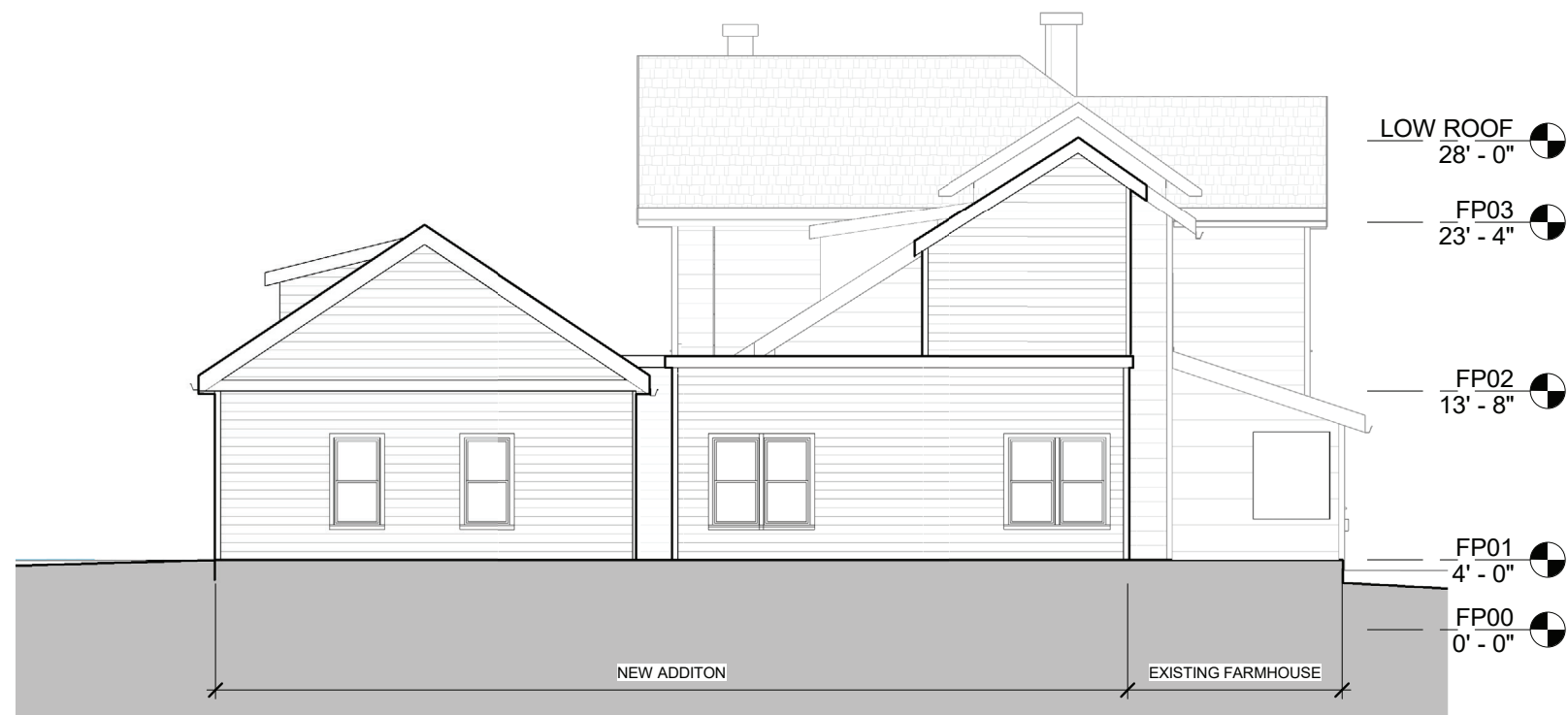
1. North Elevation



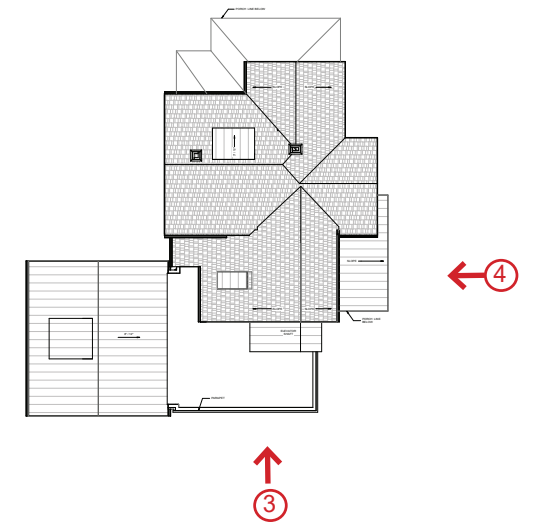
Baseline Option



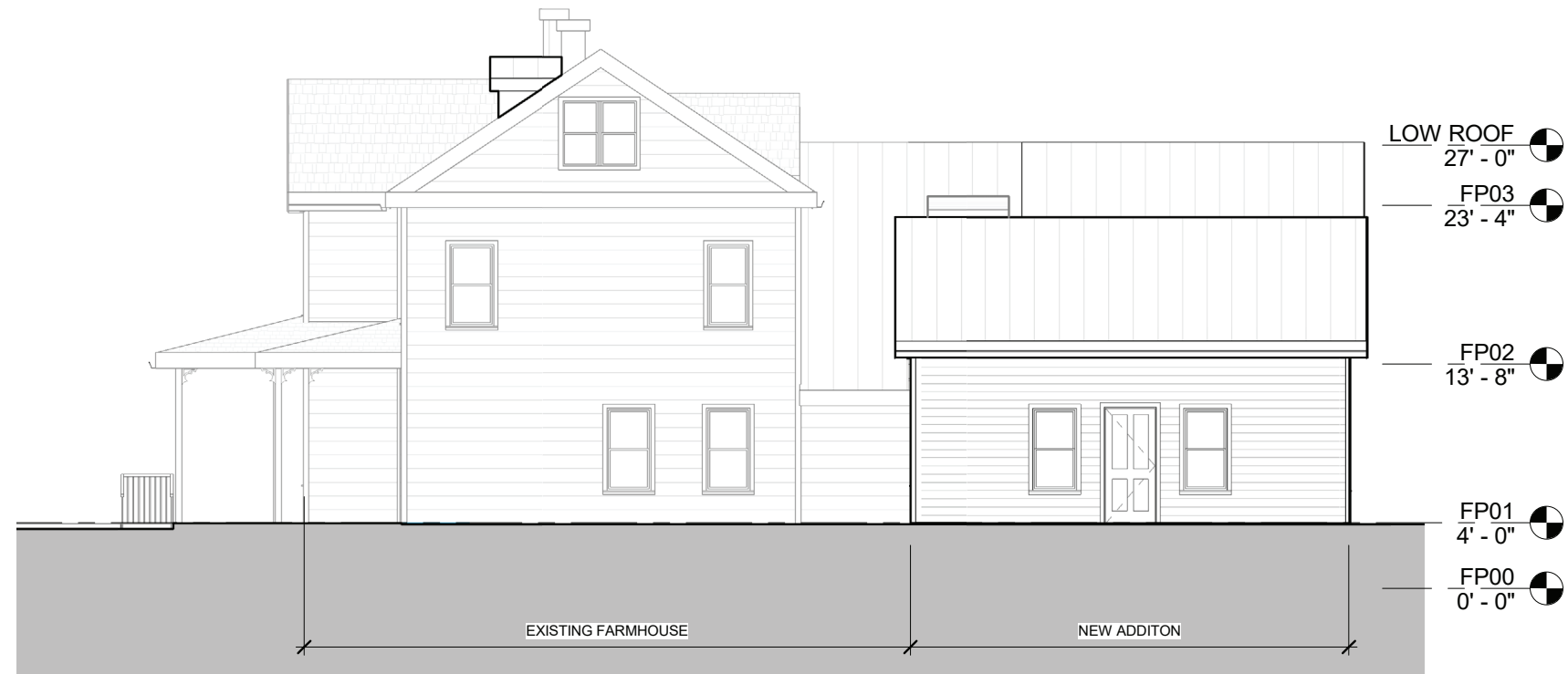
4. East Elevation



3. South Elevation



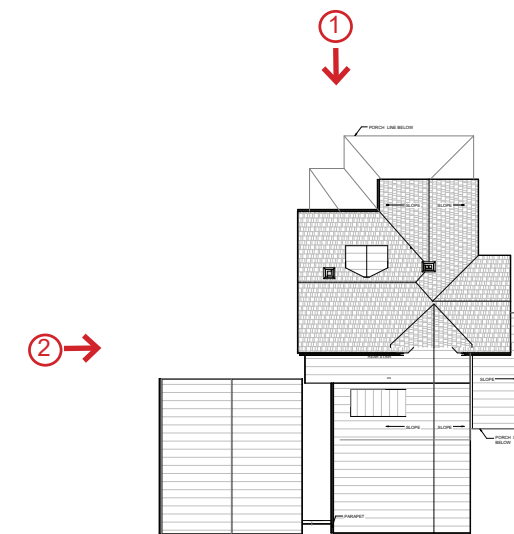
Baseline Option



2. West Elevation



1. North Elevation



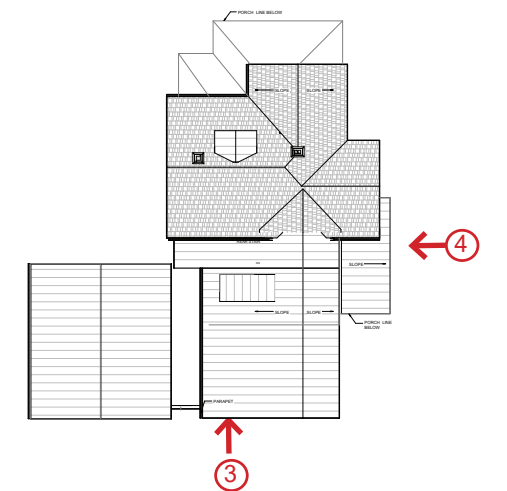
Alternate Option 1



4. East Elevation



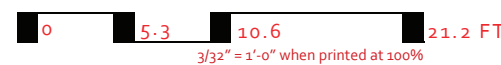
3. South Elevation



Alternate Option 1



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Elevations

Reeves Farmhouse

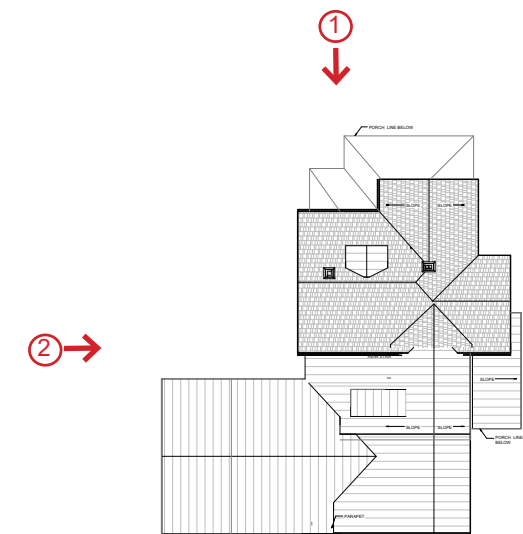
Arlington, Virginia
February 22, 2023



2. West Elevation



1. North Elevation



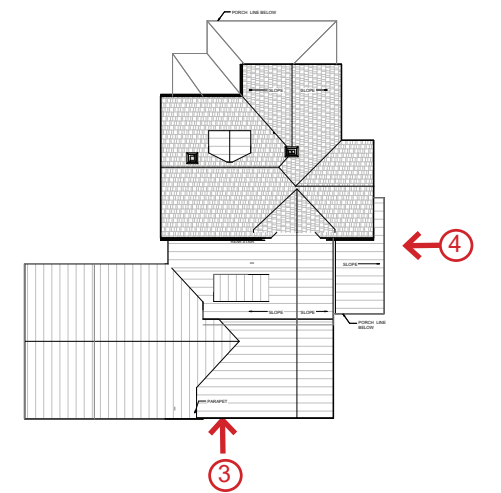
Alternate Option 2



4. East Elevation



3. South Elevation



Alternate Option 2