



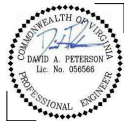
RENDERING SHOWN FOR REFERENCE ONLY

4.1 SUBMISSION #5

08.08.22

10TH & IRVING
 1000 N. IRVING ST
 ARLINGTON, VA 22201

NOT FOR CONSTRUCTION



OWNER:
ORR PARTNERS

1180 SUNRISE VALLEY DRIVE, #200
 RESTON, VA 20191
 MAIN: 703.289.2100
 FAX: 703.289.2101
 WWW.ORRPARTNERS.COM

CIVIL:
BOWMAN CONSULTING

13461 SUNRISE VALLEY DRIVE, #500
 HERNDON, VA 20151
 MAIN: 703.464.1000
 FAX: 703.481.9720
 WWW.BOWMANCONSULTING.COM

ARCHITECT:
ANTUNOVICH ASSOCIATES
ARCHITECTURE • PLANNING • INTERIOR DESIGN

1144 3RD STREET NE
 WASHINGTON, DC 20002
 MAIN: 202.540.1144
 WWW.ANTUNOVICH.COM

LANDSCAPE:
OCULUS

1611 CONNECTICUT AVE. NW
 WASHINGTON, DC 20009
 MAIN: 202.588.5454
 WWW.OCULUS.INFO

TRAFFIC:
WELLS & ASSOCIATES

1420 SPRING HILL ROAD, #610
 TYSONS, VA 22102
 MAIN: 703.917.6620
 FAX: 703.917.0739
 WWW.WELLSANDASSOCIATES.COM

LAND USE:
**WALSH COLUCCI
 LUBELEY & WALSH**

2200 CLARENDON BLVD, #1300
 ARLINGTON, VA 22201
 MAIN: 703.528.4700
 FAX: 703.525.3197
 WWW.THELANDLAWYERS.COM

GENERAL HISTORIC NOTES:

1. ALL WORK ON THE HISTORIC JOYCE MOTORS FACADE TO BE PERFORMED IN STRICT ACCORDANCE WITH THE HISTORIC PRESERVATION PLAN. WORK INCLUDES, BUT IS NOT LIMITED TO, DISASSEMBLY, STORAGE, REPAIR, REPLACEMENT, INSTALLATION, AND CLEANING OF ALL HISTORIC COMPONENTS.
2. ENAMELED PORCELAIN METAL PANELS ARE TO BE REUSED WHEREVER POSSIBLE. AS NEEDED, PANELS ARE TO BE REPAIRED OR REPLACED IN-KIND AS DESCRIBED IN THE HISTORIC PRESERVATION PLAN. OVERPAINT TO BE REMOVED FROM THE EXISTING ENAMELED PANELS TO EXPOSE THE HISTORIC ENAMEL COATING.
3. HISTORIC GREEN AND WHITE COLORING TO BE RESTORED ON ALL EXISTING ENAMELED PANELS AND MATCHED ON ALL REPAIRED AND REPLACED-IN-KIND PANELS.
4. NEW FACADE GLAZING TO BE INSTALLED TO REPLICATE THE HISTORIC SHOWROOM PLATE GLASS.
5. ALL GARAGE DOORS ARE TO BE REPLACED WITH NEW ENERGY-EFFICIENT STOREFRONT SYSTEMS OR FOLD-UP DOORS TO RECREATE THE AESTHETIC OF THE HISTORIC DOORS. OPENING SIZES AND MULLION SPACING ON THE NEW STOREFRONTS ARE TO MATCH THE HISTORIC FACADE DIMENSION AND PROPORTION.
6. CORNER BUMPERS TO BE RE-USED IF POSSIBLE OR REPLACED IN-KIND.
7. TRIPLE SPEEDLINES TO BE RE-USED IF POSSIBLE OR REPLACED IN-KIND.

WHERE POSSIBLE, HISTORIC PANELS TO BE SALVAGED, REPAIRED, AND REINSTALLED ON NEW EXTERIOR WALL PARTITIONS

SHOWROOM GLAZING TO BE DEMOLISHED AND REPLACED TO MATCH HISTORIC PLATE GLASS ON NEW EXTERIOR WALL PARTITIONS

GREEN AND WHITE COLOR SCHEME TO BE MAINTAINED. WHERE POSSIBLE, SPEEDLINES TO BE REPAIRED AND REINSTALLED ON NEW EXTERIOR WALLS

WHERE POSSIBLE, CORNER BUMPERS TO BE SALVAGED AND REINSTALLED ON NEW EXTERIOR WALL PARTITIONS



JOYCE MOTORS FRONT DOOR



JOYCE MOTORS EAST FACADE



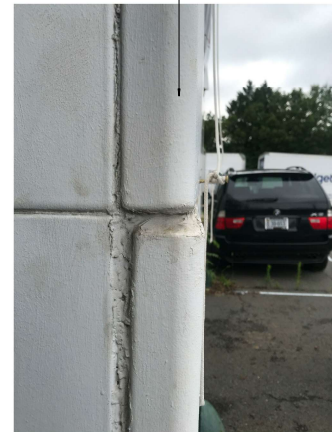
CORNER BUMPERS

(4) NON-HISTORIC GARAGE DOORS TO BE DEMOLISHED. NEW BUILDING FACADE TO RECREATE THE AESTHETIC OF THE HISTORIC GARAGE DOORS USING A NEW ENERGY EFFICIENT STOREFRONT GLAZING SYSTEM OR FOLD-UP DOORS.

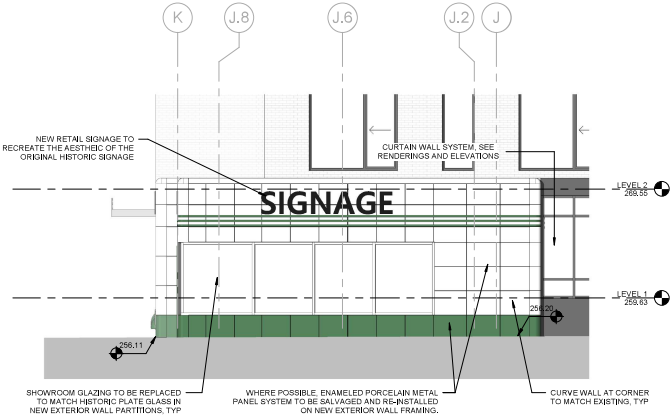
WHERE POSSIBLE, HISTORIC PANELS TO BE SALVAGED, REPAIRED, AND REINSTALLED ON NEW EXTERIOR WALL PARTITIONS



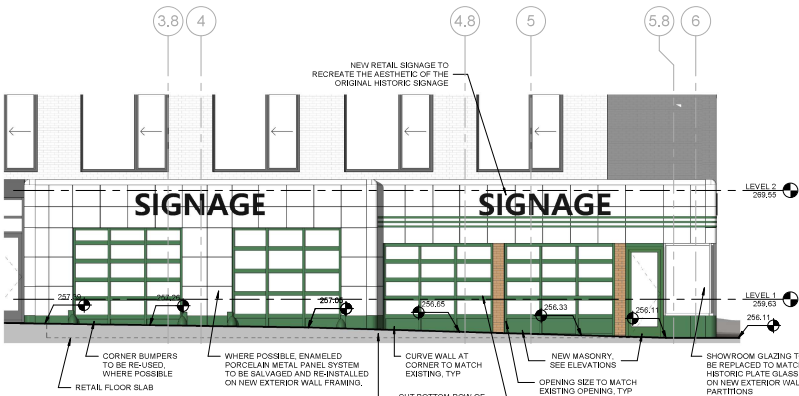
JOYCE MOTORS SOUTH FACADE



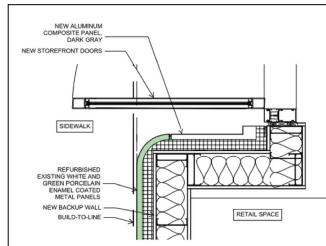
ENAMELED PORCELAIN PANELS



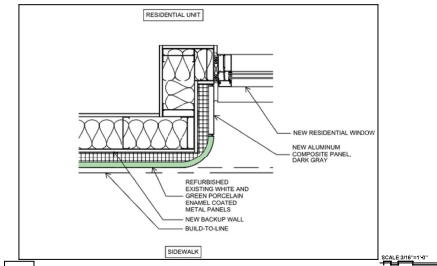
2 HISTORIC ELEVATION - EAST FACADE
A0-41
3/16" = 1'-0"



1 HISTORIC ELEVATION - SOUTH FACADE
A0-41
3/16" = 1'-0"



3 SOUTH FACADE HISTORIC RETURN DETAIL
A0-41



4 EAST FACADE HISTORIC RETURN DETAIL
A0-41

APPROVAL STAMPS

NOT FOR CONSTRUCTION

No.	Date	Description
5	08.08.22	4.1 SUBMISSION #5
4	04.28.22	4.1 SUBMISSION #4
3	04.26.20	4.1 SUBMISSION #3
2	03.12.20	PRELIM 4.1 SUBMISSION #2
1	10.01.19	PRELIM 4.1 SUBMISSION #1

SUBMISSIONS & REVISIONS

OWNER

ORR PARTNERS
1180 SURRISE VALLEY DRIVE, #200
RESTON, VA 20191
MAIN: 703.289.2100
FAX: 703.289.2101
WWW.ORRPARTNERS.COM

CIVIL

BOWMAN CONSULTING
13481 SURRISE VALLEY DRIVE, #500
HERFORD, VA 20151
MAIN: 703.464.1200
FAX: 703.461.9700
WWW.BOWMANCONSULTING.COM

ARCHITECT

ANTUNOVICH ASSOCIATES
1144 3RD STREET NE
WASHINGTON, DC 20002
MAIN: 202.240.1144
WWW.ANTUNOVICH.COM

LANDSCAPE

OCULUS
1911 CONNECTICUT AVE. NW
WASHINGTON, DC 20002
MAIN: 202.888.0424
WWW.OCULUS.INFO

TRAFFIC

WELLS & ASSOCIATES
1420 SPRING HILL ROAD, #910
TYSONS, VA 22102
MAIN: 703.917.9250
FAX: 703.917.9719
WWW.WELLSANDASSOCIATES.COM

LAND USE

WALSH COLUCCI LUBELEY & WALSH
2200 CLANDEN BLVD, #1300
ARLINGTON, VA 22201
MAIN: 703.526.4700
FAX: 703.526.3197
WWW.THELANDLAWYERS.COM

PROJECT LOCATION

10TH & IRVING
1000 N. IRVING ST
ARLINGTON, VA 22201

DRAWING TITLE

HISTORIC EXHIBIT

DATE	DATE
10.01.19	10.01.19
DRAWN BY: AP	DRAWN BY: AP
CHECKED BY: MD	CHECKED BY: MD
PROJECT NO: 2017-01.00	PROJECT NO: 2017-01.00

DRAWING NO.

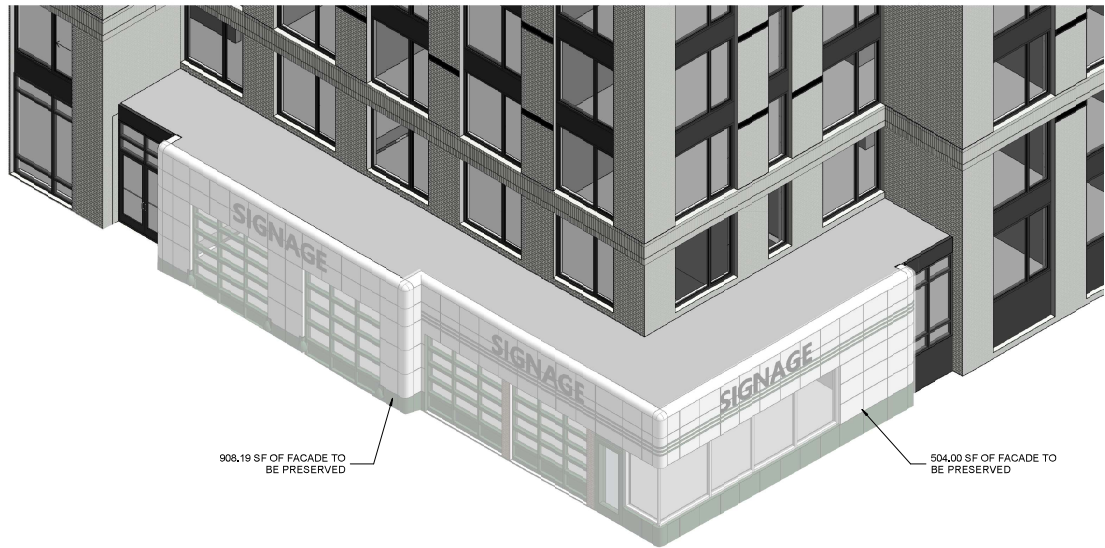
A0-41

- GENERAL HISTORY NOTES:**
1. ALL WORK ON THE HISTORIC JOYCE MOTORS FACADE TO BE PERFORMED IN STRICT ACCORDANCE WITH THE HISTORIC PRESERVATION PLAN. WORK INCLUDES, BUT IS NOT LIMITED TO, DISASSEMBLY, STORAGE, REPAIR, REPLACEMENT, INSTALLATION, AND CLEANING OF ALL HISTORIC COMPONENTS.
 2. ENAMELED PORCELAIN METAL PANELS ARE TO BE REUSED WHEREVER POSSIBLE. AS NEEDED, PANELS ARE TO BE REPAIRED OR REPLACED-IN KIND AS DESCRIBED IN THE HISTORIC PRESERVATION PLAN. OVERPAINT TO BE REMOVED FROM THE EXISTING ENAMELED PANELS TO EXPOSE THE HISTORIC ENAMEL COATING.
 3. HISTORIC GREEN AND WHITE COLORING TO BE RESTORED ON ALL EXISTING ENAMELED PANELS AND MATCHED ON ALL REPAIRED AND REPLACED-IN-KIND PANELS.
 4. NEW FACADE GLAZING TO BE INSTALLED TO REPLICATE THE HISTORIC SHOWROOM PLATE GLASS.
 5. ALL GARAGE DOORS ARE TO BE REPLACED WITH NEW ENERGY-EFFICIENT STOREFRONT SYSTEMS OR FOLD-UP DOORS TO RECREATE THE AESTHETIC OF THE HISTORIC DOORS. SPRING SEES AND HULLIN SPRING ON THE NEW STOREFRONTS ARE TO MATCH THE HISTORIC FACADE IN DIMENSION AND PROPORTION.
 6. CORNER BUMPERS TO BE RE-USED IF POSSIBLE OR REPLACED-IN-KIND.
 7. TRIPLE SPEEDLINES TO BE RE-USED IF POSSIBLE OR REPLACED-IN-KIND.

SOUTH FACADE
 AREA PRESERVED: 908.19 SF

EAST FACADE
 AREA PRESERVED: 504.00 SF

TOTAL FACADE
 1,413.19 SF



HISTORIC FACADE AXON



JOYCE MOTORS SOUTH FACADE

25' OF HISTORIC WALL TO BE SALVAGED, REPAIRED, AND REINSTALLED

63' OF HISTORIC WALL TO BE SALVAGED, REPAIRED, AND REINSTALLED



JOYCE MOTORS EAST FACADE

APPROVAL STAMPS:

NOT FOR CONSTRUCTION

No.	Date	Description
5	08.08.22	4.1 SUBMISSION #5

SUBMISSIONS & REVISIONS

OWNER

ORR PARTNERS
 1180 SUNRISE VALLEY DRIVE, #200
 RESTON, VA 20191
 MAIN 703.286.2100
 FAX 703.286.2101
 WWW.ORRPARTNERS.COM

CIVIL

BOWMAN CONSULTING
 1388 SUNRISE VALLEY DRIVE, #500
 HERRINGTON, VA 20151
 MAIN 703.654.1500
 FAX 703.481.9720
 WWW.BOWMANCONSULTING.COM

ARCHITECT

ANTUNOVICH ASSOCIATES
 ARCHITECTS • PLANNERS • INTERIOR DESIGN
 1144 5RD STREET NE
 WASHINGTON, DC 20002
 MAIN 202.540.1144
 WWW.ANTUNOVICH.COM

LANDSCAPE

OCULUS
 1611 CONNECTICUT AVE NW
 WASHINGTON, DC 20009
 MAIN 202.588.5454
 WWW.OCULUS.INFO

TRAFFIC

WELLS & ASSOCIATES
 1420 SPRING HILL ROAD, #510
 TYLER, VA 22572
 MAIN 703.917.2920
 FAX 703.917.0769
 WWW.WELLSANDASSOCIATES.COM

LAND USE

WALSH COLUCCI LUBELEY & WALSH
 2200 CLARENDON BLVD, #1300
 ARLINGTON, VA 22201
 MAIN 703.528.4700
 FAX 703.528.9197
 WWW.THELAWYERS.COM

PROJECT LOCATION

10TH & IRVING
 1000 N. IRVING ST
 ARLINGTON, VA 22201

DRAWING TITLE

HISTORIC EXHIBIT

SEAL

ANTUNOVICH FOR VIRGINIA

JOSEPH M. ANTUNOVICH
 0461 009550
 ARCHITECT

DATE

08.08.22

DRAWN BY:

JP

CHECKED BY:

KC

PROJECT NO:

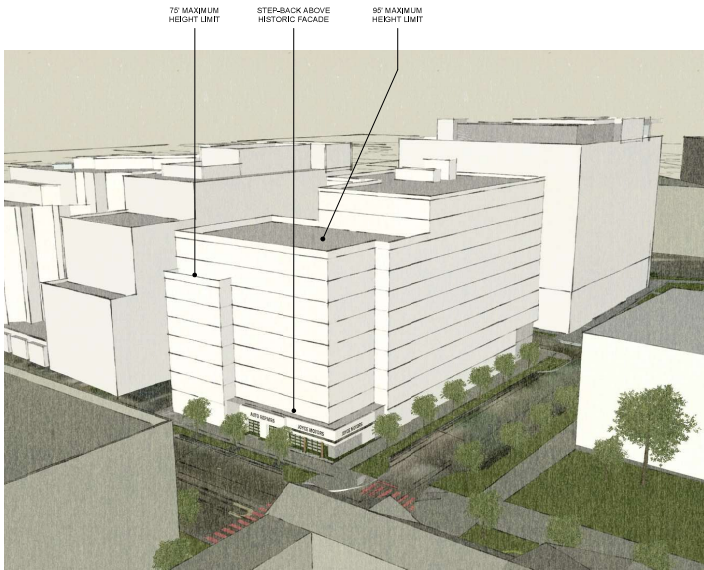
2017-91.00

DRAWING NO.

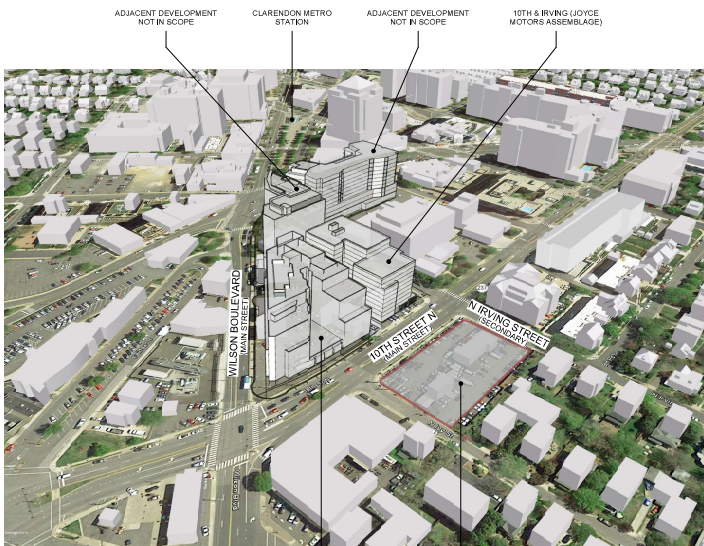
A0-42

copyright 2022

MASSING DIAGRAM

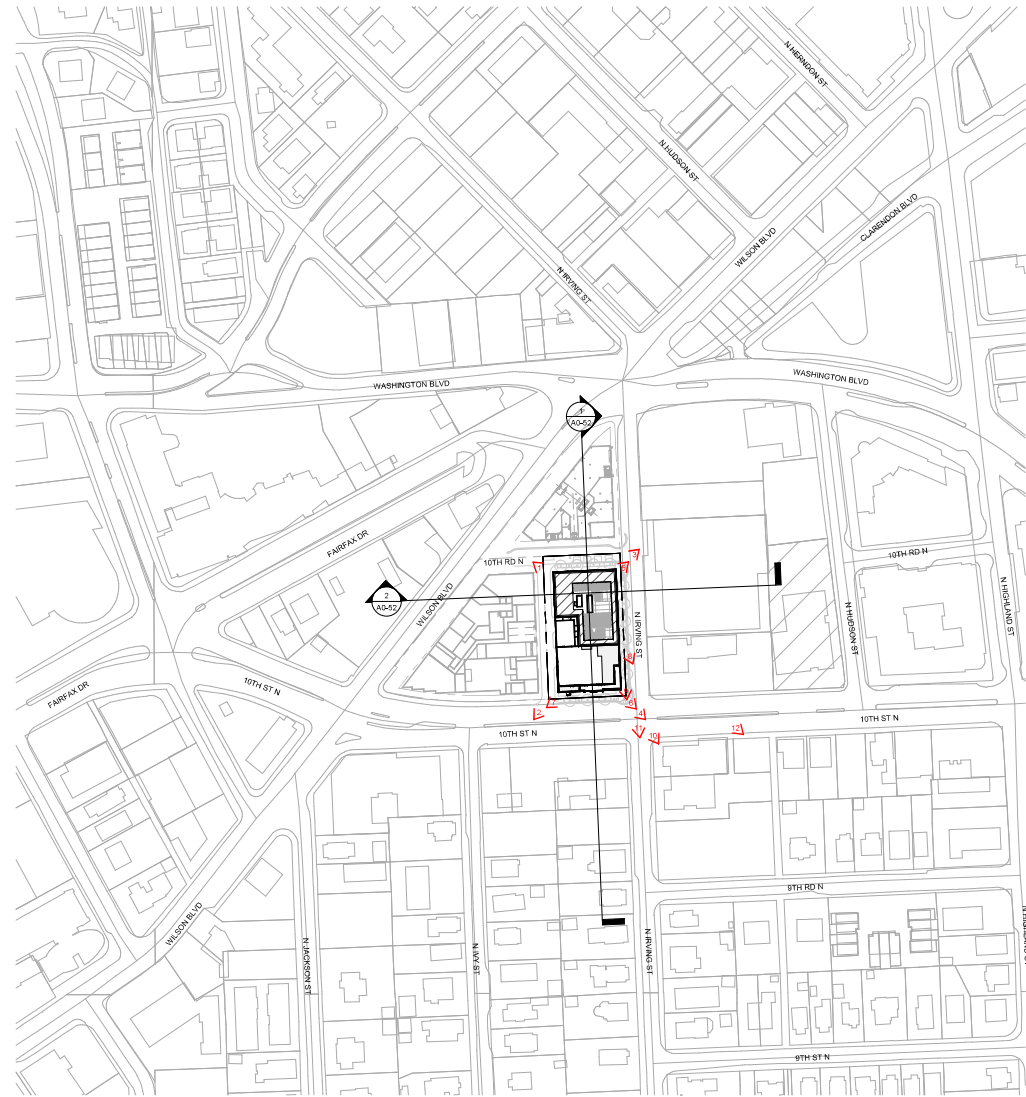


MASSING AERIAL VIEW



1 SITE PLAN
A0-51 1" = 100'-0"

FOR REFERENCE ONLY



NOTE: CALL-OUTS CORRESPOND TO RENDERINGS ON SHEETS A0-51 TO A0-53

SCALE: 1"=100'-0"

APPROVAL STAMPS:

NOT FOR CONSTRUCTION

No.	Date	Description
5	08.28.22	4.1 SUBMISSION #5
4	04.29.22	4.1 SUBMISSION #4
3	04.20.22	4.1 SUBMISSION #3
2	03.12.20	PRELIM 4.1 SUBMISSION #2
1	10.01.19	PRELIM 4.1 SUBMISSION #1

SUBMISSIONS & REVISIONS

OWNER

ORR PARTNERS
1180 SUNRISE VALLEY DRIVE, #200
RESTON, VA 20191
MAIN: 703.286.2100
FAX: 703.286.2101
WWW.ORRPARTNERS.COM

CIVIL

BOWMAN CONSULTING
13484 SUNRISE VALLEY DRIVE, #500
HERNDON, VA 20151
MAIN: 703.464.1500
FAX: 703.464.1720
WWW.BOWMANCONSULTING.COM

ARCHITECT

ANTUNOVICH ASSOCIATES
1144 5RD STREET NE
WASHINGTON, DC 20002
MAIN: 202.540.1144
WWW.ANTUNOVICH.COM

LANDSCAPE

OCULUS
1611 CONNECTICUT AVE NW
WASHINGTON, DC 20009
MAIN: 202.288.8464
WWW.OCULUS.INFO

TRAFFIC

WELLS & ASSOCIATES
1420 SPRING HILL ROAD, #510
TYLER, TX 75703
MAIN: 214.737.2300
FAX: 214.737.0788
WWW.WELLSANDASSOCIATES.COM

LAND USE

WALSH COLUCCI LUBELEY & WALSH
2200 CLARENDON BLVD, #1300
ARLINGTON, VA 22201
MAIN: 703.528.4700
FAX: 703.528.9197
WWW.THELAWYERS.COM

PROJECT LOCATION

10TH & IRVING
1000 N. IRVING ST
ARLINGTON, VA 22201

DRAWING TITLE

ARCHITECTURAL SITE PLAN & MASSING

	DATE	10.01.19
	DRAWN BY:	JP
	CHECKED BY:	MD
	PROJECT NO.	2017-01.00

DRAWING NO. **A0-51**

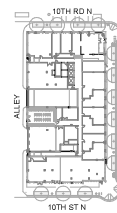
GROUND FLOOR TRANSPARENCY - EAST FAÇADE

APPROXIMATE FAÇADE AREA: 42,831 SF
 APPROXIMATE OPENING AREA: 41,138 SF
 APPROXIMATE OPENING PERCENTAGE: 44%

NOTE: AREA FOR TRANSPARENCY CALCULATION MEASURES FROM GROUND PLANE TO TOP OF 2ND FLOOR SLAB.

LEGEND - BUILDING ELEVATIONS

- | | | | |
|--|--|--|--|
| | RESIDENTIAL LOUVER | | PROPERTY LINE |
| | RETAIL LOUVER | | MP-2 ENAMEL COATED METAL PANEL (HISTORIC, GREEN) |
| | B-1 MASONRY - LIGHT | | MP-3 METAL PANEL - DARK |
| | MP-1 ENAMEL COATED METAL PANEL (HISTORIC, WHITE) | | GI-1 GLASS - TRANSPARENT, SPANDREL |



APPROVAL STAMPS

NOT FOR CONSTRUCTION

No.	Date	Description
3	08.28.22	4.1 SUBMISSION #3
4	04.26.22	4.1 SUBMISSION #4
3	04.26.22	4.1 SUBMISSION #3
2	03.12.20	PRELIM 4.1 SUBMISSION #2
1	10.01.19	PRELIM 4.1 SUBMISSION #1

SUBMISSIONS & REVISIONS

OWNER

ORR PARTNERS
 1180 SUNRISE VALLEY DRIVE, #200
 RESTON, VA 20191
 MAIN: 703.286.2100
 FAX: 703.286.2101
 WWW.ORRPARTNERS.COM

CIVIL

BOWMAN CONSULTING
 1388 SUNRISE VALLEY DRIVE, #500
 HERNDON, VA 20151
 MAIN: 703.461.1500
 FAX: 703.461.9720
 WWW.BOWMANCONSULTING.COM

ARCHITECT

ANTUNOVICH ASSOCIATES
 ARCHITECTS • PLANNERS • INTERIOR DESIGNERS
 1144 9th STREET NE
 WASHINGTON, DC 20002
 MAIN: 202.540.1144
 WWW.ANTUNOVICH.COM

LANDSCAPE

OCULUS
 1611 CONNECTICUT AVE. NW
 WASHINGTON, DC 20009
 MAIN: 202.248.2454
 WWW.OCULUS.INFO

TRAFFIC

WELLS & ASSOCIATES
 1420 SPRING HILL ROAD, #510
 TYSONS, VA 22109
 MAIN: 703.917.2920
 FAX: 703.917.2922
 WWW.WELLSANDASSOCIATES.COM

LAND USE

WALSH COLUCCI LUBELEY & WALSH
 2200 CLARENCE BLVD, #1300
 ARLINGTON, VA 22201
 MAIN: 703.528.4700
 FAX: 703.528.9197
 WWW.THELANDLAWYERS.COM

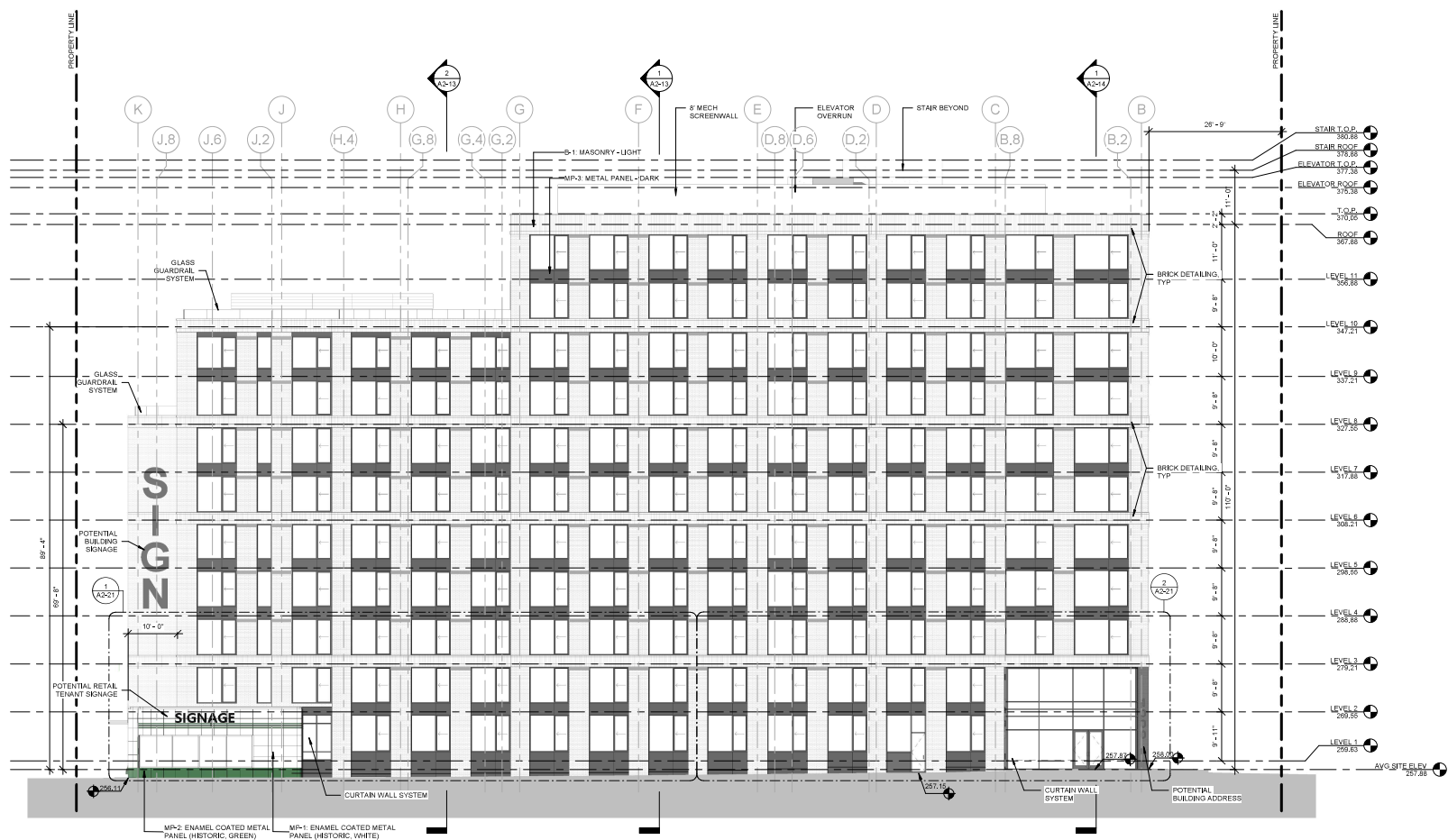
PROJECT LOCATION

10TH & IRVING
 1000 N. IRVING ST
 ARLINGTON, VA 22201

DRAWING TITLE

BUILDING ELEVATIONS - EAST FAÇADE

SEAL	DATE
	10.01.19
DRAWN BY:	JP
CHECKED BY:	MD
PROJECT NO:	2017-01.00
DRAWING NO:	A2-01



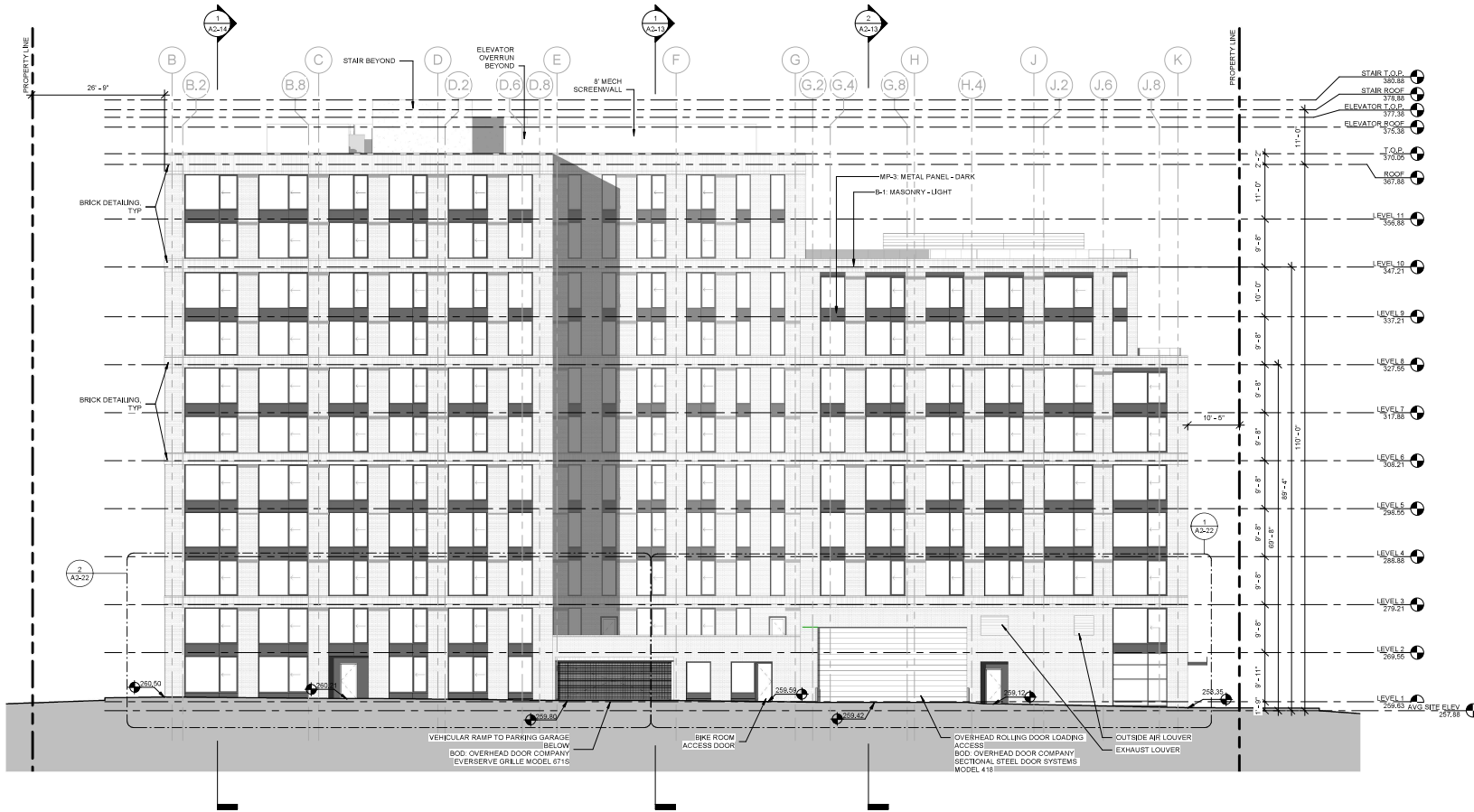
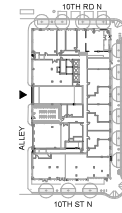
1 BUILDING ELEVATION - EAST FAÇADE
 A2-01 3/32" = 1'-0"



R202022 10:11:52 AM

LEGEND - BUILDING ELEVATIONS

	RESIDENTIAL LOUVER		PROPERTY LINE
	RETAIL LOUVER		MP-2 ENAMEL COATED METAL PANEL (HISTORIC, GREEN)
	B-1 MASONRY - LIGHT		MP-3 METAL PANEL - DARK
	MP-1 ENAMEL COATED METAL PANEL (HISTORIC, WHITE)		GL-1 GLASS - TRANSPARENT SPANDREL



1 BUILDING ELEVATION - WEST FACADE
A2-02 3'-3/2" = 1'-0"

APPROVAL STAMPS

NOT FOR CONSTRUCTION

No.	Date	Description
3	08.28.22	4.1 SUBMISSION #5
4	04.20.23	4.1 SUBMISSION #4
3	04.20.23	4.1 SUBMISSION #3
2	03.12.20	PRELIM 4.1 SUBMISSION #2
1	10.21.19	PRELIM 4.1 SUBMISSION #1

SUBMISSIONS & REVISIONS

OWNER

ORR PARTNERS
1180 SUNRISE VALLEY DRIVE, #200
RESTON, VA 20151
MAIN 703.289.2100
FAX 703.289.2101
WWW.ORRPARTNERS.COM

CIVIL

BOWMAN CONSULTING
1348 SUNRISE VALLEY DRIVE, #500
HERNDON, VA 20151
MAIN 703.461.1500
FAX 703.461.9700
WWW.BOWMANCONSULTING.COM

ARCHITECT

ANTUNOVICH ASSOCIATES
ARCHITECTS • PLANNERS • INTERIOR DESIGN
1144 9th STREET, N.E.
WASHINGTON, DC 20002
MAIN 202.540.1144
WWW.ANTUNOVICH.COM

LANDSCAPE

OCULUS
1611 CONNECTICUT AVE. NW
WASHINGTON, DC 20009
MAIN 202.288.2454
WWW.OCULUS.INFO

TRAFFIC

WELLS & ASSOCIATES
1420 SPRING HILL ROAD, #510
TYSONS, VA 22091
MAIN 703.917.2920
FAX 703.917.2920
WWW.WELLSANDASSOCIATES.COM

LAND USE

WALSH COLUCCI LUBELEY & WALSH
2200 CLARENDON BLVD, #1300
ARLINGTON, VA 22201
MAIN 703.528.4700
FAX 703.528.3197
WWW.THELANDLAWYERS.COM

PROJECT LOCATION

10TH & IRVING
1000 N. IRVING ST
ARLINGTON, VA 22201

DRAWING TITLE

BUILDING ELEVATIONS - WEST FACADE

SEAL	DATE
	10.01.19
DRAWN BY:	JP
CHECKED BY:	MD
PROJECT NO:	2017-01.00
DRAWING NO:	A2-02

GROUND FLOOR TRANSPARENCY - SOUTH FACADE

APPROXIMATE FACADE AREA = 1,329 SF
 APPROXIMATE OPENING AREA = 733 SF
 APPROXIMATE OPENING PERCENTAGE = 55%

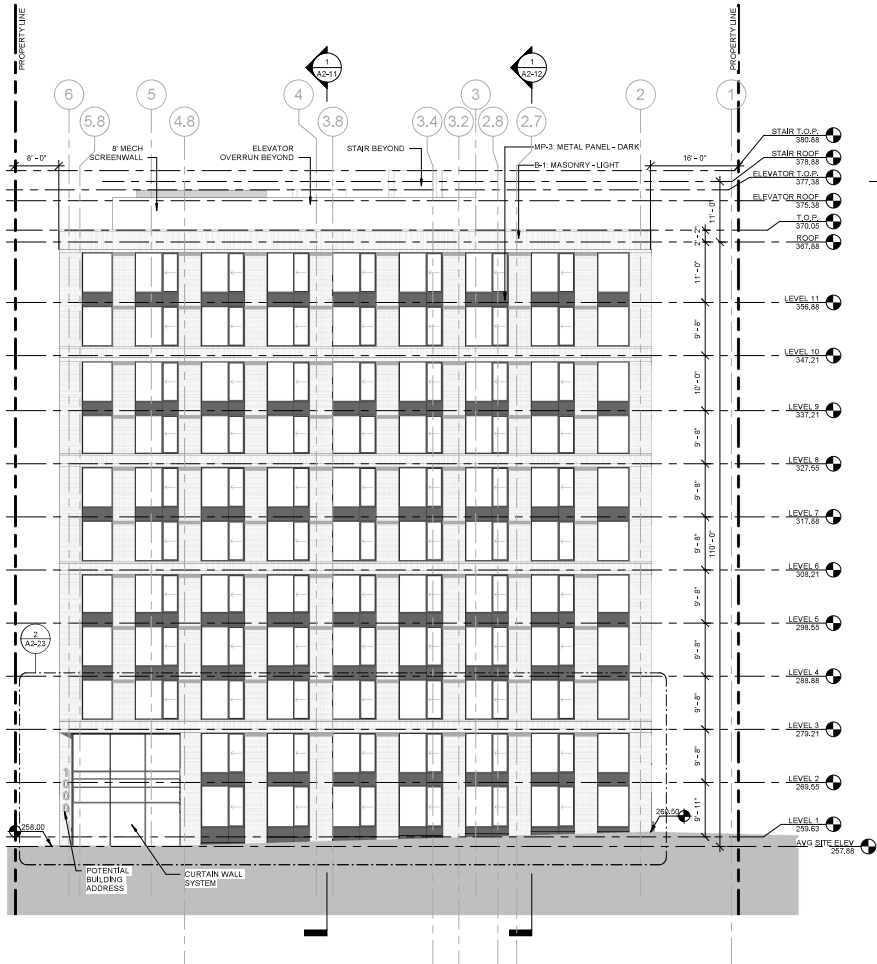
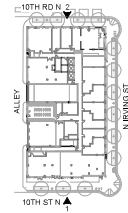
GROUND FLOOR TRANSPARENCY - NORTH FACADE

APPROXIMATE FACADE AREA = 1,186 SF
 APPROXIMATE OPENING AREA = 639 SF
 APPROXIMATE OPENING PERCENTAGE = 55%

NOTE: AREA FOR TRANSPARENCY CALCULATION MEASURES FROM GROUND PLANE TO TOP OF 2ND FLOOR SLAB.

LEGEND - BUILDING ELEVATIONS

- RESIDENTIAL LOUVER
- RETAIL LOUVER
- B-1 MASONRY - LIGHT
- MP-1 ENAMEL COATED METAL PANEL (HISTORIC, WHITE)
- MP-2 ENAMEL COATED METAL PANEL (HISTORIC, GREEN)
- MP-3 METAL PANEL - DARK
- GL-1 GLASS - TRANSPARENT, SPANDREL
- PROPERTY LINE



2 BUILDING ELEVATION - NORTH FACADE
 A2-02 3/32" = 1'-0"

1 BUILDING ELEVATION - SOUTH FACADE
 A2-03 3/32" = 1'-0"

REVISED 10.16.17 AM



APPROVAL STAMPS

NOT FOR CONSTRUCTION

No.	Date	Description
3	08.28.22	4.1 SUBMISSION #3
4	04.26.22	4.1 SUBMISSION #4
3	04.26.22	4.1 SUBMISSION #3
2	03.12.20	PRELIM 4.1 SUBMISSION #2
1	10.25.19	PRELIM 4.1 SUBMISSION #1

SUBMISSIONS & REVISIONS

OWNER
ORR PARTNERS
 1180 SUNRISE VALLEY DRIVE, #200
 HERRIDON, VA 20151
 MAIN 703.464.1500
 FAX 703.464.1720
 WWW.ORRPARTNERS.COM

CIVIL
BOWMAN CONSULTING
 1348 SUNRISE VALLEY DRIVE, #500
 HERRIDON, VA 20151
 MAIN 703.464.1500
 FAX 703.464.1720
 WWW.BOWMANCONSULTING.COM

ARCHITECT
ANTUNOVICH ASSOCIATES
 1144 5RD STREET NE
 WASHINGTON, DC 20002
 MAIN 202.540.1144
 WWW.ANTUNOVICH.COM

LANDSCAPE
OCULUS
 1611 CONNECTICUT AVE NW
 WASHINGTON, DC 20009
 MAIN 202.588.2454
 WWW.OCULUS.INFO

TRAFFIC
WELLS & ASSOCIATES
 1420 SPRING HILL ROAD, #510
 FREDERICK, VA 22030
 MAIN 703.917.2920
 WWW.WELLSANDASSOCIATES.COM

LAND USE
WALSH COLUCCI LUBELEY & WALSH
 2200 CLARENDON BLVD, #1300
 ARLINGTON, VA 22201
 MAIN 703.528.4700
 FAX 703.528.9197
 WWW.THELANDLAWYERS.COM

PROJECT LOCATION
10TH & IRVING
 1000 N. IRVING ST
 ARLINGTON, VA 22201

DRAWING TITLE
BUILDING ELEVATIONS - NORTH & SOUTH FACADE

SEAL
 JOSEPH M. ANTUNOVICH
 0461009550
 ARCHITECT

DATE
 10.01.19

DRAWN BY
 JP

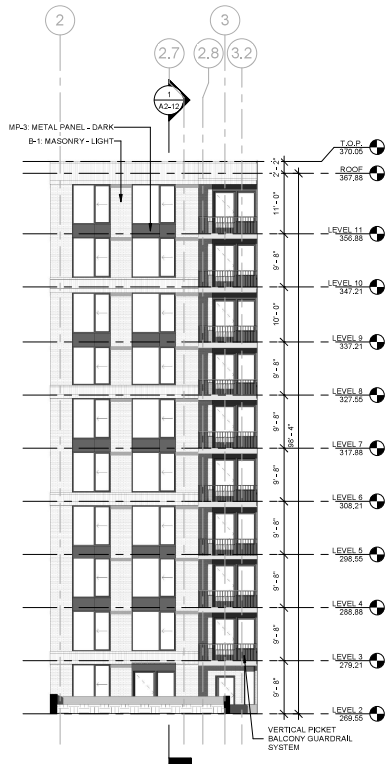
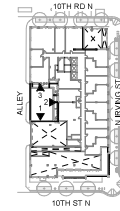
CHECKED BY
 MD

PROJECT NO
 2017-01.00

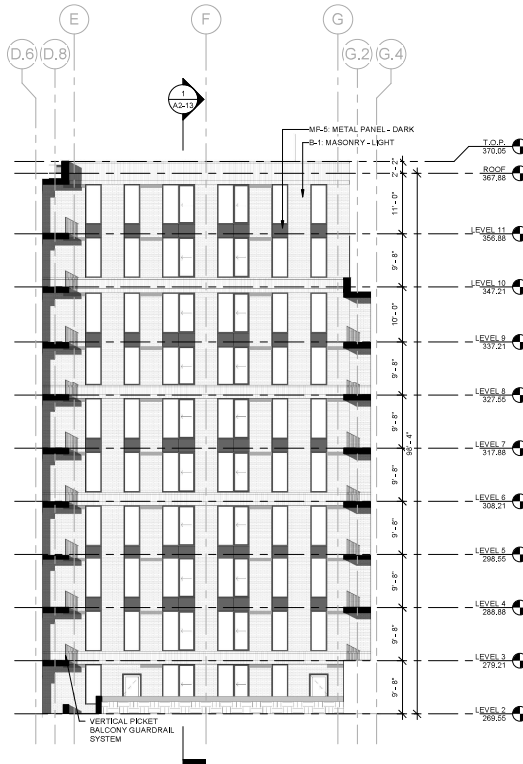
DRAWING NO
A2-03

LEGEND - BUILDING ELEVATIONS

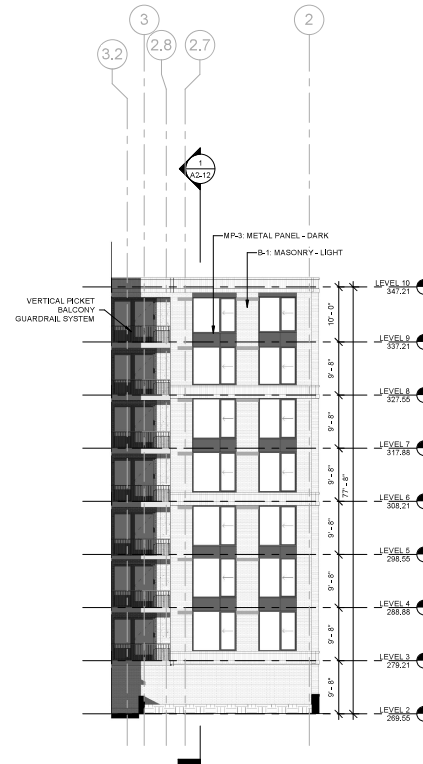
	RESIDENTIAL LOUVER		PROPERTY LINE
	RETAL LOUVER		MP-2 ENAMEL COATED METAL PANEL (HISTORIC, GREEN)
	B-1 MASONRY - LIGHT		MP-3 METAL PANEL - DARK
	MP-1 ENAMEL COATED METAL PANEL (HISTORIC, WHITE)		GL-1 GLASS - TRANSPARENT, SPANDELR



3 BUILDING ELEVATION - NORTH COURTYARD
A2-04 3/32" = 1'-0"



2 BUILDING ELEVATION - EAST COURTYARD
A2-04 3/32" = 1'-0"



1 BUILDING ELEVATION - SOUTH COURTYARD
A2-04 3/32" = 1'-0"

APPROVAL STAMPS

NOT FOR CONSTRUCTION

No.	Date	Description
3	08.28.22	4.1 SUBMISSION #5
4	04.29.22	4.1 SUBMISSION #4
3	04.26.22	4.1 SUBMISSION #3
2	03.12.20	PRELIM 4.1 SUBMISSION #2
1	10.01.19	PRELIM 4.1 SUBMISSION #1

SUBMISSIONS & REVISIONS

OWNER

ORR PARTNERS
1180 SUNRISE VALLEY DRIVE, #200
RESTON, VA 20151
MAIN 703.286.2100
FAX 703.286.2101
WWW.ORRPARTNERS.COM

CIVIL

BOWMAN CONSULTING
1380 SUNRISE VALLEY DRIVE, #500
HERNDON, VA 20151
MAIN 703.461.1500
FAX 703.461.9700
WWW.BOWMANCONSULTING.COM

ARCHITECT

ANTUNOVICH ASSOCIATES
ARCHITECTS PLLC - PLANNERS - INTERIOR DESIGN
1144 5RD STREET
WASHINGTON, DC 20002
MAIN 202.540.1144
WWW.ANTUNOVICH.COM

LANDSCAPE

OCULUS
1611 CONNECTICUT AVE NW
WASHINGTON, DC 20009
MAIN 202.288.8484
WWW.OCULUS.INFO

TRAFFIC

WELLS & ASSOCIATES
1420 SPRING HILL ROAD, #510
TYLER, VA 22590
MAIN 703.917.2900
FAX 703.917.2900
WWW.WELLSANDASSOCIATES.COM

LAND USE

WALSH COLUCCI LUBELEY & WALSH
2200 CLARENCE BLVD, #1300
ARLINGTON, VA 22201
MAIN 703.528.4700
FAX 703.528.9197
WWW.THELANDLAWYERS.COM

PROJECT LOCATION

10TH & IRVING
1000 N. IRVING ST
ARLINGTON, VA 22201

DRAWING TITLE

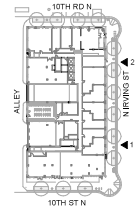
BUILDING ELEVATIONS - COURTYARD

SEAL	DATE
JOSEPH M. ANTUNOVICH 0461009550 ARCHITECT	10.01.19
DRAWN BY:	SP
CHECKED BY:	MD
PROJECT NO:	2017-01.00
DRAWING NO:	A2-04

SCALE: 3/32" = 1'-0"

LEGEND - BUILDING ELEVATIONS

	RESIDENTIAL LOUVER		PROPERTY LINE
	RETAIL LOUVER		MP-2 ENAMEL COATED METAL PANEL (HISTORIC, GREEN)
	B-1 MASONRY - LIGHT		MP-3 METAL PANEL - DARK
	MP-1 ENAMEL COATED METAL PANEL (HISTORIC, WHITE)		GL-1 GLASS - TRANSPARENT, SPANDELR



2
A2-21
ENLARGED ELEVATION - EAST
3/16" = 1'-0"



1
A2-21
ENLARGED ELEVATION - EAST
3/16" = 1'-0"

APPROVAL STAMPS

NOT FOR CONSTRUCTION

No.	Date	Description
3	08.28.22	4.1 SUBMISSION #3
4	04.20.23	4.1 SUBMISSION #4
3	04.20.23	4.1 SUBMISSION #3
2	03.12.20	PRELIM 4.1 SUBMISSION #2
1	10.01.19	PRELIM 4.1 SUBMISSION #1

SUBMISSIONS & REVISIONS

OWNER
ORR PARTNERS
 1180 SUNRISE VALLEY DRIVE, #200
 RESTON, VA 20191
 MAIN: 703.286.2100
 FAX: 703.286.2101
 WWW.ORRPARTNERS.COM

CIVIL
BOWMAN CONSULTING
 1380 SUNRISE VALLEY DRIVE, #500
 HERRINGTON, VA 20151
 MAIN: 703.461.1500
 FAX: 703.461.9700
 WWW.BOWMANCONSULTING.COM

ARCHITECT
ANTUNOVICH ASSOCIATES
 ARCHITECTS • PLANNERS • INTERIOR DESIGN
 1144 5RD STREET NE
 WASHINGTON, DC 20002
 MAIN: 202.540.1144
 WWW.ANTUNOVICH.COM

LANDSCAPE
OCULUS
 1611 CONNECTICUT AVE. NW
 WASHINGTON, DC 20009
 MAIN: 202.588.8484
 WWW.OCULUS.INFO

TRAFFIC
WELLS & ASSOCIATES
 1420 SPRING HILL ROAD, #510
 TYSONS, VA 22102
 MAIN: 703.917.2900
 FAX: 703.917.0900
 WWW.WELLSANDASSOCIATES.COM

LAND USE
WALSH COLUCCI LUBELEY & WALSH
 2200 CLARENCE BLVD, #1300
 ARLINGTON, VA 22201
 MAIN: 703.528.4700
 FAX: 703.528.9197
 WWW.THELANDLAWYERS.COM

PROJECT LOCATION
10TH & IRVING
 1000 N. IRVING ST
 ARLINGTON, VA 22201

DRAWING TITLE
ENLARGED ELEVATIONS - STREETScape EAST

SEAL
 JOSEPH M. ANTUNOVICH
 0461009550
 ARCHITECT

DATE
 10.01.19

DRAWN BY:
 JP

CHECKED BY:
 MD

PROJECT NO:
 2017-91.00

DRAWING NO:
A2-21

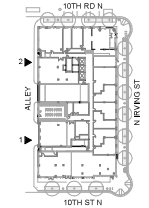
SCALE: 3/16" = 1'-0"
 1" = 24" = 144"

DATEPLOT: 10/20/19, 11:46 AM

copy#kplrt 2022

LEGEND - BUILDING ELEVATIONS

	RESIDENTIAL LOUVER		PROPERTY LINE
	RETAIL LOUVER		MP-2 ENAMEL COATED METAL PANEL (HISTORIC, GREEN)
	B-1 MASONRY - LIGHT		MP-3 METAL PANEL - DARK
	MP-1 ENAMEL COATED METAL PANEL (HISTORIC, WHITE)		GL-1 GLASS - TRANSPARENT, SPANDREL



2 ENLARGED ELEVATION - WEST
A2-22 3/16" = 1'-0"



1 ENLARGED ELEVATION - WEST
A2-22 3/16" = 1'-0"

APPROVAL STAMPS

NOT FOR CONSTRUCTION

No.	Date	Description
5	08.28.22	4.1 SUBMISSION #5
4	04.26.22	4.1 SUBMISSION #4
3	04.26.20	4.1 SUBMISSION #3
2	03.12.20	PRELIM 4.1 SUBMISSION #2
1	10.01.19	PRELIM 4.1 SUBMISSION #1

SUBMISSIONS & REVISIONS

OWNER

ORR PARTNERS
1180 SUNRISE VALLEY DRIVE, #200
HERNDON, VA 20151
MAIN 703.289.2100
FAX 703.481.9720
WWW.ORRPARTNERS.COM

CIVIL

BOWMAN CONSULTING
1360 SUNRISE VALLEY DRIVE, #500
HERNDON, VA 20151
MAIN 703.481.1000
FAX 703.481.9720
WWW.BOWMANCONSULTING.COM

ARCHITECT

ANTUNOVICH ASSOCIATES
1144 5th STREET NE
WASHINGTON, DC 20002
MAIN 202.540.1144
WWW.ANTUNOVICH.COM

LANDSCAPE

OCULUS
1611 CONNECTICUT AVE NW
WASHINGTON, DC 20009
MAIN 202.288.2454
WWW.OCULUS.INFO

TRAFFIC

WELLS & ASSOCIATES
1420 SPRING HILL ROAD, #510
TYSONS, VA 22102
MAIN 703.917.2920
WWW.WELLSANDASSOCIATES.COM

LAND USE

WALSH COLUCCI LUBELEY & WALSH
2200 CLARENCE BLVD, #1300
ARLINGTON, VA 22201
MAIN 703.528.4700
FAX 703.528.9197
WWW.THELANDLAWYERS.COM

PROJECT LOCATION

10TH & IRVING
1000 N. IRVING ST
ARLINGTON, VA 22201

DRAWING TITLE

ENLARGED ELEVATIONS - STREETSCAPE WEST

SEAL

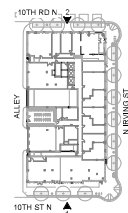
JOSEPH M. ANTUNOVICH
0461009550
ARCHITECT

DATE: 10.01.19
DRAWN BY: JP
CHECKED BY: MD
PROJECT NO: 2017-01.00
DRAWING NO:

A2-22

SCALE: 3/16" = 1'-0"

REVISED 10/20/22 AM

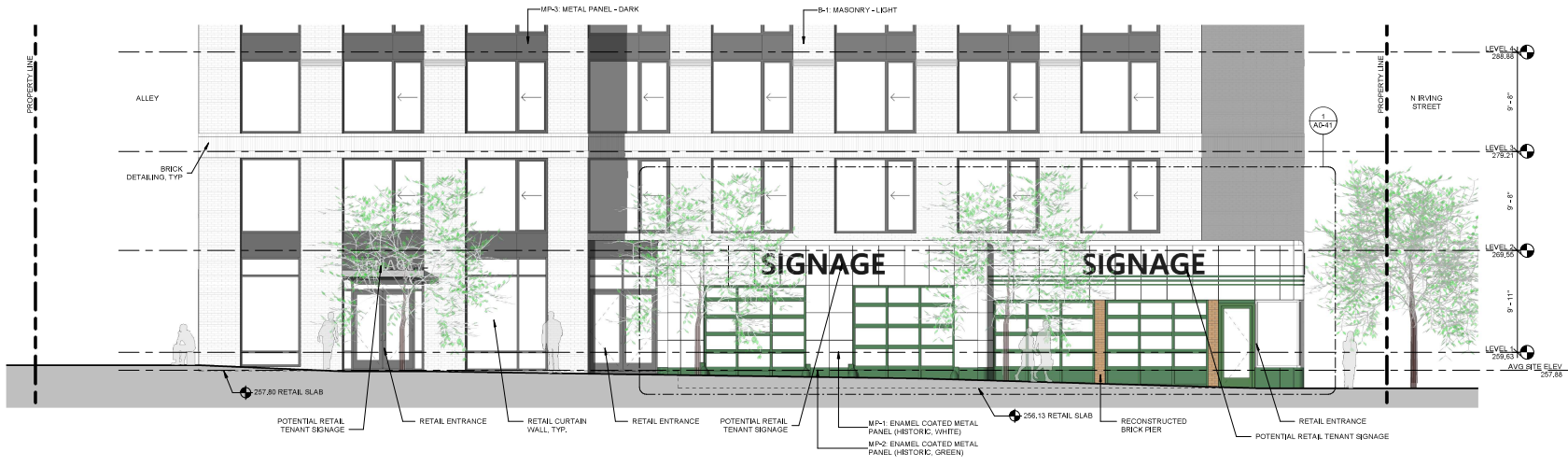


LEGEND - BUILDING ELEVATIONS

	RESIDENTIAL LOUVER		PROPERTY LINE
	RETAIL LOUVER		MP-2 ENAMEL COATED METAL PANEL (HISTORIC, GREEN)
	B-1 MASONRY - LIGHT		MP-3 METAL PANEL - DARK
	MP-1 ENAMEL COATED METAL PANEL (HISTORIC, WHITE)		GI-1 GLASS - TRANSPARENT, SPANDREL



2 ENLARGED ELEVATION - NORTH
A2-23 3/16" = 1'-0"



1 ENLARGED ELEVATION - SOUTH
A2-23 3/16" = 1'-0"

APPROVAL STAMPS

NOT FOR CONSTRUCTION

No.	Date	Description
3	08.28.22	4.1 SUBMISSION #3
4	04.29.22	4.1 SUBMISSION #4
3	04.20.21	4.1 SUBMISSION #3
2	03.12.20	PRELIM 4.1 SUBMISSION #2
1	10.01.19	PRELIM 4.1 SUBMISSION #1

SUBMISSIONS & REVISIONS

OWNER
ORR PARTNERS
1180 SUNRISE VALLEY DRIVE, #200
RESTON, VA 20191
MAIN 703.289.2100
FAX 703.289.2101
WWW.ORRPARTNERS.COM

CIVIL
BOWMAN CONSULTING
1369 SUNRISE VALLEY DRIVE, #500
HERNDON, VA 20151
MAIN 703.664.1000
FAX 703.481.9700
WWW.BOWMANCONSULTING.COM

ARCHITECT
ANTUNOVICH ASSOCIATES
1144 9th STREET NE
WASHINGTON, DC 20002
MAIN 202.540.1144
WWW.ANTUNOVICH.COM

LANDSCAPE
OCULUS
1611 CONNECTICUT AVE NW
WASHINGTON, DC 20009
MAIN 202.288.2454
WWW.OCULUS.INFO

TRAFFIC
WELLS & ASSOCIATES
1420 SPRING HILL ROAD, #510
TYSONS, VA 22102
MAIN 703.317.2920
FAX 703.317.0700
WWW.WELLSANDASSOCIATES.COM

LAND USE
WALSH COLUCCI LUBELEY & WALSH
2200 CLARENCE BLVD, #1300
ARLINGTON, VA 22201
MAIN 703.528.4700
FAX 703.528.9197
WWW.THELANDLAWYERS.COM

PROJECT LOCATION
10TH & IRVING
1000 N. IRVING ST
ARLINGTON, VA 22201

DRAWING TITLE
ENLARGED ELEVATIONS - STREETScape NORTH & SOUTH

SCALE: 3/16" = 1'-0"
DATE: 10.01.19
DRAWN BY: JP
CHECKED BY: MD
PROJECT NO: 2017-91.00
DRAWING NO: **A2-23**

REVISED 10/21/21 AM



4 3D RENDERING FROM SE CORNER
NOT TO SCALE



2 3D RENDERING FROM SW CORNER
NOT TO SCALE



3 3D RENDERING FROM NE CORNER
NOT TO SCALE



1 3D RENDERING FROM NW CORNER
NOT TO SCALE

APPROVAL STAMPS

NOT FOR CONSTRUCTION

No.	Date	Description
3	08.28.22	4.1 SUBMISSION #3
4	04.26.22	4.1 SUBMISSION #4
3	04.26.22	4.1 SUBMISSION #3
2	03.12.20	PRELIM 4.1 SUBMISSION #2
1	10.21.19	PRELIM 4.1 SUBMISSION #1

SUBMISSIONS & REVISIONS

OWNER

ORR PARTNERS
1180 SUNRISE VALLEY DRIVE, #200
RESTON, VA 20191
MAIN 703.286.2100
FAX 703.286.2101
WWW.ORRPARTNERS.COM

CIVIL

BOWMAN CONSULTING
1345 SUNRISE VALLEY DRIVE, #500
HERNDON, VA 20151
MAIN 703.461.6500
FAX 703.461.9700
WWW.BOWMANCONSULTING.COM

ARCHITECT

ANTUNOVICH ASSOCIATES
1144 9th STREET NE
WASHINGTON, DC 20002
MAIN 202.340.1144
WWW.ANTUNOVICH.COM

LANDSCAPE

OCULUS
1611 CONNECTICUT AVE. NW
WASHINGTON, DC 20009
MAIN 202.288.2424
WWW.OCULUS.INFO

TRAFFIC

WELLS & ASSOCIATES
1420 SPRING HILL ROAD, #510
TYLER, VA 22102
MAIN 703.917.2920
FAX 703.917.2929
WWW.WELLSANDASSOCIATES.COM

LAND USE

WALSH COLUCCI LUBELEY & WALSH
2200 CLARENCE BLVD, #1300
ARLINGTON, VA 22201
MAIN 703.528.4700
FAX 703.528.9197
WWW.THELANDLAWYERS.COM

PROJECT LOCATION

10TH & IRVING
1000 N. IRVING ST
ARLINGTON, VA 22201

DRAWING TITLE

**MASSING
CONTEXT -
RENDERINGS**

SEAL	DATE
	10.01.19
DRAWN BY:	IP
CHECKED BY:	MD
PROJECT NO.:	2017-01.00
DRAWING NO.:	

A9-01

NOTE: SEE SHEET A0-61 SITE PLAN FOR RENDERING VANTAGE POINTS



8 N IRVING STREETSCAPE VIEW
A9-02 NOT TO SCALE



6 SOUTHEAST STREETSCAPE VIEW
A9-02 NOT TO SCALE



7 SOUTHWEST STREETSCAPE VIEW
A9-02 NOT TO SCALE



5 NORTHEAST STREETSCAPE VIEW
A9-02 NOT TO SCALE

APPROVAL STAMPS

NOT FOR CONSTRUCTION

No.	Date	Description
3	08.28.22	4.1 SUBMISSION #3
4	04.26.23	4.1 SUBMISSION #4
5	04.26.23	4.1 SUBMISSION #5
2	03.12.20	PRELIM 4.1 SUBMISSION #2
1	10.01.19	PRELIM 4.1 SUBMISSION #1

SUBMISSIONS & REVISIONS

OWNER

ORR PARTNERS
1180 SUNRISE VALLEY DRIVE, #200
RESTON, VA 20191
MAIN 703.286.2100
FAX 703.286.2101
WWW.ORRPARTNERS.COM

CIVIL

BOWMAN CONSULTING
1368 SUNRISE VALLEY DRIVE, #500
HERNDON, VA 20151
MAIN 703.464.6500
FAX 703.464.9700
WWW.BOWMANCONSULTING.COM

ARCHITECT

ANTUNOVICH ASSOCIATES
1144 5RD STREET NE
WASHINGTON, DC 20002
MAIN 202.540.1144
WWW.ANTUNOVICH.COM

LANDSCAPE

OCULUS
1611 CONNECTICUT AVE NW
WASHINGTON, DC 20009
MAIN 202.588.2454
WWW.OCULUS-INFO

TRAFFIC

WELLS & ASSOCIATES
1420 SPRING HILL ROAD, #510
TYLER, VA 22551
MAIN 703.917.2920
FAX 703.926.9197
WWW.WELLSANDASSOCIATES.COM

LAND USE

WALSH COLUCCI LUBELEY & WALSH
2200 CLARENCE BLVD, #1300
ARLINGTON, VA 22201
MAIN 703.528.4700
FAX 703.528.9197
WWW.THELAWYERS.COM

PROJECT LOCATION

10TH & IRVING
1000 N. IRVING ST
ARLINGTON, VA 22201

DRAWING TITLE

**MASSING
CONTEXT -
RENDERINGS**

SEAL	DATE	DRAWN BY	CHECKED BY	PROJECT NO.	DRAWING NO.
	10.01.19	JP	MD	2017-01-00	A9-02

A9-02

NOTE: SEE SHEET A0-61 SITE PLAN FOR RENDERING VANTAGE POINTS

FOR REFERENCE ONLY



12 3D RENDERING SE SITE RENDERING
A9-03 NOT TO SCALE



10 3D RENDERING SITE RENDERING
A9-03 NOT TO SCALE



11 3D RENDERING 10TH ST SITE RENDERING
A9-03 NOT TO SCALE



9 3D RENDERING N IRVING SITE RENDERING
A9-03 NOT TO SCALE

APPROVAL STAMPS:

NOT FOR CONSTRUCTION

No.	Date	Description
4	04.28.23	4.1 SUBMISSION #4
3	04.26.23	4.1 SUBMISSION #3
2	03.12.23	PRELIM 4.1 SUBMISSION #2
1	10.25.19	PRELIM 4.1 SUBMISSION #1

SUBMISSIONS & REVISIONS

OWNER

ORR PARTNERS
1180 SUNRISE VALLEY DRIVE, #200
HERNDON, VA 20151
MAIN 703.286.2100
FAX 703.286.2101
WWW.ORRPARTNERS.COM

CIVIL

BOWMAN CONSULTING
13160 SUNRISE VALLEY DRIVE, #500
HERNDON, VA 20151
MAIN 703.464.1000
FAX 703.464.1920
WWW.BOWMANCONSULTING.COM

ARCHITECT

ANTUNOVICH ASSOCIATES
ARCHITECTS, PLANNERS & INTERIOR DESIGN
1144 5th STREET NE
WASHINGTON, DC 20002
MAIN 202.540.1144
WWW.ANTUNOVICH.COM

LANDSCAPE

OCULUS
1611 CONNECTICUT AVE NW
WASHINGTON, DC 20009
MAIN 202.588.5454
WWW.OCULUS-INFO

TRAFFIC

WELLS & ASSOCIATES
1420 SPRING HILL ROAD, #510
TYLER, VA 22591
MAIN 703.917.7320
FAX 703.917.0769
WWW.WELLSANDASSOCIATES.COM

LAND USE

WALSH COLUCCI LUBELEY & WALSH
2200 CLARENCE BLVD, #1300
ARLINGTON, VA 22201
MAIN 703.528.4700
FAX 703.528.9197
WWW.THELANDLAWYERS.COM

PROJECT LOCATION

10TH & IRVING
1000 N. IRVING ST
ARLINGTON, VA 22201

DRAWING TITLE

**MASSING
CONTEXT -
RENDERINGS**

SEAL	DATE
	10.01.19
DRAWN BY:	IP
CHECKED BY:	MD
PROJECT NO:	2017-91.00

DRAWING NO. **A9-03**

NOTE: SEE SHEET A0-61 SITE PLAN FOR RENDERING VANTAGE POINTS