



PRE-HEARING 4.1 SUBMISSION

October 02, 2020

DECEMBER 18, 2020 - REVISION #1

1820 FORT MYER

1820 N Fort Myer Drive
Arlington, VA 22209

ARCHITECT:
Shalom Baranes Associates
1010 Wisconsin Ave NW, Suite 900
Washington, DC 20007
202.342.2200

OWNER:
Snell Properties
4600 North Fairfax Drive, Suite 1000
Arlington, VA 22203
703.524.4800

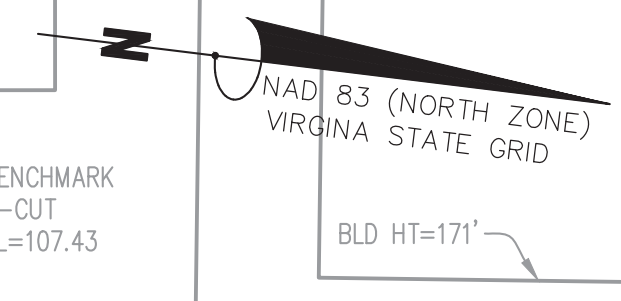
CIVIL ENGINEER:
Bowman Consulting
12355 Sunrise Valley Drive, Suite 520
Reston, VA 20191
703.464.1000

LANDSCAPE ARCHITECT:
Gustafson Guthrie Nichol
1054 31st St NW, Suite 210
Washington, DC 20007
202.338.0014

TRAFFIC ENGINEER:
Wells + Associates
1420 Spring Hill Road, Suite 610
Tysons, VA 22102
703.917.6620

28103

SURVEY CONTROL			
PT#	NORTHING	EASTING	ELEV. DESC.
301	7012172.2983	11889219.6395	111.74 TRV301
1155	7012190.8079	11889715.8730	84.78 TFLY1155
7002	7012176.7380	11889473.9470	95.52 TRV7002

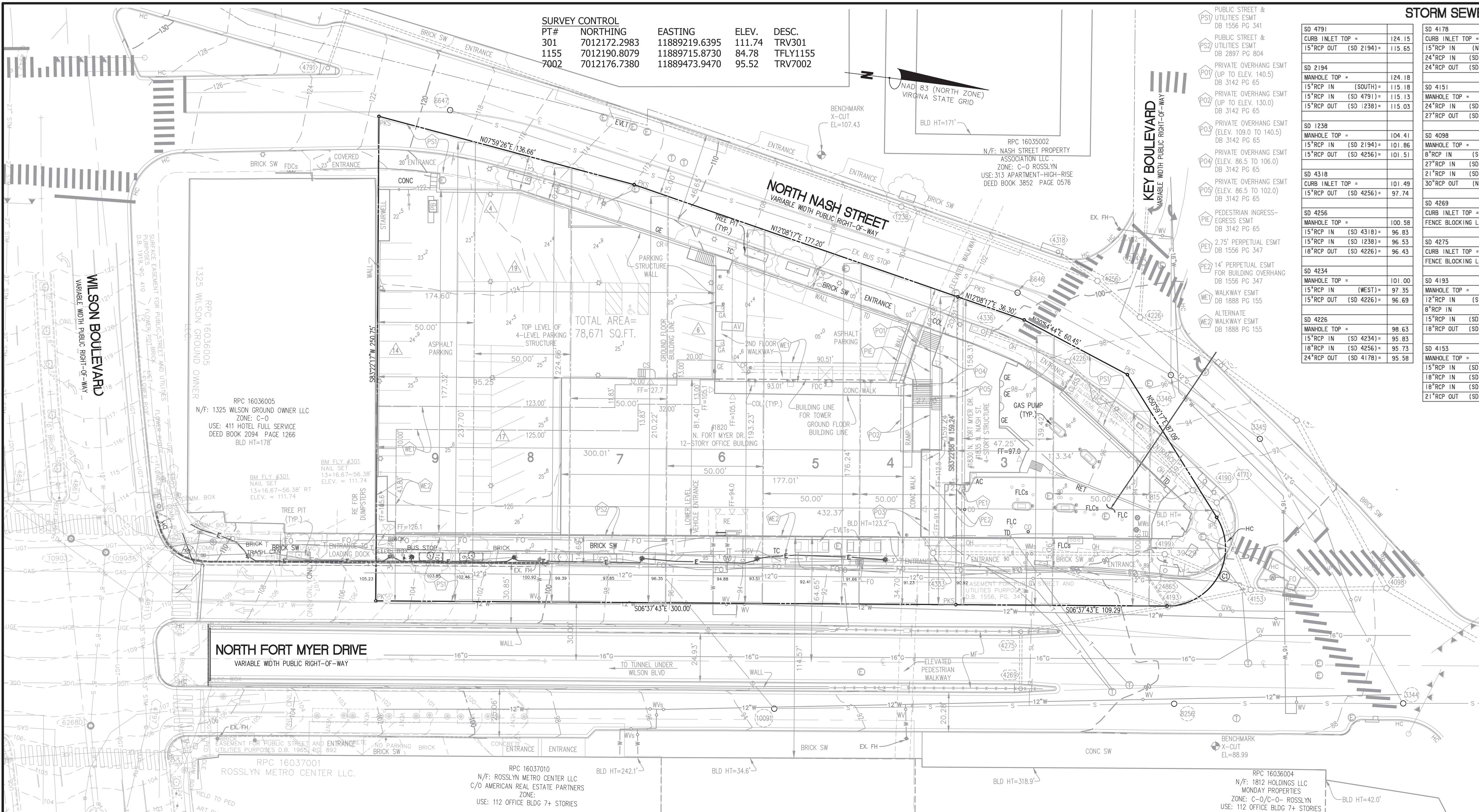


STORM SEWER AS-BUILT

SD 4791	CURB INLET TOP = 124.15	SD 4178	CURB INLET TOP = 96.27	SD 4333	MANHOLE TOP = 91.24
	15"RCP IN (SD 2194) = 115.65		15"RCP IN (N.WEST) = 93.15		8"DI'P IN (N.WEST) = 87.59
			24"RCP IN (SD 4226) = 92.39		12"DI'P IN (S.WEST) = 86.71
			24"RCP OUT (SD 4151) = 92.36		18"RCP OUT (SD 4199) = 87.59
SD 2194	MANHOLE TOP = 124.18	SD 4151	MANHOLE TOP = 93.11	SD 24685	CURB INLET TOP = 89.94
	15"RCP IN (SOUTH) = 115.18		24"RCP IN (SD 4178) = 88.73		15"RCP OUT (SD 4199) = 86.64
			15"RCP OUT (SD 1238) = 115.03		
SD 1238	MANHOLE TOP = 104.41	SD 4098	MANHOLE TOP = 87.69	SD 4199	MANHOLE TOP = 90.23
	15"RCP IN (SD 2194) = 101.86		8"RCP IN (S.WEST) = 85.47		15"RCP IN (SD 24855) = 85.98
	15"RCP OUT (SD 4256) = 101.51		27"RCP IN (SD 4151) = 82.67		18"RCP IN (SD 4333) = 85.13
SD 4318	CURB INLET TOP = 101.49		21"RCP IN (SD 4153) = 82.67		18"RCP OUT (SD 4153) = 85.01
	15"RCP OUT (SD 4256) = 97.74	SD 4336	CURB INLET TOP = 101.02		
SD 4256	MANHOLE TOP = 100.58	SD 4269	CURB INLET TOP = 90.97	SD 4226	MANHOLE TOP = 97.64
	15"RCP IN (SD 4318) = 96.83		FENCE BLOCKING LID		15"RCP IN (SD 4336) = 94.39
	15"RCP IN (SD 1238) = 96.53	SD 4275	CURB INLET TOP = 91.01		15"RCP OUT (SD 815) = 94.24
	18"RCP OUT (SD 4226) = 96.43		FENCE BLOCKING LID		
SD 4234	MANHOLE TOP = 101.00	SD 4193	MANHOLE TOP = 90.00	SD 4190	MANHOLE TOP = 92.07
	15"RCP IN (WEST) = 97.35		12"RCP IN (S.WEST) = 85.43		15"RCP OUT (SD 815) = 88.99
	15"RCP OUT (SD 4226) = 96.69		8"RCP IN (WEST) = 85.40	SD 815	MANHOLE TOP = 92.11
SD 4226	MANHOLE TOP = 98.63		15"RCP IN (SD 4275) = 85.15		15"RCP IN (SD 4190) = 88.46
	15"RCP IN (SD 4234) = 95.83		18"RCP OUT (SD 4153) = 84.70		15"RCP IN (SD 4226) = 88.39
	18"RCP IN (SD 4256) = 95.73	SD 4153	MANHOLE TOP = 89.46		15"RCP OUT (SD 4171) = 88.19
	24"RCP OUT (SD 4178) = 95.58		15"RCP IN (SD 4171) = 84.71	SD 4171	MANHOLE TOP = 91.54
			18"RCP IN (SD 4193) = 84.36		15"RCP IN (SD 815) = 87.45
			18"RCP IN (SD 4199) = 84.19		15"RCP OUT (SD 4153) = 87.39
			21"RCP OUT (SD 4098) = 84.01		

SANITARY SEWER AS-BUILT

SMH 6647	MANHOLE TOP = 119.20
	8" INV OUT (SMH 6646) = 109.55
SMH 6646	MANHOLE TOP = 101.25
	8" LAT IN (WEST) = 98.75
	8" INV IN (SMH 6647) = 95.00
	8" INV OUT (SMH 3346) = 94.90
SMH 3346	MANHOLE TOP = 96.37
	8" INV IN (SMH 6646) = 91.67
	8" INV IN (WEST) = 87.32
	8" INV OUT (SMH 3345) = 87.02
SMH 3345	MANHOLE TOP = 92.90
	8" INV IN (N.WEST) = 82.60
	8" INV IN (SMH 3346) = 82.15
	10" INV OUT (SMH 3344) = 81.95
SMH 3344	MANHOLE TOP = 87.34
	10" INV IN (SMH 3345) = 78.84
	12" INV IN (SMH 8256) = 78.64
	12" INV OUT (NORTH) = 78.59
SMH 10091	MANHOLE TOP = 93.33
	12" INV OUT (SMH 8256) = 81.53
SMH 8256	MANHOLE TOP = 89.57
	INACCESSIBLE
	UNLABLE TO OPEN
	PIPE SIZES FROM RECORD INFORMATION



NOTES:

- THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN ON THIS PLAT WAS PERFORMED BY WALTER PHILLIPS, INC. ON 12/15/2015.
- THE PROPERTIES SHOWN HEREON APPEAR ON ARLINGTON COUNTY REAL PROPERTY IDENTIFICATION MAP NUMBER 44-08, AS REAL PROPERTY CODE (RPC) NUMBERS 16-036-002 AND 16-036-006 AND ARE ZONED C-0.
- THE PROPERTIES ARE NOW IN THE NAME OF: (16-036-002) AMES CENTER, L.C., AS RECORDED IN DEED BOOK 2884 AT PAGE 788 AND (16-036-006) THE ARLINGTON TEMPLE UNITED METHODIST CHURCH, AS RECORDED IN DEED BOOK 1732 AT PAGE 366.
- THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED.
- EXISTING SANITARY LATERAL FOR #1830 FORT MYER DRIVE IS SHOWN FROM ARLINGTON COUNTY REPORT FOR TAP, PERMIT NUMBER 22129, DATED MAY 14, 1970. THE SANITARY LATERAL FOR #1820 FORT MYER DRIVE IS SHOWN PER RECORD INFORMATION. THE UTILIZATION AND INTERPRETATION OF THIS INFORMATION IS AT USER'S RISK. THE LATERALS WERE NOT FIELD LOCATED.
- TOTAL AREA OF THE PROPERTIES IS 78,671 SQUARE FEET OR 1.8060 ACRES.
- THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR ARLINGTON COUNTY, VIRGINIA, MAP NUMBER 51013C0039C, EFFECTIVE DATE AUGUST 19, 2013, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED HEREON ARE AS FOLLOWS:
16-036-002 - TAKEN FROM THE TITLE REPORT PREPARED BY WALKER TITLE, LLC, CASE NUMBER A1301514, DATED OCTOBER 29, 2015.
16-036-006 - TAKEN FROM THE TITLE REPORT PREPARED BY WALKER TITLE, LLC, CASE NUMBER A1501185, DATED OCTOBER 25, 2015.
- THE PROPERTIES SHOWN HEREON ARE SUBJECT TO AN UNLOCATABLE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY EASEMENT RECORDED IN DEED BOOK 161 AT PAGE 88 AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.
- THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(2011) (EPOCH:2010.0000)] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS SUBDIVISION BOUNDARY AND THE BENCHMARK(S) SHOWN TO NOAA/NGS MONUMENT PID NUMBER D07960; LOYB LOYOLA B COOP CORS ARP. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99995998. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS TWO FEET.

LEGEND

- POB POINT OF BEGINNING
- BP BRICK PATIO
- C&G CURB & GUTTER
- EP EDGE OF PAVEMENT
- NF NAIL FOUND
- IPS IRON PIPE SET
- PKS PK NAIL SET
- TW TREE WELL
- UG UNDERGROUND
- V VENT
- 2R DENOTES NUMBER OF RISERS
- WATER VALVE
- FIRE HYDRANT
- SIAMSE CONNECTION
- WATER MANHOLE
- IRRIGATION VALVE/SPRINKLER HEAD
- MONITORING WELL
- ELECTRIC MANHOLE
- LIGHT POLE
- STORM BOX
- STORM MANHOLE
- STORM GRATE
- STORM DRAIN
- SANITARY MANHOLE
- SIGN
- PARKING METER
- TELECOMMUNICATIONS MANHOLE
- DENOTES PARKING SPACES
- HANDICAP PARKING
- HANDICAP RAMP
- JUNCTION BOX
- GAS VALVE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND FIBER OPTIC
- UNDERGROUND GAS
- UNDERGROUND WATER
- UNDERGROUND UNKNOWN UTILITY
- TRAFFIC CONTROL CABINET
- TRAFFIC LIGHT POLE
- LANDSCAPE LIGHT
- LANDSCAPE ELECTRIC OUTLET
- APPROX. UTILITY LOCATION PER PLAN (QL-)

METES AND BOUNDS DESCRIPTION

A PORTION OF THE LAND IN ARLINGTON COUNTY, VIRGINIA BEING PART OF THE PROPERTY OF AMES CENTER LC, SAID LOT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERN LINE OF NORTH FORT MYER DRIVE, SAID POINT LIES AT THE SOUTHWEST CORNER OF THE PROPERTY, APPROXIMATELY 120 FEET NORTH OF WILSON BOULEVARD, AND CORNER TO THE LAND OF 1325 WILSON GROUND OWNER LLC; THENCE, RUNNING WITH THE LINE OF 1325 WILSON GROUND OWNER LLC:

S 83°22'17" W - 250.75 FEET TO A POINT IN THE EASTERN LINE OF NORTH NASH STREET; THENCE WITH NORTH NASH STREET THE FOLLOWING FOUR (4) COURSES:

- N 07°59'26" E - 136.66 FEET TO A POINT; THENCE
- N 12°08'17" E - 213.50 FEET TO A POINT; THENCE
- N 20°54'44" E - 60.45 FEET TO A POINT; THENCE
- N 50°59'17" E - 87.09 FEET TO A POINT; THENCE

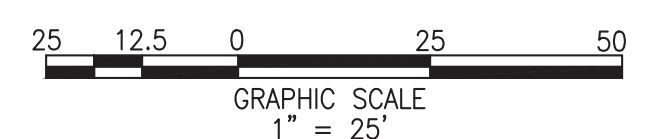
WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 64.08 FEET, A RADIUS OF 30.00 FEET, A CHORD BEARING OF S 67°49'13" E AND A CHORD LENGTH OF 52.57 FEET TO A POINT IN THE WESTERN LINE OF NORTH FORT MYER DRIVE; THENCE WITH SAID WESTERN LINE OF NORTH FORT MYER DRIVE

S 06°37'43" E - 409.29 FEET TO THE POINT OF BEGINNING

CONTAINING 78,672 SQUARE FEET OR 1.80606 ACRES

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	30.00'	64.08'	122°23'00"	54.55'	52.57'	S67°49'13"E



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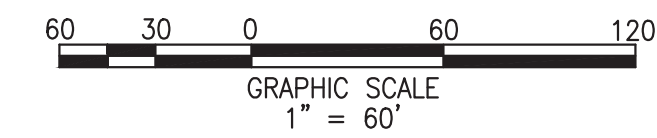
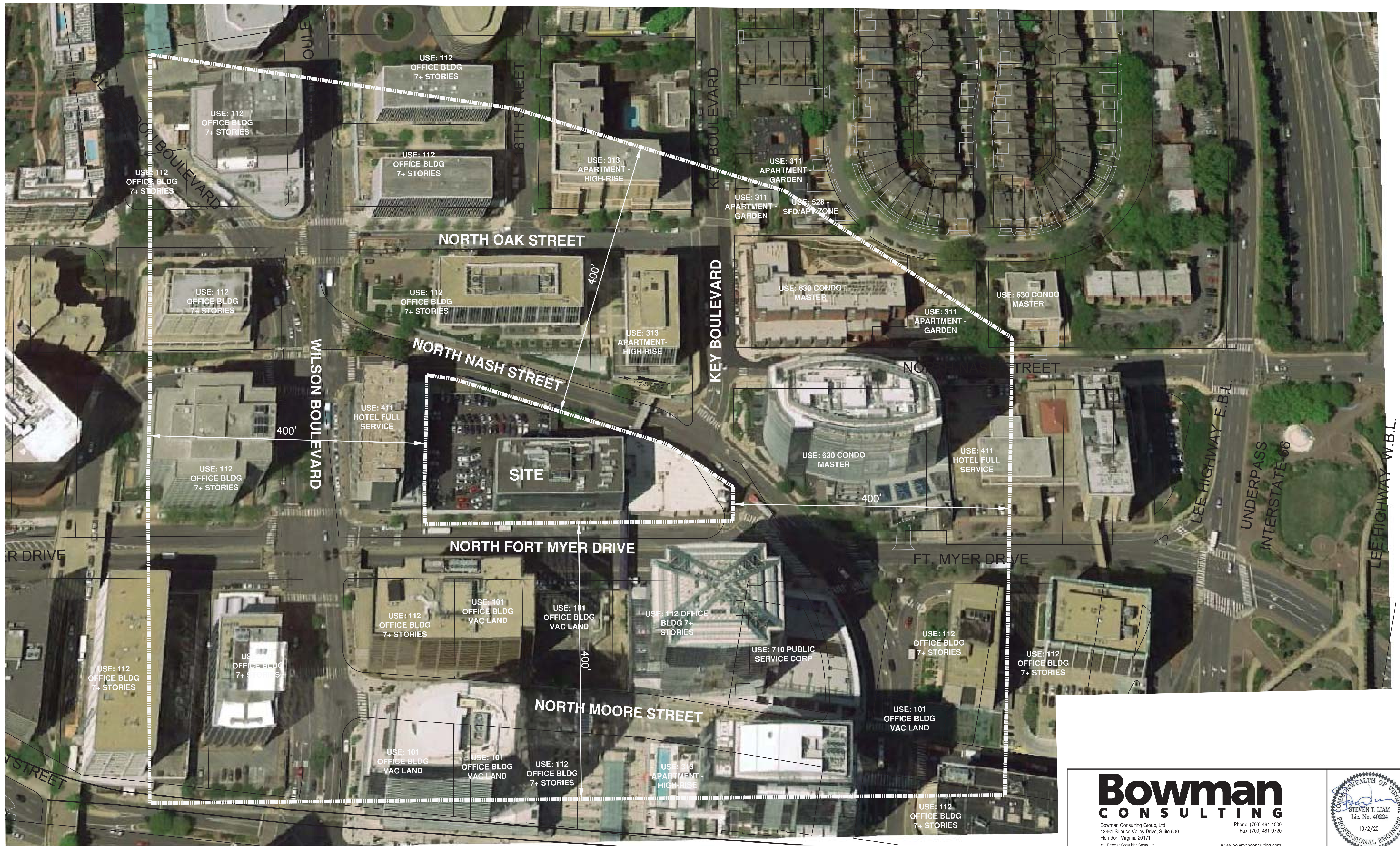
STEVEN T. LIAM
Lic. No. 40224
10/2/20
PROFESSIONAL ENGINEER

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

CERTIFIED SURVEY PLAT
1820 N. FORT MYER DRIVE
AMES CENTER REDEVELOPMENT
4:1 PLAN SUBMISSION
1820 N. FORT MYER DRIVE
ARLINGTON, VIRGINIA 22202

SCALE: 1"=25' SHEET: C.1.0 SUBMISSION DATE: 10/2/20

P:\1834 - Ames Center Redevelopment\1834-R-01-001 (E10) Engineering\Virginia Plans\1834-R-01-001-CERT-SURV.dwg

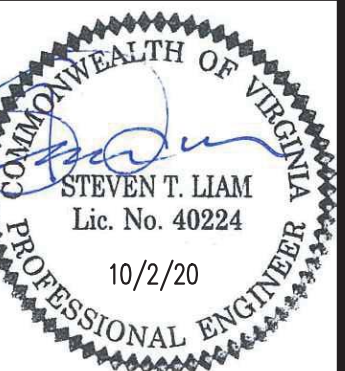


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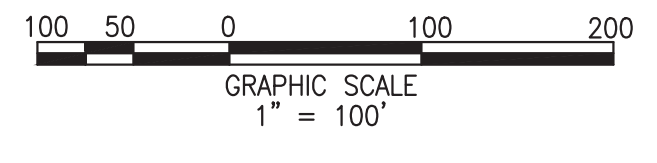
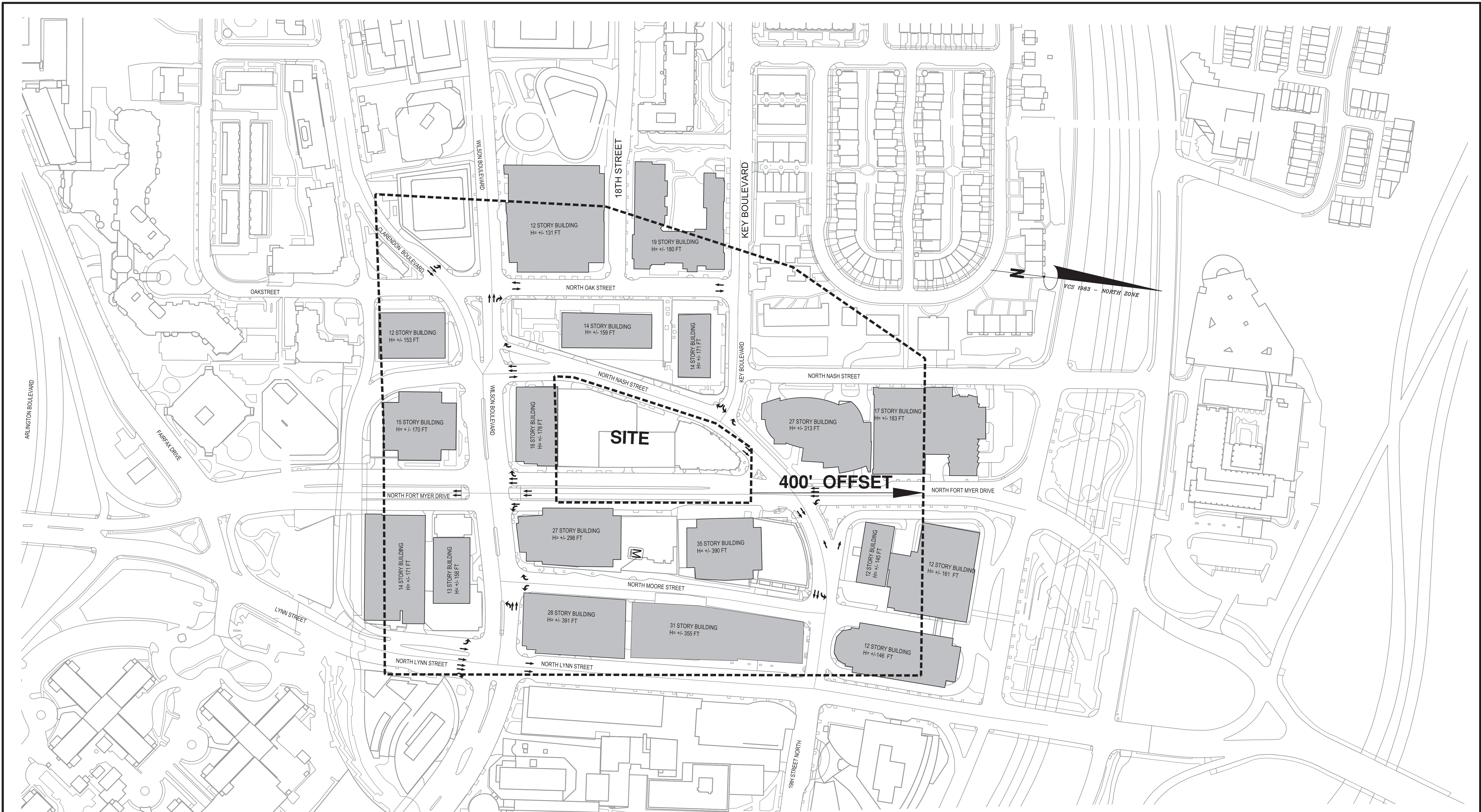


ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

SITE AERIAL
1820 N. FORT MYER DRIVE
AMES CENTER REDEVELOPMENT
4.1 PLAN SUBMISSION
1820 N. FORT MYER DRIVE
ARLINGTON, VIRGINIA 22202

SCALE: 1"=60' SHEET: C2.0 SUBMISSION DATE: 10/2/20

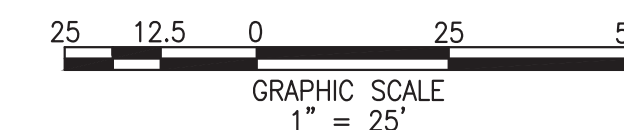
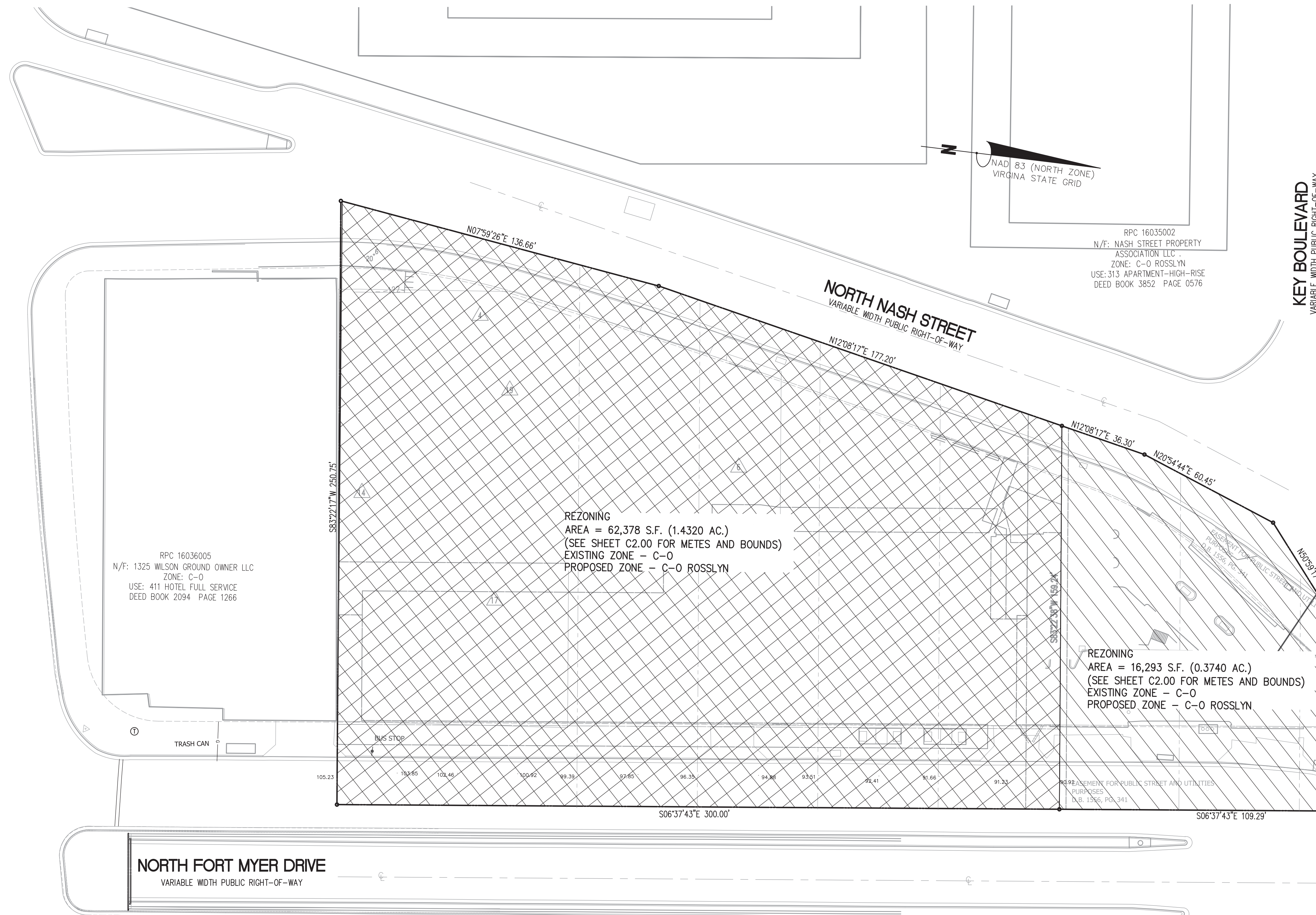
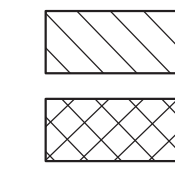
PA 18334 - Ames Center Redevelopment 18334-01-001 (E16) Engineering \Virginia Plans\11\18334-0-PRC-001-02.00 SITE AERIAL.dwg



<h1>Bowman CONSULTING</h1> <p>Bowman Consulting Group, Ltd. 13461 Sunrise Valley Drive, Suite 500 Herndon, Virginia 20171 © Bowman Consulting Group, Ltd.</p> <p>Phone: (703) 464-1000 Fax: (703) 481-9720</p> <p>www.bowmanconsulting.com</p>		<p>STEVEN T. LIAM Lic. No. 40224 10/2/20 PROFESSIONAL ENGINEER</p>
ARLINGTON COUNTY, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES		
CONTEXTUAL PLAN 1820 N. FORT MYER DRIVE AMES CENTER REDEVELOPMENT 4.1 PLAN SUBMISSION 1820 N. FORT MYER DRIVE ARLINGTON, VIRGINIA 22202		
SCALE: 1"=100'	SHEET: C2.1	SUBMISSION DATE: 10/2/20

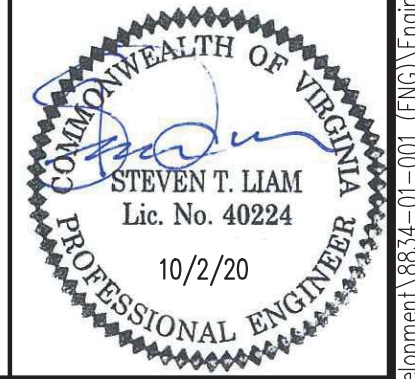
PA 18334 - Ames Center Redevelopment 18334-01-001 (ENG) Engineering \Engineering Plans\18334-0-PR-001-C2.1 CONTEXT PLAN.dwg

REZONING TABLE			
PARCELS	AREA	EXISTING ZONE	PROPOSED ZONE
RCP:16036006	16,293 S.F. (0.3740 AC.)	C-O	C-O ROSSLYN
RCP:16036002	62,378 S.F. (1.4320 AC.)	C-O	C-O ROSSLYN



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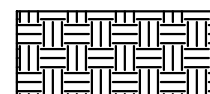


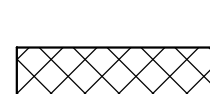
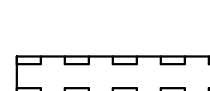


ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

REZONING EXHIBIT
1820 N. FORT MYER DRIVE
AMES CENTER REDEVELOPMENT
4.1 PLAN SUBMISSION
1820 N. FORT MYER DRIVE
ARLINGTON, VIRGINIA 22202

SCALE: 1"=25' SHEET: C2.2 SUBMISSION DATE: 10/2/20

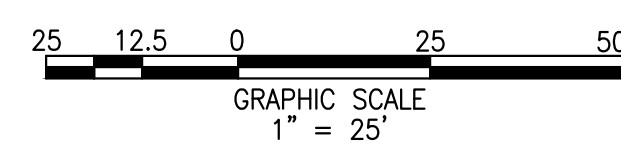
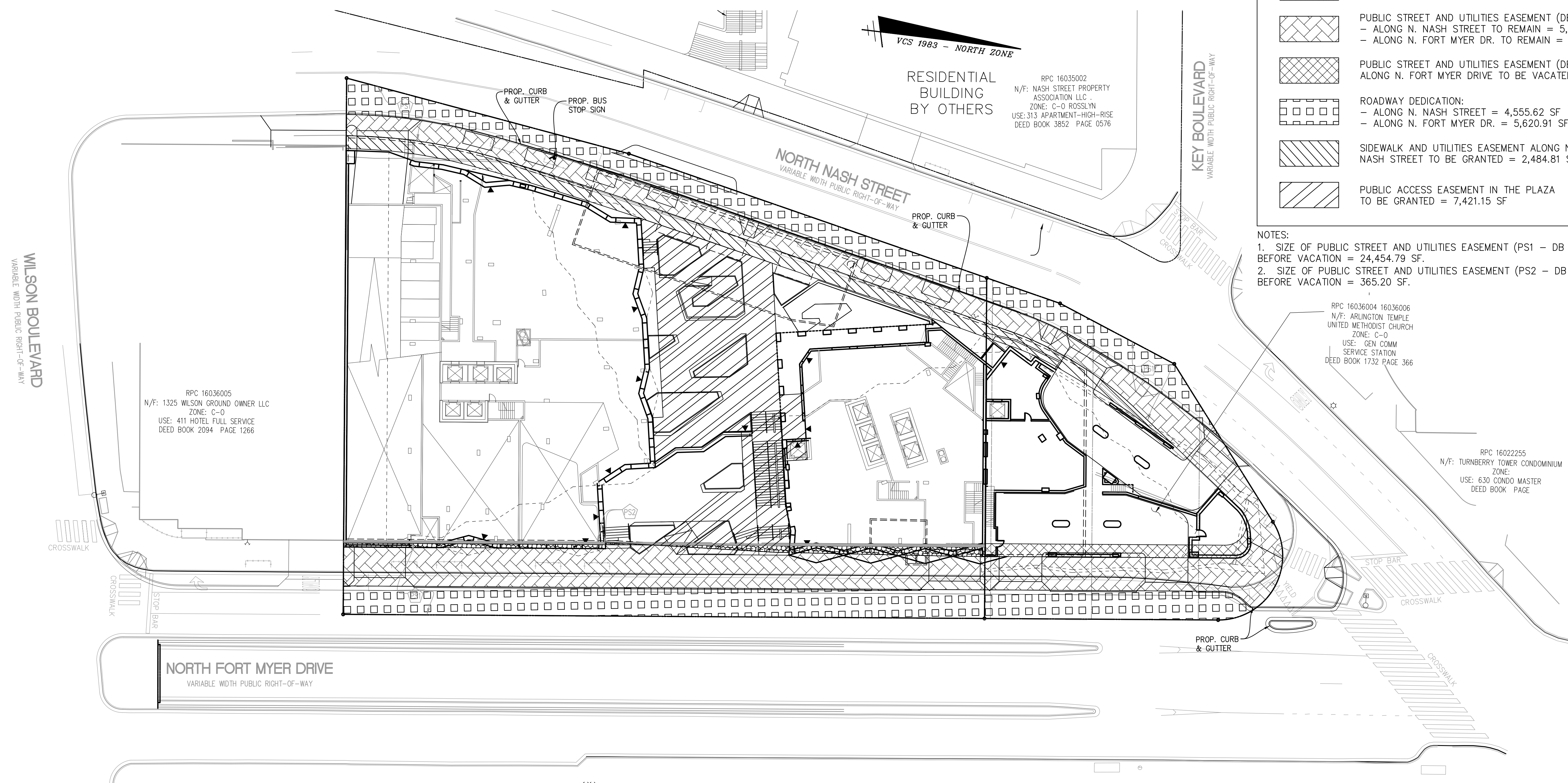
PA 18834 - Ames Center Redevelopment\8834-01-001 (E16)\Engineering\Virginia\Engineering Plans\4.1\8834-0-PR-001-C2.2-REZONE.dwg

LEGEND:

-  PUBLIC STREET AND UTILITIES EASEMENT (DB 2897 PG 804) ALONG N. FORT MYER DRIVE TO BE VACATED = 352.64 SF
-  PUBLIC STREET AND UTILITIES EASEMENT (DB 2897 PG 804) ALONG N. FORT MYER DRIVE TO REMAIN = 12.56 SF
-  PUBLIC STREET AND UTILITIES EASEMENT (DB 1556 PG 341) ALONG N. FORT MYER DRIVE TO BE VACATED = 682.25 SF
-  PUBLIC STREET AND UTILITIES EASEMENT (DB 1556 PG 341) - ALONG N. NASH STREET TO REMAIN = 5,217.87 SF - ALONG N. FORT MYER DR. TO REMAIN = 7,607.55 SF
-  PUBLIC STREET AND UTILITIES EASEMENT (DB 1556 PG 341) ALONG N. FORT MYER DRIVE TO BE VACATED = 775.14 SF
-  ROADWAY DEDICATION:
- ALONG N. NASH STREET = 4,555.62 SF
- ALONG N. FORT MYER DR. = 5,620.91 SF
-  SIDEWALK AND UTILITIES EASEMENT ALONG N. NASH STREET TO BE GRANTED = 2,484.81 SF
-  PUBLIC ACCESS EASEMENT IN THE PLAZA TO BE GRANTED = 7,421.15 SF

NOTES:

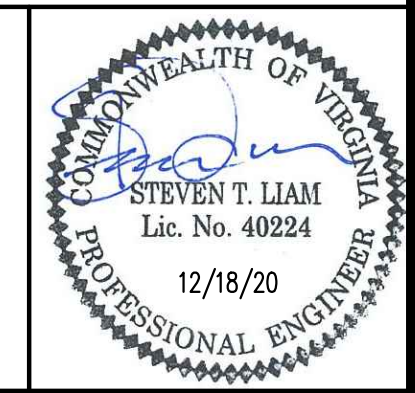
1. SIZE OF PUBLIC STREET AND UTILITIES EASEMENT (PS1 - DB 1556 PG 341) BEFORE VACATION = 24,454.79 SF.
2. SIZE OF PUBLIC STREET AND UTILITIES EASEMENT (PS2 - DB 2897 PG 804) BEFORE VACATION = 365.20 SF.



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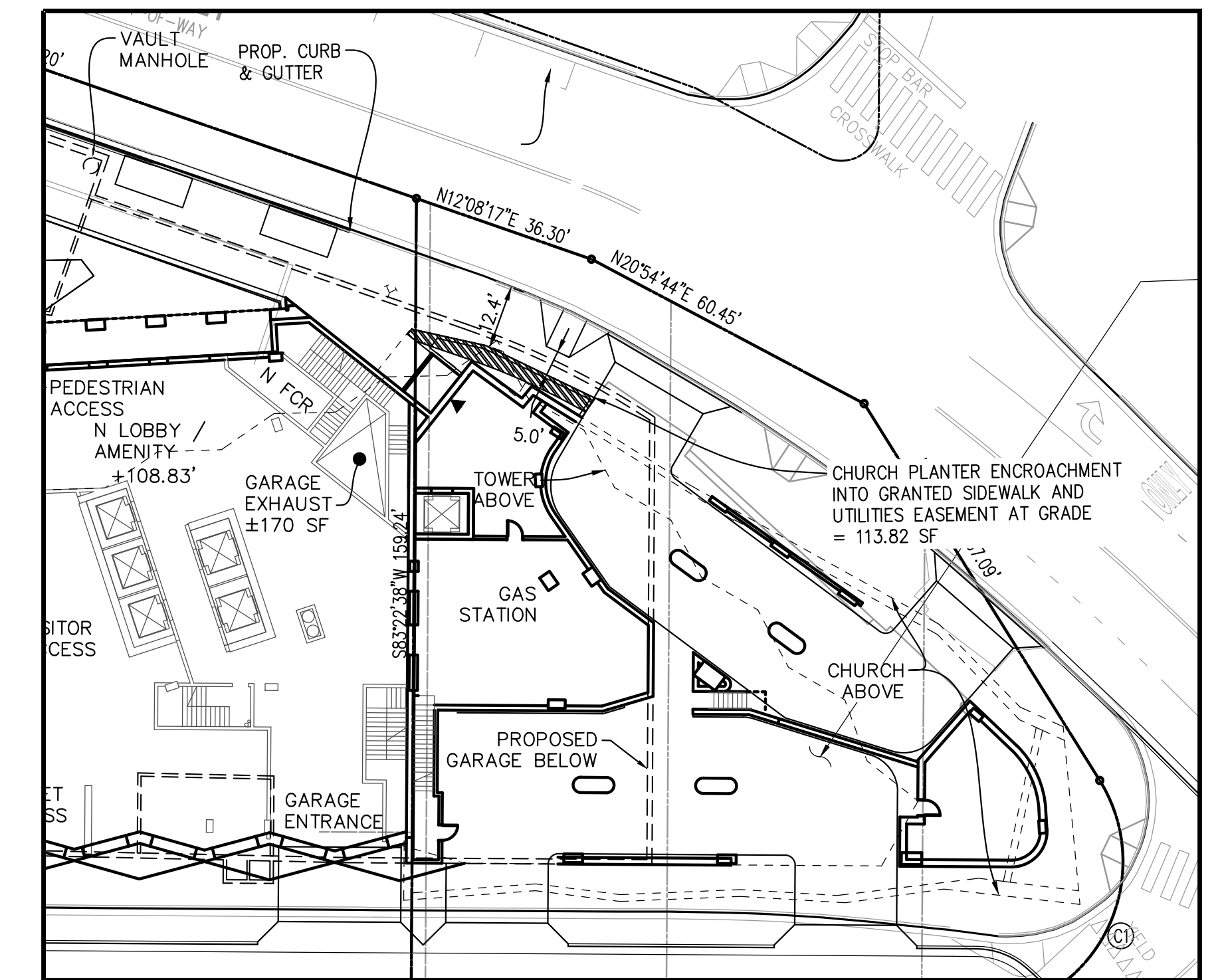
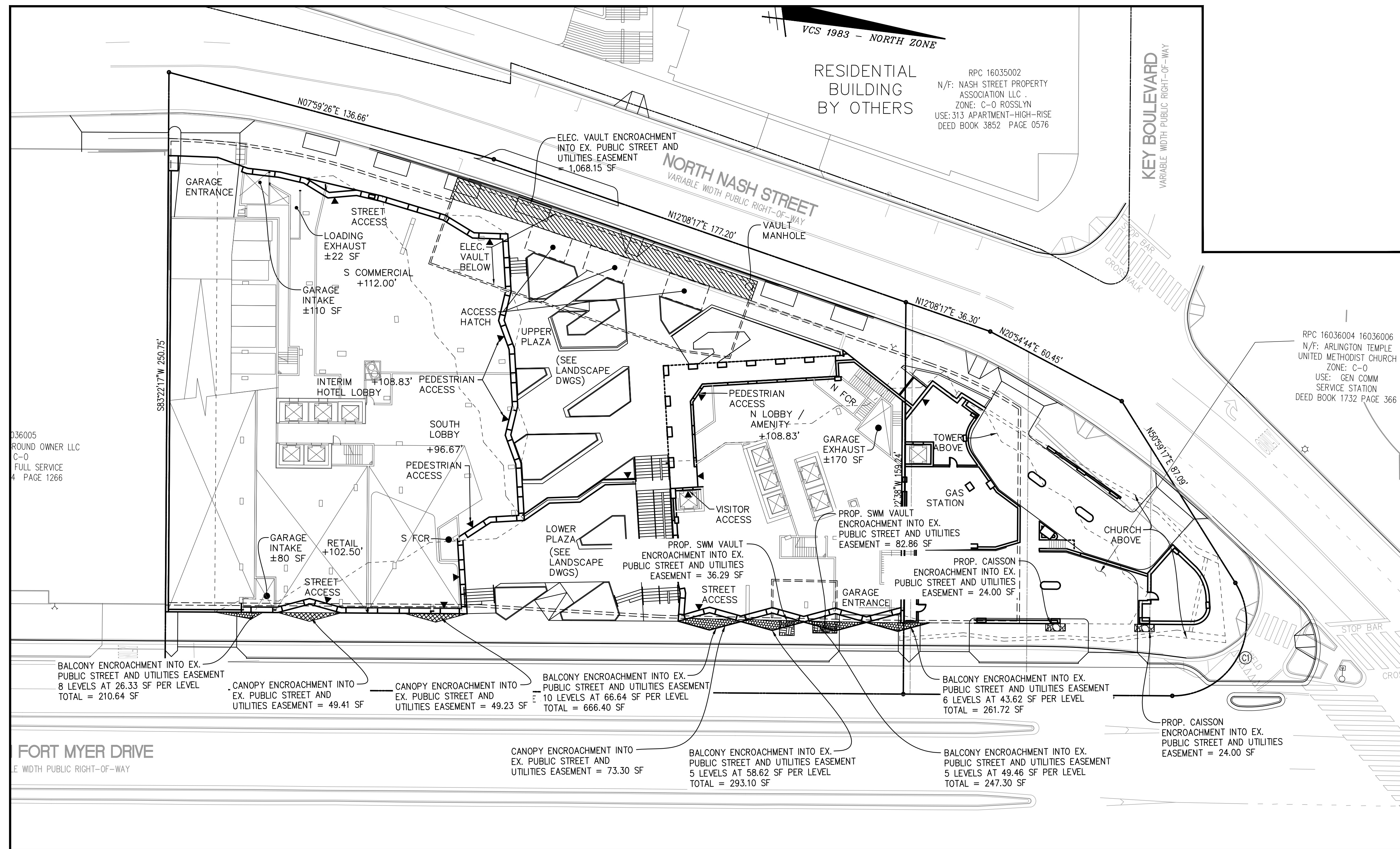


ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

ROADWAY, SIDEWALK, AND PLAZA EASEMENTS EXHIBIT
1820 N. FORT MYER DRIVE
AMES CENTER REDEVELOPMENT
4.1 PLAN SUBMISSION
1820 N. FORT MYER DRIVE
ARLINGTON, VIRGINIA 22202

SCALE: 1"=25' SHEET: C2.3 SUBMISSION DATE: 10/2/20

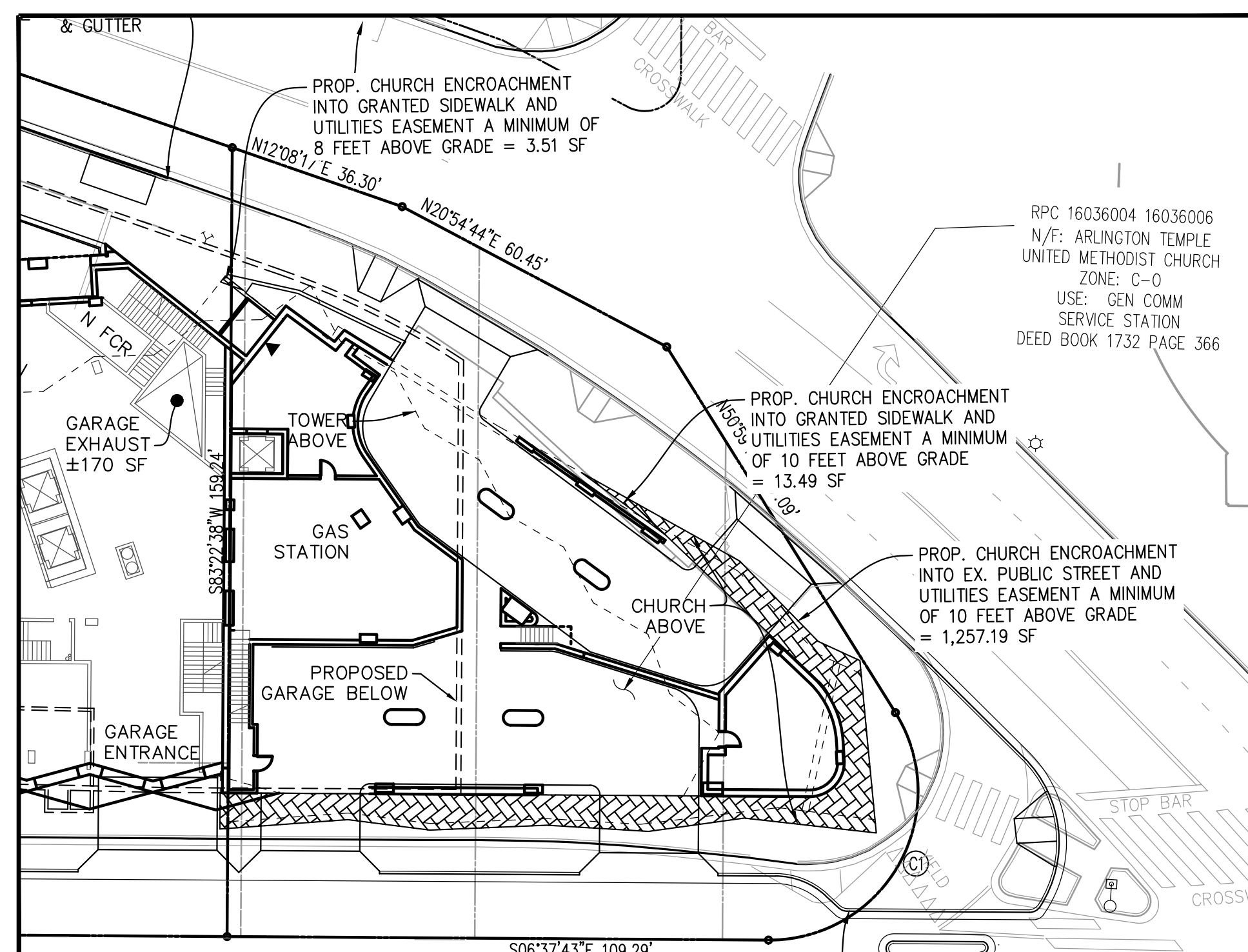
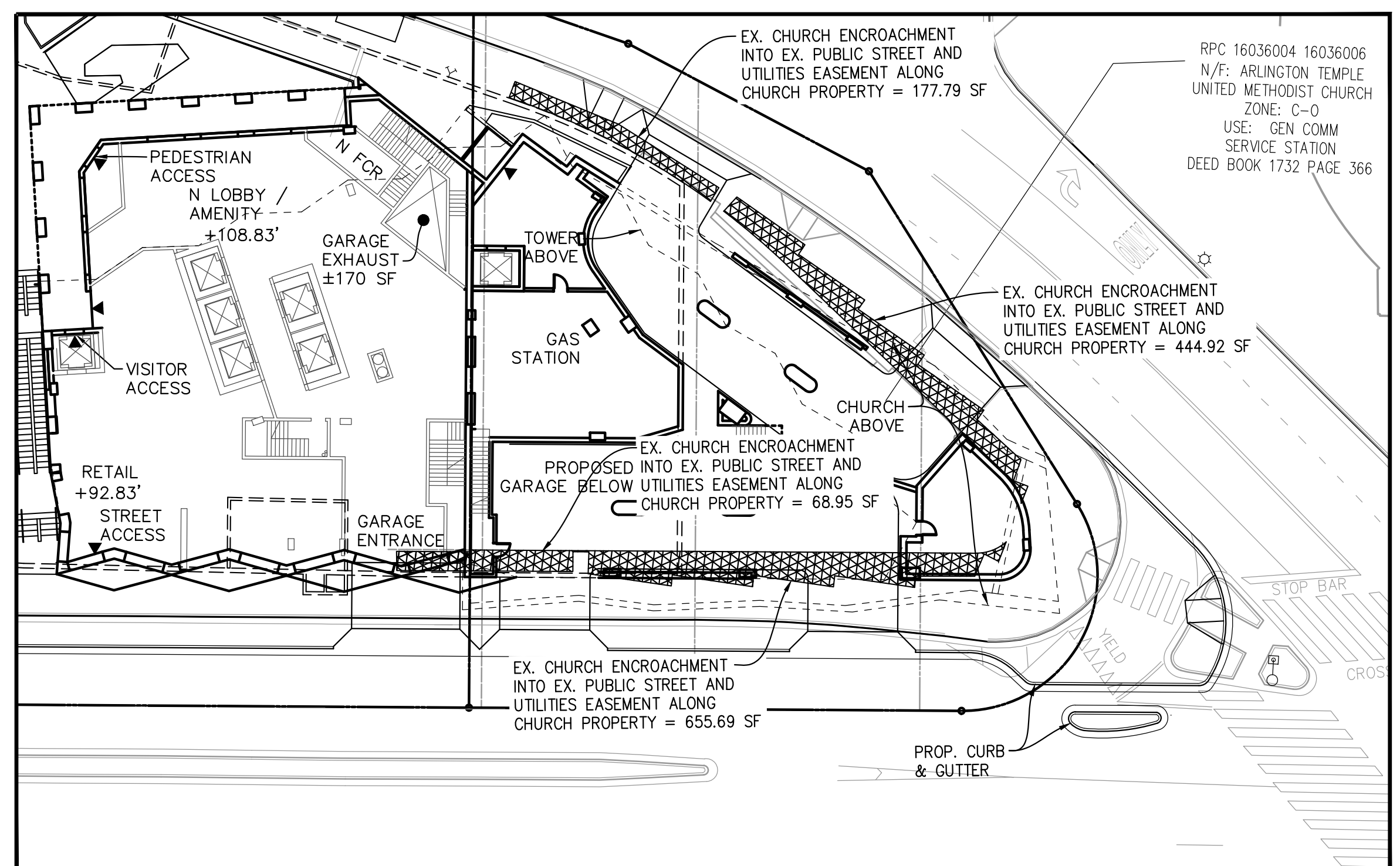
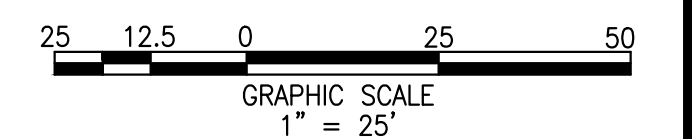
P:\3834 - Ames Center Redevelopment\3834-01 (EIS)\Engineering\Engineering Plans\4.1\3834-D-APP-001-C2.3 ROW DEDICATION.dwg



LEGEND:

	TOTAL BALCONY ENCROACHMENT AREA = 1,679.16 SF
	TOTAL CANOPY ENCROACHMENT AREA = 171.94 SF
	ELECTRICAL VAULT ENCROACHMENT AREA = 1,068.15 SF
	PROP. CHURCH ENCROACHMENT AREA = 1,274.19 SF
	PROP. CHURCH PLANTER ENCROACHMENT AREA = 113.82 SF
	PROP. SWM VAULT ENCROACHMENT AREA = 119.15 SF
	EX. CHURCH ENCROACHMENT AREA - INTO EX. PUBLIC STREET AND UTILITIES EASEMENT = 1,347.35 SF
	PROP. CAISSON ENCROACHMENT AREA = 48.00 SF

NOTE: EXISTING PUBLIC STREET AND UTILITIES EASEMENT IS RECORDED IN DEED BOOK 1556 PAGE 341.



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ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

ENCROACHMENT EXHIBIT
1820 N. FORT MYER DRIVE
AMES CENTER REDEVELOPMENT
4:1 PLAN SUBMISSION
1820 N. FORT MYER DRIVE
ARLINGTON, VIRGINIA 22202

SCALE: 1"=25' SHEET: C2.4 SUBMISSION DATE: 10/2/20

1820 N. FORT MYER DRIVE - Ames Center Redevelopment Plans 4:1 (ENC) Engineering Engineering Plans 4:1 (ENC) ENCROACHMENT EXHIBIT.dwg

OFFICE BUILDING
BY OTHERS

STAIRS
BY OTHERS

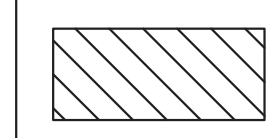
NAD 83 (NORTH ZONE)
VIRGINIA STATE GRID

RESIDENTIAL
BUILDING
BY OTHERS

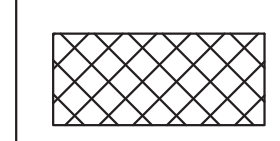
RPC 16035002
N/F: NASH STREET PROPERTY
ASSOCIATION LLC
ZONE: C-O ROSSLYN
USE: 313 APARTMENT-HIGH-RISE
DEED BOOK 3852 PAGE 0576

KEY BOULEVARD
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

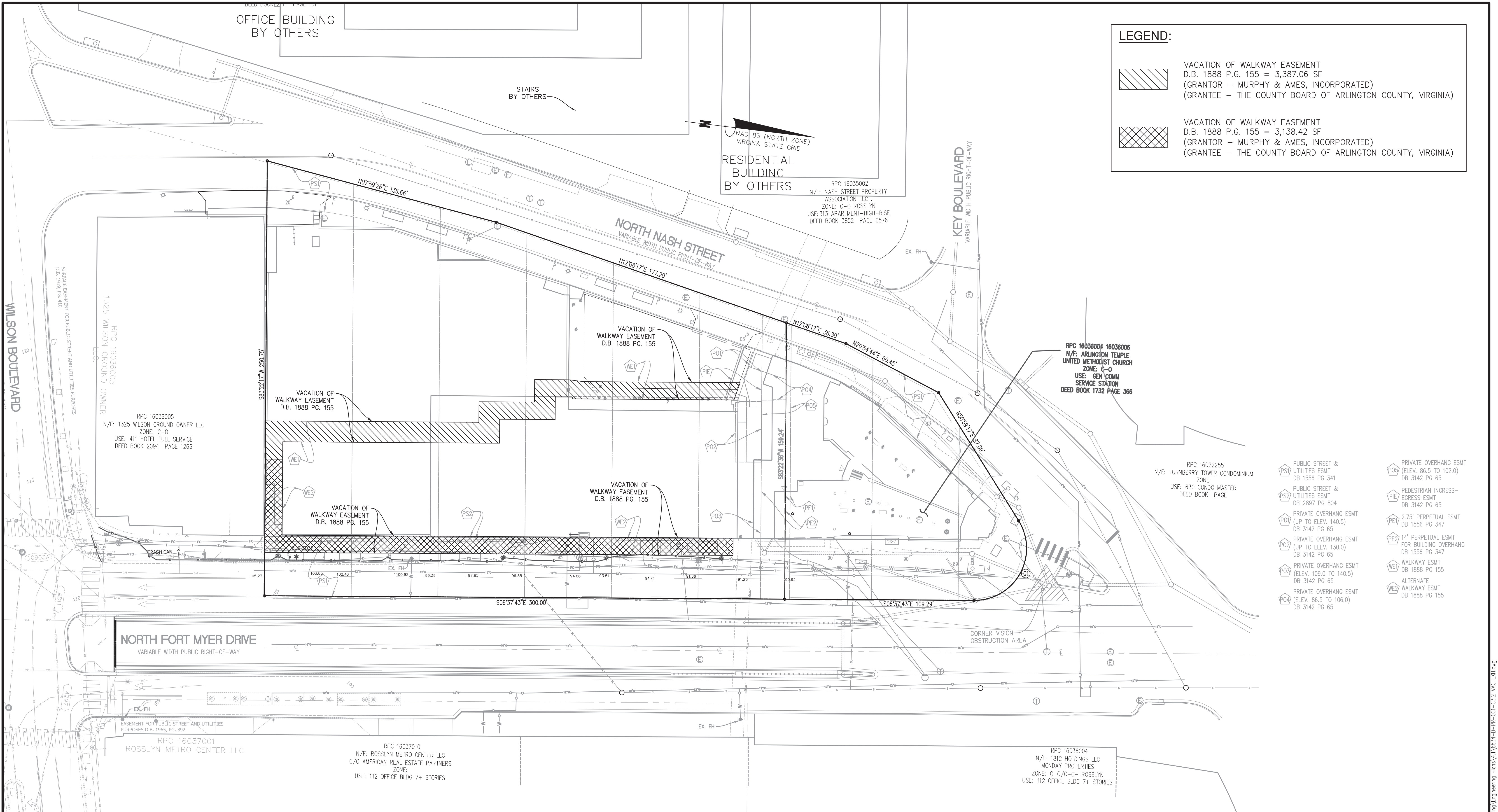
LEGEND:



VACATION OF WALKWAY EASEMENT
D.B. 1888 P.G. 155 = 3,387.06 SF
(GRANTOR - MURPHY & AMES, INCORPORATED)
(GRANTEE - THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA)



VACATION OF WALKWAY EASEMENT
D.B. 1888 P.G. 155 = 3,138.42 SF
(GRANTOR - MURPHY & AMES, INCORPORATED)
(GRANTEE - THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA)



RPC 16036005
N/F: 1325 WILSON GROUND OWNER LLC
ZONE: C-O
USE: 411 HOTEL FULL SERVICE
DEED BOOK 2094 PAGE 1266

VACATION OF
WALKWAY EASEMENT
D.B. 1888 PG. 155

VACATION OF
WALKWAY EASEMENT
D.B. 1888 PG. 155

VACATION OF
WALKWAY EASEMENT
D.B. 1888 PG. 155

RPC 16036004 16036006
N/F: ARLINGTON TEMPLE
UNITED METHODIST CHURCH
ZONE: C-O
USE: GEN COMM
SERVICE STATION
DEED BOOK 1732 PAGE 366

RPC 16022255
N/F: TURNBERRY TOWER CONDOMINIUM
ZONE:
USE: 630 CONDO MASTER
DEED BOOK PAGE

PS1 PUBLIC STREET &
UTILITIES ESMT
DB 1556 PG 341

POS7 PRIVATE OVERHANG ESMT
(ELEV. 86.5 TO 102.0)
DB 3142 PG 65

PS2 PUBLIC STREET &
UTILITIES ESMT
DB 2897 PG 804

PIE7 PEDESTRIAN INGRESS-
EGRESS ESMT
DB 3142 PG 65

PO1 PRIVATE OVERHANG ESMT
(UP TO ELEV. 140.5)
DB 3142 PG 65

PE1 2.75' PERPETUAL ESMT
DB 1556 PG 347

PO2 PRIVATE OVERHANG ESMT
(UP TO ELEV. 130.0)
DB 3142 PG 65

PE2 14' PERPETUAL ESMT
FOR BUILDING OVERHANG
DB 1556 PG 347

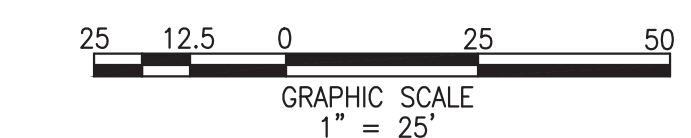
PO3 PRIVATE OVERHANG ESMT
(ELEV. 109.0 TO 140.5)
DB 3142 PG 65

WE1 WALKWAY ESMT
DB 1888 PG 155

PO4 PRIVATE OVERHANG ESMT
(ELEV. 86.5 TO 106.0)
DB 3142 PG 65

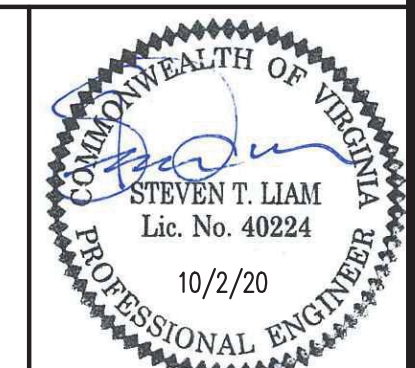
WE2 ALTERNATE
WALKWAY ESMT
DB 1888 PG 155

NORTH FORT MYER DRIVE
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY



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CONSULTING

Bowman Consulting Group, Ltd.
13461 Sunrise Valley Drive, Suite 500
Herndon, Virginia 20171
Phone: (703) 484-1000
Fax: (703) 481-9720
www.bowmanconsulting.com



ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

PUBLIC EASEMENT VACATION EXHIBIT
1820 N. FORT MYER DRIVE
AMES CENTER REDEVELOPMENT
4.1 PLAN SUBMISSION
1820 N. FORT MYER DRIVE
ARLINGTON, VIRGINIA 22202

OFFICE BUILDING BY OTHERS

RESIDENTIAL BUILDING BY OTHERS

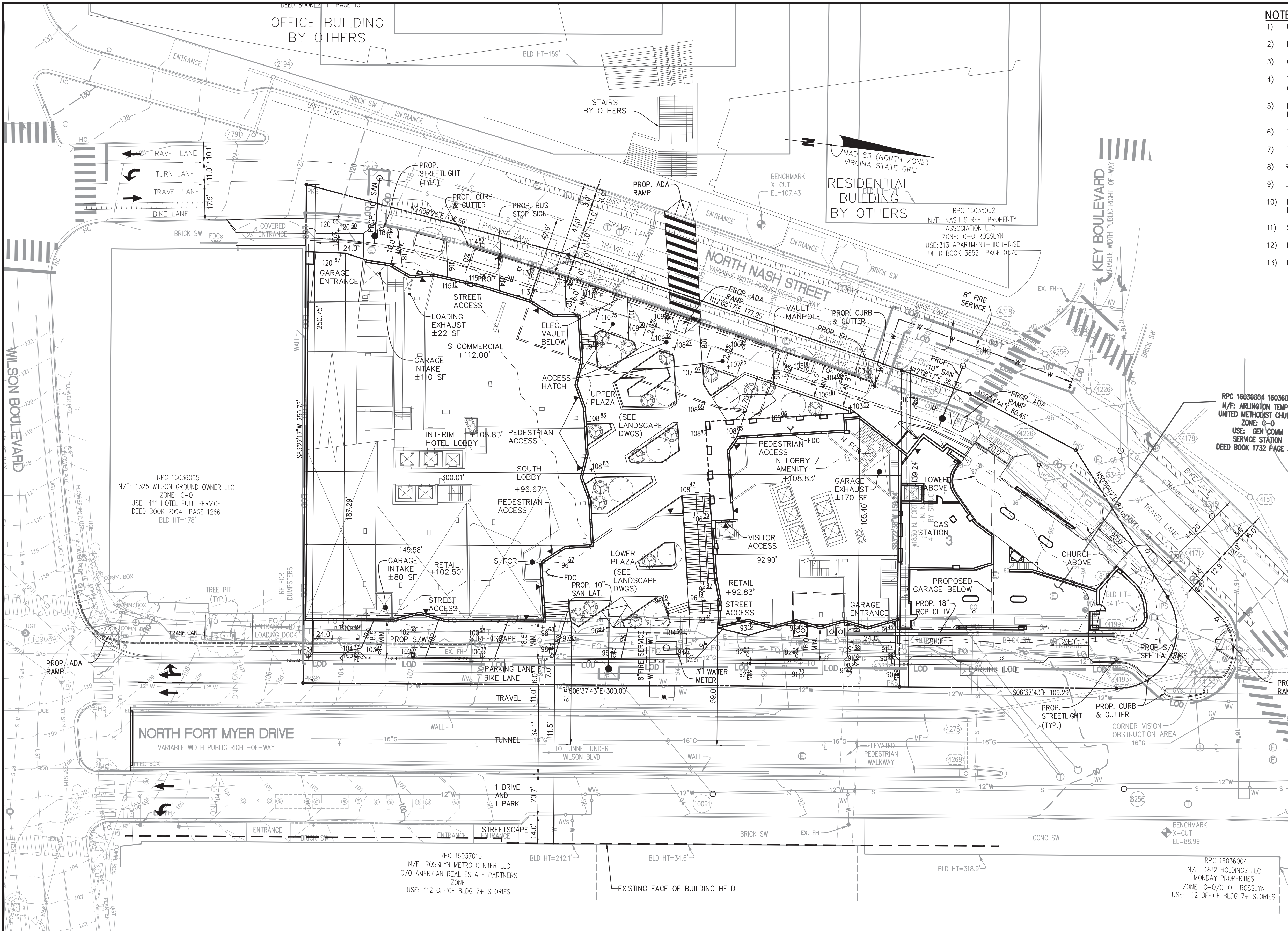
NOTES:

- 1) UTILITY INFORMATION OBTAINED FROM AVAILABLE RECORDS AND FIELD SURVEY
- 2) DATUM: SEE CERTIFIED SURVEY PLAN ON SHEET C1.0
- 3) CONTOUR INTERVAL IS SHOWN AT A 2 FOOT INTERVAL
- 4) THE PROPERTIES SHOWN HEREON ARE LOCATED ON ARLINGTON COUNTY TAX ASSESSMENT MAP #44-08, REAL PROPERTY CODE (RPC) 16036002 AND 16036006, AND ARE ZONED C-0.
- 5) ELECTRIC VAULT(S) ARE TO BE LOCATED INSIDE GARAGE WITH SURFACE ACCESS. SEE THE ARCHITECTURAL PLAN FOR LOCATIONS AND DETAILS.
- 6) THE AVERAGE SITE ELEVATION AT THE PERIMETER OF THE SITE IS: 104.74 (COMPUTED ALONG 4.1 SITE PLAN AREA).
- 7) THE TOTAL SITE AREA (APPLICANT PROPERTY) EQUALS 1.8060 AC. OR (78,671 S.F.)
- 8) REFER TO SHEET C4.0 FOR PROPOSED ROADWAY STRIPING AND MARKING PLAN
- 9) LIMITS OF CLEARING AND GRADING IS AS SHOWN.
- 10) PROPOSED FIBER OPTIC, AND CABLE LOCATIONS TO BE COORDINATED WITH EACH RESPECTIVE UTILITY COMPANY AT THE TIME OF FINAL SITE ENGINEERING.
- 11) SEE SHEET C2.2 FOR REZONING EXHIBIT.
- 12) NO HISTORICAL DISTRICTS OR BUILDINGS ARE KNOWN TO BE LOCATED ON THIS SITE.
- 13) NO RESOURCE PROTECTION AREAS (RPA'S) ARE ON THE SITE.

SITE TABULATIONS

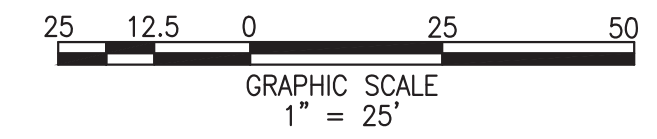
1) SITE AREA BEFORE ROW DEDICATION:	78,671 S.F. ±	(1,8060 AC. ±)
SITE AREA AFTER ROW DEDICATION:	68,338 S.F. ±	(1,5688 AC. ±)
2) PROPOSED NUMBER OF DWELLING UNITS:	RESIDENTIAL (NORTH TOWER): 336 UNITS	RESIDENTIAL (SOUTH TOWER): 404 UNITS
3) AVERAGE SITE ELEVATION (ASE) AT PERIMETER OF SITE IS:	104.74 (COMPUTED ALONG 4.1 SITE PLAN AREA)	
4) PARKING		
STANDARD SPACES:	332 SPACES	
COMPACT SPACES:	226 SPACES	
VAN POOL SPACES:	5 SPACES	
HANDICAPPED SPACES:	11 SPACES	
TOTAL SPACES:	574 SPACES	

- 5) BUILDING HEIGHT:
 - NORTH TOWER 30 STORY BUILDING: 300.0' ± MAIN ROOF
 - SOUTH TOWER 31 STORY BUILDING: 310.0' ± MAIN ROOF
- 6) SIDEWALK WIDTHS:
 - N. FORT MYER - INTERIM: 16' MIN.
 - N. FORT MYER - FINAL: 18' MIN. BETWEEN 18TH AND 19TH STREET, 20.5' MIN. BETWEEN 18TH AND WILSON
 - NASH STREET: 16' MIN. *
- 7) ZONING:
 - EXISTING ZONING: C-0 = 78,671 SF (1,8060 AC)
 - PROPOSED ZONING: C-0 ROSSLYN = 78,671 SF (1,8060 AC)
- 8) LOT COVERAGE: 45,652 SF OUT OF 69,889 SF = 65.3% (REZONING AREA USED IN COMPUTATION)
- 8) GROUND FLOOR RETAIL: LEVEL 1 - 10,015 SF, LEVEL 2 - 131 SF
- 9) GROUND FLOOR COMMERCIAL: LEVEL 2 - 9,561 SF
- 10) PUBLIC STREET AND UTILITIES EASEMENTS:
 - PS1 - BEFORE - 24,454.79 SF
 - PS1 - AFTER - 15,452.15 SF
 - PS2 - BEFORE - 352.20 SF
 - PS2 - AFTER - 0 SF
- 11) ROW DEDICATION: TOTAL ROW DEDICATION = 10,333.04 SF



LEGEND

INDEX CONTOUR	350	WATER LINE	8" DIP W/M	SPOT ELEVATION	25.32
INTERMEDIATE CONTOUR	352	WATER VALVE	W • W	UTILITY POLE	⊕
EDGE OF PAVEMENT	PROP. E.P.	WATER REDUCER	W — W	SIGN	⊙
CURB AND GUTTER		SANITARY SEWER	10" SAN	SANITARY SEWER IDENTIFIER	⊙
PROPOSED HEADER CURB		STORM SEWER	18" RCP	STORM DRAIN IDENTIFIER	⊙
CENTERLINE		CABLE TV	CATV	WATER METER	⊙
FLOOD PLAIN		ELECTRIC SERVICE	E	FIRE HYDRANT	⊕
LIMITS OF DISTURBANCE	LOD	TELEPHONE SERVICE	T	PARKING INDICATOR	⊕
TREE LINE		GAS LINE	G	INDICATES THE NUMBER OF TYPICAL PARKING SPACES	⊕
FENCE LINE	X	OVERHEAD ELECTRIC	OHE	STREET LIGHT / PRIVATE LIGHT	⊕
EASEMENT		OVERHEAD TELEPHONE	E&T	DOOR ENTRANCE	⊕
		HANDICAP RAMP (CG-12)			⊕



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ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

PLOT AND LOCATION PLAN
1820 N. FORT MYER DRIVE
AMES CENTER REDEVELOPMENT
4.1 PLAN SUBMISSION
1820 N. FORT MYER DRIVE
ARLINGTON, VIRGINIA 22202

SCALE: 1"=25' SHEET: C3.0 SUBMISSION DATE: 10/2/20

P:\8334 - Ames Center Redevelopment\8334-01-001 (ENG)\Engineering\Engineering Plans\4.1\8334-D-PP-001-04.01.PLOT LOC.dwg

OFFICE BUILDING
BY OTHERS

RESIDENTIAL
BUILDING
BY OTHERS

RPC 16035002
N/F: NASH STREET PROPERTY
ASSOCIATION LLC
ZONE: C-O ROSSLYN
USE: 313 APARTMENT-HIGH-RISE
DEED BOOK 3852 PAGE 0576

RPC 16036004 16036006
N/F: ARLINGTON TEMPLE
UNITED METHODIST CHURCH
ZONE: C-O
USE: GEN COMM
SERVICE STATION
DEED BOOK 1732 PAGE 366

RPC 16022255
N/F: TURNBERRY TOWER CONDOMINIUM
ZONE:
USE: 630 CONDO MASTER
DEED BOOK PAGE

RPC 16036005
N/F: 1325 WILSON GROUND OWNER LLC
ZONE: C-O
USE: 411 HOTEL FULL SERVICE
DEED BOOK 2094 PAGE 1266
BLD HT=178'

NORTH FORT MYER DRIVE
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

RPC 16037001
ROSSLYN METRO CENTER LLC.

RPC 16037010
N/F: ROSSLYN METRO CENTER LLC
C/O AMERICAN REAL ESTATE PARTNERS
ZONE:
USE: 112 OFFICE BLDG 7+ STORIES

RPC 16036004
N/F: 1812 HOLDINGS LLC
MONDAY PROPERTIES
ZONE: C-O/C-O- ROSSLYN
USE: 112 OFFICE BLDG 7+ STORIES

LEGEND

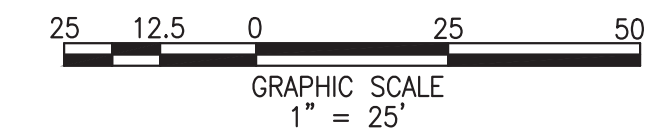
- INDEX CONTOUR 350
- INTERMEDIATE CONTOUR 352
- EDGE OF PAVEMENT
- CURB AND GUTTER
- PROPOSED HEADER CURB
- CENTERLINE
- FLOOD PLAIN
- LIMITS OF DISTURBANCE
- TREE LINE
- FENCE LINE
- EASEMENT

- WATER LINE
- WATER VALVE
- WATER REDUCER
- SANITARY SEWER
- STORM SEWER
- CABLE TV
- ELECTRIC SERVICE
- TELEPHONE SERVICE
- GAS LINE
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE
- HANDICAP RAMP (CG-12)

- 8" DIP W/M
- 10" SAN
- 18" RCP
- WATER METER
- FIRE HYDRANT
- PARKING INDICATOR
- STREET LIGHT / PRIVATE LIGHT
- DOOR ENTRANCE

- SPOT ELEVATION
- UTILITY POLE
- SIGN
- SANITARY SEWER IDENTIFIER
- STORM DRAIN IDENTIFIER
- WATER METER
- FIRE HYDRANT
- PARKING INDICATOR
- STREET LIGHT / PRIVATE LIGHT
- DOOR ENTRANCE

- INDICATES THE NUMBER OF TYPICAL PARKING SPACES



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ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

PRESENTATION PLAN
1820 N. FORT MYER DRIVE
AMES CENTER REDEVELOPMENT

4.1 PLAN SUBMISSION
1820 N. FORT MYER DRIVE
ARLINGTON, VIRGINIA 22202

SCALE: 1"=25'
SHEET: C3.1
SUBMISSION DATE: 10/2/20

P:\8334 - Ames Center Redevelopment\8334-01-001 (ENG)\Engineering\Engineering Plans\4.1\8334-D-PPP-001-C4.1 PRESENTATION PLAN.dwg

OFFICE BUILDING
BY OTHERS

RESIDENTIAL
BUILDING
BY OTHERS

RPC 16035002
N/F: NASH STREET PROPERTY
ASSOCIATION LLC
ZONE: C-O ROSSLYN
USE: 313 APARTMENT-HIGH-RISE
DEED BOOK 3852 PAGE 0576

RPC 16036004 16036006
N/F: ARLINGTON TEMPLE
UNITED METHODIST CHURCH
ZONE: C-O
USE: GEN COMM
SERVICE STATION
DEED BOOK 1732 PAGE 366

RPC 16022255
N/F: TURNBERRY TOWER CONDOMINIUM
ZONE:
USE: 630 CONDO MASTER
DEED BOOK PAGE

RPC 16036005
N/F: 1325 WILSON GROUND OWNER LLC
ZONE: C-O
USE: 411 HOTEL FULL SERVICE
DEED BOOK 2094 PAGE 1266
BLD HT=178'

NORTH FORT MYER DRIVE
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

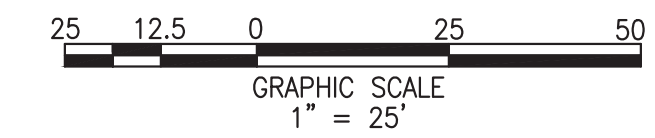
RPC 16037001
ROSSLYN METRO CENTER LLC.

RPC 16037010
N/F: ROSSLYN METRO CENTER LLC
C/O AMERICAN REAL ESTATE PARTNERS
ZONE:
USE: 112 OFFICE BLDG 7+ STORIES

RPC 16036004
N/F: 1812 HOLDINGS LLC
MONDAY PROPERTIES
ZONE: C-O/C-O- ROSSLYN
USE: 112 OFFICE BLDG 7+ STORIES

LEGEND

INDEX CONTOUR	350	WATER LINE	8" DIP W/M	SPOT ELEVATION	+25.32	INDICATES LOCATION OF PROPOSED F.H.	(Symbol)
INTERMEDIATE CONTOUR	352	WATER VALVE	(Symbol)	UTILITY POLE	(Symbol)	INDICATES LOCATION OF EXISTING F.H.	(Symbol)
EDGE OF PAVEMENT	(Symbol)	WATER REDUCER	(Symbol)	SANITARY SEWER IDENTIFIER	(Symbol)	INDICATES LOCATION OF FIRE CONTROL ROOM	(Symbol)
CURB AND GUTTER	(Symbol)	SANITARY SEWER	10" SAN	STORM DRAIN IDENTIFIER	(Symbol)		
PROPOSED HEADER CURB	(Symbol)	STORM SEWER	18" RCP	WATER METER	(Symbol)		
CENTERLINE	(Symbol)	CABLE TV	(Symbol)	FIRE HYDRANT	(Symbol)		
FLOOD PLAIN	(Symbol)	ELECTRIC SERVICE	(Symbol)	PARKING INDICATOR	(Symbol)		
LIMITS OF DISTURBANCE	(Symbol)	TELEPHONE SERVICE	(Symbol)	INDICATES THE NUMBER OF TYPICAL PARKING SPACES	(Symbol)		
TREE LINE	(Symbol)	GAS LINE	(Symbol)	STREET LIGHT / PRIVATE LIGHT	(Symbol)		
FENCE LINE	(Symbol)	OVERHEAD ELECTRIC	(Symbol)	DOOR ENTRANCE	(Symbol)		
EASEMENT	(Symbol)	OVERHEAD TELEPHONE	(Symbol)				
		HANDICAP RAMP (CG-12)	(Symbol)				



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ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

FIRE MARSHAL PLAN
1820 N. FORT MYER DRIVE
AMES CENTER REDEVELOPMENT
4.1 PLAN SUBMISSION
1820 N. FORT MYER DRIVE
ARLINGTON, VIRGINIA 22202

SCALE: 1"=25' SHEET: C3.2 SUBMISSION DATE: 10/2/20

P:\1820 - Ames Center Redevelopment\1820-01-001 (E16)\Engineering\Virginia\Plans\4.1\1820-FM-C3.2-FIRE-MARSHAL-PLAN.dwg

OFFICE BUILDING
BY OTHERS

PROP. STRIPING ALONG N. NASH
STREET PROVIDED BY ARLINGTON
COUNTY

STAIRS
BY OTHERS

NAD 83 (NORTH ZONE)
VIRGINIA STATE GRID

RESIDENTIAL
BUILDING
BY OTHERS

RPC 16035002
N/F: NASH STREET PROPERTY
ASSOCIATION LLC
ZONE: C-0 ROSSLYN
USE: 313 APARTMENT-HIGH-RISE
DEED BOOK 3852 PAGE 0576

KEY BOULEVARD
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

RPC 16036004 16036006
N/F: ARLINGTON TEMPLE
UNITED METHODIST CHURCH
ZONE: C-0
USE: GEN COMM
SERVICE STATION
DEED BOOK 1732 PAGE 366

RPC 16022255
N/F: TURNBERRY TOWER CONDOMINIUM
ZONE:
USE: 630 CONDO MASTER
DEED BOOK PAGE

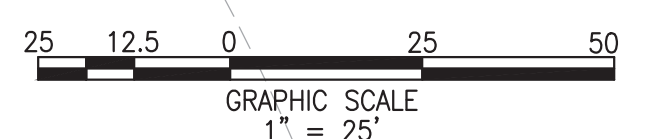
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N/F: 1325 WILSON GROUND OWNER LLC
ZONE: C-0
USE: 411 HOTEL FULL SERVICE
DEED BOOK 2094 PAGE 1266

PROP. CURB OUTSIDE PROPERTY
BOUNDARY PROVIDED BY
ARLINGTON COUNTY

NORTH FORT MYER DRIVE
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

RPC 16037010
N/F: ROSSLYN METRO CENTER LLC
C/O AMERICAN REAL ESTATE PARTNERS
ZONE:
USE: 112 OFFICE BLDG 7+ STORIES

RPC 16036004
N/F: 1812 HOLDINGS LLC
MONDAY PROPERTIES
ZONE: C-0/C-0- ROSSLYN
USE: 112 OFFICE BLDG 7+ STORIES



LEGEND

- INDEX CONTOUR 350
- INTERMEDIATE CONTOUR 352
- EDGE OF PAVEMENT
- CURB AND GUTTER
- PROPOSED HEADER CURB
- CENTERLINE
- FLOOD PLAIN
- LIMITS OF DISTURBANCE
- TREE LINE
- FENCE LINE
- EASEMENT

- WATER LINE 8" DIP W/M
- WATER VALVE
- WATER REDUCER
- SANITARY SEWER 10" SAN
- STORM SEWER 18" RCP
- CABLE TV
- ELECTRIC SERVICE
- TELEPHONE SERVICE
- GAS LINE
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE
- HANDICAP RAMP (CG-12)

- SPOT ELEVATION
- UTILITY POLE SIGN
- SANITARY SEWER IDENTIFIER
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- WATER METER
- FIRE HYDRANT
- PARKING INDICATOR
- INDICATES THE NUMBER OF TYPICAL PARKING SPACES
- STREET LIGHT / PRIVATE LIGHT
- DOOR ENTRANCE

Bowman CONSULTING

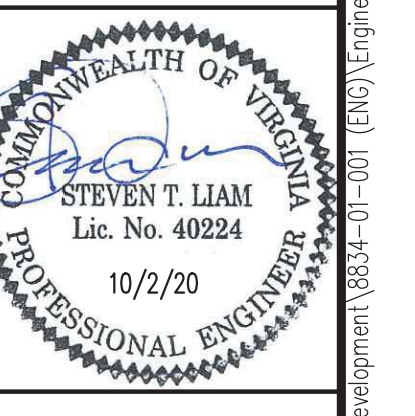
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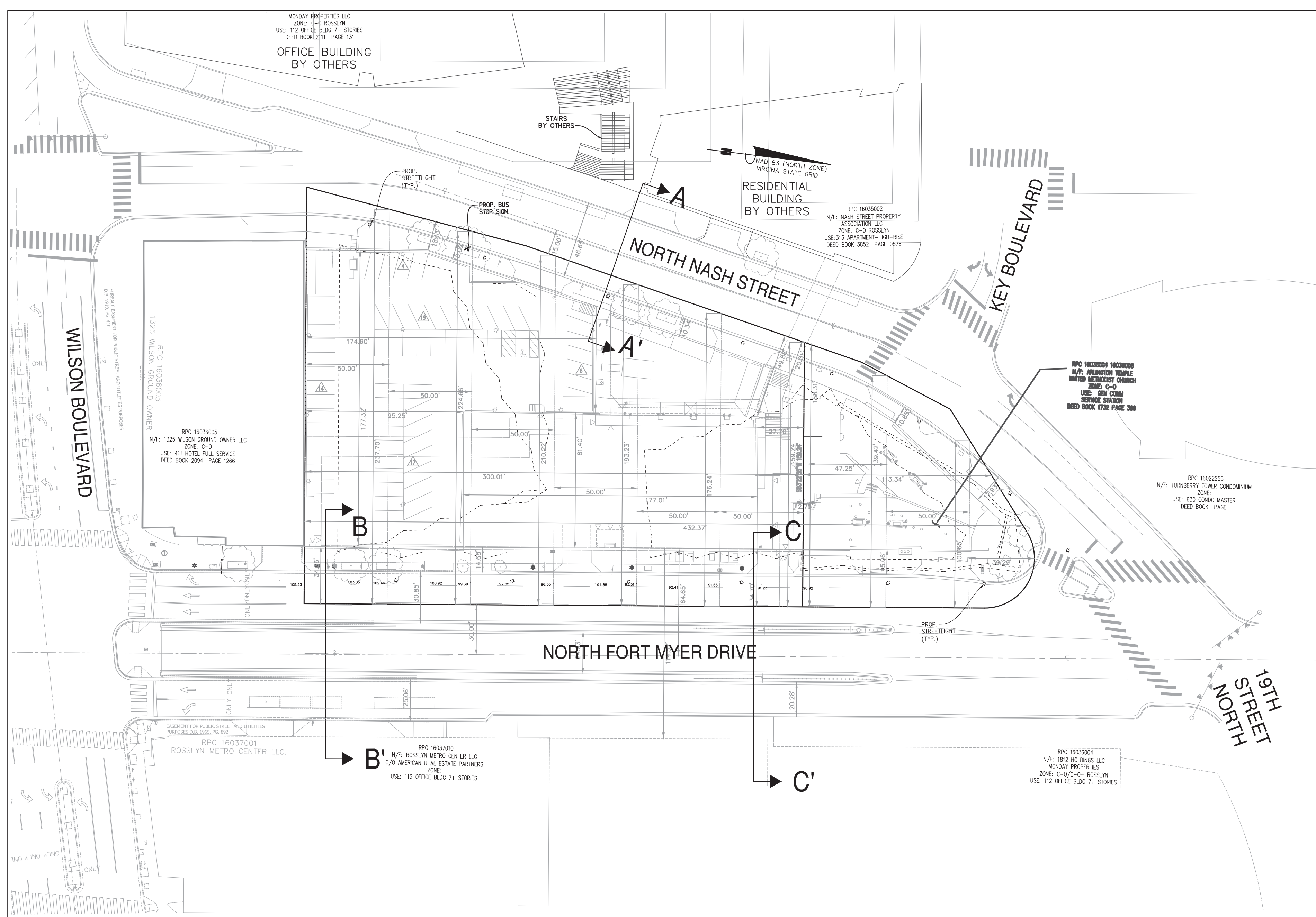
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ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

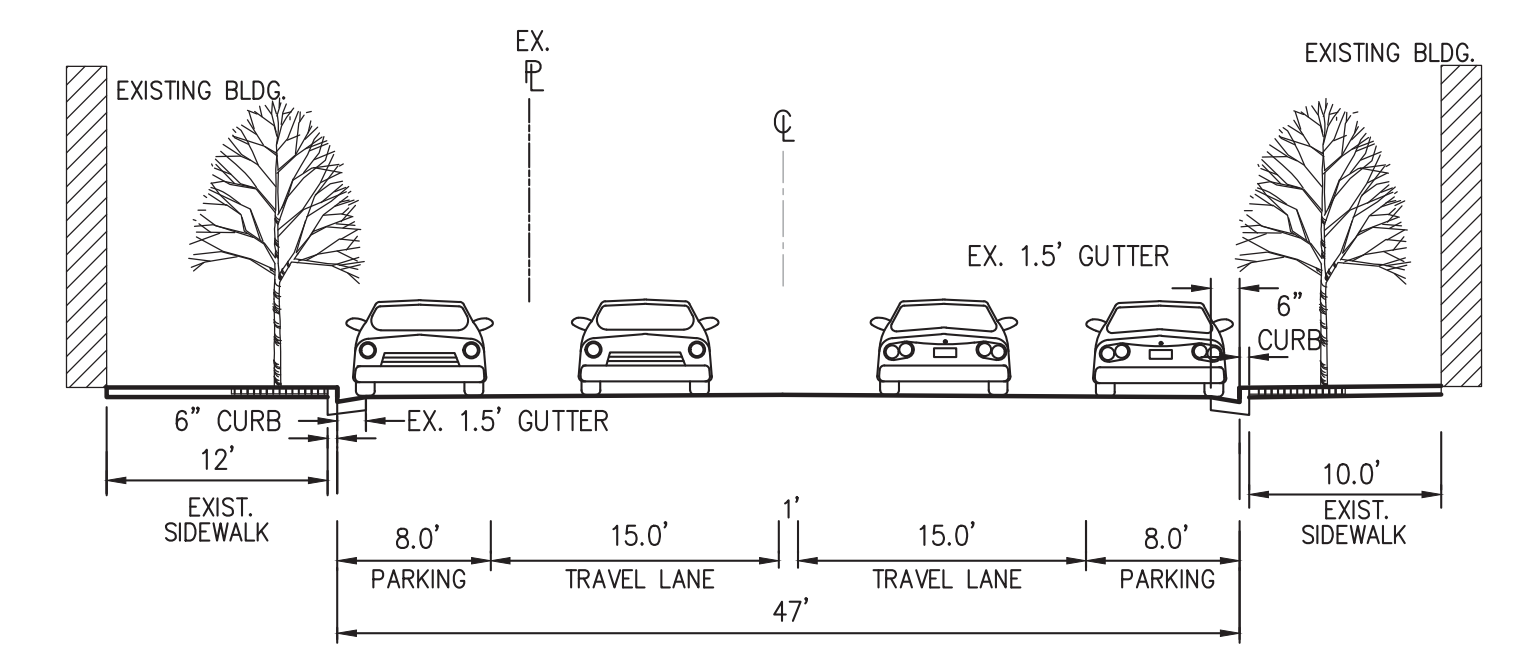
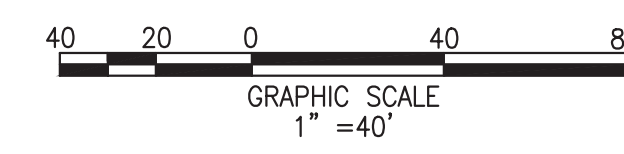
STRIPING AND MARKING PLAN (INTERIM)
1820 N. FORT MYER DRIVE
AMES CENTER REDEVELOPMENT
4.1 PLAN SUBMISSION
1820 N. FORT MYER DRIVE
ARLINGTON, VIRGINIA 22202

SCALE: 1"=25' SHEET: C4.0 SUBMISSION DATE: 10/2/20

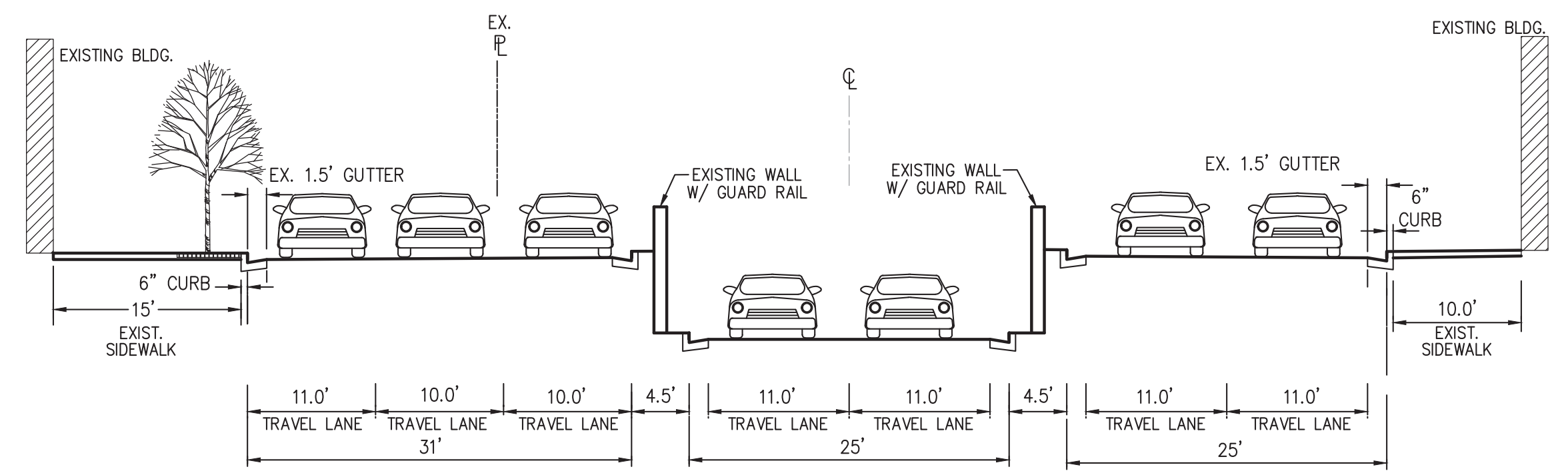




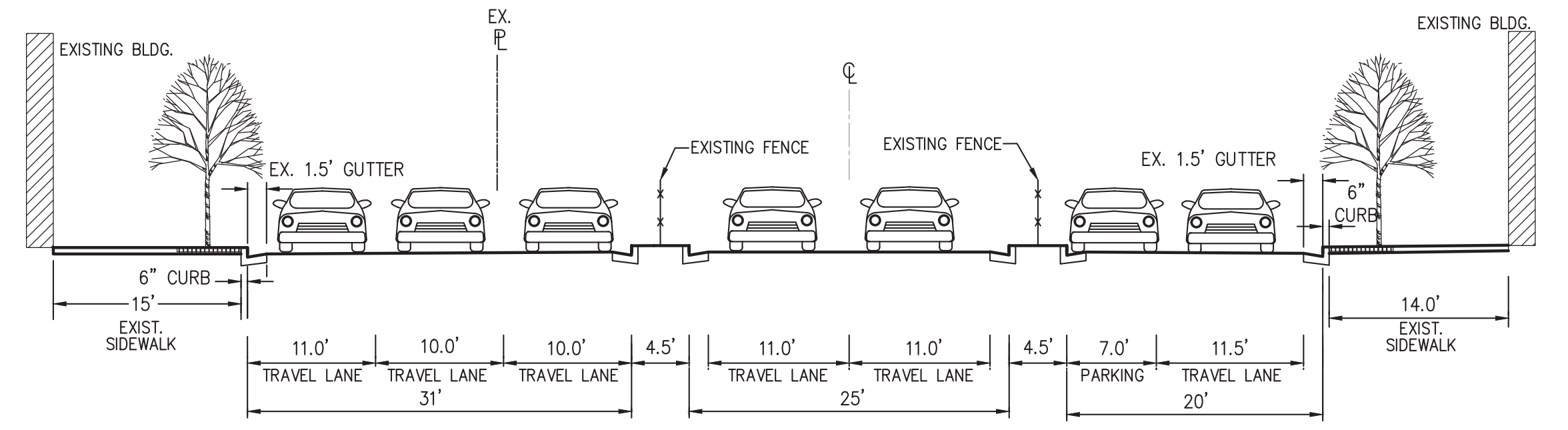
KEY PLAN
SCALE: 1"=40'



EXISTING "NORTH NASH STREET" CROSS SECTION A-A'
LOOKING NORTH
SCALE: 1"=10'



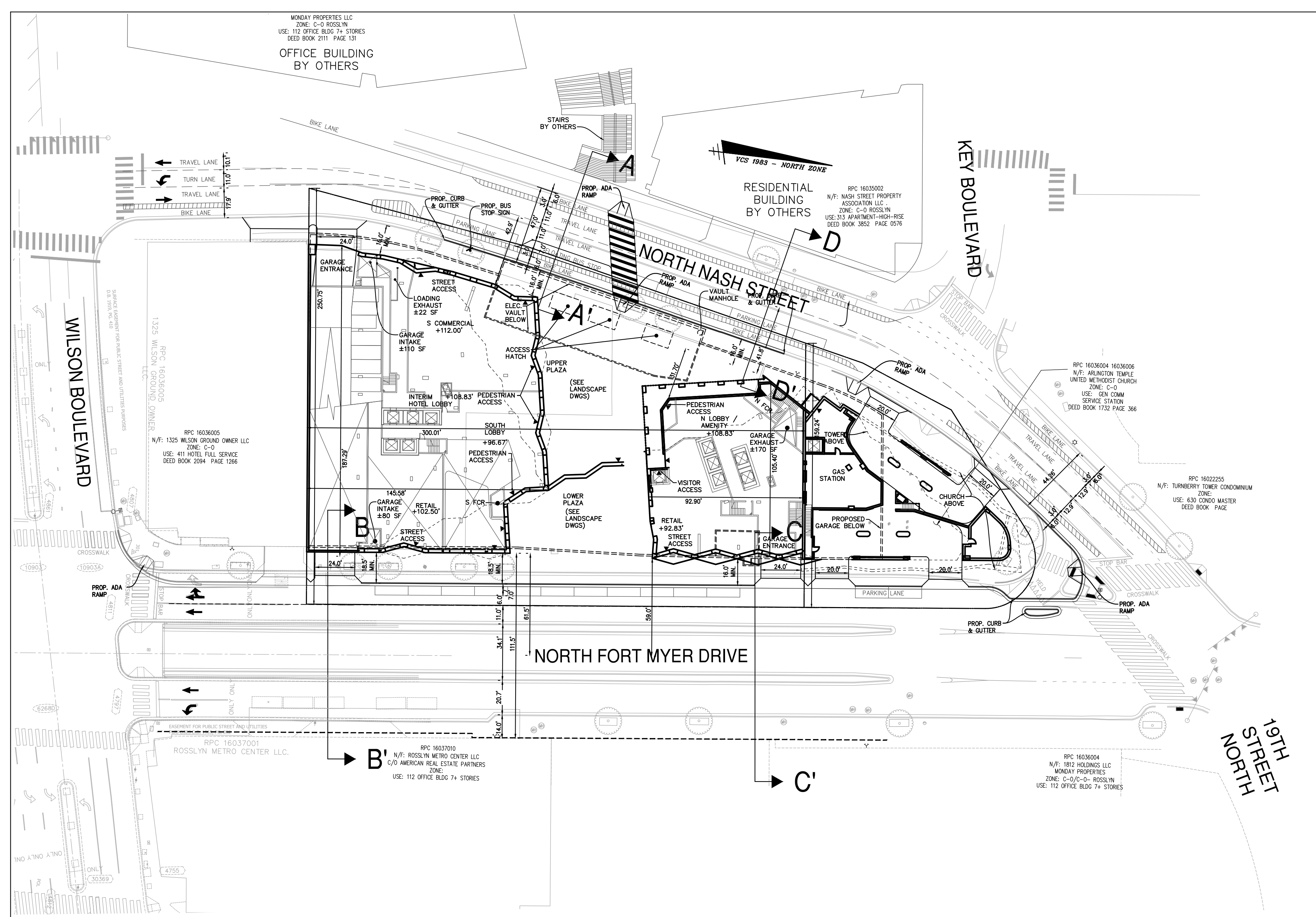
EXISTING "FORT MYER DRIVE" CROSS SECTION B-B'
LOOKING NORTH
SCALE: 1"=10'



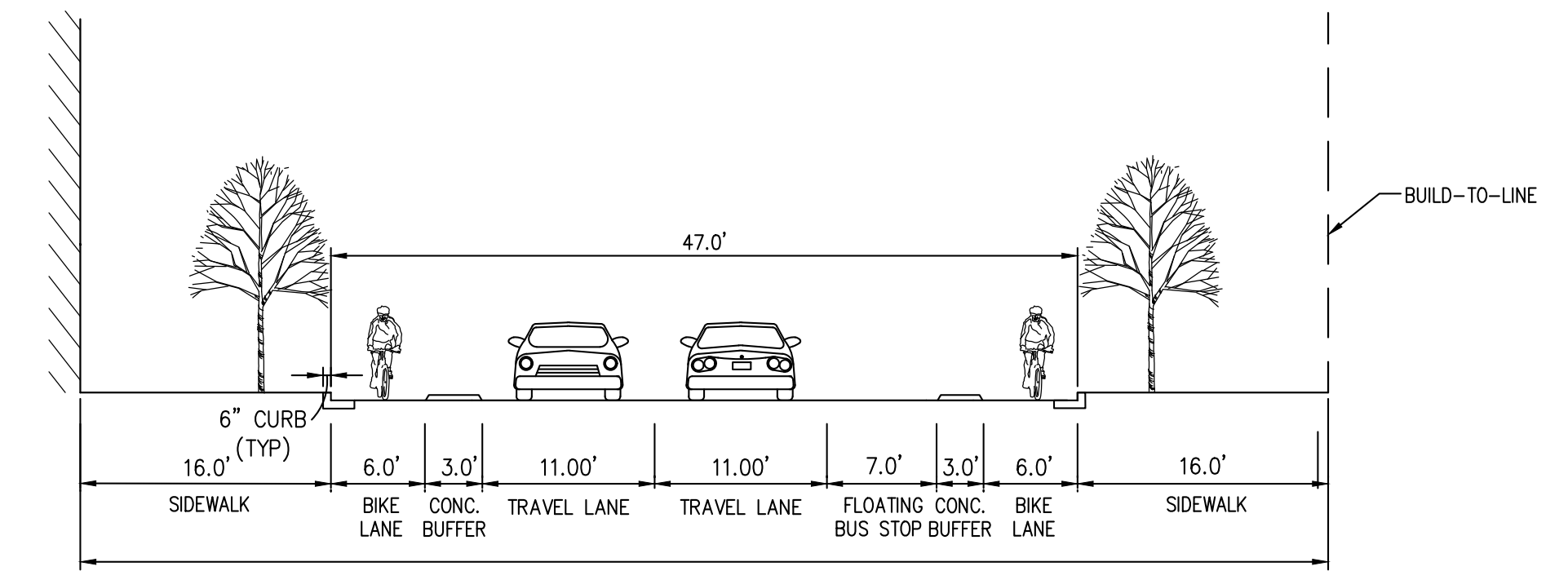
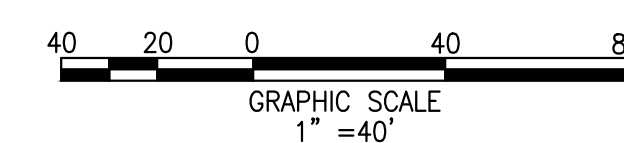
EXISTING "FORT MYER DRIVE" CROSS SECTION C-C'
LOOKING NORTH
SCALE: 1"=10'

Bowman Consulting Group, Ltd. 13461 Sunrise Valley Drive, Suite 500 Herndon, Virginia 20171 Phone: (703) 464-1000 Fax: (703) 481-9720 www.bowmanconsulting.com		
ARLINGTON COUNTY, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES		
EXISTING STREET SECTIONS 1820 N. FORT MYER DRIVE AMES CENTER REDEVELOPMENT 4.1 PLAN SUBMISSION 1820 N. FORT MYER DRIVE ARLINGTON, VIRGINIA 22202		
SCALE: 1"=40'	SHEET: C5.0	SUBMISSION DATE: 10/2/20

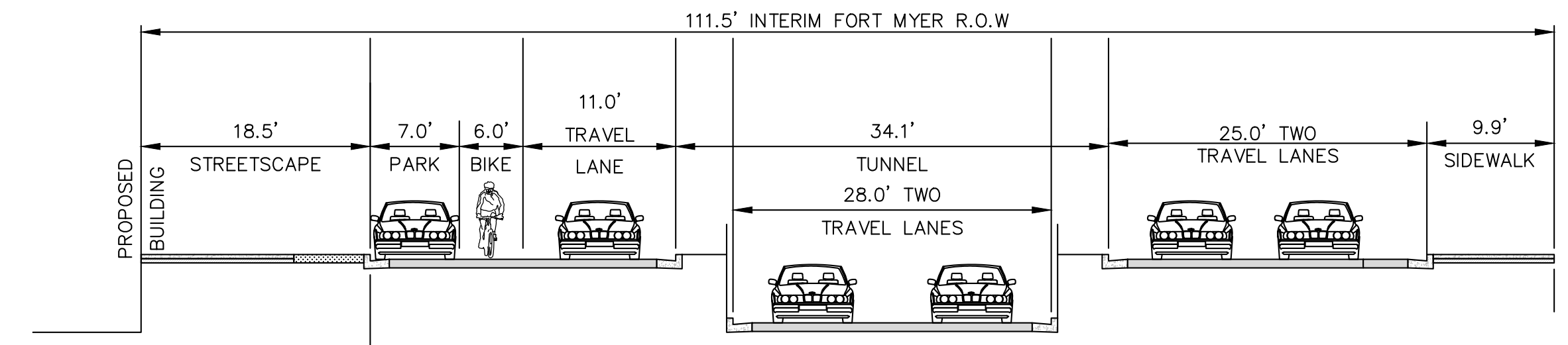
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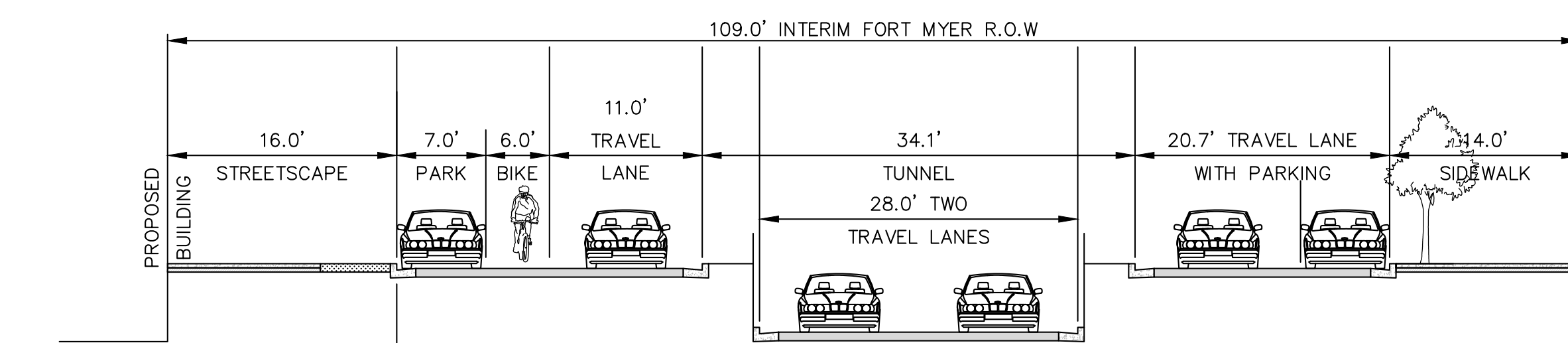
KEY PLAN
SCALE: 1"=40'



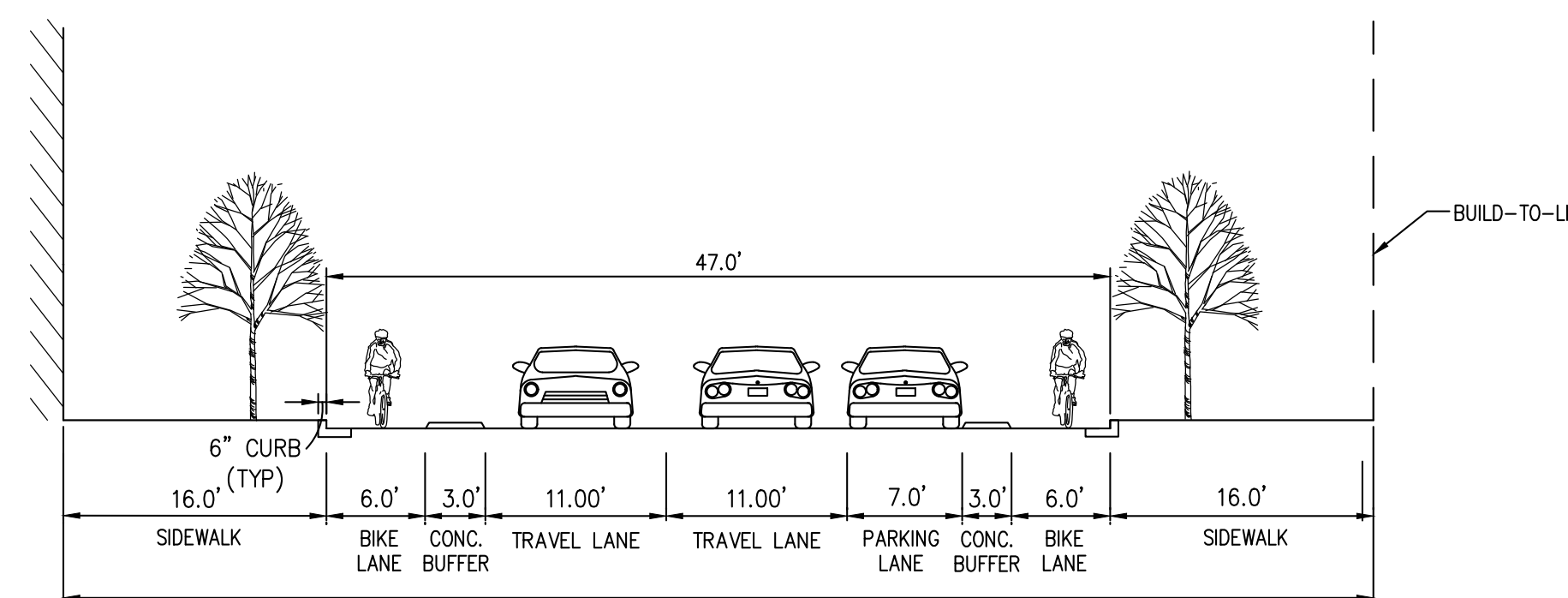
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PROPOSED NORTH NASH STREET
FROM 19TH STREET TO WILSON BLVD.
LOOKING NORTH
SCALE: 1"=10'



CROSS SECTION B-B'
PROPOSED INTERIM NORTH FORT MYER DRIVE
LOOKING NORTH
SCALE: 1"=10'



CROSS SECTION C-C'
PROPOSED INTERIM NORTH FORT MYER DRIVE
LOOKING NORTH
SCALE: 1"=10'



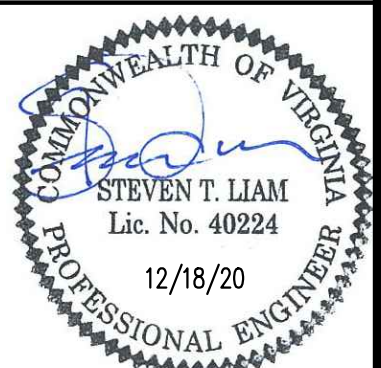
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PROPOSED NORTH NASH STREET
FROM 19TH STREET TO WILSON BLVD.
LOOKING NORTH
SCALE: 1"=10'

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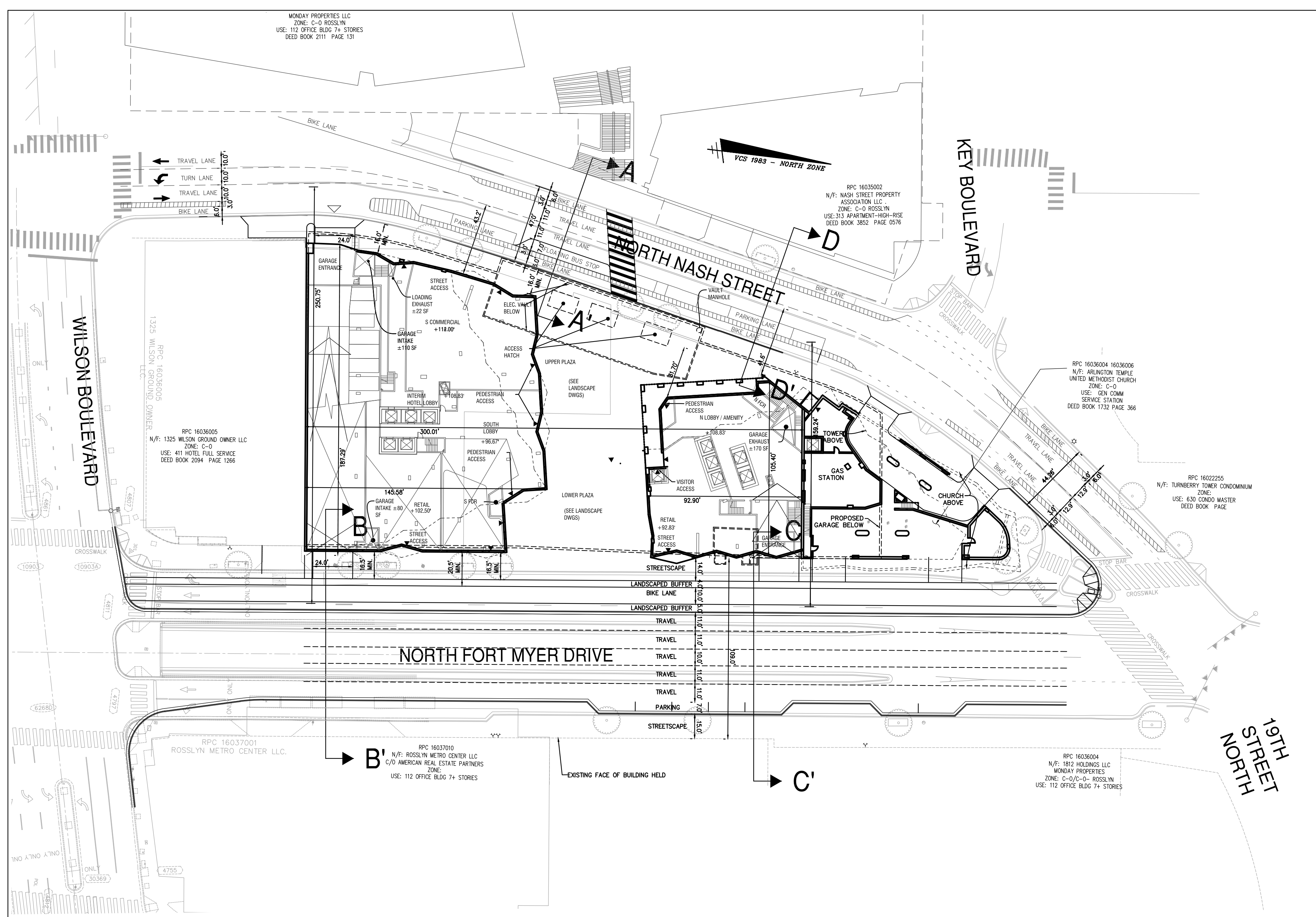


ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

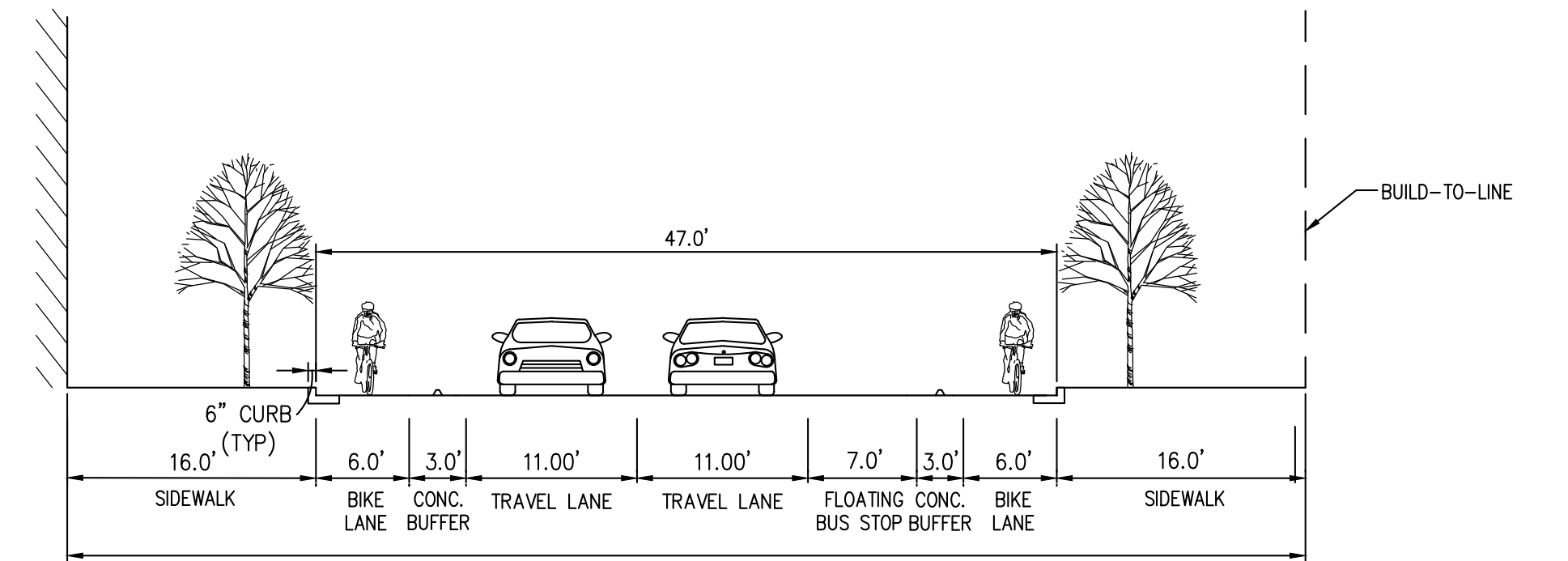
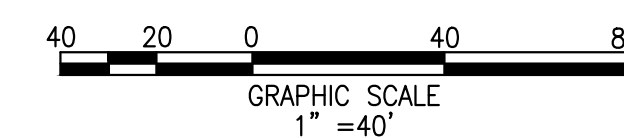
PROPOSED INTERIM STREET SECTIONS
1820 N. FORT MYER DRIVE
AMES CENTER REDEVELOPMENT
4.1 PLAN SUBMISSION
1820 N. FORT MYER DRIVE
ARLINGTON, VIRGINIA 22202

SCALE: 1"=50' SHEET: C6.0 SUBMISSION DATE: 10/2/20

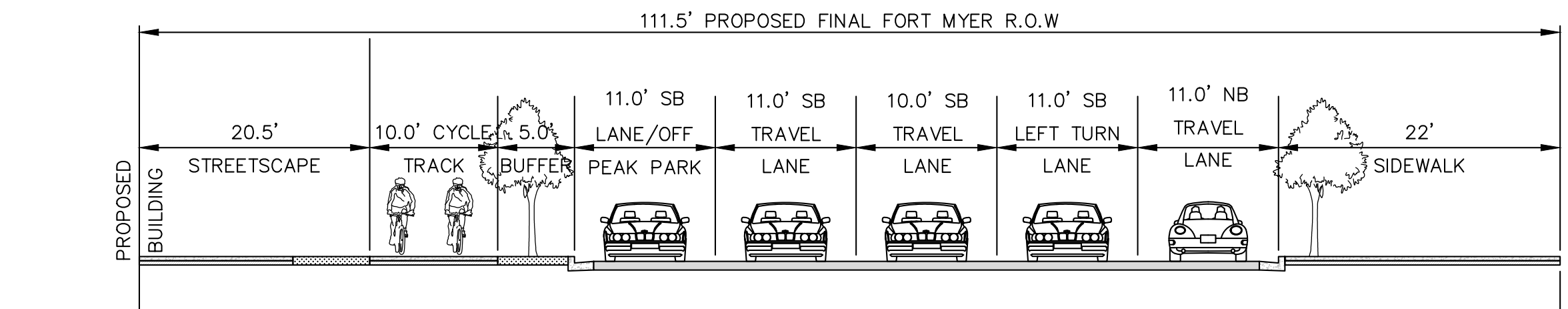
PA 18334 - Ames Center Redevelopment\18334-01-001 (ENG)\Engineering\Virginia\18334-0-PR-001-07.00 - INTERIM STREET SECTIONS



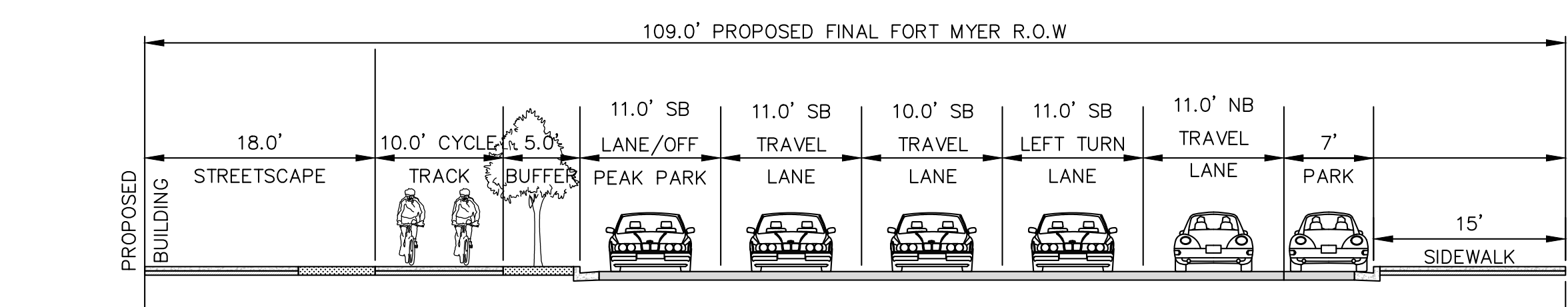
KEY PLAN
SCALE: 1"=40'



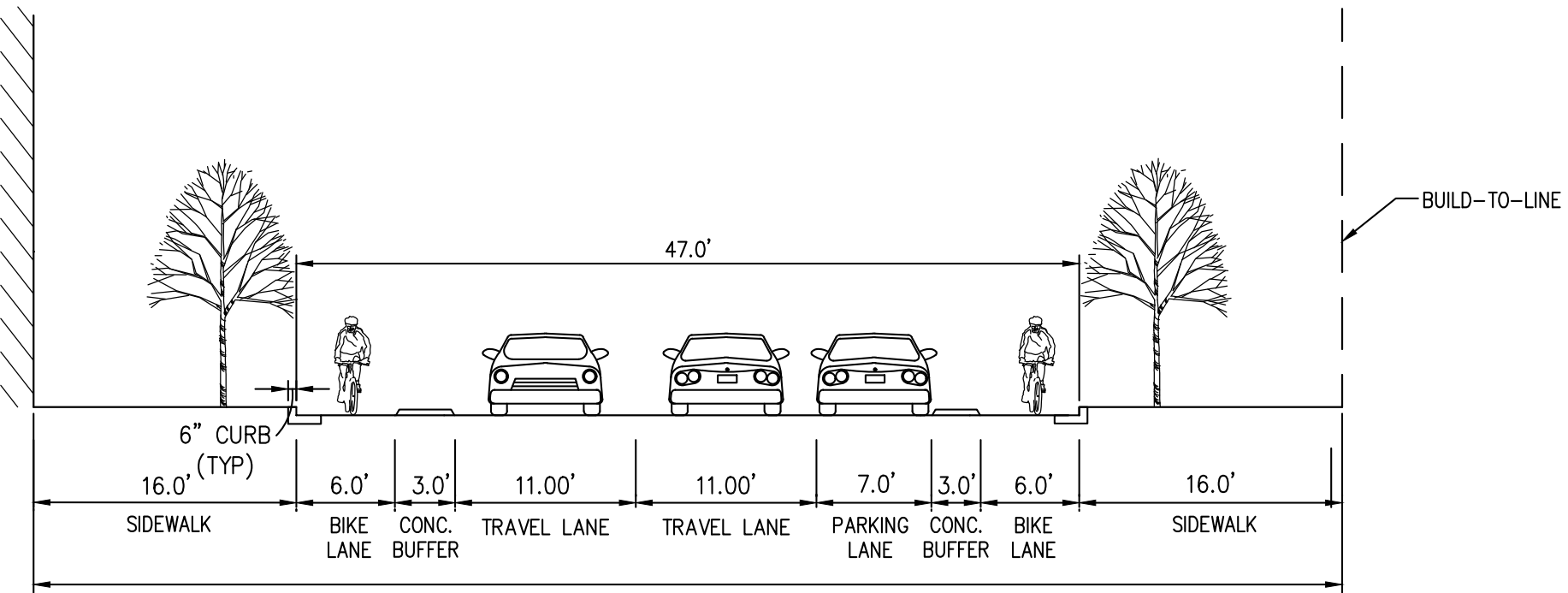
CROSS SECTION 'A-A'
PROPOSED NORTH NASH STREET
FROM 19TH STREET TO WILSON BLVD.
LOOKING NORTH
SCALE: 1"=10'



CROSS SECTION B-B'
PROPOSED FINAL NORTH FORT MYER DRIVE
LOOKING NORTH
SCALE: 1"=10'



CROSS SECTION C-C'
PROPOSED FINAL NORTH FORT MYER DRIVE
LOOKING NORTH
SCALE: 1"=10'

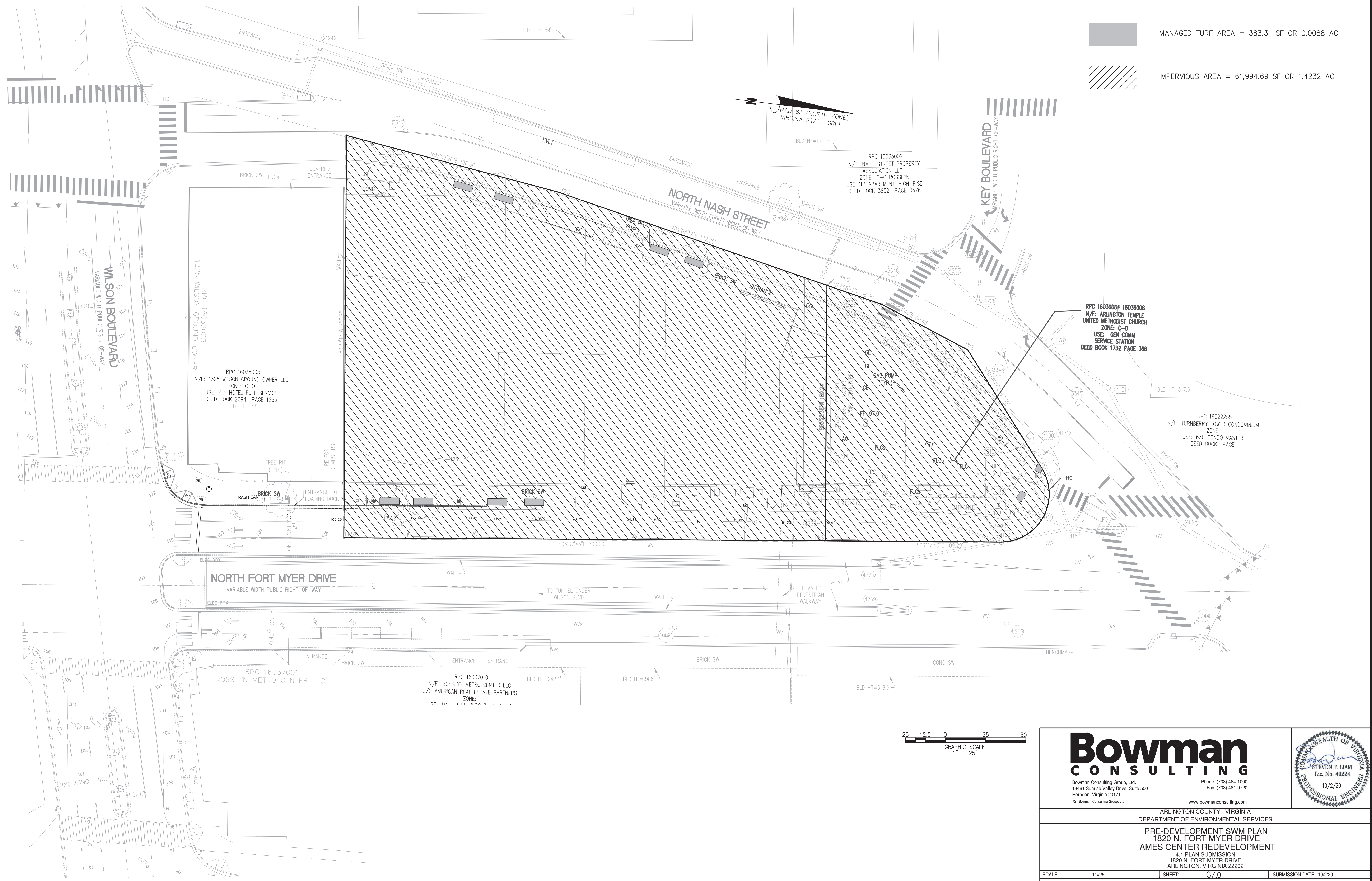



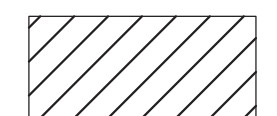
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PROPOSED NORTH NASH STREET
FROM 19TH STREET TO WILSON BLVD.
LOOKING NORTH
SCALE: 1"=10'

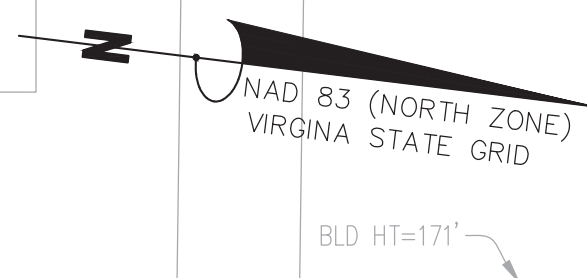
NOTE: FINAL CONDITION STREET SECTIONS SHOWN FOR INFORMATIONAL PURPOSES ONLY. THEY WILL NOT BE CONSTRUCTED WITH THIS PROJECT.

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ARLINGTON COUNTY, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES		
PROPOSED FINAL STREET SECTIONS 1820 N. FORT MYER DRIVE AMES CENTER REDEVELOPMENT 4.1 PLAN SUBMISSION 1820 N. FORT MYER DRIVE ARLINGTON, VIRGINIA 22202		
SCALE: 1"=50'	SHEET: C6.1	SUBMISSION DATE: 10/2/20

P:\8354 - Ames Center Redevelopment\8354-01-01 (EIS)\Engineering\Engineering Plans\4.1\8354-D-APP-001-C2.1 - PROPOSED FINAL STREET SECTIONS.dwg



 MANAGED TURF AREA = 383.31 SF OR 0.0088 AC
 IMPERVIOUS AREA = 61,994.69 SF OR 1.4232 AC



RPC 16035002
 N/F: NASH STREET PROPERTY
 ASSOCIATION LLC.
 ZONE: C-0 ROSSLYN
 USE: 313 APARTMENT-HIGH-RISE
 DEED BOOK 3852 PAGE 0576

RPC 16036004 16036006
 N/F: ARLINGTON TEMPLE
 UNITED METHODIST CHURCH
 ZONE: C-0
 USE: GEN COMM
 SERVICE STATION
 DEED BOOK 1732 PAGE 366

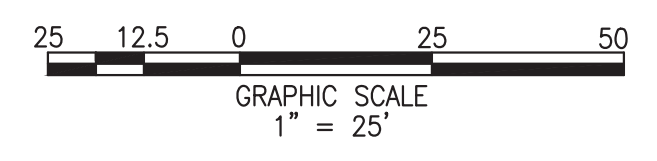
RPC 16036005
 N/F: 1325 WILSON GROUND OWNER LLC
 ZONE: C-0
 USE: 411 HOTEL FULL SERVICE
 DEED BOOK 2094 PAGE 1266
 BLD HT=178'

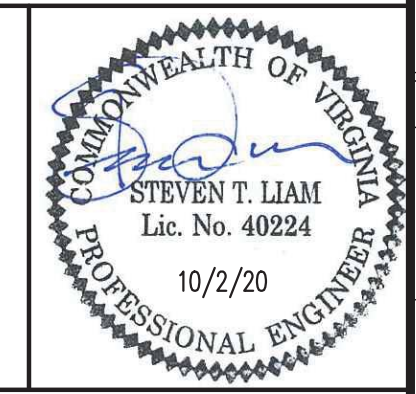
RPC 16022255
 N/F: TURNBERRY TOWER CONDOMINIUM
 ZONE:
 USE: 630 CONDO MASTER
 DEED BOOK PAGE

NORTH FORT MYER DRIVE
 VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

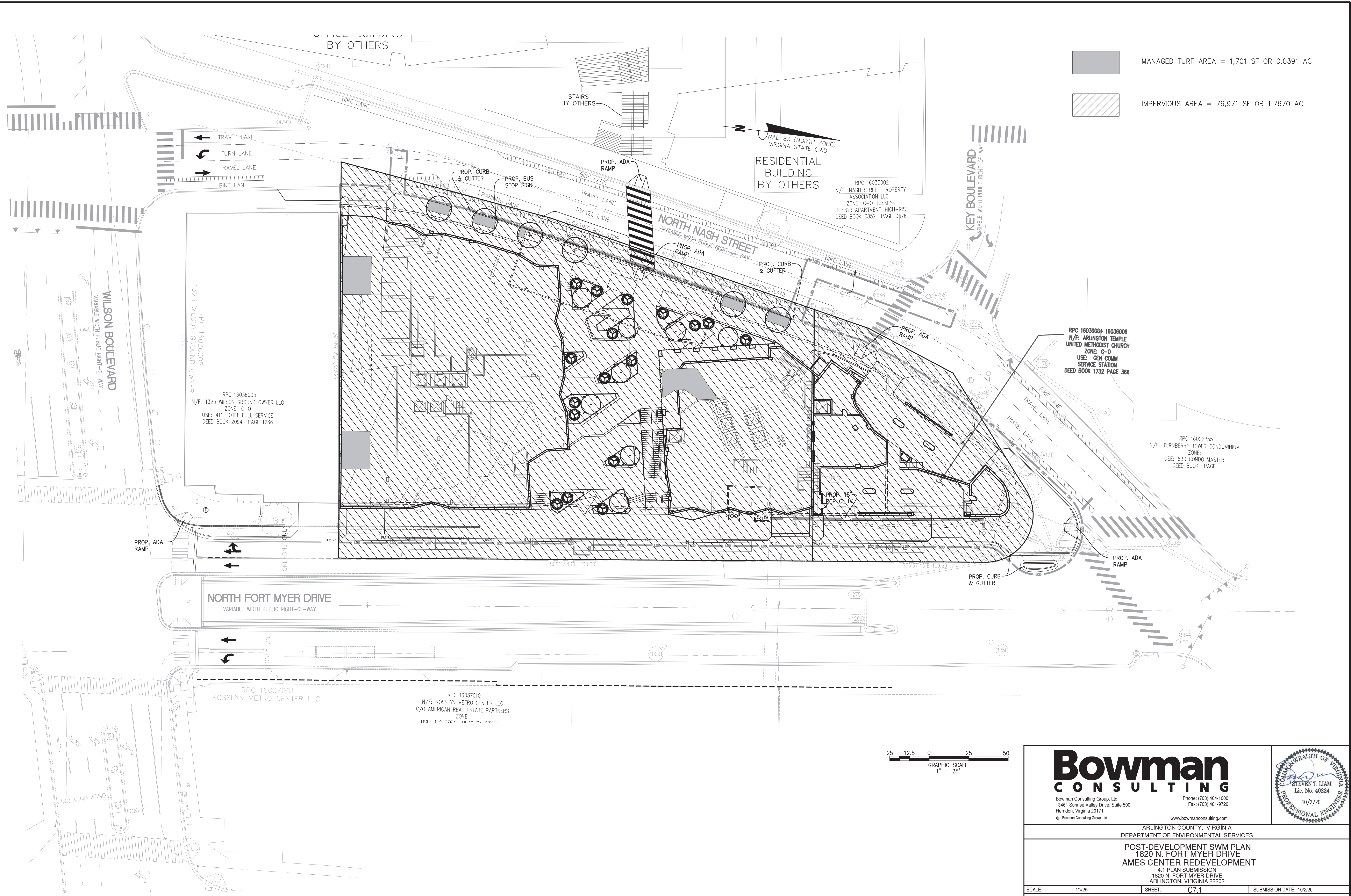
RPC 16037001
 ROSSLYN METRO CENTER LLC.


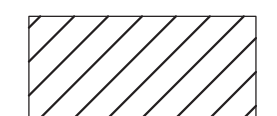
RPC 16037010
 N/F: ROSSLYN METRO CENTER LLC
 C/O AMERICAN REAL ESTATE PARTNERS
 ZONE:
 USE: 112 OFFICE BLDG

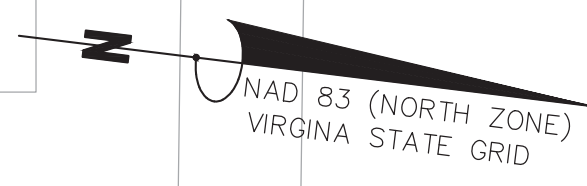


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<p> ARLINGTON COUNTY, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES </p> <p> PRE-DEVELOPMENT SWM PLAN 1820 N. FORT MYER DRIVE AMES CENTER REDEVELOPMENT 4.1 PLAN SUBMISSION 1820 N. FORT MYER DRIVE ARLINGTON, VIRGINIA 22202 </p>					
SCALE:	1"=25'	SHEET:	C7.0	SUBMISSION DATE:	10/2/20

P:\8834 - Ames Center Redevelopment\8834-01-201 (ENG)\Engineering\Development Plans\4.1\8834-D-PR-001-28.0 - PRE-DEVELOPMENT SWM PLAN.dwg



 MANAGED TURF AREA = 1,701 SF OR 0.0391 AC
 IMPERVIOUS AREA = 76,971 SF OR 1.7670 AC



RPC 16036005
 N/F: 1325 WILSON GROUND OWNER LLC
 ZONE: C-0
 USE: 411 HOTEL FULL SERVICE
 DEED BOOK 2094 PAGE 1266

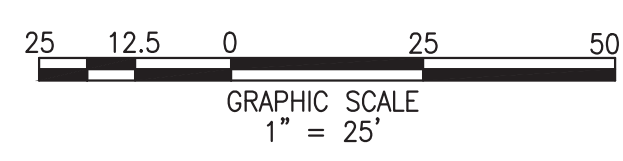
RPC 16037001
 ROSSLYN METRO CENTER LLC.

RPC 16037010
 N/F: ROSSLYN METRO CENTER LLC
 C/O AMERICAN REAL ESTATE PARTNERS
 ZONE:
 USE: 112 RESID. BLDG. 3

RESIDENTIAL BUILDING BY OTHERS
 RPC 16035002
 N/F: NASH STREET PROPERTY ASSOCIATION LLC.
 ZONE: C-0 ROSSLYN
 USE: 313 APARTMENT-HIGH-RISE
 DEED BOOK 3852 PAGE 0576

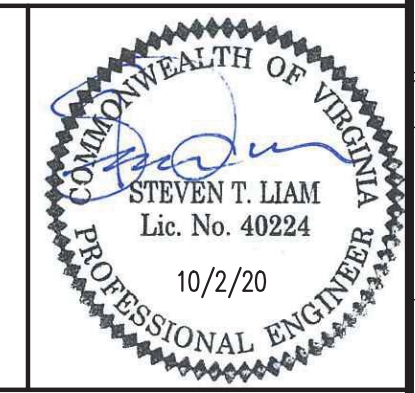
RPC 16036004 16036006
 N/F: ARLINGTON TEMPLE UNITED METHODIST CHURCH
 ZONE: C-0
 USE: GEN COMM SERVICE STATION
 DEED BOOK 1732 PAGE 366

RPC 16022255
 N/F: TURNBERRY TOWER CONDOMINIUM
 ZONE:
 USE: 630 CONDO MASTER
 DEED BOOK PAGE



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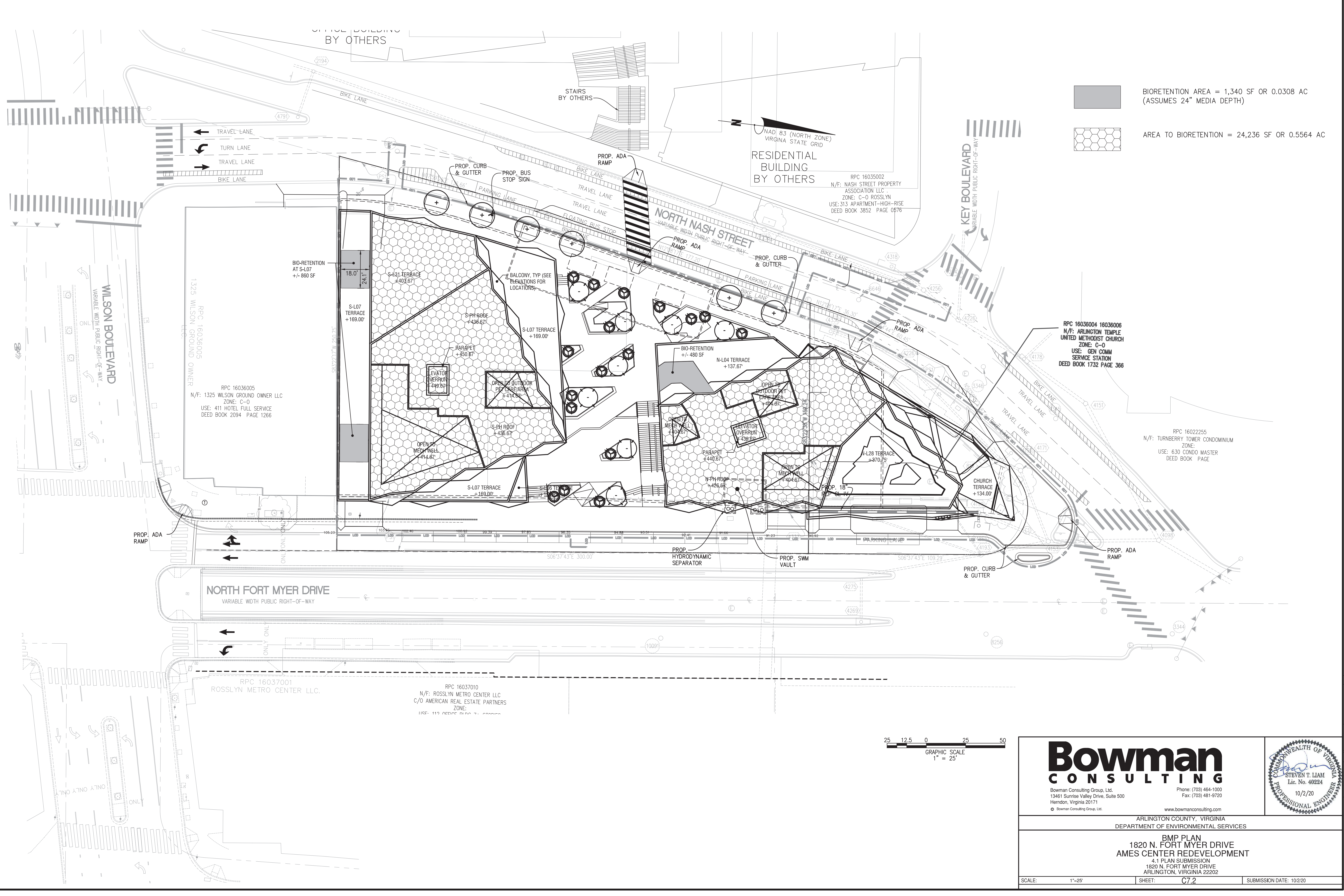
Phone: (703) 464-1000
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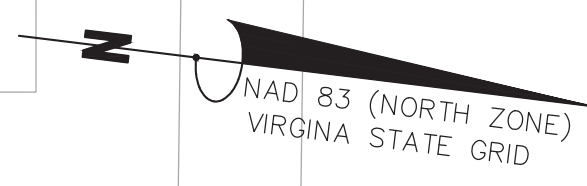
ARLINGTON COUNTY, VIRGINIA
 DEPARTMENT OF ENVIRONMENTAL SERVICES
POST-DEVELOPMENT SWM PLAN
1820 N. FORT MYER DRIVE
AMES CENTER REDEVELOPMENT
 4.1 PLAN SUBMISSION
 1820 N. FORT MYER DRIVE
 ARLINGTON, VIRGINIA 22202

SCALE: 1"=25' SHEET: C7.1 SUBMISSION DATE: 10/2/20

P:\8834 - Ames Center Redevelopment\8834-01-001 (ENG)\Engineering\Development Plans\1\8834-D-PR-001-081-POST-DEVELOPMENT SWM PLAN.dwg



BIORETENTION AREA = 1,340 SF OR 0.0308 AC (ASSUMES 24" MEDIA DEPTH)
 AREA TO BIORETENTION = 24,236 SF OR 0.5564 AC



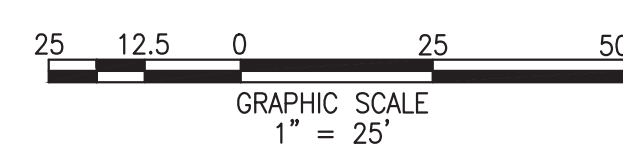
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 N/F: 1325 WILSON GROUND OWNER LLC
 ZONE: C-0
 USE: 411 HOTEL FULL SERVICE
 DEED BOOK 2094 PAGE 1266

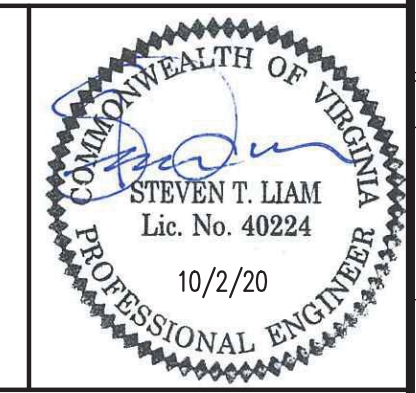
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 N/F: ARLINGTON TEMPLE UNITED METHODIST CHURCH
 ZONE: C-0
 USE: GEN COMM SERVICE STATION
 DEED BOOK 1732 PAGE 366

RPC 16022555
 N/F: TURNBERRY TOWER CONDOMINIUM
 ZONE:
 USE: 630 CONDO MASTER
 DEED BOOK PAGE

RPC 16037001
 ROSSLYN METRO CENTER LLC.

RPC 16037010
 N/F: ROSSLYN METRO CENTER LLC
 C/O AMERICAN REAL ESTATE PARTNERS
 ZONE:
 USE: 112 RESID



<h1 style="margin: 0;">Bowman</h1> <h2 style="margin: 0;">CONSULTING</h2> <p style="font-size: 8px; margin: 0;">Bowman Consulting Group, Ltd. 13461 Sunrise Valley Drive, Suite 500 Harrison, Virginia 20171 © Bowman Consulting Group, Ltd.</p> <p style="font-size: 8px; margin: 0;">Phone: (703) 464-1000 Fax: (703) 481-9720 www.bowmanconsulting.com</p>		
ARLINGTON COUNTY, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES		
BMP PLAN 1820 N. FORT MYER DRIVE AMES CENTER REDEVELOPMENT 4.1 PLAN SUBMISSION 1820 N. FORT MYER DRIVE ARLINGTON, VIRGINIA 22202		
SCALE: 1"=25'	SHEET: C7.2	SUBMISSION DATE: 10/2/20

P:\8834 - Ames Center Redevelopment\8834-01-2017 (ENG)\Engineering\Development\Plans\4.1\8834-D-PR-001-281-POST-DEVELOPMENT SWM PLAN.dwg

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → **1.8061**

Maximum reduction required:	20%
The site's net increase in impervious cover (acres) is:	0.0000
Post-Development TP Load Reduction for Site (lb/yr):	0.7326

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed forest/open space					0.0000
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.0097	0.0097
Impervious Cover (acres)				1.7964	1.7964
					1.8061

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest/open space or reforested					0.0000
Managed Turf (acres) -- disturbed, graded for yards or other turf to be				0.0391	0.0391
Impervious Cover (acres)				1.7670	1.7670
Area Check	OK.	OK.	OK.	OK.	1.8061

1-year storm	2-year storm	10-year storm
2.56	3.10	4.76

Use NOAA Atlas 14 (<http://hdsc.nws.noaa.gov/hdsc/pfds/>)

LAND COVER SUMMARY -- PRE-REDEVELOPMENT

Land Cover Summary-Pre		
Pre-ReDevelopment	Listed	Adjusted ¹
Forest/Open Space Cover (acres)	0.0000	0.0000
Weighted Rv(forest)	0.0000	0.0000
% Forest	0%	0%
Managed Turf Cover (acres)	0.0097	0.0097
Weighted Rv(turf)	0.2500	0.2500
% Managed Turf	1%	1%
Impervious Cover (acres)	1.7964	1.7964
Rv(impervious)	0.9500	0.9500
% Impervious	99%	99%
Total Site Area (acres)	1.8061	1.8061
Site Rv	0.9462	0.9462

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.1424	0.1424
Pre-ReDevelopment Treatment Volume (cubic feet)	6,203.6882	6,203.6882
Pre-ReDevelopment TP Load (lb/yr)	3.8978	3.8978
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	2.1600	2.1600
Baseline TP Load (lb/yr) (0.41 lbs/acre/yr applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		0.7405

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)		Land Cover Summary-Post		Land Cover Summary-Post	
Post ReDev. & New Impervious		Post-ReDevelopment		Post-Development New Impervious	
Forest/Open Space Cover (acres)	0.0000	Forest/Open Space Cover (acres)	0.0000		
Weighted Rv(forest)	0.0000	Weighted Rv(forest)	0.0000		
% Forest	0%	% Forest	0%		
Managed Turf Cover (acres)	0.0391	Managed Turf Cover (acres)	0.0391		
Weighted Rv (turf)	0.2500	Weighted Rv (turf)	0.2500		
% Managed Turf	2%	% Managed Turf	2%		
Impervious Cover (acres)	1.7670	ReDev. Impervious Cover (acres)	1.7670	New Impervious Cover (acres)	0.0000
Rv(impervious)	0.9500	Rv(impervious)	0.9500	Rv(impervious)	--
% Impervious	98%	% Impervious	98%		
Final Site Area (acres)	1.8061	Total ReDev. Site Area (acres)	1.8061		
Final Post Dev Site Rv	0.9348	ReDev Site Rv	0.9348		

Treatment Volume and Nutrient Load

Final Post-Development Treatment Volume (acre-ft)	0.1407	Post-ReDevelopment Treatment Volume (acre-ft)	0.1407	Post-Development Treatment Volume (acre-ft)	--
Final Post-Development Treatment Volume (cubic feet)	6,128.9828	Post-ReDevelopment Treatment Volume (cubic feet)	6,128.9828	Post-Development Treatment Volume (cubic feet)	--
Final Post-Development TP Load (lb/yr)	3.8508	Post-ReDevelopment Load (TP) (lb/yr)*	3.8508	Post-Development TP Load (lb/yr)	--
Final Post-Development TP Load per acre (lb/acre/yr)	2.1300	Post-ReDevelopment TP Load per acre (lb/acre/yr)	2.1300		
		Max. Reduction Required (Below Pre-ReDevelopment Load)	20%		
		TP Load Reduction Required for Redeveloped Area (lb/yr)	0.7326	TP Load Reduction Required for New Impervious Area (lb/yr)	0

SWM NARRATIVE

THE AREA USED FOR STORMWATER CALCULATIONS IS THE PARCEL AREA OF RCP #16036002 AND #16036006 - 1.8061 AC. THIS SITE PROPOSES TO COMPLY WITH ALL STORMWATER MANAGEMENT REQUIREMENTS. THE EXISTING SITE IS ALMOST COMPLETELY IMPERVIOUS EXCEPT FOR A FEW TREE PITS. DUE TO THE PROPOSED GARAGE BENEATH THE SITE, THE PROPOSED DEVELOPMENT IS ALSO ALMOST COMPLETELY IMPERVIOUS EXCEPT FOR A FEW TREE PITS ALONG WASH.

STORMWATER QUALITY CONTROL
IN ORDER TO MEET THE PHOSPHORUS REMOVAL REQUIREMENTS, APPROXIMATELY 0.5564 ACRES OF RUNOFF FROM THE NORTH AND SOUTH TOWERS WILL BE DIRECTED TO BIORETENTION FACILITIES LOCATED ON THE 4TH FLOOR PODIUM. ADDITIONALLY, A HYDRODYNAMIC SEPARATOR LOCATED PRIOR TO THE STORMWATER MANAGEMENT VAULT WILL TREAT THE BIORETENTION OUTFLOWS IN A TREATMENT TRAIN.

THE PROPOSED BIORETENTION FACILITIES WILL MEET THE REQUIREMENTS OF THE MEMORANDUM TO INDUSTRY - USE OF STRUCTURAL STORMWATER TREATMENT SYSTEMS, IN WHICH A MINIMUM OF 70% OF THE TOTAL PHOSPHORUS (TP) REMOVAL FROM A TREATMENT TRAIN MUST BE ACHIEVED USING RUNOFF REDUCTION BMPs APPROVED BY THE VIRGINIA STORMWATER BMP CLEARINGHOUSE. PER THE CALCULATIONS SHOWN ON THIS SHEET, THE TOTAL PHOSPHORUS REMOVAL REQUIRED IS 0.7326 LB/YEAR. THE PROPOSED BIORETENTION FACILITIES WILL REMOVE 0.6623 LB/YEAR, WHICH IS GREATER THAN 70% OF THE TOTAL PHOSPHORUS REMOVAL REQUIRED. THE HYDRODYNAMIC SEPARATOR WILL REMOVE THE REMAINING PHOSPHORUS REQUIRED.

STORMWATER QUALITY COMPUTATIONS ARE CALCULATED VIA THE VIRGINIA RUNOFF REDUCTION METHOD SPREADSHEET. PHOSPHORUS LOAD REMOVAL IS ACHIEVED VIA BIORETENTION FACILITIES AND A HYDRODYNAMIC SEPARATOR.

STORMWATER QUANTITY CONTROL
STORMWATER GENERATED FROM THE BUILDING AND COURTYARD AREA WILL BE COLLECTED IN A VAULT LOCATED AT THE GARAGE LEVEL, WHERE IT WILL BE RELEASED INTO THE STORM SEWER SYSTEM AT A RATE LESS THAN THAT REQUIRED BY THE ENERGY BALANCE COMPUTATIONS SHOWN ON THIS SHEET.

PER THE ENERGY BALANCE EQUATION SHOWN ON THIS SHEET, IT HAS BEEN DETERMINED THAT THE ALLOWABLE 1-YEAR, 24-HOUR PEAK RELEASE RATE IS 5.84 CFS, WHILE THE 10-YEAR, 24-HOUR PEAK RELEASE RATE IS 12.91 CFS.

Stormwater Best Management Practices (RR = Runoff Reduction)

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft ³)	Runoff Reduction (ft ³)	Remaining Runoff Volume (ft ³)	Total BMP Treatment Volume (ft ³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
6. Bioretention (RR)													
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40		0.5564	0.0000	767.4982	1,151.2472	1,918.7454	25	0.0000	1.2042	0.6623	0.5419	14.a. MTD - Hydrodynamic
14. Manufactured Treatment Devices (no RR)													
14.a. Manufactured Treatment Device-Hydrodynamic	0			1,151.2472	0.0000	1,151.2472	1,151.2472	20	0.5419	0.0000	0.1084	0.4335	

--Select from dropdown lists--

SWM Water Quantity Energy Balance Worksheet

SITE AREA (acre)	1-year		10-year	
	PRE	POST (adjusted)	PRE	POST (adjusted)
P	2.69	2.69	4.84	4.84
CN	98	97	98	97
S=1000/CN-10	0.20	0.31	0.20	0.31
0.25	0.04	0.06	0.04	0.06
RV=(P-0.25) ² /(P-0.25)+S	2.46	2.35	4.60	4.49

POST (adjusted) from RRM Chanr

QPost Development <= I.F. * (Qpre-development * RVpre-development) / RVDeveloped

CHANNEL PROTECTION		I.F.	0.8
Qpre-development	6.57	From HydroCAD	
QPost Development	6.44	From HydroCAD	
RVPost Development (with runoff reduction)	2.2133	From RRM	
Qallowable	5.84		
Qallowable/QPost Development	0.91		
Vs/Vr	0.13	Fig 11.7 of DEQ Manual	
Vs	0.30		
Storage required (cf)	1948		


FLOOD CONTROL		
Qpre-development	12.36	From HydroCAD
QPost Development	12.28	From HydroCAD
RVPost Development (with runoff reduction)	4.4065	From RRM
Qallowable	12.91	
Qallowable/QPost Development	1.05	
Vs/Vr	0.06	Fig 6-1 of TR-55 User Manual
Vs	0.25	
Storage required (cf)	1644	

Site Compliance Summary

Maximum % Reduction Required Below Pre-ReDevelopment Load	20%
---	-----

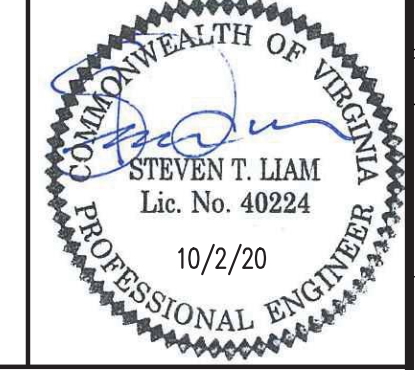
Total Runoff Volume Reduction (ft ³)	767.4982
Total TP Load Reduction Achieved (lb/yr)	0.7707
Total TN Load Reduction Achieved (lb/yr)	5.5133
Remaining Post Development TP Load (lb/yr)	3.0802
Remaining TP Load Reduction (lb/yr) Required	0.0000

**** TARGET TP REDUCTION EXCEEDED BY 0.0381 LB/YEAR ****



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STEVEN T. LIAM
Lic. No. 40224
10/2/20
PROFESSIONAL ENGINEER

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

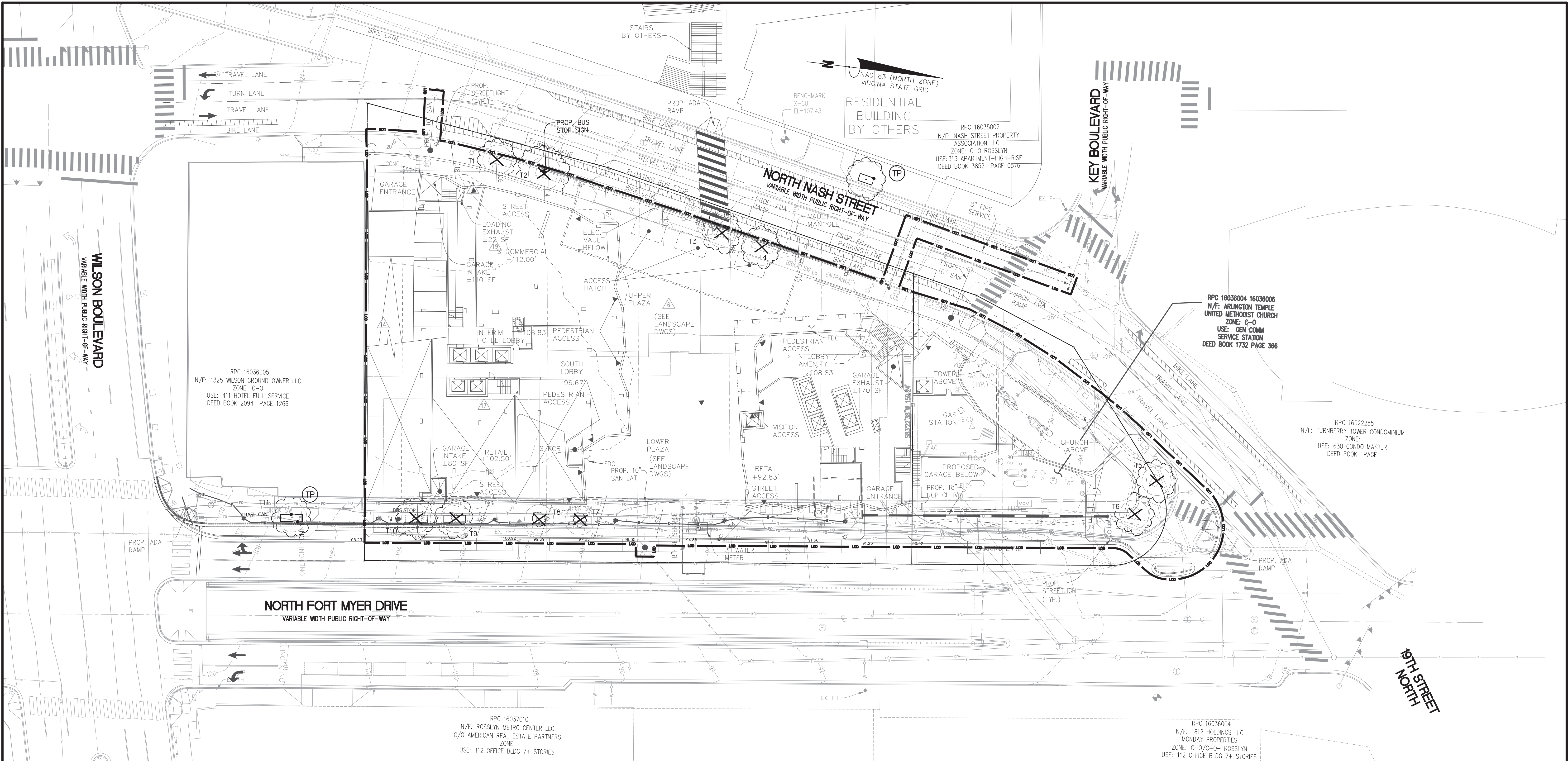
STORMWATER COMPUTATIONS
1820 N. FORT MYER DRIVE
AMES CENTER REDEVELOPMENT
4.1 PLAN SUBMISSION
1820 N. FORT MYER DRIVE
ARLINGTON, VIRGINIA 22202

SCALE: N/A

SHEET: C7.3

SUBMISSION DATE: 10/2/20

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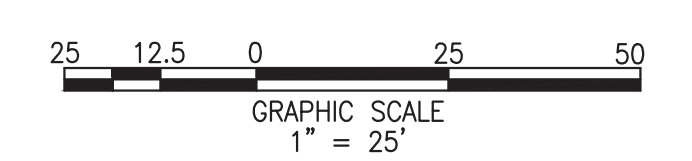
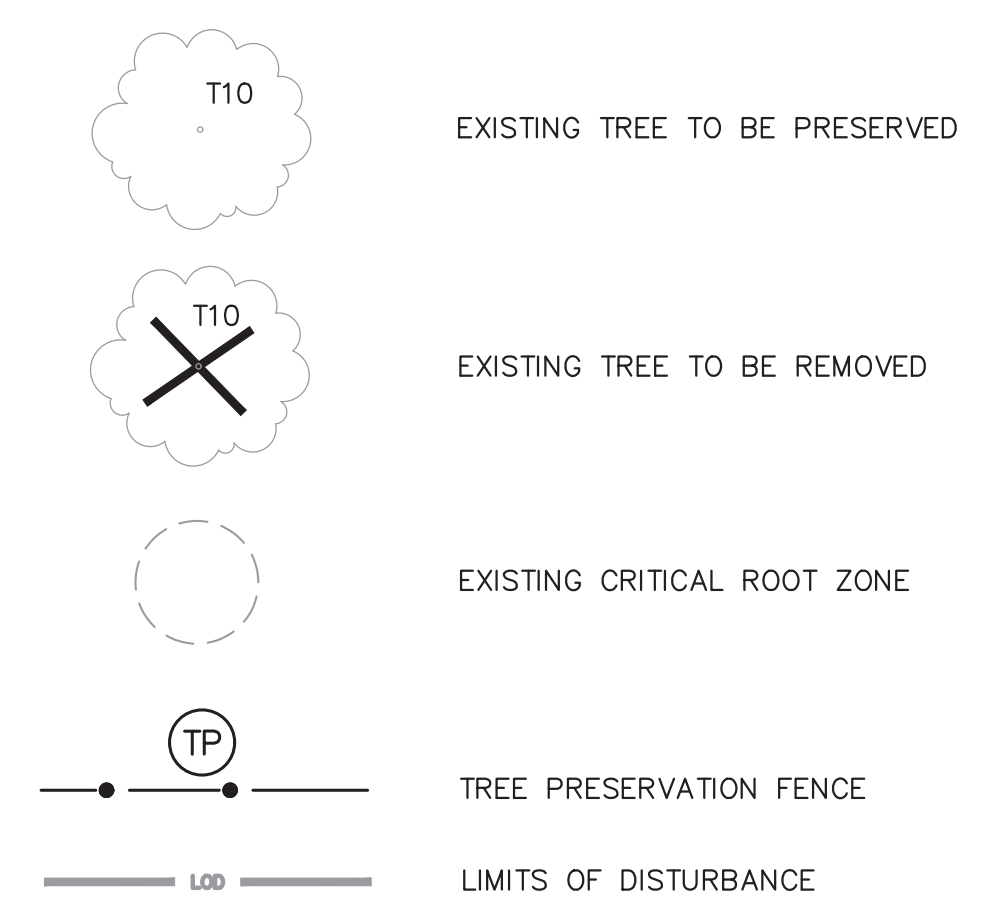


1820 N. Fort Myer Drive - Arlington, VA
 Date of site visit (s): July 24, 2019
 Certified Arborist: Gregg D. Eberly (MA-4616A)

Tree #	Botanic Name	Common Name	Caliper (DBH)	Condition Rating	Species Rating	Total Rating	Preserve/Remove	Replacements Required
1	Quercus phellos	Willow Oak	7	0.60	0.70	2.94	REMOVE	1
2	Quercus phellos	Willow Oak	11	0.80	0.70	6.16	REMOVE	2
3	Quercus rubra	Red Oak	8	0.80	0.70	4.48	REMOVE	1
4	Quercus phellos	Willow Oak	11	0.80	0.70	6.16	REMOVE	2
5	Magnolia stellata	Star Magnolia	3	0.60	0.70	1.26	REMOVE	1
6	Magnolia stellata	Star Magnolia	3	0.60	0.70	1.26	REMOVE	1
7	Quercus rubra	Red Oak	7	0.80	0.70	3.92	REMOVE	1
8	Quercus phellos	Willow Oak	8	0.80	0.70	4.48	REMOVE	1
9	Quercus rubra	Red Oak	7	0.80	0.70	3.92	REMOVE	1
10	Quercus phellos	Willow Oak	8	0.80	0.70	4.48	REMOVE	1
11	Quercus phellos	Willow Oak	8	0.80	0.70	4.48	PRESERVE	0
TOTAL:							12	

- Notes:**
- Condition Rating based on formula provided by the *Guide for Plant Appraisal* published by the ISA.
 - Species Rating based on formula provided by the *Guide for Plant Appraisal* published by the ISA.
 - All trees with a minimum 3" D.B.H. were inventoried and rated.
 - All trees indicated are to be cleared from the site due to construction impacts.
 - Any replacement trees that cannot be accommodated on site will be provided in a monetary amount: for every tree that cannot be planted on site, a contribution to the County's Tree Canopy Fund of at least \$2,400 per tree will be provided to the Tree Canopy Fund coordinated with Arlington County's Department of Parks, Recreation and Cultural Resources.
 - Trees 3"-1.0" DBH are automatically replaced at a rate of one for one.

TREE PRESERVATION



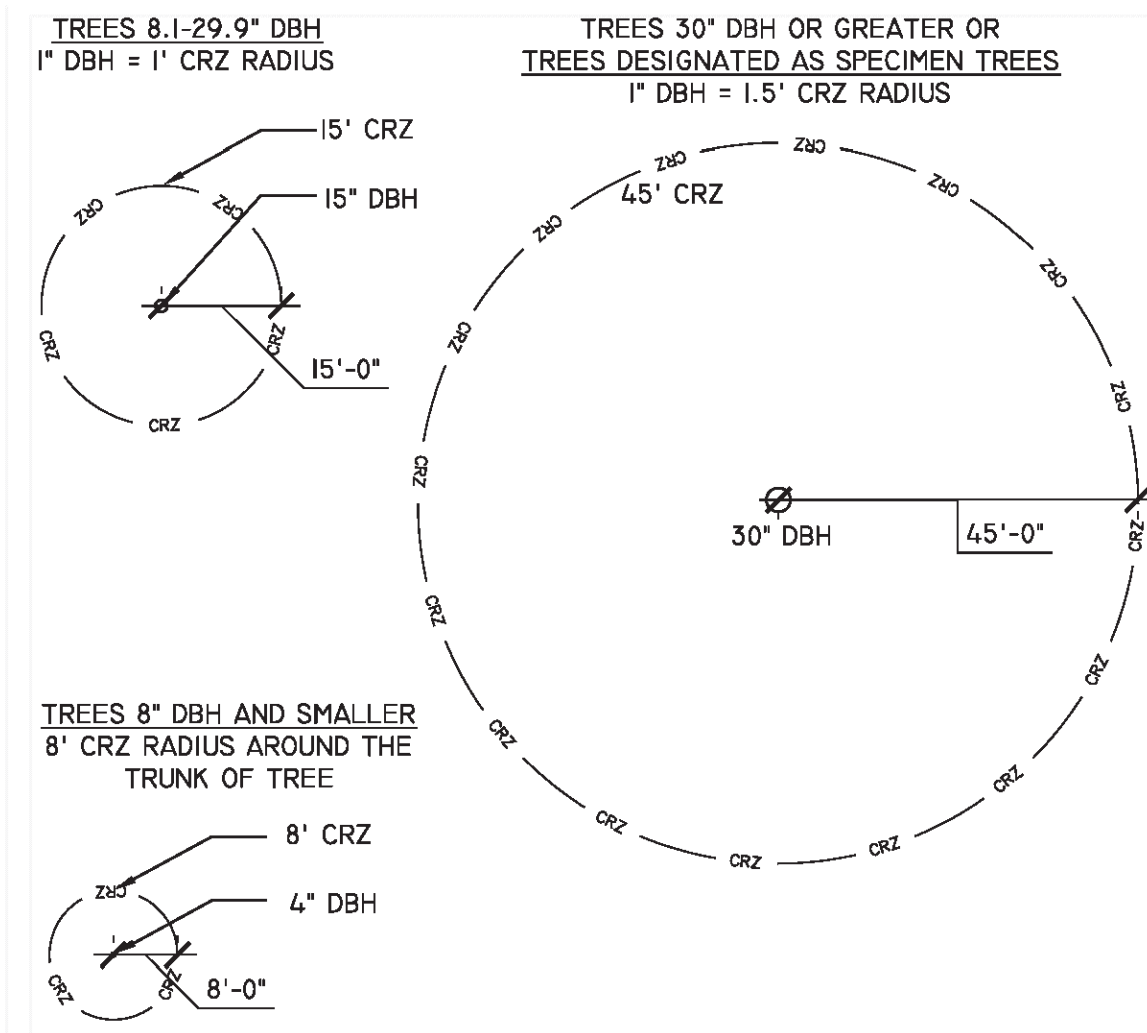
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ARLINGTON COUNTY, VIRGINIA
 DEPARTMENT OF ENVIRONMENTAL SERVICES

TREE PRESERVATION PLAN
 1820 N. FORT MYER DRIVE
 AMES CENTER REDEVELOPMENT
 4.1 PLAN SUBMISSION
 1820 N. FORT MYER DRIVE
 ARLINGTON, VIRGINIA 22202

SCALE: 1"=25' SHEET: C8.0 SUBMISSION DATE: 10/2/20

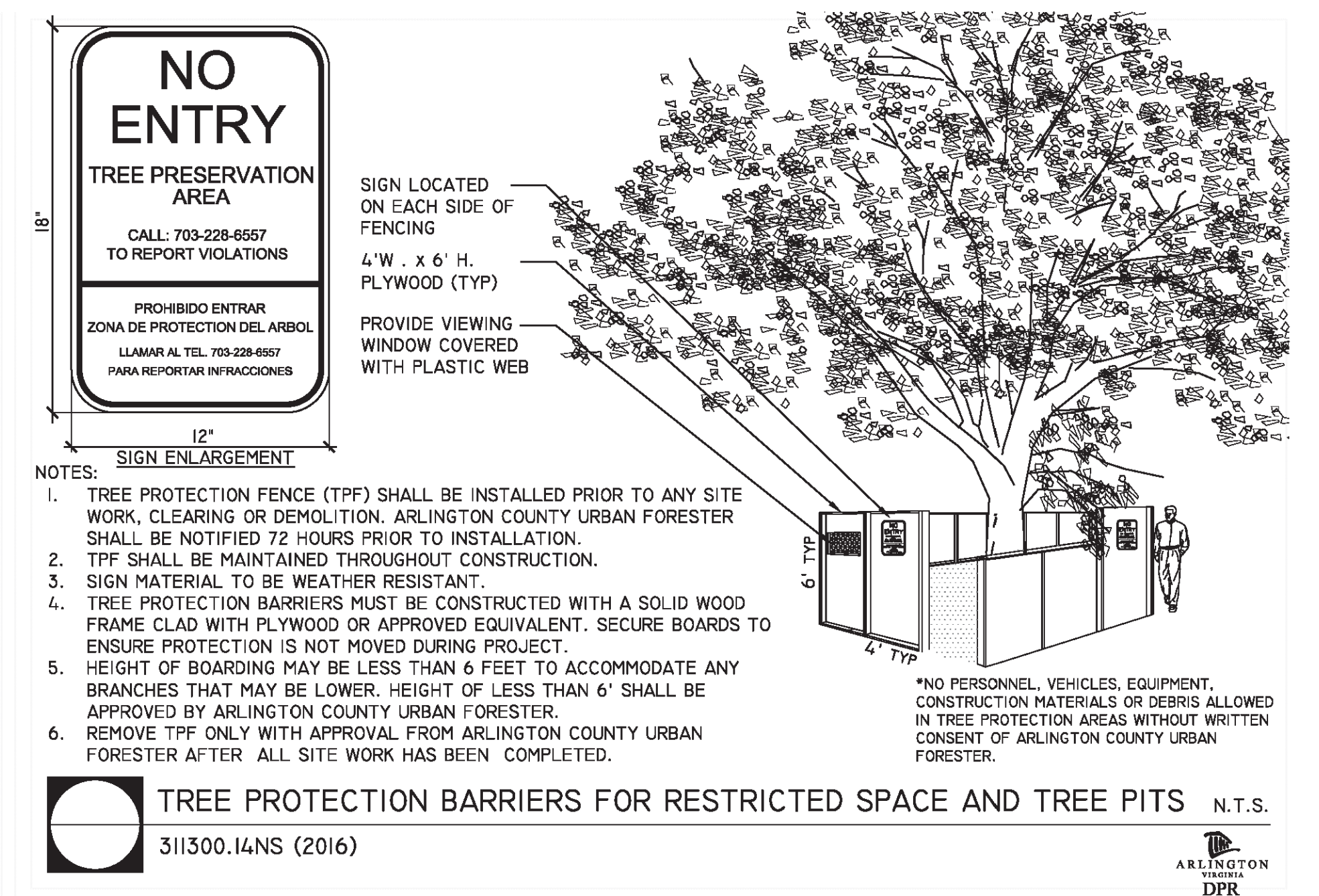
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NOTES:

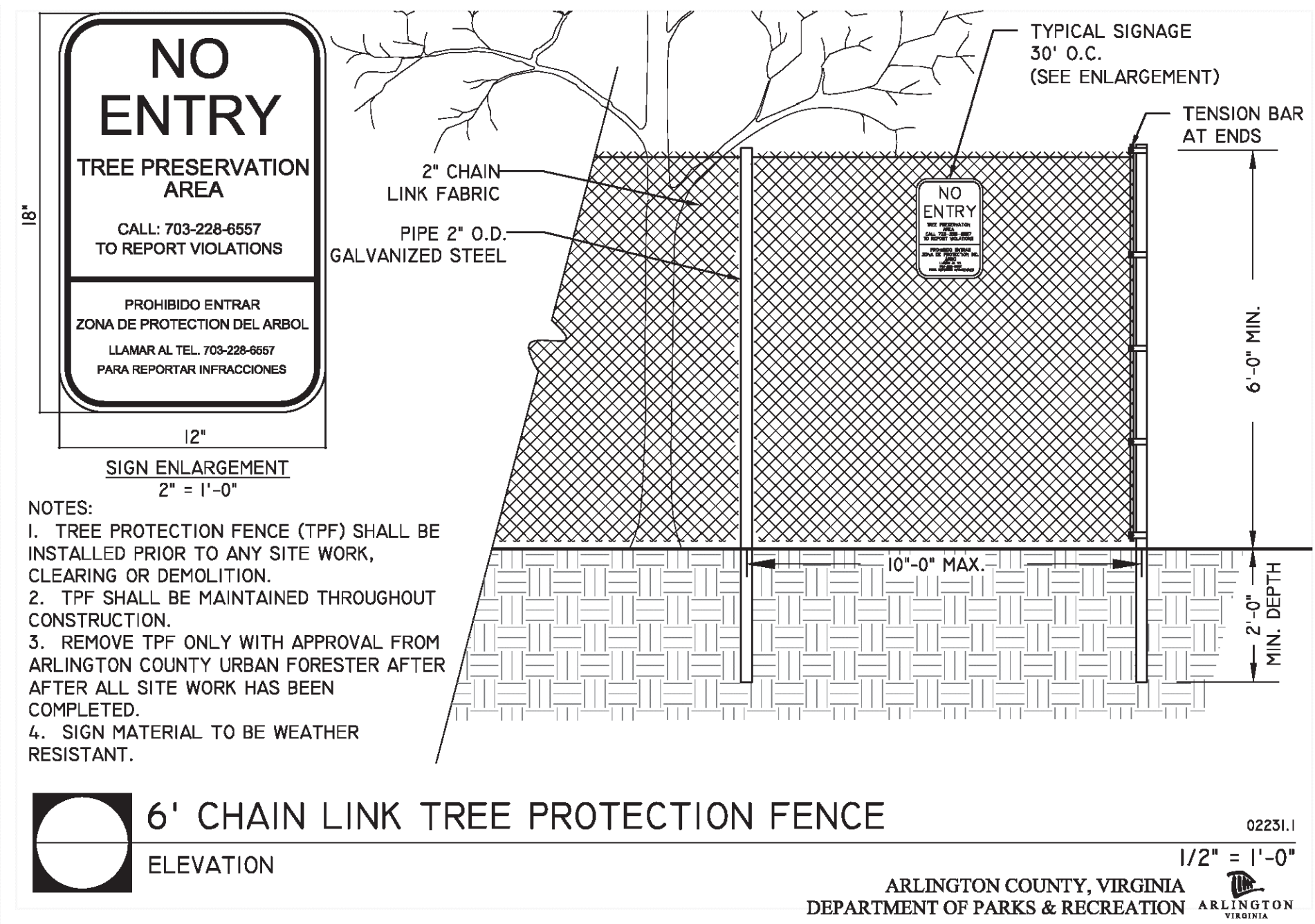
1. GRAPHICALLY, THE CRITICAL ROOT ZONE (CRZ) IS REPRESENTED AS A CIRCULAR REGION MEASURED OUTWARD FROM A TREE TRUNK REPRESENTING THE AREA OF ROOTS THAT MUST BE MAINTAINED OR PROTECTED FOR THE TREE'S SURVIVAL.
2. THE CRZ OF A TREE IS THE ZONE IN WHICH MOST OF THE MAJORITY OF THE ROOTS LAY. 95% OF THE ROOTS OF MOST TREES WILL BE FOUND IN THE UPPER 12-18" OF THE SOIL. MOST OF THE ROOTS THAT SUPPLY THE NUTRIENTS AND WATER TO THE TREE ARE FOUND JUST BELOW THE SOIL SURFACE. THE TOTAL AMOUNT OF A TREE'S ROOTS ARE GENERALLY PROPORTIONAL TO THE VOLUME OF THE TREE'S CANOPY. THEREFORE, IF THE ROOTS ONLY PENETRATE A THIN LAYER OF SOIL, THEN THE ROOTS MUST SPREAD FAR FROM THE TREE, BEYOND THE EXTENSION OF THE CANOPY.
3. PLOT ACCURATE TRUNK LOCATIONS OF ALL TREES GREATER THAN 3" DIAMETER AT BREAST HEIGHT (DBH) AND/OR TREE STANDS WITHIN DEVELOPMENT AREAS ON ALL PLANS FOR THE PROJECT AND DELINEATE THEIR ESTIMATED CRITICAL ROOT ZONE.
4. PLOT ACCURATE TRUNK LOCATIONS OF OFFSITE TREES WHICH WILL HAVE THEIR CRZ AFFECTED BY DEVELOPMENT AND DELINEATE THEIR ESTIMATED CRITICAL ROOT ZONE.

TREE PROTECTION DETAIL FOR DETERMINING CRITICAL ROOT ZONE 02231.3
ELEVATION NOT TO SCALE
ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF PARKS & RECREATION



TREE PRESERVATION NOTES

1. PROPERTY OWNER SHALL SUBMIT A TREE INVENTORY DRAWING INDICATING DBH (DIAMETER BREAST HEIGHT) SPECIES AND LOCATION FOR ALL TREES OVER 3" IN DIAMETER ON THE PROPERTY TO BE DEVELOPED AND ANY TREES ON ADJACENT PROPERTY WHOSE CRITICAL ROOT ZONES EXTEND ONTO THE PROPERTY TO BE DEVELOPED.
2. PROPERTY OWNER SHALL SUBMIT A TREE PROTECTION PLAN DESIGNATING TREES TO BE PRESERVED AND TREES TO BE REMOVED ON SUBJECT AND ADJACENT PROPERTY AND REPLACEMENT TREES FOR THOSE REMOVED IN ACCORDANCE WITH MANDATORY ARLINGTON COUNTY TREE REPLACEMENT GUIDELINES. RESULTS OF TREE REPLACEMENT GUIDELINES MUST BE SHOWN IN TABULAR FORM AS ILLUSTRATED IN SAID GUIDELINES.
3. THE TREE PROTECTION PLAN MUST BE APPROVED BY ARLINGTON COUNTY PRIOR TO ISSUANCE OF A CLEARING AND GRADING PERMIT.
4. USE CRITICAL ROOT ZONE DETAIL AS A MINIMUM REQUIREMENT FOR THE AREA TO BE PROTECTED. SPECIMEN TREES WILL BE DESIGNATED BY THE URBAN FORESTER AND PROTECTED ACCORDING TO DETAIL R-7.7.
5. TREE PROTECTION FENCING SHALL BE ERECTED AT THE CRITICAL ROOT ZONE OR BEYOND PRIOR TO START OF ANY CLEARING, GRADING OR OTHER CONSTRUCTION ACTIVITY. SIGNS STATING "NO ENTRY, TREE PROTECTION AREA, CALL 703-228-6557 TO REPORT VIOLATIONS" ARE TO BE POSTED IN BOTH ENGLISH AND SPANISH. SEE DETAIL I.A.5.
6. TREE PROTECTION SHALL BE A MINIMUM OF 6' HIGH CHAIN LINK FENCE MOUNTED ON VERTICAL PIPES DRIVEN 2' INTO THE GROUND WITH NO GATES.
7. SUBMIT PHOTOGRAPHIC RECORD (2 SHOTS) OF ALL TREES TO BE PRESERVED OVER 3" DBH AFTER FENCE IS INSTALLED.
8. NO PERSON, MATERIALS OR EQUIPMENT SHALL BE PERMITTED WITHIN THE TREE PROTECTION AREA. ANY VIOLATION OF THE REQUIREMENT MAY RESULT IN A FINE OF \$500 PER DAY OF VIOLATION.
9. ANY DAMAGE TO A TREE BEING PRESERVED SHALL RESULT IN A PAYMENT BY THE OWNER/DEVELOPER TO THE COUNTY FOR THE AMOUNT OF DAMAGE BASED ON THE LATEST EDITION OF THE COUNCIL OF TREE AND LANDSCAPE APPRAISERS GUIDE FOR PLANT APPRAISALS PUBLISHED BY THE ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE). ALL TREES ARE TO BE VALUED AS LANDSCAPE TREES. FOR FURTHER GUIDANCE, SEE ARLINGTON COUNTY TREE APPRAISAL POLICY, ADOPTED BY THE ARLINGTON COUNTY BOARD OCTOBER, 2004.
10. TREE PROTECTION SHALL NOT BE REMOVED UNTIL COMPLETION OF ALL CONSTRUCTION ACTIVITY.
11. WHEN EXCAVATION IS TO TAKE PLACE WITHIN THE CRITICAL ROOT ZONE, THE DEVELOPER SHALL EMPLOY A PROFESSIONAL ARBORIST TO ROOT PRUNE IMMEDIATELY BEYOND THE LIMITS OF EXCAVATION TO A DEPTH OF 18 INCHES, PRIOR TO EXCAVATION.
12. ANY EXCEPTIONS TO THE ABOVE REQUIREMENTS, SUCH AS CONSTRUCTION WITHIN THE CRITICAL ROOT ZONE, MUST BE APPROVED IN ADVANCE BY ARLINGTON COUNTY BY WAY OF THE TREE PRESERVATION PLAN.
13. ADDITIONALLY REQUIREMENTS MAY BE NECESSARY ON A CASE-BY-CASE BASIS.



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ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

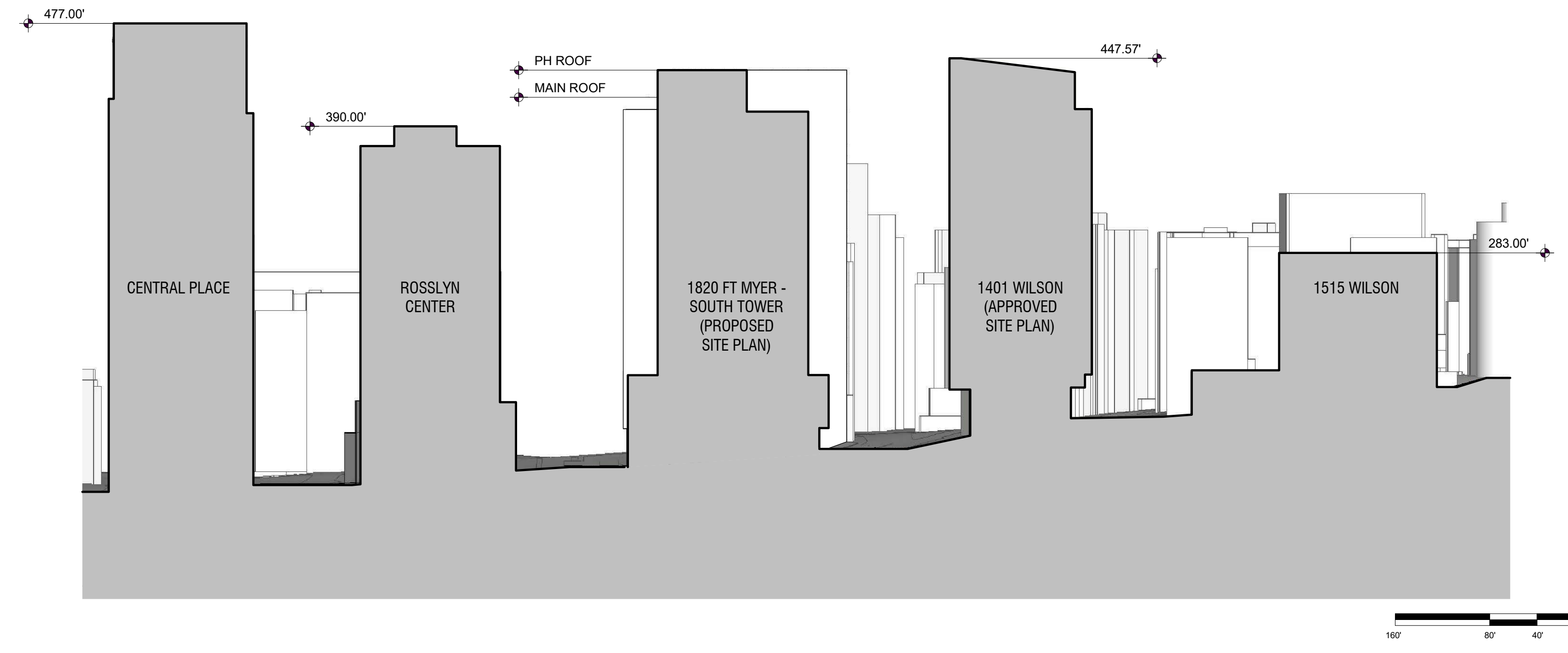
TREE PRESERVATION NOTES AND DETAILS
1820 N. FORT MYER DRIVE
AMES CENTER REDEVELOPMENT
4.1 PLAN SUBMISSION
1820 N. FORT MYER DRIVE
ARLINGTON, VIRGINIA 22202

SCALE: N/A SHEET: C8.1 SUBMISSION DATE: 10/2/20

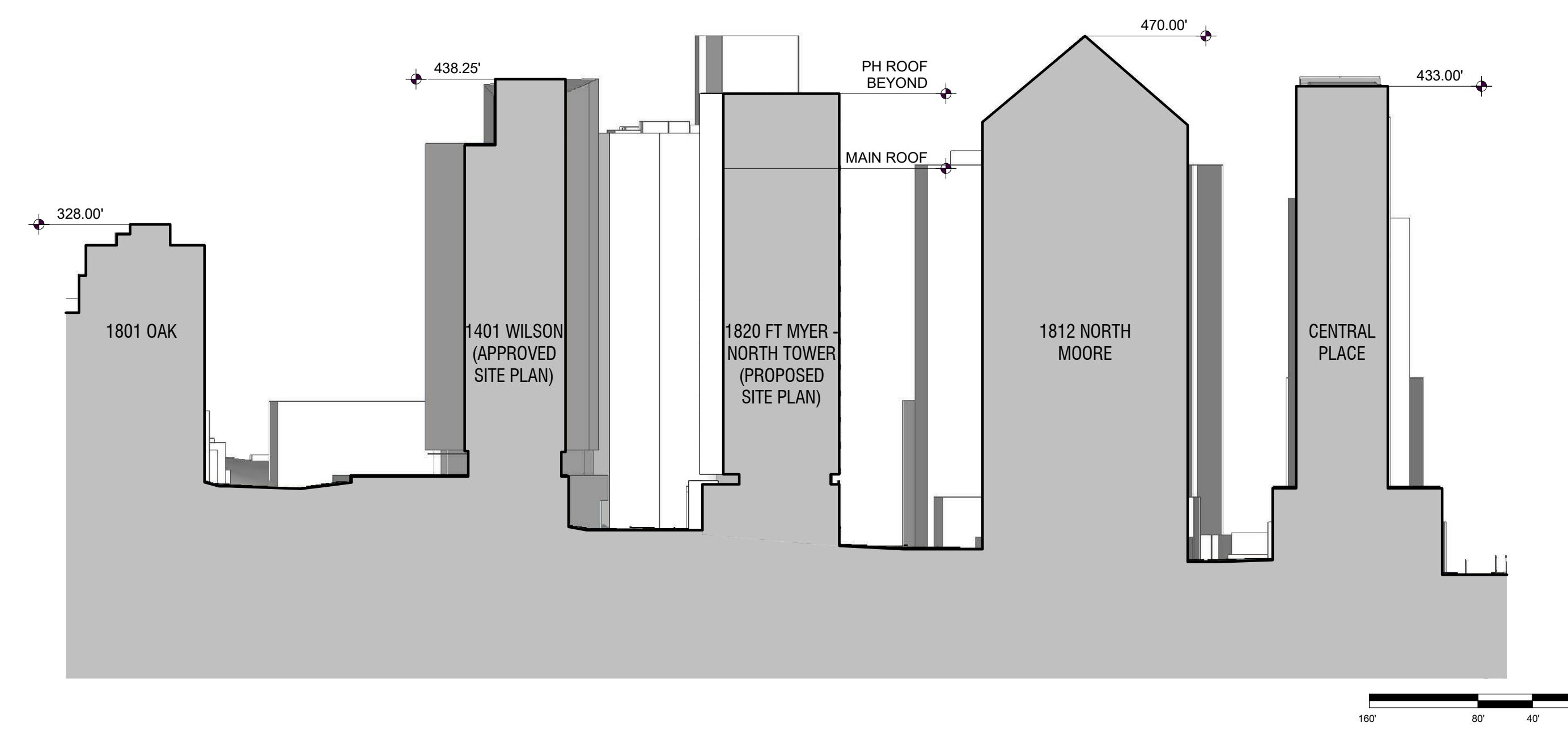
INTERNATIONAL SOCIETY OF ARBORICULTURE
GREGG D. EBERLY
MA-4616A
04/19
CERTIFIED ARBORIST

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
10/2/20
PROFESSIONAL ENGINEER

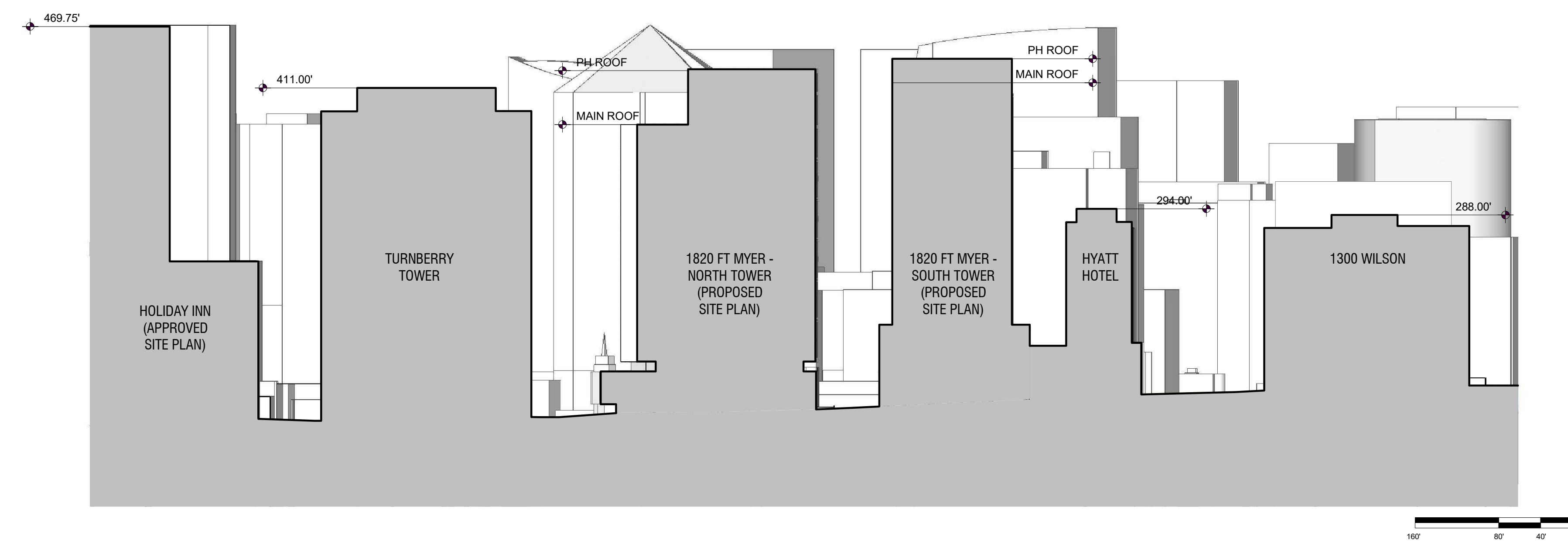
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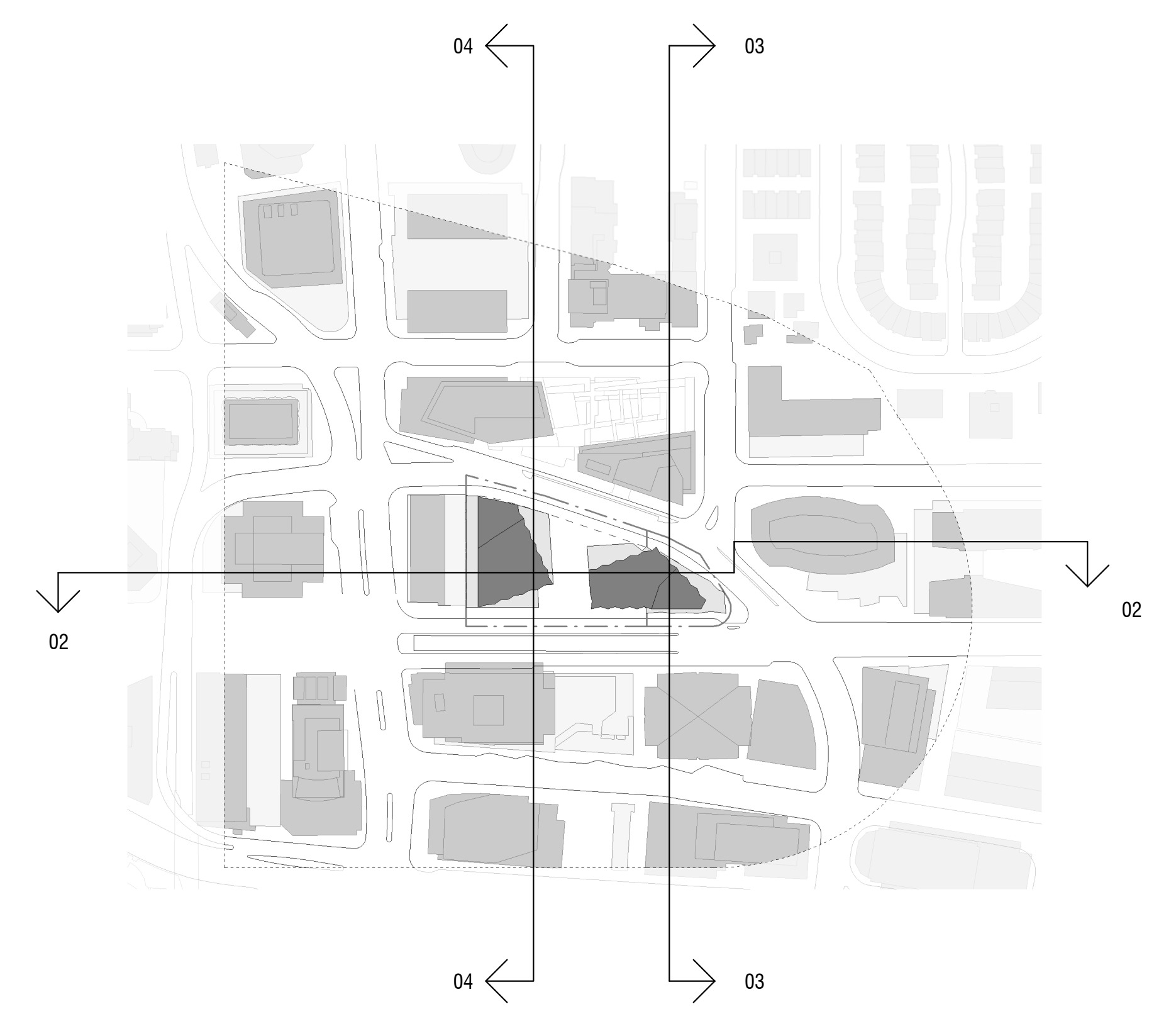
400' OFFSET SITE SECTION - EAST / WEST LOOKING SOUTH SCALE 1" = 80' 04



400' OFFSET SITE SECTION - EAST / WEST LOOKING NORTH SCALE 1" = 80' 03



400' OFFSET SITE SECTION - NORTH / SOUTH LOOKING EAST SCALE 1" = 80' 02



400' OFFSET KEY PLAN 01

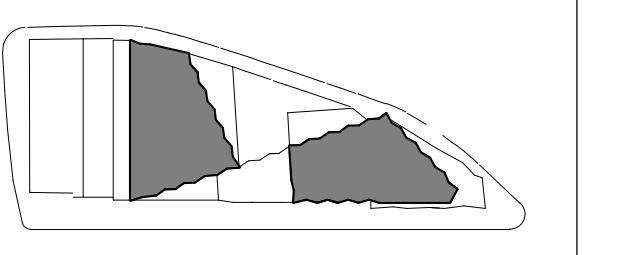
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1820 FORT MYER
 1820 N Fort Myer Drive

OWNER
 Snell Properties

KEY PLAN



SBA PROJECT NO:
 28103

SITE CONTEXT SECTIONS

SCALE	As indicated
ISSUED:	
DATE	DESCRIPTION
2019.08.02	PRELIMINARY 4.1 SUBMISSION
2019.10.09	REVISED 4.1 SUBMISSION
2019.12.05	FINAL 4.1 SUBMISSION
2020.07.14	REV FINAL 4.1 SUBMISSION
2020.10.02	PRE-HEARING 4.1 SUBMISSION

REVISIONS:	DATE	DESCRIPTION	#

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 SBA PROJECT NO: 28103

A0.01

PROGRESS DATE 20200507

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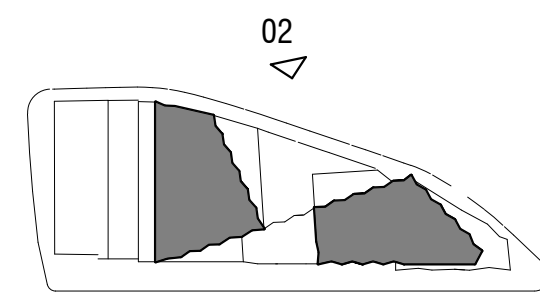
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1820 FORT MYER

1820 N Fort Myer Drive

OWNER
Snell Properties

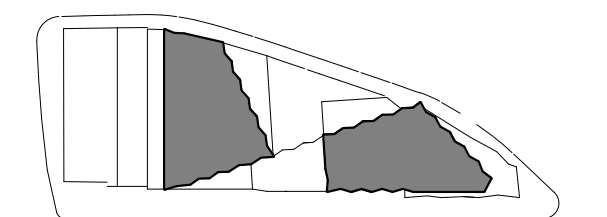


RENDERINGS ARE ILLUSTRATIVE. REFER TO STREET ELEVATIONS ON A2.20 - A2.24 FOR FACADE DETAILS. BALCONY AND TERRACE PLANTINGS TO BE FINALIZED AT BUILDING PERMIT APPLICATION.

AERIAL VIEW - LOOKING EAST

02

KEY PLAN



SBA PROJECT NO:
28103



MASSING VIEWS

SCALE 12" = 1'-0"

ISSUED:	
DATE	DESCRIPTION
2019.08.02	PRELIMINARY 4.1 SUBMISSION
2019.10.09	REVISED 4.1 SUBMISSION
2019.12.05	FINAL 4.1 SUBMISSION
2020.07.14	REV FINAL 4.1 SUBMISSION
2020.10.02	PRE-HEARING 4.1 SUBMISSION
2020.12.18	REVISION #1

REVISIONS:	
DATE	DESCRIPTION

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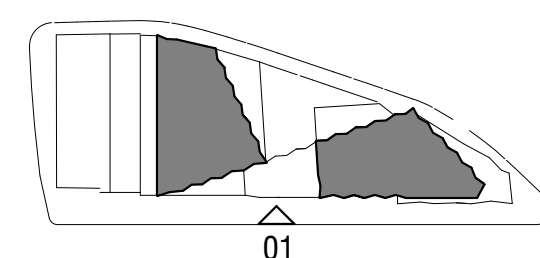
SBA PROJECT NO: 28103

A0.02

AERIAL VIEW - LOOKING WEST

01

PROGRESS DATE 20200507



RENDERINGS ARE ILLUSTRATIVE. REFER TO STREET ELEVATIONS ON A2.20 - A2.24 FOR FACADE DETAILS. BALCONY AND TERRACE PLANTINGS TO BE FINALIZED AT BUILDING PERMIT APPLICATION.

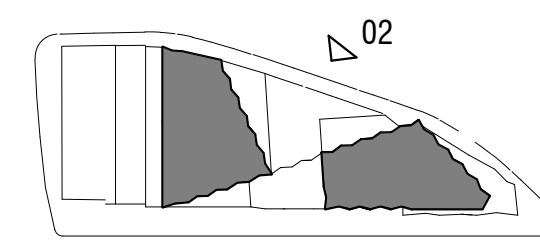
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1820 FORT MYER

1820 N Fort Myer Drive

OWNER
 Snell Properties



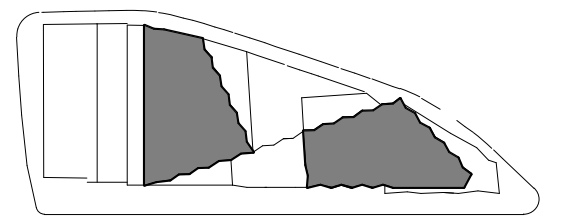
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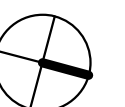
STREET VIEW - NASH LOOKING SOUTH

02

KEY PLAN



SBA PROJECT NO:
 28103



18TH STREET LINK

SCALE 12" = 1'-0"

ISSUED:	DATE	DESCRIPTION
	2019.08.02	PRELIMINARY 4.1 SUBMISSION
	2019.10.09	REVISED 4.1 SUBMISSION
	2019.12.05	FINAL 4.1 SUBMISSION
	2020.07.14	REV FINAL 4.1 SUBMISSION
	2020.10.02	PRE-HEARING 4.1 SUBMISSION

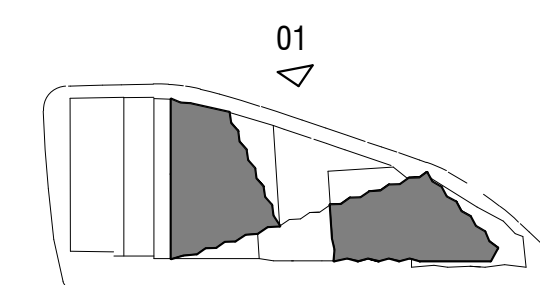
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A0.03

PROGRESS DATE 202000507



RENDERINGS ARE ILLUSTRATIVE. REFER TO STREET ELEVATIONS ON A2.20 - A2.24 FOR FACADE DETAILS



STREET VIEW - NASH LOOKING EAST

01



02
 RENDERINGS ARE ILLUSTRATIVE. REFER TO STREET ELEVATIONS ON A2.20 - A2.24 FOR FACADE DETAILS

STREET VIEW - FT MYER LOOKING SOUTHWEST

02



01
 RENDERINGS ARE ILLUSTRATIVE. REFER TO STREET ELEVATIONS ON A2.20 - A2.24 FOR FACADE DETAILS

STREET VIEW - FT MYER LOOKING NORTHWEST

01

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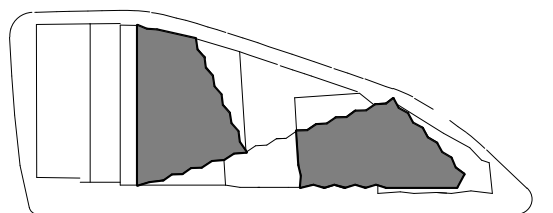
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1820 FORT MYER
 1820 N Fort Myer Drive

OWNER
 Snell Properties

KEY PLAN



SBA PROJECT NO:
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STREET VIEWS

ISSUED:	SCALE
DATE	12" = 1'-0"
2019.08.02	PRELIMINARY 4.1 SUBMISSION
2019.10.09	REVISED 4.1 SUBMISSION
2019.12.05	FINAL 4.1 SUBMISSION
2020.07.14	REV FINAL 4.1 SUBMISSION
2020.10.02	PRE-HEARING 4.1 SUBMISSION

REVISIONS:	DATE	DESCRIPTION	#

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 SBA PROJECT NO: 28103

A0.04

PROGRESS DATE 202000507

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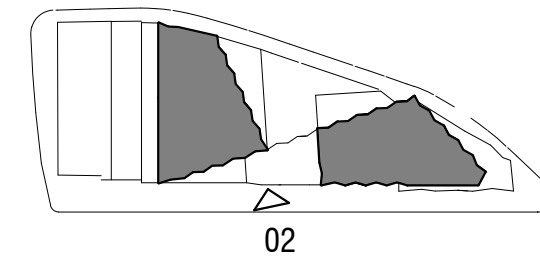
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TRAFFIC ENGINEER:
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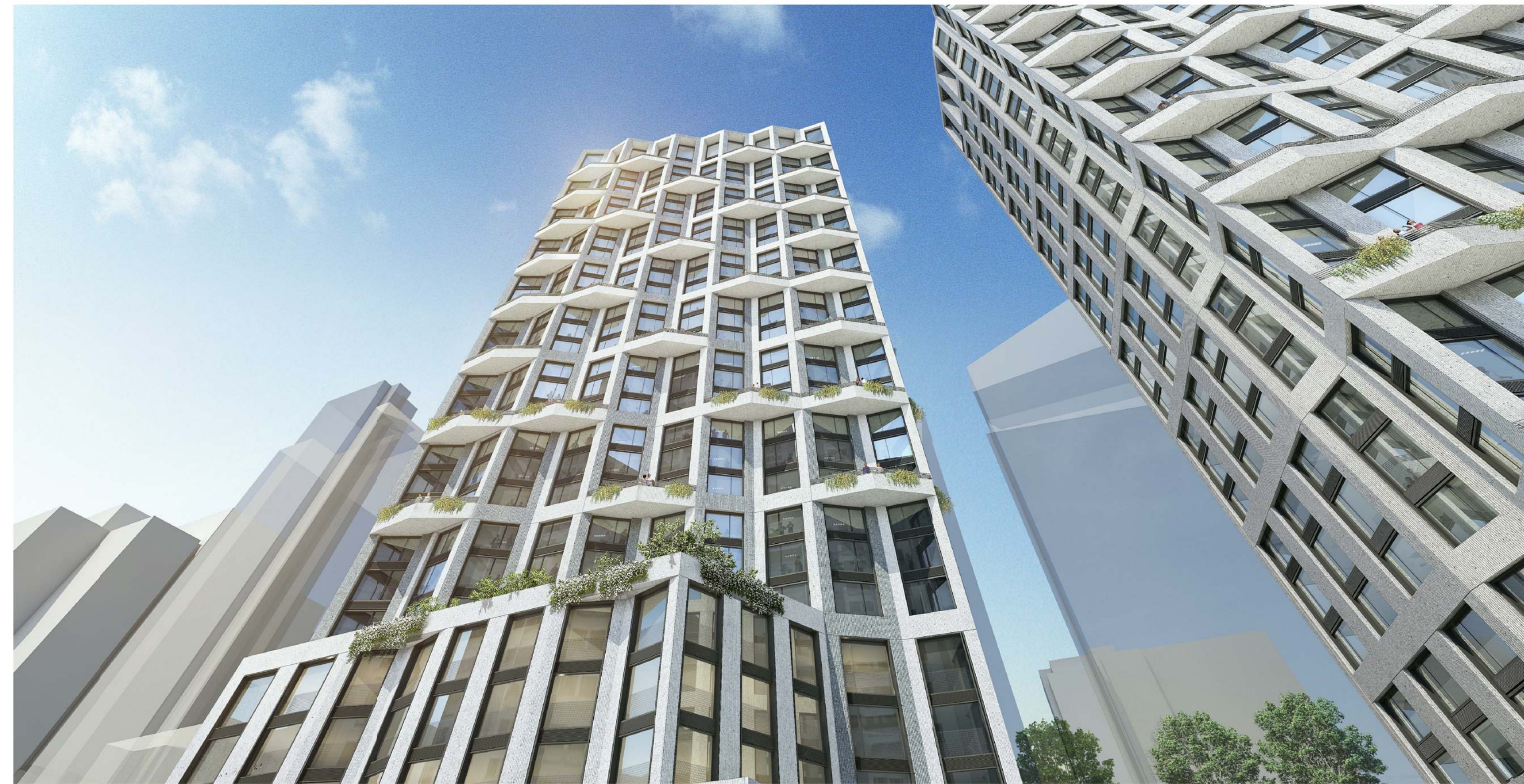
1820 FORT MYER

1820 N Fort Myer Drive

OWNER
Snell Properties



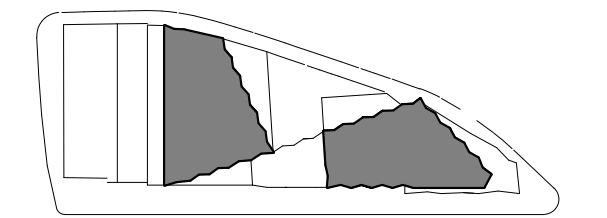
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STREET VIEW - FT MYER LOOKING AT SOUTH TOWER

02

KEY PLAN



SBA PROJECT NO:
28103



STREET VIEWS

SCALE 12" = 1'-0"

ISSUED:
DATE DESCRIPTION

2020.07.14 REV FINAL 4.1 SUBMISSION
2020.10.02 PRE-HEARING 4.1 SUBMISSION
2020.12.18 REVISION #1

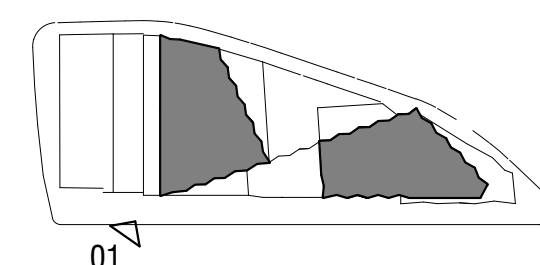
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DATE DESCRIPTION #

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SBA PROJECT NO: 28103

A0.05

PROGRESS DATE 20200507



01
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STREET VIEW - FT MYER LOOKING NORTH

01

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1820 FORT MYER

1820 N Fort Myer Drive

OWNER
Snell Properties



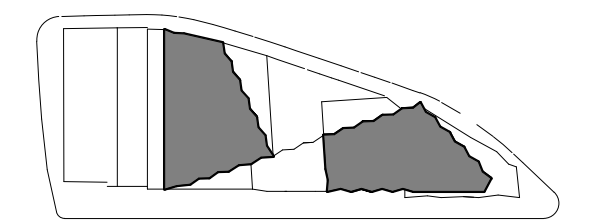
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STREET VIEW - FT MYER LOOKING NORTHEAST

02

KEY PLAN



SBA PROJECT NO:
28103



CHURCH VIEWS

SCALE 12" = 1'-0"

ISSUED:

DATE	DESCRIPTION
2020.07.14	REV FINAL 4.1 SUBMISSION
2020.10.02	PRE-HEARING 4.1 SUBMISSION
2020.12.18	REVISION #1

DATE	DESCRIPTION	#

REVISIONS:

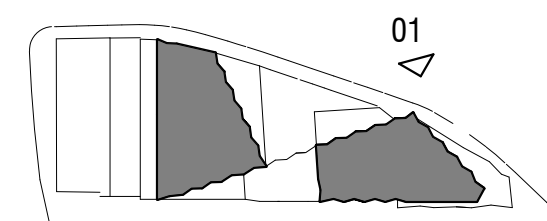
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SBA PROJECT NO: 28103

A0.06

PROGRESS DATE 202000507



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STREET VIEW - NASH LOOKING EAST

01

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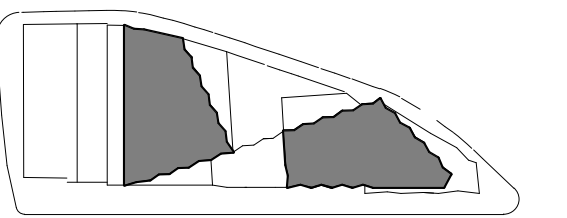
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 703.917.6620

1820 FORT MYER

1820 N Fort Myer Drive

OWNER
 Snell Properties

KEY PLAN



SBA PROJECT NO:
 28103



SOLAR STUDIES

SCALE 12" = 1'-0"

ISSUED:

DATE	DESCRIPTION
2019.10.09	REVISED 4.1 SUBMISSION
2019.12.05	FINAL 4.1 SUBMISSION
2020.07.14	REV FINAL 4.1 SUBMISSION
2020.10.02	PRE-HEARING 4.1 SUBMISSION

REVISIONS:

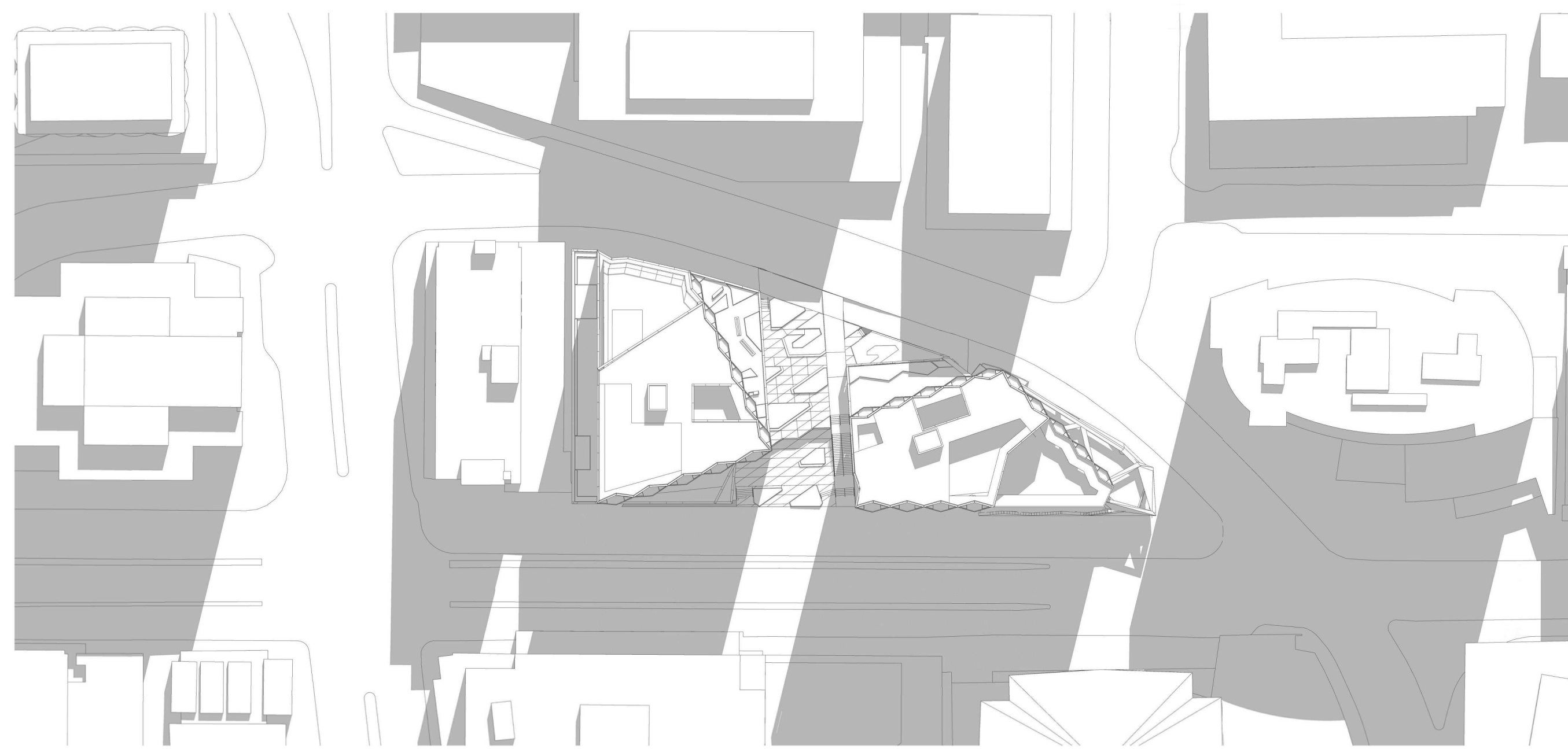
DATE	DESCRIPTION	#

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SBA PROJECT NO: 28103

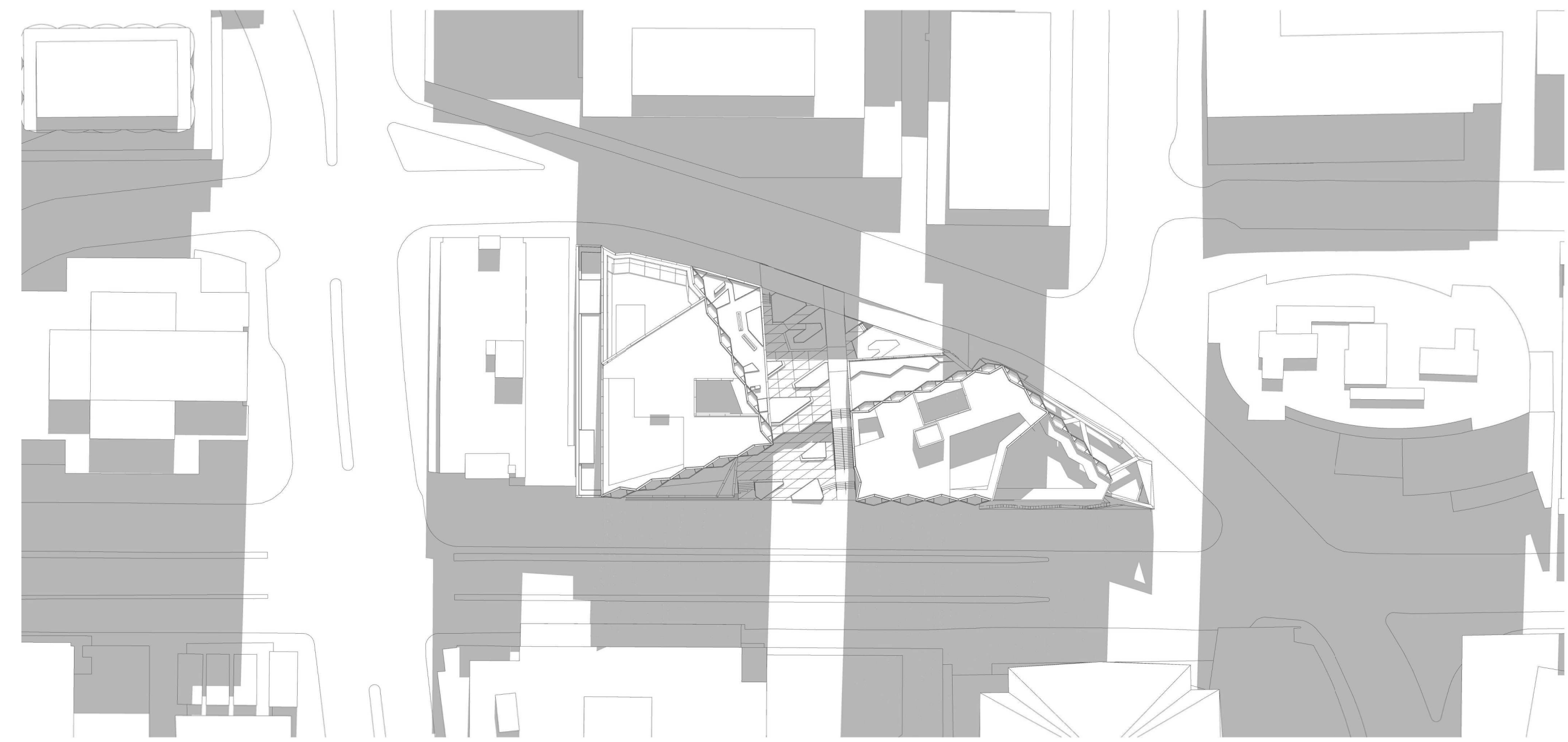
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PROGRESS DATE 20200507



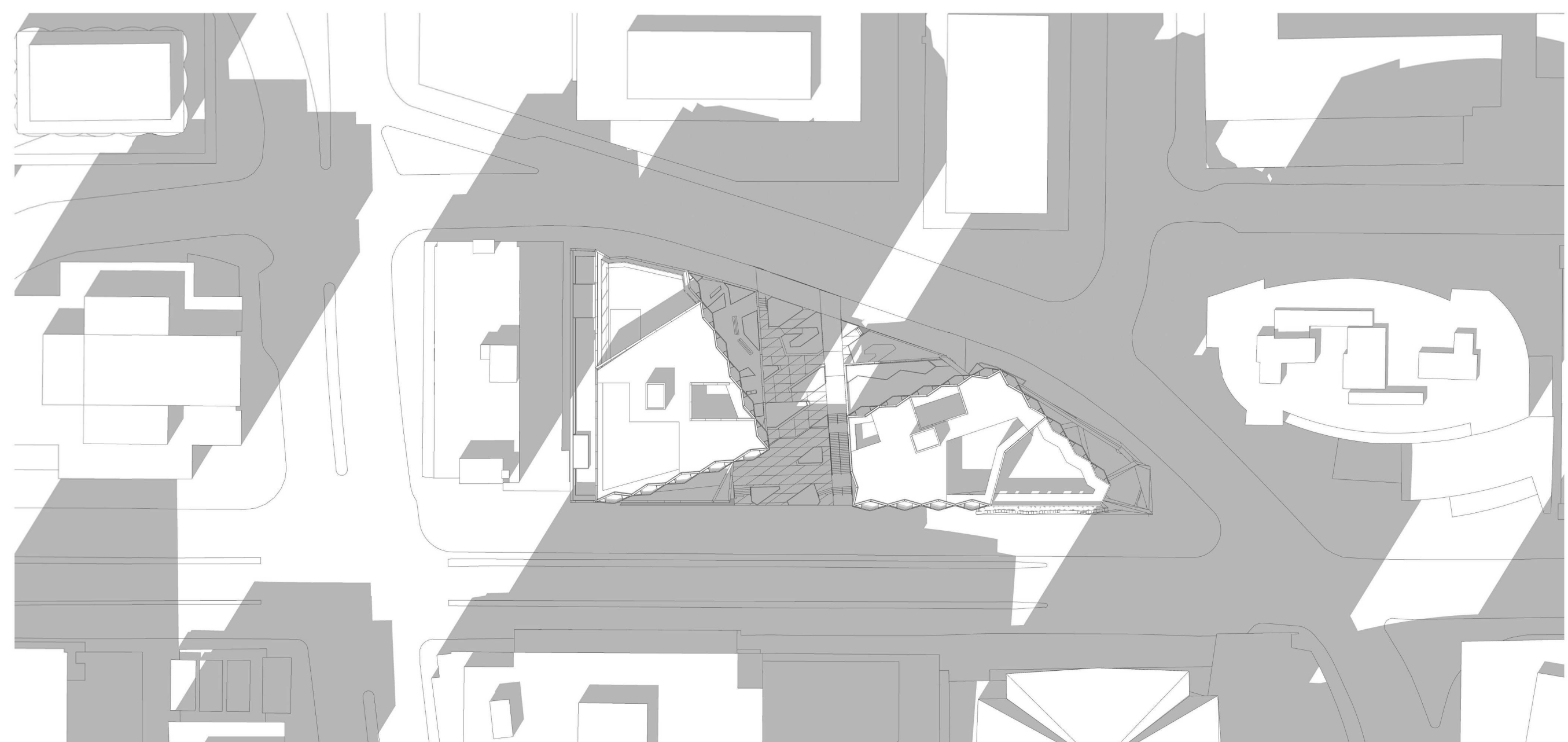
SOLAR STUDY - SUMMER 3PM

04



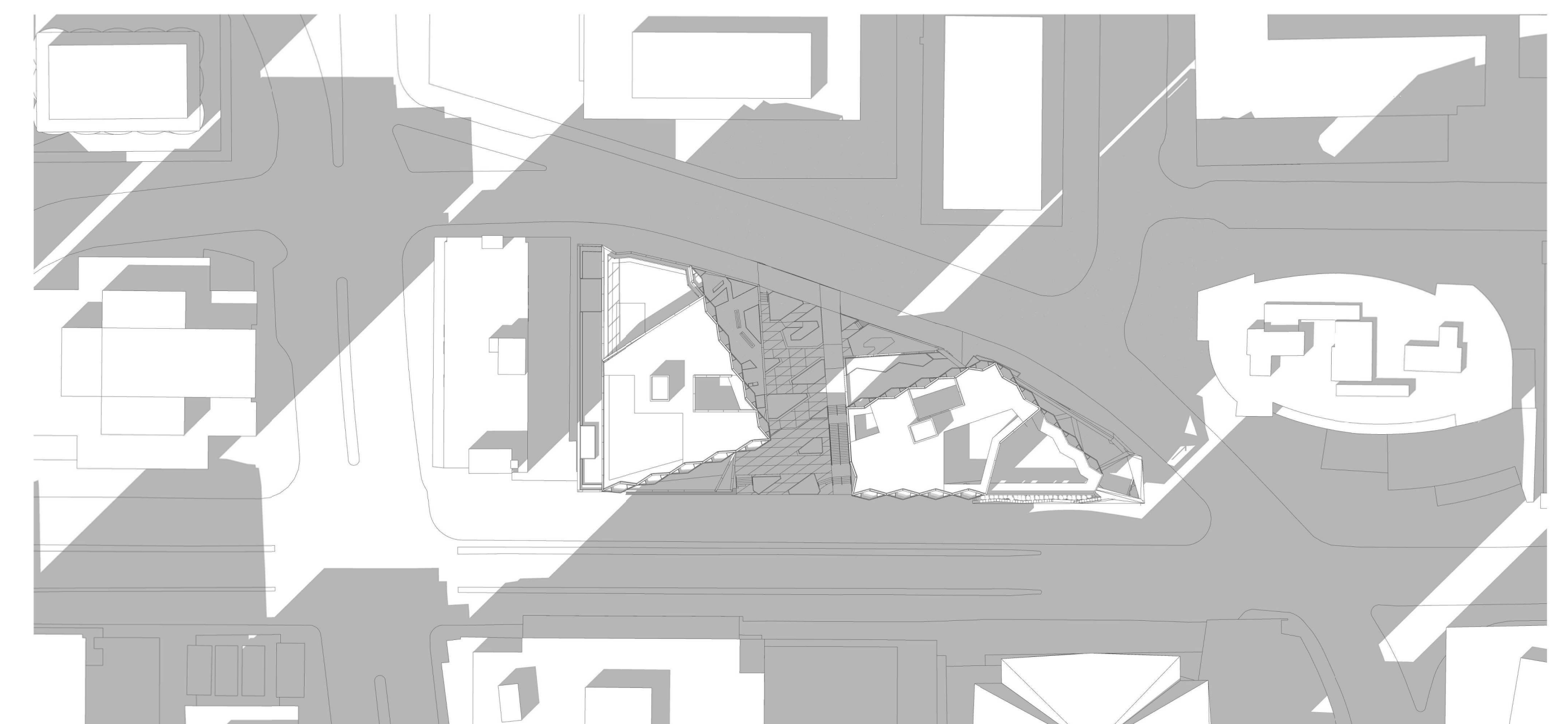
SOLAR STUDY - SPRING & FALL 3PM

02



SOLAR STUDY - SUMMER 9AM

03



SOLAR STUDY - SPRING & FALL 9AM

01

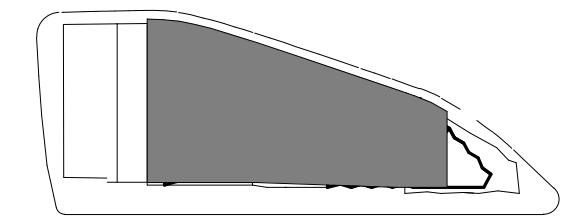
CONSULTANTS:
CIVIL ENGINEER:
Bowman Consulting
 12355 Sunrise Valley Drive, Suite 520
 Reston, VA 20191
 703.464.1000
LANDSCAPE ARCHITECT:
Gustafson Guthrie Nichol
 1054 31st Street NW, Suite 210
 Washington, DC 20007
 202.338.0014
TRAFFIC ENGINEER:
Wells + Associates
 1420 Spring Hill Road, Suite 610
 Tysons, VA 22102
 703.917.6620

1820 FORT MYER

1820 N Fort Myer Drive

OWNER
 Snell Properties

KEY PLAN



SBA PROJECT NO:
 28103

LEVEL B4 COMPOSITE PLAN

SCALE 1" = 20'-0"

ISSUED:	DATE	DESCRIPTION
	2019.08.02	PRELIMINARY 4.1 SUBMISSION
	2019.10.09	REVISED 4.1 SUBMISSION
	2019.12.05	FINAL 4.1 SUBMISSION
	2020.07.14	REV FINAL 4.1 SUBMISSION
	2020.10.02	PRE-HEARING 4.1 SUBMISSION

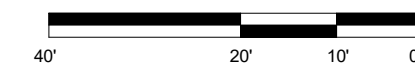
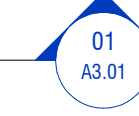
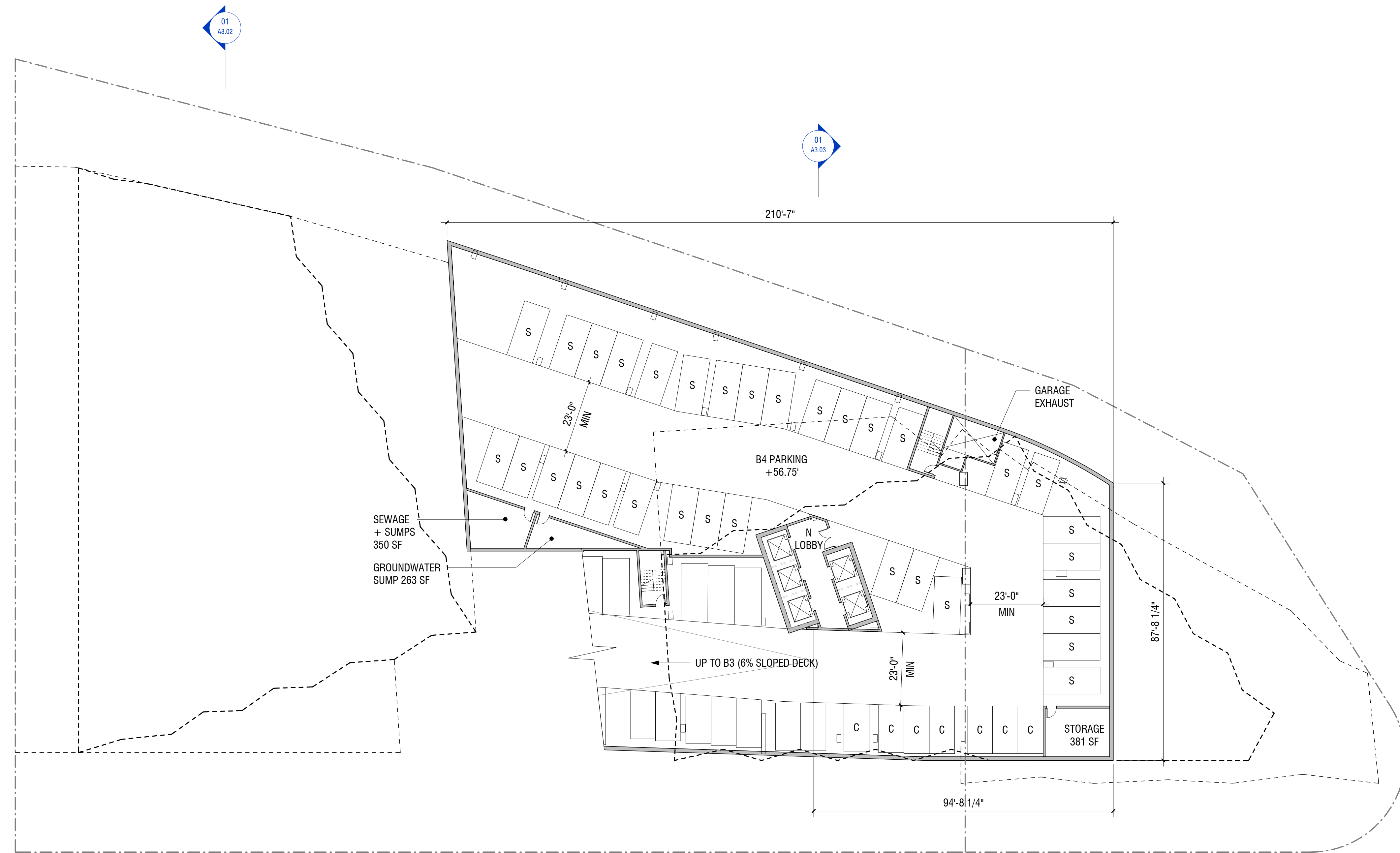
REVISIONS:	DATE	DESCRIPTION	#

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SBA PROJECT NO: 28103

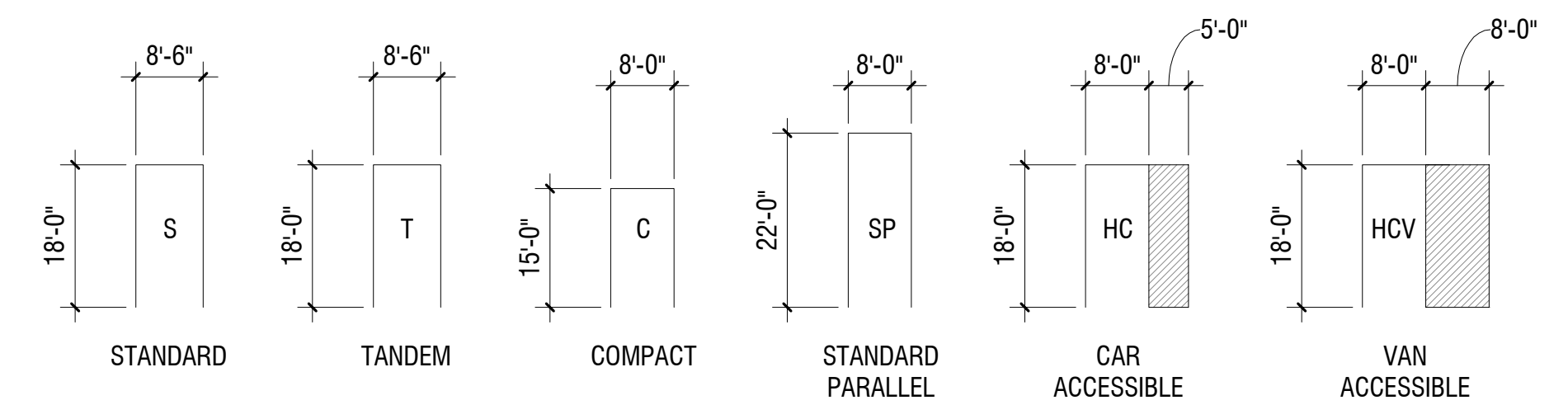
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PROGRESS DATE 20200507

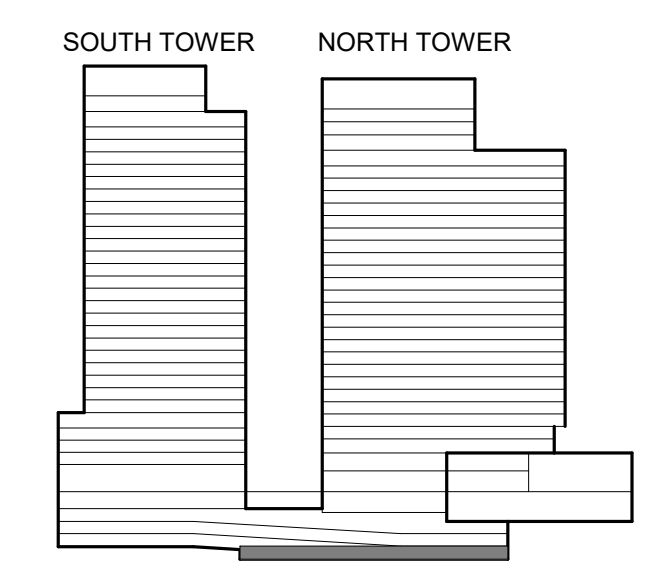


LEVEL B04 COMPOSITE PLAN

SCALE 1" = 20'-0" 01



PARKING SPACE LEGEND:



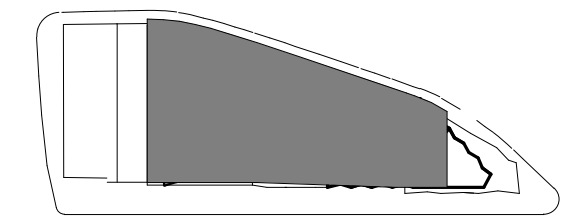
- GENERAL NOTES:**
- SEE G1.01 FOR DENSITY CALCULATIONS, INCLUDING GFA OF EACH FLOOR AND OVERALL STRUCTURE.
 - SEE G1.01 FOR PARKING AND BIKE COUNTS BY USE AND LEVEL.
 - FLOOR AND TERRACE ELEVATIONS TO BE FINALIZED AT BUILDING PERMIT APPLICATION.
 - BALCONY AND TERRACE PLANTINGS TO BE FINALIZED AT BUILDING PERMIT APPLICATION.

1820 FORT MYER

1820 N Fort Myer Drive
 Arlington, VA 22209

OWNER
 Snell Properties

KEY PLAN



SBA PROJECT NO:
 28103

LEVEL B3 COMPOSITE PLAN

SCALE 1" = 20'-0"

ISSUED:	DATE	DESCRIPTION
2019.08.02	2019.08.02	PRELIMINARY 4.1 SUBMISSION
2019.10.09	2019.10.09	REVISED 4.1 SUBMISSION
2019.12.05	2019.12.05	FINAL 4.1 SUBMISSION
2020.07.14	2020.07.14	REV FINAL 4.1 SUBMISSION
2020.10.02	2020.10.02	PRE-HEARING 4.1 SUBMISSION

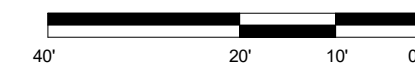
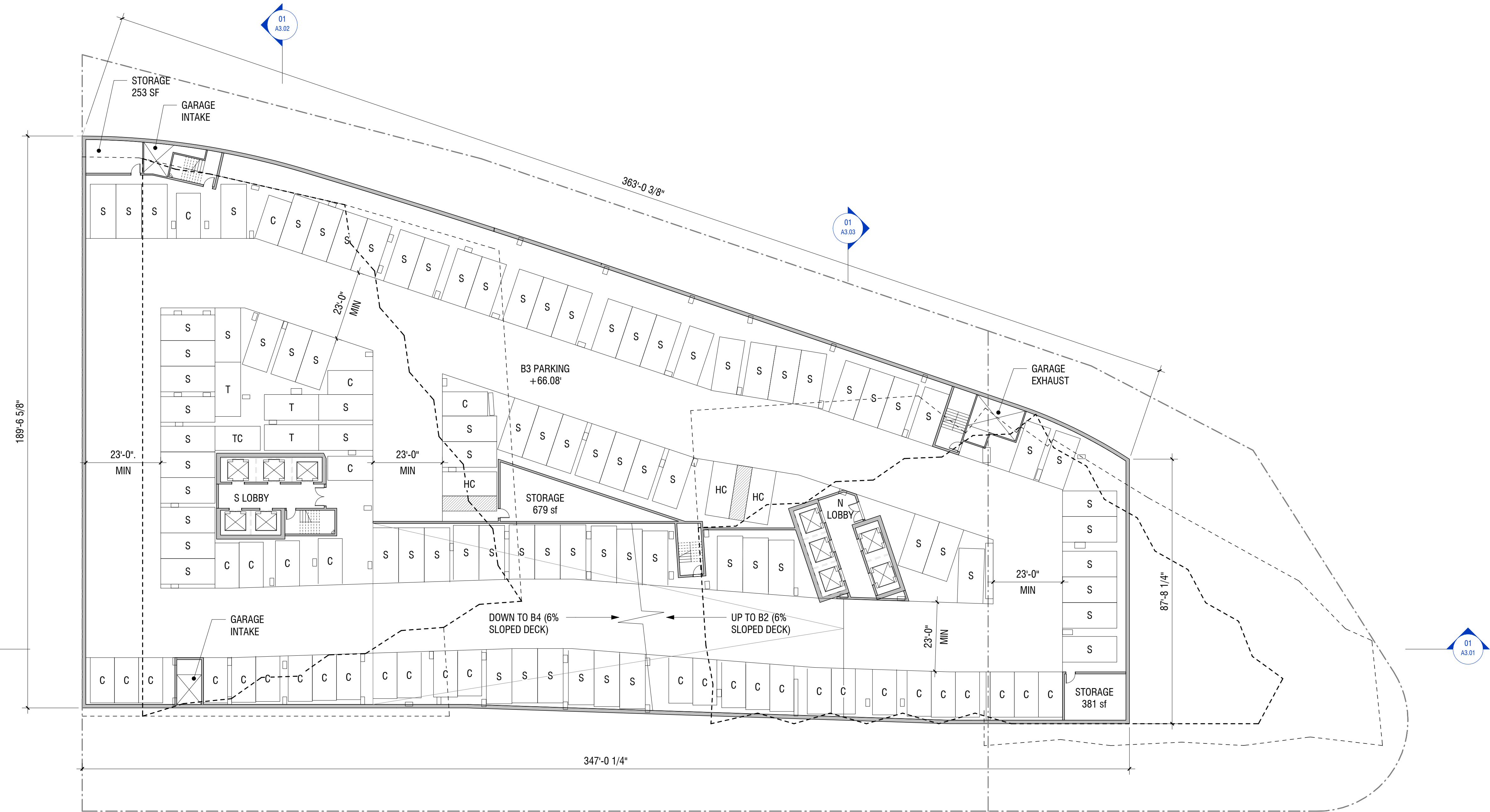
REVISIONS:	DATE	DESCRIPTION	#

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SBA PROJECT NO: 28103

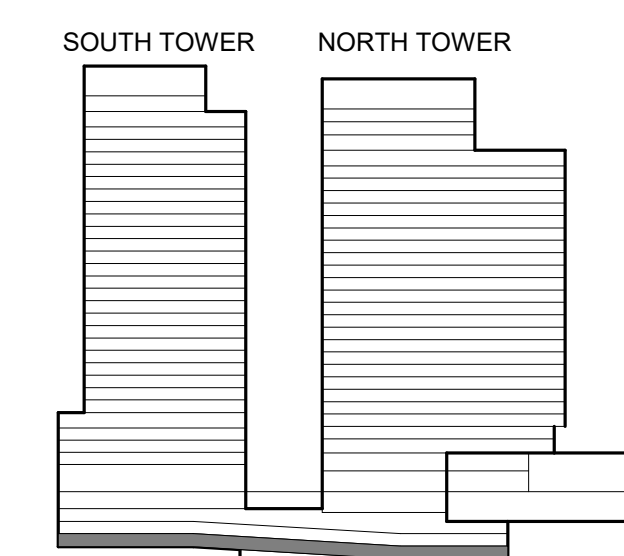
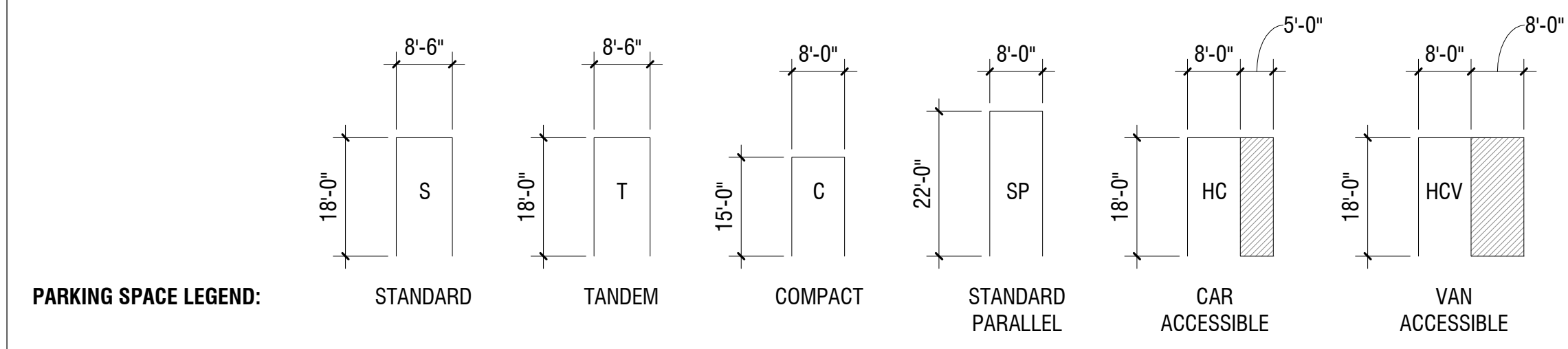
A1.02

PROGRESS DATE 20200507



LEVEL B3 COMPOSITE PLAN

SCALE 1" = 20'-0" 01



- GENERAL NOTES:**
- SEE G1.01 FOR DENSITY CALCULATIONS, INCLUDING GFA OF EACH FLOOR AND OVERALL STRUCTURE.
 - SEE G1.01 FOR PARKING AND BIKE COUNTS BY USE AND LEVEL.
 - FLOOR AND TERRACE ELEVATIONS TO BE FINALIZED AT BUILDING PERMIT APPLICATION.
 - BALCONY AND TERRACE PLANTINGS TO BE FINALIZED AT BUILDING PERMIT APPLICATION.

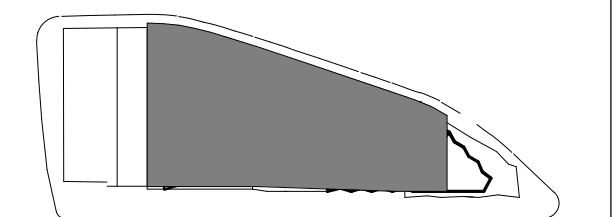
CONSULTANTS:
CIVIL ENGINEER:
 Bowman Consulting
 12355 Sunrise Valley Drive, Suite 520
 Reston, VA 20191
 703.464.1000
LANDSCAPE ARCHITECT:
 Gustafson Guthrie Nichol
 1054 31st Street NW, Suite 210
 Washington, DC 20007
 202.338.0014
TRAFFIC ENGINEER:
 Wells + Associates
 1420 Spring Hill Road, Suite 610
 Tysons, VA 22102
 703.917.6620

1820 FORT MYER

1820 N Fort Myer Drive

OWNER
 Snell Properties

KEY PLAN



SBA PROJECT NO:
 28103

LEVEL B2 COMPOSITE PLAN

SCALE 1" = 20'-0"

ISSUED:	DESCRIPTION
2019.08.02	PRELIMINARY 4.1 SUBMISSION
2019.10.09	REVISED 4.1 SUBMISSION
2019.12.05	FINAL 4.1 SUBMISSION
2020.07.14	REV FINAL 4.1 SUBMISSION
2020.10.02	PRE-HEARING 4.1 SUBMISSION

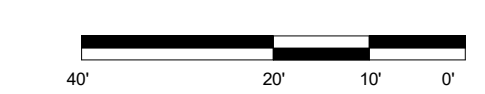
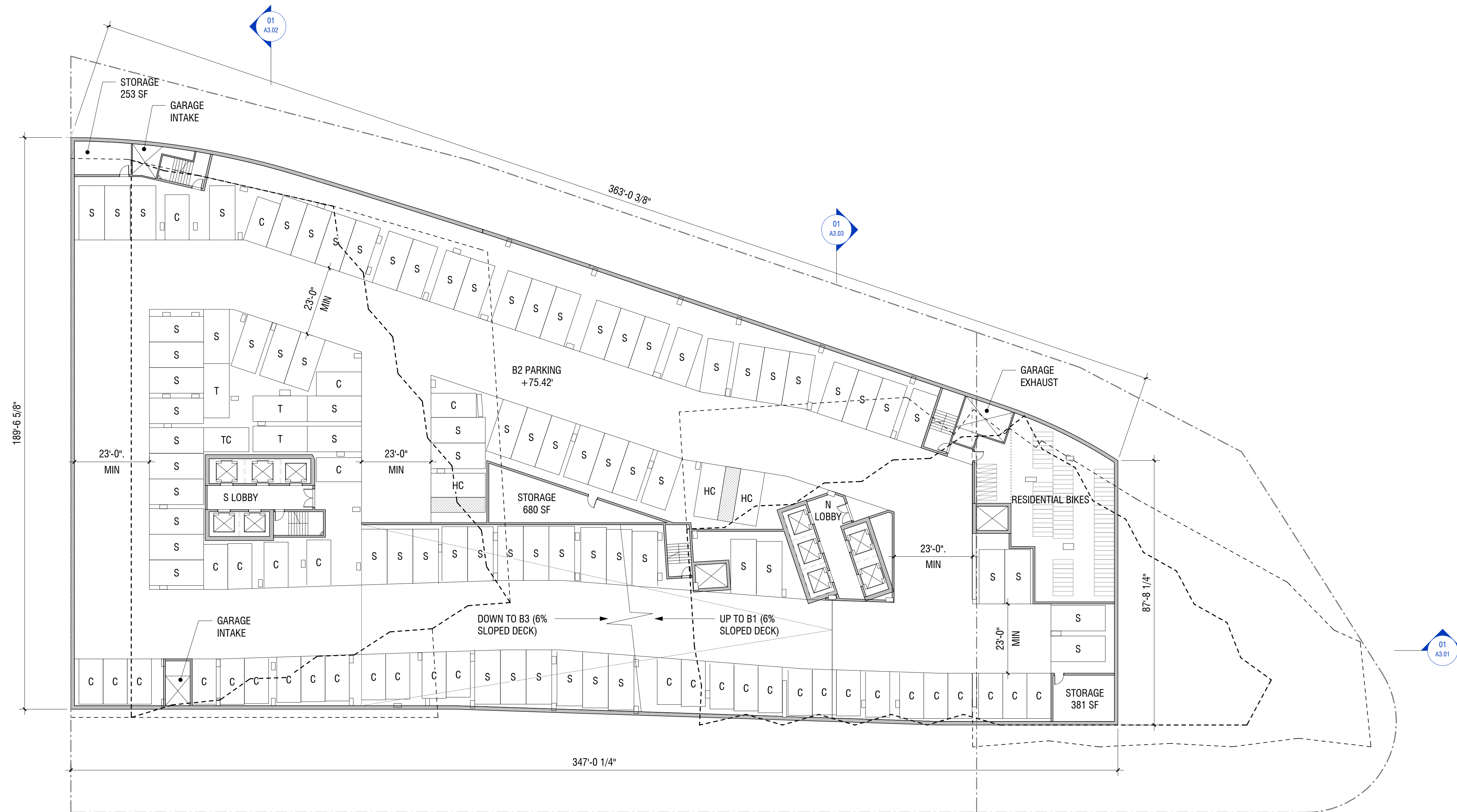
REVISIONS:	DESCRIPTION	#

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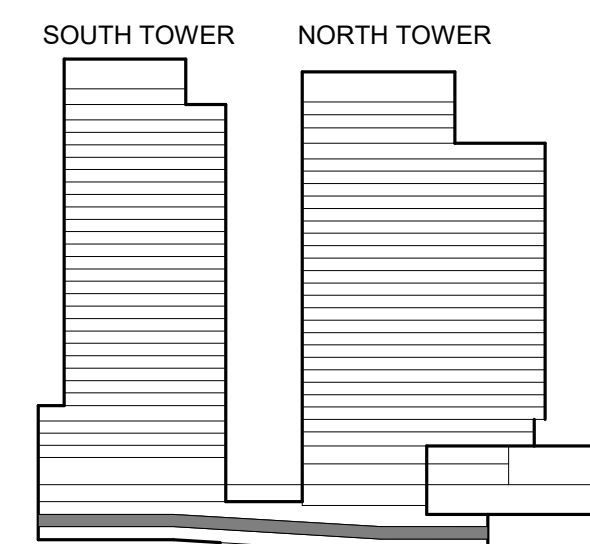
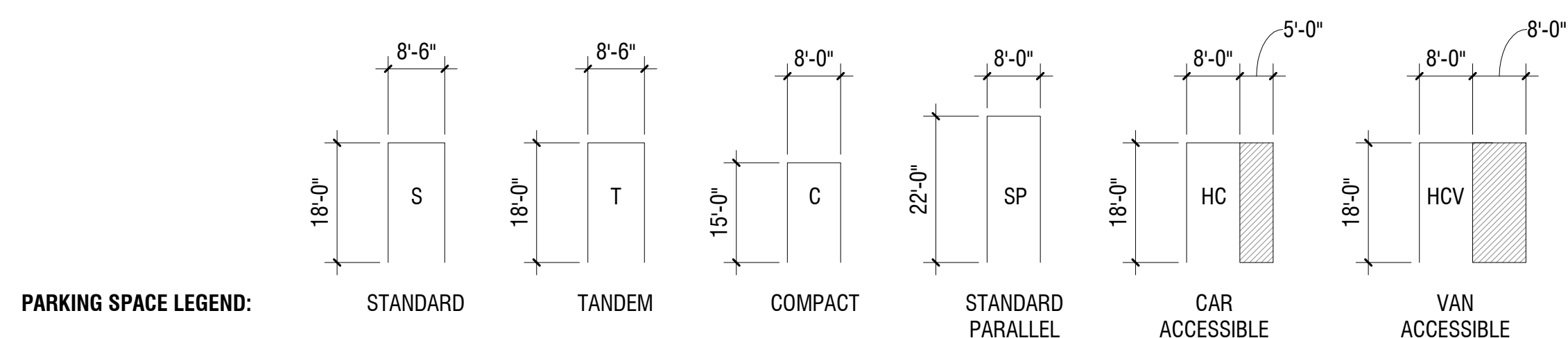
SBA PROJECT NO: 28103

A1.03

PROGRESS DATE 20200507



LEVEL B2 COMPOSITE PLAN SCALE 1" = 20'-0" **01**



GENERAL NOTES:

- SEE G1.01 FOR DENSITY CALCULATIONS, INCLUDING GFA OF EACH FLOOR AND OVERALL STRUCTURE.
- SEE G1.01 FOR PARKING AND BIKE COUNTS BY USE AND LEVEL.
- FLOOR AND TERRACE ELEVATIONS TO BE FINALIZED AT BUILDING PERMIT APPLICATION.
- BALCONY AND TERRACE PLANTINGS TO BE FINALIZED AT BUILDING PERMIT APPLICATION.

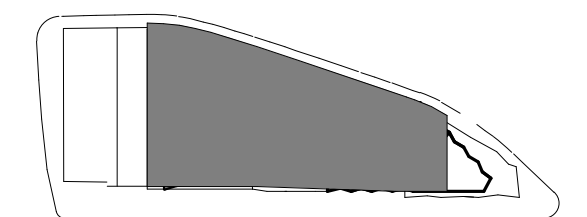
CONSULTANTS:
CIVIL ENGINEER:
 Bowman Consulting
 12355 Sunrise Valley Drive, Suite 520
 Reston, VA 20191
 703.464.1000
LANDSCAPE ARCHITECT:
 Gustafson Guthrie Nichol
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 Washington, DC 20007
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TRAFFIC ENGINEER:
 Wells + Associates
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1820 FORT MYER

1820 N Fort Myer Drive

OWNER
 Snell Properties

KEY PLAN



SBA PROJECT NO:
 28103

LEVEL B1 COMPOSITE PLAN

SCALE 1" = 20'-0"

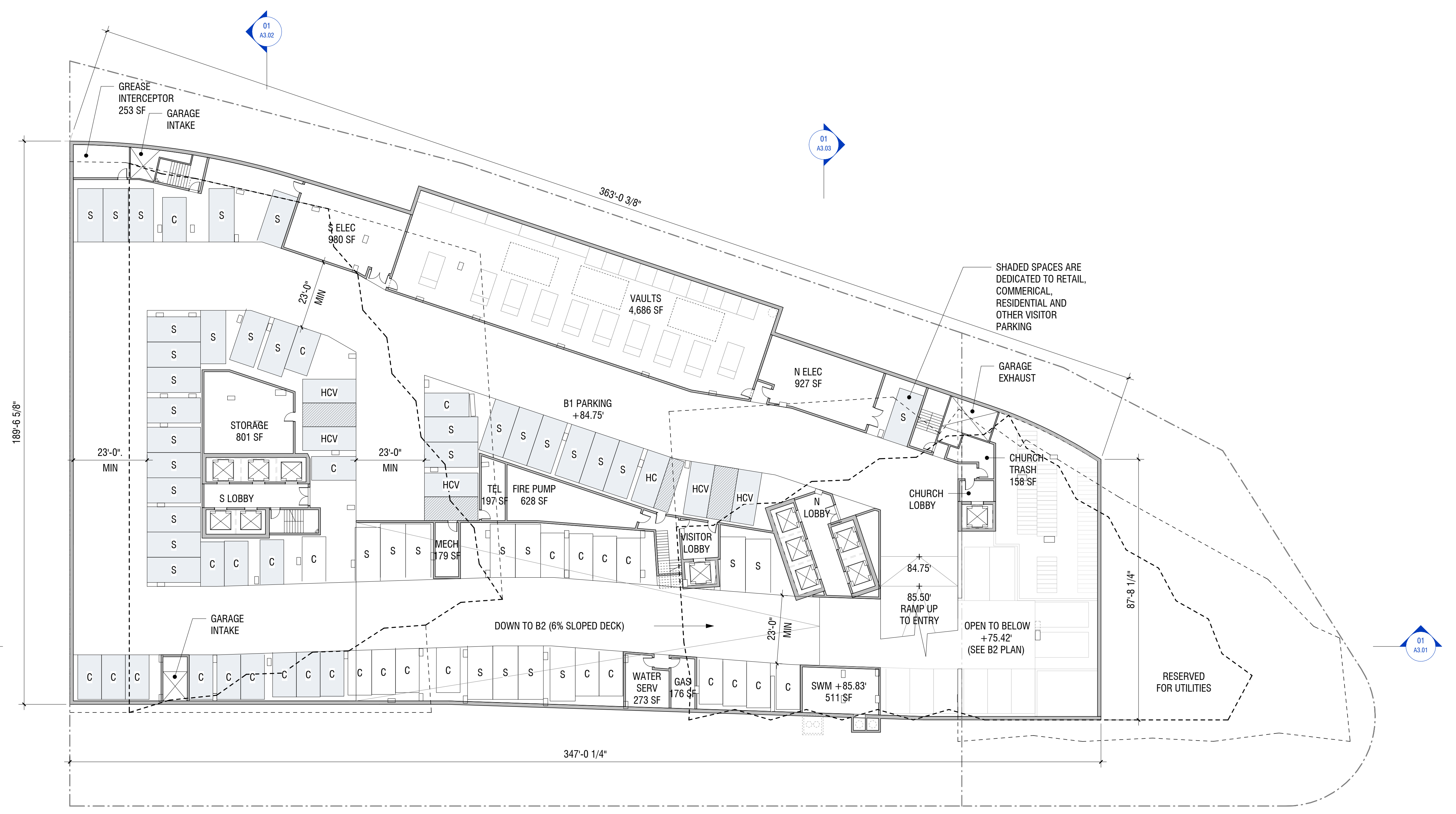
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2019.10.09	2019.10.09	REVISED 4.1 SUBMISSION
2019.12.05	2019.12.05	FINAL 4.1 SUBMISSION
2020.07.14	2020.07.14	REV FINAL 4.1 SUBMISSION
2020.10.02	2020.10.02	PRE-HEARING 4.1 SUBMISSION

REVISIONS:	DATE	DESCRIPTION	#

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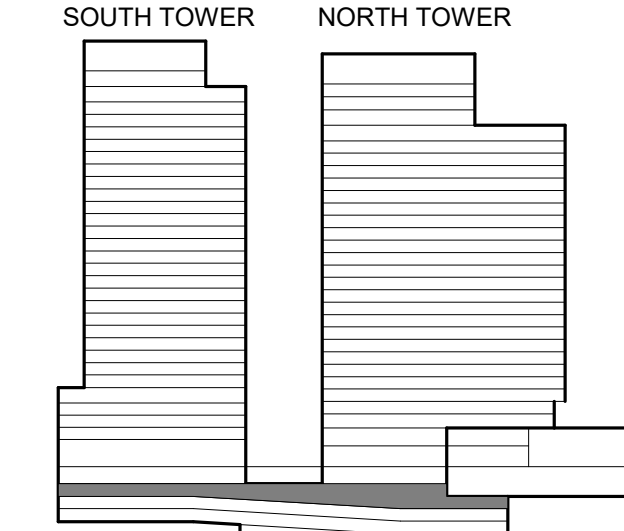
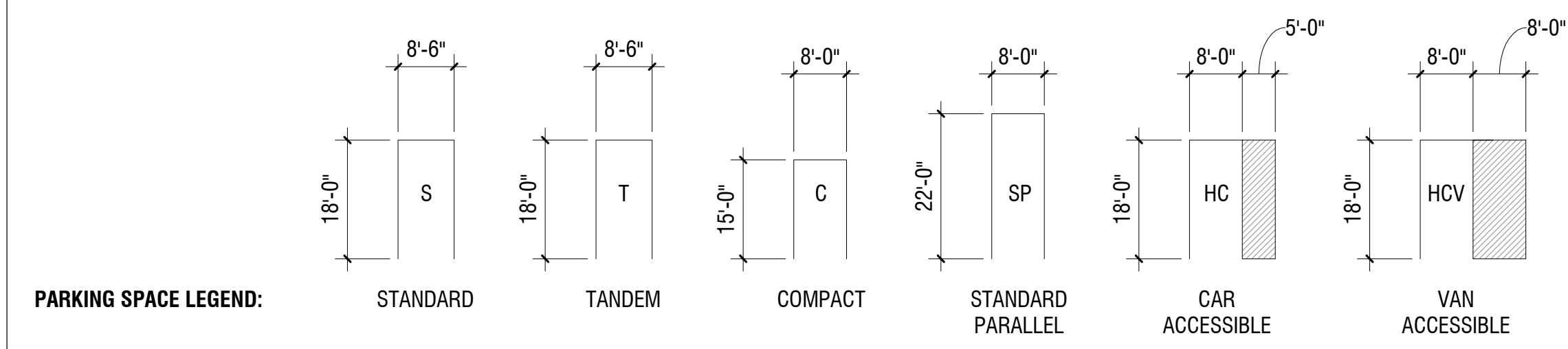
A1.04

PROGRESS DATE 20200507



LEVEL B1 COMPOSITE PLAN 01

SCALE 1" = 20'-0"



- GENERAL NOTES:**
- SEE G1.01 FOR DENSITY CALCULATIONS, INCLUDING GFA OF EACH FLOOR AND OVERALL STRUCTURE.
 - SEE G1.01 FOR PARKING AND BIKE COUNTS BY USE AND LEVEL.
 - FLOOR AND TERRACE ELEVATIONS TO BE FINALIZED AT BUILDING PERMIT APPLICATION.
 - BALCONY AND TERRACE PLANTINGS TO BE FINALIZED AT BUILDING PERMIT APPLICATION.

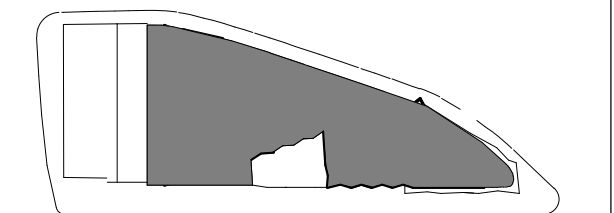
CONSULTANTS:
CIVIL ENGINEER:
Bowman Consulting
 12355 Sunrise Valley Drive, Suite 520
 Reston, VA 20191
 703.464.1000
LANDSCAPE ARCHITECT:
Gustafson Guthrie Nichol
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 Washington, DC 20007
 202.338.0014
TRAFFIC ENGINEER:
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1820 FORT MYER

1820 N Fort Myer Drive

OWNER
 Snell Properties

KEY PLAN



SBA PROJECT NO:
 28103

LEVEL 01 COMPOSITE PLAN

SCALE	1" = 20'-0"
ISSUED:	
DATE	DESCRIPTION
2019.08.02	PRELIMINARY 4.1 SUBMISSION
2019.10.09	REVISED 4.1 SUBMISSION
2019.12.05	FINAL 4.1 SUBMISSION
2020.07.14	REV FINAL 4.1 SUBMISSION
2020.10.02	PRE-HEARING 4.1 SUBMISSION

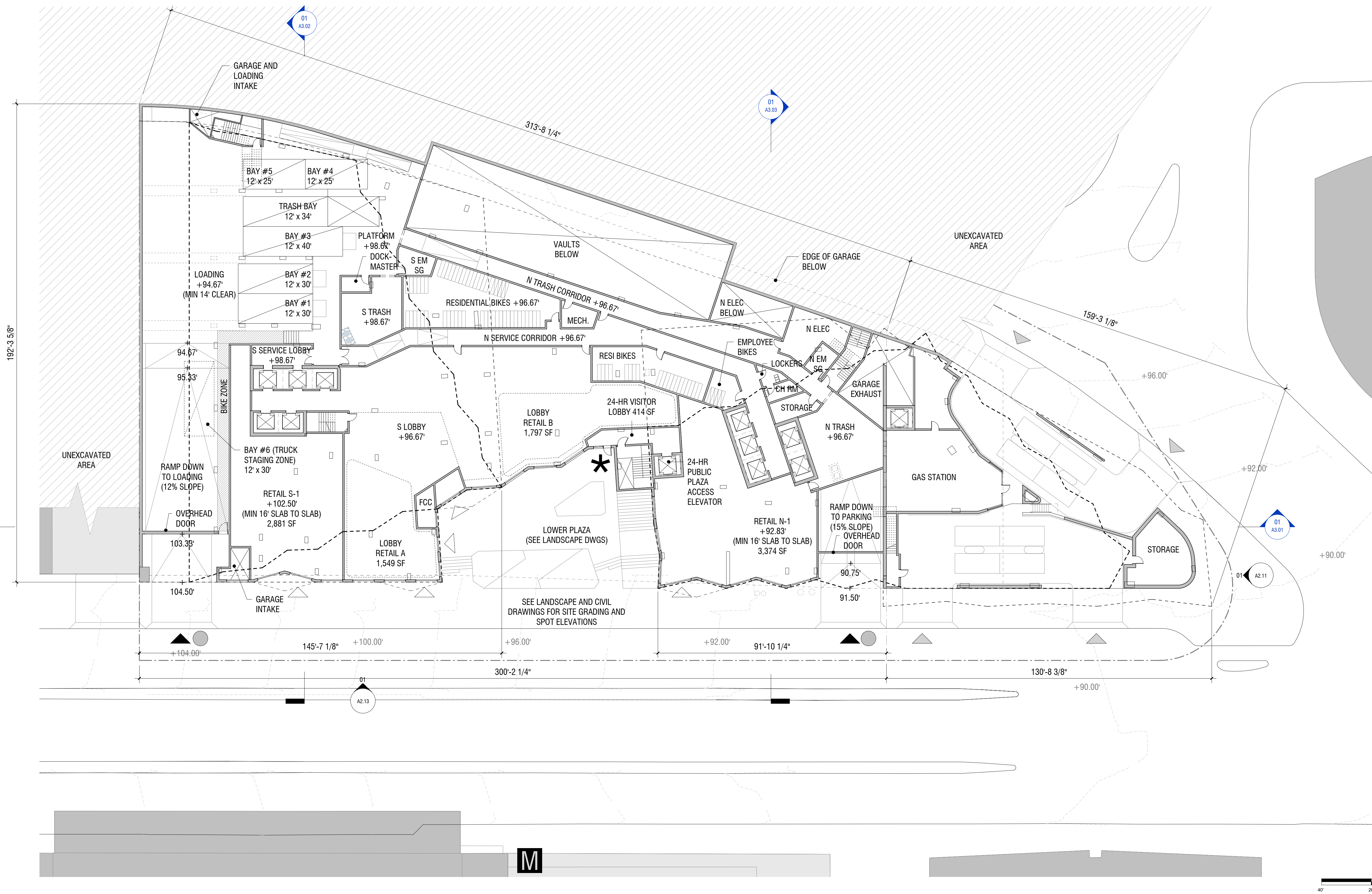
REVISIONS:	DATE	DESCRIPTION	#

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SBA PROJECT NO: 28103

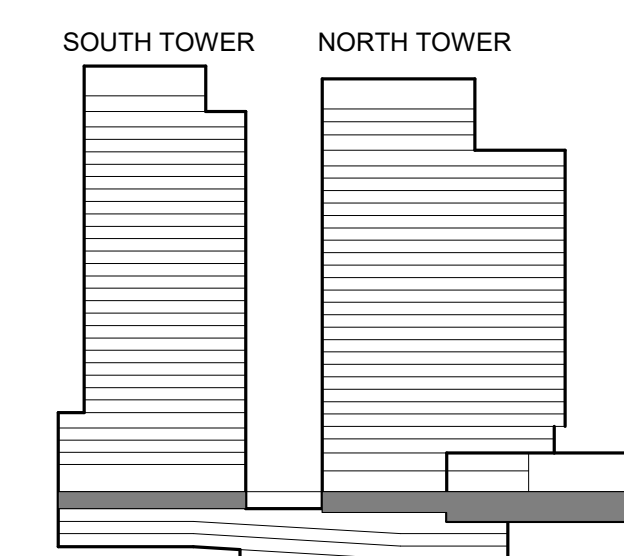
A1.05

PROGRESS DATE 20200507



LEVEL 01 COMPOSITE PLAN SCALE 1" = 20'-0" **01**

- GENERAL NOTES:**
- SEE G1.01 FOR DENSITY CALCULATIONS, INCLUDING GFA OF EACH FLOOR AND OVERALL STRUCTURE.
 - SEE G1.01 FOR PARKING AND BIKE COUNTS BY USE AND LEVEL.
 - FLOOR AND TERRACE ELEVATIONS TO BE FINALIZED AT BUILDING PERMIT APPLICATION.
 - BALCONY AND TERRACE PLANTINGS TO BE FINALIZED AT BUILDING PERMIT APPLICATION.



- PEDESTRIAN ENTRANCE
- BIKE ENTRANCE
- VEHICULAR ACCESS
- GAS STATION ACCESS
- 24-HR PUBLIC PLAZA ACCESS

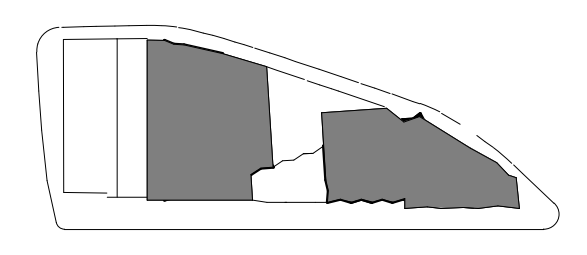
CONSULTANTS:
CIVIL ENGINEER:
Bowman Consulting
 12355 Sunrise Valley Drive, Suite 520
 Reston, VA 20191
 703.464.1000
LANDSCAPE ARCHITECT:
Gustafson Guthrie Nichol
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TRAFFIC ENGINEER:
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1820 FORT MYER

1820 N Fort Myer Drive

OWNER
 Snell Properties

KEY PLAN



SBA PROJECT NO:
 28103

LEVEL 02 COMPOSITE PLAN

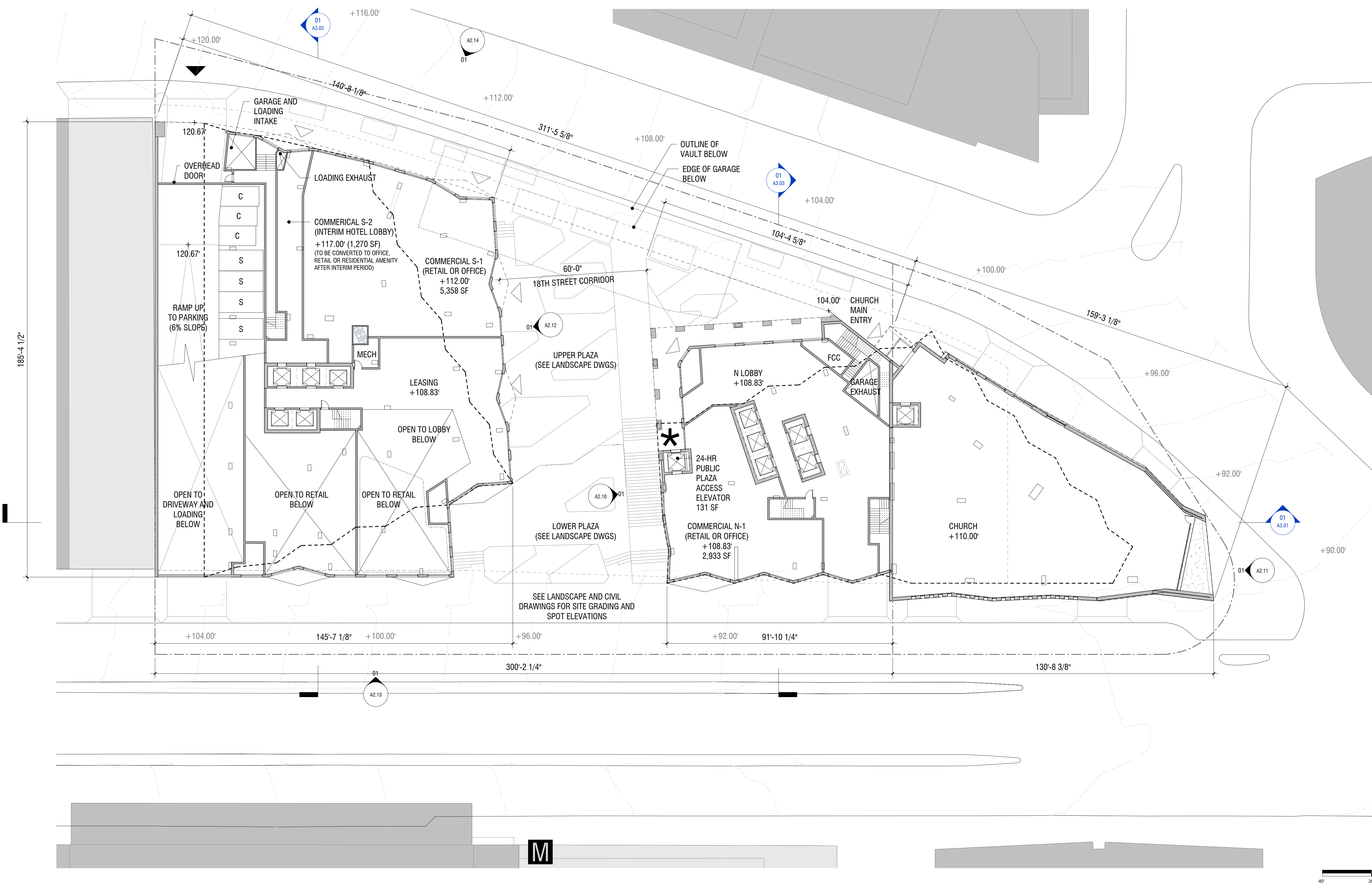
SCALE	1" = 20'-0"
ISSUED:	
DATE	DESCRIPTION
2019.08.02	PRELIMINARY 4.1 SUBMISSION
2019.10.09	REVISED 4.1 SUBMISSION
2019.12.05	FINAL 4.1 SUBMISSION
2020.07.14	REV FINAL 4.1 SUBMISSION
2020.10.02	PRE-HEARING 4.1 SUBMISSION

REVISIONS:	
DATE	DESCRIPTION

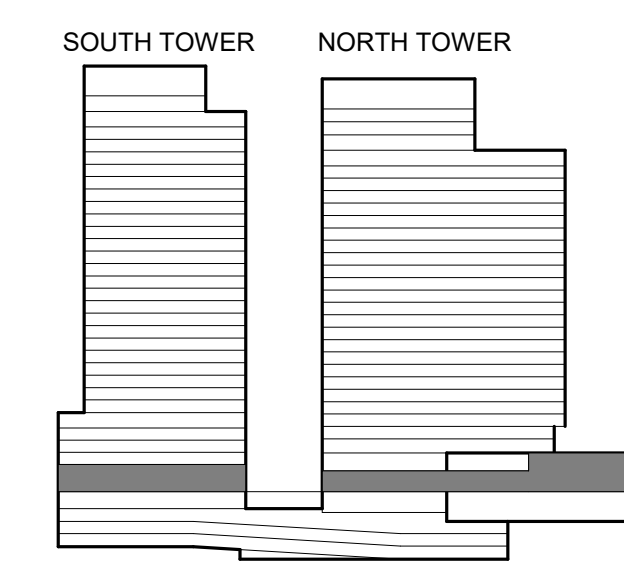
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 SBA PROJECT NO: 28103

A1.06

PROGRESS DATE 20200507



- PEDESTRIAN ENTRANCE
- BIKE ENTRANCE
- VEHICULAR ACCESS
- GAS STATION ACCESS
- 24-HR PUBLIC PLAZA ACCESS



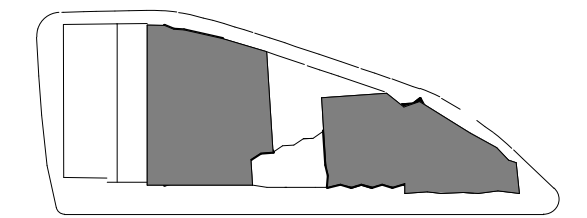
- GENERAL NOTES:**
- SEE G1.01 FOR DENSITY CALCULATIONS, INCLUDING GFA OF EACH FLOOR AND OVERALL STRUCTURE.
 - SEE G1.01 FOR PARKING AND BIKE COUNTS BY USE AND LEVEL.
 - FLOOR AND TERRACE ELEVATIONS TO BE FINALIZED AT BUILDING PERMIT APPLICATION.
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LEVEL L02 COMPOSITE PLAN SCALE 1" = 20'-0" **01**

1820 FORT MYER
 1820 N Fort Myer Drive

OWNER
 Snell Properties

KEY PLAN



SBA PROJECT NO:
 28103

LEVEL 03 COMPOSITE PLAN

SCALE 1" = 20'-0"

ISSUED:	DATE	DESCRIPTION
2019.08.02	2019.08.02	PRELIMINARY 4.1 SUBMISSION
2019.10.09	2019.10.09	REVISED 4.1 SUBMISSION
2019.12.05	2019.12.05	FINAL 4.1 SUBMISSION
2020.07.14	2020.07.14	REV FINAL 4.1 SUBMISSION
2020.10.02	2020.10.02	PRE-HEARING 4.1 SUBMISSION

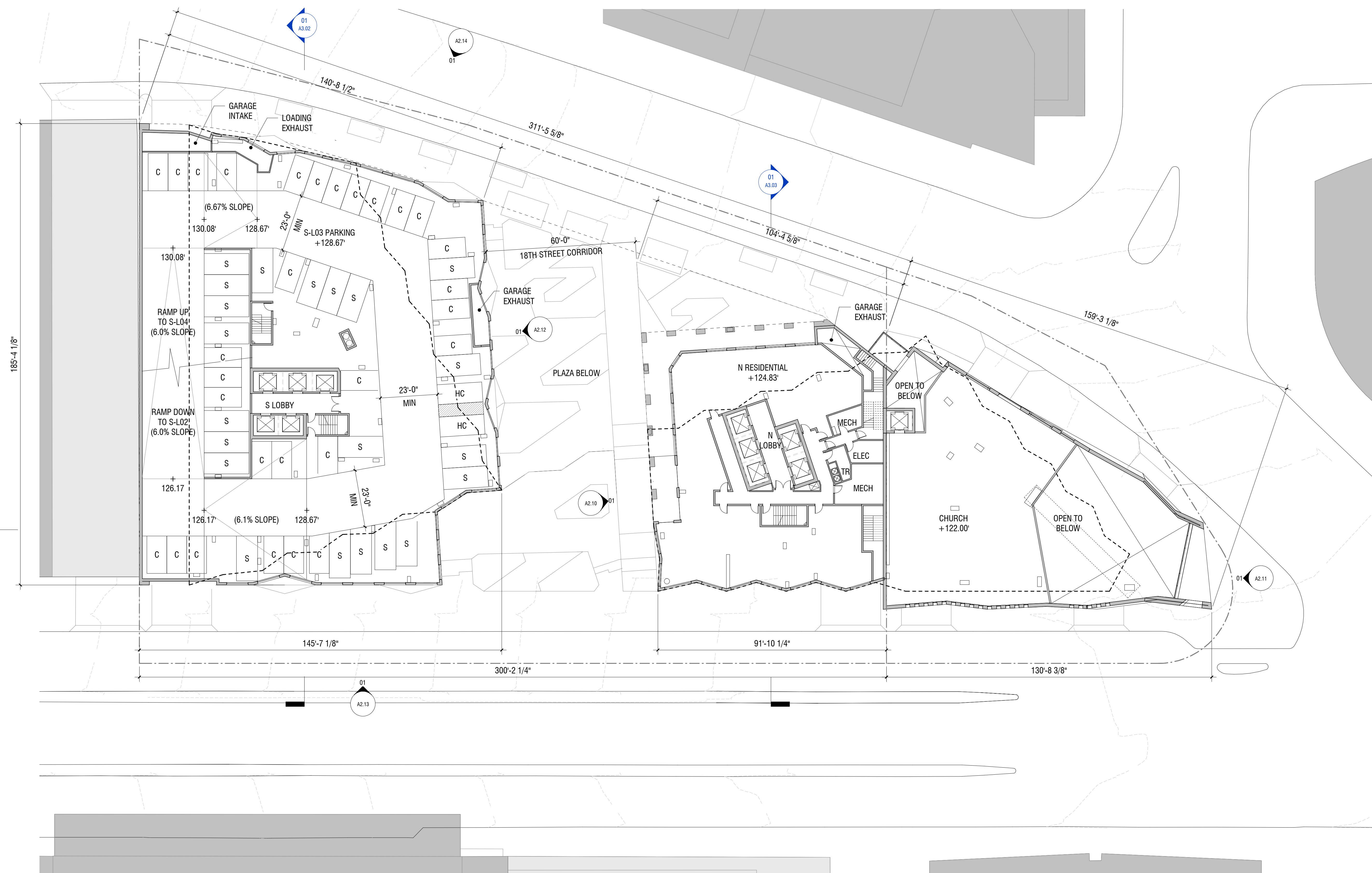
REVISIONS:	DATE	DESCRIPTION	#

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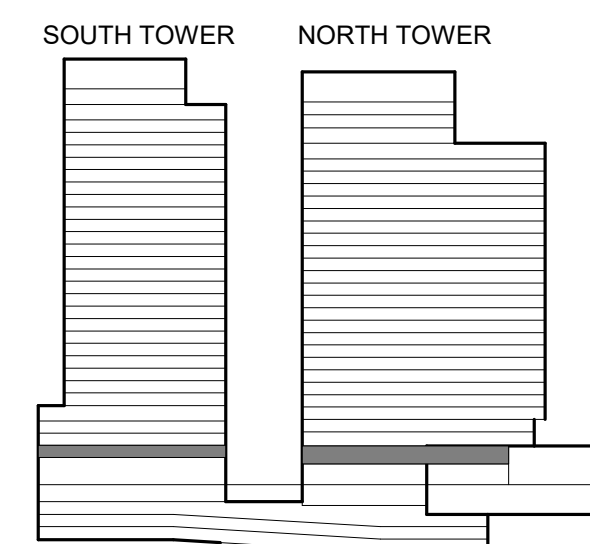
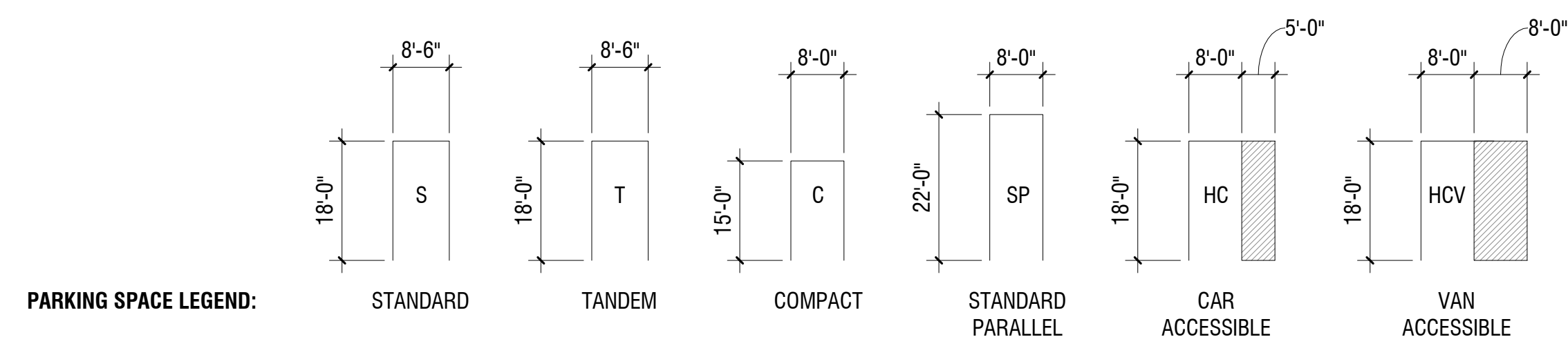
SBA PROJECT NO: 28103

A1.07

PROGRESS DATE 20200507



LEVEL 03 COMPOSITE PLAN SCALE 1" = 20'-0" **01**



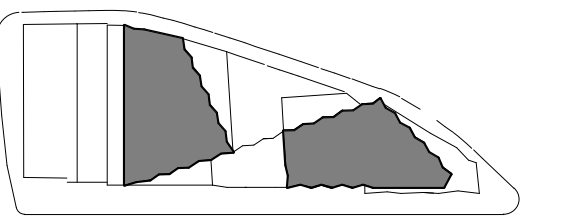
GENERAL NOTES:

1. SEE G1.01 FOR DENSITY CALCULATIONS, INCLUDING GFA OF EACH FLOOR AND OVERALL STRUCTURE.
2. SEE G1.01 FOR PARKING AND BIKE COUNTS BY USE AND LEVEL.
3. FLOOR AND TERRACE ELEVATIONS TO BE FINALIZED AT BUILDING PERMIT APPLICATION.
4. BALCONY AND TERRACE PLANTINGS TO BE FINALIZED AT BUILDING PERMIT APPLICATION.

1820 FORT MYER
 1820 N Fort Myer Drive

OWNER
 Snell Properties

KEY PLAN



SBA PROJECT NO:
 28103

PODIUM AMENITY COMPOSITE PLAN

SCALE 1" = 20'-0"

ISSUED:
 DATE DESCRIPTION

2020.07.14 REV FINAL 4.1 SUBMISSION
 2020.10.02 PRE-HEARING 4.1 SUBMISSION

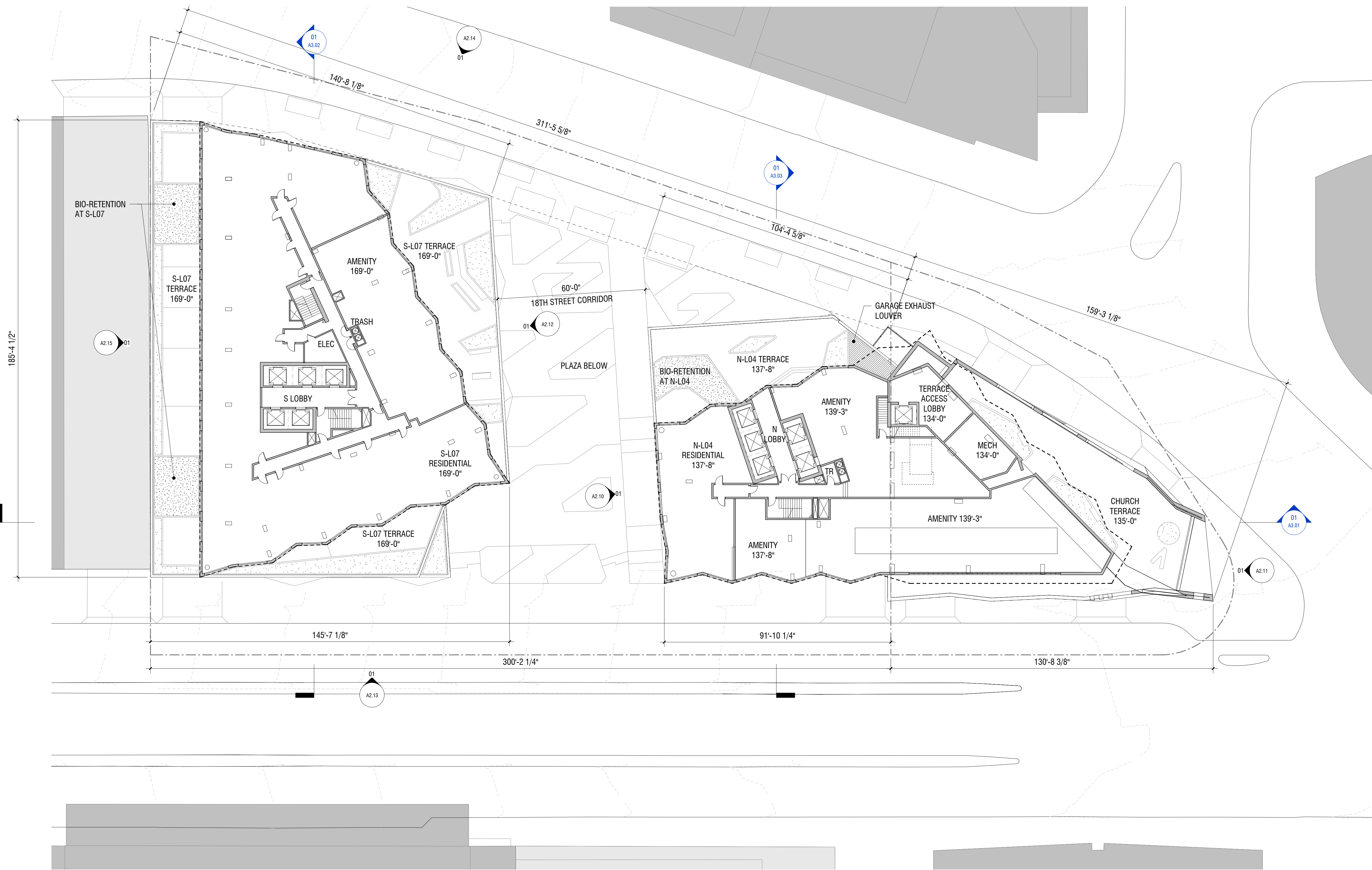
REVISIONS:
 DATE DESCRIPTION #

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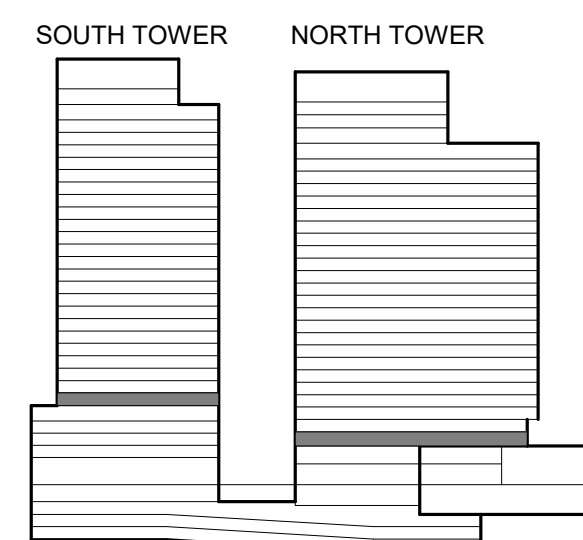
SBA PROJECT NO: 28103

A1.08

PROGRESS DATE 20200507



PODIUM AMENITY COMPOSITE PLAN SCALE 1" = 20'-0" **01**



GENERAL NOTES:

1. SEE G1.01 FOR DENSITY CALCULATIONS, INCLUDING GFA OF EACH FLOOR AND OVERALL STRUCTURE.
2. SEE G1.01 FOR PARKING AND BIKE COUNTS BY USE AND LEVEL.
3. FLOOR AND TERRACE ELEVATIONS TO BE FINALIZED AT BUILDING PERMIT APPLICATION.
4. BALCONY AND TERRACE PLANTINGS TO BE FINALIZED AT BUILDING PERMIT APPLICATION.

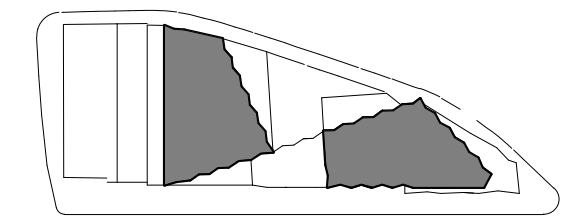
CONSULTANTS:
 CIVIL ENGINEER:
Bowman Consulting
 12355 Sunrise Valley Drive, Suite 520
 Reston, VA 20191
 703.464.1000
 LANDSCAPE ARCHITECT:
Gustafson Guthrie Nichol
 1054 31st Street NW, Suite 210
 Washington, DC 20007
 202.338.0014
 TRAFFIC ENGINEER:
Wells + Associates
 1420 Spring Hill Road, Suite 610
 Tysons, VA 22102
 703.917.6620

1820 FORT MYER

1820 N Fort Myer Drive

OWNER
 Snell Properties

KEY PLAN



SBA PROJECT NO:
 28103

TYPICAL FLOOR COMPOSITE PLAN

SCALE 1" = 20'-0"

ISSUED:	DATE	DESCRIPTION
2019.08.02	2019.10.09	PRELIMINARY 4.1 SUBMISSION
2019.10.09	2019.12.05	REVISED 4.1 SUBMISSION
2019.12.05	2020.07.14	FINAL 4.1 SUBMISSION
2020.07.14	2020.10.02	REV FINAL 4.1 SUBMISSION
2020.10.02		PRE-HEARING 4.1 SUBMISSION

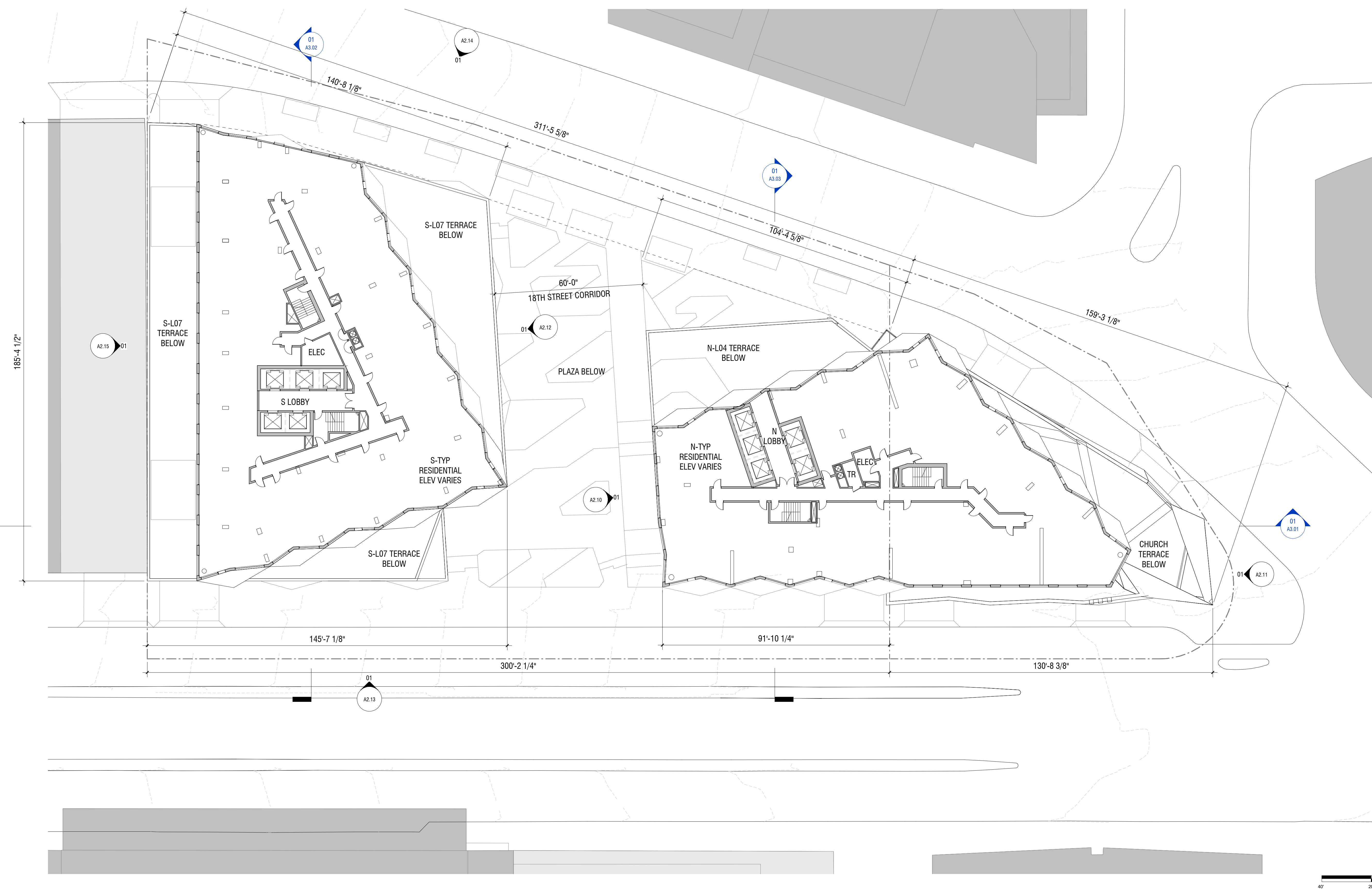
REVISIONS:	DATE	DESCRIPTION	#

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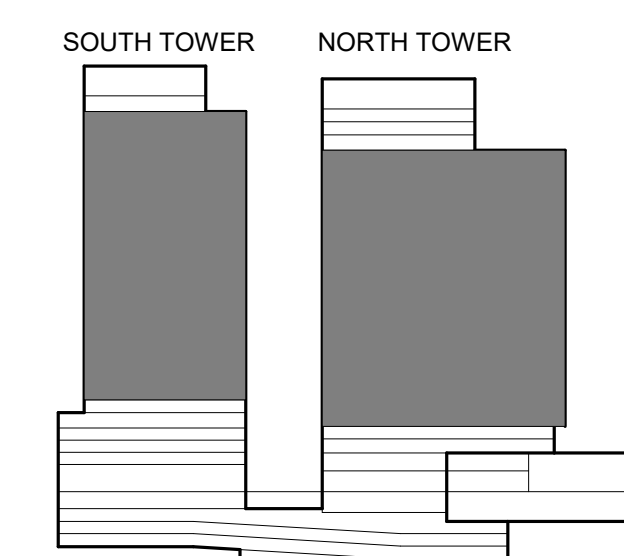
SBA PROJECT NO: 28103

A1.09

PROGRESS DATE 20200507



TYPICAL FLOOR COMPOSITE PLAN SCALE 1" = 20'-0" 01

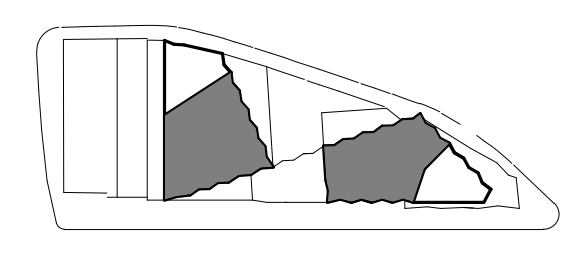


- GENERAL NOTES:**
1. SEE G1.01 FOR DENSITY CALCULATIONS, INCLUDING GFA OF EACH FLOOR AND OVERALL STRUCTURE.
 2. SEE G1.01 FOR PARKING AND BIKE COUNTS BY USE AND LEVEL.
 3. FLOOR AND TERRACE ELEVATIONS TO BE FINALIZED AT BUILDING PERMIT APPLICATION.
 4. BALCONY AND TERRACE PLANTINGS TO BE FINALIZED AT BUILDING PERMIT APPLICATION.

1820 FORT MYER
 1820 N Fort Myer Drive

OWNER
 Snell Properties

KEY PLAN



SBA PROJECT NO:
 28103

ROOFTOP AMENITY COMPOSITE PLAN

SCALE 1" = 20'-0"

ISSUED:
 DATE DESCRIPTION

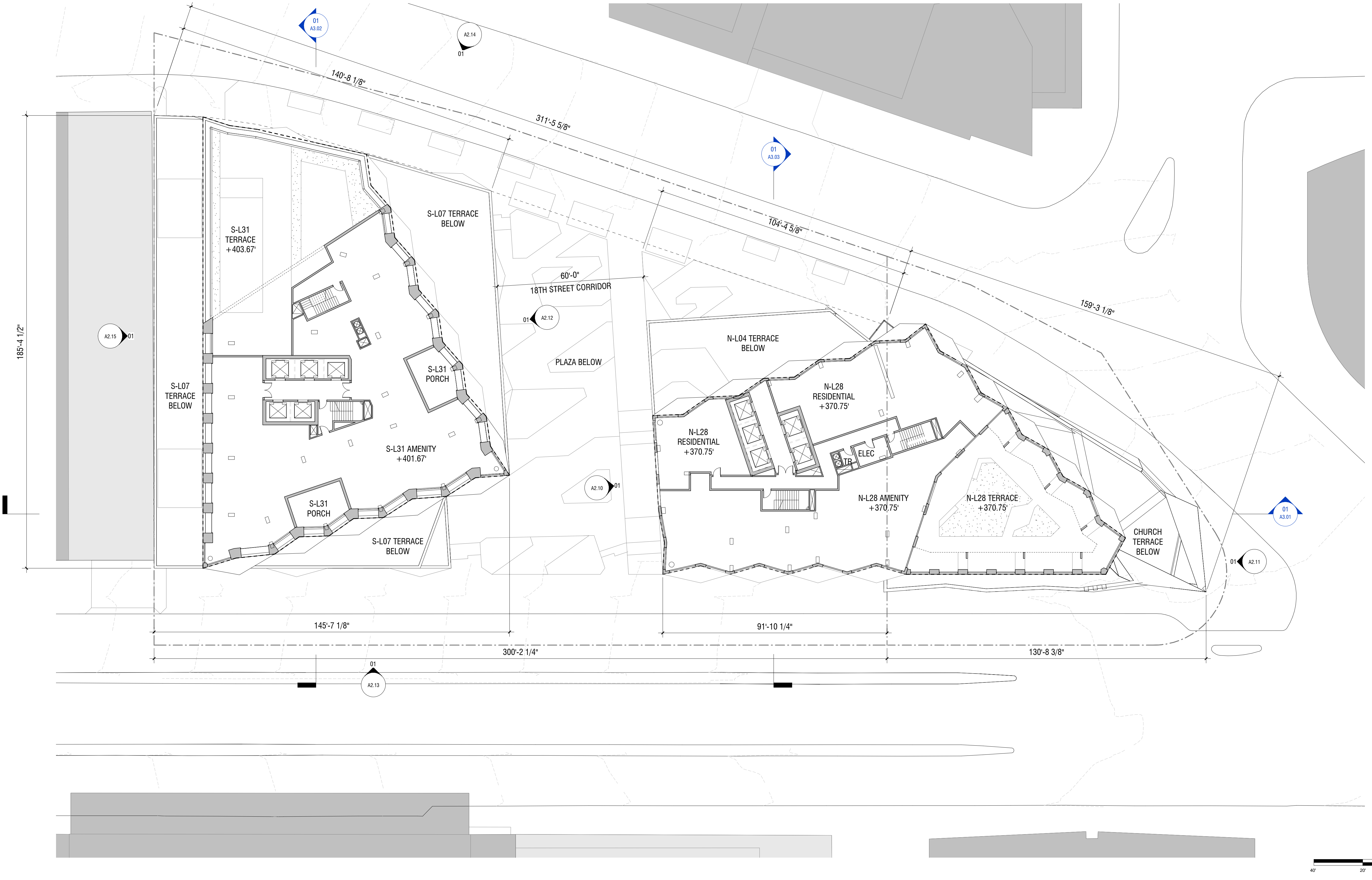
2020.07.14 REV FINAL 4.1 SUBMISSION
 2020.10.02 PRE-HEARING 4.1 SUBMISSION

REVISIONS:
 DATE DESCRIPTION #

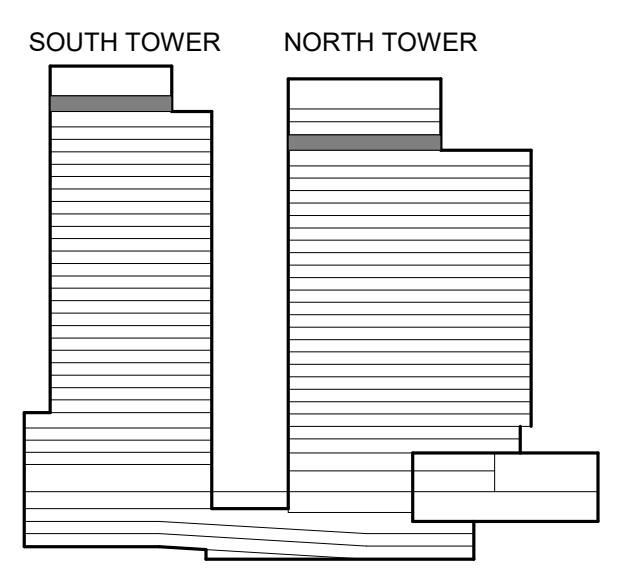
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 SBA PROJECT NO: 28103

A1.10

PROGRESS DATE 20200507



ROOFTOP AMENITY COMPOSITE PLAN SCALE 1" = 20'-0" **01**



- GENERAL NOTES:**
1. SEE G1.01 FOR DENSITY CALCULATIONS, INCLUDING GFA OF EACH FLOOR AND OVERALL STRUCTURE.
 2. SEE G1.01 FOR PARKING AND BIKE COUNTS BY USE AND LEVEL.
 3. FLOOR AND TERRACE ELEVATIONS TO BE FINALIZED AT BUILDING PERMIT APPLICATION.
 4. BALCONY AND TERRACE PLANTINGS TO BE FINALIZED AT BUILDING PERMIT APPLICATION.

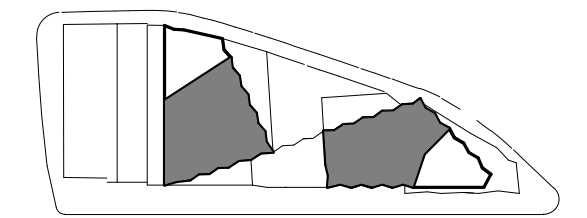
CONSULTANTS:
CIVIL ENGINEER:
 Bowman Consulting
 12355 Sunrise Valley Drive, Suite 520
 Reston, VA 20191
 703.464.1000
LANDSCAPE ARCHITECT:
 Gustafson Guthrie Nichol
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 Washington, DC 20007
 202.338.0014
TRAFFIC ENGINEER:
 Wells + Associates
 1420 Spring Hill Road, Suite 610
 Tysons, VA 22102
 703.917.6620

1820 FORT MYER

1820 N Fort Myer Drive

OWNER
 Snell Properties

KEY PLAN



SBA PROJECT NO:
 28103

PH COMPOSITE PLAN

SCALE 1" = 20'-0"

ISSUED:
 DATE DESCRIPTION

2020.07.14 REV FINAL 4.1 SUBMISSION
 2020.10.02 PRE-HEARING 4.1 SUBMISSION

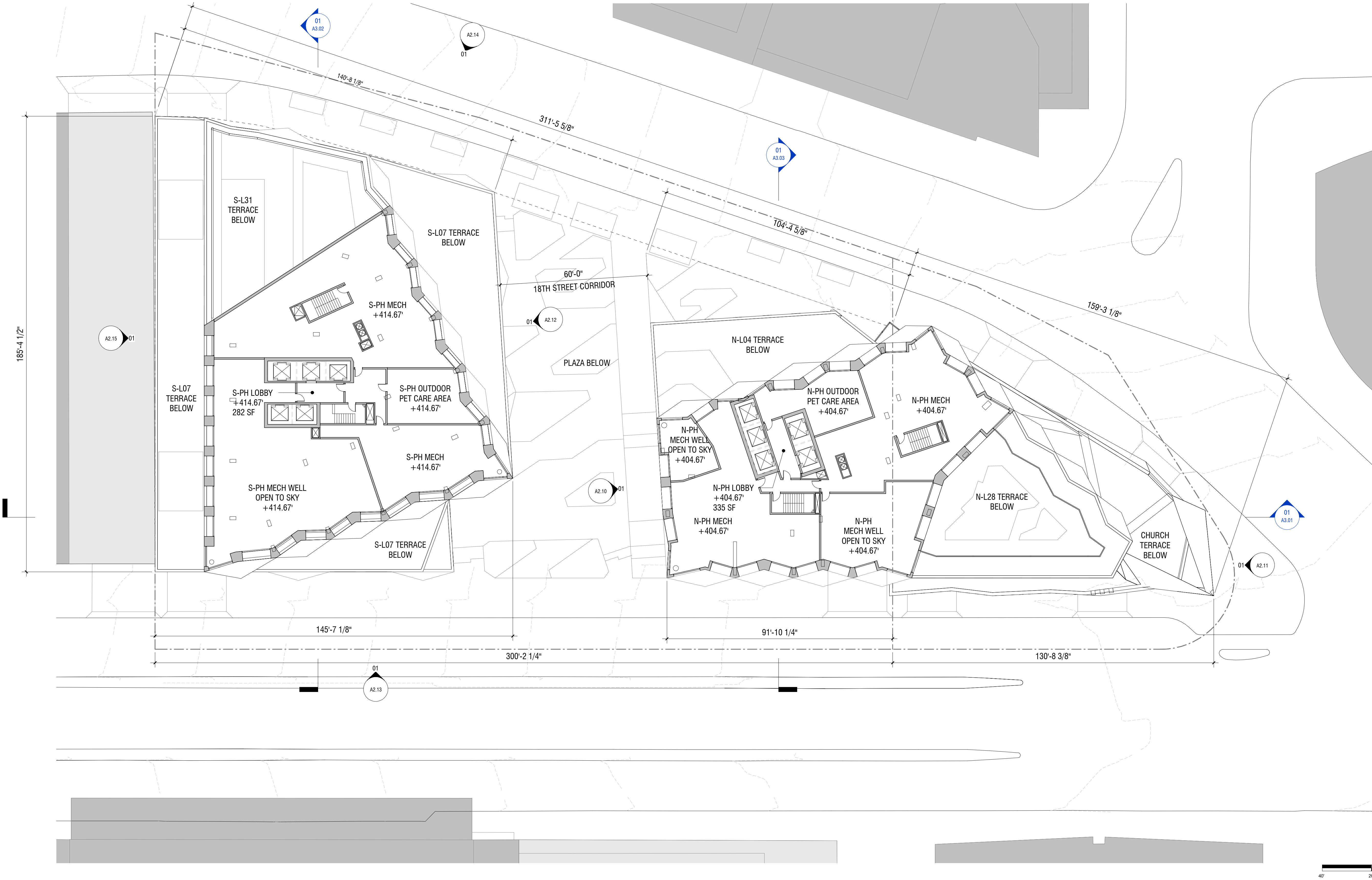
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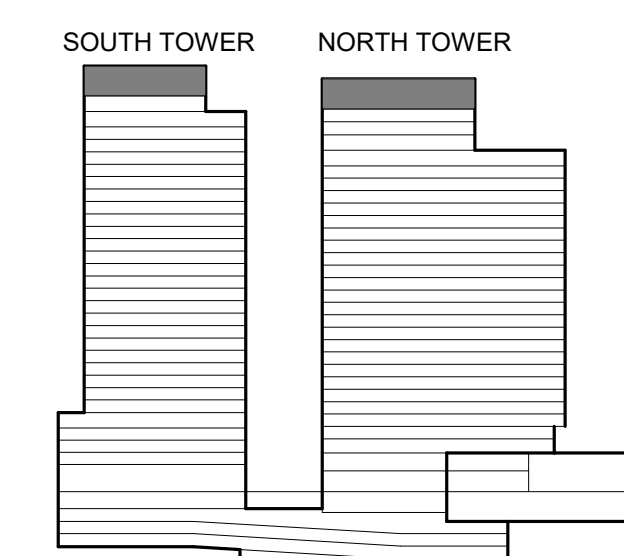
SBA PROJECT NO: 28103

A1.11

PROGRESS DATE 20200507



PH COMPOSITE PLAN SCALE 1" = 20'-0" 01



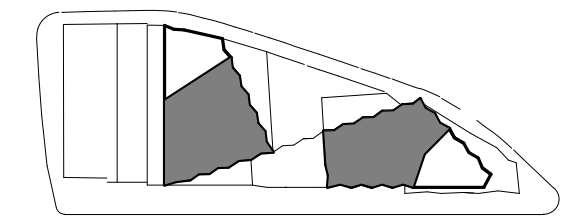
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1820 FORT MYER

1820 N Fort Myer Drive

OWNER
 Snell Properties

KEY PLAN



SBA PROJECT NO:
 28103



PH ROOF COMPOSITE PLAN

SCALE 1" = 20'-0"

ISSUED:	DATE	DESCRIPTION
2019.08.02	2019.10.09	PRELIMINARY 4.1 SUBMISSION REVISED 4.1 SUBMISSION
2019.12.05	2020.07.14	FINAL 4.1 SUBMISSION REV FINAL 4.1 SUBMISSION
2020.10.02		PRE-HEARING 4.1 SUBMISSION

REVISIONS:	DATE	DESCRIPTION	#

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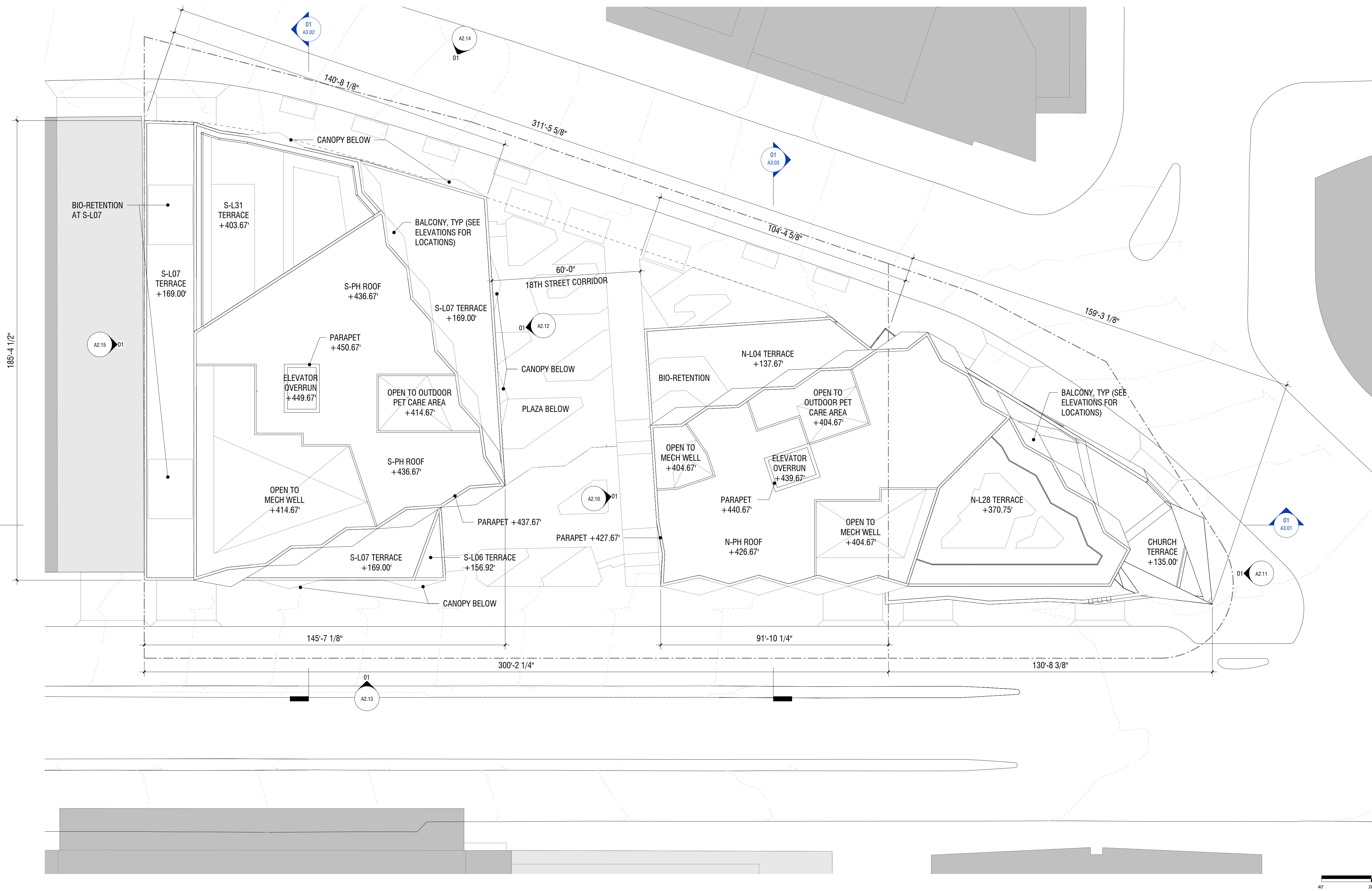
SBA PROJECT NO: 28103

A1.12

PROGRESS DATE 20200507

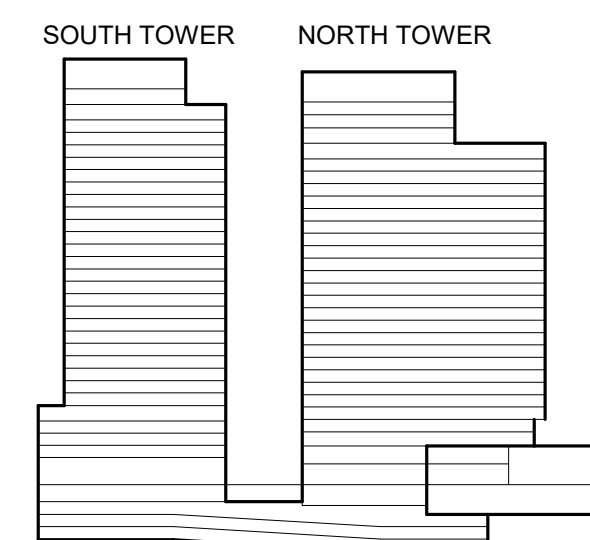
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ROOF COMPOSITE PLAN

SCALE 1" = 20'-0" 01



GENERAL NOTES:

1. SEE G1.01 FOR DENSITY CALCULATIONS, INCLUDING GFA OF EACH FLOOR AND OVERALL STRUCTURE.
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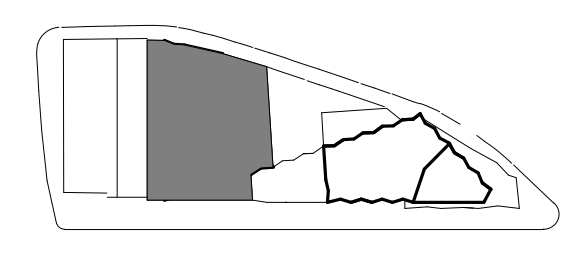
CONSULTANTS:
 CIVIL ENGINEER:
 Bowman Consulting
 12355 Sunrise Valley Drive, Suite 520
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 703.464.1000
 LANDSCAPE ARCHITECT:
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1820 FORT MYER

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KEY PLAN



SBA PROJECT NO:
 28103

SOUTH TOWER PLANS - L04, L05, L06

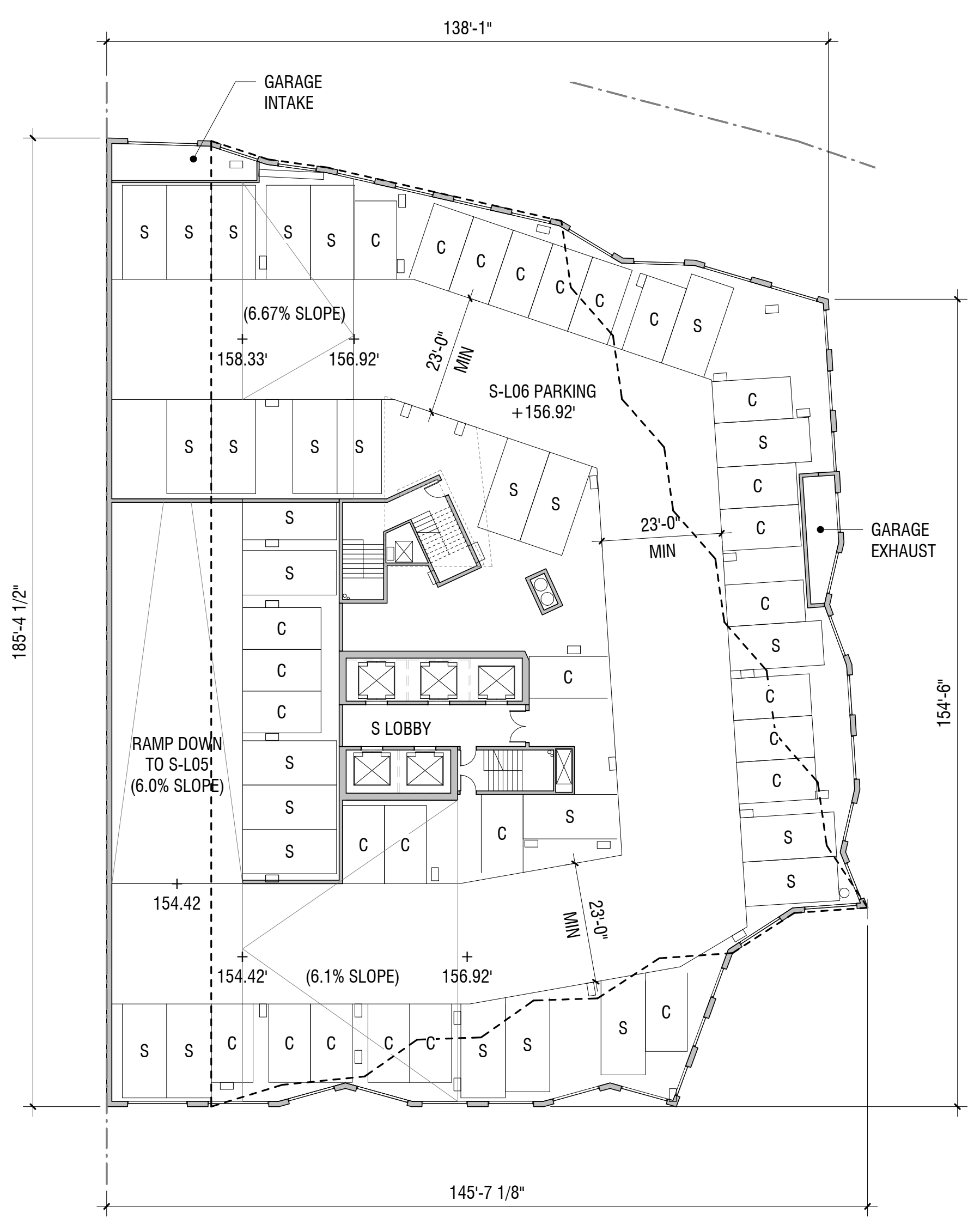
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ISSUED:	
DATE	DESCRIPTION
2019.08.02	PRELIMINARY 4.1 SUBMISSION
2019.10.09	REVISED 4.1 SUBMISSION
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REVISIONS:	
DATE	DESCRIPTION

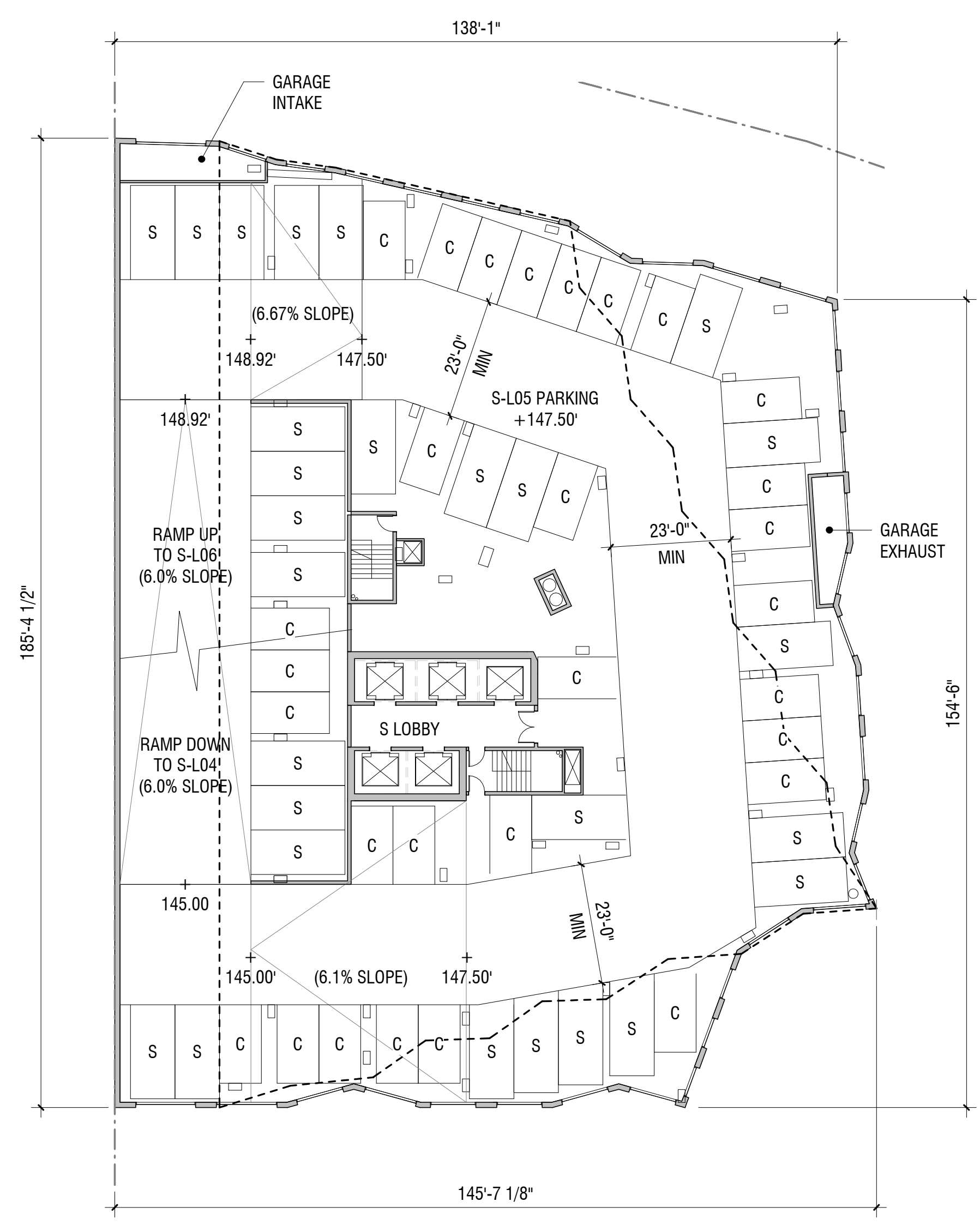
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 SBA PROJECT NO: 28103

A1.21

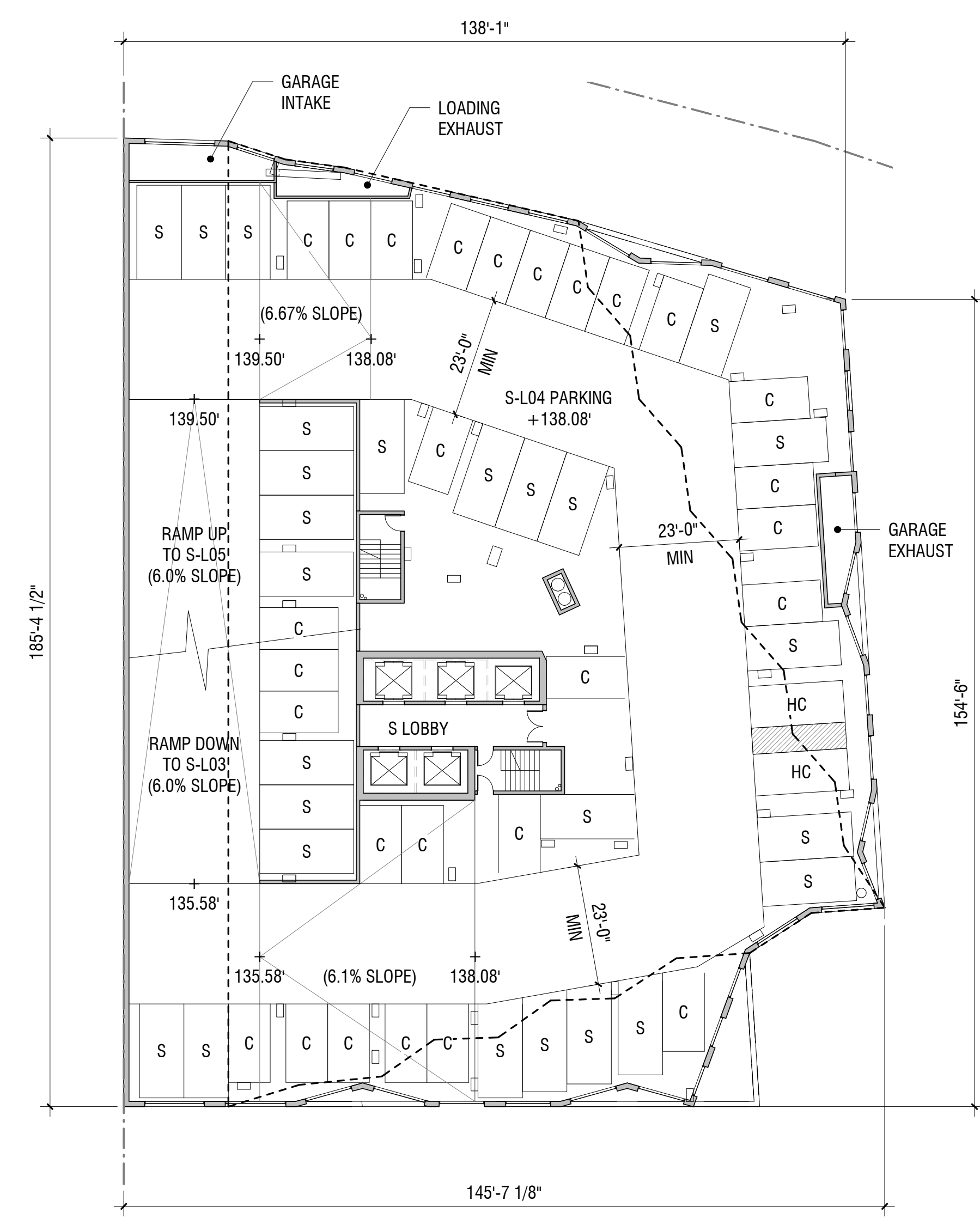
PROGRESS DATE 20200507



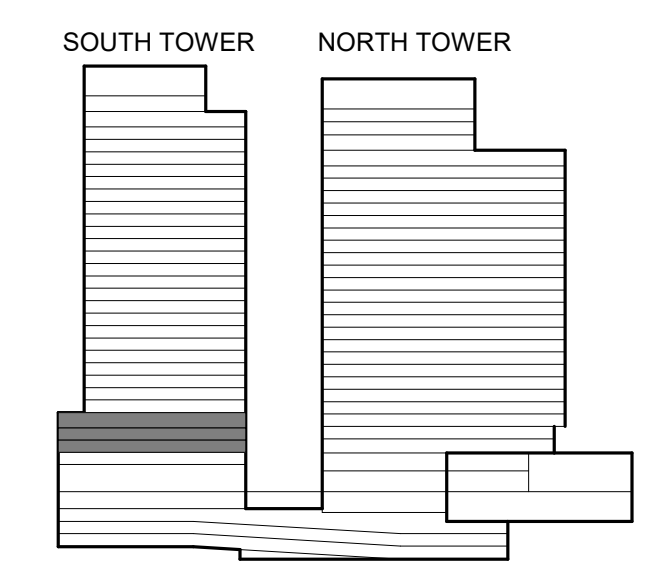
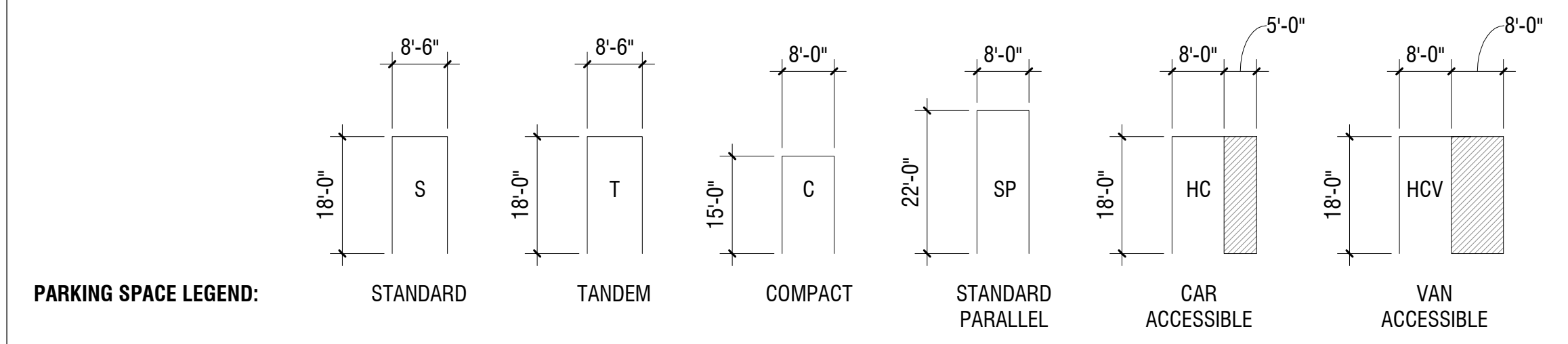
SOUTH TOWER PLAN - LEVEL 06
 SCALE 1" = 20'-0" 03



SOUTH TOWER PLAN - LEVEL 05
 SCALE 1" = 20'-0" 02



SOUTH TOWER PLAN - LEVEL 04
 SCALE 1" = 20'-0" 01



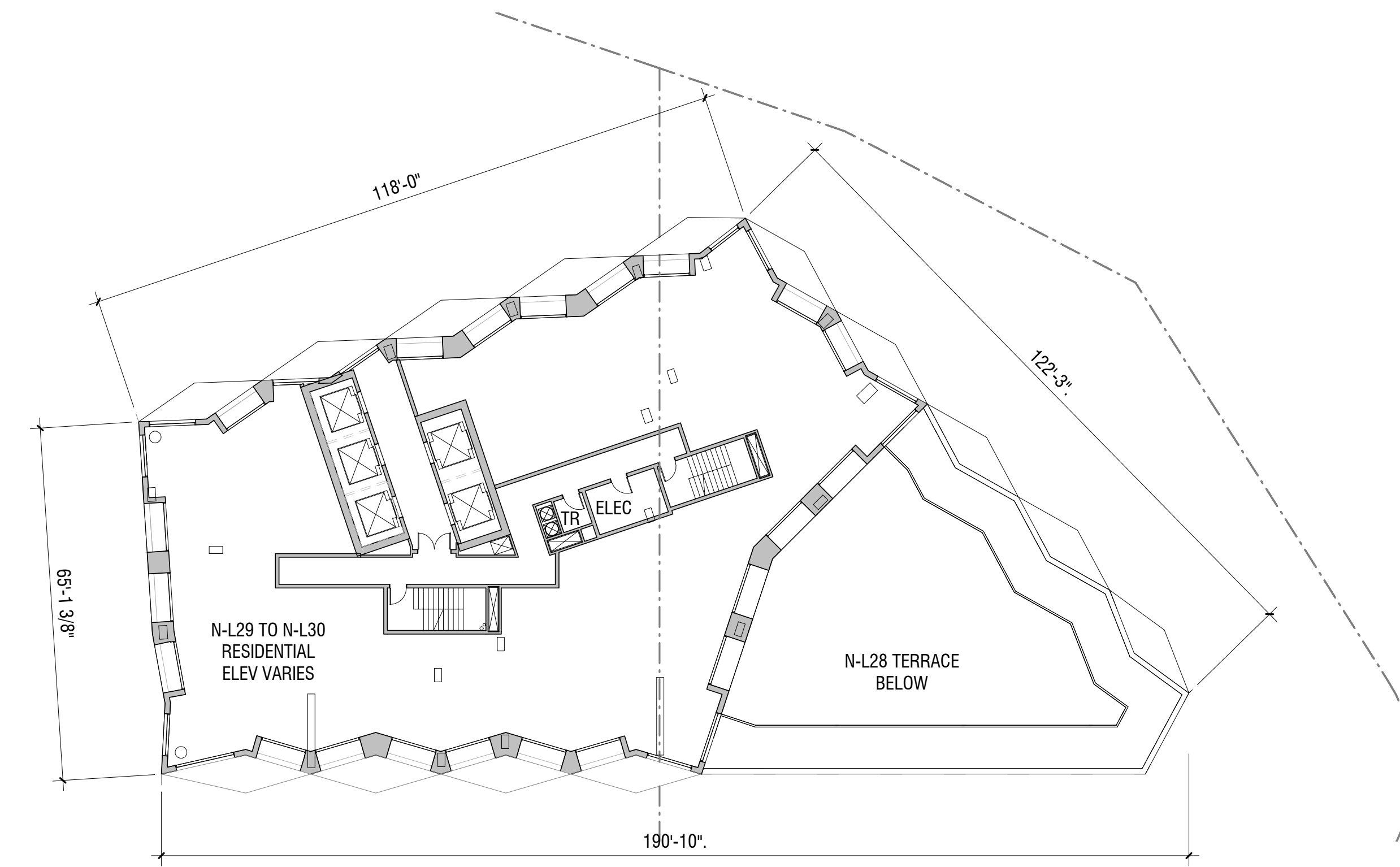
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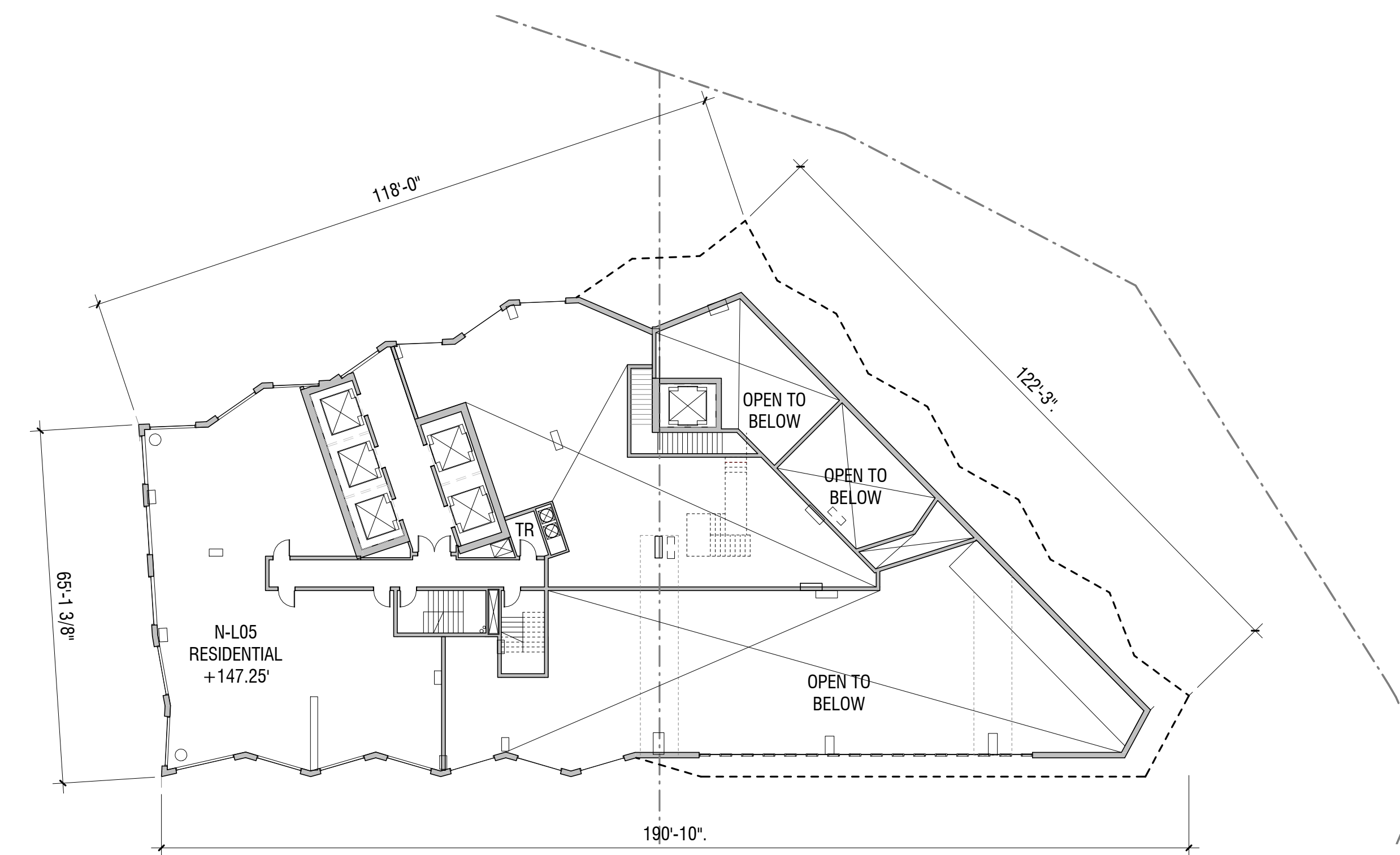
1820 FORT MYER

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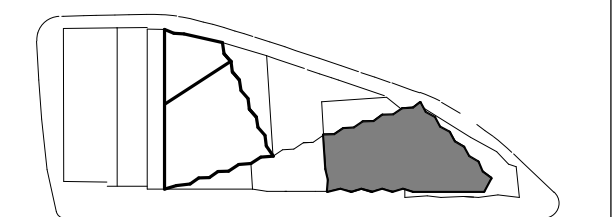


NORTH TOWER PLAN - LEVELS 29 TO 30 SCALE 1" = 20'-0" 02



NORTH TOWER PLAN - LEVEL 05 SCALE 1" = 20'-0" 01

KEY PLAN



SBA PROJECT NO:
 28103



NORTH TOWER PLANS - L05, L29, L30

SCALE 1" = 20'-0"

ISSUED:	DESCRIPTION
2019.08.02	PRELIMINARY 4.1 SUBMISSION
2019.10.09	REVISED 4.1 SUBMISSION
2019.12.05	FINAL 4.1 SUBMISSION
2020.07.14	REV FINAL 4.1 SUBMISSION
2020.10.02	PRE-HEARING 4.1 SUBMISSION

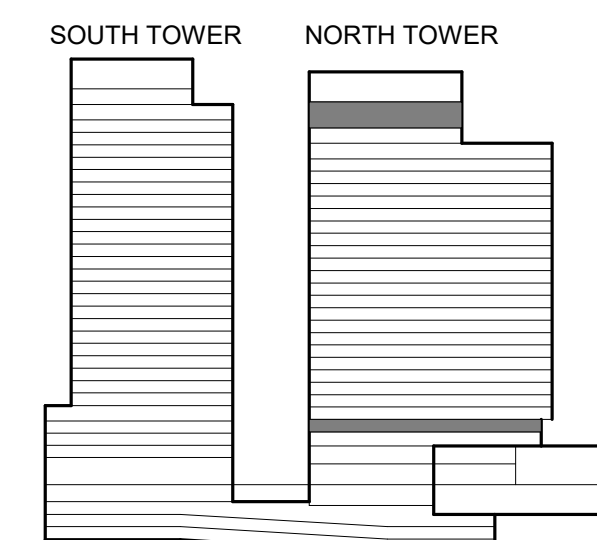
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SBA PROJECT NO: 28103

A1.31

PROGRESS DATE 20200507



GENERAL NOTES:

1. SEE G1.01 FOR DENSITY CALCULATIONS, INCLUDING GFA OF EACH FLOOR AND OVERALL STRUCTURE.
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Washington, DC 20007
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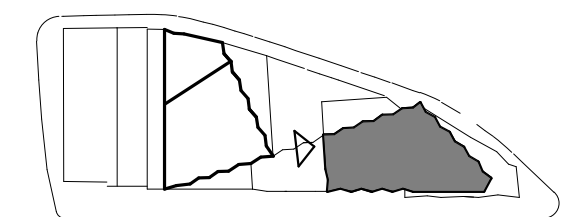
1820 FORT MYER

1820 N Fort Myer Drive

OWNER

Snell Properties

KEY PLAN



SBA PROJECT NO:
28103



18TH ST ELEVATION - LOOKING NORTH

SCALE As indicated

ISSUED:	DATE	DESCRIPTION
	2019.08.02	PRELIMINARY 4.1 SUBMISSION
	2019.10.09	REVISED 4.1 SUBMISSION
	2019.12.05	FINAL 4.1 SUBMISSION
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	2020.10.02	PRE-HEARING 4.1 SUBMISSION

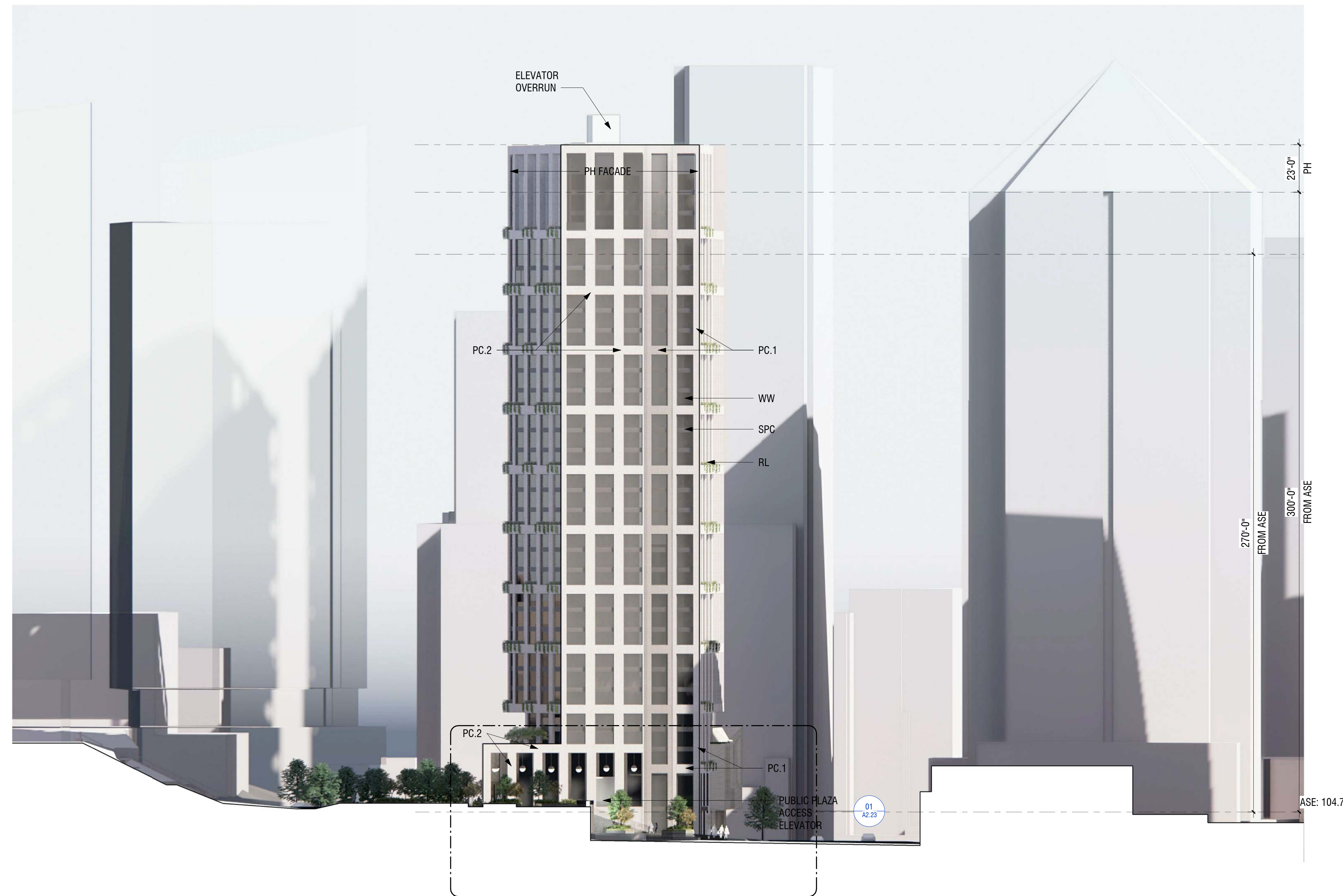
REVISIONS:	DATE	DESCRIPTION	#

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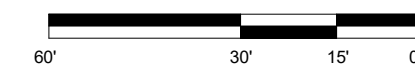
SBA PROJECT NO: 28103

A2.10

PROGRESS DATE 202000507



FLOOR	ELEVATION
N.PH ROOF	427'-6"
N.MAN ROOF	404'-6"
N.LEVEL 39	393'-4"
N.LEVEL 38	383'-0"
N.LEVEL 37	372'-8"
N.LEVEL 36	362'-4"
N.LEVEL 35	352'-0"
N.LEVEL 34	341'-8"
N.LEVEL 33	331'-4"
N.LEVEL 32	321'-0"
N.LEVEL 31	310'-8"
N.LEVEL 30	300'-4"
N.LEVEL 29	290'-0"
N.LEVEL 28	279'-8"
N.LEVEL 27	269'-4"
N.LEVEL 26	259'-0"
N.LEVEL 25	248'-8"
N.LEVEL 24	238'-4"
N.LEVEL 23	228'-0"
N.LEVEL 22	217'-8"
N.LEVEL 21	207'-4"
N.LEVEL 20	197'-0"
N.LEVEL 19	186'-8"
N.LEVEL 18	176'-4"
N.LEVEL 17	166'-0"
N.LEVEL 16	155'-8"
N.LEVEL 15	145'-4"
N.LEVEL 14	135'-0"
N.LEVEL 13	124'-8"
N.LEVEL 12	114'-4"
N.LEVEL 11	104'-0"
N.LEVEL 10	93'-8"
N.LEVEL 09 ROOF	83'-4"
N.LEVEL 08	73'-0"
N.LEVEL 07	62'-8"
N.LEVEL 06	52'-4"
N.LEVEL 05	42'-0"
N.LEVEL 04	31'-8"
N.LEVEL 03	21'-4"
N.LEVEL 02	11'-0"
N.LEVEL 01	0'-0"
LEVEL 00	0'-0"
LEVEL 01	9'-4"
LEVEL 02	18'-8"
LEVEL 03	28'-2"
LEVEL 04	37'-6"
LEVEL 05	47'-0"
LEVEL 06	56'-4"
LEVEL 07	65'-8"
LEVEL 08	75'-2"
LEVEL 09	84'-6"
LEVEL 10	94'-0"
LEVEL 11	103'-4"
LEVEL 12	112'-8"
LEVEL 13	122'-2"
LEVEL 14	131'-6"
LEVEL 15	141'-0"
LEVEL 16	150'-4"
LEVEL 17	159'-8"
LEVEL 18	169'-2"
LEVEL 19	178'-6"
LEVEL 20	188'-0"
LEVEL 21	197'-4"
LEVEL 22	206'-8"
LEVEL 23	216'-2"
LEVEL 24	225'-6"
LEVEL 25	235'-0"
LEVEL 26	244'-4"
LEVEL 27	253'-8"
LEVEL 28	263'-2"
LEVEL 29	272'-6"
LEVEL 30	282'-0"
LEVEL 31	291'-4"
LEVEL 32	300'-8"
LEVEL 33	310'-2"
LEVEL 34	319'-6"
LEVEL 35	329'-0"
LEVEL 36	338'-4"
LEVEL 37	347'-8"
LEVEL 38	357'-2"
LEVEL 39	366'-6"
LEVEL 40	376'-0"



18TH ST ELEVATION - LOOKING NORTH

SCALE 1" = 30'-0" 01

TAG	MATERIAL DESCRIPTION	COLOR
PC.1	ARCHITECTURAL PRECAST - TYPE 1	WHITE
PC.2	ARCHITECTURAL PRECAST - TYPE 2	WHITE
WW	WINDOW WALL W/METAL SPANDRELS AT INTERMEDIATE FLOORS	DARK GREY FRAME
CW	CURTAIN WALL W/METAL SPANDRELS AT INTERMEDIATE FLOORS	DARK GREY FRAME
LVR.1	PAINTED METAL ARCHITECTURAL GRILL	DARK GREY
LVR.2	PAINTED METAL ARCHITECTURAL GRILL	DARK GREY
SPC	PAINTED METAL ARCHITECTURAL GRILL	DARK GREY
MP	PAINTED METAL PANEL CLADDING	DARK GREY
WS	GLASS WINDSCREEN	DARK GREY FRAME
RL	METAL RAILING SYSTEM	DARK GREY
GDR	PERFORATED METAL GARAGE DOOR	DARK GREY
C-MV	MASONRY VENEER	WARM GREY
C-CW	TYPICAL CURTAINWALL	GREY FRAME
C-ECCW	PORTAL CURTAINWALL	GREY FRAME

GENERAL NOTES:

- BUILDING WALL OPENINGS AT EACH FACADE CONSTITUTE APPROXIMATELY 50% OF THE OVERALL FACADE AREA. SEE SHEETS A2.10 THROUGH A2.15 FOR OVERALL BUILDING ELEVATIONS.
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LANDSCAPE ARCHITECT:
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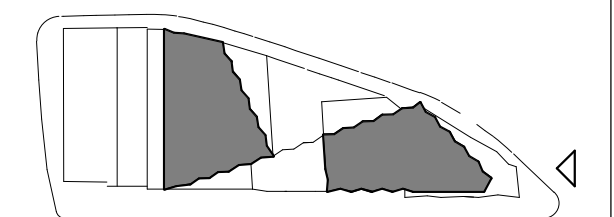
1820 FORT MYER

1820 N Fort Myer Drive

OWNER

Snell Properties

KEY PLAN



SBA PROJECT NO:
28103



NORTH ELEVATION

SCALE As indicated

ISSUED:	DATE	DESCRIPTION
2019.08.02	2019.08.02	PRELIMINARY 4.1 SUBMISSION
2019.10.09	2019.10.09	REVISED 4.1 SUBMISSION
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REVISIONS:	DATE	DESCRIPTION	#

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SBA PROJECT NO: 28103

A2.11

PROGRESS DATE 202000507



LEVEL	ELEVATION
N-1PH ROOF	477'-8"
N-MAIN ROOF	404'-8"
N-LEVEL 30	393'-4"
N-LEVEL 29	385'-0"
N-LEVEL 28	370'-9"
N-LEVEL 27	358'-11"
N-LEVEL 26	348'-0"
N-LEVEL 25	338'-11"
N-LEVEL 24	329'-4"
N-LEVEL 23	319'-9"
N-LEVEL 22	310'-2"
N-LEVEL 21	300'-7"
N-LEVEL 20	291'-0"
N-LEVEL 19	281'-3"
N-LEVEL 18	271'-6"
N-LEVEL 17	262'-8"
N-LEVEL 16	252'-8"
N-LEVEL 15	243'-11"
N-LEVEL 14	234'-4"
N-LEVEL 13	223'-11"
N-LEVEL 12	214'-4"
N-LEVEL 11	204'-8"
N-LEVEL 10	195'-2"
N-LEVEL 09 ROOF	185'-7"
N-LEVEL 08	176'-0"
N-LEVEL 07	166'-5"
N-LEVEL 06	156'-10"
N-LEVEL 05	147'-0"
N-LEVEL 04	137'-4"
N-LEVEL 03	127'-10"
LEVEL 02	118'-10"
LEVEL 01	98'-0"
LEVEL 01	84'-0"

TAG	MATERIAL DESCRIPTION	COLOR
PC.1	ARCHITECTURAL PRECAST - TYPE 1	WHITE
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CW	CURTAIN WALL W/METAL SPANDRELS AT INTERMEDIATE FLOORS	DARK GREY FRAME
LVR.1	PAINTED METAL ARCHITECTURAL GRILL	DARK GREY
LVR.2	PAINTED METAL ARCHITECTURAL GRILL	DARK GREY
SPC	PAINTED METAL ARCHITECTURAL GRILL	DARK GREY
MP	PAINTED METAL PANEL CLADDING	DARK GREY
WS	GLASS WINDSCREEN	DARK GREY FRAME
RL	METAL RAILING SYSTEM	DARK GREY
GDR	PERFORATED METAL GARAGE DOOR	DARK GREY
C-MV	MASONRY VENEER	WARM GREY
C-CW	TYPICAL CURTAINWALL	GREY FRAME
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NORTH ELEVATION SCALE 1" = 30'-0" 01

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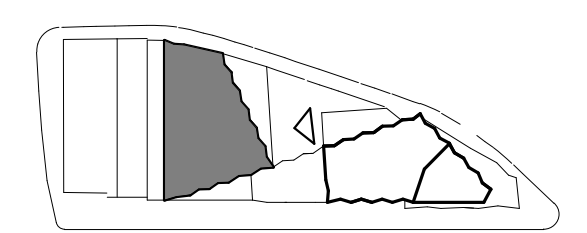
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1820 FORT MYER

1820 N Fort Myer Drive

OWNER
 Snell Properties

KEY PLAN



SBA PROJECT NO:
 28103

18TH ST ELEVATION - LOOKING SOUTH

SCALE As indicated

ISSUED:	DATE	DESCRIPTION
2019.08.02	2019.08.02	PRELIMINARY 4.1 SUBMISSION
2019.10.09	2019.10.09	REVISED 4.1 SUBMISSION
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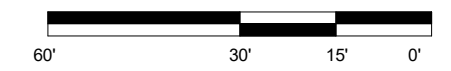
SBA PROJECT NO: 28103

A2.12

PROGRESS DATE 202000507



5-1/4" ROOF	437'-8"
5-1/4" ROOF	414'-8"
S-LEVEL 31	403'-8"
S-LEVEL 30	389'-0"
S-LEVEL 29	380'-0"
S-LEVEL 28	370'-0"
S-LEVEL 27	361'-0"
S-LEVEL 26	351'-0"
S-LEVEL 25	342'-0"
S-LEVEL 24	332'-0"
S-LEVEL 23	323'-0"
S-LEVEL 22	313'-0"
S-LEVEL 21	304'-0"
S-LEVEL 20	294'-0"
S-LEVEL 19	285'-0"
S-LEVEL 18	275'-0"
S-LEVEL 17	266'-0"
S-LEVEL 16	256'-0"
S-LEVEL 15	247'-0"
S-LEVEL 14	237'-0"
S-LEVEL 13	228'-0"
S-LEVEL 12	218'-0"
S-LEVEL 11	209'-0"
S-LEVEL 10	199'-0"
S-LEVEL 09	190'-0"
S-LEVEL 08	180'-0"
S-LEVEL 07	169'-0"
S-LEVEL 06	158'-11"
S-LEVEL 05	147'-0"
S-LEVEL 04	135'-11"
S-LEVEL 03	123'-8"
	109'-10"
	12'-2"
	11'-11"
	9'-4"
	8'-4"
	7'-4"
	6'-4"
	5'-4"



18TH ST ELEVATION - LOOKING SOUTH

SCALE 1" = 30'-0" 01

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LVR.2	PAINTED METAL ARCHITECTURAL GRILL	DARK GREY
SPC	PAINTED METAL ARCHITECTURAL GRILL	DARK GREY
MP	PAINTED METAL PANEL CLADDING	DARK GREY
WS	GLASS WINDSCREEN	DARK GREY FRAME
RL	METAL RAILING SYSTEM	DARK GREY
GDR	PERFORATED METAL GARAGE DOOR	DARK GREY
C-MV	MASONRY VENEER	WARM GREY
C-CW	TYPICAL CURTAINWALL	GREY FRAME
C-ECCW	PORTAL CURTAINWALL	GREY FRAME

GENERAL NOTES:

- BUILDING WALL OPENINGS AT EACH FACADE CONSTITUTE APPROXIMATELY 50% OF THE OVERALL FACADE AREA. SEE SHEETS A2.10 THROUGH A2.15 FOR OVERALL BUILDING ELEVATIONS.
- FLOOR AND TERRACE ELEVATIONS TO BE FINALIZED AT BUILDING PERMIT APPLICATION.
- BALCONY AND TERRACE PLANTINGS TO BE FINALIZED AT BUILDING PERMIT APPLICATION.

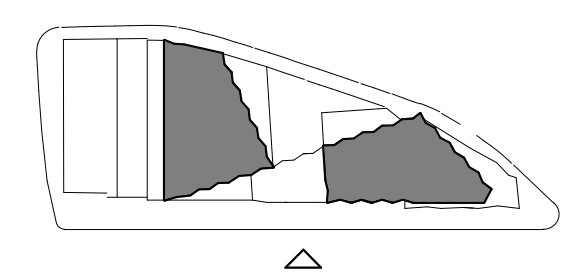
CONSULTANTS:
 CIVIL ENGINEER:
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 12355 Sunrise Valley Drive, Suite 520
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 703.464.1000
 LANDSCAPE ARCHITECT:
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 TRAFFIC ENGINEER:
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 Tysons, VA 22102
 703.917.6620

1820 FORT MYER

1820 N Fort Myer Drive

OWNER
 Snell Properties

KEY PLAN



SBA PROJECT NO:
 28103

EAST ELEVATION

SCALE	As indicated
ISSUED:	
DATE	DESCRIPTION
2019.08.02	PRELIMINARY 4.1 SUBMISSION
2019.10.09	REVISED 4.1 SUBMISSION
2019.12.05	FINAL 4.1 SUBMISSION
2020.07.14	REV FINAL 4.1 SUBMISSION
2020.10.02	PRE-HEARING 4.1 SUBMISSION

REVISIONS:	DATE	DESCRIPTION	#

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 SBA PROJECT NO: 28103

A2.13

PROGRESS DATE 20200507



EAST ELEVATION

SCALE 1" = 30'-0" 01

TAG	MATERIAL DESCRIPTION	COLOR
PC.1	ARCHITECTURAL PRECAST - TYPE 1	WHITE
PC.2	ARCHITECTURAL PRECAST - TYPE 2	WHITE
WW	WINDOW WALL W/METAL SPANDRELS AT INTERMEDIATE FLOORS	DARK GREY FRAME
CW	CURTAIN WALL W/METAL SPANDRELS AT INTERMEDIATE FLOORS	DARK GREY FRAME
LVR.1	PAINTED METAL ARCHITECTURAL GRILL	DARK GREY
LVR.2	PAINTED METAL ARCHITECTURAL GRILL	DARK GREY
SPC	PAINTED METAL ARCHITECTURAL GRILL	DARK GREY
MP	PAINTED METAL PANEL CLADDING	DARK GREY
WS	GLASS WINDSCREEN	DARK GREY FRAME
RL	METAL RAILING SYSTEM	DARK GREY
GDR	PERFORATED METAL GARAGE DOOR	DARK GREY
C-MV	MASONRY VENEER	WARM GREY
C-CW	TYPICAL CURTAINWALL	GREY FRAME
C-ECCW	PORTAL CURTAINWALL	GREY FRAME

- GENERAL NOTES:
- BUILDING WALL OPENINGS AT EACH FACADE CONSTITUTE APPROXIMATELY 50% OF THE OVERALL FACADE AREA. SEE SHEETS A2.10 THROUGH A2.15 FOR OVERALL BUILDING ELEVATIONS.
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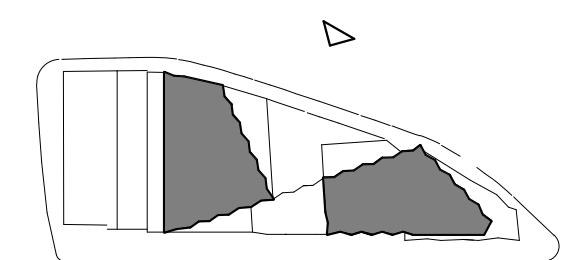
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1820 FORT MYER

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OWNER
 Snell Properties

KEY PLAN



SBA PROJECT NO:
 28103

WEST ELEVATION

SCALE As indicated

ISSUED:	DATE	DESCRIPTION
	2019.08.02	PRELIMINARY 4.1 SUBMISSION
	2019.10.09	REVISED 4.1 SUBMISSION
	2019.12.05	FINAL 4.1 SUBMISSION
	2020.07.14	REV FINAL 4.1 SUBMISSION
	2020.10.02	PRE-HEARING 4.1 SUBMISSION

REVISIONS:
 DATE DESCRIPTION

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SBA PROJECT NO: 28103

A2.14

PROGRESS DATE 20200507



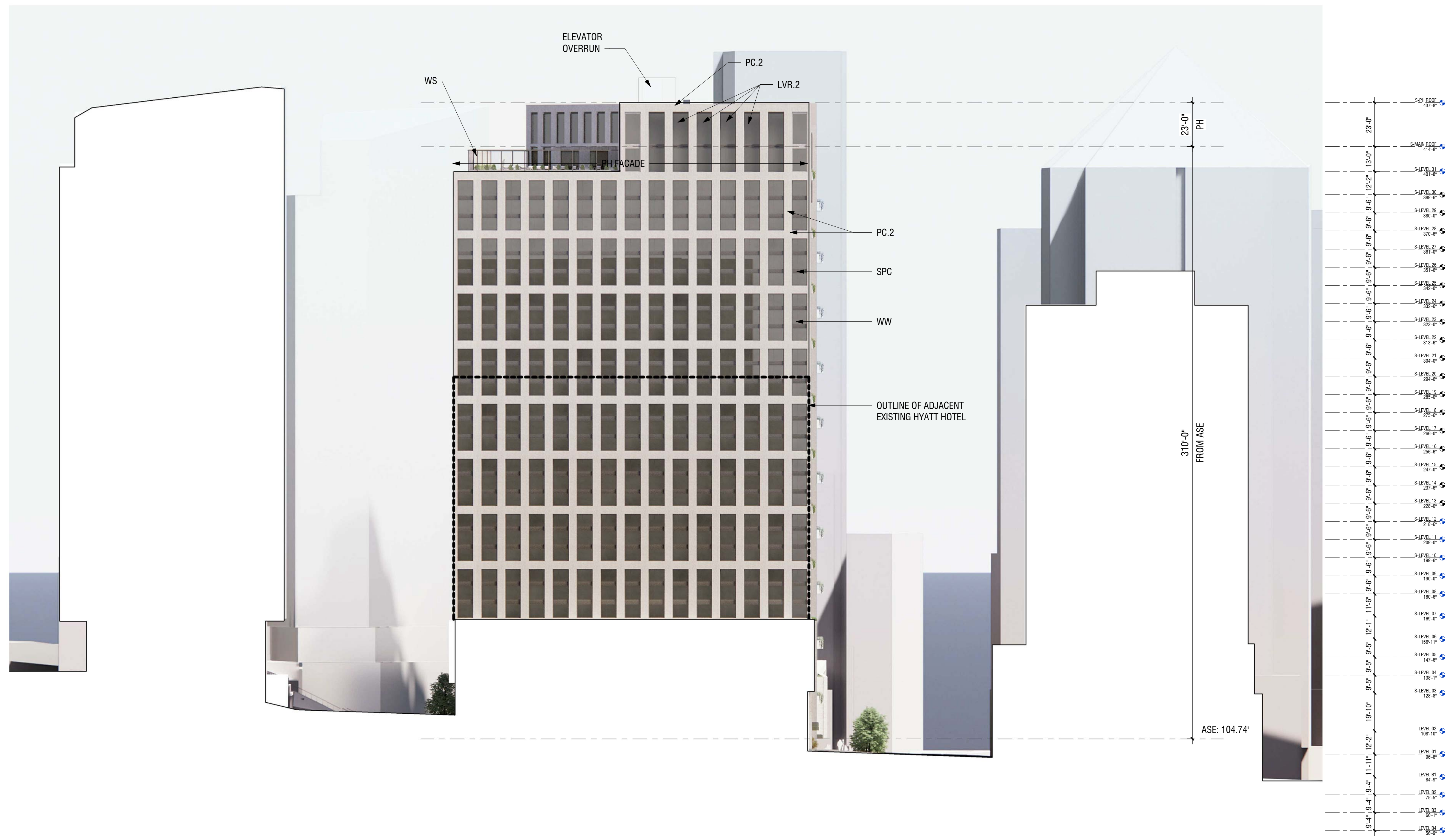
WEST ELEVATION

SCALE 1" = 30'-0" 01

TAG	MATERIAL DESCRIPTION	COLOR
PC.1	ARCHITECTURAL PRECAST - TYPE 1	WHITE
PC.2	ARCHITECTURAL PRECAST - TYPE 2	WHITE
WW	WINDOW WALL W/METAL SPANDRELS AT INTERMEDIATE FLOORS	DARK GREY FRAME
CW	CURTAIN WALL W/METAL SPANDRELS AT INTERMEDIATE FLOORS	DARK GREY FRAME
LVR.1	PAINTED METAL ARCHITECTURAL GRILL	DARK GREY
LVR.2	PAINTED METAL ARCHITECTURAL GRILL	DARK GREY
SPC	PAINTED METAL ARCHITECTURAL GRILL	DARK GREY
MP	PAINTED METAL PANEL CLADDING	DARK GREY
WS	GLASS WINDSCREEN	DARK GREY FRAME
RL	METAL RAILING SYSTEM	DARK GREY
GDR	PERFORATED METAL GARAGE DOOR	DARK GREY
C-MV	MASONRY VENEER	WARM GREY
C-CW	TYPICAL CURTAINWALL	GREY FRAME
C-ECCW	PORTAL CURTAINWALL	GREY FRAME

GENERAL NOTES:

- BUILDING WALL OPENINGS AT EACH FACADE CONSTITUTE APPROXIMATELY 50% OF THE OVERALL FACADE AREA. SEE SHEETS A2.10 THROUGH A2.15 FOR OVERALL BUILDING ELEVATIONS.
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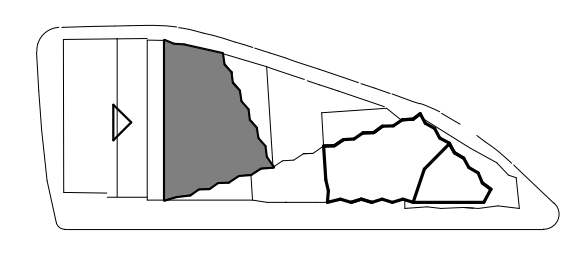
CONSULTANTS:
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1820 FORT MYER

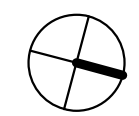
1820 N Fort Myer Drive

OWNER
 Snell Properties

KEY PLAN



SBA PROJECT NO:
 28103



SOUTH ELEVATION

SCALE As indicated

ISSUED:	DATE	DESCRIPTION
2019.08.02	2019.08.02	PRELIMINARY 4.1 SUBMISSION
2019.10.09	2019.10.09	REVISED 4.1 SUBMISSION
2019.12.05	2019.12.05	FINAL 4.1 SUBMISSION
2020.07.14	2020.07.14	REV FINAL 4.1 SUBMISSION
2020.10.02	2020.10.02	PRE-HEARING 4.1 SUBMISSION

REVISIONS:	DATE	DESCRIPTION	#

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 SBA PROJECT NO: 28103

A2.15

PROGRESS DATE 202000507

SOUTH ELEVATION

SCALE 1" = 30'-0" 01

TAG	MATERIAL DESCRIPTION	COLOR
PC.1	ARCHITECTURAL PRECAST - TYPE 1	WHITE
PC.2	ARCHITECTURAL PRECAST - TYPE 2	WHITE
WW	WINDOW WALL W/METAL SPANDRELS AT INTERMEDIATE FLOORS	DARK GREY FRAME
CW	CURTAIN WALL W/METAL SPANDRELS AT INTERMEDIATE FLOORS	DARK GREY FRAME
LVR.1	PAINTED METAL ARCHITECTURAL GRILL	DARK GREY
LVR.2	PAINTED METAL ARCHITECTURAL GRILL	DARK GREY
SPC	PAINTED METAL ARCHITECTURAL GRILL	DARK GREY
MP	PAINTED METAL PANEL CLADDING	DARK GREY
WS	GLASS WINDSCREEN	DARK GREY FRAME
RL	METAL RAILING SYSTEM	DARK GREY
GDR	PERFORATED METAL GARAGE DOOR	DARK GREY
C-MV	MASONRY VENEER	WARM GREY
C-CW	TYPICAL CURTAINWALL	GREY FRAME
C-ECCW	PORTAL CURTAINWALL	GREY FRAME

- GENERAL NOTES:**
- BUILDING WALL OPENINGS AT EACH FACADE CONSTITUTE APPROXIMATELY 50% OF THE OVERALL FACADE AREA. SEE SHEETS A2.10 THROUGH A2.15 FOR OVERALL BUILDING ELEVATIONS.
 - FLOOR AND TERRACE ELEVATIONS TO BE FINALIZED AT BUILDING PERMIT APPLICATION.
 - BALCONY AND TERRACE PLANTINGS TO BE FINALIZED AT BUILDING PERMIT APPLICATION.

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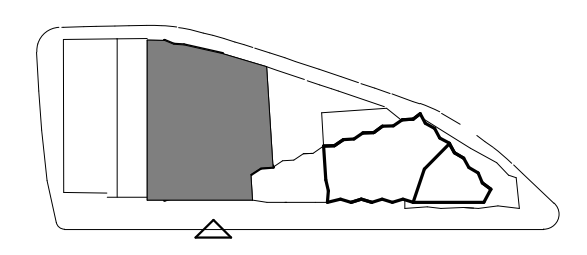
TRAFFIC ENGINEER:
Wells + Associates
 1420 Spring Hill Road, Suite 610
 Tysons, VA 22102
 703.917.6620

1820 FORT MYER

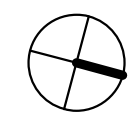
1820 N Fort Myer Drive

OWNER
 Snell Properties

KEY PLAN



SBA PROJECT NO:
 28103



STREET ELEVATION - EAST ELEVATION (AT SOUTH)

SCALE 1/8" = 1'-0"

ISSUED:	DATE	DESCRIPTION
2019.08.02	2019.08.02	PRELIMINARY 4.1 SUBMISSION
2019.10.09	2019.10.09	REVISED 4.1 SUBMISSION
2019.12.05	2019.12.05	FINAL 4.1 SUBMISSION
2020.07.14	2020.07.14	REV FINAL 4.1 SUBMISSION
2020.10.02	2020.10.02	PRE-HEARING 4.1 SUBMISSION

REVISIONS:	DATE	DESCRIPTION	#

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SBA PROJECT NO: 28103

A2.20

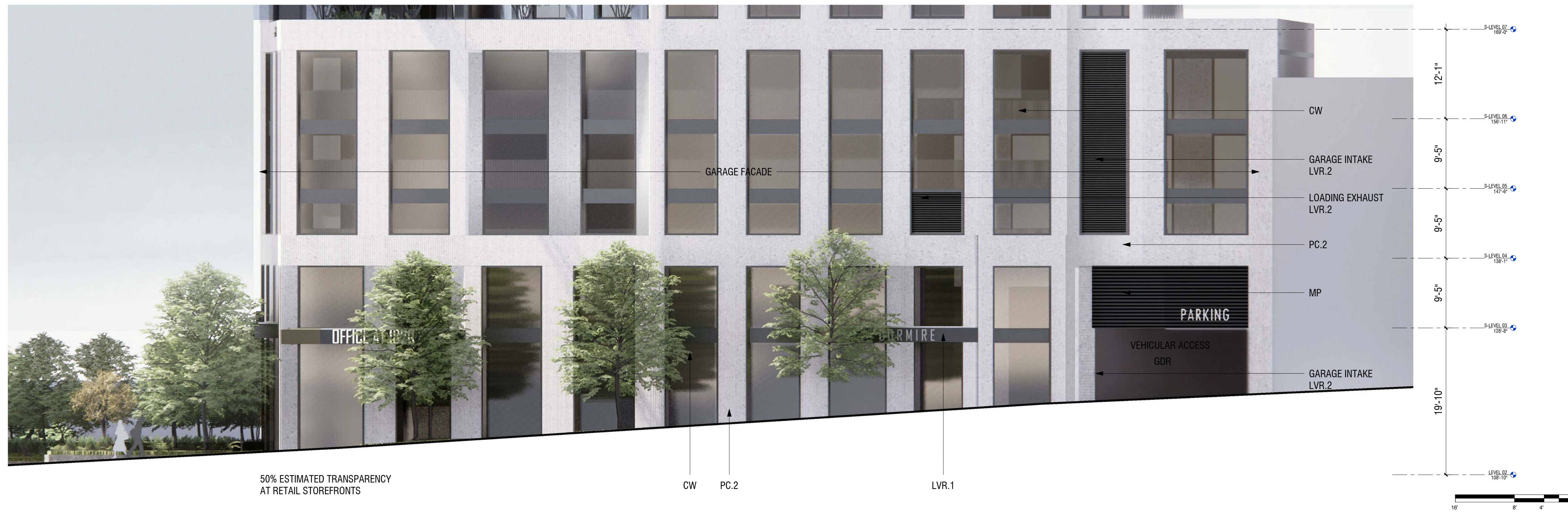
PROGRESS DATE 202000507



STREET ELEVATION - ENLARGED EAST ELEVATION (AT SOUTH)

SCALE 1/8" = 1'-0" 01

TAG	MATERIAL DESCRIPTION	COLOR
PC.1	ARCHITECTURAL PRECAST - TYPE 1	WHITE
PC.2	ARCHITECTURAL PRECAST - TYPE 2	WHITE
WW	WINDOW WALL W/METAL SPANDRELS AT INTERMEDIATE FLOORS	DARK GREY FRAME
CW	CURTAIN WALL W/METAL SPANDRELS AT INTERMEDIATE FLOORS	DARK GREY FRAME
LVR.1	PAINTED METAL ARCHITECTURAL GRILL	DARK GREY
LVR.2	PAINTED METAL ARCHITECTURAL GRILL	DARK GREY
SPC	PAINTED METAL ARCHITECTURAL GRILL	DARK GREY
MP	PAINTED METAL PANEL CLADDING	DARK GREY
WS	GLASS WINDSCREEN	DARK GREY FRAME
RL	METAL RAILING SYSTEM	DARK GREY
GDR	PERFORATED METAL GARAGE DOOR	DARK GREY
C-MV	MASONRY VENEER	WARM GREY
C-CW	TYPICAL CURTAINWALL	GREY FRAME
C-ECCW	PORTAL CURTAINWALL	GREY FRAME



50% ESTIMATED TRANSPARENCY AT RETAIL STOREFRONTS

CW PC.2 LVR.1

STREET ELEVATION - ENLARGED WEST ELEVATION (AT SOUTH) SCALE 1/8" = 1'-0" 02



STREET ELEVATION - ENLARGED NORTH ELEVATION (AT SOUTH) SCALE 1/8" = 1'-0" 01

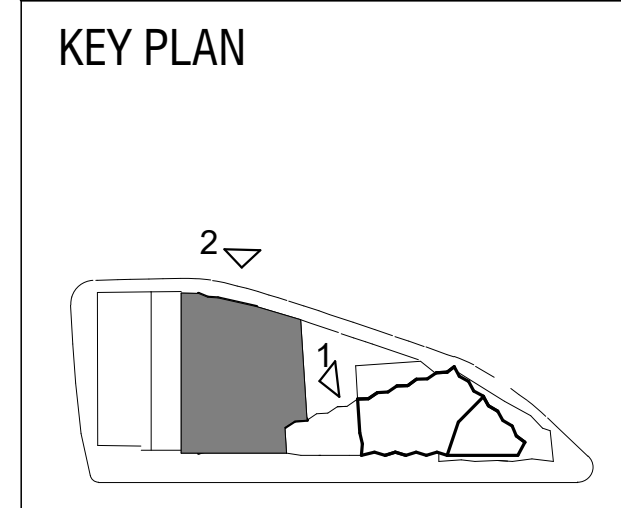
TAG	MATERIAL DESCRIPTION	COLOR
PC.1	ARCHITECTURAL PRECAST - TYPE 1	WHITE
PC.2	ARCHITECTURAL PRECAST - TYPE 2	WHITE
WW	WINDOW WALL W/METAL SPANDRELS AT INTERMEDIATE FLOORS	DARK GREY FRAME
CW	CURTAIN WALL W/METAL SPANDRELS AT INTERMEDIATE FLOORS	DARK GREY FRAME
LVR.1	PAINTED METAL ARCHITECTURAL GRILL	DARK GREY
LVR.2	PAINTED METAL ARCHITECTURAL GRILL	DARK GREY
SPC	PAINTED METAL ARCHITECTURAL GRILL	DARK GREY
MP	PAINTED METAL PANEL CLADDING	DARK GREY
WS	GLASS WINDSCREEN	DARK GREY FRAME
RL	METAL RAILING SYSTEM	DARK GREY
GDR	PERFORATED METAL GARAGE DOOR	DARK GREY
C-MV	MASONRY VENEER	WARM GREY
C-CW	TYPICAL CURTAINWALL	GREY FRAME
C-ECCW	PORTAL CURTAINWALL	GREY FRAME

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1820 FORT MYER
 1820 N Fort Myer Drive

OWNER
 Snell Properties



SBA PROJECT NO:
 28103

STREET ELEVATION - NORTH & WEST ELEVATION (AT SOUTH)
 SCALE 1/8" = 1'-0"

ISSUED:	DATE	DESCRIPTION
2019.08.02	2019.08.02	PRELIMINARY 4.1 SUBMISSION
2019.10.09	2019.10.09	REVISED 4.1 SUBMISSION
2019.12.05	2019.12.05	FINAL 4.1 SUBMISSION
2020.07.14	2020.07.14	REV FINAL 4.1 SUBMISSION
2020.10.02	2020.10.02	PRE-HEARING 4.1 SUBMISSION

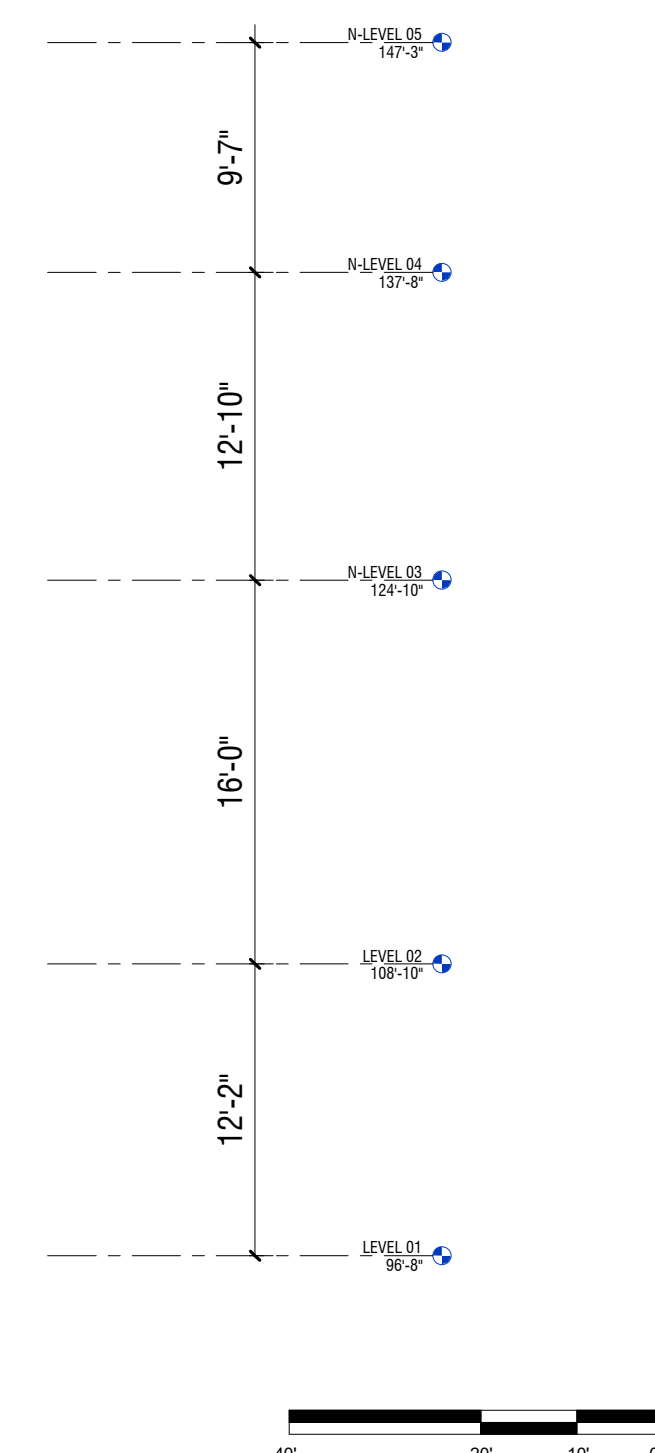
REVISIONS:

DATE	DESCRIPTION	#

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 SBA PROJECT NO: 28103

A2.21

PROGRESS DATE 202000507



STREET ELEVATION - ENLARGED EAST ELEVATION (AT NORTH) SCALE 1/8" = 1'-0" 02

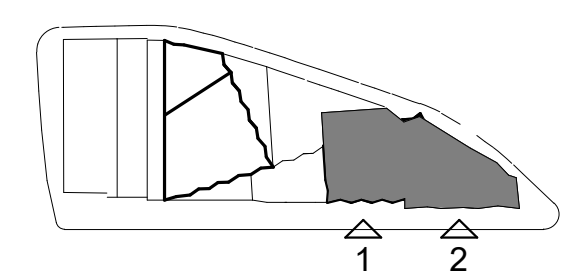
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OWNER
 Snell Properties

KEY PLAN



SBA PROJECT NO:
 28103

STREET ELEVATION - EAST ELEVATION (AT NORTH)

SCALE 1/8" = 1'-0"

ISSUED:	DATE	DESCRIPTION			
2019.08.02	2019.10.09	2019.12.05	2020.07.14	2020.10.02	PRELIMINARY 4.1 SUBMISSION REVISED 4.1 SUBMISSION FINAL 4.1 SUBMISSION REV FINAL 4.1 SUBMISSION PRE-HEARING 4.1 SUBMISSION

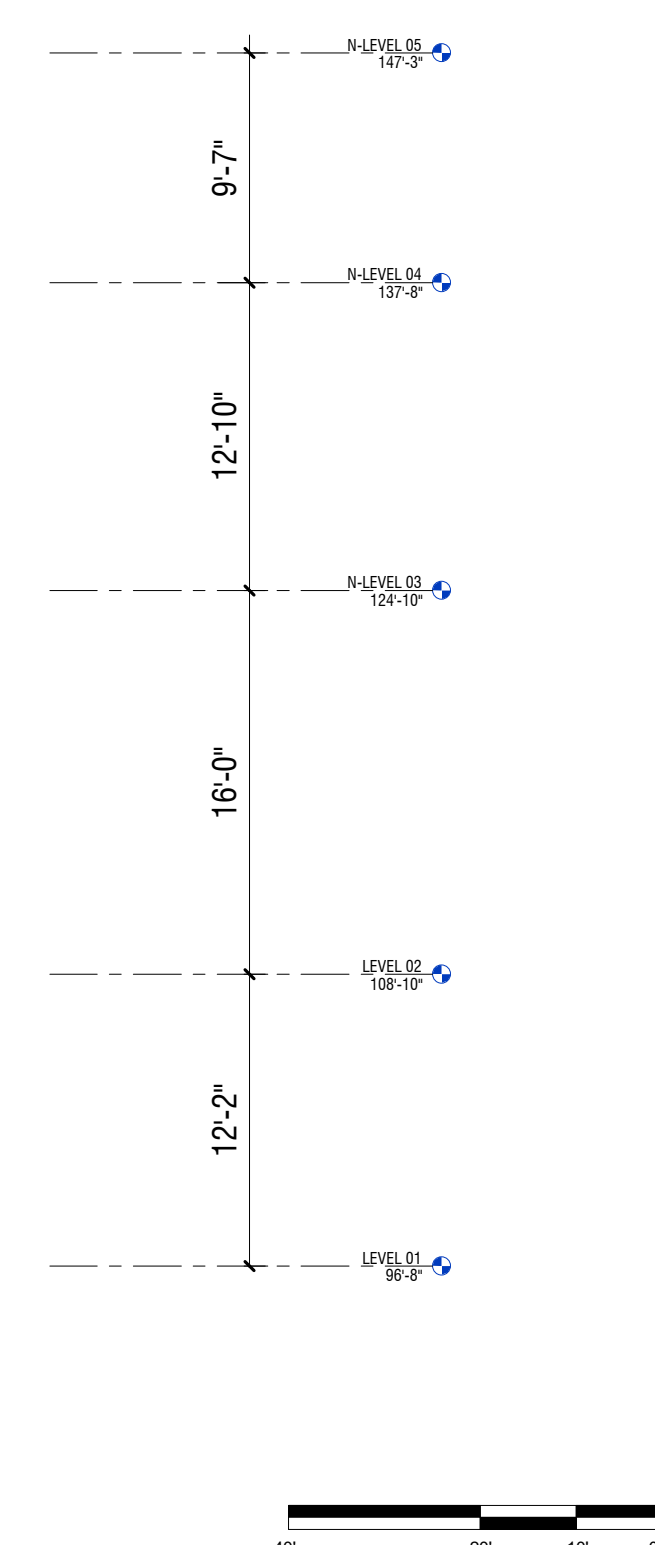
REVISIONS:

DATE	DESCRIPTION	#

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A2.22

PROGRESS DATE 202000507



STREET ELEVATION - ENLARGED EAST ELEVATION (AT NORTH) SCALE 1/8" = 1'-0" 01

MATERIAL LEGEND

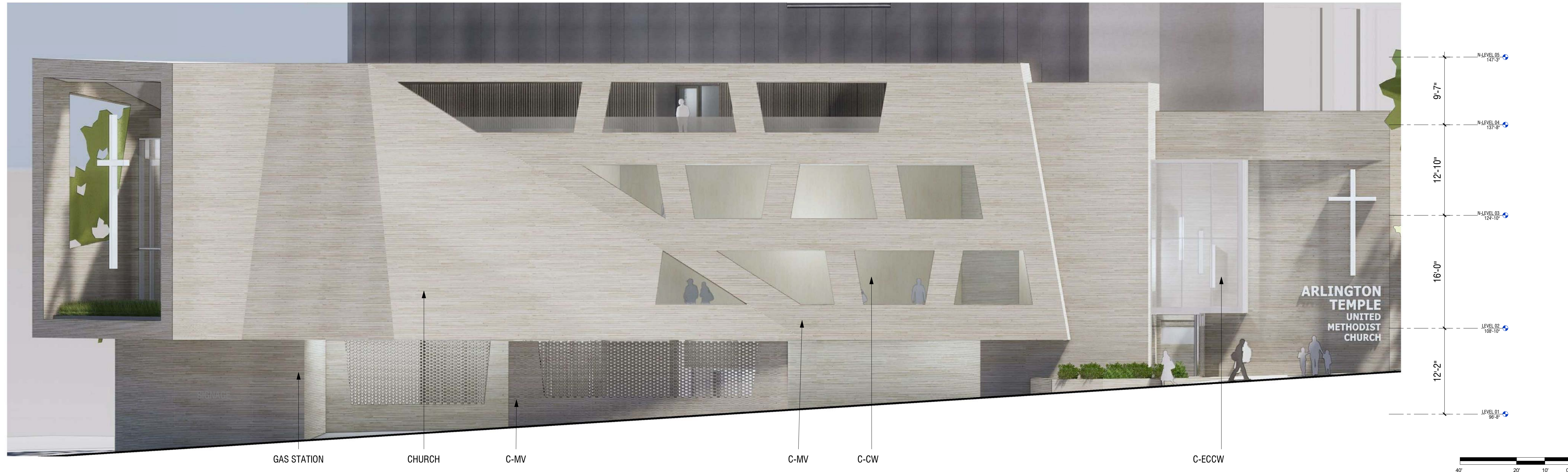
TAG	MATERIAL DESCRIPTION	COLOR
PC.1	ARCHITECTURAL PRECAST - TYPE 1	WHITE
PC.2	ARCHITECTURAL PRECAST - TYPE 2	WHITE
WW	WINDOW WALL W/METAL SPANDRELS AT INTERMEDIATE FLOORS	DARK GREY FRAME
CW	CURTAIN WALL W/METAL SPANDRELS AT INTERMEDIATE FLOORS	DARK GREY FRAME
LVR.1	PAINTED METAL ARCHITECTURAL GRILL	DARK GREY
LVR.2	PAINTED METAL ARCHITECTURAL GRILL	DARK GREY
SPC	PAINTED METAL ARCHITECTURAL GRILL	DARK GREY
MP	PAINTED METAL PANEL CLADDING	DARK GREY
WS	GLASS WINDSCREEN	DARK GREY FRAME
RL	METAL RAILING SYSTEM	DARK GREY
GDR	PERFORATED METAL GARAGE DOOR	DARK GREY
C-MV	MASONRY VENEER	WARM GREY
C-CW	TYPICAL CURTAINWALL	GREY FRAME
C-ECCW	PORTAL CURTAINWALL	GREY FRAME

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1820 N Fort Myer Drive

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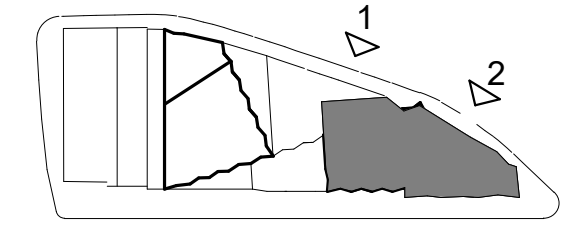


STREET ELEVATION - ENLARGED WEST ELEVATION (AT NORTH) SCALE 1/8" = 1'-0" 02



STREET ELEVATION - ENLARGED WEST ELEVATION (AT NORTH) SCALE 1/8" = 1'-0" 01

KEY PLAN



SBA PROJECT NO:
 28103

STREET ELEVATION - WEST ELEVATION (AT NORTH)

SCALE 1/8" = 1'-0"

ISSUED:	DATE	DESCRIPTION
2019.12.05	FINAL 4.1 SUBMISSION	
2020.07.14	REV FINAL 4.1 SUBMISSION	
2020.10.02	PRE-HEARING 4.1 SUBMISSION	

REVISIONS:

DATE	DESCRIPTION	#

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SBA PROJECT NO: 28103

A2.24

PROGRESS DATE 20200507

TAG	MATERIAL DESCRIPTION	COLOR
PC.1	ARCHITECTURAL PRECAST - TYPE 1	WHITE
PC.2	ARCHITECTURAL PRECAST - TYPE 2	WHITE
WW	WINDOW WALL W/METAL SPANDRELS AT INTERMEDIATE FLOORS	DARK GREY FRAME
CW	CURTAIN WALL W/METAL SPANDRELS AT INTERMEDIATE FLOORS	DARK GREY FRAME
LVR.1	PAINTED METAL ARCHITECTURAL GRILL	DARK GREY
LVR.2	PAINTED METAL ARCHITECTURAL GRILL	DARK GREY
SPC	PAINTED METAL ARCHITECTURAL GRILL	DARK GREY
MP	PAINTED METAL PANEL CLADDING	DARK GREY
WS	GLASS WINDSCREEN	DARK GREY FRAME
RL	METAL RAILING SYSTEM	DARK GREY
GDR	PERFORATED METAL GARAGE DOOR	DARK GREY
C-MV	MASONRY VENEER	WARM GREY
C-CW	TYPICAL CURTAINWALL	GREY FRAME
C-ECCW	PORTAL CURTAINWALL	GREY FRAME

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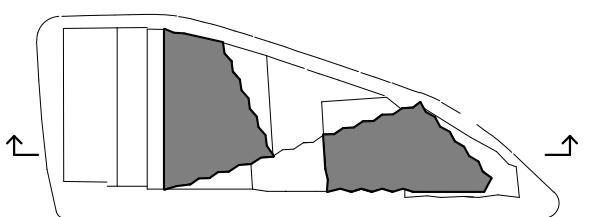
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1820 FORT MYER

1820 N Fort Myer Drive

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KEY PLAN



SBA PROJECT NO:
 28103

LONGITUDINAL SITE SECTION

SCALE As indicated

ISSUED:	DATE	DESCRIPTION
2019.08.02	2019.08.02	PRELIMINARY 4.1 SUBMISSION
2019.10.09	2019.10.09	REVISED 4.1 SUBMISSION
2019.12.05	2019.12.05	FINAL 4.1 SUBMISSION
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2020.10.02	2020.10.02	PRE-HEARING 4.1 SUBMISSION

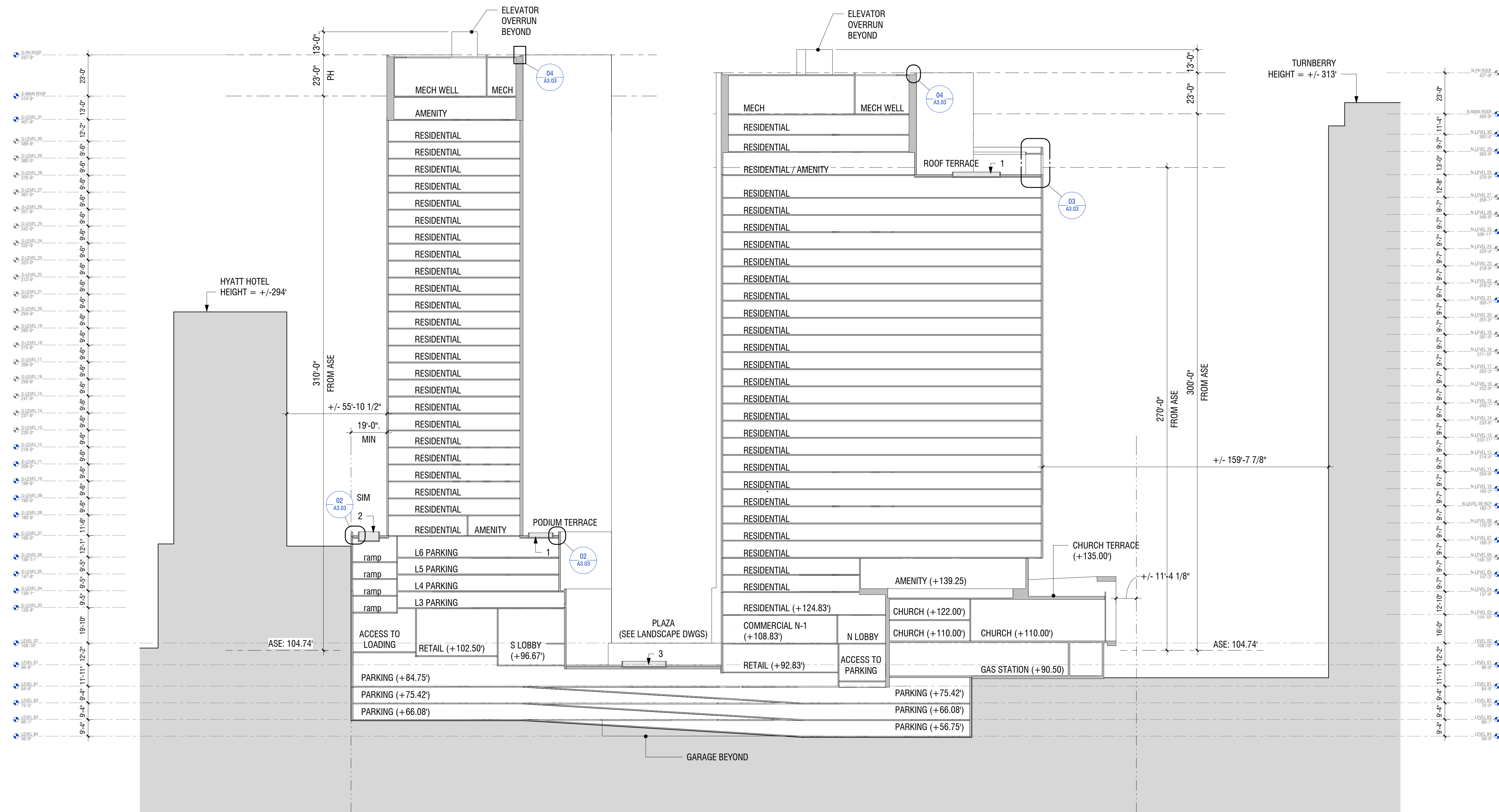
REVISIONS:	DATE	DESCRIPTION	#

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SBA PROJECT NO: 28103

A3.01

PROGRESS DATE 20200507



LONGITUDINAL SITE SECTION SCALE 1" = 30'-0" 01

- GENERAL NOTES:
1. ROOF TERRACE PLANTERS (SOIL DEPTH IS APPROXIMATELY 18" TO 24").
 2. BIORETENTION PLANTERS (SOIL DEPTH IS APPROXIMATELY 24").
 3. PLAZA PLANTERS (SEE LANDSCAPE DRAWINGS FOR SOIL DEPTH).
 4. FLOOR AND TERRACE ELEVATIONS TO BE FINALIZED AT BUILDING PERMIT APPLICATION.
 5. BALCONY AND TERRACE PLANTINGS TO BE FINALIZED AT BUILDING PERMIT APPLICATION.

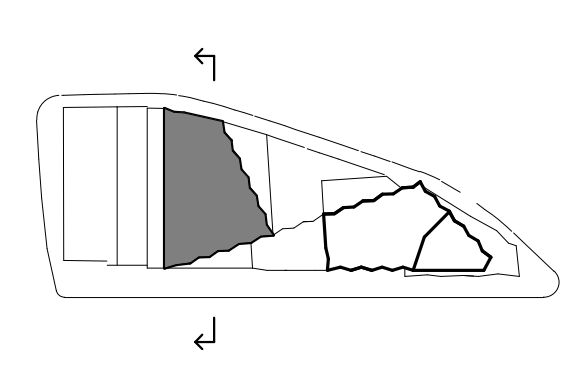
CONSULTANTS:
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KEY PLAN



SBA PROJECT NO:
 28103

TRANSVERSE SITE SECTION - THRU SOUTH TOWER

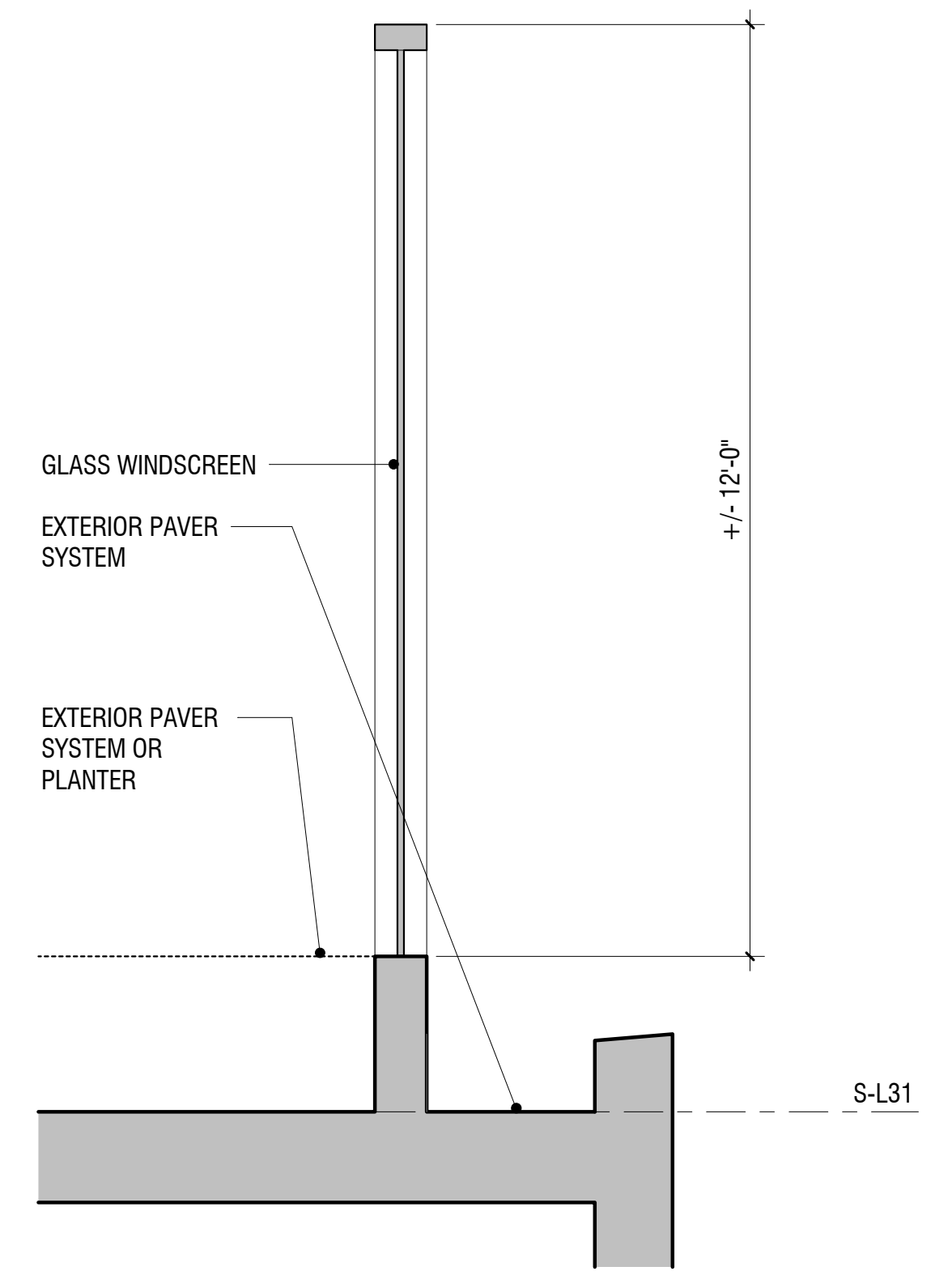
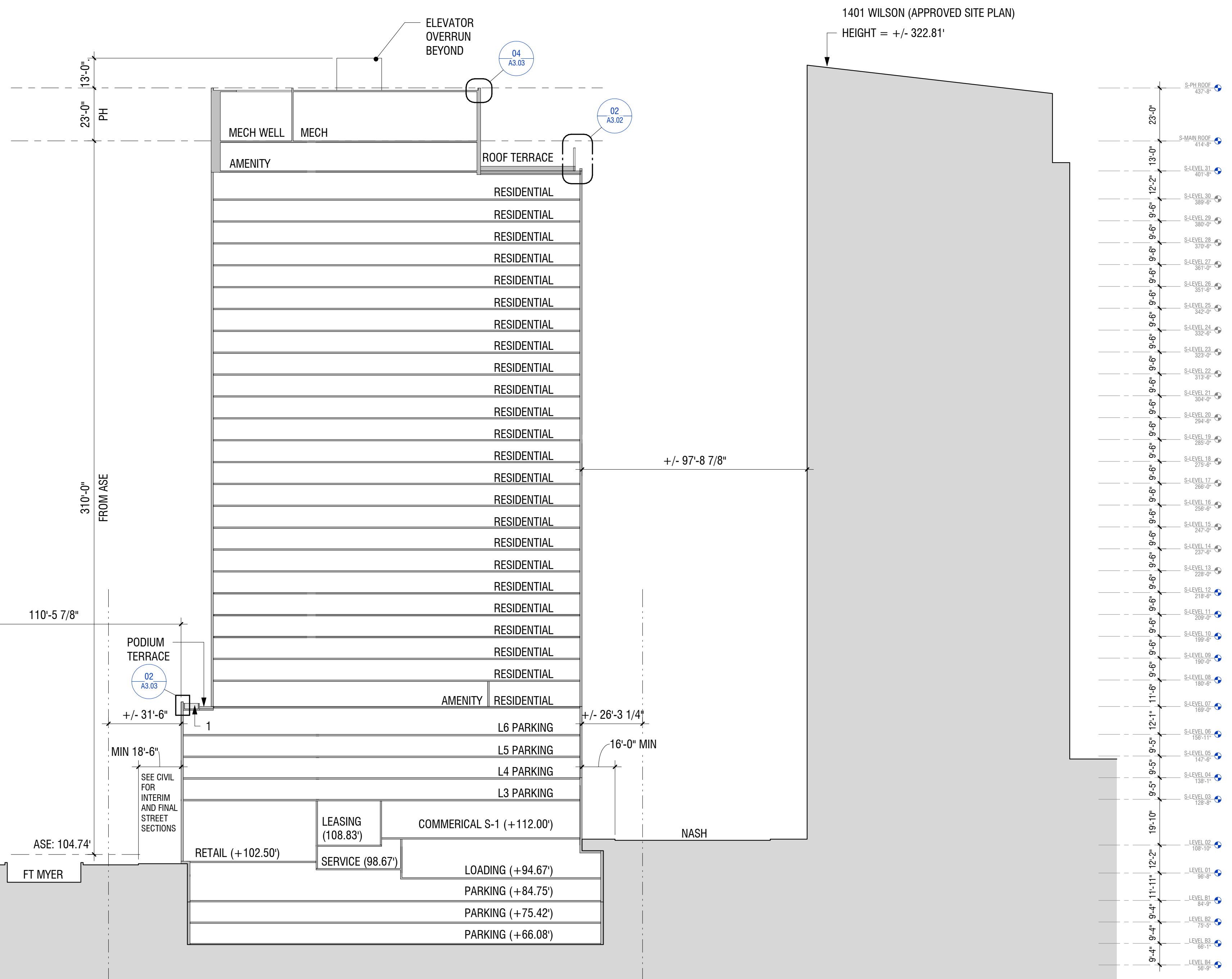
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2019.08.02	PRELIMINARY 4.1 SUBMISSION
2019.10.09	REVISED 4.1 SUBMISSION
2019.12.05	FINAL 4.1 SUBMISSION
2020.07.14	REV FINAL 4.1 SUBMISSION
2020.10.02	PRE-HEARING 4.1 SUBMISSION

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A3.02

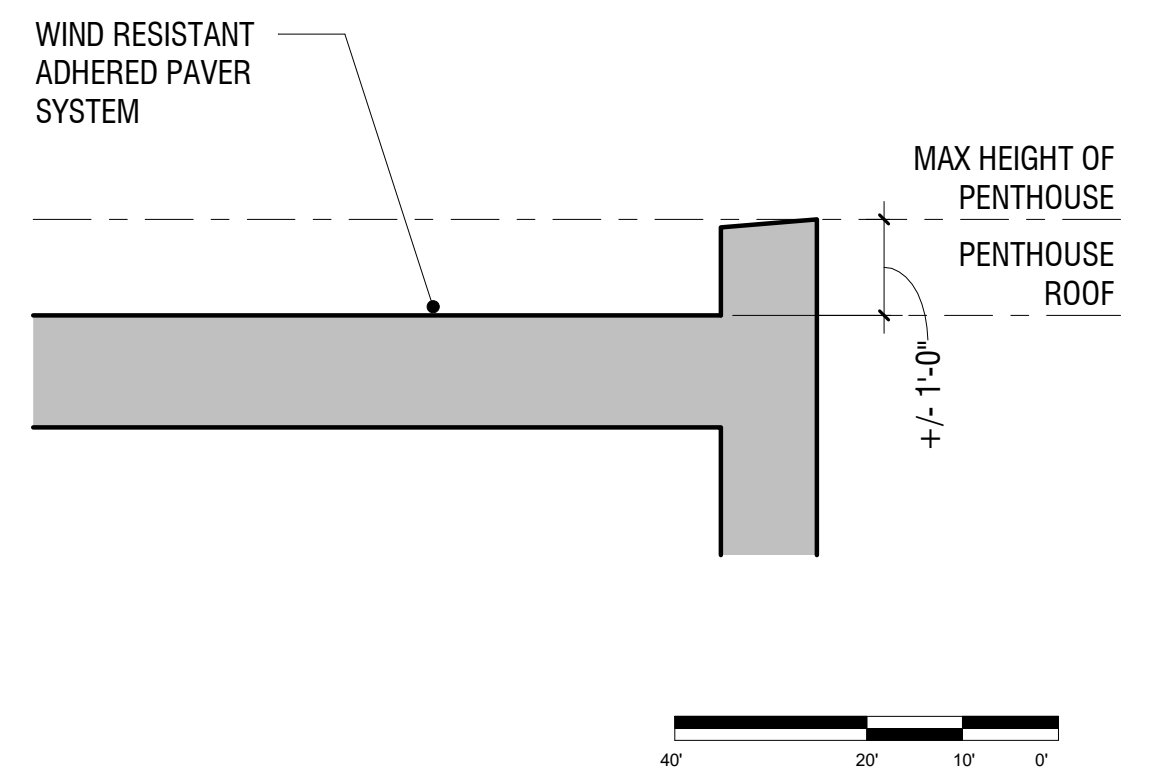
PROGRESS DATE 20200507



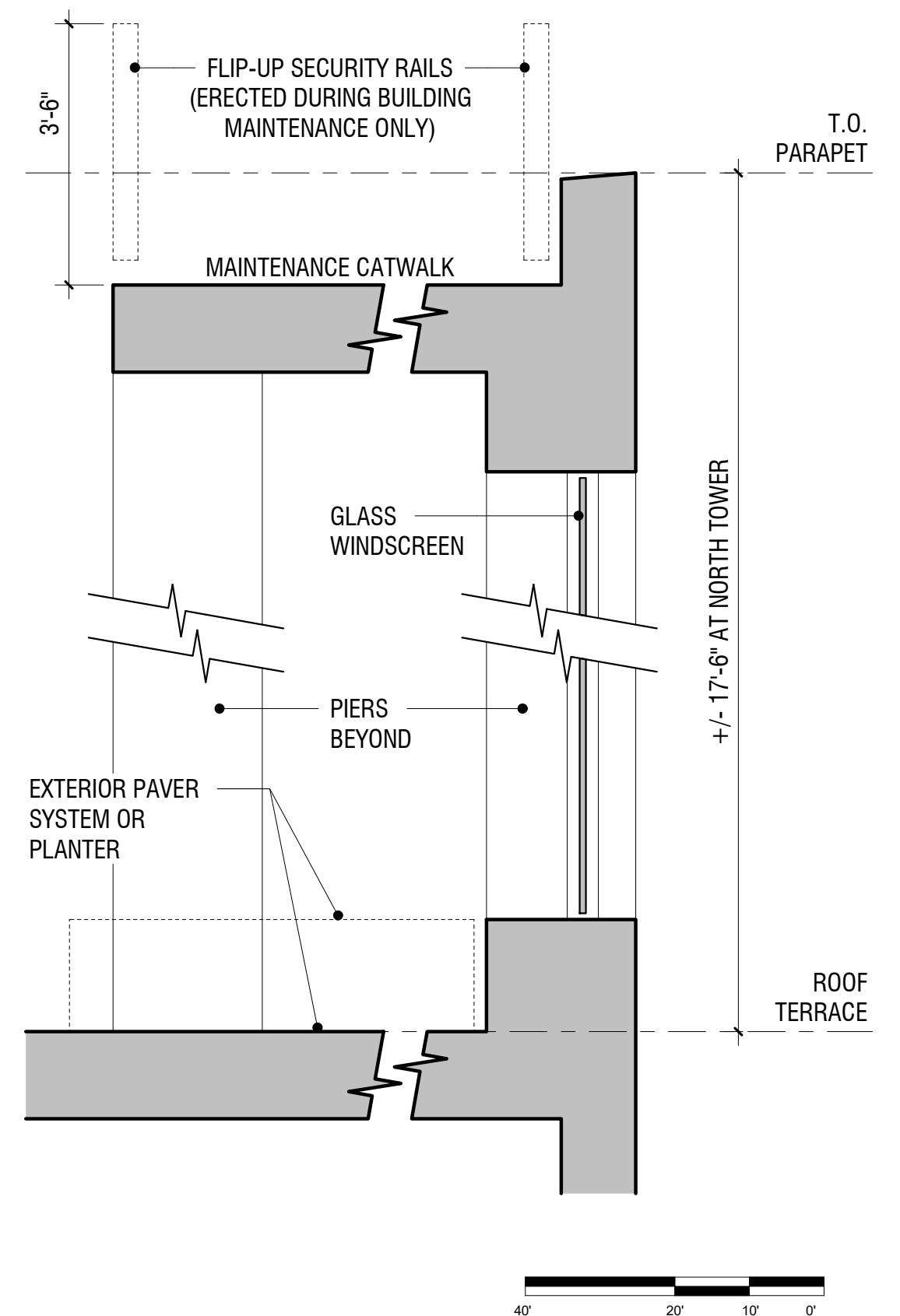
PARAPET AT S ROOF TERRACE SCALE 1/2" = 1'-0" 02

TRANSVERSE SITE SECTION - SOUTH TOWER SCALE 1" = 30'-0" 01

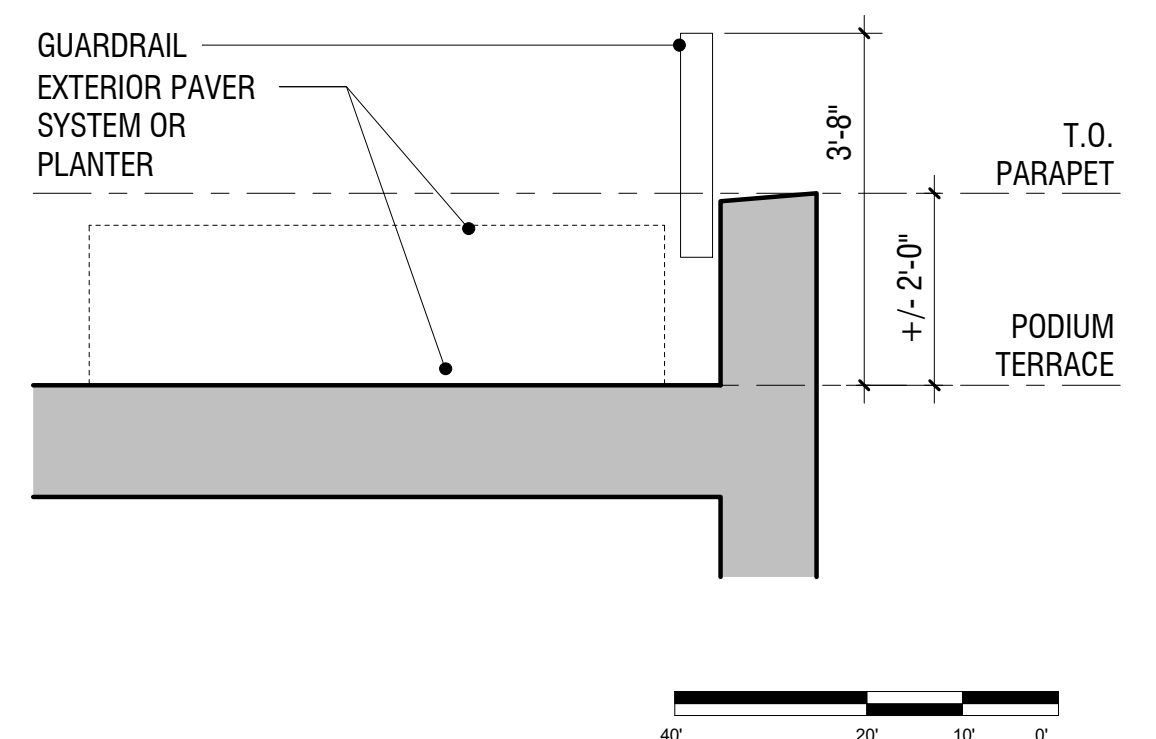
- GENERAL NOTES:
1. ROOF TERRACE PLANTERS (SOIL DEPTH IS APPROXIMATELY 18" TO 24").
 2. BIORETENTION PLANTERS (SOIL DEPTH IS APPROXIMATELY 24").
 3. PLAZA PLANTERS (SEE LANDSCAPE DRAWINGS FOR SOIL DEPTH).
 4. FLOOR AND TERRACE ELEVATIONS TO BE FINALIZED AT BUILDING PERMIT APPLICATION.
 5. BALCONY AND TERRACE PLANTINGS TO BE FINALIZED AT BUILDING PERMIT APPLICATION.



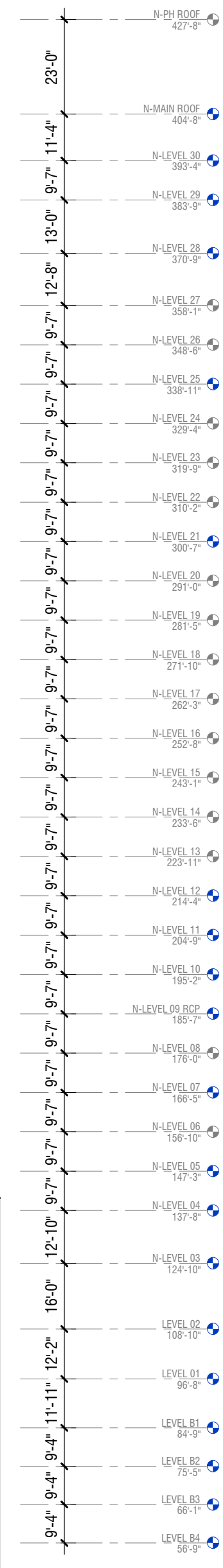
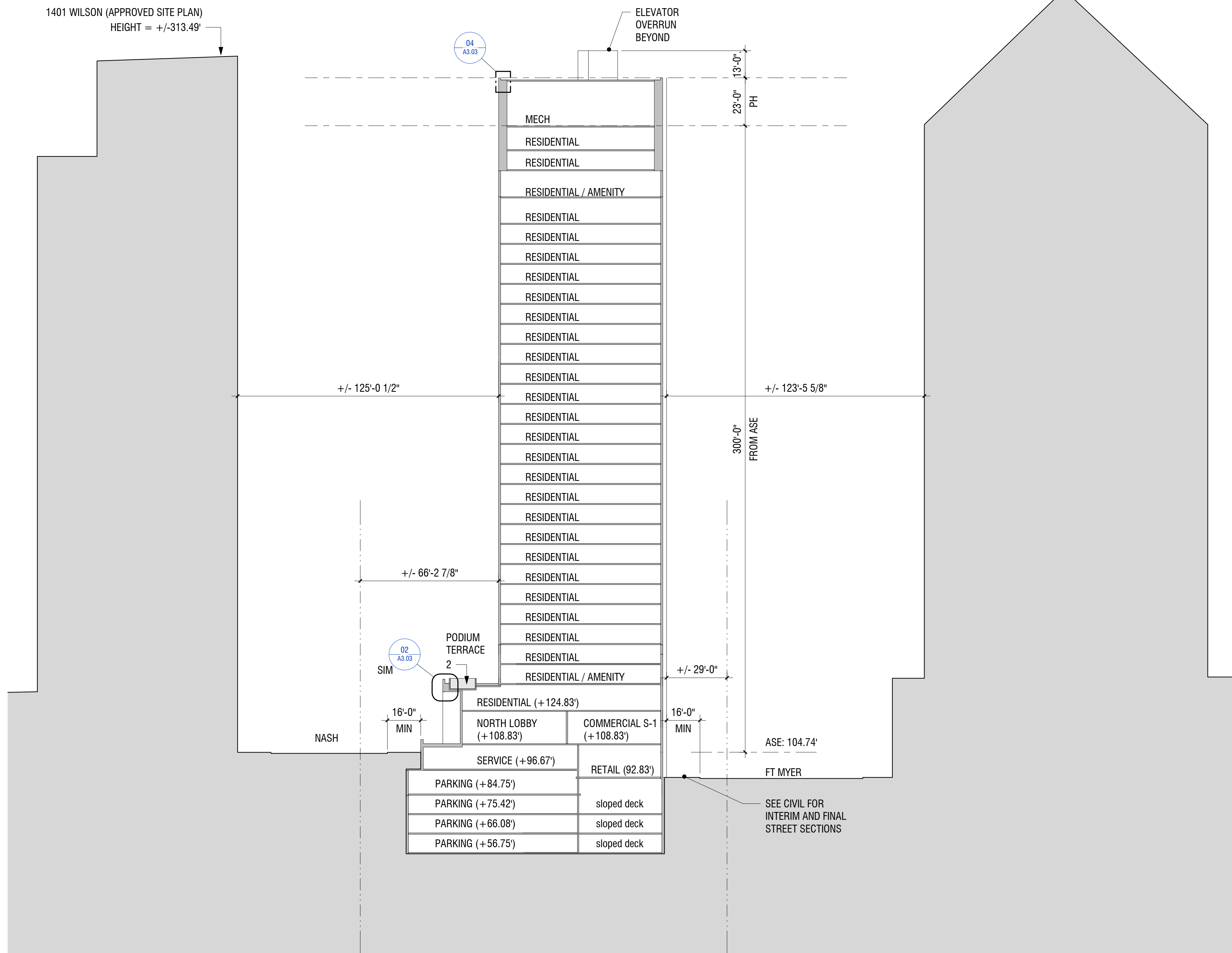
PARAPET AT PH ROOF SCALE 1/2" = 1'-0" 04



PARAPET AT N ROOF TERRACE SCALE 1/2" = 1'-0" 03



PARAPET AT PODIUM TERRACE SCALE 1/2" = 1'-0" 02



TRANSVERSE SITE SECTION - NORTH TOWER SCALE 1" = 30'-0" 01

- GENERAL NOTES:
1. ROOF TERRACE PLANTERS (SOIL DEPTH IS APPROXIMATELY 18" TO 24").
 2. BIORETENTION PLANTERS (SOIL DEPTH IS APPROXIMATELY 24").
 3. PLAZA PLANTERS (SEE LANDSCAPE DRAWINGS FOR SOIL DEPTH).
 4. FLOOR AND TERRACE ELEVATIONS TO BE FINALIZED AT BUILDING PERMIT APPLICATION.
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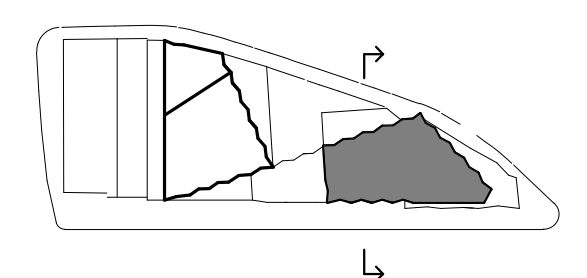
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 1420 Spring Hill Road, Suite 610
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1820 FORT MYER
 1820 N Fort Myer Drive

OWNER
 Snell Properties

KEY PLAN



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TRANSVERSE SITE SECTION - THRU NORTH TOWER

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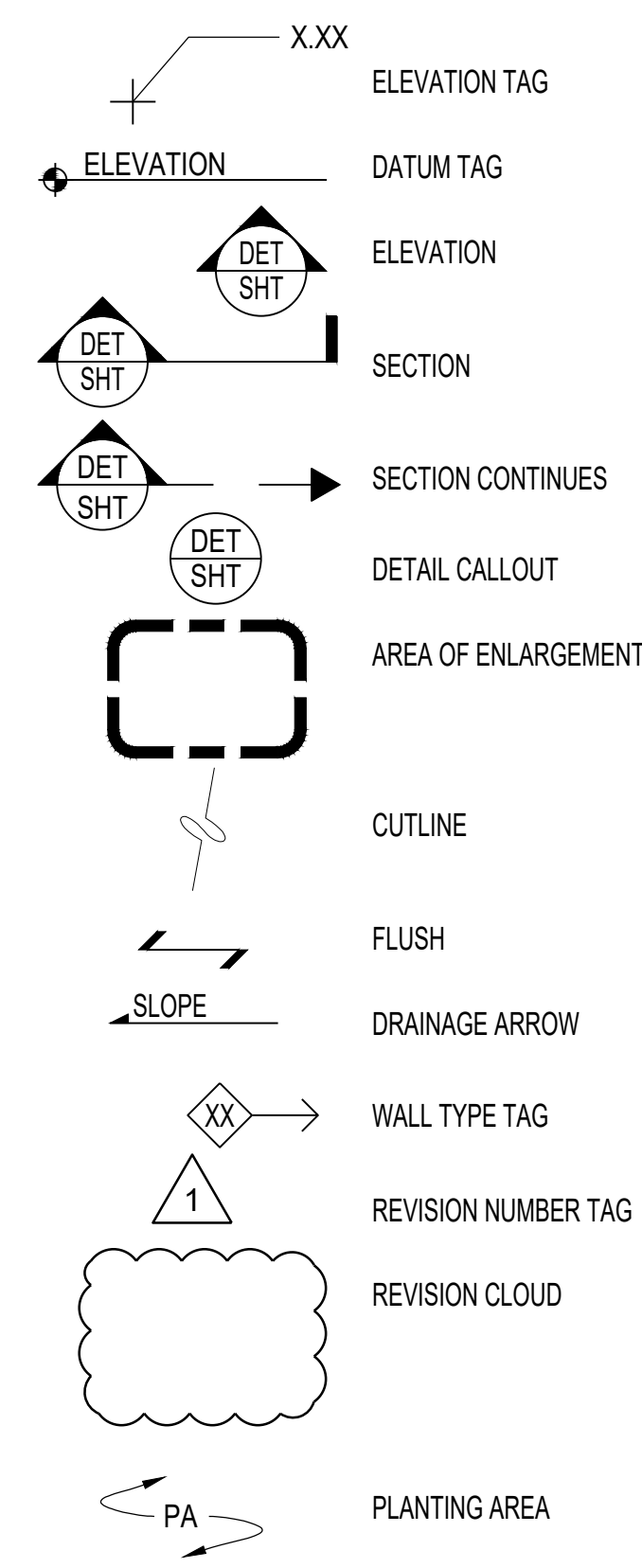
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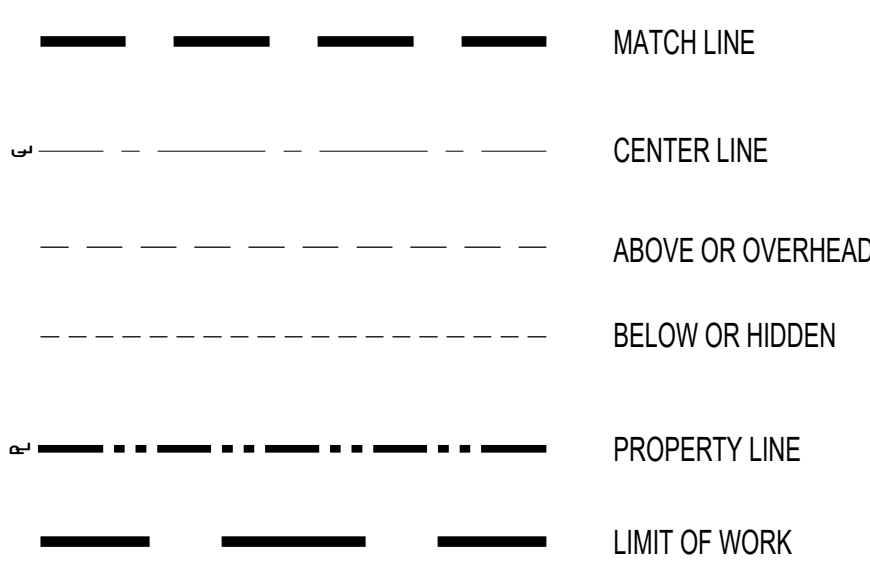
A3.03

PROGRESS DATE 202000507

GRAPHIC SYMBOLS



LINE DESIGNATIONS:



ABBREVIATIONS

A		G	
ABV	ABOVE	GA	GAUGE
A/C	ASPHLAT CONCRETE	GAL	GALON
AD	AREA DRAIN	GC	GENERAL CONTRACTOR
ADJ	ADJUSTABLE/ADJACENT	GL	GLASS/GLAZING/GLAZED
AFF	ABOVE FINISHED FLOOR	H	
AGG	AGGREGATE	(H)	HIGH/HEIGHT
ALT	ALTERNATE/ALTERATION	HB	HOSE BIB
APPROX	APPROXIMATE	HC	HANDICAP
ARCH	ARCHITECT/ARCHITECTURAL	HDWD	HARDWOOD
AVG	AVERAGE	HDWR	HARDWARE
B		HORIZ	HORIZONTAL
BC	BOTTOM OF CURB	HP	HIGH POINT
BL	BREAK LINE	HR	HANDRAIL
BLDG	BUILDING	HT	HEIGHT
BLKG	BLOCKING	I	
BOT/BTM	BOTTOM	ID	INSIDE DIAMETER/INSIDE DIMENSION
BP	BOTTOM OF POOL	IE	INVERT ELEVATION
BR	BREAK LINE	IN	INCHES
BTWN	BETWEEN	INSUL	INSULATION
BS	BOTTOM OF STAIR	INT	INTERIOR
BW	BOTTOM OF WALL	J	
C		JST	JOIST
CAP	CAPACITY	JT	JOINT
CB	CATCH BASIN	K	
CDF	CONTROLLED DENSITY FILL	KD	KLIN DRIED
CEM	CEMENT	KO	KNOCK OUT
CF	CAST FACE	L	
CI	CAST IRON	(L)	LENGTH
CIP	CAST IN PLACE	LB	POUND
CJ	CONTROL JOINT	LF	LINEAR FEET
CL	CENTER LINE	LOW	LIMIT OF WORK
CLR	CLEAR, CLEARANCE	LP	LOW POINT
CO	CLEAN OUT	LT	LIGHT
COL	COLUMN	M	
COMP	COMPOSITE/COMPOSITION	MAINT	MAINTENANCE MAINTAIN
CONC	CONCRETE	MAS	MASONRY
COND	CONDITION	MAT	MATERIAL
CONT	CONTINUOUS	MAX	MAXIMUM
CTR	CENTER	MECH	MECHANICAL
CTSK	COUNTERSUNK	MEMB	MEMBRANE
CU	CUBIC	MFL/MET	METAL
D		MFR	MANUFACTURER/MANUFACTURING
(D)	DEEP/DEPTH	MH	MANHOLE
DBL	DOUBLE	MIN	MINIMUM/MINUTE
DECID	DECIDUOUS	MISC	MISCELLANEOUS
DET	DETAIL	N	
DIA	DIAMETER	N	NORTH
DIM	DIMENSION	N/A	NOT APPLICABLE
DN	DOWN	NIC	NOT IN
DR	DRAIN	No.	CONTRACT
DWG	DRAWING	NOM	NUMBER NOMINAL
E		NTS	NOT TO SCALE
E	EAST	O	
EA	EACH	OA	OVERALL
EB	EXPANSION BOLT	OC	ON CENTER
EJ	EXPANSION JOINT	OD	OUTSIDE DIAMETER
EL	ELEVATION	OFD	OVERFLOW DRAIN
ELEC	ELECTRICAL	OH	OVER HEAD
EQ	EQUAL	OPP	OPPOSITE
EQUIP	EQUIPMENT	P	
ETR	EXISTING TO REMAIN	PA	PLANTING AREA
EXP	EXPANSION	PC	PRECAST
EXST	EXISTING TO REMAIN	PERF	PERFORATED
EXT	EXTERIOR	PERP	PERPENDICULAR
F		PIP	POURED IN PLACE
FB	FLAT BAR	PL	PLATE
FDC	FIRE DEPARTMENT CONNECTION	PLAS	PLASTER
FDN	FOUNDATION	PLYWD	PLYWOOD
FFE	FOUNDATION	PNL	PANEL
FG	FINISH GRADE	PNT	PAINT
FH	FLAT HEAD	POB	POINT OF BEGINNING
FIN	FINISH	PREFAB	PREFABRICATE
FL	FLOOR	PSF	POUND PER SQUARE FOOT
FOB	FACE OF BRICK	PSI	POUNDS PER SQUARE INCH
FOC	FACE OF CONCRETE	PT	PAVING TYPE
FOF	FACE OF FINISH	PVC	POLYVINYL CHLORIDE
FOIC	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR		
FOM	FACE OF MASONRY		
FOS	FACE OF STUDS		
FS	FINISH SURFACE		
FT	FOOT OR FEET		
FTG	FOOTING		
FURN	FURNISH(ED)		
FUT	FUTURE		

Q		QTR	QUARTER
R		R	
(R)	RISER HEIGHT	R	RISER/RELOCATE
RD	RADIUS	RD	ROOF DRAIN
REBAR	REINFORCING BAR	RECT	RECTANGULAR
REF	REFERENCE	REINF	REINFORCED
RL	RIDGE LINE	RL	
S		S	
S	SOUTH	S	SOUTH
SCHED	SCHEDULE	SECT	SECTION
SHT	SHEET	SHT	SHEET
SIM	SIMILAR	SIM	SIMILAR
SLR	SEALER	SLR	SEALER
SPEC	SPECIFICATION	SPEC	SPECIFICATION
SF	SQUARE FEET	SF	SQUARE FEET
SS	STAINLESS STEEL	SS	STAINLESS STEEL
ST	STONE	ST	STONE
STA	STATION	STA	STATION
STD	STANDARD	STD	STANDARD
STL	STEEL	STL	STEEL
STR	STRUCTURE	STR	STRUCTURE
STRUCT	STRUCTURE/STRUCTURAL	STRUCT	STRUCTURE/STRUCTURAL
SURF	SURFACE	SURF	SURFACE
SYM	SYMMETRICAL	SYM	SYMMETRICAL
T		T	
(T)	TREAD DEPTH	(T)	TREAD DEPTH
T	TOP/TREAD/THICK	T	TOP/TREAD/THICK
T&B	TOP AND BOTTOM	T&B	TOP AND BOTTOM
TB	TOP OF BENCH	TB	TOP OF BENCH
TBD	TO BE DETERMINED	TBD	TO BE DETERMINED
TC	TOP OF CURB / TOP OF CONCRETE	TC	TOP OF CURB / TOP OF CONCRETE
TEMP	TEMPORARY / TEMPERATURE	TEMP	TEMPORARY / TEMPERATURE
TRF	TOP OF FOOTING	TRF	TOP OF FOOTING
THK	THICK	THK	THICK
THR	THRESHOLD	THR	THRESHOLD
TOD	TOP OF DECK	TOD	TOP OF DECK
TOL	TOLERANCE	TOL	TOLERANCE
TOP	TOP OF PLATE / PAVEMENT	TOP	TOP OF PLATE / PAVEMENT
TOS	TOP OF STEEL	TOS	TOP OF STEEL
TS	TOP OF STAIR	TS	TOP OF STAIR
TW	TOP OF WALL	TW	TOP OF WALL
TYP	TYPICAL	TYP	TYPICAL
U		U	
UC	UNDERCUT	UC	UNDERCUT
UNO	UNLESS NOTED OTHERWISE	UNO	UNLESS NOTED OTHERWISE
UTIL	UTILITY	UTIL	UTILITY
V		V	
VAR	VARIABLE / VARIES	VAR	VARIABLE / VARIES
VIF	VERIFY IN FIELD	VIF	VERIFY IN FIELD
VERT	VERTICAL	VERT	VERTICAL
VG	VERTICAL GRAIN	VG	VERTICAL GRAIN
VOL	VOLUME	VOL	VOLUME
W		W	
(W)	WIDE / WIDTH	(W)	WIDE / WIDTH
W	WEST	W	WEST
W/O	WITHOUT	W/O	WITHOUT
W/	WITH	W/	WITH
WL	WATER LEVEL	WL	WATER LEVEL
WD	WOOD	WD	WOOD
WF	WIDE FLANGE	WF	WIDE FLANGE
WG	WIRE GAUGE	WG	WIRE GAUGE
WP	WORK POINT / WATERPROOF	WP	WORK POINT / WATERPROOF
WR	WASTE RECEPTACLE	WR	WASTE RECEPTACLE
WT	WEIGHT	WT	WEIGHT
WWF	WELDED WIRE FABRIC	WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH	WWM	WELDED WIRE MESH
Y		Y	
YD	YARD DRAIN / YARD	YD	YARD DRAIN / YARD
SYMBOLS		SYMBOLS	
&	AND	&	AND
@	DIAMETER	@	DIAMETER
#	NUMBER	#	NUMBER
/	PER	/	PER
±	PLUS OR MINUS	±	PLUS OR MINUS

GENERAL NOTES

- THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE. FIELD VERIFY ALL CONDITIONS, QUANTITIES, AND MATERIALS. REPORT DISCREPANCIES TO LANDSCAPE ARCHITECT FOR CLARIFICATION. DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS SHOWN ON DRAWINGS AND ACTUAL FIELD MEASUREMENTS.
- ALL DIMENSIONS ARE TO FINISH FACE OF CONCRETE AND MASONRY, FACE OF FRAMING OR CENTERLINE OF COLUMNS, UNLESS NOTED OTHERWISE.
- CONSTRUCTION SHALL COMPLY WITH IBC 2018, CURRENT STATE AND MUNICIPAL AMENDMENTS, AND OTHER APPLICABLE CODES AND ORDINANCES.
- FOLLOW MANUFACTURER INSTRUCTIONS, EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE INDICATED OR REQUIRED BY CODE.
- DRAWINGS AND SPECIFICATIONS: EXAMINE AND BRING DISCREPANCIES BETWEEN LANDSCAPE ARCHITECT AND CONSULTANT WORK TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BY WRITTEN NOTICE FOR CLARIFICATION. WORK INSTALLED IN CONFLICT WITH CONSTRUCTION DOCUMENTS WILL BE CONSIDERED IN NON-COMFORMANCE AND CORRECTED AT CONTRACTORS TIME AND EXPENSE AND AT NO EXPENSE TO OWNER OR LANDSCAPE ARCHITECT.
- THE LOCATION OF ALL SURFACE AND UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR AT THE BEGINNING OF SITE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING STRUCTURES AND UTILITIES TO REMAIN FROM DAMAGE AS REQUIRED DURING CONSTRUCTION AND TO REPAIR ANY DAMAGE WHICH SHOULD OCCUR TO THE SATISFACTION OF THE CLIENT OR DAMAGED PARTY.
- SEE CIVIL DRAWINGS FOR PROPOSED SANITARY AND STORM SEWER LOCATIONS AND IMPROVEMENTS.

Sheet List Table

Sheet Number	Sheet Title
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L0.01	SITE ILLUSTRATIVE PLAN
L0.02	LANDSCAPE KEY PLAN
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L1.60	PLANTING PLAN
L1.61	RECOMMENDED PLANTING SCHEDULE
L2.00	ILLUSTRATIVE SITE SECTIONS
L3.00	VIEWS
L3.01	VIEWS
L3.02	VIEWS
L.303	VIEWS

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TRAFFIC ENGINEER:
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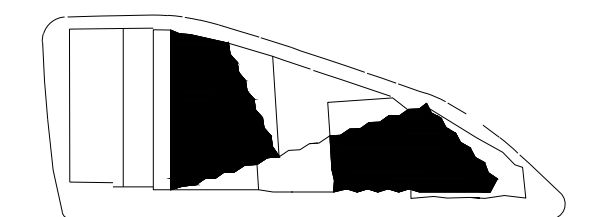
1820 FORT MYER

1820 N Fort Myer Drive

OWNER

Snell Properties

KEY PLAN



SBA PROJECT NO:
28103

LANDSCAPE INDEX

SCALE N/A

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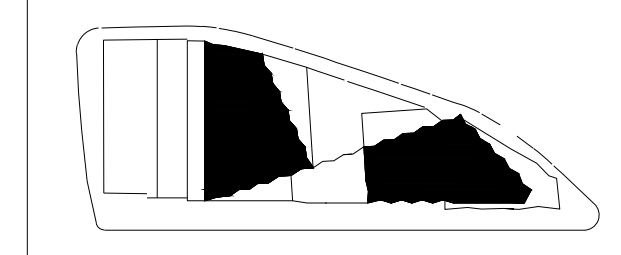
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SITE ILLUSTRATIVE PLAN

SCALE 1" = 30'-0"

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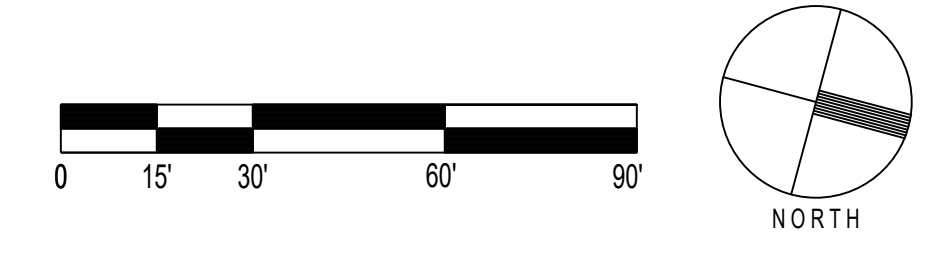
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1 SITE ILLUSTRATIVE PLAN

Scale: 1"=30'-0"



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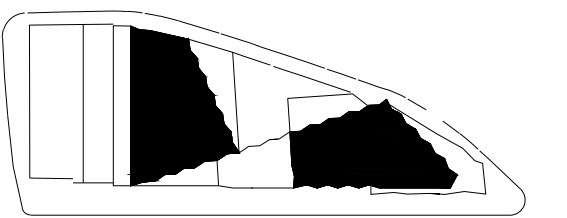
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LANDSCAPE KEY PLAN

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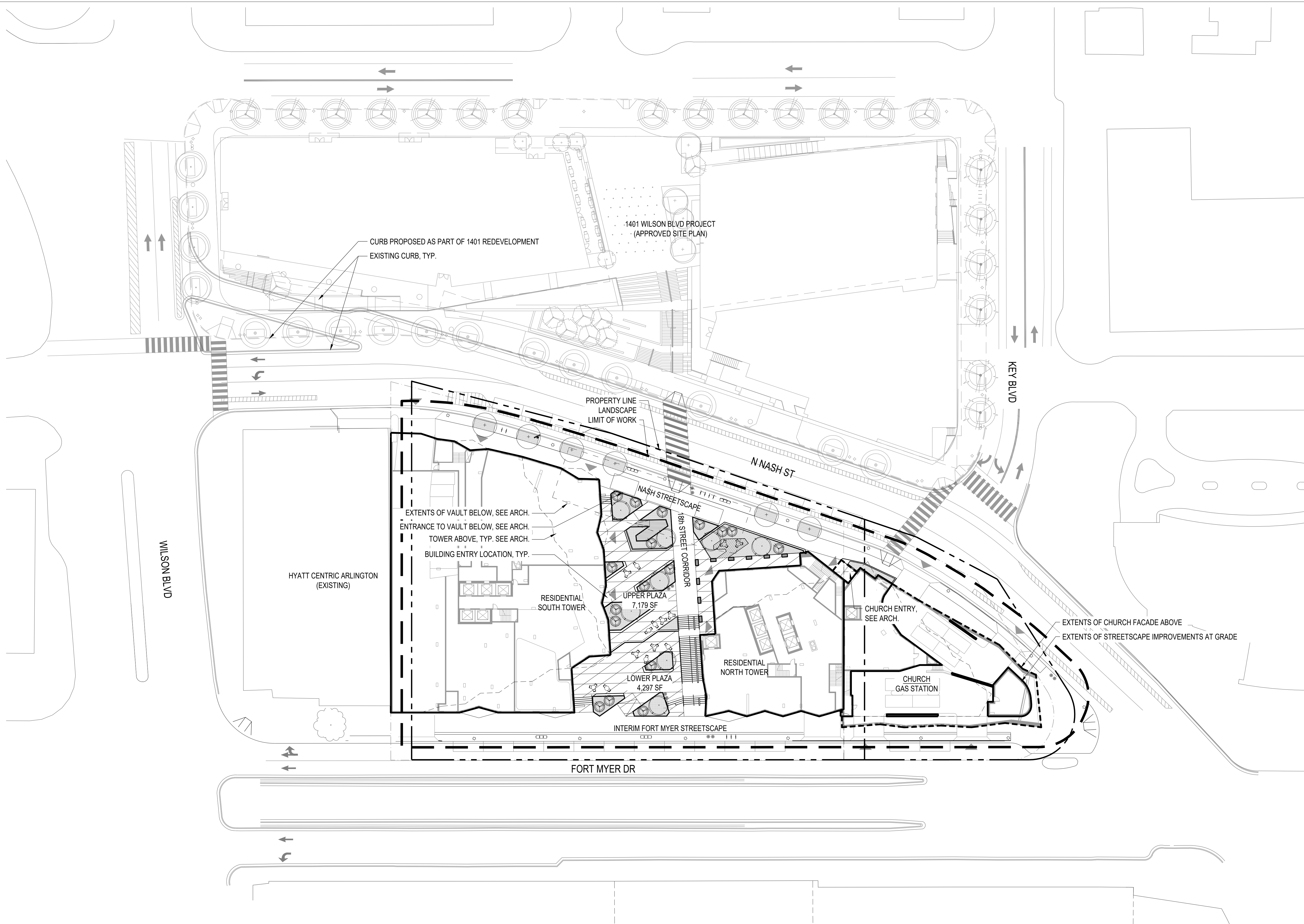
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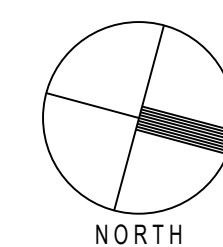
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1 LANDSCAPE KEY PLAN
Scale: 1"=30'-0"



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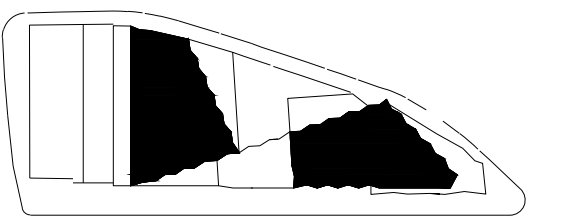
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SITE PLAN

SCALE 1" = 20'-0"

ISSUED:	
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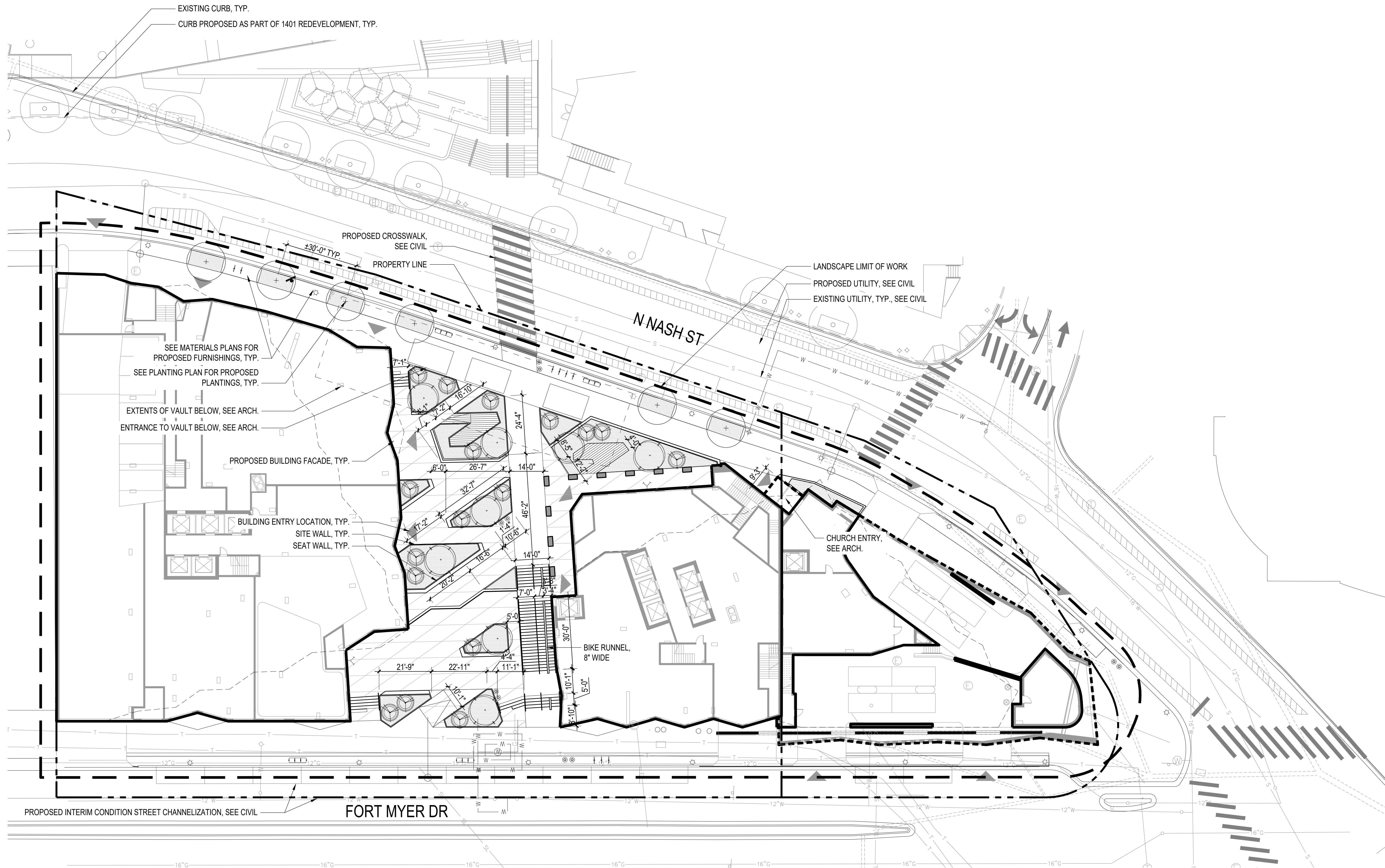
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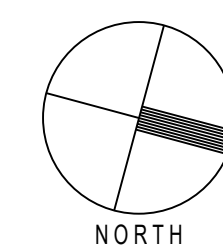
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L1.11

PROGRESS DATE 20200507



1 SITE PLAN
Scale: 1"=20'-0"

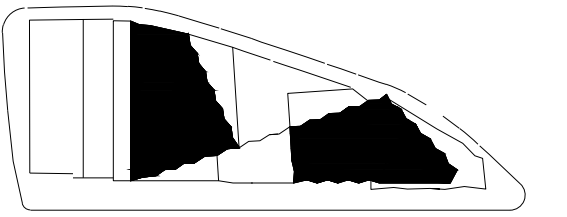


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KEY PLAN



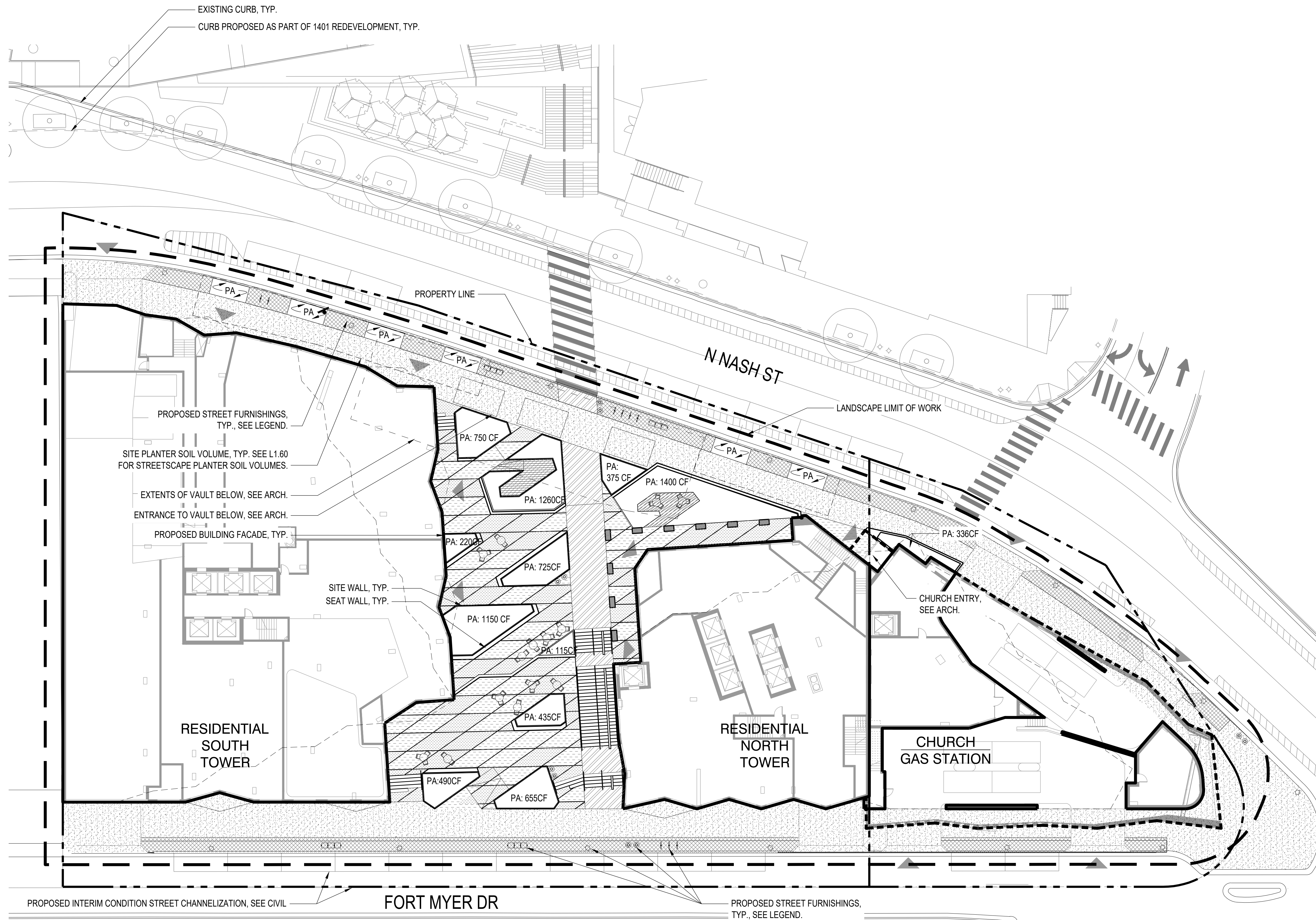
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MATERIALS PLAN

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FURNISHINGS SCHEDULE - PLAZA

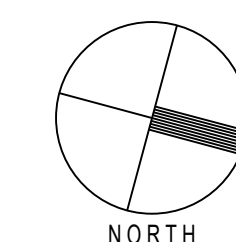
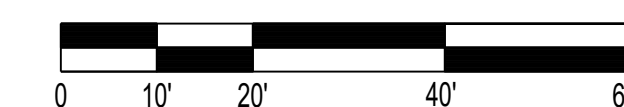
SYMBOL	DESCRIPTION
	BIKE RACK
▭	BENCH
⊙	LITTER AND RECYCLING RECEPTACLES
☐	MOVEABLE CAFE TABLE AND CHAIRS
*	STREET LIGHT

PAVING SCHEDULE - PLAZA

SYMBOL	DESCRIPTION
[Pattern]	PAVING TYPE 1 POURED IN PLACE CONCRETE, ARLINGTON COUNTY STANDARD BROOM FINISH CONCRETE, FINAL SCORE PATTERN TO BE APPROVED BY COUNTY.
[Pattern]	PAVING TYPE 2 POURED IN PLACE CONCRETE, CUSTOM FINISH
[Pattern]	PAVING TYPE 3 POURED IN PLACE CONCRETE, CUSTOM FINISH
[Pattern]	PAVING TYPE 4 STONE PAVERS
[Pattern]	PAVING TYPE 5 APPROVED LANDSCAPE AND FURNITURE ZONE PAVING PER ROSLYN-BALLSTON CORRIDOR STREETSCAPE STANDARDS. PRECAST PAVERS, BRICK, OR CONCRETE.
[Pattern]	PAVING TYPE 6 WOOD DECKING

1 MATERIALS PLAN

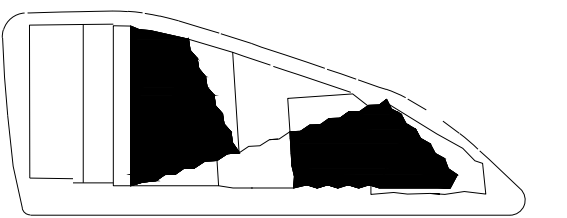
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1820 FORT MYER
 1820 N Fort Myer Drive

OWNER
 Snell Properties

KEY PLAN



SBA PROJECT NO:
 28103

GRADING PLAN

SCALE 1" = 20'-0"

ISSUED:	DESCRIPTION
DATE	DESCRIPTION
2019.08.02	PRELIMINARY 4.1 SUBMISSION
2019.10.09	REVISED 4.1 SUBMISSION
2019.12.05	FINAL 4.1 SUBMISSION
2020.07.14	REV FINAL 4.1 SUBMISSION
2020.10.02	PRE-HEARING 4.1 SUBMISSION

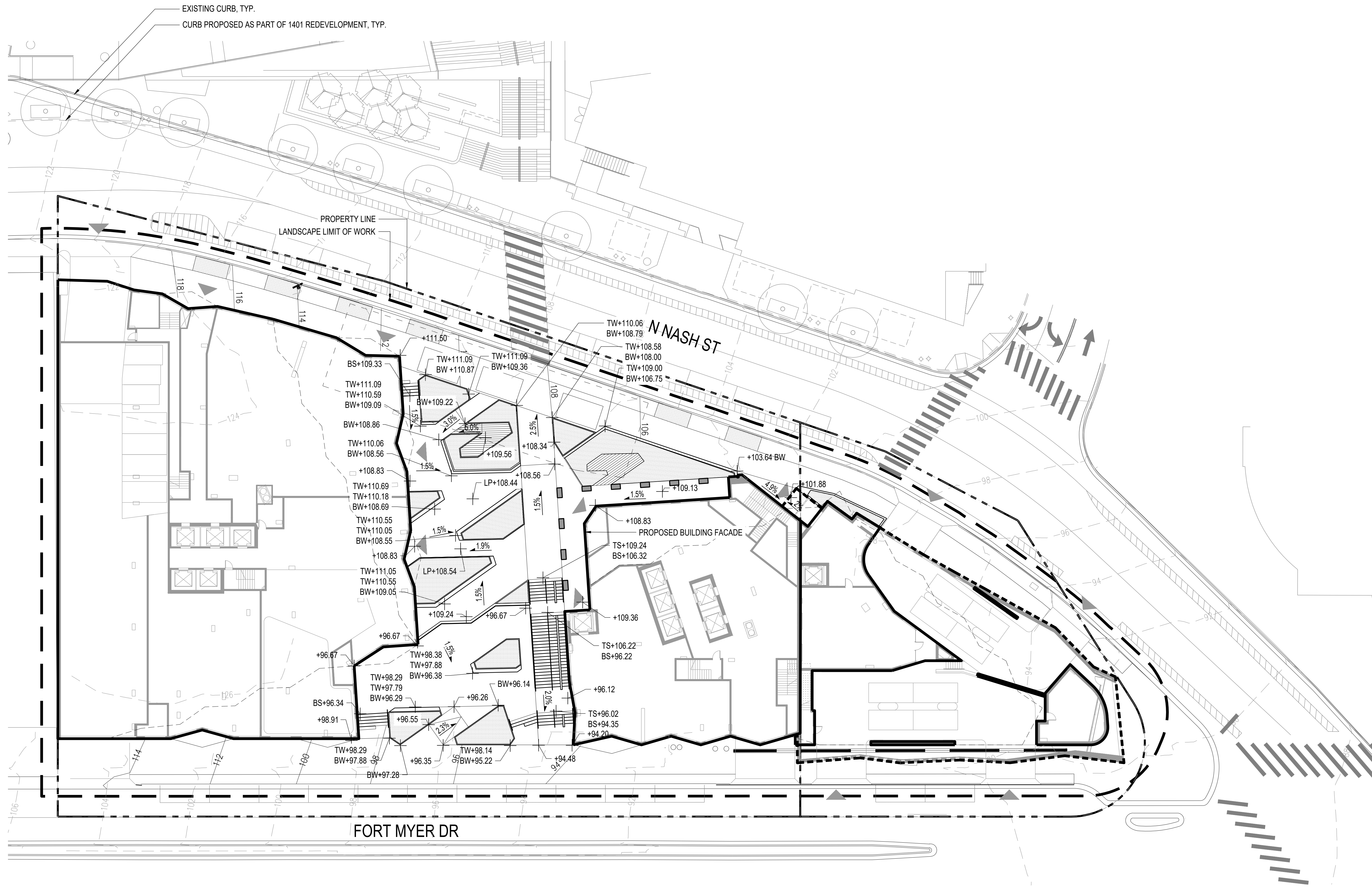
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DATE	DESCRIPTION	

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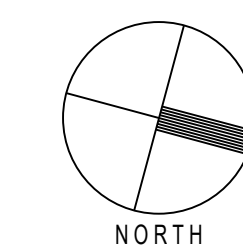
SBA PROJECT NO: 28103

L1.51

PROGRESS DATE 20200507



1 GRADING PLAN
 Scale: 1"=20'-0"



20-YEAR CANOPY COVERAGE CALCULATIONS

ASSUMPTIONS:

1. ALL PROPOSED TREES ARE NATIVE AND THUS RECEIVE THE 1.25 CANOPY AREA CREDIT FOR BEING PLANTED OUTSIDE THE RPA.
2. CALCULATING FROM: (8) LARGE TREES; (3) MEDIUM-LARGE TREES; (12) MEDIUM TREES; (8) SMALL-MEDIUM TREES.

TOTAL 20-YEAR CANOPY COVERAGE: 7,812.5 SF

PLANTING PLAN NOTES

1. NO EXISTING TREES ARE SAVED WITHIN LIMITS OF WORK. SEE CIVIL SHEETS FOR TREE SURVEY AND TREE PRESERVATION TABLE.
2. TREE REPLACEMENT FORMULA PER ARLINGTON COUNTY LANDSCAPE STANDARDS REFERENCE GUIDE, DECEMBER 2017.
3. IRRIGATION WILL BE PROVIDED IN ALL PLANTING AREAS.
4. REQUIRED MINIMUM SOIL VOLUMES WILL BE PROVIDED FOR STREET AND SITE TREES, PER ARLINGTON ADMINISTRATIVE REGULATION 4.3: TREE PLANTING ON PUBLIC LAND, AND PER PROJECT 4.1 COMMENTS. SEE L1.20 AND L1.60 FOR INDICATION OF SOIL VOLUMES.
5. SEE L1.61 FOR RECOMMENDED PLANTING SCHEDULE.

REPLACEMENT TREE TABULATION

EXISTING TREE #	DBH	REPLACEMENT TREES REQUIRED	REPLACEMENT TREES PROVIDED
1	7	1	1
2	11	2	2
3	8	1	1
4	11	2	2
5	3	1	1
6	3	1	1
7	7	1	1
8	8	1	1
9	7	1	1
10	8	1	1
11	8	0	N/A
TOTAL: 12			12 (OUT OF 8 TOTAL CANOPY TREES AND 17 TOTAL UNDERSTORY TREES)

NOTE: SEE CIVIL SHEETS FOR TREE PRESERVATION TABLE.

PLANTING LEGEND

PLANTING TYPE 1	MIXED PLANTING - GROUND LEVEL
PLANTING TYPE 2	STREETSCAPE PLANTING
PLANTING TYPE 3	MIXED PLANTING - TERRACES
PLANTING TYPE 4	BIORETENTION PLANTING - TERRACES
	STREET TREE
	SITE CANOPY TREE
	SITE UNDERSTORY TREE

NOTE: SEE L1.60 FOR RECOMMENDED PLANTING SCHEDULE.

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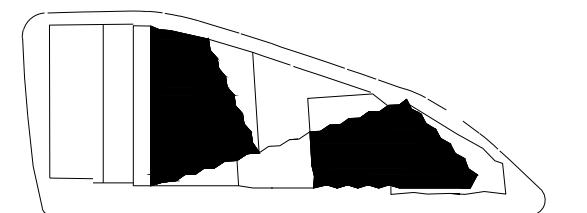
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SBA PROJECT NO:
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PLANTING PLAN

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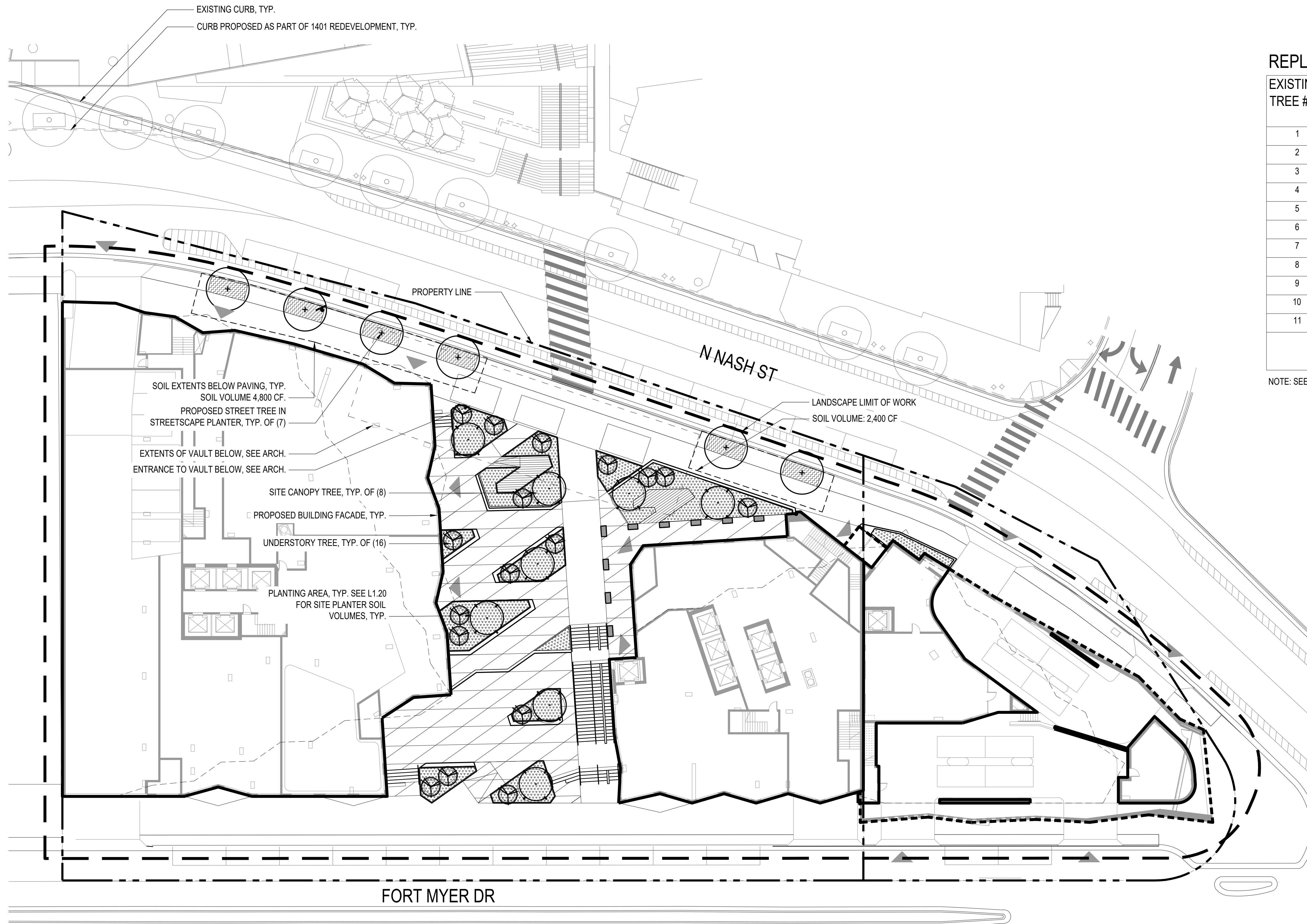
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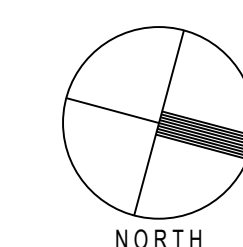
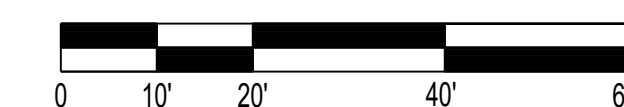
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L1.60

PROGRESS DATE 20200507

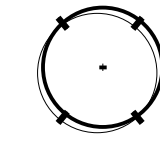


1 PLANTING PLAN
Scale: 1"=20'-0"



STREET TREES

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
QUERCUS BICOLOR	SWAMP WHITE OAK	4" CAL.	APPROVED STREET TREE PER ROSSLYN-BALLSTON CORRIDOR STREETScape STANDARDS
QUERCUS COCCINEA	SCARLET OAK	4" CAL.	APPROVED STREET TREE PER ROSSLYN-BALLSTON CORRIDOR STREETScape STANDARDS
QUERCUS PALUSTRIS	PIN OAK	4" CAL.	APPROVED STREET TREE PER ROSSLYN-BALLSTON CORRIDOR STREETScape STANDARDS



CANOPY TREES

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
GLEDITSIA TRIACANTHOS VAR 'INERMIS'	THORNLESS HONEY LOCUST	4" CAL.	
BETULA NIGRA	BLACK BIRCH	4" CAL.	
SASSAFRAS ALBIDUM	SASSAFRAS	3" CAL.	MULTI-STEMMED, FULL SYMMETRICAL BRANCHING, SPECIMEN



UNDERSTORY TREES

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
AMELANCHIER ARBOREA	SERVICEBERRY	3" CAL.	MULTI-STEMMED, FULL SYMMETRICAL BRANCHING, SPECIMEN
CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	3" CAL.	MULTI-STEMMED, FULL SYMMETRICAL BRANCHING, SPECIMEN
CORNUS FLORIDA	FLOWERING DOGWOOD	3" CAL.	FULL SYMMETRICAL BRANCHING, SPECIMEN
LINDERA BENZOIN	SPICE BUSH	3" CAL.	MULTI-STEMMED, FULL SYMMETRICAL BRANCHING, SPECIMEN
OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	3" CAL.	FULL SYMMETRICAL BRANCHING, SPECIMEN

SHRUBS

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
CLETHRA ALNIFOLIA	SUMMERSWEET	5 GAL.	
FOTHERGILLA GARDENII	DWARF FOTHERGILLA	5 GAL.	
ILEX GLABRA 'NIGRA'	INKBERRY HOLLY	5 GAL.	
ILEX OPACA 'MARYLAND DWARF'	AMERICAN HOLLY	5 GAL.	
ILEX VERTICILLATA	WINTERBERRY	5 GAL.	
HAMAMELIS VERNALIS	WITCH HAZEL	5 GAL.	
HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	5 GAL.	

HERBACEOUS (PERENNIALS, FERNS, BULBS, AND GROUNDCOVERS)

BOTANICAL NAME	COMMON NAME	SIZE	NOTES
ANEMONE VIRGINIANA	TALL THIMBLEWEED	3 GAL.	
ATHYRIUM FELIX-FEMINA	LADY FERN	3 GAL.	
CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	3 GAL.	
CLAYTONIA VIRGINICA	VIRGINIA SPRING BEAUTY	BULB	
DRYOPTERIS MARGINALIS	MARGINAL WOOD FERN	3 GAL.	
GERANIUM CANTABRIGIENSE 'ST. OLA'	HARDY GERANIUM	3 GAL.	
GERANIUM MACRORRHIZUM 'ALBUM'	WHITE BIGROOT GERANIUM	3 GAL.	
MERTENSIA VIRGINICA	VIRGINIA BLUEBELLS	3 GAL.	
NARCISSUS TRIANDRUS 'THALIA'	THALIA DAFFODIL	BULB	
ONOCLEA SENSIBILIS	SENSITIVE FERN	3 GAL.	
OSMUNDASTRUM CINNAMOMEUM	CINNAMON FERN	3 GAL.	
PASSIFLORA LUTEA	YELLOW PASSIONVINE	3 GAL.	
PERSICARIA VIRGINIANA	JUMPSEED	3 GAL.	
PODOPHYLLUM PELTATUM	MAYAPPLE	3 GAL.	
TIARELLA CORDIFOLIA	FOAM FLOWER	3 GAL.	

NOTES

- SEE SHEET L1.60 FOR CONCEPTUAL PLANTING PLAN.

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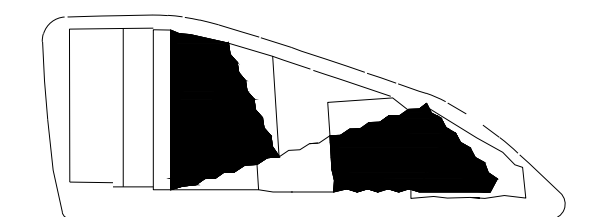
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KEY PLAN



SBA PROJECT NO:
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RECOMMENDED PLANTING SCHEDULE

SCALE AS NOTED

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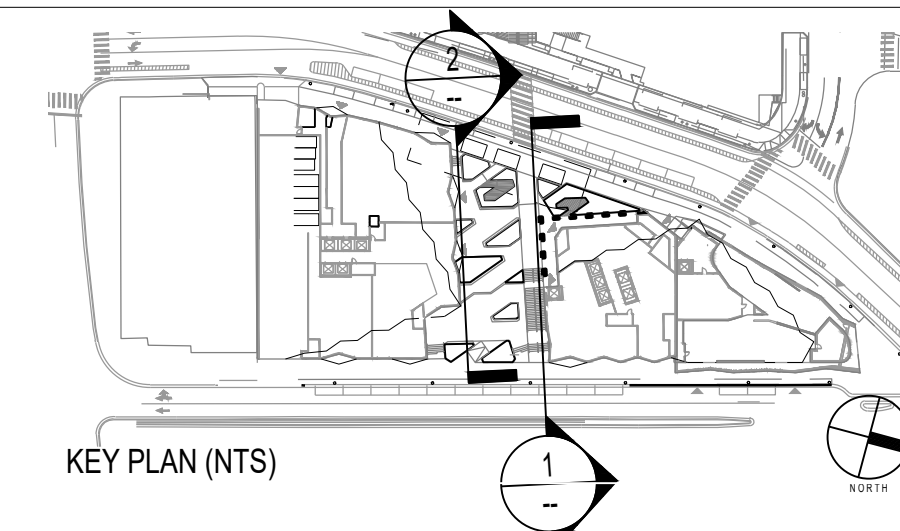
L1.61

PROGRESS DATE 20200507

1

RECOMMENDED PLANTING SCHEDULE

Scale: N/A



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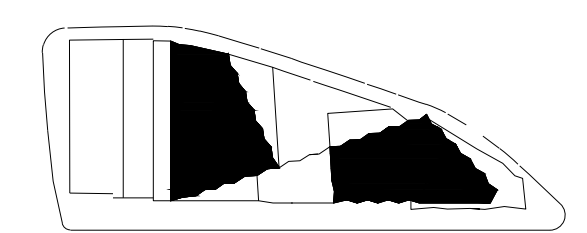
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ILLUSTRATIVE SITE SECTIONS

SCALE 1/8" = 1'-0"

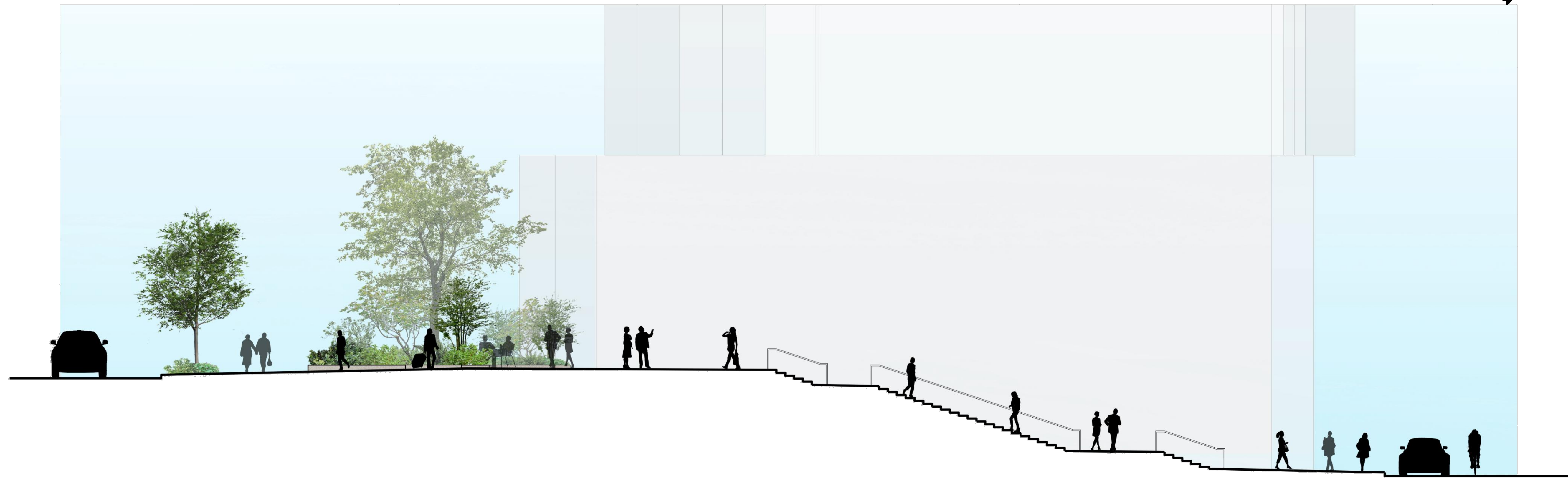
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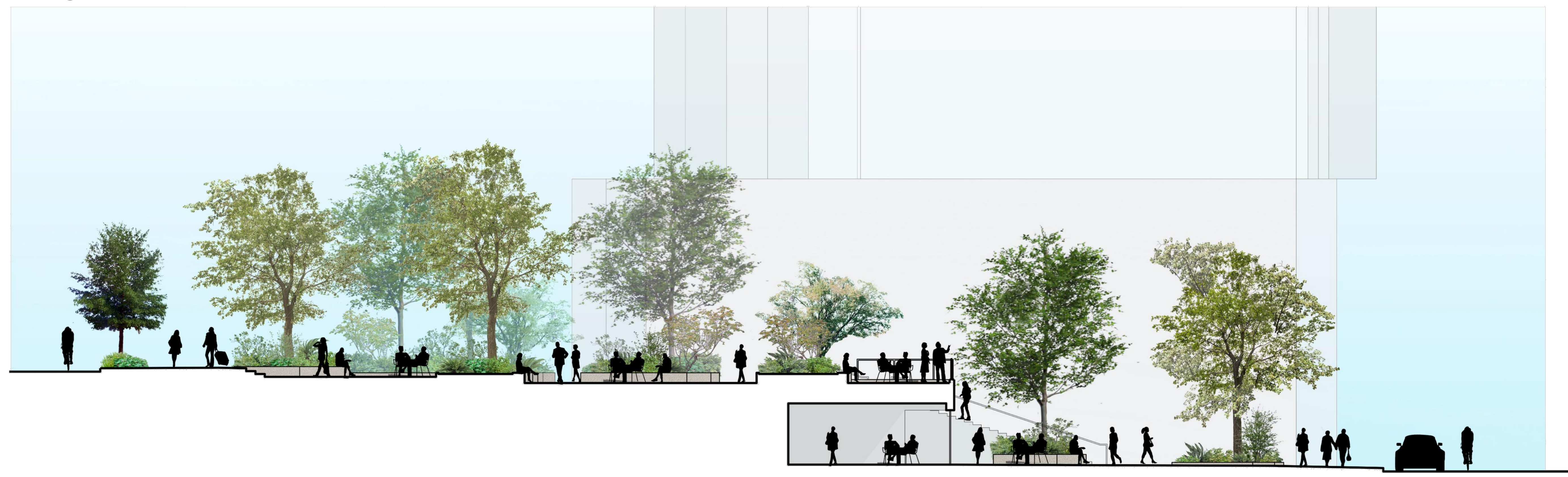
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L2.00

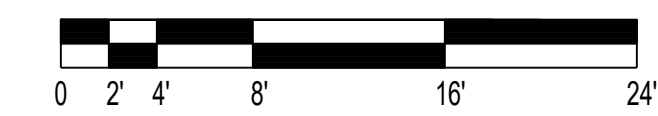
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1 ILLUSTRATIVE SITE SECTION A
 Scale: 1/8"=1'-0"



2 ILLUSTRATIVE SITE SECTION B
 Scale: 1/8"=1'-0"



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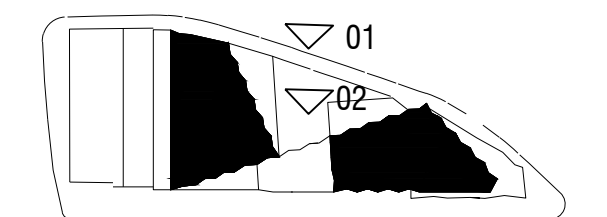
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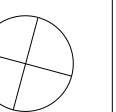
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VIEWS

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L3.00

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1 VIEW FROM NASH LOOKING EAST
 Scale: N/A



IMAGE CONVEYS PLAZA PLANTING MATERIAL ONLY. SEE LANDSCAPE PLANS FOR PLAZA LAYOUT AND ARCHITECTURE SECTION FOR FACADE DESIGN.

2 VIEW LOOKING EAST DOWN 18TH STREET CORRIDOR
 Scale: N/A

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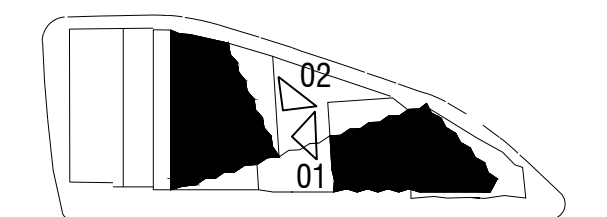
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1820 FORT MYER

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VIEWS

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IMAGE CONVEYS PLAZA PLANTING MATERIAL ONLY.
SEE LANDSCAPE PLANS FOR PLAZA LAYOUT AND
ARCHITECTURE SECTION FOR FACADE DESIGN.

1 VIEW LOOKING SOUTH AT UPPER PLAZA
Scale: N/A



IMAGE CONVEYS PLAZA PLANTING MATERIAL ONLY.
SEE LANDSCAPE PLANS FOR PLAZA LAYOUT AND
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2 VIEW OF UPPER PLAZA
Scale: N/A

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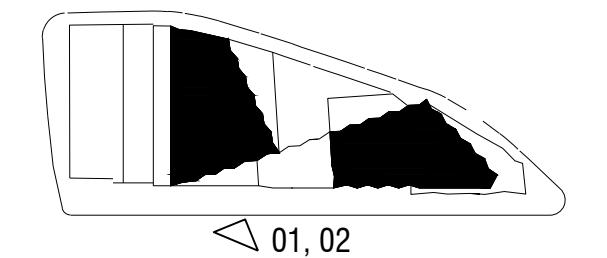
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L3.02

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1 VIEW FROM FORT MYER AT NIGHT
Scale: N/A



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2 VIEW FROM FORT MYER
Scale: N/A

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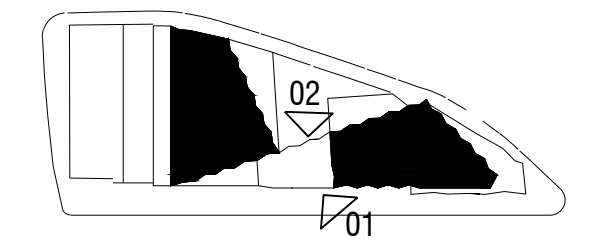
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L3.03

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 SEE LANDSCAPE PLANS FOR PLAZA LAYOUT AND
 ARCHITECTURE SECTION FOR FACADE DESIGN.

1 VIEW LOOKING EAST OVER LOWER PLAZA
 Scale: N/A



IMAGE CONVEYS PLAZA PLANTING MATERIAL ONLY.
 SEE LANDSCAPE PLANS FOR PLAZA LAYOUT AND
 ARCHITECTURE SECTION FOR FACADE DESIGN.

2 AERIAL PERSPECTIVE VIEW
 Scale: N/A