

OVERALL SHEET INDEX:

ARCHITECTURE:

- A-00 COVER
- A-01 PROJECT INFORMATION/TABULATIONS
- A-02 PARKING LOWER LEVEL (LL) FLOOR PLAN
- A-03 GROUND LEVEL P1 FLOOR PLAN
- A-04 MEZZANINE LEVEL P2 FLOOR PLAN
- A-05 2ND LEVEL P3 FLOOR PLAN
- A-06 3RD FLOOR PLAN
- A-07 4TH FLOOR PLAN
- A-08 5TH THRU 11TH FLOOR PLANS
- A-09 12TH FLOOR PLAN
- A-10 ROOF PLAN
- A-11 BUILDING ELEVATIONS
- A-12 BUILDING ELEVATIONS
- A-13 ENLARGED ELEVATIONS
- A-14 ENLARGED ELEVATIONS
- A-15 ENLARGED ELEVATIONS
- A-15A ENLARGED ELEVATION - DESIGN ELEMENTS
- A-16 CONCEPT - VIEWS
- A-17 CONCEPT - VIEWS
- A-18 CONCEPT - VIEWS
- A-19 CONCEPT - VIEWS
- A-20 PROPOSED MASSING
- A-21 BUILDING SECTIONS
- A-22 BUILDING SECTIONS
- A-23 SITE SECTIONS
- A-31 BUILDING FENESTRATION EXHIBIT
- A-32 BUILDING FENESTRATION EXHIBIT
- A-33 BUILDING FENESTRATION EXHIBIT
- A-34 BUILDING FENESTRATION EXHIBIT

CIVIL:

- C-01 CERTIFIED SURVEY
- C-01A CERTIFIED SURVEY
- C-02 REZONING PLAT
- C-02A PUBLIC EASEMENT EXHIBIT
- C-02A.1 PUBLIC OVERLAND RELIEF EASEMENT EXHIBIT
- C-02A.2 PUBLIC ACCESS EASEMENT EXHIBIT
- C-02B EASEMENT VACATION EXHIBIT
- C-03 ENCROACHMENT EXHIBIT
- C-04 TREE INVENTORY PLAN
- C-04A TREE INVENTORY PLAN
- C-05 TREE INVENTORY AND REPLACEMENT PLAN
- C-06 AERIAL CONTEXT PLAN
- C-07 OVERALL CONTEXT PLAN
- C-08 PLOT AND LOCATION PLAN
- C-08A PLOT AND LOCATION PLAN
- C-09 PRESENTATION PLAN
- C-09A PRESENTATION PLAN
- C-10 STRIPING AND MARKING PLAN
- C-10A STRIPING AND MARKING PLAN
- C-11 FIRE LANE MARKING PLAN
- C-12 EXISTING STREET SECTIONS
- C-13 PROPOSED STREET SECTIONS
- C-14 PRE-SWM
- C-14A PRE-SWM
- C-15 POST-SWM
- C-15A POST-SWM
- C-16 PROP. SWM PLAN
- C-17 SWM COMPUTATIONS
- C-18 SWM COMPUTATIONS
- C-19 SWM COMPUTATIONS
- C-19A NORTH KIRKWOOD ROAD RELIEF CULVERT PRELIMINARY DESIGN
- C-19B NORTH KIRKWOOD ROAD RELIEF CULVERT PRELIMINARY DESIGN
- C-19C NORTH KIRKWOOD ROAD RELIEF CULVERT PRELIMINARY DESIGN (XS ENLARGEMENT)
- C-20 AUTOTURN EXHIBIT
- C-20A AUTOTURN EXHIBIT
- C-21 WATER QUALITY IMPACT ASSESSMENT (WQIA) EXISTING CONDITIONS
- C-22 WATER QUALITY IMPACT ASSESSMENT (WQIA) PROPOSED CONDITIONS
- C-23 WATER QUALITY IMPACT ASSESSMENT (WQIA)
- C-24 WATER QUALITY IMPACT ASSESSMENT (WQIA)

LANDSCAPE:

- L-001 GENERAL NOTES
- L-100 ILLUSTRATIVE PLAN
- L-101 MATERIALS PLAN - GROUND LEVEL
- L-102 MATERIALS PLAN - PODIUM & ROOF LEVEL
- L-201 OPEN SPACE PLAN - GROUND LEVEL
- L-202 OPEN SPACE PLAN - PODIUM & ROOF LEVEL
- L-301 SOILS PLAN - GROUND LEVEL
- L-302 SOILS PLAN - PODIUM & ROOF LEVEL
- L-303 SOIL VOLUME TABULATIONS
- L-401 PLANTING PLAN - GROUND LEVEL
- L-402 PLANTING PLAN - PODIUM & ROOF LEVEL
- L-403 PLANT SCHEDULE AND 20 YEAR CANOPY WORKSHEET
- L-406 COUNTY LANDSCAPE PLAN NOTES
- L-501 DETAILS - HARDSCAPE
- L-511 DETAILS - FURNISHINGS
- L-512 DETAILS - FURNISHINGS
- L-513 DETAILS - FURNISHINGS
- L-521 DETAILS - LIGHTING & ELECTRICAL
- L-531 DETAILS - WALLS
- L-541 DETAILS - CUSTOM
- L-551 DETAILS - FENCES
- L-601 DETAILS - PLANTING ON GRADE
- L-602 DETAILS - PLANTING ON STRUCTURE
- L-701 DETAILS - SECTIONS
- L-801 PERSPECTIVE RENDERINGS - PLAZA-PARK HYBRID
- L-802 PERSPECTIVE RENDERINGS - STREETScape
- L-803 PERSPECTIVE RENDERINGS - PODIUM AMENITY
- L-804 PERSPECTIVE RENDERINGS - TERRACE AMENITY
- L-805 PERSPECTIVE RENDERINGS - NIGHT VIEWS

4.1 SITE PLAN SUBMISSION - FEBRUARY 23, 2026

SP #479 / SPLN24-00004



RPC #15-012-041

3130 LANGSTON BLVD.

ARLINGTON COUNTY, VIRGINIA

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VIKA NUMBER VV8574A
 SHEET A-00

3130 Langston Boulevard
Job# 322158.00
2/20/2026

CONCEPT SUMMARY

Multi family apartment building with less than 136' of height and 300 units, including ground floor retail / retail equivalent uses and building amenities. 10 Residential Stories over 3 Level plus 1 below grade level podium building.

(Parking Structure Sprinklered and Ventilated)

BUILDING HEIGHT PER ZONING DEFINITION

(Measured from average site elevation to highest point of roof surface)

<136'-0"

	BELOW PODIUM	ABOVE PODIUM
CONSTRUCTION TYPE	Type IA Construction	Type IB Construction
SPRINKLER SYSTEM	NFPA 13	NFPA 13

BUILDING USES:

Apartment Units R-2 Residential
Residential Lobby / Amenities A-3 Assembly
Leasing, Business Center, Mail Room B - Business
Package Room, Storage Room S-1 Storage (Moderate Hazard)
Parking Garage S-2 Storage (Low Hazard)

Private open space:	SQ. FT.
L3 Courtyard	22,163
L12 Roof Deck	1,638
Total	23,801

Site buildable area= 54,038
Minimum private open space required, 25% of the buildable area = 13,509.50 SQ. FT.
Private open space provided 23,137 SQ. FT.
42.82%

BUILDING AREA CALCULATION

Level	GROSS FLOOR AREA (GFA)	
	Residential SF	Retail/ Retail Equivalent SF
BELOW PODIUM (CONCRETE)		
Parking Lower Level (LL)	3,776	
Ground Level (P1)	10,728	7,228
Mezzanine Level (P2)	2,380	
2nd Level (P3)	1,467	
ABOVE PODIUM (CONCRETE)		
3RD Floor	28,586	
4TH Floor	28,696	
5TH Floor	28,696	
6TH Floor	28,696	
7TH Floor	28,696	
8TH Floor	28,696	
9TH Floor	28,696	
10TH Floor	28,696	
11TH Floor	28,696	
12TH Floor	26,697	
Roof (HP)		
SUBTOTALS	303,202	7,228
	310,430	
	TOTAL GFA	

TOTAL GFA 310,430
TOTAL DENSITY EXCLUSIONS 5,963
GFA with Density Exclusions 304,467

DENSITY EXCLUSIONS

Parking Lower Level (LL)	SF	Ground Level (P1)	SF	Mezzanine Level (P2)	SF	2nd Level (P3)	SF	3rd Floor	SF	4th floor	SF	5th Thru 11th floor (7 levels)	SF Per floor	Total	12th Floor	SF
Emergency Elec. Room	405	Stair A Pressurization	14	Trash Exhaust	4	Trash Exhaust	4	Stair A Pressurization	30	Stair A Pressurization	15	Stair A Pressurization	15	105	Stair A Pressurization	15
Main Electrical room	652	Stair B Pressurization	11	Stair B Pressurization	11	Stair B Pressurization	11	Stair B Pressurization	11	Stair B Pressurization	11	Stair B Pressurization	11	77	Stair B Pressurization	11
MDF Room	273	Stair C Pressurization	15	Stair C Pressurization	15	Stair C Pressurization	15	Stair C Pressurization	15	Stair C Pressurization	15	Stair C Pressurization	15	105	Stair C Pressurization	15
Maintance	2,446	Trash Exhaust	4	Trash Exhaust	4	Trash Exhaust	4	Trash Exhaust	4	Trash Exhaust	4	Trash Exhaust	4	28	Trash Exhaust	4
		Outside air shafts	50	Outside air shafts	50	Outside air shafts	50	Outside air shafts	50	Outside air shafts	50	Outside air shafts	50	350	Outside air shafts	50
		* Unit shafts (25 units)	100	* Unit shafts (30 units)	120	* Unit shafts (31 units)	124	* Unit shafts (31 units)	124	* Unit shafts (31 units)	124	* Unit shafts (31 units)	124	868	Unit shafts (28 units)	112
												sub-total	219			
Total	3,776	Total	14	Total	4	Total	4	Total	210	Total	215	Total	1533	Total	207	

TOTAL DENSITY EXCLUSION 5,963 SF
* UNIT VENT SHAFTS 4 SF PER UNIT (LOCATION TO BE DETERMINED)

PARKING AND LOADING TABULATION

Total residential units 300
Retail sf 7,228

Use	Ratio per zoning	Spaces Required
Residential	1.125 for first 200du 1 for du > 200	225 325
Retail	1/250 sf	29
TOTAL PARKING REQUIRED		354

PARKING PROVIDED

Parking Structure	Elevation	Level	Total provided (Includes Accessible Spaces)	Type of parking provided		Accessible parking spaces provided		
				Standard Size (8'-6"x18'-0")	Compact Size (8'-0"x15'-0")	Total	HC Std	HC Van
	167'-6"-171'	Parking Lower Level (LL)	104	87	17	2	2	
	180'	Ground Level (P1)	61	57	4	4	2	
	191'	Mezzanine Level (P2)	89	80	9	2	2	
	201'	2nd Level (P3)	107	90	17	2	2	
Surface Parking								
TOTAL PARKING PROVIDED			361	314	47	10	8	2
			PERCENTAGE	86.98%	13.02%			

7 plus spaces

Total	Standard Size	Compact Size
331	284	47
361	314	47

Includes 7 Handicap and 2 Van spaces
Includes 1 Handicap space

3130 Langston Boulevard
Job# 322158.00
2/20/2026

UNIT MATRIX SUMMARY

Unit Name	Unit Area Net (**)	Total Units	Total Area (Net)	Percent	Levels												
					Ground Level P1	P2	P3	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	11TH	12TH
Studio ST-1	562	48	26,976	16.00%				4	5	5	5	5	5	5	5	5	4
Studio ST-2	630	1	630	0.33%													1
1BR-JR1	625	74	46,250	24.67%				4	6	8	8	8	8	8	8	8	
1 Bed A1	750	59	44,250	19.67%				6	6	6	6	6	6	6	6	5	
1 Bed A2	728	10	7,280	3.33%				1	1	1	1	1	1	1	1	1	
1 Bed A3	743	10	7,430	3.33%				1	1	1	1	1	1	1	1	1	
1 Bed A4	619	9	5,571	3.00%				1	1	1	1	1	1	1	1	1	
1 Bed + Den AD1	861	10	8,610	3.33%				1	1	1	1	1	1	1	1	1	
1 Bed + Den AD2	939	10	9,390	3.33%				1	1	1	1	1	1	1	1	1	
1 Bed + Den AD3	802	9	7,218	3.00%				1	1	1	1	1	1	1	1	1	
1 Bed + Den AD4	912	1	912	0.33%				1									
2 Bed B1	1,034	9	9,306	3.00%					1	1	1	1	1	1	1	1	
2 Bed B2	1,158	10	11,580	3.33%				1	1	1	1	1	1	1	1	1	
2 Bed B3	1,147	10	11,470	3.33%				1	1	1	1	1	1	1	1	1	
2 Bed B4	1,069	9	9,621	3.00%				1	1	1	1	1	1	1	1	1	
2 Bed B5	1,213	9	10,917	3.00%					1	1	1	1	1	1	1	1	
2 Bed B6	1,064	10	10,640	3.33%				1	1	1	1	1	1	1	1	1	
3 Bed C1	1,285	1	1,285	0.33%				1									
3 Bed C2	1,527	1	1,527	0.33%					1								
Total		300	230,863	100.00%					25	30	31	31	31	31	31	31	28

769.54 AVG. AREA*
76.14% Efficiency net/gross

(*) Excludes circulation and service core

(**) Excludes balconies

UNIT SUMMARY

Unit type	# of units	Area	Avg.	% units
Studio	49	27,606	563.39	16.33%
1Bed JR	74	46,250	625.00	24.67%
1 Bed	88	64,531	733.31	29.33%
1 Bed+Den	30	26,130	871.00	10.00%
2 Bed	57	63,534	1114.63	19.00%
3 Bed	2	2,812	1406.00	0.67%
Total	300	230,863	769.54	100.00%

BIKE STORAGE SUMMARY

Standard Site Plan Conditions - Bike Parking

Type	Ratio	Required
Class II or III (Visitor)	Resident 1/50 units Retail 2/10k sf	6 2
Total		8
Class I	Resident 1/2.5 units Retail 1 per 25,000	120 1
Total		121

PROVIDED - TYPE CLASS I (INTERIOR ROOM)	Total provided	Vertical	Horizontal
Residents	124	82	42
Parking Lower Level (LL)		66.13%	33.87%
Retail - Ground Level (P1)	4		4

PROVIDED - TYPE CLASS II OR III	Total provided	Location
Visitors	12	6 Outdoor bike racks (12 spaces). Refer to landscape and civil drawings for their locations and type.

PROPOSED ELECTRIC VEHICLE CHARGING INFRASTRUCTURE

	Electric Vehicle (EV)	Electric Vehicle - Ready Infrastructure (EVR)	TOTAL COUNT
Parking LL		24	24
Ground Level P1 (*)	3		3
Level P2	6	5	11
Level P3	6	9	15
PERCENTAGE	15%	38%	53%
	4%	11%	15%

(*) Includes 1 Electric Vehicle Handicap space (EVR)
Electric Vehicle - Ready Infrastructure (EVR) : Parking spaces that are standard vehicle parking but can be upgraded to EV charging spaces at a later date
Note: EV and EVR spaces are standard size (8'-6"x18') parking spaces.

LOADING SPACE SUMMARY

LOADING REQUIRED	
Residential	2
Retail	1
TOTAL	3
LOADING PROVIDED	
Loading space at 12' x 25' >15' clear height	1
Loading space at 12'x40' >15' clear height	1
TOTAL	2



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ISSUE DATE

4.1 SITE PLAN SUBMISSION 08/09/2024
4.1 SITE PLAN RESUBMISSION 10/29/2024
4.1 SITE PLAN RESUBMISSION 03/14/2025
4.1 SITE PLAN RESUBMISSION 06/16/2025
4.1 SITE PLAN RESUBMISSION 11/20/2025
4.1 SITE PLAN RESUBMISSION 02/23/2026

Overall Density Tabulations	
Total Site Area (SF)	73,254
Total Site Area (Acres)	1.68
Total GFA (SF)	304,467.00
Total Density (FAR)	4.16
Existing Lot Coverage SF (ZO3.1.4A)	54,016.50
Existing Lot Coverage %	0.74
Proposed Lot Coverage SF (ZO3.1.4A)	55,436.00
Proposed Lot Coverage %	0.76
Residential Density Share	
Total Residential Units	300.00
Total Residential GFA	303,202.00
Residential Density (UN/AC)	178.39
Residential Density (FAR)	4.14
Net Buildable Area (SF)	54,038.00
Total Ground Floor Coverage (SF)	51,231.00
Total Ground Floor Coverage (%)	94.81%
Total Tower Coverage (SF)	28,696.00
Total Tower Coverage (%)	53.10%
Retail Density Share	
Total Retail GFA (SF)	7,228.00
Retail Density (FAR)	0.10

REVISION DATE

PROJECT TITLE

3130 LANGSTON BOULEVARD
ARLINGTON, VA 22201

4.1 SITE PLAN

PROJECT NO. 322158.00

DRAWING TITLE

PROJECT INFORMATION / TABULATIONS

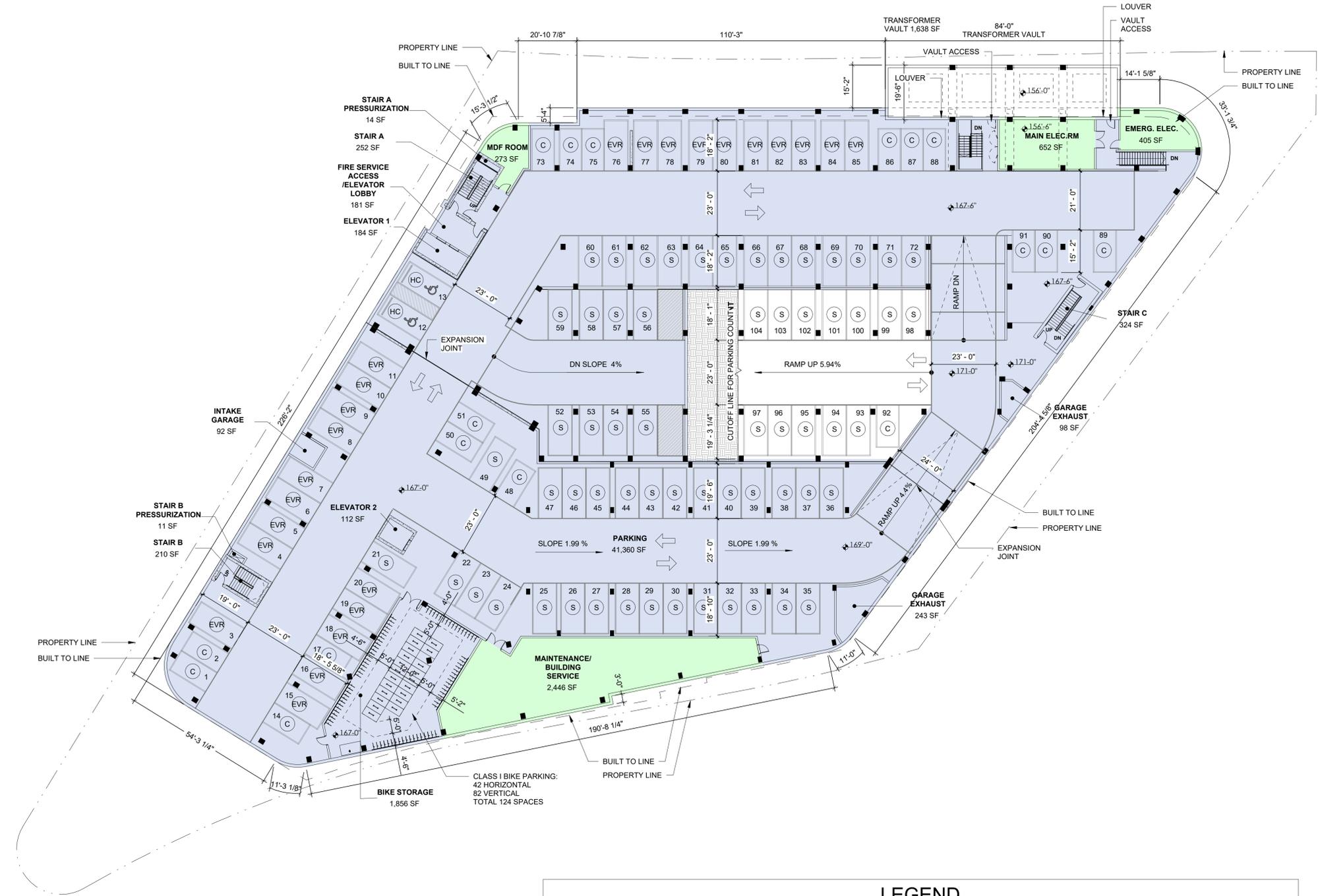
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QC CHECKED BY RV

CA REVIEWED BY RRV

DRAWING NUMBER

A-01



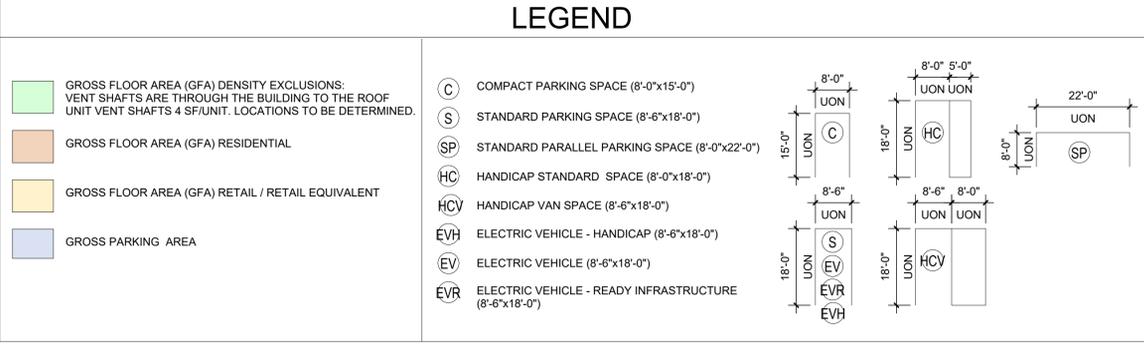
PARKING TABULATION

SPACE TYPE	COUNT
LEVEL LL	
C	17
S	61
HC	2
EVR	24
SUB-TOTAL 104	
LEVEL P1	
C	4
S	50
HC	2
HCV	2
EV	2
EVH	1
SUB-TOTAL 61	
LEVEL P2	
C	9
S	67
HC	2
EV	6
EVR	5
SUB-TOTAL 89	
LEVEL P3	
C	17
S	73
HC	2
EV	6
EVR	9
SUB-TOTAL 107	
TOTAL 361	

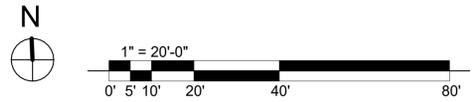
LEVEL	SPACE	GROSS PARKING AREA (SF)
LEVEL LL	BIKE STORAGE	1,856
LEVEL LL	ELEVATOR 1	184
LEVEL LL	ELEVATOR 2	112
LEVEL LL	FIRE SERVICE ACCESS /ELEVATOR LOBBY	181
LEVEL LL	GARAGE EXHAUST	98
LEVEL LL	GARAGE EXHAUST	243
LEVEL LL	INTAKE GARAGE	92
LEVEL LL	PARKING	41,360
LEVEL LL	STAIR A	252
LEVEL LL	STAIR A PRESSURIZATION	14
LEVEL LL	STAIR B	210
LEVEL LL	STAIR B PRESSURIZATION	11
LEVEL LL	STAIR C	324
TOTAL GROSS PARKING AREA (THIS LEVEL)		44,937

LEVEL	SPACE	GROSS FLOOR AREA (GFA)
LEVEL LL	EMERG. ELEC.	405
LEVEL LL	MAIN ELEC.RM	652
LEVEL LL	MAINTENANCE/ BUILDING SERVICE	2,446
LEVEL LL	MDF ROOM	273
TOTAL GROSS FLOOR AREA (THIS LEVEL)		3,776

LEVEL	SPACE	DENSITY EXCLUSIONS (SF)
LEVEL LL	EMERG. ELEC.	405
LEVEL LL	MAIN ELEC.RM	652
LEVEL LL	MAINTENANCE/ BUILDING SERVICE	2,446
LEVEL LL	MDF ROOM	273
TOTAL DENSITY EXCLUSIONS (THIS LEVEL)		3,776



1 PARKING LOWER LEVEL (LL) FLOOR PLAN
 1" = 20'-0"



LANGSTON BLVD - ROUTE 29/211

ROUTE 66 OFF-RAMP

NORTH KIRKWOOD ROAD

1 GROUND LEVEL (P1) FLOOR PLAN
1" = 20'-0"

LEGEND

<ul style="list-style-type: none"> GROSS FLOOR AREA (GFA) DENSITY EXCLUSIONS: VENT SHAFTS ARE THROUGH THE BUILDING TO THE ROOF UNIT VENT SHAFTS 4 SF/UNIT. LOCATIONS TO BE DETERMINED. GROSS FLOOR AREA (GFA) RESIDENTIAL GROSS FLOOR AREA (GFA) RETAIL / RETAIL EQUIVALENT GROSS PARKING AREA 	<ul style="list-style-type: none"> (C) COMPACT PARKING SPACE (8'-0"x15'-0") (S) STANDARD PARKING SPACE (8'-6"x18'-0") (SP) STANDARD PARALLEL PARKING SPACE (8'-0"x22'-0") (HC) HANDICAP STANDARD SPACE (8'-0"x18'-0") (HCV) HANDICAP VAN SPACE (8'-6"x18'-0") (EVH) ELECTRIC VEHICLE - HANDICAP (8'-6"x18'-0") (EV) ELECTRIC VEHICLE (8'-6"x18'-0") (EVR) ELECTRIC VEHICLE - READY INFRASTRUCTURE (8'-6"x18'-0") 	
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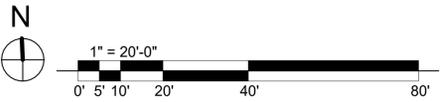
PARKING TABULATION

SPACE TYPE	COUNT	
LEVEL LL		
C	17	
S	61	
HC	2	
EVR	24	
SUB-TOTAL		104
LEVEL P1		
C	4	
S	50	
HC	2	
HCV	2	
EVH	2	
EVR	1	
SUB-TOTAL		61
LEVEL P2		
C	9	
S	67	
HC	2	
EV	6	
EVR	5	
SUB-TOTAL		89
LEVEL P3		
C	17	
S	73	
HC	2	
EV	6	
EVR	9	
SUB-TOTAL		107
TOTAL		361

LEVEL	SPACE	GROSS PARKING AREA (SF)
LEVEL P1	ELEV. 2 LOBBY	119
LEVEL P1	ELEVATOR 2	112
LEVEL P1	GARAGE EXHAUST	98
LEVEL P1	GARAGE EXHAUST	243
LEVEL P1	INTAKE GARAGE	155
LEVEL P1	LOADING AREA	2,310
LEVEL P1	PARKING	29,032
LEVEL P1	STAIR B	210
LEVEL P1	STAIR B PRESSURIZATION	11
LEVEL P1	STAIR C	325
LEVEL P1	TRASH/RECYC.	660
TOTAL GROSS PARKING AREA (THIS LEVEL)		33,275

LEVEL	SPACE	GROSS FLOOR AREA (GFA)
LEVEL P1	DOG SPA	539
LEVEL P1	ELEVATOR 1	184
LEVEL P1	FCC	139
LEVEL P1	FIRE PUMP/ WATER	659
LEVEL P1	GENERATOR ROOM	502
LEVEL P1	MAIN LOBBY / AMENITIES	5,103
LEVEL P1	MAINTENANCE OFFICE / STORAGE	1,050
LEVEL P1	RETAIL/RETAIL EQUIVALENT	7,228
LEVEL P1	SECONDARY LOBBY / AMENITY	2,286
LEVEL P1	STAIR A	252
LEVEL P1	STAIR A PRESSURIZATION	14
TOTAL GROSS FLOOR AREA (THIS LEVEL)		17,956

LEVEL	SPACE	DENSITY EXCLUSIONS (GFA)
LEVEL P1	STAIR A PRESSURIZATION	14
TOTAL DENSITY EXCLUSIONS (THIS LEVEL)		14



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02/20/2026

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Arlington, VA 22201
P 703.294.1400
https://rooneyproperties.com/

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ISSUE DATE
4.1 SITE PLAN SUBMISSION 08-09-24
4.1 SITE PLAN RESUBMISSION 10/29/2024
4.1 SITE PLAN RESUBMISSION 03/14/2025
4.1 SITE PLAN RESUBMISSION 06/16/2025
4.1 SITE PLAN RESUBMISSION 11/20/2025
4.1 SITE PLAN RESUBMISSION 02/23/2026

REVISION DATE	PROJECT TITLE
	3130 LANGSTON BOULEVARD
	ARLINGTON, VA 22201
	4.1 SITE PLAN
	PROJECT NO. 322158.00

DRAWING TITLE	DRAWN BY
GROUND LEVEL (P1) FLOOR PLAN	PFS, YL
	QC CHECKED BY RV
	CA REVIEWED BY RRV

DRAWING NUMBER
A-03

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NOTE:
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EXTERIOR ELEVATIONS KEYNOTES	
01	BRICK / METAL / STO
02	BRICK / THIN BRICK / STO
03	STO / CONTINUOUS INSULATION FINISH SYSTEM (CIFS)
04	MASONRY / AMU / PRECAST
05	METAL MESH RAILING
06	METAL OR STONE CAP
07	MTL. FINISH / STONE / AMU
08	CAST STONE / PRECAST
09	MASONRY / TILE / EXT. GYP. W / POTENTIAL GRAPHICS
10	POTENTIAL SIGNAGE LOCATION
11	TRANSLUCENT GLASS
12	METAL CANOPY
13	SLAB W / MTL. FASCIA
14	NANA WALL
15	WHITE TRANSLUCENT GARAGE DOOR
16	METAL PANEL
17	PRECAST / CAST STONE CAP / METAL CAP
18	METAL PANEL FOR STAIR & ELEVATOR -OVER RUN ENCLOSURE
19	STORE FRONT GLAZING
20	METAL RAILING
21	DECO-ISH WALL SCIENCE TYPE 1
22	DECO-ISH WALL SCIENCE TYPE 2
23	METAL SCREENING IN FRAME SYSTEM GARAGE INTAKE AND EXHAUST VIA OPEN SCREEN PANELS AT GARAGE LEVELS
24	METAL DOOR
25	GREEN WALL (SEE CONCEPT OPTIONS) REF. SHEET A-15A
26	VISION GLASS
27	CANOPY BRACKET SUPPORT

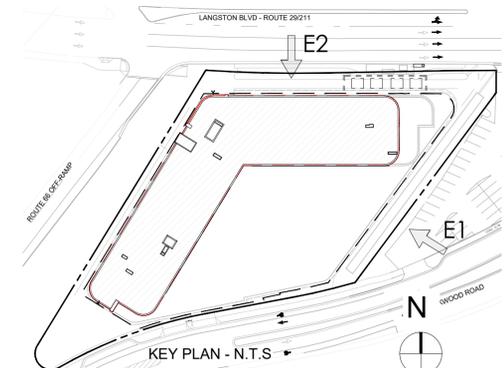
1 E1 - ELEVATION

1"=20'-0"



2 E2 - ELEVATION

1"=20'-0"



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- 4.1 SITE PLAN RESUBMISSION 06/16/2025
- 4.1 SITE PLAN RESUBMISSION 11/20/2025
- 4.1 SITE PLAN RESUBMISSION 02/23/2026

REVISION DATE

PROJECT TITLE
3130 LANGSTON BOULEVARD
ARLINGTON, VA 22201

4.1 SITE PLAN
PROJECT NO. 322158.00

DRAWING TITLE

BUILDING ELEVATIONS

DRAWN BY YLRM
QC CHECKED BY RV
CA REVIEWED BY RRV

DRAWING NUMBER

A-11

NOTE:
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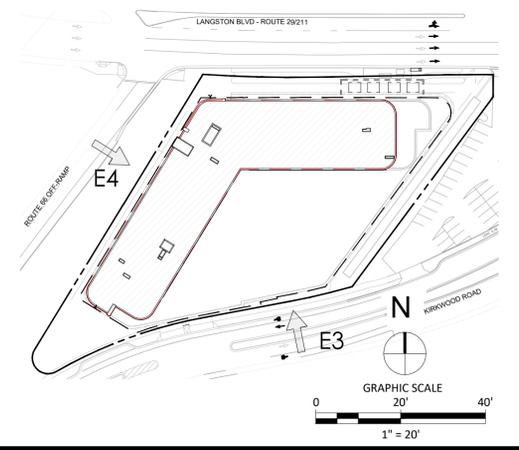


EXTERIOR ELEVATIONS KEYNOTES	
01	BRICK / METAL / STO
02	BRICK / THIN BRICK / STO
03	STO / CONTINUOUS INSULATION FINISH SYSTEM (CIFS)
04	MASONRY / AMU / PRECAST
05	METAL MESH RAILING
06	METAL OR STONE CAP
07	MTL. FINISH / STONE / AMU
08	CAST STONE / PRECAST
09	MASONRY / TILE / EXT. GYP. W / POTENTIAL GRAPHICS
10	POTENTIAL SIGNAGE LOCATION
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24	METAL DOOR
25	GREEN WALL (SEE CONCEPT OPTIONS) REF. SHEET
26	VISION GLASS
27	CANOPY BRACKET SUPPORT

1 E3 - ELEVATION
 1"=20'-0"



2 E4 - ELEVATION
 1"=20'-0"



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DRAWING NUMBER
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BRICK / THIN BRICK W/
ROWLOCK COURSE AT
SILL&WINDOWS HEAD

STO / CONTINUOUS
INSULATION FINISH
SYSTEM (CIFS)

METAL RAILING

METAL OR
STONE CAP

MTL.PANEL /
STONE / AMU
TILE / EXT.GYP.
W / GRAPHICS
(SEE SHEET A-16)

METAL
CANOPY
DECO-ISH WALL
SCONCE TYPE 2

PRECAST/ CAST
STONE WATERTABLE

DECO-ISH
WALL
SCONCE
TYPE 1

METAL
CANOPY

MASONRY /
AMU

STOREFRONT
DOOR &
WINDOW

SPANDREL GLASS /
TRANSLUCENT GLASS

METAL FASCIA
CONCRETE ON JULITE
BALCONY W/METAL MESH
RAILING

MASONRY/AMU

1 ENLARGED ELEVATION
1/8"=1'-0"



METAL FASCIA
CONCRETE ON JULITE
BALCONY W/METAL MESH
RAILING

METAL CANOPY

CAST STONE/
STONE

METAL SCREENING
IN FRAME SYSTEM
GARAGE INTAKE AND EXHAUST
VIA OPEN SCREEN PANELS AT
GARAGE LEVELS

MASONRY/AMU

STO/CIFS

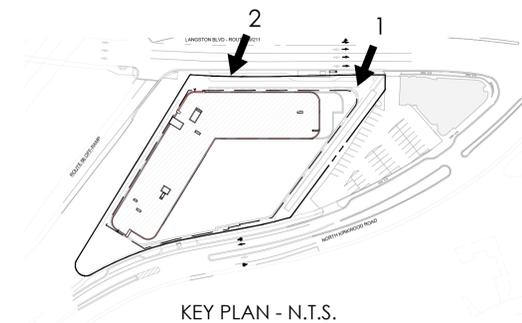
BRICK / THIN BRICK

BRICK / THIN BRICK

STO/CIFS

SIGNAGE

2 ENLARGED ELEVATION
1/8"=1'-0"



KEY PLAN - N.T.S.

NOTE:
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0 2' 4' 8' 16'
1/8" = 1'-0"

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PROJECT TITLE
**3130 LANGSTON
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4.1 SITE PLAN
PROJECT NO. 322158.00

DRAWING TITLE

**ENLARGED
ELEVATIONS**

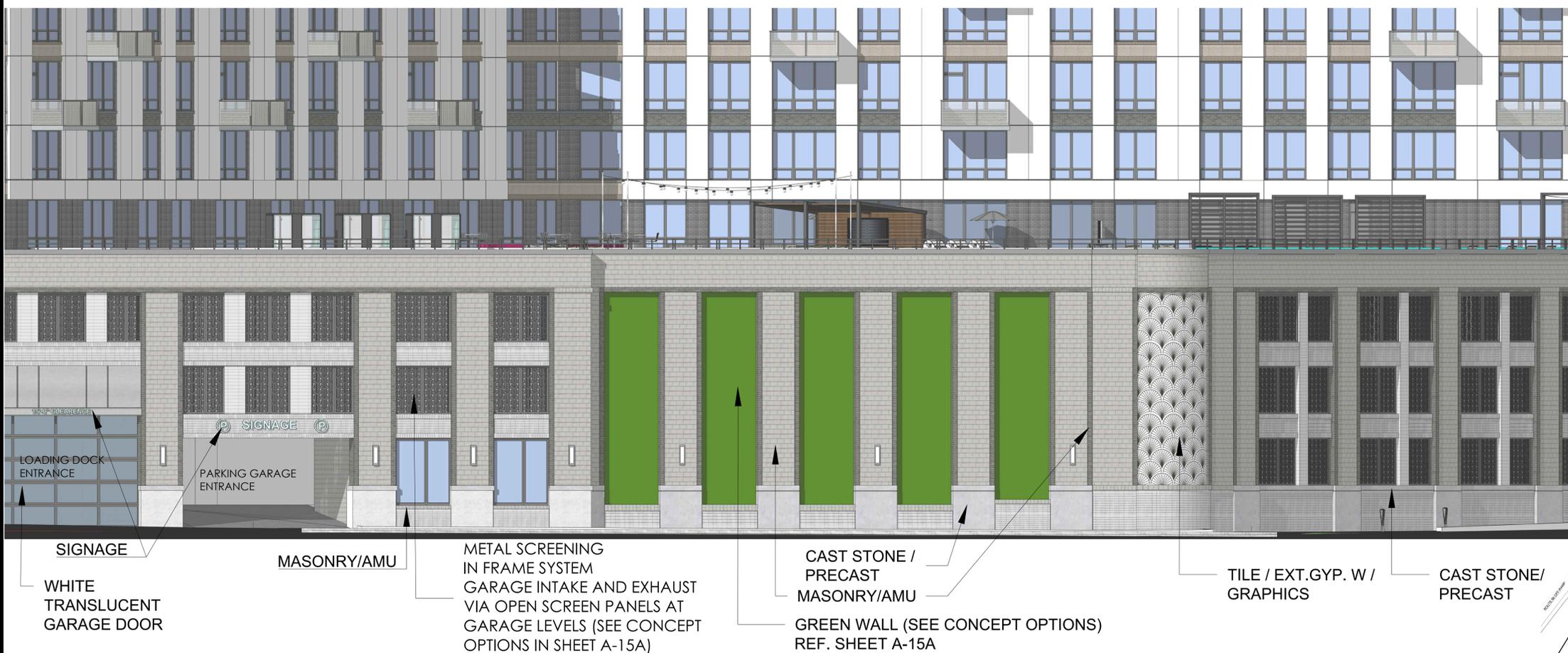
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QC CHECKED BY RV
CA REVIEWED BY RRV

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A-13

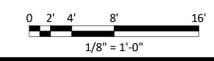
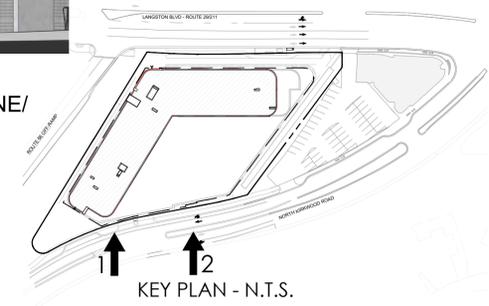


1 ENLARGED ELEVATION
1/8"=1'-0"



2 ENLARGED ELEVATION
1/8"=1'-0"

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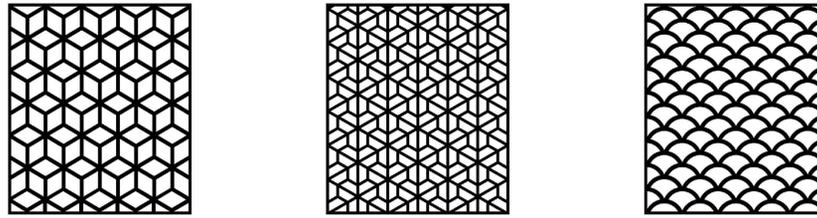
ENLARGED ELEVATIONS

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A-14

METAL SCREEN CONCEPT OPTIONS



METAL SCREENING IN FRAME SYSTEM (SEE CONCEPT OPTIONS)



GREEN WALL (SEE CONCEPT OPTIONS)

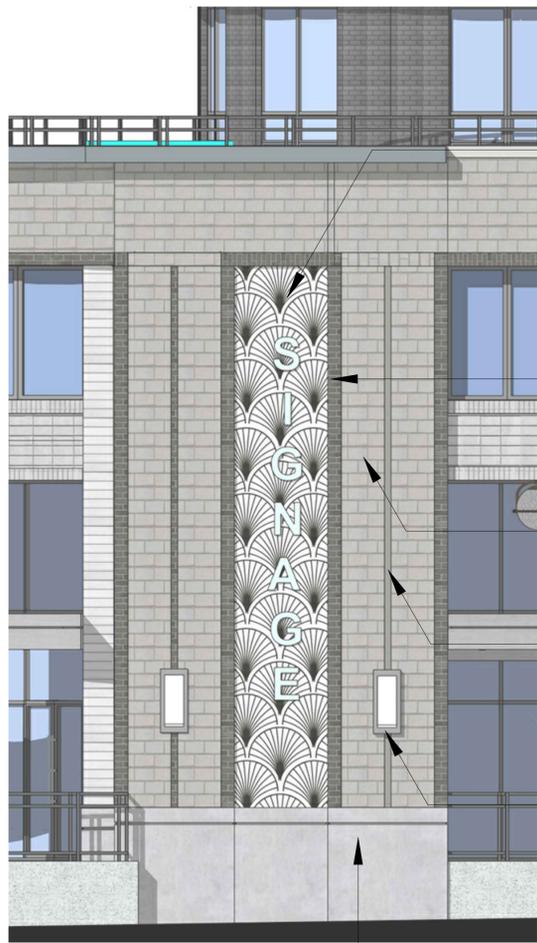
MASONRY / AMU

DECO-ISH WALL SCONCE

CAST STONE / PRECAST



GREEN WALL CONCEPT OPTIONS



TILE / MOSAIC / EXT. GYP. W/ GRAPHICS (SEE CONCEPT OPTIONS)

BRICK / AMU

MASONRY / AMU

STONE/AMU/METAL PANEL

DECO-ISH WALL SCONCE

PRECAST / CAST STONE WATERTABLE

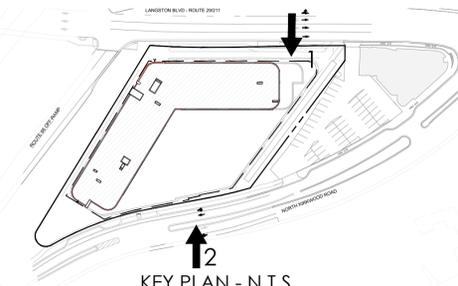


OUTDOOR TILE CONCEPT OPTIONS

(FINAL COLORS AND MATERIALS TO BE DETERMINED TO ALIGN WITH THE OVERALL FACADE DESIGN)

1 ENLARGED PARTIAL ELEVATION
1/4"=1'-0"

2 ENLARGED PARTIAL ELEVATION
1/4"=1'-0"



KEY PLAN - N.T.S.

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VIEW 4

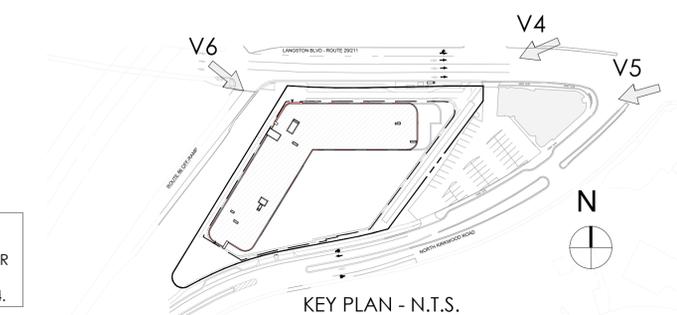


VIEW 5



VIEW 6

NOTE:
 VEGETATION, SITE MATERIALS, AND DETAILS IN THE
 ARCHITECTURAL PERSPECTIVES ARE REPRESENTATIONAL. FOR
 GREATER ACCURACY, PLEASE REFER TO THE LANDSCAPE
 PORTIONS OF THE SUBMISSION PAGES L-801 THROUGH L-804.



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CONCEPT - VIEWS

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VIEW 11



VIEW 12



VIEW 13



VIEW 14



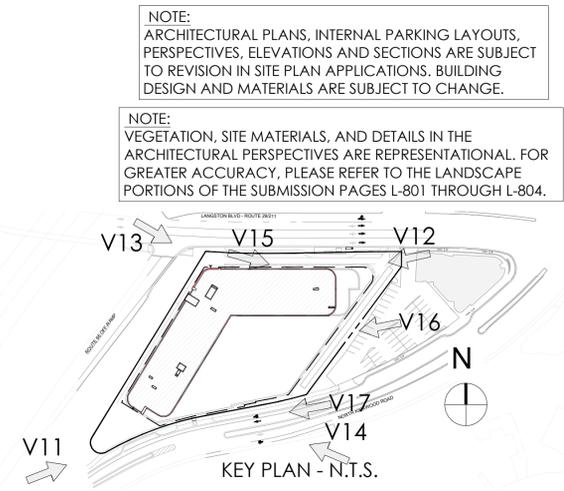
VIEW 15



VIEW 16



VIEW 17



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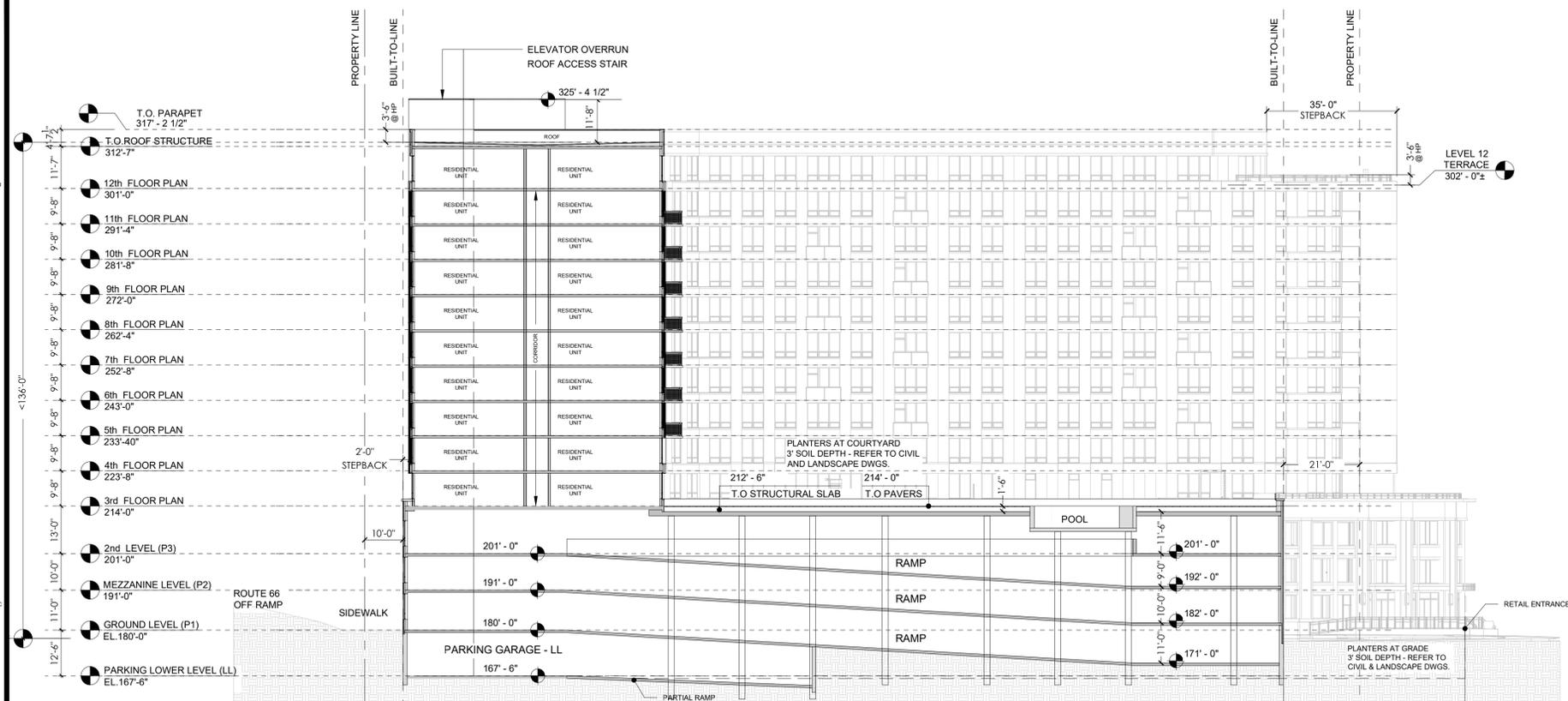
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CONCEPT - VIEWS

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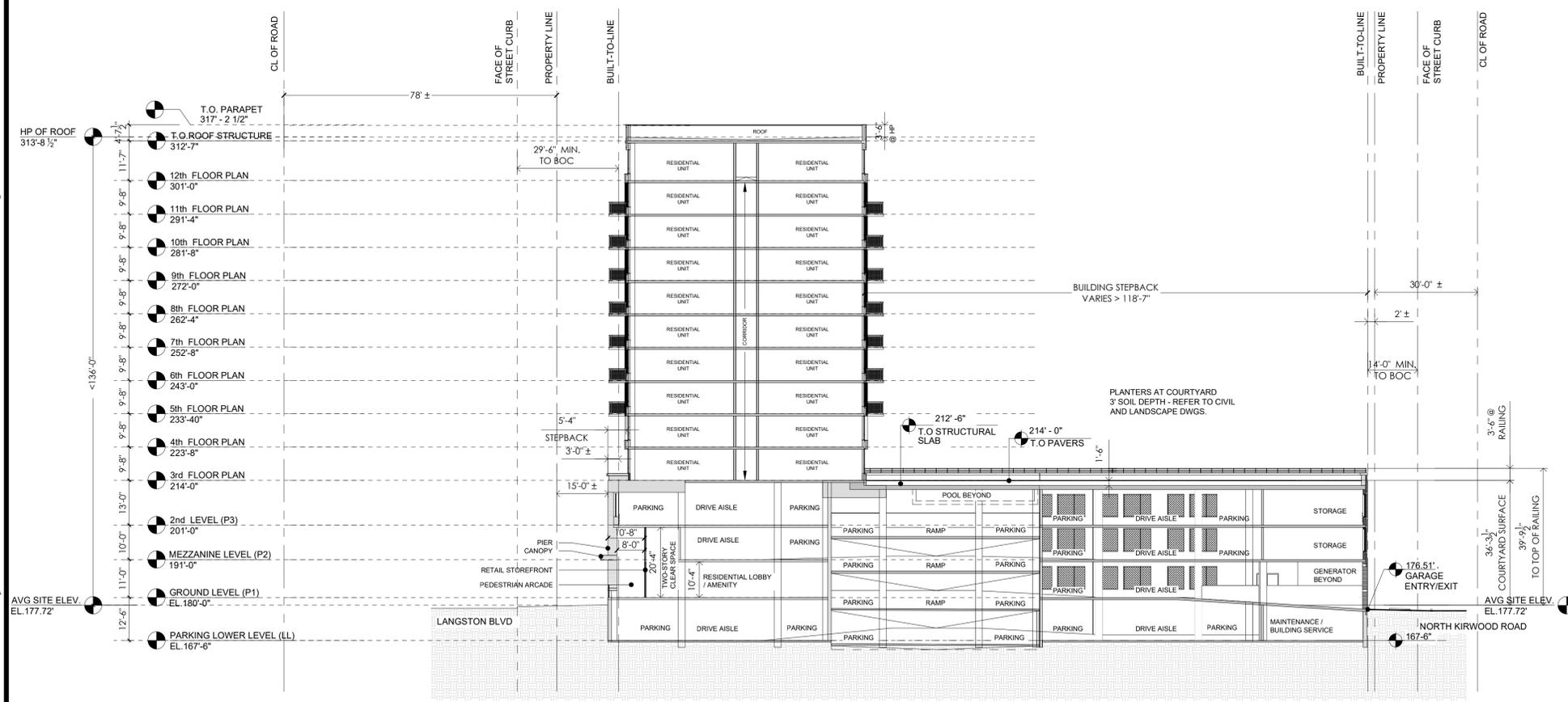
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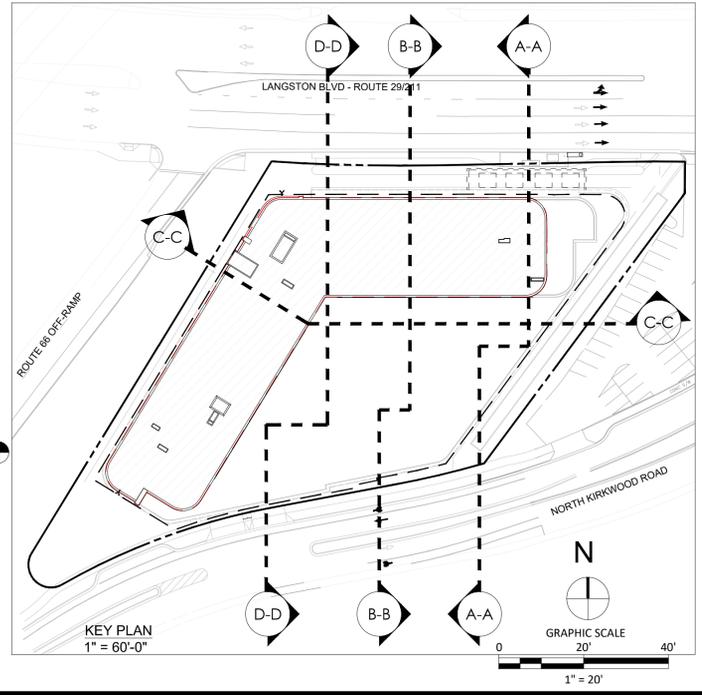
DISTANCES FROM PROPOSED BUILDING AND STREET RIGHT OF WAYS:
 a 66 OFF RAMP - 10'
 b LANGSTON BLVD - 18'
 c KIRKWOOD - 2'

C BUILDING SECTION C-C
 1"=20'-0"



DISTANCES FROM PROPOSED BUILDING AND STREET RIGHT OF WAYS:
 a 66 OFF RAMP - 10'
 b LANGSTON BLVD - 18'
 c KIRKWOOD - 2'

D BUILDING SECTION D-D
 1"=20'-0"



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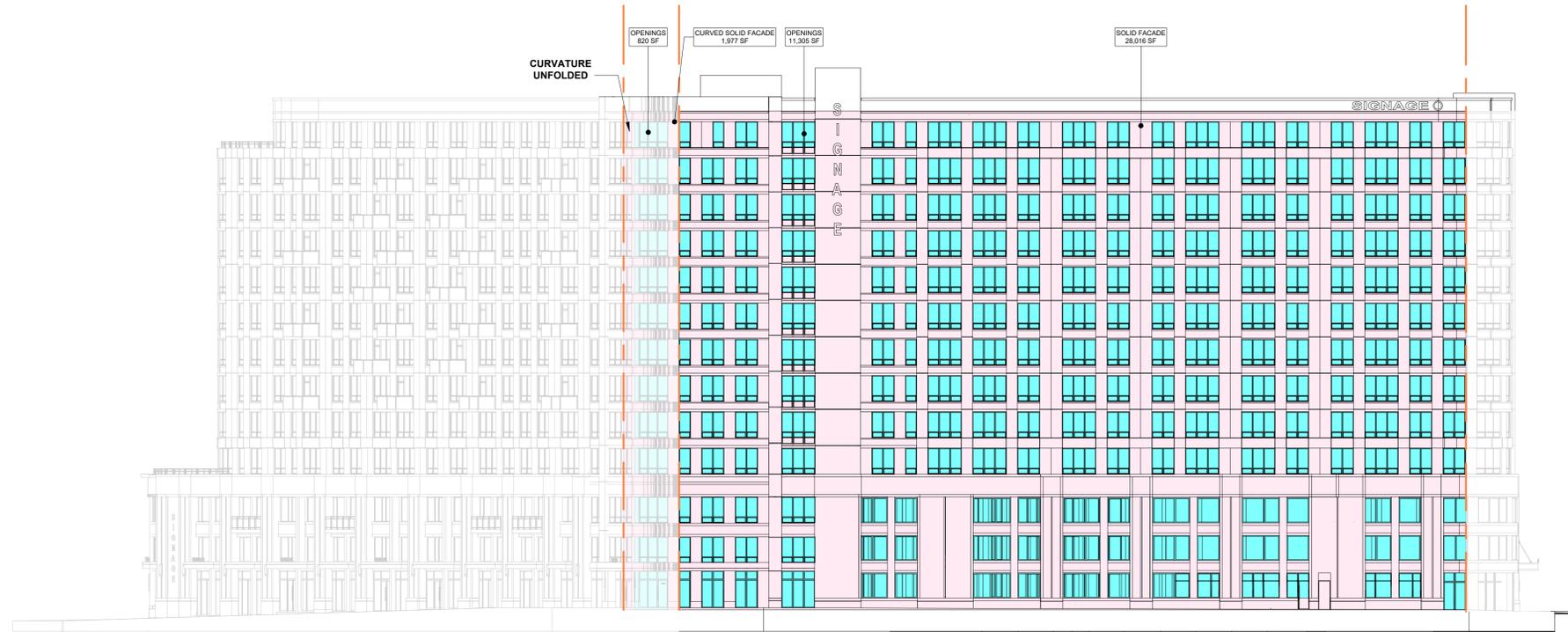
BUILDING SECTIONS

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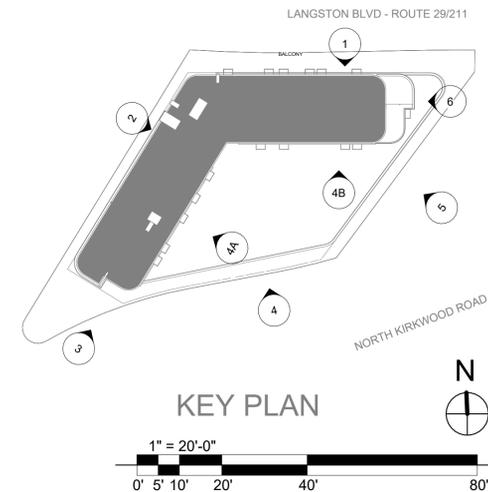
2 ELEVATION 2
1" = 20'-0"



1 ELEVATION 1
1" = 20'-0"

EXTERIOR FENESTRATION		
DESCRIPTION	GROSS AREA	PERCENTAGE
OPENINGS	52,993 SF	29%
SOLID	128,878 SF	71%
	181,870 SF	100%

BUILDING FENESTRATION LEGEND	
	SOLID FACADE
	CURVED SOLID FACADE
	OPENINGS



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4.1 SITE PLAN
PROJECT NO. 322158.00

DRAWING TITLE
BUILDING FENESTRATION EXHIBIT

DRAWN BY ME, RM
QC CHECKED BY RV
CA REVIEWED BY RVV

DRAWING NUMBER
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Alandrea Chen (02/21/2026) - LANGSTON BLVD 322158.00 - LANGSTON BLVD.dwg
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2 ELEVATION 4
1" = 20'-0"

OPENINGS 2,784 SF
SOLID FACADE 8,007 SF

EXTERIOR FENESTRATION		
DESCRIPTION	GROSS AREA	PERCENTAGE
OPENINGS	52,993 SF	29%
SOLID	128,878 SF	71%
	181,870 SF	100%

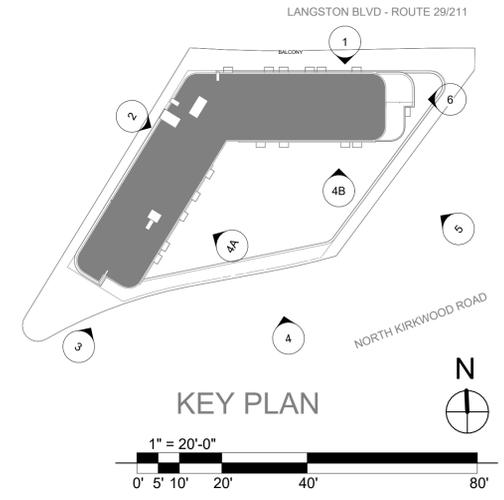
BUILDING FENESTRATION LEGEND

- SOLID FACADE
- CURVED SOLID FACADE
- OPENINGS



1 ELEVATION 3
1" = 20'-0"

CURVATURE UNFOLDED
CURVED SOLID FACADE 2,037 SF
SOLID FACADE 5,430 SF
OPENINGS 1,663 SF
CURVED SOLID FACADE 2,134 SF
OPENINGS 970 SF
OPENINGS 1,338 SF
CURVED SOLID FACADE 883 SF



KEY PLAN

1" = 20'-0"
0' 5' 10' 20' 40' 80'



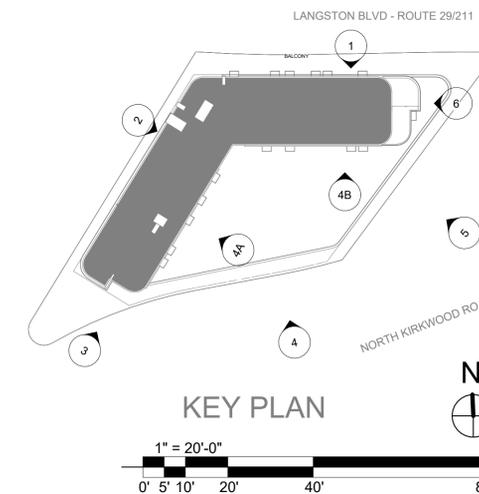
2 ELEVATION 4B
1" = 20'-0"



1 ELEVATION 4A
1" = 20'-0"

EXTERIOR FENESTRATION		
DESCRIPTION	GROSS AREA	PERCENTAGE
OPENINGS	52,993 SF	29%
SOLID	128,878 SF	71%
	181,870 SF	100%

BUILDING FENESTRATION LEGEND	
	SOLID FACADE
	CURVED SOLID FACADE
	OPENINGS



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02/20/2026

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https://rooneyproperties.com/

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ISSUE DATE

- 4.1 SITE PLAN RESUBMISSION 10/29/2024
- 4.1 SITE PLAN RESUBMISSION 03/14/2025
- 4.1 SITE PLAN RESUBMISSION 06/16/2025
- 4.1 SITE PLAN RESUBMISSION 11/20/2025
- 4.1 SITE PLAN RESUBMISSION 02/23/2026

REVISION DATE

PROJECT TITLE

3130 LANGSTON BOULEVARD
ARLINGTON, VA 22201

4.1 SITE PLAN
PROJECT NO. 322158.00

DRAWING TITLE
BUILDING FENESTRATION EXHIBIT

DRAWN BY ME, RM
QC CHECKED BY RV
CA REVIEWED BY RVV

DRAWING NUMBER
A-33



2 ELEVATION 6
1" = 20'-0"

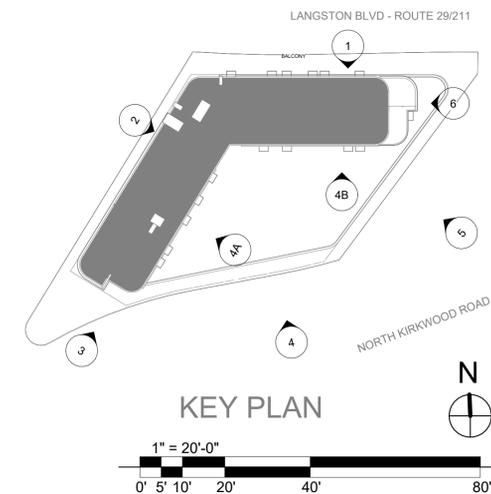


1 ELEVATION 5
1" = 20'-0"

EXTERIOR FENESTRATION		
DESCRIPTION	GROSS AREA	PERCENTAGE
OPENINGS	52,993 SF	29%
SOLID	128,878 SF	71%
	181,870 SF	100%

BUILDING FENESTRATION LEGEND

- SOLID FACADE
- CURVED SOLID FACADE
- OPENINGS



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ISSUE DATE

4.1 SITE PLAN SUBMISSION	08/09/2024
4.1 SITE PLAN RESUBMISSION	10/29/2024
4.1 SITE PLAN RESUBMISSION	03/14/2025
4.1 SITE PLAN RESUBMISSION	06/16/2025
4.1 SITE PLAN RESUBMISSION	11/20/2025
4.1 SITE PLAN RESUBMISSION	02/23/2026

REVISION DATE

PROJECT TITLE
3130 LANGSTON BOULEVARD
ARLINGTON, VA 22201

4.1 SITE PLAN
PROJECT NO. 322158.00

DRAWING TITLE
BUILDING FENESTRATION EXHIBIT

DRAWN BY ME, RM
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DRAWING NUMBER
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