



SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
4.1	Preliminary Site Plan #1	06.30.2023
4.1	Preliminary Site Plan #1 - Resubmission	08.25.2023
4.1	Site Plan - Planning Commission Submission	05.03.2024

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# 1840 WILSON

MIXED USE

May 3, 2024

## 4.1 SITE PLAN - PLANNING COMMISSION SUBMISSION

CLIENT | OWNER

FORTIS  
1300 19th Street  
Suite 725  
Washington, DC, 20036  
tel: 202-417-7000  
www.fortiscompanies.com

ARCHITECT

COOPER CARRY  
625 N. Washington St.  
Suite 200  
Alexandria, Virginia, 22314  
tel: 703-519-6152  
www.coopercarry.com

LAND-USE ATTORNEY

WALSH, COLUCCI, LUBELEY & WALSH, P.C.  
2200 Clarendon Boulevard  
13th Floor  
Arlington, Virginia, 22201  
tel: 703-528-4700  
www.thelandlawyers.com

CIVIL ENGINEER

VIKA  
8180 Greensboro Drive  
Suite 200  
Tysons, Virginia, 22102  
tel: 703-442-7800  
www.vikavirginia.com

STRUCTURAL ENGINEER

EHLERT BRYAN  
1420 K Street, NW  
Suite 1100  
Washington, DC, 20005  
tel: 202-942-3232  
www.ehlert-bryan.com

MEP ENGINEER

SUMMIT ENGINEERS  
5307 Langston Boulevard  
Suite 200  
Arlington, Virginia, 22207  
tel: 703-533-5593  
www.summitengineers.com

LANDSCAPE ARCHITECT

VIKA  
8180 Greensboro Drive  
Suite 200  
Tysons, Virginia, 22102  
tel: 703-442-7800  
www.vikavirginia.com

TRANSPORTATION

WELLS + ASSOCIATES  
650 Massachusetts Ave. NE  
Suite 600  
Washington, DC 20001  
tel: 202-978-5222  
www.wellsandassociates.com

SUSTAINABILITY

SBP  
2701 Prosperity Ave.  
Suite 100  
Fairfax, Virginia 22031  
tel: 703-970-2890  
www.sustainblids.com



1840 WILSON

4.1 Site Plan - Planning  
Commission Submission

1805 Clarendon Boulevard and 1806/1840  
Wilson Boulevard  
Arlington County, Virginia

1840 Wilson LLC

COVER SHEET

SS	20220412
Principal-in-Charge	Project No.
AB	05.03.2024
Project Manager	Date
MG, SJ	
Project Architect	
MR	
Staff Architect	

G-00.00



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ISSUANCES

Table with 3 columns: No., Drawing Issue Description, Date. Includes entries for Preliminary Site Plan #1 and Site Plan - Planning Commission Submission.

GFA TABULATIONS table with columns: LEVEL, USE, TOTAL GFA (RETAIL, RESI.), GROSS PARKING AREA, EXCLUSIONS, GFA (RETAIL, RESI.), UNIT COUNT, ELEVATION (ASE). Includes a TOTAL row at the bottom.

UNIT SUMMARY table with columns: UNIT SUMMARY, STUDIO, JR 1 BR, 1 BR, 1 BR + DEN, JR 2 BR, 2 BR, 2 BR + DEN, 3 BR, LOFT UNITS, TOTALS. Includes a TOTALS row at the bottom.

Density Calculations table with sections: Site Area, Proposed GFA, Site Area Allocation, Base Density, Green Building Incentive Policy Bonus, Additional Density Requested, GLUP Density.

PROVIDED PARKING COUNTS table with columns: STANDARD, STANDARD W/ EV, RESI. COMPACT, ACCESSIBLE, VAN, TOTALS, RETAIL TOTAL, RESI. TOTAL. Includes a % OF TOTAL PARKING row.

REQUIRED PARKING COUNTS table with columns: ZONING REQUIREMENT, ELECTRIC VEHICLE (LEED 4% BASELINE).

ARLINGTON COUNTY ZONING ORDINANCE: 14.3.7 & 14.3.8

LOADING DOCK SPACES table with columns: PROVIDED OFF-STREET LOADING, ZONING REQUIREMENT OFF-STREET LOADING.

PROVIDED OFF-STREET LOADING SPACE HEIGHT: 14'-0" CLEAR

PROVIDED BICYCLE PARKING COUNTS table with columns: SECURE, SECURE CARGO, SECURE E-BIKE, VISITOR, TOTALS. Includes a DETAILS OF PROVIDED SPACES section.

REQUIRED BICYCLE PARKING COUNTS table with columns: ZONING REQUIREMENT, SECURE, VISITOR, TOTALS, PROVIDED.

[A1157440.DOCX / 5 Density Calculations Chart for Plans 07-30-2024 009903 000013]

PROJECT NUMBER: 20220412 PROJECT NAME: 1840 WILSON SHEET NUMBER: G-001 GENERAL INFORMATION: A:\esd\20220412 1840 Wilson\20220412\_v23\_1840 WILSON\_ARCH.rvt 8/19/2024 12:27:50 PM



1840 WILSON 4.1 Site Plan - Planning Commission Submission

1805 Clarendon Boulevard and 1806/1840 Wilson Boulevard Arlington County, Virginia

1840 Wilson LLC

GENERAL INFORMATION

Table with 2 columns: Role (SS, AB, MG, MR), Name, Project No., Date. Includes Project No. 20220412 and Date 05.03.2024.

G-00.01



SCOPE DOCUMENTS

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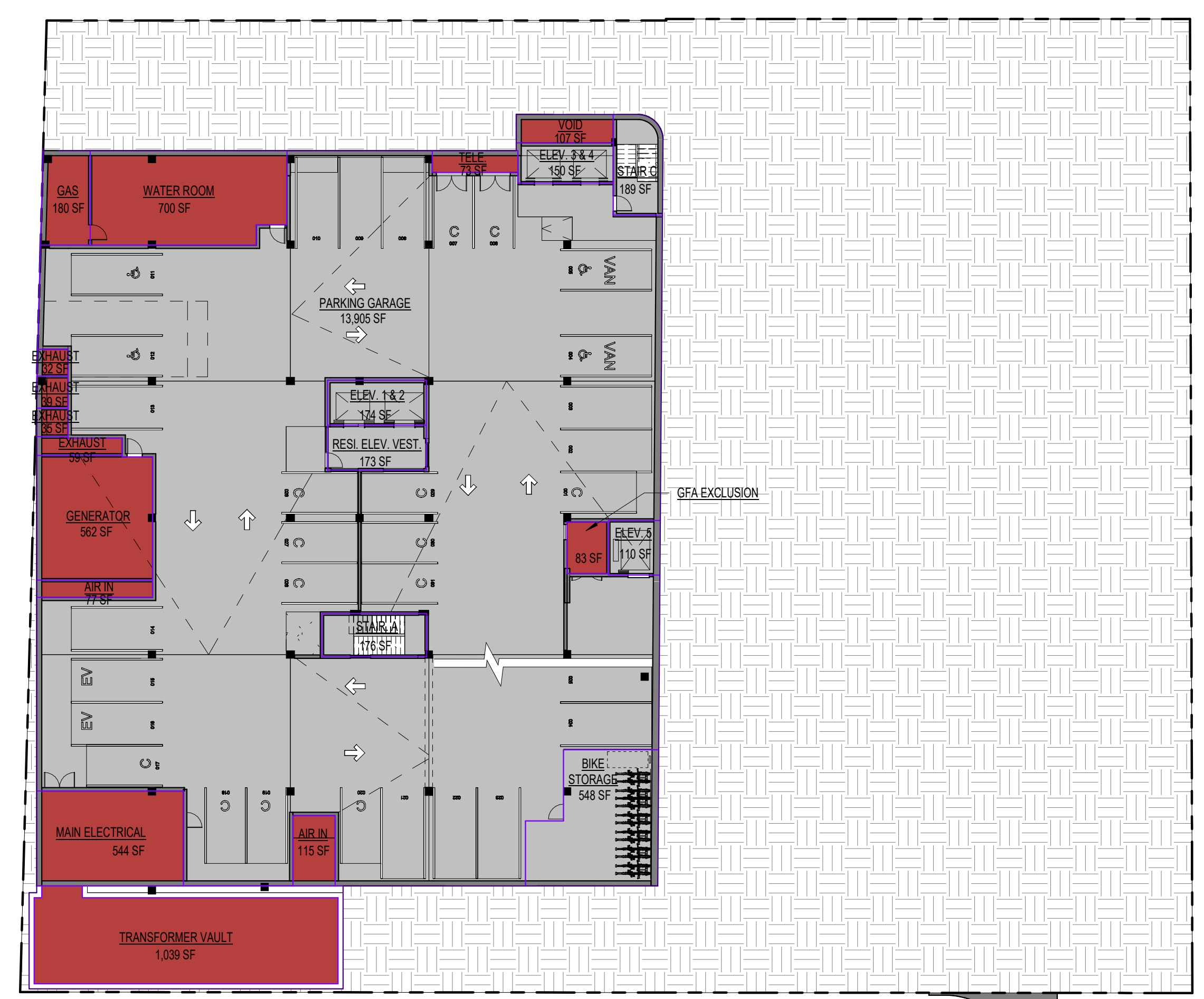
ISSUANCES

No.	Drawing Issue Description	Date
4.1	Preliminary Site Plan #1	06.30.2023
4.1	Preliminary Site Plan #1 - Resubmission	08.25.2023
4.1	Site Plan - Planning Commission Submission	05.03.2024

**GFA LEGEND**

- GFA EXCLUSION
- GROSS PARKING AREA
- RESIDENTIAL GFA
- RETAIL GFA

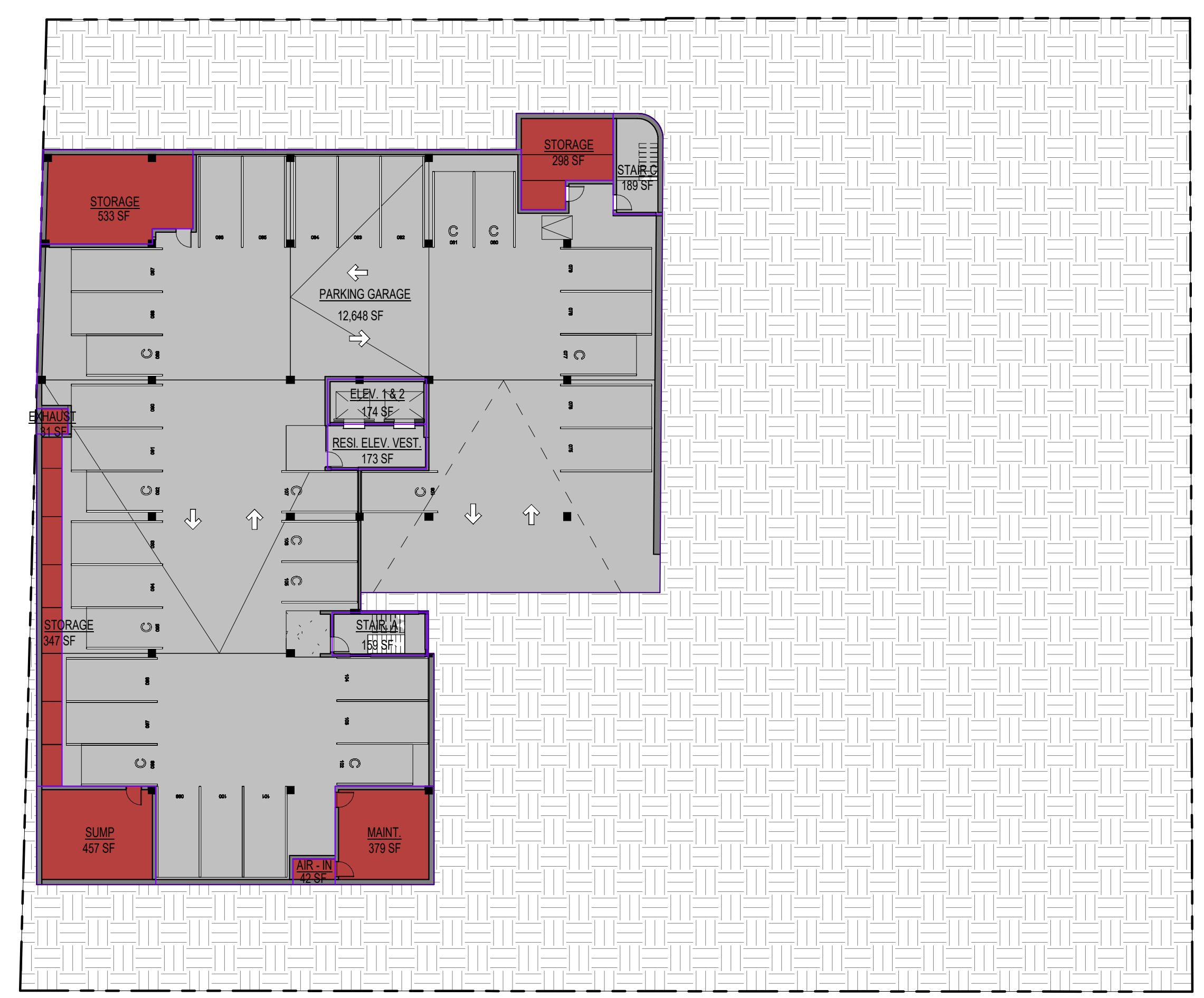
GFA EXCLUSIONS SCHEDULE		GFA EXCLUSIONS SCHEDULE	
ROOM	AREA	ROOM	AREA
<b>LEVEL 1 - GFA EXCLUSIONS</b>			
EXHAUST	77 sf	EXHAUST	33 sf
AIR - INTAKE	103 sf	EXHAUST	37 sf
<b>GFA EXCLUSION SUBTOTAL</b>	<b>180 sf</b>	AIR - INTAKE	79 sf
<b>LEVEL 1 - GROSS PARKING AREA</b>			
GARAGE ELEV. & STAIR	662 sf	STORAGE	311 sf
RAMP TO PARKING	1,831 sf	STORAGE	454 sf
LOADING DOCK	1,869 sf	ELECTRICAL ROOM	581 sf
<b>PARKING SUBTOTAL</b>	<b>4,362 sf</b>	TRANSFORMER VAULT	1,189 sf
<b>LEVEL 1 - RESIDENTIAL</b>			
RESIDENTIAL LOFT UNITS	1,918 sf	<b>GFA EXCLUSION SUBTOTAL</b>	<b>2,684 sf</b>
RESIDENTIAL LOBBY/AMENITY	9,206 sf	<b>LEVEL P2 - GROSS PARKING AREA</b>	
<b>RESIDENTIAL SUBTOTAL</b>	<b>11,124 sf</b>	ELEV. 1 & 2	174 sf
<b>LEVEL 1 - RETAIL</b>			
RETAIL GFA	11,948 sf	RES. ELEVATOR VEST.	173 sf
<b>RETAIL SUBTOTAL</b>	<b>11,948 sf</b>	ELEV. 5	110 sf
<b>LEVEL P1 - GFA EXCLUSIONS</b>			
GAS	180 sf	STAIR A	159 sf
WATER ROOM	700 sf	STAIR C	189 sf
EXHAUST	32 sf	BIKE STORAGE	73 sf
EXHAUST	39 sf	BIKE STORAGE	566 sf
EXHAUST	35 sf	PARKING GARAGE	15,110 sf
TELE.	73 sf	<b>PARKING SUBTOTAL</b>	<b>16,554 sf</b>
VOID	107 sf	<b>LEVEL P3 - GFA EXCLUSIONS</b>	
AIR - INTAKE	115 sf	EXHAUST	31 sf
MAIN ELECTRICAL	544 sf	AIR - INTAKE	42 sf
TRANSFORMER VAULT	1,039 sf	MAINTENANCE	379 sf
GFA EXCLUSION	83 sf	STORAGE	457 sf
AIR - INTAKE	77 sf	STORAGE	347 sf
GENERATOR	562 sf	STORAGE	298 sf
EXHAUST	59 sf	STORAGE	533 sf
<b>GFA EXCLUSION SUBTOTAL</b>	<b>3,645 sf</b>	<b>GFA EXCLUSION SUBTOTAL</b>	<b>2,087 sf</b>
<b>LEVEL P1 - GROSS PARKING AREA</b>			
ELEV. 1 & 2	174 sf	<b>LEVEL P3 - GROSS PARKING AREA</b>	
RES. ELEVATOR VEST.	173 sf	ELEV. 1 & 2	174 sf
ELEV. 3 & 4	150 sf	RES. ELEVATOR VEST.	173 sf
ELEV. 5	110 sf	STAIR A	159 sf
STAIR A	176 sf	STAIR C	189 sf
STAIR C	189 sf	PARKING GARAGE	12,648 sf
BIKE STORAGE	548 sf	<b>PARKING SUBTOTAL</b>	<b>13,343 sf</b>
PARKING GARAGE	13,905 sf		
<b>PARKING SUBTOTAL</b>	<b>15,425 sf</b>		



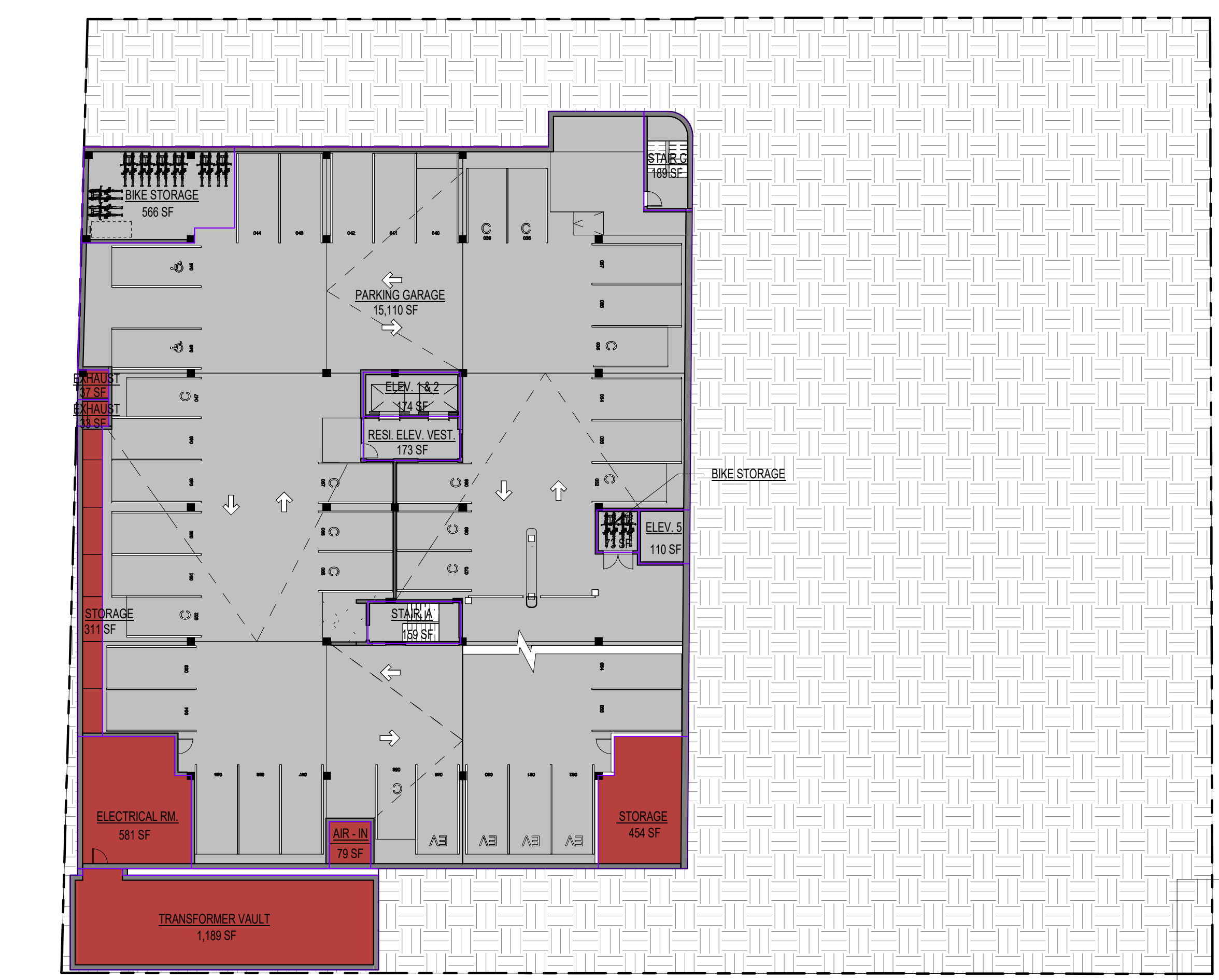
**3 LEVEL P1 (GFA Exclusions)**  
G-01.01 SCALE: 1" = 20'-0"



**4 LEVEL 1 (GFA Exclusions)**  
G-01.01 SCALE: 1" = 20'-0"



**1 LEVEL P3 (GFA Exclusions)**  
G-01.01 SCALE: 1" = 20'-0"



**2 LEVEL P2 (GFA Exclusions)**  
G-01.01 SCALE: 1" = 20'-0"

PROJECT NUMBER: 20220412 PROJECT NAME: 1840 WILSON  
SHEET NUMBER: G-01.01 GFA DIAGRAMS - LEVELS P3 - L1  
DATE: 03/03/2024 12:18:40 WILSON\20220412\_V23\_1840 WILSON\_ARCH.rvt  
7/30/2024 3:50:25 PM



**1840 WILSON**  
4.1 Site Plan - Planning  
Commission Submission

1805 Clarendon Boulevard and 1806/1840  
Wilson Boulevard  
Arlington County, Virginia

1840 Wilson LLC  
**GFA DIAGRAMS - LEVELS P3 - L1**

SS	20220412
Principal-in-Charge	Project No.
AB	05.03.2024
Project Manager	Date
MG, SJ	
Project Architect	
MR	
Staff Architect	

**G-01.01**



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ISSUANCES

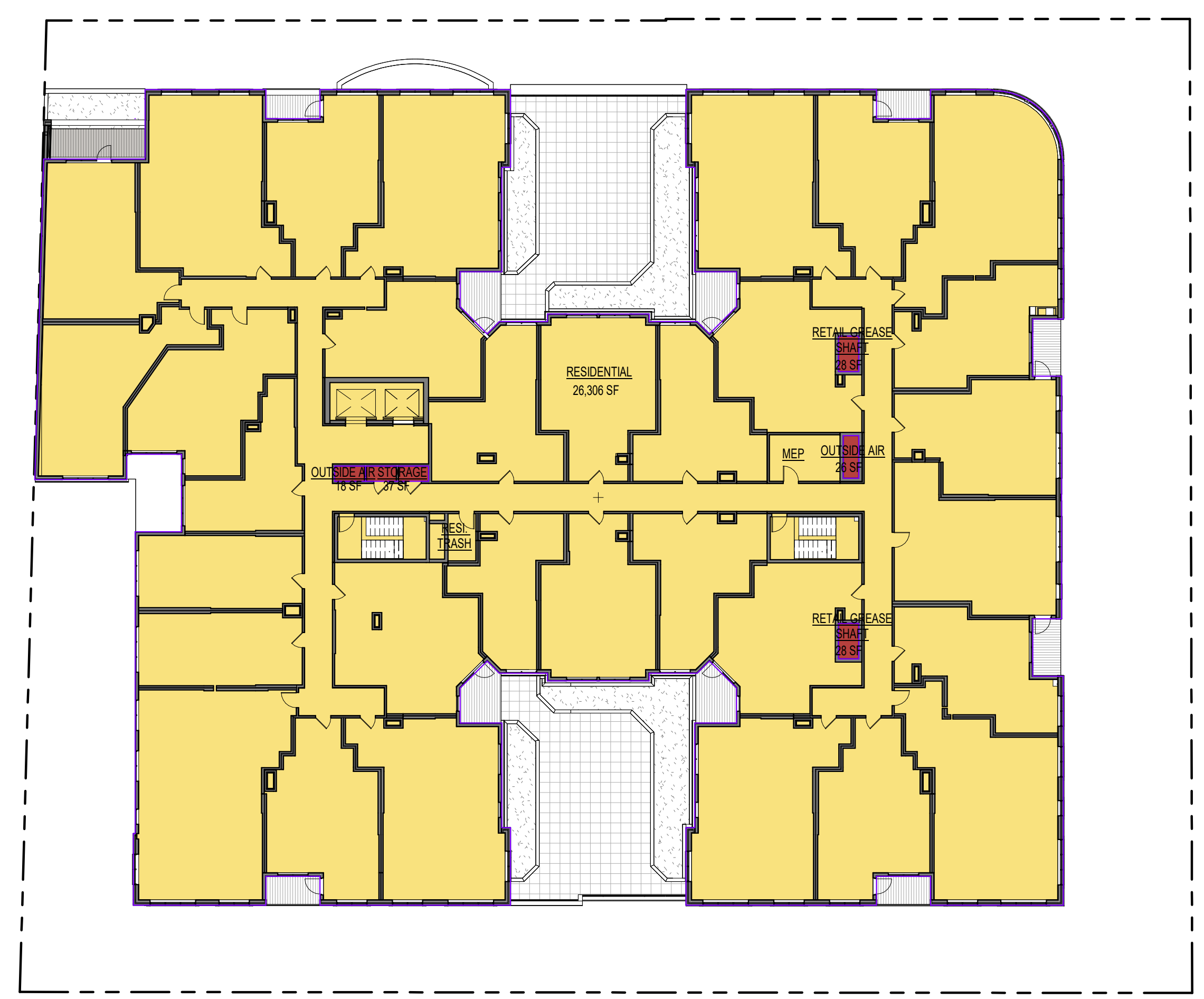
No.	Drawing Issue Description	Date
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4.1	Preliminary Site Plan #1 - Resubmission	08.25.2023
4.1	Site Plan - Planning Commission Submission	05.03.2024

**GFA LEGEND**

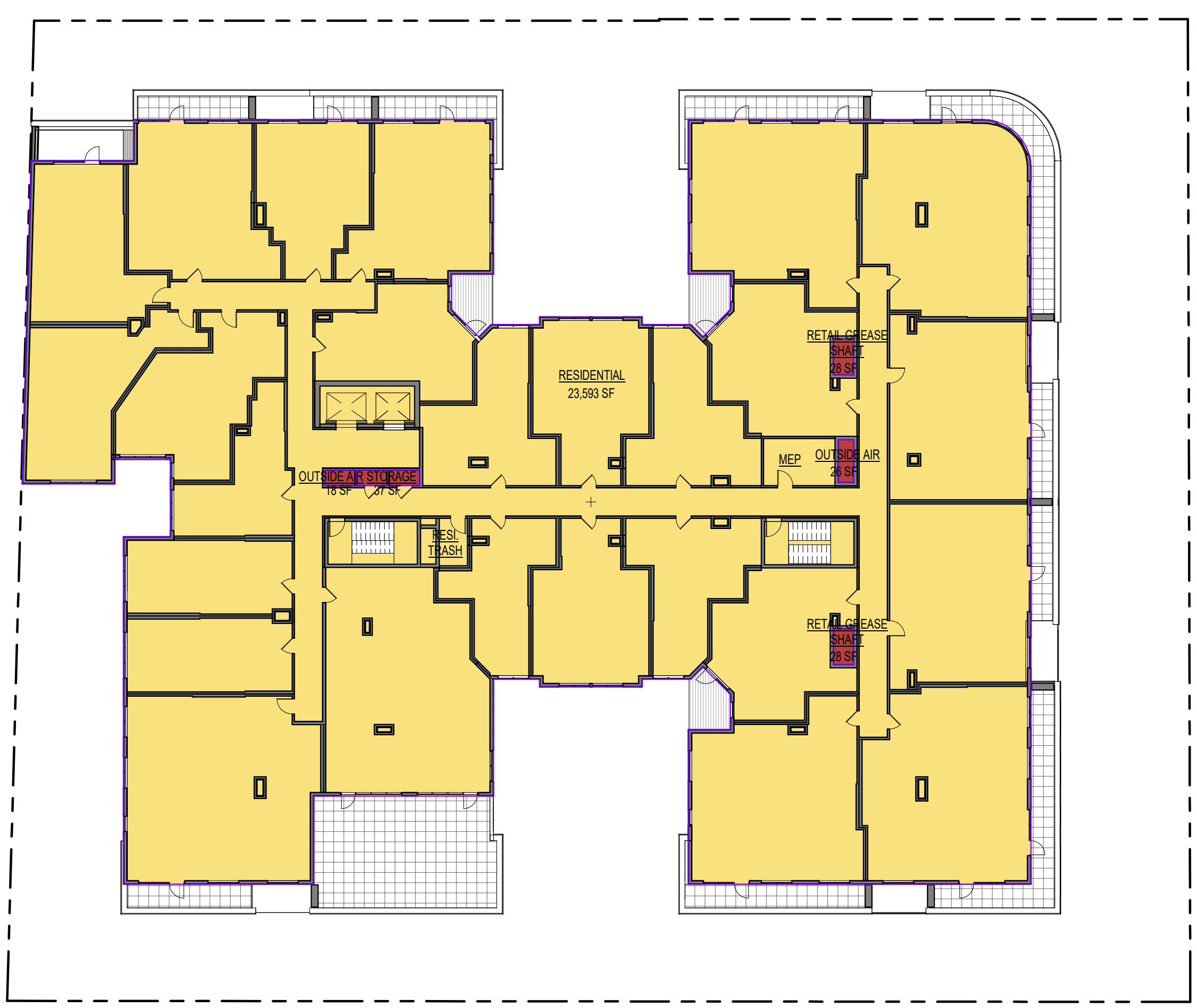
- GFA EXCLUSION
- GROSS PARKING AREA
- RESIDENTIAL GFA
- RETAIL GFA

**GFA EXCLUSIONS SCHEDULE**

ROOM	AREA
<b>LEVEL 1.5 - GFA EXCLUSIONS</b>	
EXHAUST	77 sf.
AIR - INTAKE	103 sf.
<b>GFA EXCLUSION SUBTOTAL</b>	<b>180 sf.</b>
<b>LEVEL 1.5 - RESIDENTIAL</b>	
RESIDENTIAL TRASH	24 sf.
RESIDENTIAL LOFT UNITS	2,519 sf.
<b>RESIDENTIAL SUBTOTAL</b>	<b>2,543 sf.</b>
<b>LEVEL 2 - GFA EXCLUSIONS</b>	
OUTSIDE AIR	18 sf.
OUTSIDE AIR	26 sf.
STORAGE	37 sf.
RETAIL GREASE SHAFT	28 sf.
RETAIL GREASE SHAFT	28 sf.
<b>GFA EXCLUSION SUBTOTAL</b>	<b>137 sf.</b>
<b>LEVEL 2 - RESIDENTIAL</b>	
RESIDENTIAL UNITS	25,393 sf.
<b>RESIDENTIAL SUBTOTAL</b>	<b>25,393 sf.</b>
<b>LEVEL 3-6 - GFA EXCLUSIONS</b>	
OUTSIDE AIR	18 sf.
OUTSIDE AIR	26 sf.
STORAGE	37 sf.
RETAIL GREASE SHAFT	28 sf.
RETAIL GREASE SHAFT	28 sf.
<b>GFA EXCLUSION SUBTOTAL</b>	<b>137 sf.</b>
<b>LEVEL 3-6 - RESIDENTIAL</b>	
RESIDENTIAL UNITS	26,306 sf.
<b>RESIDENTIAL SUBTOTAL</b>	<b>26,306 sf.</b>
<b>LEVEL 7 - GFA EXCLUSIONS</b>	
OUTSIDE AIR	18 sf.
OUTSIDE AIR	26 sf.
STORAGE	37 sf.
RETAIL GREASE SHAFT	28 sf.
RETAIL GREASE SHAFT	28 sf.
<b>GFA EXCLUSION SUBTOTAL</b>	<b>137 sf.</b>
<b>LEVEL 7 - RESIDENTIAL</b>	
RESIDENTIAL UNITS	23,593 sf.
<b>RESIDENTIAL SUBTOTAL</b>	<b>23,593 sf.</b>



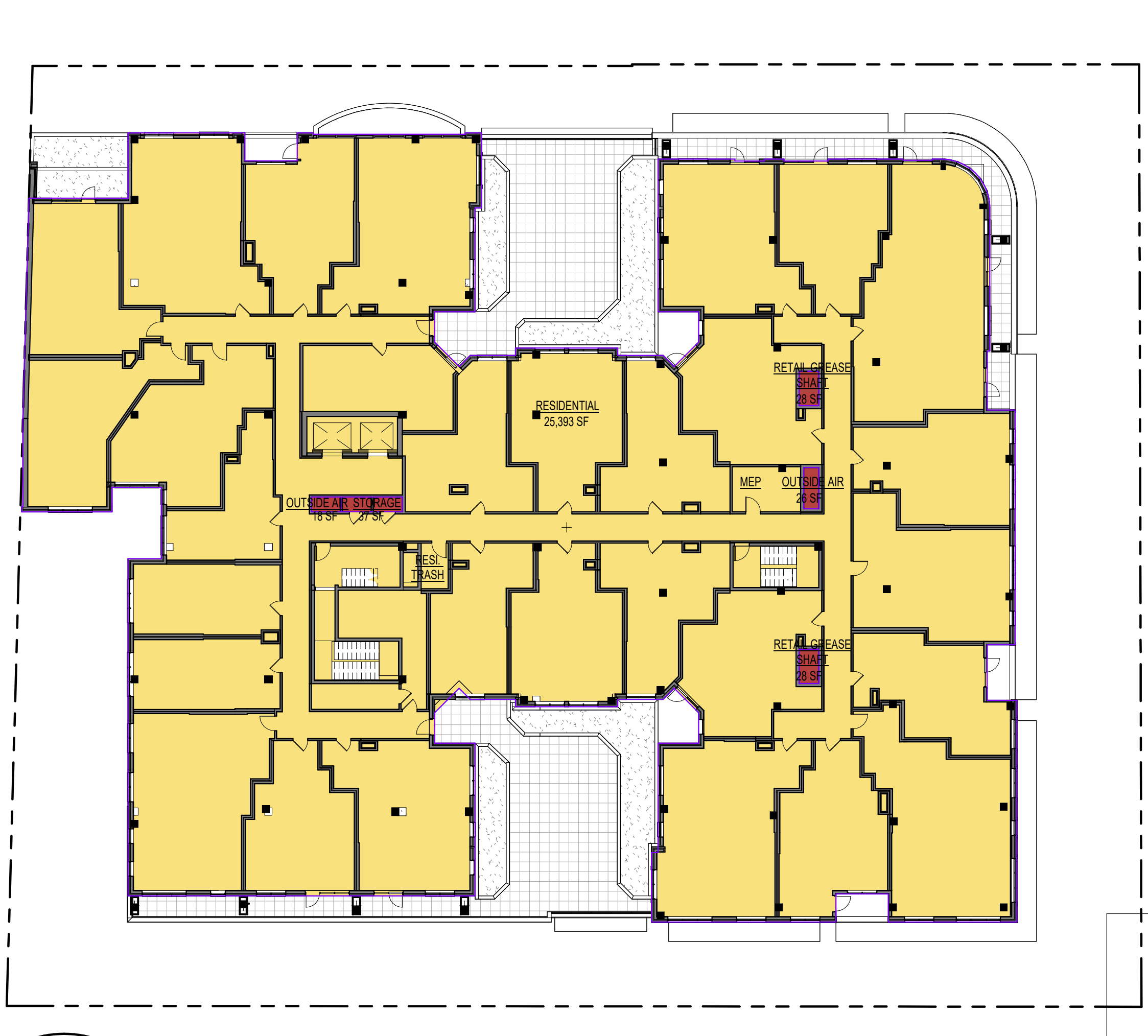
**3 LEVEL 3-6 (GFA Exclusions)**  
G-01.02 SCALE: 1" = 20'-0"



**4 LEVEL 7 (GFA Exclusions)**  
G-01.02 SCALE: 1" = 20'-0"



**1 LEVEL 1.5 MEZZ (GFA Exclusions)**  
G-01.02 SCALE: 1" = 20'-0"



**2 LEVEL 2 (GFA Exclusions)**  
G-01.02 SCALE: 1" = 20'-0"

PROJECT NUMBER: 20220412 PROJECT NAME: 1840 WILSON  
SHEET NUMBER: G-01.02 GFA DIAGRAMS - LEVEL R1.5 - R7  
DATE: 05/03/2024 12:18:40 WILSON\20220412\_V23\_1840 WILSON\_ARCH.rvt  
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**1840 WILSON**  
4.1 Site Plan - Planning Commission Submission  
1805 Clarendon Boulevard and 1806/1840 Wilson Boulevard  
Arlington County, Virginia  
1840 Wilson LLC  
**GFA DIAGRAMS - LEVEL R1.5 - R7**

SS	20220412
Principal-in-Charge	Project No.
AB	05.03.2024
Project Manager	Date
MG, SJ	
Project Architect	
MR	
Staff Architect	

**G-01.02**



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**ISSUANCES**

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4.1	Site Plan - Planning Commission Submission	05.03.2024



**CLARENDON - MID BLOCK**



KEY PLAN



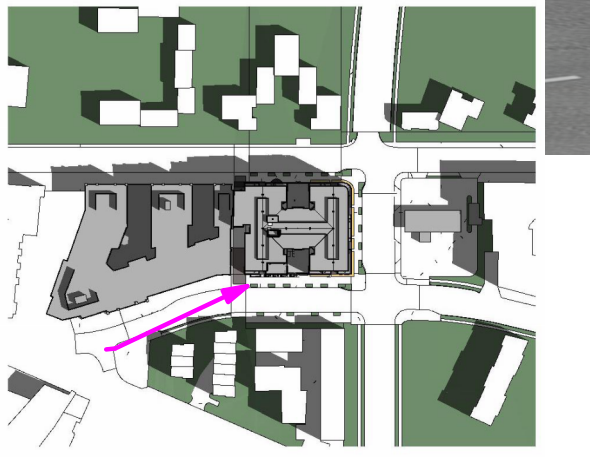
**CLARENDON LOOKING WEST**



KEY PLAN



**CLARENDON - NEAR ALLEY LOOKING NORTH EAST**



KEY PLAN



**1840 WILSON**  
4.1 Site Plan - Planning  
Commission Submission

1805 Clarendon Boulevard and 1806/1840  
Wilson Boulevard  
Arlington County, Virginia  
1840 Wilson LLC

**3D RENDERED VIEWS**

SS	20220412
Principal in Charge	Project No.
AB	05.03.2024
Project Manager	Date
MG, SJ	
Project Architect	
MR	
Staff Architect	

**G-01.03**

PROJECT NUMBER: 20220412 PROJECT NAME: 1840 WILSON  
SHEET NUMBER: G-01.03 - 3D RENDERED VIEWS  
BIM 360://20220412\_1840\_Wilson (Arlington Residential)/2021\_Arlington\_Yield\_Study\_ARCH.rvt  
5/2/2024 11:59:02 AM



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WILSON - MID BLOCK



KEY PLAN



CORNER OF WILSON AND RHODES



KEY PLAN



WILSON LOOKING WEST



KEY PLAN



WILSON - NEAR ALLEY LOOKING SOUTH EAST



KEY PLAN



1840 WILSON  
4.1 Site Plan - Planning  
Commission Submission

1805 Clarendon Boulevard and 1806/1840  
Wilson Boulevard  
Arlington County, Virginia  
1840 Wilson LLC

3D RENDERED VIEWS

SS	20220412
Principal-in-Charge	Project No.
AB	05.03.2024
Project Manager	Date
MG, SJ	
Project Architect	
MR	
Staff Architect	

G-01.04



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**1840 WILSON**  
4.1 Site Plan - Planning  
Commission Submission

1805 Clarendon Boulevard and 1806/1840  
Wilson Boulevard  
Arlington County, Virginia  
1840 Wilson LLC

**CONTEXTUAL SITE PLAN**

SS	Principal-in-Charge	20220412
AB	Project Manager	05.03.2024
MG, SJ	Project Architect	
MR	Staff Architect	

**A-01.00**



**1** ZA-CONTEXT SITE PLAN  
SCALE: 1" = 50'-0"

PROJECT NUMBER: 20220412 PROJECT NAME: 1840 WILSON  
SHEET NUMBER: A-01.00 CONTEXTUAL SITE PLAN  
DATE: 05/03/2024 12:18:40 Wilson/20220412\_V23\_1840 WILSON\_ARCH.rvt  
7/30/2024 5:47:03 PM



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SCOPE DOCUMENTS

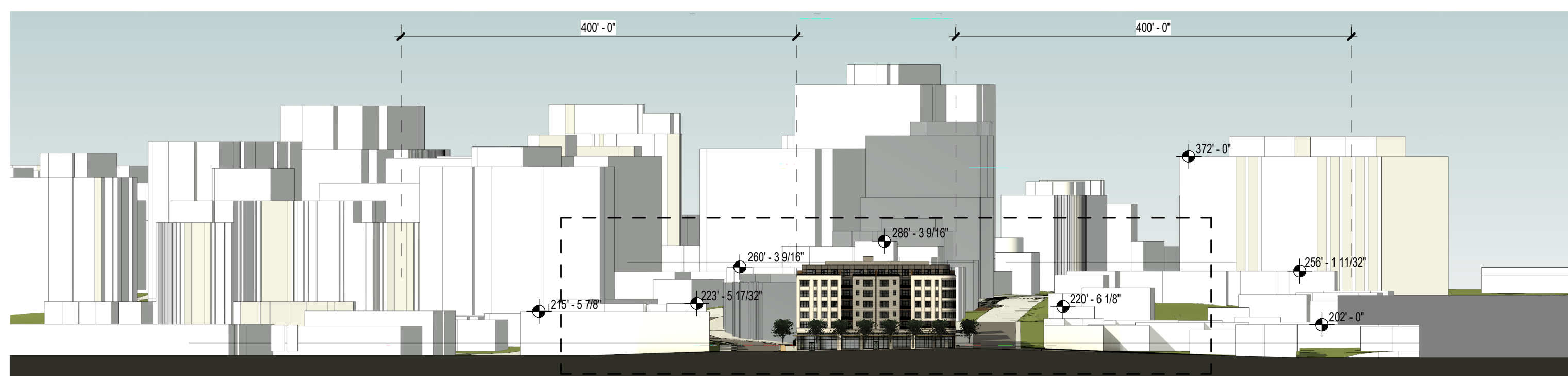
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ISSUANCES

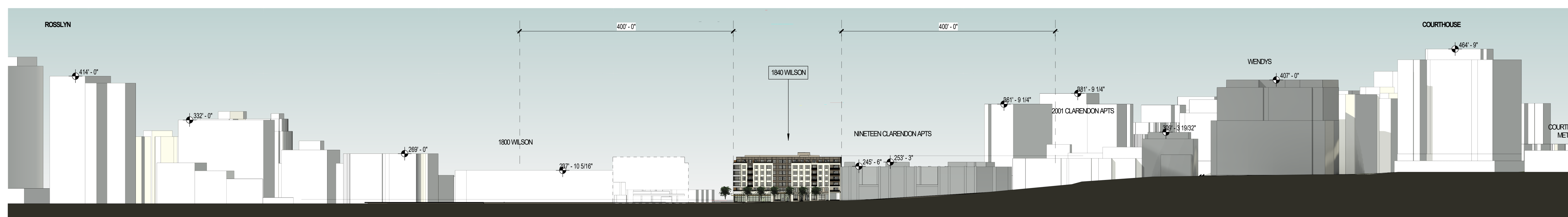
No.	Drawing Issue Description	Date
4.1	Preliminary Site Plan #1	06.30.2023
4.1	Preliminary Site Plan #1 - Resubmission	08.25.2023
4.1	Site Plan - Planning Commission Submission	05.03.2024



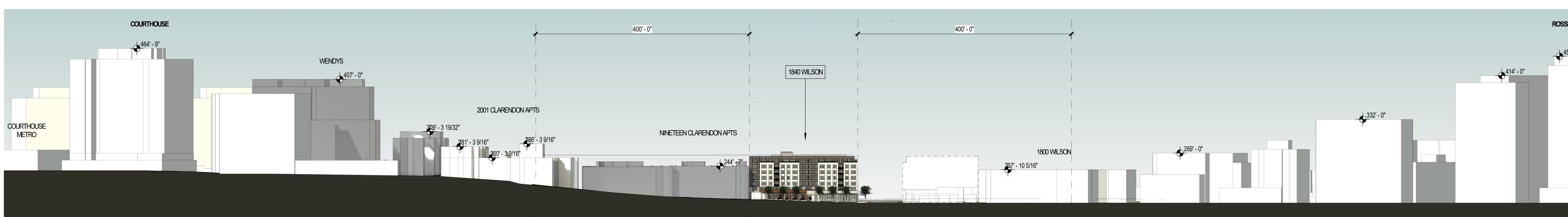
**4** ZA SITE SECTION RHODES - 50  
A-01.01 SCALE: 1" = 50'-0"



**2** ZA SITE SECTION RHODES - 100  
A-01.01 SCALE: 1" = 100'-0"



**3** ZA SITE SECTION WILSON - 100  
A-01.01 SCALE: 1" = 100'-0"



**1** ZA SITE SECTION CLARENDON - 100  
A-01.01 SCALE: 1" = 100'-0"



**1840 WILSON**  
4.1 Site Plan - Planning  
Commission Submission

1805 Clarendon Boulevard and 1806/1840  
Wilson Boulevard  
Arlington County, Virginia  
1840 Wilson LLC

CONTEXTUAL SECTIONS

SS	20220412
Principal-in-Charge	Project No.
AB	05.03.2024
Project Manager	Date
MG, SJ	
Project Architect	
MR	
Staff Architect	

**A-01.01**

PROJECT NUMBER: 20220412 PROJECT NAME: 1840 WILSON  
SHEET NUMBER: A-01.01 - CONTEXTUAL SECTIONS  
BIM: 360//20220412 1840 Wilson (Arlington Residential)/2021 Arlington Yield Study\_ARCH.rvt  
5/2/2024 11:53:13 AM





SCOPE DOCUMENTS

The Contract Documents issued for [Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction] are intended to be at that level of development and as such, may be neither complete nor coordinated. The [Construction Manager, Contractor, Design/Builder] is responsible for complete and coordinated pricing [and execution] of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work of delegated designs, systems, assemblies, components and materials shall comply with national, state and local code requirements. The [Construction Manager, Contractor, Design/Builder] shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

ISSUANCES

No.	Drawing Issue Description	Date
4.1	Preliminary Site Plan #1	06.30.2023
4.1	Preliminary Site Plan #1 - Resubmission	08.25.2023
4.1	Site Plan - Planning Commission Submission	05.03.2024



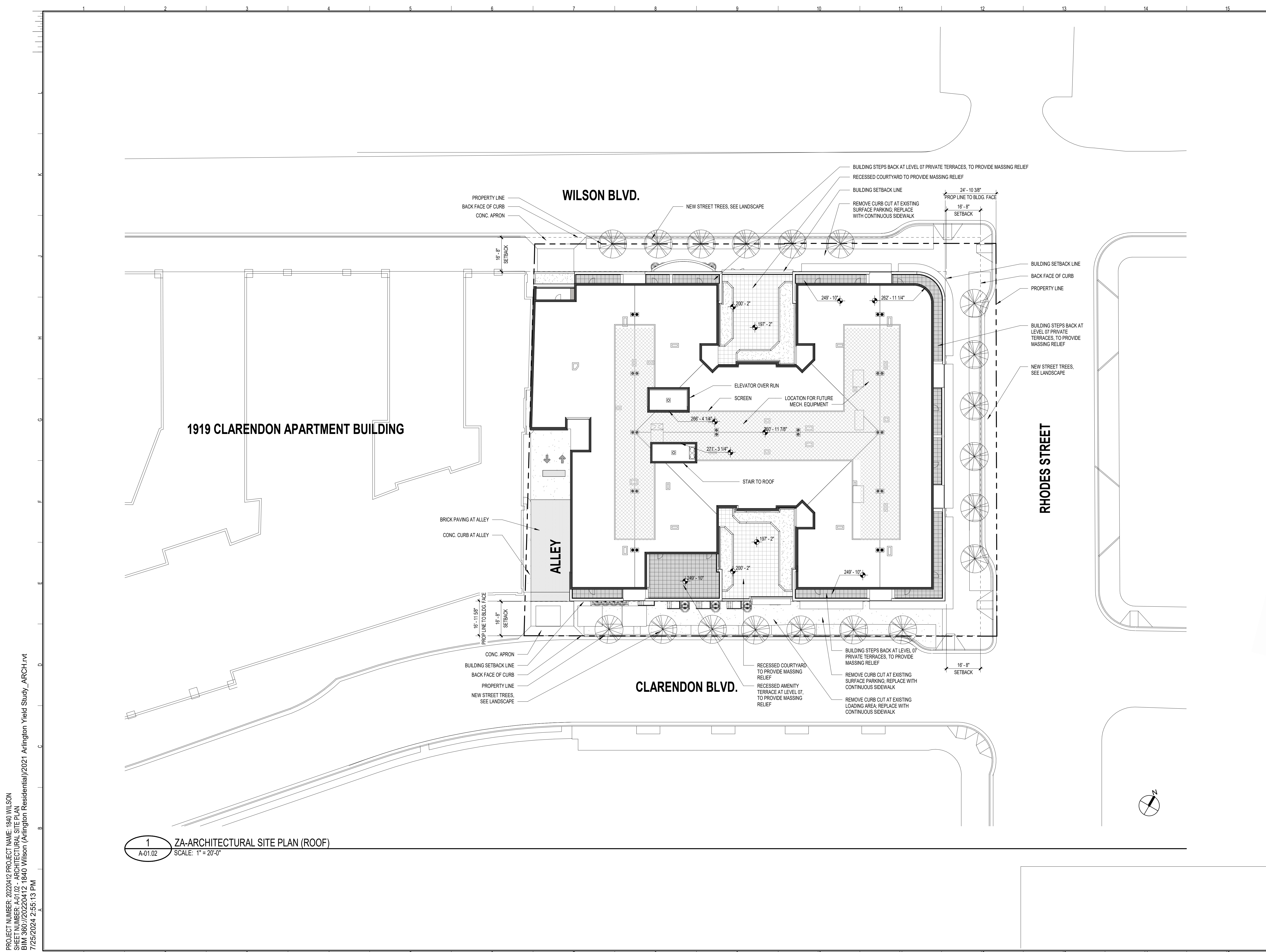
**1840 WILSON**  
4.1 Site Plan - Planning  
Commission Submission

1805 Clarendon Boulevard and 1806/1840  
Wilson Boulevard  
Arlington County, Virginia  
1840 Wilson LLC

**ARCHITECTURAL SITE PLAN**

SS	20220412
Principal-in-Charge	Project No.
AB	05.03.2024
Project Manager	Date
MG, SJ	
Project Architect	
MR	
Staff Architect	

**A-01.02**



**1** ZA-ARCHITECTURAL SITE PLAN (ROOF)  
A-01.02 SCALE: 1" = 20'-0"

PROJECT NUMBER: 20220412 PROJECT NAME: 1840 WILSON  
SHEET NUMBER: A-01.02 ARCHITECTURAL SITE PLAN  
FILE: 06/20220412\_1840 Wilson (Arlington Residential)2021 Arlington Yield Study\_ARCH.rvt  
7/25/2024 2:55:13 PM



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SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
4.1	Preliminary Site Plan #1	06.30.2023
4.1	Preliminary Site Plan #1 - Resubmission	08.25.2023
4.1	Site Plan - Planning Commission Submission	05.03.2024



**1840 WILSON**  
4.1 Site Plan - Planning  
Commission Submission

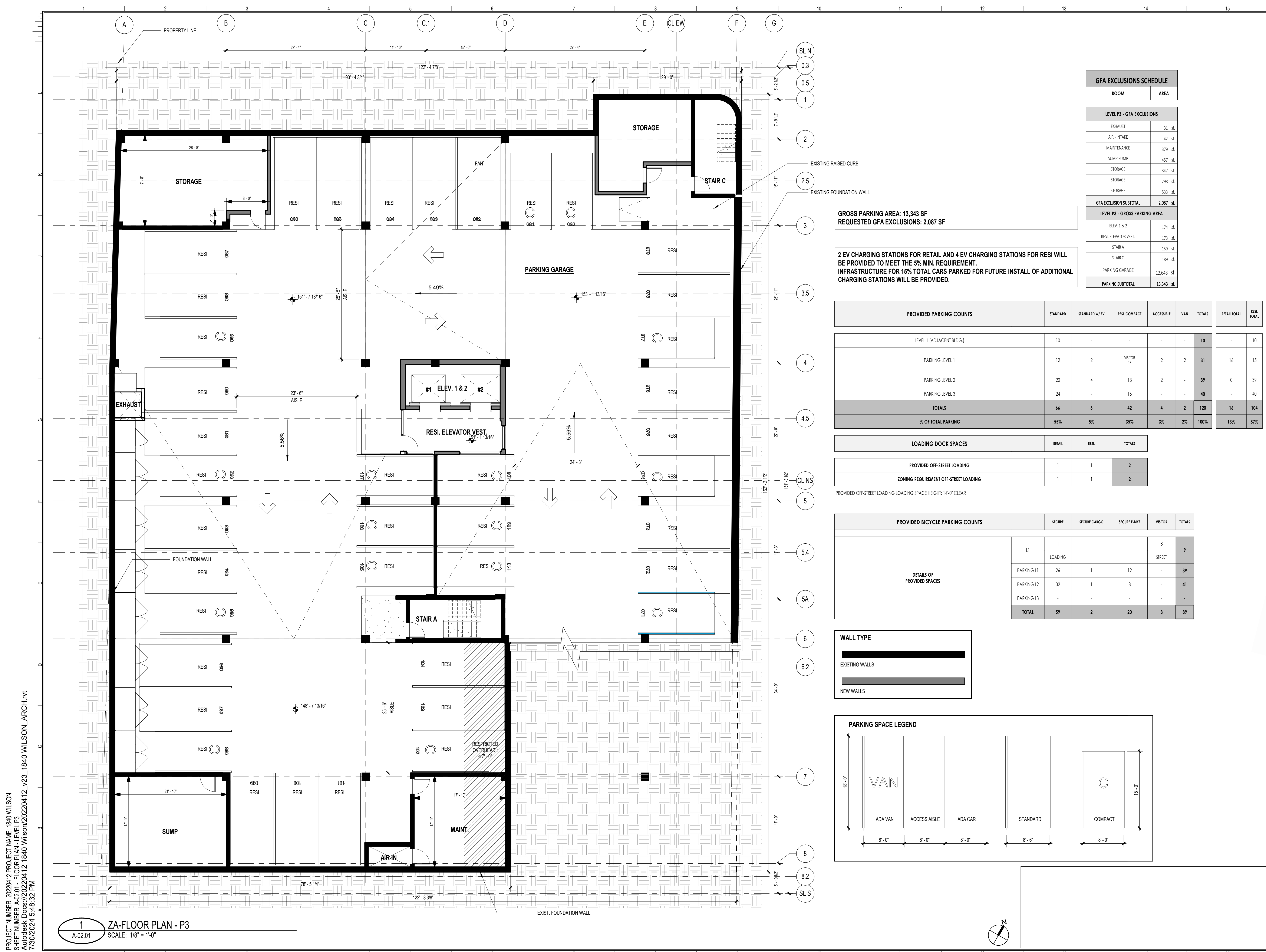
1805 Clarendon Boulevard and 1806/1840  
Wilson Boulevard  
Arlington County, Virginia

1840 Wilson LLC

**FLOOR PLAN - LEVEL P3**

SS	Principal-in-Charge	20220412
AB	Project Manager	05.03.2024
MG, SJ	Project Architect	
MR	Staff Architect	

**A-02.01**



**GFA EXCLUSIONS SCHEDULE**

ROOM	AREA
------	------

**LEVEL P3 - GFA EXCLUSIONS**

EXHAUST	31 sf.
AIR - INTAKE	42 sf.
MAINTENANCE	379 sf.
SUMP PUMP	457 sf.
STORAGE	347 sf.
STORAGE	298 sf.
STORAGE	533 sf.
<b>GFA EXCLUSION SUBTOTAL</b>	<b>2,087 sf.</b>

**LEVEL P3 - GROSS PARKING AREA**

ELEV. 1 & 2	174 sf.
RESI. ELEVATOR VEST.	173 sf.
STAIR A	159 sf.
STAIR C	189 sf.
PARKING GARAGE	12,648 sf.
<b>PARKING SUBTOTAL</b>	<b>13,343 sf.</b>

**GROSS PARKING AREA: 13,343 SF**  
**REQUESTED GFA EXCLUSIONS: 2,087 SF**

**2 EV CHARGING STATIONS FOR RETAIL AND 4 EV CHARGING STATIONS FOR RESI WILL BE PROVIDED TO MEET THE 5% MIN. REQUIREMENT.**  
**INFRASTRUCTURE FOR 15% TOTAL CARS PARKED FOR FUTURE INSTALL OF ADDITIONAL CHARGING STATIONS WILL BE PROVIDED.**

**PROVIDED PARKING COUNTS**

	STANDARD	STANDARD W/ EV	RESI. COMPACT	ACCESSIBLE	VAN	TOTALS	RETAIL TOTAL	RESI. TOTAL
LEVEL 1 (ADJACENT BLDG.)	10	-	-	-	-	10	-	10
PARKING LEVEL 1	12	2	VISOR 13	2	2	31	16	15
PARKING LEVEL 2	20	4	13	2	-	39	0	39
PARKING LEVEL 3	24	-	16	-	-	40	-	40
<b>TOTALS</b>	<b>66</b>	<b>6</b>	<b>42</b>	<b>4</b>	<b>2</b>	<b>120</b>	<b>16</b>	<b>104</b>
<b>% OF TOTAL PARKING</b>	<b>55%</b>	<b>5%</b>	<b>35%</b>	<b>3%</b>	<b>2%</b>	<b>100%</b>	<b>13%</b>	<b>87%</b>

**LOADING DOCK SPACES**

	RETAIL	RESI.	TOTALS
<b>PROVIDED OFF-STREET LOADING</b>	1	1	2
<b>ZONING REQUIREMENT OFF-STREET LOADING</b>	1	1	2

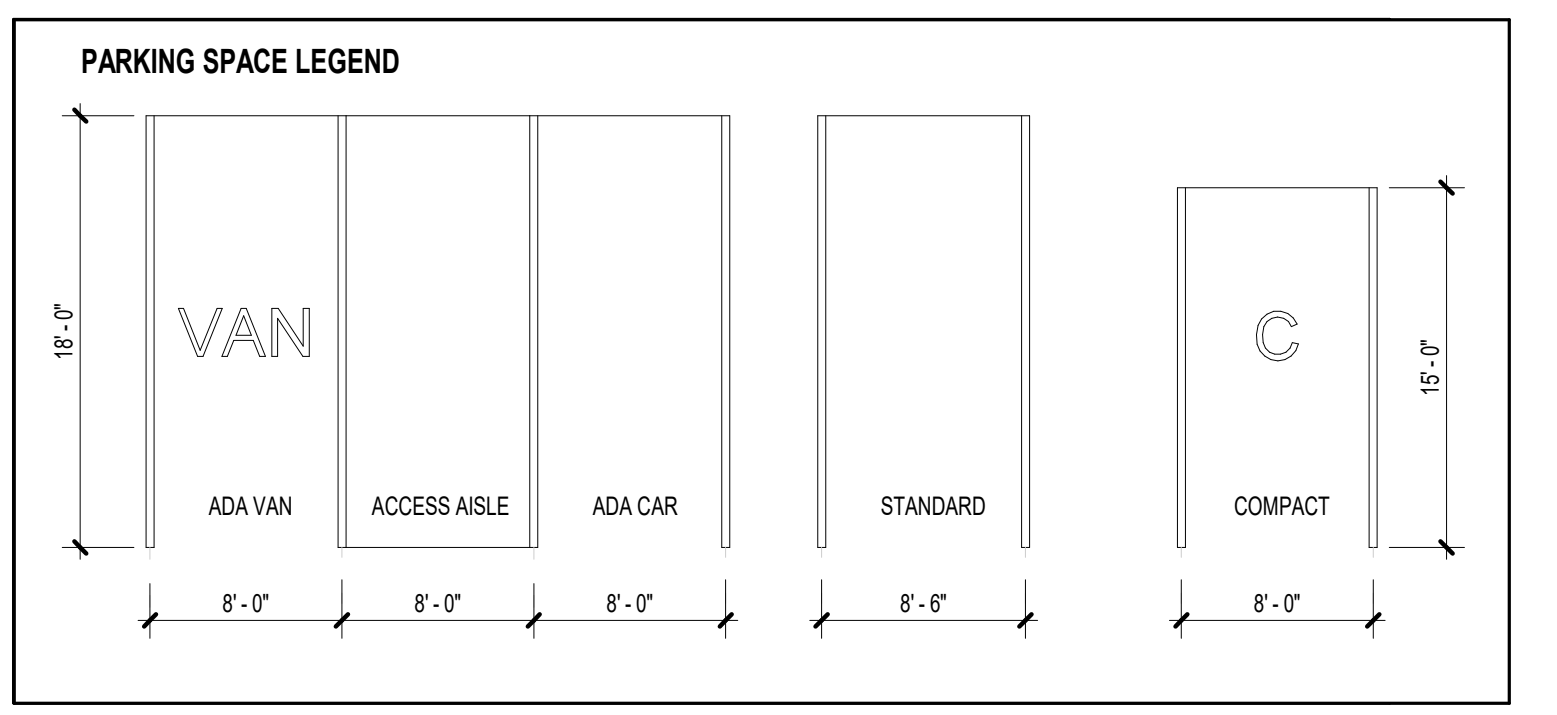
PROVIDED OFF-STREET LOADING LOADING SPACE HEIGHT: 14'-0" CLEAR

**PROVIDED BICYCLE PARKING COUNTS**

	SECURE	SECURE CARGO	SECURE E-BIKE	VISOR	TOTALS
LI	1	-	-	8	9
LOADING	-	-	-	-	-
STREET	-	-	-	-	-
PARKING L1	26	1	12	-	39
PARKING L2	32	1	8	-	41
PARKING L3	-	-	-	-	-
<b>TOTAL</b>	<b>59</b>	<b>2</b>	<b>20</b>	<b>8</b>	<b>89</b>

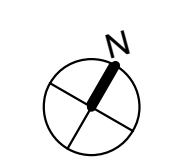
**WALL TYPE**

EXISTING WALLS	[Symbol]
NEW WALLS	[Symbol]



PROJECT NUMBER: 20220412 PROJECT NAME: 1840 WILSON  
SHEET NUMBER: A-02.01 FLOOR PLAN: LEVEL P3  
DATE: 05/03/2024 5:48:32 PM  
DRAWN BY: MR

**1 ZA-FLOOR PLAN - P3**  
SCALE: 1/8" = 1'-0"





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SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
4.1	Preliminary Site Plan #1	06.30.2023
4.1	Preliminary Site Plan #1 - Resubmission	08.25.2023
4.1	Site Plan - Planning Commission Submission	05.03.2024



**1840 WILSON**  
4.1 Site Plan - Planning  
Commission Submission

1805 Clarendon Boulevard and 1806/1840  
Wilson Boulevard  
Arlington County, Virginia

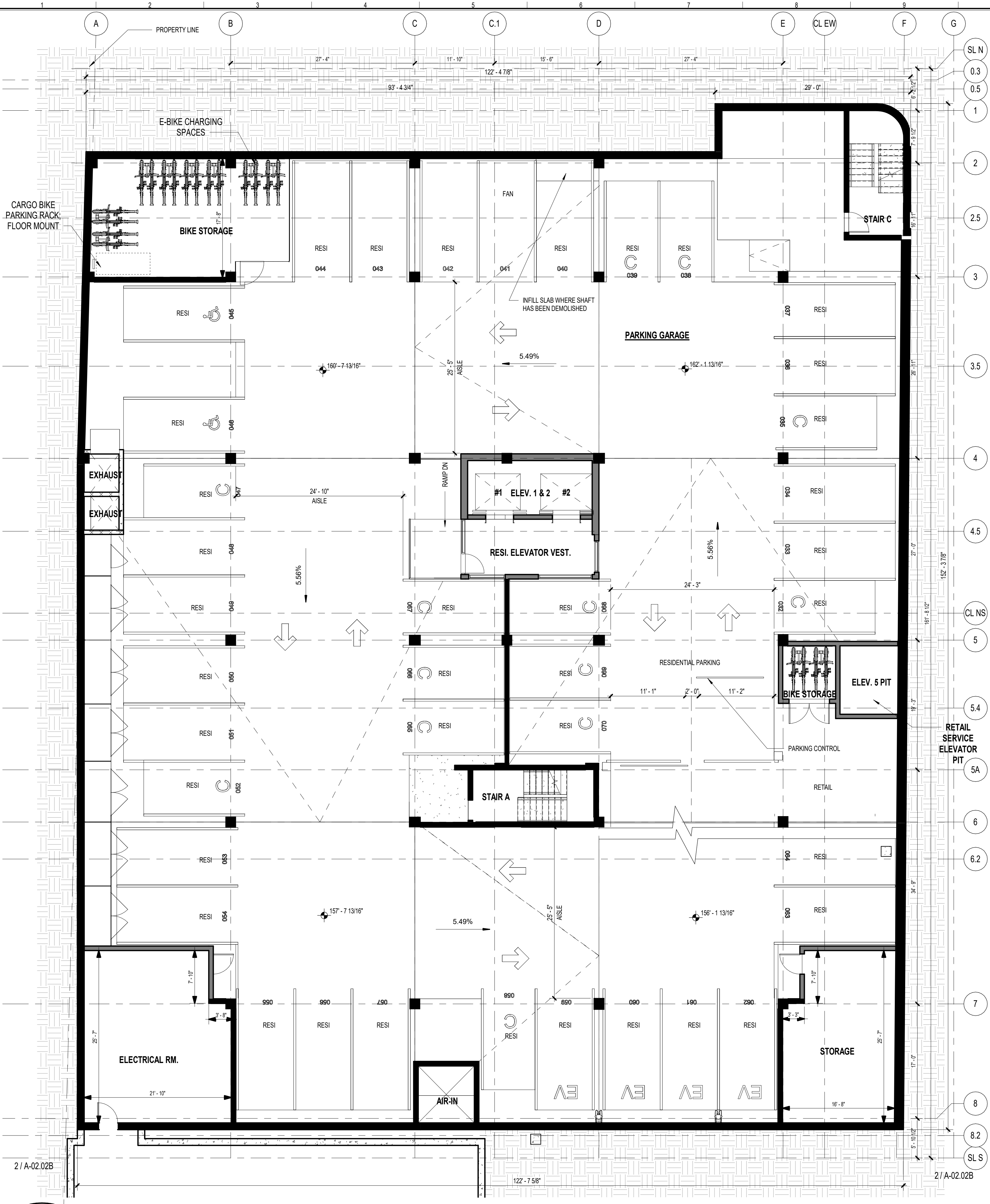
1840 Wilson LLC

**FLOOR PLAN - LEVEL P2**

SS	Principal-in-Charge	20220412
AB	Project Manager	05.03.2024
MG, SJ	Project Architect	
MR	Staff Architect	

**A-02.02**

NOT ISSUED FOR CONSTRUCTION



GFA EXCLUSIONS SCHEDULE	
ROOM	AREA
<b>LEVEL P2 - GFA EXCLUSIONS</b>	
EXHAUST	33 sf.
EXHAUST	37 sf.
AIR - INTAKE	79 sf.
STORAGE	311 sf.
STORAGE	454 sf.
ELECTRICAL ROOM	581 sf.
TRANSFORMER VAULT	1,189 sf.
<b>GFA EXCLUSION SUBTOTAL</b>	<b>2,684 sf.</b>
<b>LEVEL P2 - GROSS PARKING AREA</b>	
ELEV. 1 & 2	174 sf.
RESI. ELEVATOR VEST.	173 sf.
ELEV. 5	110 sf.
STAIR A	139 sf.
STAIR C	189 sf.
BIKE STORAGE	73 sf.
BIKE STORAGE	566 sf.
PARKING GARAGE	15,110 sf.
<b>PARKING SUBTOTAL</b>	<b>16,554 sf.</b>

**GROSS PARKING AREA: 16,554 SF**  
**REQUESTED GFA EXCLUSIONS: 2,684 SF**

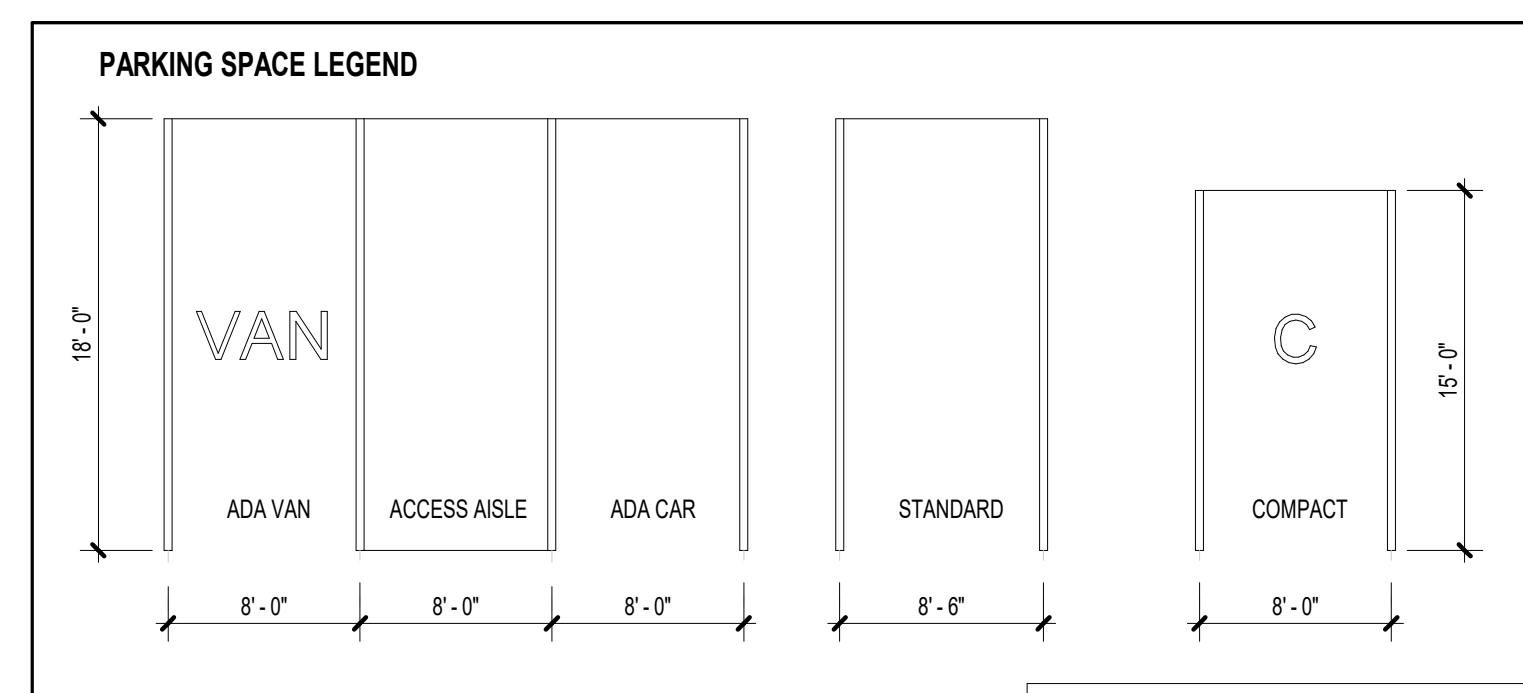
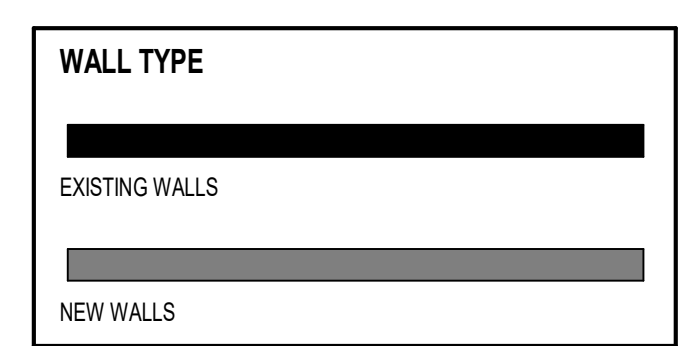
**2 EV CHARGING STATIONS FOR RETAIL AND 4 EV CHARGING STATIONS FOR RESI WILL BE PROVIDED TO MEET THE 5% MIN. REQUIREMENT. INFRASTRUCTURE FOR 15% TOTAL CARS PARKED FOR FUTURE INSTALL OF ADDITIONAL CHARGING STATIONS WILL BE PROVIDED.**

PROVIDED PARKING COUNTS	STANDARD	STANDARD W/ EV	RESI. COMPACT	ACCESSIBLE	VAN	TOTALS	RETAIL TOTAL	RESI. TOTAL
LEVEL 1 (ADJACENT BLDG.)	10	-	-	-	-	10	-	10
PARKING LEVEL 1	12	2	VISITOR 13	2	2	31	16	15
PARKING LEVEL 2	20	4	13	2	-	39	0	39
PARKING LEVEL 3	24	-	16	-	-	40	-	40
<b>TOTALS</b>	<b>66</b>	<b>6</b>	<b>42</b>	<b>4</b>	<b>2</b>	<b>120</b>	<b>16</b>	<b>104</b>
<b>% OF TOTAL PARKING</b>	<b>55%</b>	<b>5%</b>	<b>35%</b>	<b>3%</b>	<b>2%</b>	<b>100%</b>	<b>13%</b>	<b>87%</b>

LOADING DOCK SPACES	RETAIL	RESI.	TOTALS
PROVIDED OFF-STREET LOADING	1	1	2
ZONING REQUIREMENT OFF-STREET LOADING	1	1	2

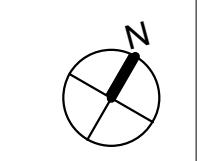
PROVIDED OFF-STREET LOADING LOADING SPACE HEIGHT: 14'-0" CLEAR

PROVIDED BICYCLE PARKING COUNTS	SECURE	SECURE CARGO	SECURE E-BIKE	VISITOR	TOTALS
L1 LOADING	1	-	-	8	9
PARKING L1	26	1	12	-	39
PARKING L2	32	1	8	-	41
PARKING L3	-	-	-	-	-
<b>TOTAL</b>	<b>59</b>	<b>2</b>	<b>20</b>	<b>8</b>	<b>89</b>



PROJECT NUMBER: 20220412 PROJECT NAME: 1840 WILSON  
SHEET NUMBER: A-02.02 FLOOR PLAN: LEVEL P2  
DATE: 05/03/2024 5:48:33 PM  
2 / A-02.02B

**1 ZA-FLOOR PLAN - P2**  
SCALE: 1/8" = 1'-0"





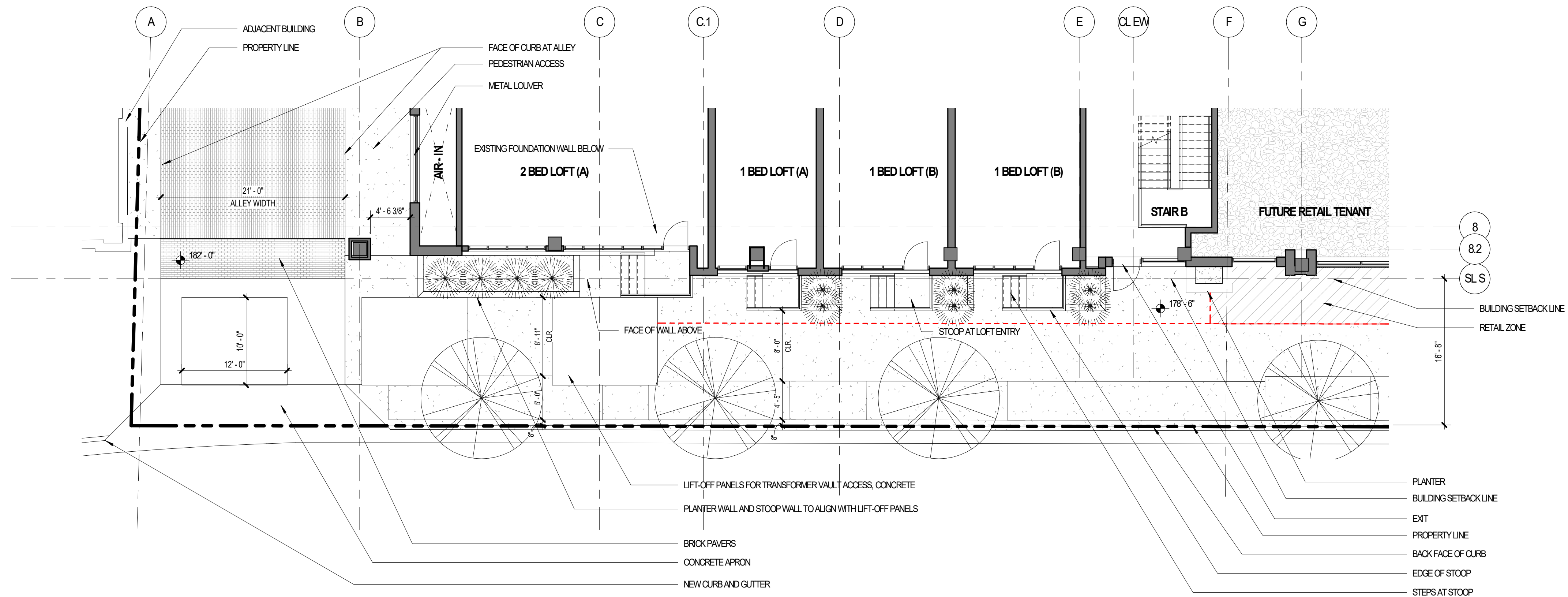
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SCOPE DOCUMENTS

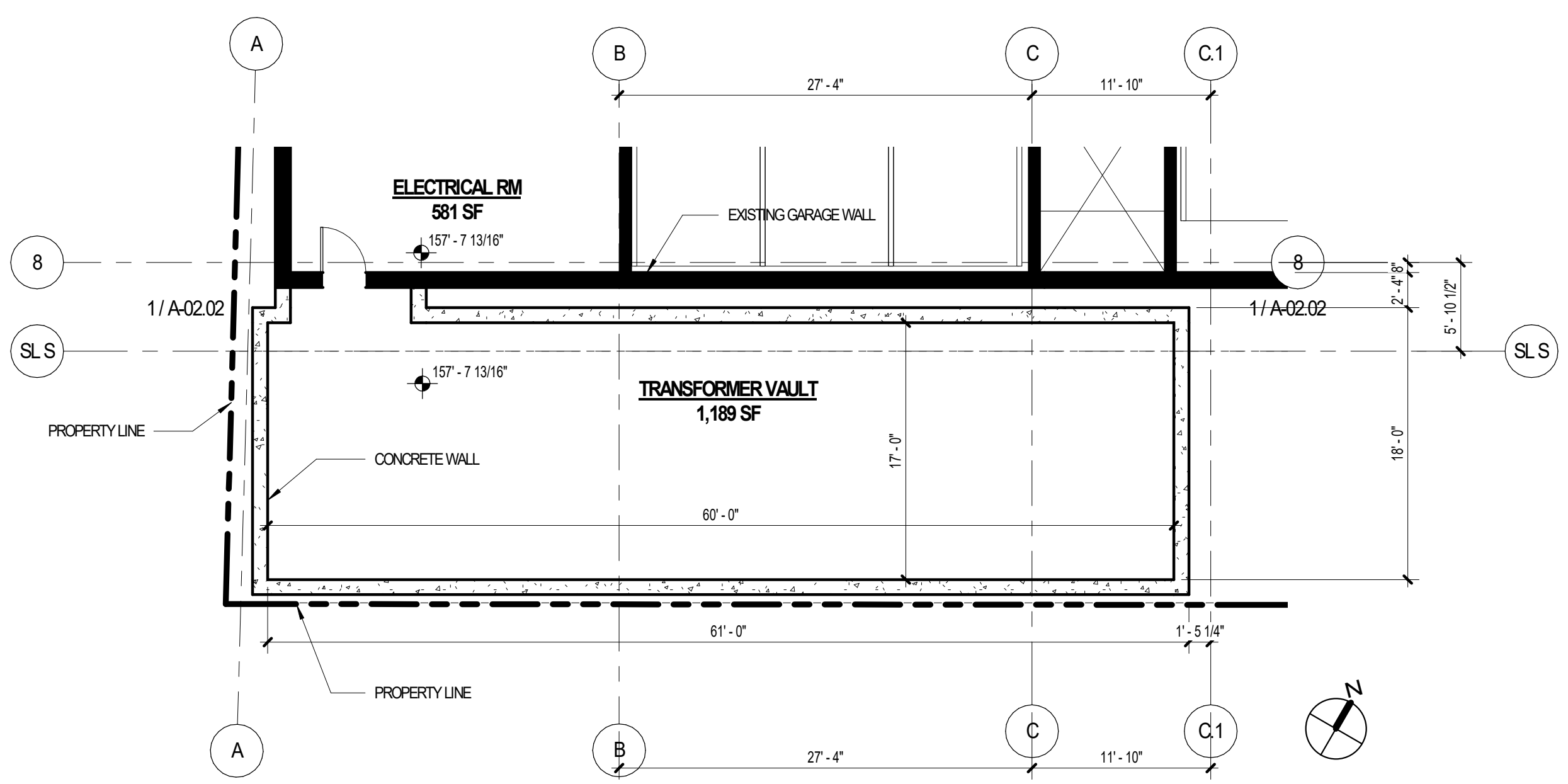
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ISSUANCES

No.	Drawing Issue Description	Date
4.1	Preliminary Site Plan #1	06.30.2023
4.1	Preliminary Site Plan #1 - Resubmission	08.25.2023
4.1	Site Plan - Planning Commission Submission	05.03.2024



**1** ZA-FLOOR PLAN - LEVEL 1- SIDEWALK PLAN  
A-02.02B SCALE: 1/8" = 1'-0"



**2** ZA-FLOOR PLAN - P2 TRANSFORMER VAULT  
A-02.02B SCALE: 1/8" = 1'-0"



**1840 WILSON**  
4.1 Site Plan - Planning  
Commission Submission

1805 Clarendon Boulevard and 1806/1840  
Wilson Boulevard  
Arlington County, Virginia  
1840 Wilson LLC

FLOOR PLANS -  
TRANSFORMER VAULT

SS	20220412
Principal-in-Charge	Project No.
AB	05.03.2024
Project Manager	Date
MG, SJ	
Project Architect	
MR	
Staff Architect	

**A-02.02B**

PROJECT NUMBER: 20220412 PROJECT NAME: 1840 WILSON  
SHEET NUMBER: A-02.02B - FLOOR PLANS - TRANSFORMER VAULT  
BIM: 360//20220412 1840 Wilson (Arlington Residential)/2021 Arlington Yield Study\_ARCH.rvt  
5/2/2024 12:11:01 PM



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SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
4.1	Preliminary Site Plan #1	06.30.2023
4.1	Preliminary Site Plan #1 - Resubmission	08.25.2023
4.1	Site Plan - Planning Commission Submission	05.03.2024



**1840 WILSON**  
4.1 Site Plan - Planning  
Commission Submission

1805 Clarendon Boulevard and 1806/1840  
Wilson Boulevard  
Arlington County, Virginia

1840 Wilson LLC

**FLOOR PLAN - LEVEL P1**

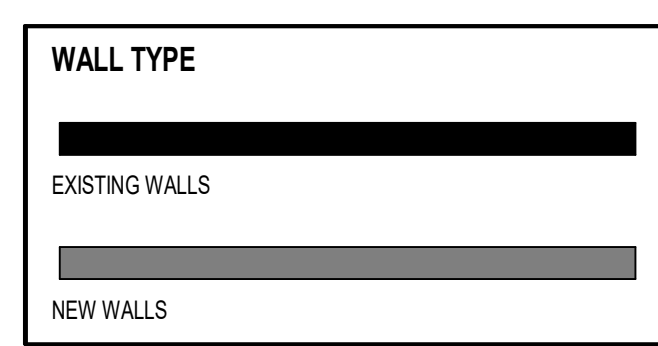
SS	Principal-in-Charge	20220412
AB	Project Manager	05.03.2024
MG, SJ	Project Architect	
MR	Staff Architect	

**A-02.03**

NOT ISSUED FOR CONSTRUCTION

**GFA EXCLUSIONS SCHEDULE**

ROOM	AREA
<b>LEVEL P1 - GFA EXCLUSIONS</b>	
GAS	180 sf.
WATER ROOM	700 sf.
EXHAUST	32 sf.
EXHAUST	39 sf.
EXHAUST	35 sf.
TELE.	73 sf.
VOID	107 sf.
AIR - INTAKE	115 sf.
MAIN ELECTRICAL	544 sf.
TRANSFORMER VAULT	1,039 sf.
GFA EXCLUSION	83 sf.
AIR - INTAKE	77 sf.
GENERATOR	562 sf.
EXHAUST	59 sf.
<b>GFA EXCLUSION SUBTOTAL</b>	<b>3,645 sf.</b>
<b>LEVEL P1 - GROSS PARKING AREA</b>	
ELEV. 1 & 2	174 sf.
RESI. ELEVATOR VEST.	173 sf.
ELEV. 3 & 4	150 sf.
ELEV. 5	110 sf.
STAIR A	176 sf.
STAIR C	189 sf.
BIKE STORAGE	548 sf.
PARKING GARAGE	13,905 sf.
<b>PARKING SUBTOTAL</b>	<b>15,425 sf.</b>



**GROSS PARKING AREA: 15,425 SF**  
**REQUESTED GFA EXCLUSIONS: 3,645 SF**

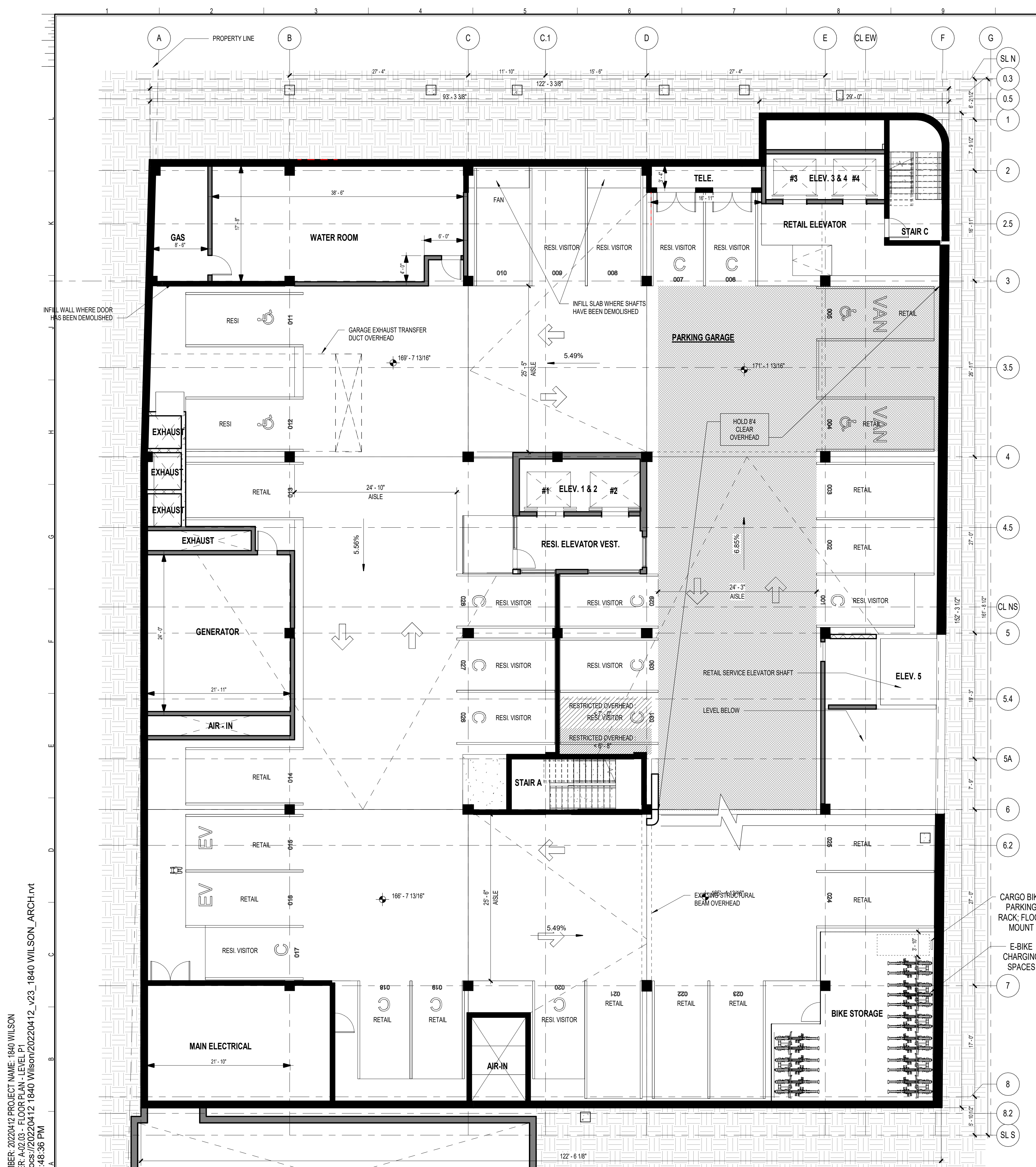
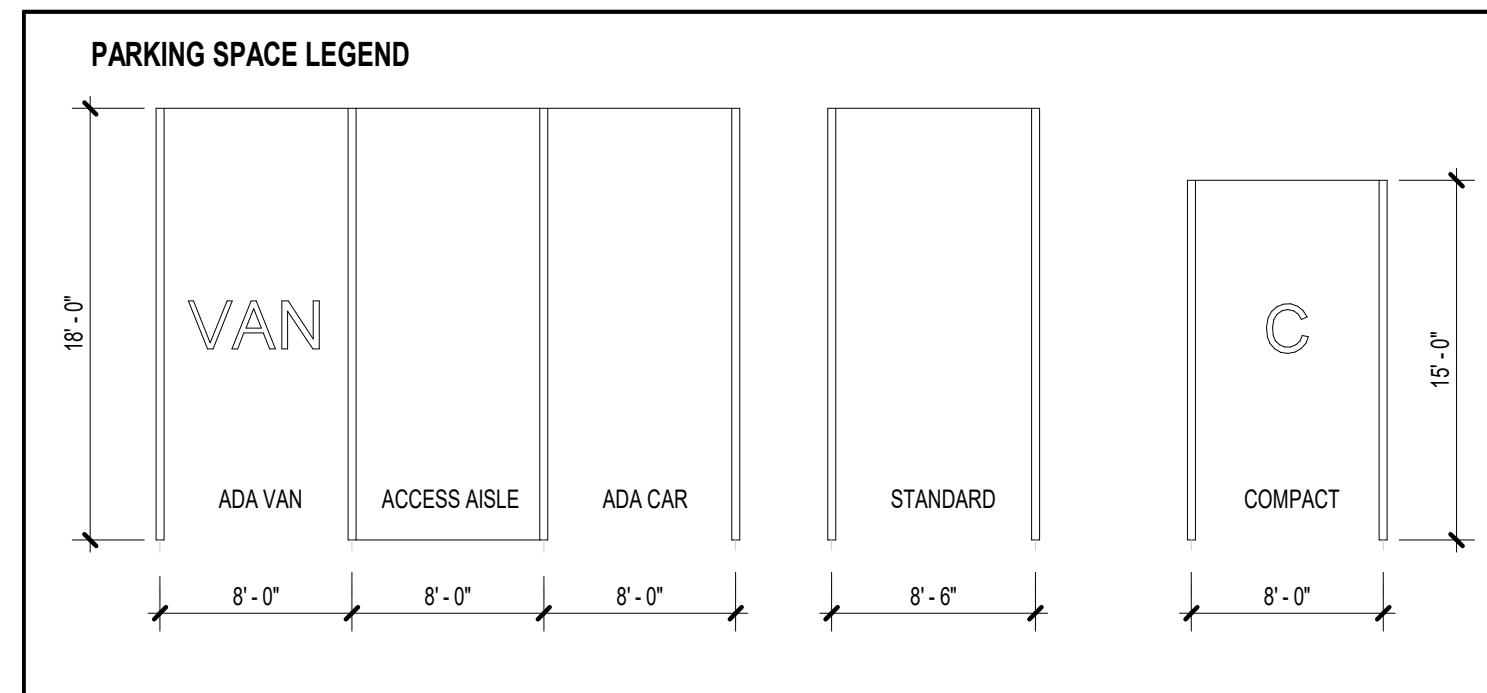
**2 EV CHARGING STATIONS FOR RETAIL AND 4 EV CHARGING STATIONS FOR RESI WILL BE PROVIDED TO MEET THE 5% MIN. REQUIREMENT. INFRASTRUCTURE FOR 15% TOTAL CARS PARKED FOR FUTURE INSTALL OF ADDITIONAL CHARGING STATIONS WILL BE PROVIDED.**

PROVIDED PARKING COUNTS	STANDARD	STANDARD W/ EV	RESI. COMPACT	ACCESSIBLE	VAN	TOTALS	RETAIL TOTAL	RESI. TOTAL
LEVEL 1 (ADJACENT BLDG.)	10	-	-	-	-	10	-	10
PARKING LEVEL 1	12	2	VISITOR 13	2	2	31	16	15
PARKING LEVEL 2	20	4	13	2	-	39	0	39
PARKING LEVEL 3	24	-	16	-	-	40	-	40
<b>TOTALS</b>	<b>66</b>	<b>6</b>	<b>42</b>	<b>4</b>	<b>2</b>	<b>120</b>	<b>16</b>	<b>104</b>
<b>% OF TOTAL PARKING</b>	<b>55%</b>	<b>5%</b>	<b>35%</b>	<b>3%</b>	<b>2%</b>	<b>100%</b>	<b>13%</b>	<b>87%</b>

LOADING DOCK SPACES	RETAIL	RESI.	TOTALS
PROVIDED OFF-STREET LOADING	1	1	2
ZONING REQUIREMENT OFF-STREET LOADING	1	1	2

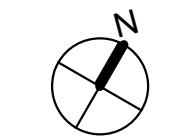
PROVIDED OFF-STREET LOADING LOADING SPACE HEIGHT: 14'-0" CLEAR

PROVIDED BICYCLE PARKING COUNTS	SECURE	SECURE CARGO	SECURE E-BIKE	VISITOR	TOTALS
L1	1	-	-	8	9
PARKING L1	26	1	12	-	39
PARKING L2	32	1	8	-	41
PARKING L3	-	-	-	-	-
<b>TOTAL</b>	<b>59</b>	<b>2</b>	<b>20</b>	<b>8</b>	<b>89</b>



PROJECT NUMBER: 20220412 PROJECT NAME: 1840 WILSON  
SHEET NUMBER: A-02.03 FLOOR PLAN - LEVEL P1  
DATE: 5/3/2024 5:48:36 PM  
7/30/2024 5:48:36 PM

**1**  
A-02.03 **ZA-FLOOR PLAN - P1**  
SCALE: 1/8" = 1'-0"





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SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
4.1	Preliminary Site Plan #1	06.30.2023
4.1	Preliminary Site Plan #1 - Resubmission	08.25.2023
4.1	Site Plan - Planning Commission Submission	05.03.2024



**1840 WILSON**  
4.1 Site Plan - Planning  
Commission Submission

1805 Clarendon Boulevard and 1806/1840  
Wilson Boulevard  
Arlington County, Virginia

1840 Wilson LLC

**FLOOR PLAN - LEVEL 1**

SS	Principal-in-Charge	20220412
AB	Project Manager	05.03.2024
MG, SJ	Project Architect	
MR	Staff Architect	

**A-02.04**

NOT ISSUED FOR CONSTRUCTION

**GFA EXCLUSIONS SCHEDULE**

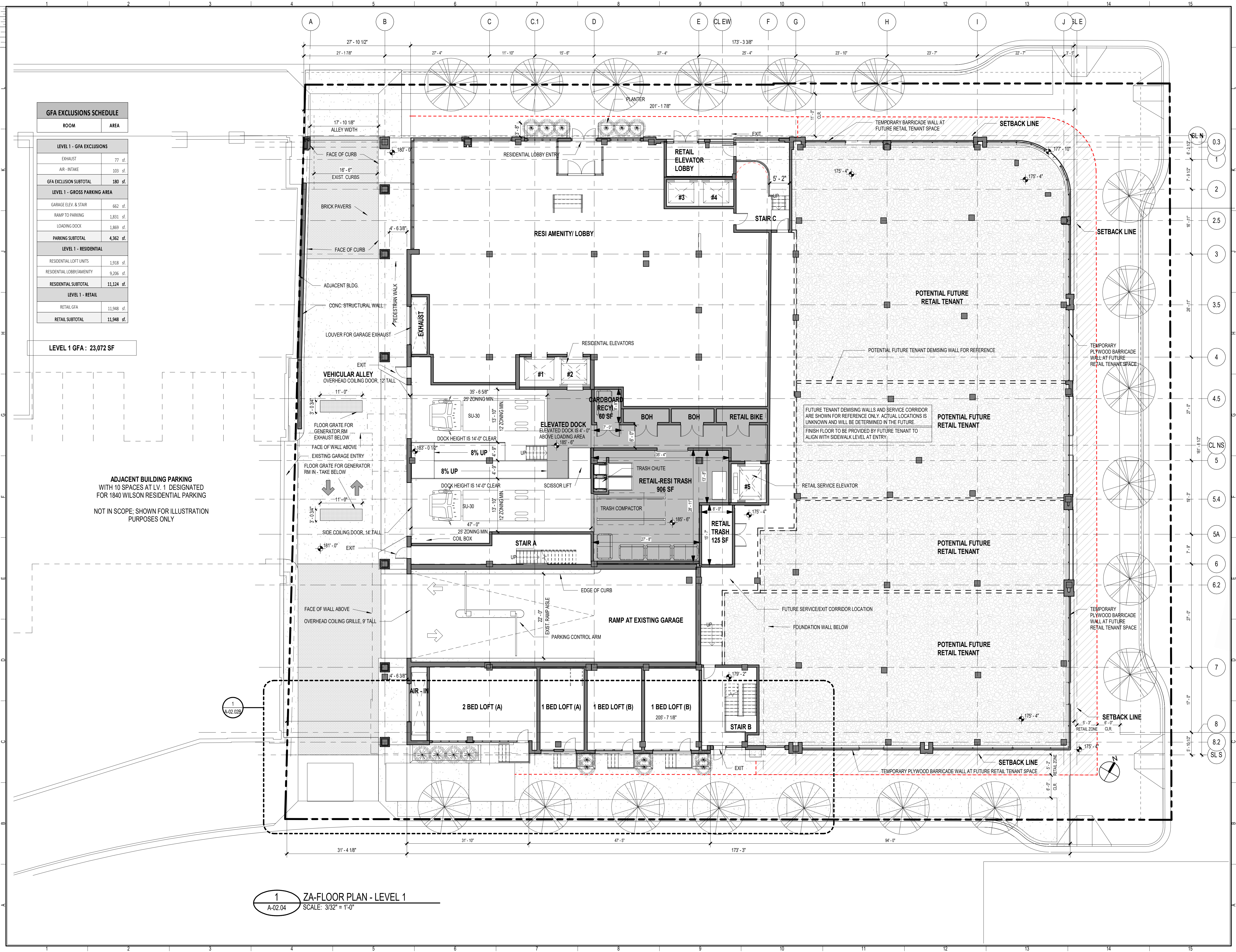
ROOM	AREA
<b>LEVEL 1 - GFA EXCLUSIONS</b>	
EXHAUST	77 sf.
AIR - INTAKE	103 sf.
<b>GFA EXCLUSION SUBTOTAL</b>	<b>180 sf.</b>
<b>LEVEL 1 - GROSS PARKING AREA</b>	
GARAGE ELEV. & STAIR	662 sf.
RAMP TO PARKING	1,831 sf.
LOADING DOCK	1,869 sf.
<b>PARKING SUBTOTAL</b>	<b>4,362 sf.</b>
<b>LEVEL 1 - RESIDENTIAL</b>	
RESIDENTIAL LOFT UNITS	1,918 sf.
RESIDENTIAL LOBBY/AMENITY	9,206 sf.
<b>RESIDENTIAL SUBTOTAL</b>	<b>11,124 sf.</b>
<b>LEVEL 1 - RETAIL</b>	
RETAIL GFA	11,948 sf.
<b>RETAIL SUBTOTAL</b>	<b>11,948 sf.</b>

**LEVEL 1 GFA : 23,072 SF**

**ADJACENT BUILDING PARKING**  
WITH 10 SPACES AT LV. 1 DESIGNATED  
FOR 1840 WILSON RESIDENTIAL PARKING  
NOT IN SCOPE; SHOWN FOR ILLUSTRATION  
PURPOSES ONLY

PROJECT NUMBER: 20220412 PROJECT NAME: 1840 WILSON  
SHEET NUMBER: A-02.04 FLOOR PLAN - LEVEL 1  
DATE: 05/03/2024 12:18:40 PM  
7/30/2024 5:48:38 PM

**1 ZA-FLOOR PLAN - LEVEL 1**  
SCALE: 3/32" = 1'-0"





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**SCOPE DOCUMENTS**

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**ISSUANCES**

No.	Drawing Issue Description	Date
4.1	Preliminary Site Plan #1	06.30.2023
4.1	Preliminary Site Plan #1 - Resubmission	08.25.2023
4.1	Site Plan - Planning Commission Submission	05.03.2024



**1840 WILSON**  
4.1 Site Plan - Planning Commission Submission

1805 Clarendon Boulevard and 1806/1840 Wilson Boulevard  
Arlington County, Virginia

1840 Wilson LLC  
**FLOOR PLAN - LEVEL 1.5**

SS	20220412
Principal-in-Charge	Project No.
AB	05.03.2024
Project Manager	Date
MG, SJ	
Project Architect	
MR	
Staff Architect	

**A-02.05**



**GFA EXCLUSIONS SCHEDULE**

ROOM	AREA
<b>LEVEL 1.5 - GFA EXCLUSIONS</b>	
EXHAUST	77 sf.
AIR - INTAKE	103 sf.
<b>GFA EXCLUSION SUBTOTAL</b>	<b>180 sf.</b>
<b>LEVEL 1.5 - RESIDENTIAL</b>	
RESIDENTIAL TRASH	24 sf.
RESIDENTIAL LOFT UNITS	2,519 sf.
<b>RESIDENTIAL SUBTOTAL</b>	<b>2,543 sf.</b>
<b>LEVEL 1.5 GFA : 2,543 SF</b>	

PROJECT NUMBER: 20220412 PROJECT NAME: 1840 WILSON  
SHEET NUMBER: A-02.05 FLOOR PLAN - LEVEL 1.5  
7/30/2024 5:48:39 PM  
1840 Wilson/20220412\_v23\_1840 WILSON\_ARCH.rvt

**1 ZA - FLOOR PLAN - LEVEL 1.5 MEZZANINE**  
SCALE: 1/8" = 1'-0"



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**SCOPE DOCUMENTS**

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**ISSUANCES**

No.	Drawing Issue Description	Date
4.1	Preliminary Site Plan #1	06.30.2023
4.1	Preliminary Site Plan #1 - Resubmission	08.25.2023
4.1	Site Plan - Planning Commission Submission	05.03.2024



**1840 WILSON**  
4.1 Site Plan - Planning  
Commission Submission

1805 Clarendon Boulevard and 1806/1840  
Wilson Boulevard  
Arlington County, Virginia

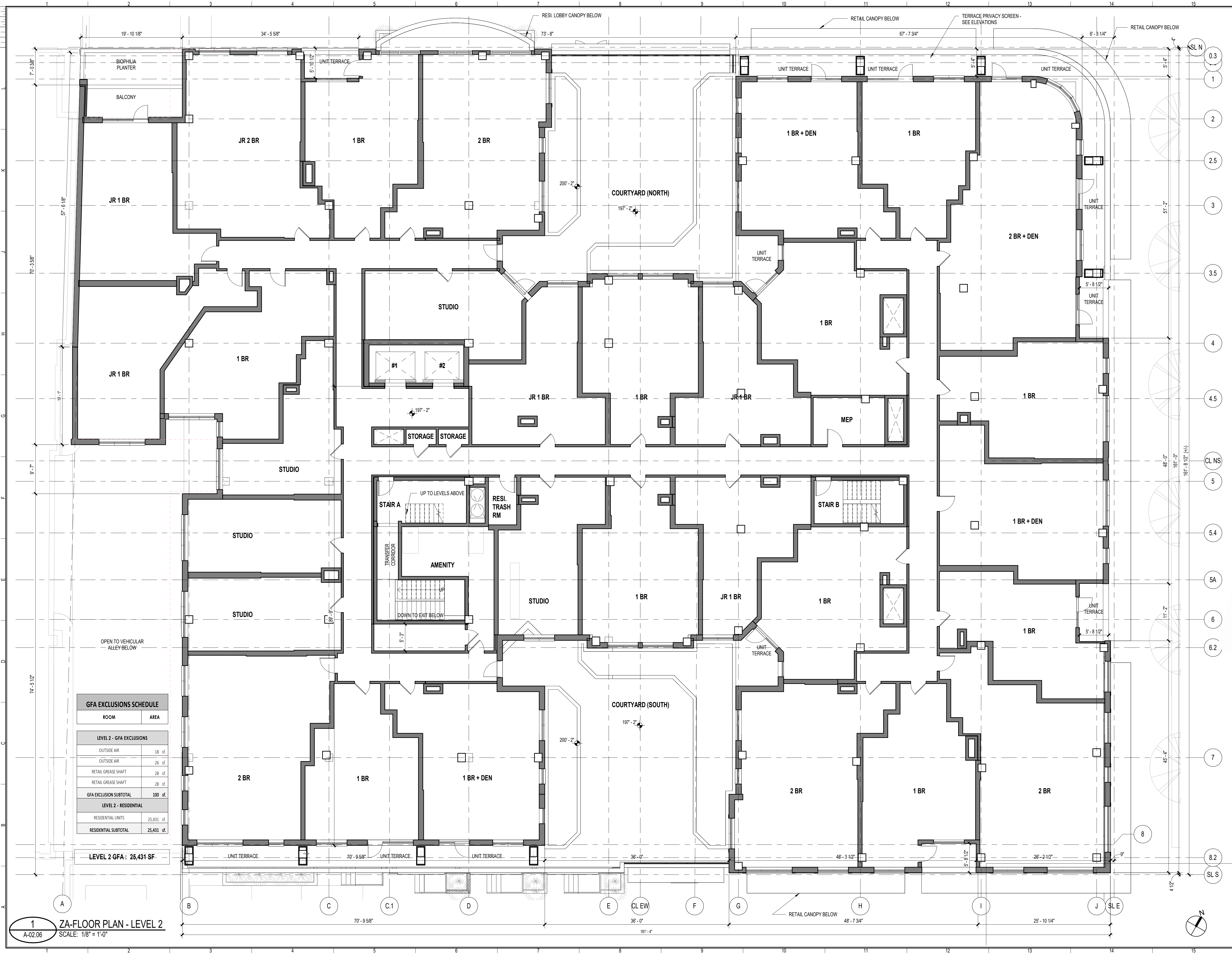
1840 Wilson LLC

**FLOOR PLAN - LEVEL 2**

SS	20220412
Principal-in-Charge	Project No.
AB	05.03.2024
Project Manager	Date
MG, SJ	
Project Architect	
MR	
Staff Architect	

**A-02.06**

NOT ISSUED FOR CONSTRUCTION



GFA EXCLUSIONS SCHEDULE	
ROOM	AREA
<b>LEVEL 2 - GFA EXCLUSIONS</b>	
OUTSIDE AIR	18 sf.
OUTSIDE AIR	26 sf.
RETAIL GREASE SHAFT	28 sf.
RETAIL GREASE SHAFT	28 sf.
<b>GFA EXCLUSION SUBTOTAL</b>	<b>100 sf.</b>
<b>LEVEL 2 - RESIDENTIAL</b>	
RESIDENTIAL UNITS	25,431 sf.
<b>RESIDENTIAL SUBTOTAL</b>	<b>25,431 sf.</b>
<b>LEVEL 2 GFA : 25,431 SF</b>	

PROJECT NUMBER: 20220412 PROJECT NAME: 1840 WILSON  
SHEET NUMBER: A-02.06 FLOOR PLAN: LEVEL 2  
7/30/2024 5:46:40 PM

**1**  
A-02.06 **ZA-FLOOR PLAN - LEVEL 2**  
SCALE: 1/8" = 1'-0"





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SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
4.1	Preliminary Site Plan #1	06.30.2023
4.1	Preliminary Site Plan #1 - Resubmission	08.25.2023
4.1	Site Plan - Planning Commission Submission	05.03.2024



**1840 WILSON**  
4.1 Site Plan - Planning  
Commission Submission

1805 Clarendon Boulevard and 1806/1840  
Wilson Boulevard  
Arlington County, Virginia

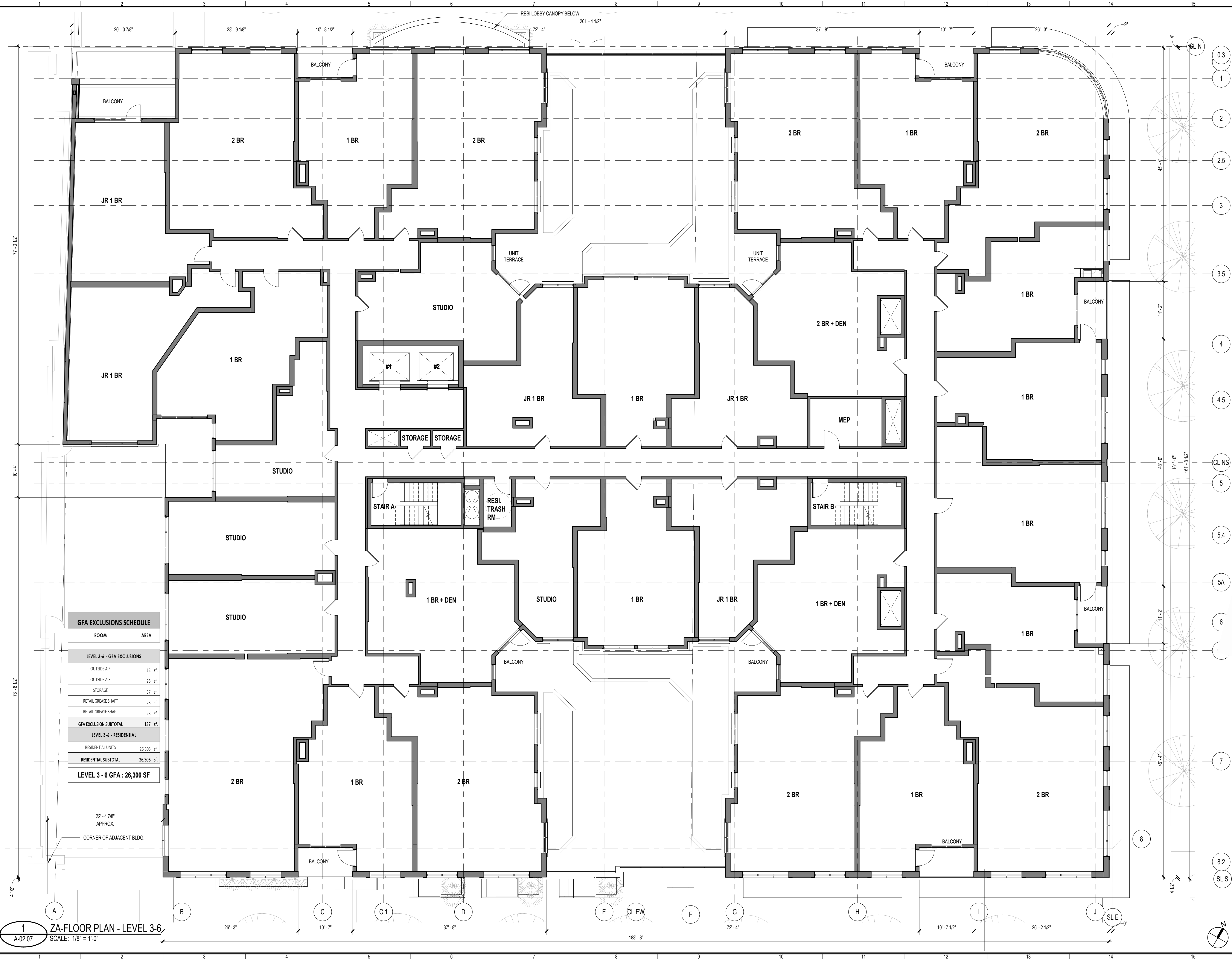
1840 Wilson LLC

**FLOOR PLAN - LEVEL 3-6**

SS	Principal-in-Charge	20220412
AB	Project Manager	05.03.2024
MG, SJ	Project Architect	
MR	Staff Architect	

**A-02.07**

NOT ISSUED FOR CONSTRUCTION



GFA EXCLUSIONS SCHEDULE	
ROOM	AREA
<b>LEVEL 3-4 - GFA EXCLUSIONS</b>	
OUTSIDE AIR	18 sf.
STORAGE	26 sf.
RETAIL GREASE SHAFT	28 sf.
RETAIL GREASE SHAFT	28 sf.
<b>GFA EXCLUSION SUBTOTAL</b>	<b>137 sf.</b>
<b>LEVEL 3-6 - RESIDENTIAL</b>	
RESIDENTIAL UNITS	26,306 sf.
<b>RESIDENTIAL SUBTOTAL</b>	<b>26,306 sf.</b>
<b>LEVEL 3 - 6 GFA : 26,306 SF</b>	

PROJECT NUMBER: 20220412 PROJECT NAME: 1840 WILSON  
SHEET NUMBER: A-02.07 FLOOR PLAN: LEVEL 3-6  
7/30/2024 5:46:41 PM

**1**  
A-02.07  
**ZA-FLOOR PLAN - LEVEL 3-6**  
SCALE: 1/8" = 1'-0"



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**SCOPE DOCUMENTS**

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**ISSUANCES**

No.	Drawing Issue Description	Date
4.1	Preliminary Site Plan #1	06.30.2023
4.1	Preliminary Site Plan #1 - Resubmission	08.25.2023
4.1	Site Plan - Planning Commission Submission	05.03.2024



**1840 WILSON**  
4.1 Site Plan - Planning  
Commission Submission

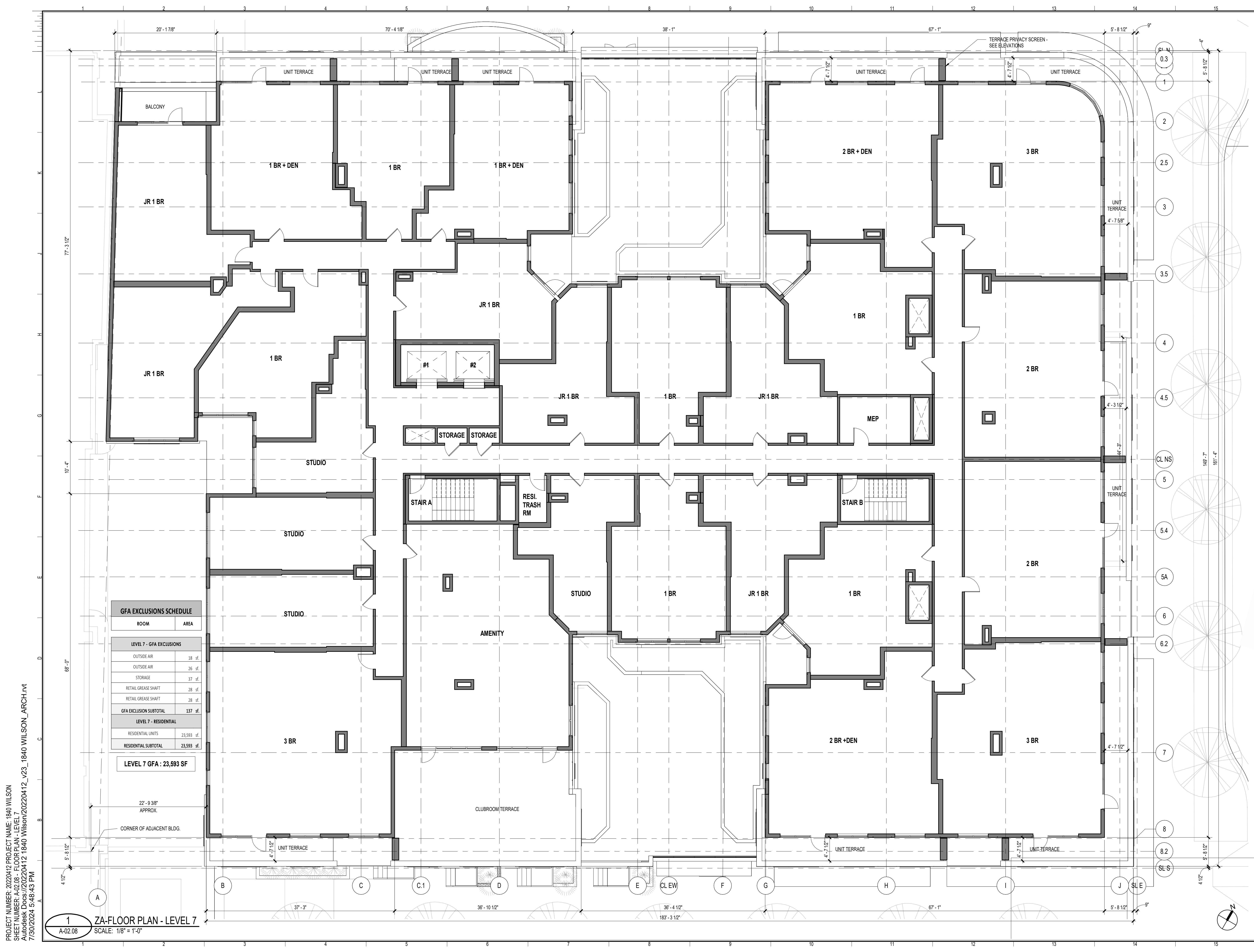
1805 Clarendon Boulevard and 1806/1840  
Wilson Boulevard  
Arlington County, Virginia

1840 Wilson LLC

**FLOOR PLAN - LEVEL 7**

SS	Principal-in-Charge	20220412
AB	Project Manager	05.03.2024
MG, SJ	Project Architect	
MR	Staff Architect	

**A-02.08**



**GFA EXCLUSIONS SCHEDULE**

ROOM	AREA
<b>LEVEL 7 - GFA EXCLUSIONS</b>	
OUTSIDE AIR	18 sf.
OUTSIDE AIR	26 sf.
STORAGE	37 sf.
RETAIL GREASE SHAFT	28 sf.
RETAIL GREASE SHAFT	28 sf.
<b>GFA EXCLUSION SUBTOTAL</b>	<b>137 sf.</b>
<b>LEVEL 7 - RESIDENTIAL</b>	
RESIDENTIAL UNITS	23,593 sf.
<b>RESIDENTIAL SUBTOTAL</b>	<b>23,593 sf.</b>

**LEVEL 7 GFA : 23,593 SF**

PROJECT NUMBER: 20220412 PROJECT NAME: 1840 WILSON  
SHEET NUMBER: A-02.08 FLOOR PLAN: LEVEL 7  
DATE: 05/03/2024 7:30/2024 5:46:43 PM

**1** ZA-FLOOR PLAN - LEVEL 7  
SCALE: 1/8" = 1'-0"



SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
4.1	Preliminary Site Plan #1	06.30.2023
4.1	Preliminary Site Plan #1 - Resubmission	08.25.2023
4.1	Site Plan - Planning Commission Submission	05.03.2024



**1840 WILSON**  
4.1 Site Plan - Planning  
Commission Submission

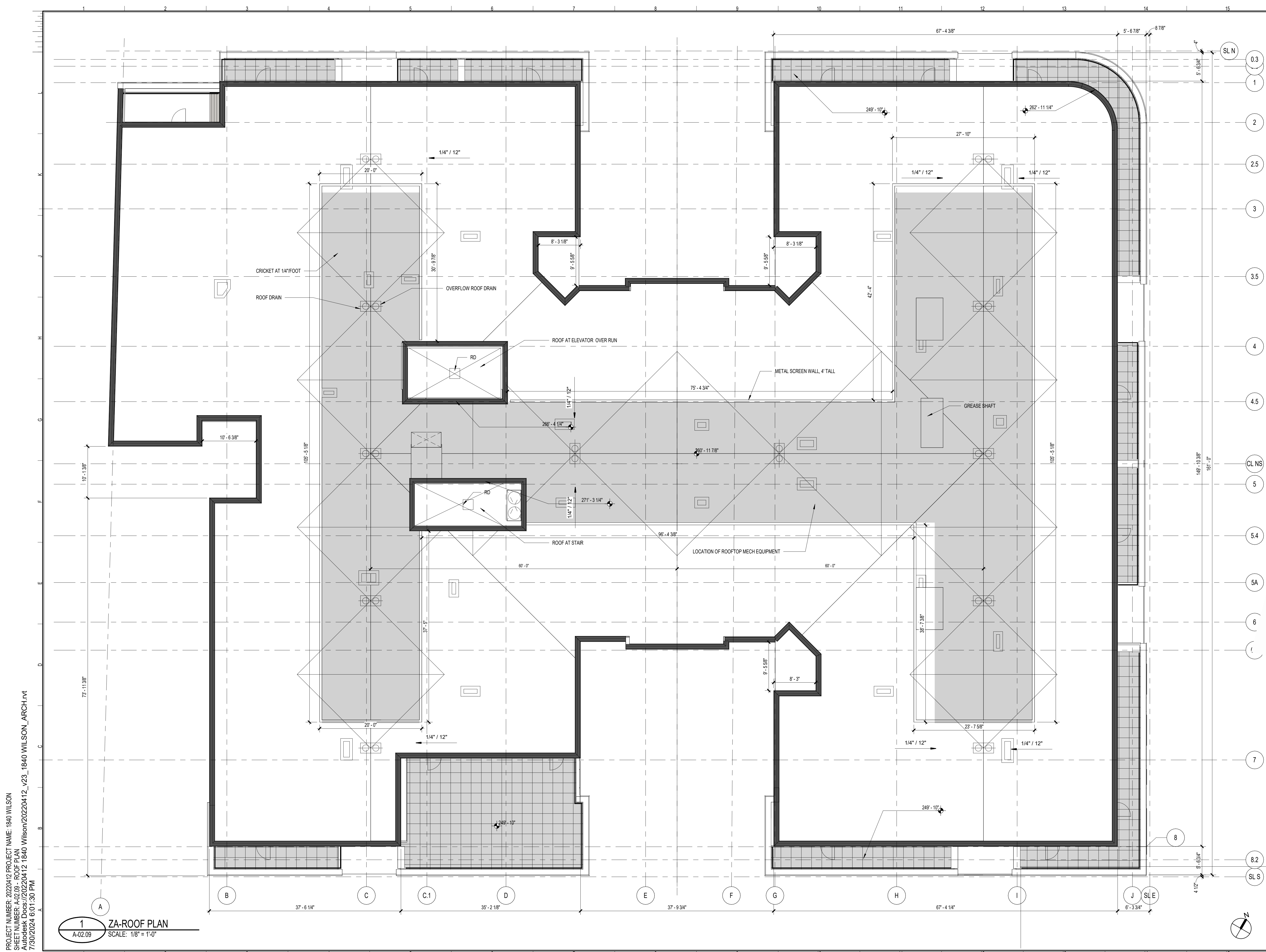
1805 Clarendon Boulevard and 1806/1840  
Wilson Boulevard  
Arlington County, Virginia

1840 Wilson LLC

**ROOF PLAN**

SS	20220412
Principal-in-Charge	Project No.
AB	05.03.2024
Project Manager	Date
MG, SJ	
Project Architect	
MR	
Staff Architect	

**A-02.09**



PROJECT NUMBER: 20220412 PROJECT NAME: 1840 WILSON  
SHEET NUMBER: A-02.09 ROOF PLAN  
A:\Projects\20220412\_1840 Wilson\20220412\_v23\_1840 Wilson\20220412\_v23\_1840 Wilson\_ARCH.rvt  
7/30/2024 6:01:30 PM

**1** ZA-ROOF PLAN  
SCALE: 1/8" = 1'-0"



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**SCOPE DOCUMENTS**

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ISSUANCES		
No.	Drawing Issue Description	Date
4.1	Preliminary Site Plan #1	06.30.2023
4.1	Preliminary Site Plan #1 - Resubmission	08.25.2023
4.1	Site Plan - Planning Commission Submission	05.03.2024



**1840 WILSON**  
4.1 Site Plan - Planning Commission Submission  
1805 Clarendon Boulevard and 1806/1840 Wilson Boulevard  
Arlington County, Virginia  
1840 Wilson LLC

**EXTERIOR ELEVATION - SOUTH**

SS	20220412
Principal in Charge	Project No.
AB	05.03.2024
Project Manager	Date
MG SJ	
Project Architect	
MR	
Staff Architect	

**A-04.01**

NOT ISSUED FOR CONSTRUCTION

FACADE OPENNESS	35.04%
TOTAL BUILDING OPENNESS	32.11%
LV. 1 (RETAIL) OPENNESS 50% MIN. REQUIRED AT GROUND FLOOR	51.14%

**GENERAL NOTES:**  
1) GLAZING AT LEVELS 1-2 TO BE BIRD COLLISION DETERRENT WITH A MAXIMUM THREAT LEVEL OF 30.  
2) 90% OF EXTERIOR FIXTURES TO BE DARK SKY-APPROVED OR EQUIVALENT.



**1**  
A01.08/A-04.01  
**ZA-BUILDING ELEVATION SOUTH**  
SCALE: 1/8" = 1'-0"

SEE 2/A-05.01 FOR STREET ELEVATION DRAWING

PROJECT NUMBER: 20220412 PROJECT NAME: 1840 WILSON  
SHEET NUMBER: A-04.01 - EXTERIOR ELEVATION - SOUTH  
BIM 360://20220412 1840 Wilson (Arlington Residential)/2021 Arlington Yield Study\_ARCH.rvt  
5/2/2024 11:54:29 AM



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SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
4.1	Preliminary Site Plan #1	06.30.2023
4.1	Preliminary Site Plan #1 - Resubmission	08.25.2023
4.1	Site Plan - Planning Commission Submission	05.03.2024



**1840 WILSON**  
4.1 Site Plan - Planning  
Commission Submission

1805 Clarendon Boulevard and 1806/1840  
Wilson Boulevard  
Arlington County, Virginia

1840 Wilson LLC

**EXTERIOR ELEVATION - EAST**

SS	20220412
Principal-in-Charge	Project No.
AB	05.03.2024
Project Manager	Date
MG, SJ	
Project Architect	
MR	
Staff Architect	

**A-04.02**

NOT ISSUED FOR CONSTRUCTION

OPENNESS PERCENTAGE	36.08%
TOTAL BUILDING OPENNESS	32.11%
LV. 1 (RETAIL) OPENNESS 50% MIN. REQUIRED AT GROUND FLOOR	54.48%

**GENERAL NOTES:**  
1) GLAZING AT LEVELS 1-2 TO BE BIRD COLLISION DETERRENT WITH A MAXIMUM THREAT LEVEL OF 30.  
2) 90% OF EXTERIOR FIXTURES TO BE DARK SKY-APPROVED OR EQUIVALENT.



**1** ZA-BUILDING ELEVATION EAST  
A-04.02 SCALE: 1/8" = 1'-0"

SEE 1A-05.01 FOR STREET ELEVATION DRAWING

PROJECT NUMBER: 20220412 PROJECT NAME: 1840 WILSON  
SHEET NUMBER: A-04.02 - EXTERIOR ELEVATION - EAST  
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**SCOPE DOCUMENTS**

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ISSUANCES		
No.	Drawing Issue Description	Date
4.1	Preliminary Site Plan #1	06.30.2023
4.1	Preliminary Site Plan #1 - Resubmission	08.25.2023
4.1	Site Plan - Planning Commission Submission	05.03.2024



**1840 WILSON**  
4.1 Site Plan - Planning Commission Submission

1805 Clarendon Boulevard and 1806/1840 Wilson Boulevard  
Arlington County, Virginia

1840 Wilson LLC

**EXTERIOR ELEVATION - NORTH**

SS	20220412
Principal-in-Charge	Project No.
AB	05.03.2024
Project Manager	Date
MG SJ	
Project Architect	
MR	
Staff Architect	

**A-04.03**

NOT ISSUED FOR CONSTRUCTION

FACADE OPENNESS	37.84%
TOTAL BUILDING OPENNESS	32.11%
LV. 1 (RETAIL) OPENNESS 50% MIN. REQUIRED AT GROUND FLOOR	55.98%

**GENERAL NOTES:**

- GLAZING AT LEVELS 1-2 TO BE BIRD COLLISION DETERRENT WITH A MAXIMUM THREAT LEVEL OF 30.
- 90% OF EXTERIOR FIXTURES TO BE DARK SKY-APPROVED OR EQUIVALENT.



**1 ZA-BUILDING ELEVATION NORTH**  
A-04.03 SCALE: 1/8" = 1'-0"

SEE 3/A-05.01 FOR STREET ELEVATION DRAWING

PROJECT NUMBER: 20220412 PROJECT NAME: 1840 WILSON  
SHEET NUMBER: A-04.03 - EXTERIOR ELEVATION - NORTH  
BIM 360://20220412 1840 Wilson (Arlington Residential)/2021 Arlington Yield Study\_ARCH.rvt  
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**SCOPE DOCUMENTS**

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ISSUANCES		
No.	Drawing Issue Description	Date
4.1	Preliminary Site Plan #1	06.30.2023
4.1	Preliminary Site Plan #1 - Resubmission	08.25.2023
4.1	Site Plan - Planning Commission Submission	05.03.2024



**1840 WILSON**  
4.1 Site Plan - Planning Commission Submission

1805 Clarendon Boulevard and 1806/1840 Wilson Boulevard  
Arlington County, Virginia

1840 Wilson LLC

**EXTERIOR ELEVATION - WEST**

SS	20220412
Principal-in-Charge	Project No.
AB	05.03.2024
Project Manager	Date
MG, SJ	
Project Architect	
MR	
Staff Architect	

**A-04.04**

OPENNESS PERCENTAGE	23.53%
TOTAL BUILDING OPENNESS	32.11%

**GENERAL NOTES:**

- 1) GLAZING AT LEVELS 1-2 TO BE BIRD COLLISION DETERRENT WITH A MAXIMUM THREAT LEVEL OF 30.
- 2) 90% OF EXTERIOR FIXTURES TO BE DARK SKY-APPROVED OR EQUIVALENT.



**1** ZA-BUILDING ELEVATION WEST AT ALLEY  
A-04.04 SCALE: 1/8" = 1'-0"

PROJECT NUMBER: 20220412 PROJECT NAME: 1840 WILSON  
SHEET NUMBER: A-04.04 - EXTERIOR ELEVATION - WEST  
BIM: 360//20220412 1840 Wilson (Arlington Residential) 2021 Arlington Yield Study\_ARCH.rvt  
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**SCOPE DOCUMENTS**

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ISSUANCES		
No.	Drawing Issue Description	Date
4.1	Preliminary Site Plan #1	06.30.2023
4.1	Preliminary Site Plan #1 - Resubmission	08.25.2023
4.1	Site Plan - Planning Commission Submission	05.03.2024

**GENERAL NOTES:**

1) GLAZING AT LEVELS 1-2 TO BE BIRD COLLISION DETERRENT WITH A MAXIMUM THREAT LEVEL OF 30.

2) 90% OF EXTERIOR FIXTURES TO BE DARK SKY-APPROVED OR EQUIVALENT.



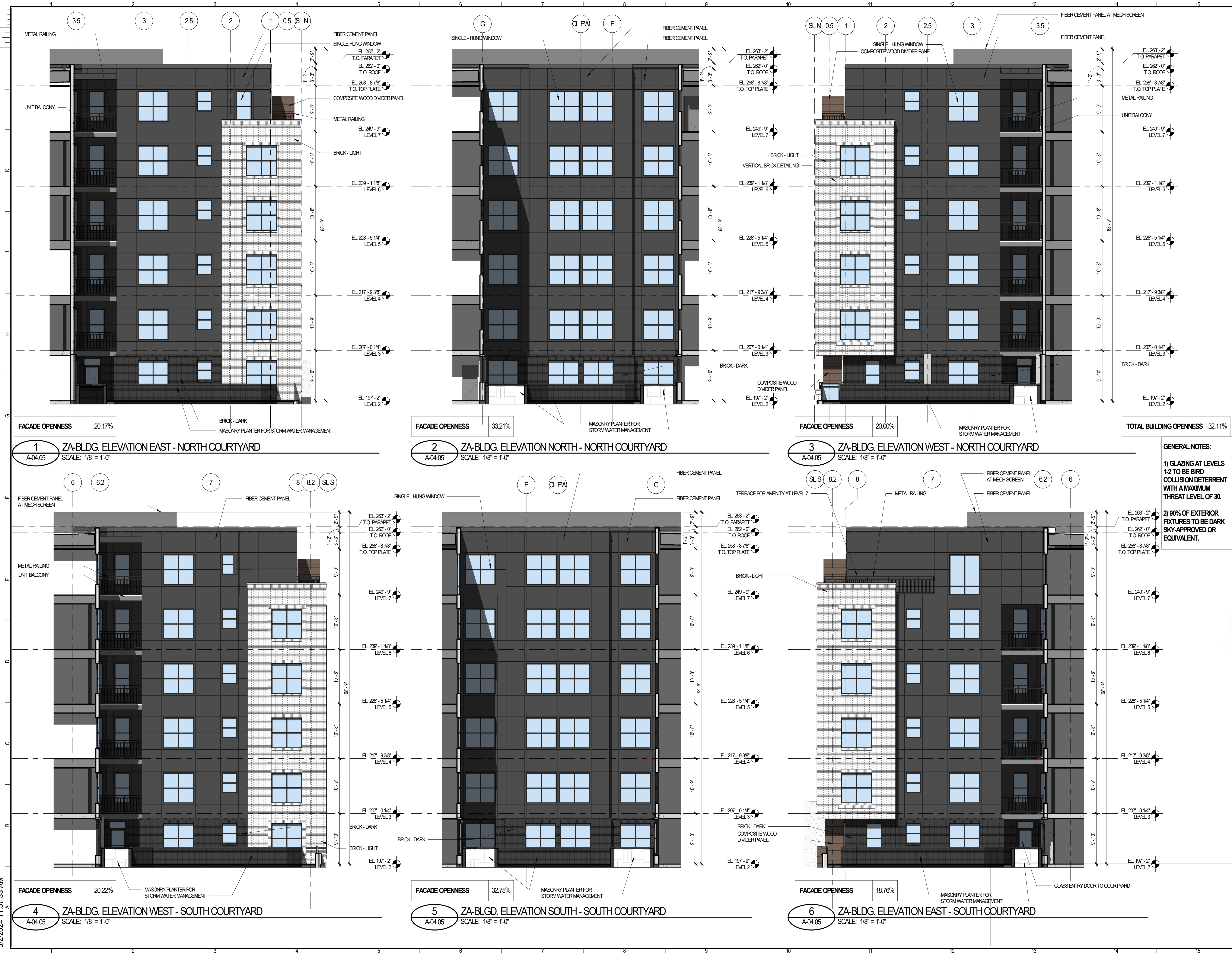
**1840 WILSON**  
4.1 Site Plan - Planning Commission Submission  
1805 Clarendon Boulevard and 1806/1840 Wilson Boulevard  
Arlington County, Virginia  
1840 Wilson LLC

**EXTERIOR ELEVATION - COURTYARDS**

SS	20220412
Principal-in-Charge	Project No.
AB	05.03.2024
Project Manager	Date
MG, SJ	
Project Architect	
MR	
Staff Architect	

**A-04.05**

NOT ISSUED FOR CONSTRUCTION



PROJECT NUMBER: 20220412 PROJECT NAME: 1840 WILSON  
SHEET NUMBER: A-04.05 - EXTERIOR ELEVATION - COURTYARDS  
BIM: 360//20220412 1840 Wilson (Arlington Residential)/2021 Arlington Yield Study\_ARCH.rvt  
5/2/2024 11:57:33 AM





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**SCOPE DOCUMENTS**

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**ISSUANCES**

No.	Drawing Issue Description	Date
4.1	Preliminary Site Plan #1	06.30.2023
4.1	Preliminary Site Plan #1 - Resubmission	08.25.2023
4.1	Site Plan - Planning Commission Submission	05.03.2024



**1840 WILSON**  
4.1 Site Plan - Planning  
Commission Submission

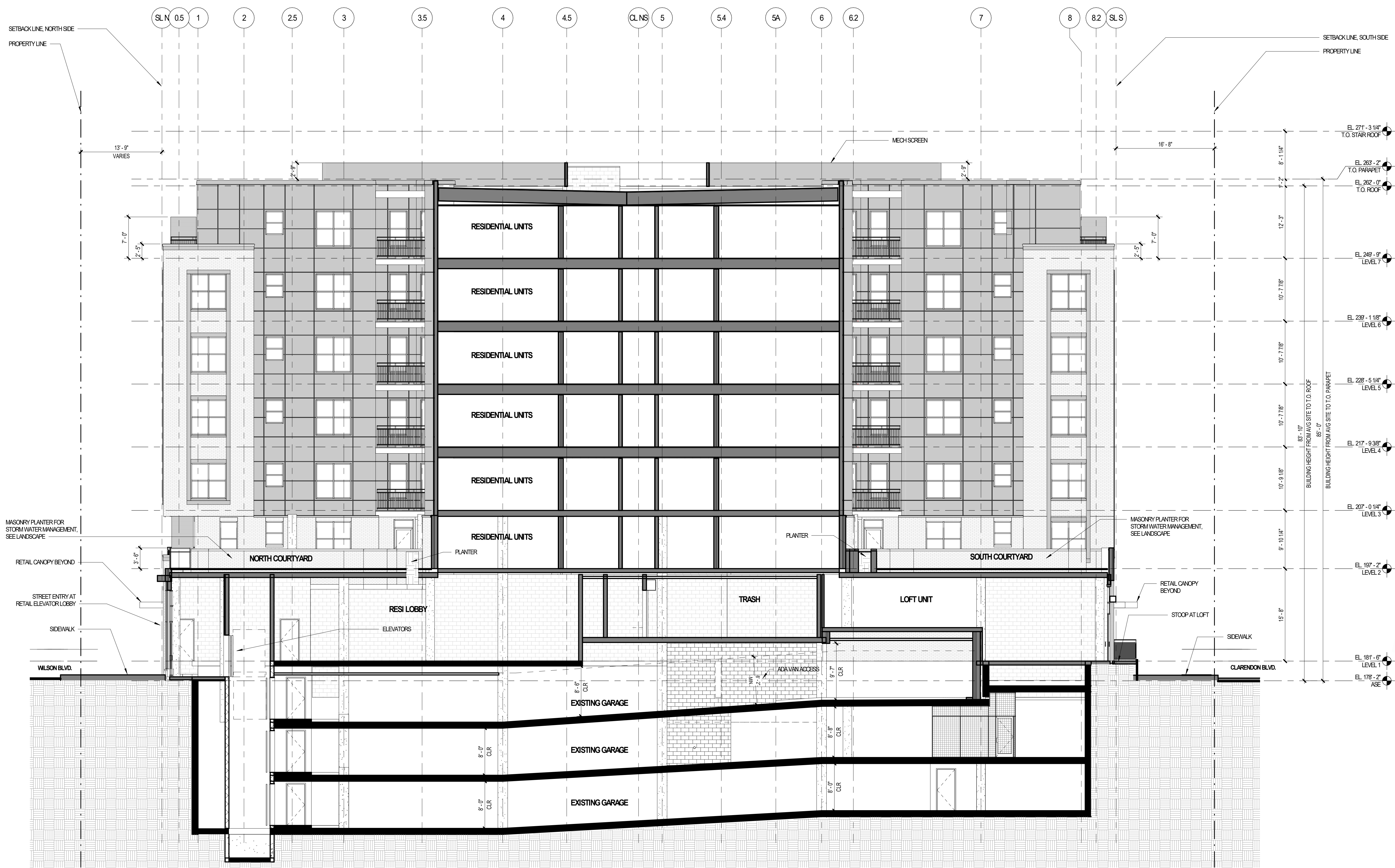
1805 Clarendon Boulevard and 1806/1840  
Wilson Boulevard  
Arlington County, Virginia  
1840 Wilson LLC

**BUILDING SECTION - NS**

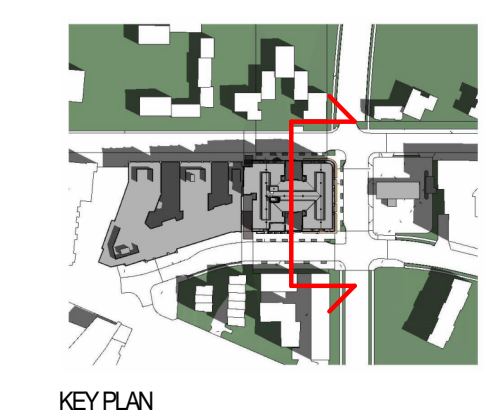
SS	20220412
Principal-in-Charge	Project No.
AB	05.03.2024
Project Manager	Date
MG, SJ	
Project Architect	
MR	
Staff Architect	

**A-04.06**

NOT ISSUED FOR CONSTRUCTION



**1** ZA-BUILDING SECTION (NORTH-SOUTH AT RAMP)  
A-04.06 SCALE: 1/8" = 1'-0"



PROJECT NUMBER: 20220412 PROJECT NAME: 1840 WILSON  
SHEET NUMBER: A-04.06 - BUILDING SECTION - NS  
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5/2/2024 11:57:37 AM



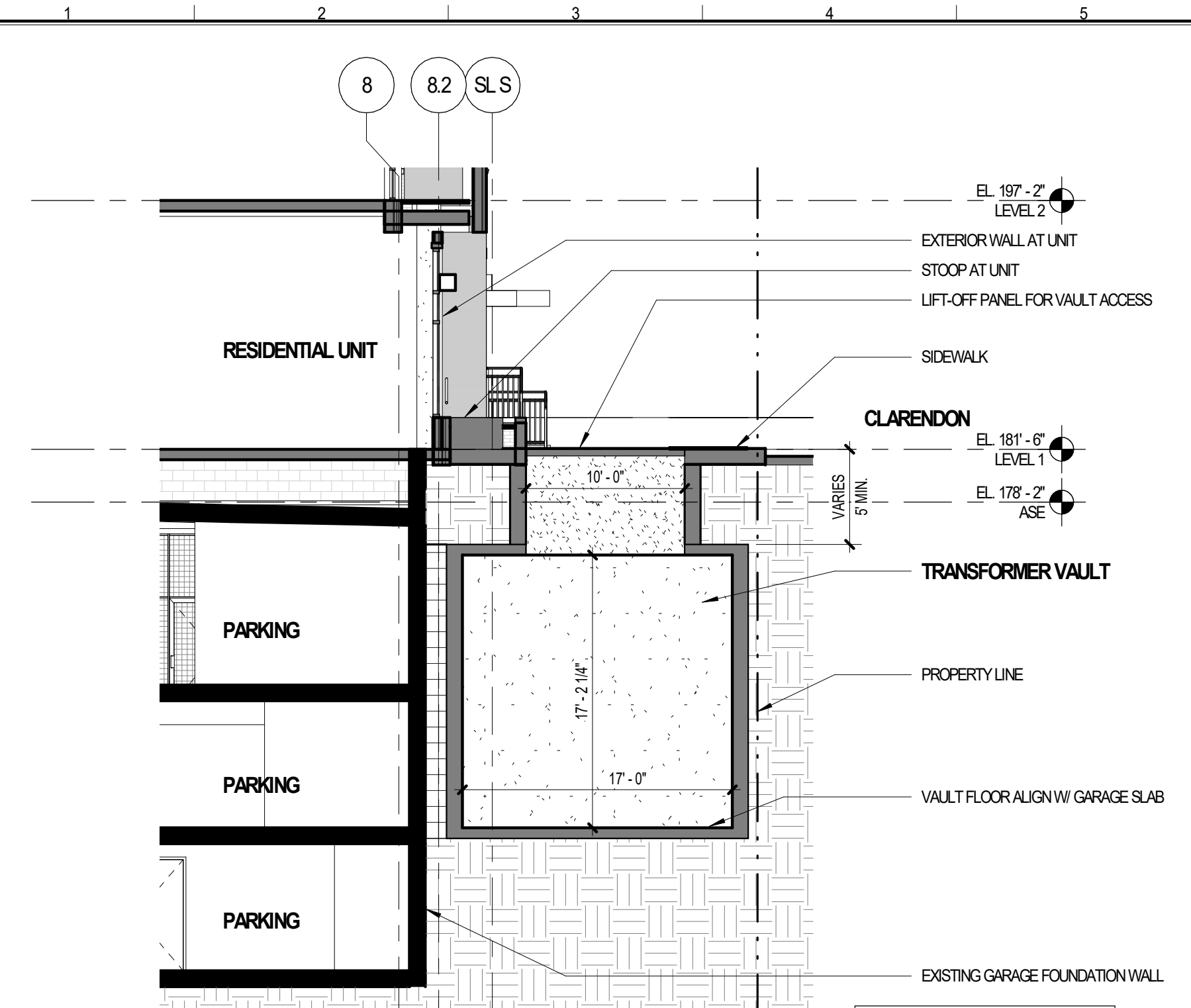


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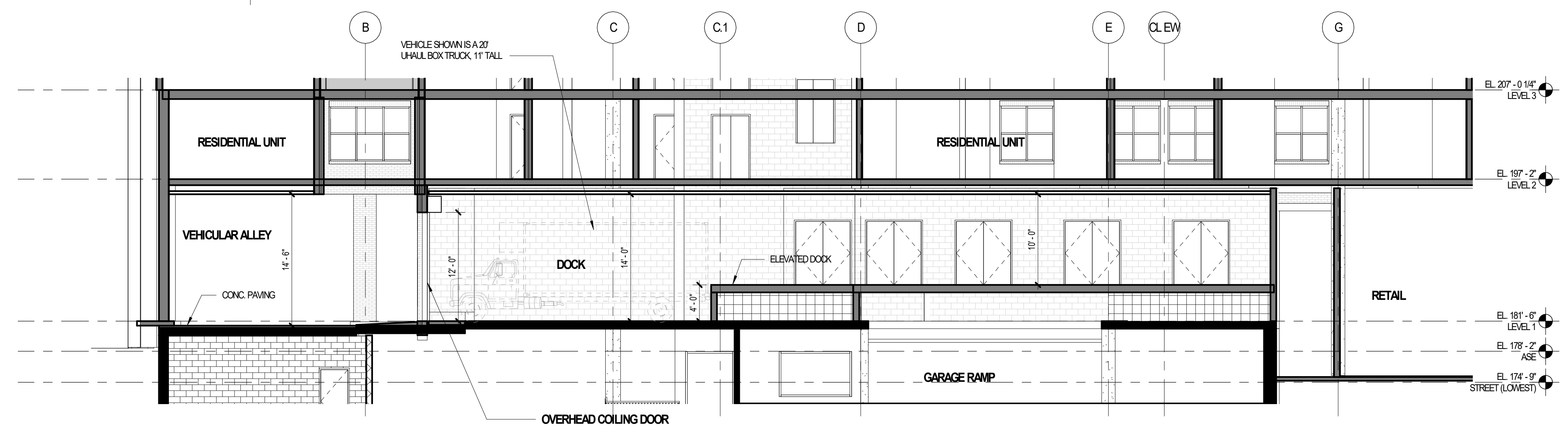
**SCOPE DOCUMENTS**

The Contract Documents Issued for (Conceptual Design, Schematic Design, Design Development, Partial Construction Documents or Other Issuance up to Issued for Construction) are intended to be at that level of development and as such, may be neither complete nor coordinated. The [Construction Manager, Contractor, Design/Builder] is responsible for complete and coordinated pricing [and execution] of the Work, and shall include items necessary for the proper execution and completion of the Work, as shown, specified, reasonably inferred or required for a complete Project. For Work of delegated design, systems, assemblies, components and materials shall comply with national, state and local code requirements. The [Construction Manager, Contractor, Design/Builder] shall inform the Owner and Architect, in timely fashion, of any discovered omissions, inconsistencies or errors in the Contract Documents.

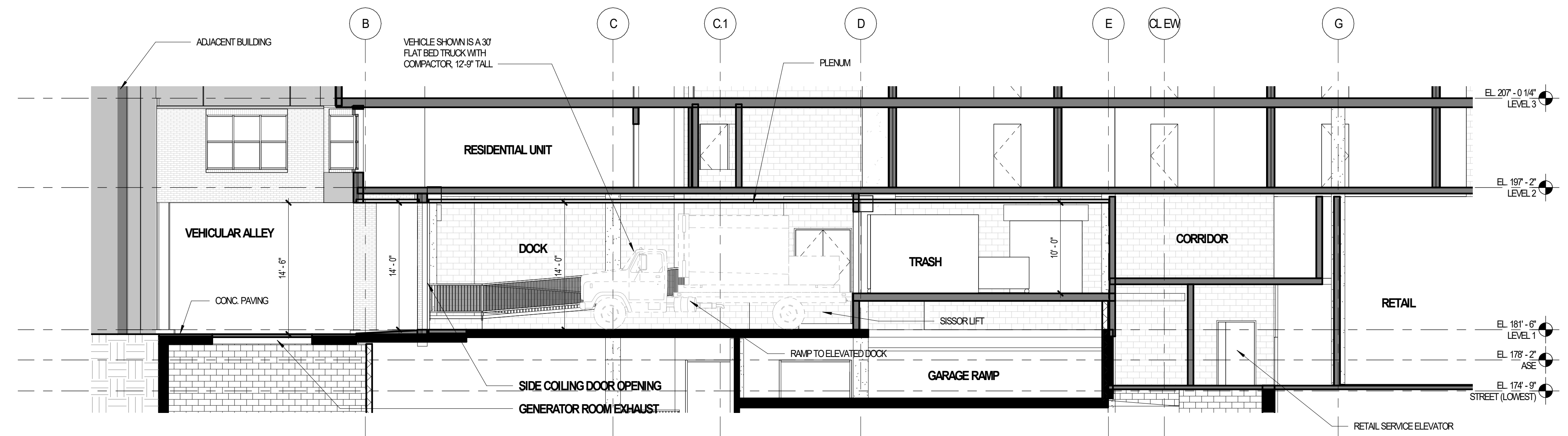
ISSUANCES		
No.	Drawing Issue Description	Date
4.1	Preliminary Site Plan #1	06.30.2023
4.1	Preliminary Site Plan #1 - Resubmission	08.25.2023
4.1	Site Plan - Planning Commission Submission	05.03.2024



**3** WALL SECTION - AT TRANSFORMER VAULT  
A-04.08 SCALE: 1/8" = 1'-0"



**2** ZA-BUILDING SECTION (EAST-WEST AT DOCK 2)  
A-04.08 SCALE: 1/8" = 1'-0"



**1** ZA-BUILDING SECTION (EAST-WEST AT DOCK 1)  
A-04.08 SCALE: 1/8" = 1'-0"



**1840 WILSON**  
4.1 Site Plan - Planning  
Commission Submission

1805 Clarendon Boulevard and 1806/1840  
Wilson Boulevard  
Arlington County, Virginia  
1840 Wilson LLC

**PARTIAL SECTIONS**

SS	20220412
Principal-in-Charge	Project No.
AB	05.03.2024
Project Manager	Date
MG, SJ	
Project Architect	
MR	
Staff Architect	

**A-04.08**

PROJECT NUMBER: 20220412 PROJECT NAME: 1840 WILSON  
SHEET NUMBER: A-04.08 - PARTIAL SECTIONS  
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