

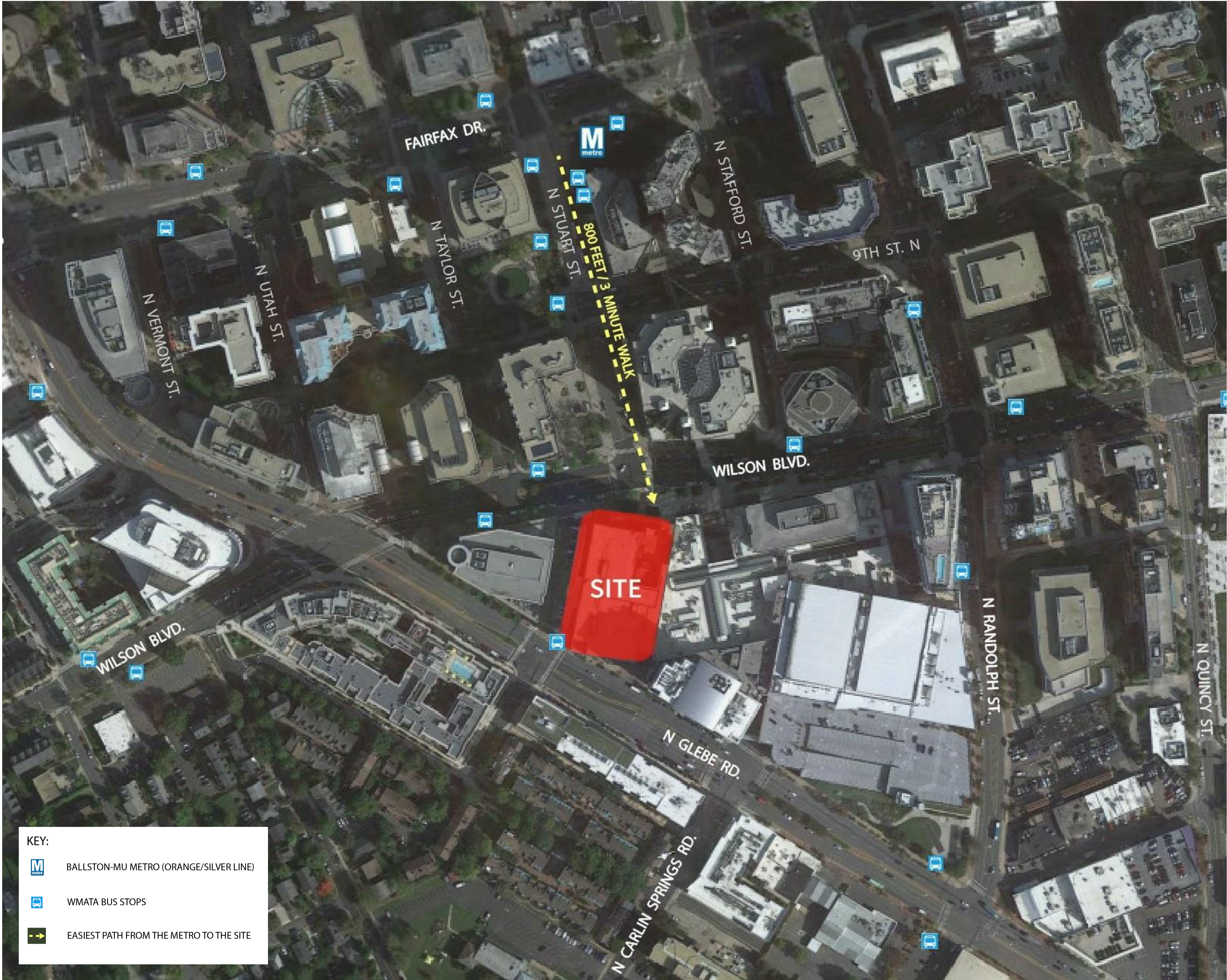
BALLSTON MACY'S

4.1 SUBMISSION

ARLINGTON, VA 22203

June 29, 2021 PRELIMINARY SUBMISSION
September 16, 2021 RESUBMISSION
September 26, 2022 2nd RESUBMISSION





CONTEXT AERIAL
SCALE: NTS

Sheet	Name
SITE OVERVIEW	
A0.00	COVER
A0.01	SHEET INDEX & CONTEXTUAL MAP
A0.02	TABULATIONS
A0.03	SITE PHOTOGRAPHS
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A1.03	3D VIEW FROM NORTHEAST
A1.04	3D VIEW FROM NORTHWEST
A1.05	3D VIEW FROM SOUTHWEST
A1.06	3D VIEW FROM SOUTHEAST
A1.07	CONTEXT SITE ELEVATIONS
A1.08	STREET-LEVEL CONTEXT VIEWS
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A4.02	BUILDING SECTION
A5.01	NORTH & SOUTH ELEVATIONS
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GFA Tabulations & Unit Mix																		
FLOOR	USE	ELEVATION (ASE)	FLOOR TO FLOOR HEIGHT (ft)	PHASE 1				PHASE 2				RETAIL GFA	MECH/ SHAFTS/ OTHER	(non FAR)	Dwelling Unit Totals	TOTAL GFA ^{NOTE 4}	EXCLUSIONS	TOTAL NET GFA
				RESIDENTIAL	CORE ^{NOTE 2}	AMENITY	SERVICE ^{NOTE 3}	RESIDENTIAL	CORE ^{NOTE 2}	SERVICE ^{NOTE 3}	AMENITY			PARKING / LOADING				
Upper Roof	Mechanical	EI +466.00'	N/A	0	0	0	0	0	0	0	0	0		0	0	0	0	0
Main PH Roof	Mechanical & Amenity	EI +446.00'	20'-0"	0	548	2,539	690	0	494	881	1,995	0		0	0	7,147	0	7,147
16th	Residential	EI +433.50'	12'-6"	22,121	700	0	275	13,155	494	85	0	0	169	0	39	36,999	169	36,830
15th	Residential	EI +422.83'	10'-8"	22,121	700	0	275	13,155	494	85	0	0	169	0	39	36,999	169	36,830
14th	Residential	EI +412.17'	10'-8"	22,121	700	0	275	13,155	494	85	0	0	169	0	39	36,999	169	36,830
13th	Residential	EI +402.50'	9'-8"	22,121	700	0	275	13,155	494	85	0	0	169	0	39	36,999	169	36,830
12th	Residential	EI +392.83'	9'-8"	22,121	700	0	275	13,155	494	85	0	0	169	0	39	36,999	169	36,830
11th	Residential	EI +383.17'	9'-8"	22,121	700	0	275	13,155	494	85	0	0	169	0	40	36,999	169	36,830
10th	Residential	EI +373.50'	9'-8"	22,121	700	0	275	13,155	494	85	0	0	169	0	40	36,999	169	36,830
9th	Residential	EI +363.83'	9'-8"	22,121	700	0	275	13,155	494	85	0	0	169	0	40	36,999	169	36,830
8th	Residential	EI +354.17'	9'-8"	22,121	700	0	275	13,155	494	85	0	0	169	0	40	36,999	169	36,830
7th	Residential	EI +344.50'	9'-8"	22,121	700	0	275	13,155	494	85	0	0	169	0	40	36,999	169	36,830
6th	Residential	EI +334.83'	9'-8"	22,121	700	0	275	13,155	494	85	0	0	169	0	40	36,999	169	36,830
5th	Residential	EI +325.17'	9'-8"	22,121	700	0	275	13,155	494	85	0	0	169	0	40	36,999	169	36,830
4th	Residential	EI +315.50'	9'-8"	22,121	700	0	275	13,155	494	85	0	0	169	0	40	36,999	169	36,830
3rd	Residential	EI +304.33'	11'-0"	22,134	878	0	275	10,928	494	75	2,046	0	169	0	38	36,999	169	36,830
2nd	Retail Parking & Residential Amenity	EI +290.67'	13'-8"	0		2,337	0	0	494	2,638	0	0	316	67,057	0	5,785	316	5,469
Mezzanine	Retail & Residential Amenity	EI +278.67'	12'-0"	0	973	4,107	0	0	1,102	0	1,909	2,500		0	0	10,591	0	10,591
1st ^{NOTE 1} (Phase 1)	Retail, Residential & Loading	EI +268.00	10'-8"	0	556	2,481	201	0	649	759	2,613	40,576	627	16,587	0	48,462	627	47,835
G1 (Phase 1)	Residential Parking	EI +256.61'	13'-5"	0	0	0	815	0	0	3,289	0	0	0	56,048	0	4,104	4,104	0
G2 (Phase 1)	Residential Parking	EI +245.64'	9'-0"	0	0	0	2,414	0	0	3,675	0	0	0	58,357	0	6,089	6,089	0
Total				309,707	12,055	11,464	7,970	181,943	9,655	12,422	8,563	43,076	3,309	198,049	553	600,164	13,502	586,662

NOTE 1: First floor FFE elevation varies. Refer to drawing A2.03
NOTE 2: Stairs and elevator shafts not includes mechanical shafts.
NOTE 3: Fire Command Room + Utility Room + Trash Room + Retail Bike/Locker/Shower Room
NOTE 4: Escalator Footprint Included on Ground Floor Level Only

Density Calculations	
Base Commercial/Retail Density	348,514 SF
Proposed Residential GFA	305,438 SF
Proposed Commercial/Retail GFA	43,076 SF
Site Area For Density Purposes ((Base Commercial Retail Density – Proposed Commercial/Retail GFA) / SP #193 density of 2.87 FAR)	106,424.39 SF (2.44 AC)
Base Residential Density	280 Units
LEED Gold Bonus Calculation (0.35 FAR)	
LEED Gold Bonus Density (SF)	37,248.54 SF
LEED Gold Bonus Units (using gross avg. unit size of 982 SF)	37 Units
TDRs from Haven Site	236 units
Total Proposed Units	553 Units
Base Residential Units	280 Units
LEED Gold Bonus Units	37 Units
TDR Units	236 Units

UNIT MIX:

PHASE I							PHASE II							PHASE I + II
Floor	Studio	1BR JR	1BR/1BA	2BR/2BA	3BR/2BA	Total	Studio	1BR JR	1BR/1BA	2BR/2BA	2BR/2.5BA	3BR/2BA	Total	Total
PH	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16th	2	5	7	9	1	24	2	2	5	4	1	1	15	39
15th	2	5	7	9	1	24	2	2	5	4	1	1	15	39
14th	2	5	7	9	1	24	2	2	5	4	1	1	15	39
13th	2	5	7	9	1	24	2	2	5	4	1	1	15	39
12th	2	5	7	9	1	24	2	2	5	4	1	1	15	39
11th	4	5	7	8	1	25	2	2	5	4	1	1	15	40
10th	4	5	7	8	1	25	2	2	5	4	1	1	15	40
9th	4	5	7	8	1	25	2	2	5	4	1	1	15	40
8th	4	5	7	8	1	25	2	2	5	4	1	1	15	40
7th	4	5	7	8	1	25	2	2	5	4	1	1	15	40
6th	4	5	7	8	1	25	2	2	5	4	1	1	15	40
5th	4	5	7	8	1	25	2	2	5	4	1	1	15	40
4th	4	5	7	8	1	25	2	2	5	4	1	1	15	40
3rd	4	6	6	8	1	25	3	2	4	3	0	1	13	38
Total	46	71	97	117	14	345	29	28	69	55	13	14	208	553
% per type	13%	21%	28%	34%	4%	100%	14%	13%	33%	26%	6%	7%	100%	
Avg. Sq. Footage	528 sq.ft.	649 sq.ft.	748 sq.ft.	1026 sq.ft.	1254 sq.ft.		413 sq.ft.	676 sq.ft.	722 sq.ft.	791 sq.ft.	1422 sq. ft.	1394 sq.ft.		

BICYCLE PARKING

	CLASS I PARKING				*CLASS III PARKING				
Level	Required Residential (1/2.5 units)	Proposed Residential Bike Parking	Required Retail Employee (1/25,000sf)	Proposed Employee Bike Parking	Required Residential Visitor (1/50 units)	Proposed Residential Visitor	Required Retail Visitor (2/10,000sf)	Proposed Retail Visitor	Total
G2		84		0		-		0	84
G1		138		0		-		0	138
1st Floor		0		2		12		9	23
Total	222	222	2	2	12	12	9	9	245

* Refer to landscape drawings for location of bike racks.

Loading Dock Requirements

	Res.* (1/200 units)	Retail** (1/3,000sf, 1/>15,000sf)
Building		
Required	2.8	2.0
PROVIDED	3.0	2.0

** 1 Loading for each 200 multifamily units

** 1 Loading for the first 3,000 SF + 1

VEHICULAR PARKING TABULATIONS

Residential Requires 1.125/first 200 DU + 1 for DU over 201

Level	Standard (8.5 x 18)	HC (8.5x18)	Compact (8 x 15)	Compact Parallel (8 x 22)	Total
G2	117	0	6	1	124
G1	101	9	3	1	114
Subtotal	218	9	9	2	238
Ratio			4.6%		

1. Minimum parking required is 580.

Retail Required parking ratio 1/250sf (1st floor)

Level	Standard (9x18)	HC (9x18 w/ 9' access aisle)	Compact (8x15)	Compact Parallel (8 x 22)	Total
2ND FLOOR	93	6	40	2	141
Ratio			29.8%		

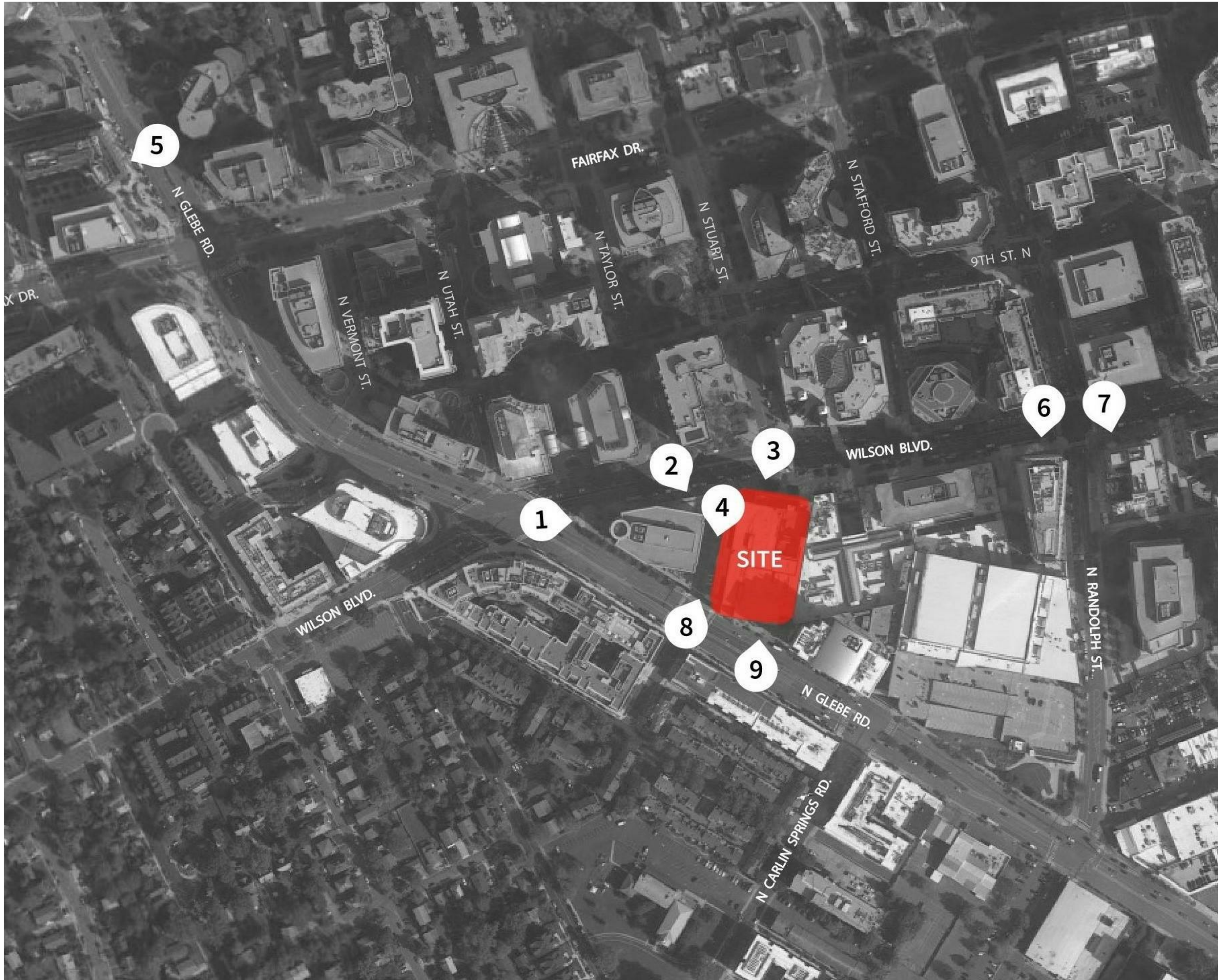
1. First 5,000 sf of retail exempt due to proximity to metro (ACZO Section 14.3.6).

2. 41,075 SF - 5,000 =36,075 SF

3. Minimum parking required is 145.

Ballston Point Office Parking Allocated to Residential Parking

	Standard (8x18, 8.5x18)				Total
G1	11	0	0	0	11
Subtotal	11	0	0	0	11



Context Site Aerial for Site Photo Reference



Site Photo 1: The West Side of the Office Building from the Corner of N. Glebe Rd. and Wilson Blvd..Main Pedestrian Access to the Front Entrance.



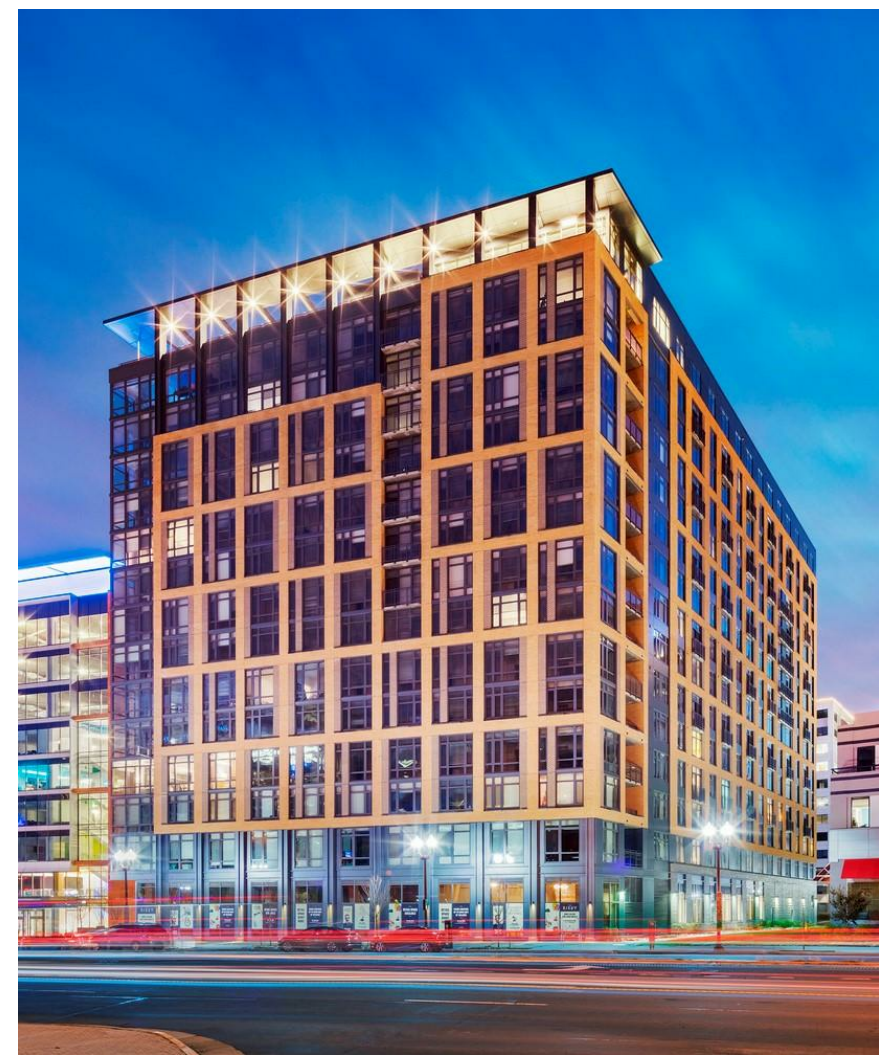
Site Photo 2: Macy's and the Office Building Looking South-East from Wilson Blvd.



Site Photo 3: Macy's and the Office Building Looking South-West from the Intersection of N. Stuart St. and Wilson Blvd.



Site Photo 4: The Alley Between the Macy's and Office Building Looking South-West



Site Photo 5: The Rixey (Precedent)



Site Photo 6: The Origin (Precedent)



Site Photo 7: The View at Liberty Center (Precedent)



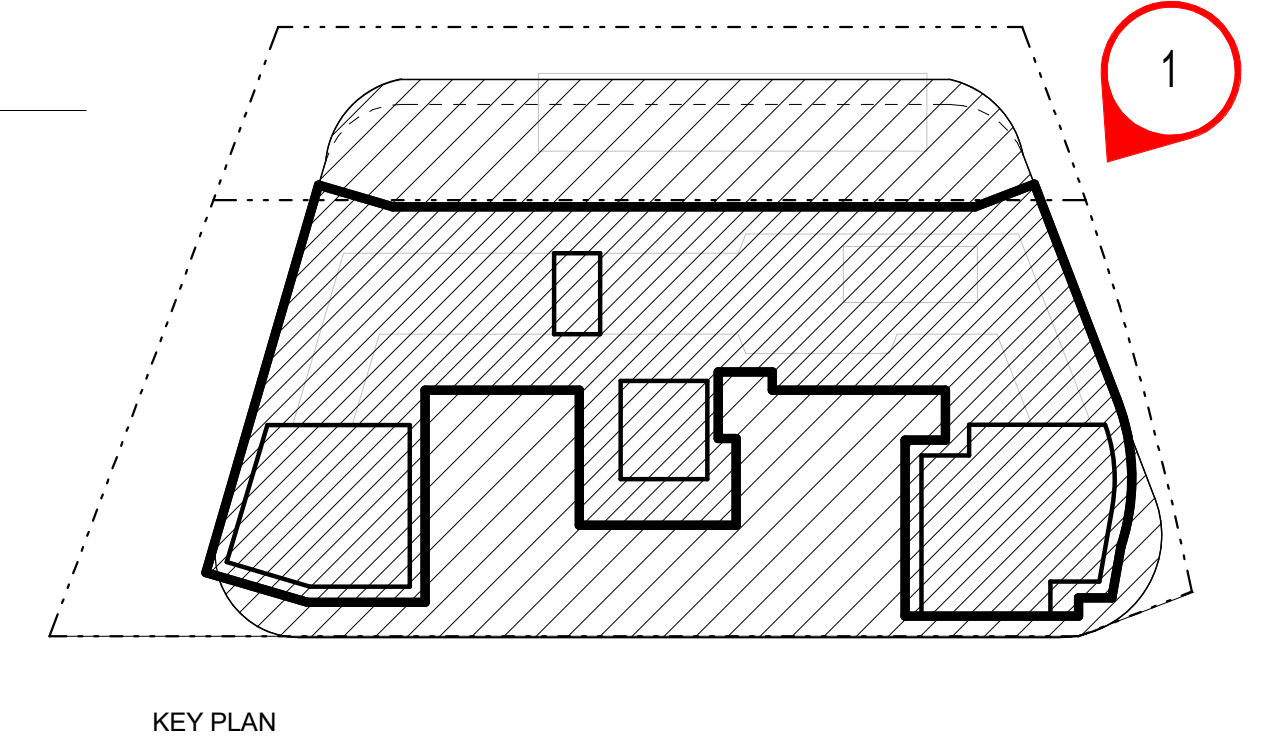
Site Photo 8: Macy's and The Office Building Looking North-East from N. Glebe Rd.



Site Photo 9: Macy's Entrance from N. Glebe Rd. Looking North-West

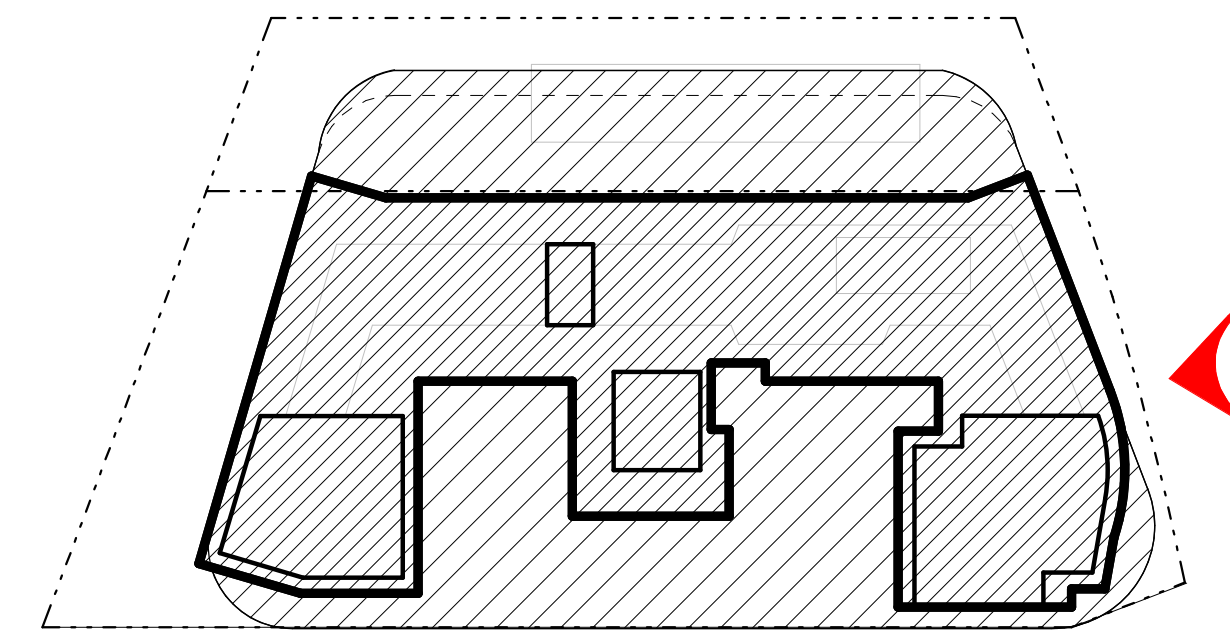


1 Bird's Eye View Looking Southeast





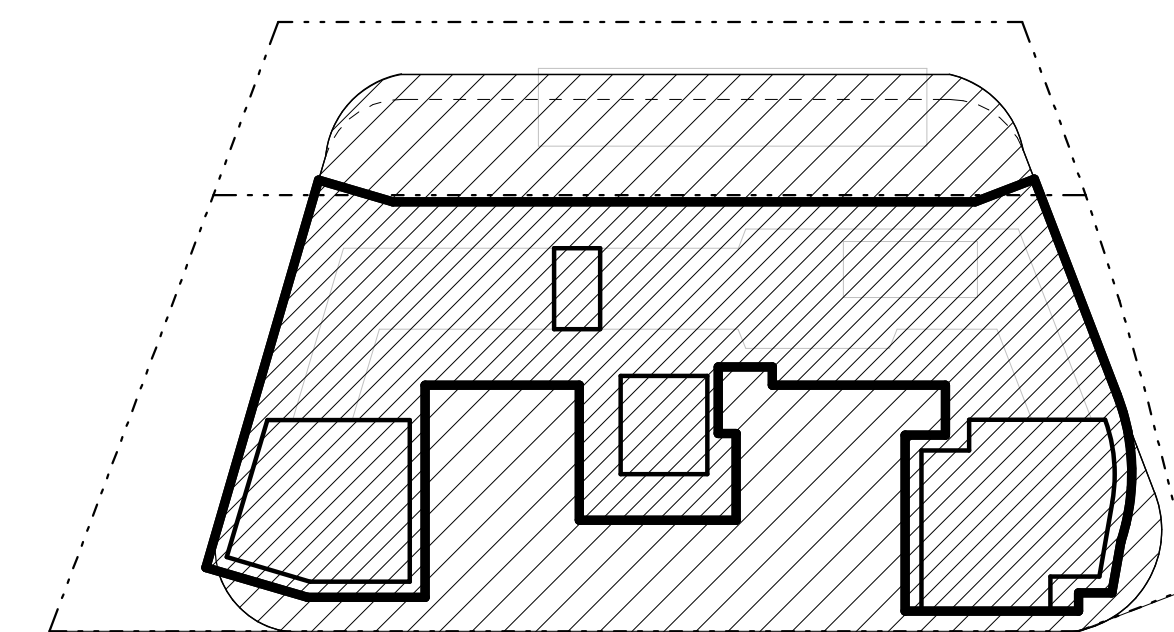
1 View Along Wilson Boulevard



KEY PLAN



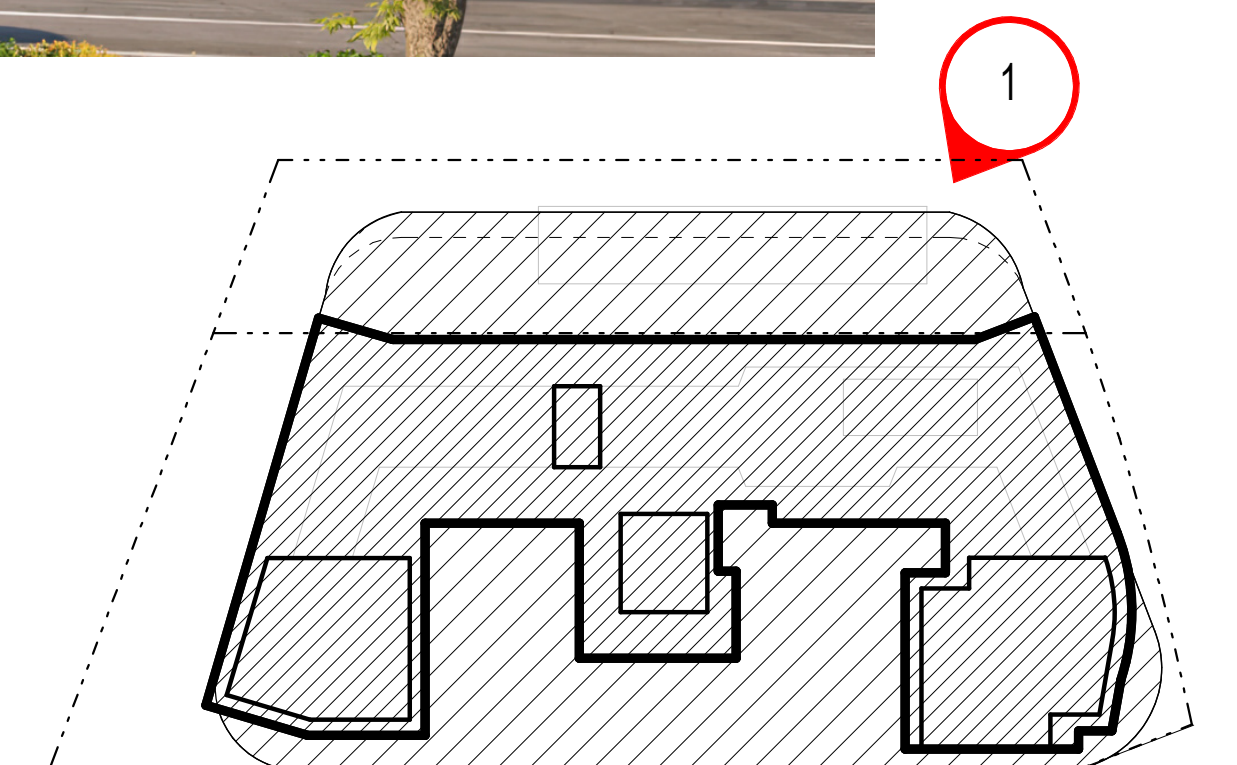
1 View Looking Southwest Along Wilson Boulevard



KEY PLAN



1 View Looking From Northwest Towards The Mall Along Wilson Blvd.

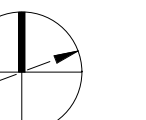


KEY PLAN

Ballston Macy's

Arlington, VA

09.26.2022 - 2nd Resubmission
09.16.2021 - Resubmission
06.29.2021 - Preliminary Submission



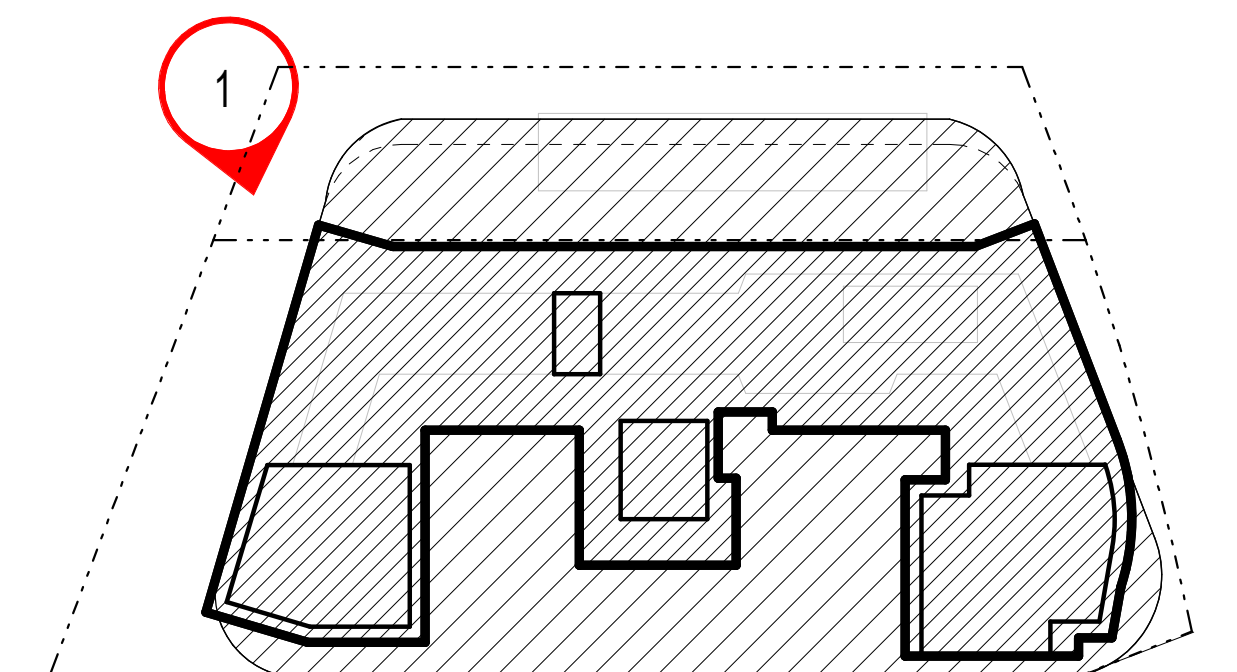
INS15 A1.04

4.1 SUBMISSION

3D VIEW FROM NORTHWEST



1 View Looking From Southwest On N. Glebe Road

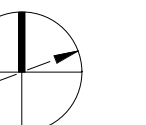


Ballston Macy's

Arlington, VA

KEY PLAN

09.26.2022 - 2nd Resubmission
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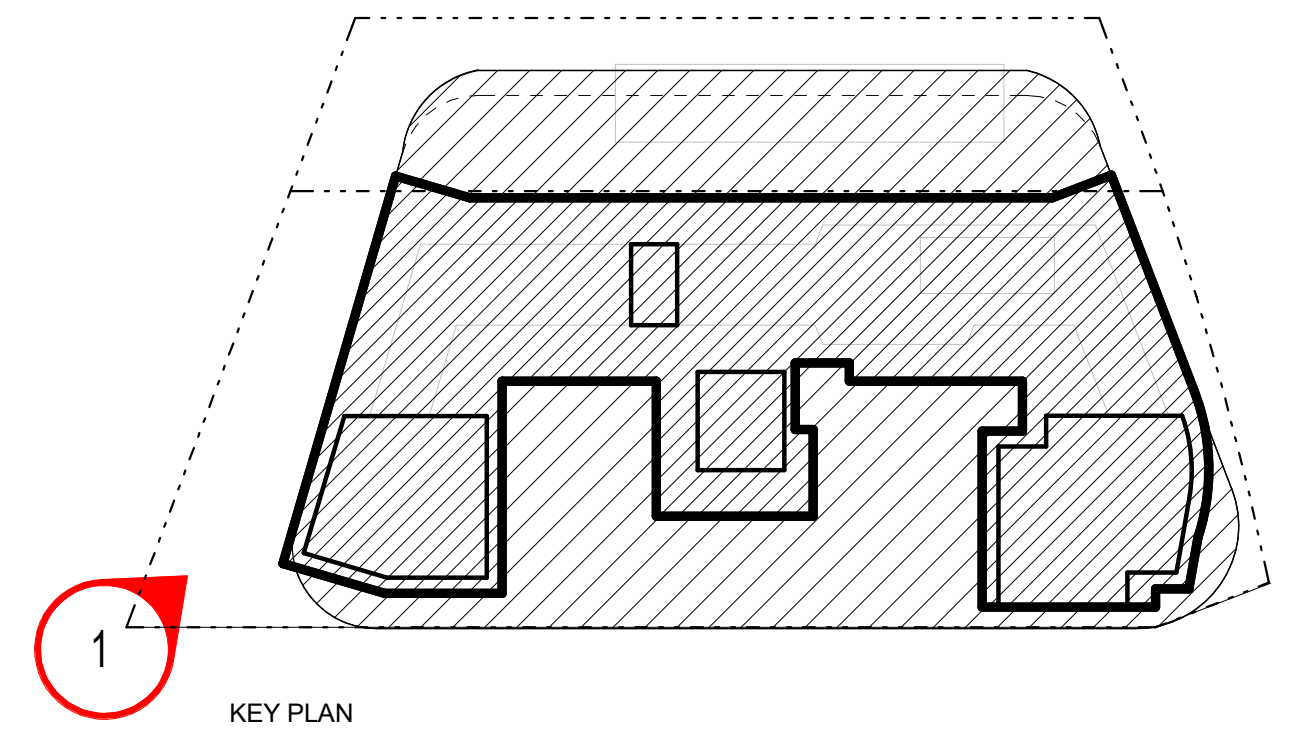


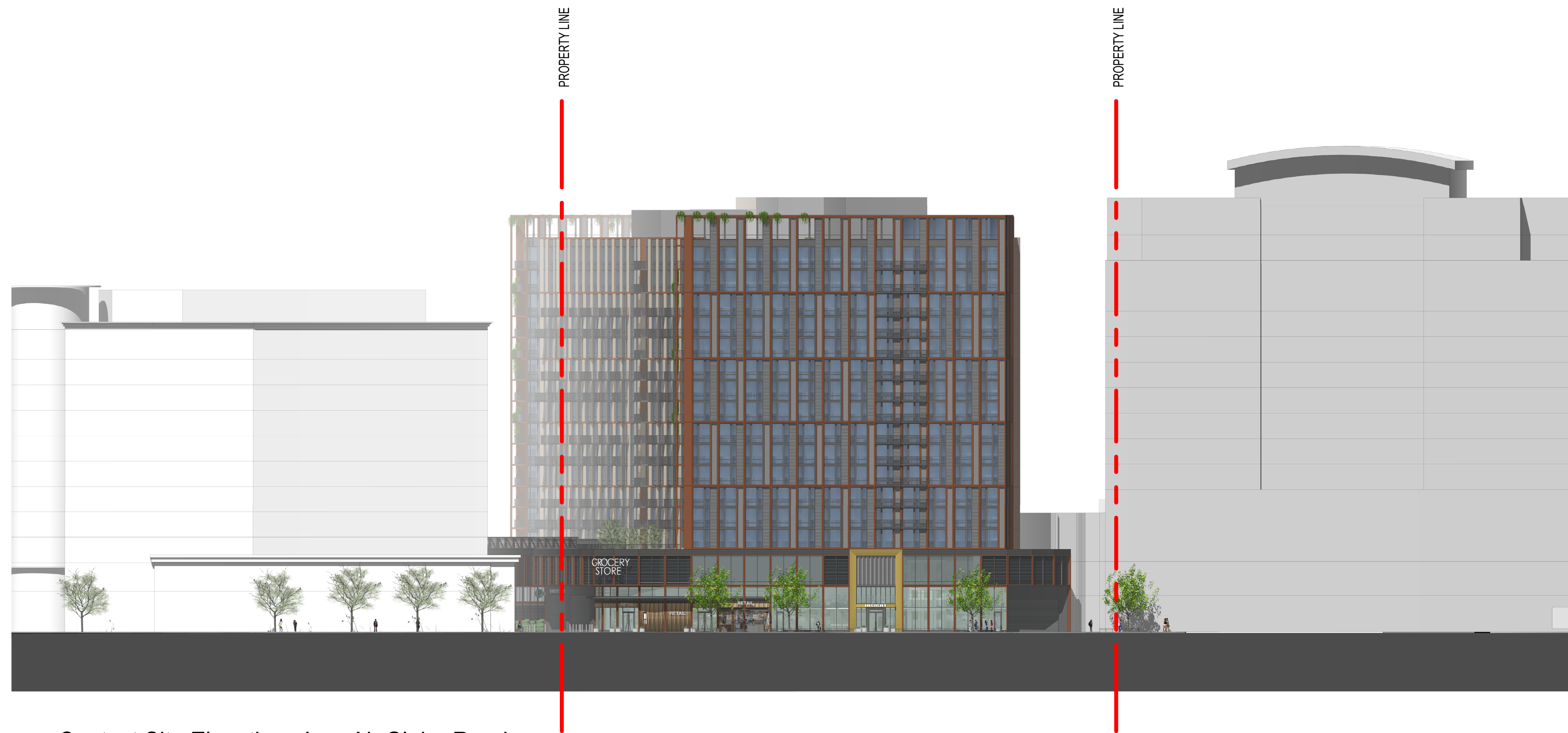
3D VIEW FROM SOUTHWEST

INS15 A1.05

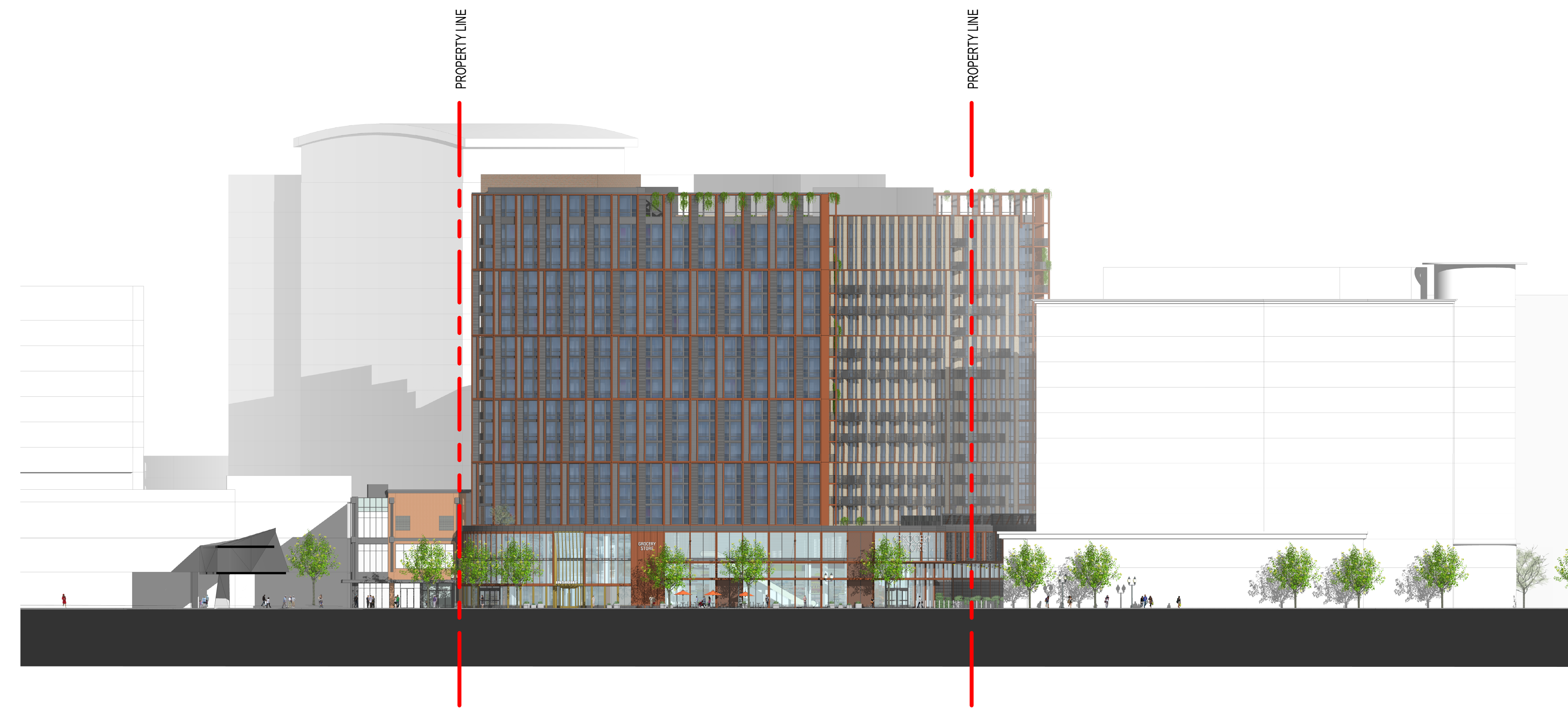
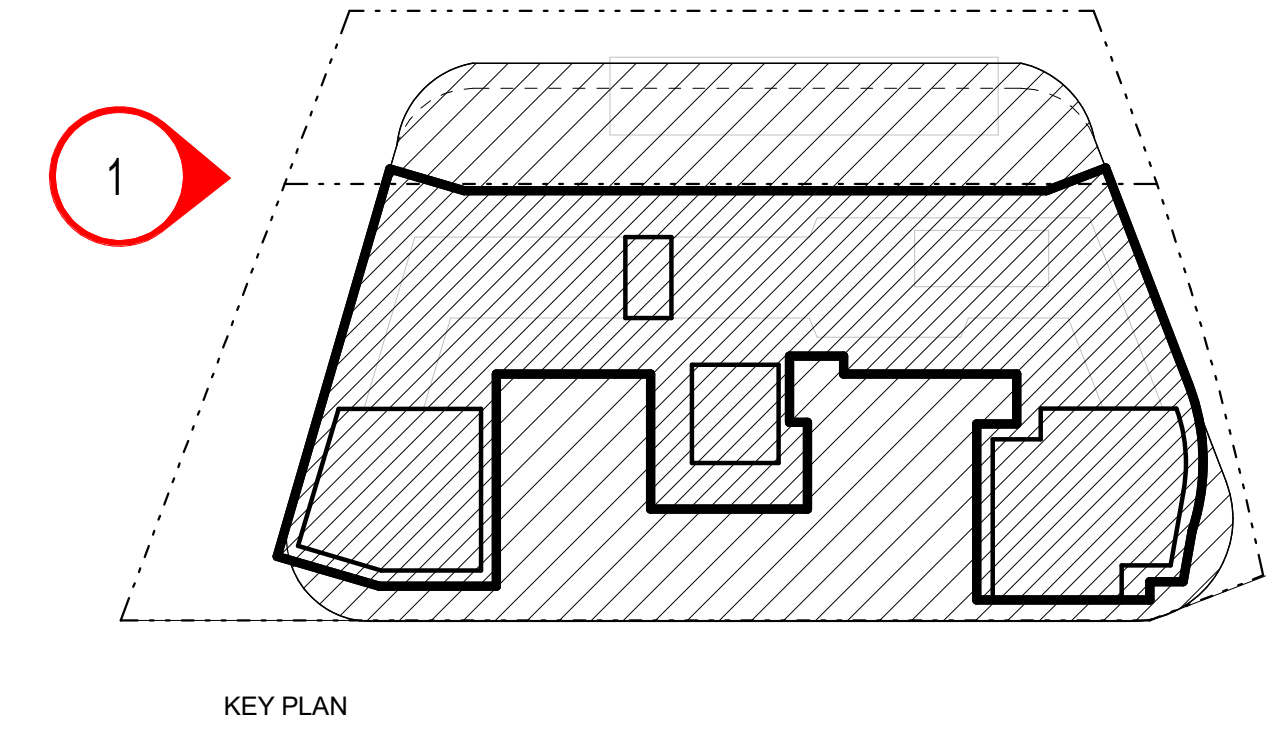


1 View Looking From Southeast on N. Glebe Road
SCALE: 1/8" = 1'-0" A1.06

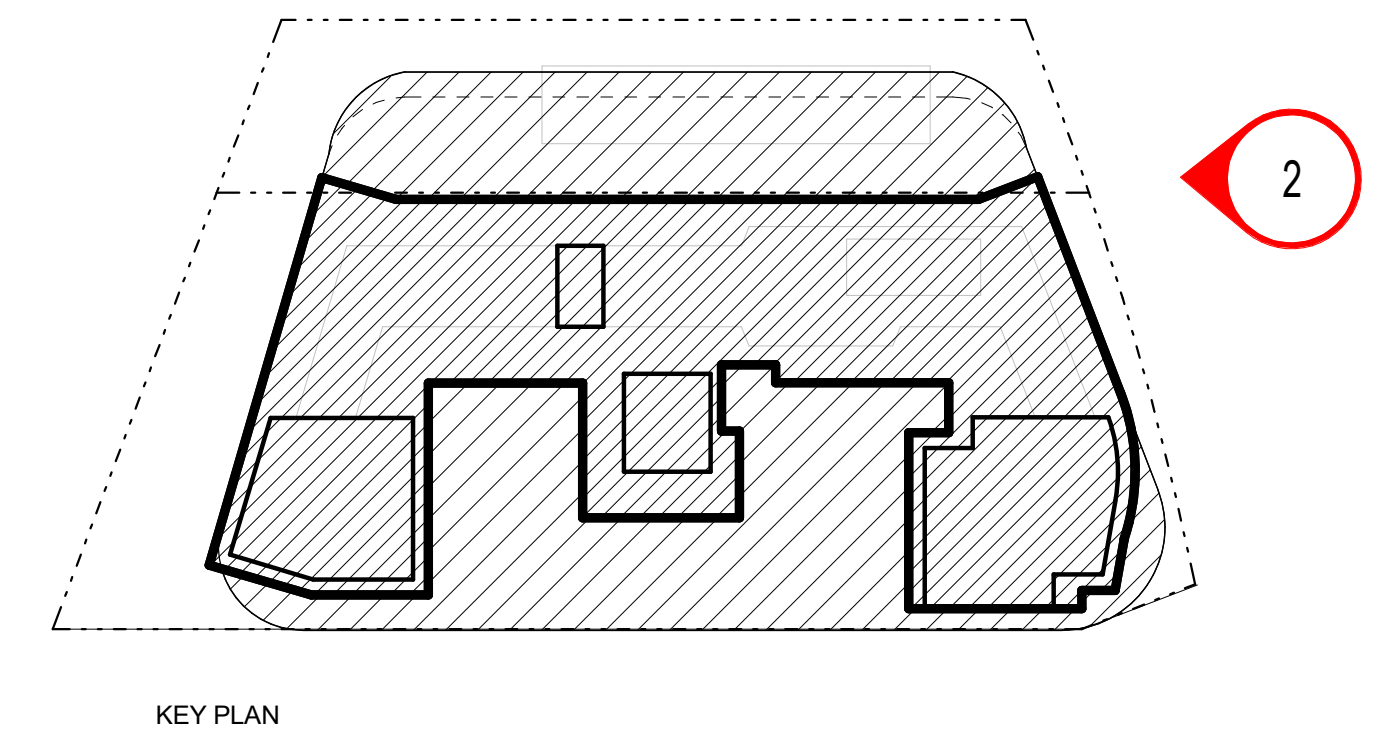




① Context Site Elevation along N. Glebe Road



② Context Site Elevation Along Wilson Blvd.





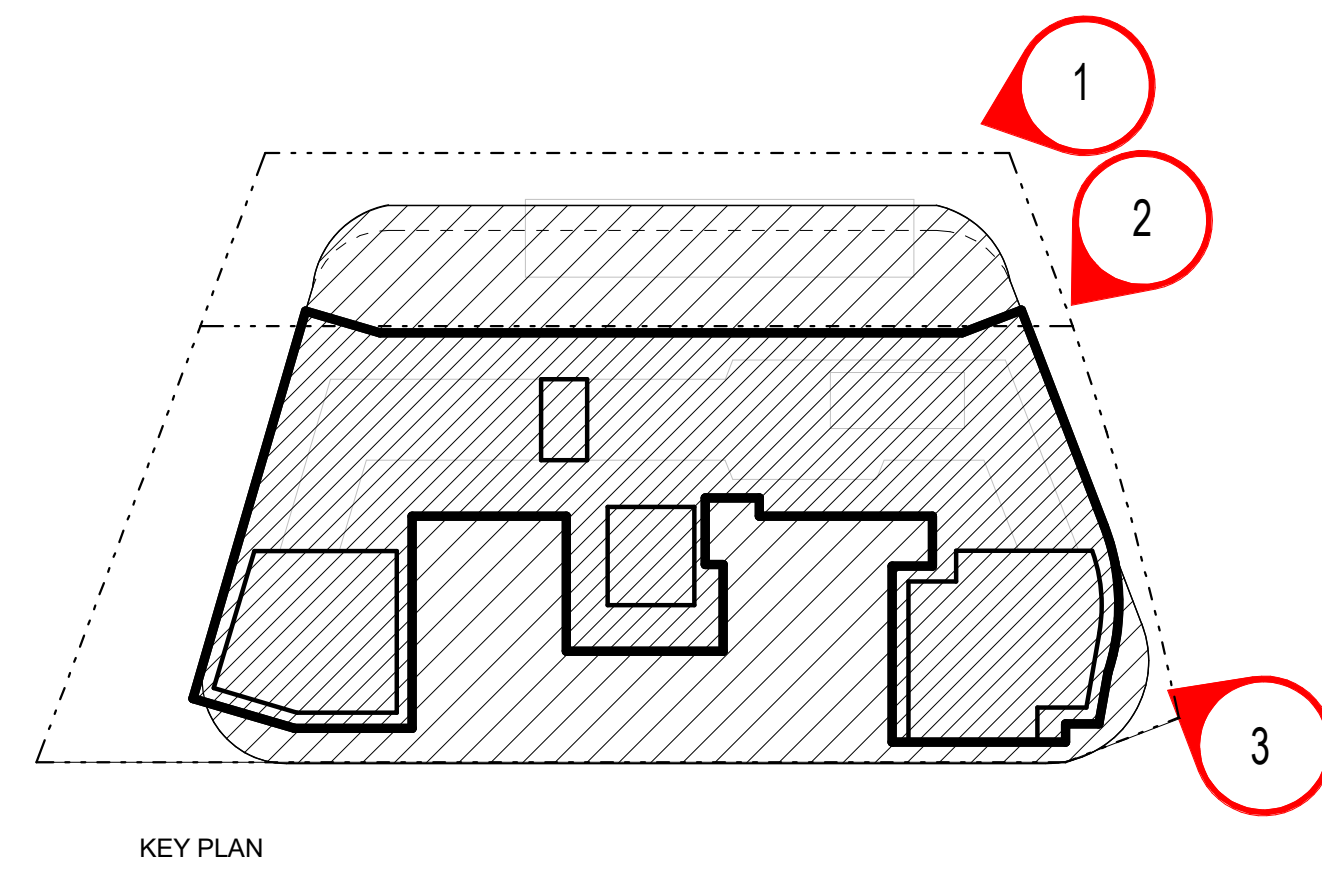
① Street View Looking Down Private Street



② Street View Looking Towards The Mall



③ Street View To Phase 1 Entrance From Wilson Boulevard

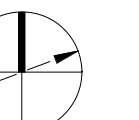


KEY PLAN

Ballston Macy's

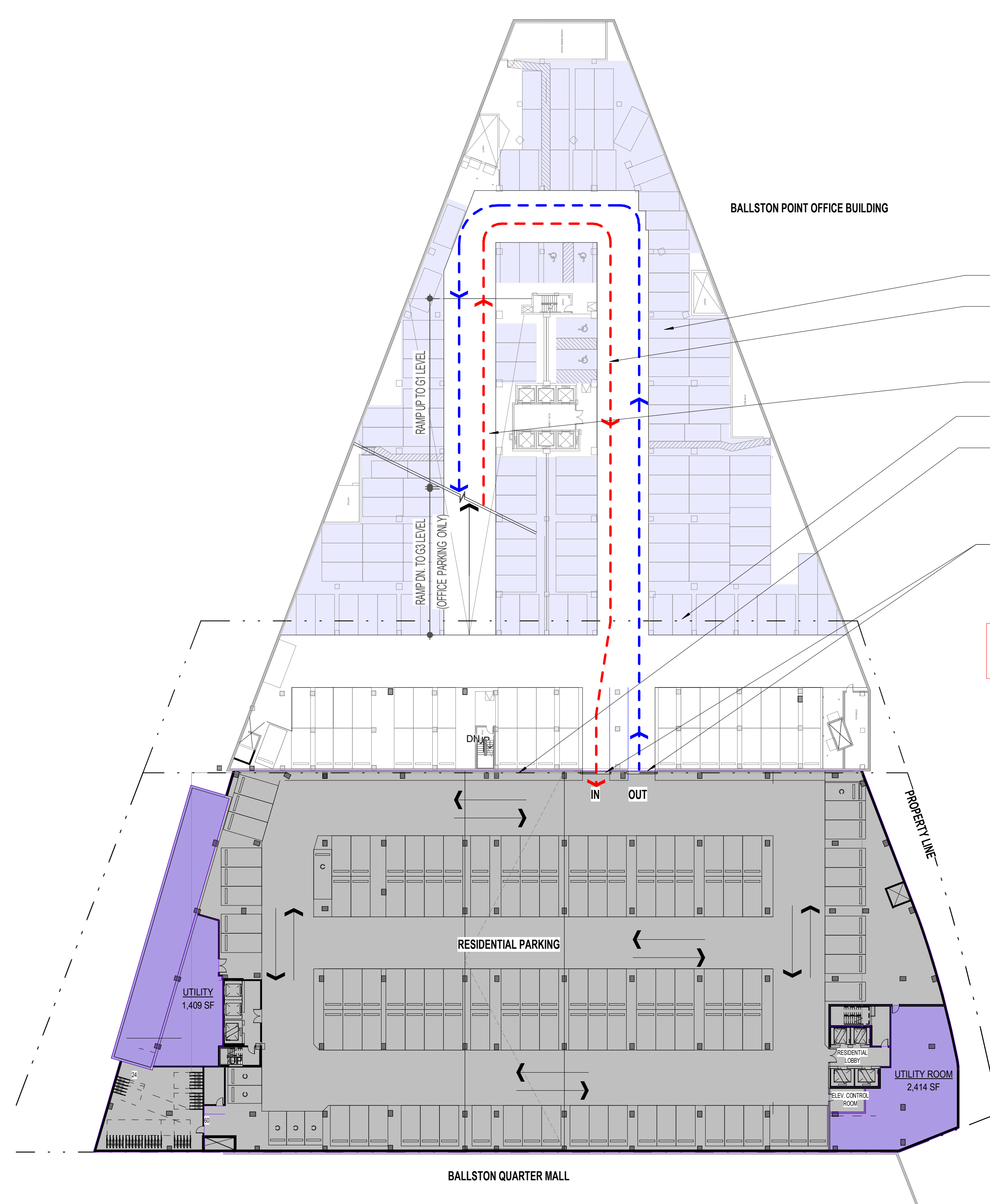
Arlington, VA

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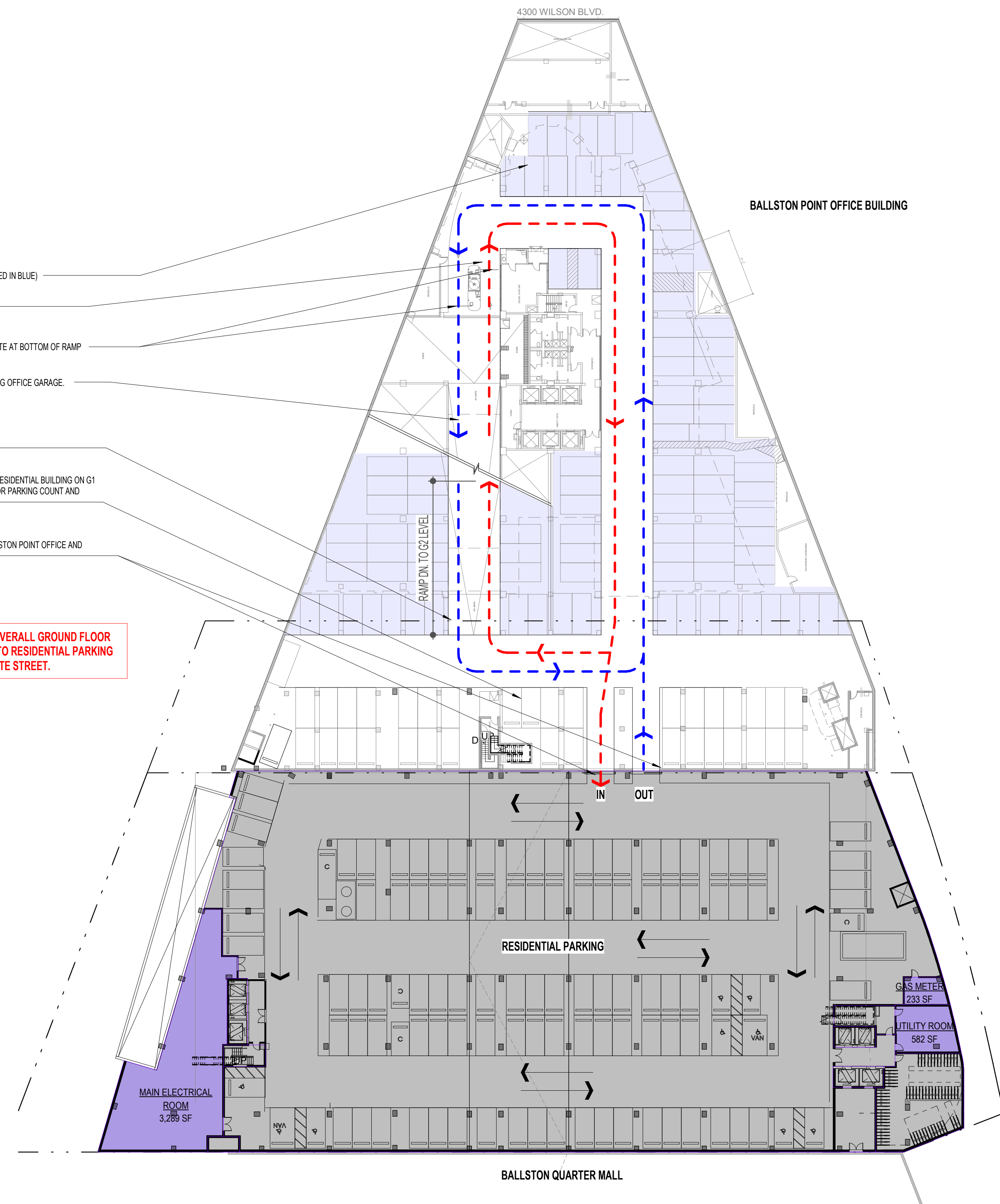
STREET-LEVEL CONTEXT VIEWS

INS15 A1.08



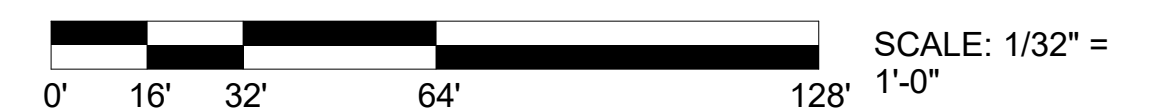
- EXISTING OFFICE BUILDING PARKING (SHADED IN BLUE)
- TRAFFIC CIRCULATION IN GARAGE
- EXISTING SWING-ARM CONTROL ACCESS GATE AT BOTTOM OF RAMP
- BELOW GRADE RAMP ACCESS FROM EXISTING OFFICE GARAGE
- BELOW GRADE PROPERTY LINE
- PROPERTY LINE AT GRADE
- EXISTING OFFICE PARKING ALLOCATED TO RESIDENTIAL BUILDING ON G1 AND G2 LEVELS. REFER TO A3.02 SHEETS FOR PARKING COUNT AND TYPES AND ADDITIONAL NOTES.
- OVERHEAD ROLLING DOORS BETWEEN BALLSTON POINT OFFICE AND RESIDENTIAL GARAGE

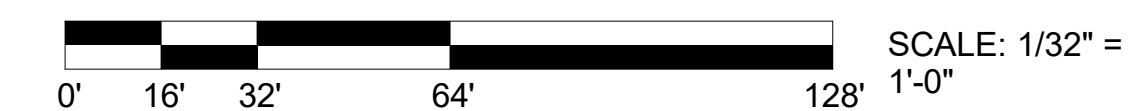
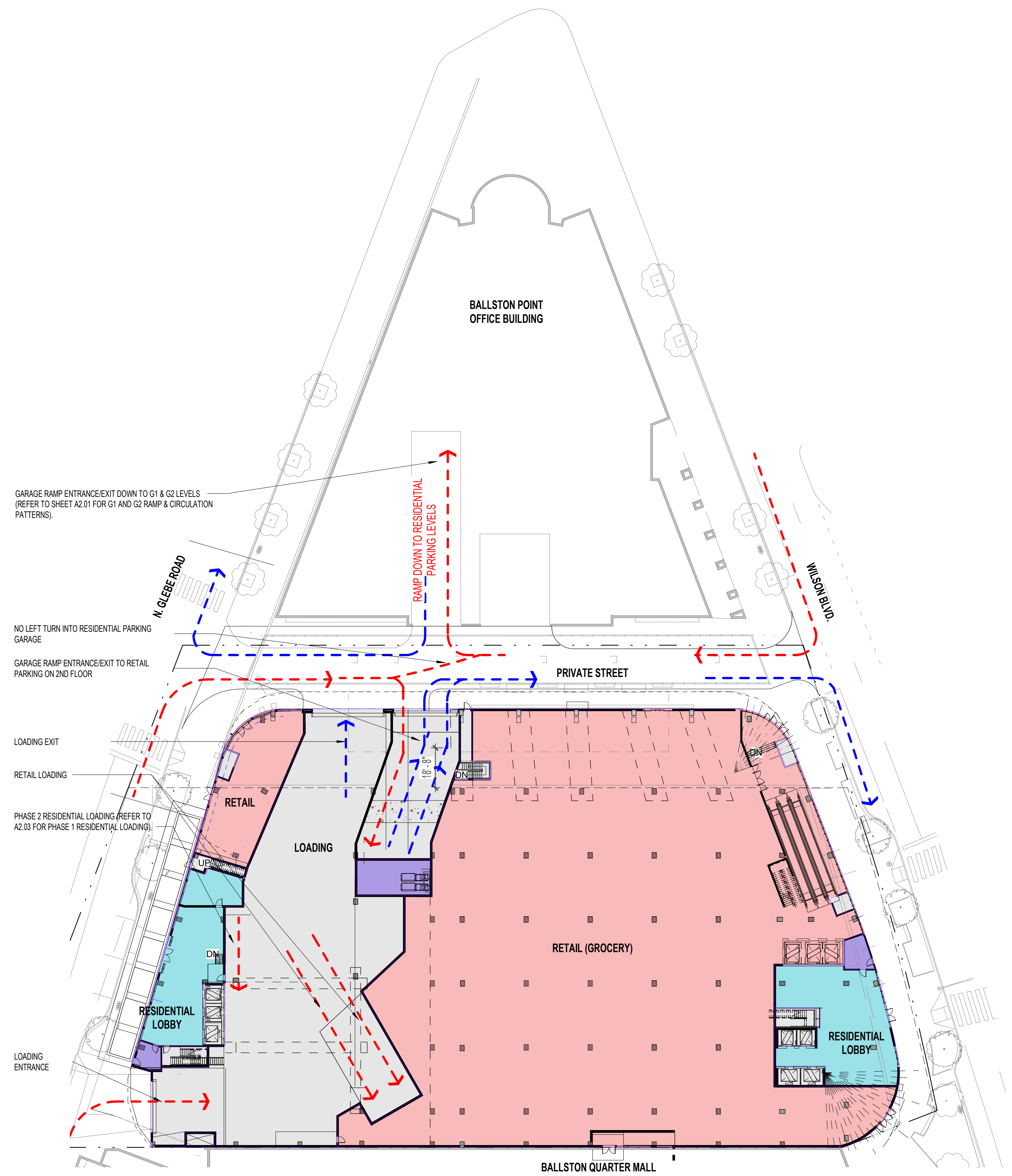
REFER TO DRAWING SHEET A2.02 OVERALL GROUND FLOOR PLAN SITE PLAN FOR ENTRANCE INTO RESIDENTIAL PARKING GARAGE FROM PRIVATE STREET.



1 G2 PARKING PLAN (2nd Level Below Grade, non-FAR)
SCALE: 1/32" = 1'-0" A2.01

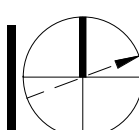
2 OVERALL G1 PARKING PLAN (1st Level Below Grade, non-FAR)
SCALE: 1/32" = 1'-0" A2.01





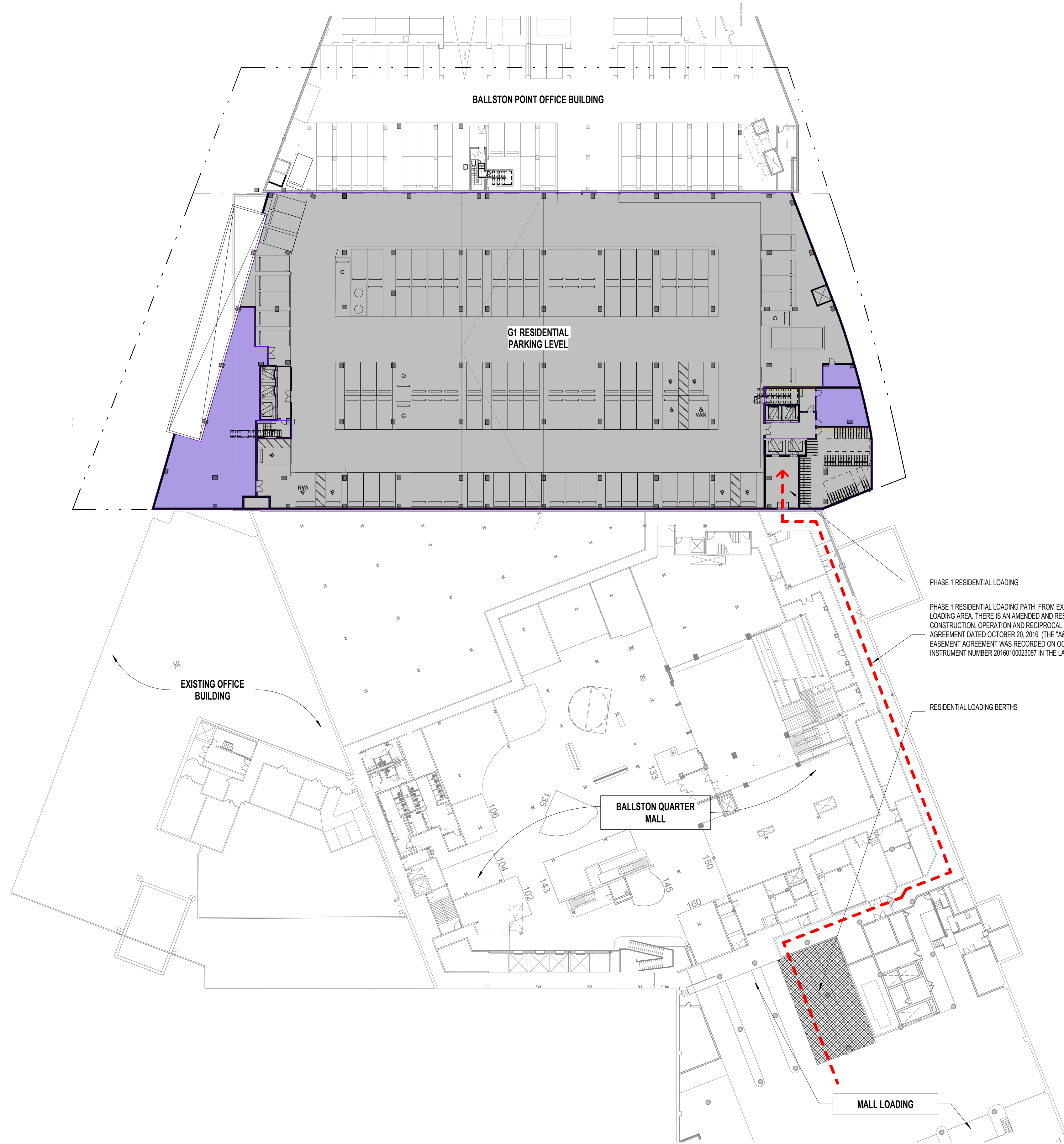
Ballston Macy's
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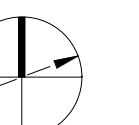
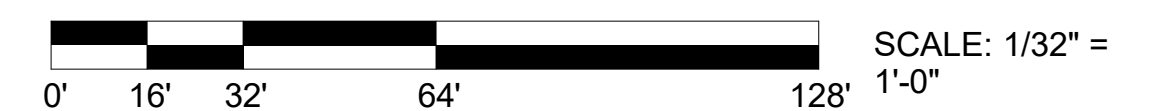


OVERALL GROUND FLOOR SITE PLAN

INS15 A2.02



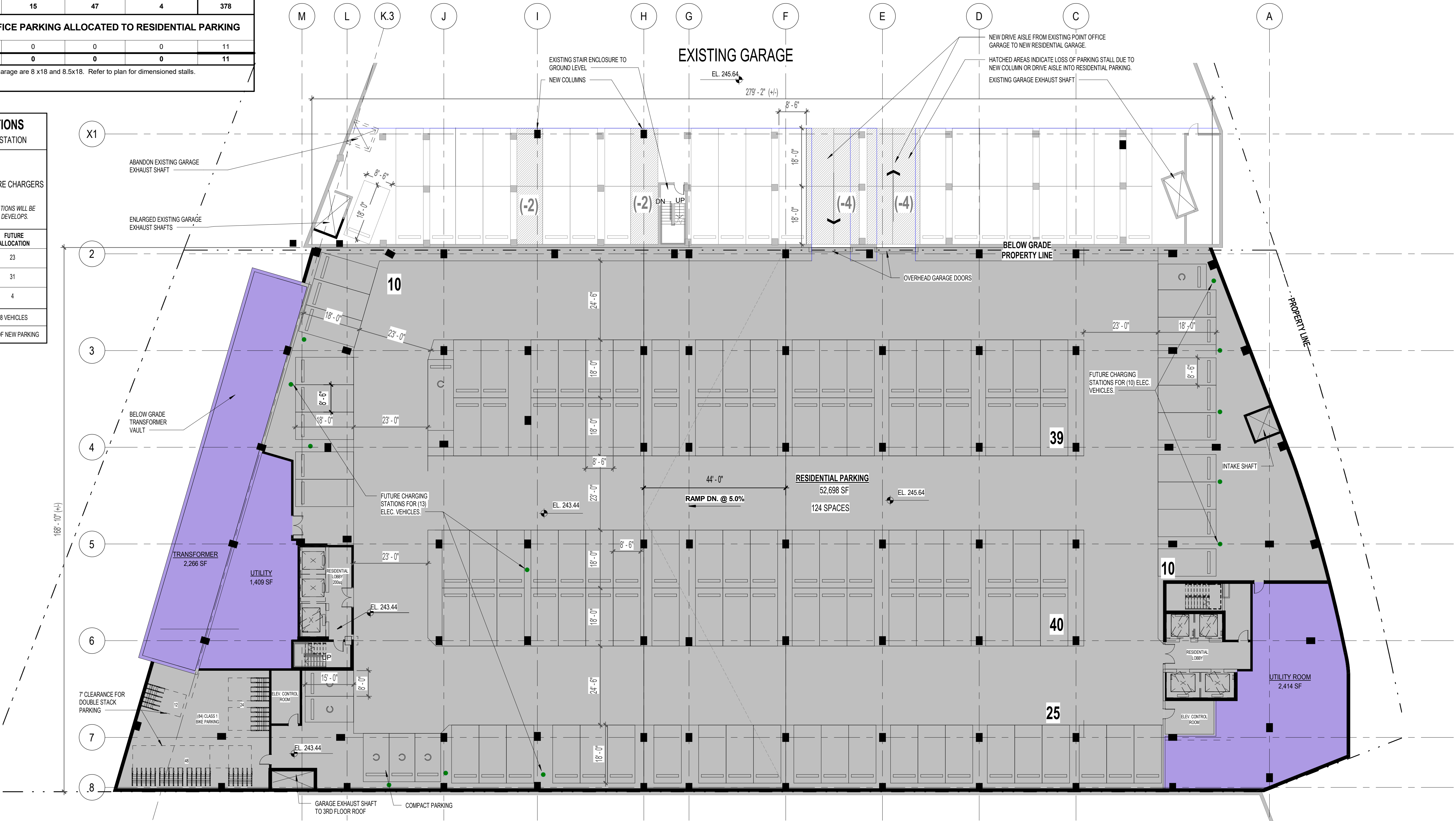
1 **LOADING PLAN EXHIBIT**
 SCALE: 1/32" = 1'-0" A2.03



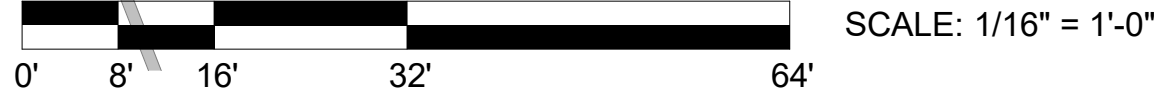
VEHICULAR PARKING TABULATIONS					
PARKING TYPE	*STANDAR D	HC	COMPACT	COMPACT PARALLEL	TOTAL
SIZE	8.5 X 18 - RESIDENTIAL 9x18 - RETAIL		8 x 15	8 x 22	
G2 (RESIDENTIAL)	117	0	6	1	124
G1 (RESIDENTIAL)	101	9	3	1	114
2ND (RETAIL)	93	6	40	2	141
TOTAL	316	15	47	4	378
BALLSTON POINT OFFICE PARKING ALLOCATED TO RESIDENTIAL PARKING					
G1	11	0	0	0	11
TOTAL	11	0	0	0	11

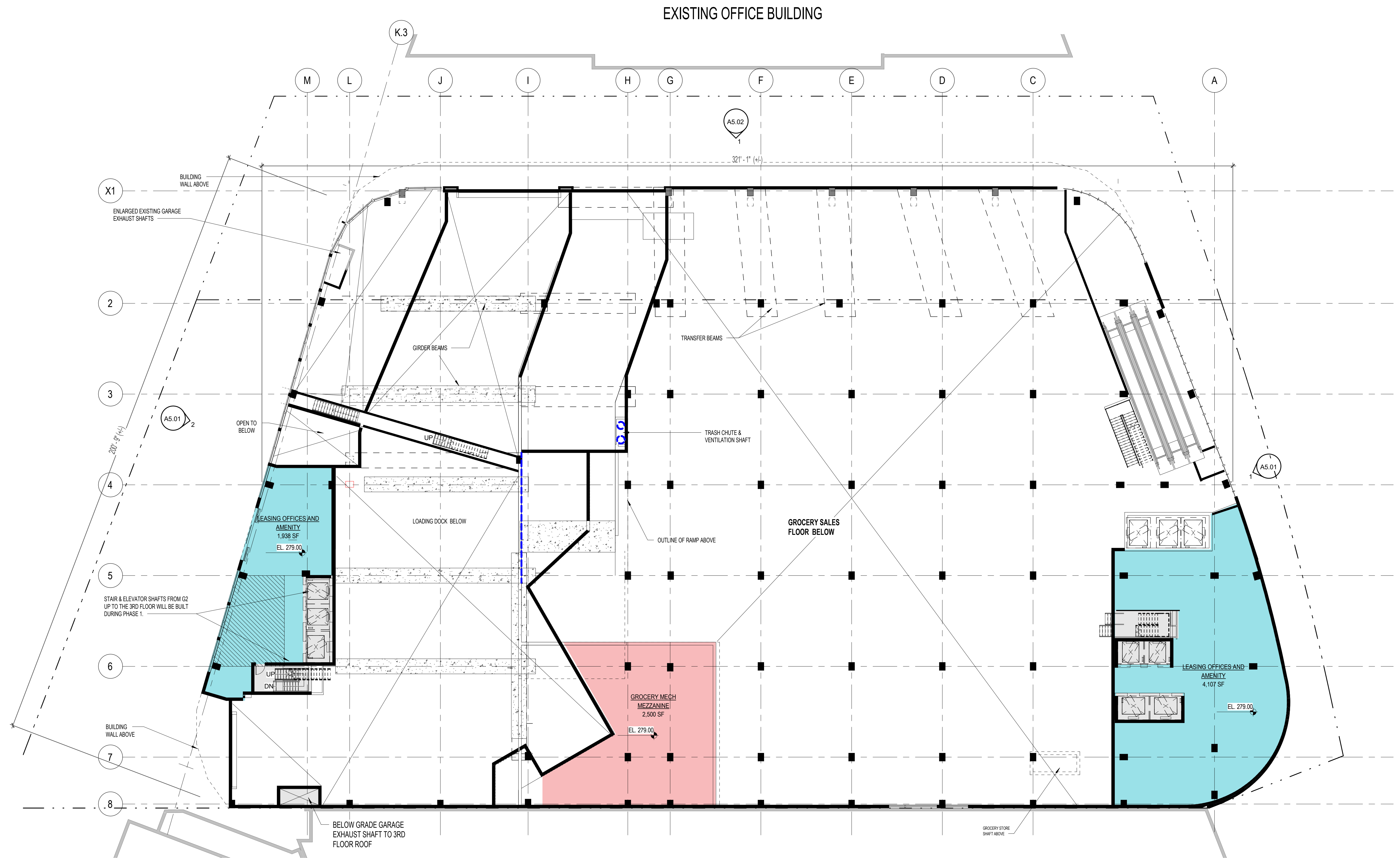
* Parking stalls located in the office garage are 8 x 18 and 8.5x18. Refer to plan for dimensioned stalls.

EV CHARGING STATIONS 2 VEHICLE CONNECTORS PER STATION		
● EV CHARGING STATIONS		
● INFRASTRUCTURE FOR FUTURE CHARGERS		
LOCATIONS IN PLAN ARE PROPOSED. LOCATIONS WILL BE MODIFIED AS DESIGN AND ENGINEERING DEVELOPS.		
LEVELS	MIN. REQUIRED	FUTURE ALLOCATION
G2	0	23
G1	10	31
2ND	6	4
TOTAL	16 VEHICLES	58 VEHICLES
	4% OF NEW PARKING	15% OF NEW PARKING

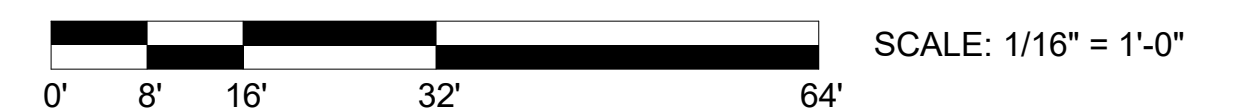


1 G2 PARKING PLAN (2nd Level Below Grade, non FAR)
SCALE: 1/16" = 1'-0" A3.01



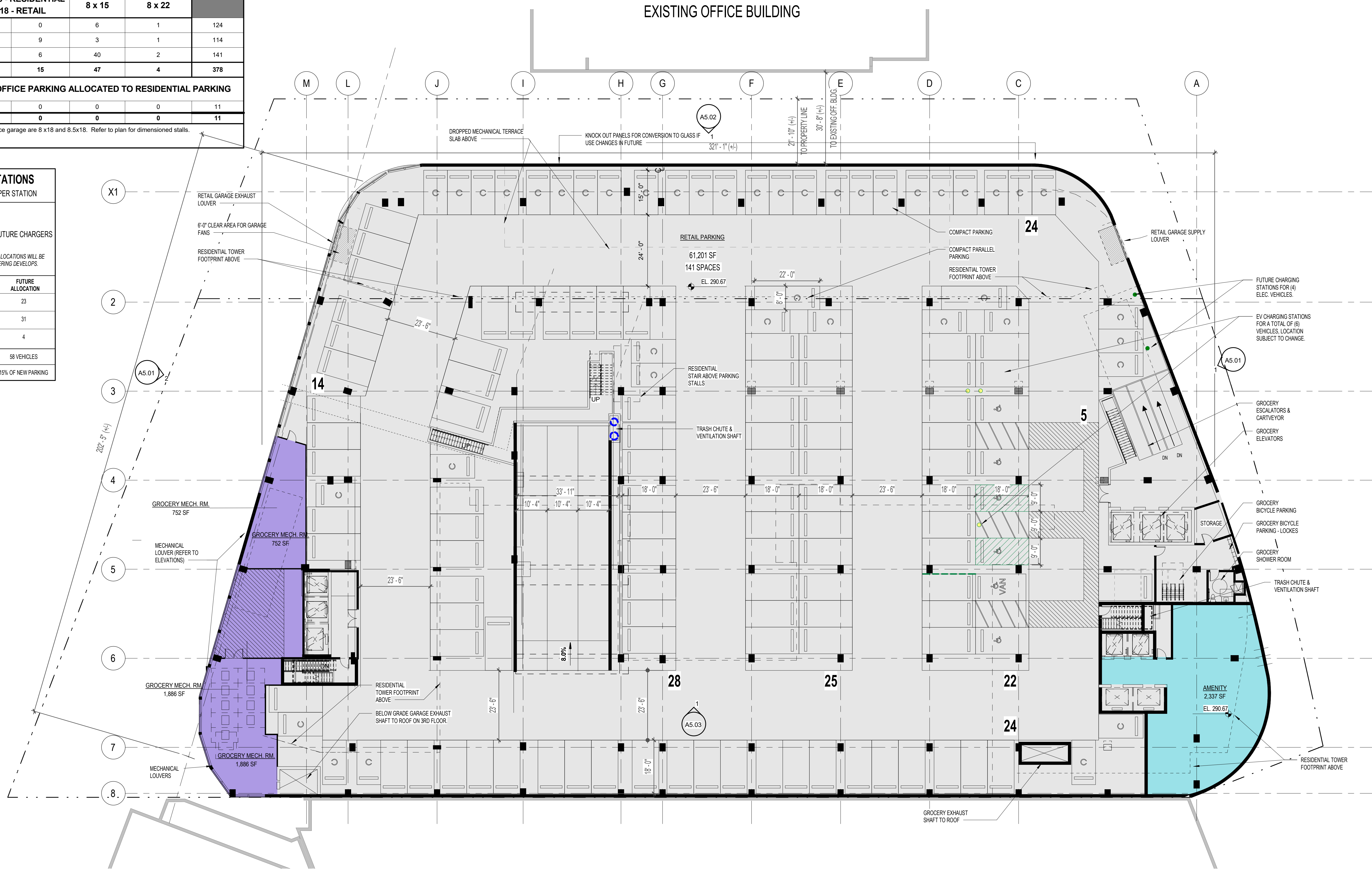


1 MEZZANINE FLOOR PLAN (Phase 1) (10,591GFA)
SCALE: 1/16" = 1'-0" A3.04

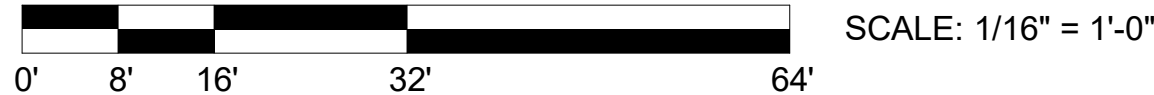


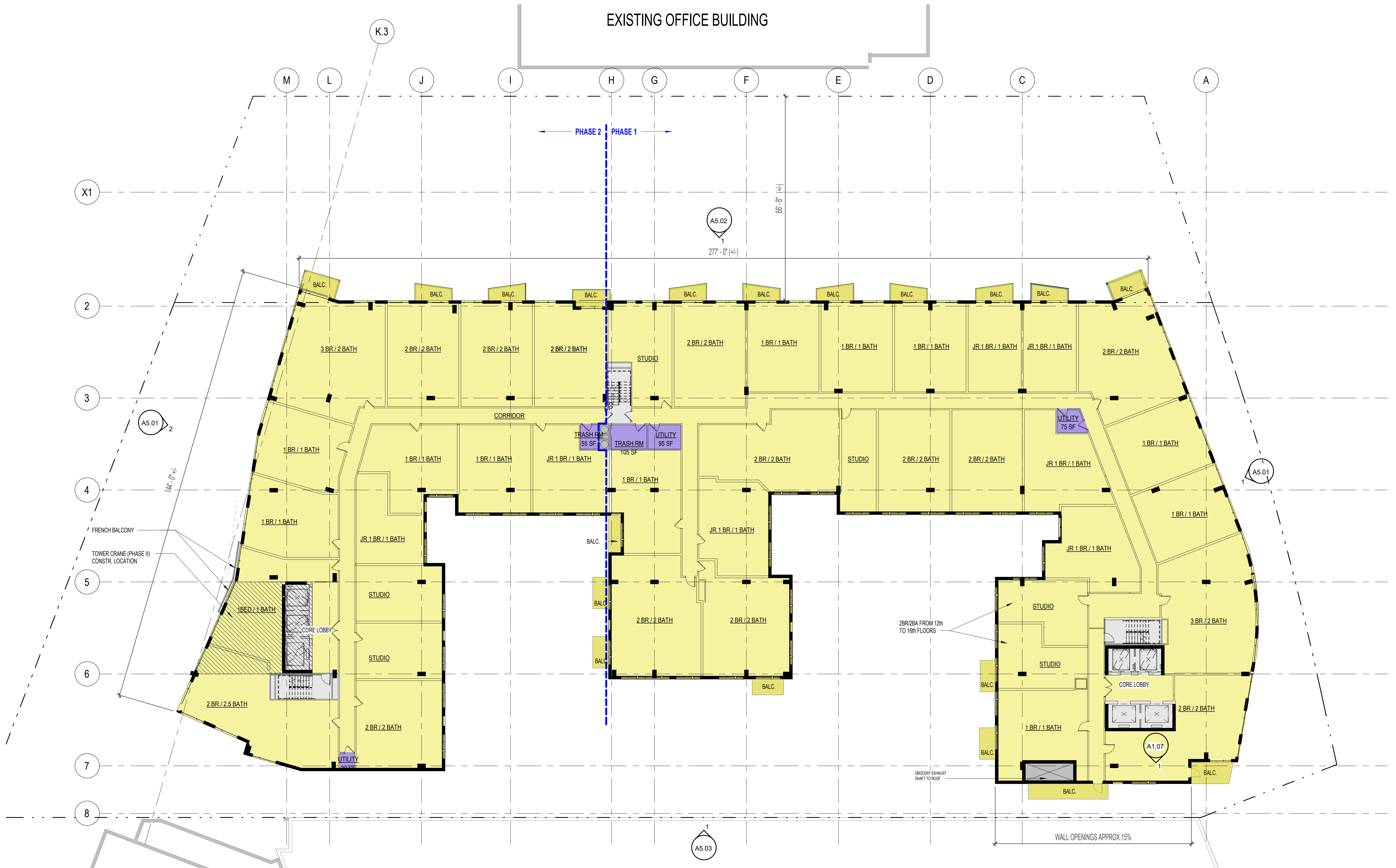
VEHICULAR PARKING TABULATIONS					
PARKING TYPE	* STANDAR D	HC	COMPACT	COMPACT PARALLEL	TOTAL
SIZE	8.5 X 18 - RESIDENTIAL 9x18 - RETAIL		8 x 15	8 x 22	
G2 (RESIDENTIAL)	117	0	6	1	124
G1 (RESIDENTIAL)	101	9	3	1	114
2ND (RETAIL)	93	6	40	2	141
TOTAL	316	15	47	4	378
BALLSTON POINT OFFICE PARKING ALLOCATED TO RESIDENTIAL PARKING					
G1	11	0	0	0	11
TOTAL	11	0	0	0	11
* Parking stalls located in the office garage are 8 x18 and 8.5x18. Refer to plan for dimensioned stalls.					

EV CHARGING STATIONS		
2 VEHICLE CONNECTORS PER STATION		
EV CHARGING STATIONS		
INFRASTRUCTURE FOR FUTURE CHARGERS		
LOCATIONS IN PLAN ARE PROPOSED. LOCATIONS WILL BE MODIFIED AS DESIGN AND ENGINEERING DEVELOPS.		
LEVELS	MIN. REQUIRED	FUTURE ALLOCATION
G2	0	23
G1	10	31
2ND	6	4
TOTAL	16 VEHICLES	58 VEHICLES
4% OF NEW PARKING		15% OF NEW PARKING

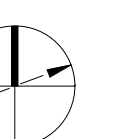
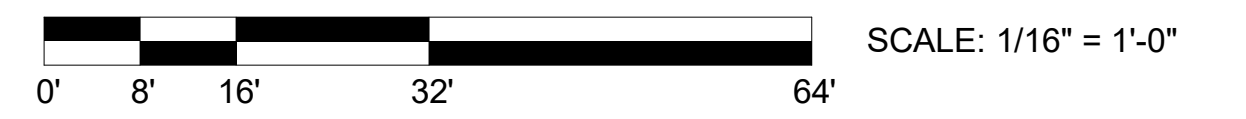


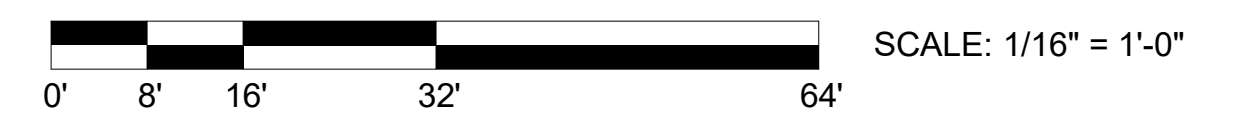
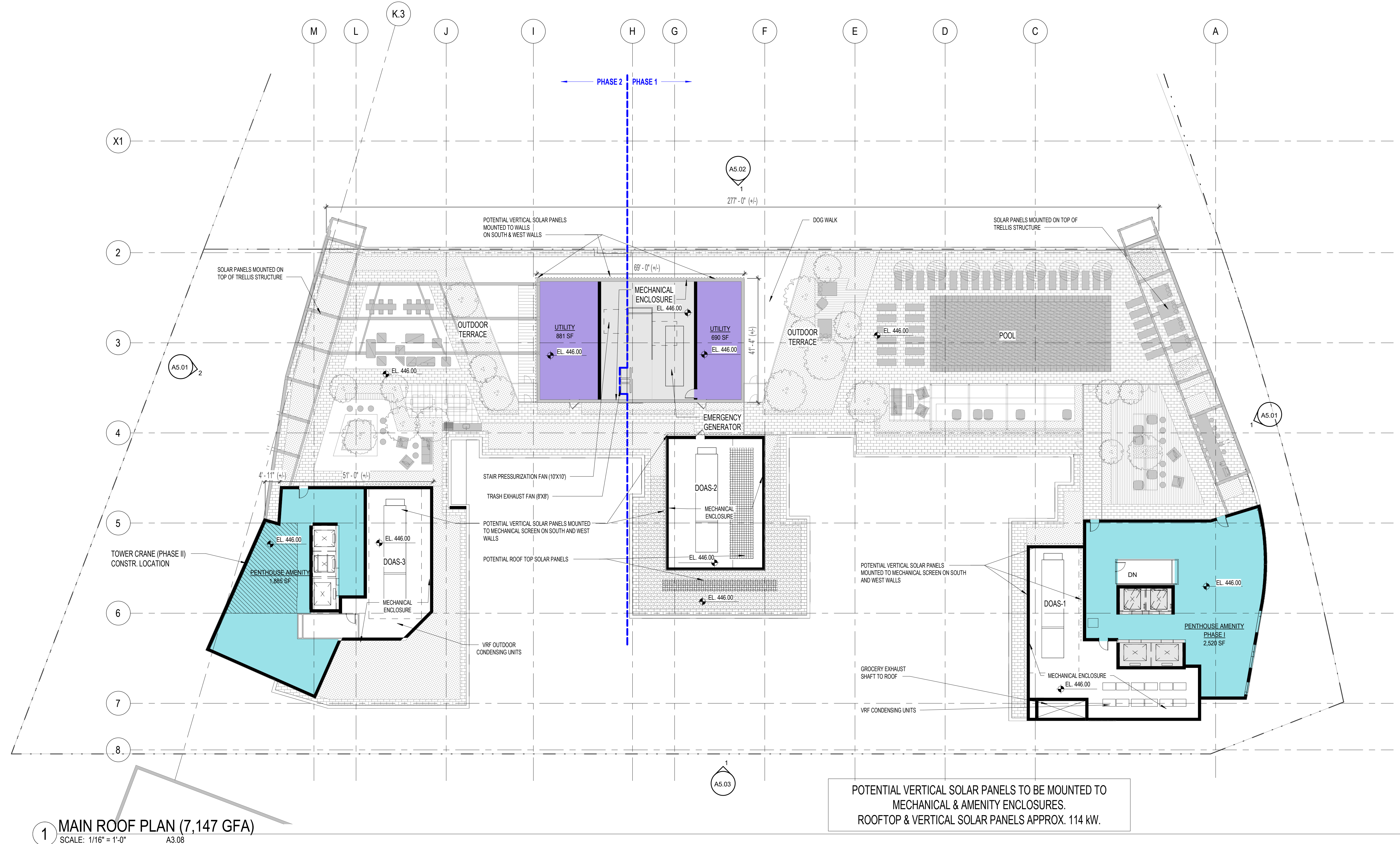
1 2ND FLOOR PLAN (Phase 1) (6,372 GFA)
SCALE: 1/16" = 1'-0" A3.05

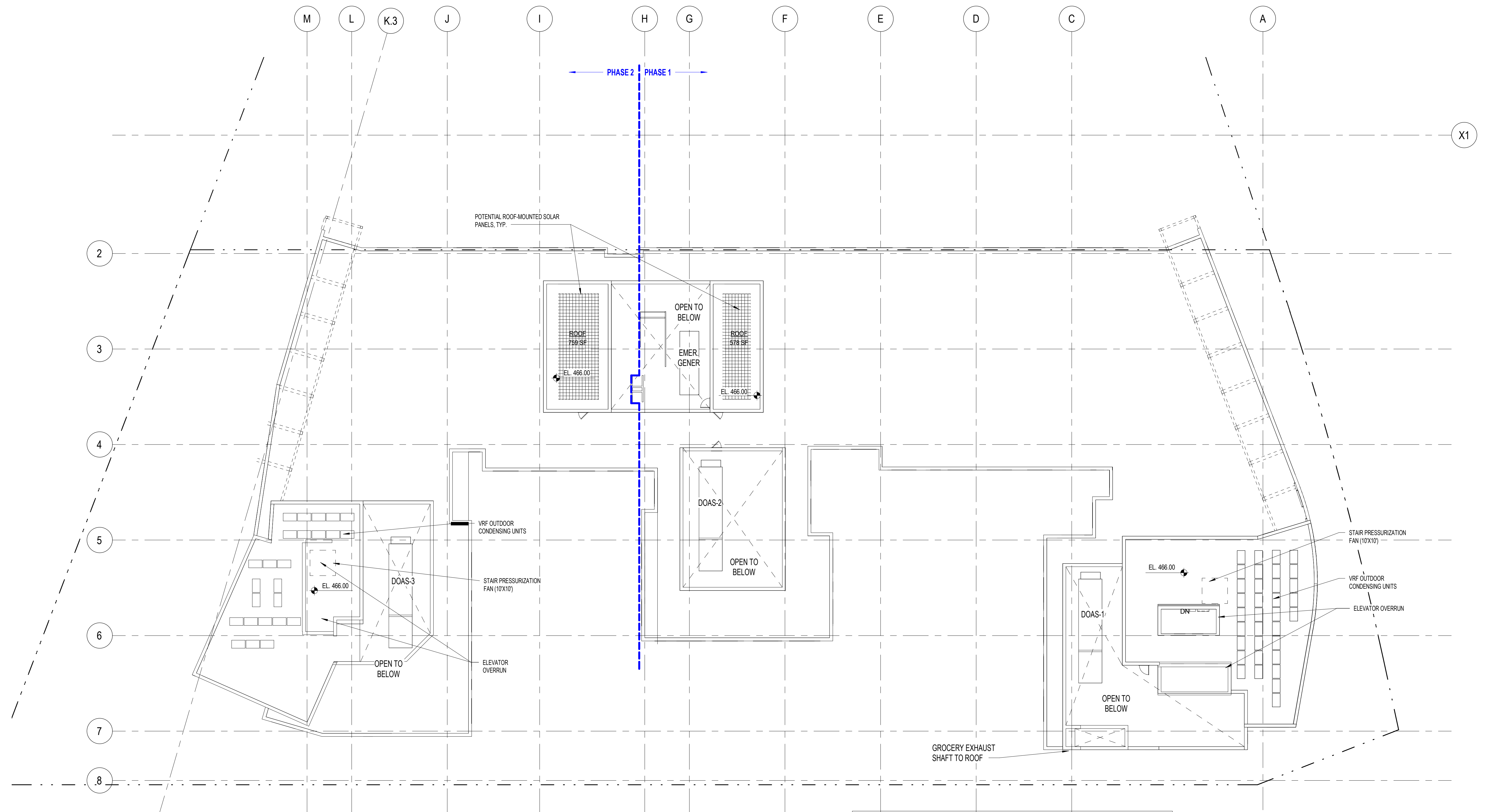




1 4TH - 16TH TYPICAL FLOOR FLOOR PLAN (36,830 GFA)
SCALE: 1/16" = 1'-0" A3.07







1 PENTHOUSE ROOF PLAN
SCALE: 1/16" = 1'-0" A3.09

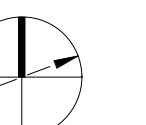
POTENTIAL VERTICAL SOLAR PANELS TO BE MOUNTED TO MECHANICAL & AMENITY ENCLOSURES. ROOFTOP & VERTICAL SOLAR PANELS APPROX. 114 KW.

0' 8' 16' 32' 64' SCALE: 1/16" = 1'-0"

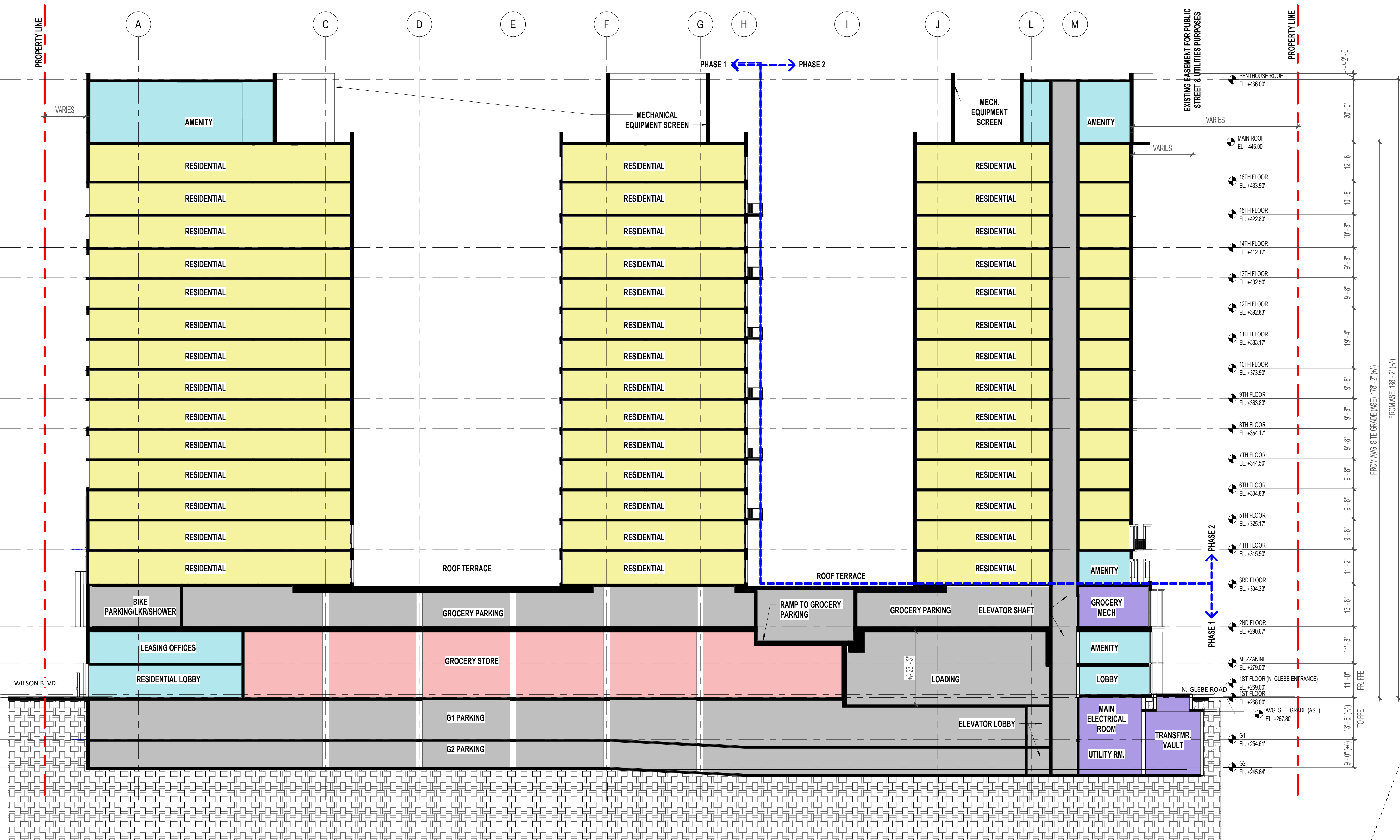
Ballston Macy's Arlington, VA

4.1 SUBMISSION UPPER ROOF PLAN

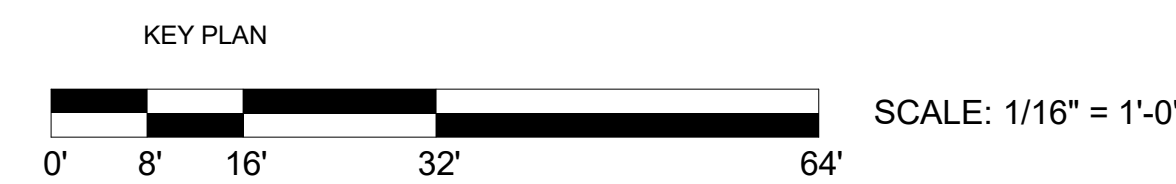
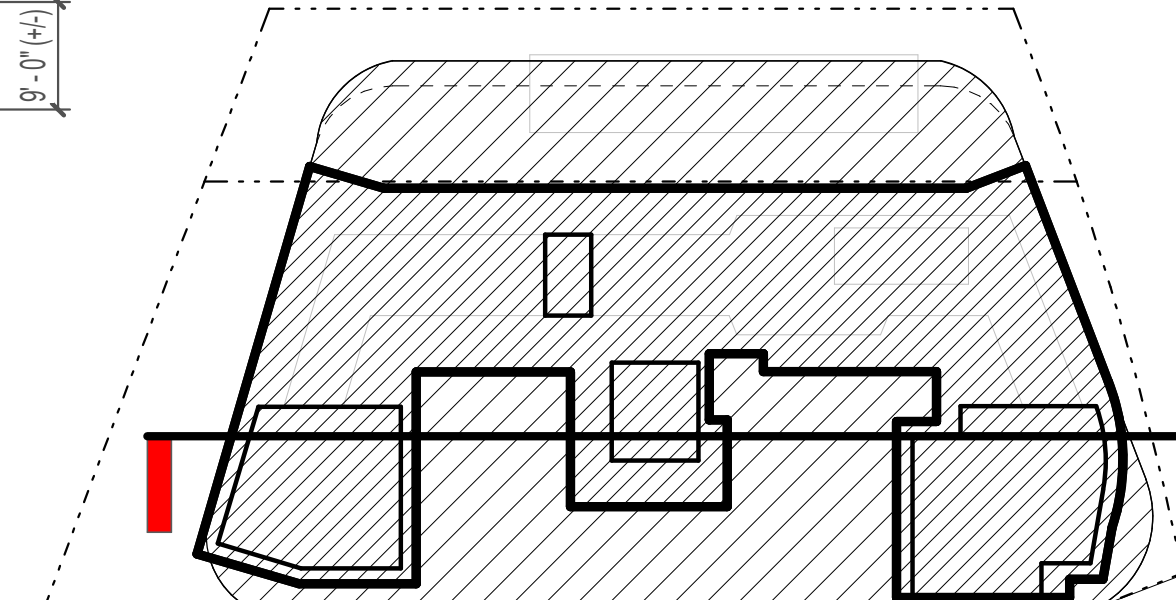
09.26.2022 - 2nd Resubmission
09.16.2021 - Resubmission
06.29.2021 - Preliminary Submission

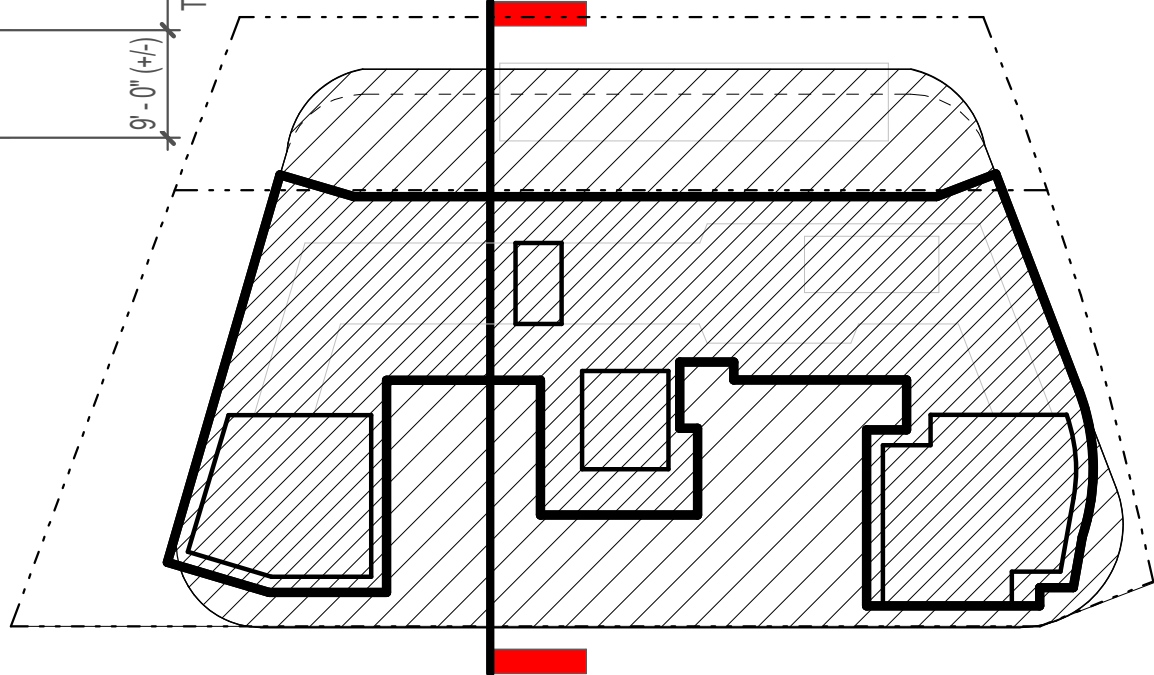


INS15 A3.09



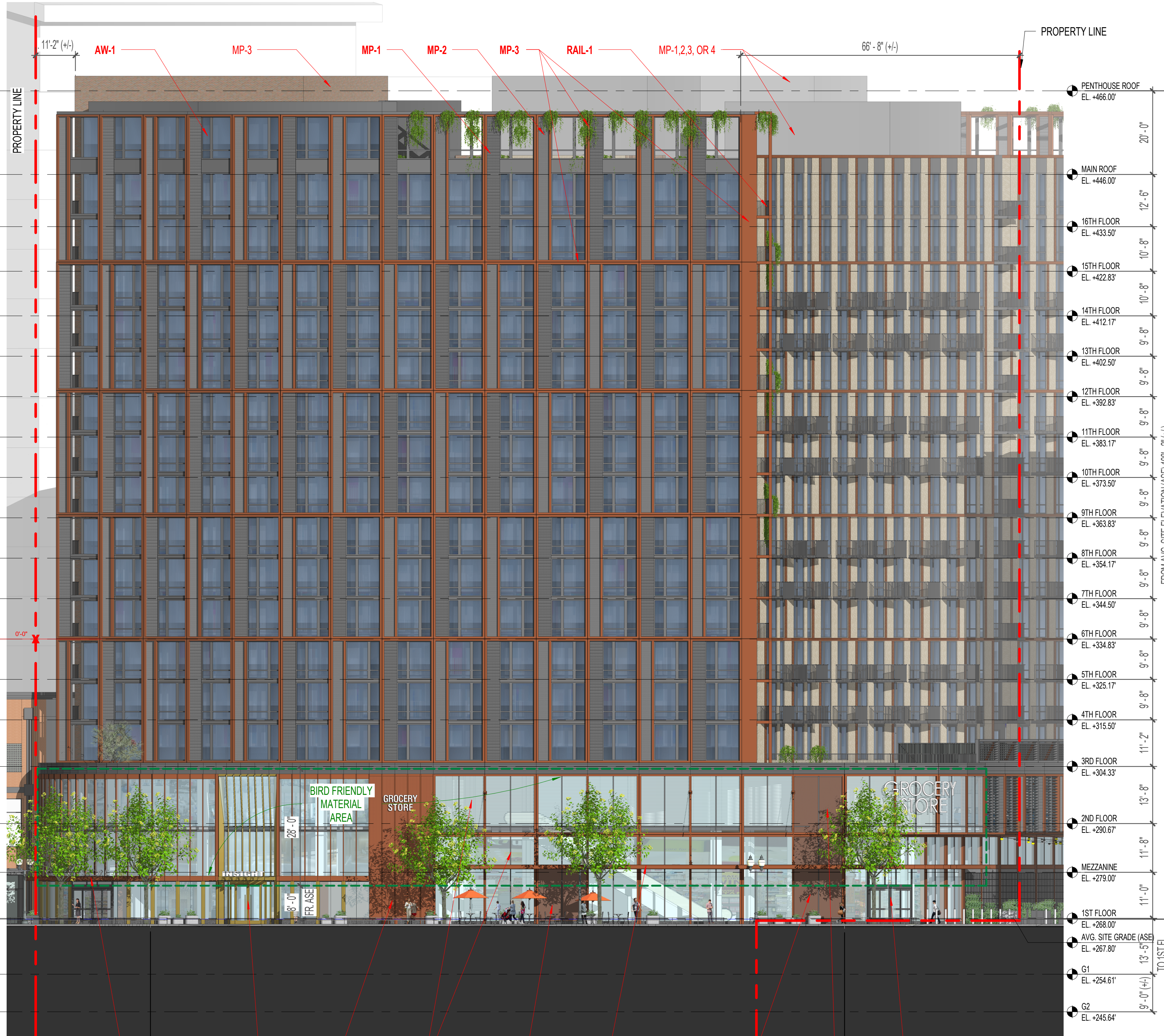
1 Longitudinal Section
SCALE: 1/16" = 1'-0" A4.01





A4.02

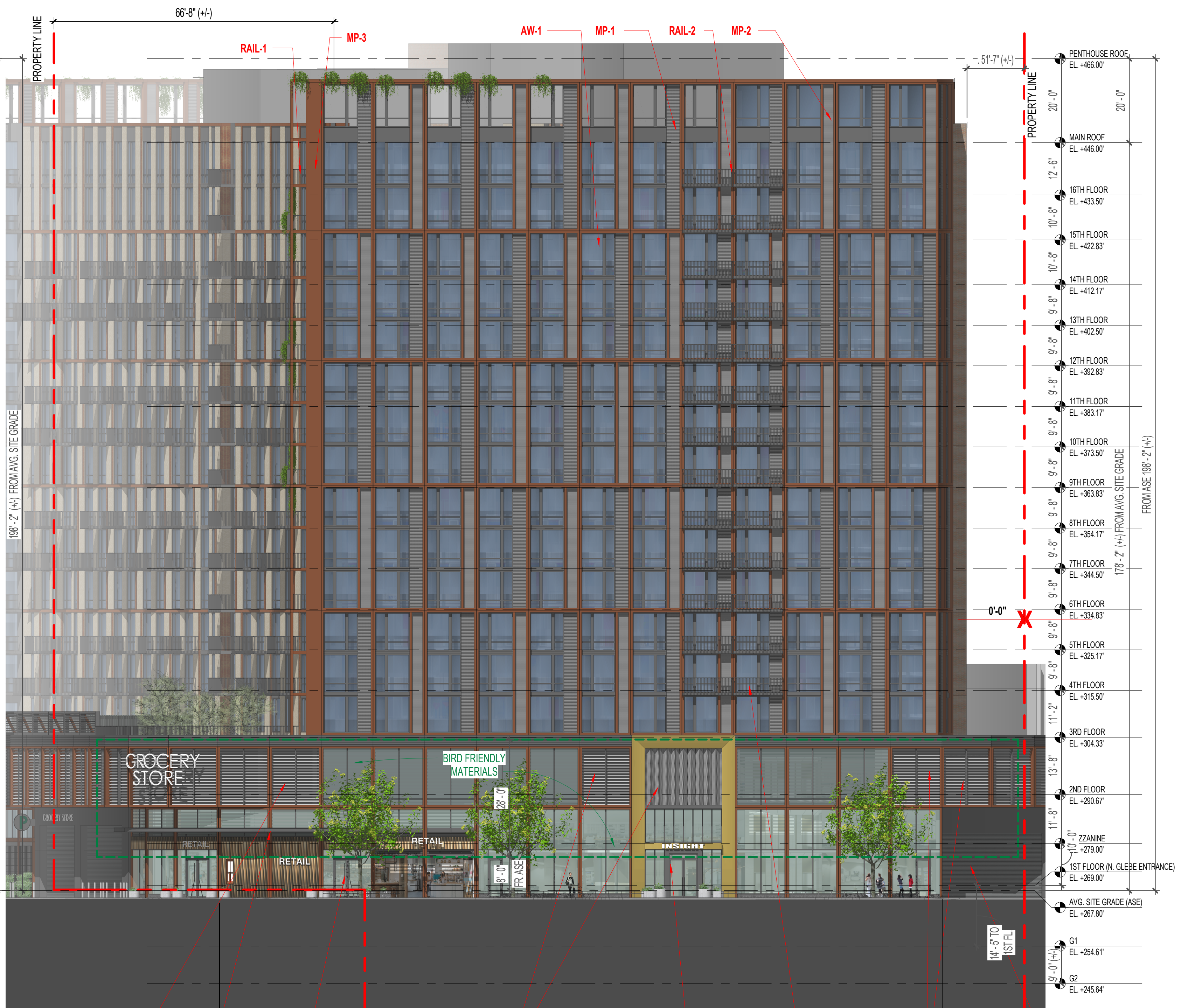
SCALE: 1/16" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"
A5.01

MATERIAL KEY

- AW-1 - ALUMINUM WINDOW, LOW-E GLAZING
- CAN-1 - RETAIL CANOPY SYSTEM
- CAN-2 - RESIDENTIAL METAL & GLASS CANOPY SYSTEM
- *LV-1 - LOUVER
- MAS-1 - BRICK COLOR 1 - LIGHT
- MAS-2 - BRICK COLOR 2 - MEDIUM
- MAS-3 - BRICK COLOR 3 - DARK
- MAS-4 - MASONRY COLOR 3
- MAS-5 - BRICK ACCENT
- MP-1 - METAL PANEL OR FIBER CEMENT COLOR/TEXTURE 1
- MP-2 - METAL PANEL OR FIBER CEMENT COLOR/TEXTURE 2
- MP-3 - METAL PANEL OR FIBER CEMENT COLOR/TEXTURE 3
- MP-4 - METAL PANEL OR FIBER CEMENT COLOR/TEXTURE 4
- OHD-1 - OVERHEAD DOOR SYSTEM
- RAIL-1 - METAL RAILING
- RAIL-2 - PODIUM SCREEN WALL SYSTEM
- ST-1 - STOREFRONT SYSTEM; LOW-E GLAZING
- ST-2 - RETAIL ENTRANCE SYSTEM



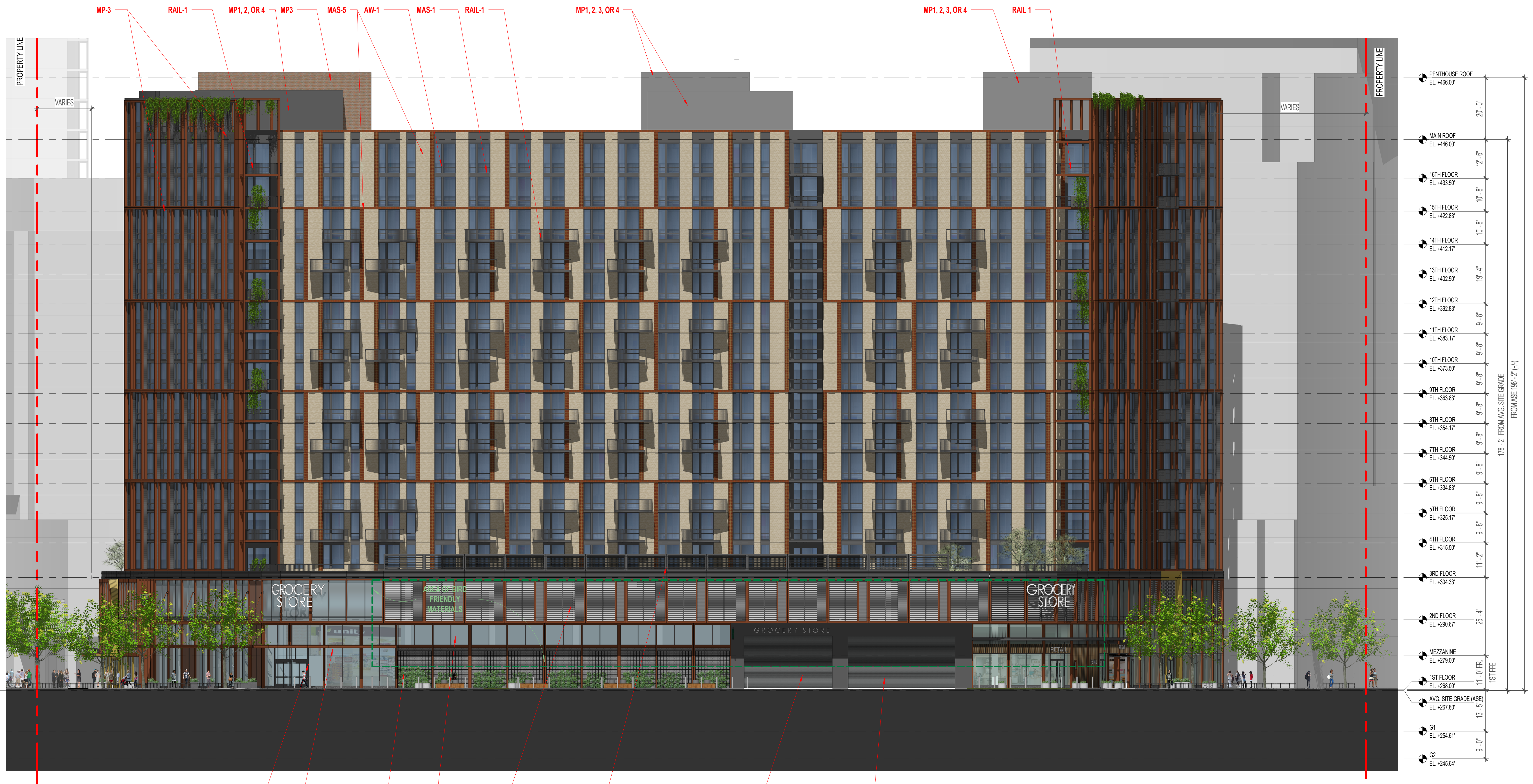
2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"
A5.01

* EXTENT OF LOUVERS & SIZES OF LOUVERS ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING & DEVELOPMENT OF DESIGN.

NOTE: MAXIMUM THREAT FACTOR OF 30 FOR EXTERIOR ENVELOPE MATERIALS AND OPENINGS IN BIRD FRIENDLY AREA.

SCALE: 1/16" = 1'-0"
0' 8' 16' 32' 64'



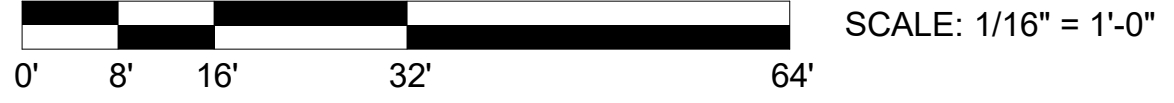


1 WEST ELEVATION
SCALE: 1/16" = 1'-0" A5.02

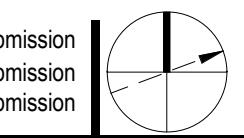
MATERIAL KEY	
AW-1	- ALUMINUM WINDOW; LOW-E GLAZING
CAN-1	- RETAIL CANOPY SYSTEM
CAN-2	- RESIDENTIAL METAL & GLASS CANOPY SYSTEM
LV-1	- LOUVER
MAS-1	- BRICK COLOR 1 - LIGHT
MAS-2	- BRICK COLOR 2 - MEDIUM
MAS-3	- BRICK COLOR 3 - DARK
MAS-4	- MASONRY COLOR 3
MAS-5	- BRICK ACCENT
MP-1	- METAL PANEL OR FIBER CEMENT COLOR/TEXTURE 1
MP-2	- METAL PANEL OR FIBER CEMENT COLOR/TEXTURE 2
MP-3	- METAL PANEL OR FIBER CEMENT COLOR/TEXTURE 3
MP-4	- METAL PANEL OR FIBER CEMENT COLOR/TEXTURE 4
OHD-1	- OVERHEAD DOOR SYSTEM
RAIL-1	- METAL RAILING
RAIL-2	- PODIUM SCREEN WALL SYSTEM
ST-1	- STOREFRONT SYSTEM; LOW-E GLAZING
ST-2	- RETAIL ENTRANCE SYSTEM

* EXTENT OF LOUVERS & SIZES OF LOUVERS ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING & DEVELOPMENT OF DESIGN.

NOTE: MAXIMUM THREAT FACTOR OF 30 FOR EXTERIOR ENVELOPE MATERIALS AND OPENINGS IN BIRD FRIENDLY AREA.



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



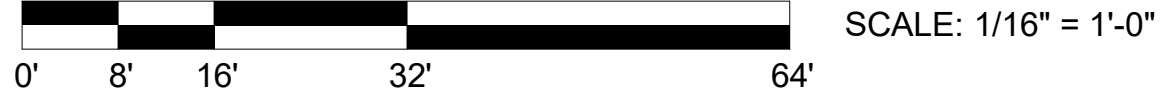


1 EAST ELEVATION
SCALE: 1/16" = 1'-0" A5.03

GROCERY CONNECT MATERIAL KEY	
FLOOR	
AW-1	- ALUMINUM WINDOW; LOW-E GLAZING
CAN-1	- RETAIL CANOPY SYSTEM
CAN-2	- RESIDENTIAL METAL & GLASS CANOPY SYSTEM
LV-1	- LOUVER
MAS-1	- BRICK COLOR 1 - LIGHT
MAS-2	- BRICK COLOR 2 - MEDIUM
MAS-3	- BRICK COLOR 3 - DARK
MAS-4	- MASONRY COLOR 3
MAS-5	- BRICK ACCENT
MP-1	- METAL PANEL OR FIBER CEMENT COLOR/TEXTURE 1
MP-2	- METAL PANEL OR FIBER CEMENT COLOR/TEXTURE 2
MP-3	- METAL PANEL OR FIBER CEMENT COLOR/TEXTURE 3
MP-4	- METAL PANEL OR FIBER CEMENT COLOR/TEXTURE 4
OHD-1	- OVERHEAD DOOR SYSTEM
RAIL-1	- METAL RAILING
RAIL-2	- PODIUM SCREEN WALL SYSTEM
ST-1	- STOREFRONT SYSTEM; LOW-E GLAZING
ST-2	- RETAIL ENTRANCE SYSTEM

* EXTENT OF LOUVERS & SIZES OF LOUVERS ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING & DEVELOPMENT OF DESIGN.

NOTE: MAXIMUM THREAT FACTOR OF 30 FOR EXTERIOR ENVELOPE MATERIALS AND OPENINGS IN BIRD FRIENDLY AREA.



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