

SHIRLINGTON HOUSE

4201 31ST STREET SOUTH

4.1 SITE PLAN

ARLINGTON COUNTY, VIRGINIA

1ST SUBMISSION: JUNE 7, 2024
 2ND SUBMISSION: OCTOBER 28, 2024
 3RD SUBMISSION: MAY 22, 2025



DEVELOPMENT TEAM

APPLICANT / OWNER
 SNELL PROPERTIES
 4600 FAIRFAX DRIVE
 ARLINGTON, VIRGINIA 22203
 703-524-4800
 CONTACT: MICHAEL EASTWOOD

ATTORNEY
 VENABLE LLP
 1850 TOWERS CRESCENT PLAZA, SUITE 400
 TYSONS, VIRGINIA 22182
 703905-1514
 CONTACT: MATTHEW ALLMAN

CIVIL ENGINEER
 WALTER L. PHILLIPS, INC.
 207 PARK AVENUE
 FALLS CHURCH, VA 22046
 703-532-6163
 CONTACT: KAREN WHITE

ARCHITECT
 KGD ARCHITECTURE
 4040 N FAIRFAX DRIVE
 SUITE 1000A
 ARLINGTON, VIRGINIA 22203
 202-338-3800
 CONTACT: MANOJ DALAYA

LANDSCAPE ARCHITECT
 PARKER RODRIGUEZ, INC.
 101 NORTH UNION STREET, SUITE 320
 ALEXANDRIA, VIRGINIA 22314
 703-548-5010
 CONTACT: DAN AVRIT

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LANDSCAPE

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WALTER L. PHILLIPS
 INCORPORATED
 ESTABLISHED 1948
 ENGINEERS • SURVEYORS • PLANNERS
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 www.WLPINC.com

SHIRLINGTON HOUSE
 4201 31st STREET SOUTH
 4.1 SITE PLAN
 SITE PLAN # _____
 ARLINGTON COUNTY, VIRGINIA



SUBMISSIONS		
NO.	DESCRIPTION	DATE
4.1 SUB01		6/7/2024
4.1 SUB02		10/28/2024
4.1 SUB02 (INSERTS)		11/22/2024
4.1 SUB03		5/22/2025

SCALE: NONE

SHEET TITLE:
COVER SHEET

SHEET #:
0001

THIS IS AN INFILL RESIDENTIAL DEVELOPMENT PROJECT ON THE SITE OF THE EXISTING SHIRLINGTON HOUSE APARTMENTS LOCATED ALONG 31ST STREETS, IN ARLINGTON, VA. THE EXISTING RESIDENTIAL TOWER SITS ATOP TWO LEVELS OF EXISTING GARAGE. THE EXISTING PARKING GARAGE WILL SERVE THE NEW PROJECT. THE PROJECT IS DIVIDED INTO TWO PARTS:

- MULTIFAMILY EAST BUILDING

THIS IS A 4-STORY ABOVE GRADE BUILDING, 2 STORIES OF CONCRETE PODIUM WITH 5 STORIES OF STICK ON TOP. LEVEL 1 MULTIFAMILY EAST AND RESIDENTIAL UNITS. LEVEL 2 WILL HAVE AMENITIES AND RESIDENTIAL UNITS. LEVELS 3-7 WILL HAVE RESIDENTIAL UNITS.

- LINER DWELING UNITS

THIS IS A SERIES OF SEVEN 4-STORY TWO-OVER-TWO TOWN HOME BUILDINGS LAYERED ALONG THE EXISTING GARAGE. THEY ARE ABOVE GRADE AND WILL BE ACCESSED ALONG 31ST STREET FROM GRADE.

OCCUPANCY AND CONSTRUCTION CLASSIFICATIONS

MULTIFAMILY EAST RESIDENTIAL PODIUM: R-2 OCCUPANCY, TYPE I-A CONSTRUCTION
 MULTIFAMILY EAST RESIDENTIAL TOWER: R-2 OCCUPANCY, TYPE III-A CONSTRUCTION
 LINER DWELING UNITS: R-3 OCCUPANCY, TYPE I-A CONSTRUCTION

SHIRLINGTON HOUSE
 4.1 3RD SUBMISSION
 4201 31ST ST
 ARLINGTON, VA 22206
 SHIRLINGTON HOUSE, LLC
 SMOEL PROPERTIES

DATE: 05.22.25
 PROJECT NUMBER: 22018
 SCALE: 1" = 100'-0"

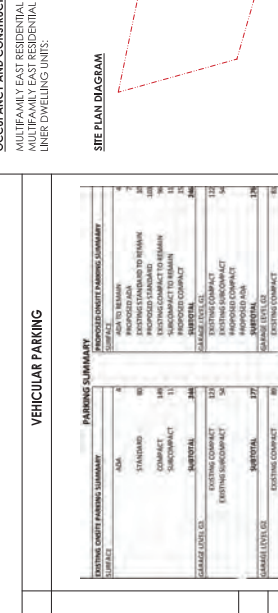
CONTRACTOR: KGD
 1101 15th Street NW
 Washington, DC 20005
 www.kgdarchitecture.com

FLOOR LEVEL	MECHANICAL	RESIDENTIAL GVA	GVA EXCLUSIONS	TOTAL GVA
ROOF	0 SF	0 SF	0 SF	743.5F
LEVEL 7	0 SF	9,222 SF	39 SF	9,261 SF
LEVEL 6	0 SF	9,222 SF	39 SF	9,261 SF
LEVEL 5	0 SF	9,222 SF	39 SF	9,261 SF
LEVEL 4	0 SF	9,422 SF	39 SF	9,461 SF
LEVEL 3	0 SF	9,422 SF	39 SF	9,461 SF
LEVEL 2	0 SF	8,729 SF	39 SF	8,768 SF
LEVEL 1	0 SF	9,224 SF	20 SF	9,244 SF
TOTAL	0 SF	65,880 SF	97 SF	67,597 SF

FLOOR LEVEL	1 BED	1 BED + DEN	2 BED	3 BED	SUBTOTAL
LEVEL 7	5	0	2	1	10
LEVEL 6	5	0	2	1	10
LEVEL 5	5	0	2	1	10
LEVEL 4	5	0	2	1	10
LEVEL 3	5	0	2	1	10
LEVEL 2	5	0	2	1	10
LEVEL 1	5	0	2	1	10
PERFORMANCE 10%	14.7%		12.2%		

EXISTING DRIVEWAY	EXISTING DRIVEWAY	EXISTING DRIVEWAY	EXISTING DRIVEWAY
EXISTING DRIVEWAY	EXISTING DRIVEWAY	EXISTING DRIVEWAY	EXISTING DRIVEWAY
EXISTING DRIVEWAY	EXISTING DRIVEWAY	EXISTING DRIVEWAY	EXISTING DRIVEWAY
EXISTING DRIVEWAY	EXISTING DRIVEWAY	EXISTING DRIVEWAY	EXISTING DRIVEWAY

TYPE	NO.	AREA (SF)	PERCENTAGE
VEHICULAR PARKING	40	170,000 SF	14.2%



UNIT TYPE	NO. OF UNITS	PERCENTAGE
1 BED	50	12.5%
1 BED + DEN	10	2.5%
2 BED	10	2.5%
3 BED	10	2.5%
TOTAL	40	100%

EXISTING	PROPOSED
SHIRLINGTON HOUSE	EAST MULTIFAMILY BUILDING LINER DWELLING UNITS
NO. OF UNITS	NO. OF UNITS
PROVIDED	REQUIRED
80	110

ZONE	PERCENTAGE
R-2	83.7%
R-3	16.3%
TOTAL	100%

EXISTING	PROPOSED
SHIRLINGTON HOUSE	MULTIFAMILY EAST
NO. OF UNITS	NO. OF UNITS
426	73
TOTAL	499

EXISTING	PROPOSED
SHIRLINGTON HOUSE	EAST MULTIFAMILY BUILDING LINER DWELLING UNITS
NO. OF UNITS	NO. OF UNITS
PROVIDED	REQUIRED
1	1

LOADING	NO. OF UNITS	LOCATION
LOADING	1	EAST MULTIFAMILY (15'-0" MIN. CLEARANCE)

UNIT TYPE	NO. OF UNITS	PERCENTAGE
1 BED	50	12.5%
1 BED + DEN	10	2.5%
2 BED	10	2.5%
3 BED	10	2.5%
TOTAL	40	100%

LOADING	NO. OF UNITS	LOCATION
LOADING	1	EAST MULTIFAMILY (15'-0" MIN. CLEARANCE)

TYPE	NO.	AREA (SF)	PERCENTAGE
VEHICULAR PARKING	40	170,000 SF	14.2%

TYPE	NO.	AREA (SF)	PERCENTAGE
VEHICULAR PARKING	40	170,000 SF	14.2%

EXISTING	PROPOSED
SHIRLINGTON HOUSE	EAST MULTIFAMILY BUILDING LINER DWELLING UNITS
NO. OF UNITS	NO. OF UNITS
PROVIDED	REQUIRED
80	110

BIKE PARKING	NO. OF UNITS	LOCATION
BIKE PARKING	30	EAST MULTIFAMILY AND EXISTING GARAGE (SEE ALPHABETIC)
BIKE PARKING	110	ON STREET (CLASS B)
TOTAL	140	40

ZONE	PERCENTAGE
R-2	83.7%
R-3	16.3%
TOTAL	100%

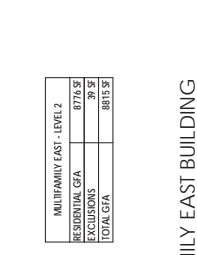
UNIT TYPE	NO. OF UNITS	PERCENTAGE
1 BED	50	12.5%
1 BED + DEN	10	2.5%
2 BED	10	2.5%
3 BED	10	2.5%
TOTAL	40	100%



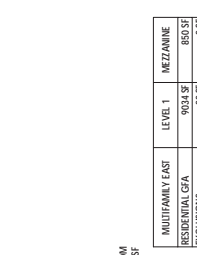
5. ROOF - MULTIFAMILY EAST BUILDING
 SCALE: 1" = 64'-0"



6. LEVEL 7 - MULTIFAMILY EAST BUILDING
 SCALE: 1" = 64'-0"



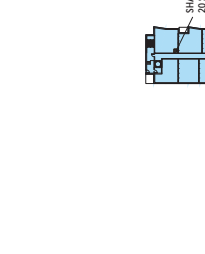
7. LEVEL 6 - MULTIFAMILY EAST BUILDING
 SCALE: 1" = 64'-0"



8. LEVEL 5 - MULTIFAMILY EAST BUILDING
 SCALE: 1" = 64'-0"



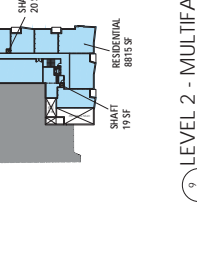
9. LEVEL 4 - MULTIFAMILY EAST BUILDING
 SCALE: 1" = 64'-0"



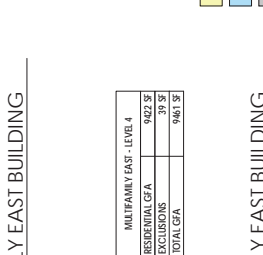
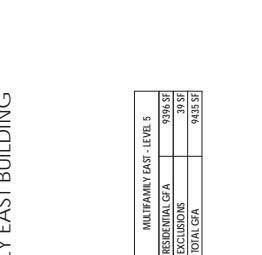
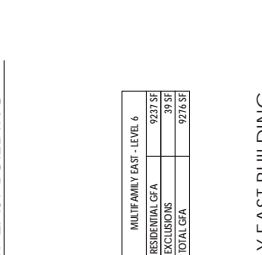
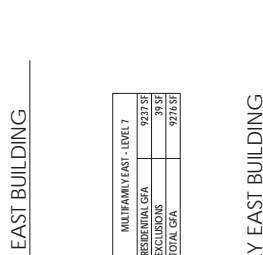
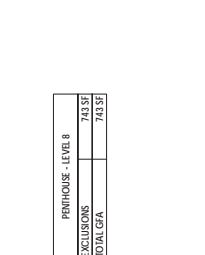
10. LEVEL 3 - MULTIFAMILY EAST BUILDING
 SCALE: 1" = 64'-0"



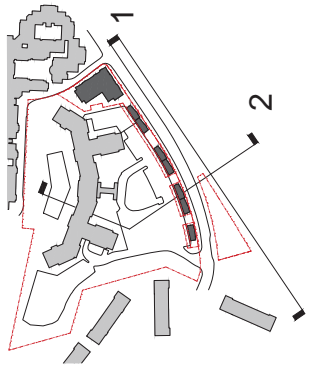
11. LEVEL 2 - MULTIFAMILY EAST BUILDING
 SCALE: 1" = 64'-0"



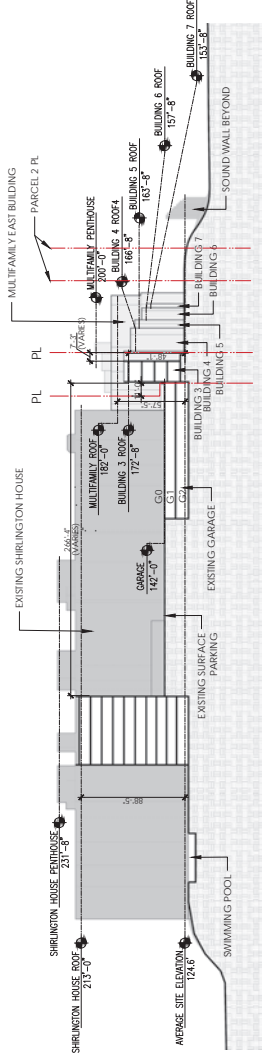
12. LEVEL 1 - MULTIFAMILY EAST BUILDING
 SCALE: 1" = 64'-0"



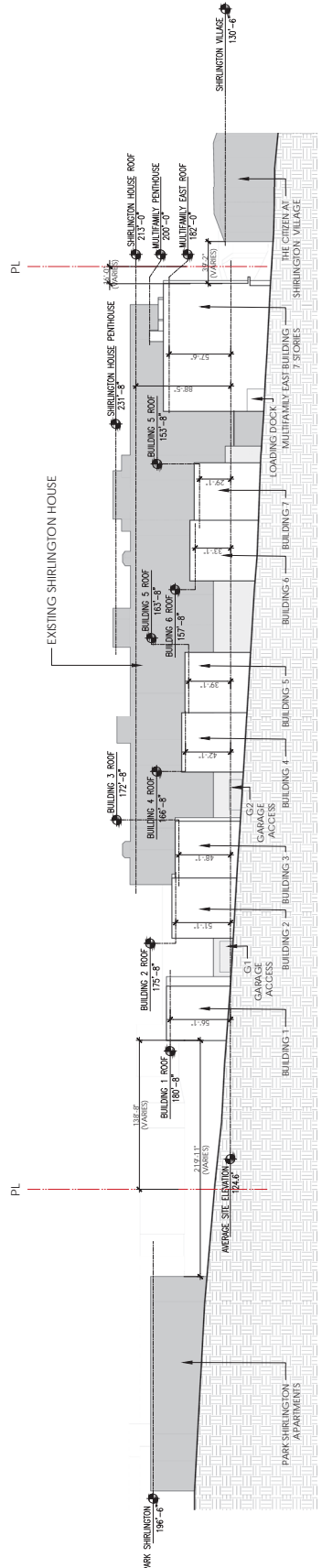
EXCLUSIONS
 GROSS FLOOR AREA
 GROSS PARKING AREA



3. KEY PLAN
 A.004



2. NORTH - SOUTH
 A.004 SCALE: 1" = 50'-0"



1. WEST - EAST
 A.004 SCALE: 1" = 50'-0"





2 CONCEPTUAL RENDERING - MULTIFAMILY EAST BUILDING - BIRD-EYE VIEW
SCALE: N.T.S.



1 CONCEPTUAL RENDERING - MULTIFAMILY EAST BUILDING - STREET VIEW
SCALE: N.T.S.

KGD
1105 15th Street NW
Washington, DC 20005
www.kgdarchitectural.com

CONSULTANT

SHEET NO.

SHIRLINGTON HOUSE
4.1 3RD SUBMISSION
ARLINGTON, VA 22206
4201 31ST ST S
SHIRLINGTON HOUSE, LLC
SNELL PROPERTIES

KEY PLAN

REVISION NO.	DATE	DESCRIPTION

DATE	DESCRIPTION
08/07/2024	4.1 SUBMISSION
09/26/2024	4.1 2ND SUBMISSION
09/22/2025	4.1 3RD SUBMISSION

PROJECT NUMBER: 22018
DATE: 05.22.25

SCALE: N.T.S.

DRAWING TITLE: CONCEPTUAL RENDERINGS
DRAWING NUMBER: A.005



1101 15th Street NW
 Washington, DC 20005
 WWW.KGDCONSTRUCTION.COM

CONTRACTOR

SCALE: EXISTING

SHIRLINGTON HOUSE
 4.1 3RD SUBMISSION
 ARLINGTON, VA 22206
 4201 31ST ST S
 SHIRLINGTON HOUSE, LLC
 SNELL PROPERTIES

KEY PLAN

REVISION NO.	DATE	DESCRIPTION

DATE	DESCRIPTION
08/07/2024	4.1 SUBMISSION
09/26/2024	4.1 2ND SUBMISSION
02/22/2025	4.1 3RD SUBMISSION

PROJECT NUMBER: 22018
 DATE: 05.22.25

SCALE: N.T.S.

DRAWING TITLE: CONCEPTUAL RENDERINGS

CONTRACT NUMBER: A.006



1. CONCEPTUAL RENDERING - LINER DWELLING UNITS - VIEW FROM 31ST STREET LOOKING SOUTH
 SCALE: N.T.S.



1. CONCEPTUAL RENDERING - LINER DWELLING UNITS - VIEW FROM 31ST STREET LOOKING SOUTH
 SCALE: N.T.S.



1101 15th Street NW
 Washington, DC 20005
 WWW.KGDARCHITECTS.COM

CONTOUR LINE

SEALED SIGNATURE

SHIRLINGTON HOUSE
 4.1 3RD SUBMISSION
 ARRLINGTON, VA 22206
SHIRLINGTON HOUSE, LLC
 SMELL PROPERTIES

REF PLAN

REVISION NO.	DATE	DESCRIPTION

ISSUE	DESCRIPTION
08/07/2014	4.1 SUBMISSION
09/28/2014	4.1 2ND SUBMISSION
02/22/2015	4.1 3RD SUBMISSION

PROJECT NUMBER: 22018
 DATE: 05.22.25

SCALE: 1" = 40'-0"
 DRAWING TITLE: SITE PLAN

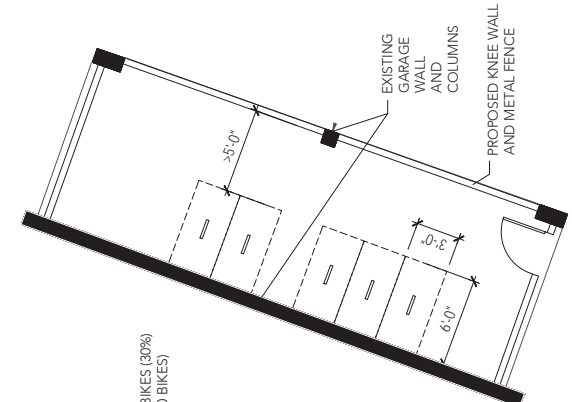
COMPARISONS: A.101



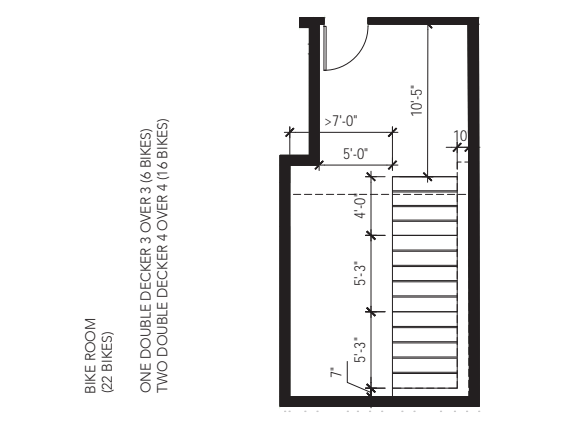
SITE PLAN
 SCALE: 1" = 40'-0"

BIKE PARKING			PROPOSED		
EXISTING SHIRLINGTON HOUSE		EAST MULTIFAMILY BUILDING + LINER DWELLING UNITS			
NO. OF UNITS	436	REQUIRED	73		PROVIDED
RESIDENTIAL-TENANTS	80	RATIO	NO. NO.	NO.	LOCATION
RESIDENTIAL-VISITORS	30	1/2.5 UNITS	31	32	BIKE ROOM AND EXISTING GARAGE (CLASS I)*
TOTAL NO. OF BIKES	110	1/5.0 UNITS	3	8	ON STREET (CLASS III)
			34	40	

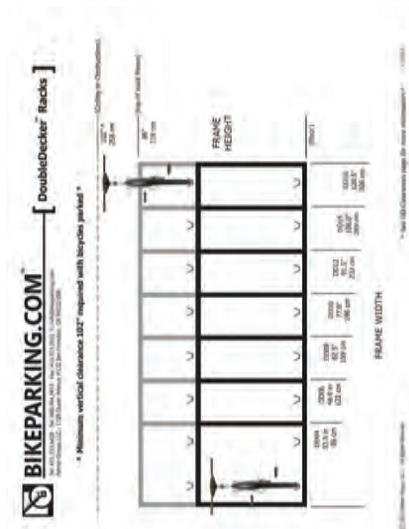
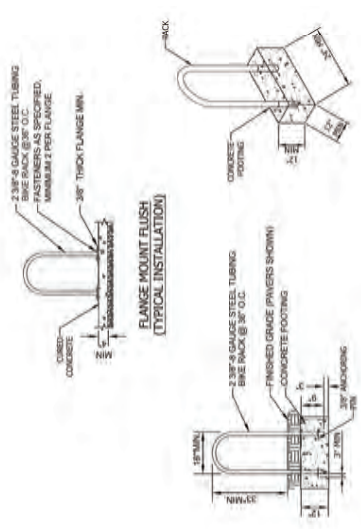
*30% SINGLE LEVEL HORIZONTAL



ENLARGED PLAN - EXISTING GARAGE LEVEL G1
SCALE: 1/4" = 1'-0"



ENLARGED PLAN - EAST MULTIFAMILY LEVEL 1
SCALE: 1/4" = 1'-0"



Model	Depth	Width	Height	Weight
DD100	1020mm	480mm	1850mm	100kg
DD120	1220mm	480mm	1850mm	120kg
DD140	1420mm	480mm	1850mm	140kg
DD160	1620mm	480mm	1850mm	160kg
DD180	1820mm	480mm	1850mm	180kg
DD200	2020mm	480mm	1850mm	200kg

Product Benefits:

- Locking System: 4-point locking system for maximum security.
- Anti-Theft: 4-point locking system for maximum security.
- Easy to Use: Simple and intuitive locking mechanism.
- Space Saving: Compact design for maximum efficiency.
- Weather Resistant: Durable materials for long-lasting performance.
- Easy to Assemble: Simple assembly process.
- Locking Arm: Adjustable locking arm for easy access.

Model	Depth	Width	Height	Weight
DD100	1020mm	480mm	1850mm	100kg
DD120	1220mm	480mm	1850mm	120kg
DD140	1420mm	480mm	1850mm	140kg
DD160	1620mm	480mm	1850mm	160kg
DD180	1820mm	480mm	1850mm	180kg
DD200	2020mm	480mm	1850mm	200kg

Product Benefits:

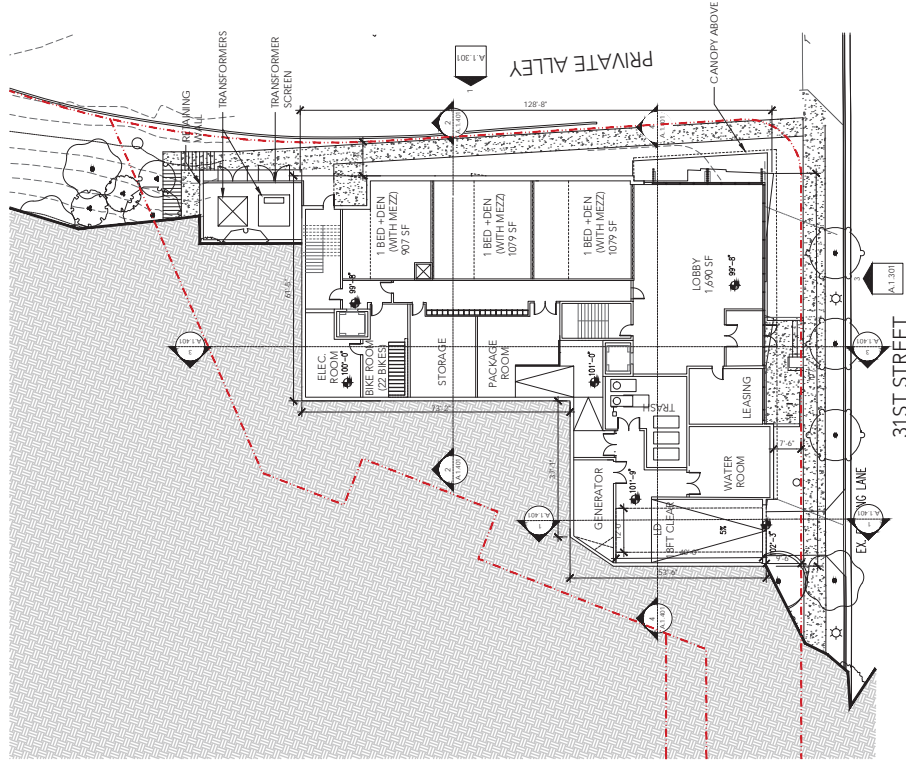
- Locking System: 4-point locking system for maximum security.
- Anti-Theft: 4-point locking system for maximum security.
- Easy to Use: Simple and intuitive locking mechanism.
- Space Saving: Compact design for maximum efficiency.
- Weather Resistant: Durable materials for long-lasting performance.
- Easy to Assemble: Simple assembly process.
- Locking Arm: Adjustable locking arm for easy access.

NOTE: BIKE RACK MANUFACTURER AND MODEL IS SUBJECT TO CHANGE WITH EQUIVALENT OPTION THAT MEETS 2022 ARLINGTON COUNTY BIKE PARKING STANDARDS.

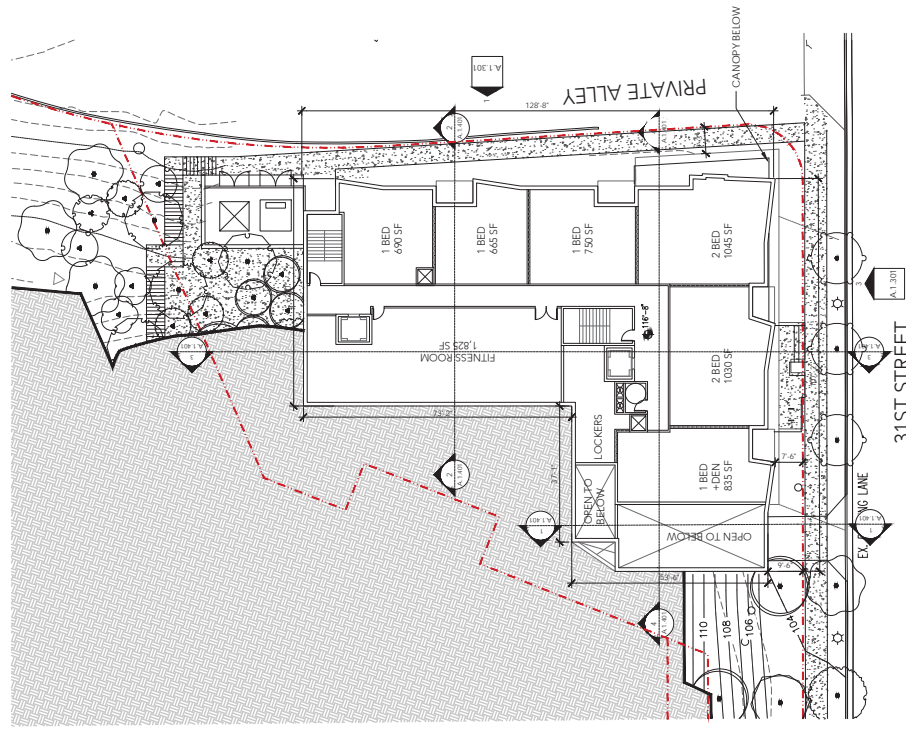
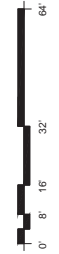
SHIRLINGTON HOUSE
 4.1 3RD SUBMISSION
 ARLINGTON, VA 22206
 4201 31ST ST S
 SHIRLINGTON HOUSE, LLC
 SNELL PROPERTIES

REVISION NO. DATE DESCRIPTION

NO. DESCRIPTION
 08.07.2024 4.1 SUBMISSION
 10.20.2024 4.1 2ND SUBMISSION
 11.14.2024 4.1 3RD SUBMISSION
 05.22.2025 4.1 3RD SUBMISSION



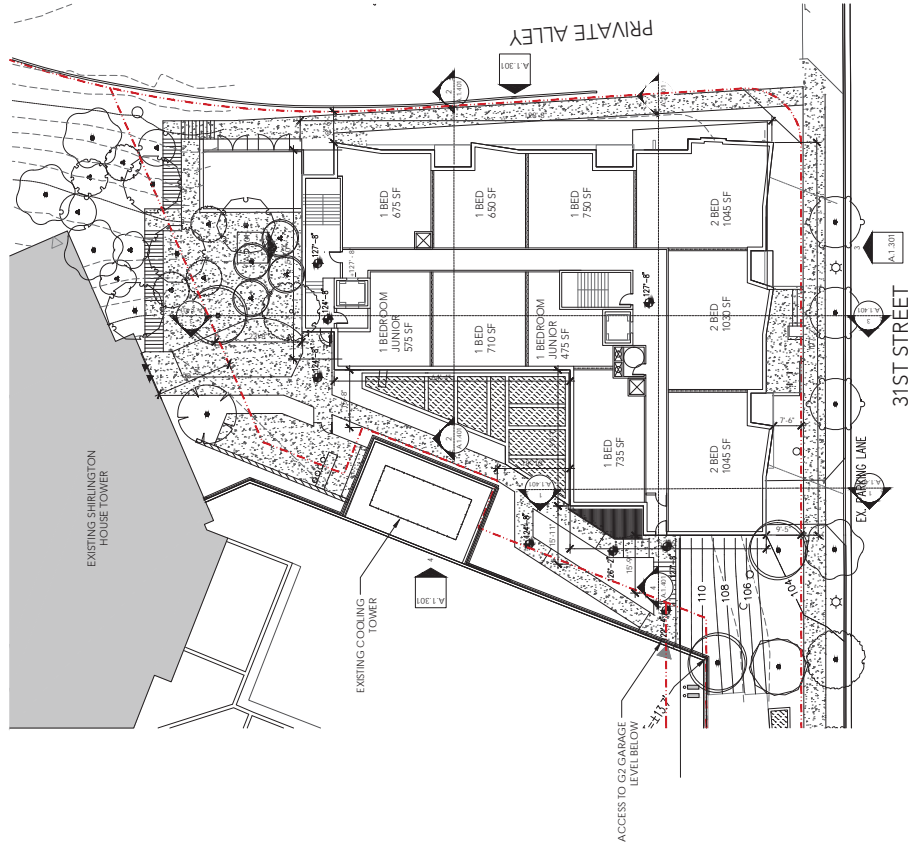
1. MULTIFAMILY EAST LEVEL 1
 SCALE: 1/16" = 1'-0"



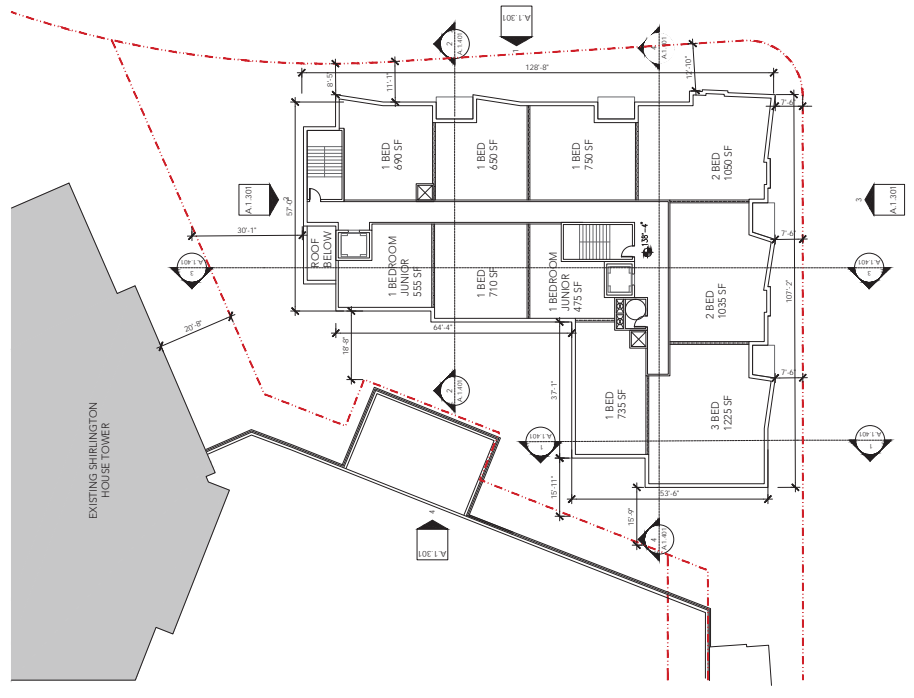
2. MULTIFAMILY EAST LEVEL 2
 SCALE: 1/16" = 1'-0"

FLOOR LEVEL	AREA TABULATIONS - MULTIFAMILY EAST BUILDING				TOTAL
	MECHANICAL	GROSS PARKING	RESIDENTIAL GIA	GIA EXCLUSIONS*	
ROOF	7,413 SF	0 SF	0 SF	7,413 SF	7,413 SF
LEVEL 7	395 SF	0 SF	9,237 SF	395 SF	9,276 SF
LEVEL 6	395 SF	0 SF	9,237 SF	395 SF	9,276 SF
LEVEL 5	395 SF	0 SF	9,237 SF	395 SF	9,435 SF
LEVEL 4	395 SF	0 SF	9,237 SF	395 SF	9,461 SF
LEVEL 3	395 SF	0 SF	9,237 SF	395 SF	9,461 SF
LEVEL 2	395 SF	0 SF	9,237 SF	395 SF	8,815 SF
MEZZANINE	805 SF	0 SF	805 SF	0 SF	805 SF
LEVEL 1	992 SF	992 SF	9,034 SF	205 SF	10,026 SF
TOTAL	9,997 SF	992 SF	45,580 SF	997 SF	67,999 SF

* THESE DO NOT SET A BOUNDARY FOR MEASUREMENT



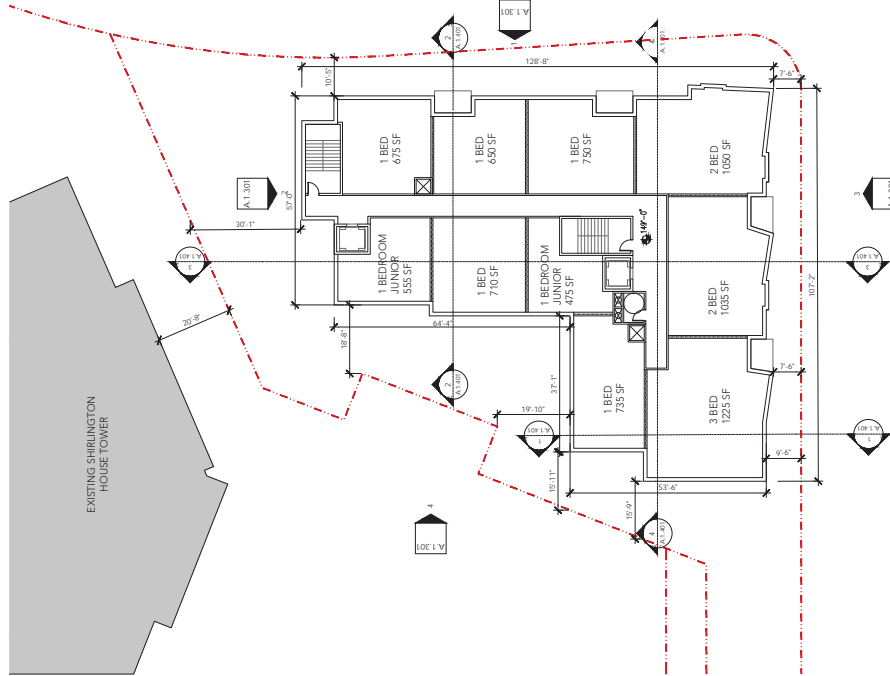
MULTIFAMILY EAST LEVEL 3
 SCALE: 1/16" = 1'-0"



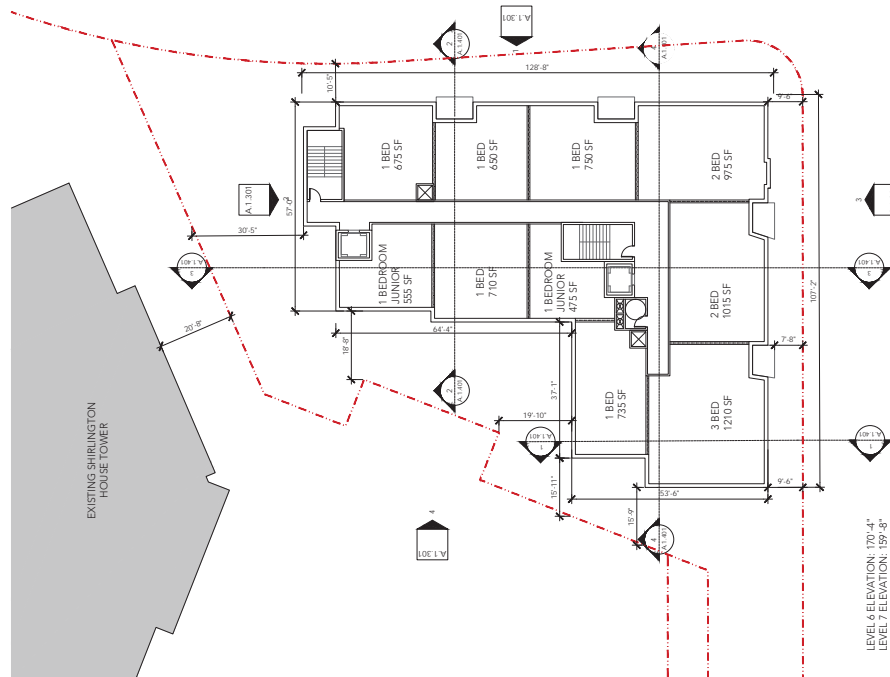
MULTIFAMILY EAST LEVEL 4
 SCALE: 1/16" = 1'-0"

FLOOR LEVEL	AREA TABULATIONS - MULTIFAMILY EAST BUILDING				TOTAL GFA
	FUNCTION	GROSS PARKING	RESIDENTIAL GFA	GFA EXCLUSIONS*	
ROOF	MECHANICAL	0.5F	0.5F	743.3F	743.3F
LEVEL 7	RESIDENTIAL	0.5F	9,237.5F	39.5F	9,276.5F
LEVEL 6	RESIDENTIAL	0.5F	9,237.5F	39.5F	9,276.5F
LEVEL 5	RESIDENTIAL	0.5F	9,296.5F	39.5F	9,435.5F
LEVEL 4	RESIDENTIAL	0.5F	9,222.5F	39.5F	9,461.5F
LEVEL 3	RESIDENTIAL	0.5F	8,725.5F	39.5F	8,864.5F
LEVEL 2	RESIDENTIAL	0.5F	8,725.5F	39.5F	8,864.5F
MEZZANINE	RESIDENTIAL	0.5F	800.5F	0.5F	800.5F
LEVEL 1	PARKING / RESIDENTIAL	982.5F	9,034.5F	20.5F	10,037.5F
TOTAL		982.5F	45,580.5F	977.5F	47,999.5F

* REESES HOUSE, AIRBORNE, MEZ. PLANE



MULTIFAMILY EAST LEVEL 5
 SCALE: 1/16" = 1'-0"



MULTIFAMILY EAST LEVEL 6 & 7
 SCALE: 1/16" = 1'-0"

LEVEL 6 ELEVATION: 174'-4"
 LEVEL 7 ELEVATION: 159'-8"

FLOOR LEVEL	AREA TABULATIONS - MULTIFAMILY EAST BUILDING			TOTAL GFA
	FUNCTION	GROSS PARKING	GFA EXCLUSIONS*	
ROOF	MECHANICAL	0 SF	743 SF	743 SF
LEVEL 7	RESIDENTIAL	0 SF	9,237 SF	9,237 SF
LEVEL 6	RESIDENTIAL	0 SF	9,237 SF	9,237 SF
LEVEL 5	RESIDENTIAL	0 SF	9,236 SF	9,236 SF
LEVEL 4	RESIDENTIAL	0 SF	9,222 SF	9,222 SF
LEVEL 3	RESIDENTIAL	0 SF	8,725 SF	8,725 SF
LEVEL 2	RESIDENTIAL	0 SF	8,815 SF	8,815 SF
MEZZANINE	RESIDENTIAL	0 SF	805 SF	805 SF
LEVEL 1	PARKING / RESIDENTIAL	982 SF	9,034 SF	10,016 SF
TOTAL		982 SF	65,580 SF	67,599 SF

*RESIDENTIAL GARAGE AREAS



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 Washington, DC 20005
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CONSULTANT

SEALED SIGNATURE

SHIRLINGTON HOUSE
 4.1 3RD SUBMISSION
 ARLINGTON, VA 22206
 4201 31ST ST S
 SHIRLINGTON HOUSE, LLC
 SNELL PROPERTIES

REVISION NO DATE DESCRIPTION

NO. DESCRIPTION
 08/07/2024 4.1 SUBMISSION
 09/26/2024 4.1 2ND SUBMISSION
 09/22/2025 4.1 3RD SUBMISSION

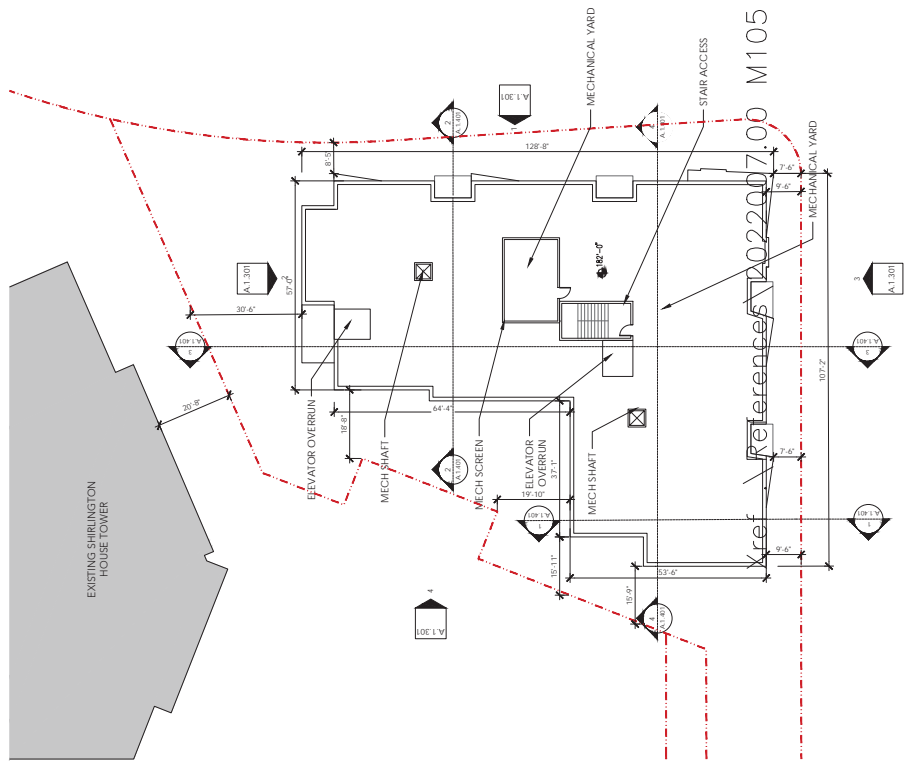
PROJECT NUMBER
 22018

DATE
 05.22.25

SCALE
 DRAWING TITLE
 1/16" = 1'-0"

MULTIFAMILY EAST
 ROOF PLAN

GRAPHIC SCALE
A.1.204



MULTIFAMILY EAST ROOF PLAN
 SCALE: 1/16" = 1'-0"

FLOOR LEVEL	AREA TABULATIONS - MULTIFAMILY EAST BUILDING				TOTAL
	FUNCTION	GROSS PARKING	RESIDENTIAL GIA	GIA EXCLUSIONS*	
ROOF	MECHANICAL	0 SF	0 SF	743 SF	743 SF
LEVEL 7	RESIDENTIAL	0 SF	9,237 SF	39 SF	9,276 SF
LEVEL 6	RESIDENTIAL	0 SF	9,237 SF	39 SF	9,276 SF
LEVEL 5	RESIDENTIAL	0 SF	9,296 SF	39 SF	9,435 SF
LEVEL 4	RESIDENTIAL	0 SF	9,222 SF	39 SF	9,461 SF
LEVEL 3	RESIDENTIAL	0 SF	8,745 SF	39 SF	8,884 SF
LEVEL 2	RESIDENTIAL	0 SF	8,745 SF	39 SF	8,884 SF
MEZZANINE	RESIDENTIAL	0 SF	802 SF	0 SF	802 SF
LEVEL 1	PARKING / RESIDENTIAL	982 SF	9,034 SF	20 SF	10,036 SF
TOTAL		982 SF	45,580 SF	977 SF	47,539 SF

*NEEDS TO BE SUBMITTED WITH MECH. PLANS

Mech Roof Plan.dwg

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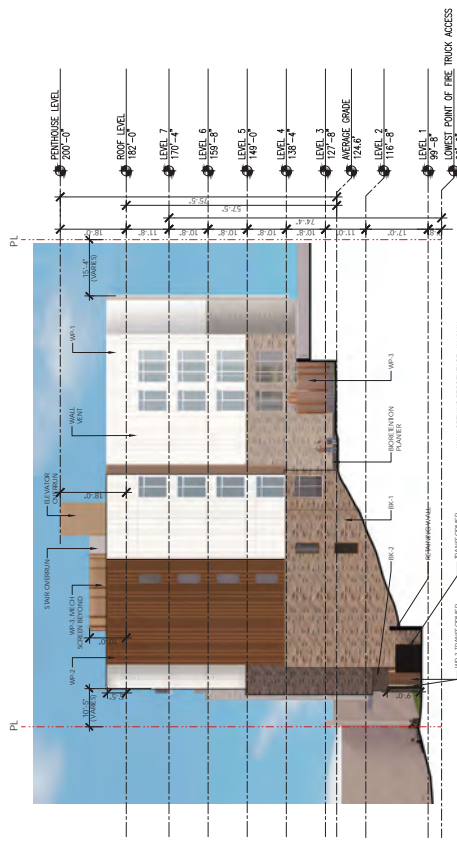
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2	08.20.25	REVISED PER PERMITS
3	09.22.25	REVISED PER PERMITS

PROJECT NUMBER: 22018
 DATE: 05.22.25

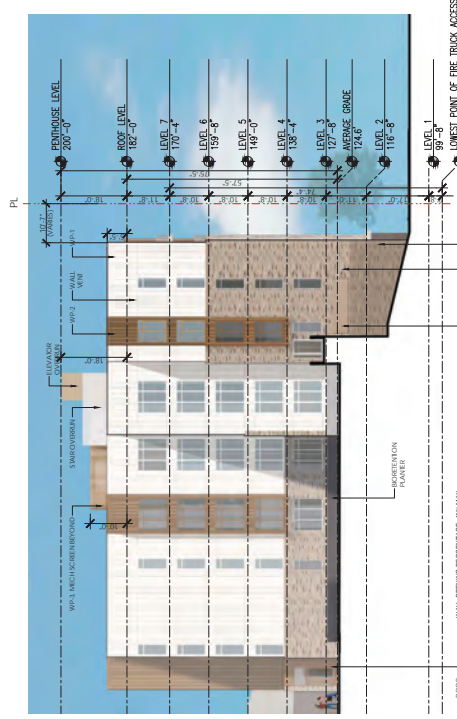
SCALE: 1/16" = 1'-0"

MULTIFAMILY EAST ELEVATIONS

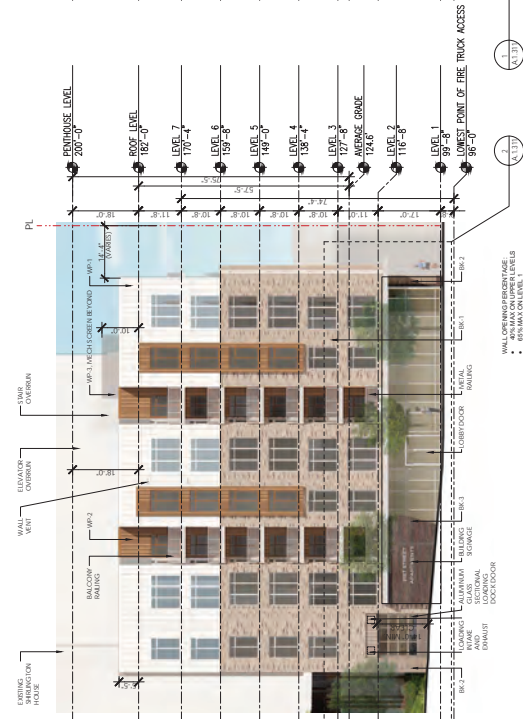
SHEET NUMBER: A.1.301



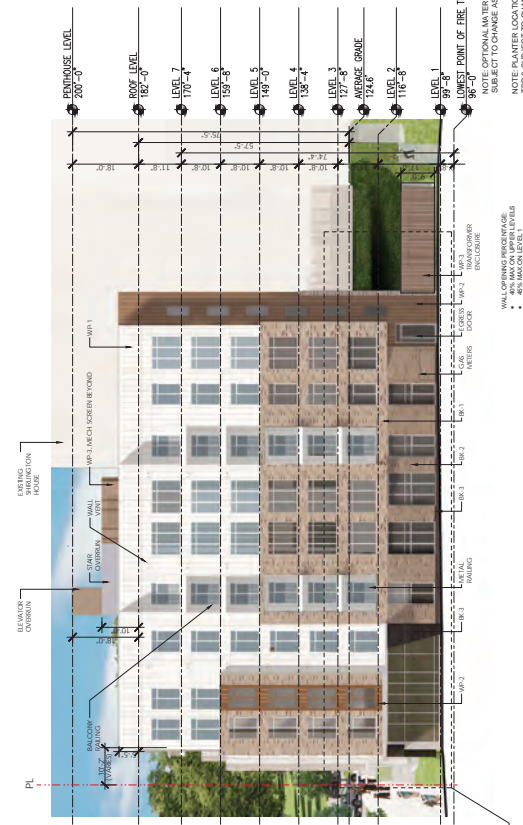
2 MULTIFAMILY NORTH ELEVATION
 SCALE: 1/16" = 1'-0"



4 MULTIFAMILY WEST ELEVATION
 SCALE: 1/16" = 1'-0"



3 MULTIFAMILY SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"



1 MULTIFAMILY EAST ELEVATION
 SCALE: 1/16" = 1'-0"

MATERIAL LEGEND

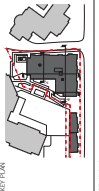
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BRICK	BRICK WITH GLAZE (4)
BRICK	BRICK WITH GLAZE (5)
BRICK	BRICK WITH GLAZE (6)
BRICK	BRICK WITH GLAZE (7)
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BRICK	BRICK WITH GLAZE (48)
BRICK	BRICK WITH GLAZE (49)
BRICK	BRICK WITH GLAZE (50)

NOTE: OPTIONAL MATERIAL AND BEAM CONFIGURATION FOR THE FIBER CEMENT SHEET TO CHANGE AS DESIGN DEVELOPS.
 NOTE: PLANTER LOCATION ON PARKING DECK BUT SIZE AND EXACT LOCATION TO CHANGE AS DESIGN DEVELOPS.
 THIS IS SUBJECT TO CHANGE AS DESIGN DEVELOPS.

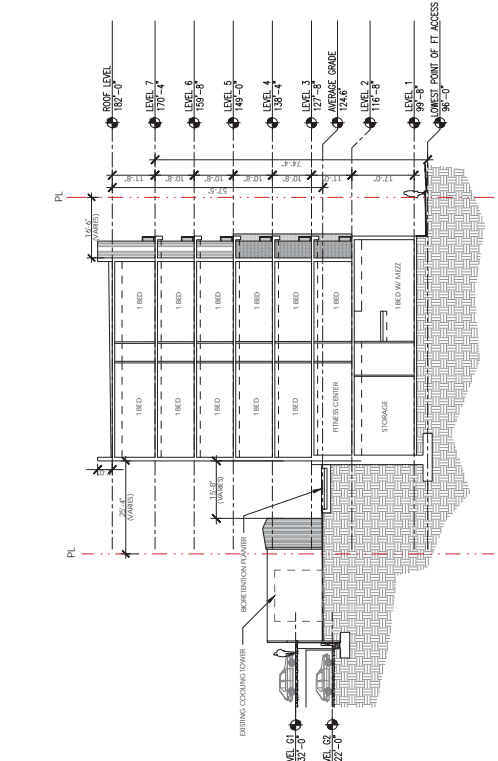


NOTE: THE DESIGN IS SUBJECT TO CHANGE BASED ON MATERIAL AVAILABILITY AND FINAL DESIGN CONSIDERATIONS.

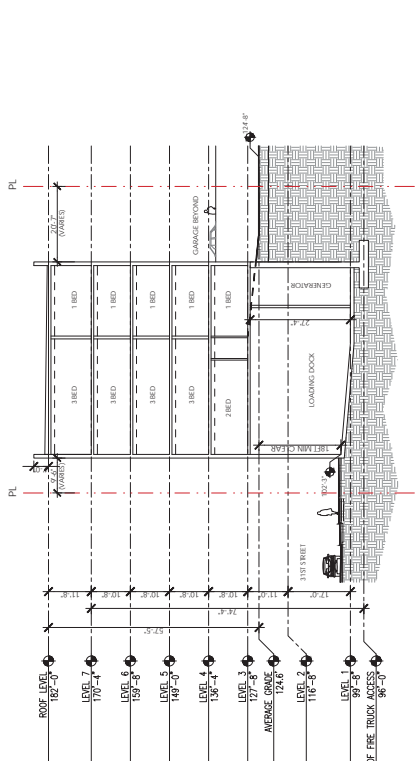
SHIRLINGTON HOUSE
 4.1 3RD SUBMISSION
 ARLINGTON, VA 22206
SHIRLINGTON HOUSE, LLC
 4201 31ST ST S
 SMALL PROPERTIES



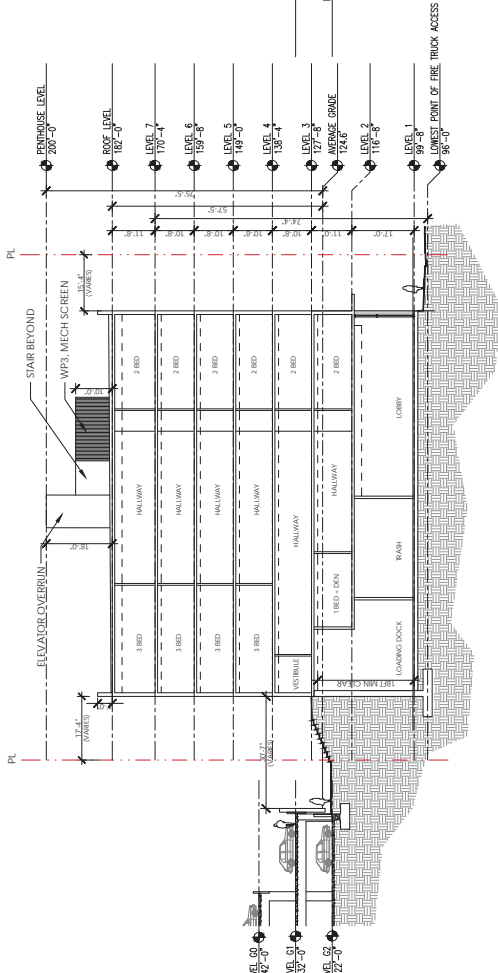
NO.	DATE	DISCUSSION
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2	05.22.2024	4.1 3RD SUBMISSION
3	05.22.2024	4.1 3RD SUBMISSION



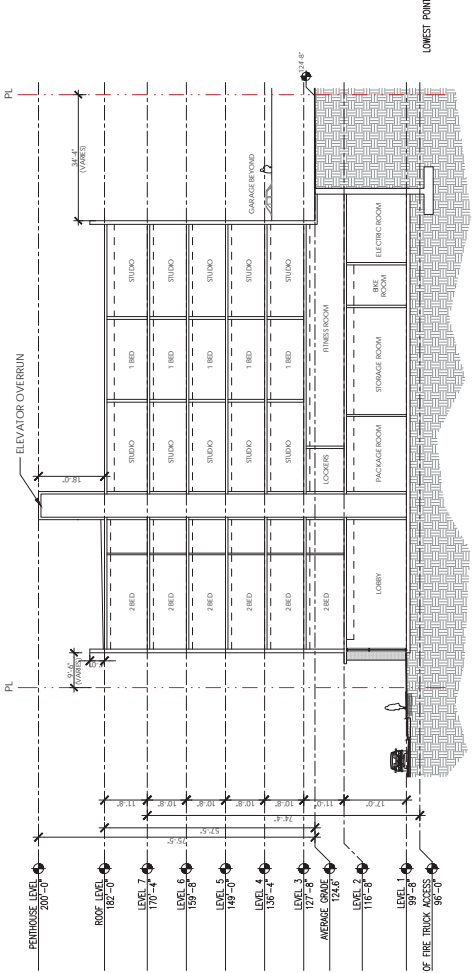
2 MULTIFAMILY EAST BUILDING - SECTION 2
 SCALE: 1/16" = 1'-0"



1 MULTIFAMILY EAST BUILDING - SECTION 1
 SCALE: 1/16" = 1'-0"



4 MULTIFAMILY EAST BUILDING - SECTION 4
 SCALE: 1/16" = 1'-0"



3 MULTIFAMILY EAST BUILDING - SECTION 3
 SCALE: 1/16" = 1'-0"



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REF PLAN

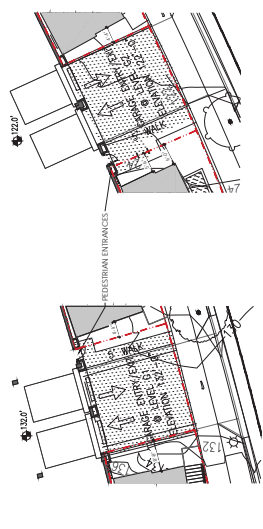
REVISION NO.	DATE	DESCRIPTION
08/07/2014	4.1 SUBMISSION	
09/23/2014	4.1 2ND SUBMISSION	
09/22/2015	4.1 3RD SUBMISSION	

PROJECT NUMBER: 22018
 DATE: 05-22-25

SCALE: 1/16" = 1'-0"

DRAWING TITLE: LINER DWELLING UNITS LEVEL 1

COMPARISON: A.2.201



3. GARAGE ENTRY @ G1
 SCALE: 1/16" = 1'-0"

2. GARAGE ENTRY @ G2
 SCALE: 1/16" = 1'-0"

1. LINER DWELLING UNITS LEVEL 1
 SCALE: 1/16" = 1'-0"

SHIRLINGTON HOUSE
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 ARLINGTON, VA 22206
 SHIRLINGTON HOUSE, LLC
 SNELL PROPERTIES

REF PLAN

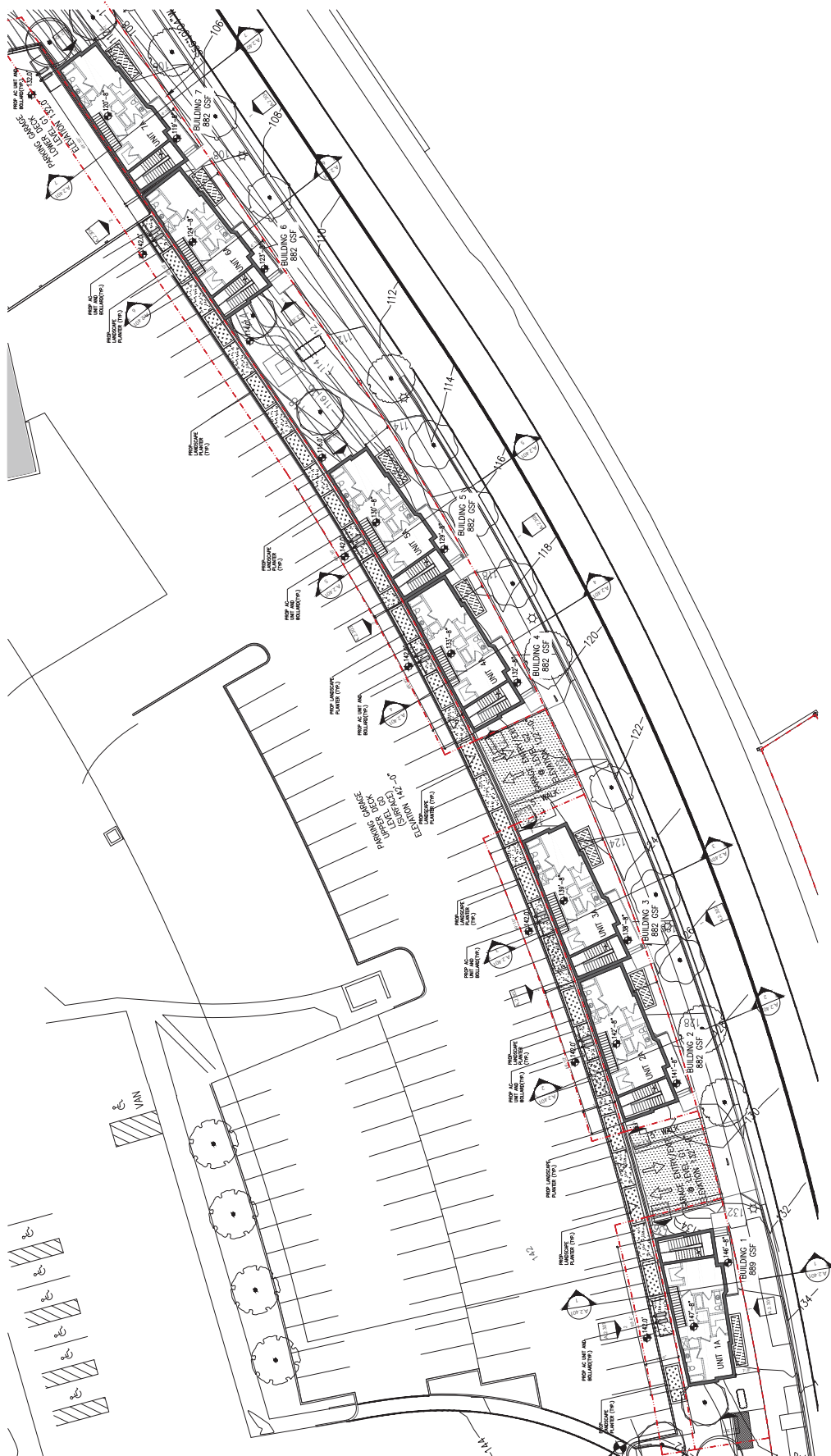
REVISION NO.	DATE	DESCRIPTION

ISSUE	DESCRIPTION
08/07/2014	4.1 SUBMISSION
10/29/2014	4.1 2ND SUBMISSION
05/22/2015	4.1 3RD SUBMISSION

PROJECT NUMBER: 22018
 DATE: 05.22.25

SCALE: 1/16" = 1'-0"
 DRAWING TITLE: LINER DWELLING UNITS LEVEL 2

CONTRACT NUMBER: A.2.202



1 LINER DWELLING UNITS LEVEL 2
 SCALE: 1/16" = 1'-0"



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 ARLINGTON, VA 22206
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REVISION NO.	DATE	DESCRIPTION

ISSUE	DESCRIPTION
08/07/2014	4.1 SUBMISSION
10/29/2014	4.1 FINAL SUBMISSION
05/22/2015	4.1 FINAL SUBMISSION

PROJECT NUMBER: 22018
 DATE: 05.22.25

SCALE: 1/16" = 1'-0"

DRAWING TITLE:
**LINER DWELLING UNITS
 LEVEL 3**

CONTRACT NUMBER:
A.2.203



1 LINER DWELLING UNITS LEVEL 3
 A.2.203 SCALE: 1/16" = 1'-0"



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CONVEYANCE

SEE EXHIBIT A

SHIRLINGTON HOUSE

4.1 3RD SUBMISSION

ARLINGTON, VA 22206

SHIRLINGTON HOUSE, LLC

SMELL PROPERTIES

REF PLAN

NO.	DATE	DESCRIPTION

NO.	DESCRIPTION
08/07/2014	4.1 SUBMISSION
10/29/2014	4.1 2ND SUBMISSION
02/22/2015	4.1 3RD SUBMISSION

PROJECT NUMBER: 22018
 DATE: 05.22.25

SCALE: 1/16" = 1'-0"
 DRAWING TITLE: LINER DWELLING UNITS LEVEL 4

CONTRACT NUMBER: A.2.204



1 LINER DWELLING UNITS LEVEL 4
 A.2.204 SCALE: 1/16" = 1'-0"



A CONTRACT DOCUMENT FOR ARCHITECTS AND ARCHITECTS IN CHARGE. It is intended to be used in conjunction with the contract documents for the project. It is not to be used in isolation. It is the responsibility of the architect to ensure that the contract documents are complete and consistent. It is the responsibility of the architect to ensure that the contract documents are complete and consistent. It is the responsibility of the architect to ensure that the contract documents are complete and consistent.

REVISION NO.	DATE	DESCRIPTION

ISSUE	DESCRIPTION
08.07.2014	4.1 SUBMISSION
10.29.2014	4.1 2ND SUBMISSION
02.22.2015	4.1 3RD SUBMISSION

PROJECT NUMBER: 22018
 DATE: 05.22.25

SCALE: 1/16" = 1'-0"

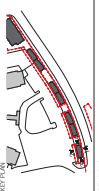
DRAWING TITLE:
LINER DWELLING UNITS
ROOF PLAN

CADWALK NUMBER:
A.2.205



1 LINER DWELLING UNITS ROOF PLAN
 A.2.205 SCALE: 1/16" = 1'-0"





NO	DATE	DESCRIPTION
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2	09/03/2024	4.1 2ND SUBMISSION
3	09/22/2024	4.1 3RD SUBMISSION

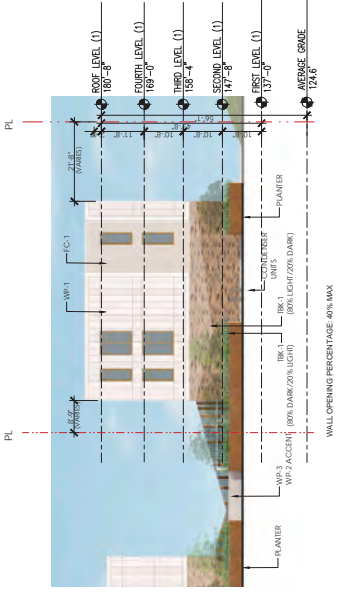
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PROJECT NUMBER: 22018
 DATE: 05.22.25

SCALE: 1/16" = 1'-0"

DRAWING TITLE: LINER DWELLING UNITS ELEVATIONS

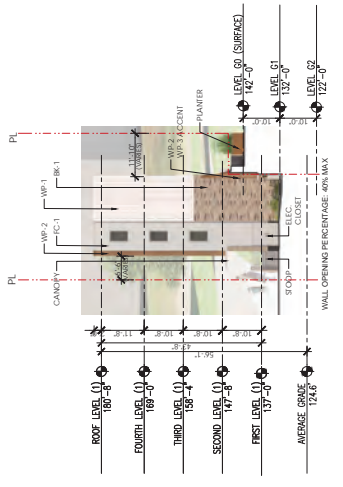
GRAPHIC SCALE: A.2.301



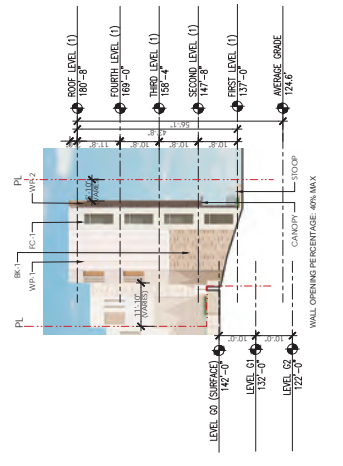
2 LINER DWELLING UNITS - BUILDING 1 - NORTH ELEVATION
 SCALE: 1/16" = 1'-0"



1 LINER DWELLING UNITS - BUILDING 1 - SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"



4 LINER DWELLING UNITS - BUILDING 1 EAST ELEVATION
 SCALE: 1/16" = 1'-0"



3 LINER DWELLING UNITS - BUILDING 1 - WEST ELEVATION
 SCALE: 1/16" = 1'-0"

NOTE: THE DESIGN IS SUBJECT TO CHANGE BASED ON MATERIAL AVAILABILITY AND FINAL DESIGN CONSIDERATIONS.



NOTE: OPTIONAL MATERIAL AND FINISH CONFIGURATION FOR THE FIBER CEMENT LINER DWELLING UNITS IS SHOWN FOR INFORMATION ONLY. THE FINISHES SHOWN ARE SUBJECT TO CHANGE AS DESIGN DEVELOPS.



KEY PLAN

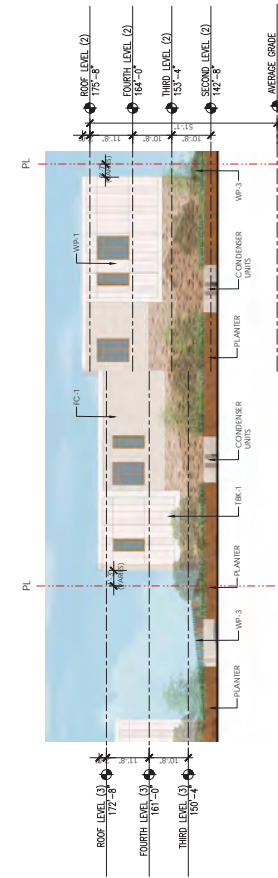
NO.	DATE	DESCRIPTION
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2	10/22/2015	4.1 3RD SUBMISSION
3	10/22/2015	4.1 3RD SUBMISSION

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100	BRICK

NOTE: OPTIONAL MATERIAL AND BEAM CONFIGURATION FOR THE FIBER CEMENT
 SUBJECT TO CHANGE AS DESIGN DEVELOPS.
 NOTE: FINISH LOCATION ON PARKING DECK BUT SIZE AND EXACT LOCATION
 TBD & SUBJECT TO CHANGE AS DESIGN DEVELOPS.

PROJECT NUMBER: 22018
 DATE: 05.22.25
 SCALE: 1/16" = 1'-0"

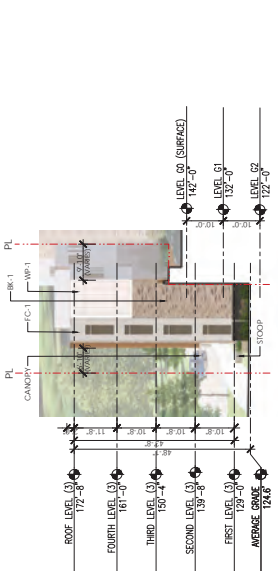
DRAWING TITLE: LINER DWELLING UNITS ELEVATIONS
 SHEET NUMBER: A.2.302



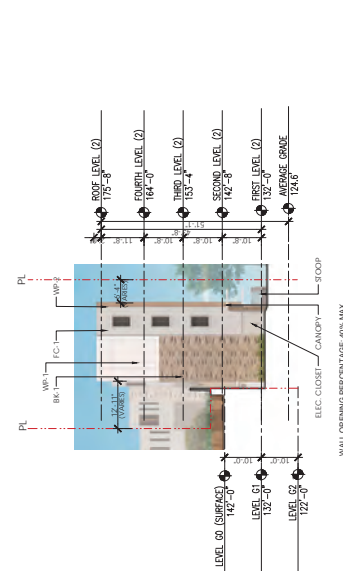
2 LINER DWELLING UNITS - BUILDING 2&3 - NORTH ELEVATION
 SCALE: 1/16" = 1'-0"



1 LINER DWELLING UNITS - BUILDING 2&3 - SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"



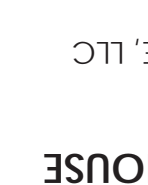
4 LINER DWELLING UNITS - BUILDING 3 - EAST ELEVATION
 SCALE: 1/16" = 1'-0"



3 LINER DWELLING UNITS - BUILDING 2 - WEST ELEVATION
 SCALE: 1/16" = 1'-0"



NOTE: THE DESIGN IS SUBJECT TO CHANGE BASED ON MATERIAL AVAILABILITY AND FINAL DESIGN CONSIDERATIONS.



NO.	DATE	DESCRIPTION
1	4/18/2018	4.1 SUBMISSION
2	4/19/2018	4.1 REVISION
3	4/19/2018	4.1 REVISION

NO.	DESCRIPTION
1	VERTICAL WALL PANEL (FIBER CEMENT) COLOR: CREAM
2	VERTICAL WALL PANEL (FIBER CEMENT) COLOR: BRANZE
3	VERTICAL WALL PANEL (PERFORATED METAL) COLOR: BRANZE
4	VERTICAL WALL PANEL (PERFORATED METAL) COLOR: BRANZE

NO.	DESCRIPTION
1	THIN BRICK
2	THICK BRICK
3	BRICK
4	BRICK
5	BRICK
6	BRICK
7	BRICK
8	BRICK
9	BRICK
10	BRICK
11	BRICK
12	BRICK
13	BRICK
14	BRICK
15	BRICK
16	BRICK
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90	BRICK
91	BRICK
92	BRICK
93	BRICK
94	BRICK
95	BRICK
96	BRICK
97	BRICK
98	BRICK
99	BRICK
100	BRICK

NO.	DESCRIPTION
1	VERTICAL WALL PANEL (FIBER CEMENT) COLOR: CREAM
2	VERTICAL WALL PANEL (FIBER CEMENT) COLOR: BRANZE
3	VERTICAL WALL PANEL (PERFORATED METAL) COLOR: BRANZE
4	VERTICAL WALL PANEL (PERFORATED METAL) COLOR: BRANZE

NO.	DESCRIPTION
1	VERTICAL WALL PANEL (FIBER CEMENT) COLOR: CREAM
2	VERTICAL WALL PANEL (FIBER CEMENT) COLOR: BRANZE
3	VERTICAL WALL PANEL (PERFORATED METAL) COLOR: BRANZE
4	VERTICAL WALL PANEL (PERFORATED METAL) COLOR: BRANZE

NO.	DESCRIPTION
1	VERTICAL WALL PANEL (FIBER CEMENT) COLOR: CREAM
2	VERTICAL WALL PANEL (FIBER CEMENT) COLOR: BRANZE
3	VERTICAL WALL PANEL (PERFORATED METAL) COLOR: BRANZE
4	VERTICAL WALL PANEL (PERFORATED METAL) COLOR: BRANZE

NO.	DESCRIPTION
1	VERTICAL WALL PANEL (FIBER CEMENT) COLOR: CREAM
2	VERTICAL WALL PANEL (FIBER CEMENT) COLOR: BRANZE
3	VERTICAL WALL PANEL (PERFORATED METAL) COLOR: BRANZE
4	VERTICAL WALL PANEL (PERFORATED METAL) COLOR: BRANZE

NO.	DESCRIPTION
1	VERTICAL WALL PANEL (FIBER CEMENT) COLOR: CREAM
2	VERTICAL WALL PANEL (FIBER CEMENT) COLOR: BRANZE
3	VERTICAL WALL PANEL (PERFORATED METAL) COLOR: BRANZE
4	VERTICAL WALL PANEL (PERFORATED METAL) COLOR: BRANZE

NO.	DESCRIPTION
1	VERTICAL WALL PANEL (FIBER CEMENT) COLOR: CREAM
2	VERTICAL WALL PANEL (FIBER CEMENT) COLOR: BRANZE
3	VERTICAL WALL PANEL (PERFORATED METAL) COLOR: BRANZE
4	VERTICAL WALL PANEL (PERFORATED METAL) COLOR: BRANZE

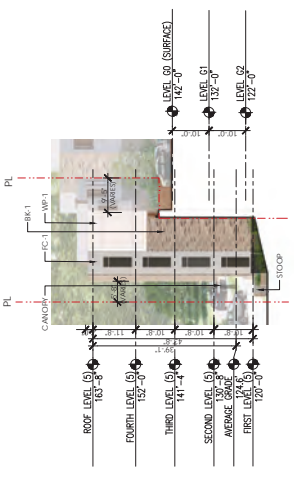
NO.	DESCRIPTION
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2	VERTICAL WALL PANEL (FIBER CEMENT) COLOR: BRANZE
3	VERTICAL WALL PANEL (PERFORATED METAL) COLOR: BRANZE
4	VERTICAL WALL PANEL (PERFORATED METAL) COLOR: BRANZE



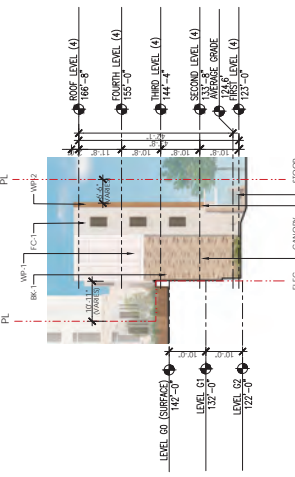
2. LINER DWELLING UNITS - BUILDING 4&5 - NORTH ELEVATION
 SCALE: 1/16" = 1'-0"



1. LINER DWELLING UNITS - BUILDING 4&5 - SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"



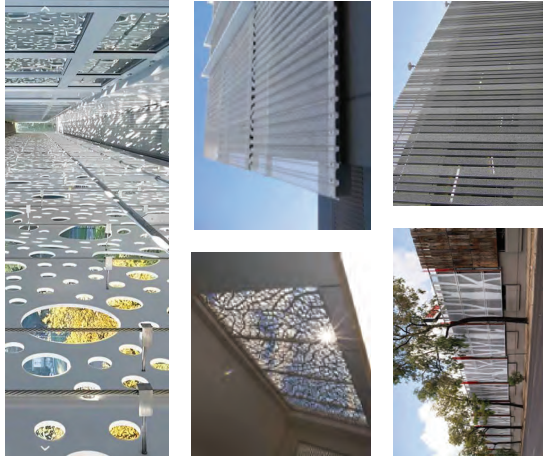
4. LINER DWELLING UNITS - BUILDING 5 - EAST ELEVATION
 SCALE: 1/16" = 1'-0"



3. LINER DWELLING UNITS - BUILDING 4 - WEST ELEVATION
 SCALE: 1/16" = 1'-0"



NOTE: OPTIONAL MATERIAL AND ISAM CONVICTION FOR THE FIBER CEMENT SUBJECT TO CHANGE TO DESIGN DEVELOP-P.
 ALL WALL PANELS SHALL BE 4' HIGH BY 8' WIDE AND EXACT LOCATION TO BE SUBJECT TO CHANGE AT DESIGN DEVELOP-P.



3 PRECEDENT IMAGES
 A.2.311



2 ENLARGED ELEVATION - LINER DWELLING UNITS - BUILDING 3 AND GARAGE ENTRY
 A.2.311 SCALE 1/8" = 1'-0"



1 ENLARGED ELEVATION - LINER DWELLING UNITS - BUILDING 1 AND GARAGE ENTRY
 A.2.311 SCALE 1/8" = 1'-0"

MATERIAL LEGEND

BRICK	BRICK	PERFORATED CORRUGATED METAL PANEL WP-3	VERTICAL WALL PANEL (PERFORATED METAL) WP-3
COL. OR PAN	COL. OR PAN	SOLID CORRUGATED METAL PANEL WP-3	VERTICAL WALL PANEL (METAL) WP-3
COL. OR PAN	COL. OR PAN WITH TROUBLE	WOOD CLADDING	VERTICAL WALL PANEL (PERFORATED METAL) WP-3
COL. OR BLACK	COL. OR BLACK	PERFORATED CORRUGATED METAL PANEL WP-3	VERTICAL WALL PANEL (PERFORATED METAL) WP-3
COL. OR BLACK	COL. OR BLACK	PERFORATED CORRUGATED METAL PANEL WP-3	VERTICAL WALL PANEL (PERFORATED METAL) WP-3
COL. OR BLACK	COL. OR BLACK	PERFORATED CORRUGATED METAL PANEL WP-3	VERTICAL WALL PANEL (PERFORATED METAL) WP-3

NOTE: THE DESIGN IS SUBJECT TO CHANGE BASED ON CONSIDERATIONS OF UTILITY AND FINAL DESIGN CONSIDERATIONS.
 NOTE: OPTIONAL MATERIAL AND BEAM CONFIGURATION FOR THE FIBER CEMENT SUBJECT TO CHANGE AS DESIGN DEVELOPS.
 NOTE: PLANTER LOCATION ON PARKING DECK BUT SIZE AND EXACT LOCATION TBD & SUBJECT TO CHANGE AS DESIGN DEVELOPS.



COPY PLAN
 SEAL & SIGNATURE

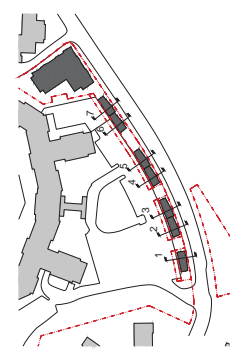
4.1 3RD SUBMISSION
 SHIRLINGTON HOUSE, LLC
 4201 31ST ST S
 ARLINGTON, VA 22206
 SNELL PROPERTIES

PROJECT NUMBER: 22018
 DATE: 05.22.25
 SCALE: 1/16" = 1'-0"

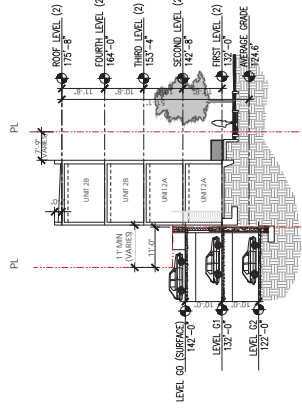
DRAWING TITLE: LINER DWELLING UNITS BUILDING SECTIONS
 SHEET NUMBER: A.2.401

REVISIONS:
 NO. DATE DESCRIPTION

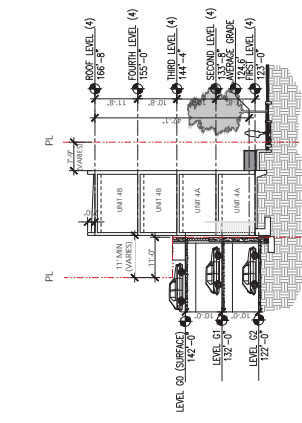
NO. DATE DESCRIPTION
 08/07/2024 4.1 3RD SUBMISSION
 10/28/2024 4.1 3RD SUBMISSION
 02/22/2025 4.1 3RD SUBMISSION



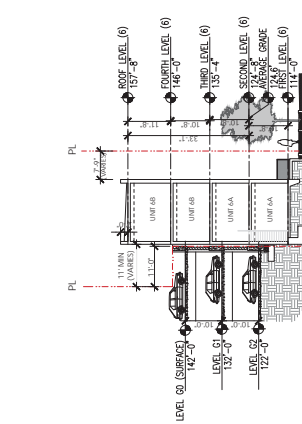
8. KEY PLAN
 SCALE: 1/16" = 1'-0"



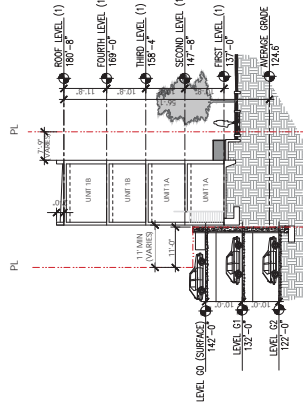
2. LINER DWELLING UNIT - SECTION 2
 SCALE: 1/16" = 1'-0"



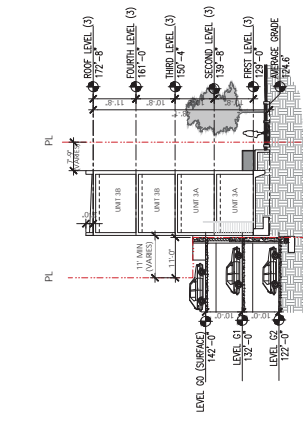
4. LINER DWELLING UNIT - SECTION 4
 SCALE: 1/16" = 1'-0"



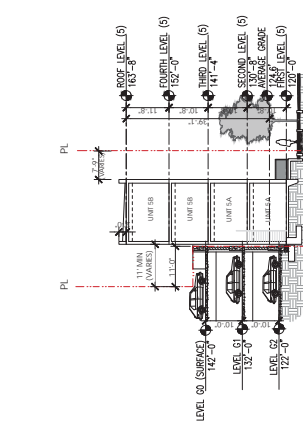
6. LINER DWELLING UNIT - SECTION 6
 SCALE: 1/16" = 1'-0"



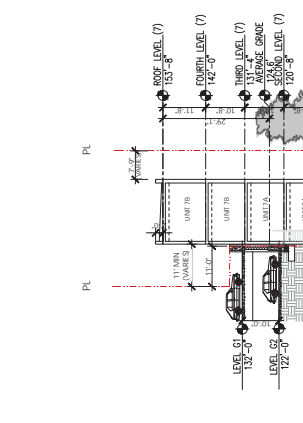
1. LINER DWELLING UNIT - SECTION 1
 SCALE: 1/16" = 1'-0"



3. LINER DWELLING UNIT - SECTION 3
 SCALE: 1/16" = 1'-0"



5. LINER DWELLING UNIT - SECTION 5
 SCALE: 1/16" = 1'-0"



7. LINER DWELLING UNIT - SECTION 7
 SCALE: 1/16" = 1'-0"



SHIRLINGTON HOUSE
 4.1 3RD SUBMISSION
 ARUNGTON, VA 22206
 SHIRLINGTON HOUSE, LLC
 SNELL PROPERTIES

A PROFESSIONAL ARCHITECTURAL FIRM HAS REVIEWED THIS DOCUMENT FOR CONFORMANCE WITH THE VIRGINIA BOARD OF PROFESSIONAL ARCHITECTS' REGULATIONS AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE BOARD'S REGULATIONS. HOWEVER, THIS REVIEW IS LIMITED TO THE ARCHITECTURAL ASPECTS OF THE DOCUMENT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN. THE ARCHITECT ASSUMES FULL RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

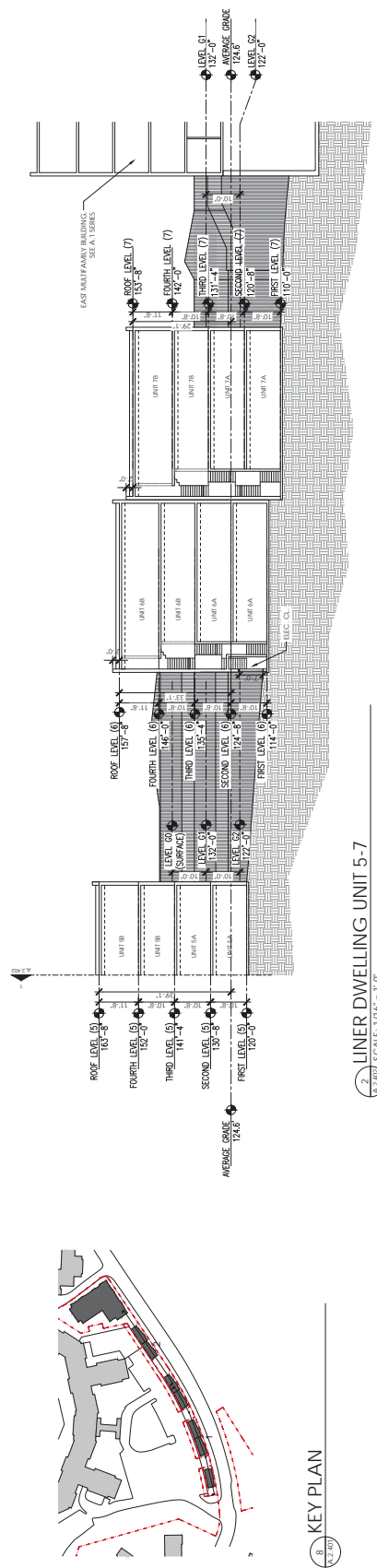
REVISIONS

NO.	DATE	DESCRIPTION
01	08/07/2024	4.1 SUBMISSION
02	09/23/2024	4.1 2ND SUBMISSION
03	09/23/2024	4.1 3RD SUBMISSION

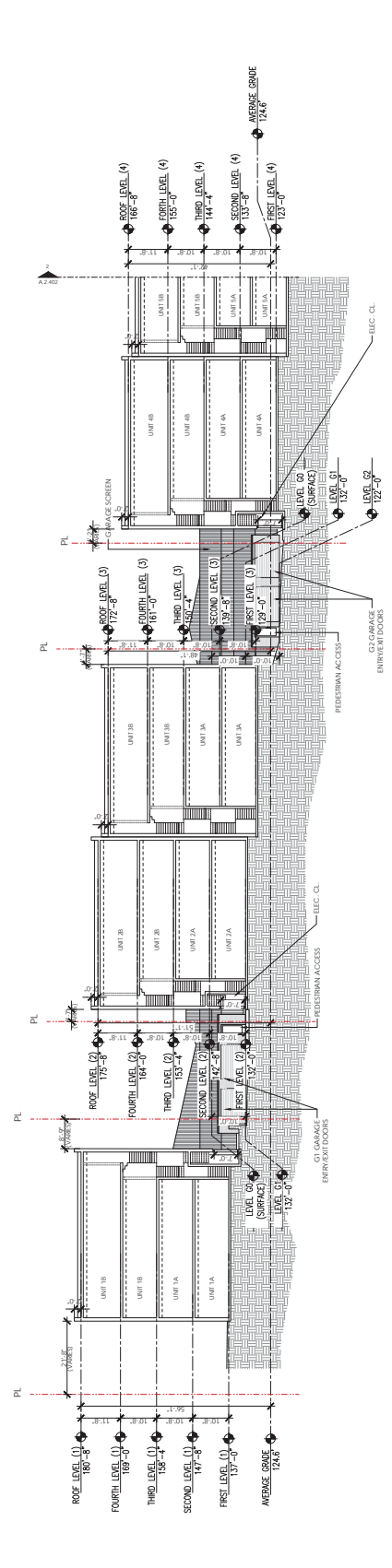
PROJECT INFORMATION

PROJECT NUMBER	22018
DATE	05.22.25
SCALE	1/16" = 1'-0"

DRAWING TITLE
**LINER DWELLING UNITS
 BUILDING SECTIONS**
 SHEET NUMBER
A.2.402



1. LINER DWELLING UNIT 1-5
 1/16" = 1'-0"



2. LINER DWELLING UNIT 5-7
 1/16" = 1'-0"

