Eastman-Fenwick House Site Renovations

HPCA25-00003

DRC Submission #1
February 15th, 2025

Address:
6733 Langston Blvd
Arlington, VA 22205

Homeowners:
Charles and Kathleen Chandler

Table of Contents

Scope of Work....1
Site Plan....3
Detailed Description of Work....4
1. Whole-home battery installation....4
Site Plat....8

Scope of Work

This is an update to the previously-approved HPCA24-00011 CoA, for which work has already started. The difference is in the location of the whole home battery installation.

The electrical plans for the whole home battery installation have now been completed, necessitating a change to the installation location for safety.

1. Installation of a whole-home battery; there would be two Tesla Powerwall batteries installed on a new concrete pad to be located near the northeast corner of the property behind a tall tree and bushes. A trench would be dug to connect the batteries to the home. The wiring entry point into the house would be adjacent to the current electrical box, which is on the driveway side near the kitchen door.

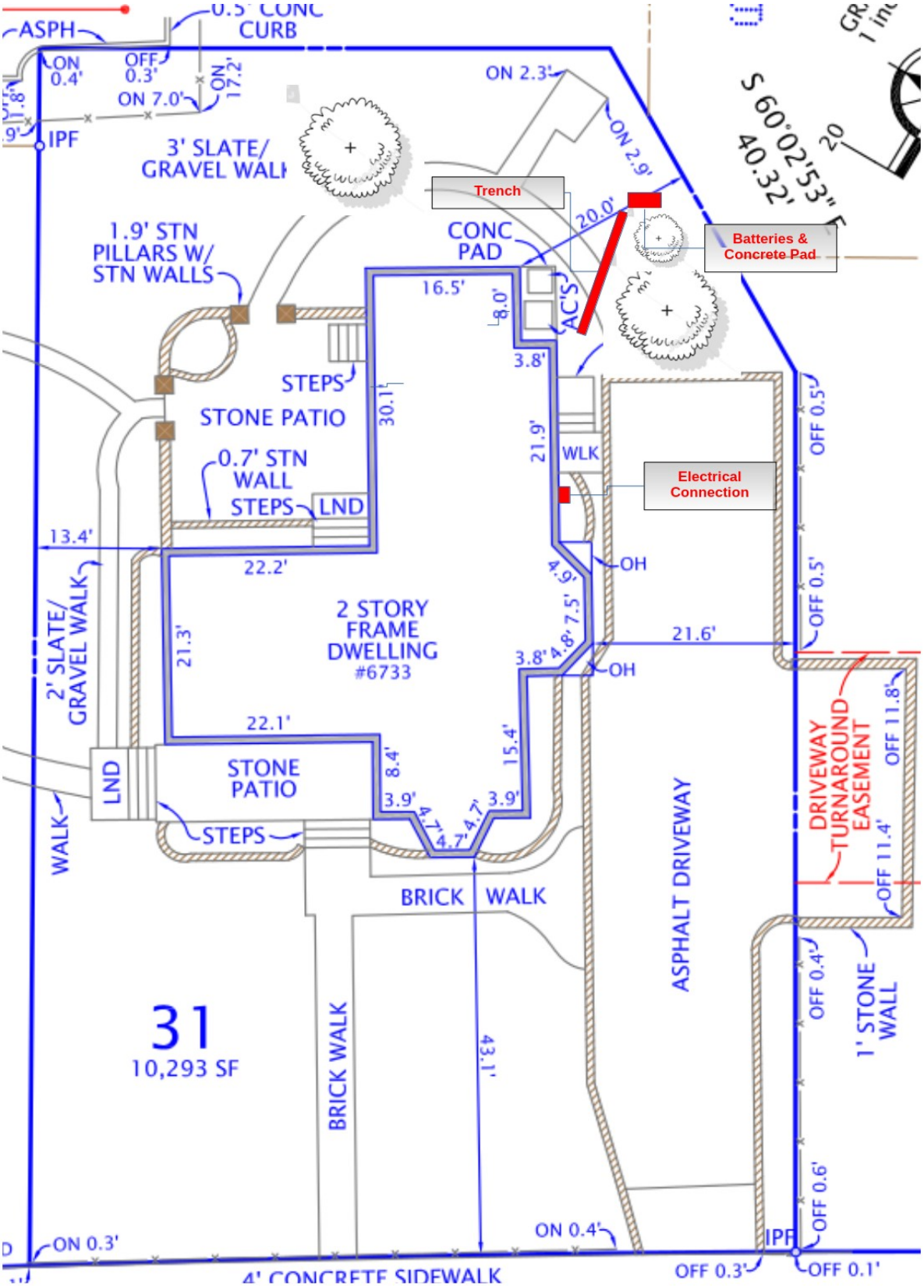
For easy reference, here is a short description of the work from HPCA24-00011:

The proposed project involves renovation of several parts of the house's exterior and surrounding site.

The project scope of work includes:

2. Replacement of the three exterior water faucets with discrete, frost-free wall hydrants and removable faucets in the same location
3. Installation of a rain barrel to help manage stormwater runoff from the roof and take advantage of the new Arlington County stormwater tax incentives; there would be one 100-gallon wooden wine barrel integrated with the downspout of the northwestern gutter system
4. Installation of a whole-home battery; there would be two Tesla Powerwall batteries installed along the driveway-side exterior next to where the electrical and gas come into the home now
5. Grounding of a lightning rod; the northern roofline lightning rod system needs to be connected to ground, and the grounding cable needs to be rerouted and extended along the exterior of the house to reach a safe grounding point
6. Installation of security cameras; four discrete, wired security cameras would be mounted to provide coverage of the exterior of the house and the grounds; one on the front porch, one on a tree overlooking the patio, and two on a tree overlooking the driveway; cable wiring would exit the house via two new penetrations near the foundation line and be attached to a new weatherized/outdoor network switch at each location.

Site Plan


ASPH
CURB
ON 0.4'
OFF 0.3'
ON 7.0'
ON 17.2'
IPF
3' SLATE/ GRAVEL WALK
ON 2.3'
ON 2.9'
Trench
20.0'
Batteries & Concrete Pad
1.9' STN PILLARS W/ STN WALLS
CONC PAD
16.5'
8.0'
AC'S
3.8'
STEPS
STONE PATIO
30.1'
21.9'
WLK
0.7' STN WALL
STEPS
LND
Electrical Connection
13.4'
22.2'
OH
OFF 0.5'
2' SLATE/ GRAVEL WALK
2 STORY FRAME DWELLING #6733
21.3'
21.6'
22.1'
STONE PATIO
LND
8.4'
15.4'
3.9'
4.7'
WALK
STEPS
BRICK WALK
ASPHALT DRIVEWAY
DRIVEWAY TURNAROUND EASEMENT
OFF 11.8'
OFF 11.4'
1' STONE WALL
OFF 0.4'
31
10,293 SF
BRICK WALK
43.1'
OFF 0.6'
ON 0.3'
ON 0.4'
IPF
OFF 0.3'
OFF 0.1'
4' CONCRETE SIDEWALK

Detailed Description of Work

1. Whole-home battery installation

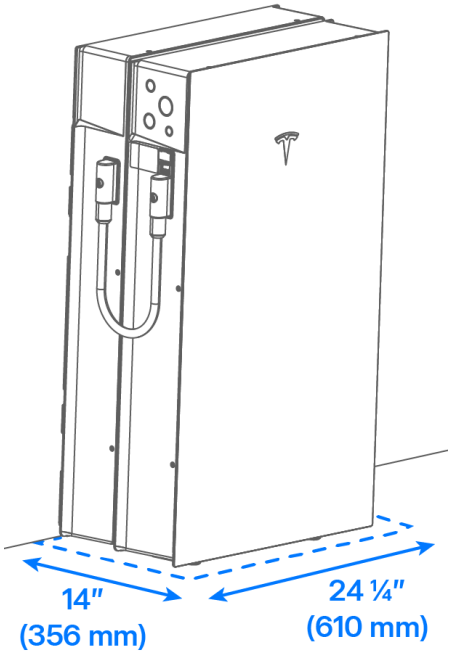
Current driveway side view:

Rationale: a whole home battery would allow better energy management for the house and act as a backup source of power in case of an electrical outage

Scope: install two Tesla Powerwall batteries on a 30”x30" concrete pad behind a tree and bush near the northeast corner of the property so that it is minimally-visible from the street. Wire the batteries into the house through a filled trench and a new exterior wall penetration.

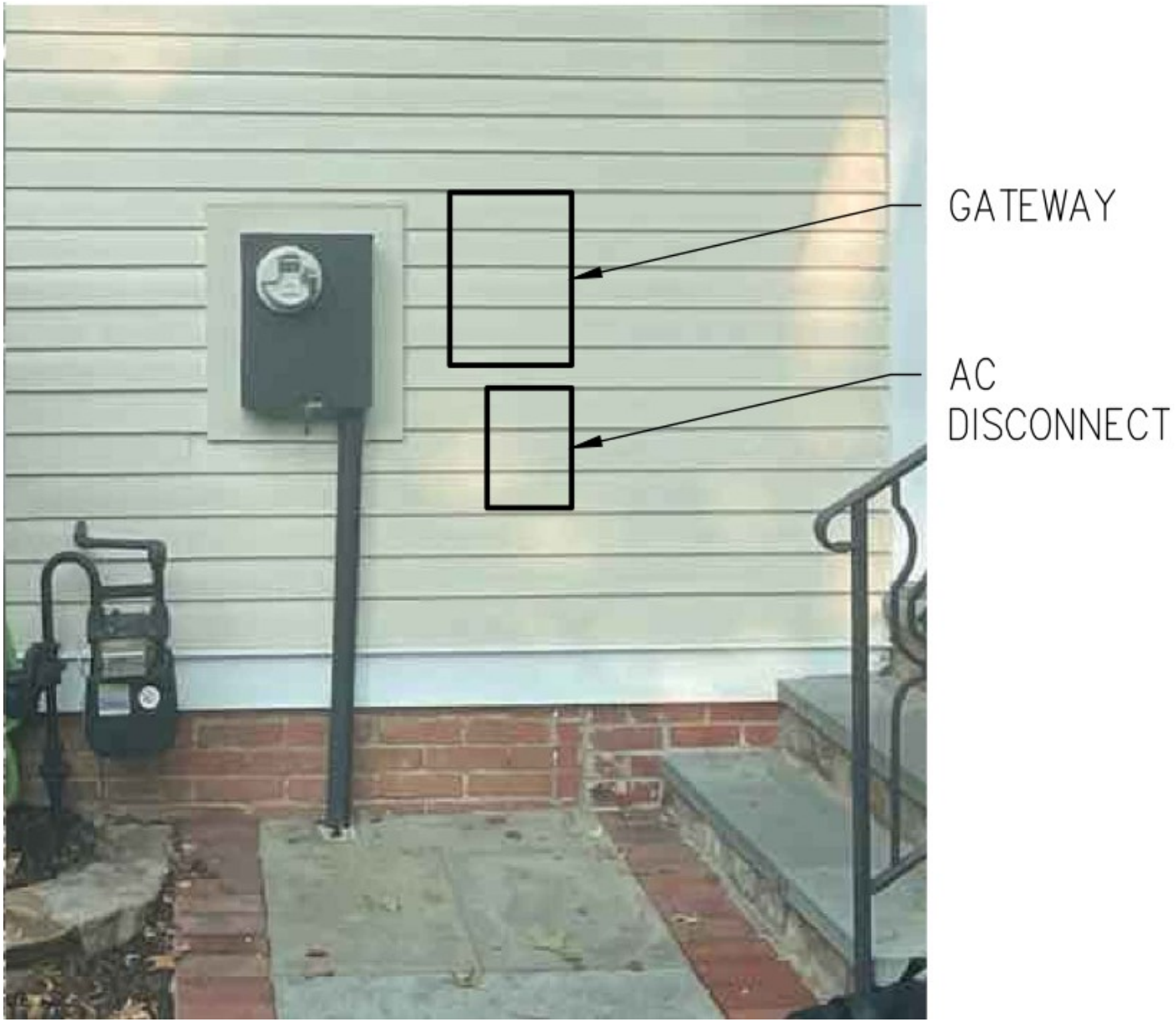
View from driveway, looking north along the east side of the house

Battery pack drawing and dimensions

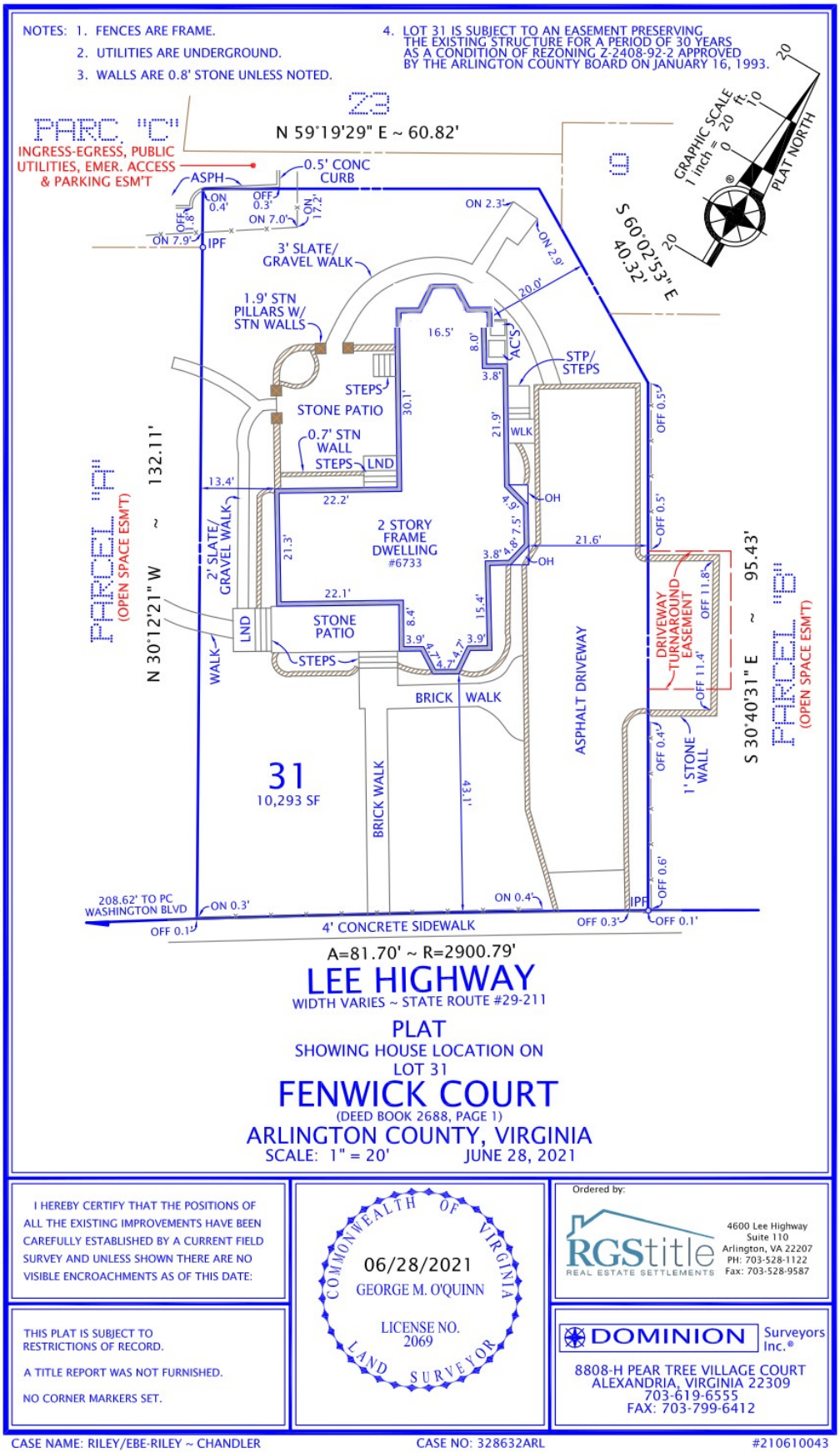


View of battery and trench location, looking southeast from north edge of property

View of east side of house at electrical connection point



Site Plat


NOTES: 1. FENCES ARE FRAME.
2. UTILITIES ARE UNDERGROUND.
3. WALLS ARE 0.8' STONE UNLESS NOTED.
4. LOT 31 IS SUBJECT TO AN EASEMENT PRESERVING THE EXISTING STRUCTURE FOR A PERIOD OF 30 YEARS AS A CONDITION OF REZONING Z-2408-92-2 APPROVED BY THE ARLINGTON COUNTY BOARD ON JANUARY 16, 1993.
PARC "C"
INGRESS-EGRESS, PUBLIC UTILITIES, EMER. ACCESS & PARKING ESM'T
29
N 59°19'29" E ~ 60.82'
9
S 60°02'53" E 40.32'
GRAPHIC SCALE 1 inch = 20 ft.
PLAT NORTH
0.5' CONC CURB
ASPH
IPF
3' SLATE/ GRAVEL WALK
1.9' STN PILLARS W/ STN WALLS
STONE PATIO
0.7' STN WALL
STEPS
LND
STP/ STEPS
AC'S
WLK
2 STORY FRAME DWELLING #6733
2' SLATE/ GRAVEL WALK
PARCEL "A" (OPEN SPACE ESM'T)
N 30°12'21" W ~ 132.11'
WALK
STONE PATIO
BRICK WALK
ASPHALT DRIVEWAY
DRIVEWAY TURNAROUND EASEMENT
1' STONE WALL
PARCEL "B" (OPEN SPACE ESM'T)
S 30°40'31" E ~ 95.43'
31
10,293 SF
208.62' TO PC WASHINGTON BLVD
4' CONCRETE SIDEWALK
A=81.70' ~ R=2900.79'
LEE HIGHWAY
WIDTH VARIES ~ STATE ROUTE #29-211
PLAT
SHOWING HOUSE LOCATION ON
LOT 31
FENWICK COURT
(DEED BOOK 2688, PAGE 1)
ARLINGTON COUNTY, VIRGINIA
SCALE: 1" = 20' JUNE 28, 2021
I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:
COMMONWEALTH OF VIRGINIA
06/28/2021
GEORGE M. O'QUINN
LICENSE NO. 2069
LAND SURVEYOR
Ordered by:
RGStitle
REAL ESTATE SETTLEMENTS
4600 Lee Highway
Suite 110
Arlington, VA 22207
PH: 703-528-1122
Fax: 703-528-9587
THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.
DOMINION Surveyors Inc.®
8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412
CASE NAME: RILEY/EBE-RILEY ~ CHANDLER
CASE NO: 328632ARL
#210610043
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