

WASHINGTON at
KIRKWOOD

ARLINGTON, VA

ISSUE	DATE	DESCRIPTION
4.1	12.19.2018	FINAL 4.1 FILING

REVISION	DATE	DESCRIPTION
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PROJECT NO: 4098-001
PRINT DATE: 12.19.18
SHEET TITLE

GARAGE LEVEL 02
PLAN

SHEET IDENTIFIER
A-100

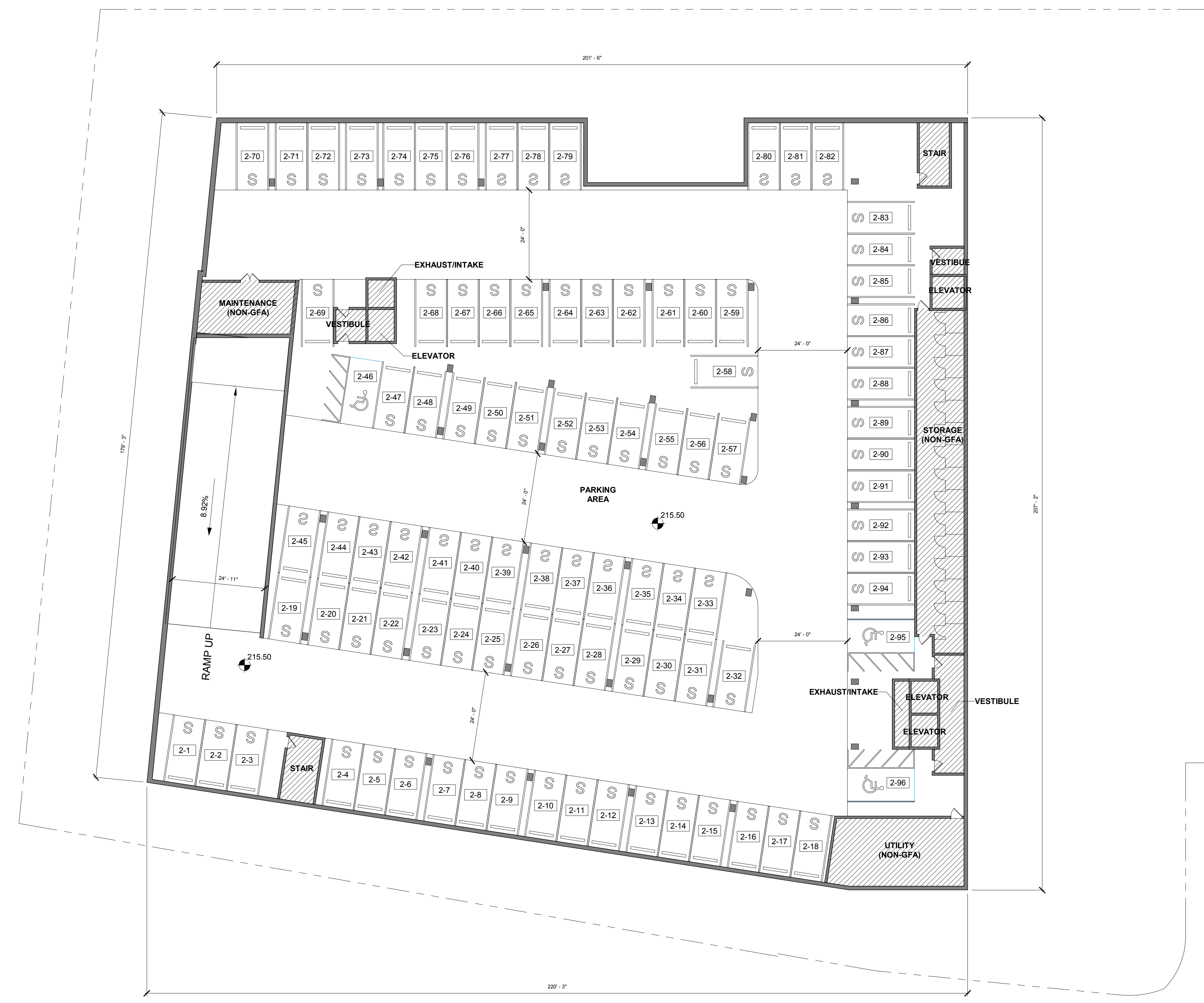
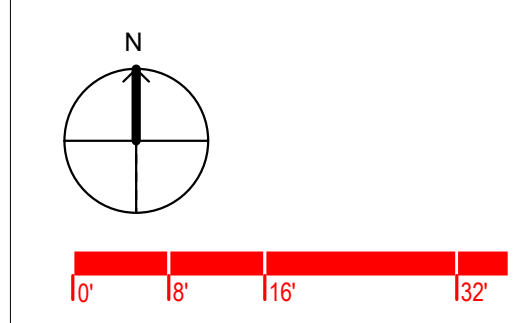
NOTE:
1. AREA EXCLUDES BALCONIES OR ANY TYPE OF OUTDOOR SPACE.
2. AREA IS MEASURED FROM THE EXTERIOR FACE OF STRUCTURE.

PARKING SCHEDULE GARAGE LEVEL 2

TYPE	COUNT
ACCESSIBLE	3
STANDARD	93
Grand total:	96

BUILDING PARKING SCHEDULE

LEVEL	COUNT
GARAGE LEVEL 2	96
GARAGE LEVEL 1	94
	190

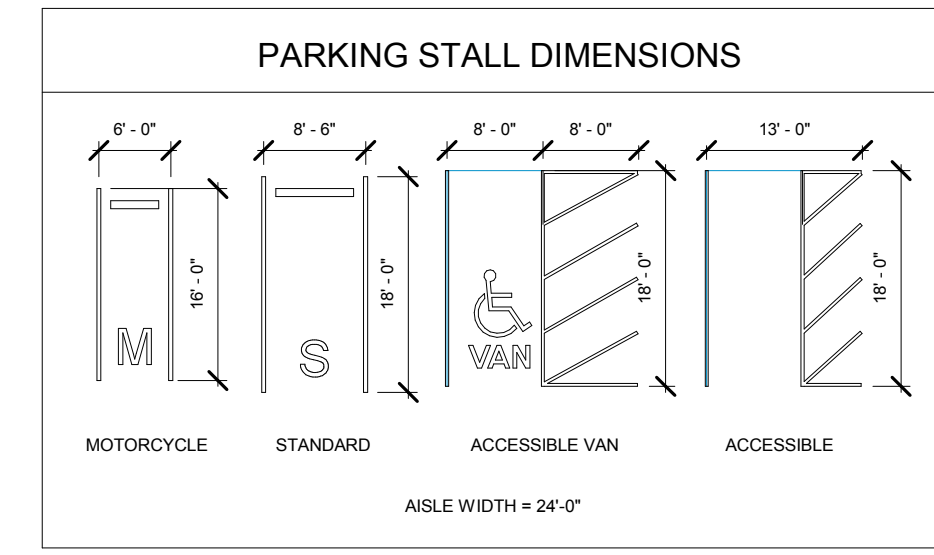


1 GARAGE LEVEL 02 PLAN
1/16" = 1'-0"

BUILDING USES / SF	BUILDING FLOOR										NON-GFA	EXCL. GFA	GFA	TOTAL GSF
	G2	G1	R1 (LOWER+UPPER)	R2	R3	R4	R5	R6	R7	PH				
GARAGE PARKING	34982	36977	4614									76573		76573
BIKE PARKING			975									975		975
STORAGE	1299	1299										2598		2598
LOADING/TRASH/SERVICES AREAS			2066									2066		2066
SERVICES AREAS	2018	2266										4284		4284
CIRCULATION/ COMMON AREAS			6794	6248	6131	6131	6131	6131	6131			43697		43697
DOG SPA			684									684		684
RESIDENTIAL			15942	29532	33053	33053	33053	33053	33053			210739		210739
LOBBY AMENITIES			8432									8432		8432
PENTHOUSE										370		370		370
TOTAL BUILDING AREAS	38299	40542	39507	35780	39184	39184	39184	39184	39184	370		77548	8948	263922
FLOOR ELEVATION	215.5	225.5	236.5 + 239.50	250.17	260.83	271.5	282.17	292.83	303.5	316.89				

HATCHED AREAS ARE EXCLUDED FROM GFA

ALL GARAGE FLOOR AREA IS NON-GFA U.N.O. INCLUDING GROSS PARKING AREA, LOADING DOCK, RAMPS AND BICYCLE PARKING



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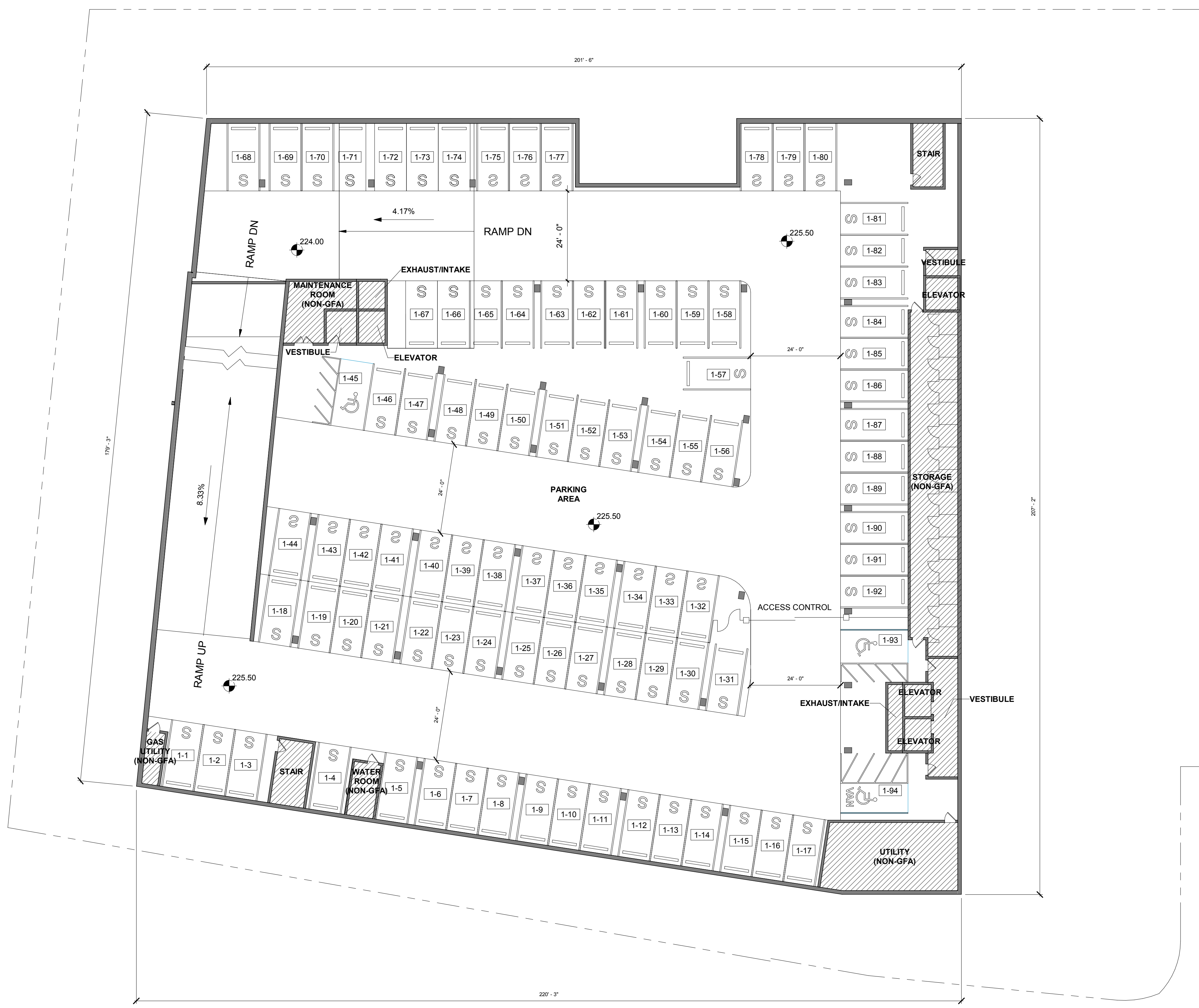
REVISION	DATE	DESCRIPTION
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PROJECT NO: 4098-001
 PRINT DATE: 12.19.18
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GARAGE LEVEL 01
 PLAN

SHEET IDENTIFIER
A-101

NOTE:
 1. AREA EXCLUDES BALCONIES OR ANY TYPE OF OUTDOOR SPACE.
 2. AREA IS MEASURED FROM THE EXTERIOR FACE OF STRUCTURE.

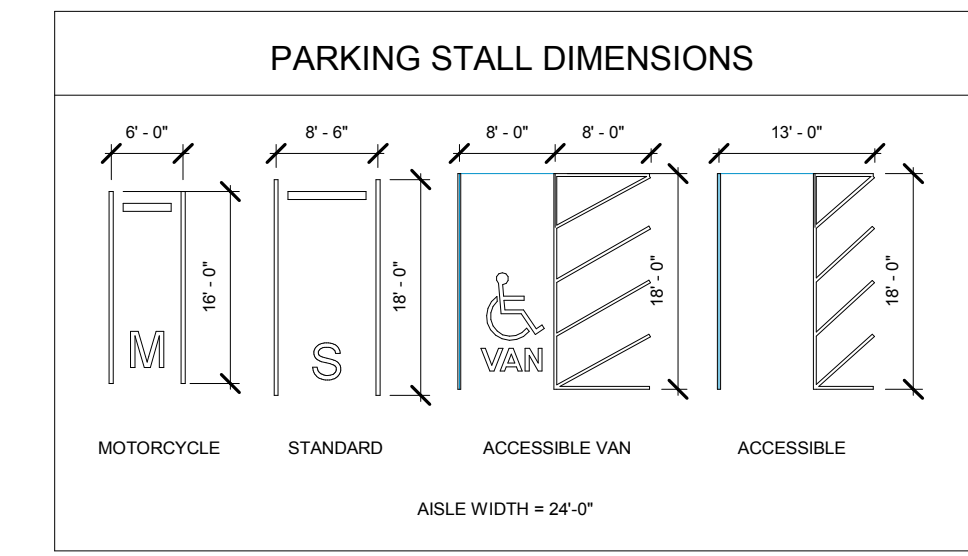


1 GARAGE LEVEL 01 PLAN
 1/16" = 1'-0"

BUILDING USES / SF	BUILDING FLOOR										NON-GFA	EXCL. GFA	GFA	TOTAL GSF
	G2	G1	R1 (LOWER+UPPER)	R2	R3	R4	R5	R6	R7	PH				
GARAGE PARKING	34982	36977	4614								76573			76573
BIKE PARKING			975								975			975
STORAGE	1299	1299	2066								2598	2066		2598
LOADING/TRASH/SERVICES AREAS											2066			2066
SERVICES AREAS	2018	2266									4284			4284
CIRCULATION/COMMON AREAS			6794	6248	6131	6131	6131	6131	6131			43697		43697
DOG SPA			684									684		684
RESIDENTIAL			15942	29532	33053	33053	33053	33053	33053			210739		210739
LOBBY AMENITIES			8432									8432		8432
PENTHOUSE										370		370		370
TOTAL BUILDING AREAS	38299	40542	39507	35780	39184	39184	39184	39184	39184	370	77548	8948	263922	350418
FLOOR ELEVATION	215.5	225.5	236.5 + 239.50	250.17	260.83	271.5	282.17	292.83	303.5	316.89				

HATCHED AREAS ARE EXCLUDED FROM GFA

ALL GARAGE FLOOR AREA IS NON-GFA U.N.O. INCLUDING GROSS PARKING AREA, LOADING DOCK, RAMPS AND BICYCLE PARKING

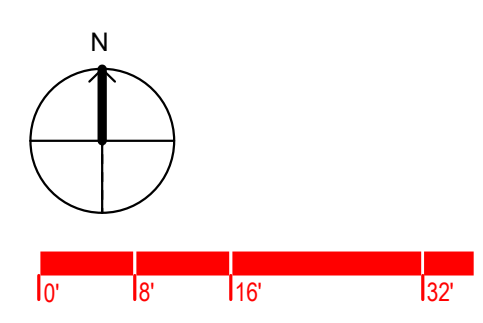


PARKING SCHEDULE GARAGE LEVEL 1

TYPE	COUNT
ACCESSIBLE	2
ACCESSIBLE VAN	1
STANDARD	91
Grand total:	94

BUILDING PARKING SCHEDULE

LEVEL	COUNT
GARAGE LEVEL 2	96
GARAGE LEVEL 1	94
Grand total:	190



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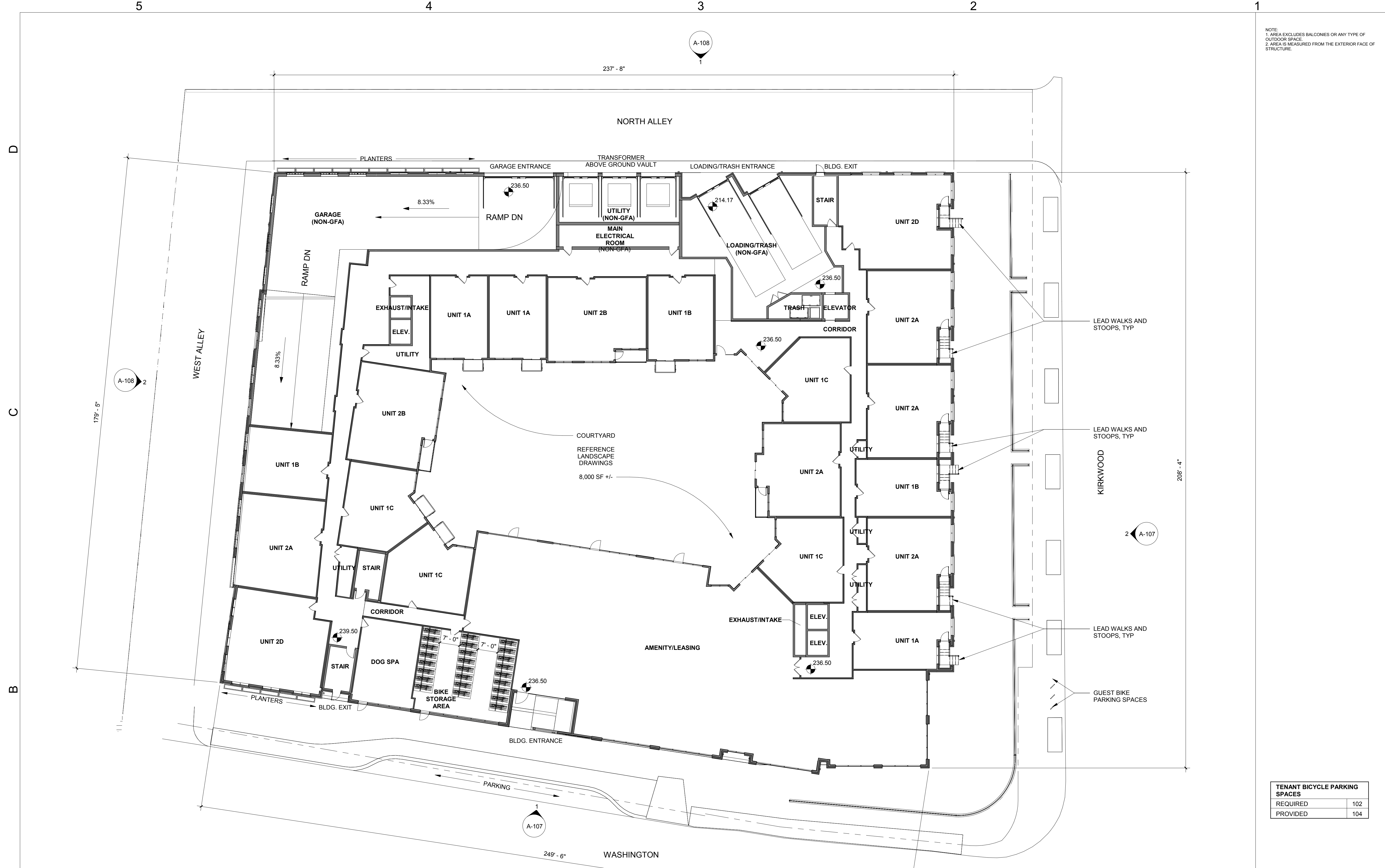
TENANT BICYCLE PARKING SPACES	
REQUIRED	102
PROVIDED	104

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FIRST FLOOR PLAN

SHEET IDENTIFIER
A-102

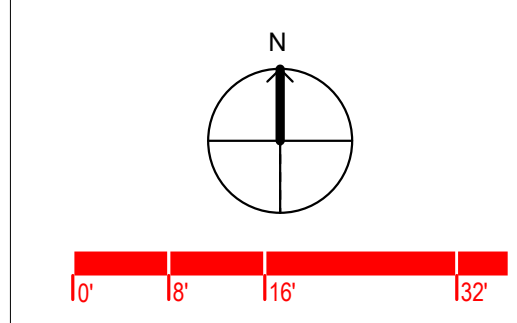
NOTE:
 1. AREA EXCLUDES BALCONIES OR ANY TYPE OF OUTDOOR SPACE.
 2. AREA IS MEASURED FROM THE EXTERIOR FACE OF STRUCTURE.



1 FIRST FLOOR PLAN
 1/16" = 1'-0"

BUILDING USES / SF	BUILDING FLOOR										NON-GFA	EXCL GFA	GFA	TOTAL GSF	
	G2	G1	R1 (LOWER+UPPER)	R2	R3	R4	R5	R6	R7	PH					
GARAGE PARKING	34982	36977	4614									76573			76573
BIKE PARKING			975									975			975
STORAGE	1299	1299											2598		2598
LOADING/TRASH/SERVICES AREAS			2066										2066		2066
SERVICES AREAS	2018	2266											4284		4284
CIRCULATION/ COMMON AREAS			6794	6248	6131	6131	6131	6131	6131				43697		43697
DOG SPA			684										684		684
RESIDENTIAL			15942	29532	33053	33053	33053	33053	33053				210739		210739
LOBBY AMENITIES			8432										8432		8432
PENTHOUSE										370			370		370
TOTAL BUILDING AREAS	38299	40542	39507	35780	39184	39184	39184	39184	39184	370		77548	8948	263922	350418
FLOOR ELEVATION	215.5	225.5	236.5 + 239.50	250.17	260.83	271.5	282.17	292.83	303.5	316.89					

ALL FLOOR AREA IS GFA U.N.O. AS NON-GFA



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PROJECT NO: 4098-001
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SECOND FLOOR
 PLAN

SHEET IDENTIFIER

A-103A

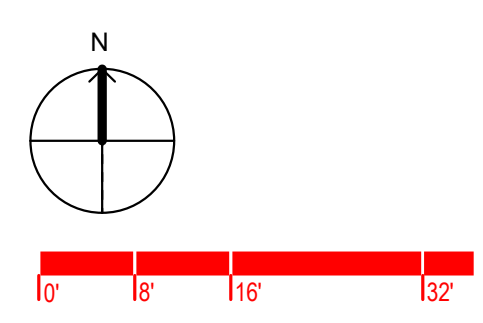
NOTE:
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 2. AREA IS MEASURED FROM THE EXTERIOR FACE OF STRUCTURE.



1 SECOND FLOOR PLAN
 1/16" = 1'-0"

BUILDING USES / SF	BUILDING FLOOR										NON-GFA	EXCL GFA	GFA	TOTAL GSF
	G2	G1	R1 (LOWER+UPPER)	R2	R3	R4	R5	R6	R7	PH				
GARAGE PARKING	34982	36977	4614									76573		76573
BIKE PARKING			975									975		975
STORAGE	1299	1299											2598	2598
LOADING/TRASH/SERVICES AREAS			2066										2066	2066
SERVICES AREAS	2018	2266										4284		4284
CIRCULATION/ COMMON AREAS			6794	6248	6131	6131	6131	6131	6131				43697	43697
DOG SPA			684										684	684
RESIDENTIAL			15942	29532	33053	33053	33053	33053	33053				210739	210739
LOBBY AMENITIES			8432										8432	8432
PENTHOUSE										370			370	370
TOTAL BUILDING AREAS	38299	40542	39507	35780	39184	39184	39184	39184	39184	370		77548	8948	263922
FLOOR ELEVATION	215.5	225.5	236.5 + 239.50	250.17	260.83	271.5	282.17	292.83	303.5	316.89				

ALL FLOOR AREA ON LEVELS 2-7 IS GFA



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THIRD FLOOR PLAN

SHEET IDENTIFIER

A-103B

NOTE:
 1 AREA EXCLUDES BALCONIES OR ANY TYPE OF OUTDOOR SPACE
 2 AREA IS MEASURED FROM THE EXTERIOR FACE OF STRUCTURE



1 THIRD FLOOR PLAN (4-7 SIMILAR)
 1/16" = 1'-0"

BUILDING USES / SF	BUILDING FLOOR										NON-GFA	EXCL GFA	GFA	TOTAL GSF
	G2	G1	R1 (LOWER+UPPER)	R2	R3	R4	R5	R6	R7	PH				
GARAGE PARKING	34982	36977	4614									76573		76573
BIKE PARKING			975									975		975
STORAGE	1299	1299										2598		2598
LOADING/TRASH/SERVICES AREAS			2066									2066		2066
SERVICES AREAS	2018	2266										4284		4284
CIRCULATION/ COMMON AREAS			6794	6248	6131	6131	6131	6131	6131			43697		43697
DOG SPA			684									684		684
RESIDENTIAL			15942	29532	33053	33053	33053	33053	33053			210739		210739
LOBBY AMENITIES			8432									8432		8432
PENTHOUSE										370		370		370
TOTAL BUILDING AREAS	38299	40542	39507	35780	39184	39184	39184	39184	39184	370		77548	8948	263922
FLOOR ELEVATION	215.5	225.5	236.5 + 239.50	250.17	260.83	271.5	282.17	292.83	303.5	316.89				

ALL FLOOR AREA ON LEVELS 2-7 IS GFA



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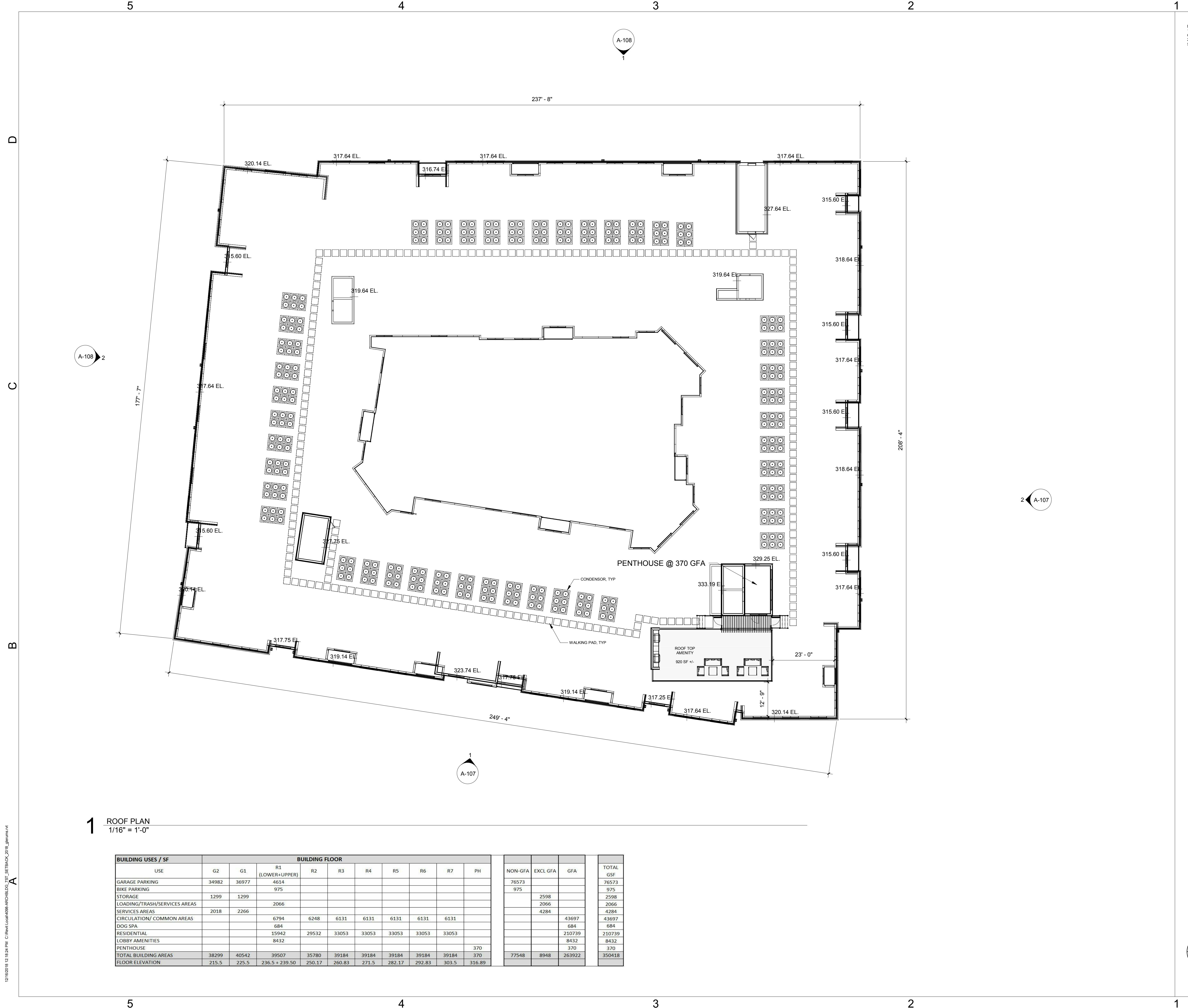
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ROOF PLAN

SHEET IDENTIFIER

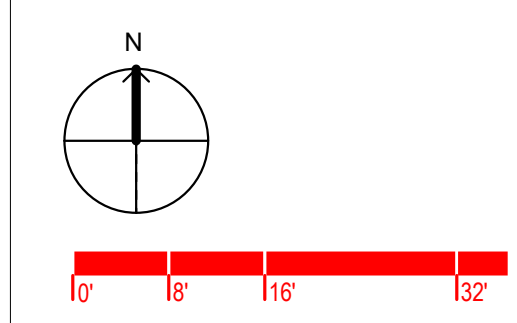
A-104

NOTE:
1. AREA EXCLUDES BALCONIES OR ANY TYPE OF OUTDOOR SPACE.
2. AREA IS MEASURED FROM THE EXTERIOR FACE OF STRUCTURE.



1 ROOF PLAN
1/16" = 1'-0"

BUILDING USES / SF	BUILDING FLOOR										NON-GFA	EXCL GFA	GFA	TOTAL GSF
	G2	G1	R1 (LOWER+UPPER)	R2	R3	R4	R5	R6	R7	PH				
GARAGE PARKING	34982	36977	4614									76573		76573
BIKE PARKING			975									975		975
STORAGE	1299	1299											2598	2598
LOADING/TRASH/SERVICES AREAS			2066										2066	2066
SERVICES AREAS	2018	2266											4284	4284
CIRCULATION/ COMMON AREAS			6794	6248	6131	6131	6131	6131	6131				43697	43697
DOG SPA			684										684	684
RESIDENTIAL			15942	29532	33053	33053	33053	33053	33053				210739	210739
LOBBY AMENITIES			8432										8432	8432
PENTHOUSE										370			370	370
TOTAL BUILDING AREAS	38299	40542	39507	35780	39184	39184	39184	39184	39184	370		77548	8948	263922
FLOOR ELEVATION	215.5	225.5	236.5 + 239.50	250.17	260.83	271.5	282.17	292.83	303.5	316.89				



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5

4

3

2

1



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MASSING CONTEXT

SHEET IDENTIFIER

A-105



D

C

B

A

5

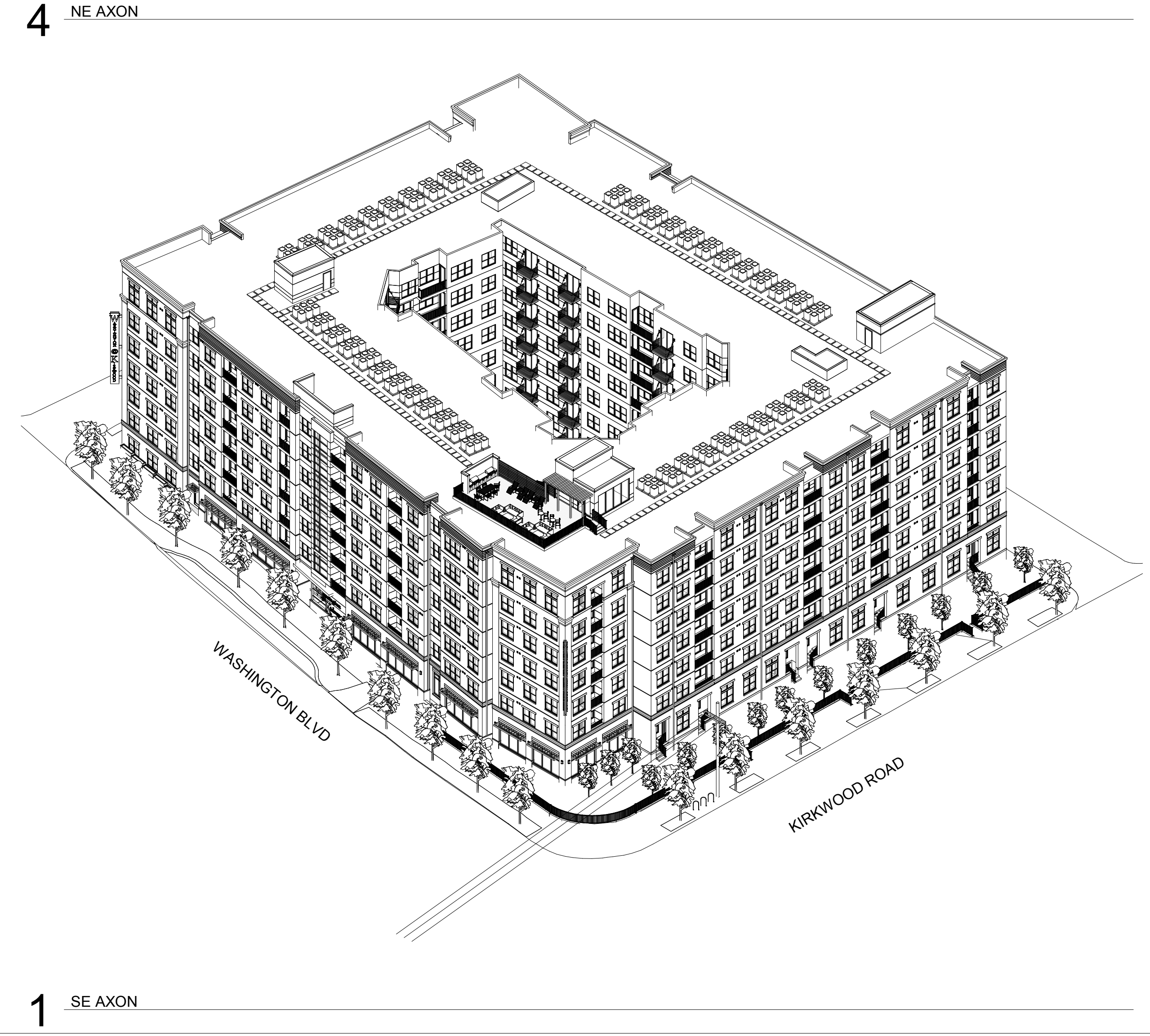
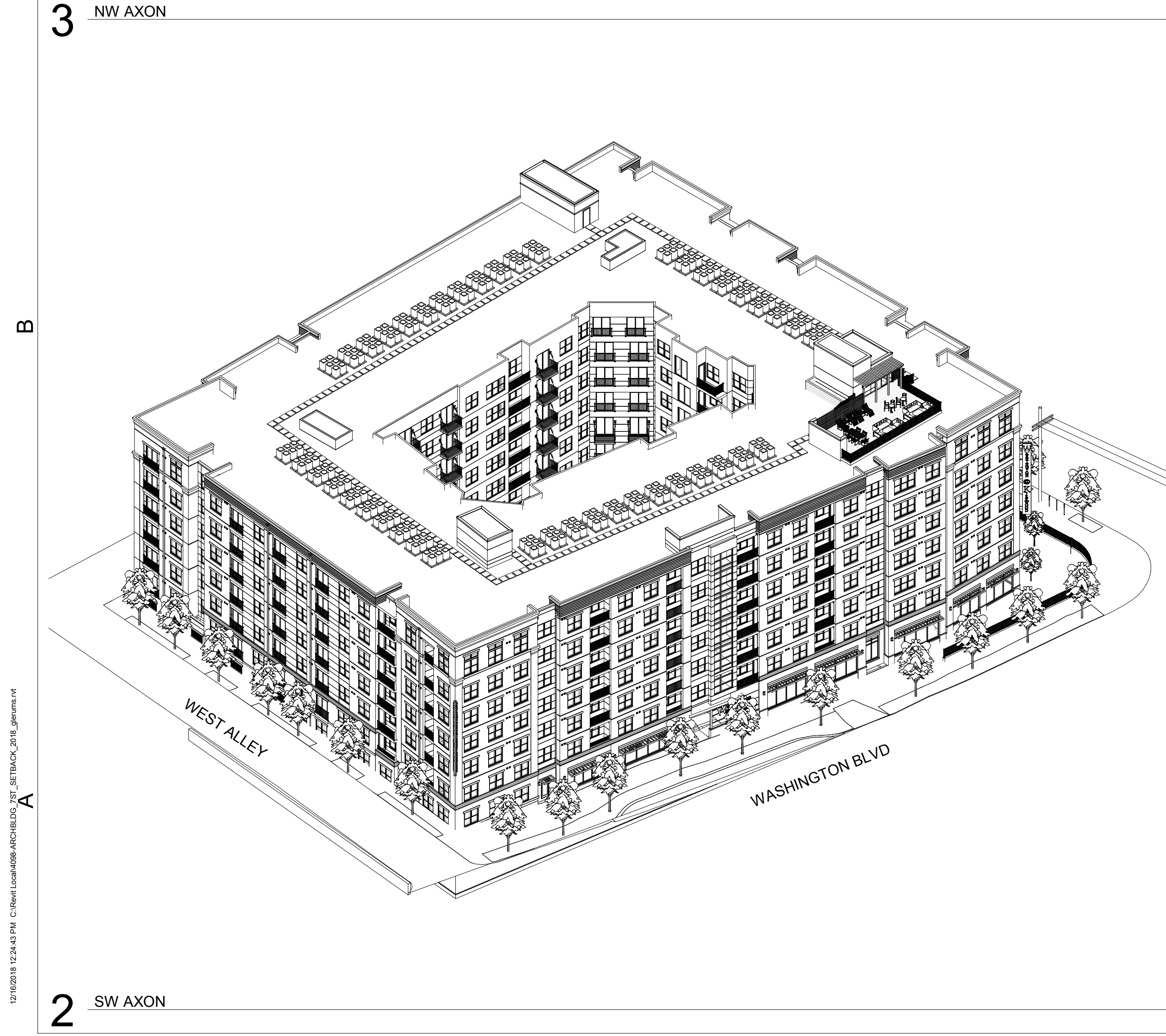
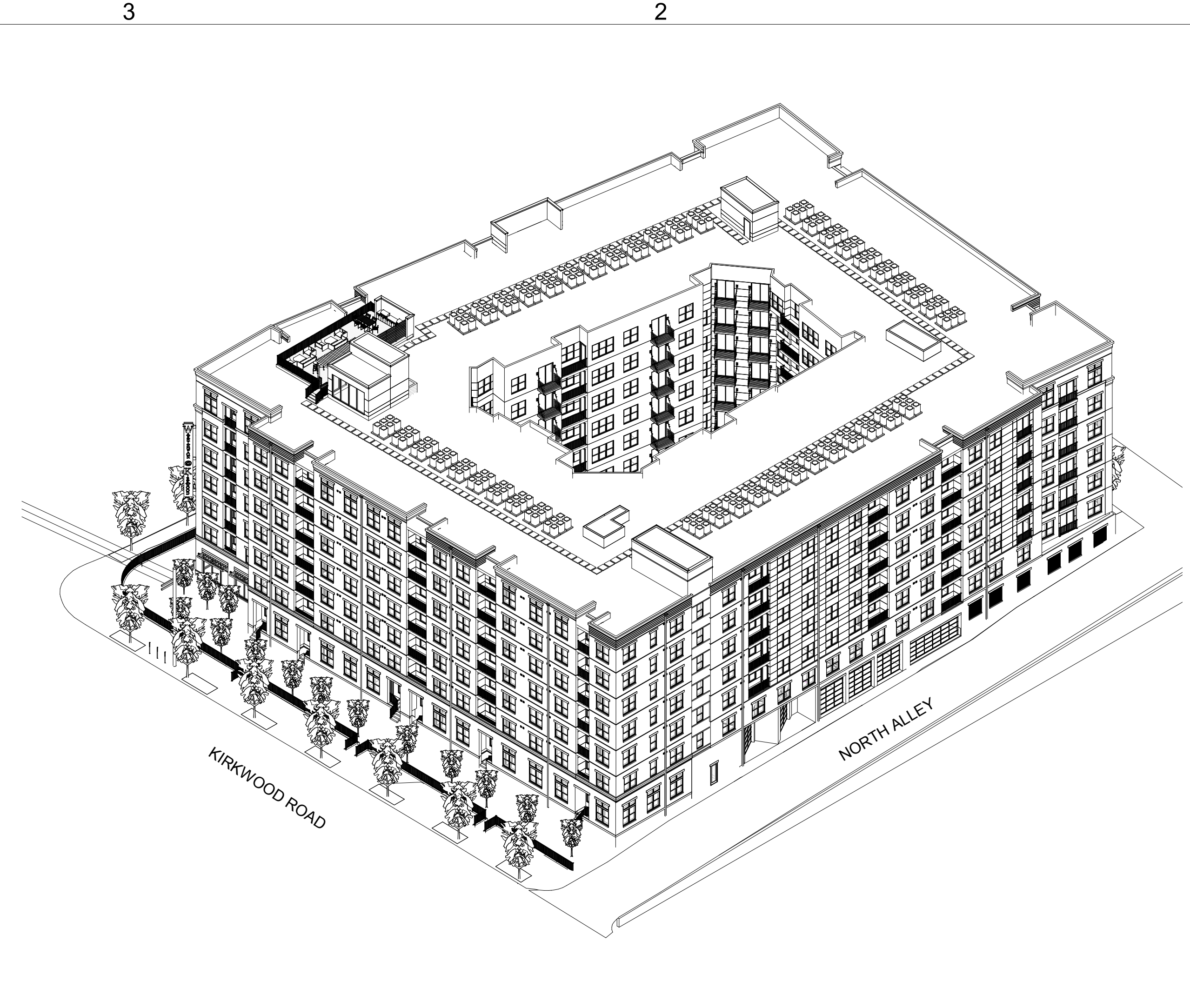
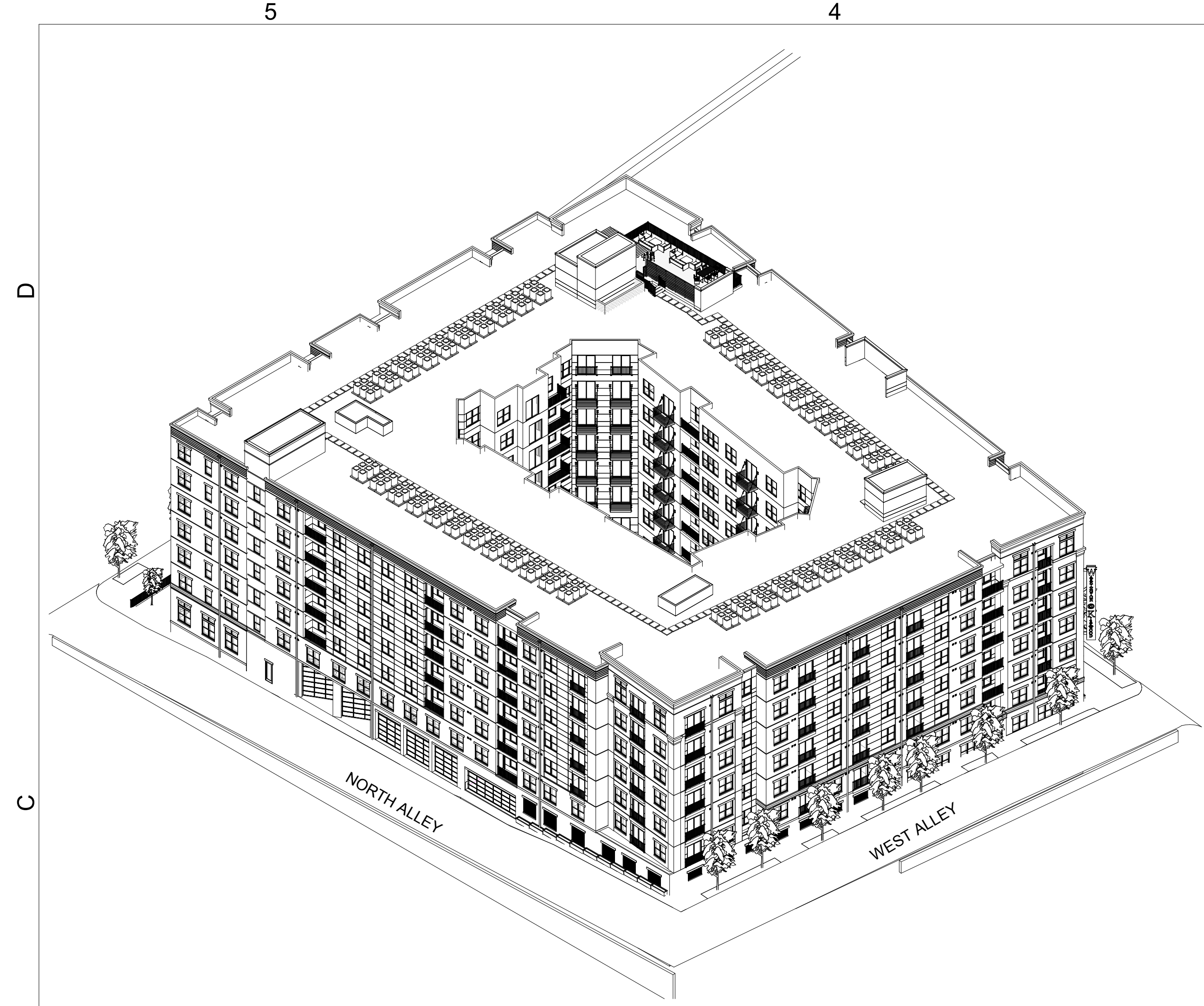
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3

2

1

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MASSING

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A-106

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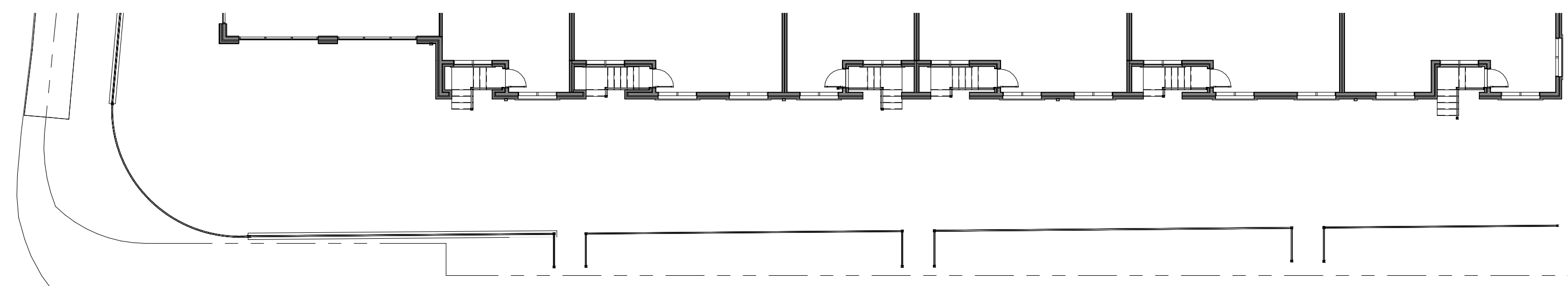
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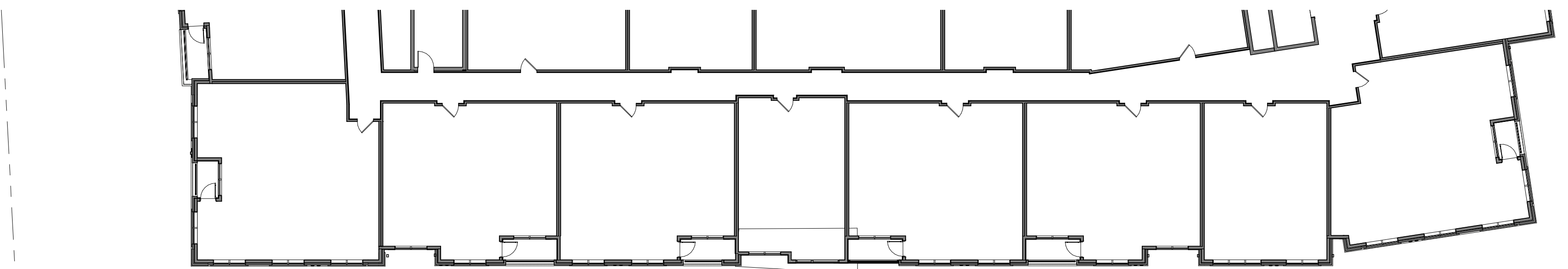
3

2

1



2 BUILDING ELEVATION - KIRKWOOD ROAD
1/16" = 1'-0"



1 BUILDING ELEVATION - WASHINGTON BLVD
1/16" = 1'-0"

EXTERIOR FINISH LEGEND	
KEY	DESCRIPTION
01	MASONRY FACADE #1
02	MASONRY FACADE #2
03	DWELLING UNIT VENTS
06	FIBER CEMENT PANEL #03
07	METAL PANEL #01
08	WINDOW SYSTEM
09	STOREFRONT SYSTEM
11	SLIDING GLASS DOOR
12	EXTERIOR DOOR
13	GARAGE DOOR
14	METAL RAILING
16	DOWNSPOUT
18	MASONRY BAND
20	METAL AWNING
21	MASONRY BASE

NOTE: SEE SHEET A-117 FOR MATERIAL COLORS



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BUILDING ELEVATIONS

SHEET IDENTIFIER

A-107



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5

4

3

2

1



2 BUILDING ELEVATION - WEST ALLEY
1/16" = 1'-0"



1 BUILDING ELEVATION - NORTH ALLEY
1/16" = 1'-0"

EXTERIOR FINISH LEGEND	
KEY	DESCRIPTION
01	MASONRY FACADE #1
02	MASONRY FACADE #2
03	DWELLING UNIT VENTS
06	FIBER CEMENT PANEL #03
07	METAL PANEL #01
08	WINDOW SYSTEM
09	STOREFRONT SYSTEM
11	SLIDING GLASS DOOR
12	EXTERIOR DOOR
13	GARAGE DOOR
14	METAL RAILING
16	DOWNSPOUT
18	MASONRY BAND
20	METAL AWNING
21	MASONRY BASE

NOTE: SEE SHEET A-117 FOR MATERIAL COLORS



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**BUILDING
ELEVATIONS**

SHEET IDENTIFIER

A-108



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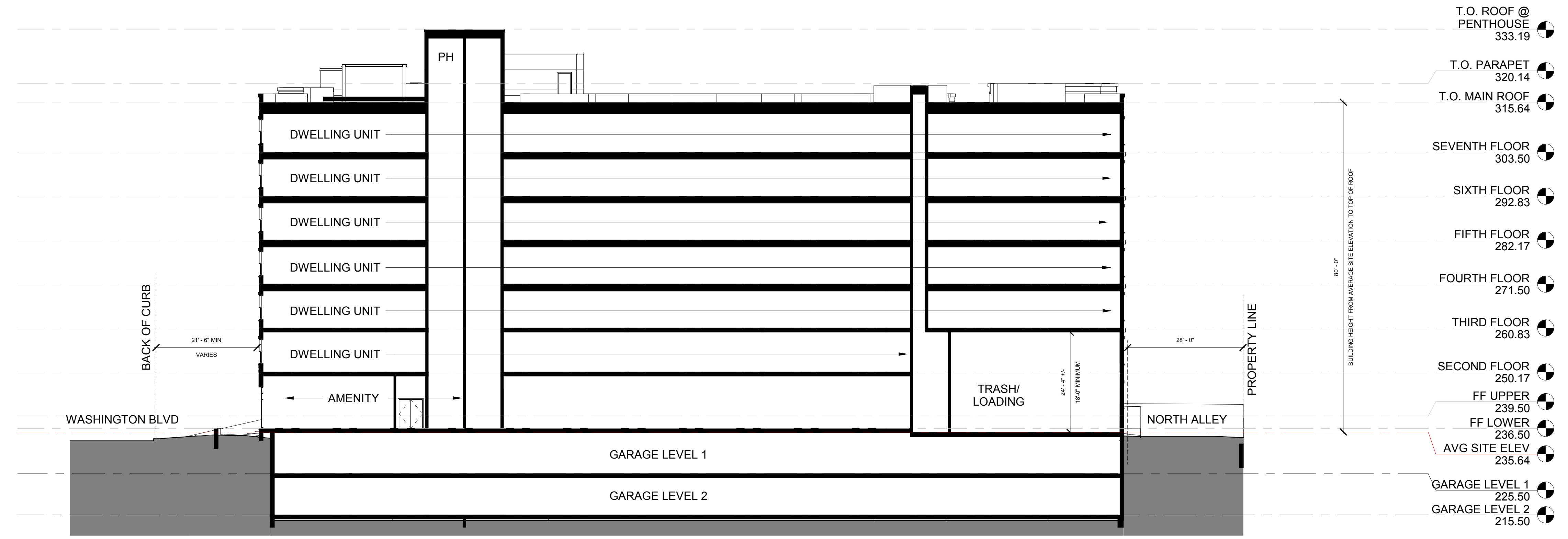
ISSUE	DATE	DESCRIPTION
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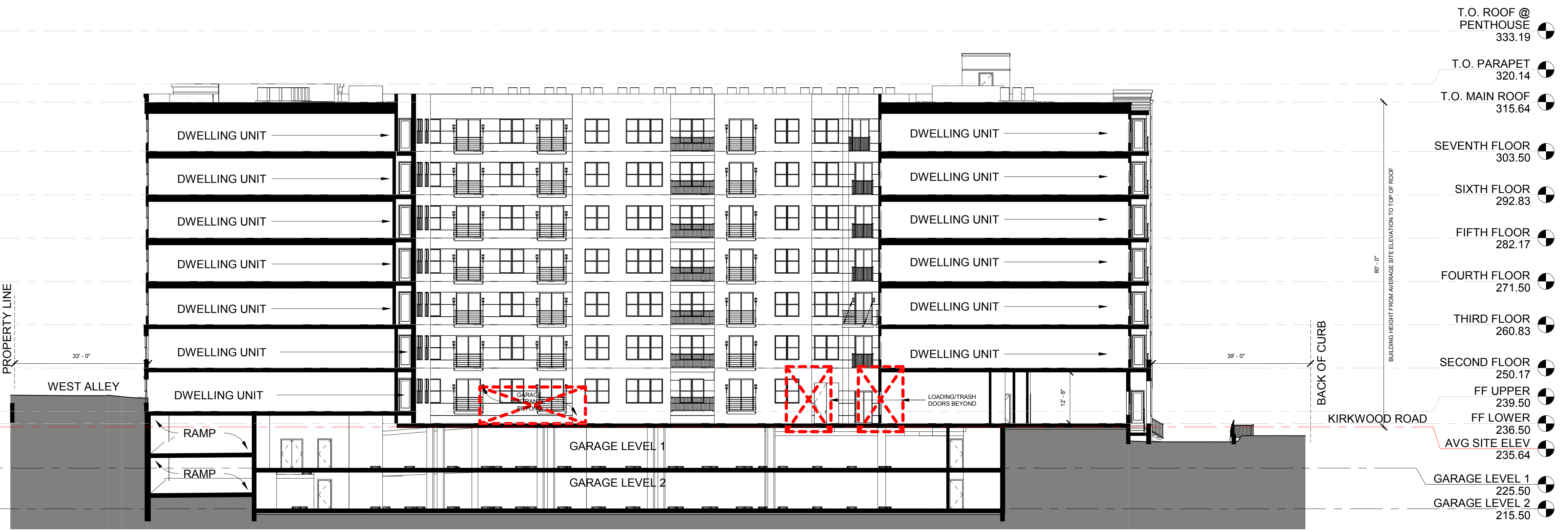
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BUILDING SECTIONS

SHEET IDENTIFIER
A-109

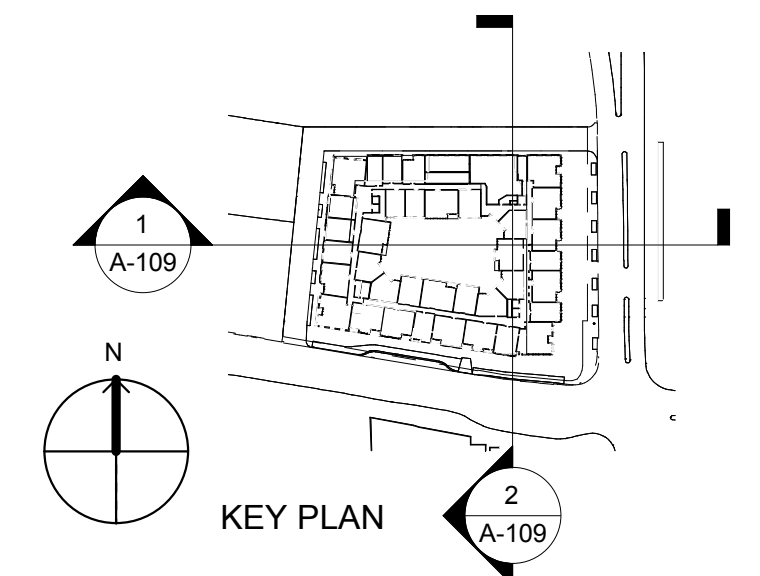


2 BUILDING SECTION - NORTH/SOUTH
 1/16" = 1'-0"



1 BUILDING SECTION - EAST/WEST
 1/16" = 1'-0"

NOTE: SEE LANDSCAPE DRAWINGS FOR COURTYARD INFORMATION AND SOIL DEPTH



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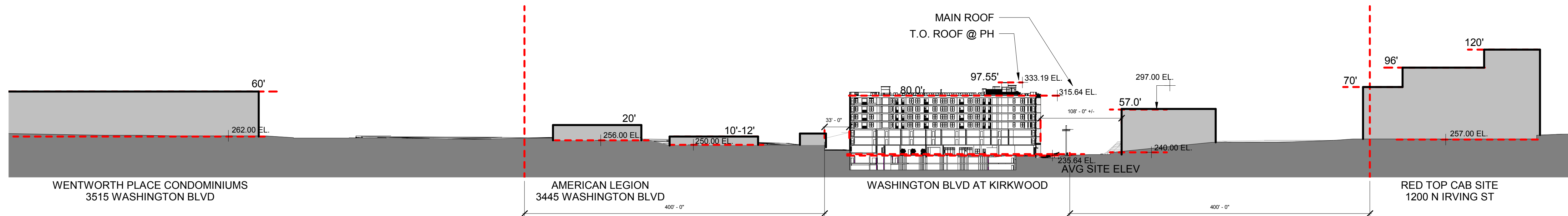
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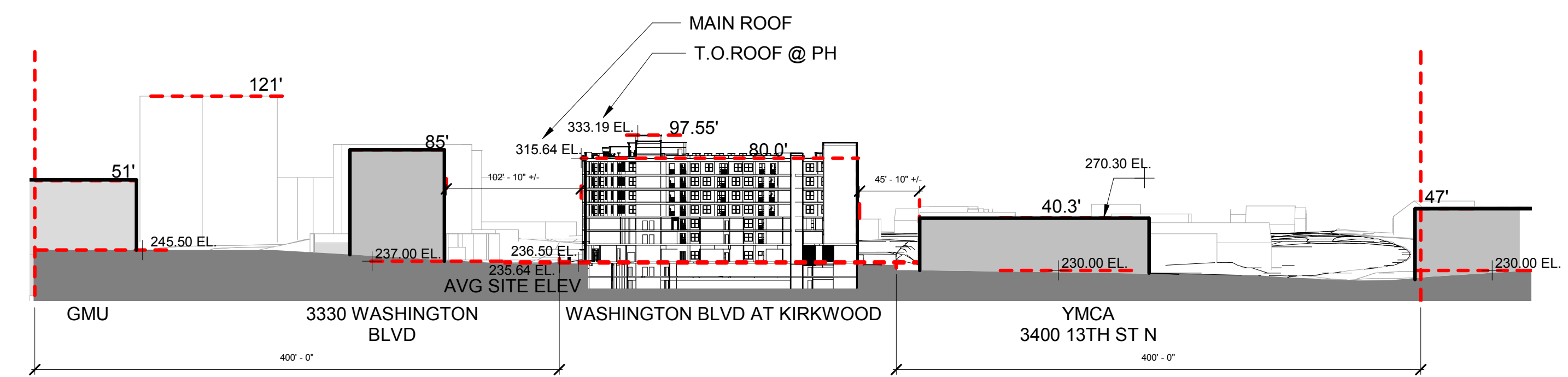
COMPARATIVE
 HEIGHT SECTIONS

SHEET IDENTIFIER

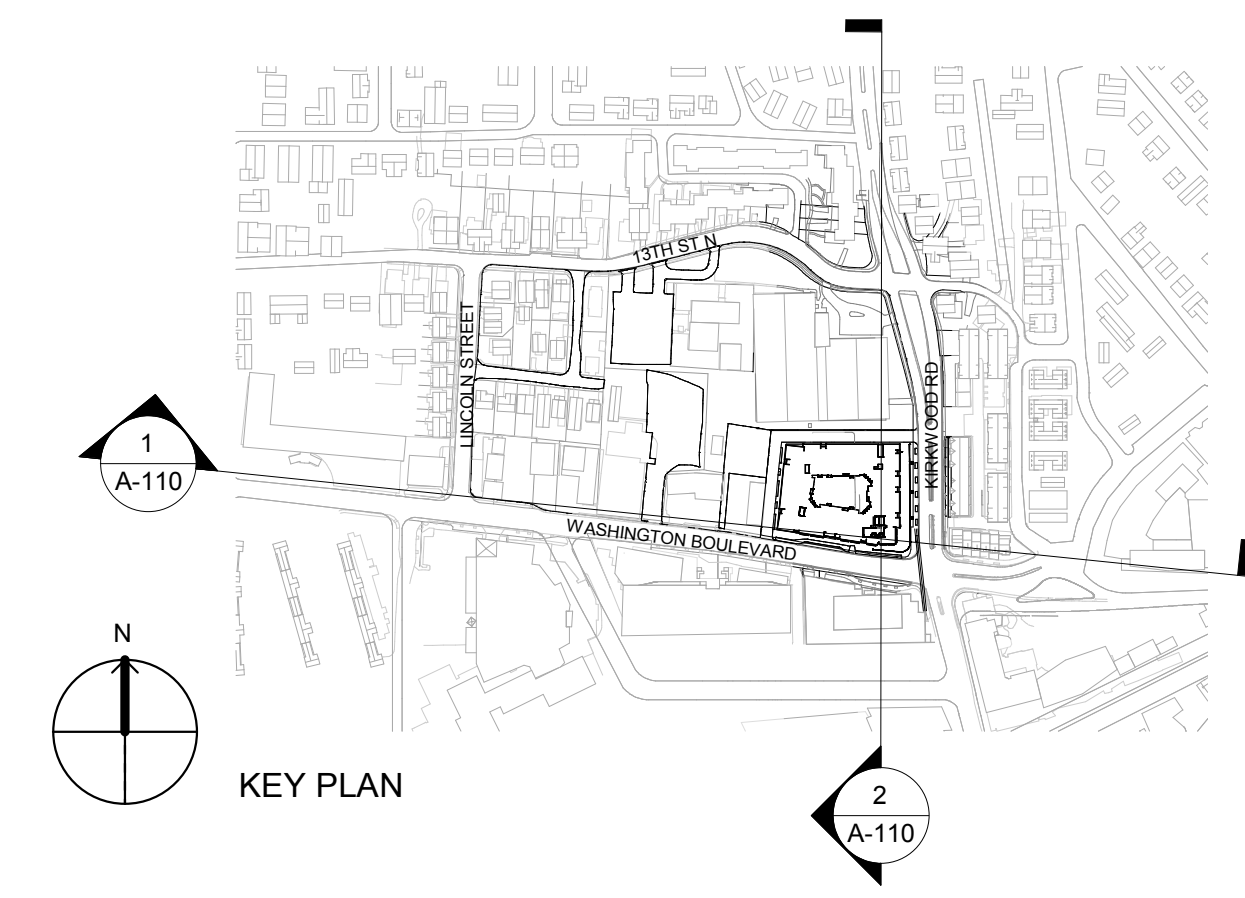
A-110



1 SITE SECTION - WEST TO EAST
 1" = 80'-0"



2 SITE SECTION - NORTH TO SOUTH
 1" = 80'-0"



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**STREET FRONTAGE
 ELEVATIONS**

SHEET IDENTIFIER
A-111

EXTERIOR FINISH LEGEND

KEY	DESCRIPTION
01	MASONRY FACADE #1
02	MASONRY FACADE #2
03	DWELLING UNIT VENTS
06	FIBER CEMENT PANEL #03
07	METAL PANEL #01
08	WINDOW SYSTEM
09	STOREFRONT SYSTEM
11	SLIDING GLASS DOOR
12	EXTERIOR DOOR
13	GARAGE DOOR
14	METAL RAILING
16	DOWNSPOUT
18	MASONRY BAND
20	METAL AWNING
21	MASONRY BASE

NOTE: SEE SHEET A-117 FOR MATERIAL COLORS



1 STREETScape ELEVATION - KIRKWOOD STREET (SOUTH)
 1/8" = 1'-0"



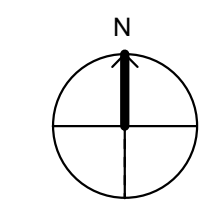
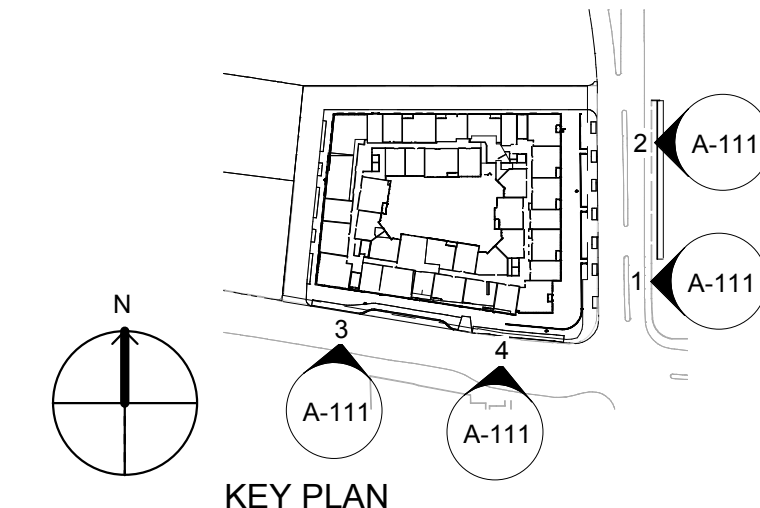
2 STREETScape ELEVATION - KIRKWOOD STREET (NORTH)
 1/8" = 1'-0"



3 STREETScape ELEVATION - WASHINGTON BLVD(WEST)
 1/8" = 1'-0"



4 STREETScape ELEVATION - WASHINGTON BLVD (EAST)
 1/8" = 1'-0"



5

4

3

2

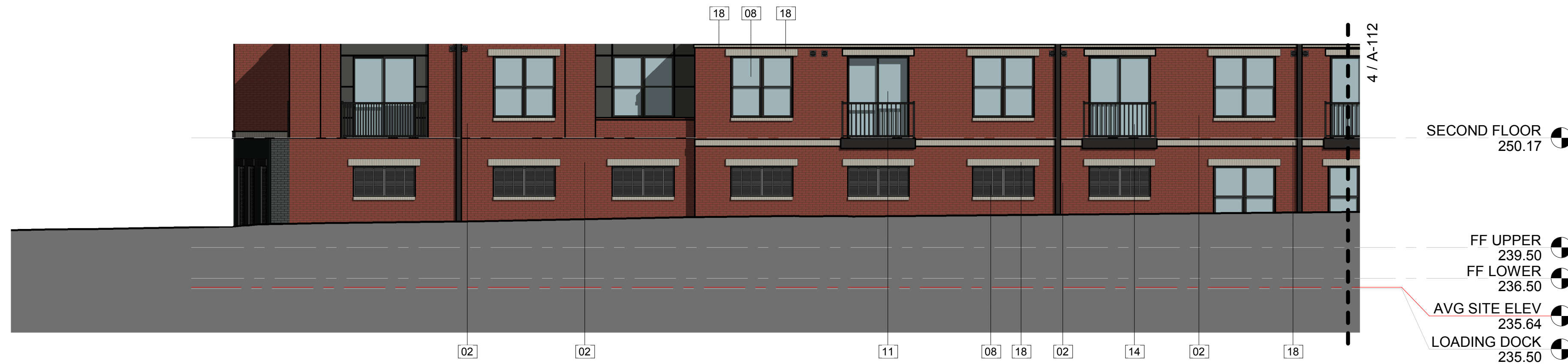
1



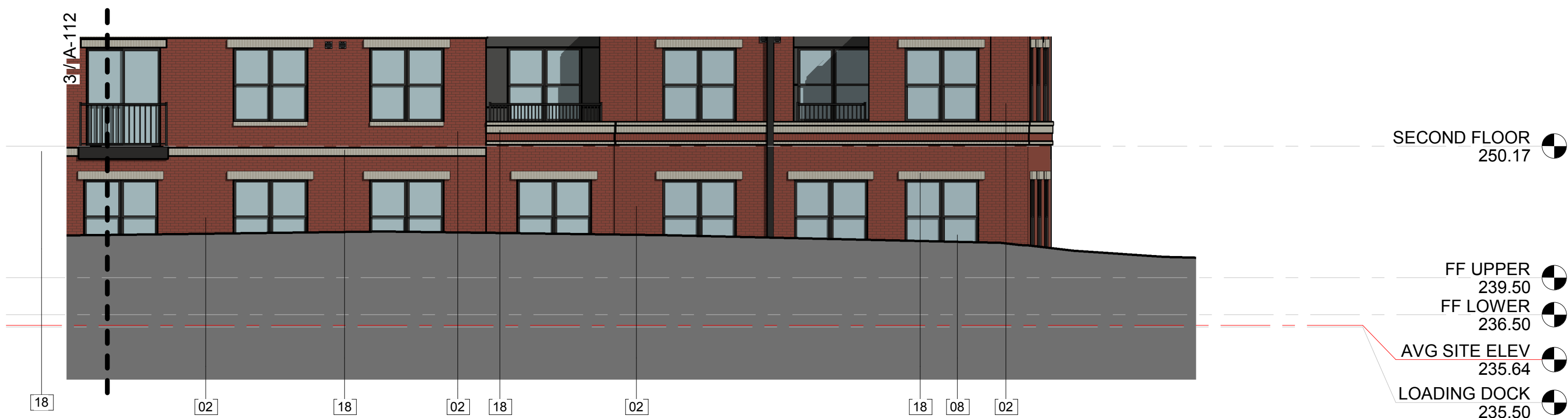
1 STREETScape ELEVATION - NORTH ALLEY (EAST)
1/8" = 1'-0"



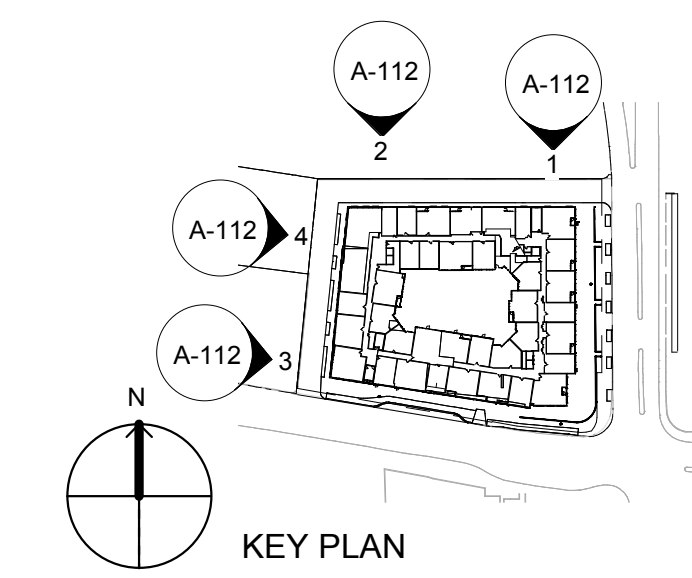
2 STREETScape ELEVATION - NORTH ALLEY (WEST)
1/8" = 1'-0"



3 STREETScape ELEVATION - WEST ALLEY (NORTH)
1/8" = 1'-0"



4 STREETScape ELEVATION - WEST ALLEY (SOUTH)
1/8" = 1'-0"



EXTERIOR FINISH LEGEND

KEY	DESCRIPTION
01	MASONRY FACADE #1
02	MASONRY FACADE #2
03	DWELLING UNIT VENTS
06	FIBER CEMENT PANEL #03
07	METAL PANEL #01
08	WINDOW SYSTEM
09	STOREFRONT SYSTEM
11	SLIDING GLASS DOOR
12	EXTERIOR DOOR
13	GARAGE DOOR
14	METAL RAILING
16	DOWNSPOUT
18	MASONRY BAND
20	METAL AWNING
21	MASONRY BASE

NOTE: SEE SHEET A-117 FOR MATERIAL COLORS



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WASHINGTON at
KIRKWOOD

ARLINGTON, VA

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4.1	12.19.2018	FINAL 4.1 FILING

REVISION	DATE	DESCRIPTION
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PROJECT NO: 4098-001
PRINT DATE: 12.19.18
SHEET TITLE

STREET FRONTAGE
ELEVATIONS

SHEET IDENTIFIER

A-112



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