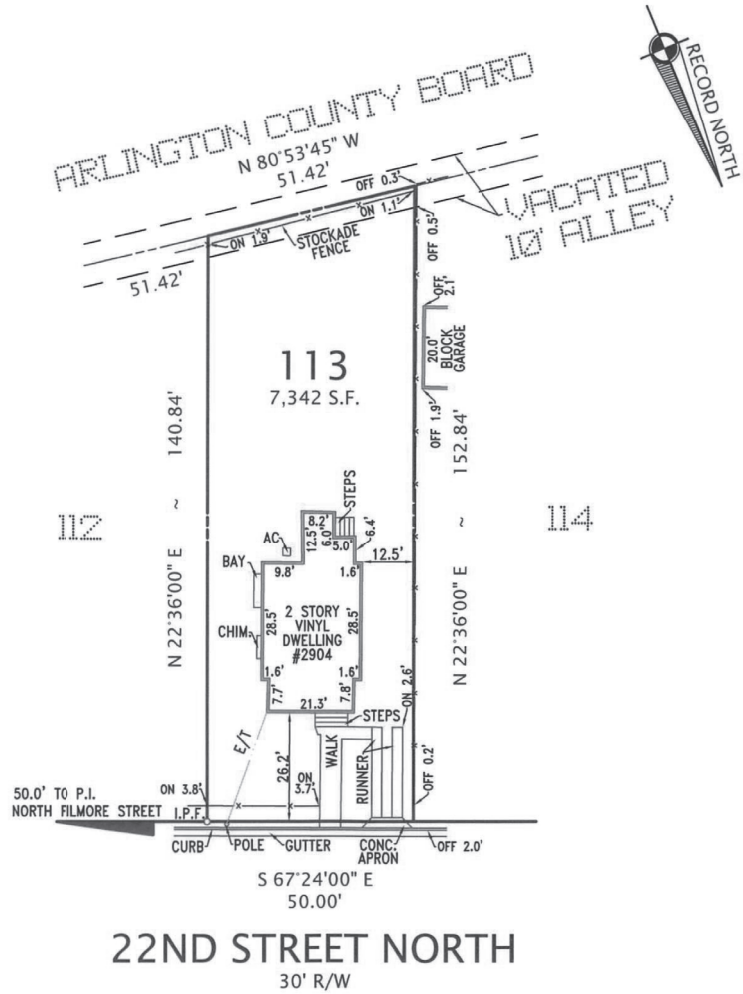


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NOTE: FENCES ARE FRAME PICKET UNLESS NOTED

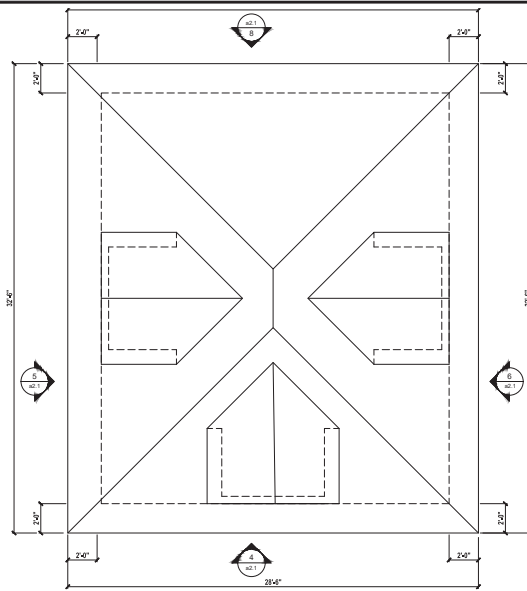


PLAT
SHOWING HOUSE LOCATION ON
LOT 113 + PART VACATED ALLEY
3RD ADDITION TO
MAYWOOD
ARLINGTON COUNTY, VIRGINIA
SCALE: 1" = 30' APRIL 29, 2009

CASE NAME: CARTER ~ WATHER/JEWELL	GRAPHIC SCALE 0 30 60
	<p>BY PROVISIONS OF THE VIRGINIA CODE: NO CORNER MARKERS SET, BOUNDARY SURVEY NOT PERFORMED. PLAT SUBJECT TO RESTRICTIONS OF RECORD, TITLE REPORT NOT FURNISHED.</p> <p>I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY, AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.</p> <p>REQUESTED BY: THE REILLY LAW FIRM, PLLC</p> <p>ALEXANDRIA SURVEYS INTERNATIONAL, LLC 6210 NORTH KINGS HIGHWAY ALEXANDRIA, VIRGINIA 22303 TEL. NO. 703-660-6615 FAX NO. 703-768-7764</p>

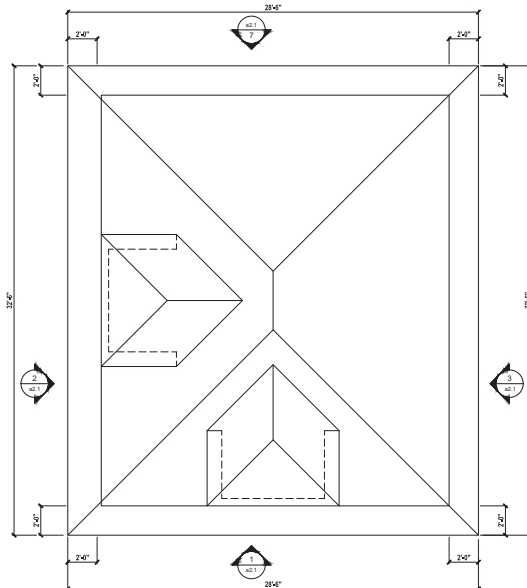
GENERAL NOTES:

- DESIGN LIVE LOADS: ROOF - 30 PSF, 2ND FLOOR - 30 PSF, 1ST FLOOR - 40 PSF.
- ALL CONCRETE SHALL BE MINIMUM 3000 PSI EXCEPT SLABS WHICH SHALL BE 3500 PSI.
- THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL CONDITIONS DEPICTED INCLUDING BUT NOT LIMITED TO DIMENSIONS, ELEVATIONS, FINISHES AND THE WORK OF ALL TRADES.
- ALL STEEL SHALL BE A36 EXCEPT NEW STEEL PIPE COLUMNS WHICH SHALL BE A500 GRADE B. ALL WELDING SHALL BE DONE BY CERTIFIED WELDERS.
- SHOP DRAWINGS FOR ALL ITEMS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
- ALL LVL'S SHALL HAVE A MINIMUM VALUE OF $E = 1,900,000$ PSI, $F_b = 2500$ PSI, $F_v = 285$ PSI.
- ALL FRAMING MEMBERS SHALL BE MINIMUM HEM-FIR NO.2 EXCEPT STUDS WHICH SHALL BE MINIMUM S-P-F SURFACE DRY CONSTRUCTION GRADE $F_c = 1350$ PSI, $E = 1,300,000$ PSI, $F_b = 975$ PSI. PRESSURE TREATED LUMBER SHALL BE MINIMUM SOUTHERN YELLOW PINE NO. 1.
- SOIL BEARING PRESSURE IS ASSUMED TO BE 1500 PSF. THIS VALUE SHALL BE FIELD VERIFIED PRIOR TO POURING FOOTINGS.
- ALL REINFORCING SHALL BE GRADE 60.
- DESIGN WIND SPEED - 115 MPH, EXPOSURE B.



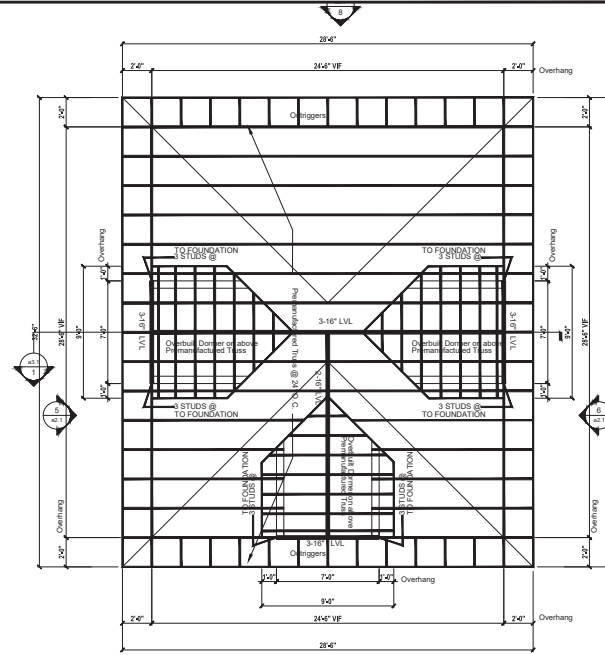
Proposed Roof Outline

SCALE 1/4"=1'-0"



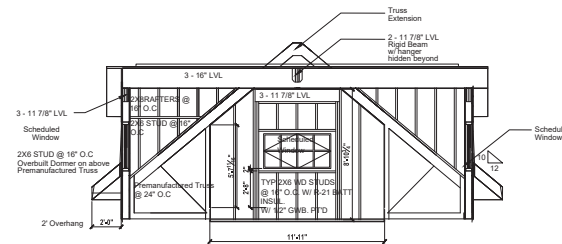
Existing Roof Outline

SCALE 1/4"=1'-0"



Proposed Bonus Room Framing Plan

SCALE 1/4"=1'-0"



Proposed Enlarged Framing Wall Section

SCALE 1/4"=1'-0"

NOW

Design Solutions LLC
5700 Robinwood Lane
Falls Church VA 22041
Designer Binh Tran
202.497.4617

PROJECT NAME

Structural Alteration and Repair to
2904 22nd Street N
Arlington, VA 22201

DATE	PHASE
4/16/24	PERMIT
DRAWN BY	BT

DRAWING TITLE

PROPOSED
FRAMING
BUILDING SECTION

SHEET NO.

a3.1

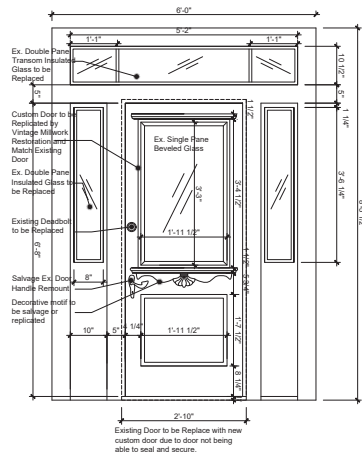
NOW
 Design Solutions LLC
 5700 Robinwood Lane
 Falls Church VA 22041
 Designer Binh Tran
 202.497.4617

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 2904 22nd Street N
 Arlington, VA 22201

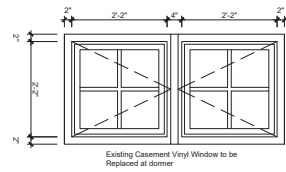
DATE	PHASE
4/16/24	PERMIT
DRAWN BY	BT

DRAWING TITLE
 EXISTING AND PROPOSED
 ELEVATION & WINDOW
 SCH. DOOR DETAIL

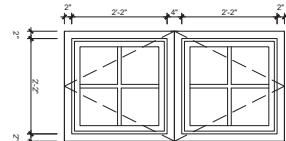
SHEET NO.
 a2.1



11 **Custom Front Wood Door System Replica**
 SCALE 3/4"=1'-0"

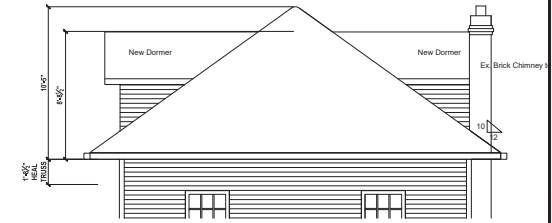


Existing Casement Vinyl Window to be Replaced at dormer



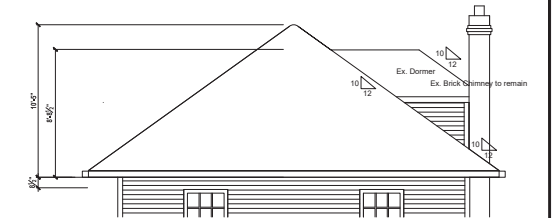
New Proposed French Casement Anderson E Series with Simulated divided-light windows

10 **Existing and Proposed Window Schedule**
 SCALE 3/4"=1'-0"



PROPOSED REAR ELEVATION

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



EXISTING REAR ELEVATION

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



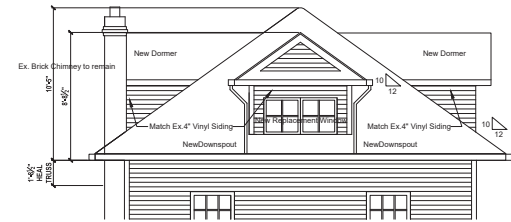
PROPOSED SIDE ELEVATION

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



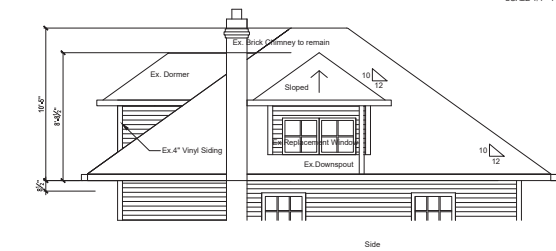
PROPOSED SIDE ELEVATION

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



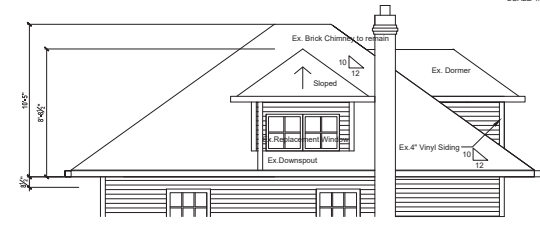
PROPOSED FRONT ELEVATION

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



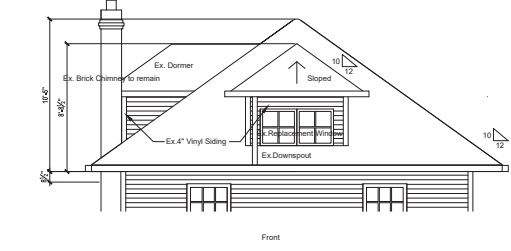
EXISTING SIDE ELEVATION

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



EXISTING SIDE ELEVATION

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



EXISTING FRONT ELEVATION

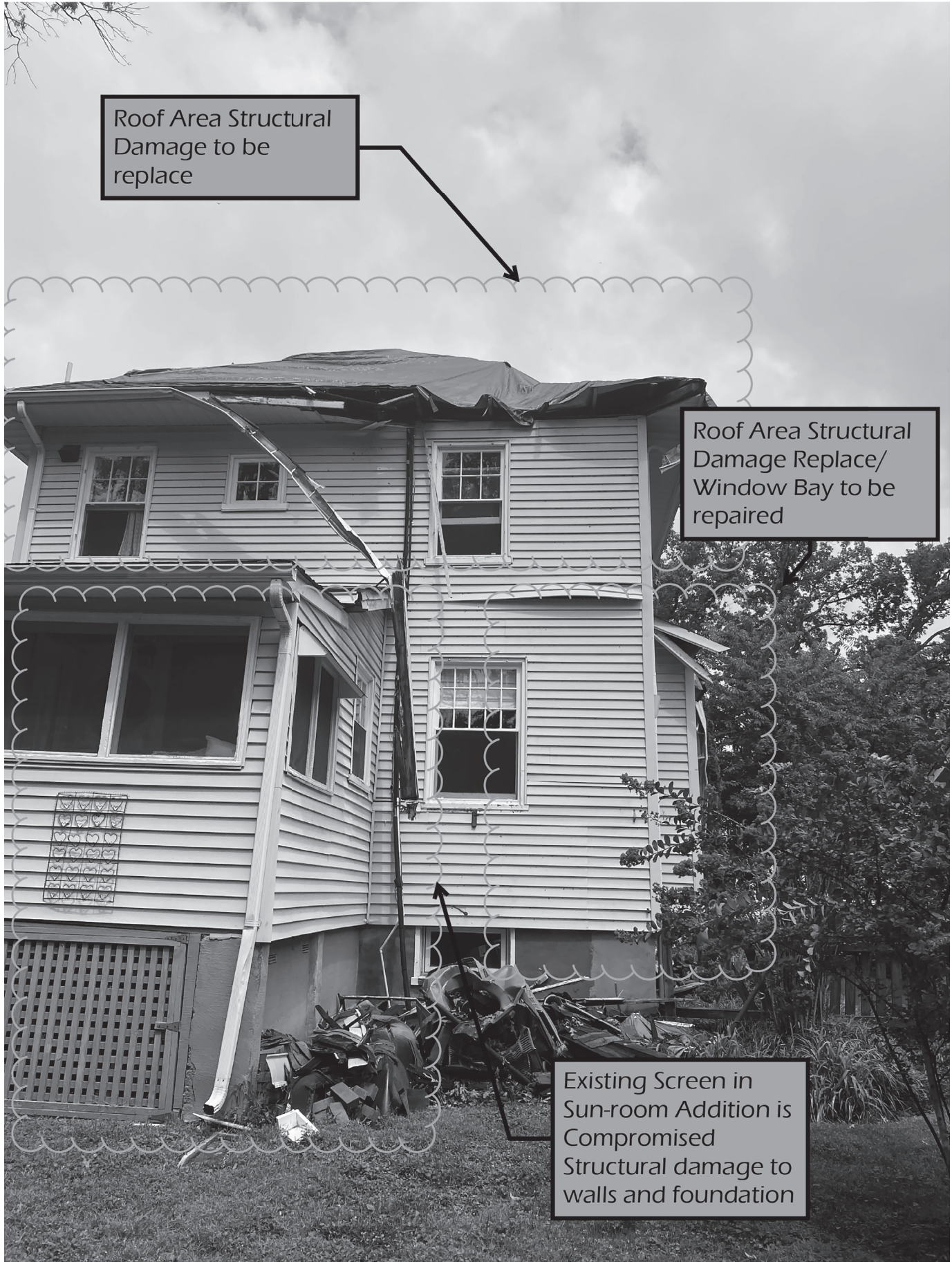
1 SCALE 1/4"=1'-0"



Roof Area Structural
Damage to be
replace

Roof Area Structural
Damage Replace/
Window Bay to be
repaired

Existing Screen in
Sun-room Addition is
Compromised
Structural damage to
walls and foundation

















E-SERIES CASEMENT WINDOWS



Casement Window Sizes

	1' 6 1/2"	1' 8 1/2"	2' 0 1/2"	2' 4 1/2"	2' 6 1/2"	2' 8 1/2"	3' 0 1/2"
1' 5 3/4"							
1' 8"							
2' 0"							
2' 4"							
2' 6"							
2' 8"							
3' 0"							
3' 4"							
3' 4"							
3' 0 1/2"							
3' 0"							
3' 4 1/2"							
3' 4"							
4' 0 1/2"							
4' 0"							
4' 6 1/2"							
4' 6"							
5' 0 1/2"							
5' 0"							
5' 6 1/2"							
5' 6"							
6' 0 1/2"							
6' 0"							

NOTES

† These units meet or exceed the following dimensions: Clear Opening Area 5.7 sq. ft., Clear Opening Width 20", Clear Opening Height 24" and 44" maximum floor to sill height (with standard 6" 10-1/2" structural header height).

†† Units meet the stated dimensions above when optional hardware for widest clear opening is used.

* A sash-limiting device is standard on 2856 and 3050 casement units. See your local code official for requirements in your area.

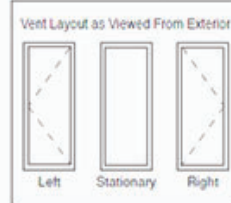
** A piano hinge and sash limiting device is standard on 2860, 3056 and 3060 casement units.

If glass is positioned within 18" of the finished floor, safety/tempered glass may be required. Local codes may differ. Verify tempered glass requirements with your local building code official.

Use structural joining material when necessary or required by code.

The light patterns illustrated apply to rectangular removable interior wood grilles. Full Divided Light, Simulated Divided Light, Decorille 100, 150 and 400 and Finelight™ Grilles-Between-the-Glass. All removable interior wood grilles will be installed in the units unless otherwise specified.

For a metric conversion in millimeters, multiply dimensions in inches by 25.4.



FORMULA FOR COMBINATION WINDOWS

The overall frame dimension (both width and height) is equal to the sum of the individual unit frame dimensions plus joining material dimension(s).

The overall rough opening (both width and height) is equal to the overall frame dimensions plus 1/4" on all sides.

Any unit within each combination can be operating or stationary.

Joined Casement Combinations	2-Wide		3-Wide		4-Wide		5-Wide	
	Rough Opening Width	Frame Width	Rough Opening Width	Frame Width	Rough Opening Width	Frame Width	Rough Opening Width	Frame Width
1'-5 3/4"	3'-0"	2'-11 1/2"	4'-5 3/4"	4'-5 1/4"	5'-11 1/2"	5'-11"	7'-5 1/4"	7'-4 3/4"
1'-8"	3'-4 1/2"	3'-4"	5'-0 1/2"	5'-0"	6'-8 1/2"	6'-8"	8'-4 1/2"	8'-4"
2'-0"	4'-0 1/2"	4'-0"	6'-0 1/2"	6'-0"	8'-0 1/2"	8'-0"	10'-0 1/2"	10'-0"
2'-4"	4'-8 1/2"	4'-8"	7'-0 1/2"	7'-0"	9'-4 1/2"	9'-4"	11'-8 1/2"	11'-8"
2'-6"	5'-0 1/2"	5'-0"	7'-6 1/2"	7'-6"	10'-0 1/2"	10'-0"	12'-6 1/2"	12'-6"
2'-8"	5'-4 1/2"	5'-4"	8'-0 1/2"	8'-0"	10'-8 1/2"	10'-8"	13'-4 1/2"	13'-4"
3'-0"	6'-0 1/2"	6'-0"	9'-0 1/2"	9'-0"	12'-0 1/2"	12'-0"	15'-0 1/2"	15'-0"

FOR WINDOWS GREATER THAN 30 SQUARE FEET OR RATED HIGHER THAN P050, ONE OF THESE THREE INSTALLATION METHODS IS REQUIRED:
 A) THROUGH THE JAMB B) ALUMINUM INSTALLATION FLANGE OR C) INSTALLATION CLIPS.
 ADDITIONAL CUSTOM SIZES ARE AVAILABLE. CONTACT YOUR LOCAL SUPPLIER FOR MORE INFORMATION. DRAWINGS ARE NOT TO SCALE.





2904





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