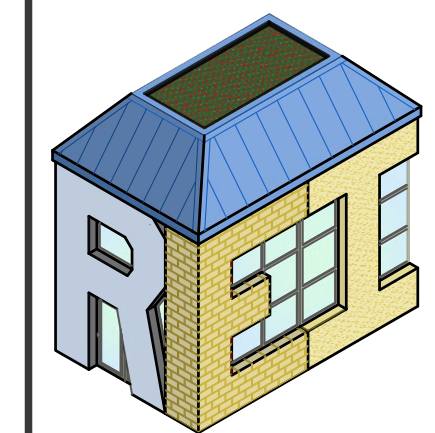


SHEET INDEX

A-0	COVER SHEET	1 OF 13
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A-6S	SITE FEATURES + UTILITIES + STOOPS	13 OF 13

#	DATE	SUBMISSION DESCRIPTION
1	11/3/23	PRELIMINARY DRAFT
2	01/23/24	REVISED DRAFT
3	06/12/24	FINAL
4	12/02/24	FINAL REVISED
..

2023 CAPITAL RESERVE STUDY
FAIRLINGTON GLEN CONDOMINIUM
CARDINAL MANAGEMENT, INC.
SOUTH STAFFORD ST. & SOUTH 36TH ST.
ARLINGTON, VA



RESTORATION
ENGINEERING, INC.
10523 WEST DRIVE, SUITE A
FAIRMAN, VA 22030

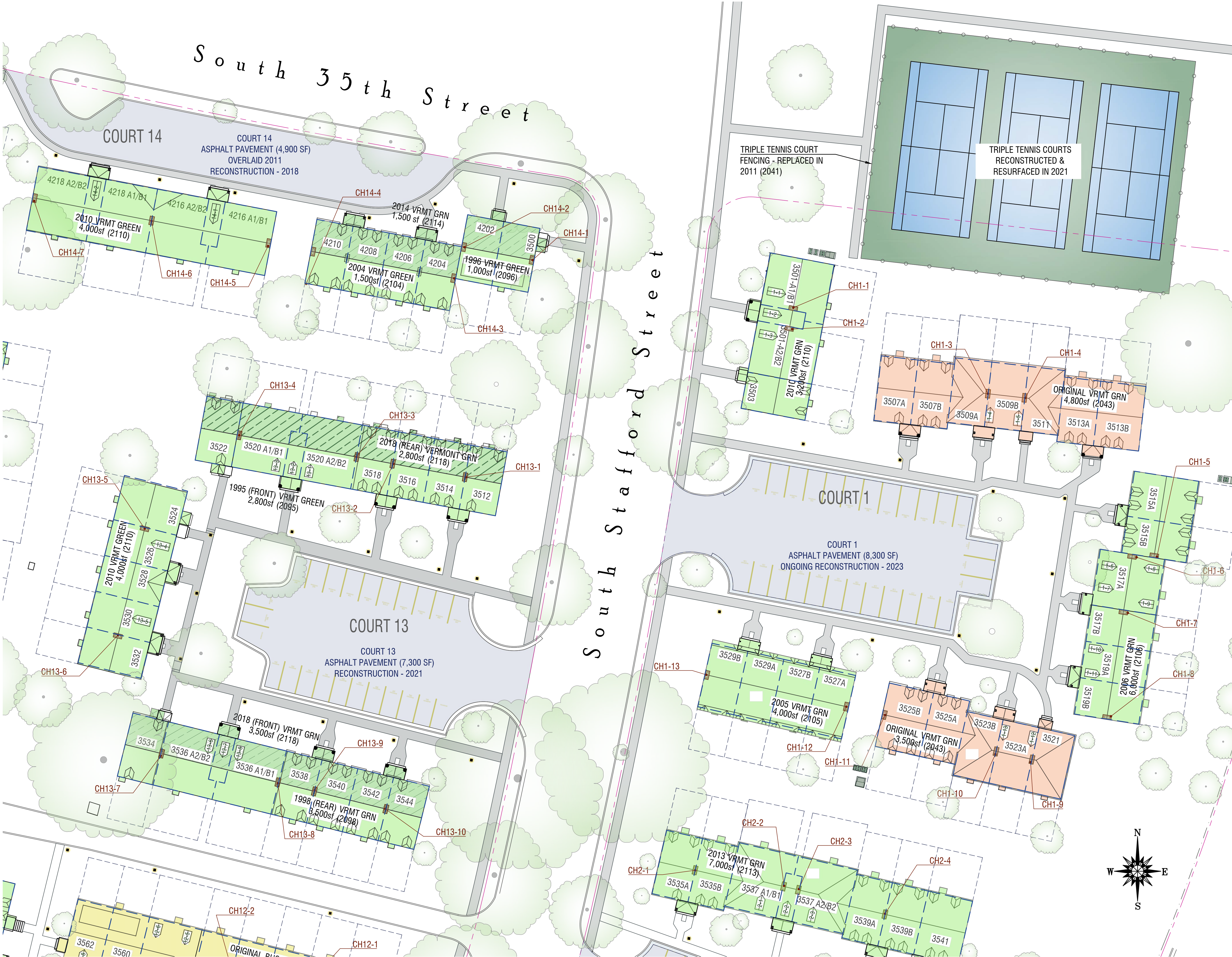
COVER SHEET +
SITE PLAN

DATE:	12/02/24	REVISION:	FINAL REVISED
DESIGNED BY:	GBG	CHECKED BY:	1/64" = 1'-0"
PROJECT NUMBER:		CAD FILE:	

A-0
1 OF 13

2023 RESERVE STUDY FAIRLINGTON GLEN CONDOMINIUM

MANAGED BY: CARDINAL MANAGEMENT GROUP
SOUTH STAFFORD STREET AND SOUTH 36TH STREET
ARLINGTON, VIRGINIA

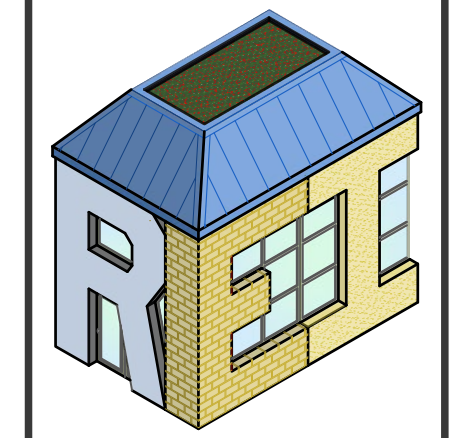


ROOFING + HARDSCAPE + LANDSCAPING LEGEND

- GENERAL PROPERTY LINE
- ROOFING/CHIMNEYS
- EXTENT OF ROOF SECTION
- SHED ROOF @ REAR ENTRY
- DORMER
- AGE/TYPE OF ROOF AREA (ANT. REPL. DATE)
- UNIT DIVIDER
- CHIMNEY
- CHIMNEY NUMBER
- ADDRESS
- ENTRY ROOF ABOVE STOOP
- SIDEWALK ENTRY
- ROOFING HATCH KEY
- ORIGINAL ROOFING
 - BUCKINGHAM SLATE
 - VERMONT SLATE
- REPLACED ROOFING
 - VERMONT GRN SLATE (INST. 1995-2010)
 - VERMONT GRN SLATE (INST. SINCE 2011)
- FENCING
 - WOOD PRIVACY FENCE
 - WOOD SPLIT RAIL FENCE
 - CHAIN LINK FENCING
 - ALUMINUM FENCING
- HARDSCAPE
 - CONCRETE SIDEWALK
 - CURB AND GUTTER
 - ASPHALT PAVEMENT
- LANDSCAPING FEATURES
 - EXISTING CARRIAGE LIGHT
 - TREE (NOTE: NOT ALL TREES SHOWN)

#	SUBMISSION DESCRIPTION	DATE			
		11/3/23	01/23/24	06/12/24	12/02/24
1	PRELIMINARY DRAFT				
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4	FINAL REVISED				

2023 CAPITAL RESERVE STUDY
FAIRLINGTON GLEN CONDOMINIUM
 CARDINAL MANAGEMENT, INC.
 SOUTH STAFFORD ST. & SOUTH 36TH ST.
 ARLINGTON, VA

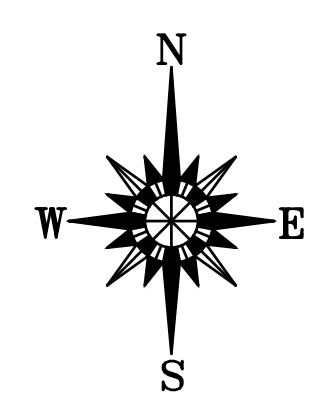
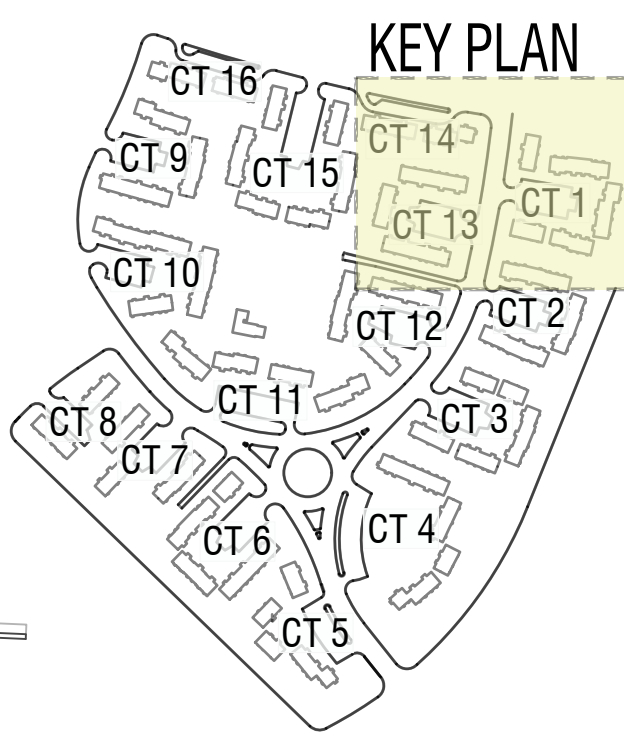


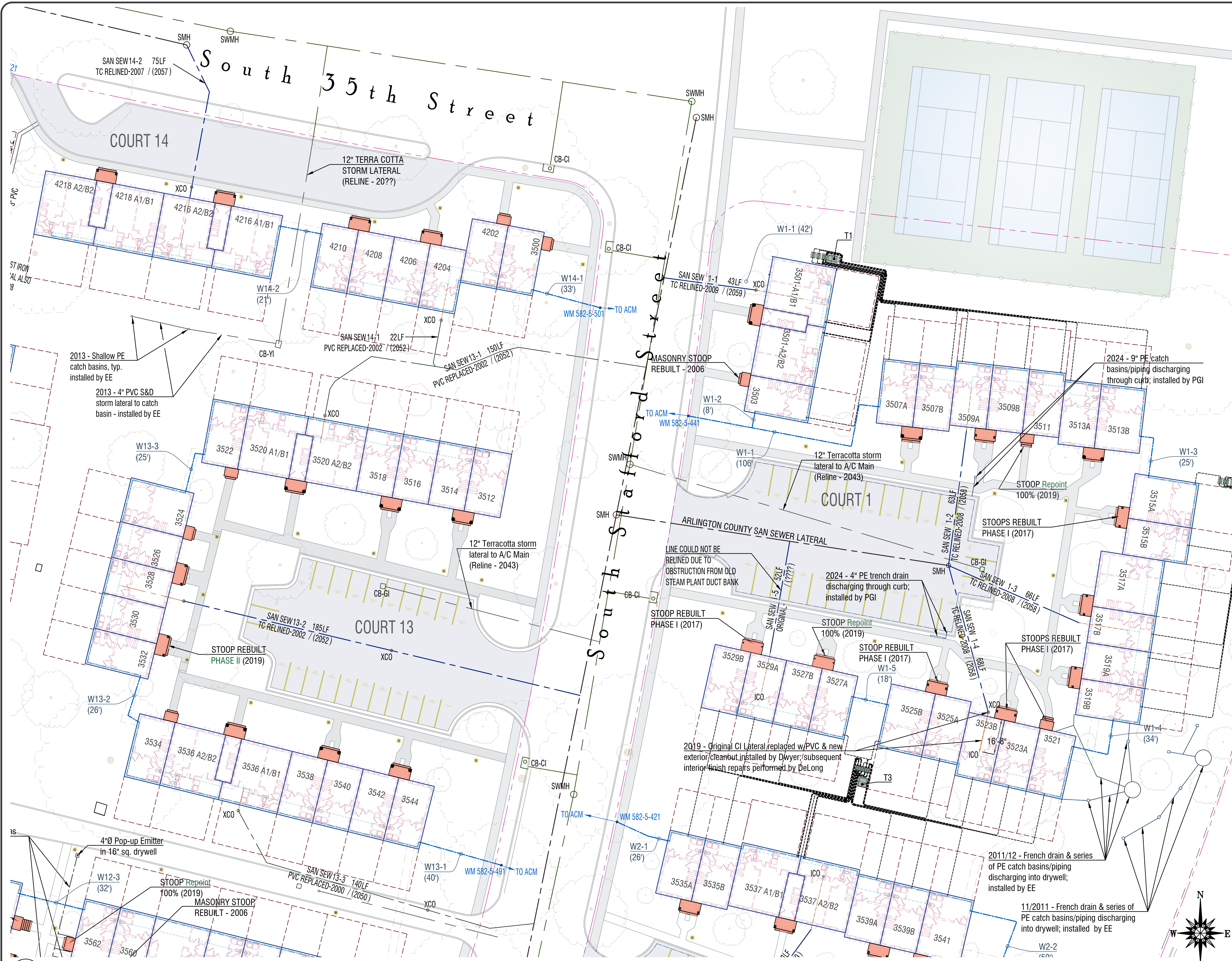
RESTORATION ENGINEERING, INC.
 10503 WEST DRIVE, SUITE A
 FAIRFAX, VA 22030

DATE: 12/02/24
 DRAWN BY: GBB
 CHECKED BY: GBB
 PROJECT NUMBER: 240101
 REVISION: 1
 SCALE: 1" = 20'

A-1R
 2 OF 13

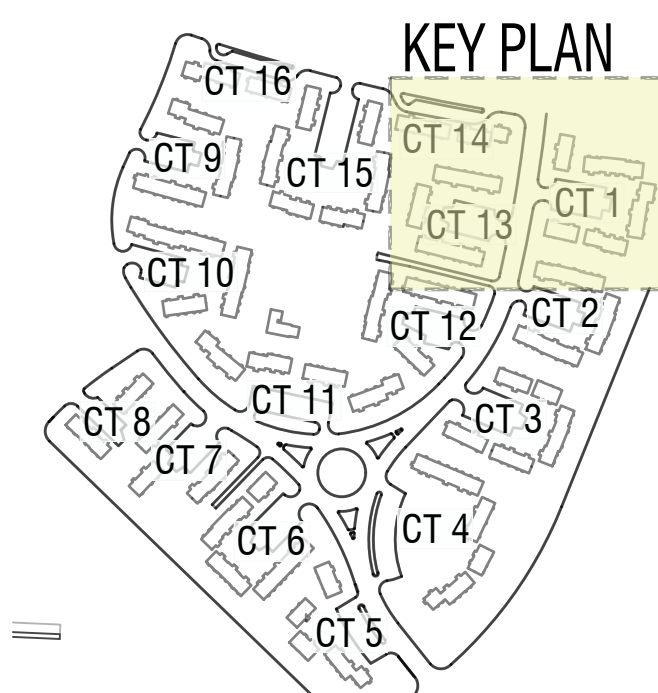
1 COURTS 1, 13 & 14 - ROOFS, DORMERS, CHIMNEYS, LANDSCAPING FEATURES AND HARDSCAPE
 A-1R 1" = 20'





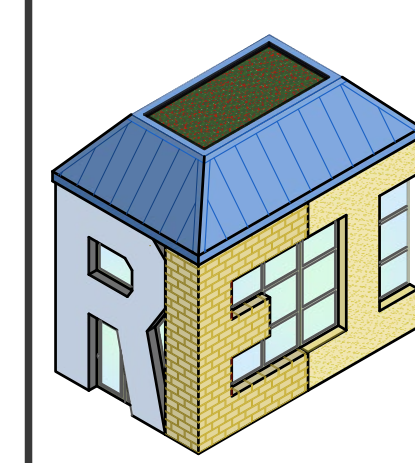
SITE FEATURES + UTILITIES + STOOPS LEGEND

- GENERAL PROPERTY LINE
- BACKYARD FENCELINE
- UNIT OUTLINE
- APPROX. BSMT FLR PLAN
- ADDRESS
- MASONRY STOOP
- SUPPORT COLUMNS
- STEP (#VARIES)
- SIDEWALK
- ORIGINAL STEAM VAULT BELOW GRADE
- CURB AND GUTTER
- TREE OUTLINE (SEE ROOFING PLAN SHEET)
- SANITARY SEWER ARLINGTON COUNTY MAIN
- CAST IRON LATERAL
- TERRA COTTA LATERAL
- PVC LATERAL
- PVC INTERIOR LATERAL
- SMHO SANITARY MANHOLE
- XCO EXTERIOR CLEANOUT
- ICO INTERIOR CLEANOUT
- STORM SEWER ARLINGTON COUNTY MAIN
- FG STORM LATERAL (TYPE, AGE, REPL DATE)
- FG STORM PIPING - CORR. POLYETHYLENE
- STORM DR. CATCH BASIN - CURB INLET
- CB-CI - CURB INLET
- CB-GI - GRADE INLET
- CB-YI - YARD INLET
- CB-PE - POLYETHYLENE
- SWMHO STORM WATER MANHOLE
- WM WATER SUPPLY LINES
- WM WATER MAIN
- WM WATER METER
- WM2-1 (94') WATER LINE IDENTIFIER (APPROX LGTH OF LINE)
- T5 POWER TRANSFORMER
- METER BANKS
- ELECTRICAL LINES (COURTS 1-4 ONLY)



#	DATE	SUBMISSION DESCRIPTION			
		PRELIMINARY DRAFT	REVISED DRAFT	FINAL	FINAL REVISED
1	11/3/23				
2	01/23/24				
3	06/12/24				
4	12/02/24				

**2023 CAPITAL RESERVE STUDY
FAIRLINGTON GLEN CONDOMINIUM**
CARDINAL MANAGEMENT, INC.
SOUTH STAFFORD ST. & SOUTH 36TH ST.
ARLINGTON, VA



RESTORATION ENGINEERING, INC.
10523 WEST DRIVE, SUITE A
FAIRFAX, VA 22030

DATE: 12/02/24
DRAWN BY: GBB
CHECKED BY: GBB
PROJECT NUMBER: 240101
FINAL REVISED: 12/02/24
SCALE: 1" = 20'

1 COURTS 1, 13 & 14 - SITE FEATURES + UTILITIES + STOOPS
A-15 1" = 20'

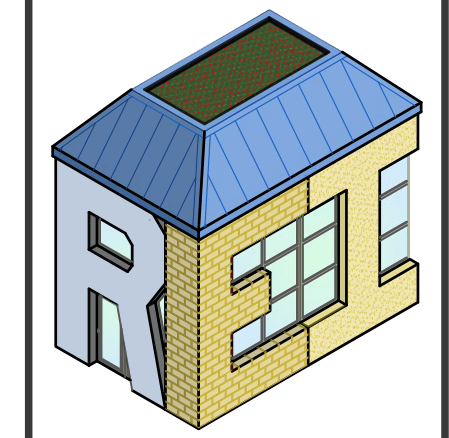


ROOFING + HARDSCAPE + LANDSCAPING LEGEND

- GENERAL PROPERTY LINE
- ROOFING/CHIMNEYS
- EXTENT OF ROOF SECTION
- SHED ROOF @ REAR ENTRY
- DORMER
- AGE/TYPE OF ROOF AREA (ANT. REPL. DATE)
- UNIT DIVIDER
- CHIMNEY
- CHIMNEY NUMBER
- ADDRESS
- ENTRY ROOF ABOVE STOOP
- SIDEWALK ENTRY
- ROOFING HATCH KEY
- ORIGINAL ROOFING
 - BUCKINGHAM SLATE
 - VERMONT SLATE
- REPLACED ROOFING
 - VERMONT GRN SLATE (INST. 1995-2010)
 - VERMONT GRN SLATE (INST. SINCE 2011)
- FENCING
 - WOOD PRIVACY FENCE
 - WOOD SPLIT RAIL FENCE
 - CHAIN LINK FENCING
 - ALUMINUM FENCING
- HARDSCAPE
 - CONCRETE SIDEWALK
 - CURB AND GUTTER
 - ASPHALT PAVEMENT
- LANDSCAPING FEATURES
 - EXISTING CARRIAGE LIGHT
 - TREE (NOTE: NOT ALL TREES SHOWN)

#	DATE	SUBMISSION DESCRIPTION			
		1	2	3	4
1	11/3/23	PRELIMINARY DRAFT			
2	01/23/24	REVISED DRAFT			
3	06/12/24	FINAL			
4	12/02/24	FINAL REVISED			

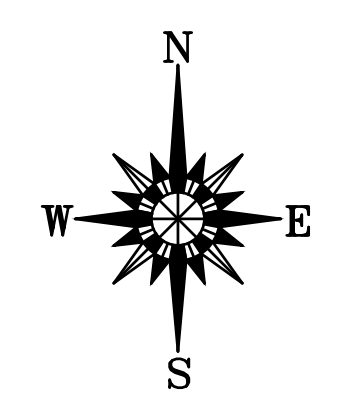
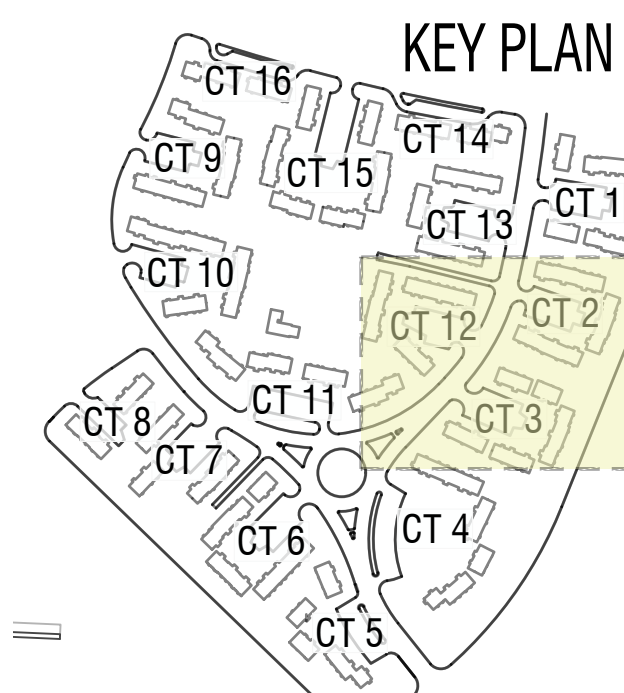
2023 CAPITAL RESERVE STUDY
FAIRLINGTON GLEN CONDOMINIUM
 CARDINAL MANAGEMENT, INC.
 SOUTH STAFFORD ST. & SOUTH 36TH ST.
 ARLINGTON, VA



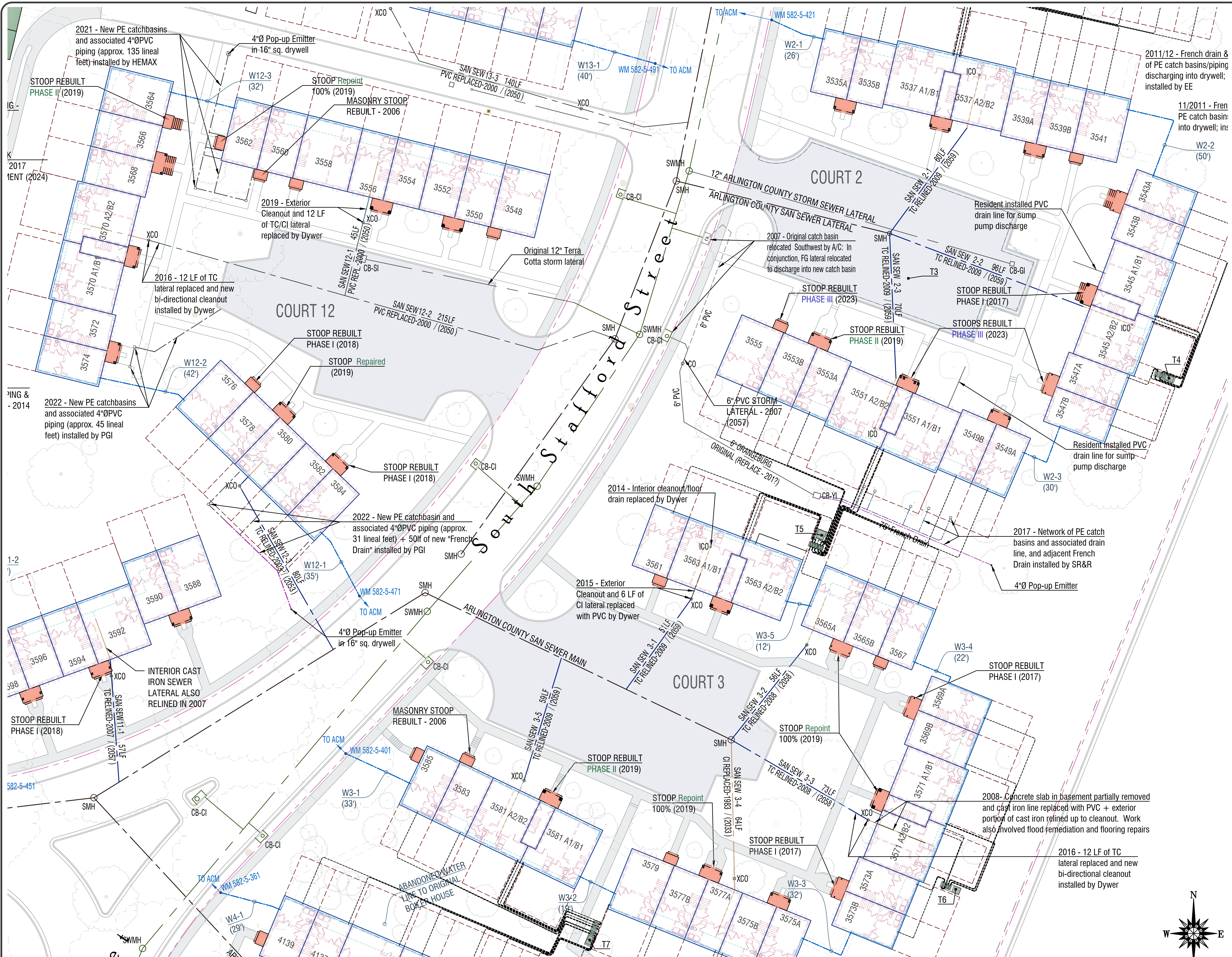
RESTORATION ENGINEERING, INC.
 10503 WEST DRIVE, SUITE A
 FAIRMONT, VA 22030

DRAWING TITLE: COURTS 2, 3 & 12 ROOFING, HARDSCAPE & LANDSCAPING FEATURES
 DATE: 12/02/24
 DRAWN BY: GBB
 CHECKED BY: GBB
 PROJECT NUMBER: CAD FILE:

FINAL REVISED
 1" = 20'
A-2R
 4 OF 13

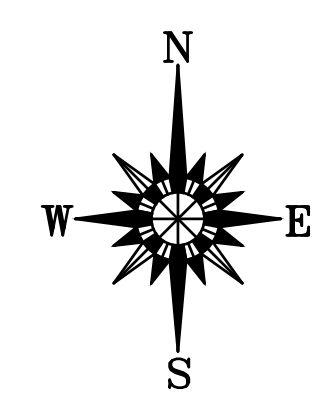
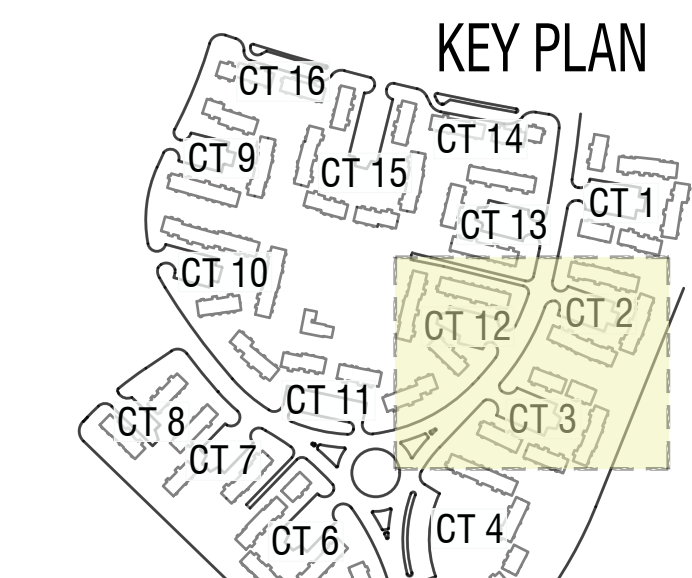


1 COURTS 2, 3 & 12 - ROOFS, DORMERS, CHIMNEYS, LANDSCAPING FEATURES AND HARDSCAPE
 A-2R 1" = 20'



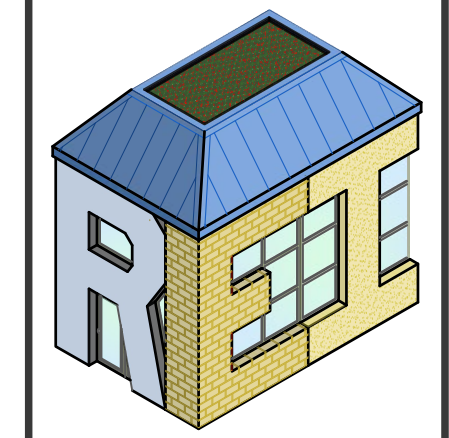
SITE FEATURES + UTILITIES + STOOPS LEGEND

- GENERAL PROPERTY LINE
- BACKYARD FENCELINE
- UNIT OUTLINE
- APPROX. BSMT FLR PLAN
- ADDRESS
- MASONRY STOOP
- SUPPORT COLUMNS
- STEP (#VARIES)
- SIDEWALK
- ORIGINAL STEAM VAULT BELOW GRADE
- CURB AND GUTTER
- TREE OUTLINE (SEE ROOFING PLAN SHEET)
- SANITARY SEWER ARLINGTON COUNTY MAIN
- CAST IRON LATERAL
- TERRA COTTA LATERAL
- PVC LATERAL
- PVC INTERIOR LATERAL
- SANITARY MANHOLE
- EXTERIOR CLEANOUT
- INTERIOR CLEANOUT
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- FG STORM LATERAL (TYPE, AGE, REPL DATE)
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- STORM DR. CATCH BASIN
- CB-CI - CURB INLET
- CB-GI - GRADE INLET
- CB-YI - YARD INLET
- CB-PE - POLYETHYLENE
- SWMH - STORM WATER MANHOLE
- WM - WATER SUPPLY LINES
- WATER MAIN
- WATER METER
- WATER LINE IDENTIFIER (APPROX LGTH OF LINE)
- POWER TRANSFORMER
- METER BANKS
- ELECTRICAL LINES (COURTS 1-4 ONLY)



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2023 CAPITAL RESERVE STUDY
FAIRLINGTON GLEN CONDOMINIUM
CARDINAL MANAGEMENT, INC.
 SOUTH STAFFORD ST. & SOUTH 36TH ST.
 ARLINGTON, VA



RESTORATION ENGINEERING, INC.
 10503 WEST DRIVE, SUITE A
 FARMAS, VA 22030

DATE: 12/02/24
 REVISION: FINAL REVISED
 DRAWN BY: GBB
 CHECKED BY: GBB
 PROJECT NUMBER: CAD FILE:

A-25
 5 OF 13

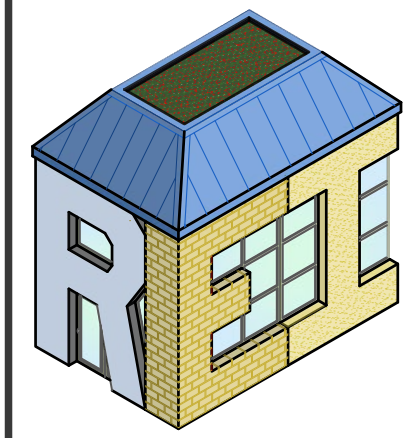


ROOFING + HARDSCAPE + LANDSCAPING LEGEND

- GENERAL PROPERTY LINE
- ROOFING/CHIMNEYS
- EXTENT OF ROOF SECTION
- SHED ROOF @ REAR ENTRY
- DORMER
- AGE/TYPE OF ROOF AREA (ANT. REPL. DATE)
- UNIT DIVIDER
- CHIMNEY
- CHIMNEY NUMBER
- ADDRESS
- ENTRY ROOF ABOVE STOOP
- SIDEWALK ENTRY
- ROOFING HATCH KEY
- ORIGINAL ROOFING
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 - VERMONT GRN SLATE (INST. SINCE 2011)
- FENCING
 - WOOD PRIVACY FENCE
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 - ALUMINUM FENCING
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 - CONCRETE SIDEWALK
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 - ASPHALT PAVEMENT
- LANDSCAPING FEATURES
 - EXISTING CARRIAGE LIGHT
 - TREE (NOTE: NOT ALL TREES SHOWN)

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2	01/23/24				
3	06/12/24				
4	12/02/24				

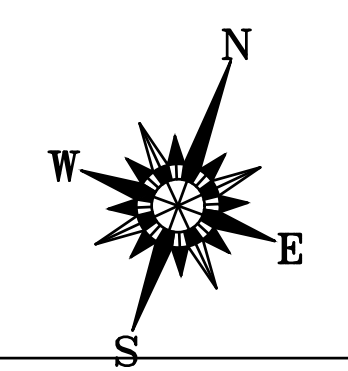
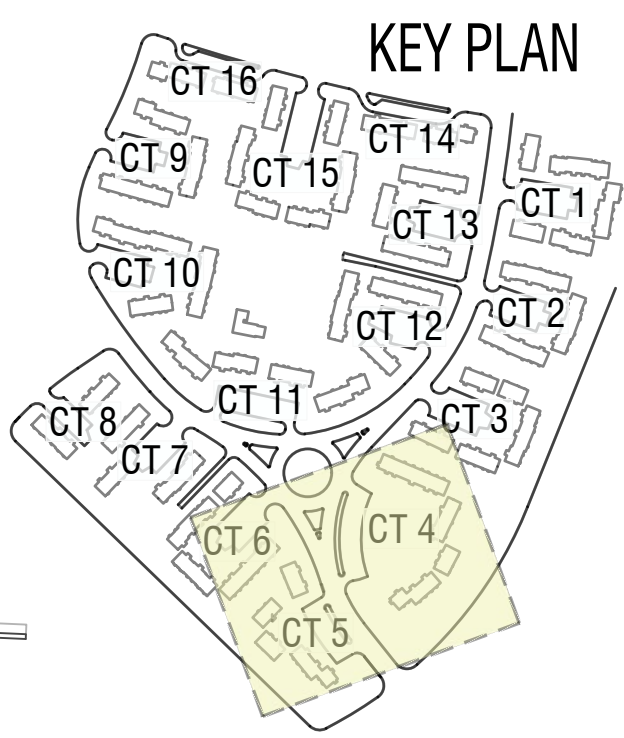
2023 CAPITAL RESERVE STUDY
FAIRLINGTON GLEN CONDOMINIUM
 CARDINAL MANAGEMENT, INC.
 SOUTH STAFFORD ST. & SOUTH 36TH ST.
 ARLINGTON, VA



RESTORATION ENGINEERING, INC.
 10523 WEST DRIVE, SUITE A
 FAIRFAX, VA 22030

DRAWING TITLE: COURTS 4 & 5 ROOFING, HARDSCAPE & LANDSCAPING FEATURES
 DATE: 12/02/24
 PREPARED BY: GBB
 CHECKED BY: GBB
 DATE: 12/02/24
 FINAL REVISED
 SCALE: 1" = 20'

A-3R
 6 OF 13



1 COURTS 4 & 5 - ROOFS, DORMERS, CHIMNEYS, LANDSCAPING FEATURES AND HARDSCAPE
 A-3R 1" = 20'

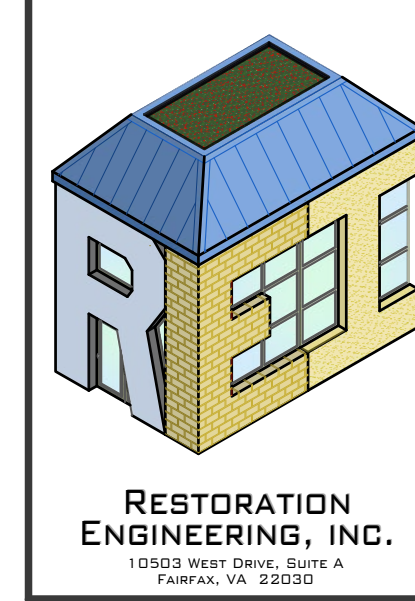


SITE FEATURES + UTILITIES + STOOPS LEGEND

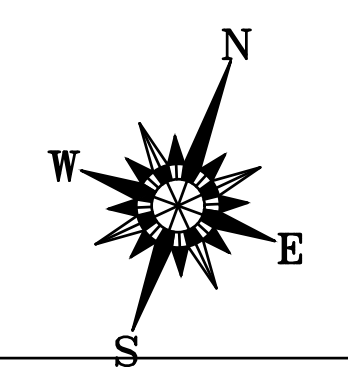
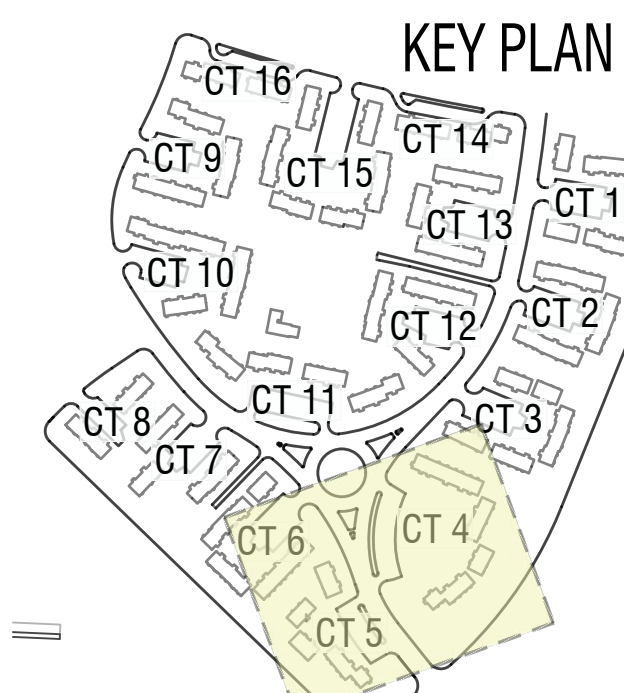
- GENERAL PROPERTY LINE
- BACKYARD FENCELINE
- UNIT OUTLINE
- APPROX. BSMT FLR PLAN
- ADDRESS
- MASONRY STOOP
- SUPPORT COLUMNS
- STEP (#VARIES)
- SIDEWALK
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- CURB AND GUTTER
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- STORM WATER MANHOLE
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- WATER METER
- WATER LINE IDENTIFIER (APPROX LGTH OF LINE)
- POWER TRANSFORMER
- METER BANKS
- ELECTRICAL LINES (COURTS 1-4 ONLY)

#	DATE	SUBMISSION DESCRIPTION
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4	12/02/24	FINAL REVISED

2023 CAPITAL RESERVE STUDY
FAIRLINGTON GLEN CONDOMINIUM
CARDINAL MANAGEMENT, INC.
 SOUTH STAFFORD ST. & SOUTH 36TH ST.
 ARLINGTON, VA



DATE: 12/02/24
 DRAWN BY: GBB
 CHECKED BY: GBB
 PROJECT NUMBER: 240101
 REVISION: FINAL REVISED
 SCALE: 1" = 20'



1 COURTS 4 & 5 - SITE FEATURES + UTILITIES + STOOPS
 A-35 1" = 20'

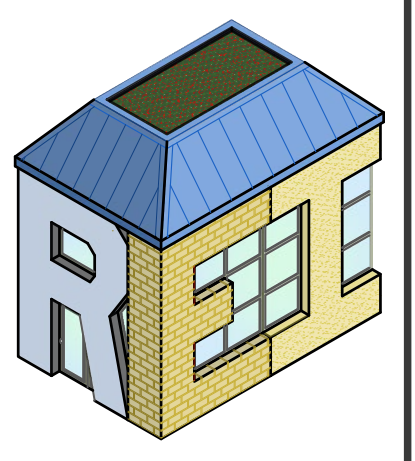


ROOFING + HARDSCAPE + LANDSCAPING LEGEND

- GENERAL PROPERTY LINE
- ROOFING/CHIMNEYS
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3	06/12/24	FINAL
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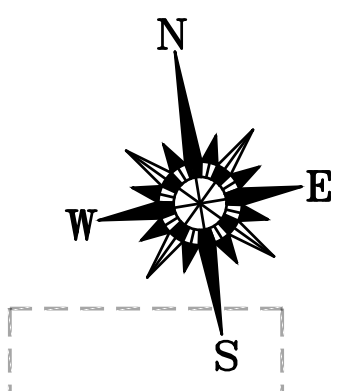
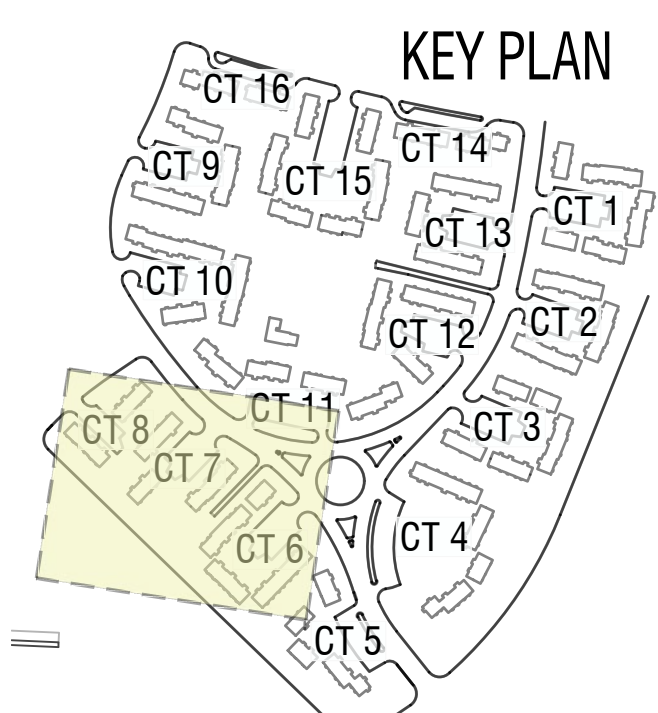
2023 CAPITAL RESERVE STUDY
FAIRLINGTON GLEN CONDOMINIUM
CARDINAL MANAGEMENT, INC.
SOUTH STAFFORD ST. & SOUTH 36TH ST.
ARLINGTON, VA

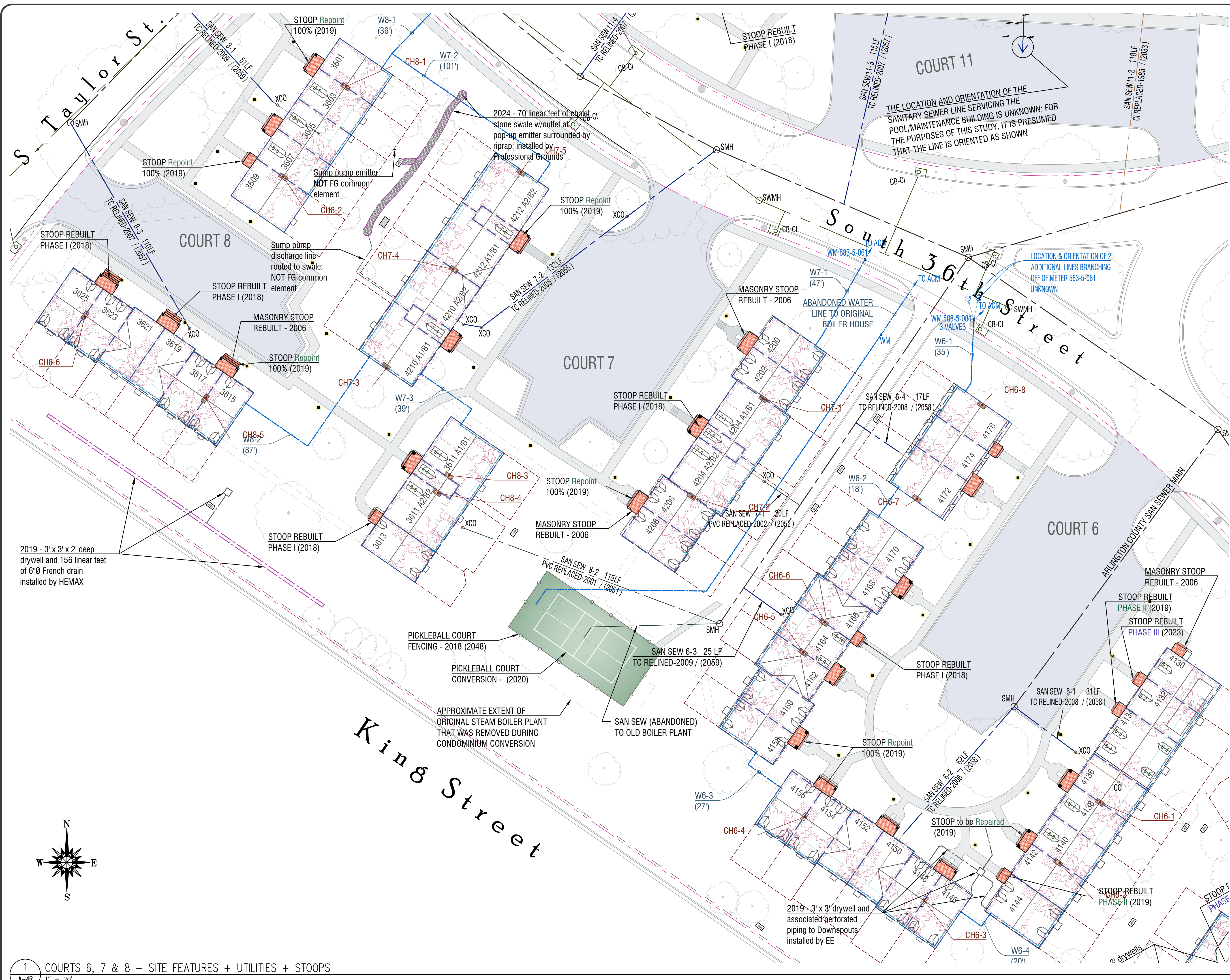


RESTORATION ENGINEERING, INC.
10503 WEST DRIVE, SUITE A
FAIRFAX, VA 22030

DATE: 12/02/24	DESCRIPTION: FINAL REVISED
DESIGNED BY: GBB	SCALE: 1" = 20'
REV. PRODUCT NUMBER	CAD FILE

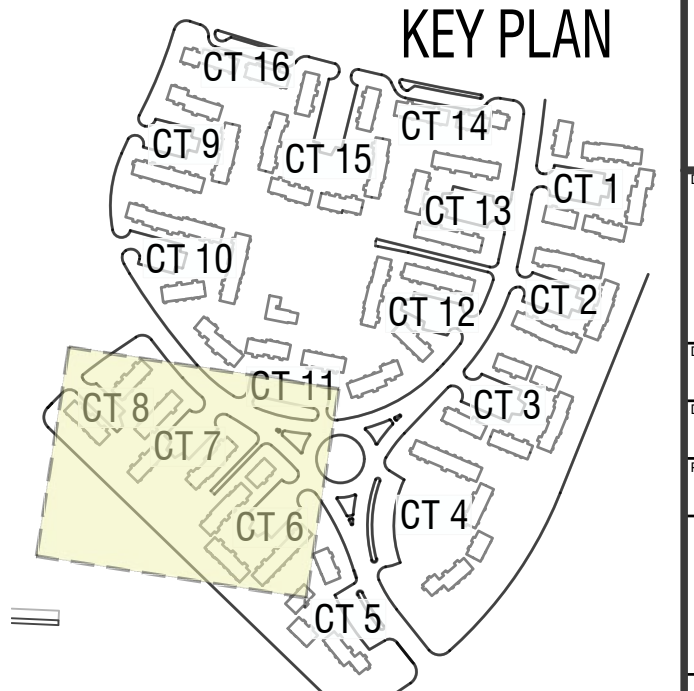
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8 OF 13





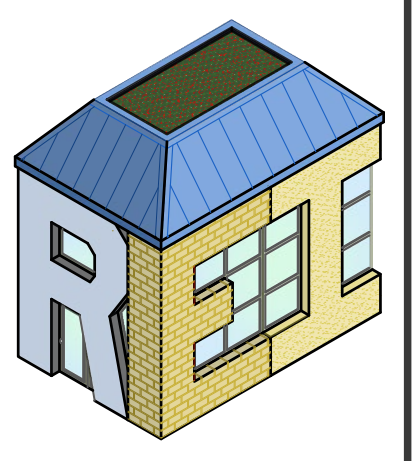
SITE FEATURES + UTILITIES + STOOPS LEGEND

- GENERAL PROPERTY LINE
- BACKYARD FENCELINE
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- FG STORM PIPING - CORR. POLYETHYLENE
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- CB-CI - CURB INLET
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- SWMHO STORM WATER MANHOLE
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- ELECTRICAL LINES (COURTS 1-4 ONLY)



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**2023 CAPITAL RESERVE STUDY
FAIRLINGTON GLEN CONDOMINIUM**
CARDINAL MANAGEMENT, INC.
SOUTH STAFFORD ST. & SOUTH 36TH ST.
ARLINGTON, VA



RESTORATION ENGINEERING, INC.
10503 WEST DRIVE, SUITE A
FAIRFAX, VA 22030

MAXIMUM TITLE: COURTS 6, 7 & 8
SITE FEATURES + UTILITIES + STOOPS

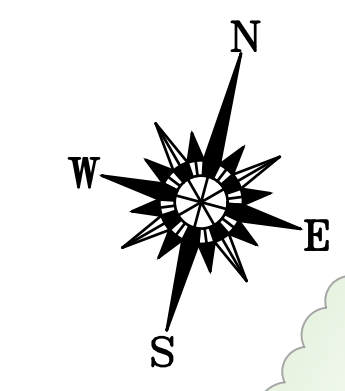
DATE: 12/02/24
DRAWN BY: GBB
REV. PRODUCT NUMBER: CAD FILE:

12/02/24 FINAL REVISED
1" = 20'

A-45

9 OF 13

1 COURTS 6, 7 & 8 - SITE FEATURES + UTILITIES + STOOPS
A-4R 1" = 20'



South Utah Street

South 35th Street

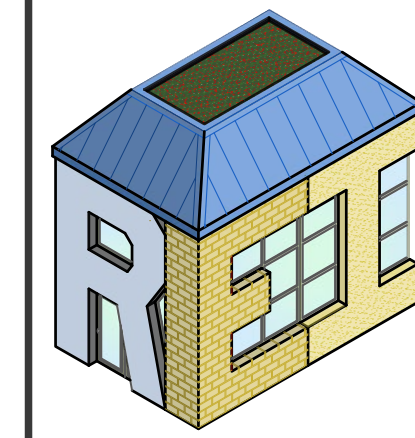


ROOFING + HARDSCAPE + LANDSCAPING LEGEND

- GENERAL PROPERTY LINE
- ROOFING/CHIMNEYS
- EXTENT OF ROOF SECTION
- SHED ROOF @ REAR ENTRY
- DORMER
- AGE/TYPE OF ROOF AREA (ANT. REPL. DATE)
- UNIT DIVIDER
- CHIMNEY
- CHIMNEY NUMBER
- ADDRESS
- ENTRY ROOF ABOVE STOOP
- SIDEWALK ENTRY
- ROOFING HATCH KEY
- ORIGINAL ROOFING
 - BUCKINGHAM SLATE
 - VERMONT SLATE
- REPLACED ROOFING
 - VERMONT GRN SLATE (INST. 1995-2010)
 - VERMONT GRN SLATE (INST. SINCE 2011)
- FENCING
 - WOOD PRIVACY FENCE
 - WOOD SPLIT RAIL FENCE
 - CHAIN LINK FENCING
 - ALUMINUM FENCING
- HARDSCAPE
 - CONCRETE SIDEWALK
 - CURB AND GUTTER
 - ASPHALT PAVEMENT
- LANDSCAPING FEATURES
 - EXISTING CARRIAGE LIGHT
 - TREE (NOTE: NOT ALL TREES SHOWN)

#	DATE	SUBMISSION DESCRIPTION			
		1	2	3	4
1	11/3/23	PRELIMINARY DRAFT			
2	01/23/24	REVISED DRAFT			
3	06/12/24	FINAL			
4	12/02/24	FINAL REVISED			

2023 CAPITAL RESERVE STUDY
FAIRLINGTON GLEN CONDOMINIUM
 CARDINAL MANAGEMENT, INC.
 SOUTH STAFFORD ST. & SOUTH 36TH ST.
 ARLINGTON, VA

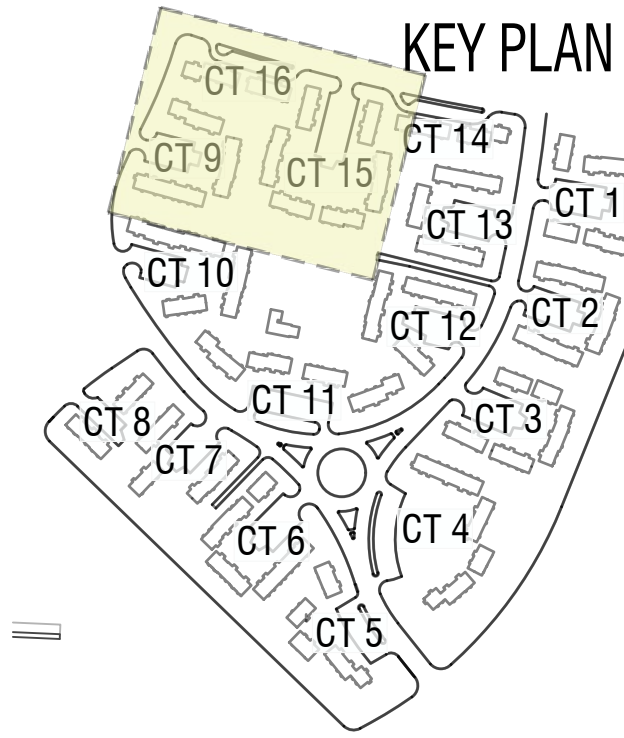


RESTORATION ENGINEERING, INC.
 10523 WEST DRIVE, SUITE A
 FAIRFAX, VA 22030

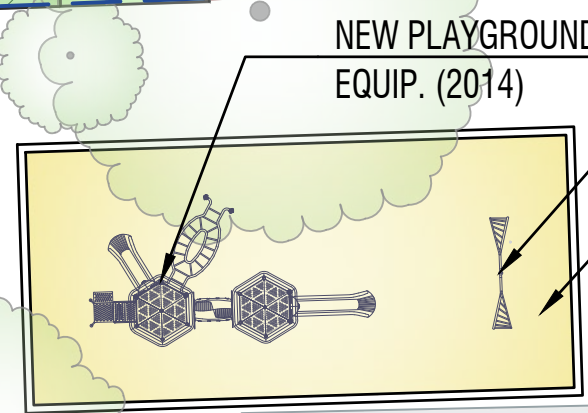
PROJECT TITLE: COURTS 9, 15 & 16 ROOFING, HARDSCAPE & LANDSCAPING FEATURES
 DATE: 12/02/24
 DRAWN BY: GBB
 CHECKED BY: GBB
 PROJECT NUMBER: 24-001
 CAD FILE:

A-5R

1 COURTS 9, 15 & 16 – ROOFS, DORMERS, CHIMNEYS, LANDSCAPING FEATURES AND HARDSCAPE
 A-5R 1" = 20'

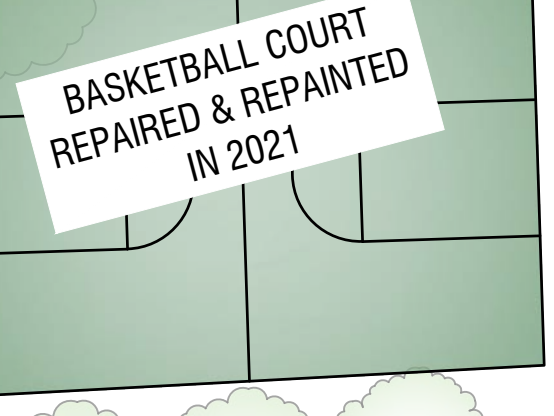


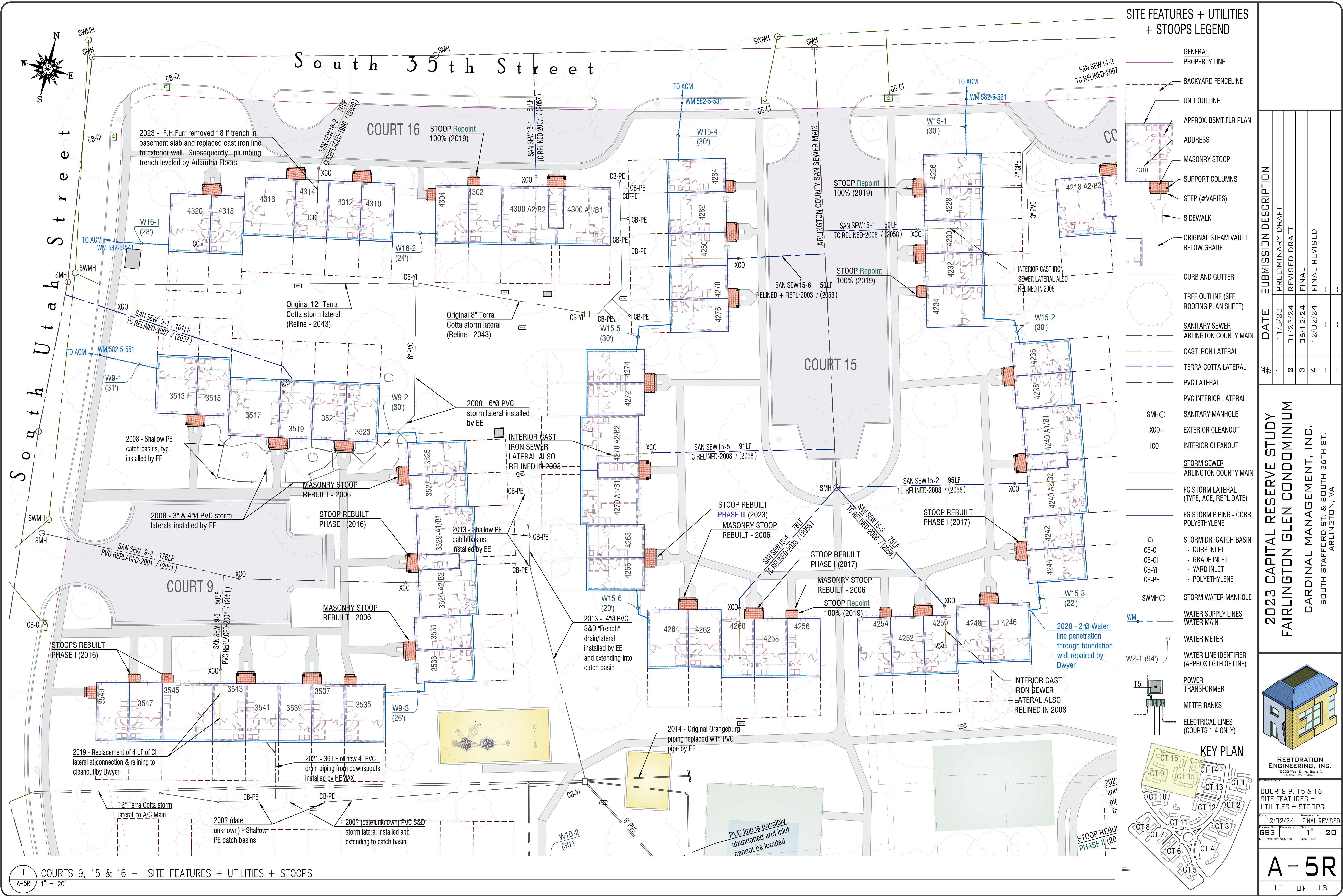
PEA GRAVEL REPLACED IN 2022 OUT OF PLAYGROUND EQUIPMENT BUDGET (NOT A RESERVE ITEM)



BASKETBALL COURT FENCING - 2011 (2041)

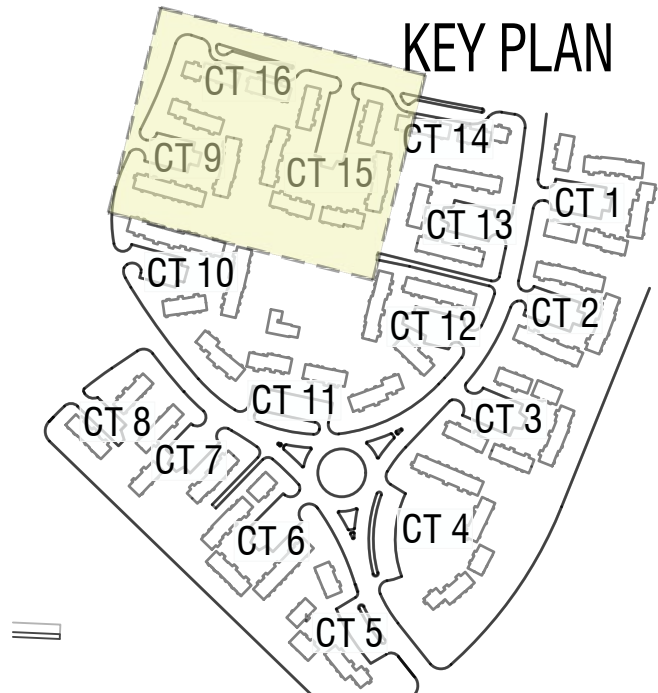
SINGLE TENNIS COURT FENCING - 2003 (2025)





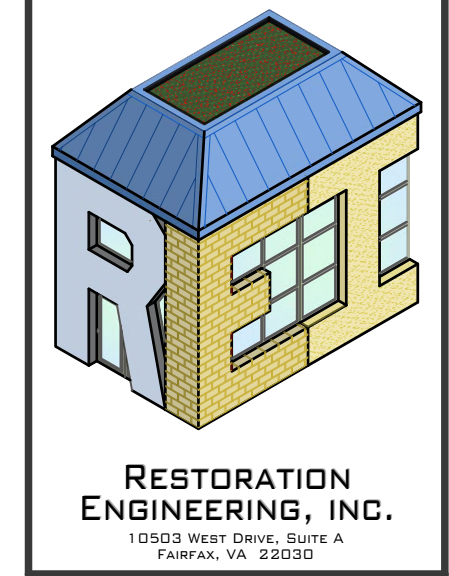
SITE FEATURES + UTILITIES + STOOPS LEGEND

- GENERAL PROPERTY LINE
- BACKYARD FENCELINE
- UNIT OUTLINE
- APPROX. BSMT FLR PLAN
- ADDRESS
- MASONRY STOOP
- SUPPORT COLUMNS
- STEP (#VARIES)
- SIDEWALK
- ORIGINAL STEAM VAULT BELOW GRADE
- CURB AND GUTTER
- TREE OUTLINE (SEE ROOFING PLAN SHEET)
- SANITARY SEWER ARLINGTON COUNTY MAIN
- CAST IRON LATERAL
- TERRA COTTA LATERAL
- PVC LATERAL
- PVC INTERIOR LATERAL
- SMH
- XCO
- ICO
- STORM SEWER ARLINGTON COUNTY MAIN
- FG STORM LATERAL (TYPE, AGE, REPL DATE)
- FG STORM PIPING - CORR. POLYETHYLENE
- STORM DR. CATCH BASIN
- CB-CI
- CB-GI
- CB-YI
- CB-PE
- SWMH
- WM
- W2-1 (94')
- T5



#	DATE	SUBMISSION DESCRIPTION			
		PRELIMINARY DRAFT	REVISED DRAFT	FINAL	FINAL REVISED
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2	01/23/24				
3	06/12/24				
4	12/02/24				

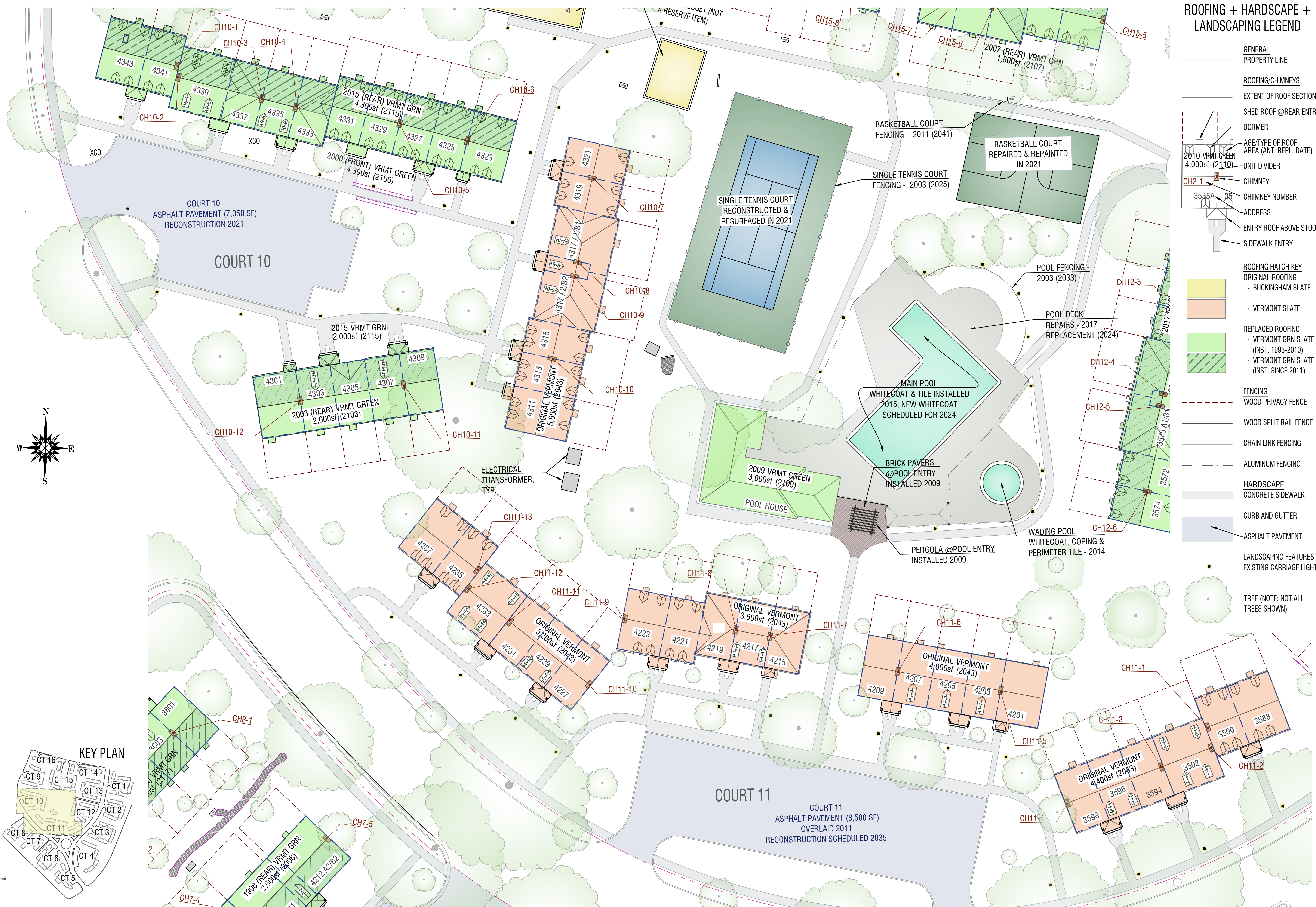
**2023 CAPITAL RESERVE STUDY
FAIRLINGTON GLEN CONDOMINIUM**
CARDINAL MANAGEMENT, INC.
SOUTH STAFFORD ST. & SOUTH 36TH ST.
ARLINGTON, VA



DATE: 12/02/24
REVISION: FINAL REVISED
DRAWN BY: GBB
CHECKED BY: GBB
SCALE: 1" = 20'

A-5R
11 OF 13

1 COURTS 9, 15 & 16 - SITE FEATURES + UTILITIES + STOOPS
A-5R 1" = 20'

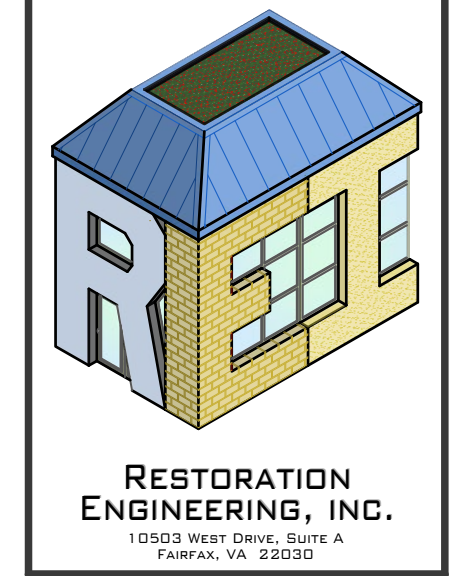


ROOFING + HARDSCAPE + LANDSCAPING LEGEND

- GENERAL PROPERTY LINE
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- EXTENT OF ROOF SECTION
- SHED ROOF @REAR ENTRY
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- CURB AND GUTTER
- ASPHALT PAVEMENT
- LANDSCAPING FEATURES
- EXISTING CARRIAGE LIGHT
- TREE (NOTE: NOT ALL TREES SHOWN)

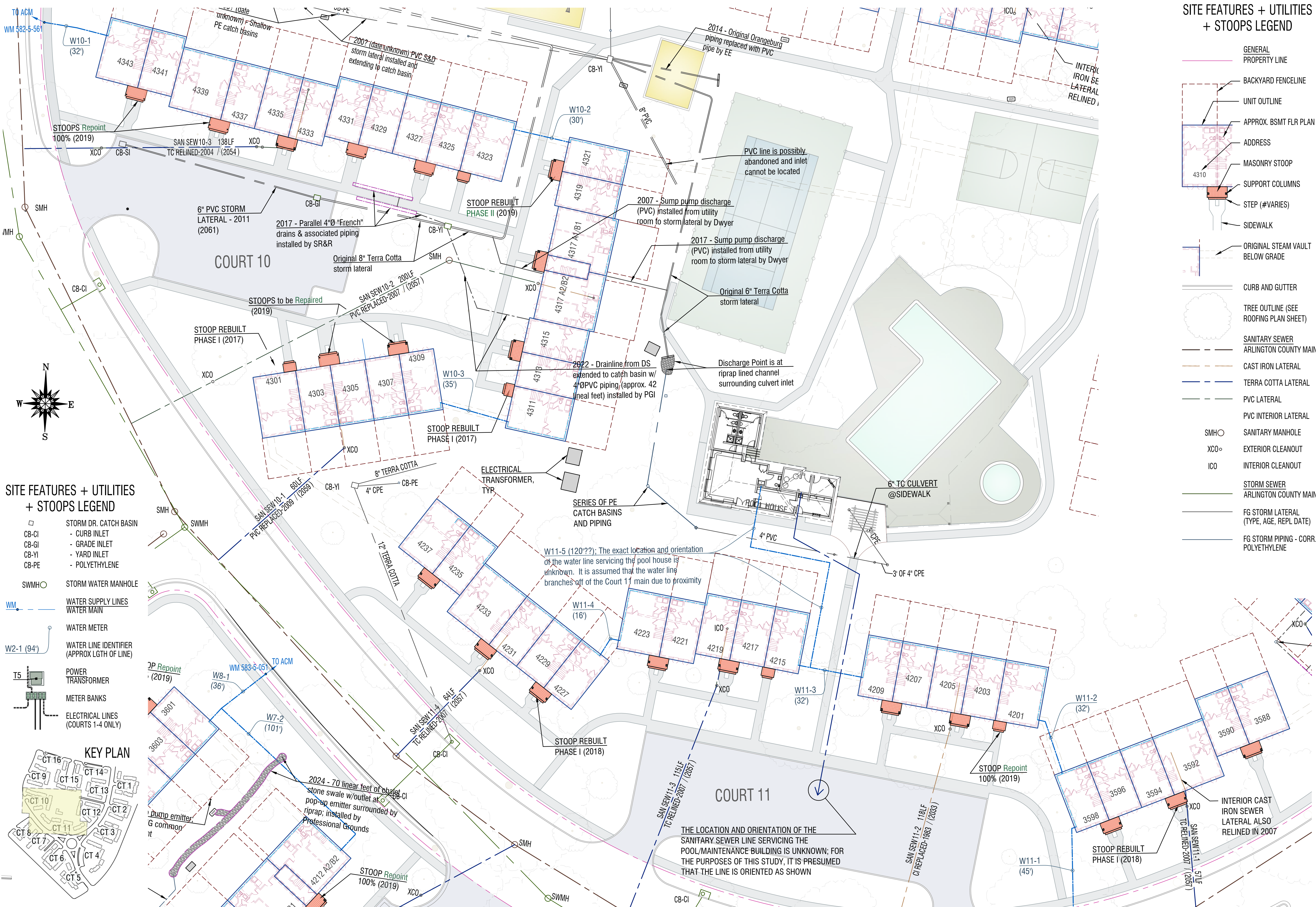
#	DATE	SUBMISSION DESCRIPTION			
		PRELIMINARY DRAFT	REVISED DRAFT	FINAL	FINAL REVISED
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2023 CAPITAL RESERVE STUDY
FAIRLINGTON GLEN CONDOMINIUM
 CARDINAL MANAGEMENT, INC.
 SOUTH STAFFORD ST. & SOUTH 36TH ST.
 ARLINGTON, VA



DATE: 12/02/24
 DRAWN BY: GBB
 CHECKED BY: GBB
 PROJECT NUMBER: 2401
 DATE: 12/02/24
 REVISION: FINAL
 SCALE: 1" = 20'

1 COURTS 10, 11, SWIMMING POOL & CENTER COURTS - ROOFS, DORMERS, CHIMNEYS, LANDSCAPING FEATURES AND HARDSCAPE
 A-4R 1" = 20'

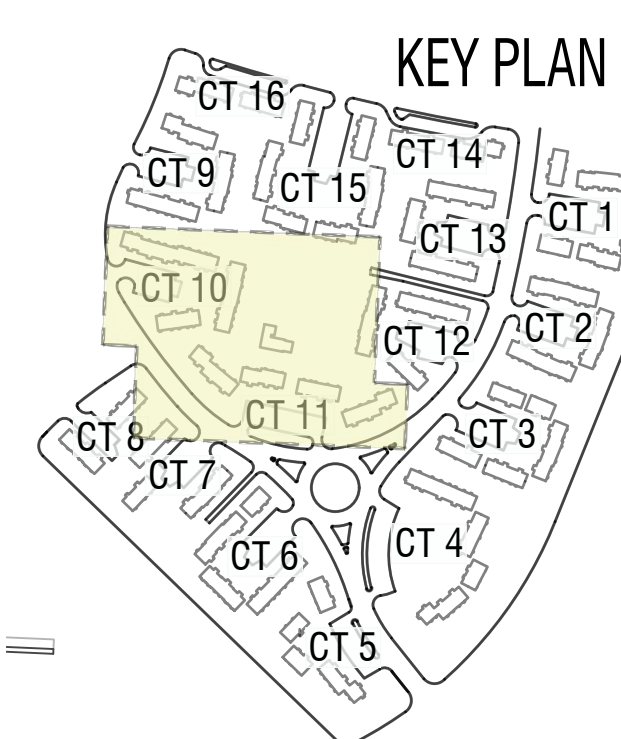


SITE FEATURES + UTILITIES + STOOPS LEGEND

- GENERAL PROPERTY LINE
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- UNIT OUTLINE
- APPROX. BSMT FLR PLAN
- ADDRESS
- MASONRY STOOP
- SUPPORT COLUMNS
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- TERRA COTTA LATERAL
- PVC LATERAL
- PVC INTERIOR LATERAL
- SANITARY MANHOLE
- EXTERIOR CLEANOUT
- INTERIOR CLEANOUT
- STORM SEWER ARLINGTON COUNTY MAIN
- FG STORM LATERAL (TYPE, AGE, REPL DATE)
- FG STORM PIPING - CORR. POLYETHYLENE

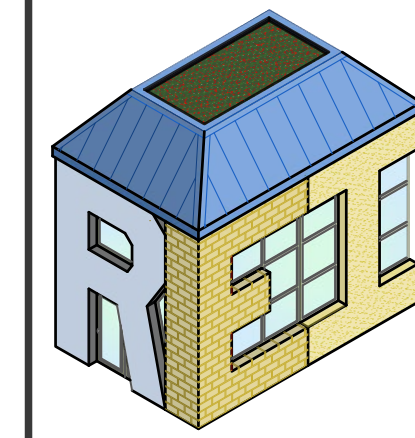
SITE FEATURES + UTILITIES + STOOPS LEGEND

- STORM DR. CATCH BASIN
- CB-CI - CURB INLET
- CB-GI - GRADE INLET
- CB-YI - YARD INLET
- CB-PE - POLYETHYLENE
- SWMH - STORM WATER MANHOLE
- WM - WATER SUPPLY LINES
- WATER MAIN
- WATER METER
- WATER LINE IDENTIFIER (APPROX LGTH OF LINE)
- T5 - POWER TRANSFORMER
- METER BANKS
- ELECTRICAL LINES (COURTS 1-4 ONLY)



#	DATE	SUBMISSION DESCRIPTION			
		PRELIMINARY DRAFT	REVISED DRAFT	FINAL	FINAL REVISED
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2023 CAPITAL RESERVE STUDY
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 ARLINGTON, VA



RESTORATION ENGINEERING, INC.
 10503 WEST DRIVE, SUITE A
 FAIRFAX, VA 22030

DATE: 12/02/24	REVISION: FINAL REVISED
DESIGNED BY: GBB	DRAWN BY: T
PROJECT NUMBER: 2401	CAD FILE:

A-65