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GENERAL NOTES:

ISSUES

REV #	DATE	DESCRIPTION
	2022.02.10	PRELIMINARY 4.1 SUBMITTAL - DRAFT
	2022.04.01	PRELIMINARY 4.1 SUBMITTAL
	2022.06.30	PRELIMINARY 4.1 RESUBMISSION
	2022.08.02	PRELIMINARY 4.1 RESUBMISSION
	2022.10.06	FINAL 4.1 SUBMITTAL
	2022.12.23	FINAL 4.1 RESUBMISSION
	2023.01.23	FINAL 4.1 RESUBMISSION
	2023.02.15	FINAL 4.1 RESUBMISSION
	2023.03.10	POST SPRC 4.1 SUBMITTAL

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SUSTAINABILITY CONSULTANT

PERSOHN/HAHN ASSOCIATES
VERTICAL TRANSPORTATION CONSULTANT

PROJECT NUMBER 21007

SHEET TITLE
ARCHITECTURAL COVER SHEET

4.1 A-000

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Building Area Matrix

Floor	Floor Elev (NAVD)	Floor Elev (To ASE)	Residential		Retail		GFA	GFA Exclusions	Gross Parking
			# of Units	Resi. GFA	FTF Height	RTL GFA			
Roof	248' - 1 1/4"	200' -0"							
19	230' - 2"	182' -0 3/4"	19	21,694			21,694		
18	214' - 8"	166' - 6 3/4"	36	28,682			28,682		
17	205' - 0"	156' - 10 3/4"	36	28,682			28,682		
16	195' - 4"	147' - 2 3/4"	36	28,682			28,682		
15	185' - 8"	137' - 6 3/4"	36	28,682			28,682		
14	176' - 0"	127' - 10 3/4"	36	28,682			28,682		
13	166' - 4"	118' - 2 3/4"	36	28,682			28,682		
12	156' - 8"	108' - 6 3/4"	36	28,682			28,682		
11	146' - 2"	98' - 0 3/4"	36	28,682			28,682		
10	136' - 6"	88' - 4 3/4"	36	28,682			28,682		
9	126' - 10"	78' - 8 3/4"	36	28,682			28,682		
8	117' - 2"	69' - 0 3/4"	36	28,682			28,682		
7	107' - 6"	59' - 4 3/4"	36	28,682			28,682		
6	97' - 10"	49' - 8 3/4"	36	28,682			28,682		
5	88' - 2"	40' - 0 3/4"	36	28,682			28,682		
4	78' - 6"	30' - 4 3/4"	36	28,682			28,682		
3	67' - 2"	19' - 0 3/4"	34	26,554			26,554		
2	57' - 6"	9' - 4 3/4"	34	28,406			28,406		
1	39' - 6"	-8' - 7 1/4"	12	20,244	18' -0"	3,885	24,129	-	7,487
LL01	25' - 6"	-22' - 7 1/4"						4,997	42,357
LL02	15' - 10"	-32' - 3 1/4"						6,776	43,795
Totals			639	527,128		3,885	531,013	11,773	93,639

Overall Density Tabulations

Total Site Area (SF)*	61,473
Total Site Area (Acre)	1.41
Total Residential Units	639
Total Density (Units / Acre)	452.80
Estimated Net Buildable Area (SF)^	54,363
Total Ground Floor Coverage (SF)#	37,242
Total Ground Floor Coverage (%)	68.51%
Total Tower Coverage (SF)	28,682
Total Tower Coverage (%)	52.76%

*Street area being dedicated to County (780 SF) is included in site area listed in survey.

^Area between Eads and Richmond RBL's and north and south property line. RBL's per survey.

#L01 Gross Floor Area + L01 Gross Parking Area + Site Vehicular Area (within RBL)

Zoning Tabulations

	Retail	Residential	Total
Site Area (SF)	0	61,473	61,473
Base Density FAR	3.80	4.80	4.80
Base Density GFA (SF)	0	295,070	295,070
Bonus Density FAR	0.06	3.77	3.84
Bonus Density GFA (SF)	3,885	232,058	235,943
Total Density FAR	0.06	8.57	8.64
Total Density GFA (SF)	3,885	527,128	531,013

Floor	Units	Unit Type Mix					
		Studio	JR 1 Bedroom	1 Bedroom	1 Bed + Den	2 Bedroom	3 Bedroom
19	19	4	8	2	0	4	1
18	36	8	15	2	1	8	2
17	36	8	15	2	1	8	2
16	36	8	15	2	1	8	2
15	36	8	15	2	1	8	2
14	36	8	15	2	1	8	2
13	36	8	15	2	1	8	2
12	36	8	15	2	1	8	2
11	36	8	15	2	1	8	2
10	36	8	15	2	1	8	2
9	36	8	15	2	1	8	2
8	36	8	15	2	1	8	2
7	36	8	15	2	1	8	2
6	36	8	15	2	1	8	2
5	36	8	15	2	1	8	2
4	36	8	15	2	1	8	2
3	34	8	15	2	1	7	1
2	34	8	15	2	1	7	1
1	12	4	7	0	0	1	0
Totals	639	144	270	36	17	139	33
		639					

Overall Parking Tabulations

	Standard	Compact	Visitor	HC	Van	Total per floor
LL01	50	14	10	10	3	87
LL02	87	14	0	0	0	101
Total	137	28	10	10	3	188
Ratio	72.9%	14.9%	5.3%	5.3%	1.6%	100.0%

Residential Units	639
Residential Parking Count	178
Off-Site Residential Parking Count (The Bartlett)	206
Residential Parking Ratio	0.60
Visitor Parking Count	10
EV Parking Level 2 (5%, Included in Residential Parking Count)	10
Future EV Parking (15%, Included in Residential Parking Count)	29
Retail GFA	3,885
Retail Parking Count	0
Retail Parking Ratio (SF / Space)	0.00
Total Parking Spaces	394

Bike Parking Tabulations

Class I

Program		Required			Provided	
		Units/SF	Ratio	Spaces	Spaces	Comments
Residential	Residents	639	1/2.5 Units	256	257	129 on LL01 128 on LL02
Retail	Employee	3,885	1/25,000 SF	1	1	1 on LL01
Total Class I Spaces				257	258	

Class III

Program		Required			Provided	
		Units/SF	Ratio	Spaces	Spaces	Comments
Residential	Visitors	639	1/50 Units	13	14	
Retail	Visitors	3,885	2/10,000 SF	2	2	
Total Class III Spaces				15	16	

Loading Requirements

Program	Required			Provided	
	Units/SF	Ratio	Docks	Docks	Comments
Residential	639	1/200 Units	4	4	Clear Height: 14' - 6"
Retail	3,885	1/15,000 SF	1	0	Retail to share 1 dock with residential
Total Docks			5	4	Refer to Sheet A-103

GENERAL NOTES:

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VERTICAL TRANSPORTATION CONSULTANT

PROJECT NUMBER 21007

SHEET TITLE
PROJECT DATA

4.1 A-001

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GRAPHICS LEGEND

- RETAIL GFA
- RESIDENTIAL GFA
- GROSS PARKING AREA
- NON - GFA



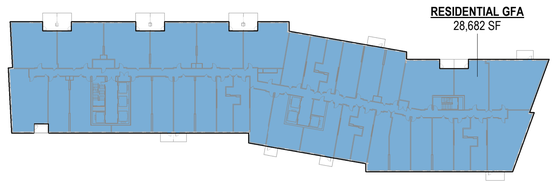
C5 GFA AREA PLAN - MECHANICAL PENTHOUSE
1" = 50'-0"



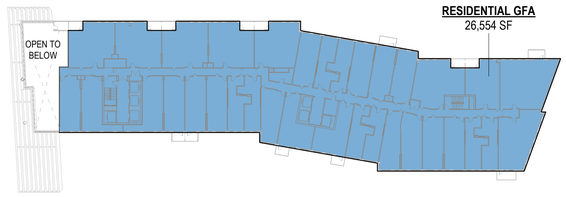
C4 GFA AREA PLAN - LEVEL 19
1" = 50'-0"



C2 GFA AREA PLAN - LEVELS 12-18
1" = 50'-0"



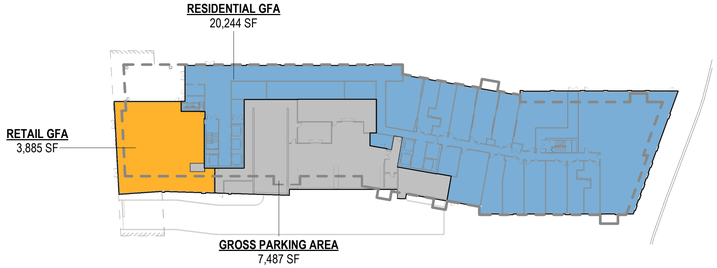
B5 GFA AREA PLAN - LEVELS 04-11
1" = 50'-0"



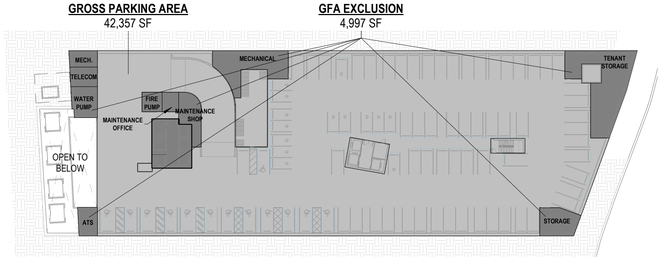
B4 GFA AREA PLAN - LEVEL 03
1" = 50'-0"



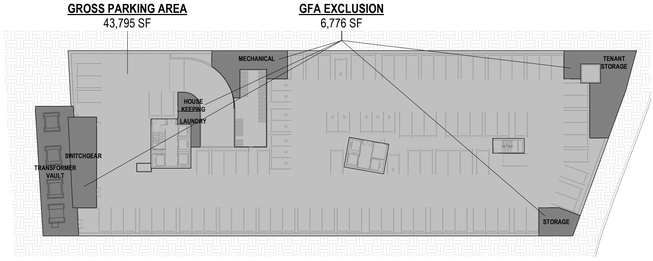
B2 GFA AREA PLAN - LEVEL 02
1" = 50'-0"



A5 GFA AREA PLAN - LEVEL 01
1" = 50'-0"



A4 GFA AREA PLAN - LOWER LEVEL 01
1" = 50'-0"



A2 GFA AREA PLAN - LOWER LEVEL 02
1" = 50'-0"

GENERAL NOTES:

ISSUES

REV #	DATE	DESCRIPTION
	2022.02.10	PRELIMINARY 4.1 SUBMITTAL - DRAFT
	2022.04.01	PRELIMINARY 4.1 SUBMITTAL
	2022.06.30	PRELIMINARY 4.1 RESUBMISSION
	2022.08.02	PRELIMINARY 4.1 RESUBMISSION
	2022.10.06	FINAL 4.1 SUBMITTAL
	2023.03.10	POST SPRC 4.1 SUBMITTAL

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PROJECT NUMBER 21007

SHEET TITLE
AREA PLANS

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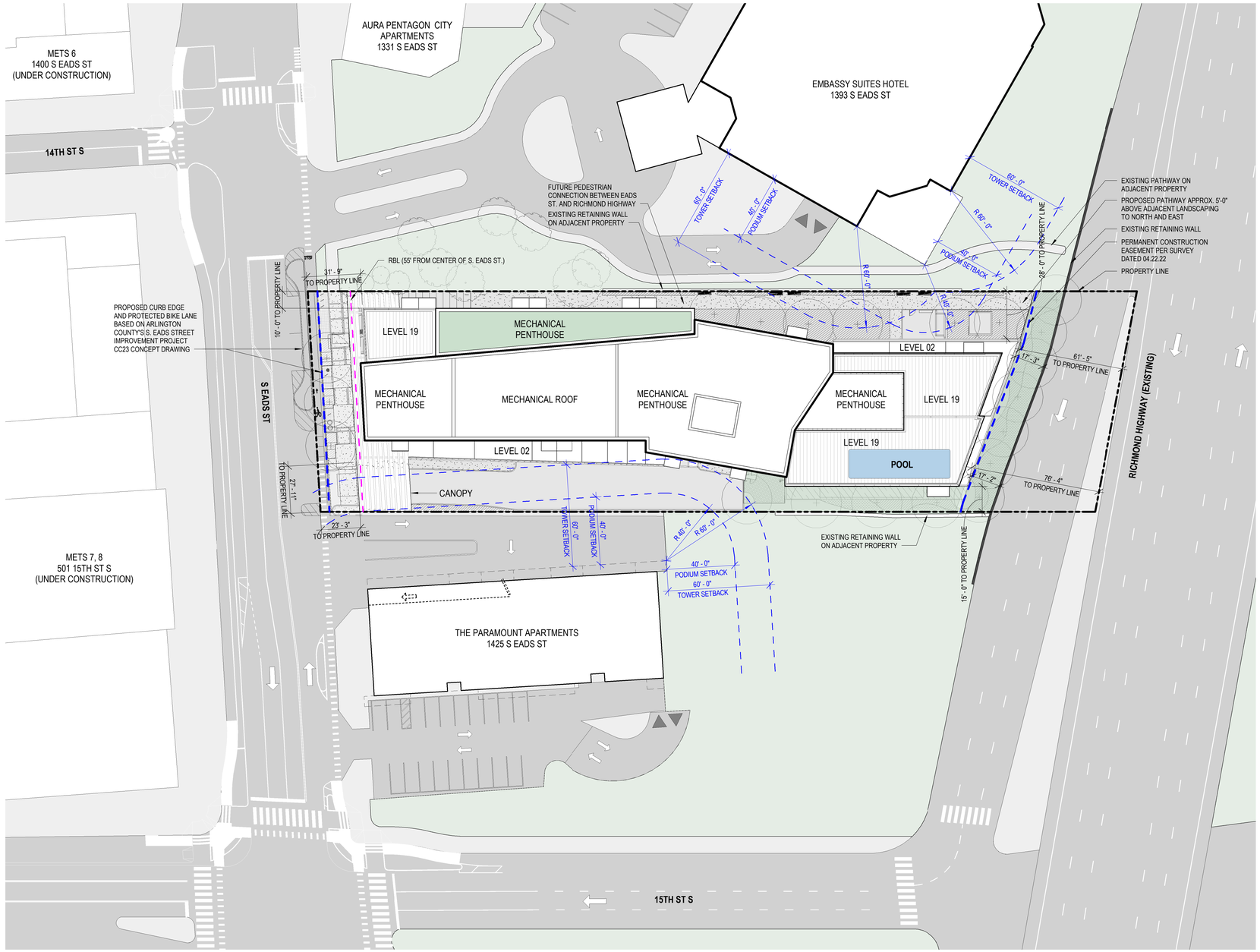

A1 SITE PLAN
1/32" = 1'-0"

GENERAL NOTES:

ISSUES

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	2022.02.10	PRELIMINARY 4.1 SUBMITTAL - DRAFT
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PROJECT NUMBER 21007

SHEET TITLE
SITE PLAN

4.1 A-100

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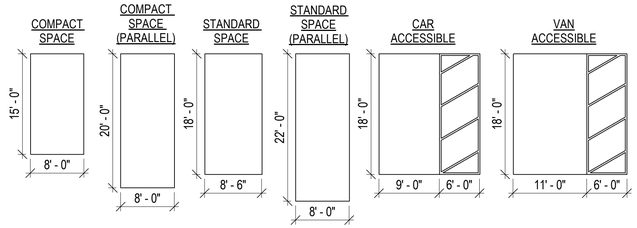
PARKING SPACE DETAILS (ACZO 14.3.3.C)



PARKING COUNT - SEE A-001 FOR OVERALL PARKING TABULATION				
PARKING TYPE	LL01	LL02	PERCENTAGE	TOTAL
STANDARD	50	87	72.9%	137
COMPACT	14	14	14.9%	28
VISITOR	10	0	5.3%	10
HC	10	0	5.3%	10
HC-VAN	3	0	1.6%	3
ON-SITE TOTAL	87	101	100.0%	188
OFF-SITE TOTAL				206
TOTAL				394
EV LEVEL 2	10	0	5.3%	10
NOTE: EV PARKING COUNT IS INCLUDED IN ON-SITE TOTAL PARKING				

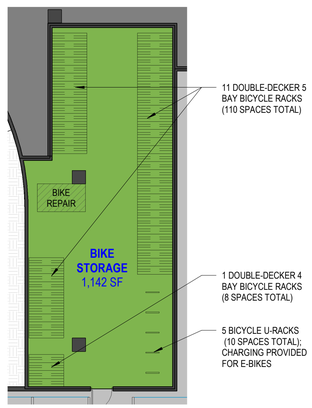
GRAPHICS LEGEND

- RETAIL
- RESIDENTIAL
- RESIDENTIAL LOBBY
- AMENITY
- PARKING/LOADING
- MECHANICAL
- BIKE PARKING



GFA AREA - LL02	
	AREA (SF)
RESIDENTIAL GFA	-
RETAIL GFA	-
GROSS PARKING AREA	**43,795**
CAR PARKING	40,665
BIKE PARKING	1,142
STAIRS & ELEVATORS	922
ELEVATORS	590
STAIRS	232
INTAKE & EXHAUST	244
GFA EXCLUSIONS	**6,776**
ELECTRICAL VAULT	2,105
SWITCH GEAR	1,153
STORAGE	2,120
HOUSEKEEPING	179
LAUNDRY	246
MECHANICAL	973

BICYCLE PARKING COUNT		
LOWER LEVEL 02		
TYPE OF RACKS	NUMBER	AVAILABLE SPACES
2 TIER HORIZONTAL	59	118
INVERTED U	10	10
		128
LOWER LEVEL 01		
TYPE OF RACKS	NUMBER	AVAILABLE SPACES
2 TIER HORIZONTAL	59	118
INVERTED U	10	10
VERTICAL	2	2
		130
LEVEL 01		
TYPE OF RACKS	NUMBER	AVAILABLE SPACES
INVERTED U	16	16



A1 LOWER LEVEL 02 FLOOR PLAN
1" = 20'-0"

A3 LL02 ENLARGED PLAN - BIKE ROOM
3/32" = 1'-0"

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PROJECT NUMBER 21007

SHEET TITLE
LOWER LEVEL 02 FLOOR PLAN

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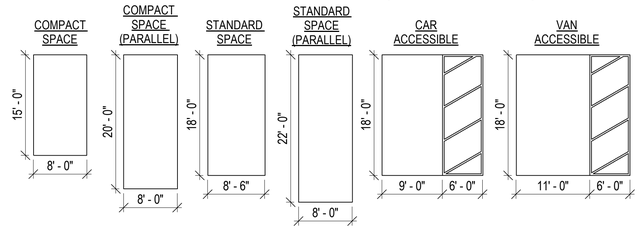
PARKING SPACE DETAILS (ACZO 14.3.3.C)



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- RESIDENTIAL LOBBY
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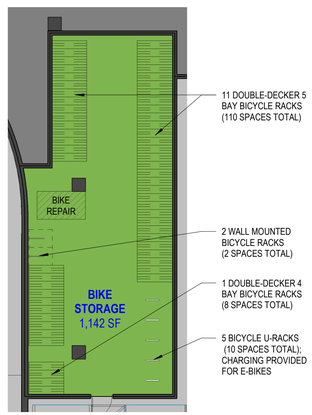
- PARKING/LOADING
- MECHANICAL
- BIKE PARKING



GFA AREA - LL01	
	AREA (SF)
RESIDENTIAL GFA	-
RETAIL GFA	-
GROSS PARKING AREA	**42,357**
CAR PARKING	39,208
BIKE PARKING	1,142
STAIRS & ELEVATORS	922
ELEVATORS	590
STAIRS	251
INTAKE & EXHAUST	244
GFA EXCLUSIONS	**4,997**
MECHANICAL	1,201
TELECOM	257
WATER PUMP & FIRE...	573
ATS	265
MAINTENANCE OFFICE	156
MAINTENANCE SHOP	425
STORAGE	2,120

BICYCLE PARKING COUNT		
LOWER LEVEL 02		
TYPE OF RACKS	NUMBER	AVAILABLE SPACES
2 TIER HORIZONTAL	59	118
INVERTED U	10	10
		128
LOWER LEVEL 01		
TYPE OF RACKS	NUMBER	AVAILABLE SPACES
2 TIER HORIZONTAL	59	118
INVERTED U	10	10
VERTICAL	2	2
		130
LEVEL 01		
TYPE OF RACKS	NUMBER	AVAILABLE SPACES
INVERTED U	16	16



A3 LL01 ENLARGED PLAN - BIKE ROOM
3/32" = 1'-0"

A2 LOWER LEVEL 01 FLOOR PLAN
1" = 20'-0"

GENERAL NOTES:

ISSUES

REV #	DATE	DESCRIPTION
	2022.02.10	PRELIMINARY 4.1 SUBMITTAL - DRAFT
	2022.04.01	PRELIMINARY 4.1 SUBMITTAL
	2022.06.30	PRELIMINARY 4.1 RESUBMISSION
	2022.08.02	PRELIMINARY 4.1 RESUBMISSION
	2022.10.06	FINAL 4.1 SUBMITTAL
	2023.03.10	POST SPRC 4.1 SUBMITTAL

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SHEET TITLE
LOWER LEVEL 01 FLOOR PLAN

4.1 A-102

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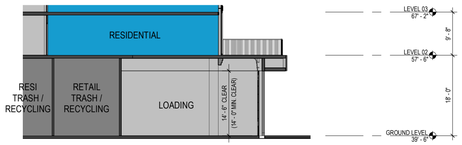
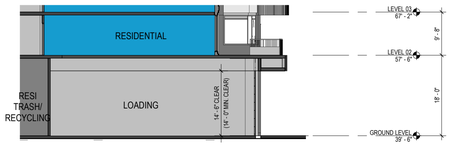


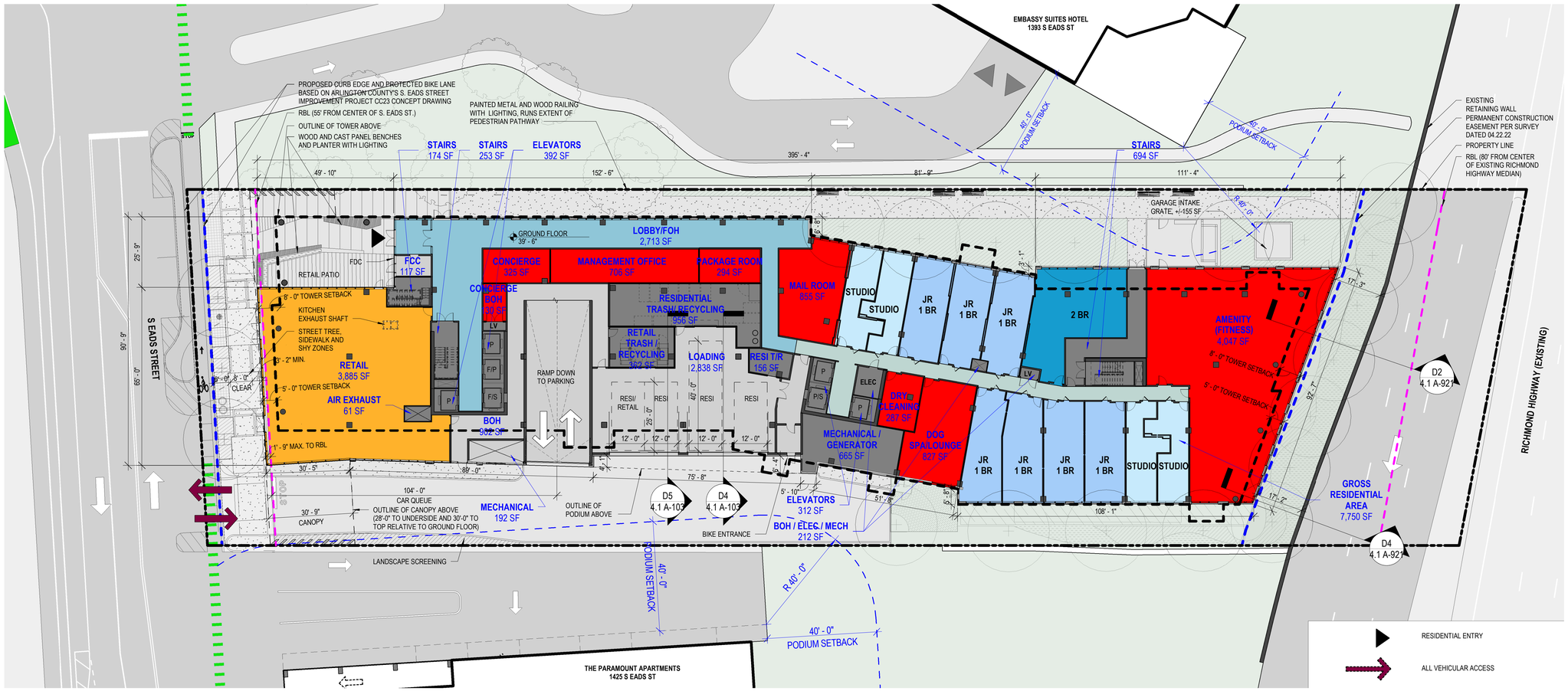
D5 SECTION - LOADING DOCK 1
1/16" = 1'-0"



D4 SECTION - LOADING DOCK 2
1/16" = 1'-0"

GRAPHICS LEGEND

- RETAIL
- RESIDENTIAL
- RESIDENTIAL LOBBY
- AMENITY
- PARKING/LOADING
- MECHANICAL
- BIKE PARKING



GFA AREA - L01	
	AREA (SF)
RESIDENTIAL GFA	**20,244**
GROSS RESIDENTIAL AREA	7,750
LOBBY/FOH	2,713
FITNESS	4,047
MAIL/PACKAGE ROOMS	1,149
DRY CLEANING	287
DOG SPA/LOUNGE	827
MANAGEMENT OFFICES	706
CONCIERGE/CON. BOH	455
FCC	117
RESI T/R	156
BOH/ELEC/MECH	212
ELEVATORS	704
STAIRS	1,121

GFA AREA - L01	
	AREA (SF)
RETAIL GFA	**3,885**
GROSS PARKING AREA	**7,487**
LOADING	2,838
RAMP	1,511
BOH	902
RESI TRASH/RECYCLING	956
RETAIL TRASH/RECYCLING	362
MECHANICAL/GENERATOR	665
MECHANICAL	192
AIR EXHAUST	61
GFA EXCLUSIONS	-

BICYCLE PARKING COUNT

LOWER LEVEL 02		
TYPE OF RACKS	NUMBER	AVAILABLE SPACES
2 TIER HORIZONTAL	59	118
INVERTED U	10	10
		128

LOWER LEVEL 01		
TYPE OF RACKS	NUMBER	AVAILABLE SPACES
2 TIER HORIZONTAL	59	118
INVERTED U	10	10
VERTICAL	2	2
		130

LEVEL 01		
TYPE OF RACKS	NUMBER	AVAILABLE SPACES
INVERTED U	16	16

A2 GROUND LEVEL FLOOR PLAN
1" = 20'-0"

GENERAL NOTES:

ISSUES

REV #	DATE	DESCRIPTION
	2022.02.10	PRELIMINARY 4.1 SUBMITTAL - DRAFT
	2022.04.01	PRELIMINARY 4.1 SUBMITTAL
	2022.06.30	PRELIMINARY 4.1 RESUBMISSION
	2022.08.02	PRELIMINARY 4.1 RESUBMISSION
	2022.10.06	FINAL 4.1 SUBMITTAL
	2022.12.23	FINAL 4.1 RESUBMISSION
	2023.01.23	FINAL 4.1 RESUBMISSION
	2023.02.15	FINAL 4.1 RESUBMISSION
	2023.03.10	POST SPRC 4.1 SUBMITTAL

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SHEET TITLE
GROUND LEVEL

4.1 A-103

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GFA AREA - L02	
	AREA (SF)
RESIDENTIAL GFA	**28,406**
GROSS RESIDENTIAL AREA	24,734
AMENITY	1,956
ELEVATORS	681
STAIRS	476
BOH/ELEC/MECH	559
RETAIL GFA	-
GROSS PARKING AREA	-
GFA EXCLUSIONS	-

A1 LEVEL 02 FLOOR PLAN
1" = 20'-0"

GENERAL NOTES:

ISSUES		
REV #	DATE	DESCRIPTION
	2022.02.10	PRELIMINARY 4.1 SUBMITTAL - DRAFT
	2022.04.01	PRELIMINARY 4.1 SUBMITTAL
	2022.06.30	PRELIMINARY 4.1 RESUBMISSION
	2022.08.02	PRELIMINARY 4.1 RESUBMISSION
	2022.10.06	FINAL 4.1 SUBMITTAL
	2023.03.10	POST SPRC 4.1 SUBMITTAL

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SHEET TITLE
LEVEL 02 FLOOR PLAN

4.1 A-105

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GFA AREA - L03	
	AREA (SF)
RESIDENTIAL GFA	**26,554**
GROSS RESIDENTIAL AREA	24,838
ELEVATORS	681
STAIRS	476
BOH/ELEC/MECH	559
RETAIL GFA	-
GROSS PARKING AREA	-
GFA EXCLUSIONS	-

A2 LEVEL 03 FLOOR PLAN
1" = 20'-0"

GENERAL NOTES:

ISSUES

REV #	DATE	DESCRIPTION
	2022.02.10	PRELIMINARY 4.1 SUBMITTAL - DRAFT
	2022.04.01	PRELIMINARY 4.1 SUBMITTAL
	2022.06.30	PRELIMINARY 4.1 RESUBMISSION
	2022.08.02	PRELIMINARY 4.1 RESUBMISSION
	2022.10.06	FINAL 4.1 SUBMITTAL
	2023.03.10	POST SPRC 4.1 SUBMITTAL

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SHEET TITLE
LEVEL 03 FLOOR PLAN

4.1 A-106

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GRAPHICS LEGEND

- RETAIL
- RESIDENTIAL
- RESIDENTIAL LOBBY
- AMENITY
- PARKING/LOADING
- MECHANICAL
- BIKE PARKING



GFA AREA - TYP - LOWER	
	AREA (SF)
RESIDENTIAL GFA	**28,682**
GROSS RESIDENTIAL AREA	26,966
ELEVATORS	681
STAIRS	476
BOH/ELEC/MECH	559
RETAIL GFA	-
GROSS PARKING AREA	-
GFA EXCLUSIONS	-

A2 4.1 PRE. L08 TYPICAL FLOOR PLAN
1" = 20'-0"

GENERAL NOTES:

ISSUES

REV #	DATE	DESCRIPTION
	2022.02.10	PRELIMINARY 4.1 SUBMITTAL - DRAFT
	2022.04.01	PRELIMINARY 4.1 SUBMITTAL
	2022.06.30	PRELIMINARY 4.1 RESUBMISSION
	2022.08.02	PRELIMINARY 4.1 RESUBMISSION
	2022.10.06	FINAL 4.1 SUBMITTAL
	2023.03.10	POST SPRC 4.1 SUBMITTAL

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PROJECT NUMBER 21007

SHEET TITLE
LEVEL 04-11 FLOOR PLAN

4.1 A-107

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GRAPHICS LEGEND

- RETAIL
- RESIDENTIAL
- RESIDENTIAL LOBBY
- AMENITY
- PARKING/LOADING
- MECHANICAL
- BIKE PARKING

GFA AREA - TYP - UPPER	
	AREA (SF)
RESIDENTIAL GFA	**28,682**
GROSS RESIDENTIAL AREA	26,966
ELEVATORS	681
STAIRS	476
BOH/ELEC/MECH	559
RETAIL GFA	-
GROSS PARKING AREA	-
GFA EXCLUSIONS	-

A2 LEVEL 12-18 FLOOR PLAN
1" = 20'-0"

GENERAL NOTES:

ISSUES

REV #	DATE	DESCRIPTION
	2022.02.10	PRELIMINARY 4.1 SUBMITTAL - DRAFT
	2022.04.01	PRELIMINARY 4.1 SUBMITTAL
	2022.06.30	PRELIMINARY 4.1 RESUBMISSION
	2022.08.02	PRELIMINARY 4.1 RESUBMISSION
	2022.10.06	FINAL 4.1 SUBMITTAL
	2023.03.10	POST SPRC 4.1 SUBMITTAL

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SHEET TITLE
LEVEL 12-18 FLOOR PLAN

4.1 A-108

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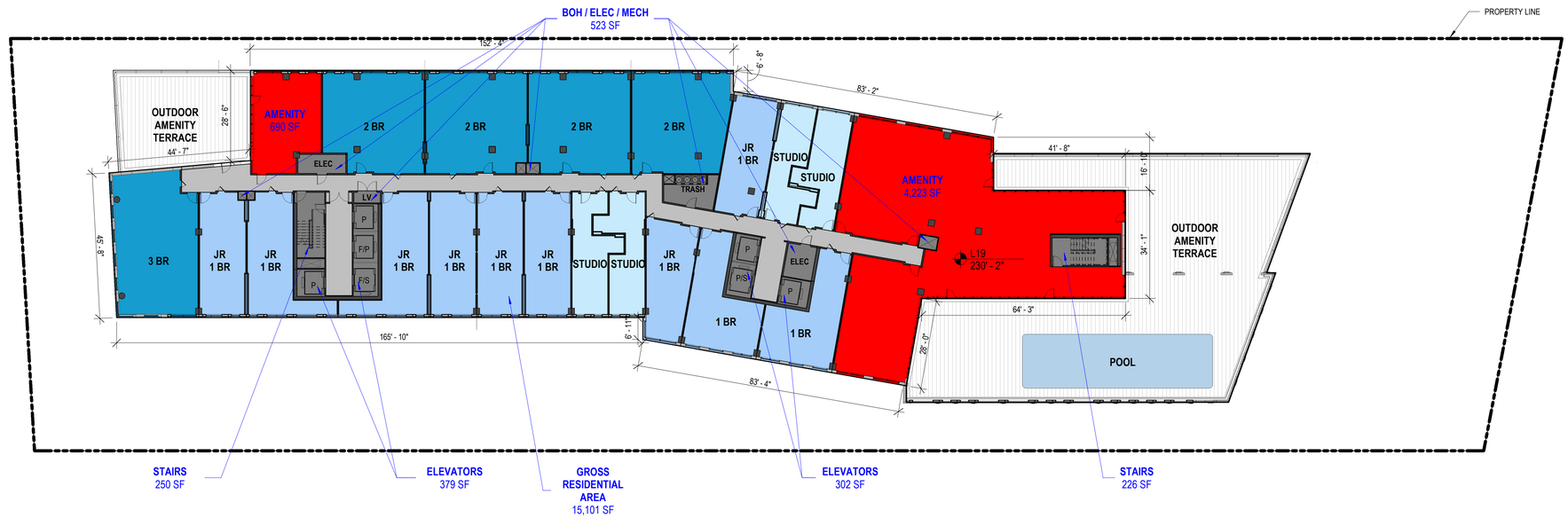

GFA AREA - L19	
	AREA (SF)
RESIDENTIAL GFA	**21,694**
GROSS RESIDENTIAL AREA	15,101
AMENITY	4,913
ELEVATORS	681
STAIRS	476
BOH/ELEC/MECH	523
RETAIL GFA	-
GROSS PARKING AREA	-
GFA EXCLUSIONS	-

A2 LEVEL 19 FLOOR PLAN
1" = 20'-0"

GRAPHICS LEGEND

- RETAIL
- RESIDENTIAL
- RESIDENTIAL LOBBY
- AMENITY
- PARKING/LOADING
- MECHANICAL
- BIKE PARKING

GENERAL NOTES:

ISSUES

REV #	DATE	DESCRIPTION
	2022.02.10	PRELIMINARY 4.1 SUBMITTAL - DRAFT
	2022.04.01	PRELIMINARY 4.1 SUBMITTAL
	2022.06.30	PRELIMINARY 4.1 RESUBMISSION
	2022.08.02	PRELIMINARY 4.1 RESUBMISSION
	2022.10.06	FINAL 4.1 SUBMITTAL
	2023.03.10	POST SPRC 4.1 SUBMITTAL

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PROJECT NUMBER 21007

SHEET TITLE
LEVEL 19 FLOOR PLAN

4.1 A-109

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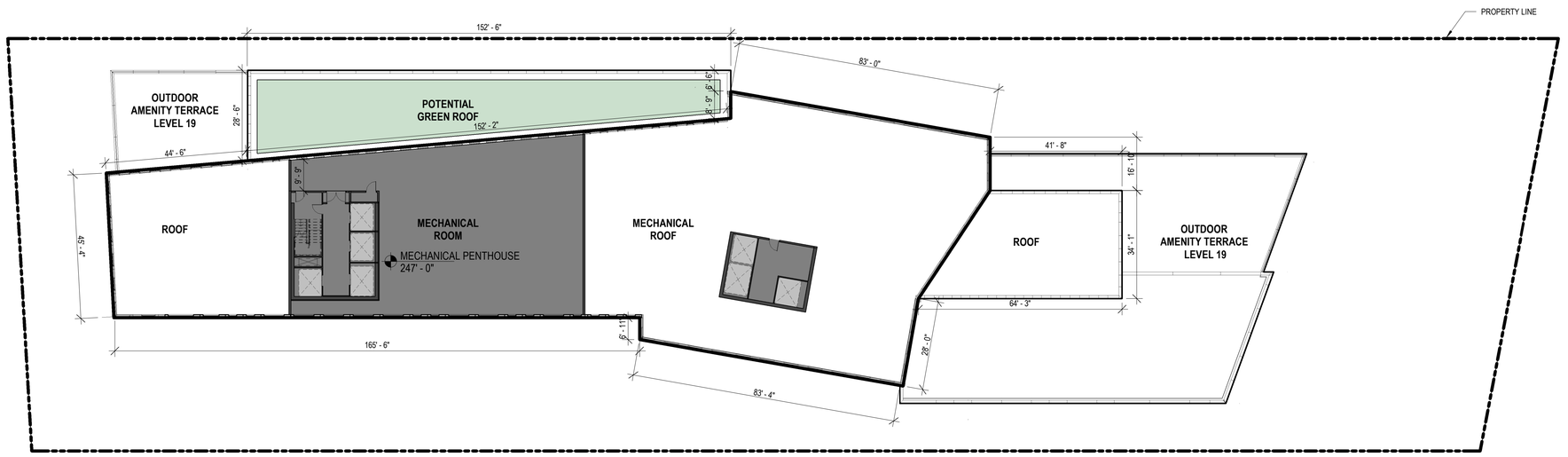
GRAPHICS LEGEND

- RETAIL
- RESIDENTIAL
- RESIDENTIAL LOBBY
- AMENITY
- PARKING/LOADING
- MECHANICAL
- BIKE PARKING



A2 MECHANICAL PENTHOUSE FLOOR PLAN
1" = 20'-0"

GENERAL NOTES:

ISSUES

REV #	DATE	DESCRIPTION
	2022.02.10	PRELIMINARY 4.1 SUBMITTAL - DRAFT
	2022.04.01	PRELIMINARY 4.1 SUBMITTAL
	2022.06.30	PRELIMINARY 4.1 RESUBMISSION
	2022.08.02	PRELIMINARY 4.1 RESUBMISSION
	2022.10.06	FINAL 4.1 SUBMITTAL
	2023.03.10	POST SPRC 4.1 SUBMITTAL

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PROJECT NUMBER 21007

SHEET TITLE
MECHANICAL PENTHOUSE FLOOR PLAN

4.1 A-110

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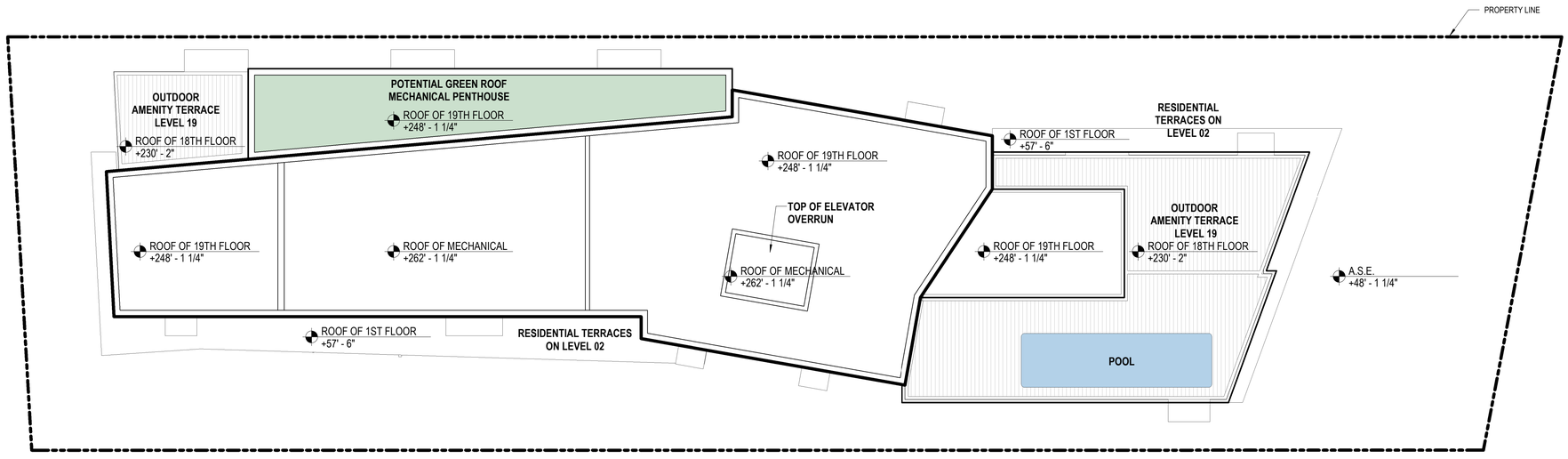
GRAPHICS LEGEND

- RETAIL
- RESIDENTIAL
- RESIDENTIAL LOBBY
- AMENITY
- PARKING/LOADING
- MECHANICAL
- BIKE PARKING



A1 ROOF PLAN
1" = 20'-0"

GENERAL NOTES:

ISSUES

REV #	DATE	DESCRIPTION
	2022.02.10	PRELIMINARY 4.1 SUBMITTAL - DRAFT
	2022.04.01	PRELIMINARY 4.1 SUBMITTAL
	2022.06.30	PRELIMINARY 4.1 RESUBMISSION
	2022.08.02	PRELIMINARY 4.1 RESUBMISSION
	2022.10.06	FINAL 4.1 SUBMITTAL
	2023.03.10	POST SPRC 4.1 SUBMITTAL

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PERSOHN/HAHN ASSOCIATES
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PROJECT NUMBER 21007

SHEET TITLE
ROOF PLAN

4.1 A-111

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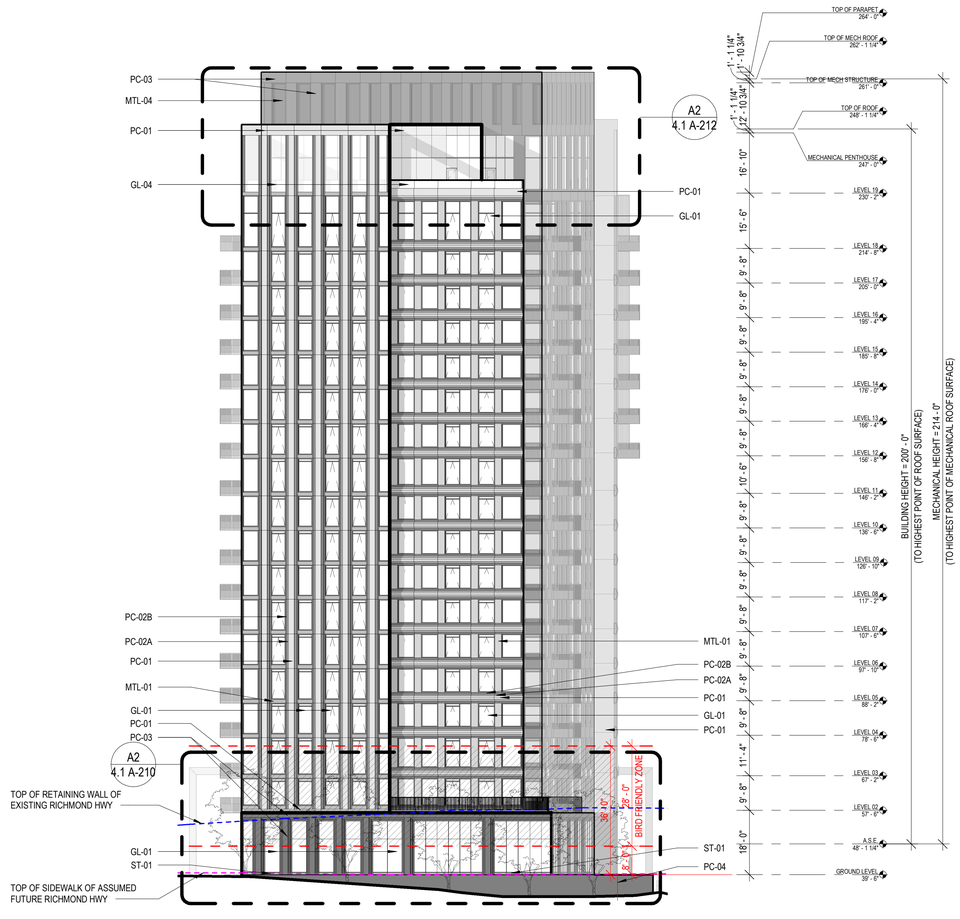
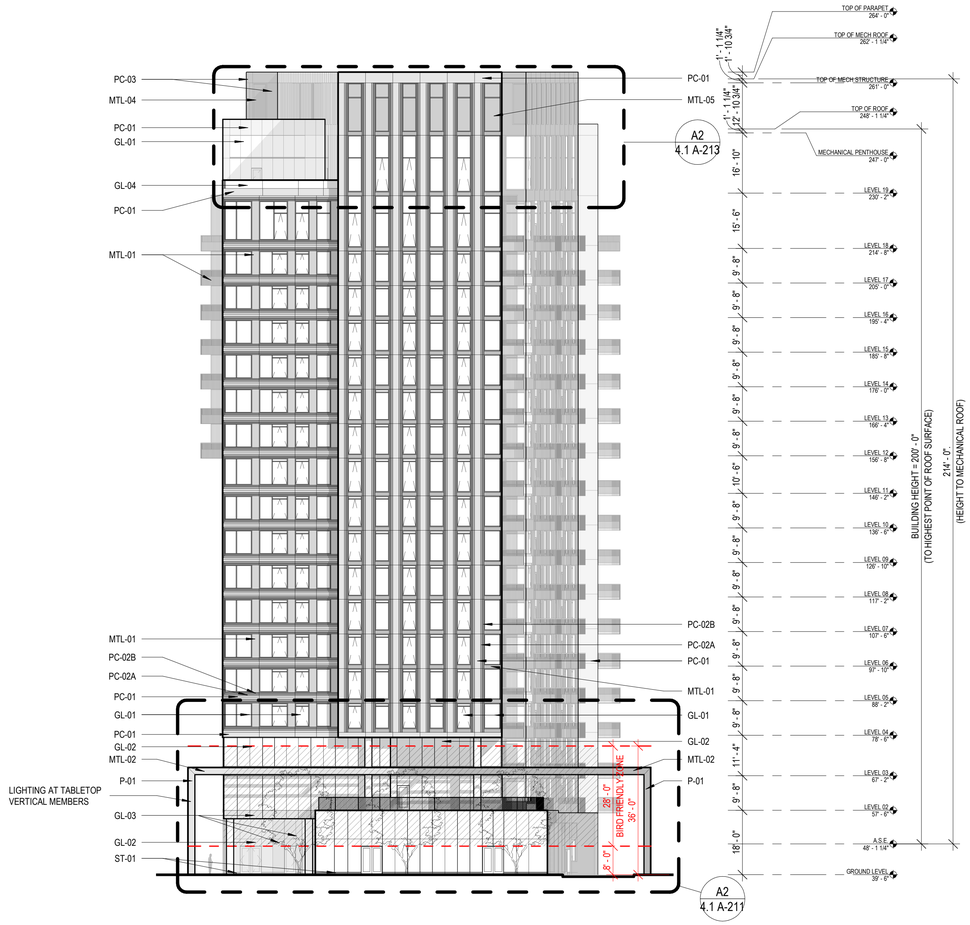
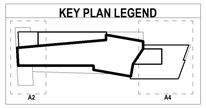


A4 EAST ELEVATION - RICHMOND HIGHWAY
1" = 20'-0"



A2 WEST ELEVATION - EADS STREET
1" = 20'-0"

KEY PLAN LEGEND



GENERAL NOTES:

1. A.S.E. 0'-0" = 48.1'

EXTERIOR MATERIAL LEGEND

TAG	DESCRIPTION
GL-01	VISION GLASS
GL-02	VISION GLASS - REDUCED REFLECTANCE
GL-03	SPANDREL GLASS
GL-04	LAMINATED CLEAR GLASS GUARDRAIL_04
LVR-01	LOUVER
MSN-01	GROUND FACE BLOCK
MTL-01	METAL_01
MTL-02	METAL PANEL_02
MTL-03	METAL PANEL_03
MTL-04	METAL PANEL_04
MTL-05	METAL PANEL_05
P-01	CAST PANEL CLADDING
PC-01	PRECAST CONCRETE PANEL_01
PC-02A	PRECAST CONCRETE PANEL_02A
PC-02B	PRECAST CONCRETE PANEL_02B
PC-03	PRECAST CONCRETE PANEL_03
PC-04	PRECAST CONCRETE PANEL_04
ST-01	STONE CLADDING

ISSUES

REV #	DATE	DESCRIPTION
	2022.02.10	PRELIMINARY 4.1 SUBMITTAL - DRAFT
	2022.04.01	PRELIMINARY 4.1 SUBMITTAL
	2022.06.30	PRELIMINARY 4.1 RESUBMISSION
	2022.08.02	PRELIMINARY 4.1 RESUBMISSION
	2022.10.06	FINAL 4.1 SUBMITTAL
	2023.01.23	FINAL 4.1 RESUBMISSION
	2023.03.10	POST SPRC 4.1 SUBMITTAL

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PROJECT NUMBER 21007

SHEET TITLE
BUILDING ELEVATIONS

4.1 A-201

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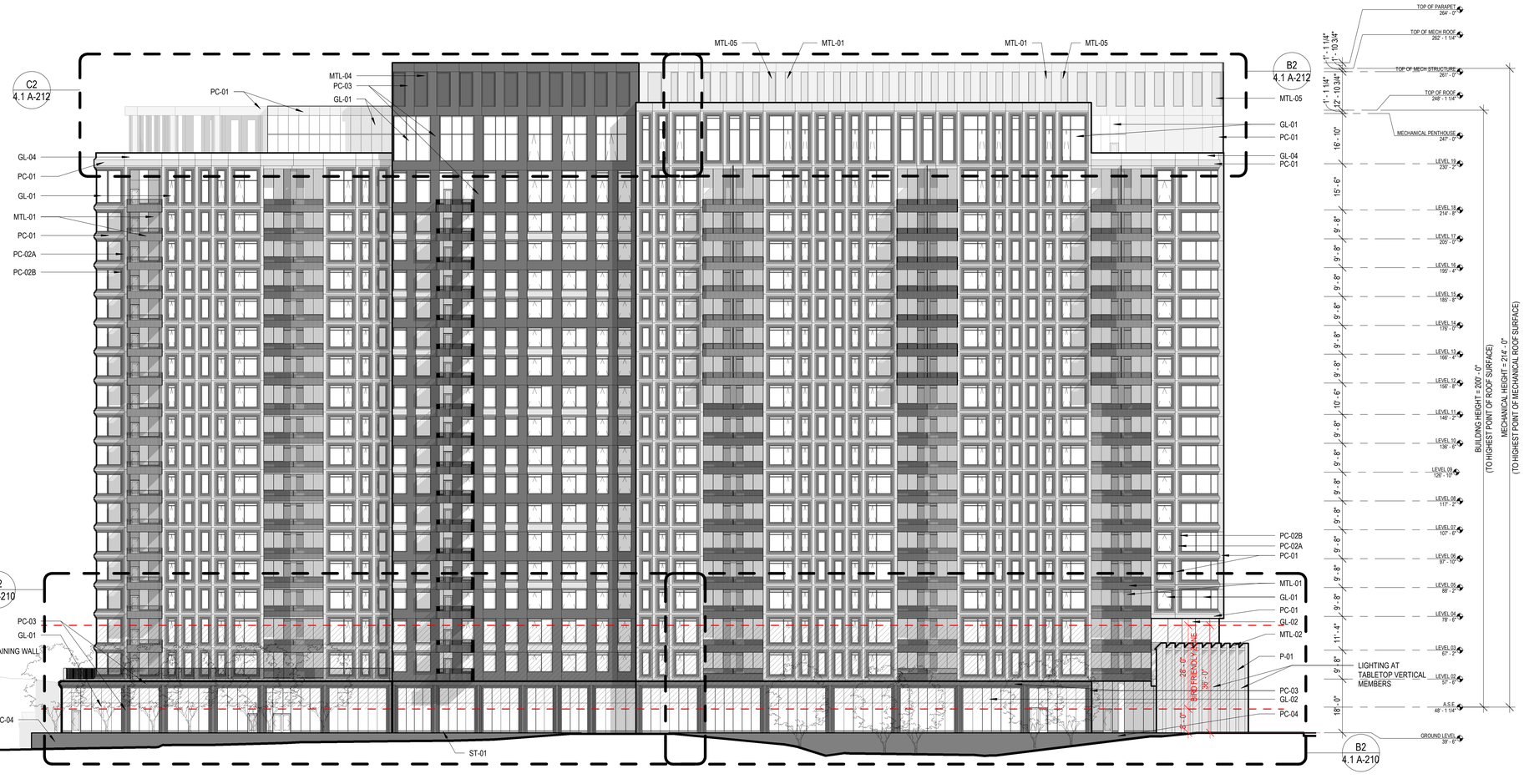
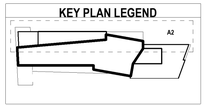


A2 NORTH ELEVATION
1" = 20'-0"

KEY PLAN LEGEND



GENERAL NOTES:

1. A.S.E. 0'-0" = 48.1'

EXTERIOR MATERIAL LEGEND

TAG	DESCRIPTION
GL-01	VISION GLASS
GL-02	VISION GLASS - REDUCED REFLECTANCE
GL-03	SPANDREL GLASS
GL-04	LAMINATED CLEAR GLASS GUARDRAIL_04
LVR-01	LOUVER
MSN-01	GROUND FACE BLOCK
MTL-01	METAL_01
MTL-02	METAL PANEL_02
MTL-03	METAL PANEL_03
MTL-04	METAL PANEL_04
MTL-05	METAL PANEL_05
P-01	CAST PANEL CLADDING
PC-01	PRECAST CONCRETE PANEL_01
PC-02A	PRECAST CONCRETE PANEL_02A
PC-02B	PRECAST CONCRETE PANEL_02B
PC-03	PRECAST CONCRETE PANEL_03
PC-04	PRECAST CONCRETE PANEL_04
ST-01	STONE CLADDING

ISSUES

REV #	DATE	DESCRIPTION
	2022.02.10	PRELIMINARY 4.1 SUBMITTAL - DRAFT
	2022.04.01	PRELIMINARY 4.1 SUBMITTAL
	2022.06.30	PRELIMINARY 4.1 RESUBMISSION
	2022.08.02	PRELIMINARY 4.1 RESUBMISSION
	2022.10.06	FINAL 4.1 SUBMITTAL
	2023.01.23	FINAL 4.1 RESUBMISSION
	2023.03.10	POST SPRC 4.1 SUBMITTAL

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PROJECT NUMBER 21007

SHEET TITLE
BUILDING ELEVATIONS

4.1 A-202

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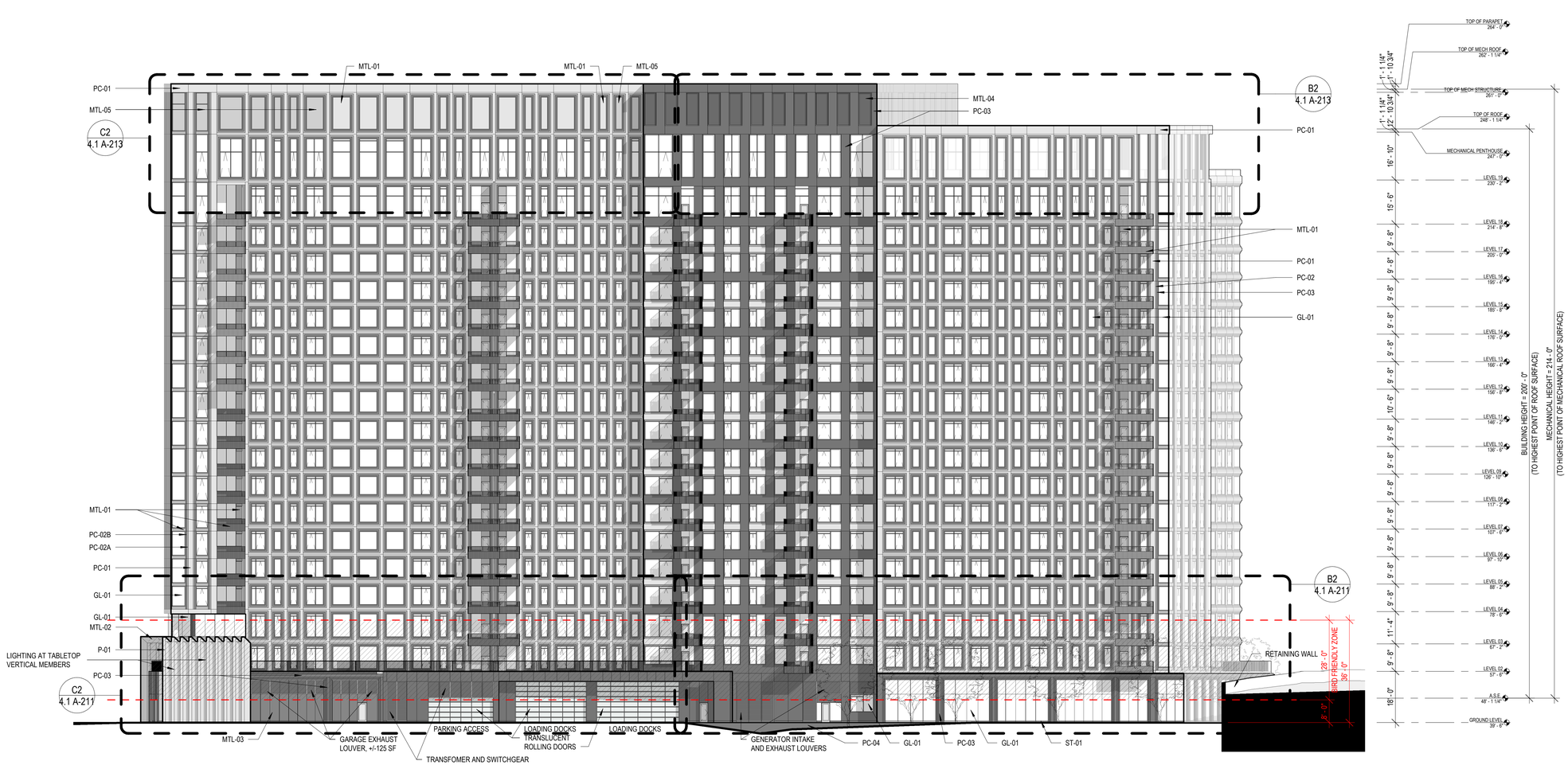
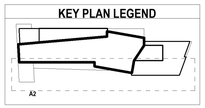


A2 SOUTH ELEVATION
1" = 20'-0"

KEY PLAN LEGEND



GENERAL NOTES:

1. A.S.E. 0'-0" = 48.1'

EXTERIOR MATERIAL LEGEND

TAG	DESCRIPTION
GL-01	VISION GLASS
GL-02	VISION GLASS - REDUCED REFLECTANCE
GL-03	SPANDREL GLASS
GL-04	LAMINATED CLEAR GLASS GUARDRAIL_04
LVR-01	LOUVER
MSN-01	GROUND FACE BLOCK
MTL-01	METAL_01
MTL-02	METAL PANEL_02
MTL-03	METAL PANEL_03
MTL-04	METAL PANEL_04
MTL-05	METAL PANEL_05
P-01	CAST PANEL CLADDING
PC-01	PRECAST CONCRETE PANEL_01
PC-02A	PRECAST CONCRETE PANEL_02A
PC-02B	PRECAST CONCRETE PANEL_02B
PC-03	PRECAST CONCRETE PANEL_03
PC-04	PRECAST CONCRETE PANEL_04
ST-01	STONE CLADDING

ISSUES

REV #	DATE	DESCRIPTION
	2022.02.10	PRELIMINARY 4.1 SUBMITTAL - DRAFT
	2022.04.01	PRELIMINARY 4.1 SUBMITTAL
	2022.06.30	PRELIMINARY 4.1 RESUBMISSION
	2022.08.02	PRELIMINARY 4.1 RESUBMISSION
	2022.10.06	FINAL 4.1 SUBMITTAL
	2023.01.23	FINAL 4.1 RESUBMISSION
	2023.03.10	POST SPRC 4.1 SUBMITTAL

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SHEET TITLE
BUILDING ELEVATIONS

4.1 A-203

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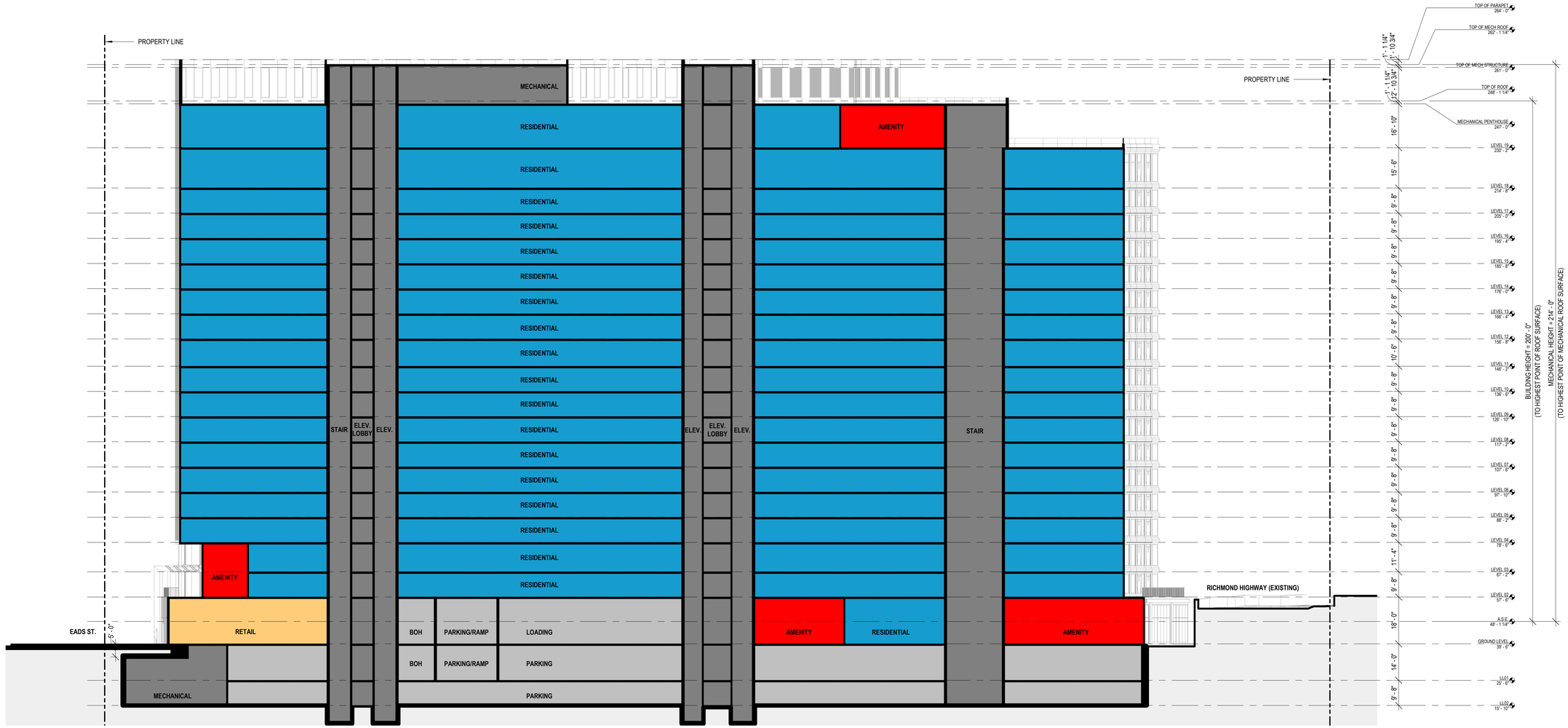


A2 EAST-WEST SECTION AA
1" = 20'-0"

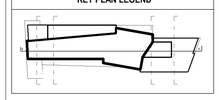
GRAPHICS LEGEND

- RETAIL
- RESIDENTIAL
- RESIDENTIAL LOBBY
- AMENITY
- PARKING/LOADING
- MECHANICAL
- BIKE PARKING

GENERAL NOTES:

1. A.S.E. 0'-0" = 48.1'

KEY PLAN LEGEND



ISSUES

REV #	DATE	DESCRIPTION
	2022.02.10	PRELIMINARY 4.1 SUBMITTAL - DRAFT
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	2022.06.30	PRELIMINARY 4.1 RESUBMISSION
	2022.08.02	PRELIMINARY 4.1 RESUBMISSION
	2022.10.06	FINAL 4.1 SUBMITTAL
	2023.03.10	POST SPRC 4.1 SUBMITTAL

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SHEET TITLE
BUILDING SECTIONS

4.1 A-204

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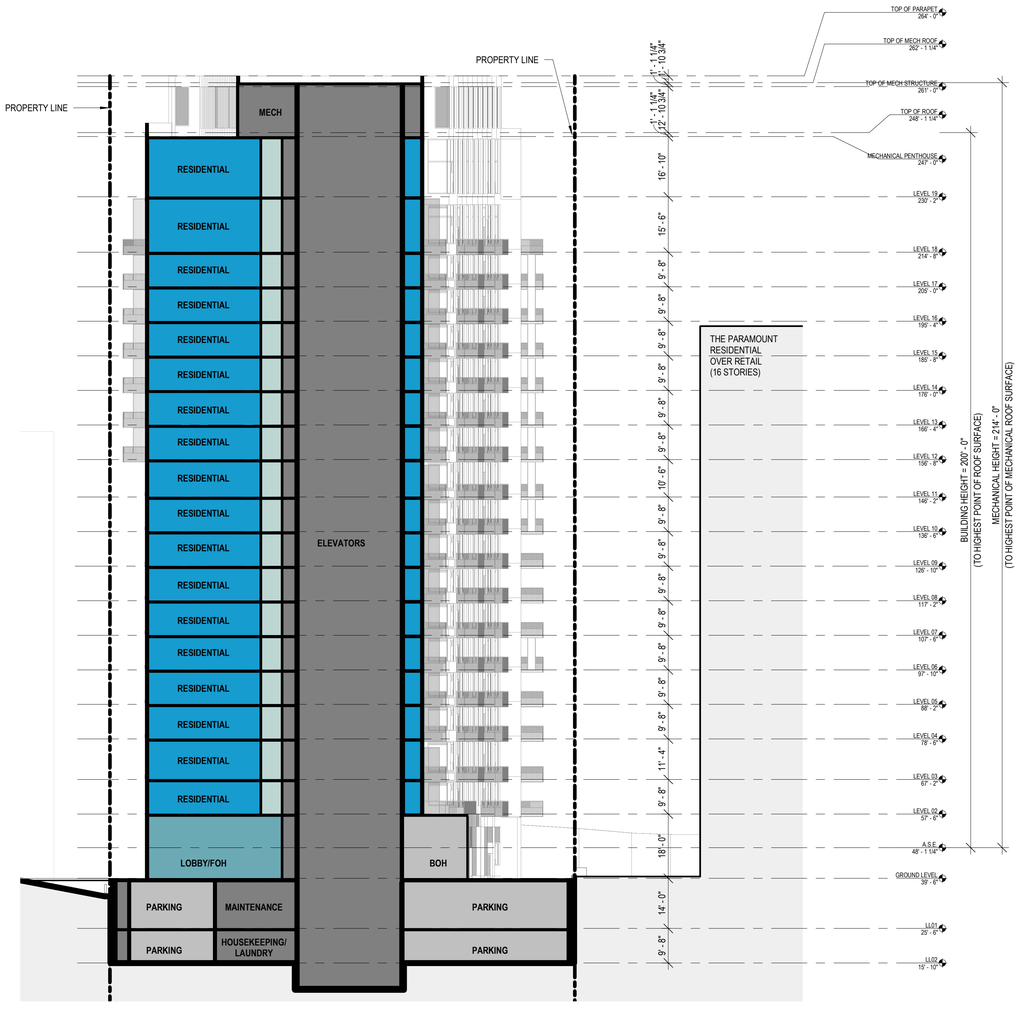
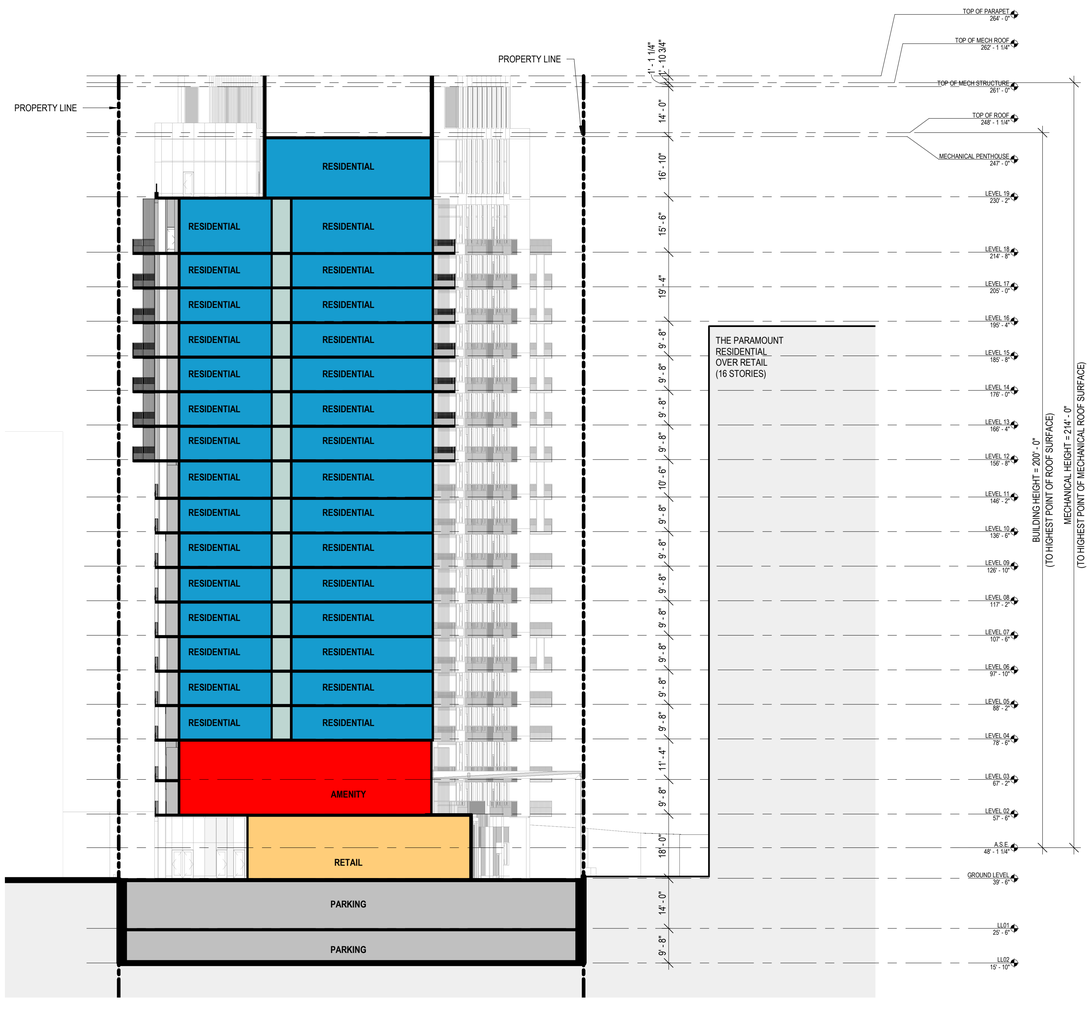


A4 BUILDING SECTION - CC
1" = 20'-0"



A2 BUILDING SECTION - BB
1" = 20'-0"

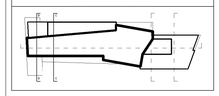
GRAPHICS LEGEND

- RETAIL
- RESIDENTIAL
- RESIDENTIAL LOBBY
- AMENITY
- PARKING/LOADING
- MECHANICAL
- BIKE PARKING

GENERAL NOTES:

1. A.S.E. 0'-0" = 48.1'

KEY PLAN LEGEND



ISSUES

REV #	DATE	DESCRIPTION
	2022.02.10	PRELIMINARY 4.1 SUBMITTAL - DRAFT
	2022.04.01	PRELIMINARY 4.1 SUBMITTAL
	2022.06.30	PRELIMINARY 4.1 RESUBMISSION
	2022.08.02	PRELIMINARY 4.1 RESUBMISSION
	2022.10.06	FINAL 4.1 SUBMITTAL
	2023.03.10	POST SPRC 4.1 SUBMITTAL

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PROJECT NUMBER 21007

SHEET TITLE
BUILDING SECTIONS

4.1 A-205

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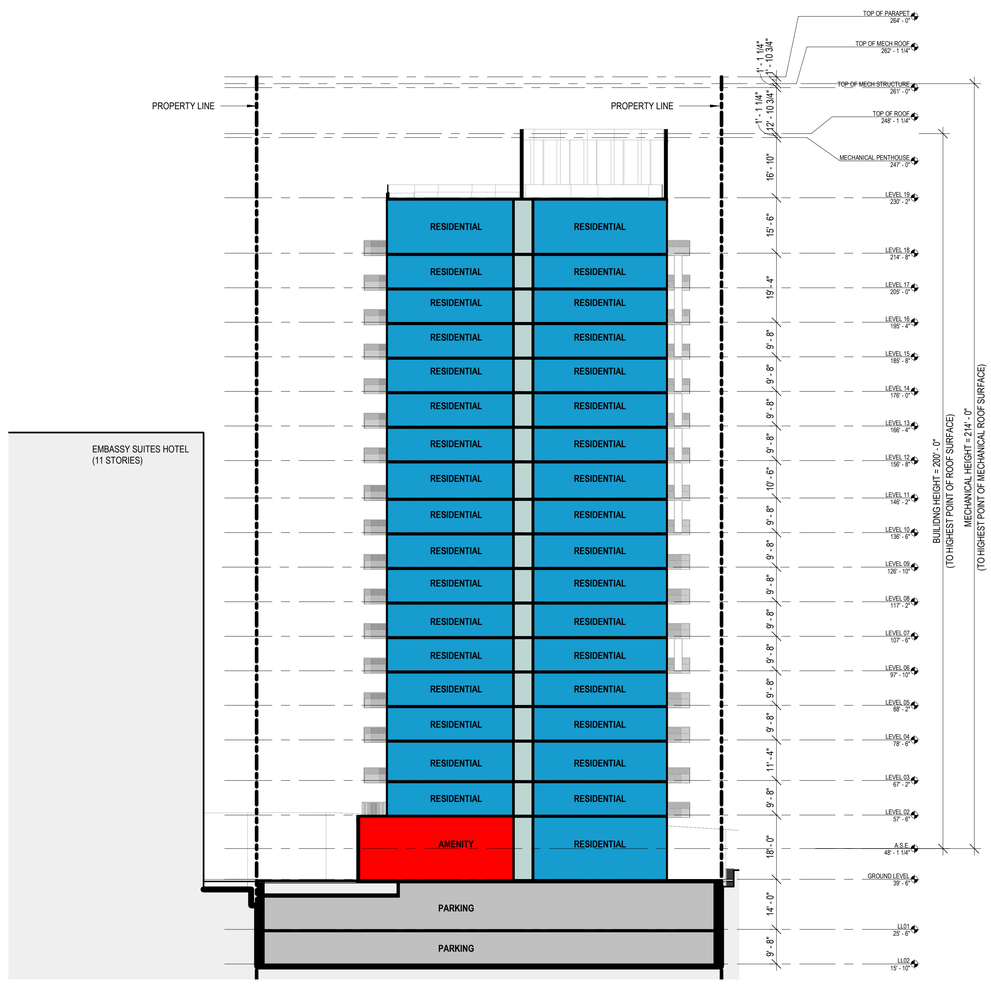
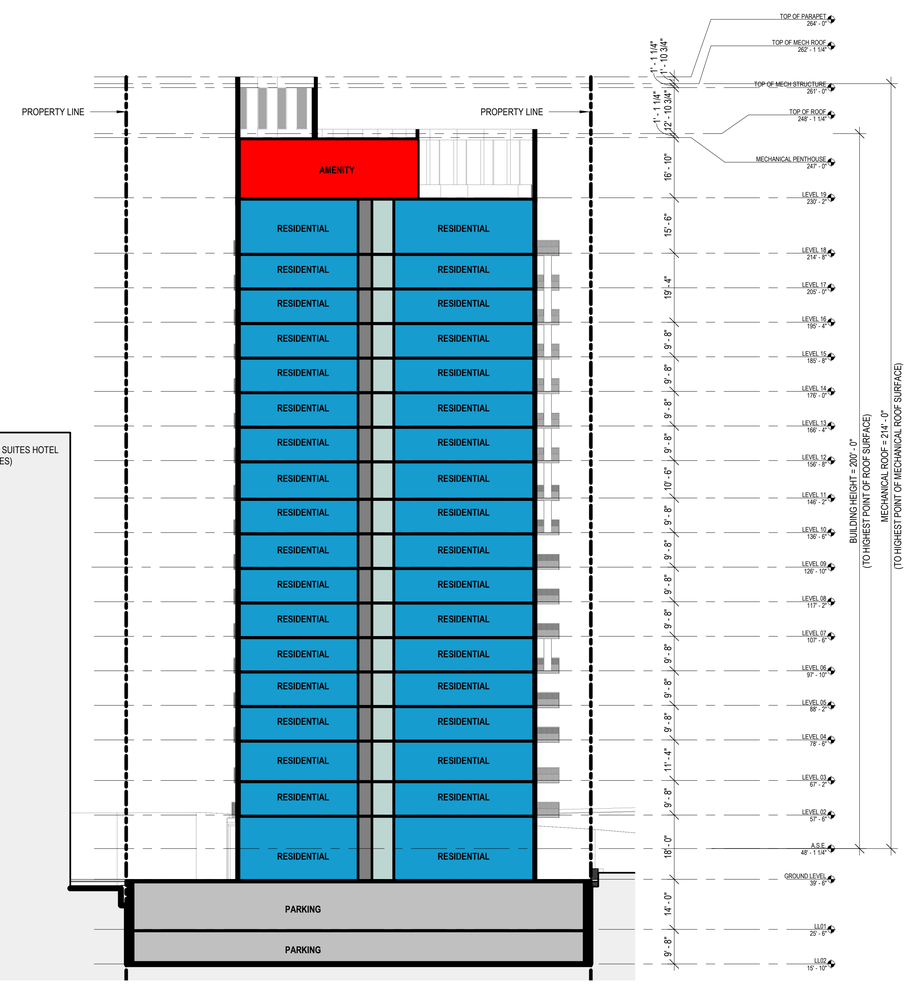


A4 BUILDING SECTION - EE
1" = 20'-0"



A2 BUILDING SECTION - DD
1" = 20'-0"

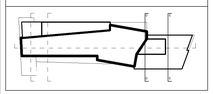
GRAPHICS LEGEND

- RETAIL
- RESIDENTIAL
- RESIDENTIAL LOBBY
- AMENITY
- PARKING/LOADING
- MECHANICAL
- BIKE PARKING

GENERAL NOTES:

1. A.S.E. 0'-0" = 48.1'

KEY PLAN LEGEND



ISSUES

REV #	DATE	DESCRIPTION
	2022.02.10	PRELIMINARY 4.1 SUBMITTAL - DRAFT
	2022.04.01	PRELIMINARY 4.1 SUBMITTAL
	2022.06.30	PRELIMINARY 4.1 RESUBMISSION
	2022.08.02	PRELIMINARY 4.1 RESUBMISSION
	2022.10.06	FINAL 4.1 SUBMITTAL
	2023.03.10	POST SPRC 4.1 SUBMITTAL

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PROJECT NUMBER 21007

SHEET TITLE
BUILDING SECTIONS

4.1 A-206

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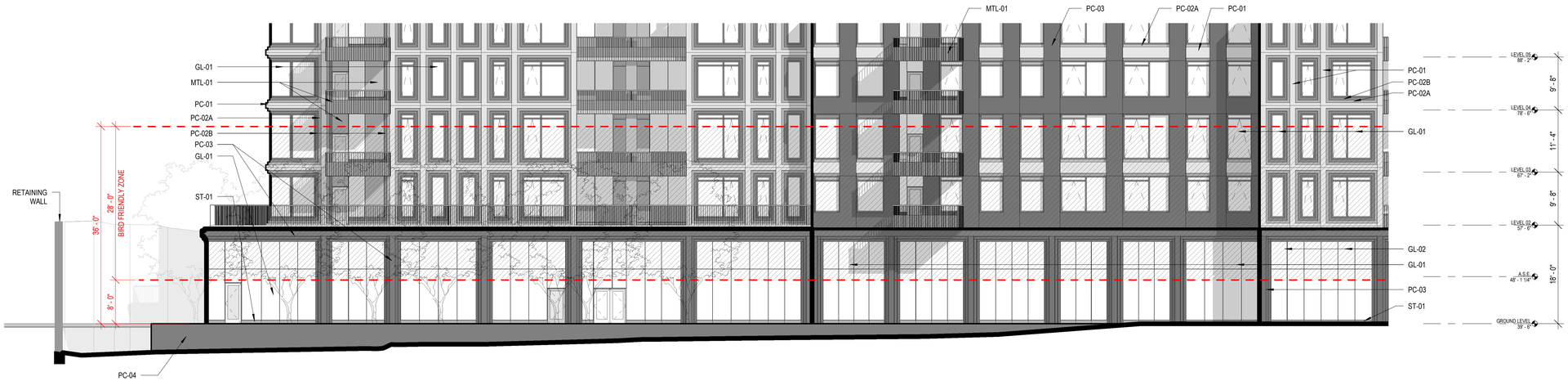
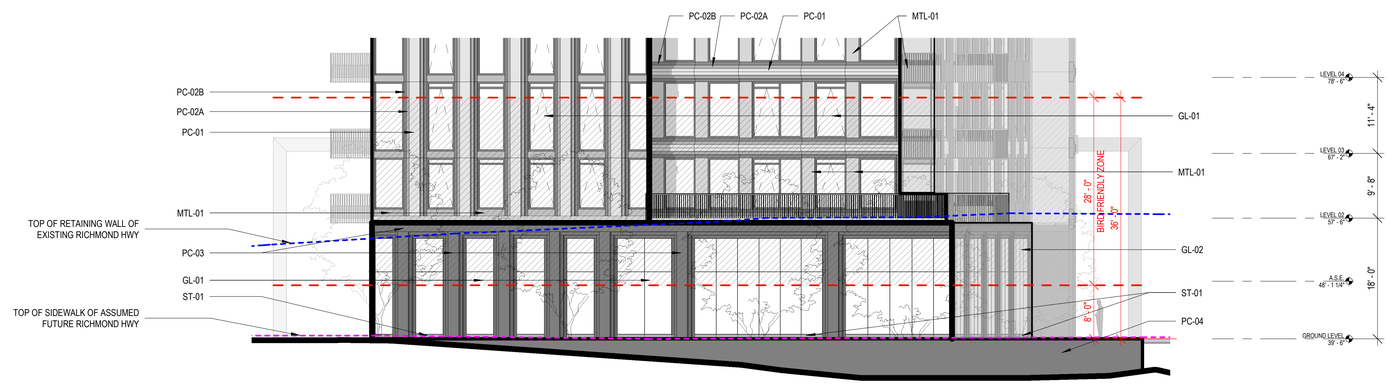


C2 NORTH PODIUM ELEVATION - EAST
3/32" = 1'-0"

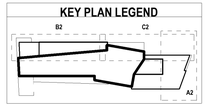


B2 NORTH PODIUM ELEVATION - WEST
3/32" = 1'-0"



A2 EAST PODIUM ELEVATION - RICHMOND HIGHWAY
3/32" = 1'-0"

KEY PLAN LEGEND



GENERAL NOTES:

EXTERIOR MATERIAL LEGEND

TAG	DESCRIPTION
GL-01	VISION GLASS
GL-02	VISION GLASS - REDUCED REFLECTANCE
GL-03	SPANDREL GLASS
GL-04	LAMINATED CLEAR GLASS GUARDRAIL_04
LVR-01	LOUVER
MSN-01	GROUND FACE BLOCK
MTL-01	METAL_01
MTL-02	METAL PANEL_02
MTL-03	METAL PANEL_03
MTL-04	METAL PANEL_04
MTL-05	METAL PANEL_05
P-01	CAST PANEL CLADDING
PC-01	PRECAST CONCRETE PANEL_01
PC-02A	PRECAST CONCRETE PANEL_02A
PC-02B	PRECAST CONCRETE PANEL_02B
PC-03	PRECAST CONCRETE PANEL_03
PC-04	PRECAST CONCRETE PANEL_04
ST-01	STONE CLADDING

ISSUES

REV #	DATE	DESCRIPTION
	2022.02.10	PRELIMINARY 4.1 SUBMITTAL - DRAFT
	2022.04.01	PRELIMINARY 4.1 SUBMITTAL
	2022.06.30	PRELIMINARY 4.1 RESUBMISSION
	2022.08.02	PRELIMINARY 4.1 RESUBMISSION
	2022.10.06	FINAL 4.1 SUBMITTAL
	2023.03.10	POST SPRC 4.1 SUBMITTAL

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PROJECT NUMBER 21007

SHEET TITLE
FRONTAGE ELEVATIONS

4.1 A-210

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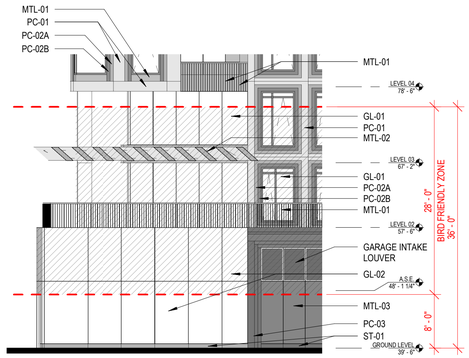
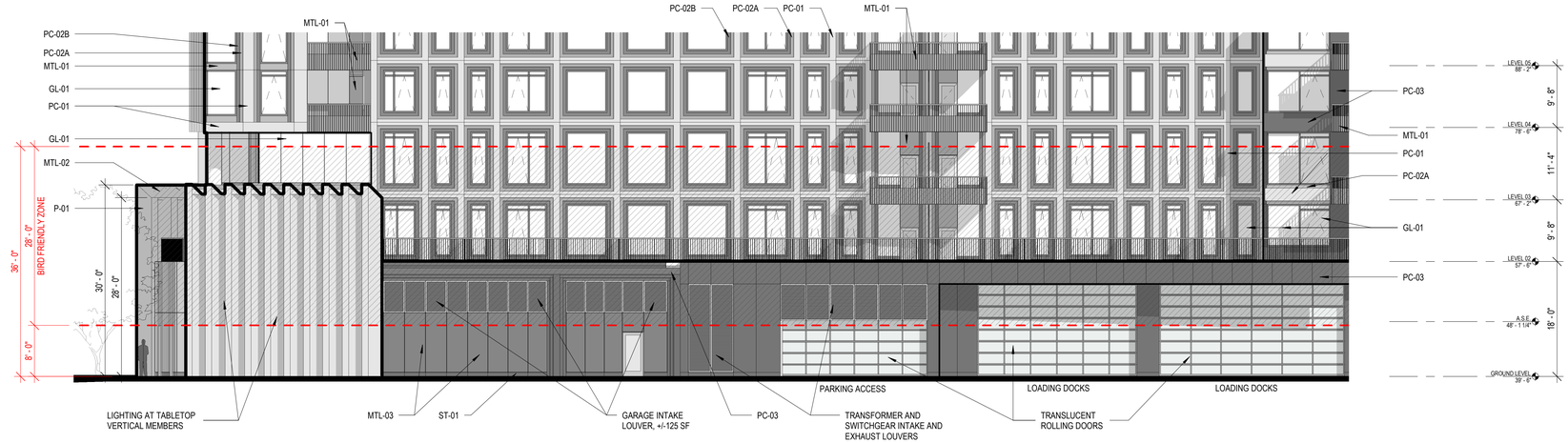


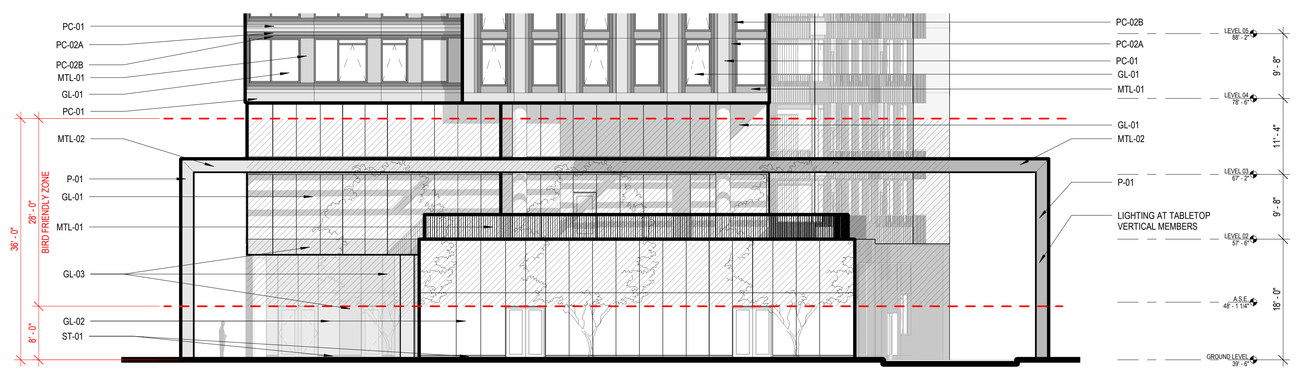
C5 SOUTH PODIUM ELEVATION - WEST
3/32" = 1'-0"



C2 SOUTH PODIUM ELEVATION - WEST
3/32" = 1'-0"

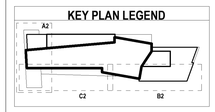


B2 SOUTH PODIUM ELEVATION - EAST
3/32" = 1'-0"



A2 WEST PODIUM ELEVATION - EADS STREET
3/32" = 1'-0"

KEY PLAN LEGEND



GENERAL NOTES:

EXTERIOR MATERIAL LEGEND

TAG	DESCRIPTION
GL-01	VISION GLASS
GL-02	VISION GLASS - REDUCED REFLECTANCE
GL-03	SPANDREL GLASS
GL-04	LAMINATED CLEAR GLASS GUARDRAIL_04
LVR-01	LOUVER
MSN-01	GROUND FACE BLOCK
MTL-01	METAL_01
MTL-02	METAL PANEL_02
MTL-03	METAL PANEL_03
MTL-04	METAL PANEL_04
MTL-05	METAL PANEL_05
P-01	CAST PANEL CLADDING
PC-01	PRECAST CONCRETE PANEL_01
PC-02A	PRECAST CONCRETE PANEL_02A
PC-02B	PRECAST CONCRETE PANEL_02B
PC-03	PRECAST CONCRETE PANEL_03
PC-04	PRECAST CONCRETE PANEL_04
ST-01	STONE CLADDING

ISSUES

REV #	DATE	DESCRIPTION
	2022.02.10	PRELIMINARY 4.1 SUBMITTAL - DRAFT
	2022.04.01	PRELIMINARY 4.1 SUBMITTAL
	2022.06.30	PRELIMINARY 4.1 RESUBMISSION
	2022.08.02	PRELIMINARY 4.1 RESUBMISSION
	2022.10.06	FINAL 4.1 SUBMITTAL
	2023.03.10	POST SPRC 4.1 SUBMITTAL

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PROJECT NUMBER 21007

SHEET TITLE
FRONTAGE ELEVATIONS

4.1 A-211

3/10/2023 8:07:58 PM

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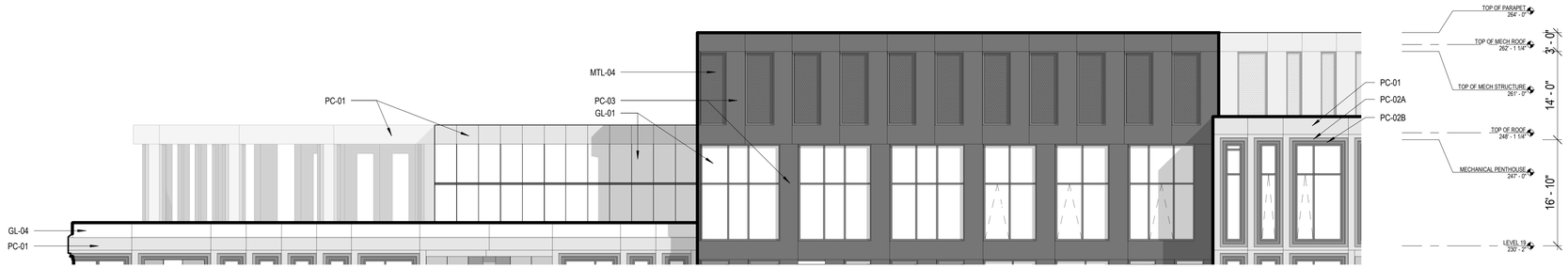
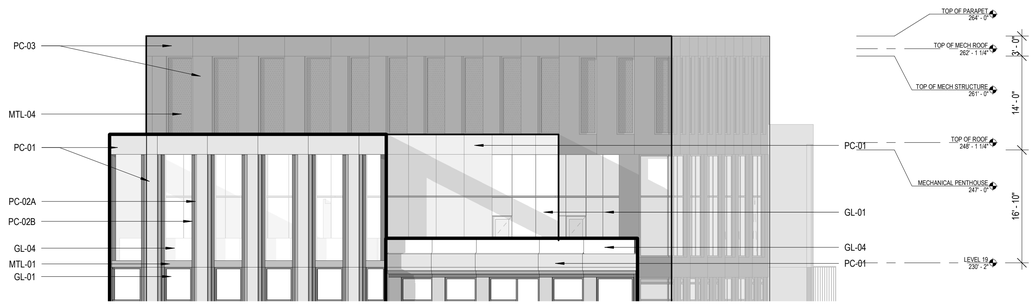


C2 NORTH PENTHOUSE ELEVATION - EAST
3/32" = 1'-0"

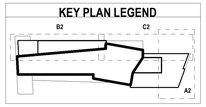


B2 NORTH PENTHOUSE ELEVATION - WEST
3/32" = 1'-0"



A2 EAST PENTHOUSE ELEVATION - RICHMOND HIGHWAY
3/32" = 1'-0"

KEY PLAN LEGEND



GENERAL NOTES:

EXTERIOR MATERIAL LEGEND

TAG	DESCRIPTION
GL-01	VISION GLASS
GL-02	VISION GLASS - REDUCED REFLECTANCE
GL-03	SPANDREL GLASS
GL-04	LAMINATED CLEAR GLASS GUARDRAIL_04
LVR-01	LOUVER
MSN-01	GROUND FACE BLOCK
MTL-01	METAL_01
MTL-02	METAL PANEL_02
MTL-03	METAL PANEL_03
MTL-04	METAL PANEL_04
MTL-05	METAL PANEL_05
P-01	CAST PANEL CLADDING
PC-01	PRECAST CONCRETE PANEL_01
PC-02A	PRECAST CONCRETE PANEL_02A
PC-02B	PRECAST CONCRETE PANEL_02B
PC-03	PRECAST CONCRETE PANEL_03
PC-04	PRECAST CONCRETE PANEL_04
ST-01	STONE CLADDING

ISSUES

REV #	DATE	DESCRIPTION
	2022.06.30	PRELIMINARY 4.1 RESUBMISSION
	2022.08.02	PRELIMINARY 4.1 RESUBMISSION
	2022.10.06	FINAL 4.1 SUBMITTAL
	2023.03.10	POST SPRC 4.1 SUBMITTAL

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SHEET TITLE
ENLARGED PENTHOUSE ELEVATIONS

4.1 A-212

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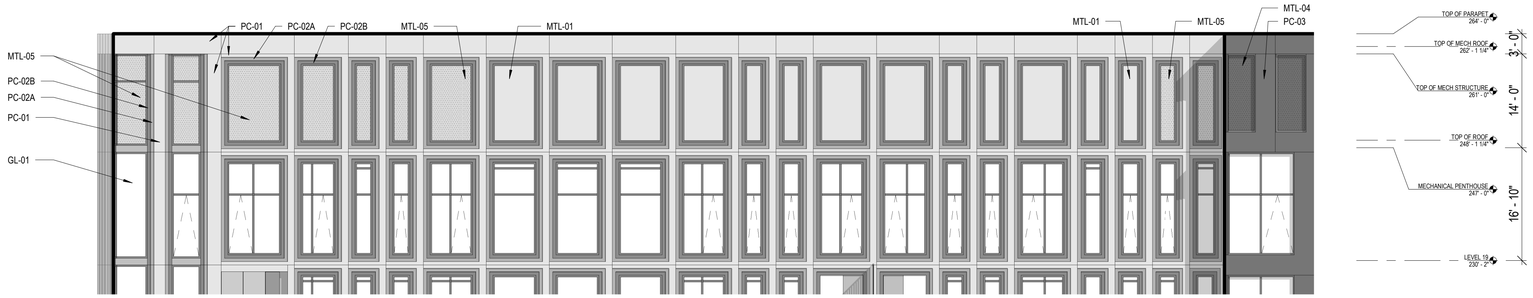
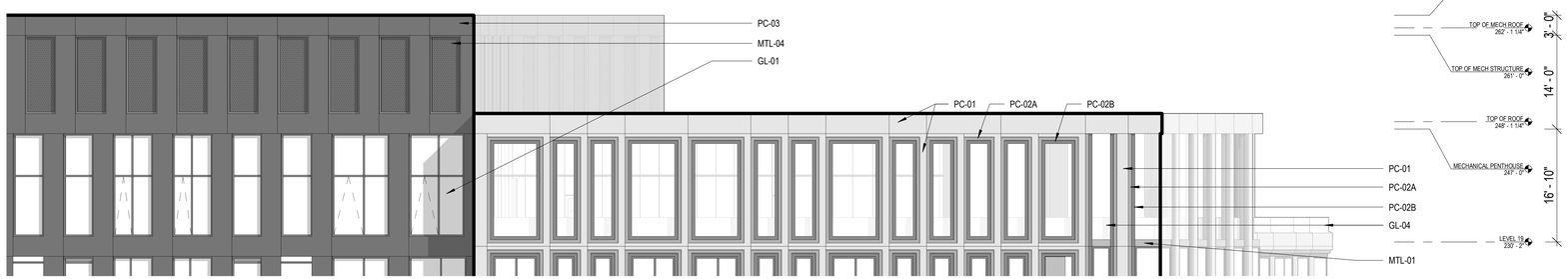


C2 SOUTH PENTHOUSE ELEVATION - WEST
3/32" = 1'-0"

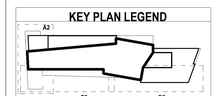


B2 SOUTH PENTHOUSE ELEVATION - EAST
3/32" = 1'-0"



A2 WEST PENTHOUSE ELEVATION - EADS STREET
3/32" = 1'-0"

KEY PLAN LEGEND



GENERAL NOTES:

EXTERIOR MATERIAL LEGEND

TAG	DESCRIPTION
GL-01	VISION GLASS
GL-02	VISION GLASS - REDUCED REFLECTANCE
GL-03	SPANDREL GLASS
GL-04	LAMINATED CLEAR GLASS GUARDRAIL_04
LVR-01	LOUVER
MSN-01	GROUND FACE BLOCK
MTL-01	METAL_01
MTL-02	METAL PANEL_02
MTL-03	METAL PANEL_03
MTL-04	METAL PANEL_04
MTL-05	METAL PANEL_05
P-01	CAST PANEL CLADDING
PC-01	PRECAST CONCRETE PANEL_01
PC-02A	PRECAST CONCRETE PANEL_02A
PC-02B	PRECAST CONCRETE PANEL_02B
PC-03	PRECAST CONCRETE PANEL_03
PC-04	PRECAST CONCRETE PANEL_04
ST-01	STONE CLADDING

ISSUES

REV #	DATE	DESCRIPTION
	2022.06.30	PRELIMINARY 4.1 RESUBMISSION
	2022.08.02	PRELIMINARY 4.1 RESUBMISSION
	2022.10.06	FINAL 4.1 SUBMITTAL
	2023.03.10	POST SPRC 4.1 SUBMITTAL

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PROJECT NUMBER 21007

SHEET TITLE
ENLARGED PENTHOUSE ELEVATIONS

4.1 A-213

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S. EADS STREET

GENERAL NOTES:

ISSUES

REV #	DATE	DESCRIPTION
	2022.02.10	PRELIMINARY 4.1 SUBMITTAL - DRAFT
	2022.04.01	PRELIMINARY 4.1 SUBMITTAL
	2022.06.30	PRELIMINARY 4.1 RESUBMISSION
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SHEET TITLE
STREET LEVEL CONTEXT

4.1 A-900

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S. EADS STREET

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REV #	DATE	DESCRIPTION
	2022.10.06	FINAL 4.1 SUBMITTAL
	2023.03.10	POST SPRC 4.1 SUBMITTAL

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SHEET TITLE
STREET LEVEL CONTEXT

4.1 A-901

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S. EADS STREET

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REV #	DATE	DESCRIPTION
	2022.10.06	FINAL 4.1 SUBMITTAL
	2023.03.10	POST SPRC 4.1 SUBMITTAL

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SHEET TITLE
STREET LEVEL CONTEXT

4.1 A-902

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RICHMOND HIGHWAY - CURRENT

GENERAL NOTES:

ISSUES

REV #	DATE	DESCRIPTION
	2022.10.06	FINAL 4.1 SUBMITTAL
	2023.03.10	POST SPRC 4.1 SUBMITTAL

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PROJECT NUMBER 21007

SHEET TITLE
STREET LEVEL CONTEXT

4.1 A-903

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RICHMOND HIGHWAY - FUTURE

GENERAL NOTES:

ISSUES

REV #	DATE	DESCRIPTION
	2022.10.06	FINAL 4.1 SUBMITTAL
	2023.03.10	POST SPRC 4.1 SUBMITTAL

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SUSTAINABILITY CONSULTANT

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PROJECT NUMBER 21007

SHEET TITLE
STREET LEVEL CONTEXT

4.1 A-904

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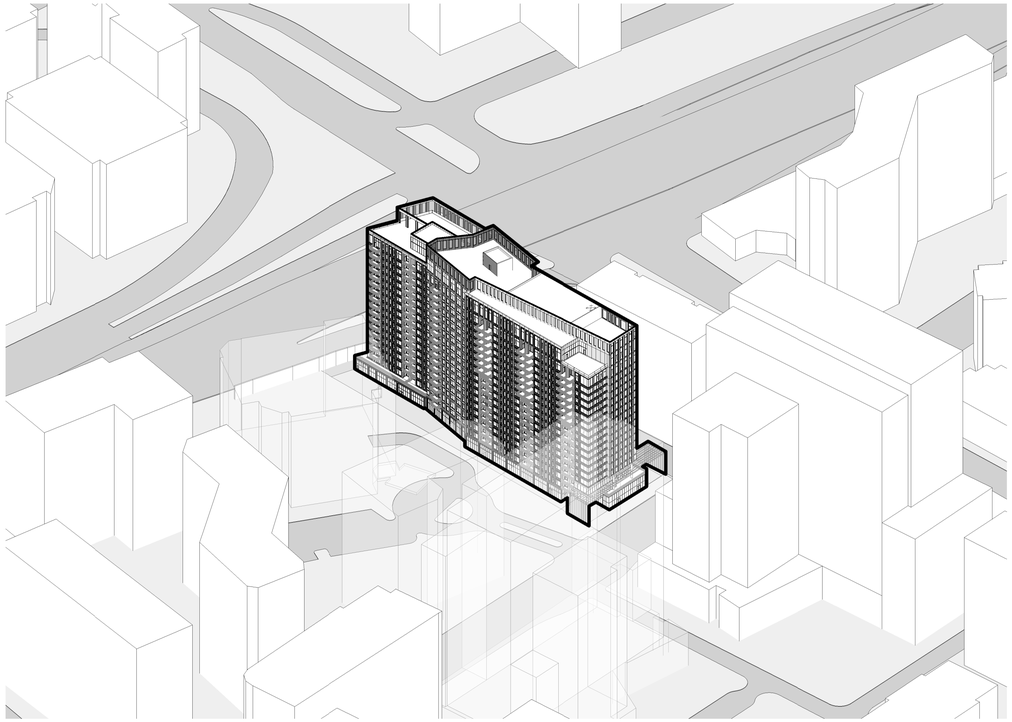
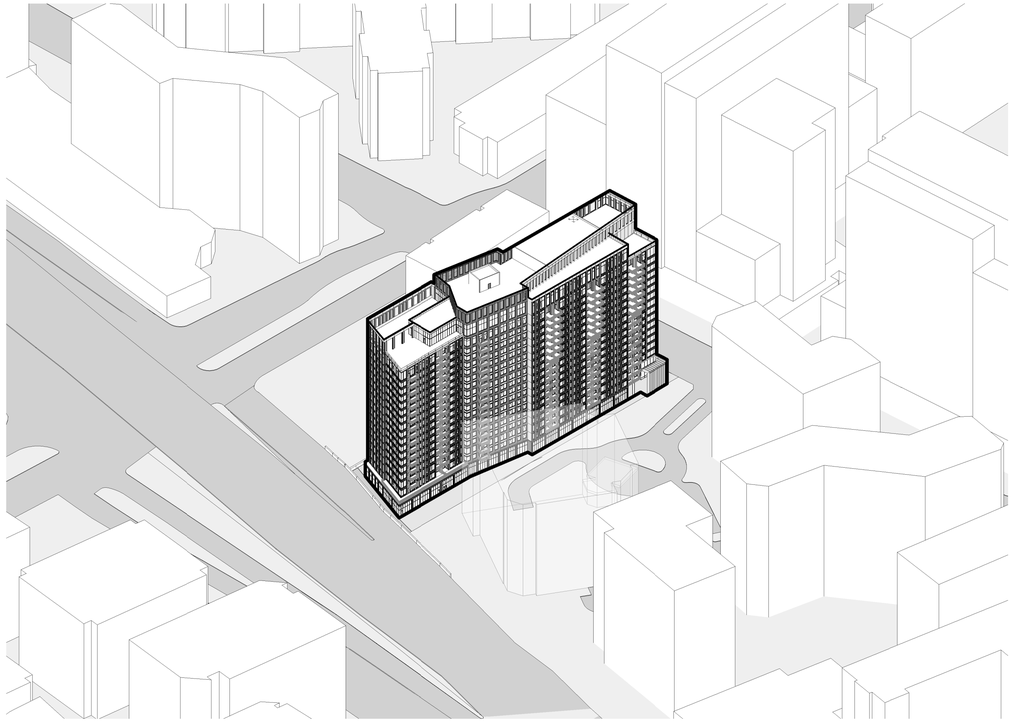
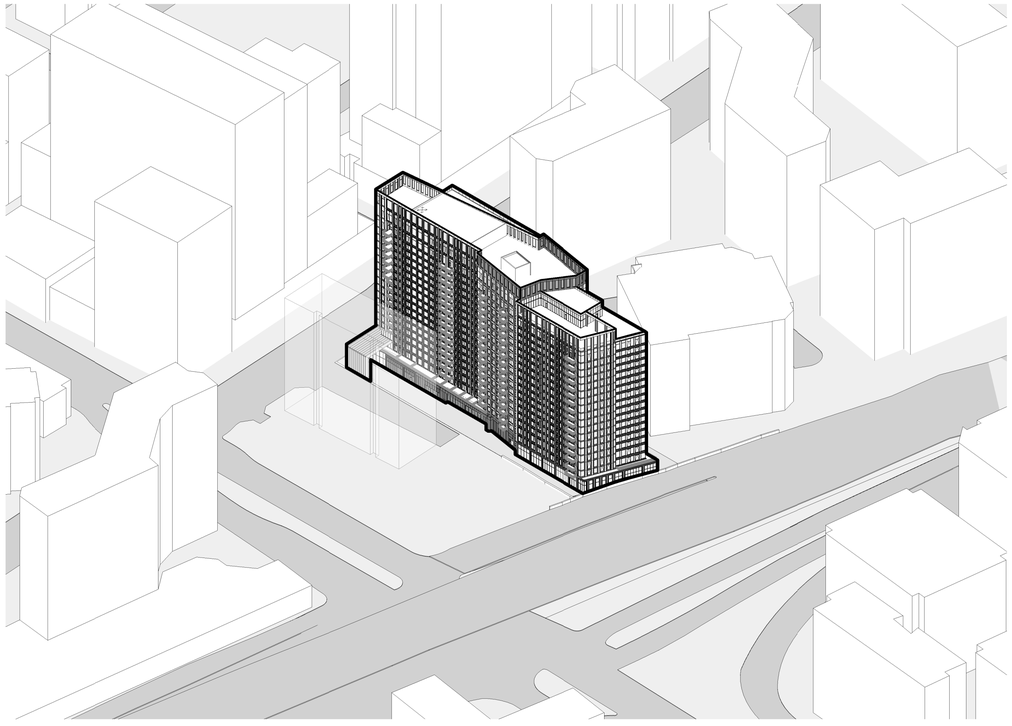


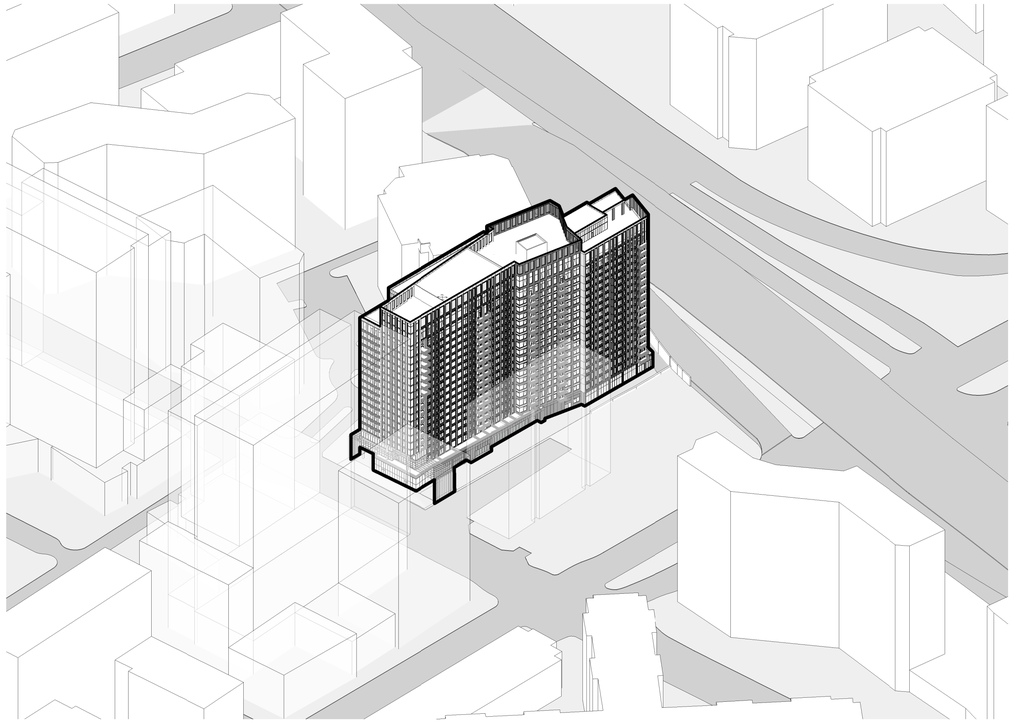
C5 NORTHEAST AXONOMETRIC VIEW
NTS



C3 NORTHWEST AXONOMETRIC VIEW
NTS



A5 SOUTHEAST AXONOMETRIC VIEW
NTS



A3 SOUTHWEST AXONOMETRIC VIEW
NTS

GENERAL NOTES:

ISSUES

REV #	DATE	DESCRIPTION
	2022.02.10	PRELIMINARY 4.1 SUBMITTAL - DRAFT
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	2022.06.30	PRELIMINARY 4.1 RESUBMISSION
	2022.08.02	PRELIMINARY 4.1 RESUBMISSION
	2022.10.06	FINAL 4.1 SUBMITTAL
	2023.03.10	POST SPRC 4.1 SUBMITTAL

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PROJECT NUMBER 21007

SHEET TITLE
MASSING CONTEXT

4.1 A-910

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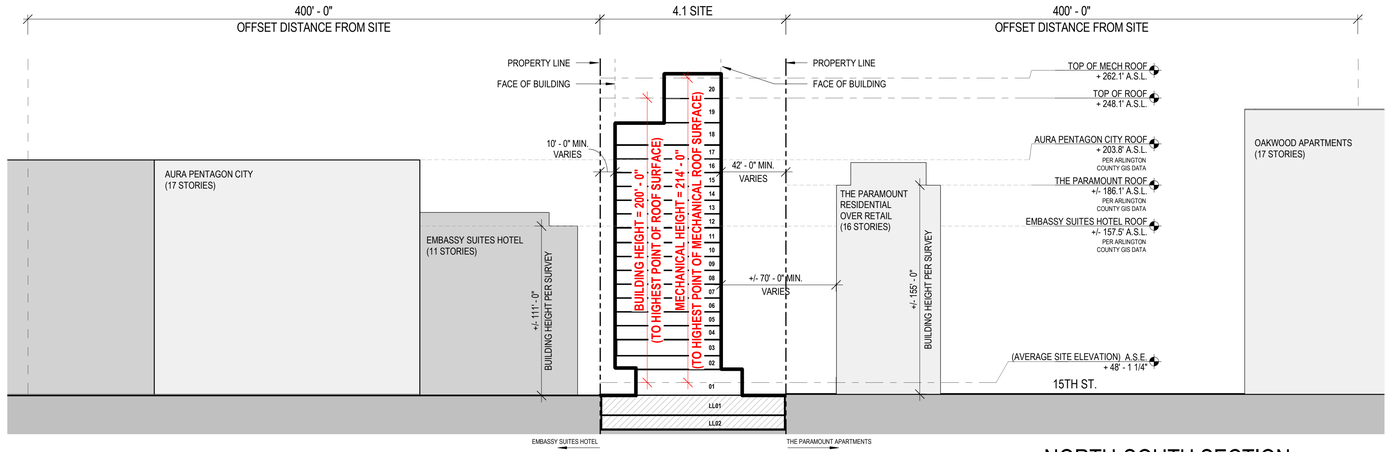
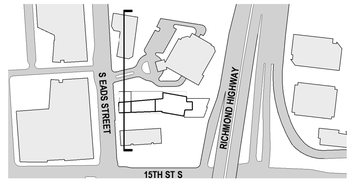
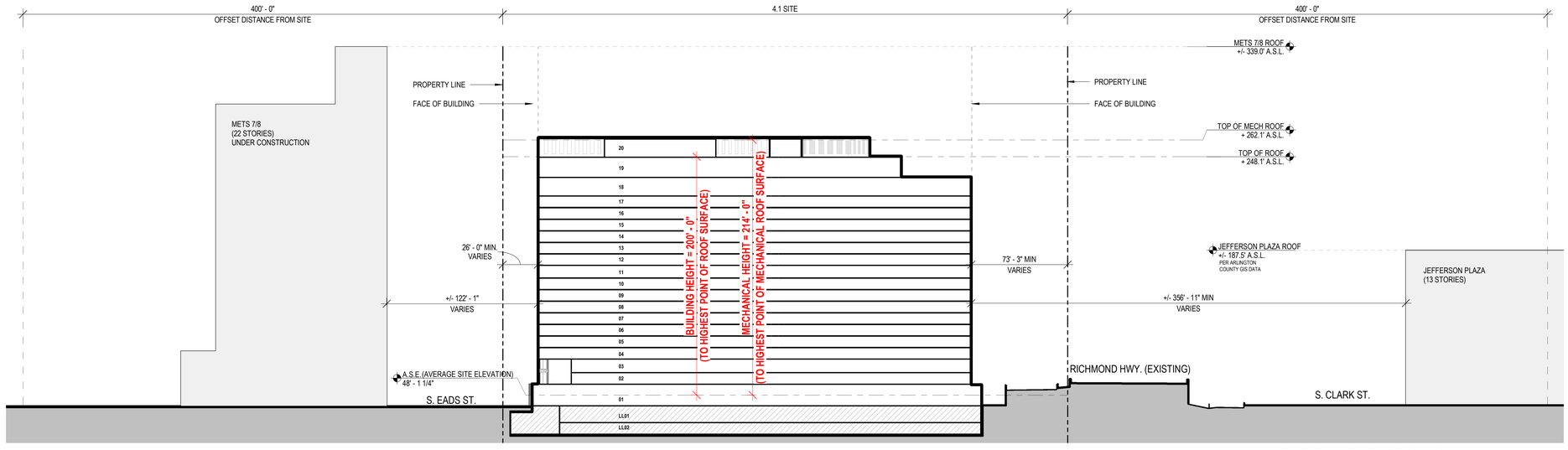
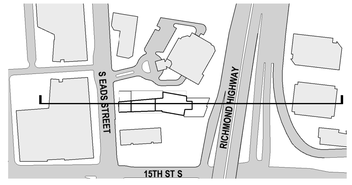


C2 NORTH-SOUTH SECTION
1" = 50'-0"





A2 EAST-WEST SECTION
1" = 50'-0"



GENERAL NOTES:

ISSUES

REV #	DATE	DESCRIPTION
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	2022.10.06	FINAL 4.1 SUBMITTAL
	2023.03.10	POST SPRC 4.1 SUBMITTAL

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SHEET TITLE
COMPARATIVE SECTIONS

4.1 A-911

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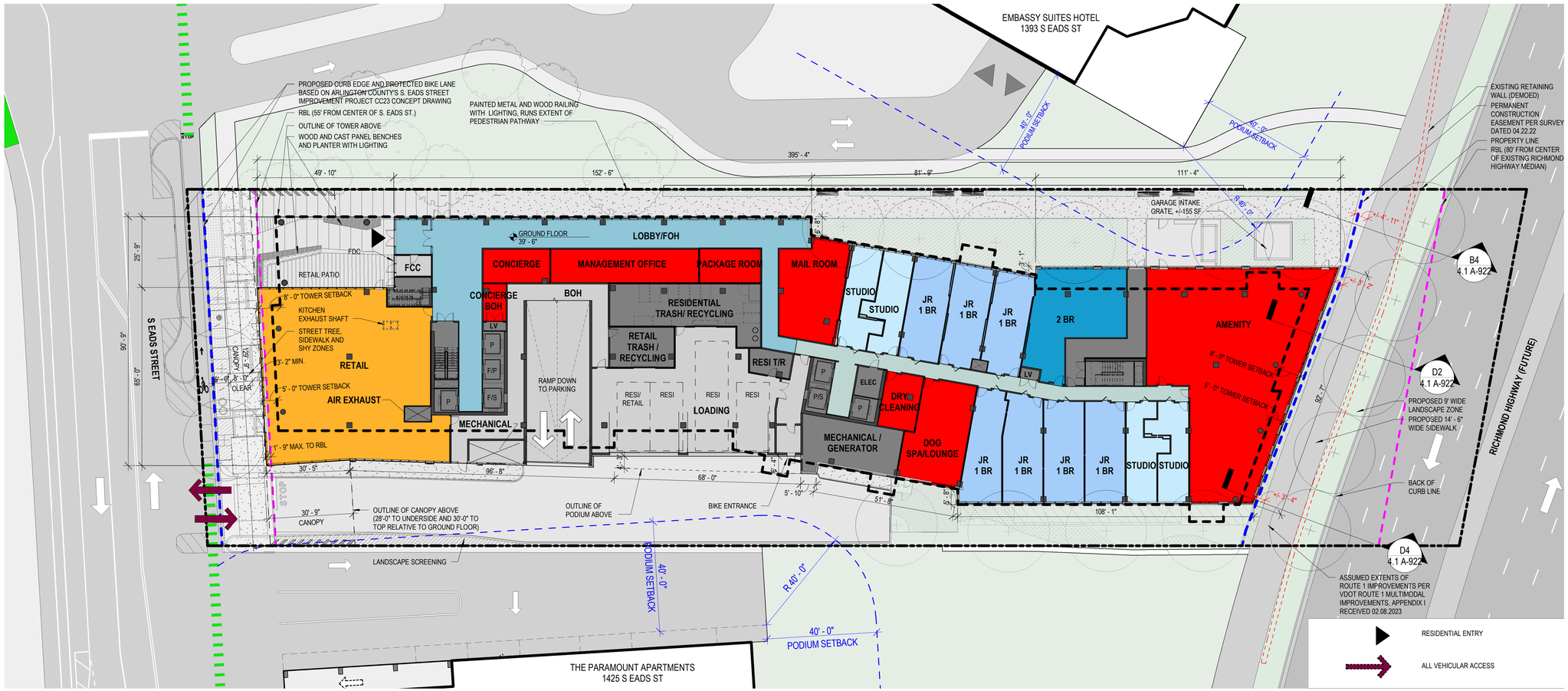

A2 GROUND LEVEL FLOOR PLAN - FUTURE RICHMOND HWY
1" = 20'-0"

GENERAL NOTES:

ROUTE 1 IMPROVEMENTS SHOWN ARE PER VDOT ROUTE 1 MULTIMODAL IMPROVEMENTS, APPENDIX I RECEIVED 02.08.2023.

ISSUES

REV #	DATE	DESCRIPTION
	2022.06.30	PRELIMINARY 4.1 RESUBMISSION
	2022.08.02	PRELIMINARY 4.1 RESUBMISSION
	2022.10.06	FINAL 4.1 SUBMITTAL
	2022.12.23	FINAL 4.1 RESUBMISSION
	2023.01.23	FINAL 4.1 RESUBMISSION
	2023.02.15	FINAL 4.1 RESUBMISSION
	2023.03.10	POST SPRC 4.1 SUBMITTAL

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SALAS O'BRIEN
MEPFP ENGINEER

CYCLONE ENERGY GROUP
SUSTAINABILITY CONSULTANT

PERSOHN/HAHN ASSOCIATES
VERTICAL TRANSPORTATION CONSULTANT

PROJECT NUMBER 21007

SHEET TITLE
GROUND LEVEL - FUTURE RICHMOND HIGHWAY

4.1 A-920

3/10/2023 9:39:12 PM

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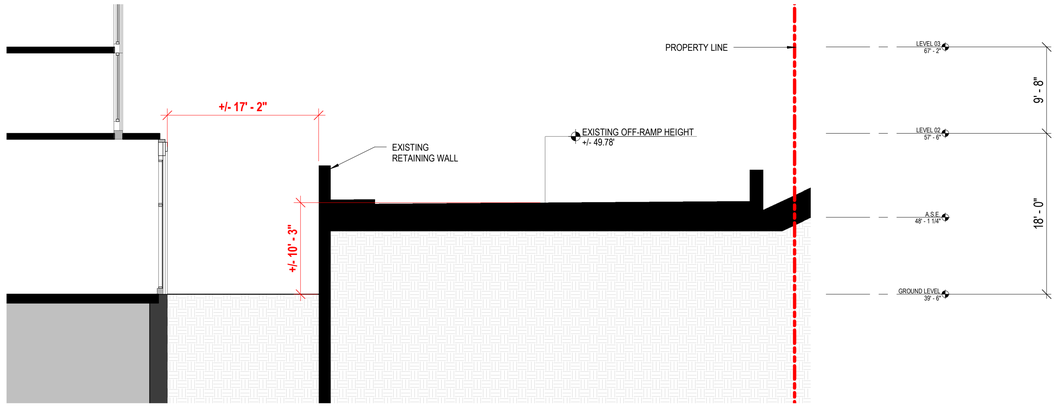
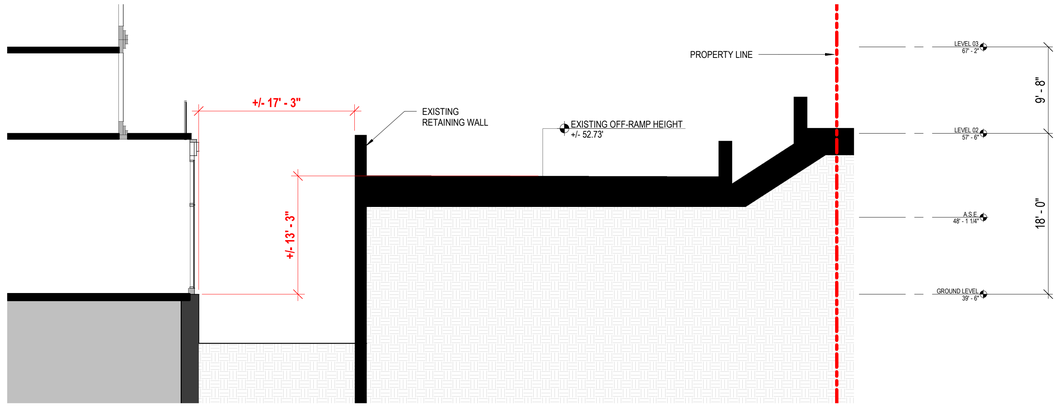


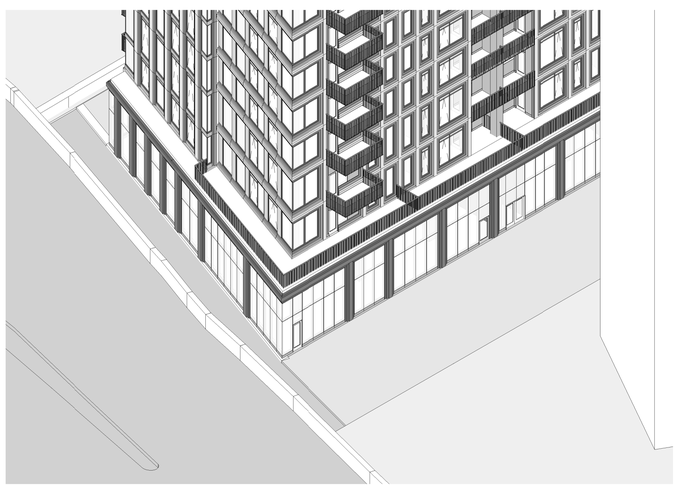
D4 ENLARGED SECTION - EXISTING RICHMOND HWY
1/8" = 1'-0"



D2 ENLARGED SECTION - EXISTING RICHMOND HWY
1/8" = 1'-0"



A4 SOUTHEAST AXON - EXISTING RICHMOND HWY



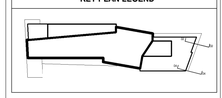
A3 NORTHEAST AXON - EXISTING RICHMOND HWY



A2 NORTHEAST PERSPECTIVE VIEW - EXISTING RICHMOND HWY

GENERAL NOTES:

KEY PLAN LEGEND



ISSUES

REV #	DATE	DESCRIPTION
	2022.06.30	PRELIMINARY 4.1 RESUBMISSION
	2022.08.02	PRELIMINARY 4.1 RESUBMISSION
	2022.10.06	FINAL 4.1 SUBMITTAL
	2023.02.15	FINAL 4.1 RESUBMISSION
	2023.03.10	POST SPRC 4.1 SUBMITTAL

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BETHESDA, MD 20814

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LANDSCAPE ARCHITECT

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MEPFP ENGINEER

CYCLONE ENERGY GROUP
SUSTAINABILITY CONSULTANT

PERSOHN/HAHN ASSOCIATES
VERTICAL TRANSPORTATION CONSULTANT

PROJECT NUMBER 21007

SHEET TITLE
RICHMOND HIGHWAY - EXISTING

4.1 A-921

3/10/2023 8:10:47 PM

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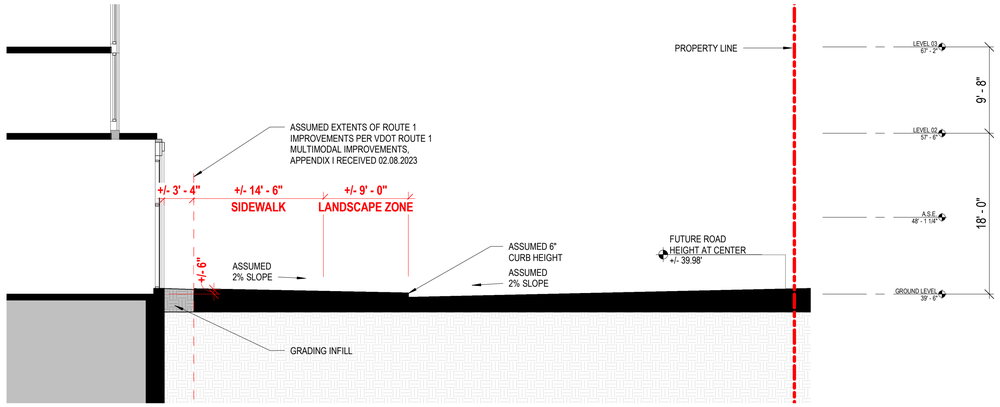
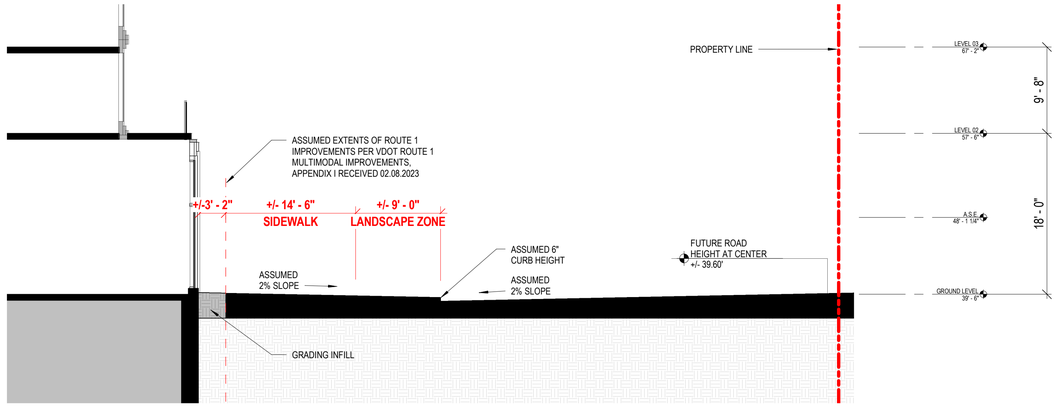
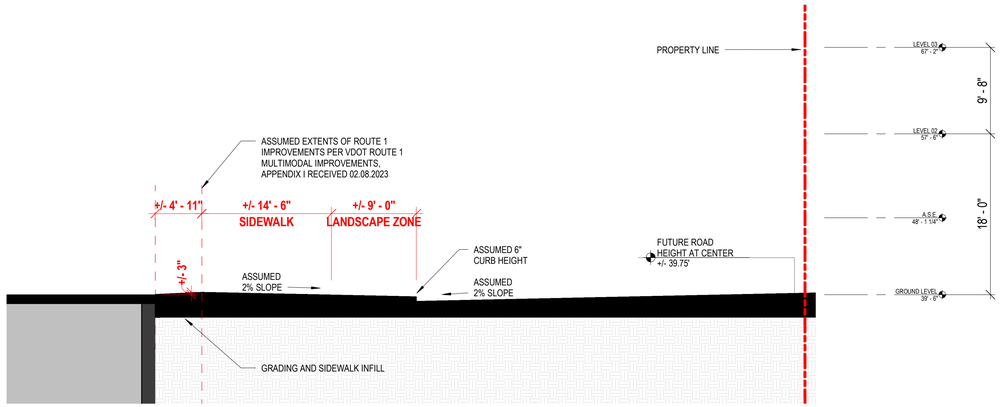


D4 ENLARGED SECTION - FUTURE RICHMOND HWY
1/8" = 1'-0"



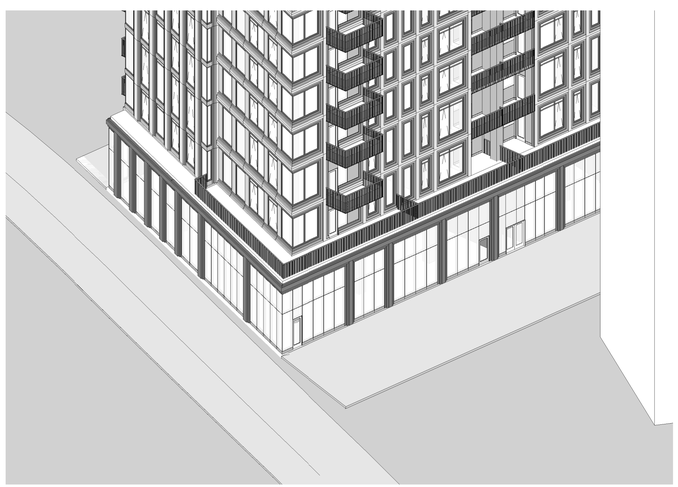
D2 ENLARGED SECTION - FUTURE RICHMOND HWY
1/8" = 1'-0"



B4 ENLARGED SECTION - FUTURE RICHMOND HWY
1/8" = 1'-0"



A5 SOUTHEAST AXON - FUTURE RICHMOND HWY



A3 NORTHEAST AXON - FUTURE RICHMOND HWY

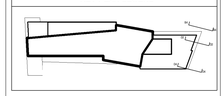


A2 NORTHEAST PERSPECTIVE VIEW - FUTURE RICHMOND HWY

GENERAL NOTES:

ROUTE 1 IMPROVEMENTS SHOWN ARE PER VDOT ROUTE 1 MULTIMODAL IMPROVEMENTS, APPENDIX I RECEIVED 02.08.2023.

KEY PLAN LEGEND



ISSUES

REV #	DATE	DESCRIPTION
	2022.08.02	PRELIMINARY 4.1 RESUBMISSION
	2022.10.06	FINAL 4.1 SUBMITTAL
	2023.02.15	FINAL 4.1 RESUBMISSION
	2023.03.10	POST SPRC 4.1 SUBMITTAL

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CYCLONE ENERGY GROUP
SUSTAINABILITY CONSULTANT

PERSOHN/HAHN ASSOCIATES
VERTICAL TRANSPORTATION CONSULTANT

PROJECT NUMBER 21007

SHEET TITLE
RICHMOND HIGHWAY - FUTURE

4.1 A-922

3/10/2023 8:11:17 PM

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4.1 PLAN

FOR

AMERICANA SITE

LOCATION OF SITE

1400 RICHMOND HIGHWAY

ARLINGTON, VA 22202

RPC 35-001-002 & RPC 35-001-003

REFERENCES

♦ SURVEY:
CAD ENTITLED: "SRW20221541BTO3.DWG"
PREPARED BY: BOHLER DC
DATED: 02/08/2023

♦ GIS:
CAD ENTITLED: "CONTOURS.SHX", "SEWERMAINS.SHX", "SEWER NODES.SHX", "WATERSHEDS.SHX"
PREPARED BY: ARLINGTON COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES

♦ ARCHITECTURE:
CAD ENTITLED: "4-1 A-100 - SITE PLAN.DWG", "4-1 A-101 - LOWER LEVEL 02 FLOOR PLAN.DWG", "4-1 A-102 - LOWER LEVEL 01 FLOOR PLAN.DWG", "4-1 A-103 - GROUND LEVEL.DWG", "4-1 A-105 - LEVEL 02 FLOOR PLAN.DWG", "4-1 A-106 - LEVEL 03 FLOOR PLAN.DWG", "4-1 A-107 - LEVEL 04-11 FLOOR PLAN.DWG", "4-1 A-108 - LEVEL 12-18 FLOOR PLAN.DWG", "4-1 A-109 - LEVEL 19 FLOOR PLAN.DWG", "4-1 A-110 - MECHANICAL PENTHOUSE FLOOR PLAN.DWG", "4-1 A-111 - ROOF PLAN.DWG", "4-1 A-920 - GROUND LEVEL ASSUMED FUTURE RICHMOND HIGHWAY.DWG"
PREPARED BY: BKL ARCHITECTURE
DATE RECEIVED: 3/7/2023

♦ LANDSCAPE:
CAD ENTITLED: "LAI-BASE_STREET.DWG", "LAI-BASE-PH ROOF.DWG"
PREPARED BY: LEE AND ASSOCIATES, INC.
DATE RECEIVED: 3/9/2023

♦ NATIONAL LANDING 4.1 PLAN:
PLAN ENTITLED:
"191028_METS678_4.1-SUBMISSION-DRAWINGS.PDF"
PREPARED BY: SENECA GROUP
DATE RECEIVED: 10/28/2019

♦ ROADWAY PLAN:
PLAN ENTITLED: "CC23-120-2D_PROPOSED"
RECEIVED FROM: ARLINGTON COUNTY
DATE RECEIVED: 3/9/2023

♦ MEP PLAN:
PLAN ENTITLED: "AMERICANA LOWER LEVEL SD SET 020422_SOBE PLUMBINGR1.PDF"
PREPARED BY: SALAS O'BRIEN
DATE RECEIVED: 3/29/2022

♦ METS PARK UTILITY:
PLAN ENTITLED: "2022.07.13-AMERICANA-DAVIS UTILITY BASE-ACAD2013.DWG"
PREPARED BY: DAVIS UTILITY
DATE RECEIVED: 7/13/2022

♦ METS PARK ROADWAY CONFIGURATION:
PLAN ENTITLED: "65181_PBASE_BOHLER WORKING3.DWG"
PREPARED BY: BKL ARCHITECTURE
DATE RECEIVED: 7/11/2022

♦ FUTURE ROUTE 1 PLANS:
PLAN ENTITLED:
"110721000_PLANANDPROFILE_12TH-23RD.PDF"
VDOT PLAN NO.: 0001-000-894
DATE ACCESSED: 2/8/23

CONTACTS

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♦ ELECTRIC
DOMINION ENERGY
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FAIRFAX, VA 22030
PHONE: (703)-754-2116

♦ GAS
WASHINGTON GAS
1100 H STREET, N.W.
WASHINGTON, DC 20080
PHONE: (703)-754-2116

♦ WATER & SANITARY SEWER
ARLINGTON CO WATER AND SEWER
2100 CLARENDON BLVD
ARLINGTON, VA 22201
PHONE: (703) 228-5000



SITE MAP

GIS MAPPING CENTER,
ARLINGTON, VA
N.T.S.
ASSESSED 2021

OWNER

1460 RICHMOND HIGHWAY LLC
JBG SMITH PROPERTIES
4747 BETHESDA AVE #200
BETHESDA, MD 20814

SHEET INDEX

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CERTIFIED SURVEY PLAT	CIV302
EASEMENT VACATION EXHIBIT	CIV303
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EASEMENT DEDICATION EXHIBIT - FUTURE RICHMOND HIGHWAY	CIV306
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PROJECT NARRATIVE

THE PROPOSED SITE IS LOCATED AT 1400 RICHMOND HIGHWAY. THE EXISTING CONDITIONS INCLUDE A CONCRETE PARKING LOT AND FIVE STORY HOTEL. THE SITE IS BORDERED BY COMMERCIAL USES TO THE NORTH AND SOUTH, SOUTH EADS STREET TO THE WEST, AND RICHMOND HIGHWAY TO THE EAST.

THE PROPOSED PROJECT FEATURES A 20 STORY MIXED-USE BUILDING, UNDERGROUND PARKING GARAGE, NEW SIDEWALK, ASSOCIATED UTILITY CONNECTIONS, AND STORMWATER MANAGEMENT FACILITIES.

PREPARED BY

BOHLER DC//

1331 PENNSYLVANIA AVE., NW, STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700
DC@BOHLERDC.COM
CONTACT: MICHAEL O'HARA

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

BOHLER DC//
1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700

GENERAL NOTES:

ISSUES

REV #	DATE	DESCRIPTION
	2022.02.10	PRELIMINARY 4.1 SUBMITTAL - DRAFT
	2022.04.01	PRELIMINARY 4.1 SUBMITTAL
	2022.06.30	PRELIMINARY 4.1 RESUBMISSION
	2022.08.02	PRELIMINARY 4.1 RESUBMISSION
	2022.10.06	FINAL 4.1 SUBMITTAL
	2022.12.23	4.1 RESUBMISSION
	2023.01.23	4.1 RESUBMISSION
	2023.02.15	FINAL 4.1 RESUBMISSION
	2023.03.10	FINAL 4.1 RESUBMISSION

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MICHAEL J. O'HARA JR.
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PROFESSIONAL ENGINEER

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SK&A
STRUCTURAL ENGINEER

SALAS O'BRIEN
MEPFP ENGINEER / LEED CONSULTANT

PERSOHN/HAHN ASSOCIATES
VERTICAL TRANSPORTATION

PROJECT NUMBER DC2021541

SHEET TITLE
COVER SHEET

CIV-101

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STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CONCRETE CURB & GUTTER	CURB AND GUTTER; SPILL CURB; TRANSITION CURB; DEPRESSED CURB AND GUTTER
	UTILITY POLE WITH LIGHT	
	POLE LIGHT	
	TRAFFIC LIGHT	
	UTILITY POLE	
	TYPICAL LIGHT	
	ACORN LIGHT	
	TYPICAL SIGN	
	PARKING COUNTS	X
169 / 170	CONTOUR LINE	187 / 190
TC 516.4 OR 516.4	SPOT ELEVATIONS	TC516.00; TC 516.00 BC 515.55
SAN #	SANITARY LABEL	SAN #
ST #	STORM LABEL	ST #
SL	SANITARY SEWER LATERAL	SL
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
	STORM SEWER	
S	SANITARY SEWER MAIN	S
	HYDRANT	
S	SANITARY MANHOLE	S
D	STORM MANHOLE	D
WM	WATER METER	
WV	WATER VALVE	
	GAS VALVE	
	GAS METER	
	TYPICAL END SECTION	
	HEADWALL OR ENDWALL	
	YARD INLET	
	CURB INLET	
	CLEAN OUT	
E	ELECTRIC MANHOLE	E
T	TELEPHONE MANHOLE	T
EB	ELECTRIC BOX	EB
EP	ELECTRIC PEDESTAL	EP
	MONITORING WELL	
	TEST PIT	
	BENCHMARK	
	BORING	

STANDARD ABBREVIATIONS

FOR ENTIRE PLAN SET

AC	ACRES	POG	POINT OF GRADE
ADA	AMERICANS WITH DISABILITY ACT	PROP	PROPOSED
ARCH	ARCHITECTURAL	PT	POINT OF TANGENCY
BC	BOTTOM OF CURB	PTCR	POINT OF TANGENCY, CURB RETURN
BF	BASEMENT FLOOR	PVC	POLYVINYL CHLORIDE PIPE
BK	BLOCK	PVI	POINT OF VERTICAL INTERSECTION
BL	BASELINE	PVT	POINT OF VERTICAL TANGENCY
BLDG	BUILDING	R	RADIUS
BM	BUILDING BENCHMARK	RCP	REINFORCED CONCRETE PIPE
BRL	BUILDING RESTRICTION LINE	RET WALL	RETAINING WALL
CF	CUBIC FEET	R/W	RIGHT OF WAY
CL	CENTERLINE	S	SLOPE
CMP	CORRUGATED METAL PIPE	SAN	SANITARY SEWER
CONN	CONNECTION	SF	SQUARE FEET
CONC	CONCRETE	STA	STATION
CPP	CORRUGATED PLASTIC PIPE	STM	STORM
CY	CUBIC YARDS	TBR	TO BE REMOVED
DEC	DECORATIVE	TBRL	TO BE RELOCATED
DEP	DEPRESSED	TC	TOP OF CURB
DIP	DUCTILE IRON PIPE	TELE	TELEPHONE
DOM	DOMESTIC	TPF	TREE PROTECTION FENCE
ELEC	ELECTRIC	TR	TO REMAIN
ELEV	ELEVATION	TW	TOP OF WALL
EP	EDGE OF PAVEMENT	TYP	TYPICAL
ES	EDGE OF SHOULDER	UG	UNDERGROUND
EW	END WALL	UP	UTILITY POLE
EX	EXISTING	W	WIDE
FES	FLARED END SECTION	W/L	WATER LINE
FF	FINISHED FLOOR	W/M	WATER METER
FH	FIRE HYDRANT	±	PLUS OR MINUS
FG	FINISHED GRADE	°	DEGREE
G	GRADE	Ø	DIAMETER
GF	GARAGE FLOOR (AT DOOR)	#	NUMBER
GH	GRADE HIGHER SIDE OF WALL		
GL	GRADE LOWER SIDE OF WALL		
GRT	GRATE		
GV	GATE VALVE		
HDPE	HIGH DENSITY POLYETHYLENE PIPE		
HP	HIGH POINT		
HOR	HORIZONTAL		
HW	HEADWALL		
INT	INTERSECTION		
INV	INVERT		
LF	LINEAR FOOT		
LOC	LIMITS OF CLEARING		
LOD	LIMITS OF DISTURBANCE		
LOS	LINE OF SIGHT		
LP	LOW POINT		
L/S	LANDSCAPE		
MAX	MAXIMUM		
MIN	MINIMUM		
MH	MANHOLE		
MJ	MECHANICAL JOINT		
OC	ON CENTER		
PA	POINT OF ANALYSIS		
PC	POINT CURVATURE		
PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN		
PI	POINT OF INTERSECTION		

GENERAL DEMOLITION PLAN NOTES

1. BOHLER DC, LLC IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION.
2. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO BOHLER DC, LLC IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
3. PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR/TO:
   A. ENSURING THAT COPIES OF ALL APPLICABLE PERMITS AND APPROVALS ARE MAINTAINED ON-SITE AND AVAILABLE FOR REVIEW.
   B. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL AND/OR TREE PROTECTION MEASURES PRIOR TO SITE DISTURBANCE.
   C. LOCATING (VERTICALLY AND HORIZONTALLY) ALL UTILITIES AND SERVICES, INCLUDING, BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
   D. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
   E. FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
   F. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
   G. A COMPLETE INSPECTION FOR CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.
4. BOHLER DC, LLC IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
5. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON-SITE OR OFF-SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
6. IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
7. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES. PERMITS MUST BE OBTAINED FROM THE ARLINGTON COUNTY FIRE PREVENTION OFFICE PRIOR TO ANY BLASTING OPERATIONS AND/OR STORAGE/USE OF EXPLOSIVES.
8. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS-OF-WAY.
9. CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.
10. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE APPLICABLE PROPERTY OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
11. USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT AREAS AND IMPROVEMENTS SHALL BE CLEANED FREE OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
12. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
13. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL "MEANS AND METHODS" ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
14. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.
15. PERMITS MUST BE OBTAINED FROM THE ARLINGTON COUNTY FIRE PREVENTION OFFICE FOR THE REMOVAL OF ANY EXISTING UNDERGROUND STORAGE TANKS (USTs).

ADA INSTRUCTIONS TO CONTRACTOR

CONTRACTORS MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (HANDICAP) ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE CURRENT ADA STANDARDS AND REGULATIONS' BARRIER FREE ACCESS AND ANY MODIFICATIONS, REVISIONS OR UPDATES TO SAME. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION.
- CURB RAMPS - SLOPE MUST NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET.
- LANDINGS - MUST BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION.
- PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - MUST PROVIDE A 48-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS CANNOT REDUCE THIS MINIMUM WIDTH). THE SLOPE MUST BE NO GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:50 (2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:30 (5.0%), ADA RAMP MUST BE ADHERED TO. A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM RISE OF 2.5 FEET, MUST BE PROVIDED. THE RAMP MUST HAVE ADA HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1:50 IN ANY DIRECTION (2.0%) FOR POSITIVE DRAINAGE.
- DOORWAYS - MUST HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2003 AND OTHER REFERENCED INCORPORATED BY COD.)
- WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ADA COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, CONTRACTOR MUST VERIFY EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES, IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS, IN WRITING, BEFORE COMMENCEMENT OF WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ADA REQUIREMENTS.
- THE CONTRACTOR MUST VERIFY THE SLOPES OF CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE IS OBSERVED OR EXISTS, CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO POURING CONCRETE. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND REPLACE NON-CONFORMING CONCRETE.

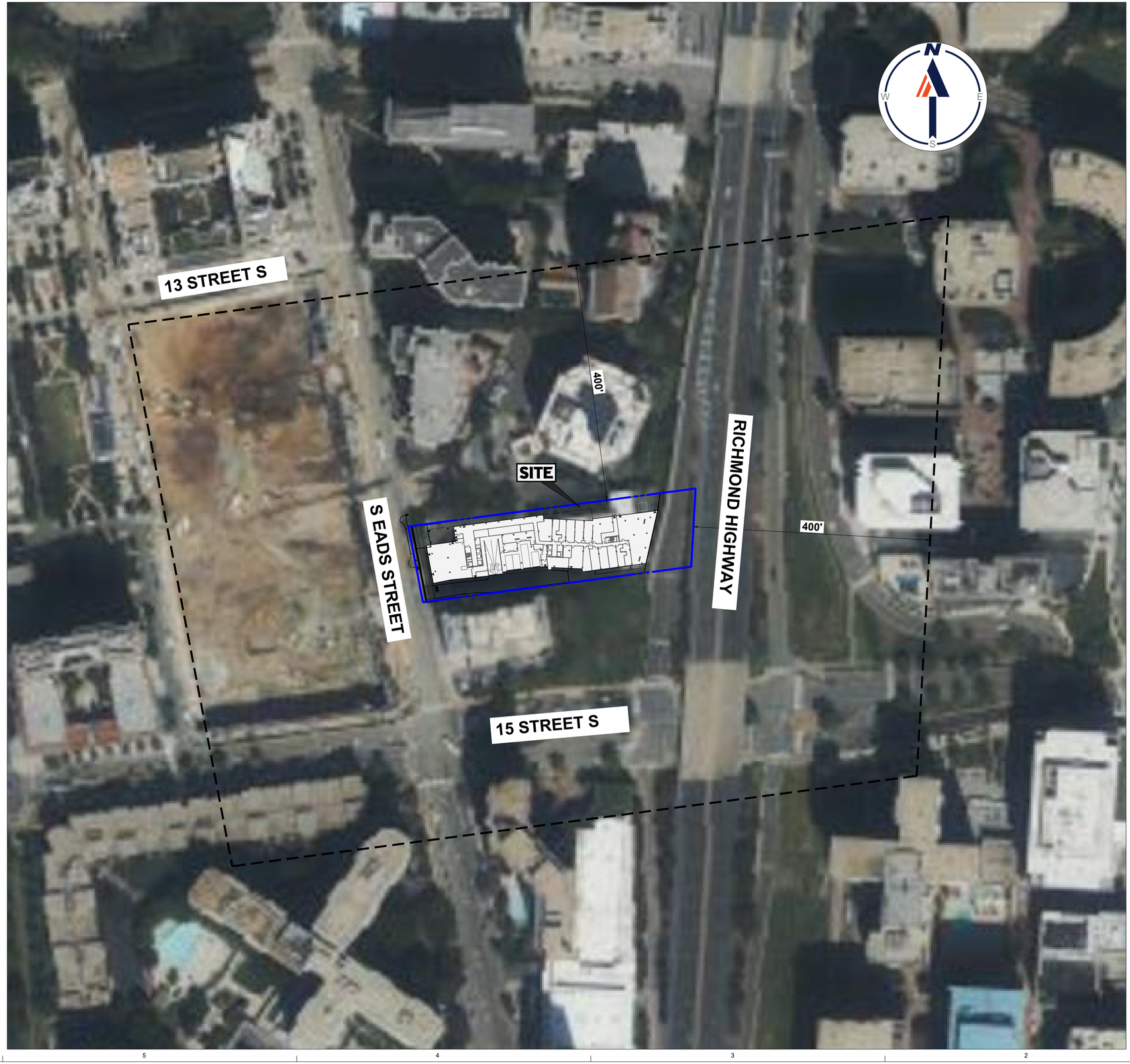
IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ARLINGTON COUNTY WATER-SEWER CONSTRUCTION REQUIREMENTS

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH ARLINGTON COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES CONSTRUCTION STANDARDS & SPECIFICATIONS AND SHALL BE APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES. UPON PHYSICAL INSPECTION, THE COUNTY RESERVES THE RIGHT TO REJECT THE USE OF ANY MATERIAL FOUND TO BE DEFECTIVE OR NOT CONFORMING TO THE STANDARDS AND SPECIFICATIONS.
2. BEFORE START OF CONSTRUCTION, THE DEVELOPER SHALL FURNISH THE FOLLOWING INFORMATION AND/OR EVIDENCE OF COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND LAWS, TO THE ARLINGTON COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES:
   2.1. THE NAME AND ADDRESS OF THE CONTRACTOR HIRED TO WORK ON THE PROJECT. THE CONTRACTOR SHALL BE REGISTERED IN THE COMMONWEALTH OF VIRGINIA. SATISFACTORY EVIDENCE SHALL BE FURNISHED OF THE CONTRACTOR'S PRIOR EXPERIENCE AS PRIME CONTRACTOR IN THE CONSTRUCTION OF WATER MAINS AND/OR SANITARY SEWER INSTALLATIONS. FURTHER, THE CONTRACTOR SHALL FURNISH A LETTER WITH A LIST OF MATERIALS AND SUPPLIERS FOR PROPOSED PROJECT.
   2.2. A RIGHT-OF-WAY PERMIT IS REQUIRED TO WORK IN ARLINGTON COUNTY STREETS. IN INSTANCES OF EXCAVATIONS IN STATE RIGHT OF WAY, THE DATE AND NUMBER OF ALL PERMITS ISSUED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) SHALL BE FURNISHED.
   2.3. IF ANY EASEMENTS ARE NEEDED, TWO (2) COPIES OF THE DESCRIPTION OF SUCH EASEMENT, AS ACTUALLY RECORDED, SHALL BE FURNISHED, INCLUDING THE PLACE, DATE AND REFERENCE OF SUCH RECORDATION PRIOR TO PLAN APPROVAL.
   2.4. WRITTEN NOTICE OF TENTATIVE STARTING DATE OF CONSTRUCTION, WHICH SHALL BE A MINIMUM OF ONE (1) WEEK FOLLOWING THE DATE OF NOTICE. IN ADDITION, THE DEVELOPER SHALL FURNISH THE NAMES AND TELEPHONE NUMBERS OF TWO (2) RESPONSIBLE PERSONS WHO CAN BE CONTACTED IN CASE OF EMERGENCY.
   2.5. EXISTING WATER SERVICES MAY BE ALLOWED FOR CONSTRUCTION PURPOSES ONLY WITH PRIOR APPROVAL OF ARLINGTON COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES. IN THESE CASES, INSTALLATION OF A WATER METER FOR "WATER ONLY" USE SHALL BE REQUESTED BY CALLING THE UTILITY SERVICES OFFICES AT (703) 228-6570. THE METER WILL NOT BE PROVIDED WITHOUT EVIDENCE THAT THE CONTRACTOR HAS INSTALLED AN ASSE-1013 APPROVED, REDUCED-PRESSURE, BACKFLOW PREVENTION (HIGH HAZARD) DEVICE PER THE ARLINGTON COUNTY PLUMBING CODE.
   2.6. CONSTRUCTION SHALL NOT BEGIN UNTIL THE ABOVE ITEMS HAVE BEEN COMPLETED AND THE ARLINGTON COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES HAS APPROVED THE STARTING DATE AND ARRANGEMENTS HAVE BEEN MADE OR THE REQUIRED INSPECTION SERVICE.
3. ALL CONSTRUCTION SHALL BE ACCOMPLISHED FROM APPROVED PLANS, SPECIFICATIONS AND CUT SHEETS SUBMITTED BY A REGISTERED ENGINEER AND APPROVED BY THE COUNTY. TO AVOID CONSTRUCTION DELAYS ALL NECESSARY TEST HOLE INFORMATION SHALL BE OBTAINED PRIOR TO PLAN APPROVAL. WATER MAIN VALVES, METERS AND APPURTENANCES SHALL ONLY BE OPERATED BY ARLINGTON COUNTY WATER PERSONNEL.
4. NO EXISTING WATER MAINS, FIRE HYDRANTS, OR SANITARY SEWERS MAY BE TAKEN OUT OF SERVICE OR MADE INACCESSIBLE BY THE CONTRACTOR WITHOUT THE PRIOR APPROVAL FROM THE DEPARTMENT OF ENVIRONMENTAL SERVICES.
5. SANITARY SEWER LATERALS ARE PRIVATELY OWNED AND MAINTAINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL EXISTING LATERALS WITHIN THE LIMITS OF CONSTRUCTION. APPROPRIATE PERMITS AND INSPECTIONS FOR WORK ON ANY LATERALS SHALL BE OBTAINED FROM THE INSPECTION SERVICES DIVISION. ANY LATERALS ABANDONED WITH THE PROJECT SHALL BE CAPPED AT THE SEWER MAIN.
6. IN CASES WHERE A PROPOSED SANITARY SEWER IS TO BE CONNECTED TO AN EXISTING SANITARY MANHOLE, THE EXISTING MANHOLE SHALL BE RECONSTRUCTED OR REPLACED BY THE DEVELOPER AS DIRECTED BY THE COUNTY TO MEET THE CURRENT STANDARDS. ALL NEW CONNECTIONS TO THE EXISTING MANHOLES SHALL BE CORE DRILLED WITH BOOT JUST ABOVE THE EXISTING BENCH AND THE FLOW CHANNELS RESHAPED AS NEEDED.
7. UPON COMPLETION OF CONSTRUCTION, ALL FINAL TESTS, AS REQUIRED, SHALL BE PERFORMED IN THE PRESENCE OF THE COUNTY'S REPRESENTATIVE. WATER AND SEWER SERVICE CONNECTIONS SHALL NOT BE MADE UNTIL THE WATER AND/OR SEWER MAINS AND APPURTENANCES HAVE BEEN APPROVED AND ACCEPTED BY ARLINGTON COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR DECHLORINATING ALL CHLORINATED WATER, REGARDLESS OF THE CONCENTRATION. ALL SUPER CHLORINATED WATER REQUIRES A DECHLORINATION PLAN THAT SHALL BE SUBMITTED TO AND APPROVED BY ARLINGTON COUNTY. THIS PLAN SHALL DESCRIBE HOW AND WHERE THE WATER IS TO BE DISCHARGED.
8. THE CONTRACTOR SHALL MAINTAIN BACKFILL FOR UTILITY EXCAVATIONS UNTIL ARLINGTON COUNTY HAS FINALLY ACCEPTED THE PROPOSED WATER AND/OR SEWER MAIN. ALSO, ALL SURFACES OVER THE UTILITY EXCAVATIONS SHALL EITHER BE RESTORED TO THE ORIGINAL CONDITION OR FINISHED AS PER THE PROPOSED DESIGN BEFORE THE ACCEPTANCE OF THE PROJECT. PAVEMENT PATCHING FOR UTILITY CUTS IN THE PUBLIC STREETS SHALL BE PERFORMED IN ACCORDANCE WITH ARLINGTON COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES CONSTRUCTION STANDARDS AND SPECIFICATIONS OR AS PER VDOT ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS DEPENDING UPON THE STREET OWNERSHIP. PRIOR TO FINAL PAVING, THE CONTRACTOR SHALL ADJUST ALL EXISTING VALVE BOXES AND SANITARY SEWER MANHOLE FRAME AND COVERS AS PER COUNTY STANDARDS, REMOVE ALL ABANDONED SANITARY MANHOLES AND VALVE BOXES OVER THE ABANDONED WATER MAINS, ABANDON ALL PIPES IN ACCORDANCE WITH COUNTY STANDARDS AND COMPLETE ALL NECESSARY WATER MAIN "CUT AND CAPS."
9. UPON COMPLETION, APPROVAL, AND ACCEPTANCE OF WATER AND/OR SEWER MAINS AND APPURTENANCES, THE CONTRACTOR SHALL SUBMIT A TELEVISION INSPECTION AND REPORT ON A DVD IN A COUNTY APPROVED FORMAT. PRIOR TO ANY BOND REDUCTION/RELEASE OR APPROVAL/ACCEPTANCE OF WATER AND/OR SEWER MAINS AND APPURTENANCES, THE DEVELOPER'S REGISTERED ENGINEER SHALL SUBMIT TO ARLINGTON COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES, A SET OF MYLAR TRACINGS AND CD WITH PDF FILE FORMAT THAT SHOWS THE AS-BUILT CONDITIONS PER THE COUNTY STANDARDS AND A SIGNED STATEMENT CONFIRMING THAT THE WORK, AS INDICATED, IS ACCEPTABLE TO THE ENGINEER.
10. PRIOR TO THE FINAL ACCEPTANCE OF THE PROJECT, THE DEVELOPER SHALL REQUEST TO THE UTILITY SERVICES IN WRITING FOR THE DISCONTINUATION OF ALL EXISTING WATER SERVICES AT WHICH TIME THE COUNTY WILL REMOVE THE WATER METER AND ISSUE A FINAL BILL. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING METER BOXES RELATED TO THE SERVICES BEING DISCONTINUED AND DISCONNECTING EXISTING WATER SERVICES AT THE MAIN BY EXCAVATING, TURNING OFF THE CORPORATION STOP AND DISCONNECTING THE SERVICE FROM THE CORPORATION STOP.

GENERAL GRADING & UTILITY PLAN NOTES

1. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. ALL PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. ALL UTILITIES AND SERVICES INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE SHALL BE VERTICALLY AND HORIZONTALLY LOCATED. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE OWNER.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY BOHLER DC, LLC IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
4. DEFINE AND LOCATE VERTICALLY AND HORIZONTALLY ALL ACTIVE UTILITY AND/OR SERVICE SYSTEMS THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE NOT BEING REMOVED/RELOCATED DURING SITE ACTIVITY.
5. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AS IDENTIFIED OR REQUIRED FOR PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
6. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS/DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE UTILITY SERVICE SIZES ARE TO BE DETERMINED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND ENSURE PROPER DEPTHS ARE ACHIEVED. THE JURISDICTIONAL UTILITY COMPANY WILL ALSO BE MET AS WELL AS COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME.
7. WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR'S PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.
8. ALL NEW UTILITIES/SERVICES, INCLUDING ELECTRIC, TELEPHONE, CABLE TV, ETC. ARE TO BE INSTALLED UNDERGROUND. ALL NEW UTILITIES/SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY/SERVICE PROVIDER INSTALLATION SPECIFICATIONS AND STANDARDS.
9. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL BE SUBMITTED IN COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUB-GRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT. SUB-BASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUB-BASE BE DEEMED UNSUITABLE BY OWNER OR OWNER'S REPRESENTATIVE, SUB-BASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COM



LEGEND:

PROPERTY LINE

400' OFFSET FROM PROPERTY LINE

80 40 20 0 80
1"= 80'

BOHLER DC //
1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700

GENERAL NOTES:

ISSUES

REV #	DATE	DESCRIPTION
	2022.02.10	PRELIMINARY 4.1 SUBMITTAL - DRAFT
	2022.04.01	PRELIMINARY 4.1 SUBMITTAL
	2022.06.30	PRELIMINARY 4.1 RESUBMISSION
	2022.08.02	PRELIMINARY 4.1 RESUBMISSION
	2022.10.06	FINAL 4.1 SUBMITTAL
	2022.12.23	4.1 RESUBMISSION
	2023.01.23	4.1 RESUBMISSION
	2023.02.15	FINAL 4.1 RESUBMISSION
	2023.03.10	FINAL 4.1 RESUBMISSION

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ARLINGTON, VA 22202

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4747 BETHESDA AVENUE, SUITE 200
BETHESDA, MD 20814

SEAL

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MICHAEL J. O'HARA, JR.
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3/10/23
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DRY UTILITY CONSULTANT

LEE & ASSOCIATES
LANDSCAPE ARCHITECT

SK&A
STRUCTURAL ENGINEER

SALAS O'BRIEN
MEPFP ENGINEER / LEED CONSULTANT

PERSOHN/HAHN ASSOCIATES
VERTICAL TRANSPORTATION

PROJECT NUMBER DC2021541

SHEET TITLE
AERIAL PHOTOGRAPH PLAN

CIV201

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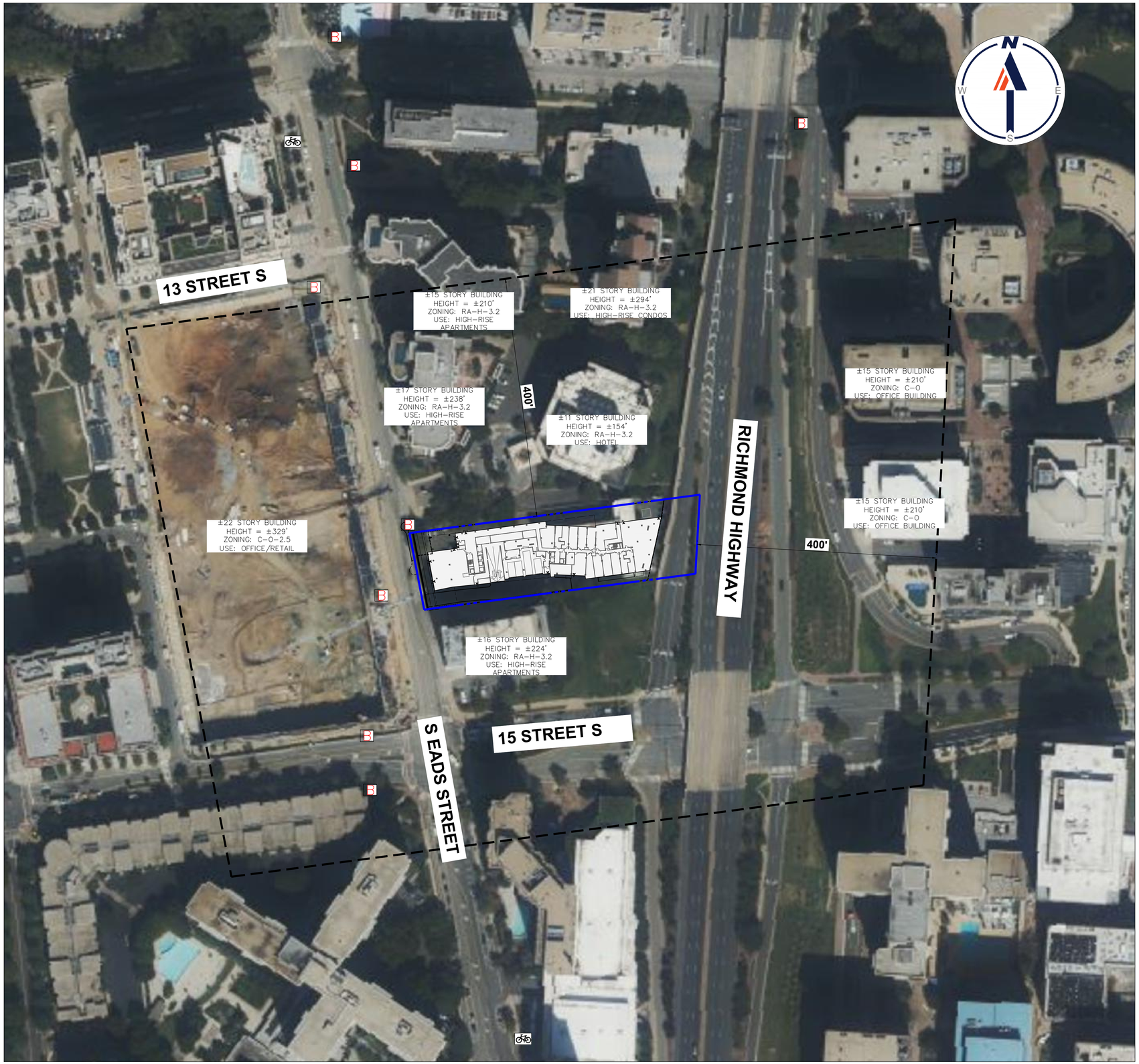

LEGEND:

PROPERTY LINE

400' OFFSET FROM PROPERTY LINE

BIKE SHARE

BUS STOP

METRO STOP

SEE SHEET C100 FOR FULL STANDARD LEGEND

80 40 20 0 80

1"= 80'

BOHLER DC

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STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700

GENERAL NOTES:

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	2022.10.06	FINAL 4.1 SUBMITTAL
	2022.12.23	4.1 RESUBMISSION
	2023.01.23	4.1 RESUBMISSION
	2023.02.15	FINAL 4.1 RESUBMISSION
	2023.03.10	FINAL 4.1 RESUBMISSION

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MEPFP ENGINEER / LEED CONSULTANT

PERSOHN/HAHN ASSOCIATES
VERTICAL TRANSPORTATION

PROJECT NUMBER DC2021541

SHEET TITLE

SITE CONTEXT PLAN

CIV202

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NOTES:

1. THE SUBJECT PARCELS ARE LOT 1A AND LOT 1B AS RECORDED IN DEED BOOK 1523 PAGE 298 AND BEING THE LANDS OF AMERICANA CORPORATION AS RECORDED IN DEED BOOK 1489 PAGE 533, AMONG THE LANDS RECORDS OF ARLINGTON AND HAVING TAX IDS OF 35-001-003 AND 35-001-002 PER THE DEPARTMENT OF ASSESSMENTS.

2. AREA: LOT 1-A 22,538 SQUARE FEET OR 0.517 ACRES
LOT 1-B 38,935 SQUARE FEET OR 0.894 ACRES
TOTAL 61,473 SQUARE FEET OR 1.411 ACRES

3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE, SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

APPROXIMATE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN PER PRIVATE UTILITY MARKOUT PERFORMED BY INSIGHT, LLC ON JANUARY 24, 2022 AND FIELD LOCATED WITH CONVENTIONAL FIELD SURVEY METHODS UNLESS OTHERWISE NOTED.

4. THIS SURVEY WAS PERFORMED IN THE FIELD ON OCTOBER 19, 2021 AND REVISITED ON JANUARY 25, 2022 AND UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.

5. THE PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, ARLINGTON COUNTY, VIRGINIA AND INCORPORATED AREAS, PANEL 81 OF 83", MAP NUMBER 51013C0081C, WITH A MAP EFFECTIVE DATE OF AUGUST 19, 2013.

6. ZONING: RA-H-3.2, MULTIPLE-FAMILY DWELLING AND HOTEL DISTRICT

HEIGHT RESTRICTIONS: 35 FT. MAXIMUM
STREET SETBACKS: 40 FEET FROM CENTERLINE OF ANY STREET
LOT LINE SETBACKS: NO SIDE OR REAR YARD SHALL BE REQUIRED EXCEPT THAT NO WALL EITHER ON THE SIDE OR REAR OF A LOT ABUTTING AN *R* OR *RA* DISTRICT OR CONTAINING OPENINGS OR WINDOWS, WHETHER OR NOT THEY CAN BE OPENED, SHALL BE LOCATED CLOSER TO SIDE OR REAR LOT LINES THAN EIGHT FEET FOR THE FIRST 10 FEET OF BUILDING HEIGHT, PLUS TWO ADDITIONAL FEET FOR EACH 10 ADDITIONAL FEET OF BUILDING HEIGHT, OR FRACTION THEREOF.
PARKING: ONE (1) PARKING SPACE PER DWELLING UNIT OR GUEST ROOM.

ALL ZONING INFORMATION WAS PROVIDED IN A ZONING REPORT PREPARED BY ARLINGTON COUNTY DEPARTMENT COMMUNITY PLANNING, HOUSING AND DEVELOPMENT ZONING DIVISION DATED OCTOBER 14, 2020 AND MUST BE VERIFIED PRIOR TO USE OR RELIANCE UPON SAME, TO CONFIRM THE ZONING INFORMATION REPRESENTS AND DEPICTS THE THEN-CURRENT SITE-SPECIFIC INFORMATION." SHOULD THERE BE ANY CHANGE IN USE, SETBACK(S) AND/OR SET BACK REQUIREMENTS, ZONING CLASSIFICATION AND/OR ANY OTHER CHANGE OR VARIATION FROM THE CONDITIONS RECORDED HEREIN, THE CLIENT MUST VERIFY COMPLIANCE WITH THE USE, SET BACK, ZONING CLASSIFICATION AND/OR ORDINANCE, REGULATION OR LEGAL REQUIREMENT, PRIOR TO USING OR RELYING UPON THE FINDINGS RECORDED HEREIN, OR REFERENCING SAME AS RELATED TO THE PROPERTY, PROJECT AND/OR DEVELOPMENT.

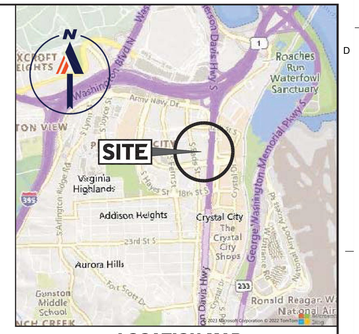
7. ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE ARLINGTON COUNTY CONTROL NO. 40 WITH A PUBLISHED ELEVATION OF 52.4' FEET.

LEGEND

— 123 —	EXISTING CONTOUR
X 123.45	EXISTING SPOT ELEVATION
X TC 123.45	EXIST. TOP OF CURB ELEVATION
X G 122.95	EXIST. GUTTER ELEVATION
X TW 123.45	EXIST. TOP OF WALL ELEVATION
X BW 122.95	EXIST. BOTTOM OF WALL ELEVATION
	HYDRANT
W	WATER VALVE
G	GAS VALVE
OH	OVERHEAD WIRES
G	APPROX. LOC. UNDERGROUND GAS LINE PER PRIVATE UTILITY MARKOUT
T	APPROX. LOC. UNDERGROUND TEL. LINE PER PRIVATE UTILITY MARKOUT
E	APPROX. LOC. UNDERGROUND ELEC. LINE PER PRIVATE UTILITY MARKOUT
W	APPROX. LOC. UNDERGROUND WATER LINE PER PRIVATE UTILITY MARKOUT
	UTILITY POLE
AC	AIR CONDITIONER
T	TRANSFORMER
U	UNKNOWN MANHOLE
T	TELEPHONE MANHOLE
E	ELECTRIC MANHOLE
W	WATER MANHOLE
D	STORM DRAIN MANHOLE
	SIGN
	BOLLARD
	METAL GUARDRAIL
	FENCE
L.S.A.	LANDSCAPED AREA
	AREA LIGHT
	PAINTED ARROWS
10	DENOTES PARKING SPACE COUNT
	BENCHMARK
	UTILITY POLE/LIGHT POLE
	GUY WIRE
	TREE LINE
	TREE (SIZE AS NOTED)
(M)	MEASURED
(R)	RECORD
	RIP-RAP
	FLARED END SECTION

UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY VIRGINIA MISS UTILITY SYSTEM (1-800-552-7001) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): A026601597-00A AND A129802645

UTILITY COMPANY	LOCATE STATUS	PHONE NUMBER
ARLINGTON COUNTY	MARKED	(301) 868-6803
COMCAST	MARKED	(804) 562-3861
AT&T	NO CONFLICT	(703) 624-4956
DOMINION ENERGY INC	MARKED	(703) 754-2116
FIBERLIGHT LLC	MARKED	(240) 315-8817
JONES UTILITIES	NO CONFLICT	(703) 283-4064
POTOMAC ELECTRIC POWER	NO CONFLICT	(703) 754-2116
WINDSTREAM KDL	NO CONFLICT	(800) 289-1901
MCI	MARKED	(800) 289-3427
QWEST GOVERNMENT SERVICES	NO CONFLICT	(703) 387-9152
WASHINGTON GAS	MARKED	(703) 754-2116
ZAYO	NO CONFLICT	(801) 364-1063



LOCATION MAP
SCALE: 1"=2000'

GENERAL NOTES:

REV #	DATE	DESCRIPTION
ISSUES		
	2022.02.10	PRELIMINARY 4.1 SUBMITTAL - DRAFT
	2022.04.01	PRELIMINARY 4.1 SUBMITTAL
	2022.06.30	PRELIMINARY 4.1 RESUBMISSION
	2022.08.02	PRELIMINARY 4.1 RESUBMISSION
	2022.10.06	FINAL 4.1 SUBMITTAL
	2022.12.23	4.1 RESUBMISSION
	2023.01.23	4.1 RESUBMISSION
	2023.02.15	FINAL 4.1 RESUBMISSION
	2023.03.10	FINAL 4.1 RESUBMISSION

No.	DESCRIPTION OF REVISION	BY:	DATE
3	REVISED PER COMMENTS	CJT	02/08/23
2	REVISED PER COMMENTS	CJT	04/22/22
1	REVISED PER PRIVATE UTILITY MARKOUT	CJB	02/02/22

COMMONWEALTH OF VIRGINIA
ERIC NISKANEN
Lic. No. 1524-B
LAND SURVEYOR
2-8-23
DATE

ERIC NISKANEN
VIRGINIA LICENSED LAND SURVEYOR NO. 1524-B
THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

BOUNDARY & TOPOGRAPHIC SURVEY

AMERICANA HOTEL

1460 RICHMOND HIGHWAY
ARLINGTON COUNTY, VIRGINIA

FILE NO.	SRW2021541
DATE	11/03/2021
FIELD DATE	01/25/2022 10/19/2021
CREW CHIEF	JW
DRAWN	MJM
REVIEWED	EPB
APPROVED	JSF
SCALE	N.A.
DWG. NO.	1 OF 2

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12825 WORLDGATE DRIVE, SUITE 700
HERNDON, VIRGINIA 20170
703.709.9500
www.bohlerengineering.com
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■ BALTIMORE, MD ■ SOUTHERN MARYLAND ■ NORTHERN VIRGINIA ■ WASHINGTON, DC ■ CENTRAL VIRGINIA ■ CHARLOTTE, NC ■ RALEIGH, NC

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COMMONWEALTH OF VIRGINIA
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SK&A
STRUCTURAL ENGINEER

SALAS O'BRIEN
MEPFP ENGINEER / LEED CONSULTANT

PERSOHN/HAHN ASSOCIATES
VERTICAL TRANSPORTATION

PROJECT NUMBER DC2021541

SHEET TITLE
CERTIFIED SURVEY PLAT NOTES AND DETAILS

CIV-301

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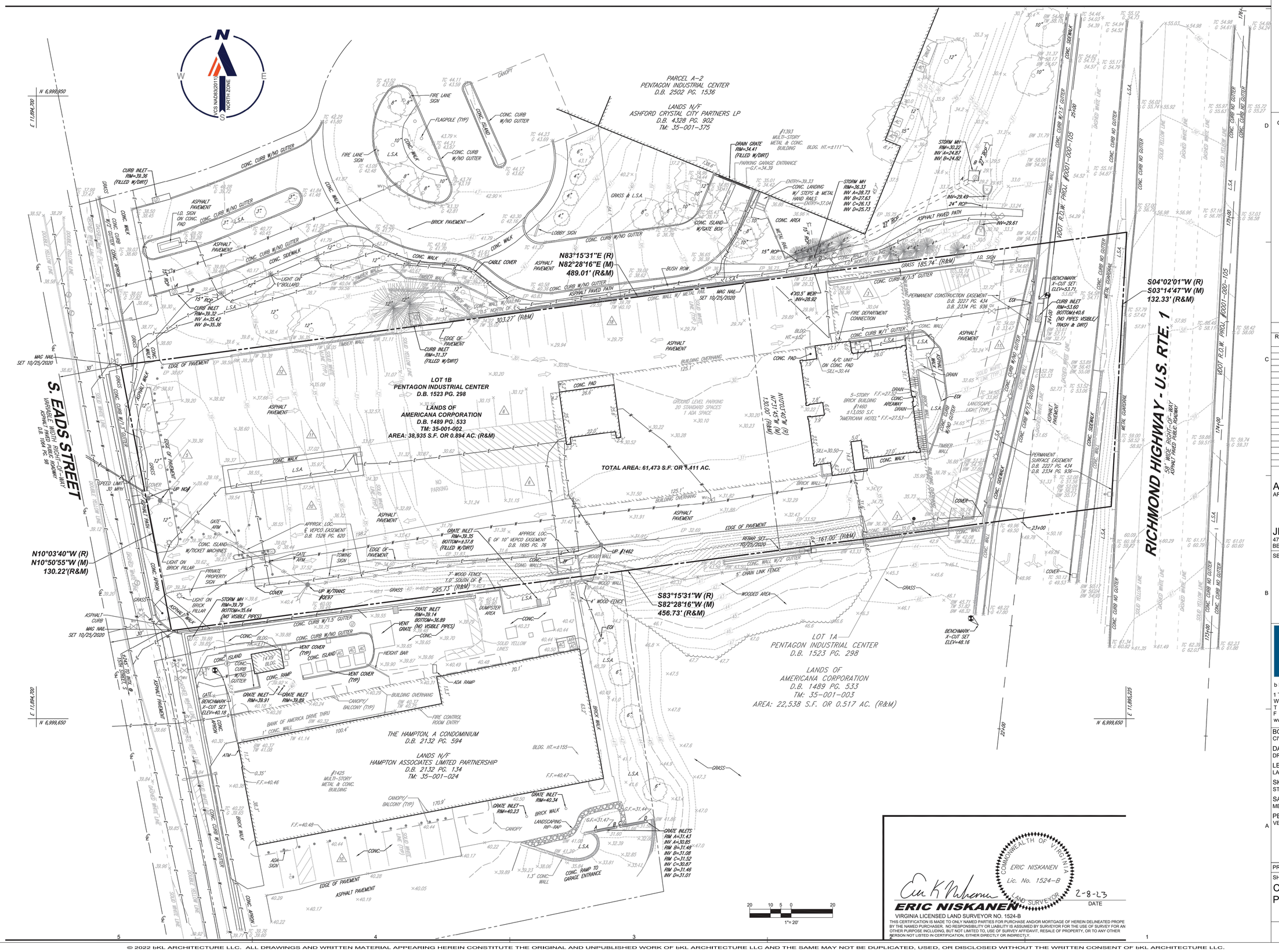

BOHLER DC //

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Phone: (202) 524-5700

GENERAL NOTES:

ISSUES

REV #	DATE	DESCRIPTION
	2022.02.10	PRELIMINARY 4.1 SUBMITTAL - DRAFT
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	2023.01.23	4.1 RESUBMISSION
	2023.02.15	FINAL 4.1 RESUBMISSION
	2023.03.10	FINAL 4.1 RESUBMISSION

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SALAS O'BRIEN
MEPFP ENGINEER / LEED CONSULTANT

PERSOHN/HAHN ASSOCIATES
VERTICAL TRANSPORTATION

COMMONWEALTH OF VIRGINIA
ERIC NISKANEN
Lic. No. 1524-B
LAND SURVEYOR
2-8-23
DATE

ERIC NISKANEN
VIRGINIA LICENSED LAND SURVEYOR NO. 1524-B

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PROJECT NUMBER DC2021541

SHEET TITLE
CERTIFIED SURVEY PLAT

CIV-302

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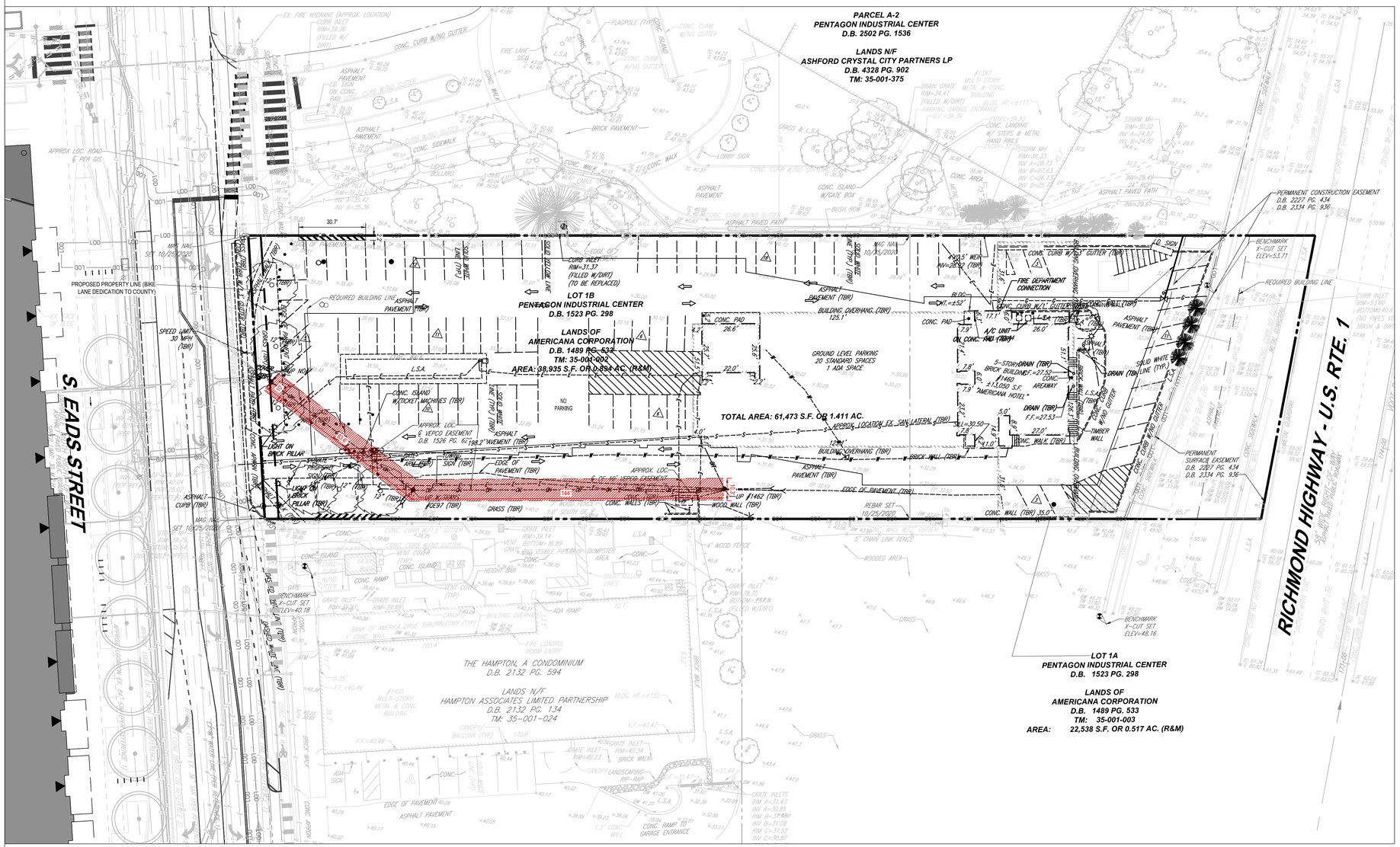

LEGEND:

- PROPERTY LINE
- LOD LOD LOD — LIMITS OF DISTRUBANCE
- EXISTING EASEMENT (TO BE VACATED) VEPCO EASEMENT D.B. 1526 PG. 620 AREA = 2242 SF
- PROP. GARAGE EXTENTS

GENERAL NOTES:

ISSUES		
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	2023.02.15	FINAL 4.1 RESUBMISSION
	2023.03.10	FINAL 4.1 RESUBMISSION

AMERICANA SITE
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MEPFP ENGINEER / LEED CONSULTANT

PERSOHN/HAHN ASSOCIATES
VERTICAL TRANSPORTATION

PROJECT NUMBER DC2021541

SHEET TITLE
EASEMENT VACATION EXHIBIT

CIV-303

25 12.5 6.25 0 25
1"= 25'

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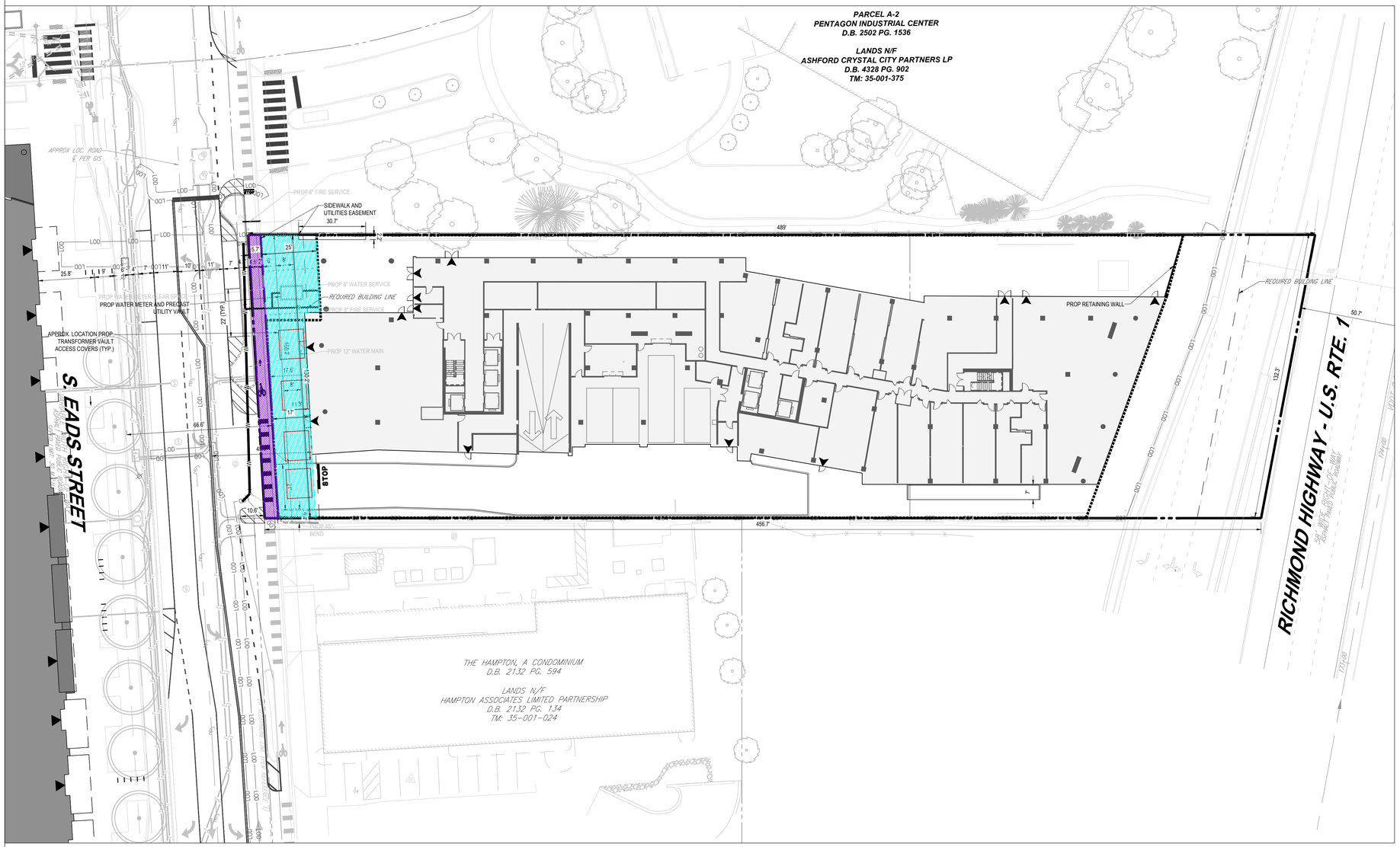

LEGEND:

- PROPERTY LINE
- LOD LOD LOD — LIMITS OF DISTRUBANCE
- PROPOSED EASEMENT (2491 SF)
- PROP. GARAGE EXTENTS
- PROPOSED AREA TO BE DEDICATED TO ARLINGTON COUNTY (780 SF)
- UNDERGROUND ELECTRIC VAULT ENCROACHMENT (604 SF)



25 12.5 6.25 0 25
1"= 25'

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GENERAL NOTES:

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	2023. 01.23	4.1 RESUBMISSION
	2023. 02.15	FINAL 4.1 RESUBMISSION
	2023. 03.10	FINAL 4.1 RESUBMISSION

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SALAS O'BRIEN
MEPFP ENGINEER / LEED CONSULTANT

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VERTICAL TRANSPORTATION

PROJECT NUMBER DC2021541

SHEET TITLE
EASEMENT DEDICATION EXHIBIT

CIV-304

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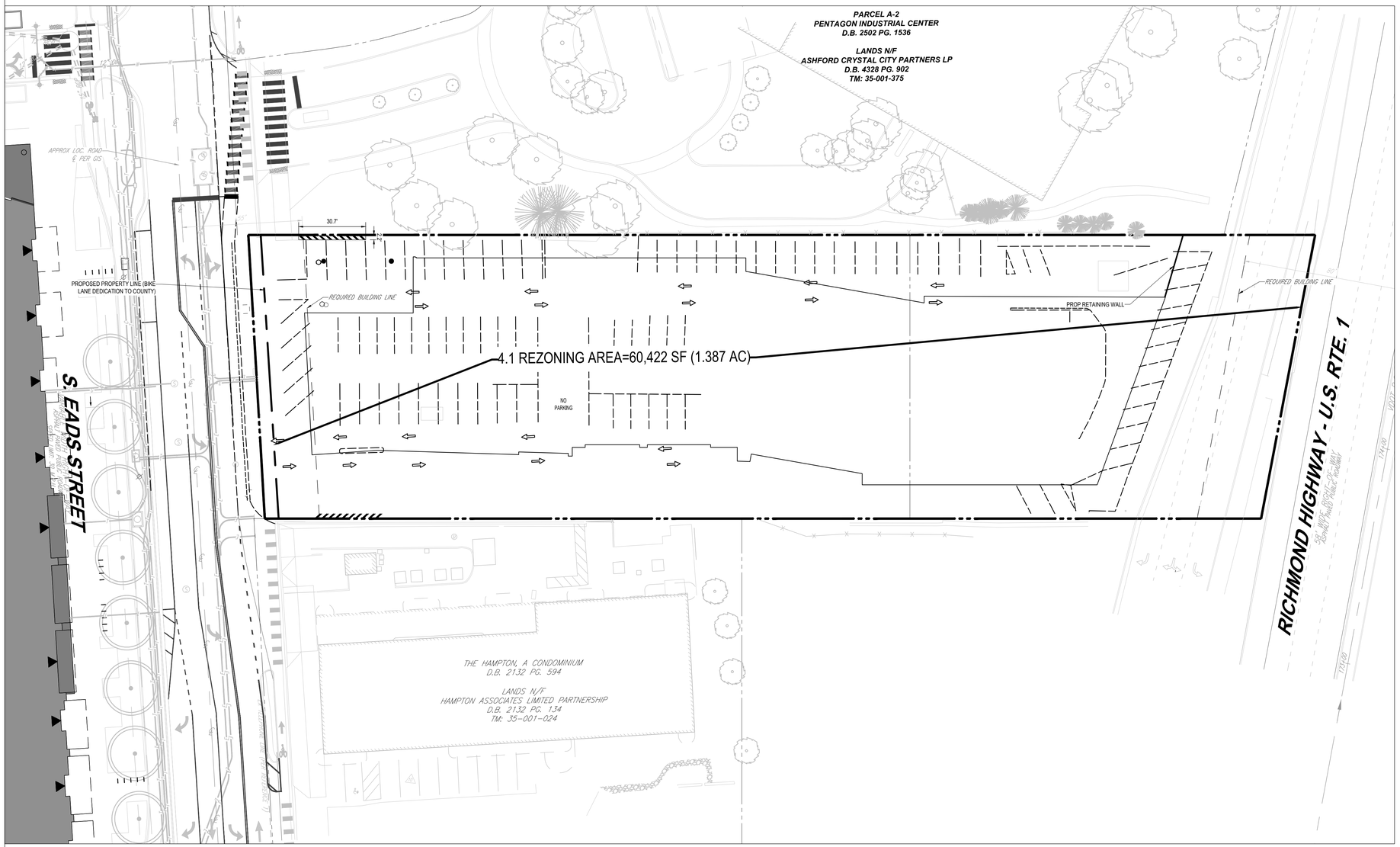

4.1 SITE PLAN AREA - REZONING AREA:

PARCEL 1B - RPC 35001002 - RA-H-3.2 REZONED TO C-O-CRYSTAL CITY = 60,422 SF (1.387 AC)

GENERAL NOTES:

ISSUES		
REV #	DATE	DESCRIPTION
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	2023.01.23	4.1 RESUBMISSION
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MEPFP ENGINEER / LEED CONSULTANT

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VERTICAL TRANSPORTATION

PROJECT NUMBER DC2021541

SHEET TITLE
PRELIMINARY
REZONING EXHIBIT

CIV-305

25 12.5 6.25 0 25
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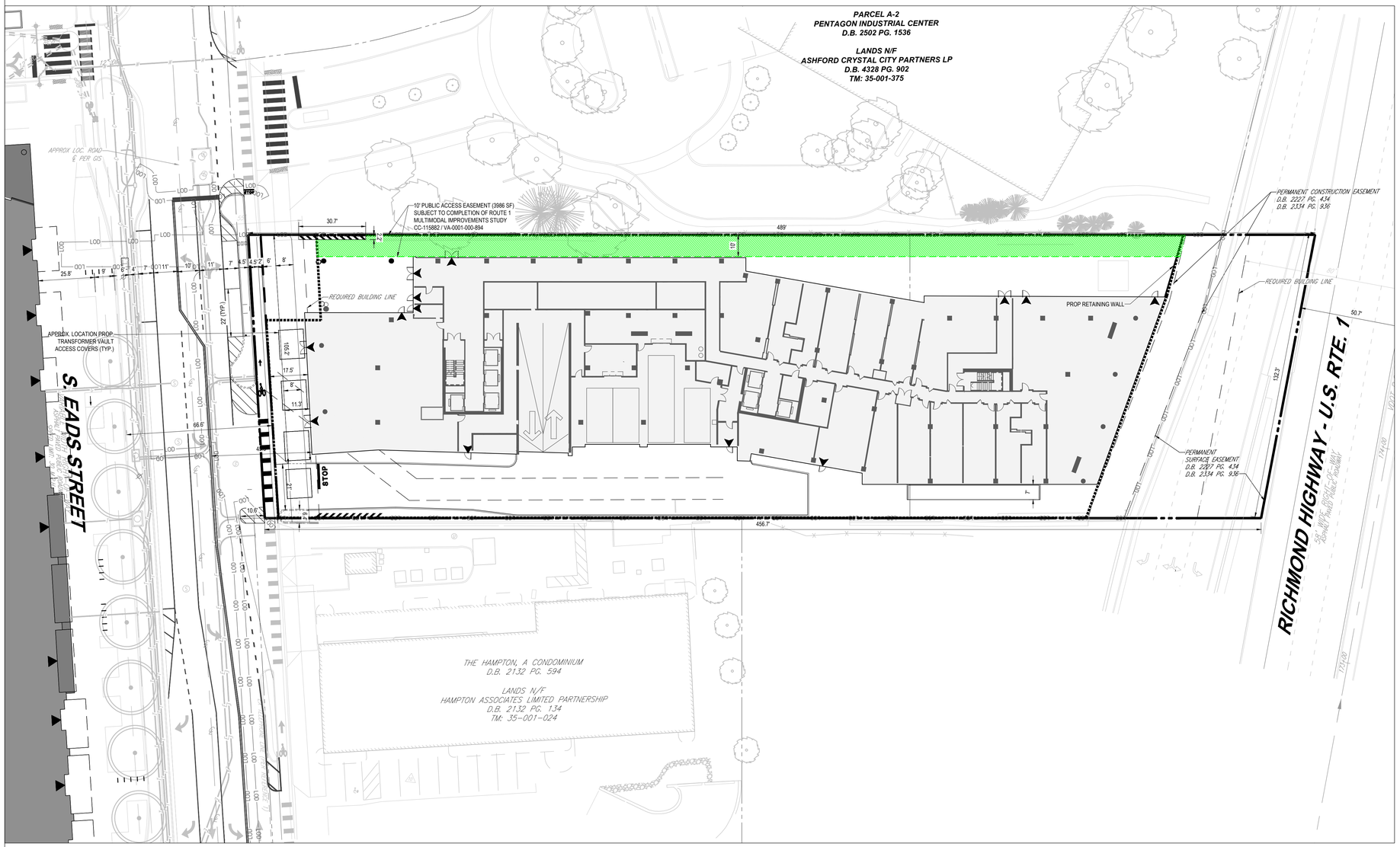

LEGEND:

- PROPERTY LINE
- LIMITS OF DISTRUBANCE (LOD)
- 10' PUBLIC ACCESS EASEMENT (3925 SF)
- PROP. GARAGE EXTENTS

REFERENCES:

1. FUTURE ROUTE 1 PLANS TITLED: "110721000_PLANANDPROFILE_12TH-23RD.PDF" VDOT PLAN NO.: 0001-000-894 DATE RECEIVED: 2/08/23

GENERAL NOTES:

BOHLER DC

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WASHINGTON, DC 20004
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ISSUES

REV #	DATE	DESCRIPTION
	2022.02.10	PRELIMINARY 4.1 SUBMITTAL - DRAFT
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LANDSCAPE ARCHITECT

SK&A
STRUCTURAL ENGINEER

SALAS O'BRIEN
MEPFP ENGINEER / LEED CONSULTANT

PERSOHN/HAHN ASSOCIATES
VERTICAL TRANSPORTATION

PROJECT NUMBER DC2021541

SHEET TITLE
EASEMENT DEDICATION EXHIBIT - FUTURE RICHMOND HIGHWAY

CIV-306





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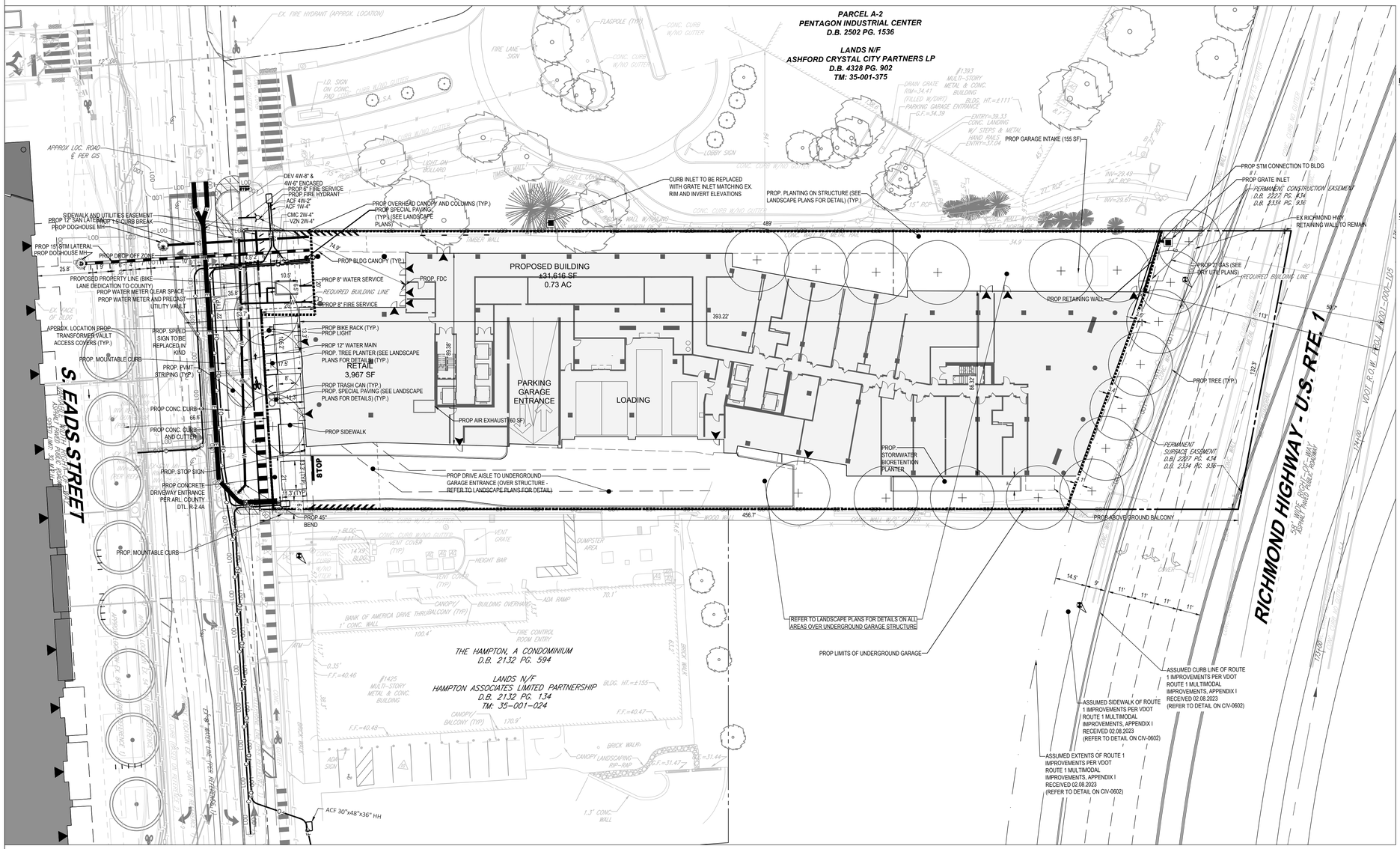

NOTES:

1. UTILITY INFORMATION OBTAINED FROM AVAILABLE RECORDS AND FIELD SURVEY.
2. DATUM: SEE CERTIFIED SURVEY PLAN ON CIV102.
3. CONTOUR INTERVAL IS SHOWN AT A 2 FOOT INTERVAL
4. SEE ARCHITECTUAL PLAN REFERENCED ON CIV101 FOR BUILDING FFE.
5. PROPOSED DRY UTILITY RELOCATION TO BE COORDINATED WITH EACH RESPECTIVE UTILITY COMPANY AT THE TIME OF FINAL SITE ENGINEERING.
6. NO EXISTING OR PROPOSED BUS SHELTERS ON THIS SITE.
7. NO RESOURCE PROTECTION AREAS (RPA'S) ARE ON THIS SITE.
8. NO EXISTING TREES ON THE SITE WILL BE PRESERVED.
9. SEE LANDSCAPE PLAN FOR DETAIL ON GRADING OVER STRUCTURE.
10. STREET CONFIGURATION AND UTILITIES FROM MET PARK SITE BASED ON REFERENCES 1 AND 2.
11. ALL EXISTING DRY UTILITY INFORMATION WILL BE EXPLORED AND LOCATED DURING THE CIVIL ENGINEERING PLAN PERMIT PHASE OF THE PROJECT IN COORDINATION WITH THE UTILITY PROVIDERS.

REFERENCES:

1. APPROVED CEP PLAN FOR METROPOLITAN PARK PHASES 6, 7 AND 8 PER REFERENCE DOCUMENT "PAGES FROM APPROVED PLAN SET FOR MET PARK 6-8 CEP (CEPL20-00011) - 8_1_2022_8_2_2022 7_14_25 PM.PDF" APPROVED ON 7/29/22. CAD FILES TITLED: "7143J-SV MET PARK.DWG" PROVIDED BY: VIKA VIRGINIA DATED: 8/30/22.
2. FUTURE ROUTE 1 PLANS TITLED: "110721000_PLANANDPROFILE_12TH-23RD.PDF" VDOT PLAN NO.: 0001-000-894 DATE RECEIVED: 2/08/23

SITE TABULATION:

1. SITE AREA: 61,473 SF
   LOD: 57,036 SF
2. PROPOSED USAGE:
   RESIDENTIAL: 639 UNITS
3. AVERAGE ELEVATION OF SITE: 48.1' NAVD
4. PARKING:
   GARAGE: 188
5. BUILDING HEIGHT: 214' (TO TOP OF MECHANICAL PENTHOUSE)
6. SIDEWALK WIDTHS:
   SOUTH EADS STREET: 8 FT
7. ZONING:
   EXISTING: RA-H-3.2 (MULTIPLE-FAMILY DWELLING AND HOTEL DISTRICT)
   PROPOSED: C-O-CRYSTAL CITY
8. SITE COVERAGE:
   BUILDING AREA: 31,616 SF
   VEHICULAR AREA: 6,124 SF
   PEDESTRIAN AREA: 16,418 SF
   DEDICATION AREA: 780 SF
   RICHMOND HWY: 6,535 SF
   TOTAL AREA: 61,473 SF

LEGEND:

- PROPERTY LINE
- LIMITS OF DISTRUBANCE
- UNDERGROUND GARAGE EXTENTS
- PROP. TREE
- EXISTING UTILITY
- EXISTING UTILITY INSTALLED UNDER MET PARK
- PROPOSED UTILITY
- BUILDING CANOPY
- OVERHEAD STRUCTURAL CANOPY



25 12.5 6.25 0 25
1"= 25'

BOHLER DC//
1331 PENNSYLVANIA AVE., NW,
STE. 1250 NORTH
WASHINGTON, DC 20004
Phone: (202) 524-5700

GENERAL NOTES:

ISSUES

REV #	DATE	DESCRIPTION
	2022.02.10	PRELIMINARY 4.1 SUBMITTAL - DRAFT
	2022.04.01	PRELIMINARY 4.1 SUBMITTAL
	2022.06.30	PRELIMINARY 4.1 RESUBMISSION
	2022.08.02	PRELIMINARY 4.1 RESUBMISSION
	2022.10.06	FINAL 4.1 SUBMITTAL
	2022.12.23	4.1 RESUBMISSION
	2023.01.23	4.1 RESUBMISSION
	2023. 02.15	FINAL 4.1 RESUBMISSION
	2023. 03.10	FINAL 4.1 RESUBMISSION

AMERICANA SITE
ARLINGTON, VA 22202

JBG SMITH
4747 BETHESDA AVENUE, SUITE 200
BETHESDA, MD 20814

SEAL



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CIVIL ENGINEER

DAVIS UTILITY CONSULTING
DRY UTILITY CONSULTANT

LEE & ASSOCIATES
LANDSCAPE ARCHITECT

SK&A
STRUCTURAL ENGINEER

SALAS O'BRIEN
MEPFP ENGINEER / LEED CONSULTANT

PERSOHN/HAHN ASSOCIATES
VERTICAL TRANSPORTATION

PROJECT NUMBER DC2021541

SHEET TITLE
PLOT AND LOCATION PLAN

CIV-401

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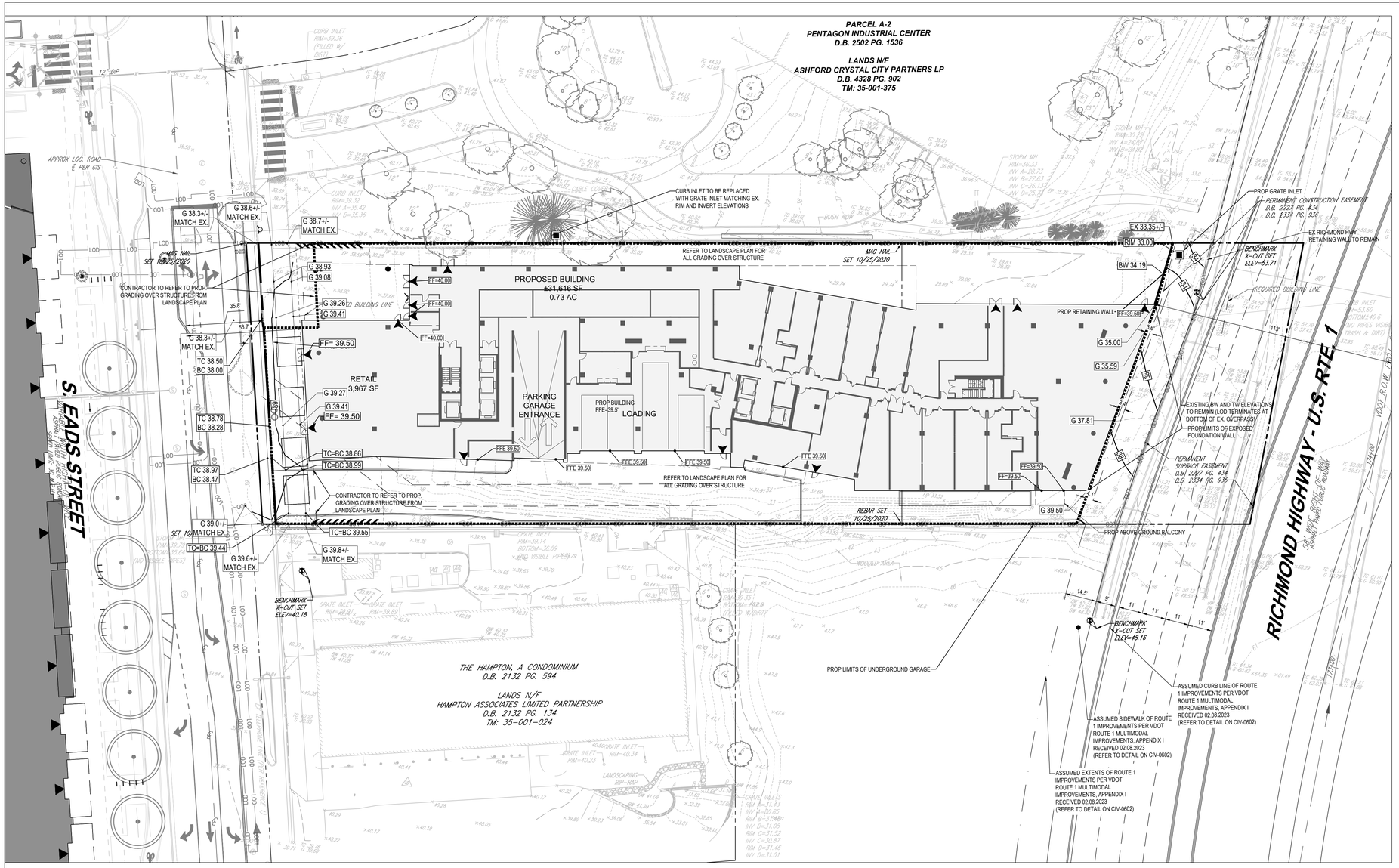

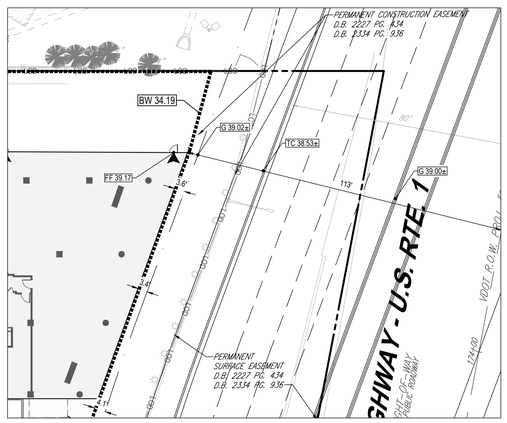

FUTURE ROUTE 1 GRADING INSET

NOTES:
1. UTILITY INFORMATION OBTAINED FROM AVAILABLE RECORDS AND FIELD SURVEY.
2. DATUM: SEE CERTIFIED SURVEY PLAN ON CIV102.
3. CONTOUR INTERVAL IS SHOWN AT A 1 FOOT INTERVAL FOR S. EADS STREET AND A 2 FOOT INTERVAL ON SITE.
4. SEE ARCHITECTUAL PLAN REFERENCED ON CIV101 FOR BUILDING FFE.
5. PROPOSED DRY UTILITY RELOCATION TO BE COORDINATED WITH EACH RESPECTIVE UTILITY COMPANY AT THE TIME OF FINAL SITE ENGINEERING.
6. NO EXISTING OR PROPOSED BUS SHELTERS ON THIS SITE.
7. NO RESOURCE PROTECTION AREAS (RPA'S) ARE ON THIS SITE.
8. NO EXISTING TREES ON THE SITE WILL BE PRESERVED.
9. SEE LANDSCAPE PLAN FOR DETAIL ON GRADING OVER STRUCTURE.
10. STREET CONFIGURATION AND UTILITIES FROM MET PARK SITE BASED ON REFERENCES 1 AND 2.
11. ALL EXISTING DRY UTILITY INFORMATION WILL BE EXPLORED AND LOCATED DURING THE CIVIL ENGINEERING PLAN PERMIT PHASE OF THE PROJECT IN COORDINATION WITH THE UTILITY PROVIDERS.

SITE TABULATION:
1. SITE AREA: 61,473 SF
   LOD: 57,036 SF
2. PROPOSED USAGE:
   RESIDENTIAL: 639 UNITS
3. AVERAGE ELEVATION OF SITE: 48.1' NAVD
4. PARKING:
   GARAGE: 188
5. BUILDING HEIGHT: 214' (TO TOP OF MECHANICAL PENTHOUSE)
6. SIDEWALK WIDTHS:
   SOUTH EADS STREET: 8 FT
7. ZONING:
   EXISTING: RA-H-3.2 (MULTIPLE-FAMILY DWELLING AND HOTEL DISTRICT)
   PROPOSED: C-O-CRYSTAL CITY
8. SITE COVERAGE:
   BUILDING AREA: 31,616 SF
   VEHICULAR AREA: 6,124 SF
   PEDESTRIAN AREA: 16,418 SF
   DEDICATION AREA: 780 SF
   RICHMOND HWY: 6,535 SF
   TOTAL AREA: 61,473 SF

LEGEND:
- PROPERTY LINE
- LIMITS OF DISTRUBANCE
- UNDERGROUND GARAGE EXTENTS

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SALAS O'BRIEN
MEPFP ENGINEER / LEED CONSULTANT

PERSOHN/HAHN ASSOCIATES
VERTICAL TRANSPORTATION

PROJECT NUMBER DC2021541

SHEET TITLE
PLOT AND LOCATION PLAN - GRADING

CIV-402





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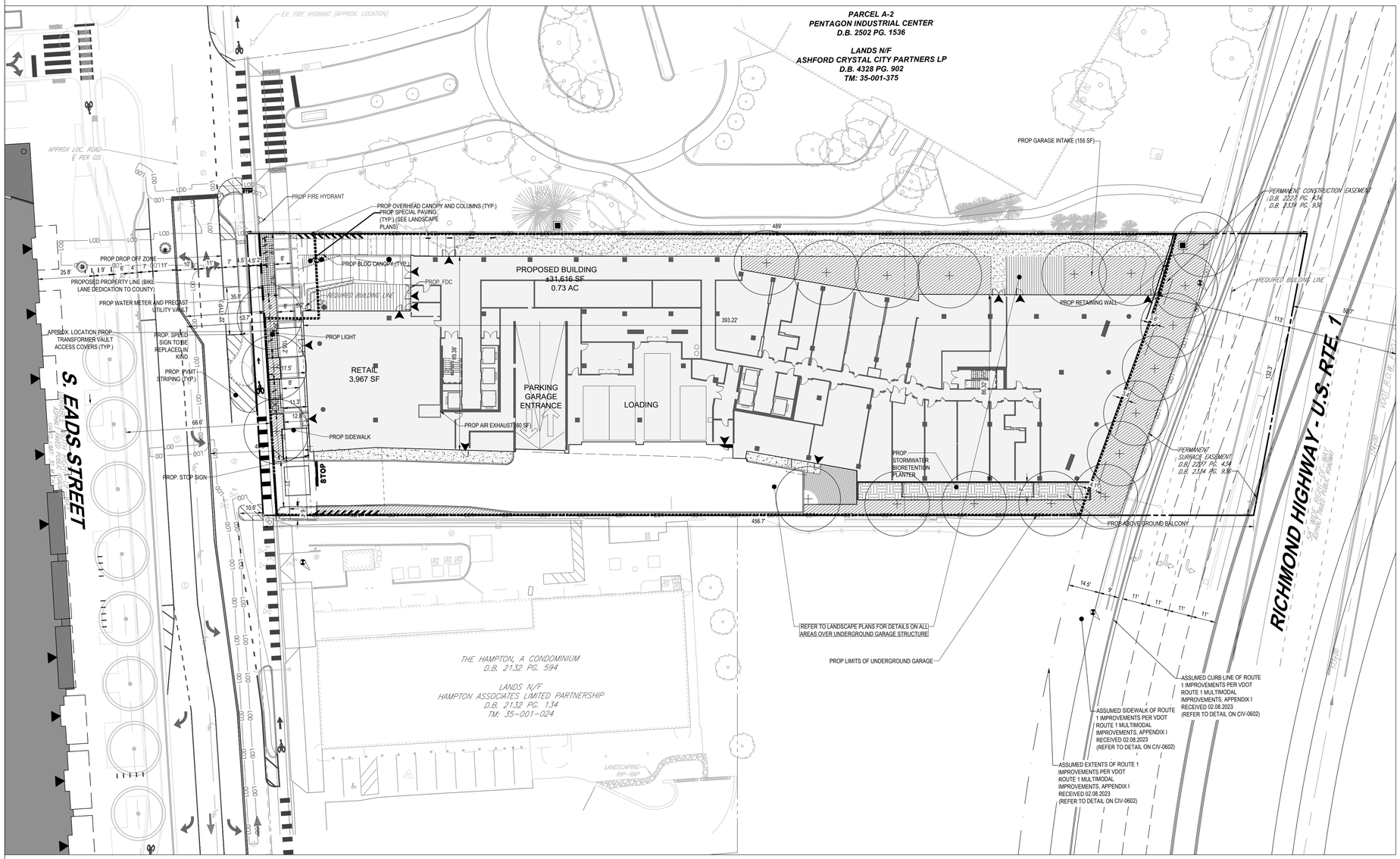

SITE NARRATIVE:

THE PROPOSED SITE IS LOCATED AT 1400 RICHMOND HIGHWAY. THE EXISTING CONDITIONS INCLUDE A CONCRETE PARKING LOT AND FIVE STORY HOTEL. THE SITE IS BORDERED BY PRIVATE DEVELOPMENT TO THE NORTH AND SOUTH, SOUTH EADS STREET TO THE WEST, AND RICHMOND HIGHWAY TO THE EAST.

THE PROPOSED PROJECT FEATURES A 20 STORY MIXED-USE BUILDING, UNDERGROUND PARKING GARAGE, NEW SIDEWALK, ASSOCIATED UTILITY CONNECTIONS, AND STORMWATER MANAGEMENT FACILITIES.

LEGEND:

- PROPERTY LINE
- LIMITS OF DISTRUBANCE
- UNDERGROUND GARAGE EXTENTS
- PROPOSED SPECIALTY PAVERS (SEE LANDSCAPE PLANS)
- PROPOSED LANSCAPED AREA
- PROPOSED CONCRETE SIDEWALK
- PROPOSED SPECIALTY PAVERS (SEE LANDSCAPE PLANS)
- PROPOSED SPECIALTY PAVERS (SEE LANDSCAPE PLANS)
- PROPOSED STORMWATER BIORETENTION PLANTER



25 12.5 6.25 0 25
1"= 25'

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SALAS O'BRIEN
MEPFP ENGINEER / LEED CONSULTANT

PERSOHN/HAHN ASSOCIATES
VERTICAL TRANSPORTATION

PROJECT NUMBER DC2021541

SHEET TITLE
PRESENTATION PLAN

CIV-403

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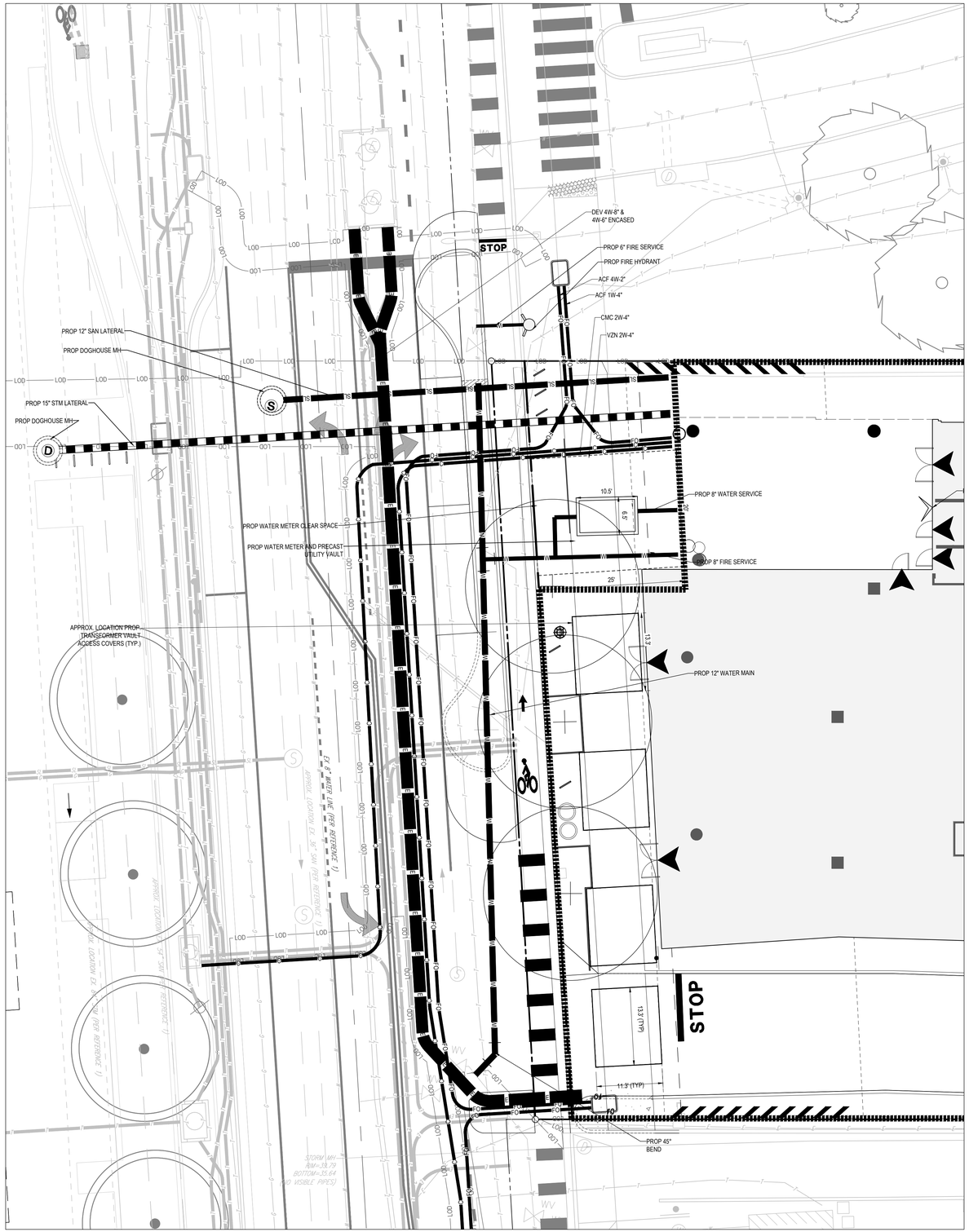

LEGEND:

- PROPERTY LINE
- LIMITS OF DISTRUBANCE
- UNDERGROUND GARAGE EXTENTS
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- EXISTING UTILITY
- EXISTING UTILITY INSTALLED UNDER MET PARK
- PROPOSED UTILITY
- BUILDING CANOPY
- OVERHEAD STRUCTURAL CANOPY

10 5 2.5 0 10

1"= 10'

5 4 3 2 1

D C B A

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MICHAEL J. O'HARA, JR.
Lic. No. 34188
3/10/23
PROFESSIONAL ENGINEER

bKL

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SK&A
STRUCTURAL ENGINEER

SALAS O'BRIEN
MEPFP ENGINEER / LEED CONSULTANT

PERSOHN/HAHN ASSOCIATES
VERTICAL TRANSPORTATION

PROJECT NUMBER DC2021541

SHEET TITLE
UTILITIES INSET

CIV-404

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NOTES:

1. ALL SIGNAGE AND STRIPING DETAILS WILL FOLLOW THE CURRENT ARLINGTON COUNTY STANDARDS AT THE TIME OF CEP APPROVAL.
2. THERE ARE NO BUS STOPS ON THE FRONTAGE OF THIS PROJECT.

LEGEND:

PROPERTY LINE

LOD LOD LOD — LIMITS OF DISTRUBANCE

PARCEL A-2
PENTAGON INDUSTRIAL CENTER
D.B. 2502 PG. 1536

LANDS N/F
ASHFORD CRYSTAL CITY PARTNERS LP
D.B. 4328 PG. 902
TM: 35-001-375

THE HAMPTON, A CONDOMINIUM
D.B. 2132 PG. 594

LANDS N/F
HAMPTON ASSOCIATES LIMITED PARTNERSHIP
D.B. 2132 PG. 134
TM: 35-001-024

S. EADS STREET

RICHMOND HIGHWAY - U.S. RTE. 1

EX. FIRE HYDRANT (APPROX. LOCATION)

APPROX. LOC. ROAD & PER GIS

PROP FIRE HYDRANT

PROP 1.5' CURB BREAK

PROP DROP OFF ZONE

PROPOSED PROPERTY LINE (BIKE LANE DEDICATION TO COUNTY)

EX. FACE OF BLDG

PROP. SPEED SIGN TO BE REPLACED IN KIND

PROP. MOUNTABLE CURB

PROP. PVMT STRIPING (TYP.)

PROP. CONC. CURB

PROP. CONC. CURB AND GUTTER

PROP. STOP SIGN

PROP SIDEWALK

REQUIRED BUILDING LINE

PROP RETAINING WALL

PROP FDC

APPROX. LOCATION EX. SAN LATERAL (TBR)

BANK OF AMERICA DRIVE THRU

CANOPY/ BALCONY (TYP)

BUILDING OVERHANG

FIRE CONTROL ROOM ENTRY

SECRET SERVICE LINES

PARKING GARAGE ENTRANCE

ENTRY=39.33

ENTRY=37.04

#1393 MULTI-STORY METAL & CONC. BUILDING

BLDG. HT.=±111'

#1425 MULTI-STORY METAL & CONC. BUILDING

BLDG. HT.=±155'

489'

456.7'

393.22'

89.38'

86.32'

192.3'

50.7'

174.49'

25.8'

22' (±)

17.5'

11.3'

10.6'

66.6'

40.15'





5 4 3 2 1

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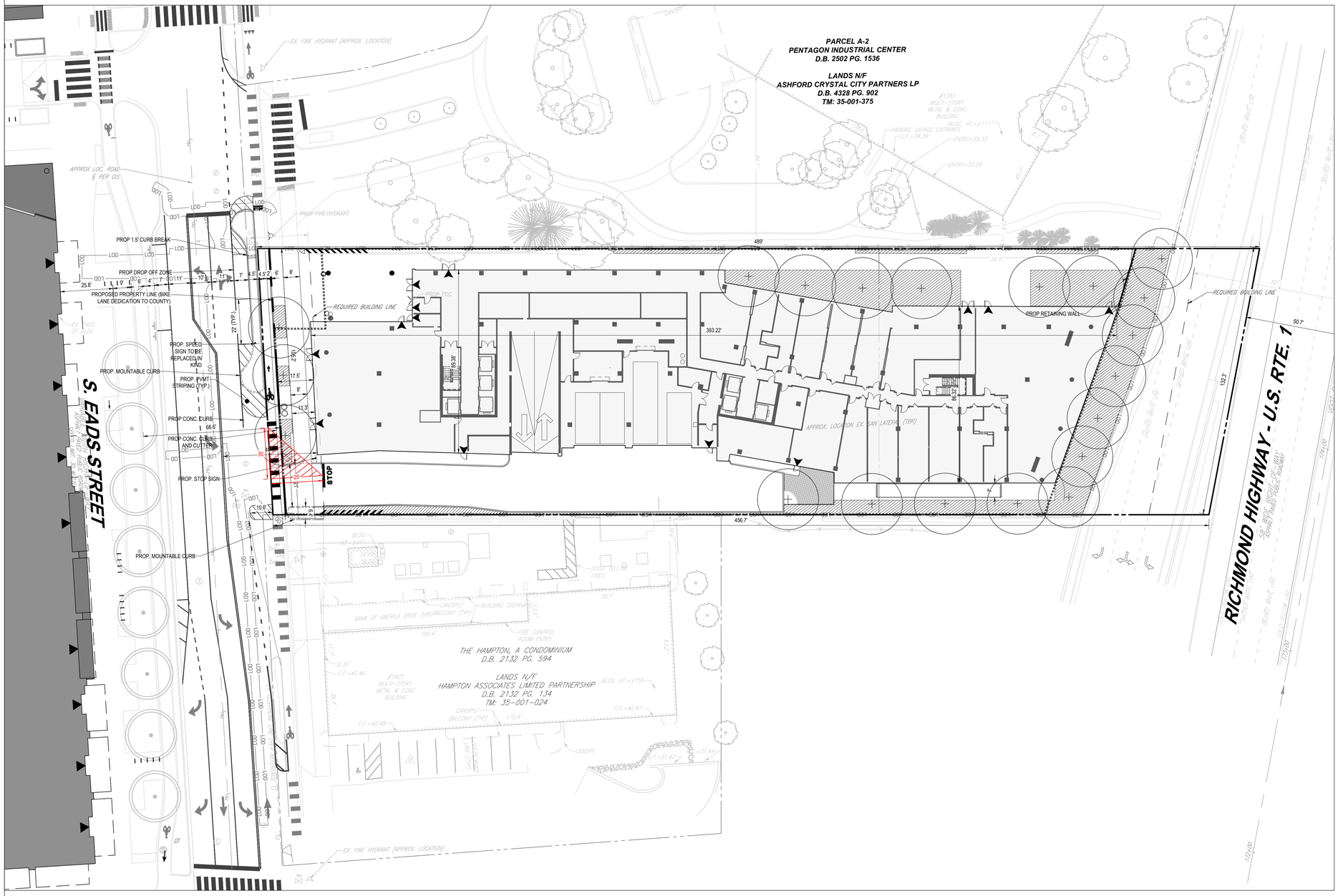
MEPFP ENGINEER / LEED CONSULTANT

PERSOHN/HAHN ASSOCIATES
VERTICAL TRANSPORTATION

PROJECT NUMBER DC2021541

SHEET TITLE
STRIPING AND MARKING PLAN

CIV-501


PARCEL A-2
PENTAGON INDUSTRIAL CENTER
D.B. 2502 PG. 1536
LANDS N/F
ASHFORD CRYSTAL CITY PARTNERS LP
D.B. 4328 PG. 902
TM: 35-001-375
#1393
MULTI-STORY
METAL & CONC.
BUILDING
BLDG. HT.=±111'
PARKING GARAGE ENTRANCE
S.F.=34.39
ENTRY=39.33
ENTRY=37.04
EX. FIRE HYDRANT (APPROX. LOCATION)
APPROX. LOC. ROAD
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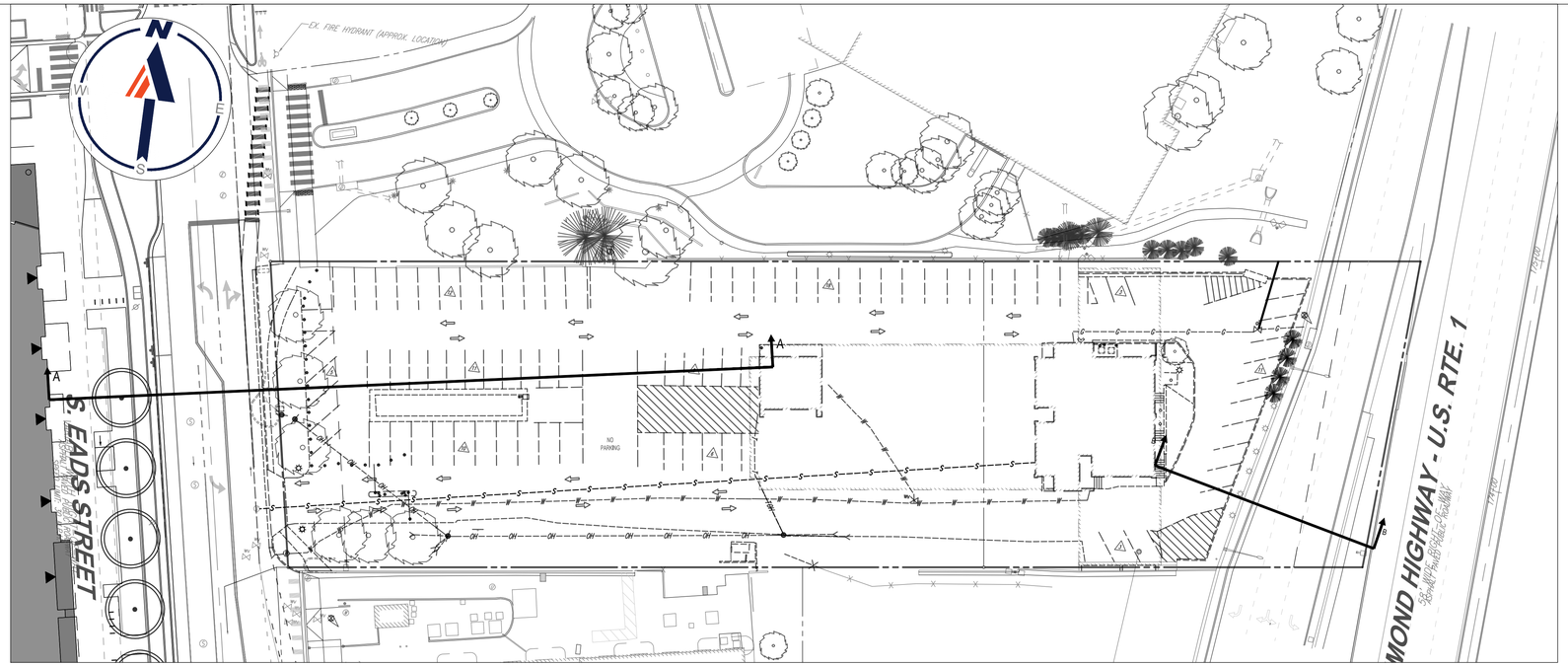
PROP CONC. CURB
PROP CONC. CURB
AND GUTTER
PROP. STOP SIGN
S. EADS STREET
REQUIRED BUILDING LINE
PROP. FDC
489'
393.22'
PROP RETAINING WALL
REQUIRED BUILDING LINE
50.7'
132.3'
APPROX. LOCATION EX. SAN LATERAL (TBR)
456.7'
RICHMOND HIGHWAY - U.S. RTE. 1
GROUND WIRE LIE
GROUND WIRE LINE
GROUND WIRE LINE
GROUND WIRE LIN



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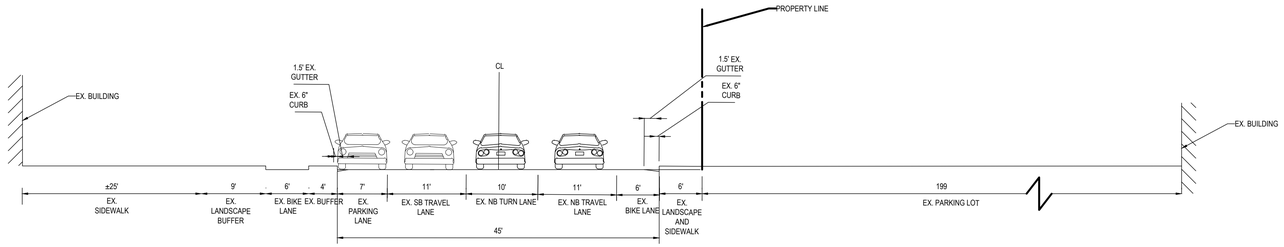
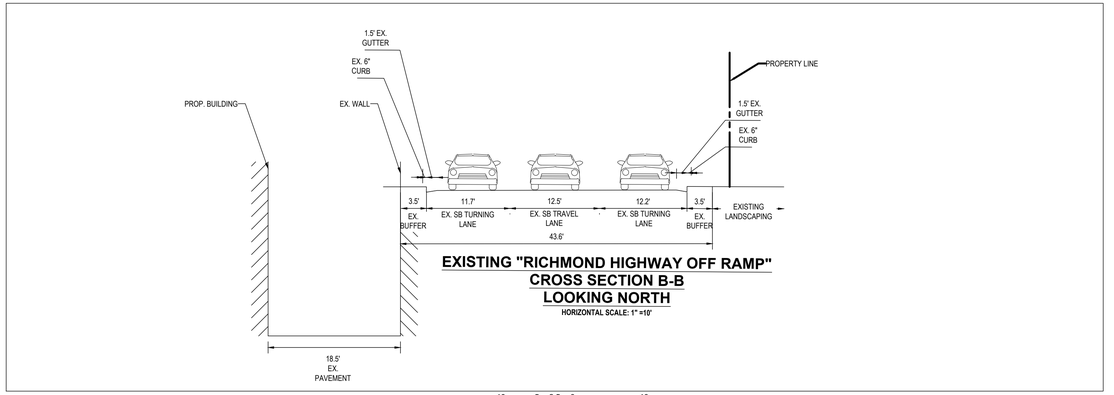
1"= 30'



EXISTING "SOUTH EADS STREET"
CROSS SECTION A-A
LOOKING NORTH
HORIZONTAL SCALE: 1" =10'

10 5 2.5 0 10

1"= 10'



EXISTING "RICHMOND HIGHWAY OFF RAMP"
CROSS SECTION B-B
LOOKING NORTH
HORIZONTAL SCALE: 1" =10'

10 5 2.5 0 10

1"= 10'

D

GENERAL NOTES:

C

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B

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SALAS O'BRIEN
MEPFP ENGINEER / LEED CONSULTANT

PERSOHN/HAHN ASSOCIATES
VERTICAL TRANSPORTATION

PROJECT NUMBER DC2021541

SHEET TITLE
EXISTING ROAD
CROSS SECTIONS

CIV-601

5 4 3 2 1

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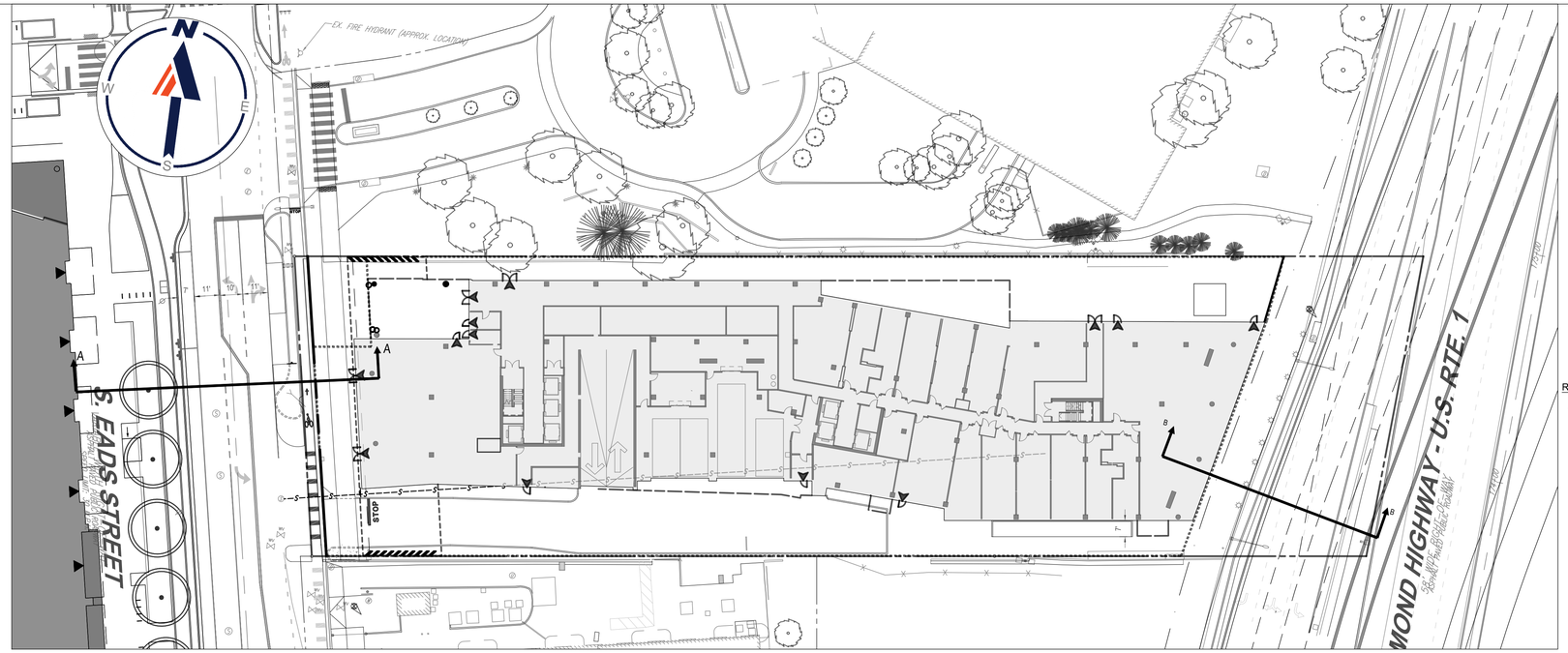

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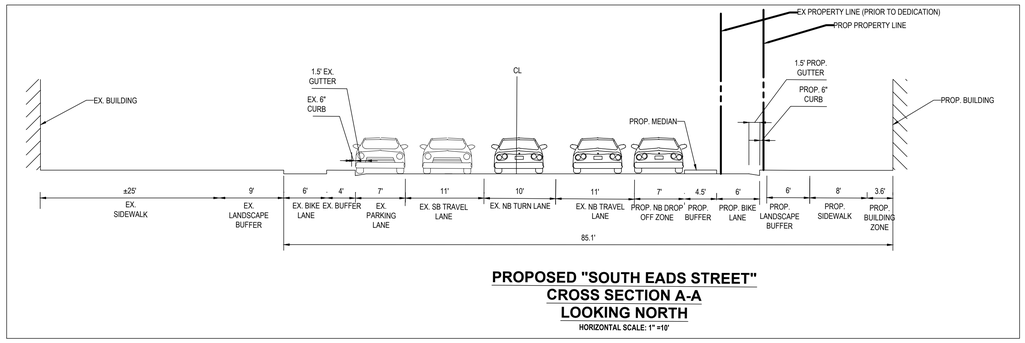
1"= 30'

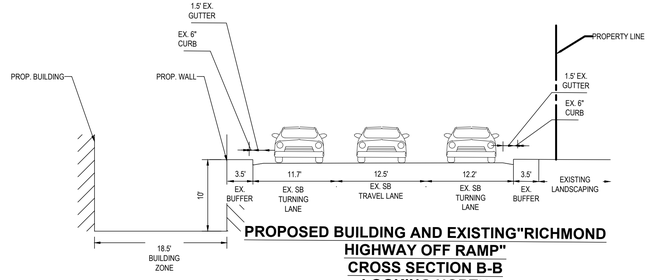


PROPOSED "SOUTH EADS STREET"
CROSS SECTION A-A
LOOKING NORTH

HORIZONTAL SCALE: 1" =10'

10 5 2.5 0 10

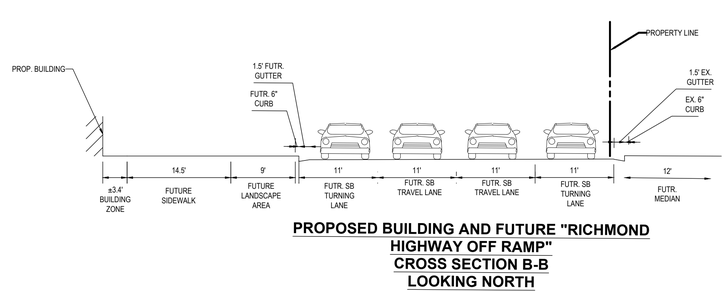
1"= 10'



PROPOSED BUILDING AND EXISTING"RICHMOND HIGHWAY OFF RAMP"
CROSS SECTION B-B
LOOKING NORTH

HORIZONTAL SCALE: 1" =10'

NOTE: NO PROPOSED IMPROVEMENTS TO EXISTING HIGHWAY



PROPOSED BUILDING AND FUTURE "RICHMOND HIGHWAY OFF RAMP"
CROSS SECTION B-B
LOOKING NORTH

HORIZONTAL SCALE: 1" =10'

NOTE: NO PROPOSED IMPROVEMENTS TO EXISTING HIGHWAY UNDER THIS APPLICATION

10 5 2.5 0 10

1"= 10'

10 5 2.5 0 10

1"= 10'

REFERENCES:

1. FUTURE ROUTE 1 PLANS TITLED:
   "APPENDIX_I_-_ROUTE_1_MULTIMODAL_IMPROVEMENTS_STUDY_PHASE_1_REPORT_OCTOBER_2021.PDF"
   VDOT PLAN NO.: 0001-000-894
   DATE ACCESSED: 6/14/22

GENERAL NOTES:

ISSUES

REV #	DATE	DESCRIPTION
	2022.02.10	PRELIMINARY 4.1 SUBMITTAL - DRAFT
	2022.04.01	PRELIMINARY 4.1 SUBMITTAL
	2022.06.30	PRELIMINARY 4.1 RESUBMISSION
	2022.08.02	PRELIMINARY 4.1 RESUBMISSION
	2022.10.06	FINAL 4.1 SUBMITTAL
	2022.12.23	4.1 RESUBMISSION
	2023.01.23	4.1 RESUBMISSION
	2023.02.15	FINAL 4.1 RESUBMISSION
	2023.03.10	FINAL 4.1 RESUBMISSION

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MEPFP ENGINEER / LEED CONSULTANT

PERSOHN/HAHN ASSOCIATES
VERTICAL TRANSPORTATION

PROJECT NUMBER DC2021541

SHEET TITLE
PROPOSED ROAD CROSS SECTIONS

CIV-602

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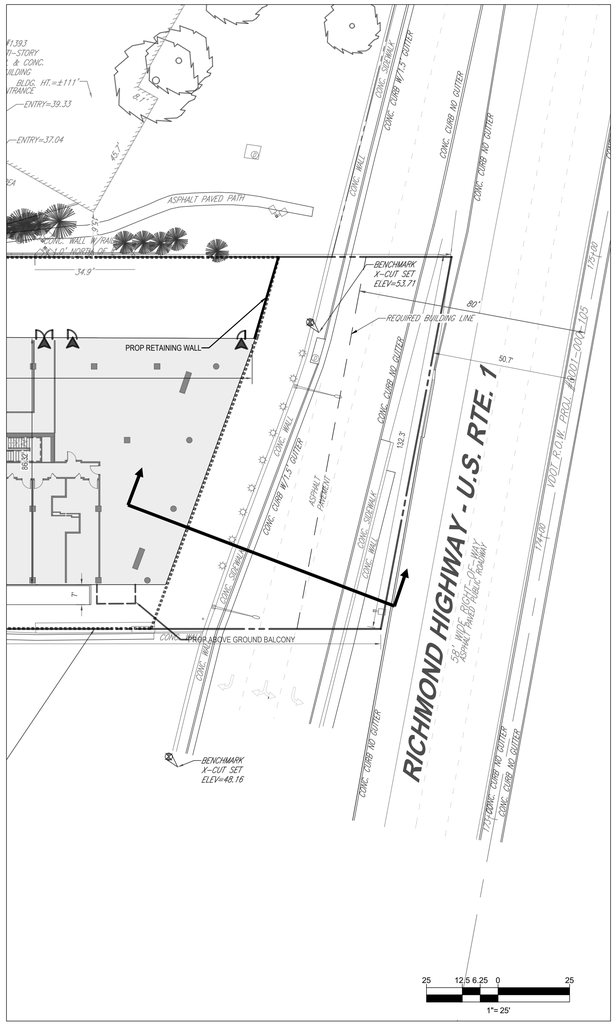
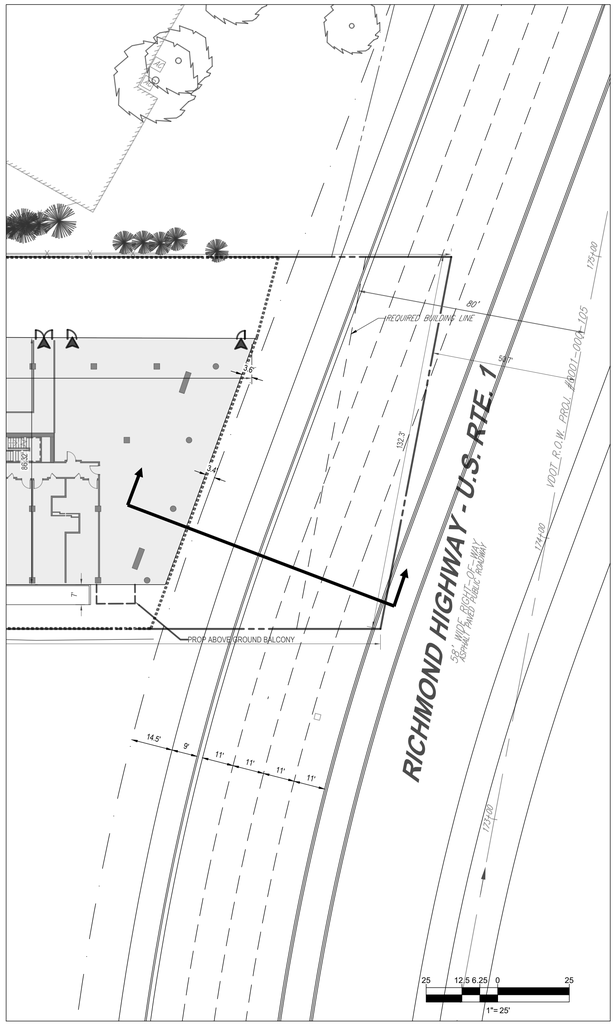
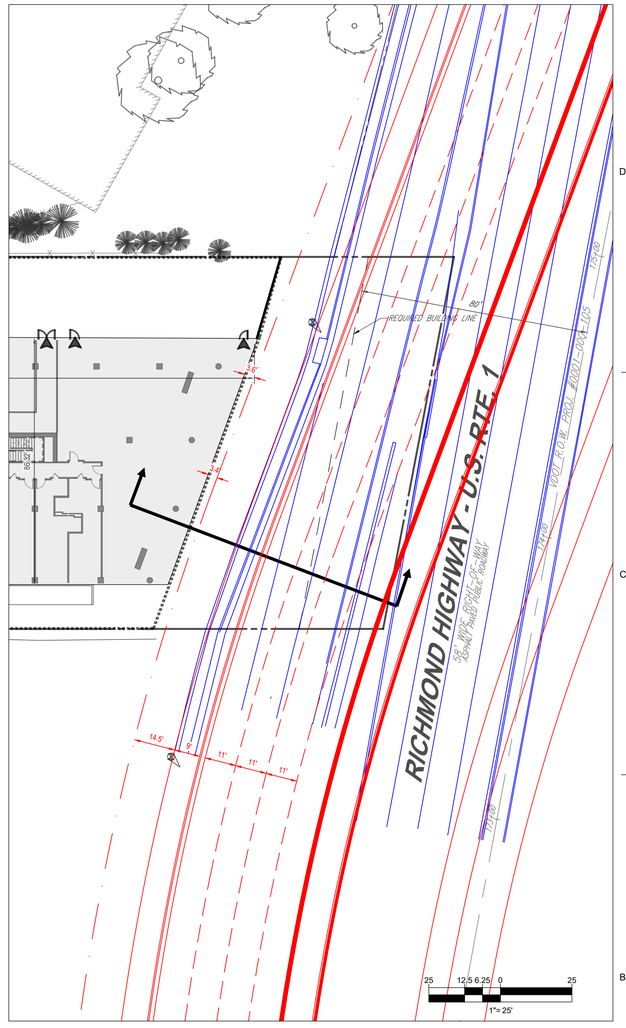


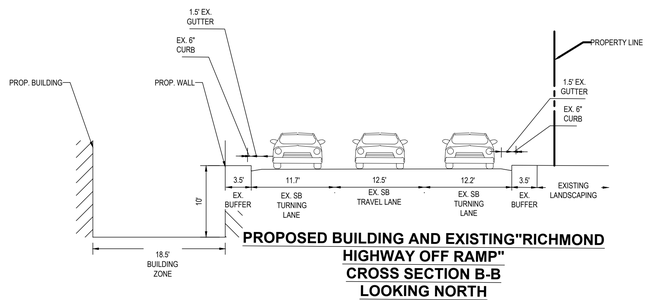
PROPOSED BUILDING AND EXISTING RICHMOND HIGHWAY



PROPOSED BUILDING AND FUTURE RICHMOND HIGHWAY



OVERLAY OF EXISTING AND FUTURE RICHMOND HIGHWAY

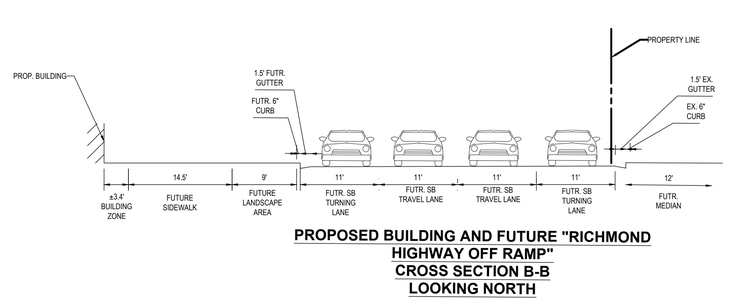


PROPOSED BUILDING AND EXISTING"RICHMOND HIGHWAY OFF RAMP"
CROSS SECTION B-B
LOOKING NORTH

HORIZONTAL SCALE: 1" =10'

NOTE: NO PROPOSED IMPROVEMENTS TO EXISTING HIGHWAY

10 5 2.5 0 10
1"= 10'



PROPOSED BUILDING AND FUTURE "RICHMOND HIGHWAY OFF RAMP"
CROSS SECTION B-B
LOOKING NORTH

HORIZONTAL SCALE: 1" =10'

NOTE: NO PROPOSED IMPROVEMENTS TO EXISTING HIGHWAY UNDER THIS APPLICATION

10 5 2.5 0 10
1"= 10'

LEGEND:

1. FUTURE ROUTE 1 PLANS TITLED: "110721000_PLANANDPROFILE_12TH-23RD.PDF" VDOT PLAN NO.: 0001-000-894 DATE ACCESSED: 2/8/23
2. SURVEY CAD ENTITLED: "SRW2021541BTO1.DWG" PREPARED BY: BOHLER DC DATED: 03/08/2022

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GENERAL NOTES:

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PERSOHN/HAHN ASSOCIATES
VERTICAL TRANSPORTATION

PROJECT NUMBER DC2021541

SHEET TITLE

PROPOSED AND FUTURE RICHMOND HIGHWAY ROAD CROSS SECTIONS

CIV-603

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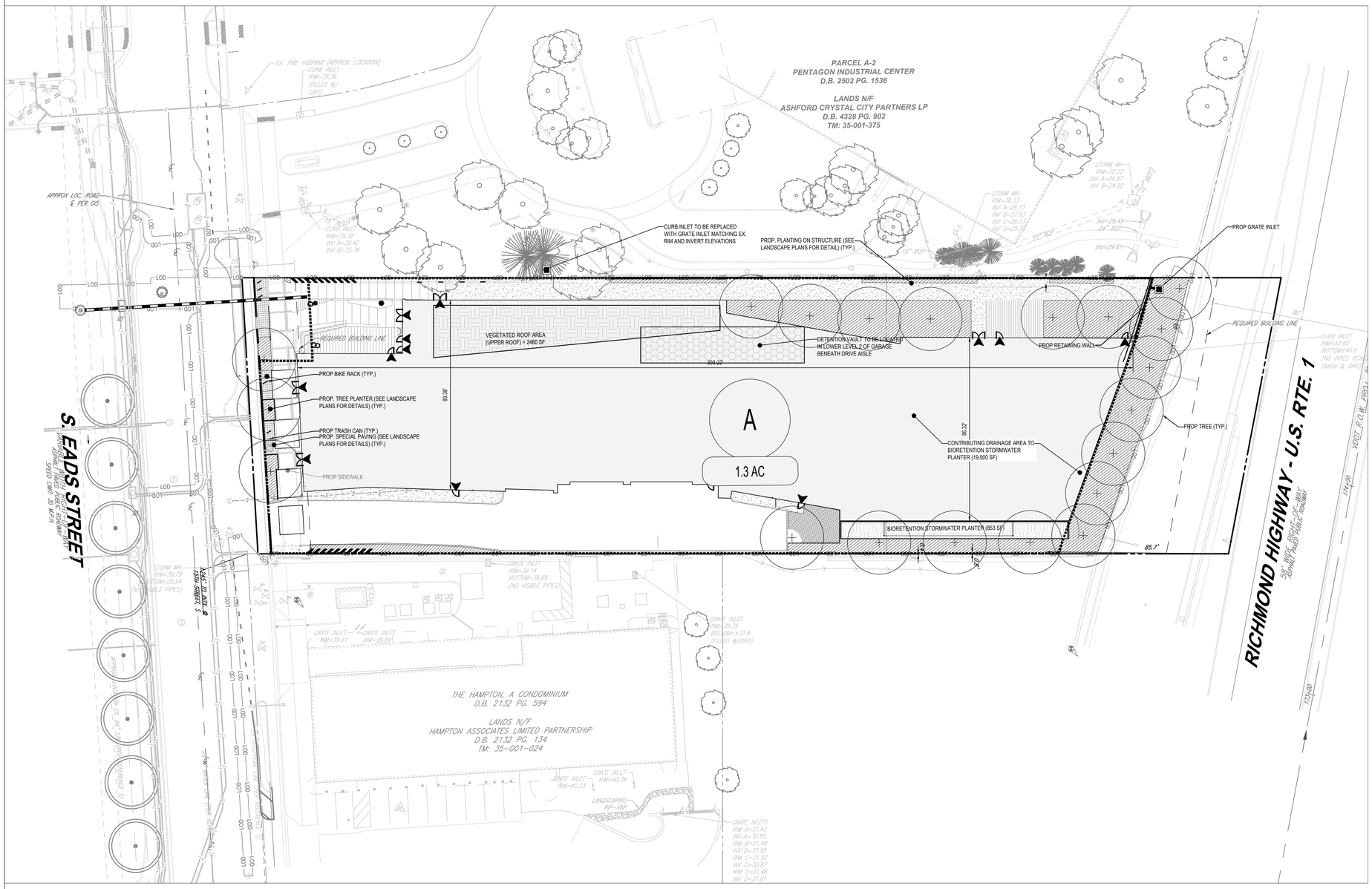

LEGEND:

- PROPOSED VEGETATED ROOF
- PROPOSED VAULT WITH STORM FILTERS
- PROPOSED BIORETENTION STORMWATER PLANTER
- CONTRIBUTING DRAINAGE AREA TO BIORETENTION STORMWATER PLANTER
- PROPOSED MANAGED TURF (SEE LANDSCAPE PLANS)

SWM NARRATIVE:

THE PROPOSED BIORETENTION AND GREEN ROOF FACILITIES WILL MEET THE REQUIREMENTS OF THE "MEMORANDUM TO INDUSTRY - USE OF STRUCTURAL STORMWATER TREAMENT SYSTEMS" WHICH REQUIRES 70% OF THE TOTAL PHOSPHORUS REMOVAL FROM A TREATMENT TRAIN BE MET BY RUNOFF REDUCTION BMPS. THE GREEN ROOF AND BIORETENTION FACILITIES REMOVE 0.5972 LB/YR. THE TOTAL PHOSPHORUS REMOVAL REQUIRED FOR THIS SITE IS 0.5897 LB/YR, THUS SATISFYING THE 70% REQUIREMENT.

TOTAL LOD AREA: 59,677 SF (1.37 AC)
PROPOSED MANAGED TURF: 6,534 (0.15)
PROPOSED IMPERVIOUS COVER: 53,143 (1.22 AC)



25 12.5 6.25 0 25
1"= 25'

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GENERAL NOTES:

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VERTICAL TRANSPORTATION

PROJECT NUMBER DC2021541

SHEET TITLE
STORMWATER MANAGEMENT PLAN

CIV-701

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Project Name: **Americana Hotel**
Date: **3/10/2023**
Linear Development Project? No

CLEAR ALL (Ctrl+Shift+R)

data input cells
constant values
calculation cells
final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area *(acres)* → 1.3700

Maximum reduction required:	*20%*
The site's net increase in impervious cover (acres) is:	*0.0332*
Post-Development TP Load Reduction for Site (lb/yr):	*0.5897*

Check:
BMP Design Specifications List: 2013 Draft Stds & Specs
Linear project? No
Land cover areas entered correctly? ✔
Total disturbed area entered? ✔

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				0.1832	0.1832
Impervious Cover (acres)				1.1868	1.1868
					1.3700

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				0.1500	0.1500
Impervious Cover (acres)				1.2200	1.2200
Area Check	OK.	OK.	OK.	OK.	1.3700

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Total Phosphorus (TP) EMC (mg/L)	0.26
Total Nitrogen (TN) EMC (mg/L)	1.86
Target TP Load (lb/acre/yr)	0.41
Pj (unitless correction factor)	0.90

Runoff Coefficients (Rv)

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

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)	0.1832	0.1500
Weighted Rv(turf)	0.2500	0.2500
% Managed Turf	13%	11%
Impervious Cover (acres)	1.1868	1.1868
Rv(impervious)	0.9500	0.9500
% Impervious	87%	89%
Total Site Area (acres)	**1.3700**	**1.3368**
Site Rv	**0.8564**	**0.8715**

LAND COVER SUMMARY -- POST DEVELOPMENT

Land Cover Summary-Post (Final)	
Post ReDev. & New Impervious	
Forest/Open Space Cover (acres)	0.0000
Weighted Rv(forest)	0.0000
% Forest	0%
Managed Turf Cover (acres)	0.1500
Weighted Rv (turf)	0.2500
% Managed Turf	11%
Impervious Cover (acres)	1.2200
Rv(impervious)	0.9500
% Impervious	89%
Final Site Area (acres)	**1.3700**
Final Post Dev Site Rv	**0.8734**

Land Cover Summary-Post	
Post-ReDevelopment	
Forest/Open Space Cover (acres)	0.0000
Weighted Rv(forest)	0.0000
% Forest	0%
Managed Turf Cover (acres)	0.1500
Weighted Rv (turf)	0.2500
% Managed Turf	11%
ReDev. Impervious Cover (acres)	1.1868
Rv(impervious)	0.9500
% Impervious	89%
Total ReDev. Site Area (acres)	**1.3368**
ReDev Site Rv	**0.8715**

Land Cover Summary-Post	
Post-Development New Impervious	
New Impervious Cover (acres)	0.0332
Rv(impervious)	0.9500

Treatment Volume and Nutrient Load

Pre-ReDevelopment Treatment Volume (acre-ft)	0.0978	0.0971		
Pre-ReDevelopment Treatment Volume (cubic feet)	4,258.9338	4,228.8048		
Pre-ReDevelopment TP Load (lb/yr)	**2.6759**	**2.6569**		
Pre-ReDevelopment TP Load per acre (lb/acre/yr)	1.9500	1.9900		
Baseline TP Load (lb/yr) (**0.41 lbs/acre/yr** applied to pre-redevelopment area excluding pervious land proposed for new impervious cover)		*0.5481*		

Final Post-Development Treatment Volume (acre-ft)	0.0997	**Post-ReDevelopment Treatment Volume (acre-ft)**	0.0971	**Post-Development Treatment Volume (acre-ft)** 0.0026
Final Post-Development Treatment Volume (cubic feet)	4,343.2950	**Post-ReDevelopment Treatment Volume (cubic feet)**	4,228.8048	**Post-Development Treatment Volume (cubic feet)** 114.4902
Final Post-Development TP Load (lb/yr)	**2.7289**	**Post-ReDevelopment Load (TP) (lb/yr)***	**2.6569**	**Post-Development TP Load (lb/yr)** **0.0719**
Final Post-Development TP Load per acre (lb/acre/yr)	1.9900	Post-ReDevelopment TP Load per acre (lb/acre/yr)	1.9900	
		Max. Reduction Required (Below Pre-ReDevelopment Load)	**20%**	
		TP Load Reduction Required for Redeveloped Area (lb/yr)	**0.5314**	**TP Load Reduction Required for New Impervious Area (lb/yr)** **0.0583**

[1] *Adjusted Land Cover Summary:*
Pre ReDevelopment land cover minus pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover.

Adjusted total acreage is consistent with Post-ReDevelopment acreage (minus acreage of new impervious cover).

Column I shows load reduction requirement for new impervious cover (based on new development load limit, 0.41 lbs/acre/year).

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr)	**0.5897**

Nitrogen Loads (Informational Purposes Only)

Pre-ReDevelopment TN Load (lb/yr)	19.1428
Final Post-Development TN Load (Post-ReDevelopment & New Impervious) (lb/yr)	19.5220

Drainage Area A

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.0000	0.0000
Managed Turf (acres)				0.1500	0.1500	0.2500
Impervious Cover (acres)				1.2200	1.2200	0.9500
				Total	1.3700	

CLEAR BMP AREAS

Total Phosphorus Available for Removal in D.A. A (lb/yr)	2.7289
Post Development Treatment Volume in D.A. A (ft³)	4,343.2950

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists-

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	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
1. Vegetated Roof (RR)													
1.a. Vegetated Roof #1 (Spec #5)	45		0.0565		87.6375	107.1125	194.7500	0		0.1222	0.0550	0.0672	
1.b. Vegetated Roof #2 (Spec #5)	60				0.0000	0.0000	0.0000	0		0.0000	0.0000	0.0000	
6. Bioretention (RR)													
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40		0.4555	0.0000	628.2667	942.4000	1,570.6667	25	0.0000	0.9857	0.5422	0.4436	
6.b. Bioretention #2 or Micro-Bioretention #2 (Spec #9)	80			0.0000	0.0000	0.0000	0.0000	50	0.0000	0.0000	0.0000	0.0000	

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VERTICAL TRANSPORTATION

PROJECT NUMBER DC2021541

SHEET TITLE
STORMWATER MANAGEMENT COMPUTATIONS

CIV-702

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STORMWATER QUALITY CALCULATIONS

DEQ Virginia Runoff Reduction Method Re-Development Compliance Spreadsheet - Version 3.0

BMP Design Specifications List: **2013 Draft Stds & Specs**

Update Summary Sheet

Print Preview | Print

Site Summary

Project Title: Americana Hotel
Date: 44995

Total Rainfall (in):	**43**
Total Disturbed Acreage:	**1.3700**

Site Land Cover Summary

Pre-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Managed Turf (acres)	0.0000	0.0000	0.0000	0.1832	0.1832	13.3723
Impervious Cover (acres)	0.0000	0.0000	0.0000	1.1868	1.1868	86.6277
					1.3700	100.0000

Post-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Managed Turf (acres)	0.0000	0.0000	0.0000	0.1500	0.1500	10.9489
Impervious Cover (acres)	0.0000	0.0000	0.0000	1.2200	1.2200	89.0511
					1.3700	100.0000

Site Tv and Land Cover Nutrient Loads

	Final Post-Development (Post-ReDevelopment & New Impervious)	Post-ReDevelopment	Post-Development (New Impervious)	Adjusted Pre-ReDevelopment
Site Rv	0.8734	0.8715	0.9500	0.8715
Treatment Volume (ft³)	4,343.2950	4,228.8048	114.4902	4,228.8048
TP Load (lb/yr)	2.7289	2.6569	0.0719	2.6569

Pre-ReDevelopment TP Load per acre (lb/acre/yr)	Final Post-Development TP Load per acre (lb/acre/yr)	Post-ReDevelopment TP Load per acre (lb/acre/yr)
1.9900	**1.9900**	**1.9900**

Total TP Load Reduction Required (lb/yr)	**0.5897**	0.5314	0.0583

	Final Post-Development Load (Post-ReDevelopment & New Impervious)	Pre-ReDevelopment
TN Load (lb/yr)	19.5220	19.1428

Site Compliance Summary

Maximum % Reduction Required Below Pre-ReDevelopment Load	20%

Total Runoff Volume Reduction (ft³)	715.9042
Total TP Load Reduction Achieved (lb/yr)	0.5972
Total TN Load Reduction Achieved (lb/yr)	4.9066
Remaining Post Development TP Load (lb/yr)	2.1317
Remaining TP Load Reduction (lb/yr) Required	**0.0000**

**** TARGET TP REDUCTION EXCEEDED BY 0.0074 LB/YEAR ****

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest/Open (acres)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Managed Turf (acres)	0.1500	0.0000	0.0000	0.0000	0.0000	0.1500
Impervious Cover (acres)	1.2200	0.0000	0.0000	0.0000	0.0000	1.2200
Total Area (acres)	**1.3700**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**1.3700**

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Reduced (lb/yr)	0.5972	0.0000	0.0000	0.0000	0.0000	0.5972
TN Load Reduced (lb/yr)	4.9066	0.0000	0.0000	0.0000	0.0000	4.9066

Drainage Area A Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest/Open (acres)	0.0000	0.0000	0.0000	0.0000	0.0000	0
Managed Turf (acres)	0.0000	0.0000	0.0000	0.1500	0.1500	11
Impervious Cover (acres)	0.0000	0.0000	0.0000	1.2200	1.2200	89
					1.3700	

BMP Selections

Practice	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	BMP Treatment Volume (ft³)	TP Load from Upstream Practices (lbs)	Untreated TP Load to Practice (lbs)	TP Removed (lb/yr)	TP Remaining (lb/yr)	Downstream Treatment to be Employed

Total Impervious Cover Treated (acres)	0.5119
Total Turf Area Treated (acres)	0.0000
Total TP Load Reduction Achieved in D.A. (lb/yr)	0.5972
Total TN Load Reduction Achieved in D.A. (lb/yr)	4.9066

CURVE NUMBER CALCULATIONS

Runoff Volume and CN Calculations

	1-year storm	2-year storm	10-year storm
Target Rainfall Event (in)	2.57	3.11	4.78

Drainage Areas	RV & CN	Drainage Area A	Drainage Area B	Drainage Area C	Drainage Area D	Drainage Area E
CN		96	0	0	0	0
RR (ft³)		715.9042	0.0000	0.0000	0.0000	0.0000
1-year return period	**RV wo RR (ws-in)**	2.1298	0.0000	0.0000	0.0000	0.0000
	RV w RR (ws-in)	1.9858	0.0000	0.0000	0.0000	0.0000
	CN adjusted	94	0	0	0	0
2-year return period	**RV wo RR (ws-in)**	2.6604	0.0000	0.0000	0.0000	0.0000
	RV w RR (ws-in)	2.5165	0.0000	0.0000	0.0000	0.0000
	CN adjusted	95	0	0	0	0
10-year return period	**RV wo RR (ws-in)**	4.3140	0.0000	0.0000	0.0000	0.0000
	RV w RR (ws-in)	4.1700	0.0000	0.0000	0.0000	0.0000
	CN adjusted	95	0	0	0	0

ENERGY BALANCE CALCULATIONS

SITE AREA (acre) 1.37

	1-year		10-year	
	PRE	POST (adjusted)	PRE	POST (adjusted)
P	2.57	2.57	4.78	4.78
CN	96	94	96	95
S=1000/CN-10	0.42	0.64	0.42	0.53
0.2S	0.08	0.13	0.08	0.11
$RV=(P-0.2S)^2/(P-0.2S)+S$	2.13	1.94	4.31	4.20

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

I.F 0.8

CHANNEL PROTECTION			FLOOD CONTROL	
Qpre-development	3.41	From TR55	Qpre-development	6.66
QPost Development	3.18	From TR55	QPost Development	6.57
RVPost Development (with runoff reduction)	1.9858	From RRM	RVPost Development (with runoff reduction)	4.17
Qallowable	2.93		Qallowable	6.89
Qallowable/QPost Development	0.92		Qallowable/QPost Development	1.05
Vs/Vr	0.18	Fig 11.7 of DEQ Manual	Vs/Vr	0.18
Vs	0.36		Vs	0.75
Storage required (cf)	1778		Storage required (cf)	N/A

BIORETENTION STORMWATER PLANTER SIZING CALCULATIONS

Facility name/type	Impervious Area to Facility	Pervious Area to Facility	Total Drainage Area	Total Drainage Area	Rainfall Depth (P)	Rv	Target storage (WQv)	Width	Length	Ponding depth	Filter depth	Gravel depth	Surface Area	Ponding Volume (1.00 void)	Soil Storage Volume (0.25 void)	Gravel Storage Volume (0.4 void)	Available Storage	% Water Quality Volume Captured
	(SF)	(SF)	(SF)	(acre)	(in)		(CF)	(ft)	(ft)	(in)	(in)	(in)	(SF)	(CF)	(CF)	(CF)	(CF)	Must be ≥ 100% (Max. 200%)
Stormwater Planter Box #1	19840		19840	0.4555	1.00	0.95	1570.67	8.00	105.00	9	36	12	840.00	630.00	630.00	336.00	**1596.00**	**101.6%**

GENERAL NOTES:

ISSUES		
REV #	DATE	DESCRIPTION
	2022.02.10	PRELIMINARY 4.1 SUBMITTAL - DRAFT
	2022.04.01	PRELIMINARY 4.1 SUBMITTAL
	2022.06.30	PRELIMINARY 4.1 RESUBMISSION
	2022.08.02	PRELIMINARY 4.1 RESUBMISSION
	2022.10.06	FINAL 4.1 SUBMITTAL
	2022.12.23	4.1 RESUBMISSION
	2023.01.23	4.1 RESUBMISSION
	2023.02.15	FINAL 4.1 RESUBMISSION
	2023.03.10	FINAL 4.1 RESUBMISSION

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COMMONWEALTH OF VIRGINIA — MICHAEL J. O'HARA JR. — Lic. No. 34169 — 3/10/23 — PROFESSIONAL ENGINEER

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VERTICAL TRANSPORTATION

PROJECT NUMBER DC2021541

SHEET TITLE
STORMWATER MANAGEMENT COMPUTATIONS

CIV-703

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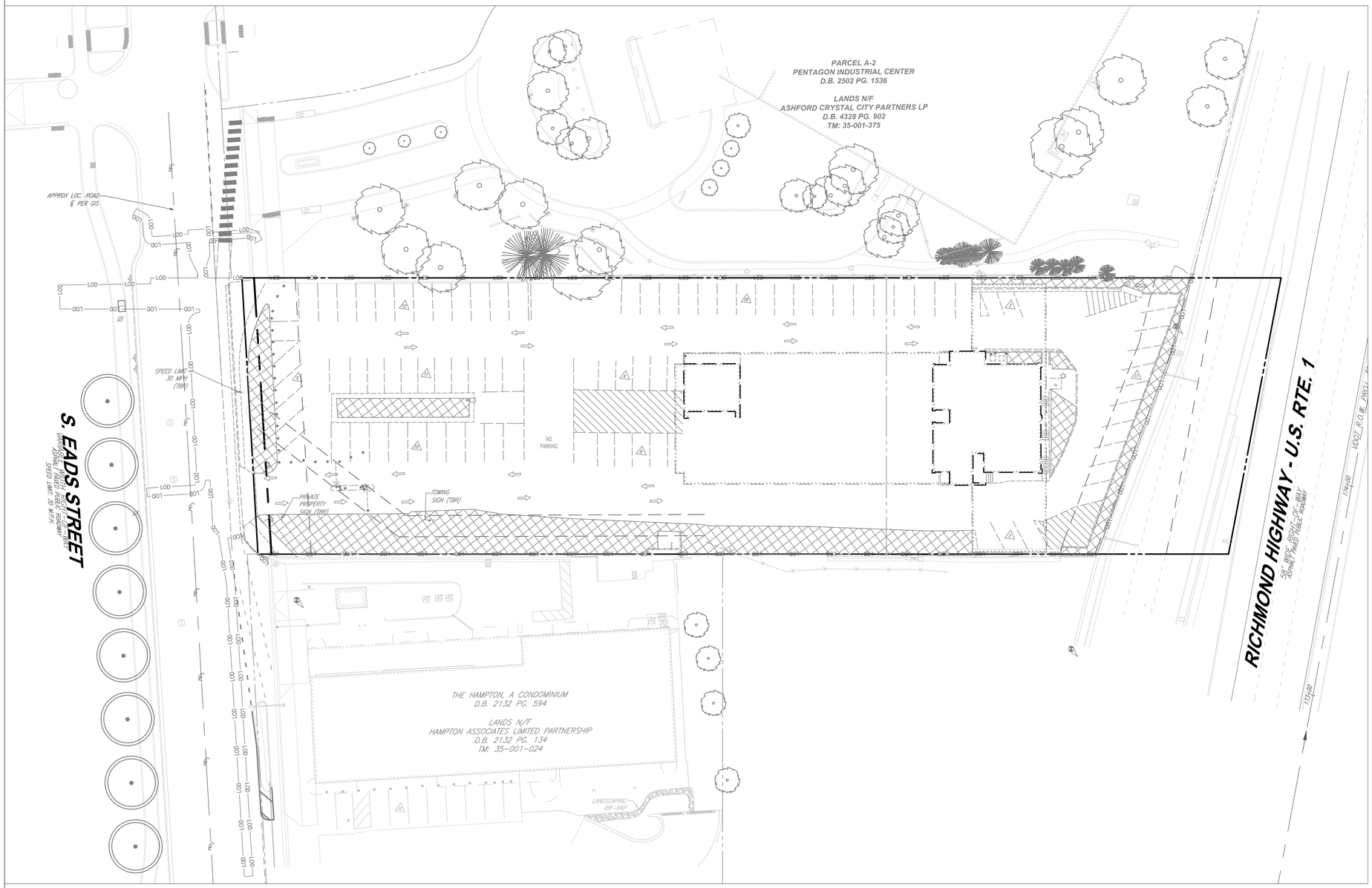


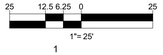
LEGEND:

EXISTING MANAGED TURF

SWM NARRATIVE:

EXISTING MANAGED TURF: 7,979 (0.18 AC)
EXSITING IMPERVIOUS COVER: 51,836 (1.19 AC)





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	2022.08.02	PRELIMINARY 4.1 RESUBMISSION
	2022.10.06	FINAL 4.1 SUBMITTAL
	2022.12.23	4.1 RESUBMISSION
	2023. 01.23	4.1 RESUBMISSION
	2023. 02.15	FINAL 4.1 RESUBMISSION
	2023. 03.10	FINAL 4.1 RESUBMISSION

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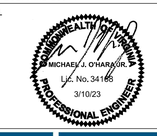

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VERTICAL TRANSPORTATION

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SHEET TITLE
EXISTING LAND COVER

CIV-704

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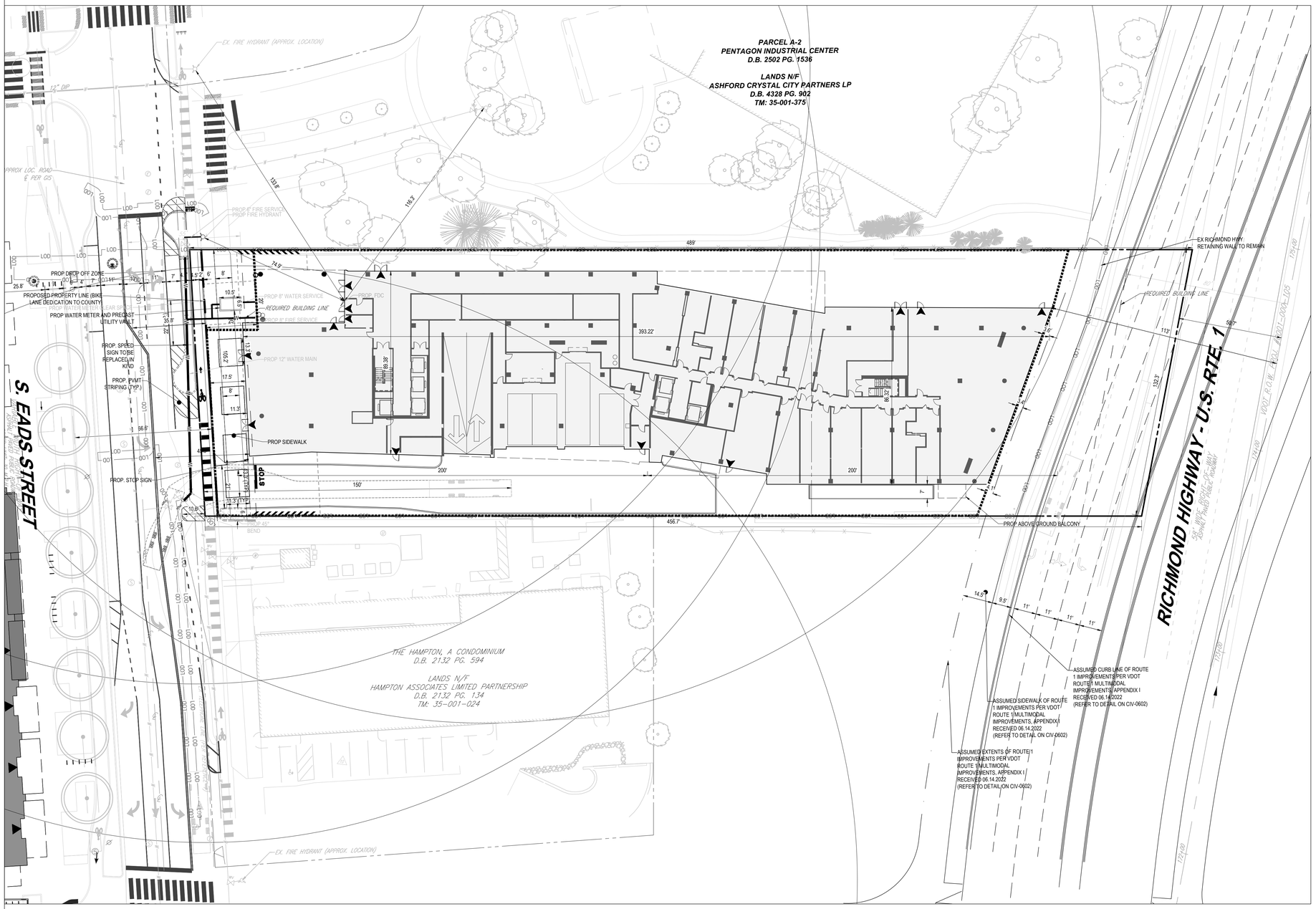


LEGEND:

300' COVERAGE OF EXISTING FIRE HYDRANT

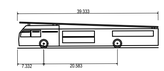
HYDRANT TABULATION:

NUMBER OF HYDRANTS	
EXISTING	2
PROPOSED	0

NOTES:

IT IS ASSUMED THAT THE BUILDING WILL NEED APPROXIMATELY 1000 GPM. PER INTERNATIONAL FIRE CODE TABLE C102.1, THE MINIMUM REQUIRED NUMBER OF HYDRANTS PER SITE IS 2 TOTAL (PROPOSED AND EXISTING), SPACED AT AN AVERAGE OF 450 FEET APART.

A COVERAGE OF A 300' RADIUS IS SHOWN FOR EXISTING FIRE HYDRANTS.



40.000ft	Arlington County Firetruck	
8.333ft	Overall Length	39.333ft
11.000ft	Overall Width	8.167ft
1.393ft	Overall Body Height	7.280ft
8.333ft	Min Body Ground Clearance	0.530ft
5.00s	Track Width	6.910ft
45.00°	Lock-to-lock time	5.00s
	Max Wheel Angle	45.00°





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PROJECT NUMBER DC2021541

SHEET TITLE
FIRE MARSHAL PLAN

CIV-801

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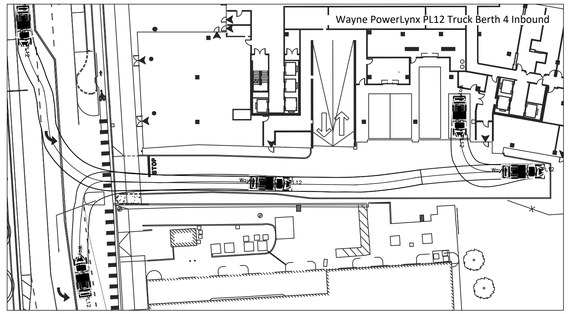
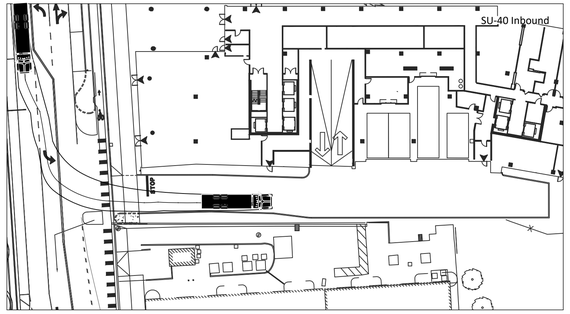
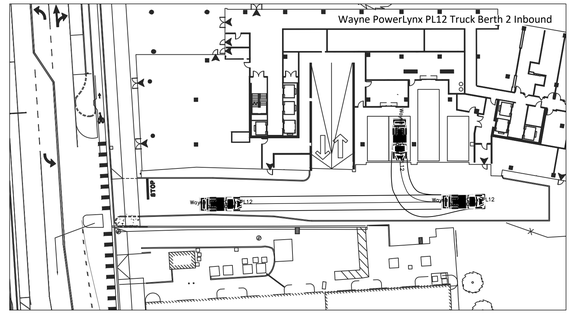
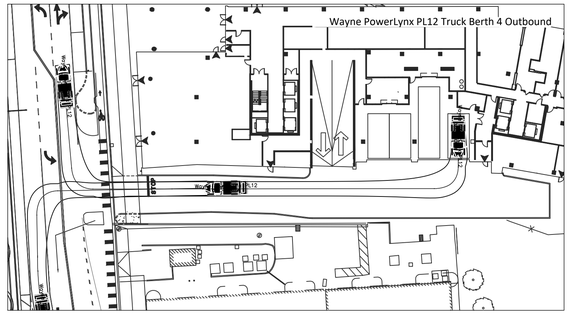
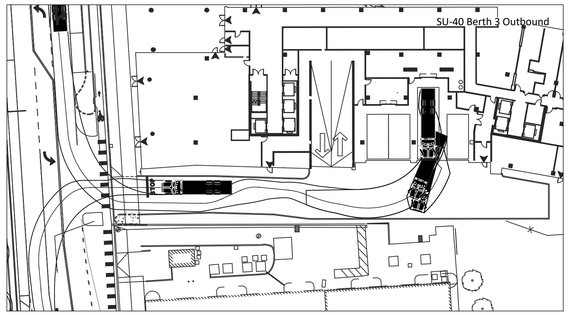
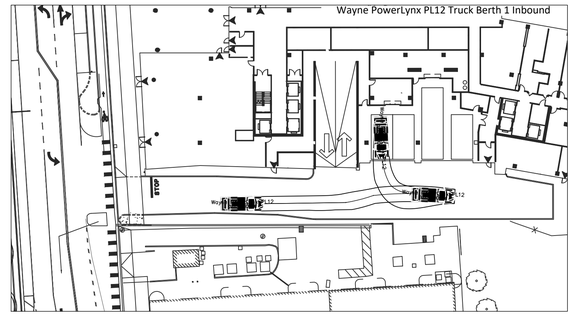


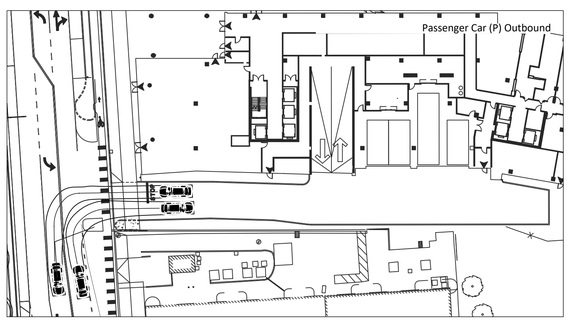


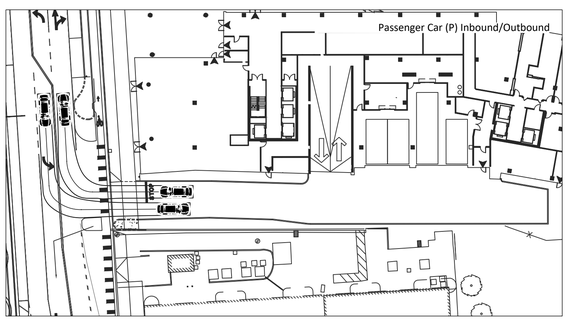


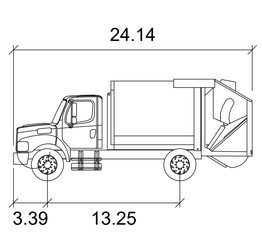






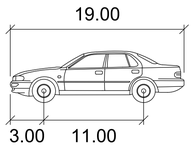






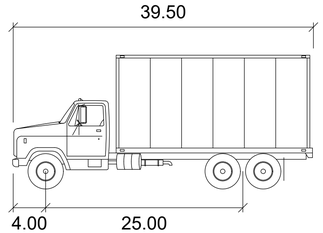
Wayne PowerLynx PL12

		feet
Width	:	8.00
Track	:	7.97
Lock to Lock Time	:	6.0
Steering Angle	:	46.0



P

		feet
Width	:	7.00
Track	:	6.00
Lock to Lock Time	:	6.0
Steering Angle	:	31.6



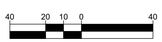
SU-40

		feet
Width	:	8.00
Track	:	8.00
Lock to Lock Time	:	6.0
Steering Angle	:	31.8



NOTES:

TRUCK TURNS ON CIV-802 PROVIDED BY GOROVE SLADE (DATED 3/10/2023).



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GENERAL NOTES:

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VERTICAL TRANSPORTATION

PROJECT NUMBER DC2021541

SHEET TITLE
VEHICULAR MOVEMENTS

CIV-802

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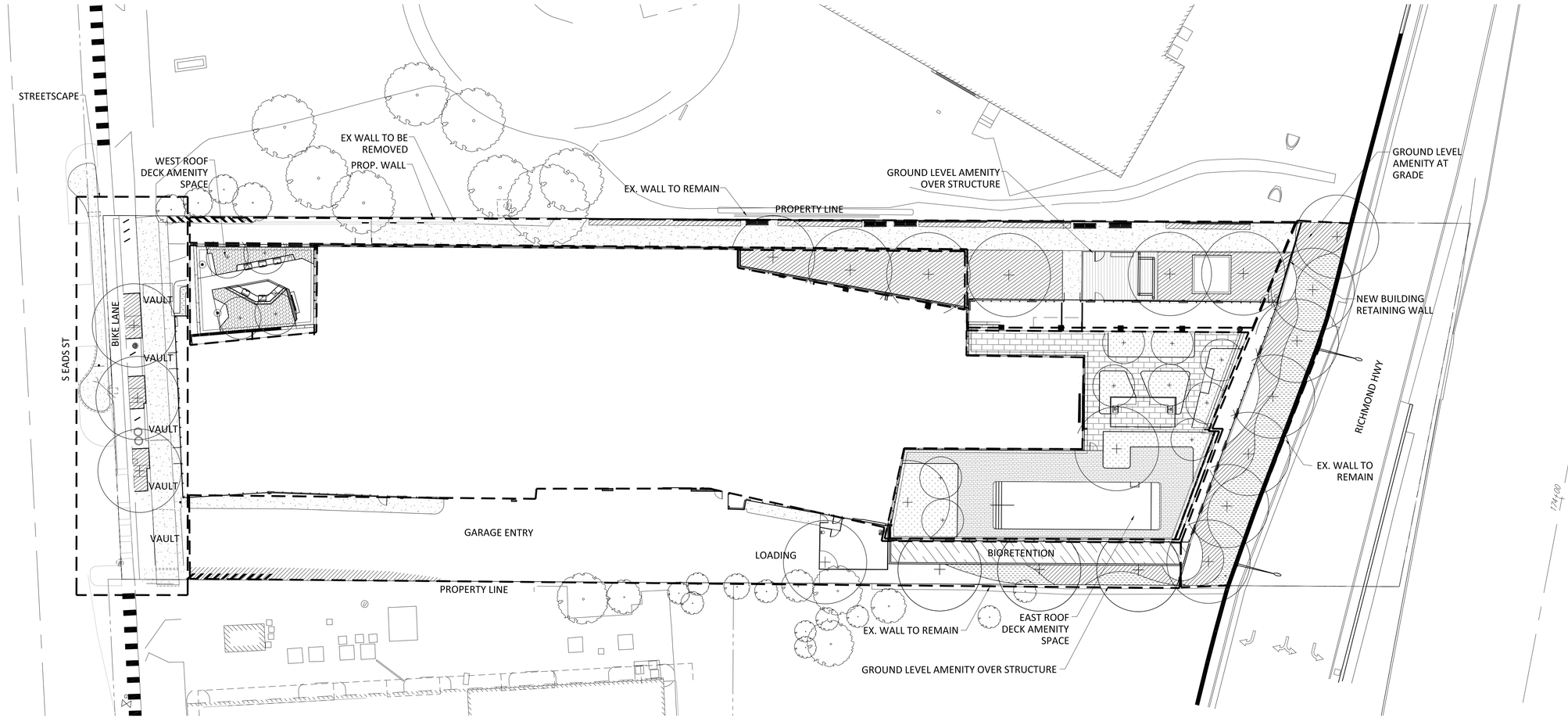

1 COMPOSITE PLAN

SCALE: 1" = 20'-0"

SCALE: 1"=20'-0"

EXISTING TREES ON ADJACENT PROPERTY

PROPOSED TREES

GENERAL NOTES:

ISSUES

REV #	DATE	DESCRIPTION
	2022.06.30	PRELIMINARY 4.1 RESUBMISSION
	2022.08.02	PRELIMINARY 4.1 RESUBMISSION
	2022.10.06	4.1 SUBMITTAL
	2023.02.15	FINAL 4.1 RESUBMISSION
	2023.03.10	POST SPRC 4.1 SUBMITTAL

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PROJECT NUMBER 21007

SHEET TITLE

COMPOSITE PLAN

4.1 L-001

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NOTES

GENERAL NOTES:

1. VERIFY ALL T.O.S. AND TFF ELEVATIONS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS
2. FOR ROOFING SYSTEMS, SEE ARCHITECTURAL DRAWINGS
3. FOR PARAPET AND RAILING DETAILS SEE ARCHITECTURAL DRAWINGS
4. FOR THE STRUCTURE OF ALL GARDEN WALLS, SEE ARCHITECTURAL AND STRUCTURAL DETAILS
5. FOR ALL CONCRETE AND CMU FOOTINGS, SEE ARCHITECTURAL AND STRUCTURAL DETAILS
6. UNDER DRAIN LINE FROM PLANTER DRAIN AT PLANTERS SHALL BE SLOPED AT MIN. 0.5% AND DAYLIGHTED TO RIVER ROCK PAVING AREA OR CONNECT TO ROOF DRAIN. CONTRACTOR SHALL AVOID CONFLICT BETWEEN UNDER DRAIN LINE AND PLANTING ROOT SYSTEM.
7. SWIMMING POOL BY POOL CONTRACTOR. SEE SHOP DRAWINGS.
8. POOL CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR POOL ACCESS HATCH AND WADING EDGE FOR REVIEW BY LANDSCAPE ARCHITECT AND STRUCTURAL ENGINEER. POOL SHOP DRAWING SHALL BE STAMPED BY DC REGISTERED STRUCTURAL ENGINEER.
9. OUTDOOR KITCHEN SHALL RECEIVE GAS, PLUMBING AND ELECTRICAL CONNECTIONS. SEE MEP PLANS AND DETAILS. ALL SAID FURNISHING ABOVE TO PROVIDE SHOP DRAWINGS STAMPED BY DC REGISTERED ENGINEERS.

MATERIAL NOTES:

1. SEE ARCHITECTURE DETAILS AND SPECIFICATION DIVISION 07 FOR WATERPROOFING REQUIREMENTS.
2. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, GUIDELINES, AND STANDARDS. ANY DISCREPANCIES WITH DRAWINGS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
3. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
4. CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING & ADJACENT UTILITIES, FACILITIES, AND STRUCTURES PRIOR TO CONSTRUCTION AND SHALL REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT AND CIVIL ENGINEER. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY INCURRED DAMAGE TO SAID FEATURES. CONTRACTOR SHALL RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITIONS OR BETTER UNLESS OTHERWISE NOTED.
5. CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL PLANS FOR UTILITY AND ARCHITECTURAL IMPROVEMENTS.
6. REFER TO CIVIL DRAWINGS FOR GRADING DESIGN OF ROADWAY, CURB, BIORETENTION, AND ALL UTILITIES. SEE CIVIL DRAWINGS FOR ADJUSTMENTS AND REMOVAL OF ANY EXISTING UTILITIES OR STRUCTURES.
7. SOME CONSTRUCTION OCCURS OVER STRUCTURE. SEE ARCH. DRAWINGS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING WORK CALLED FOR ON THE DRAWINGS WHETHER OR NOT EACH WORK ELEMENT IS NOTED IN THE LEGENDS.
9. FOR EXPANSION JOINT LAYOUT, SEE LAYOUT PLAN.
10. ALL ADA RAMPS AND CROSSWALKS SHALL CONFORM TO THE LATEST DDOT AND ADAAG STANDARDS AND GUIDELINES. ALL ADA RAMP AND CROSSWALK LOCATIONS TO BE APPROVED IN THE FIELD BY DDOT OFFICIAL. SEE CIVIL DWGS.
11. SIDEWALK PAVING TO EXTEND TO BUILDING FACE. SEE ARCHITECTURAL DRAWINGS.

LAYOUT NOTES:

1. LAYOUT LINES SHALL BE PARALLEL AND PERPENDICULAR TO EACH OTHER AND TO BUILDINGS UNLESS OTHERWISE INDICATED IN DRAWINGS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING WORK CALLED FOR ON DRAWINGS AND IN SPECIFICATIONS WHETHER OR NOT EACH WORK ELEMENT IS NOTED.
3. CONTRACTOR SHALL VERIFY ALL CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT.
4. LAYOUT SHALL BE OFF FROM POINT OF BEGINNING AT EACH AREA.
5. PAVERS SHALL BE LAID IN RUNNING BOND PATTERN UNLESS OTHERWISE DIMENSIONED.
6. ALL PAVER JOINTS SHALL BE ALIGNED UNLESS OTHERWISE DIMENSIONED.
7. METAL EDGING AND PAVERS SHOULD BE INSTALLED SIMULTANEOUSLY IN THE SAME PHASE.
9. DIMENSION PRECISION IS $\frac{1}{4}$".

PAVING NOTES:

1. PAVING SHALL BE LAID OUT WITH STAGGERED AND EQUAL DIMENSION JOINTS.
2. NO PAVING GAP SHALL BE GREATER THAN 1/4" WIDE. IF A WIDER GAP EXISTS, UTILIZE A PAVING SPACER NO GREATER THAN 1" WIDE. FOR A GAP GREATER THAN 1"WIDE, UTILIZE AN OVERSIZED, SCORED PAVER, CUT TO THE NECESSARY DIMENSION.
3. USE STANDARD SIZE PAVERS WHEREVER POSSIBLE. i.e. 12"X18", 12"X24", 12"X36" ETC. DO NOT CUT PAVERS TO STANDARD SIZE PAVERS.
4. USE OVERSIZED PAVERS TO AVOID SEGMENTS 6" OR UNDER.
5. DIMENSION PRECISION IS 1/4".

PLANTING NOTES:

1. CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES AND CONFLICTS. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY INCURRED DAMAGE TO SAID FEATURES. CONTRACTOR SHALL RESTORE DISTURBED AREAS TO THEIR ORIGINAL CONDITION OR BETTER UNLESS OTHERWISE NOTED.
2. CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL DOCUMENTS FOR UTILITY AND ARCHITECTURAL IMPROVEMENTS.
3. TREE PLANTING SHALL COMPLY WITH THE 2013 DISTRICT DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND STRUCTURES SECTION 608 AND STANDARD DRAWINGS NO. 611.18 AND 611.19.
4. DECIDUOUS TREES SHALL ONLY BE PLANTED BETWEEN OCTOBER 15 AND MAY 1 AS PER THE SPRING AND FALL PLANTING SEASON DATES.
5. PEAT MOSS IS NOT ALLOWED FOR USE AS A SOIL AMENDMENT.
6. PLANTINGS SHALL MEET MINIMUM HEIGHT STANDARDS, HAVE A SHALLOW ROOT SYSTEM AND BE PLANTED AT MINIMUM 2 FT. FROM THE ROOT FLARE (CROWN) OF THE STREET TREE.
7. FINISH OFF 2 FT. CLEAR ZONE AROUND TREES WITH A 2-3" LAYER OF MULCH, BUT DO NOT PLACE UP AGAINST OR MOUND AROUND THE ROOT FLARE.
8. CONTRACTOR SHALL CONTACT SIMOUN BANUA, WARD 6 ARBORIST AT SIMOUN.BANUA@DC.GOV WHEN THE STREET TREES ARE READY TO BE PLANTED, PROVIDING AT LEAST 48 HOURS NOTICE.
9. ALL NEW PLANT MATERIALS MUST MEET THE STANDARDS IN THE ANLA AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2014).
10. CONTRACTOR TO PROVIDE PLANT COUNTS.
11. CONTRACTOR SHOULD TRAIN ALL VINES TO ATTACH TO SCREEN/WALL
12. THE CONTRACTOR SHALL SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.
13. TREES TO BE SELECTED IN THE NURSERY BY LANDSCAPE ARCHITECT.
14. SUBSTITUTIONS IN PLANTS AND MATERIALS ARE NOT PERMITTED WITHOUT PRIOR WRITTEN APPROVAL BY LANDSCAPE ARCHITECT.
15. FINAL LOCATION OF PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL STAKE LOCATION OF ALL PROPOSED PLANTING FOR APPROVAL, PRIOR TO THE COMMENCEMENT OF PLANTING.
16. FOR GREEN ROOF, SEE L4040.
17. ALL NEW PLANT MATERIALS MUST MEET THE STANDARDS IN THE ANLA AMERICAN STANDARDS FOR NURSERY STOCK(ANSI Z60.1-2014).

SOIL NOTES:

1. INSTALL SOIL PER SPECIFICATIONS AND DETAILS.
2. SEE MATERIAL PLAN, GRADING PLAN, SECTIONS AND DETAILS FOR FURTHER INFORMATION.
3. CONSTRUCTION SEQUENCE: CONTRACTOR SHALL PROTECT ALL SOIL AND PLANTS FROM OTHER CONSTRUCTION ACTIVITY. ALL SOIL AND PLANTING SHALL BE INSTALLED AFTER SUBSTANTIAL COMPLETION OF HARDSCAPE, UTILITY, AND OTHER WORK UNLESS APPROVED BY LANDSCAPE ARCHITECT.
4. SOIL AND AGGREGATE SHALL BE INSTALLED AT THE DEPTH SPECIFIED. WHERE LIGHTWEIGHT FILL IS NEEDED TO MEET FINISH GRADE, SEE DETAILS AND PLANS.

LIGHTING NOTES:

1. SEE MEP DRAWINGS FOR ELECTRICAL AND WIRING DETAILS
2. SEE LIGHTING FIXTURE SCHEDULE FOR LIGHT FIXTURE DETAILS
3. SEE ARCHITECTURE DRAWINGS FOR LIGHTING AT RAILING AND BUILDING
4. EACH TREE TO RECEIVE TWO TREE UPLIGHTS EXCEPT BUFFER PLANTING.
5. ALL RETAINING/ SEAT WALL TO RECEIVE WALL MOUNT LIGHT AT 5' O.C.
6. ALL PATHWAY TO RECEIVE BOLLARD LIGHT AT 15' O.C.

SYMBOLS AND ABBREVIATIONS

(PV 1.1)	MATERIAL SYMBOL
X	EXISTING SPOT ELEVATION
71'-0"	GRADING CONTOUR
+ 84'-0"	PROPOSED SPOT ELEVATION
TC	TOP OF CURB
BC	BOTTOM OF CURB
TS	TOP OF STAIRS
BS	BOTTOM OF STAIRS
TW	TOP OF WALL
BW	BOTTOM OF WALL
HP	HIGH POINT
LP	LOW POINT
FFE	FINISHED FLOOR ELEVATION
TOS	TOP OF SLAB
PROPERTY LINE	——— – – ——— – – ———
POB	LAYOUT POINT OF BEGINNING

CONCEPTUAL LANDSCAPE PLAN, TO INCLUDE:

1. FOOTPRINT(S) OF ALL EXISTING AND PROPOSED STRUCTURE, HARDSCAPE, AND DELINEATION OF EXISTING AND PROPOSED UNDERGROUND STRUCTURES.

2. ALL EXISTING (TO REMAIN) AND PROPOSED UTILITIES AND TOPOGRAPHY AT 2-FOOT CONTOUR INTERVALS FOR THE SITE AND ADJACENT STREETS BASED ON A RECENT SURVEY (ELEVATIONS GIVEN AT ARLINGTON COUNTY DATUM).

GENERAL NOTES:

ISSUES

REV #	DATE	DESCRIPTION
	2022.06.30	PRELIMINARY 4.1 RESUBMISSION
	2022.08.02	PRELIMINARY 4.1 RESUBMISSION
	2022.10.06	4.1 SUBMITTAL
	2023.02.15	FINAL 4.1 RESUBMISSION
	2023.03.10	POST SPRC 4.1 SUBMITTAL

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VERTICAL TRANSPORTATION

PROJECT NUMBER 21007

SHEET TITLE

NOTES

4.1 L-002

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CALLOUT	MATERIAL	COLOR	MANUFACTURER	MODEL	DIMENSION	TYPE/ FINISH	DETAIL	SHEET	NOTES
BR	BIKE RACK	STAINLESS STEEL	LANDSCAPE FORMS	RING BIKE RACK	SEE DRAWINGS				
BN 1.0	BENCH	STEEL	LANDSCAPE FORMS	ARCATA BENCH	74" LENGTH	IPE WOOD W/ POWDER COATED STEEL			
BN 2.0	FEATURE BENCH #1	GREY	LANDSCAPE FORMS	TYPOLOGY RIBBON - STRAIGHT		CONCRETE			
BN 2.1	FEATURE BENCH #2	GREY	LANDSCAPE FORMS	TYPOLOGY RIBBON-CURVED		CONCRETE			
CP 1.0	SCORED CONCRETE PAVING	NATURAL	ARLINGTON STANDARD						
CP 1.2	SCORED CONCRETE PAVING - VEHICULAR	NATURAL				ARLINGTON STANDARD			
F1.0	FENCE - 6FT	ORNAMENTAL STEEL			6FT TALL				
F1.2	FENCE - 4FT	ORNAMENTAL STEEL			4FT				
G1.0	GATE - 6FT	ORNAMENTAL STEEL			6FT TALL				
G2.0	GATE- 4FT	ORNAMENTAL STEEL			4FT				
GR	GUARD RAIL	METAL AND WOOD			42" TALL	STAINLESS STEEL			PAINTED METAL AND WOOD RAILING WITH LIGHTING
P	PERGOLA STRUCTURE	ORNAMENTAL STEEL							
PV1.0	PERMEABLE PAVERS	GREY	HANOVER	PREST	11 3/4" x 23 1/2" x 2 1/2"	TUDOR			
PV2.1	STONE PAVERS- TYPE 1								
PV2.2	STONE PAVERS - TYPE 2	TBD	HANOVER	PREST	11 3/4" x 23 1/2" x 2 1/2"	TUDOR			
PV3.0	DOG TURF								
PV4.0	PAVING BAND	TBD	HANOVER	PREST	11 3/4" x 23 1/2" x 2 1/2"	TUDOR			
TF	TREE PIT FENCE	BLACK			12" High	PAINTED STEEL			
T	TRASH + RECYCLING RECEPTACLES	METAL	ARLINGTON STANDARD						
TS	ORNAMENTAL TRELLIS SCREEN	GREEN SCREEN							
WD 1.0	WOOD DECKING	IPE WOOD			2X6" BOARDS	IPE, NATURAL			

1 MATERIAL SCHEDULE - STREETSCAPE & SITE LEVEL

CALLOUT	MATERIAL	COLOR	MANUFACTURER	MODEL	DIMENSION	TYPE/ FINISH	DETAIL	SHEET	NOTES	LOCATION
BA1.0	BAR WITH STONE BARTOP AND WATERFALL EDGE	TBD							DELEGATED DESIGN ITEM GC TO SUBMIT SHOP DWGS W/ DC CERTIFIED STAMP AND SEALED	LEVEL 19
BN 1.0	BUILT IN BENCH	IPE WOOD/SILVER POWDERCOATED METAL SUPPORTS								LEVEL 19
FT 1.0	FIRE TABLE	NOUGAT + STAINLESS TOP	PALOFORM	ROBATA CONCRETE 54	54"X24"X12.5"				ACCESSORIES: DARK GREY RIVER ROCK TOPPING, TEMPERED GLASS SCREEN. ELECTRONIC LIT IGNITION AND NATURAL GAS 80,000 BTU/H | 25 KW	LEVEL 19
FT 2.0	FIRE TABLE	NOUGAT + STAINLESS TOP	PALOFORM	ROBATA CONCRETE 54	ROUND				ACCESSORIES: DARK GREY RIVER ROCK TOPPING, TEMPERED GLASS SCREEN. ELECTRONIC LIT IGNITION AND NATURAL GAS 80,000 BTU/H | 25 KW	LEVEL 19
GR 1.0	GRILL	STAINLESS STEEL	LYNX	30" SEDONA BUILT-IN GRILL WITH 2 STAINLESS STEEL BURNERS	30" x 25 5/16"	STAINLESS STEEL			PROVIDE ADA KIT	LEVEL 19
GRC 1.0	GRILL STATION CABINET	STAINLESS STEEL	LYNX	30" SEDONA DOUBLE DOORS (LDR530)		STAINLESS STEEL				LEVEL 19
GRR 1.0	GRILL STATION REFRIGERATOR	STAINLESS STEEL	LYNX	24" PROFESSIONAL OUTDOOR REFRIGERATOR (LN24REFR)		STAINLESS STEEL			RIGHT HINGE	LEVEL 19
GRS 1.0	GRILL STATION UNDERMOUN SINK	STAINLESS STEEL	JUST MANUFACTURING	UHAS-ADA-18518-S-CP	18" x 18 1/2" x 5 1/2"	STAINLESS STEEL			PROVIDE JSGN-18-AC FAUCET	LEVEL 19
ME 2.0	RAISED METAL EDGING	CHARCOAL GREY	ORE	RAISED METAL	42" HT.					LEVEL 19
SC1.0	SHADE CANOPY	STAINLESS STEEL WITH IPE SLATS				POWDERCOAT FINISH			DELEGATED DESIGN ITEM GC TO SUBMIT SHOP DWGS W/ DC CERTIFIED STAMP AND SEALED	LEVEL 19
PF	POOL FENCE		SEE ARCH DWGS	POOL FENCE		SEE ARCH DWGS				LEVEL 19
PL 1.0	PLANTER	TBD			24"x60"					LEVEL 3, LEVEL 19
PL 2.0	PLANTER				18" WIDE, 42" TALL					LEVEL 19
PV 6.0	PREST CONCRETE PAVER		HANOVER	PREST PAVER	11 3/4" x 23 1/2" x 2 1/2"	TUDOR				LEVEL 19
PV 7.0	SPECIAL PAVING		HANOVER	PREST PAVER	11 3/4" x 23 1/2" x 2 1/2"	TUDOR				LEVEL 19
PV 8.0	PAVER ON POOL DECK		HANOVER	PREST PAVER	11 3/4" x 23 1/2" x 2 1/2"	TUDOR				LEVEL 19
PV 9.0	POOL COPING		HANOVER	PREST PAVER	11 3/4" x 23 1/2" x 2 1/2"	TUDOR				LEVEL 19
WD 1.0	WOOD DECKING	NATURAL	BISON	BISON WOOD DECK TILE	2X4'	IPE, NATURAL				LEVEL 19
WD 2.0	TRELLIS DIVIDER WALL									LEVEL 19
WF1.0	WATER FEATURE								DETAILS TO FOLLOW	LEVEL 19

2 LEVEL 3 & ROOF DECK MATERIAL SCHEDULE

GENERAL NOTES:

ISSUES

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VERTICAL TRANSPORTATION

PROJECT NUMBER 21007

SHEET TITLE
MATERIAL SCHEDULE

4.1 L-003

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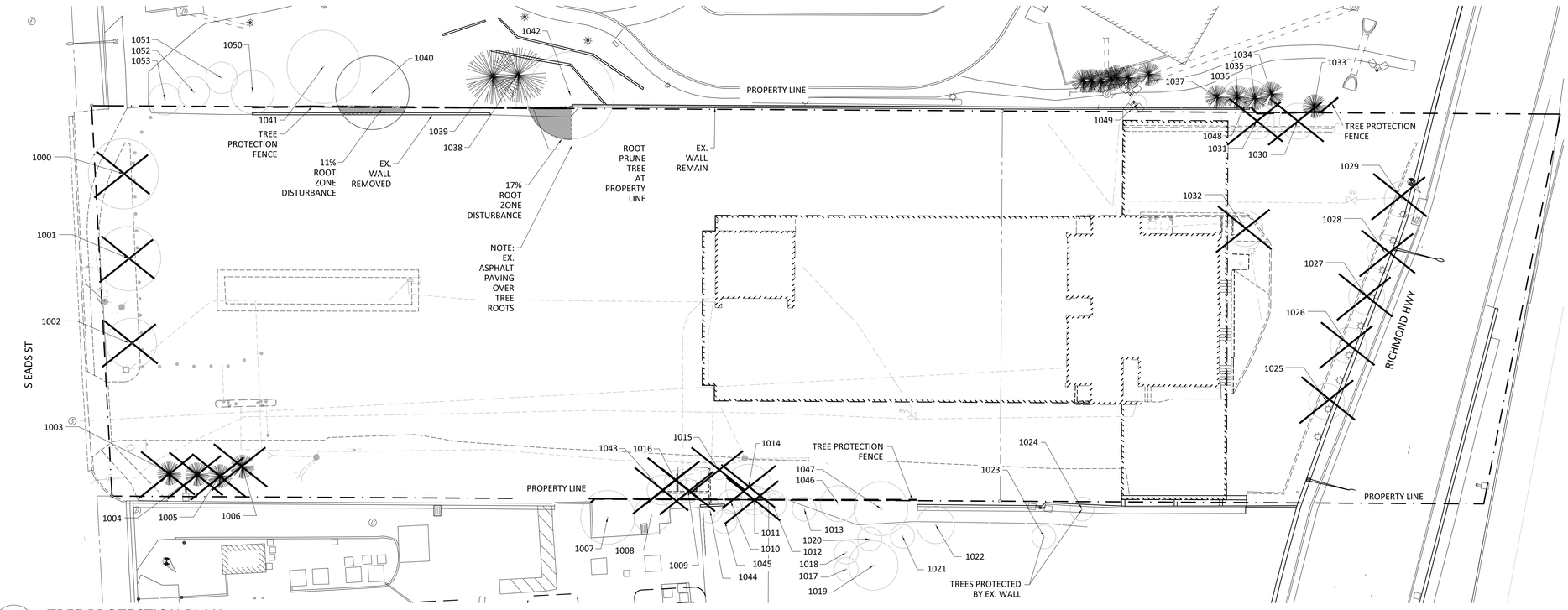
TREE INVENTORY

Tree #	Common name	Scientific name	Diameter	Condition	Remove /Remain	Required Replacement	Comments
1000	Platanus x acerifolia	London Plane Tree	15.6	0.8	Remove	1	
1001	Platanus x acerifolia	London Plane Tree	14.3	0	Remove	1	
1002	Platanus x acerifolia	London Plane Tree	14.6	0	Remove	1	
1003	Thuja	Arborvitae	4.4	0.7	Remove	1	
1004	Thuja	Arborvitae	3.8	0.7	Remove	1	
1005	Thuja	Arborvitae	3.8	0.7	Remove	1	
1006	Thuja	Arborvitae	4.4	0.7	Remove	1	
1007	Pinus thunbergii	Black Pine	12.0	0.7	Remain		Not on Property
1008	Pinus thunbergii	Black Pine	8.0	0.35	Remain		Not on Property
1009	Ulmus americana	American Elm	3.8, 1.6	0.35	Remove	1	
1010	Robinia pseudoacacia	Black Locust	7.3	0.6	Remain		Not on Property
1011	Morus rubra	Red Mulberry	6.4	0.6	Remain		Not on Property
1012	Pyrus	Pear	8.0	0.6	Remain		Not on Property
1013	Pyrus	Pear	8.0	0.6	Remain		Split - Not on Property
1014	Morus rubra	Red Mulberry	10.2	0.65	Remove		
1015	Robinia pseudoacacia	Black Locust	4.1	0.4	Remove	1	Has Thorns
1016	Robinia pseudoacacia	Black Locust	4.8	0.4	Remove	1	
1017	Prunus serotina	Black Cherry	5.7	0.65	Remain		Not on Property
1018	Prunus serotina	Black Cherry	9.8	0.65	Remain		Not on Property
1019	Morus rubra	Red Mulberry	20.0	0.8	Remain		Not on Property
1020	Morus rubra	Red Mulberry	6.0	0.7	Remain		Not on Property
1021	Morus rubra	Red Mulberry	6.3	0.6	Remain		Not on Property
1022	Prunus serotina	Black Cherry	8.2	0.4	Remain		Leaning out of ground
1023	Robinia pseudoacacia	Black Locust	10.8, 12, 7.3	0.7	Remain		Not on Property
1024	Ulmus americana	American Elm	33.7	0.8	Remain		Not on Property
1025	Lagerstroemia indica	Crapemyrtle	1.6 (x5)	0.6	Remove	1	
1026	Lagerstroemia indica	Crapemyrtle	1.6 (x2), 1 (x4)	0.6	Remove	1	
1027	Lagerstroemia indica	Crapemyrtle	1.6 (x3), 1 (x2)	0.6	Remove	1	
1028	Lagerstroemia indica	Crapemyrtle	1.6 (x4)	0.6	Remove	1	
1029	Lagerstroemia indica	Crapemyrtle	1.9 (x3), 1.3 (x4)	0.4	Remove	1	
1030	Lagerstroemia indica	Crapemyrtle	1.3 (x9)	0.6	Remove	1	
1031	Lagerstroemia indica	Crapemyrtle	2.2 (x5)	0.6	Remove	1	
1032	Lagerstroemia indica	Crapemyrtle	3.5, 3.2, 2.9 (x2), 1.9	0.6	Remove	1	
1033	Thuja	Arborvitae	4.0	0.3	Remain		Not on Property
1034	Thuja	Arborvitae	4.0	0.3	Remain		Not on Property
1035	Thuja	Arborvitae	4.0	0.3	Remain		Not on Property
1036	Thuja	Arborvitae	4.0	0.3	Remain		Not on Property
1037	Thuja	Arborvitae	4.0	0.3	Remain		Not on Property
1038	Pinus	Pine	12.0	0.7	Remain		Not on Property
1039	Pinus	Pine	12.0	0.7	Remain		Not on Property
1040	Morus rubra	Red Mulberry	23.0	0.7	Remain		Not on Property
1041	Quercus phellos	Willow Oak	15.0	0.7	Remain		Not on Property
1042	Morus rubra	Red Mulberry	15.0	0.7	Remain		Not on Property
1043	Robinia pseudoacacia	Black Locust	4.8, 1.9	0.7	Remove	1	
1044	Robinia pseudoacacia	Black Locust	9.0	0.6	Remain		Not on Property
1045	Robinia pseudoacacia	Black Locust	13.0	0.6	Remain		Not on Property
1046	Morus rubra	Red Mulberry	8.0	0.6	Remain		Not on Property
1047	Pyrus	Pear	12.0	0.7	Remain		Not on Property
1048	Morus rubra	Red Mulberry	12.0	0.6	Remain		Not on Property
1049	Morus rubra	Red Mulberry	3.0	0.6	Remain		Not on Property
1050	Pyrus	Pear	7.0	0.7	Remain		Not on Property
1051	Lagerstroemia indica	Crapemyrtle	3.0(x4)	0.7	Remain		Not on Property
1052	Lagerstroemia indica	Crapemyrtle	3.0(x2), 2.0(x4)	0.7	Remain		Not on Property
1053	Lagerstroemia indica	Crapemyrtle	3.0(x4)	0.7	Remain		Not on Property
Total trees to be removed						19	
Total required replacement trees						19	



1 TREE PROTECTION PLAN

SCALE: 1" = 20'-0"

N

0 5 10 20 FT

SCALE: 1"=20'-0"

GENERAL NOTES:

ISSUES

REV #	DATE	DESCRIPTION
	2022.06.30	PRELIMINARY 4.1 RESUBMISSION
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VERTICAL TRANSPORTATION

PROJECT NUMBER 21007

SHEET TITLE

TREE PROTECTION PLAN

4.1 L-010

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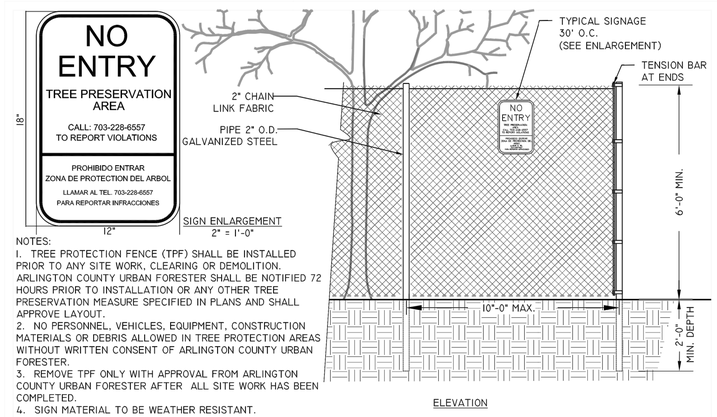


SIGN ENLARGEMENT
2" = 1'-0"

ELEVATION

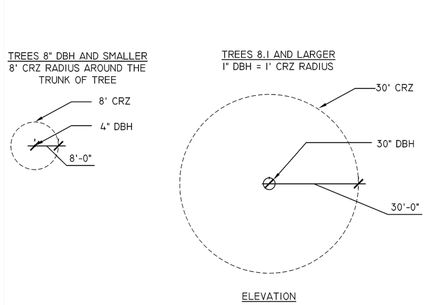
NOTES:
1. TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION. ARLINGTON COUNTY URBAN FORESTER SHALL BE NOTIFIED 72 HOURS PRIOR TO INSTALLATION OR ANY OTHER TREE PRESERVATION MEASURE SPECIFIED IN PLANS AND SHALL APPROVE LAYOUT.
2. NO PERSONNEL, VEHICLES, EQUIPMENT, CONSTRUCTION MATERIALS OR DEBRIS ALLOWED IN TREE PROTECTION AREAS WITHOUT WRITTEN CONSENT OF ARLINGTON COUNTY URBAN FORESTER.
3. REMOVE TPF ONLY WITH APPROVAL FROM ARLINGTON COUNTY URBAN FORESTER AFTER ALL SITE WORK HAS BEEN COMPLETED.
4. SIGN MATERIAL TO BE WEATHER RESISTANT.

6' CHAIN LINK TREE PROTECTION FENCE

3.11.300.1 (2016) (02231.1)

1/2" = 1'-0"

ARLINGTON COUNTY DPR



ELEVATION

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 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.

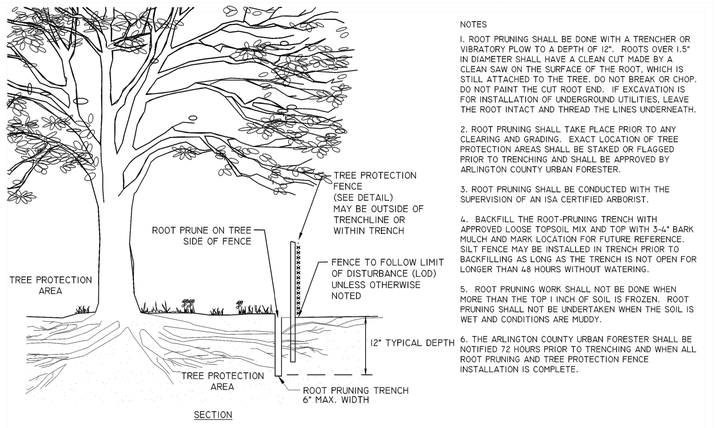
4. PLOT ACCURATE TRUNK LOCATIONS OF OFFSITE TREES WHICH WILL HAVE THEIR CRZ AFFECTED BY DEVELOPMENT AND DELINEATE THEIR ESTIMATED CRITICAL ROOT ZONE.

TREE PROTECTION DETAIL FOR DETERMINING CRITICAL ROOT ZONE

3.11.300.3 (2019)

N.T.S.

ARLINGTON COUNTY DPR



SECTION

NOTES

1. ROOT PRUNING SHALL BE DONE WITH A TRENCHER OR VIBRATORY PLOW TO A DEPTH OF 12". ROOTS OVER 1.5" IN DIAMETER SHALL HAVE A CLEAN CUT MADE BY A CLEAN SAW ON THE SURFACE OF THE ROOT, WHICH IS STILL ATTACHED TO THE TREE. DO NOT BREAK OR CHOP. DO NOT PAINT THE CUT ROOT END. IF EXCAVATION IS FOR INSTALLATION OF UNDERGROUND UTILITIES, LEAVE THE ROOT INTACT AND THREAD THE LINES UNDERNEATH.

2. ROOT PRUNING SHALL TAKE PLACE PRIOR TO ANY CLEARING AND GRADING. EXACT LOCATION OF TREE PROTECTION AREAS SHALL BE STAKED OR FLAGGED PRIOR TO TRENCHING AND SHALL BE APPROVED BY ARLINGTON COUNTY URBAN FORESTER.

3. ROOT PRUNING SHALL BE CONDUCTED WITH THE SUPERVISION OF AN ISA CERTIFIED ARBORIST.

4. BACKFILL THE ROOT-PRUNING TRENCH WITH APPROVED LOOSE TOPSOIL MIX AND TOP WITH 3-4" BARK MULCH AND MARK LOCATION FOR FUTURE REFERENCE. SILT FENCE MAY BE INSTALLED IN TRENCH PRIOR TO BACKFILLING AS LONG AS THE TRENCH IS NOT OPEN FOR LONGER THAN 48 HOURS WITHOUT WATERING.

5. ROOT PRUNING WORK SHALL NOT BE DONE WHEN MORE THAN THE TOP 1 INCH OF SOIL IS FROZEN. ROOT PRUNING SHALL NOT BE UNDERTAKEN WHEN THE SOIL IS WET AND CONDITIONS ARE MUDDY.

6. THE ARLINGTON COUNTY URBAN FORESTER SHALL BE NOTIFIED 72 HOURS PRIOR TO TRENCHING AND WHEN ALL ROOT PRUNING AND TREE PROTECTION FENCE INSTALLATION IS COMPLETE.

ROOT PRUNING

3.11.300.5 (2019)

N.T.S.

ARLINGTON COUNTY DPR

GENERAL NOTES:

ISSUES

REV #	DATE	DESCRIPTION
	2022.06.30	PRELIMINARY 4.1 RESUBMISSION
	2022.08.02	PRELIMINARY 4.1 RESUBMISSION
	2022.10.06	4.1 SUBMITTAL
	2023.02.15	FINAL 4.1 RESUBMISSION
	2023.03.10	POST SPRC 4.1 SUBMITTAL

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MEPFP ENGINEER / LEED CONSULTANT

PERSOHN/HAHN ASSOCIATES
VERTICAL TRANSPORTATION

PROJECT NUMBER 21007

SHEET TITLE

TREE PRESERVATION DETAILS

4.1 L-011

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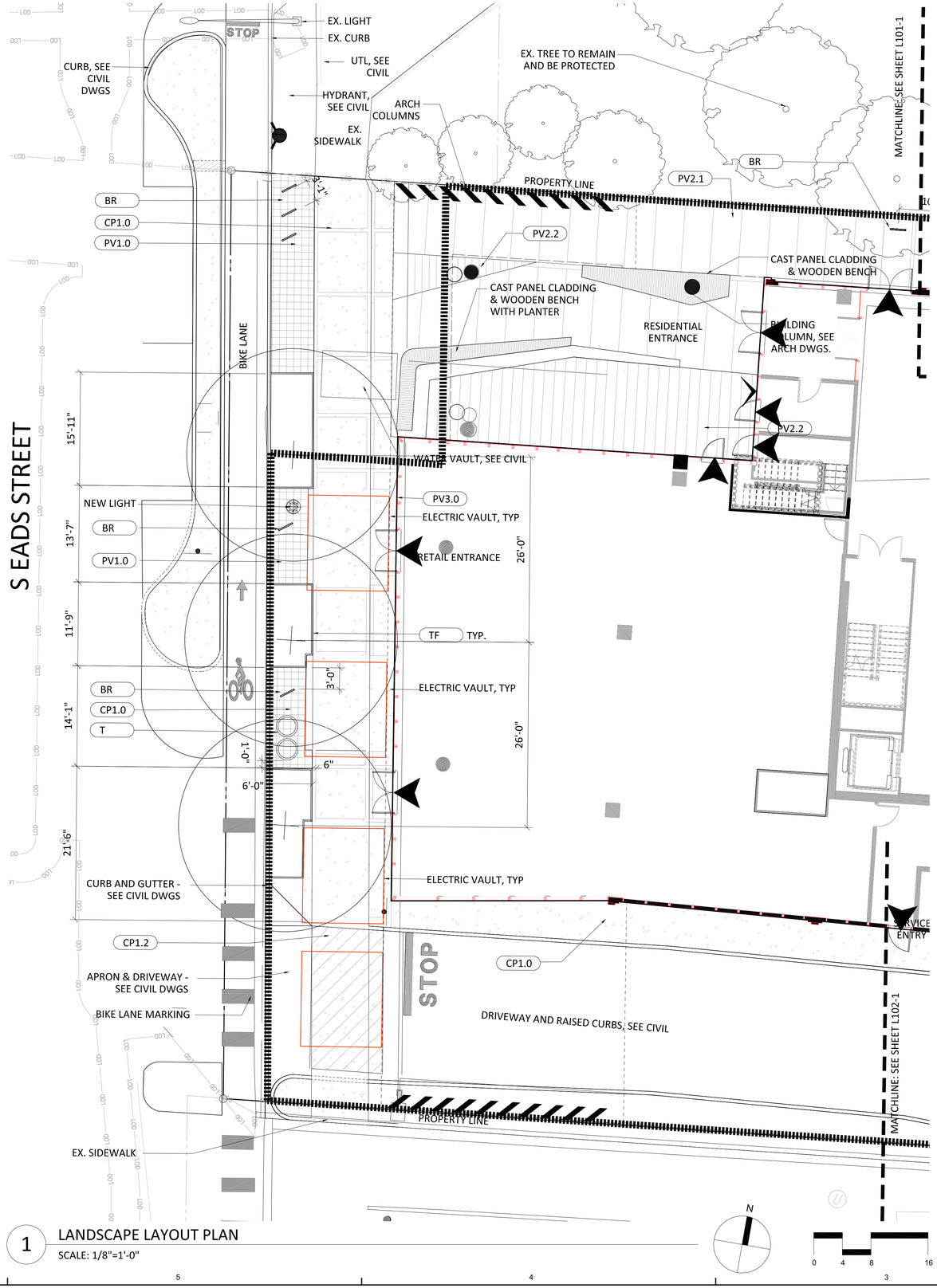
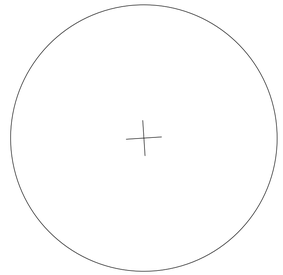


1 LANDSCAPE LAYOUT PLAN

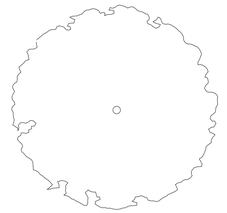
SCALE: 1/8"=1'-0"

MATERIAL SCHEDULE

CALLOUT	MATERIAL
BR	BIKE RACK
BN 1.0	BENCH
BN 2.0	FEATURE BENCH #1
BN 2.1	FEATURE BENCH #2
CP 1.0	SCORED CONCRETE PAVING
CP 1.2	SCORED CONCRETE PAVING - VEHICULAR
F1.0	FENCE - 6FT
F1.2	FENCE - 4FT
G1.0	GATE - 6FT
G2.0	GATE- 4FT
GR	GUARD RAIL
P	PERGOAL STRUCTURE
PV1.0	PERMEABLE PAVERS
PV2.1	STONE PAVERS- TYPE 1
PV2.2	STONE PAVERS - TYPE 2
PV3.0	DOG TURF
PV4.0	PAVING BAND
TF	TREE PIT FENCE
T	TRASH + RECYCLING RECEPTACLES
TS	ORNAMENTAL TRELLIS SCREEN
WD 1.0	WOOD DECKING

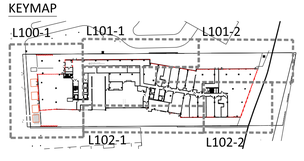


PROPOSED TREE



EXISTING TREE ON ADJACENT PROPERTY

KEYMAP



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PERSOHN/HAHN ASSOCIATES
VERTICAL TRANSPORTATION

PROJECT NUMBER 21007

SHEET TITLE

MATERIAL PLAN - STREETSCAPE

4.1 L-100

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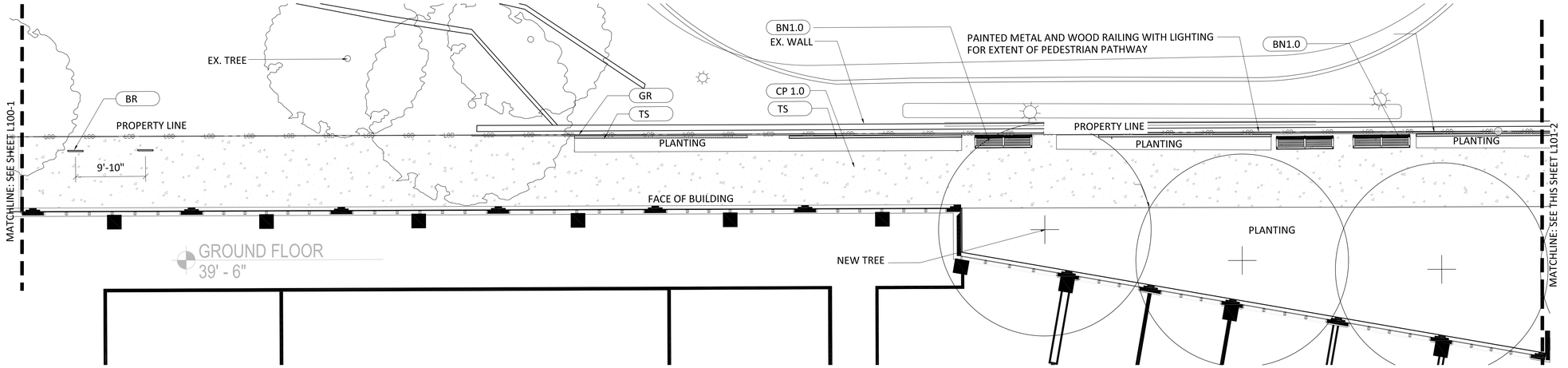
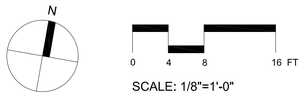
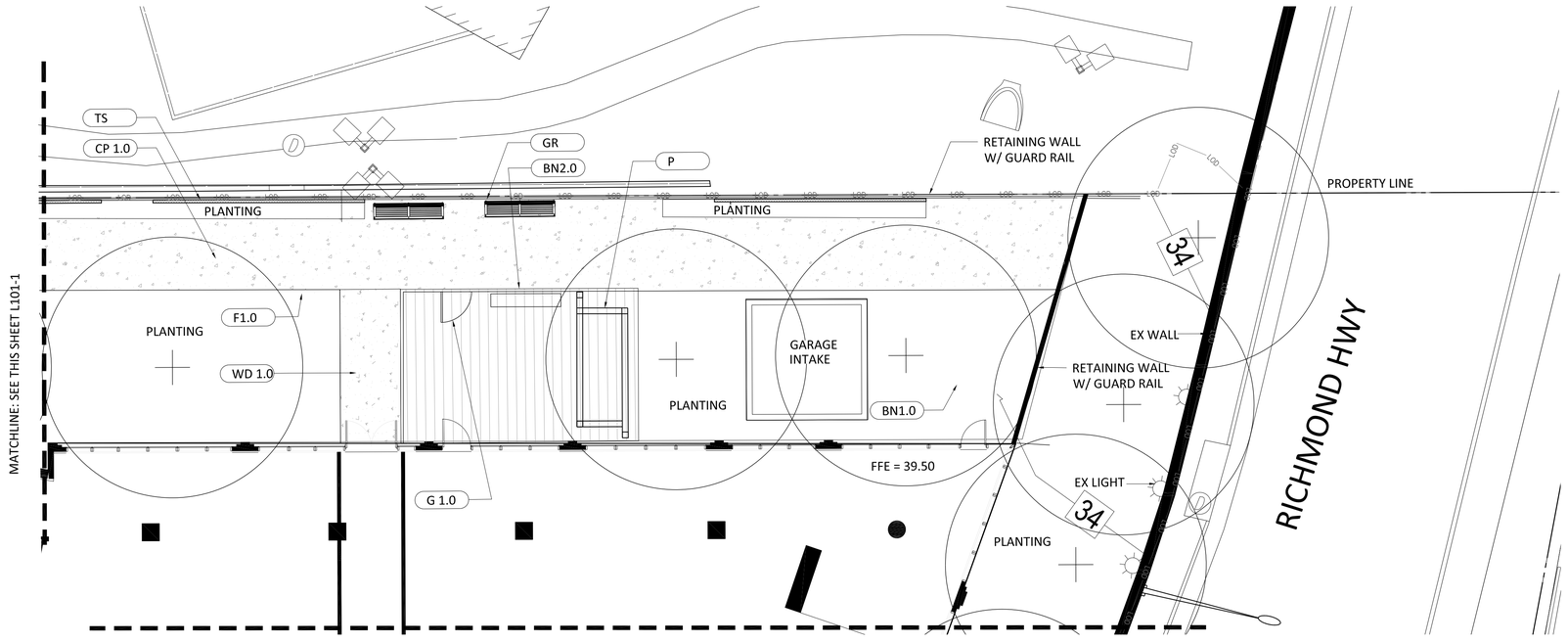


1 LANDSCAPE LAYOUT PLAN - NORTH CORRIDOR

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



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

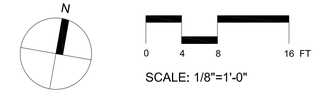


2 LANDSCAPE LAYOUT PLAN - EAST 1ST LEVEL TERRACE

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

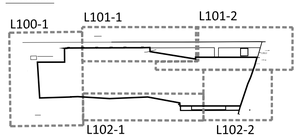
CALLOUT	MATERIAL
BR	BIKE RACK
BN 1.0	BENCH
BN 2.0	FEATURE BENCH #1
BN 2.1	FEATURE BENCH #2
CP 1.0	SCORED CONCRETE PAVING
CP 1.2	SCORED CONCRETE PAVING - VEHICULAR
F1.0	FENCE - 6FT
F1.2	FENCE - 4FT
G1.0	GATE - 6FT
G2.0	GATE- 4FT
GR	GUARD RAIL
P	PERGOAL STRUCTURE
PV1.0	PERMEABLE PAVERS
PV2.1	STONE PAVERS- TYPE 1
PV2.2	STONE PAVERS - TYPE 2
PV3.0	DOG TURF
PV4.0	PAVING BAND
TF	TREE PIT FENCE
T	TRASH + RECYCLING RECEPTACLES
TS	ORNAMENTAL TRELLIS SCREEN
WD 1.0	WOOD DECKING





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

KEYMAP



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VERTICAL TRANSPORTATION

PROJECT NUMBER 21007

SHEET TITLE

MATERIAL PLAN - LEVEL 1 TERRACE

4.1 L-101A

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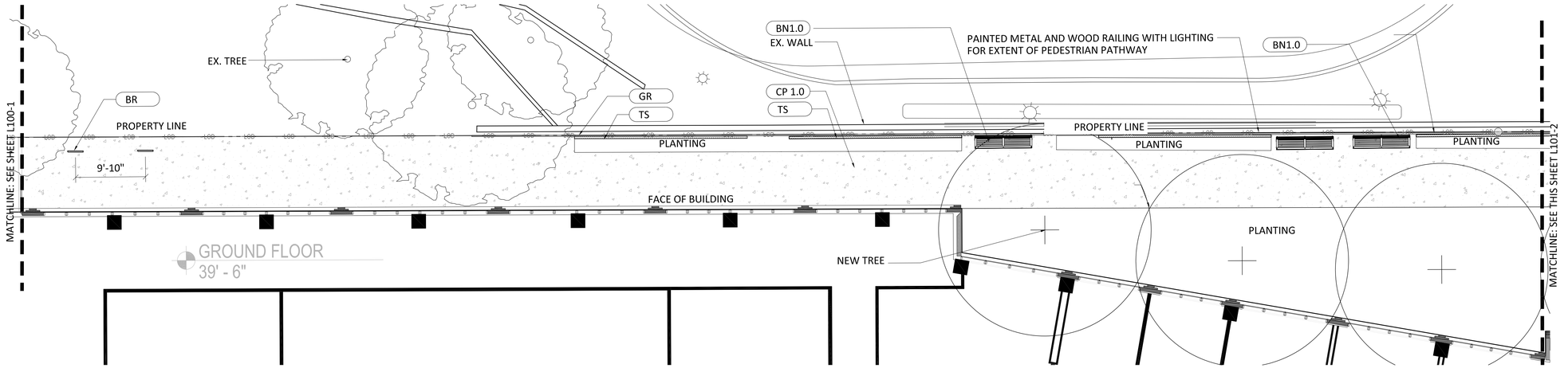

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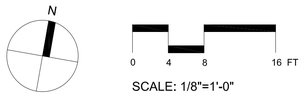
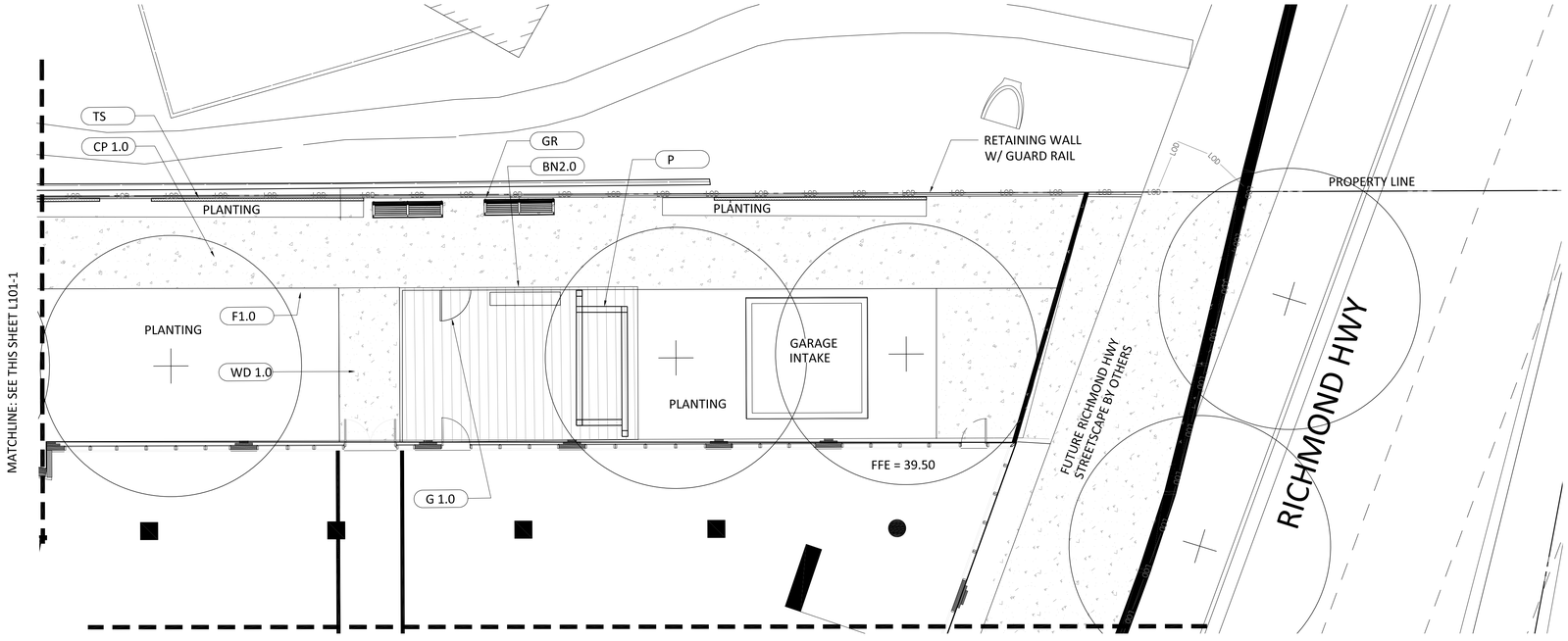


SCALE: 1/8"=1'-0"



2 LANDSCAPE LAYOUT PLAN - EAST 1ST LEVEL TERRACE - FUTURE RICHMOND HIGHWAY

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



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

CALLOUT	MATERIAL
BR	BIKE RACK
BN 1.0	BENCH
BN 2.0	FEATURE BENCH #1
BN 2.1	FEATURE BENCH #2
CP 1.0	SCORED CONCRETE PAVING
CP 1.2	SCORED CONCRETE PAVING - VEHICULAR
F1.0	FENCE - 6FT
F1.2	FENCE - 4FT
G1.0	GATE - 6FT
G2.0	GATE- 4FT
GR	GUARD RAIL
P	PERGOAL STRUCTURE
PV1.0	PERMEABLE PAVERS
PV2.1	STONE PAVERS- TYPE 1
PV2.2	STONE PAVERS - TYPE 2
PV3.0	DOG TURF
PV4.0	PAVING BAND
TF	TREE PIT FENCE
T	TRASH + RECYCLING RECEPTACLES
TS	ORNAMENTAL TRELLIS SCREEN
WD 1.0	WOOD DECKING



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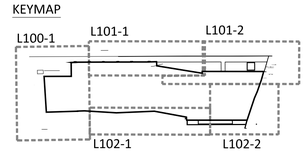
KEYMAP



PROJECT NUMBER 21007

SHEET TITLE

MATERIAL PLAN - LEVEL 1 TERRACE

4.1 L-101B

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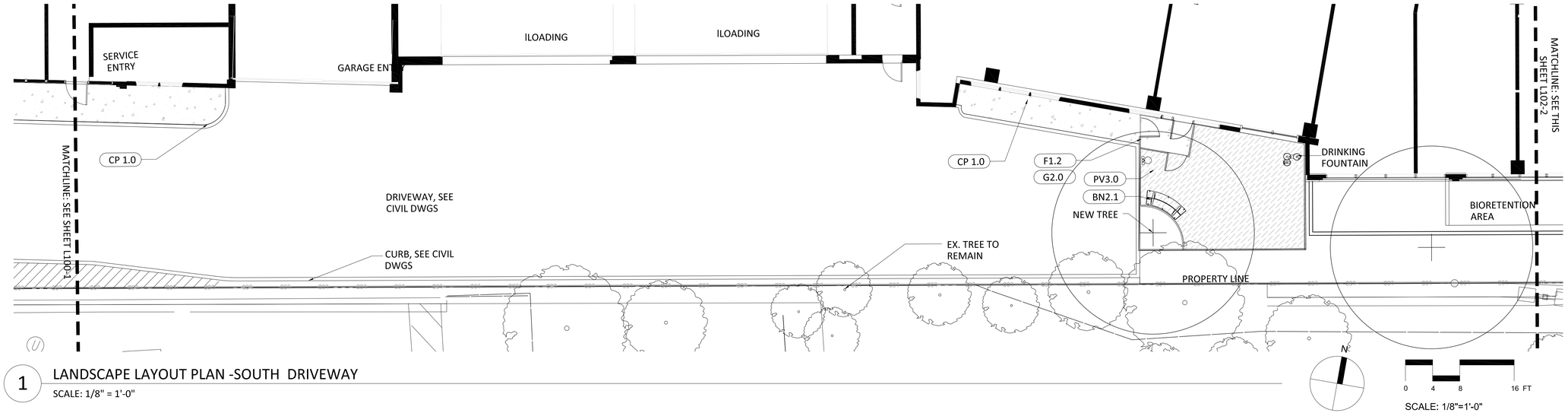
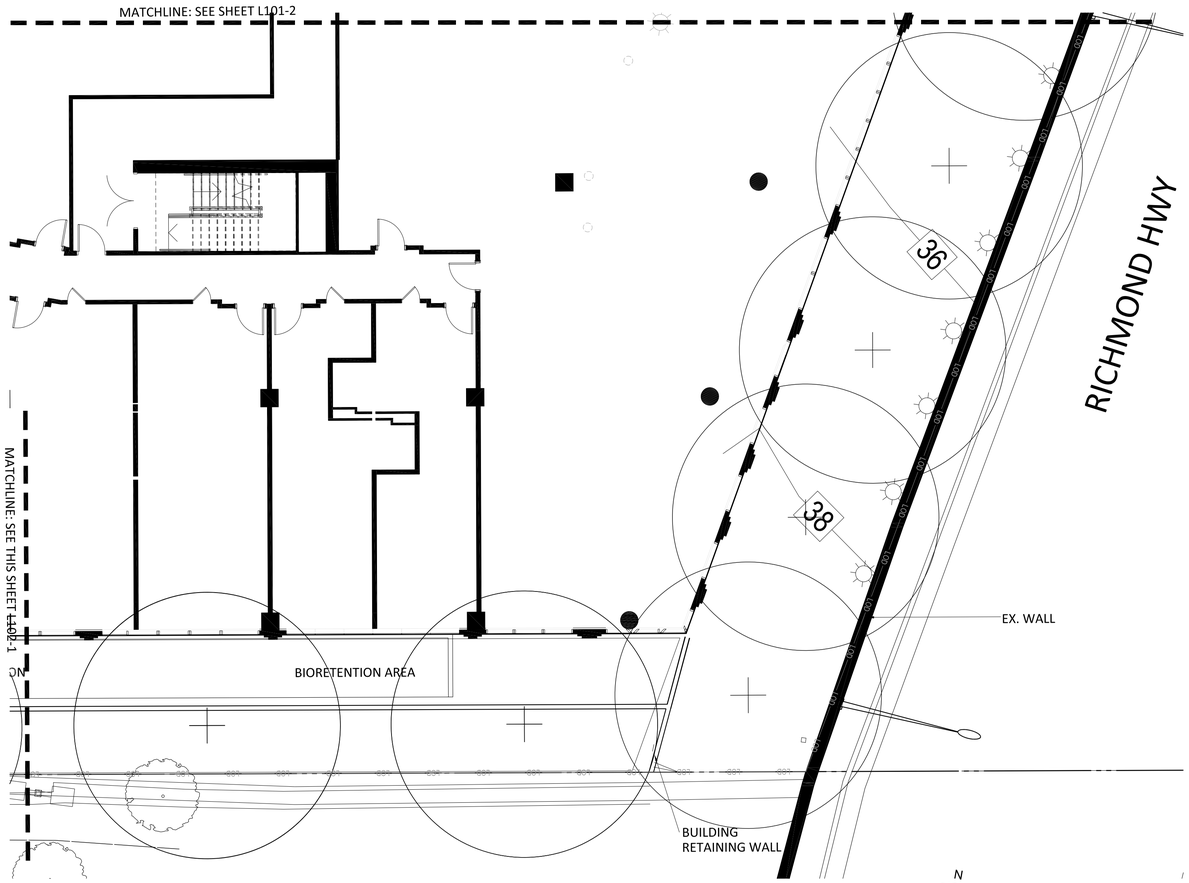


1 LANDSCAPE LAYOUT PLAN -SOUTH DRIVEWAY

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

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



2 LANDSCAPE LAYOUT PLAN - EAST 1ST LEVEL TERRACE

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

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

CALLOUT	MATERIAL
BR	BIKE RACK
BN 1.0	BENCH
BN 2.0	FEATURE BENCH #1
BN 2.1	FEATURE BENCH #2
CP 1.0	SCORED CONCRETE PAVING
CP 1.2	SCORED CONCRETE PAVING - VEHICULAR
F1.0	FENCE - 6FT
F1.2	FENCE - 4FT
G1.0	GATE - 6FT
G2.0	GATE- 4FT
GR	GUARD RAIL
P	PERGOAL STRUCTURE
PV1.0	PERMEABLE PAVERS
PV2.1	STONE PAVERS- TYPE 1
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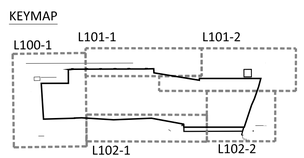
PV3.0	DOG TURF
PV4.0	PAVING BAND
TF	TREE PIT FENCE
T	TRASH + RECYCLING RECEPTACLES
TS	ORNAMENTAL TRELLIS SCREEN
WD 1.0	WOOD DECKING

KEYMAP



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PROJECT NUMBER 21007

SHEET TITLE

MATERIAL PLAN - LEVEL 1

4.1 L-102A

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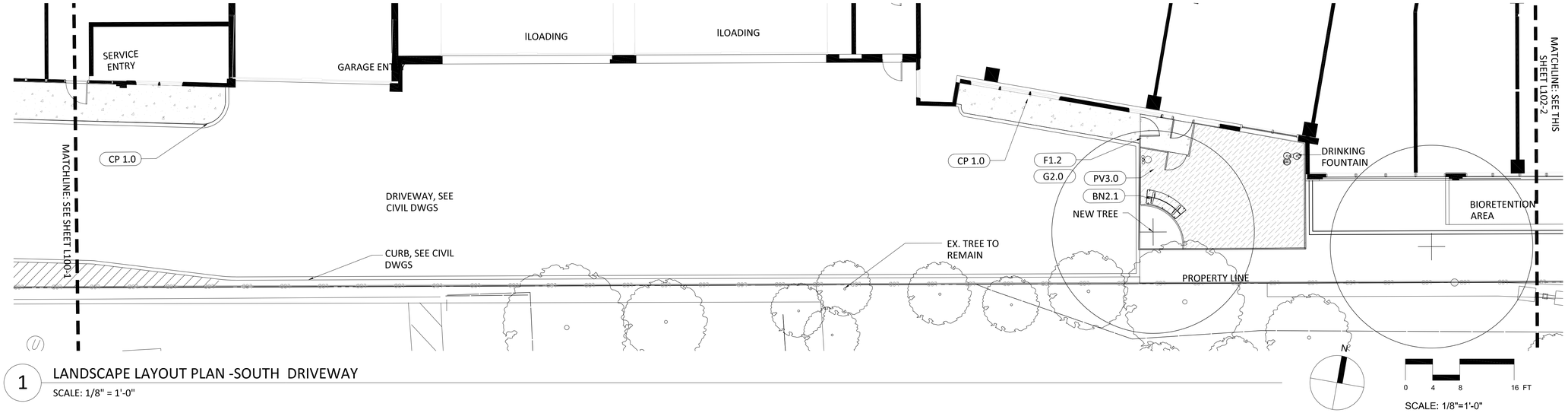

1 LANDSCAPE LAYOUT PLAN -SOUTH DRIVEWAY

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

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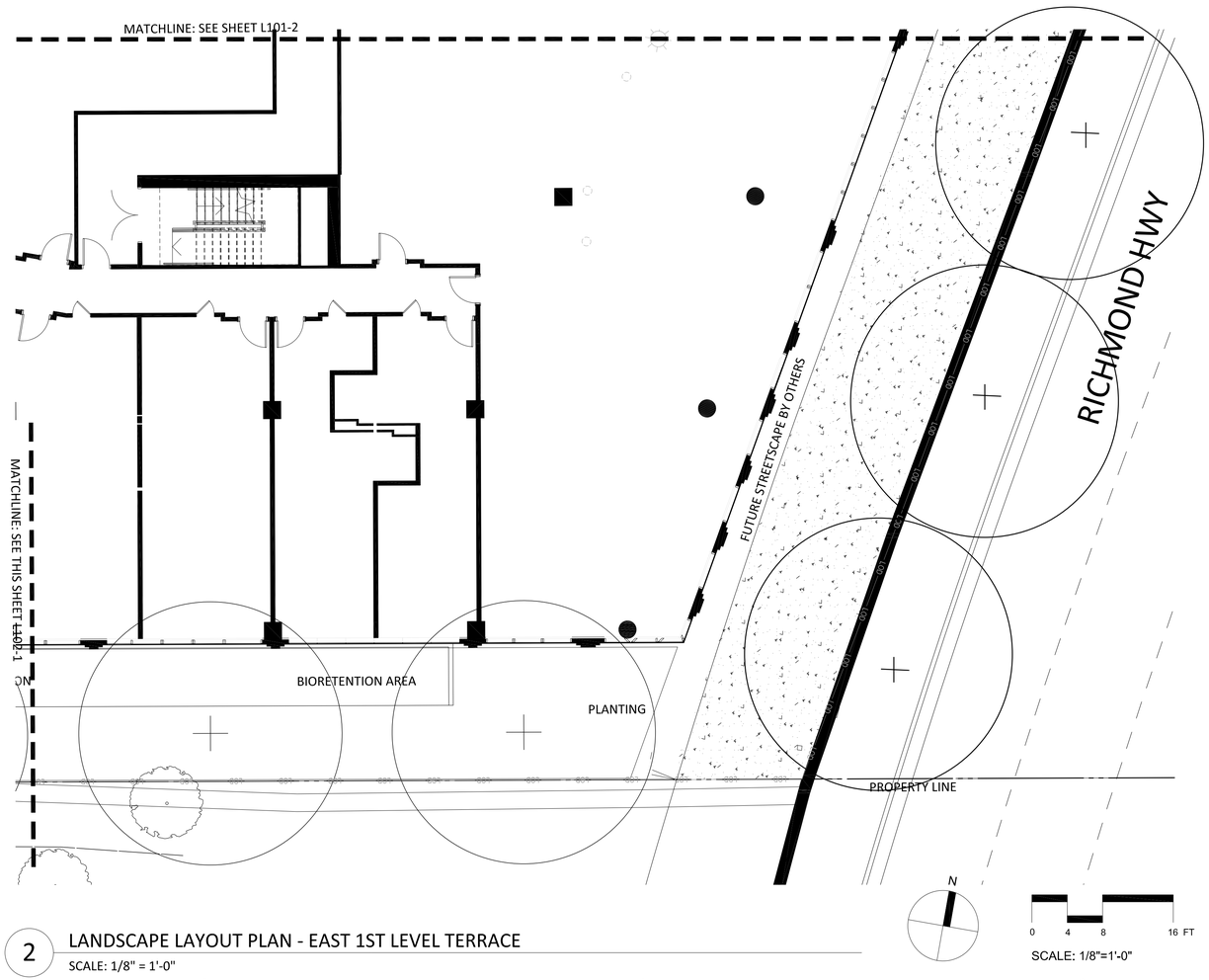

2 LANDSCAPE LAYOUT PLAN - EAST 1ST LEVEL TERRACE

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

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

CALLOUT	MATERIAL
BR	BIKE RACK
BN 1.0	BENCH
BN 2.0	FEATURE BENCH #1
BN 2.1	FEATURE BENCH #2
CP 1.0	SCORED CONCRETE PAVING
CP 1.2	SCORED CONCRETE PAVING - VEHICULAR
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G1.0	GATE - 6FT
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PV4.0	PAVING BAND
TF	TREE PIT FENCE
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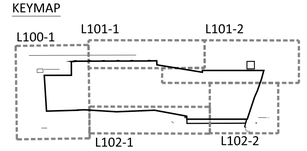
WD 1.0	WOOD DECKING

KEYMAP



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SHEET TITLE

MATERIAL PLAN - LEVEL 1

4.1 L-102B

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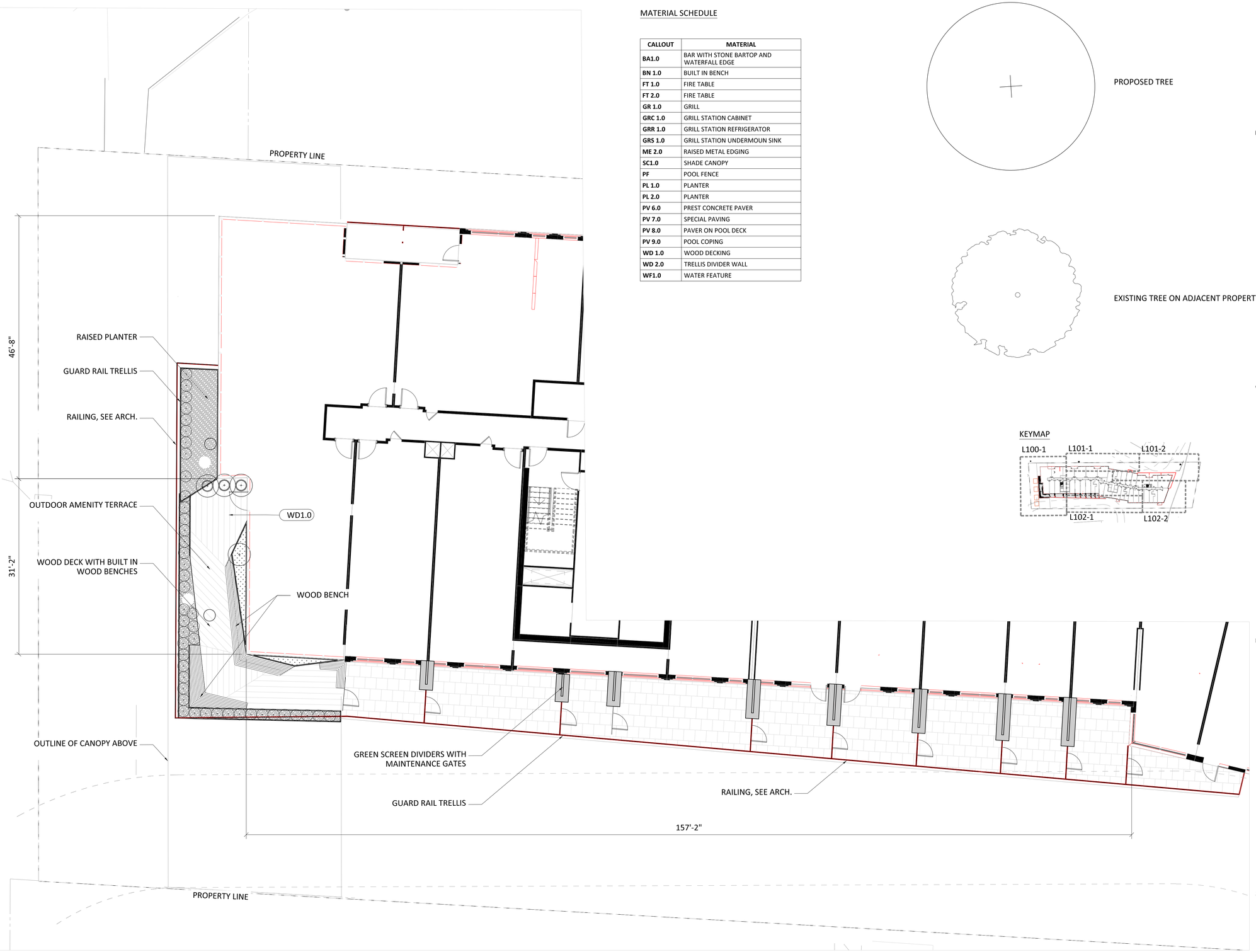
S EADS STREET



MATERIAL SCHEDULE

CALLOUT	MATERIAL
BA1.0	BAR WITH STONE BARTOP AND WATERFALL EDGE
BN 1.0	BUILT IN BENCH
FT 1.0	FIRE TABLE
FT 2.0	FIRE TABLE
GR 1.0	GRILL
GRC 1.0	GRILL STATION CABINET
GRR 1.0	GRILL STATION REFRIGERATOR
GRS 1.0	GRILL STATION UNDERMOUN SINK
ME 2.0	RAISED METAL EDGING
SC1.0	SHADE CANOPY
PF	POOL FENCE
PL 1.0	PLANTER
PL 2.0	PLANTER
PV 6.0	PREST CONCRETE PAVER
PV 7.0	SPECIAL PAVING
PV 8.0	PAVER ON POOL DECK
PV 9.0	POOL COPING
WD 1.0	WOOD DECKING
WD 2.0	TRELLIS DIVIDER WALL
WF1.0	WATER FEATURE

PROPOSED TREE

EXISTING TREE ON ADJACENT PROPERTY

KEYMAP

GENERAL NOTES:

ISSUES

REV #	DATE	DESCRIPTION
	2022.06.30	PRELIMINARY 4.1 RESUBMISSION
	2022.08.02	PRELIMINARY 4.1 RESUBMISSION
	2022.10.06	4.1 SUBMITTAL
	2023.02.15	FINAL 4.1 RESUBMISSION
	2023.03.10	POST SPRC 4.1 SUBMITTAL

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PERSOHN/HAHN ASSOCIATES
VERTICAL TRANSPORTATION

PROJECT NUMBER 21007

SHEET TITLE

MATERIAL PLAN - LEVEL-2

4.1 L-110

1 LANDSCAPE LAYOUT PLAN
SCALE: 1/8"=1'-0"

N

0 4 8 16 FT

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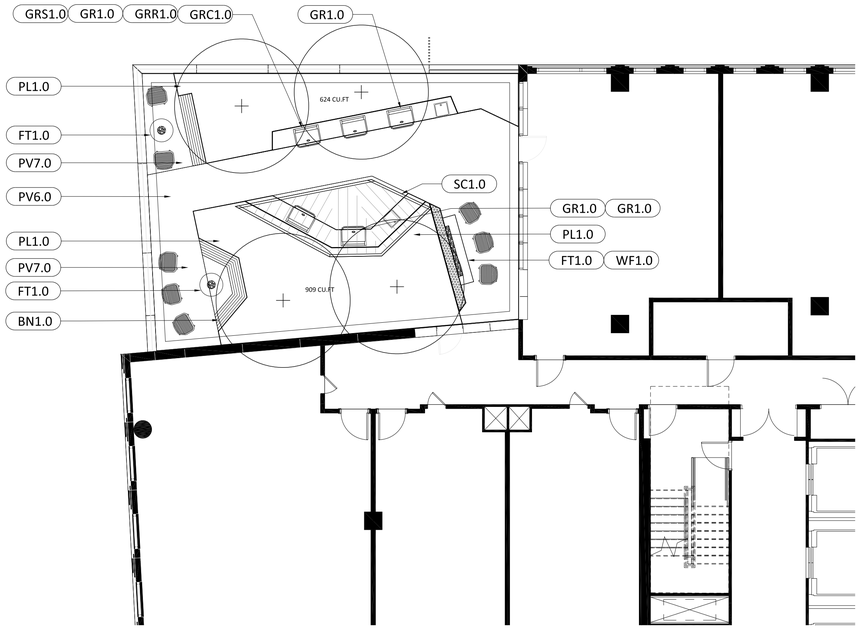
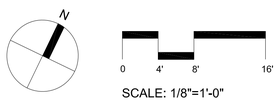


1 MATERIAL PLAN - WEST ROOF DECK (LEVEL 19)

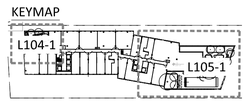
SCALE: 1/8" = 1'-0"



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

CALLOUT	MATERIAL
BA1.0	BAR WITH STONE BARTOP AND WATERFALL EDGE
BN 1.0	BUILT IN BENCH
FT 1.0	FIRE TABLE
FT 2.0	FIRE TABLE
GR 1.0	GRILL
GRC 1.0	GRILL STATION CABINET
GRR 1.0	GRILL STATION REFRIGERATOR
GRS 1.0	GRILL STATION UNDERMOUN SINK
ME 2.0	RAISED METAL EDGING
SC1.0	SHADE CANOPY
PF	POOL FENCE
PL 1.0	PLANTER - 3 FT. DEPTH
PL 2.0	PLANTER
PV 6.0	PREST CONCRETE PAVER
PV 7.0	SPECIAL PAVING
PV 8.0	PAVER ON POOL DECK
PV 9.0	POOL COPING
WD 1.0	WOOD DECKING
WD 2.0	TRELLIS DIVIDER WALL
WF1.0	WATER FEATURE

KEYMAP



GENERAL NOTES:

ISSUES

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PROJECT NUMBER 21007

SHEET TITLE

MATERIAL PLAN - WEST ROOF DECK

4.1 L-120

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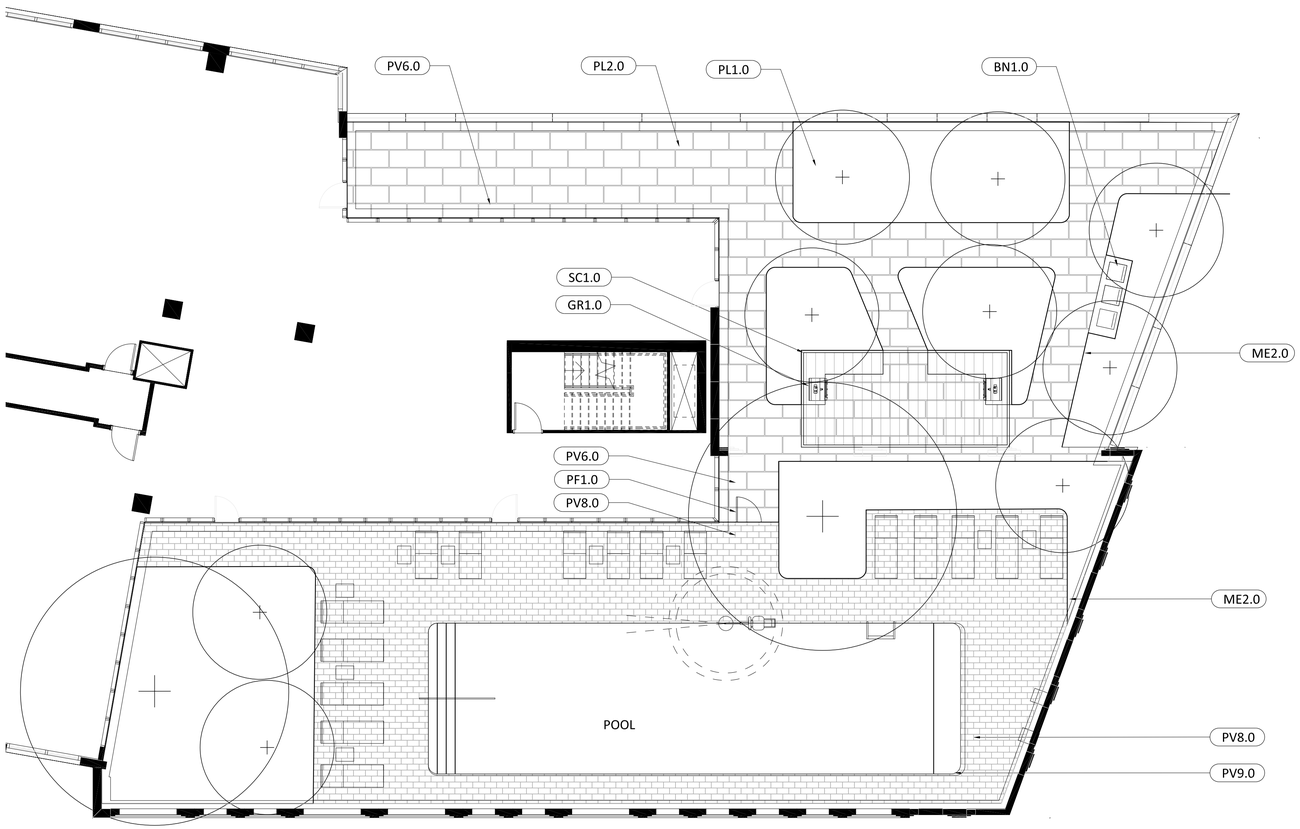

CALLOUT	MATERIAL
BA1.0	BAR WITH STONE BARTOP AND WATERFALL EDGE
BN 1.0	BUILT IN BENCH
FT 1.0	FIRE TABLE
FT 2.0	FIRE TABLE
GR 1.0	GRILL
GRC 1.0	GRILL STATION CABINET
GRR 1.0	GRILL STATION REFRIGERATOR
GRS 1.0	GRILL STATION UNDERMOUN SINK
ME 2.0	RAISED METAL EDGING - 3'-6" SOIL DEPTH
SC1.0	SHADE CANOPY - 18 INCH SOIL DEPTH
PF	POOL FENCE
PL 1.0	PLANTER
PL 2.0	PLANTER
PV 6.0	PREST CONCRETE PAVER
PV 7.0	SPECIAL PAVING
PV 8.0	PAVER ON POOL DECK
PV 9.0	POOL COPING
WD 1.0	WOOD DECKING
WD 2.0	TRELLIS DIVIDER WALL
WF1.0	WATER FEATURE

KEYMAP



1 MATERIAL PLAN - EAST ROOF DECK

SCALE: 1" = 8'-0"





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

GENERAL NOTES:

ISSUES

REV #	DATE	DESCRIPTION
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PROJECT NUMBER 21007

SHEET TITLE

MATERIAL PLAN - EAST ROOF DECK

4.1 L-121

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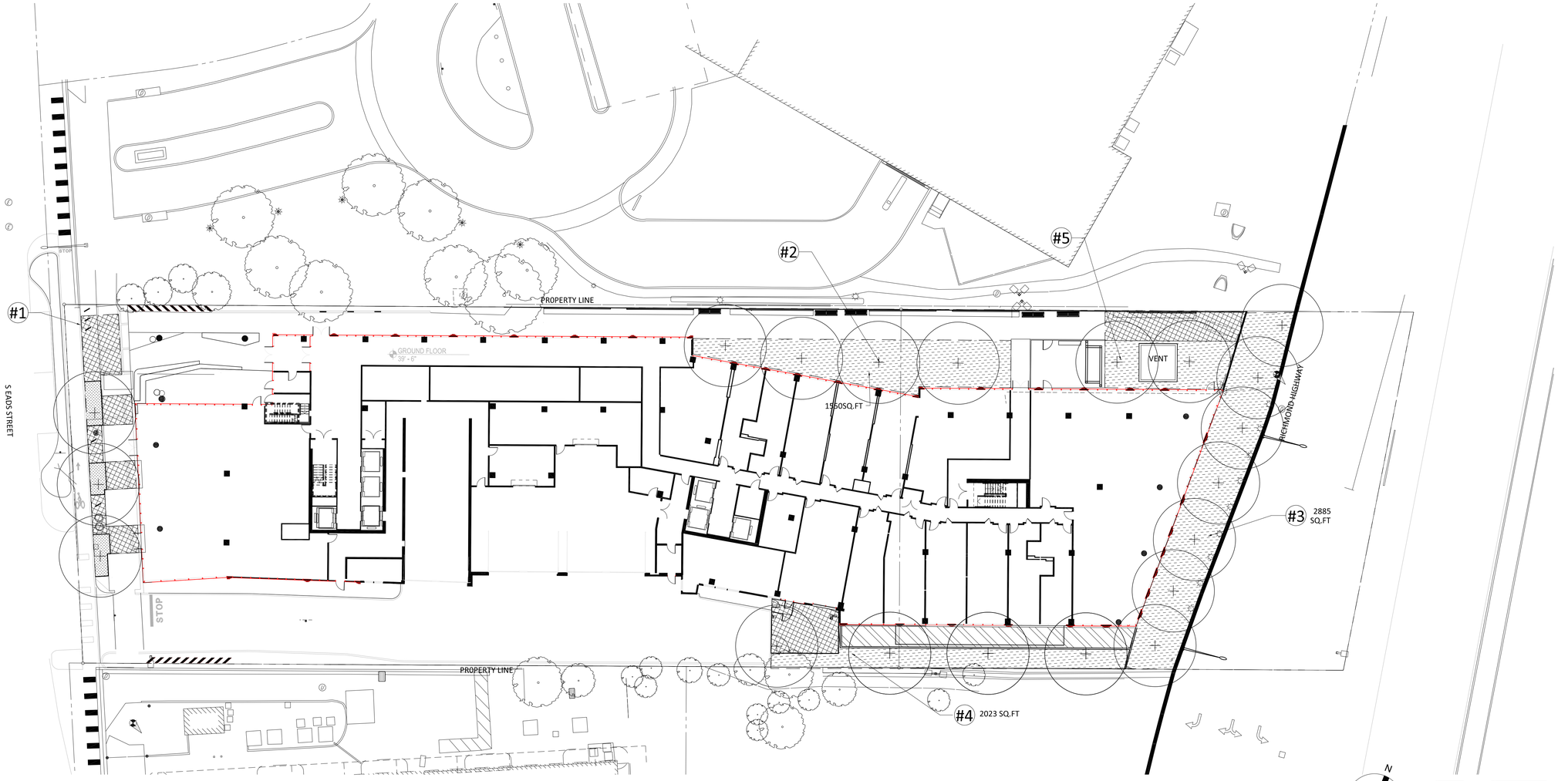

1 SOILS PLAN - STREETSCAPE

SCALE: 1" = 20'-0"

SCALE: 1"=20'-0"

SOIL AREA #	# OF LARGE TREES	# OF MEDIUM TREES	# OF SMALL TREES	REQ. VOL. (CF)	OPEN SOIL (SF)	SOIL CELLS (SF)	TOTAL (SF)	SOIL DEPTH (FT)	PROV. VOL. (CF)	PERCENTAGE ACHIEVED	CANOPY SIZE
1	3	0	0	3,000	262	780	1,042	3.0	3,126	104%	LARGE + MEDIUM
2	4	0	0	4,000	1,618	0	1,618	3.0	4,854	121%	LARGE
3	7	0	0	7,000	2,579	0	2,579	3.0	7,737	111%	LARGE
4	5	0	0	5,000	1,285	404	1,689	3.0	5,067	101%	LARGE
5	2	0	0	2,000	568	456	1,024	3.0	3,072	154%	LARGE

BIORETENTION SOIL

GREENROOF SOIL

PLANTING SOIL

SOIL CELLS

SOIL AREA

EXISTING TREES ON ADJACENT PROPERTY

PROPOSED TREES

GENERAL NOTES:

ISSUES

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PROJECT NUMBER 21007

SHEET TITLE

SOILS PLAN - STREETSCAPE

4.1 L-300

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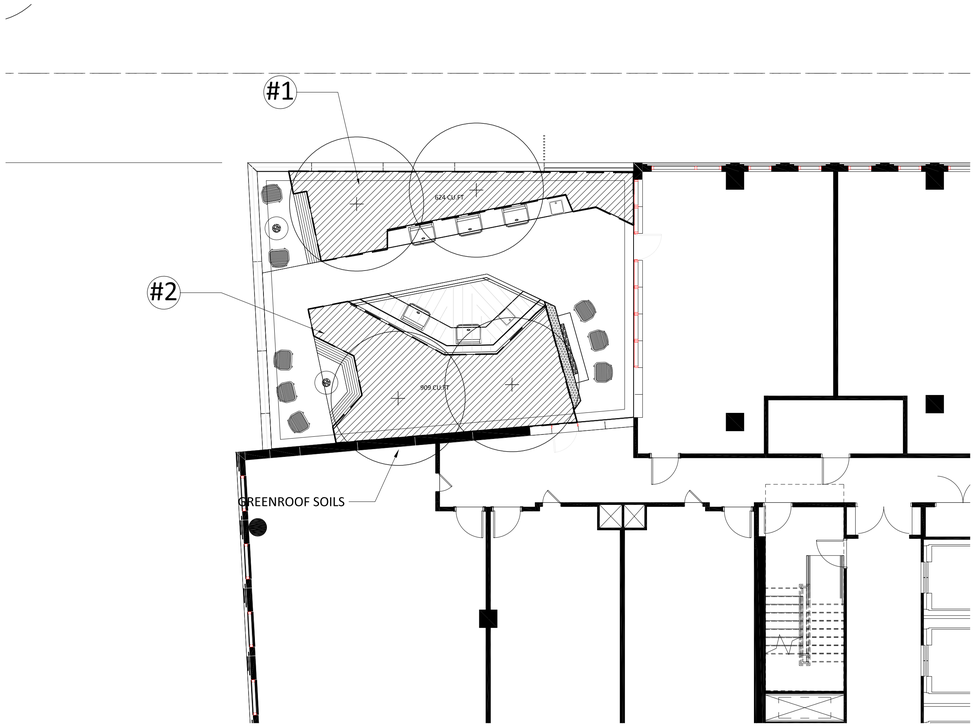
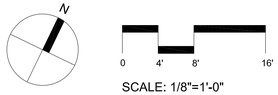


1 SOIL PLAN - WEST ROOF DECK (LEVEL 19)

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



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

BIORETENTION SOIL

GREENROOF SOIL

PLANTING SOIL

SOIL CELLS

SOIL AREA

PROPOSED TREE

SOIL AREA #	# OF LARGE TREES	# OF MEDIUM TREES	# OF SMALL TREES	REQ. VOL. (CF)	OPEN SOIL (SF)	STRUCTURAL SOIL (SF)	TOTAL (SF)	AVERAGE SOIL DEPTH (FT)	PROV. VOL. (CF)	PERCENTAGE ACHIEVED	CANOPY SIZE
1	0	0	2	600	209	0	209	3	627	105%	SMALL
2	0	0	2	600	282	0	282	3	846	141%	SMALL

GENERAL NOTES:

ISSUES

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PROJECT NUMBER 21007

SHEET TITLE

SOIL PLAN -
WEST ROOF DECK

4.1 L-320

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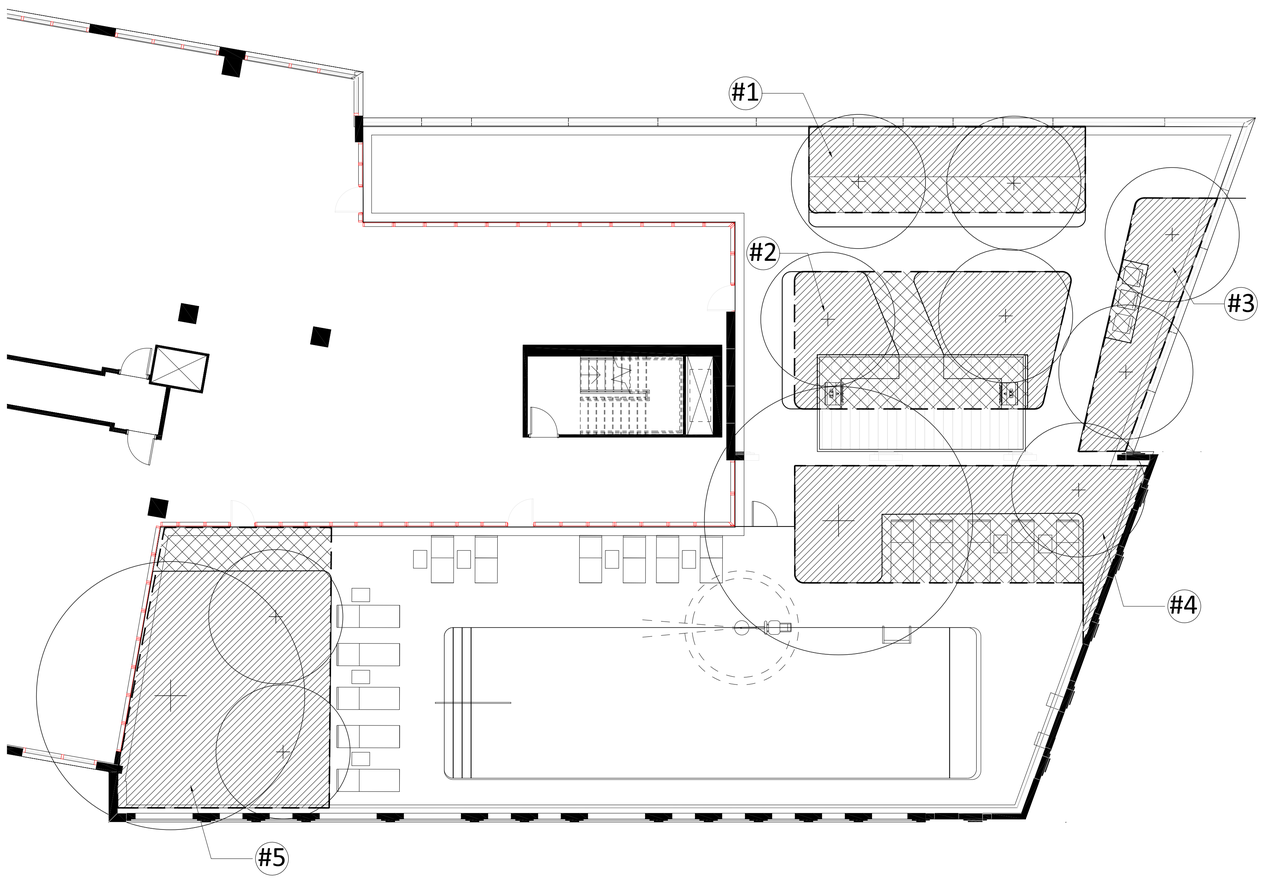
SOIL AREA #	# OF LARGE TREES	# OF MEDIUM TREES	# OF SMALL TREES	REQ. VOL. (CF)	OPEN SOIL (SF)	STRUCTURAL SOIL (SF)	TOTAL (SF)	AVERAGE SOIL DEPTH (FT)	PROV. VOL. (CF)	PERCENTAGE ACHIEVED	CANOPY SIZE
1	0	0	2	600	172	123	295	3	885	148%	2 SMALL
2	2	0	0	1,200	260	189	449	3	1,347	112%	SMALL
3	0	0	2	600	173	27	200	3	600	100%	2 SMALL
4	1	1	0	1,200	370	173	543	3	1,629	136%	1 MEDIUM 1 SMALL
5	1	2	0	1,800	581	93	674	3	2,022	112%	2 SMALL 1 MEDIUM



BIORETENTION SOIL
GREENROOF SOIL
PLANTING SOIL
SOIL CELLS
SOIL AREA
PROPOSED TREE

1 SOIL PLAN - EAST ROOF DECK
SCALE: 1" = 8'-0"

N

0 4' 8' 16'
SCALE: 1/8"=1'-0"

GENERAL NOTES:

ISSUES

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PROJECT NUMBER 21007

SHEET TITLE
SOIL PLAN - EAST ROOF DECK

4.1 L-321

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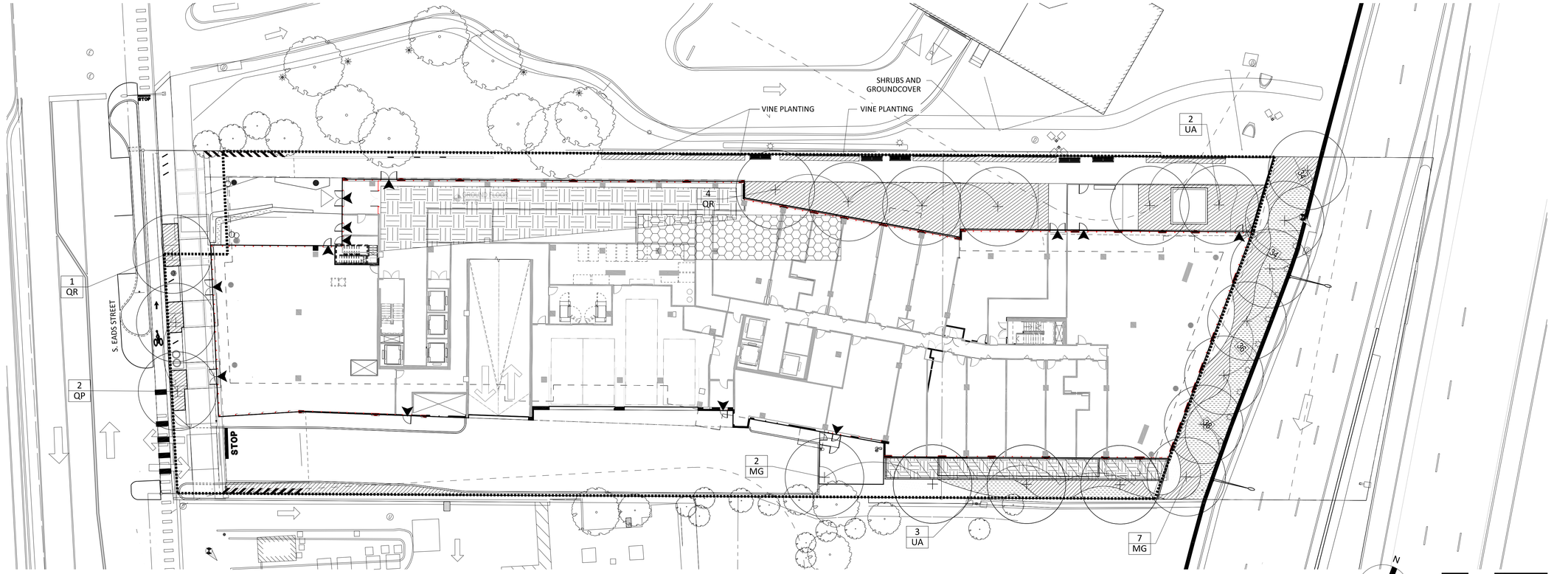


1 PLANTING PLAN - STREETSCAPE

SCALE: 1" = 20'-0"

SCALE: 1"=20'-0"

QTY	KEY	LATIN NAME	COMMON NAME	CONTAINER	SIZE	SPACING	REMARKS	20 YR. CANOPY COVERAGE (SF)	TOTAL CANOPY COVERAGE (SF)
	TREE								
5	QR	*Quercus Rubra*	Red Oak	B&B	3" to 3-1/2" CAL.	as shown	STREET/GROUND PRIVATE	**393.75**	**1968.75**
2	QP	*Quercus phellos*	Willow Oak	B&B	3" to 3-1/2" CAL.	as shown	STREET	**312.50**	**625.00**
5	UA	*Ulmus americana 'New Harmony'*	American Elm ' New Harmony'	B&B	2" to 2-1/2" CAL.	as shown	GROUND - PRIVATE	**393.75**	**1968.75**
9	MG	*Magnolia grandifolia*	southern magnolia	B&B	2" to 2-1/2" CAL.	as shown	GROUND - PRIVATE	**315.00**	**2835.00**
2	UA	*Ulmus americana 'New Harmony'*	American Elm ' New Harmony'	B&B	2" to 2-1/2" CAL.	as shown	PH ROOF	**393.75**	**787.50**
2	MG	*Magnolia grandifolia*	southern magnolia	B&B	2" to 2-1/2" CAL.	as shown	PH ROOF	**315.00**	**630.00**
4	AA	*Amelanchier arborea*	Downy Serviceberry	B&B	3" to 3-1/2" CAL.	as shown	PH ROOF	**137.50**	**550.00**
4	CF	*Cornus florida*	Flowering Dogwood	B&B	2" to 2-1/2" CAL.	as shown	PH ROOF	**137.50**	**550.00**
3	OA	*Oxydendron arboˈum*	Sourwood	B&B	2" to 2-1/2" CAL.	as shown	PH ROOF	**110.00**	**330.00**
36	TOTAL								
							ROOF TOTAL CANOPY COVERAGE		**2847.50**
							STREETSCAPE TOTAL CANOPY COVERAGE		**2593.75**
							1st FLOOR TOTAL CANOPY COVERAGE		**4803.75**
							SITE TOTAL CANOPY COVERAGE(SF)		**10245.00**
							TOTAL SITE AREA(SF)		**54044.00**
							TOTAL SITE CANOPY COVER(SF)		**19.0%**

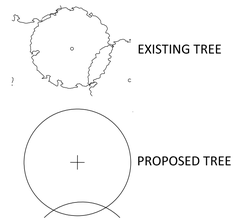
2 CANOPY COVERAGE SCHEDULE

NTS

TREE REPLACEMENT			
REPLACEMENT TREES REQUIRED (SEE INVENTORY PLAN)			**19**
TREES PROVIDED - GROUND	**QUANTITY**	**REPLACEMENT VALUE**	**TOTAL**
SHADE TREES	21	1.00	21.00
ORNAMENTAL TREES	0	0.33	0.00
LARGE EVERGREEN TREES	0	1.00	0.00
TOTAL PROVIDED	**0**	**SF**	**21.00**
TREES PROVIDED -PH WEST	**QUANTITY**	**REPLACEMENT VALUE**	**TOTAL**
SHADE TREES	0	1.00	0.00
ORNAMENTAL TREES	4	0.33	1.32
LARGE EVERGREEN TREES	0	1.00	0.00
TOTAL PROVIDED	**0**	**SF**	**1.32**
TREES PROVIDED - PH EAST	**QUANTITY**	**REPLACEMENT VALUE**	**TOTAL**
SHADE TREES	2	1.00	2.00
ORNAMENTAL TREES	9	0.33	2.97
LARGE EVERGREEN TREES	0	1.00	0.00
TOTAL PROVIDED	**0**	**SF**	**4.97**
TOTAL PROVIDED FOR			**27.3**

3 TREE REPLACEMENT

NTS



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PROJECT NUMBER 21007

SHEET TITLE

PLANTING PLAN - STREETSCAPE

4.1 L-400

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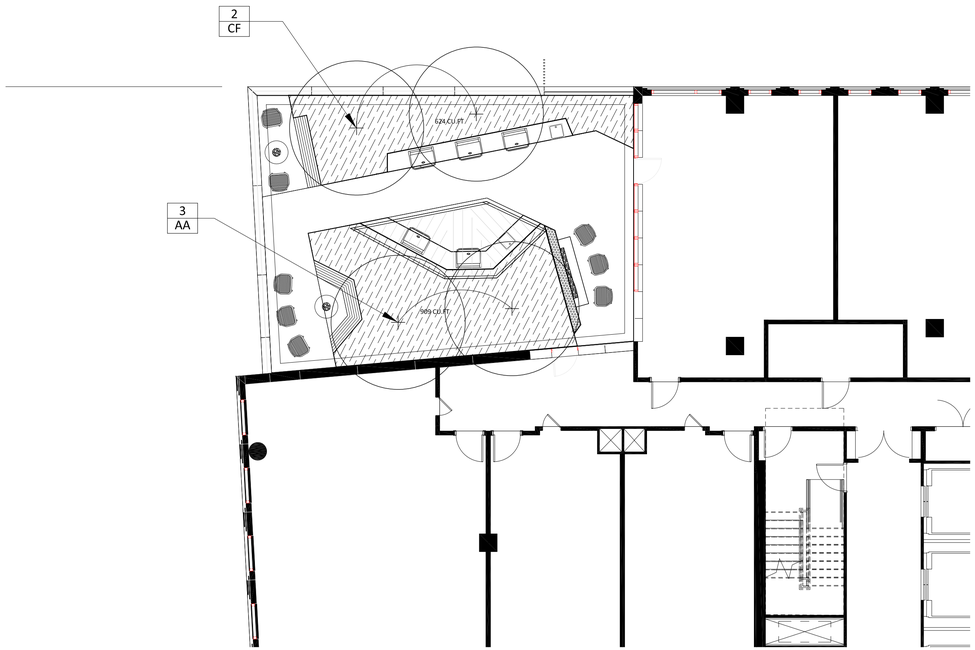
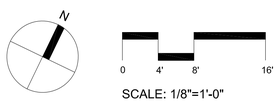


1 PLANTING PLAN - WEST ROOF DECK (LEVEL 19)

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



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

KEYMAP



KEY	LATIN NAME	COMMON NAME
TREE		
QR	*Quercus Rubra*	Red Oak
QP	*Quercus phellos*	Willow Oak
UA	*Ulmus americana 'New Harmony'*	American Elm ' New Harmony'
MG	*Magnolia grandifolia*	southern magnolia
UA	*Ulmus americana 'New Harmony'*	American Elm ' New Harmony'
MG	*Magnolia grandifolia*	southern magnolia
AA	*Amelanchier arborea*	Downy Serviceberry
CF	*Cornus florida*	Flowering Dogwood
OA	*Oxydendron arbor\um*	Sourwood

IRRIGATION NOTE:

1. RAISED PLANTERS ON THIS LEVEL WILL BE IRRIGATED WITH DRIP SYSTEM.

GENERAL NOTES:

ISSUES

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	2022.08.02	PRELIMINARY 4.1 RESUBMISSION
	2022.10.06	4.1 SUBMITTAL
	2023.02.15	FINAL 4.1 RESUBMISSION
	2023.03.10	POST SPRC 4.1 SUBMITTAL

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MEPFP ENGINEER / LEED CONSULTANT

PERSOHN/HAHN ASSOCIATES
VERTICAL TRANSPORTATION

PROJECT NUMBER 21007

SHEET TITLE

PLANTING PLAN - WEST ROOF DECK

4.1 L-420

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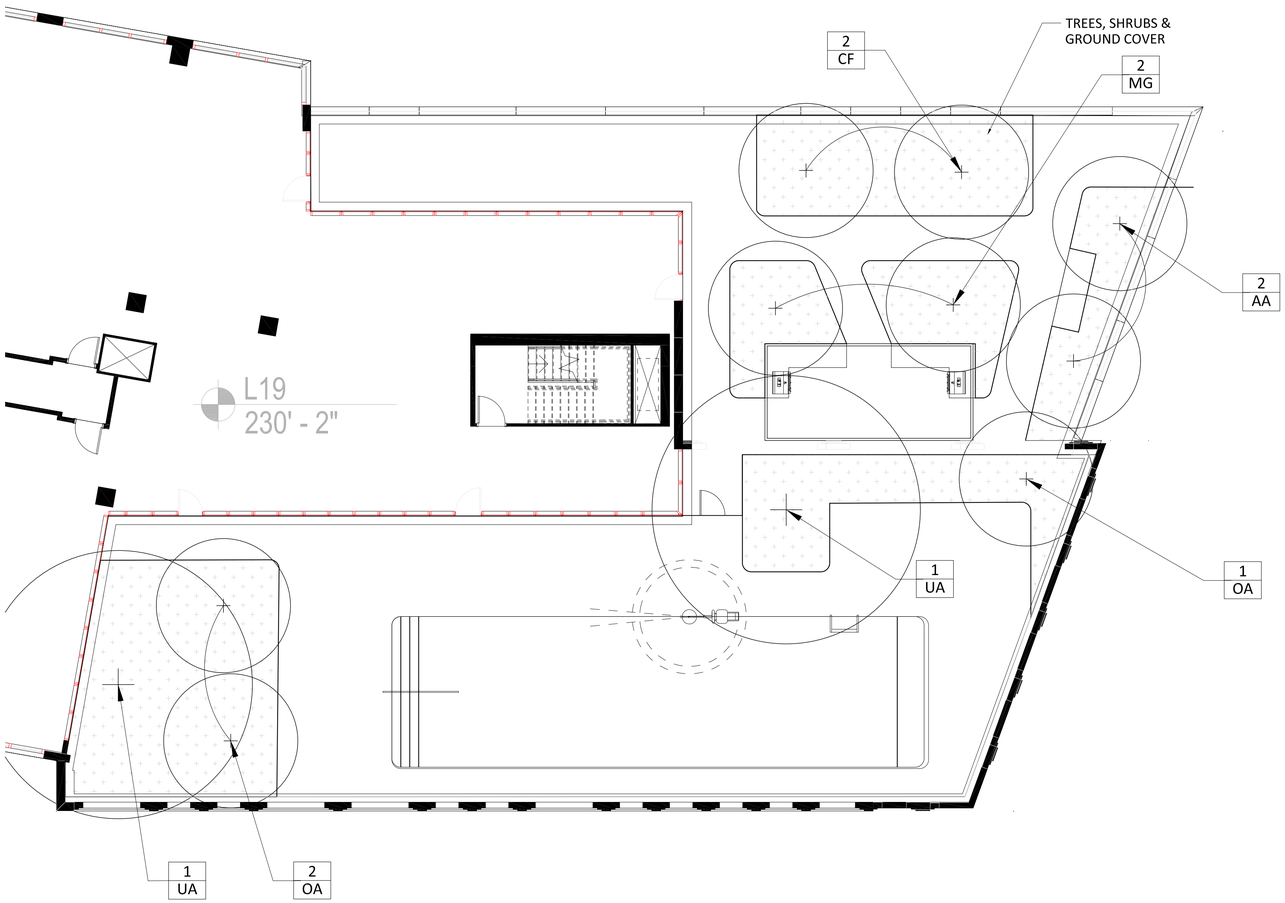

KEY	LATIN NAME	COMMON NAME
TREE		
QR	*Quercus Rubra*	Red Oak
QP	*Quercus phellos*	Willow Oak
UA	*Ulmus americana 'New Harmony'*	American Elm ' New Harmony'
MG	*Magnolia grandifolia*	southern magnolia
UA	*Ulmus americana 'New Harmony'*	American Elm ' New Harmony'
MG	*Magnolia grandifolia*	southern magnolia
AA	*Amelanchier arborea*	Downy Serviceberry
CF	*Cornus florida*	Flowering Dogwood
OA	*Oxydendron arbor\um*	Sourwood

IRRIGATION NOTE:
1. RAISED PLANTERS ON THIS LEVEL WILL BE IRRIGATED WITH DRIP SYSTEM.

1 PLANTING PLAN - EAST ROOF DECK
SCALE: 1" = 8'-0"

N

0 4' 8' 16'

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

GENERAL NOTES:

ISSUES

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	2023.02.15	FINAL 4.1 RESUBMISSION
	2023.03.10	POST SPRC 4.1 SUBMITTAL

KEYMAP



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PROJECT NUMBER 21007

SHEET TITLE

PLANTING PLAN - EAST ROOF DECK

4.1 L-421

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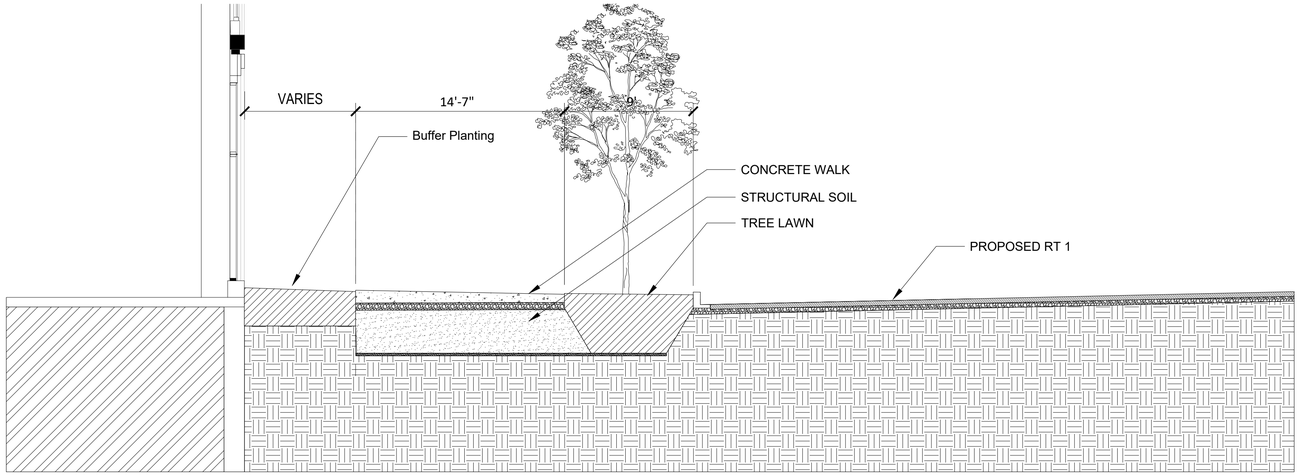
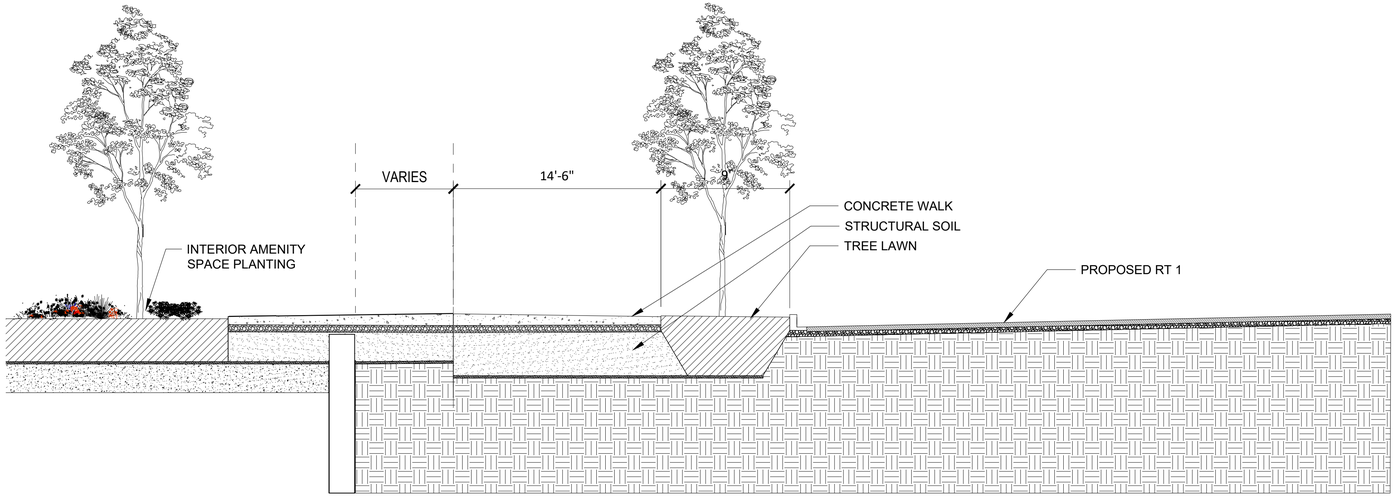


1 FUTURE RT 1 ELEVATION

SCALE: 1" = 5'-0"

0 5 10 FT

SCALE: 1"=5'-0"

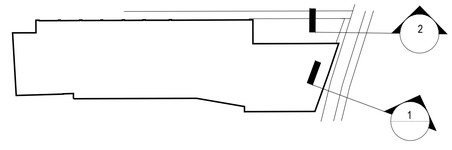


2 FUTURE RT 1 ELEVATION

SCALE: 1" = 5'-0"

0 5 10 FT

SCALE: 1"=5'-0"



GENERAL NOTES:

ISSUES

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VERTICAL TRANSPORTATION

PROJECT NUMBER 21007

SHEET TITLE

ELEVATIONS

4.1 L-700

9/15/2022 4:36:22 PM

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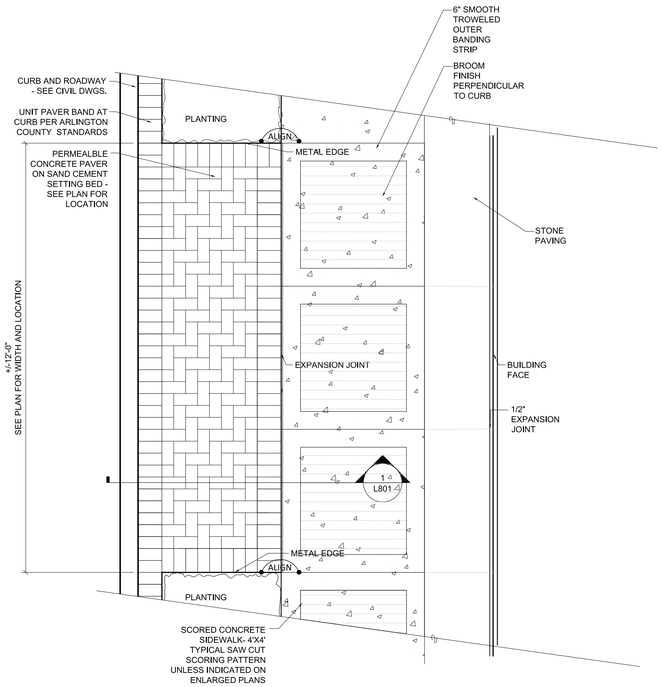


1 SIDEWALK STREETSCAPE TYPICAL PAVING

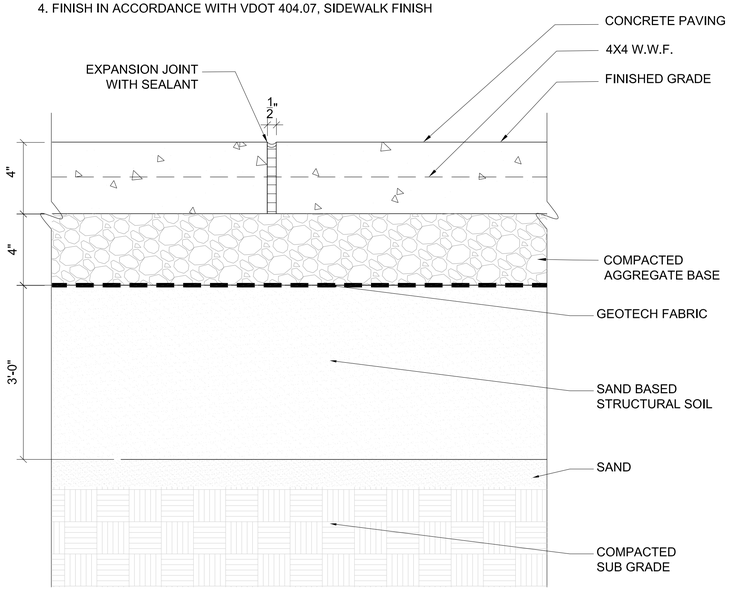
SCALE: 1/2" = 1'-0"

NOTE:
1.PROVIDE EXPANSION JOINTS EVERY 20' O.C. (UNLESS OTHERWISE SHOWN) AND AROUND HARD OBJECTS SUCH AS HYDRANTS, MANHOLE COVERS, EXISTING PAVEMENTS, ETC.

2.PROVIDE CONTROL JOINTS EVERY 5' O.C. OR AS SHOWN ON THE PLANS.

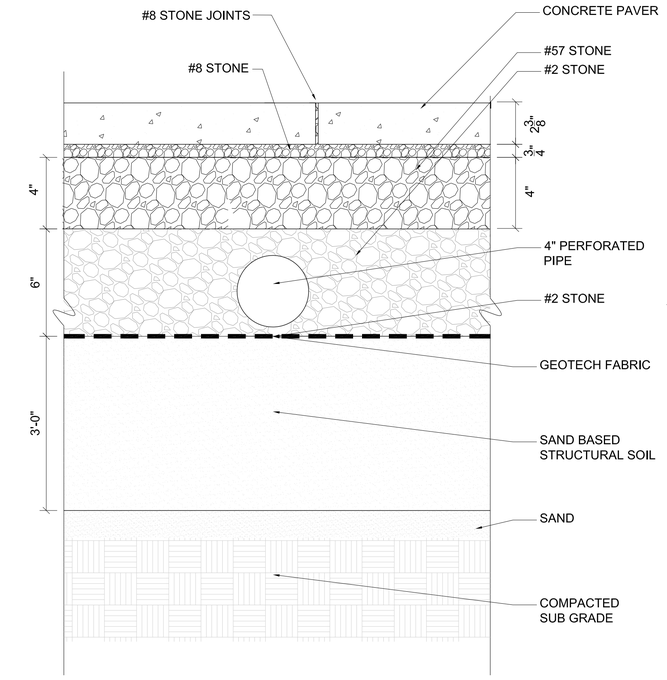
3. EXPANSION JOINTS SHALL BE SEALED WITH SEALANT. COLOR TO MATCH COLOR OF CONCRETE.

4. FINISH IN ACCORDANCE WITH VDOT 404.07, SIDEWALK FINISH



2 CONCRETE PAVING

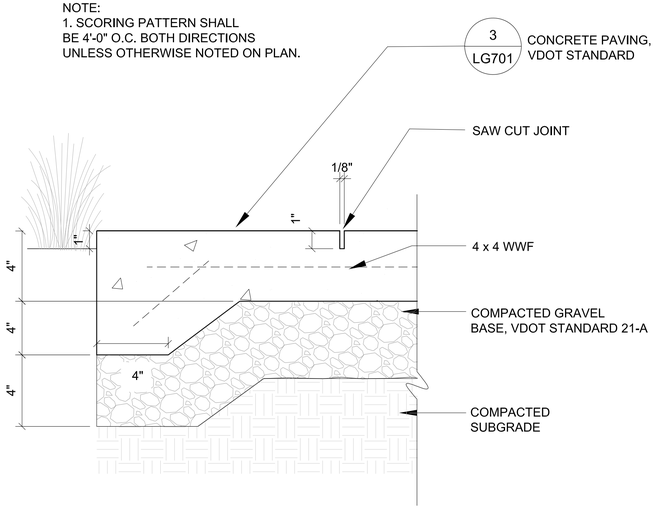
SCALE: 3" = 1'-0"



3 PERMEABLE CONCRETE PAVER- CURB ZONE

SCALE: 3" = 1'-0"

NOTE:
1. SCORING PATTERN SHALL BE 4'-0" O.C. BOTH DIRECTIONS UNLESS OTHERWISE NOTED ON PLAN.

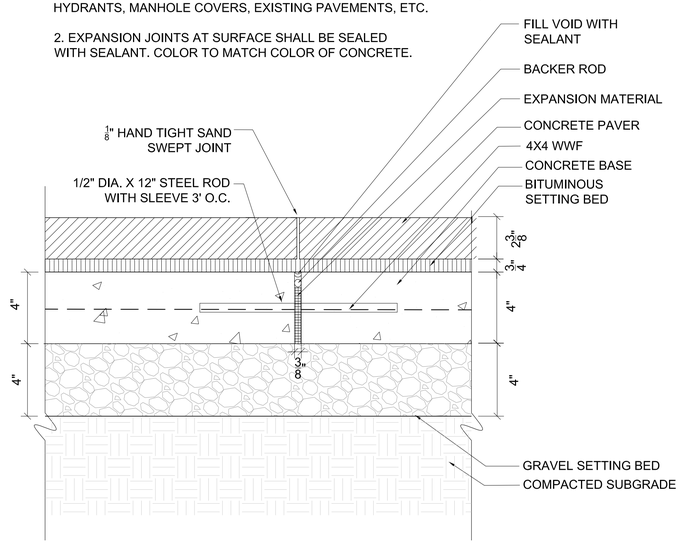


4 CONCRETE SIDEWALK - PLANTING TURN DOWN

SCALE: 3" = 1'-0"

NOTE:
1.PROVIDE EXPANSION JOINTS EVERY 20' O.C. ON SUBBASE (UNLESS OTHERWISE SHOWN) AND AROUND HARD OBJECTS SUCH AS CURBS, HYDRANTS, MANHOLE COVERS, EXISTING PAVEMENTS, ETC.

2. EXPANSION JOINTS AT SURFACE SHALL BE SEALED WITH SEALANT. COLOR TO MATCH COLOR OF CONCRETE.



5 ENTRANCE PAVER- OVER CONCRETE BASE - PEDESTRIAN

SCALE: 3" = 1'-0"

GENERAL NOTES:

ISSUES

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VERTICAL TRANSPORTATION

PROJECT NUMBER 21007

SHEET TITLE

HARDSCAPE DETAILS

4.1 L-800

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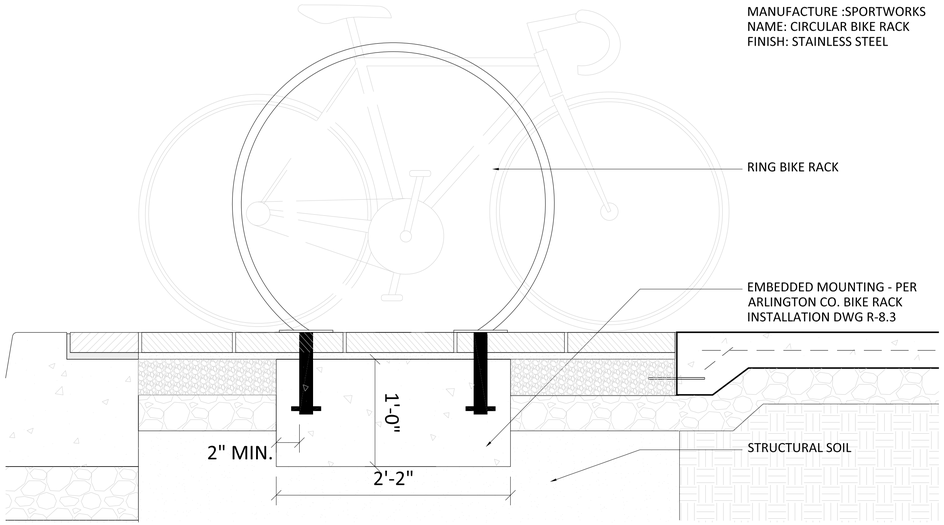
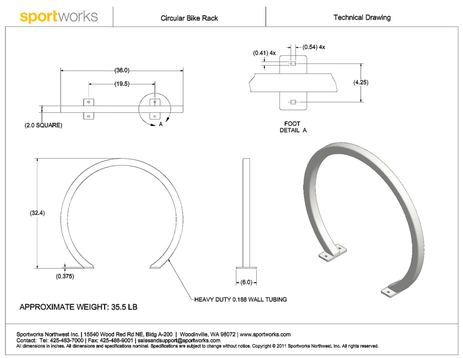
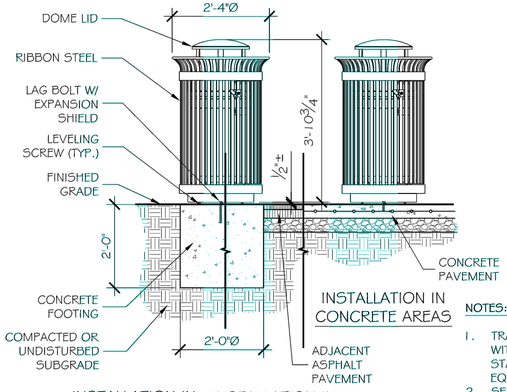
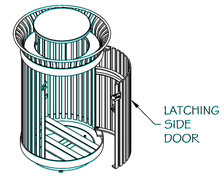


MANUFACTURE :SPORTWORKS
NAME: CIRCULAR BIKE RACK
FINISH: STAINLESS STEEL

NOTE: BIKE RACK TO BE EMBEDDED PER DETAIL 4/L901.
SPORTWORKS CUT SHEET FOR PRODUCT INFO ONLY.







NOTES:

1. TRASH RECEPTACLE SHALL BE MODEL SD-42 WITH DOME LID AND SIDE DOOR BY VICTOR STANLEY, INC. (800) 368-2573 OR APPROVED EQUAL.
2. SEE PLANS FOR EXACT INSTALLATION CONDITIONS.
3. ANCHOR TO GROUND PER MANUFACTURER'S RECOMMENDATIONS.
4. SEE APPROPRIATE DETAILS FOR CONCRETE PAVING AND/OR ASPHALT PAVING.
5. COLOR SHALL BE BLACK.

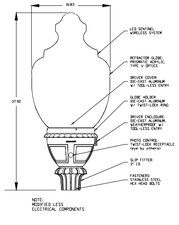
1 BIKE-RACK-ARLINGTON STANDARD

SCALE: 1 1/2"=1'-0"

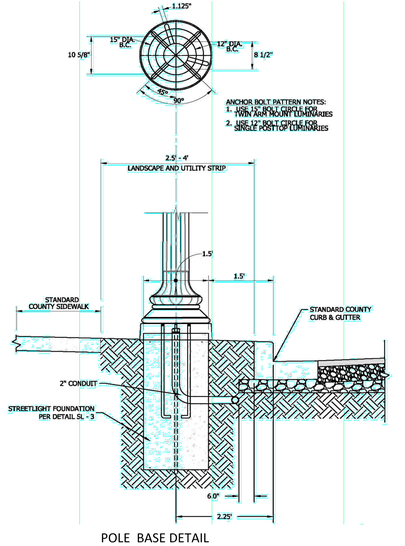
2 TRASH RECEPTACLE

NTS

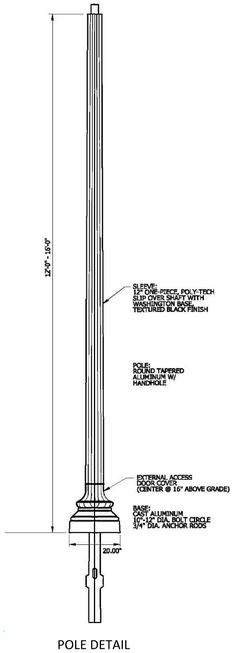
NOTE: FIXTURE SHALL BE ARLINGTON COUNTY STANDARD CARLYLE POLE AND FIXTURE UNLESS OTHERWISE DIRECTED. ALL METAL COMPONENTS SHALL BE POWDERCOATED IN BROWN PER STANDARD COLOR.



LUMINAIRE



POLE BASE DETAIL



POLE DETAIL

3 NOT USED

NTS

4 STREET LIGHT

SCALE: 3/4"=1'-0"

GENERAL NOTES:

ISSUES

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VERTICAL TRANSPORTATION

PROJECT NUMBER 21007

SHEET TITLE

FURNISHING DETAILS

4.1 L-850

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