

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	=====
-----	UTILITY POLE WITH LIGHT	-----
-----	POLE LIGHT	-----
-----	TRAFFIC LIGHT	-----
○	UTILITY POLE	○
□	TYPICAL LIGHT	□
☆	ACORN LIGHT	☆
-----	TYPICAL SIGN	-----
△	PARKING COUNTS	△
----- ----- -----	CONTOUR LINE	----- ----- -----
TC 516.4 OR 516.4	SPOT ELEVATIONS	TC 516.00 BC 515.55
SAN	SANITARY LABEL	SAN
X	STORM LABEL	X
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
Y	HYDRANT	Y
⊙	SANITARY MANHOLE	⊙
⊙	STORM MANHOLE	⊙
WM	WATER METER	○
WV	WATER VALVE	●
□	GAS VALVE	□
⊠	GAS METER	⊠
▽	TYPICAL END SECTION	▽
Y	HEADWALL OR ENDWALL	Y
⊕	YARD INLET	⊕
⊕	CURB INLET	⊕
○	CLEAN OUT	○
⊙	ELECTRIC MANHOLE	⊙
⊙	TELEPHONE MANHOLE	⊙
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	WL	WATER LINE
FF	FINISHED FLOOR	WM	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		

4.1 SITE PLAN AMENDMENT FOR 1501 ARLINGTON BLVD

LOCATION OF SITE

1523 ARLINGTON BOULEVARD (RPC NO. 17-003-003)

1501 ARLINGTON BOULEVARD (RPC NOS. 17-003-004, -046, -047, -048, -297)

1501 NORTH PIERCE STREET (RPC NO. 17-003-001)



VICINITY MAP

0 1000 500
1"= 1000'

OWNER/DEVELOPER

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ORR PARTNERS
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REFERENCES	CONTACTS
<ul style="list-style-type: none">♦ SURVEY: CAD ENTITLED: "DC1921663-070-ENG" PREPARED BY: BOHLER ENGINEERING DATED: 05/02/22♦ ARCHITECTURE: CAD ENTITLED: "A-198.DWG, A-199.DWG, A-201.DWG, A-202.DWG, A-203.DWG, A-204.DWG" PREPARED BY: KGD ARCHITECTURE DATE RECEIVED: 05/20/2022♦ DRY UTILITIES: PDF ENTITLED: TBD PREPARED BY: DAVIS UTILITY DATE RECEIVED: TBD♦ LANDSCAPE: CAD ENTITLED: "FLOORPLAN LEVEL 01-CIVILBASEDRAWING-RL_A-CENTRAL_V21-RVT-1-LEVEL 01 - CIVIL BASE DRAWING.DWG" PREPARED BY: OEHME VAN SWEDEN DATED: 06/28/2022	<ul style="list-style-type: none">♦ TELEPHONE VERIZON 1710 H STREET, N.W. WASHINGTON, DC 20006 PHONE: (804)-608-5640♦ ELECTRIC DOMINION ENERGY 11133 FAIRFAX BLVD 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

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NOT APPROVED FOR
CONSTRUCTION

SEAL & SIGNATURE

1501 ARLINGTON BLVD

4.1 SUBMISSION

1501 ARLINGTON BLVD
ARLINGTON, VA 22209

1501 ARLINGTON BLVD LLC

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COMPLETE KEY PLAN		
REVISIONS	NO	DATE DESCRIPTION
ISSUE	DATE	DESCRIPTION
08.17.22		PRELIMINARY 4.1 ISSUE
10.21.22		SECOND PRELIMINARY 4.1 ISSUE
04.03.23		4.1 RESUBMISSION 1
05.19.23		4.1 RESUBMISSION REVISION 1
PROJECT NUMBER		DC1921663
DATE		05.19.23
SCALE		
DRAWING TITLE		
DRAWING NUMBER		A.000

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 CODE.)
- 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

- 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.
- 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:
 - 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.
 - 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 REQUIRED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) SHALL BE FURNISHED.
 - IF ANY EASEMENTS ARE NEEDED, TWO (2) COPIES OF THE DESCRIPTION OF SUCH EASEMENT, AS ACTUALLY RECORDED, SHALL BE FURNISHED, INCLUDING THE DATE, PLACE AND REFERENCE OF SUCH RECORDATION PRIOR TO PLAN APPROVAL.
 - 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.
 - 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 CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY SERVICE, REDUCED-PRESSURE, BACKFLOW PREVENTION (HIGH HAZARD) DEVICE PER THE ARLINGTON COUNTY PLUMBING CODE.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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 BOLT JUST ABOVE THE EXISTING BENCH AND THE FLOW CHANNELS RESHAPED AS NEEDED.
 - 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.
 - 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 DEPENDS 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."
 - 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 IN 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.
 - 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.

SITE TABULATION:

- LOT 1, RPC 17-003-001 = 12,218 SF / 14,589 SF (R&M) = 83.7% LOT COVERAGE
LOT 2, RPC 17-003-003 = 12,281 SF / 14,589 SF (R&M) = 84.2% LOT COVERAGE
LOT 3, CONSOLIDATED RPCS* = 56,206 SF / 67,601 SF (R&M) = 83.1% LOT COVERAGE
TOTAL LOT COVERAGE = 80,705 SF / 96,779 SF (R&M) = 83.4% COVERAGE

- PROPOSED USAGE:
MULTIFAMILY RESIDENTIAL (SEE SHEET A.002A FOR UNIT TABULATIONS)

- ZONING:
EXISTING: RA-H AND RA4.8
PROPOSED: RA4.8

- PARKING:
SEE SHEET A.002A FOR PARKING TABULATIONS

- * SEE SHEET C-104 FOR ALL CONSOLIDATED RPCS

GENERAL GRADING & UTILITY PLAN NOTES

- 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.
- 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.
- 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.
- 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/DELEGATED DURING SITE ACTIVITY.
- 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.
- 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 PROVIDER, THE ARCHITECT, THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND ENSURE PROPER DEPTHS ARE ACHIEVED. THE JURISDICTION UTILITY REQUIREMENTS SHALL ALSO BE MET, AS WELL AS COORDINATING THE UTILITY TIE-INS CONNECTIONS PRIOR TO CONECTING TO THE EXISTING UTILITY SERVICE. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME.
- 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.
- 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.
- 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 DETERMINED UNSUITABLE BY OWNER OR OWNER'S REPRESENTATIVE, SUB-BASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT.
- ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION SHALL BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND SHALL BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS.
- THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
- PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
- THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MINIMUM SLOPE ALONG ALL ISLANDS, GUTTERS, AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.0% MINIMUM ON ASPHALT. TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITHOUT NOTIFICATION IS DONE SO AT THE CONTRACTOR'S OWN RISK.
- PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MINIMUM OF 0.75% GUTTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.
- REFER TO SITE PLAN FOR ADDITIONAL NOTES.
- IN CASE OF DISCREPANCIES BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE. IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS.
- CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING WORK.

GENERAL SITE PLAN NOTES

- ALL ADA ACCESSIBLE PARKING SPACES AND ACCESS ROUTES SHALL BE CONSTRUCTED TO MEET ADA REQUIREMENTS.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
- THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR ANY ALL CERTIFICATIONS, INSPECTIONS, ETC. REQUIRED BY ALL GOVERNING JURISDICTIONAL AGENCIES DURING AND AFTER CONSTRUCTION FOR SIGN-OFF AND CERTIFICATE OF OCCUPANCY ISSUANCE, INCLUDING BUT NOT LIMITED TO PROCUREMENT OF SERVICES, SCHEDULING OF FIELD OBSERVATIONS AND COORDINATION WITH REPRESENTATIVES OF THE APPROPRIATE PARTIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.

- THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN GEOTECHNICAL REPORT AND PLANS, ETC.
- THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
- THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER DC, LLC AT THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY BOHLER DC, LLC IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK WOULD BE INHIBITED BY ANY OTHER SITE FEATURES.
- ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY LOCATIONS.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED HAZARDOUS MATERIAL, AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE AND FEDERAL LAWS AND APPLICABLE CODES.
- CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
- CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO UTILITIES, ETC. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES AS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF PAVEMENT, STRUCTURES, ETC. TO REMAIN, AND TO PROVIDE A SAFE WORK AREA.
- CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING ALL EXISTING DAMAGE AND FOR NOTIFYING CONSTRUCTION MANAGER PRIOR TO START OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION SUCH AS BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL, INTERCONNECT CABLE, CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION. REPAIR SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
- ALL CONCRETE SHALL HAVE THE MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS INDICATED IN SPECIFICATIONS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.
- ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS/MEANS FOR COMPLETION OF THE WORK DEPICED ON THESE PLANS NOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ANY NECESSARY COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND NOTIFICATION OF OWNER AND ENGINEER OF RECORD WHEN A CONFLICT IS IDENTIFIED.
- ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAVE THEY BEEN RETAINED FOR SUCH PURPOSES.
- ALL CONTRACTORS MUST CARRY STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER DC, LLC, AND ITS SUB-CONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH BOHLER DC, LLC WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS BOHLER DC, LLC AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
- NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER DC, LLC, NOR THE PRESENCE OF BOHLER DC, LLC OR ITS EMPLOYEES AND SUB-CONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. BOHLER DC, LLC AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY. BOHLER DC, LLC SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
- BOHLER DC, LLC SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS. COORDINATION OF THE WORK WITH OTHER TRADES, OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. BOHLER DC, LLC'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT BOHLER DC, LLC HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER DC, LLC SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF BOHLER DC, LLC IN WRITING BY THE CONTRACTOR. BOHLER DC, LLC SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OR CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
- IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, BOHLER DC, LLC AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NON-BINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
- THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUB-CONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL THOSE AGREEMENTS.
- IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM. THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
- PERMITS MUST BE OBTAINED FROM THE ARLINGTON COUNTY FIRE PREVENTION OFFICE IN ORDER PRIOR TO PLACING OR USING ANY FUEL STORAGE TANKS OF LP-GAS ON THE SITE. THIS INCLUDES "TEMPORARY" FUEL STORAGE TANKS FOR FUELING CONSTRUCTION EQUIPMENT.

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NOT APPROVED FOR CONSTRUCTION

SEAL & SIGNATURE

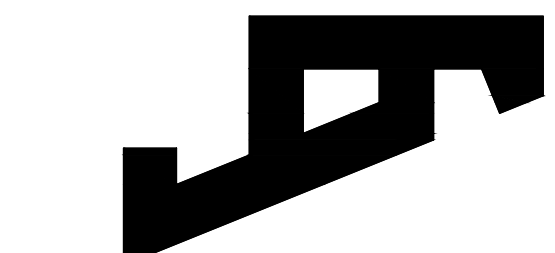
1501 ARLINGTON BLVD
4.1 SUBMISSION

1501 ARLINGTON BLVD
ARLINGTON, VA 22209

1501 ARLINGTON BLVD LLC

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COMPLETE KEY PLAN



REVISIONS
NO DATE DESCRIPTION

ISSUE
DATE DESCRIPTION
08.17.22 PRELIMINARY 4.1 ISSUE
10.21.22 SECOND PRELIMINARY 4.1 ISSUE
04.03.23 4.1 RESUBMISSION 1
05.19.23 4.1 RESUBMISSION REVISION 1

PROJECT NUMBER DC1921663

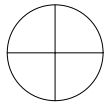
DATE 05.19.23

SCALE N/A

DRAWING TITLE

GENERAL NOTES

DRAWING NUMBER A.001



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UNIT TABULATION		
Name	Count	
LEVEL 2		
1 BED	13	
1 BED JR	2	
2 BED	10	
2 BED JR	1	
LEVEL 2	26	

LEVEL 3		
1 BED	25	
1 BED JR	8	
2 BED	18	
2 BED JR	4	
3 BED	2	
STUDIO	3	
LEVEL 3	60	

LEVEL 4		
1 BED	28	
1 BED JR	14	
2 BED	24	
2 BED JR	2	
3 BED	2	
STUDIO	2	
LEVEL 4	72	

LEVEL 5		
1 BED	29	
1 BED JR	14	
2 BED	24	
2 BED JR	2	
3 BED	2	
STUDIO	1	
LEVEL 5	72	

LEVEL 6		
1 BED	29	
1 BED JR	14	
2 BED	24	
2 BED JR	2	
3 BED	2	
STUDIO	1	
LEVEL 6	72	

LEVEL 7		
1 BED	29	
1 BED JR	14	
2 BED	24	
2 BED JR	2	
3 BED	2	
STUDIO	1	
LEVEL 7	72	

LEVEL 8		
1 BED	29	
1 BED JR	14	
2 BED	24	
2 BED JR	2	
3 BED	2	
STUDIO	1	
LEVEL 8	72	
Grand total	446	

TOTAL UNIT COUNT...		
Name	Count	%
1 BED	182	41%
1 BED JR	80	18%
2 BED	148	33%
2 BED JR	15	3%
3 BED	12	3%
STUDIO	9	2%
Grand total	446	

PARKING SCHEDULE		
Mark	Parking Type	Count

LEVEL P3		
C	8'-0" x 15'	3
HC	8'-6" X 18'	1
S	8'-6" X 18'	37
		41

LEVEL P2		
HC	8'-6" X 18'	1
S	8'-6" X 18'	44
		45

LEVEL 1		
C	8'-0" x 15'	1
HC	8'-6" X 18'	3
HC VAN	8'-6" X 18'	2
S	8'-6" X 18'	78
		84

LEVEL 2		
C	8'-0" x 15'	10
HC	8'-6" X 18'	1
S	8'-6" X 18'	75
		86

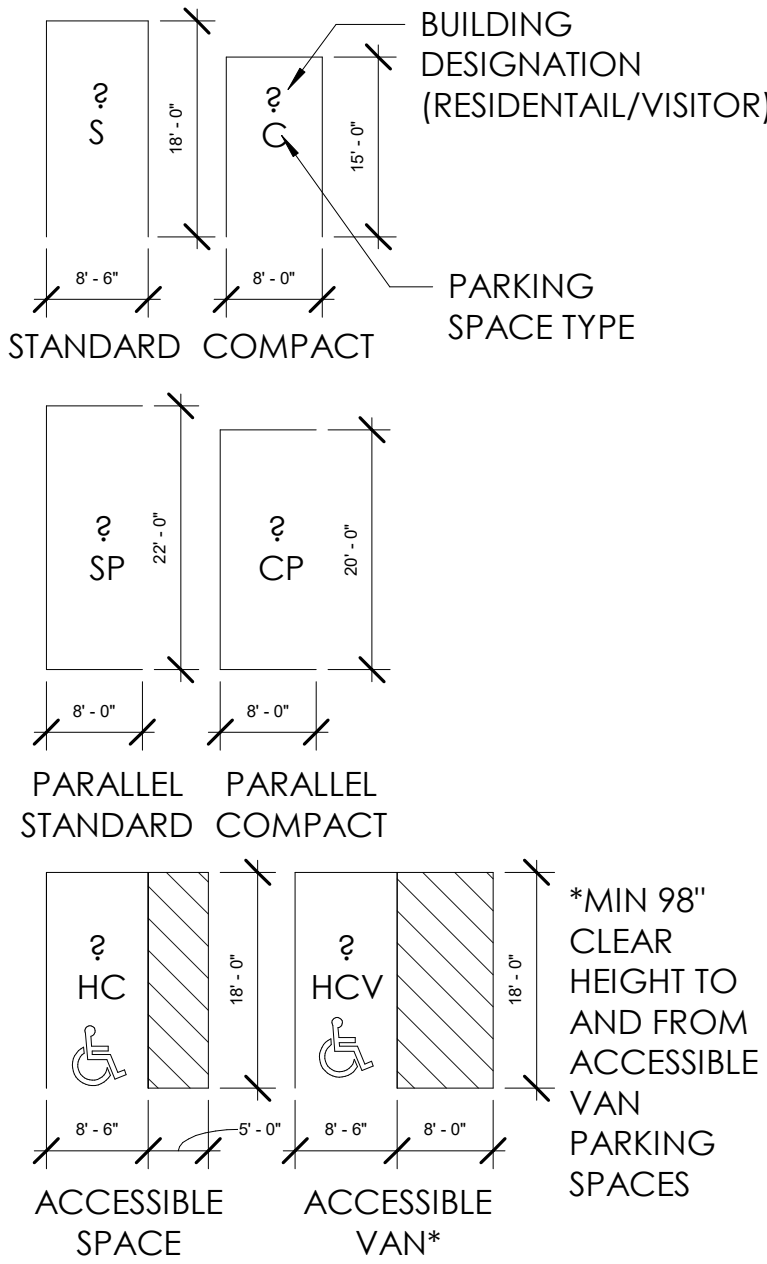
Grand total		256
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PARKING TOTALS			
Type	Mark	Parking Type	Count %

C	8'-0" x 15'	14	5%
HC	8'-6" X 18'	6	2%
HC VAN	8'-6" X 18'	2	1%
S	8'-6" X 18'	234	91%
Grand total		256	

*TOTAL INCLUDES:
11 ELECTRIC VEHICLE SPACES
39 ELECTRIC VEHICLE READY SPACES
10 VISITOR SPACES

PARKING KEY



TABULATIONS

AREA TABULATION

FLOOR LEVEL	FUNCTION	GROSS PARKING AREA	RESIDENTIAL GFA	GFA EXCLUSIONS	TOTAL GFA
LEVEL P3	PARKING	13,817 SF	0 SF	426 SF	0 SF
LEVEL P2	PARKING	18,744SF	0 SF	715 SF	0 SF
LEVEL 1	PARKING / AMENITY	44,502 SF	12,930 SF	0 SF	12,930 SF
LEVEL 2	PARKING / UNITS	37,827 SF	33,641 SF	0 SF	33,641 SF
LEVEL 3	UNITS / AMENITY	0 SF	66,416 SF	0 SF	66,416 SF
LEVEL 4	UNITS	0 SF	66,182 SF	0 SF	66,182 SF
LEVEL 5	UNITS	0 SF	66,182 SF	0 SF	66,182 SF
LEVEL 6	UNITS	0 SF	66,182 SF	0 SF	66,182 SF
LEVEL 7	UNITS	0 SF	66,182 SF	0 SF	66,182 SF
LEVEL 8	UNITS / AMENITY	0 SF	66,232 SF	0 SF	66,232 SF
TOTAL		114,910 SF	443,947 SF	1,141 SF	443,947 SF

*GFA EXCLUSIONS REFER TO SHEET A.002B

ZONING INFORMATION

ZONING CATEGORY	ALLOWABLE / REQUIRED	PROPOSED
ZONING CLASSIFICATION:	RA-H AND RA4.8	RA4.8

RESIDENTIAL PARKING:		
RESIDENTIAL:	446 (1/UNIT PER ORDINANCE) 134 (0.3/UNIT PER COUNTY PARKING GUIDELINES)	246 TOTAL AT PARKING LEVELS P3,P2,P1,L1,L2 (0.57/ UNIT)
RESIDENTIAL VISITORS:	10 (.05 PER UNIT FOR THE FIRST 200 UNITS)	10 AT PARKING LEVEL L1
TOTAL	256 SPACES	

BIKE PARKING:		
RESIDENTIAL - TENANTS: 1 PER 2.5 UNITS	170	180
RESIDENTIAL - VISITORS: 1 PER 50 UNITS	9	28
NOTE: CLASS III: SHORT TERM VISITOR BIKE PARKING PROVIDED IN STREETSCAPE (SEE LANDSCAPE) CLASS I: LONG-TERM SECURE BIKE PARKING PROVIDED IN BIKE ROOM ON LEVEL 2. APPROVED DOUBLE DECKER RACKS. 1 SPACE PER 2.5 UNITS IN ACCORDAANCE WITH ARLINGTON COUNTY STANDARD SITE PLAN CONDITIONS 2018 & ARLINGTON COUNTY BICYCLE STANDARDS UPDATE 2018.		

LOADING:		
1 SPACE PER 200 UNITS	3 BAYS	*2 BAYS AT LEVEL 1 LD1 12'X40' - 18' CLEARANCE LD2 12'X40' - 14' CLEARANCE

*REQUEST PURSUANT TO SEC. 15.5.7

HEIGHT/ # OF STORIES:	35 FT BY RIGHT (RA4.8) OR 136 FT INCLUSIVE OF MECH. PENTHOUSE BY SPECIAL EXCEPTION	8 STORIES 74'-11" TOP OF HIGHEST OCCUPIED FLOOR
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DENSITY CALCULATION

TOTAL RA4.8 SITE AREA	96,779 SF 2.22 AC
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BASE DENSITY CALCULATION

BASE DENSITY (3.24 FAR)	313,563.96
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LEED BONUS DENSITY CALCULATION

LEED GOLD BONUS DENSITY (0.35 FAR)	33,872.65
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REMAINING BONUS DENSITY CALCULATION		SF GFA
TOTAL PROPOSED DENSITY	443,947	
TOTAL BASE DENSITY	313,563.96	
TOTAL BONUS DENSITY REQUESTED	130,383.04	
LEED GOLD BONUS DENSITY (0.35 FAR)	33,872.65	
REMAINING BONUS DENSITY	96,510.39	

FLOOR LEVEL ELEVATION	
Name	Elevation
LEVEL P3	76' - 3 31/32"
LEVEL P2	86' - 1 29/32"
PARKING LEVEL L1	95' - 2"
LEVEL 1	95' - 6"
LEVEL P1	96' - 0"
PARKING LEVEL L2	105' - 9 31/32"
LEVEL 2	106' - 2 1/32"
AVERAGE SITE ELEVATION	107' - 5 3/4"
LEVEL 3	116' - 0"
LEVEL 4	127' - 0"
LEVEL 5	137' - 5 1/32"
LEVEL 6	147' - 9 31/32"
LEVEL 7	158' - 3"
LEVEL 8	168' - 8 1/32"
LEVEL 9 ROOF	181' - 8 1/32"

PROJECT SUMMARY

THIS PROJECT IS A NEW 5-STORY WOOD-FRAMED RESIDENTIAL APARTMENT BUILDING OVER A 3 STORY CONCRETE PODIUM. THE EXISTING BUILDINGS ON THE SITE CONSISTS OF THE RED LION HOTEL, WILLIAMSBURG APARTMENTS, AND ELLIS APARTMENTS. ALL EXISTING BUILDINGS WILL BE REMOVED IN THEIR ENTIRETY WITH THE EXCEPTION OF THE 2.5 STORY BELOW GRADE PARKING STRUCTURE BENEATH THE RED LION HOTEL THAT IS TO BE REFURBISHED AND REUSED. PARKING FOR THE RESIDENTS AND STAFF WILL BE IN THE EXISTING GARAGE TO CONCRETE PODIUM AND PRIMARILY BELOW GRADE.

OCCUPANCY AND CONSTRUCTION CLASSIFICATIONS

PARKING: S-2 OCCUPANCY, TYPE 1A CONSTRUCTION
RESIDENTIAL PODIUM: R-2 OCCUPANCY, TYPE 1A CONSTRUCTION
RESIDENTIAL TOWER: R-2 OCCUPANCY, TYPE 3A CONSTRUCTION

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CONSULTANT

SEAL & SIGNATURE

1501 ARLINGTON BLVD

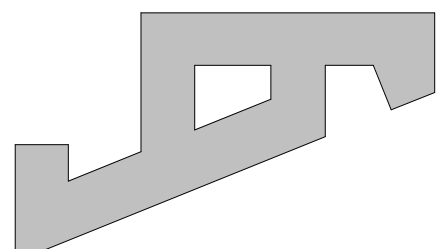
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ARLINGTON, VA 22209

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ISSUE
DATE DESCRIPTION
08.17.22 PRELIMINARY 4.1 ISSUE
10.21.22 SECOND PRELIMINARY 4.1 ISSUE
04.03.23 4.1 RESUBMISSION 1
05.19.23 4.1 RESUBMISSION 1 REVISION 1

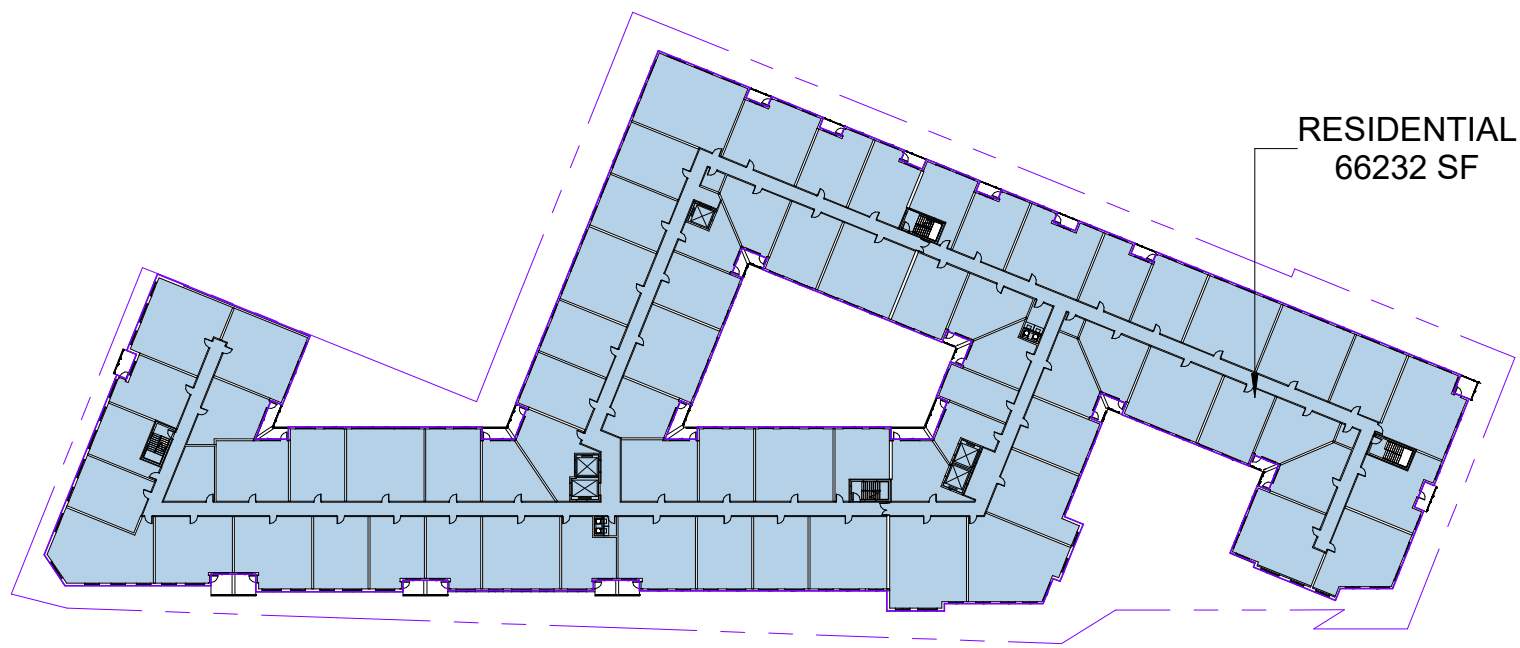
PROJECT NUMBER 21029

DATE 05.19.23

SCALE 1/16" = 1'-0"

DRAWING TITLE
TABULATIONS

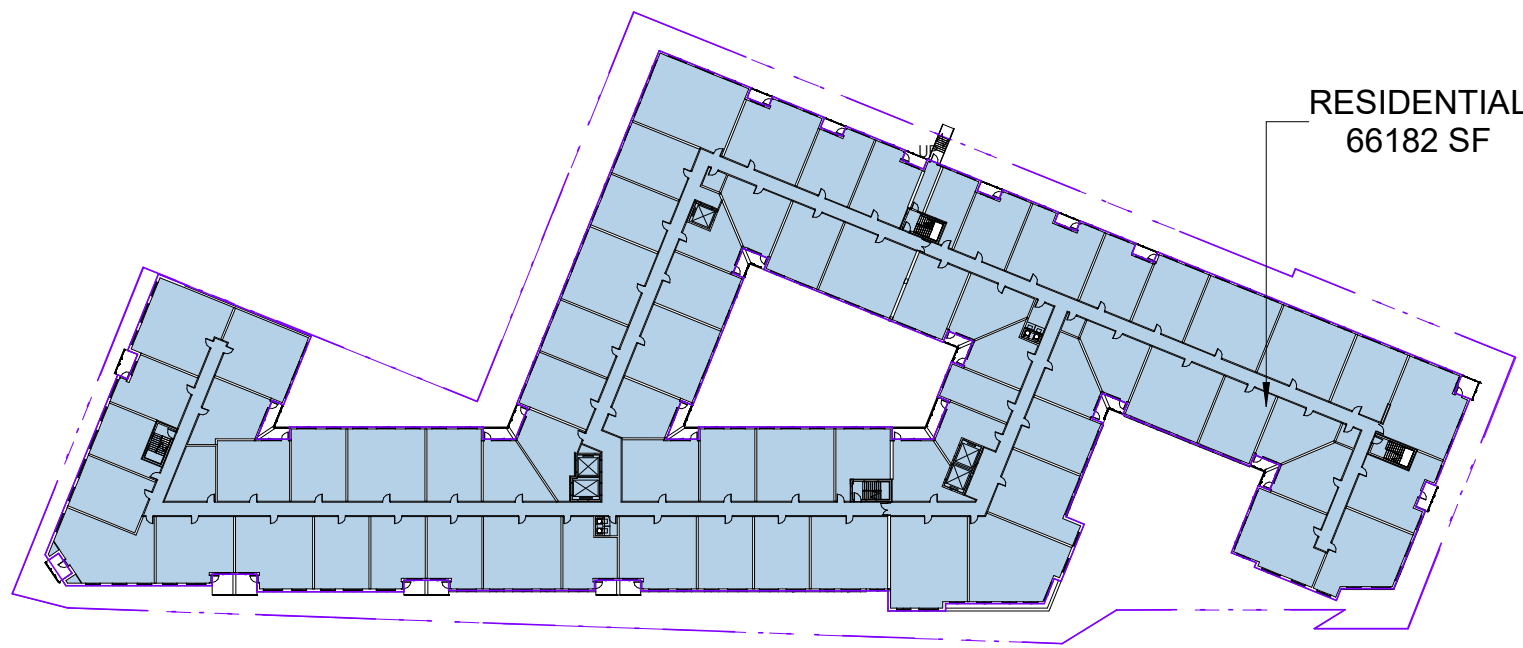
DRAWING NUMBER
A.002A
5/24/2023 12:42:50 PM



10 LEVEL 8
A.002B/ SCALE: 1" = 80'-0"

GROSS FLOOR AREA - LEVEL 8	
Name	Area

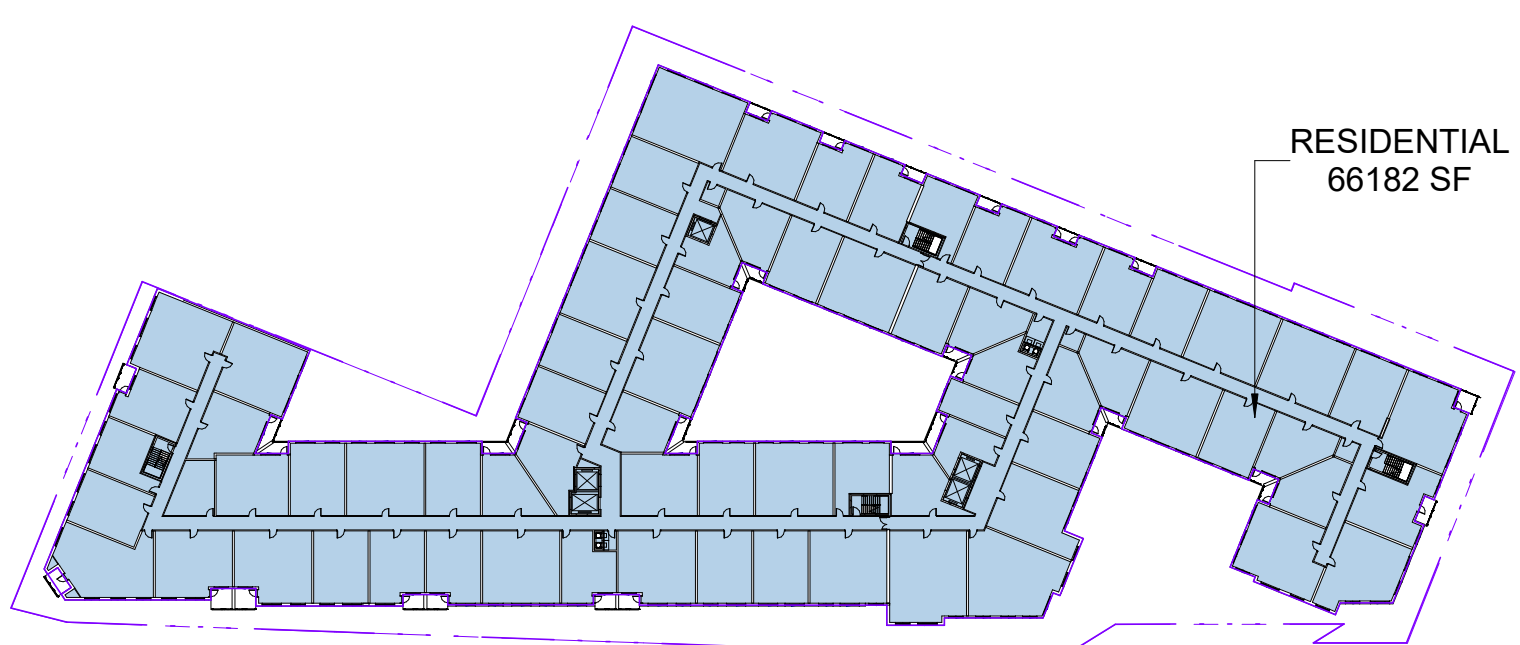
GROSS FLOOR AREA	
RESIDENTIAL	66232 SF
Grand total	66232 SF



6 LEVEL 4
A.002B/ SCALE: 1" = 80'-0"

GROSS FLOOR AREA - LEVEL 4	
Name	Area

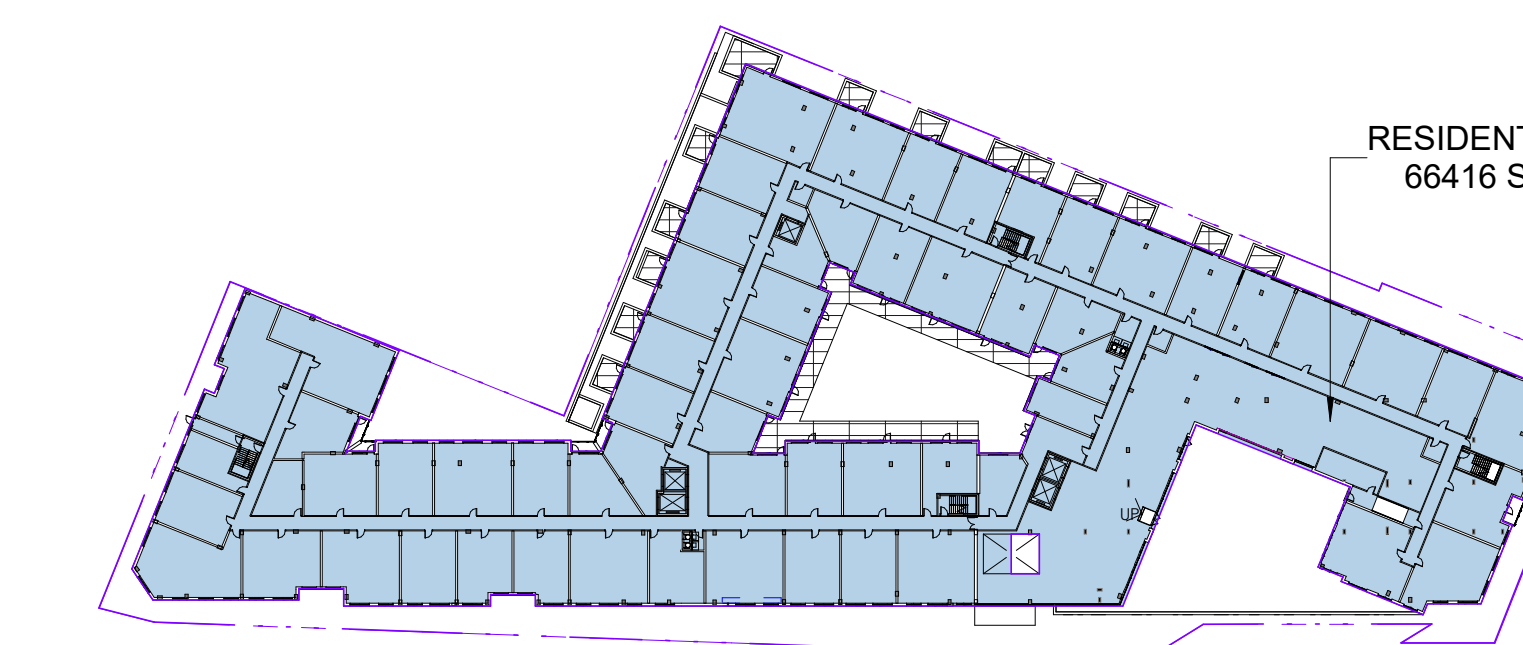
GROSS FLOOR AREA	
RESIDENTIAL	66182 SF
Grand total	66182 SF



9 LEVEL 7
A.002B/ SCALE: 1" = 80'-0"

GROSS FLOOR AREA - LEVEL 7	
Name	Area

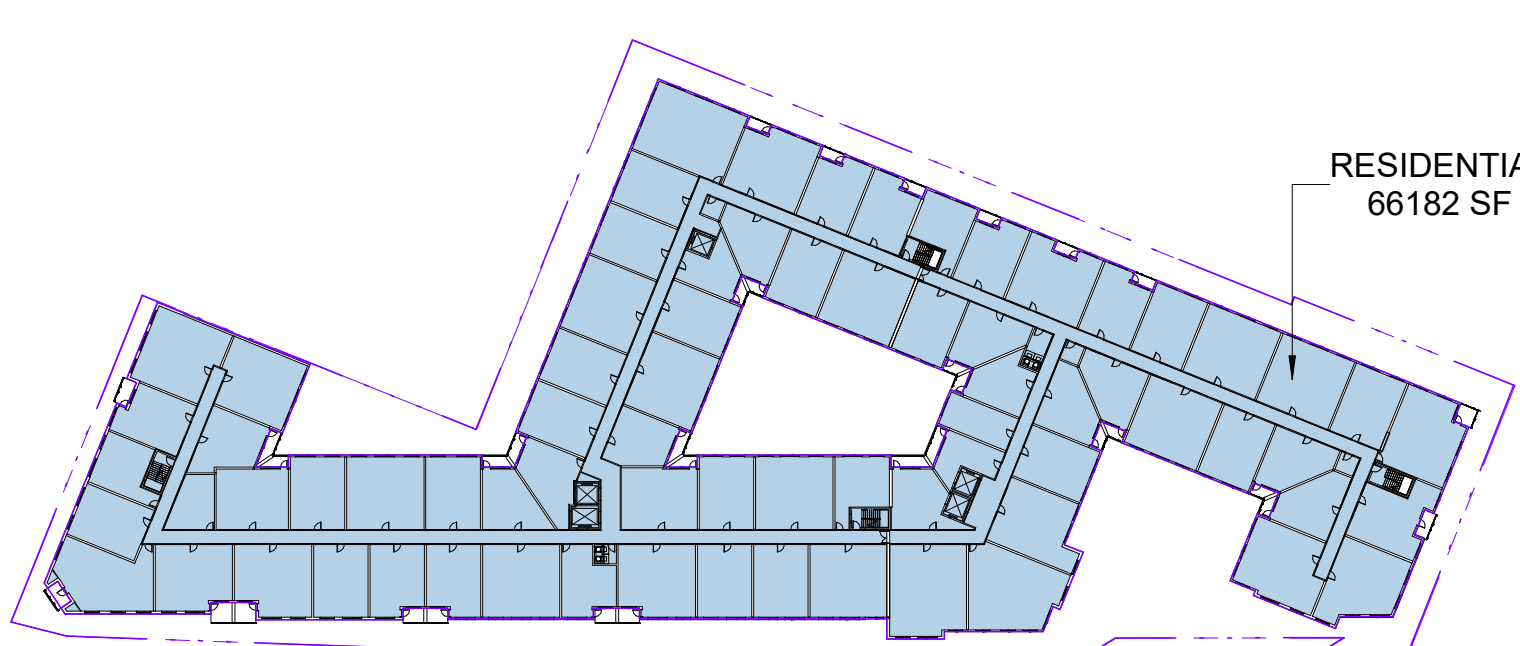
GROSS FLOOR AREA	
RESIDENTIAL	66182 SF
Grand total	66182 SF



5 LEVEL 3
A.002B/ SCALE: 1" = 80'-0"

GROSS FLOOR AREA - LEVEL 3	
Name	Area

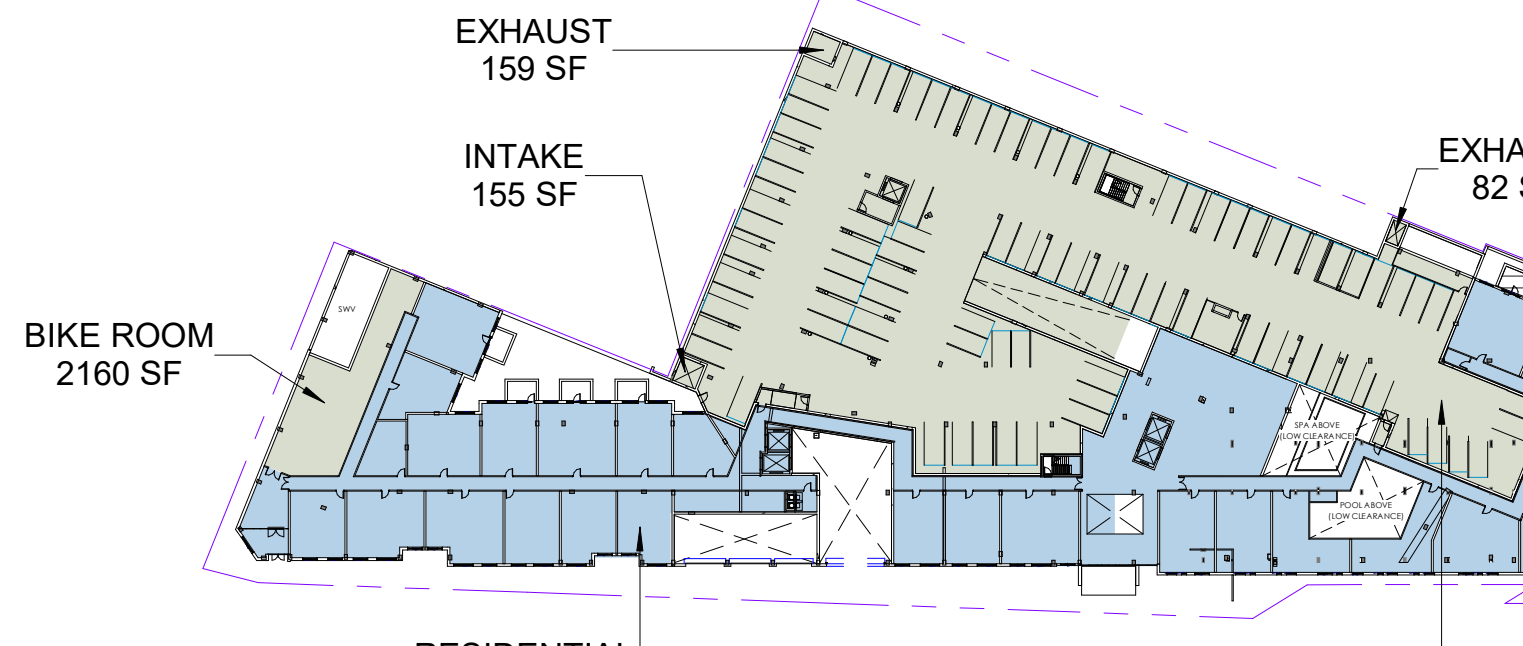
GROSS FLOOR AREA	
RESIDENTIAL	66416 SF
Grand total	66416 SF



8 LEVEL 6
A.002B/ SCALE: 1" = 80'-0"

GROSS FLOOR AREA - LEVEL 6	
Name	Area

GROSS FLOOR AREA	
RESIDENTIAL	66182 SF
Grand total	66182 SF

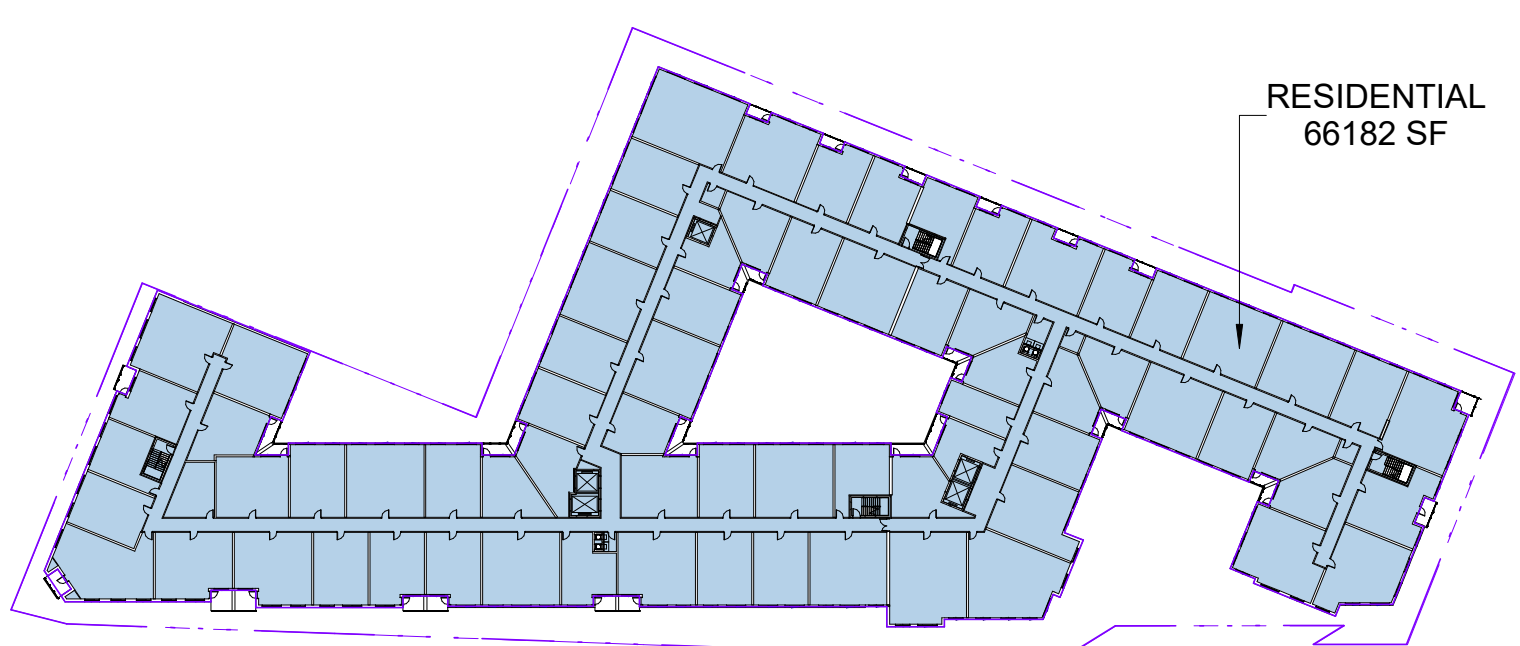


4 LEVEL 2
A.002B/ SCALE: 1" = 80'-0"

GROSS FLOOR AREA - LEVEL L2	
Name	Area

GROSS PARKING AREA	
PARKING L2	35271 SF
BIKE ROOM	2160 SF
EXHAUST	159 SF
INTAKE	155 SF
EXHAUST	82 SF
Grand total	37827 SF

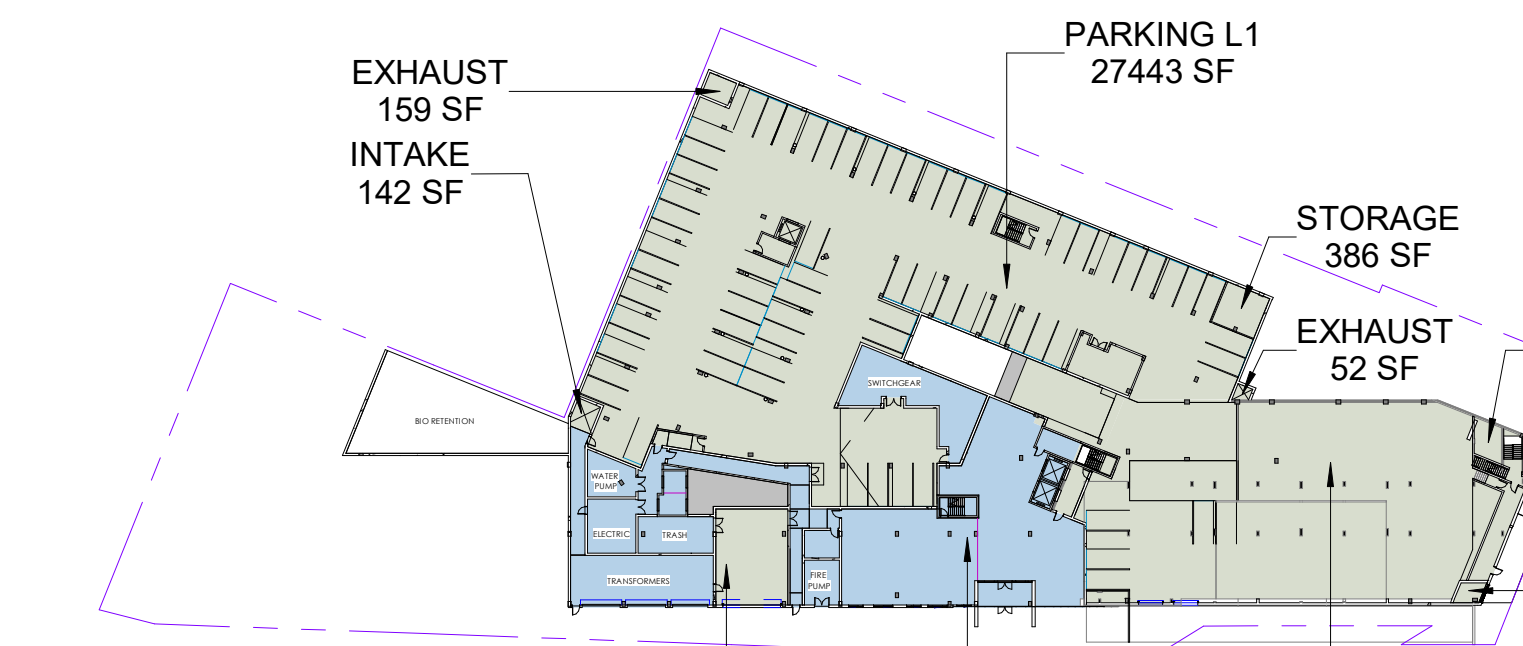
GROSS FLOOR AREA	
RESIDENTIAL	33641 SF
Grand total	71468 SF



7 LEVEL 5
A.002B/ SCALE: 1" = 80'-0"

GROSS FLOOR AREA - LEVEL 5	
Name	Area

GROSS FLOOR AREA	
RESIDENTIAL	66182 SF
Grand total	66182 SF



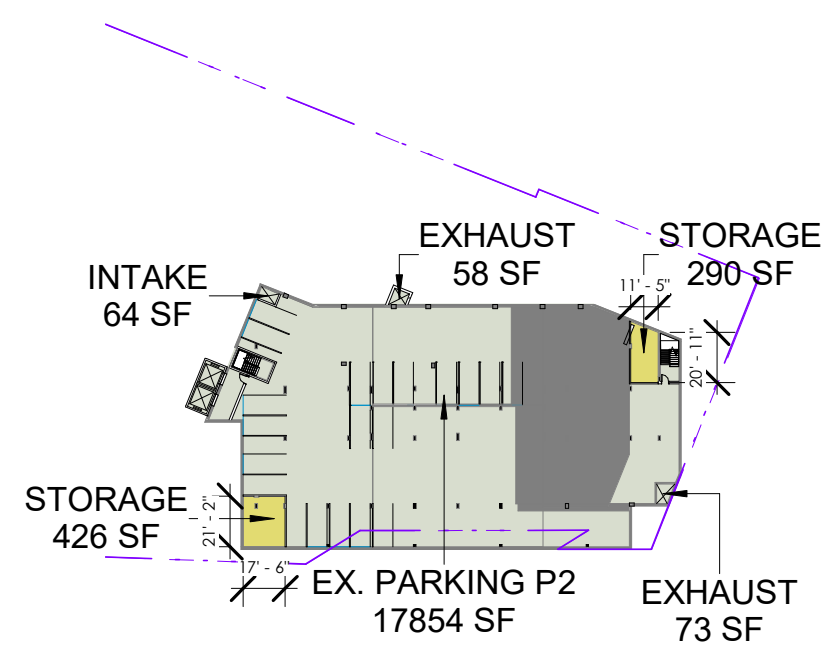
3 LEVEL 1
A.002B/ SCALE: 1" = 80'-0"

GROSS FLOOR AREA - LEVEL L1	
Name	Area

GROSS PARKING AREA	
PARKING L1	27443 SF
EXHAUST	159 SF
EX. PARKING P1	14688 SF
INTAKE	142 SF
EXHAUST	52 SF
LOADING	1290 SF
STORAGE	206 SF
EXHAUST	136 SF
STORAGE	386 SF
Grand total	44502 SF

GROSS FLOOR AREA	
RESIDENTIAL	12930 SF
Grand total	57432 SF

- EXCLUSIONS
- GROSS PARKING AREA
- GROSS FLOOR AREA

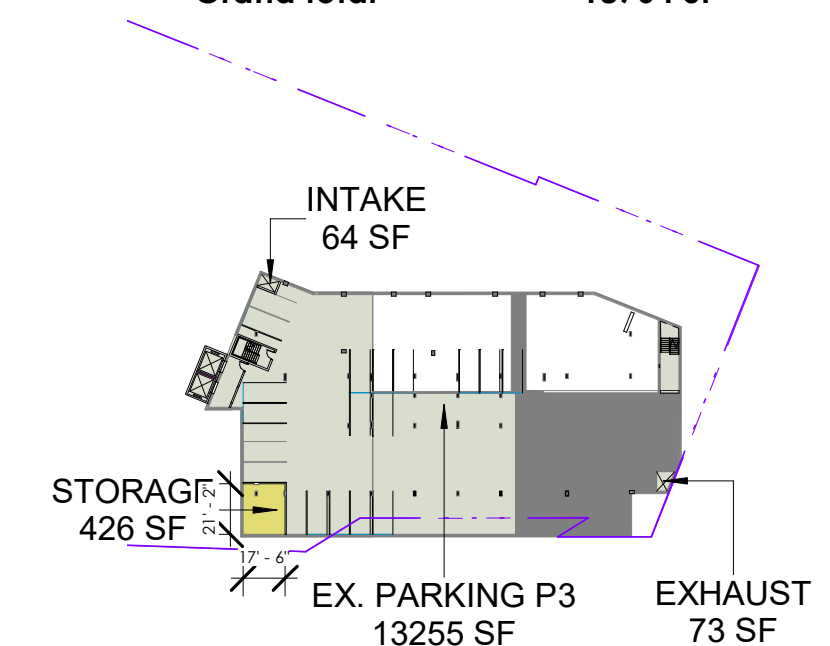


2 LEVEL P2
A.002B/ SCALE: 1" = 80'-0"

GROSS FLOOR AREA - LEVEL P2	
Name	Area

GROSS PARKING AREA	
EX. PARKING P2	17854 SF
EXHAUST	73 SF
EXHAUST	58 SF
INTAKE	64 SF
Grand total	18048 SF

EXCLUSIONS	
STORAGE	426 SF
STORAGE	290 SF
Grand total	715 SF



1 LEVEL P3
A.002B/ SCALE: 1" = 80'-0"

GROSS FLOOR AREA - LEVEL P3	
Name	Area

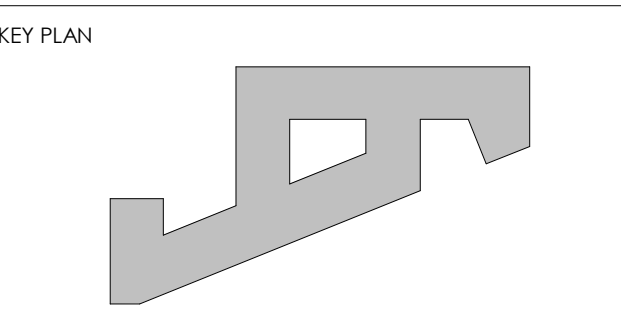
GROSS PARKING AREA	
EX. PARKING P3	13255 SF
EXHAUST	73 SF
INTAKE	64 SF
Grand total	13391 SF

EXCLUSIONS	
STORAGE	426 SF
Grand total	426 SF

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PROJECT NUMBER 21029

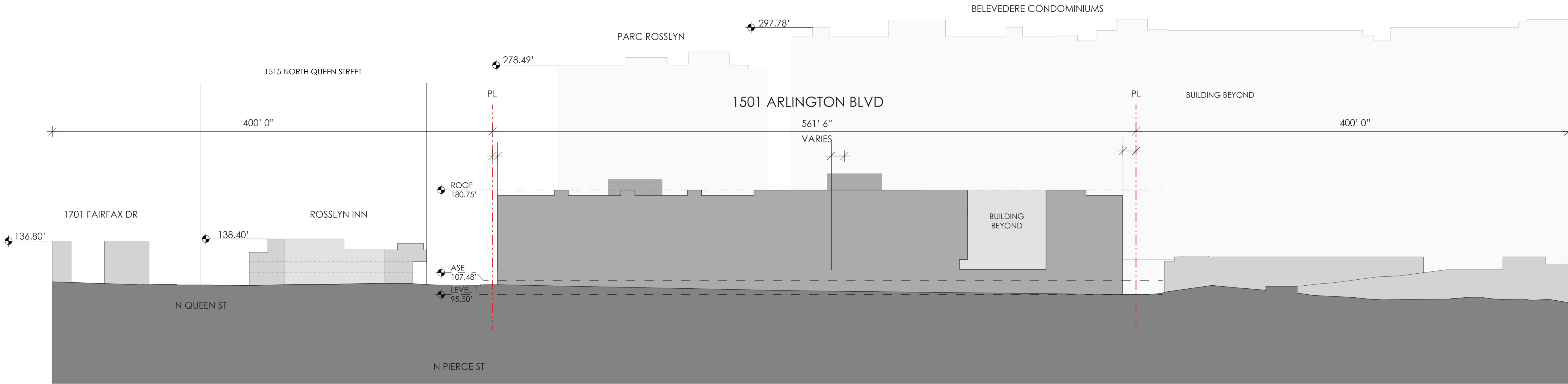
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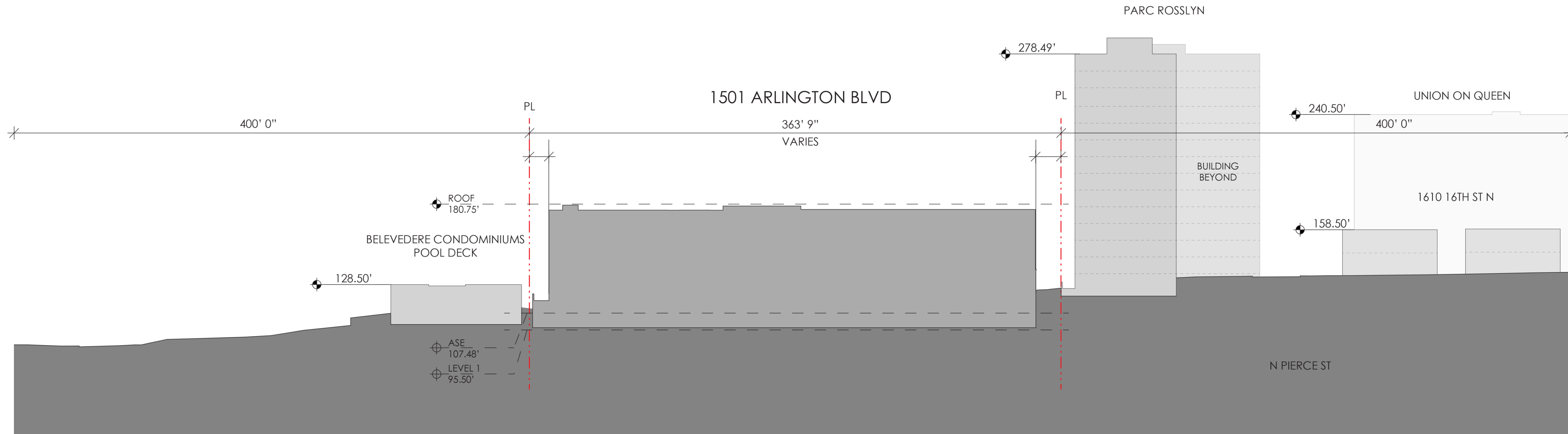
C:\New_Working\2021\BL_A_Corridor\01_Bldg\Sheet1



1
A.003

FAIRFAX DR. - WEST TO EAST SITE SECTION

SCALE: 1" = 50'-0"



2
A.003

16TH ST. - EAST TO WEST SITE SECTION

SCALE: 1" = 50'-0"

KGD

architecture

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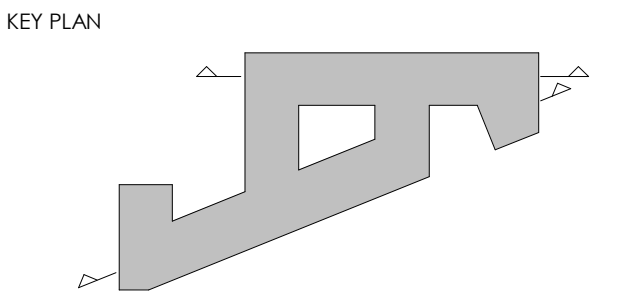
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DATE 05.19.23

SCALE
DRAWING TITLE
SITE SECTIONS

DRAWING NUMBER
5/18/2023 5:25:18 PM
A.003



VIEW FROM FAIRFAX DRIVE LOOKING WEST



VIEW OF MAIN LOBBY FROM FAIRFAX DRIVE



VIEW FROM FAIRFAX DRIVE LOOKING EAST



VIEW FROM 16TH STREET LOOKING EAST

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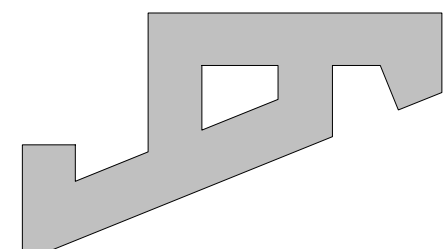
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PROJECT NUMBER	21029
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SCALE

DRAWING TITLE

CONCEPTUAL
RENDERINGS

DRAWING NUMBER

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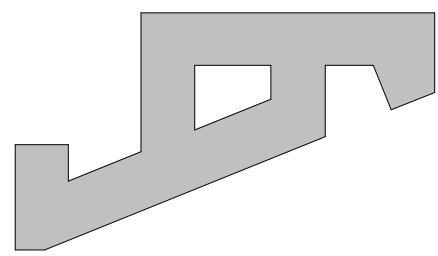
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PROJECT NUMBER 21029

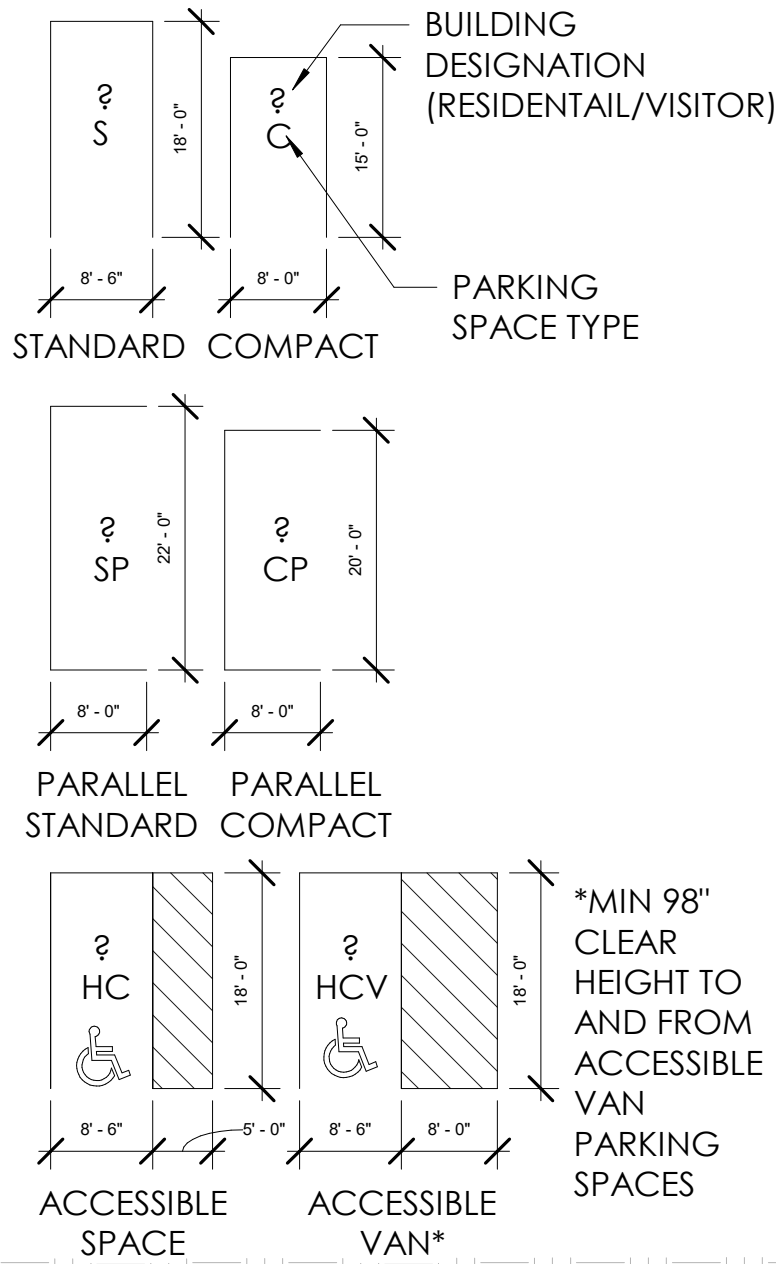
DATE 05.19.23

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DRAWING TITLE
GARAGE PLAN - LEVEL P3

DRAWING NUMBER
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PARKING KEY



GROSS FLOOR AREA - LEVEL P3

Name	Area
EX. PARKING P3	13255 SF
EXHAUST	73 SF
INTAKE	64 SF
STORAGE	426 SF
Grand total	13817 SF

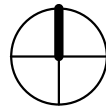
PARKING SCHEDULE		
Mark	Parking Type	Count
LEVEL P3		
C	8'-0" x 15'	3
HC	8'-6" x 18'	1
S	8'-6" x 18'	37
		41

LEVEL P2		
HC	8'-6" x 18'	1
S	8'-6" x 18'	44
		45

LEVEL 1		
C	8'-0" x 15'	1
HC	8'-6" x 18'	3
HC VAN	8'-6" x 18'	2
S	8'-6" x 18'	78
		84

LEVEL 2		
C	8'-0" x 15'	10
S	8'-6" x 18'	76
		86
Grand total		256

0 10' 20' 40'



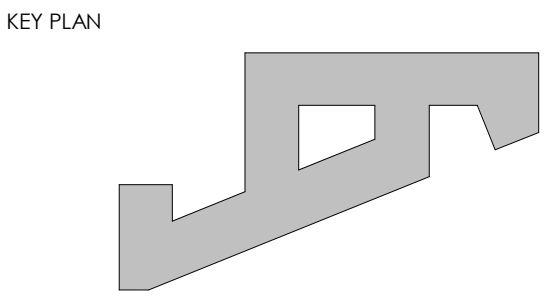
P3 PARKING LEVEL FLOOR PLAN
SCALE: 1" = 20'-0"

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1	yy.mm.d	d	Revision 1

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05.19.23		4.1 RESUBMISSION 1 REVISION 1

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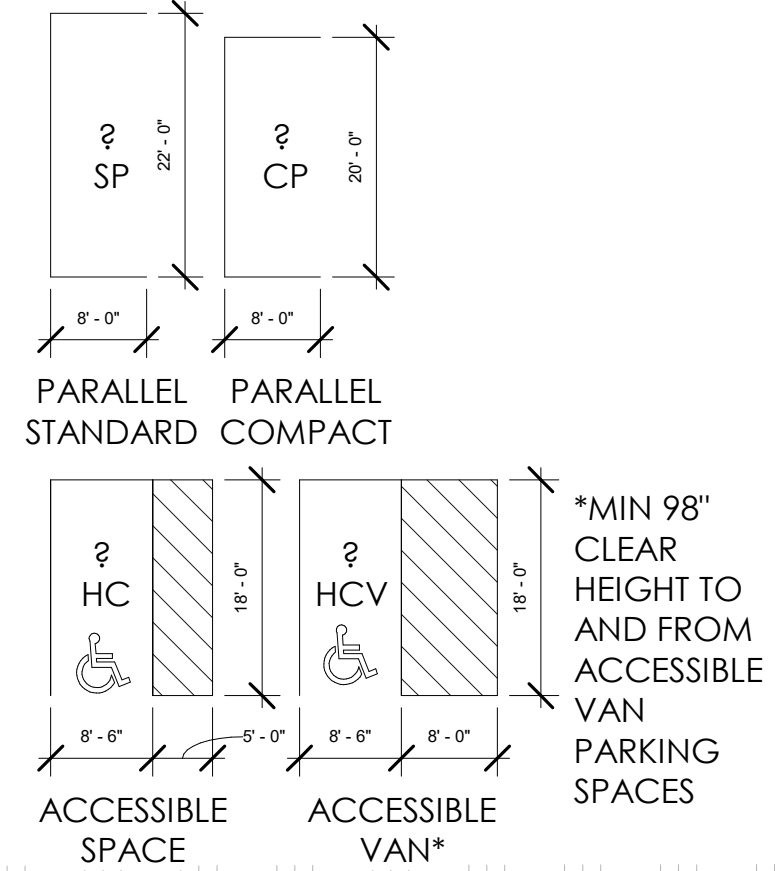
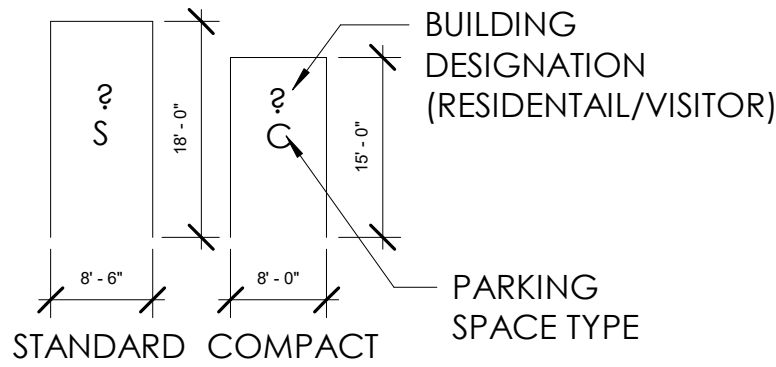
DATE 05.19.23

SCALE As indicated

DRAWING TITLE
GARAGE PLAN - LEVEL
P2

DRAWING NUMBER
5/24/2023 8:21:16 AM
A.199

PARKING KEY



GROSS FLOOR AREA - LEVEL P2	
Name	Area

GROSS PARKING AREA	
EX. PARKING P2	17854 SF
EXHAUST	73 SF
INTAKE	58 SF
	64 SF
	18048 SF

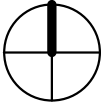
EXCLUSIONS	
STORAGE	426 SF
	290 SF
	715 SF
Grand total	18764 SF

PARKING SCHEDULE		
Mark	Parking Type	Count
LEVEL P3		
C	8'-0" x 15'	3
HC	8'-6" x 18'	1
S	8'-6" x 18'	37
		41

LEVEL P2		
HC	8'-6" x 18'	1
S	8'-6" x 18'	44
		45


LEVEL 1		
C	8'-0" x 15'	1
HC	8'-6" x 18'	3
HC VAN	8'-6" x 18'	2
S	8'-6" x 18'	78
		84

LEVEL 2		
C	8'-0" x 15'	10
S	8'-6" x 18'	76
		86
Grand total		256



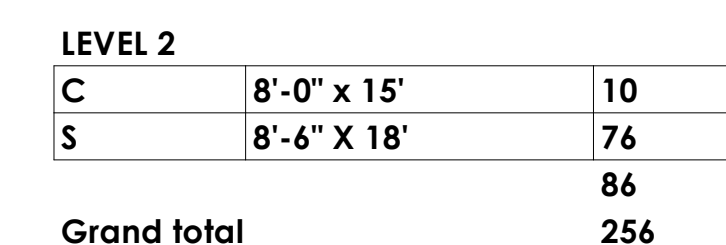
P2 PARKING LEVEL FLOOR PLAN
SCALE: 1" = 20'-0"

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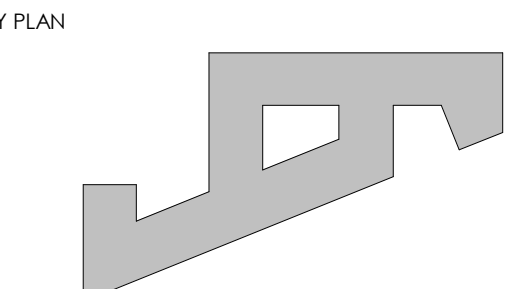


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1 yy.mm.dd Revision 1

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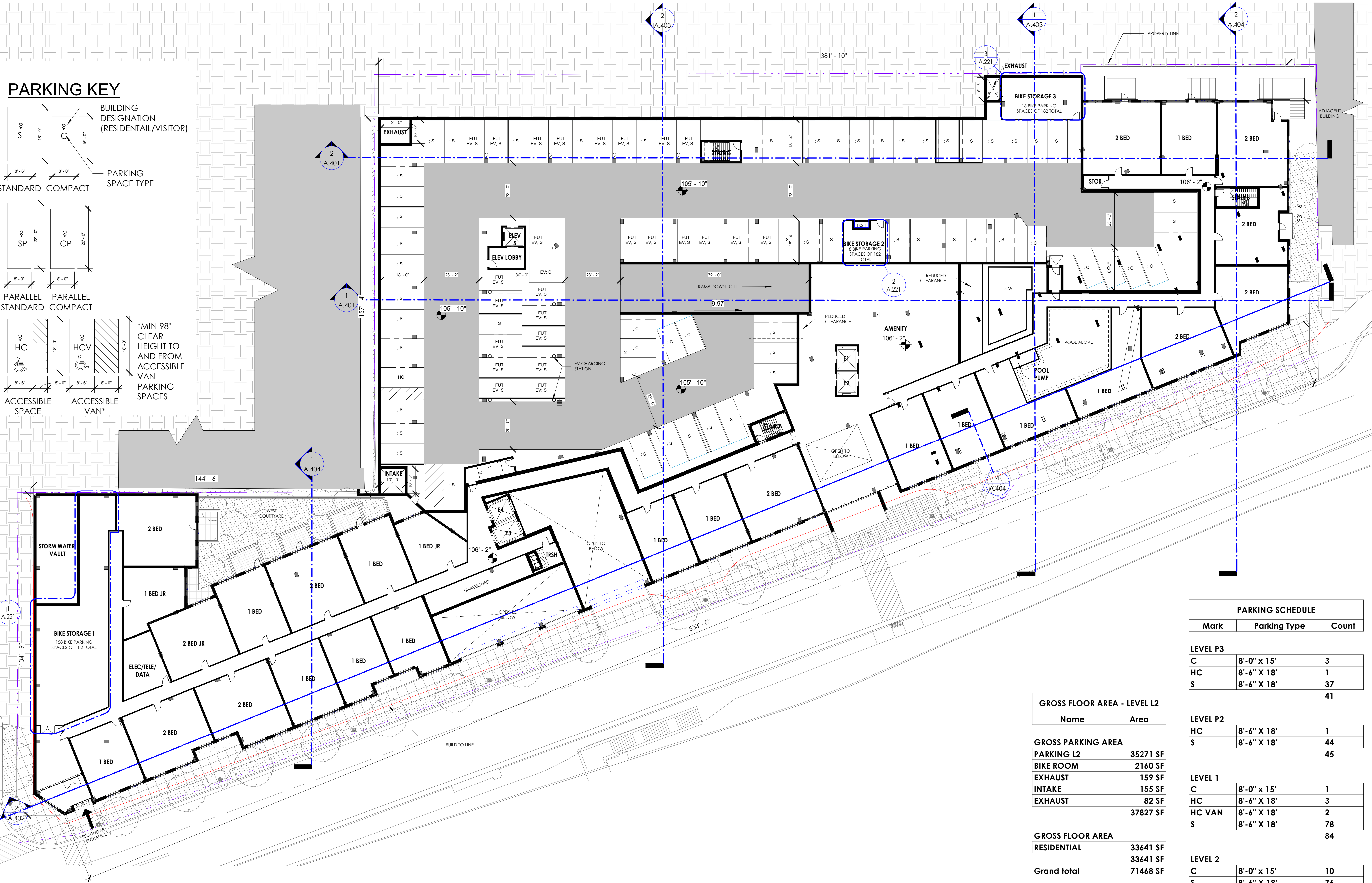
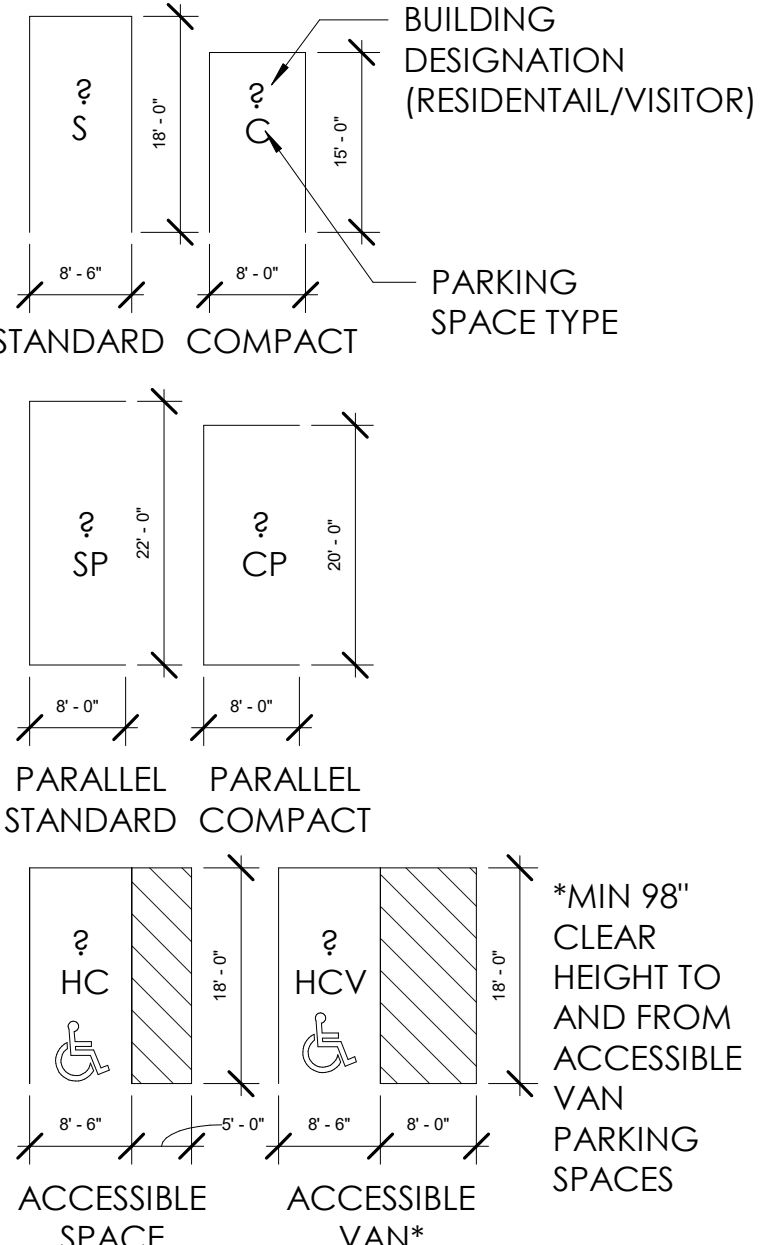
DATE 05.19.23

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DRAWING TITLE
FLOOR PLAN - LEVEL 2

DRAWING NUMBER
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A.202

PARKING KEY



PARKING SCHEDULE		
Mark	Parking Type	Count

LEVEL P3		
C	8'-0" x 15'	3
HC	8'-6" x 18'	1
S	8'-6" x 18'	37
		41

LEVEL P2		
HC	8'-6" x 18'	1
S	8'-6" x 18'	44
		45

LEVEL 1		
C	8'-0" x 15'	1
HC	8'-6" x 18'	3
HC VAN	8'-6" x 18'	2
S	8'-6" x 18'	78
		84

LEVEL 2		
C	8'-0" x 15'	10
S	8'-6" x 18'	76
		86
Grand total		256

GROSS FLOOR AREA - LEVEL L2	
Name	Area

GROSS PARKING AREA	
PARKING L2	35271 SF
BIKE ROOM	2160 SF
EXHAUST	159 SF
INTAKE	155 SF
EXHAUST	82 SF
37827 SF	

GROSS FLOOR AREA	
RESIDENTIAL	33641 SF
33641 SF	

Grand total 71468 SF

1 SECOND FLOOR PLAN
SCALE: 1" = 20'-0"

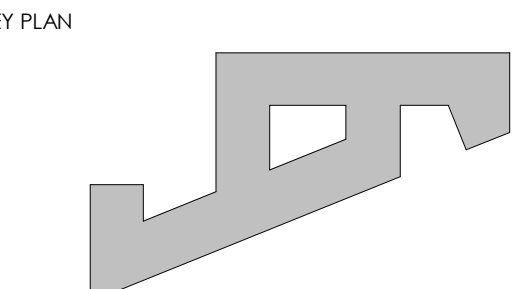


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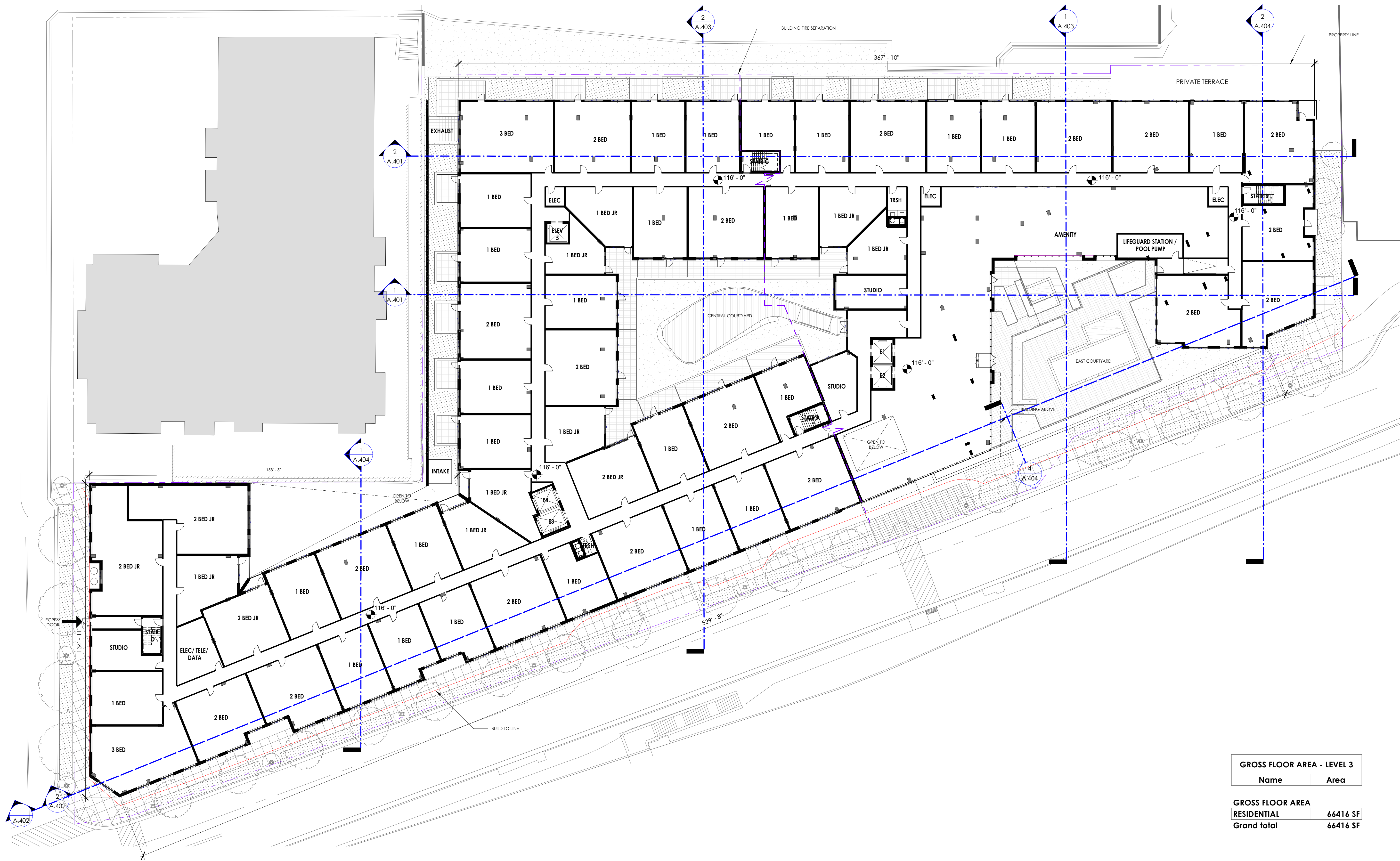
DATE 05.19.23

SCALE 1" = 20'-0"

DRAWING TITLE
FLOOR PLAN - LEVEL 3

DRAWING NUMBER

A.203




1
A.203
THIRD LEVEL FLOOR PLAN
SCALE: 1" = 20'-0"

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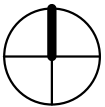
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FLOOR PLAN - LEVEL 4

A.204



SCALE: 1" = 20'-0"

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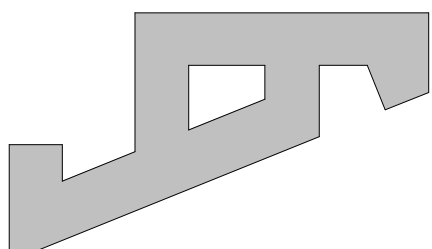
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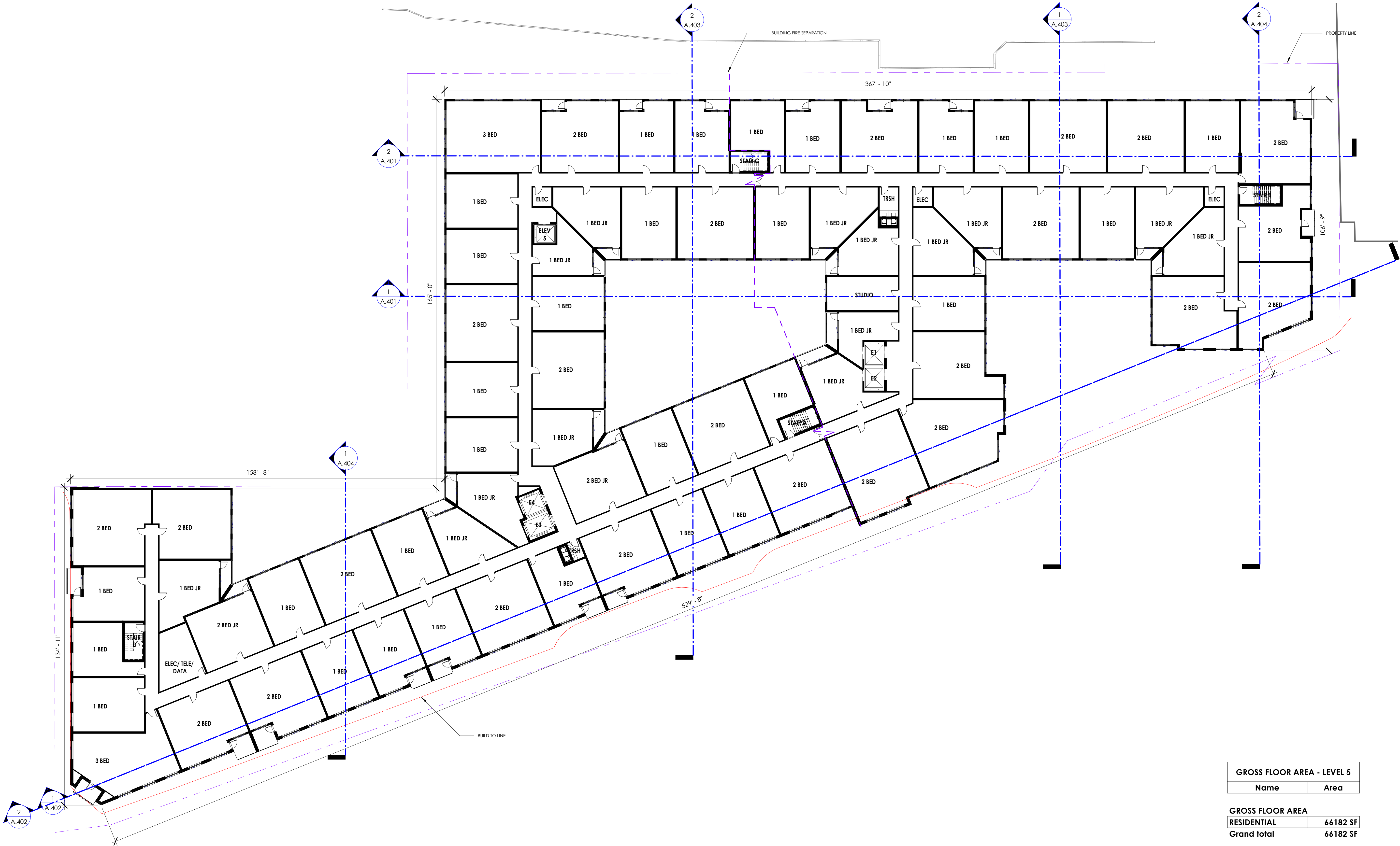
SCALE 1" = 20'-0"

DRAWING TITLE FLOOR PLAN - LEVEL 5

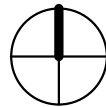
DRAWING NUMBER

A.205

5/18/2023 5:26:45 PM



1
 A.205
 FIFTH LEVEL FLOOR PLAN
 SCALE: 1" = 20'-0"



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1501 ARLINGTON BLVD

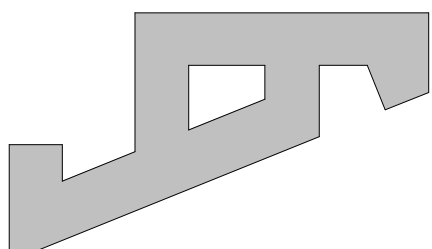
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04.03.23	4.1 RESUBMISSION 1
05.19.23	4.1 RESUBMISSION 1 REVISION 1

PROJECT NUMBER 21029

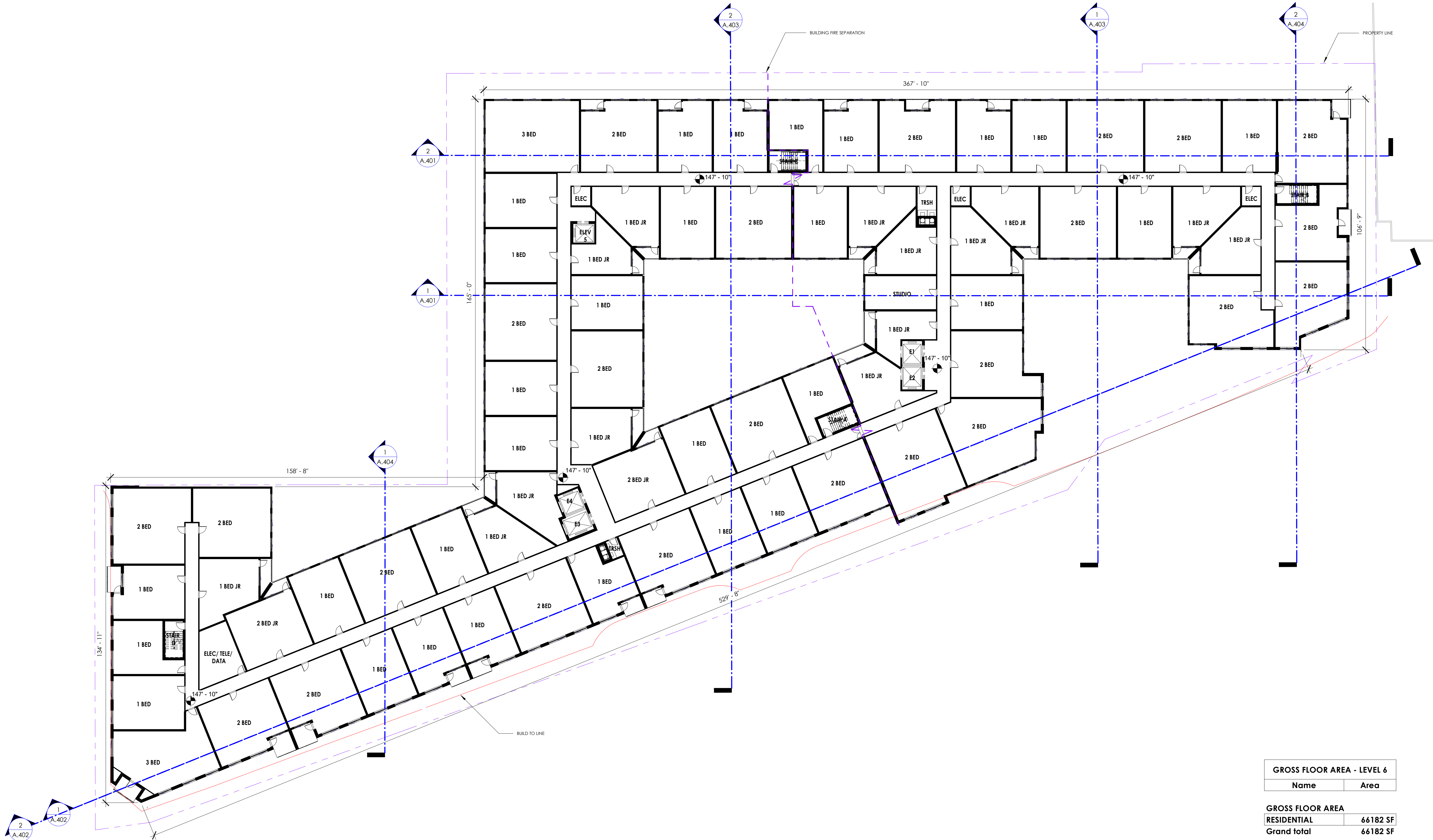
DATE 05.19.23

SCALE 1" = 20'-0"

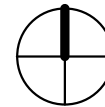
DRAWING TITLE
FLOOR PLAN - LEVEL 6

DRAWING NUMBER

A.206



1
A.206
SIXTH LEVEL FLOOR PLAN
SCALE: 1" = 20'-0"



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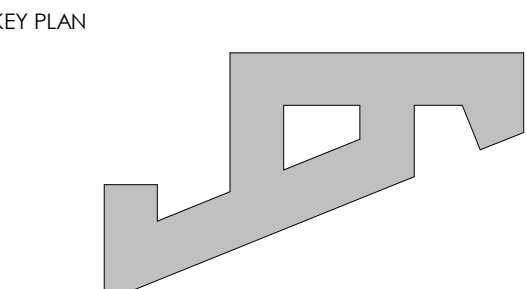
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PROJECT NUMBER 21029

DATE 05.19.23

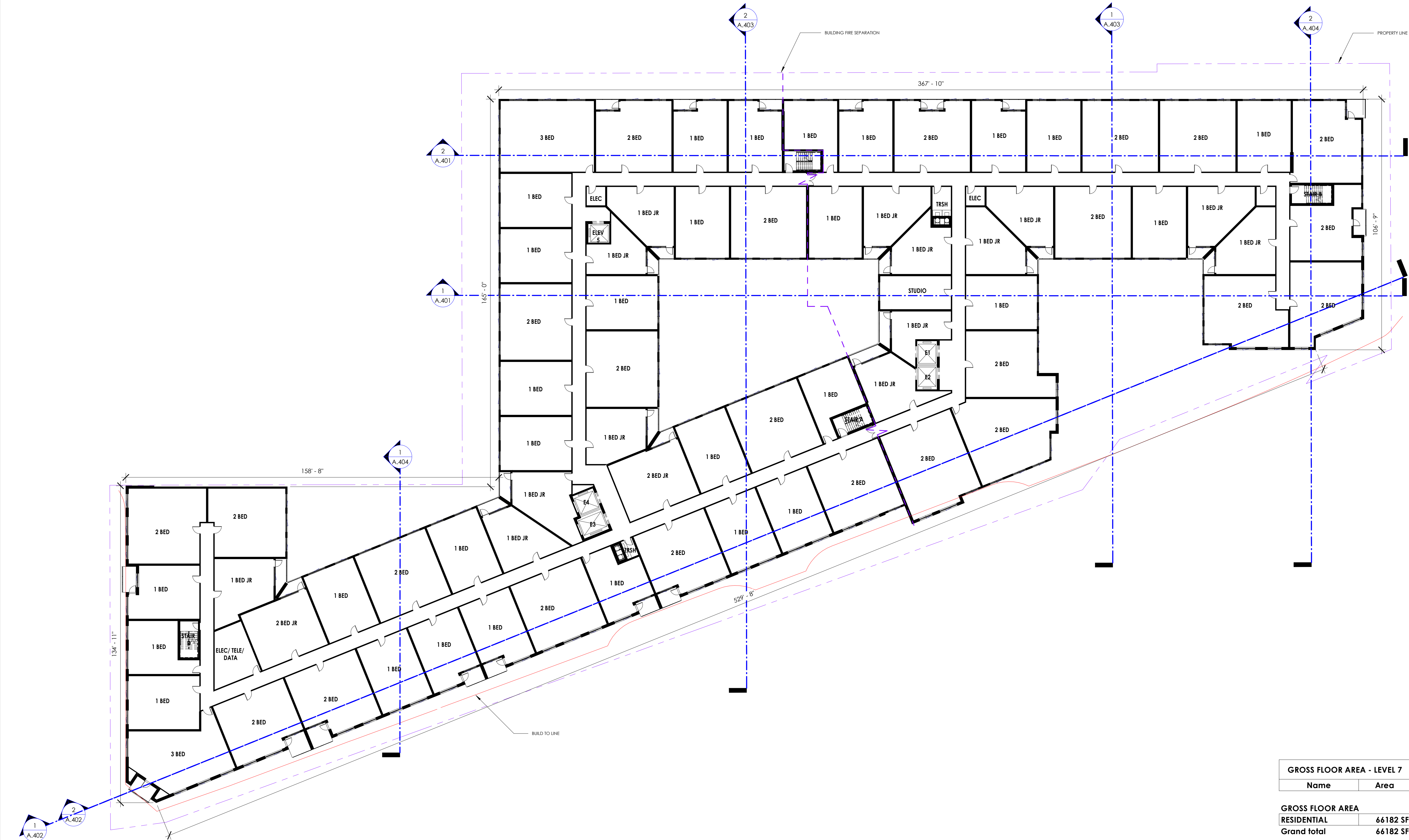
SCALE 1" = 20'-0"

DRAWING TITLE
FLOOR PLAN - LEVEL 7

DRAWING NUMBER

A.207

5/18/2023 5:27:02 PM



1 SEVENTH LEVEL FLOOR PLAN
A.207 SCALE: 1" = 20'-0"

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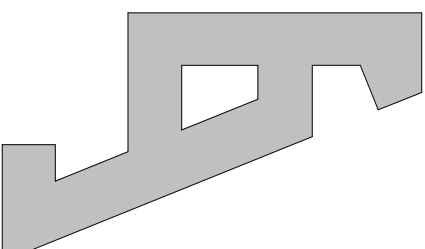
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PROJECT NUMBER 21029

DATE 05.19.23

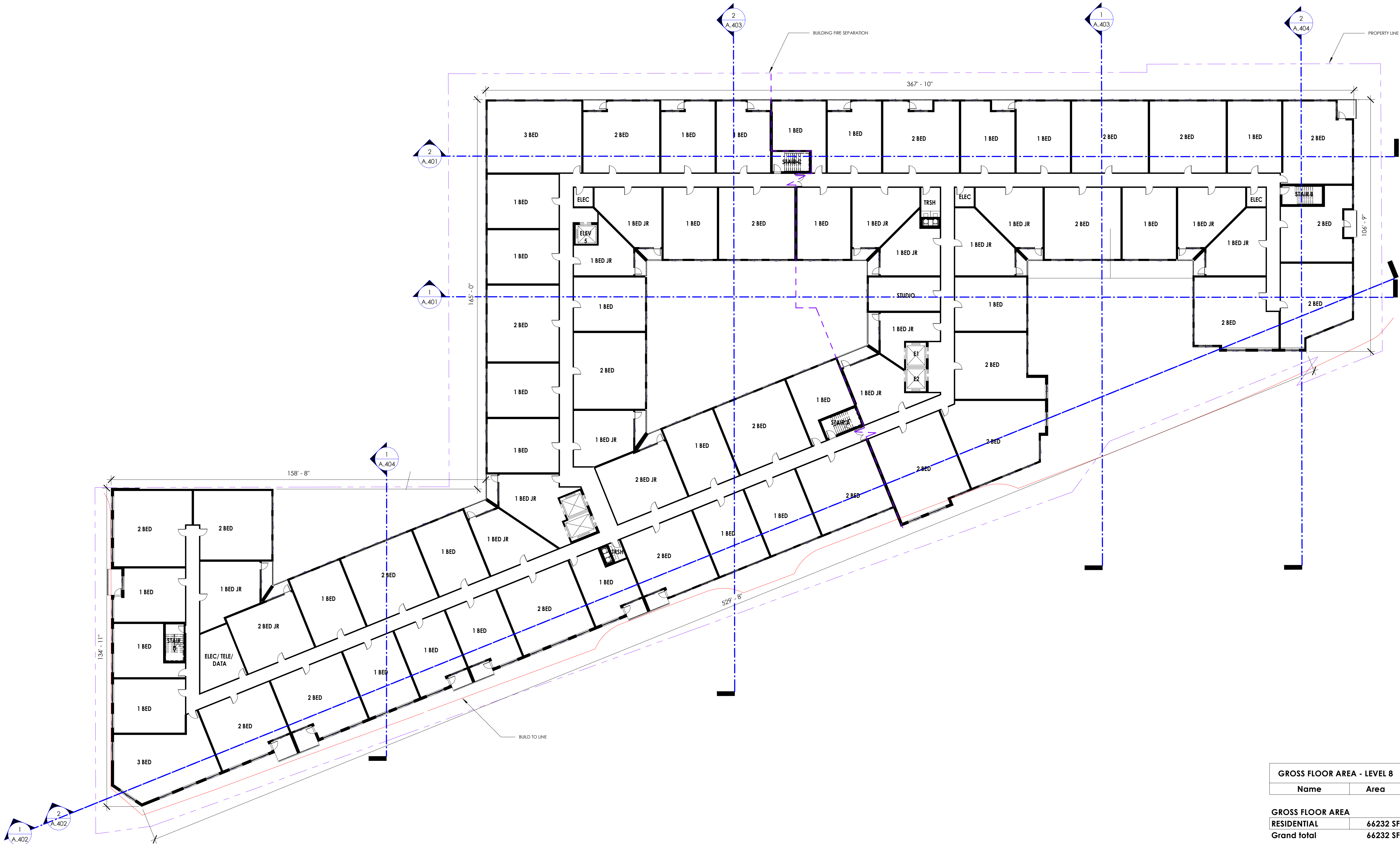
SCALE 1" = 20'-0"

DRAWING TITLE
FLOOR PLAN - LEVEL 8

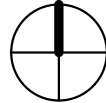
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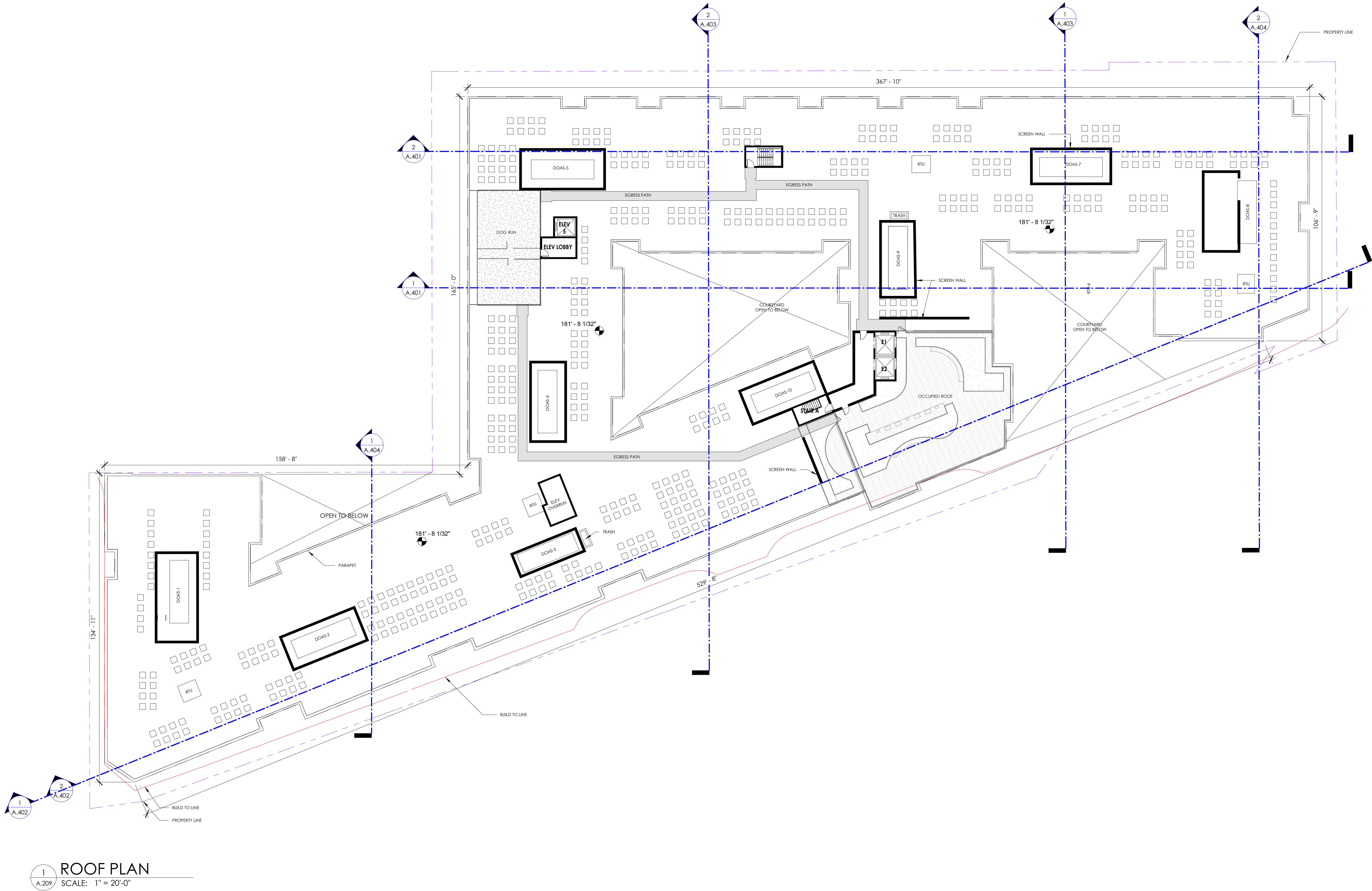
A.208

5/18/2023 5:27:10 PM



1 EIGHTH LEVEL FLOOR PLAN
A.208 SCALE: 1" = 20'-0"





1 ROOF PLAN
A.209 SCALE: 1" = 20'-0"



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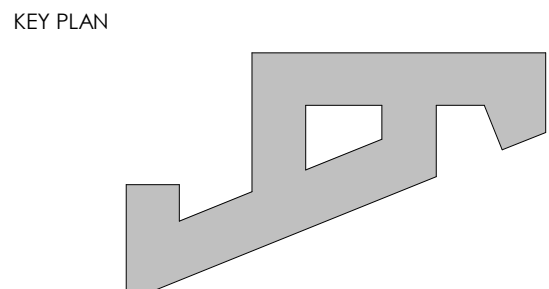
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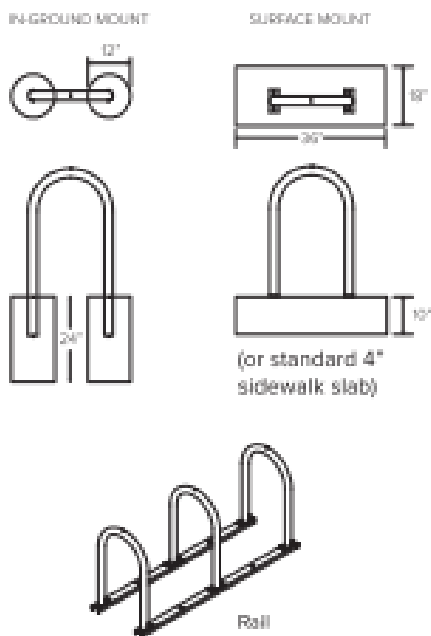
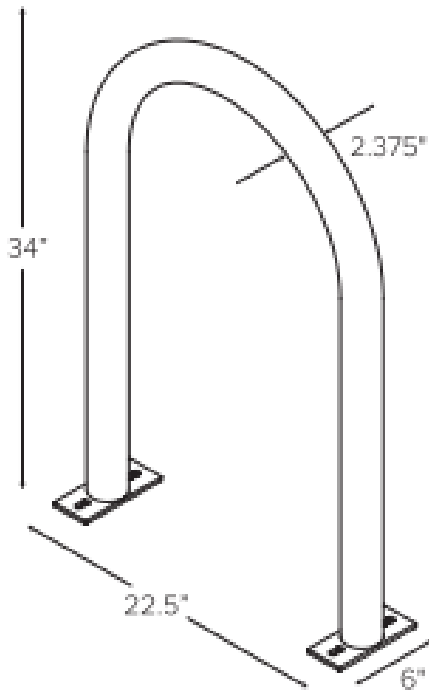
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DATE 05.19.23

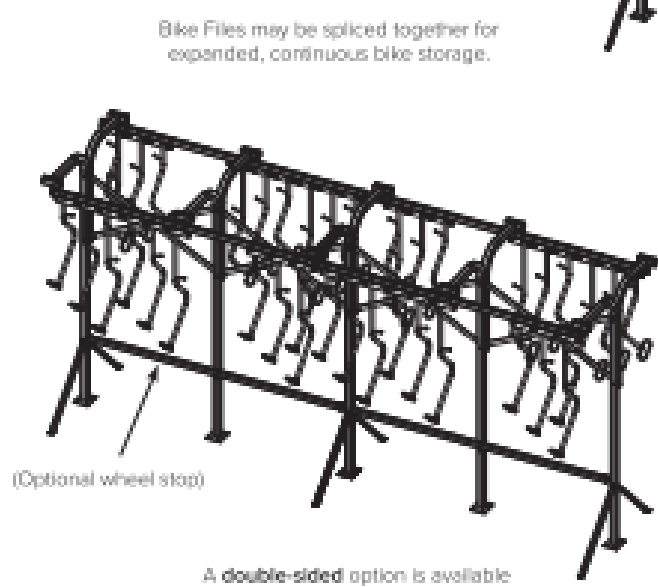
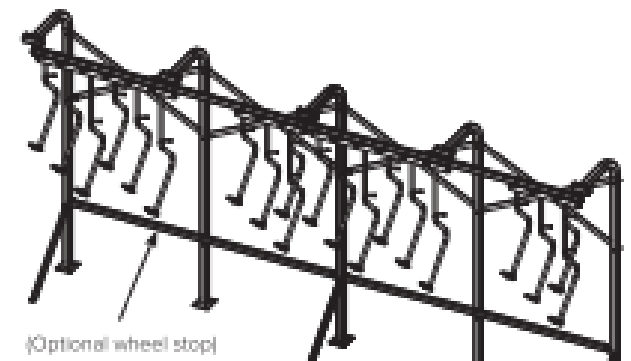
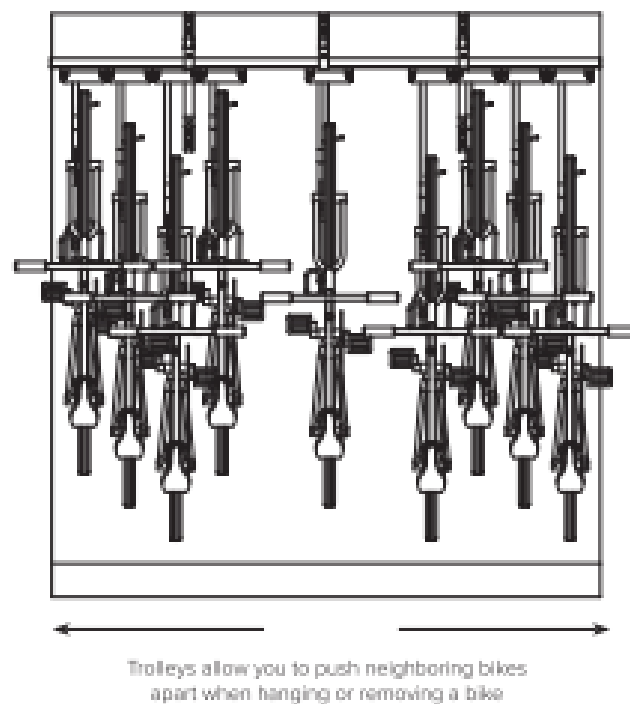
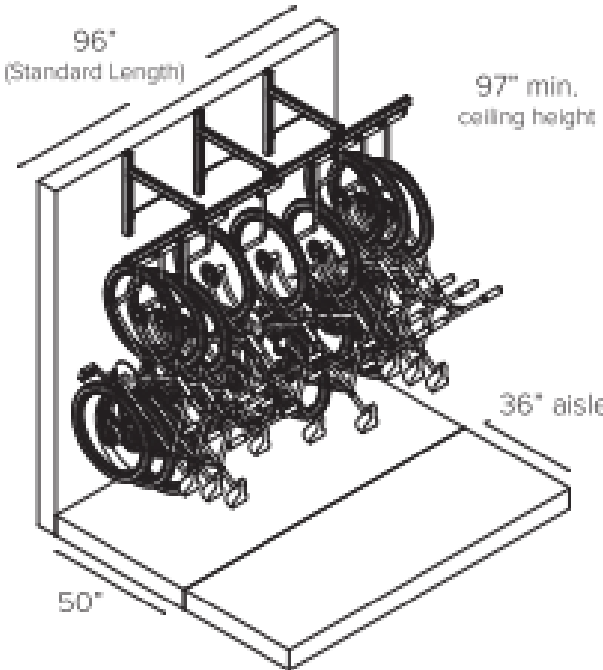
SCALE 1" = 20'-0"

DRAWING TITLE
ROOF PLAN - LEVEL 9

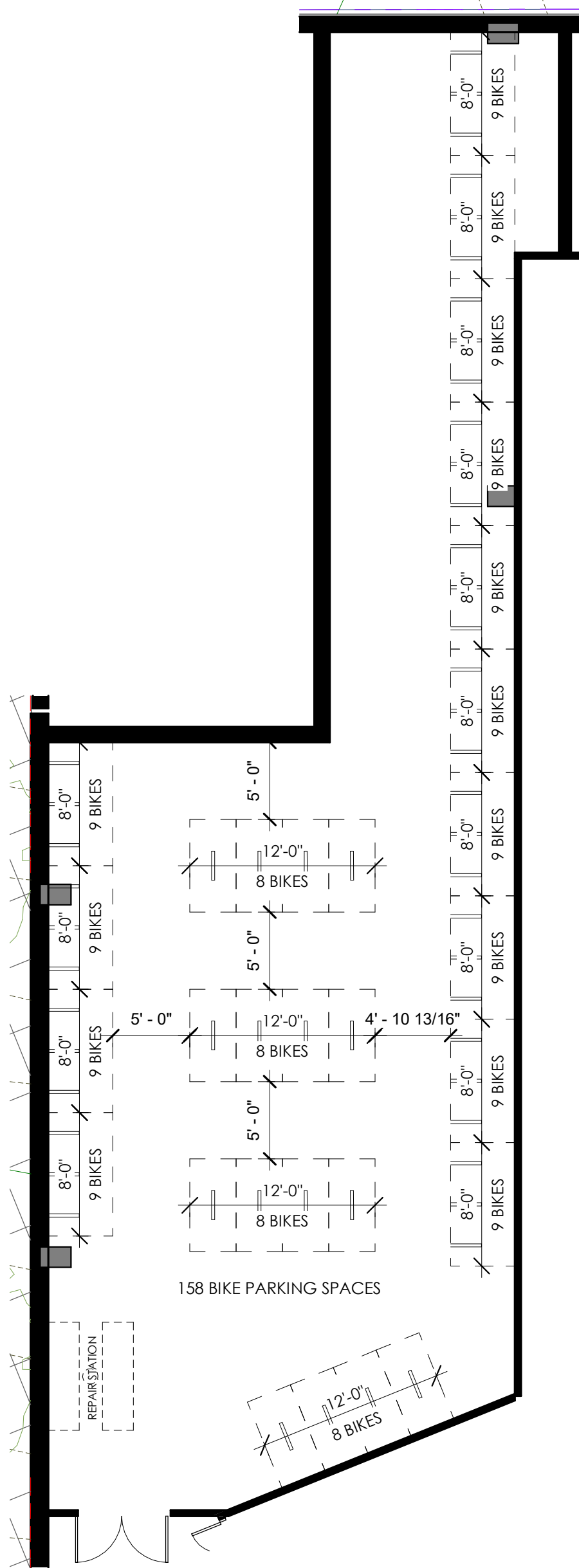
DRAWING NUMBER
5/18/2023 5:27:17 PM
A.209



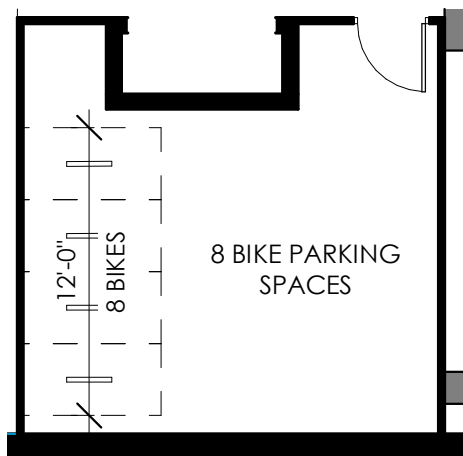
CAPACITY	2 Bikes
MATERIALS	2" schedule 40 pipe (2.375" OD)
FINISHES	<div><input type="checkbox"/> Galvanized An after fabrication hot dipped galvanized finish is our standard option.</div> <div><input type="checkbox"/> Powder Coat Our powder coat finish assures a high level of adhesion and durability by following these steps: 1. Sandblast 2. Epoxy primer electrostatically applied 3. Final thick TGIC polyester powder coat</div> <div><input type="checkbox"/> Stainless Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.</div>
MOUNT OPTIONS	<div><input type="checkbox"/> Surface Foot Mount has two 2.5" x 6" x .25" feet with two anchors per foot. Specify foot mount for this option. Tamper-resistant fasteners available upon request.</div> <div><input type="checkbox"/> In-Ground In-ground mount is embedded into concrete base. Specify in-ground mount for this option.</div> <div><input type="checkbox"/> Rail Rail Mounted Downtown Racks are bolted to two parallel rails which can be left freestanding or anchored to the ground. Rails are heavy duty 3" x 1.4" x 3/16" thick galvanized mounting rails. Specify rail mount for this option.</div> <div>Rack Angle: <div><input type="checkbox"/> 90<div><input type="checkbox"/> 45A<div><input type="checkbox"/> 45B<div><input type="checkbox"/> 60A<div><input type="checkbox"/> 60B</div></div></div></div></div></div>
OPTIONAL LEAN BAR	<div><input type="checkbox"/> Add Lean Bar</div> <div></div>



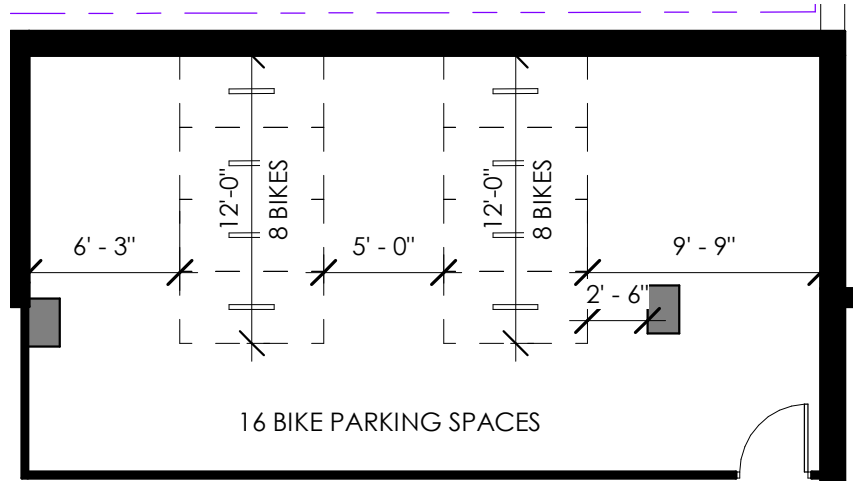
CAPACITY	9 bikes per 8 foot unit
MATERIALS	Trolley Track: 12 gauge galvanized steel Trolley Assembly: Stainless steel Arms: 1" 16g
MOUNT OPTIONS	<div><input type="checkbox"/> Wall Track is mounted to wall mounted brackets.</div> <div><input type="checkbox"/> Floor Track is suspended from floor mounted braces.</div>



1 ENLARGED BIKE ROOM 1
SCALE: 1/8" = 1'-0"



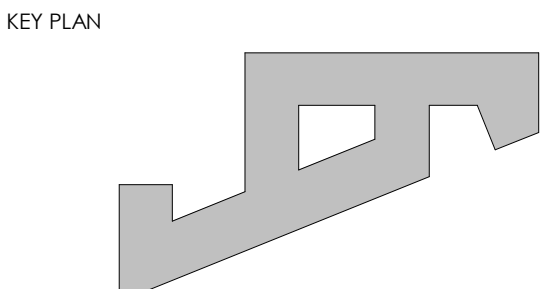
2 ENLARGED BIKE ROOM 2
SCALE: 1/8" = 1'-0"



3 ENLARGED BIKE ROOM 3
SCALE: 1/8" = 1'-0"

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05.19.23	4.1 RESUBMISSION 1 REVISION 1

PROJECT NUMBER 21029

DATE 05.19.23

SCALE 1/8" = 1'-0"

DRAWING TITLE
ENLARGED PLAN

DRAWING NUMBER
A.221
5/18/2023 5:27:22 PM

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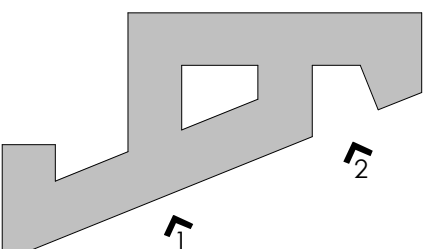
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SCALE As indicated

DRAWING TITLE ELEVATIONS

DRAWING NUMBER A.301
5/22/2023 3:24:37 PM



1 SOUTH ELEVATION 1 - FAIRFAX DRIVE
SCALE: 1" = 20'-0"



2 SOUTH ELEVATION 2 - FAIRFAX DRIVE
SCALE: 1" = 20'-0"



MATERIALS LEGEND

- BK-01 BRICK 1 (GRAY)
- TBK-01 THIN BRICK 1 (GRAY)
- BK-02 BRICK 2 (GRAY)
- FC-01 FIBER CEMENT PANEL 1 (GRAY)
- FC-02 FIBER CEMENT PANEL 2 (RED)
- MP-03 METAL PANEL 1 (SILVER)
- FC-03 FIBER CEMENT PANEL 3 (DARK GRAY)
- FC-04 FIBER CEMENT PANEL 4 (GRAY)
- LS-01 LAP SIDING (GRAY)
- LS-02 LAP SIDING (DARK GRAY)
- AP-01 ALUMINUM PANEL 1 (SILVER)
- SC-01 GARAGE SCREEN (GRAY)
- OTHER
- SC-03 ROOF SCREEN (GRAY)
- MP-01 BALCONY FASCIA (BLACK)
- MP-02 PRIVACY FENCE (BLACK)
- RL-01 METAL RAILING (BLACK)
- RL-02 GLAZED RAILING SYSTEM
- WP-10 METAL COPING (BLACK)
- WP-11 METAL COPING (SILVER)
- SC-03 ROOF SCREEN (GRAY)
- GS-01 RESIDENTIAL WINDOW SYSTEM
- GS-02 RESIDENTIAL BALCONY DOOR
- GS-03 WINDOW WALL

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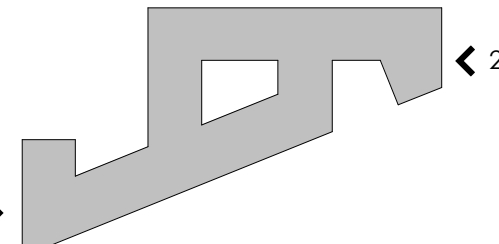
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PROJECT NUMBER 21029

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SCALE As indicated

DRAWING TITLE ELEVATIONS

DRAWING NUMBER

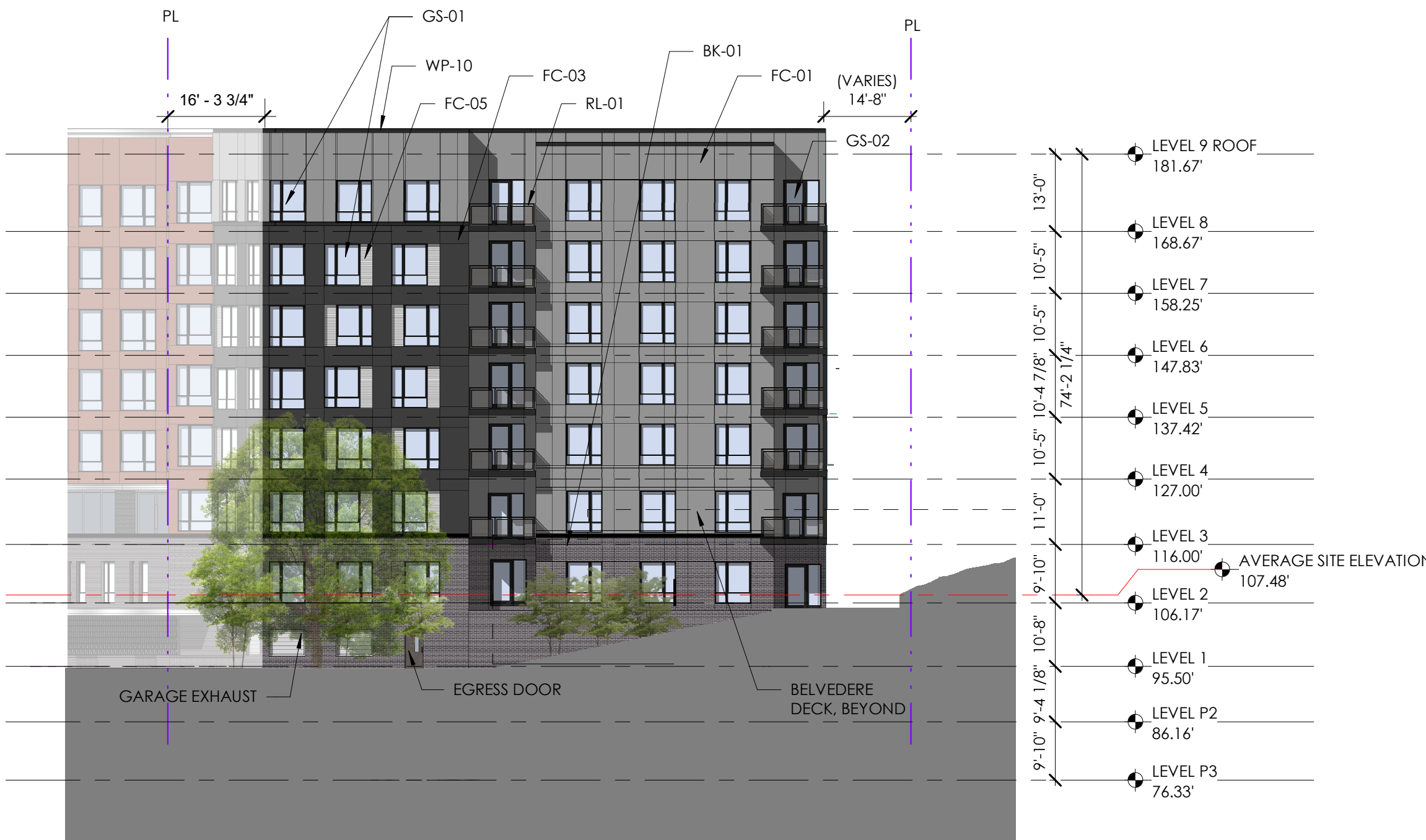
A.302

5/22/2023 1:15:21 PM



WALL OPENING PERCENTAGE: 27%

1 WEST ELEVATION - N PIERCE STREET
SCALE: 1" = 20'-0"



WALL OPENING PERCENTAGE: 35%

2 EAST ELEVATION
SCALE: 1" = 20'-0"



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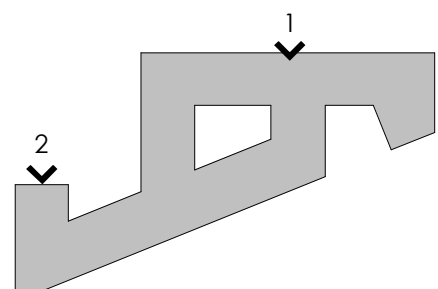
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SCALE As indicated

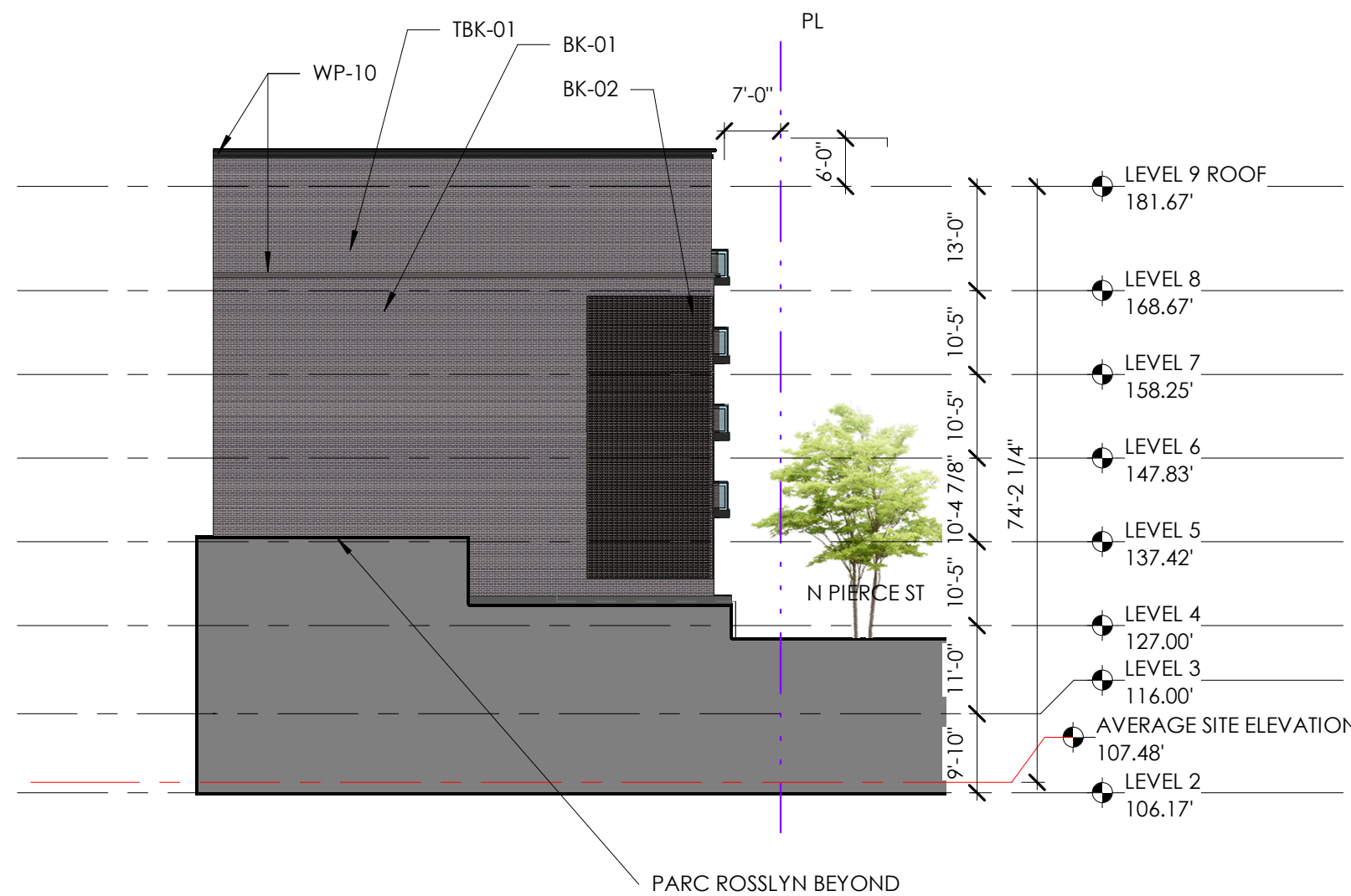
DRAWING TITLE ELEVATIONS

DRAWING NUMBER A.303
5/22/2023 1:15:31 PM



1 NORTH ELEVATION - 16TH STREET NORTH
SCALE: 1" = 20'-0"

WALL OPENING PERCENTAGE: 34%



2 NORTH ELEVATION 2
SCALE: 1" = 20'-0"



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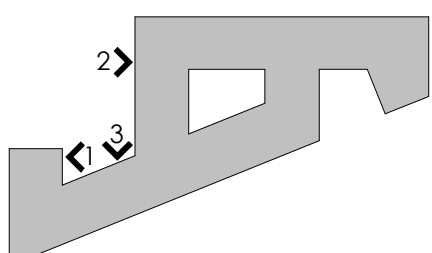
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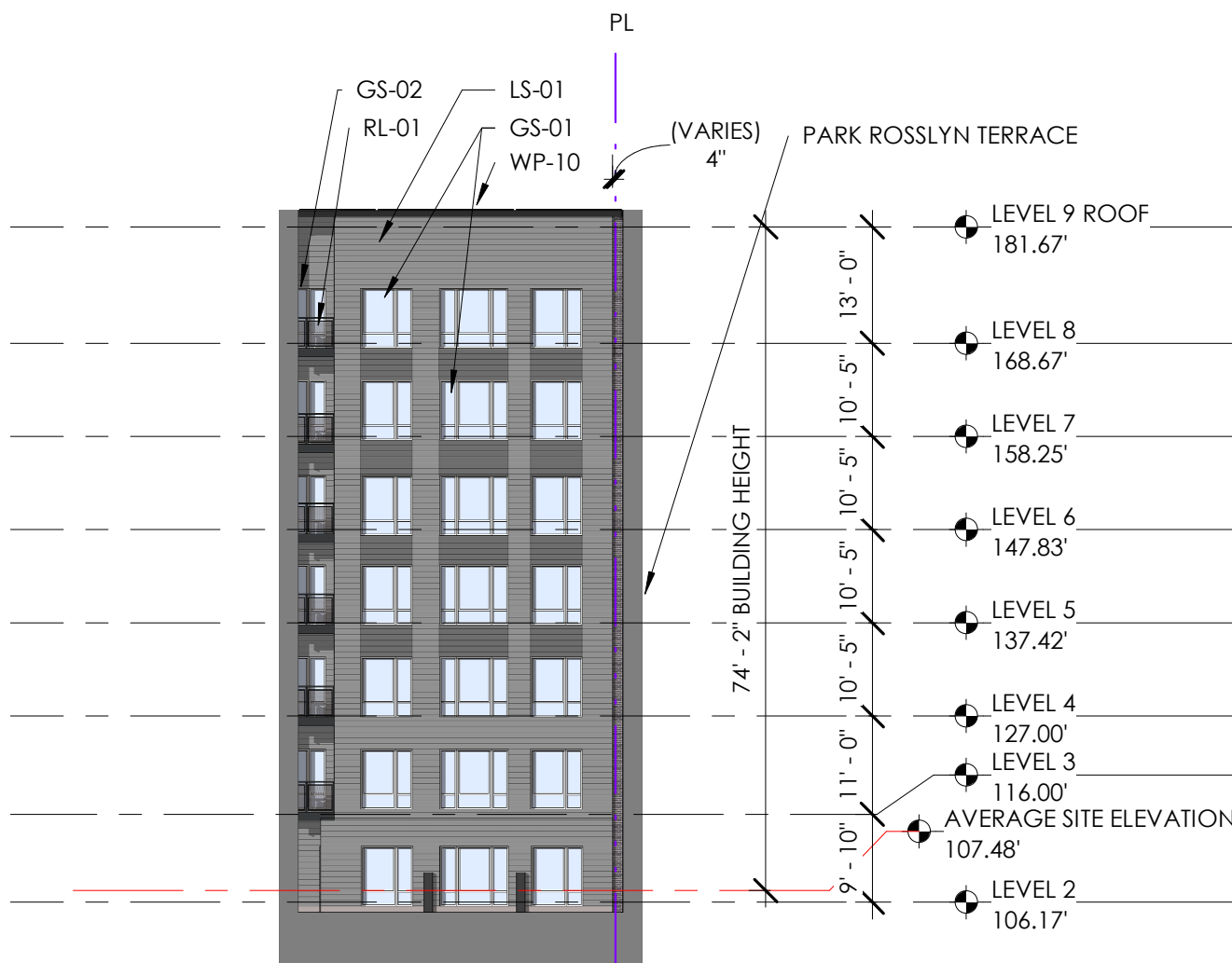
SCALE As indicated

DRAWING TITLE
ELEVATIONS

DRAWING NUMBER

A.304

5/22/2023 1:15:43 PM



WALL OPENING PERCENTAGE: 34%

WEST COURTYARD - EAST ELEVATION

SCALE: 1" = 20'-0"



WALL OPENING PERCENTAGE: 33%

WEST COURTYARD - WEST ELEVATION

SCALE: 1" = 20'-0"



WALL OPENING PERCENTAGE: 33%

WEST COURTYARD - NORTH ELEVATION

SCALE: 1" = 20'-0"

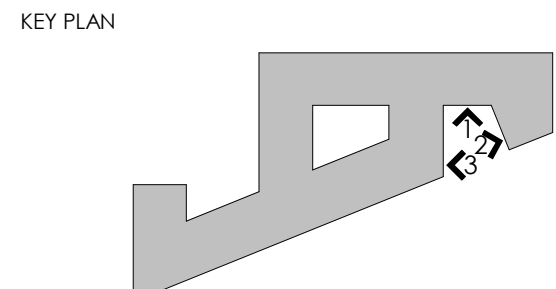
MATERIALS LEGEND

- BK-01** BRICK 1 (GRAY)
- TBK-01** THIN BRICK 1 (GRAY)
- BK-02** BRICK 2 (GRAY)
- FC-01** FIBER CEMENT PANEL 1 (GRAY)
- FC-02** FIBER CEMENT PANEL 2 (RED)
- MP-03** METAL PANEL 1 (SILVER)
- FC-03** FIBER CEMENT PANEL 3 (DARK GRAY)
- FC-04** FIBER CEMENT PANEL 4 (GRAY)
- LS-01** LAP SIDING (GRAY)
- LS-02** LAP SIDING (DARK GRAY)
- AP-01** ALUMINUM PANEL 1 (SILVER)
- SC-01** GARAGE SCREEN (GRAY)
- OTHER**
- SC-03** ROOF SCREEN (GRAY)
- MP-01** BALCONY FASCIA (BLACK)
- MP-02** PRIVACY FENCE (BLACK)
- RL-01** METAL RAILING (BLACK)
- RL-02** GLAZED RAILING SYSTEM
- WP-10** METAL COPING (BLACK)
- WP-11** METAL COPING (SILVER)
- SC-03** ROOF SCREEN (GRAY)
- GS-01** RESIDENTIAL WINDOW SYSTEM
- GS-02** RESIDENTIAL BALCONY DOOR
- GS-03** WINDOW WALL

0 10' 20' 40'

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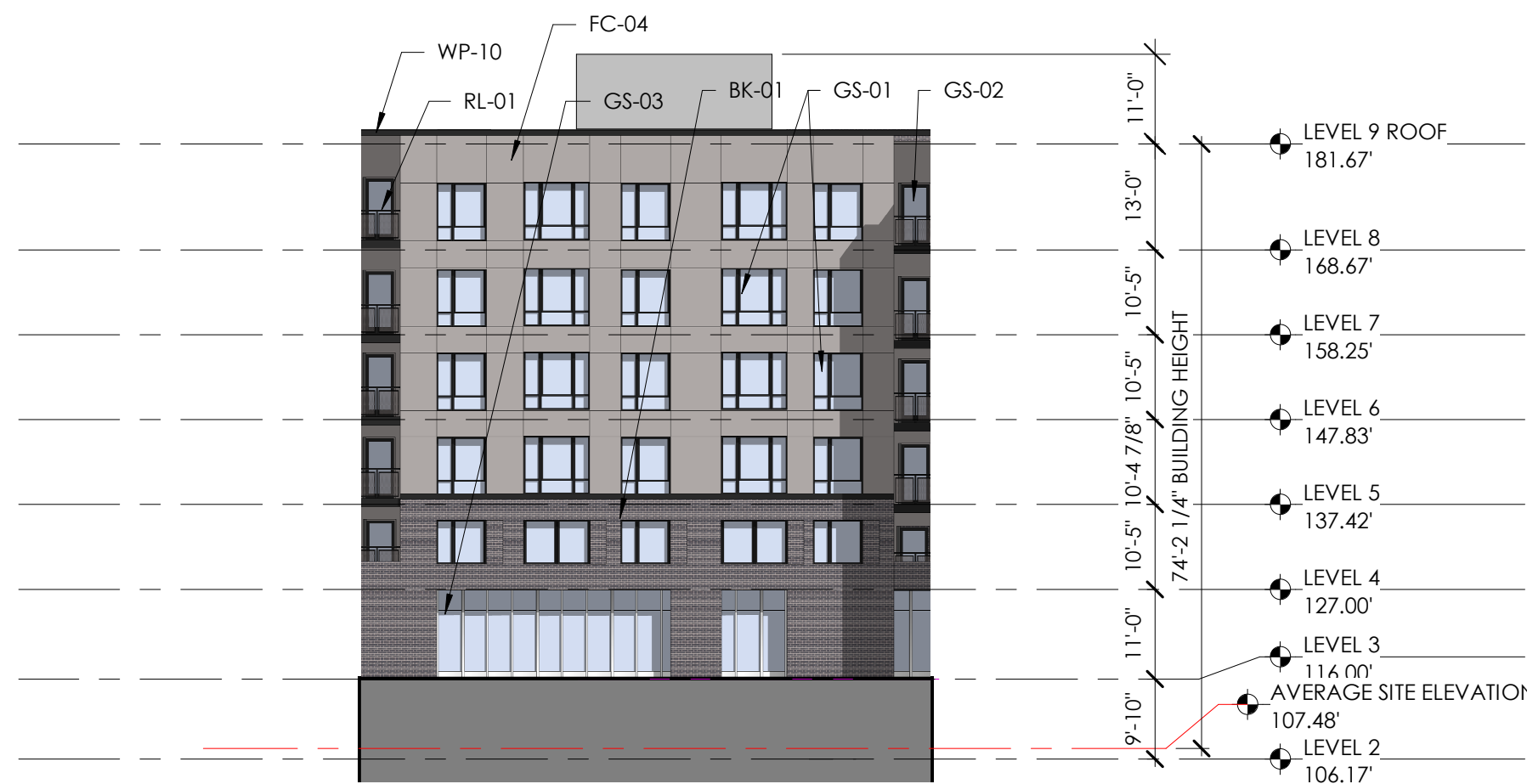
PROJECT NUMBER 21029

DATE 05.19.23

SCALE As indicated

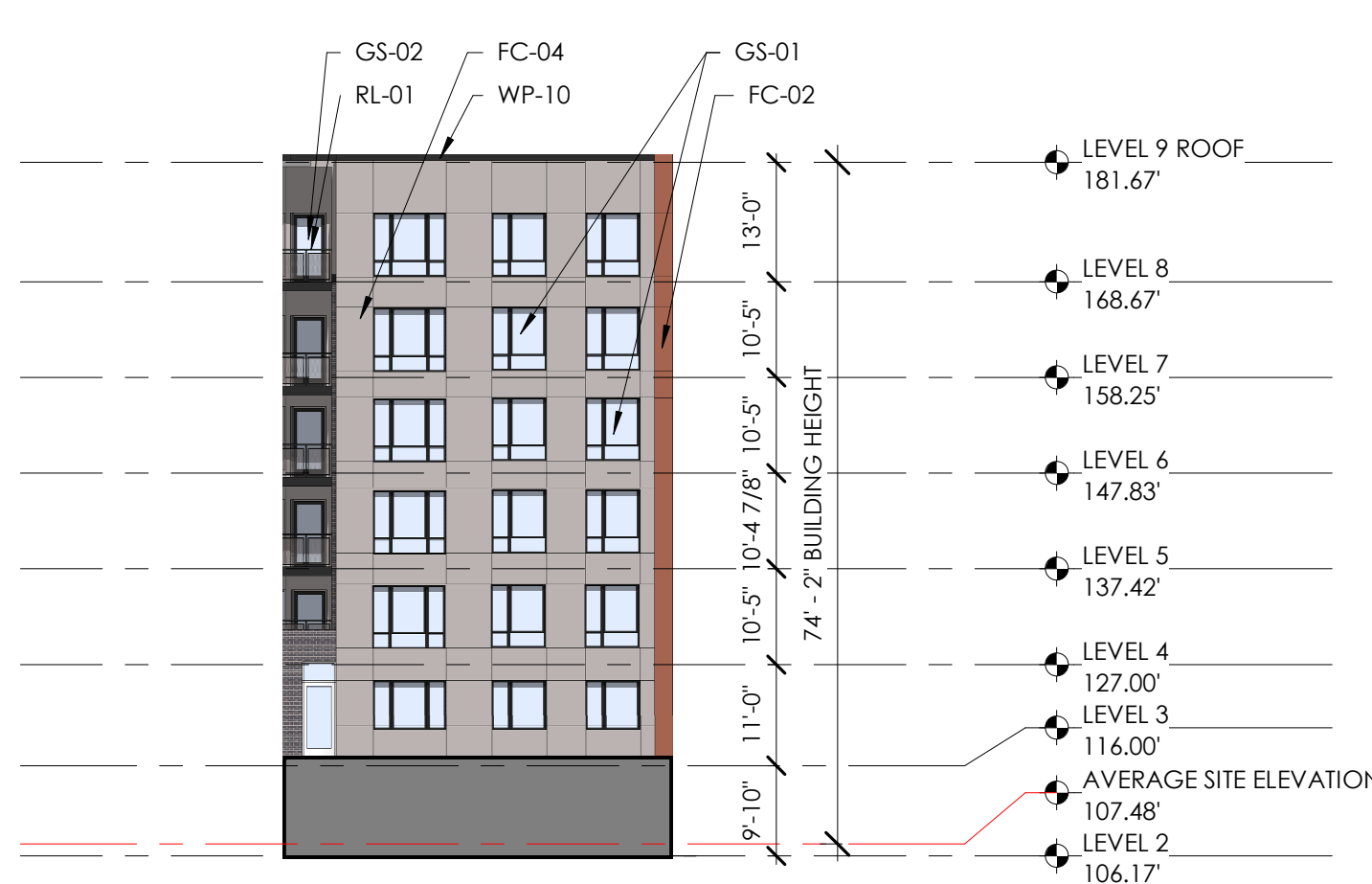
DRAWING TITLE ELEVATIONS

DRAWING NUMBER A.305
5/22/2023 1:15:39 PM



1 EAST COURTYARD - SOUTH ELEVATION
A.305 SCALE: 1" = 20'-0"

WALL OPENING PERCENTAGE: 39%



2 EAST COURTYARD - WEST ELEVATION
A.305 SCALE: 1" = 20'-0"

WALL OPENING PERCENTAGE: 37%



3 EAST COURTYARD - EAST ELEVATION
A.305 SCALE: 1" = 20'-0"

WALL OPENING PERCENTAGE: 48%

MATERIALS LEGEND	
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	TBK-01 THIN BRICK 1 (GRAY)
	BK-02 BRICK 2 (GRAY)
	FC-01 FIBER CEMENT PANEL 1 (GRAY)
	FC-02 FIBER CEMENT PANEL 2 (RED)
	MP-03 METAL PANEL 1 (SILVER)
	FC-03 FIBER CEMENT PANEL 3 (DARK GRAY)
	FC-04 FIBER CEMENT PANEL 4 (GRAY)
	LS-01 LAP SIDING (GRAY)
	LS-02 LAP SIDING (DARK GRAY)
	AP-01 ALUMINUM PANEL 1 (SILVER)
	SC-01 GARAGE SCREEN (GRAY)
OTHER	
	SC-03 ROOF SCREEN (GRAY)
	MP-01 BALCONY FASCIA (BLACK)
	MP-02 PRIVACY FENCE (BLACK)
	RL-01 METAL RAILING (BLACK)
	RL-02 GLAZED RAILING SYSTEM
	WP-10 METAL COPING (BLACK)
	WP-11 METAL COPING (SILVER)
	SC-03 ROOF SCREEN (GRAY)
	GS-01 RESIDENTIAL WINDOW SYSTEM
	GS-02 RESIDENTIAL BALCONY DOOR
	GS-03 WINDOW WALL



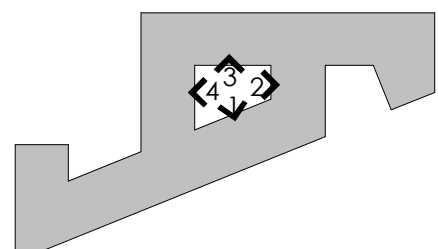
CONSULTANT

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KEY PLAN



REVISIONS
NO DATE DESCRIPTION

ISSUE
DATE DESCRIPTION
08.17.22 PRELIMINARY 4.1 ISSUE
10.21.22 SECOND PRELIMINARY 4.1 ISSUE
04.03.23 4.1 RESUBMISSION 1
05.19.23 4.1 RESUBMISSION 1 REVISION 1

PROJECT NUMBER 21029

DATE 05.19.23

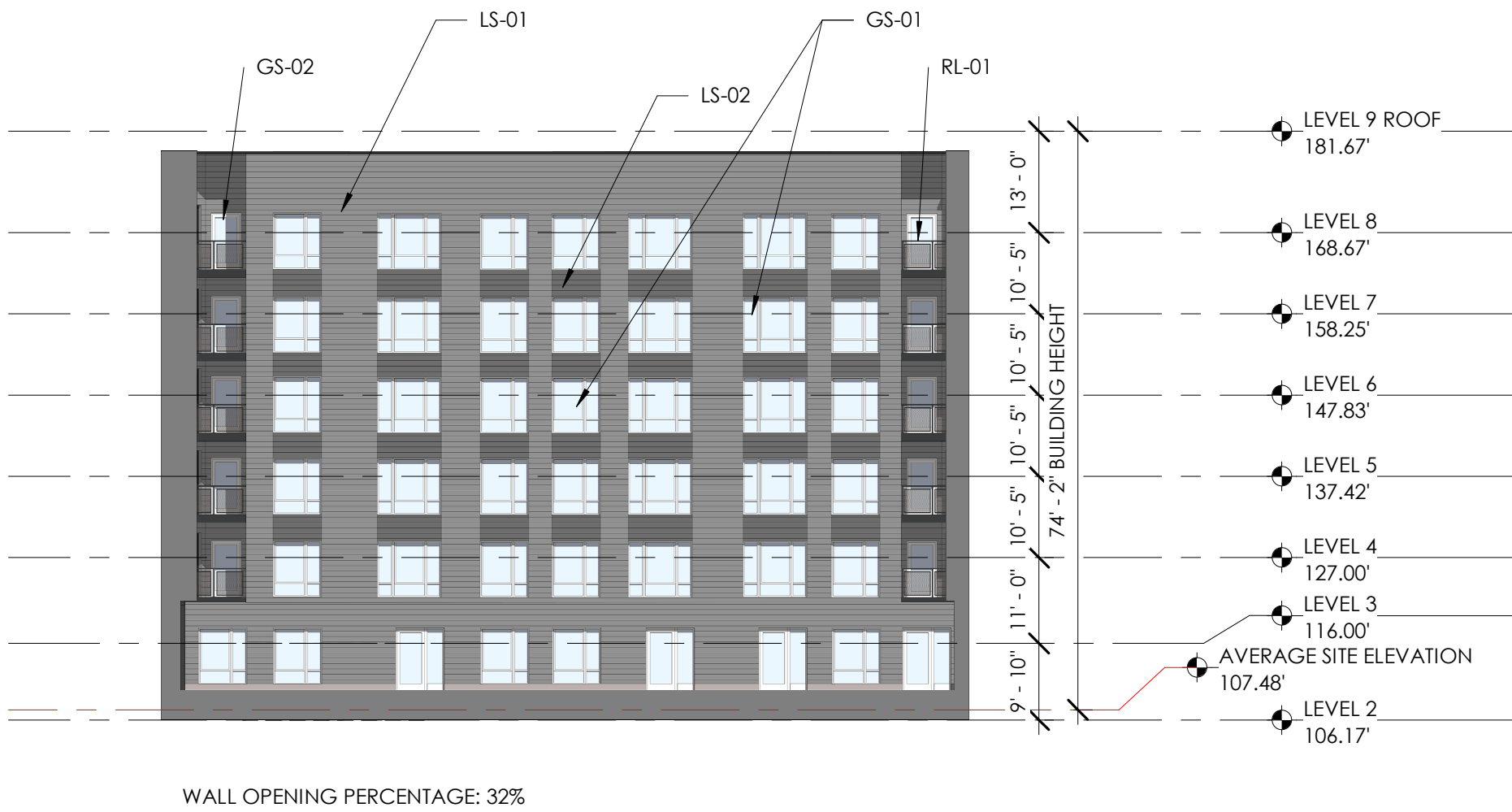
SCALE As indicated

DRAWING TITLE
ELEVATIONS

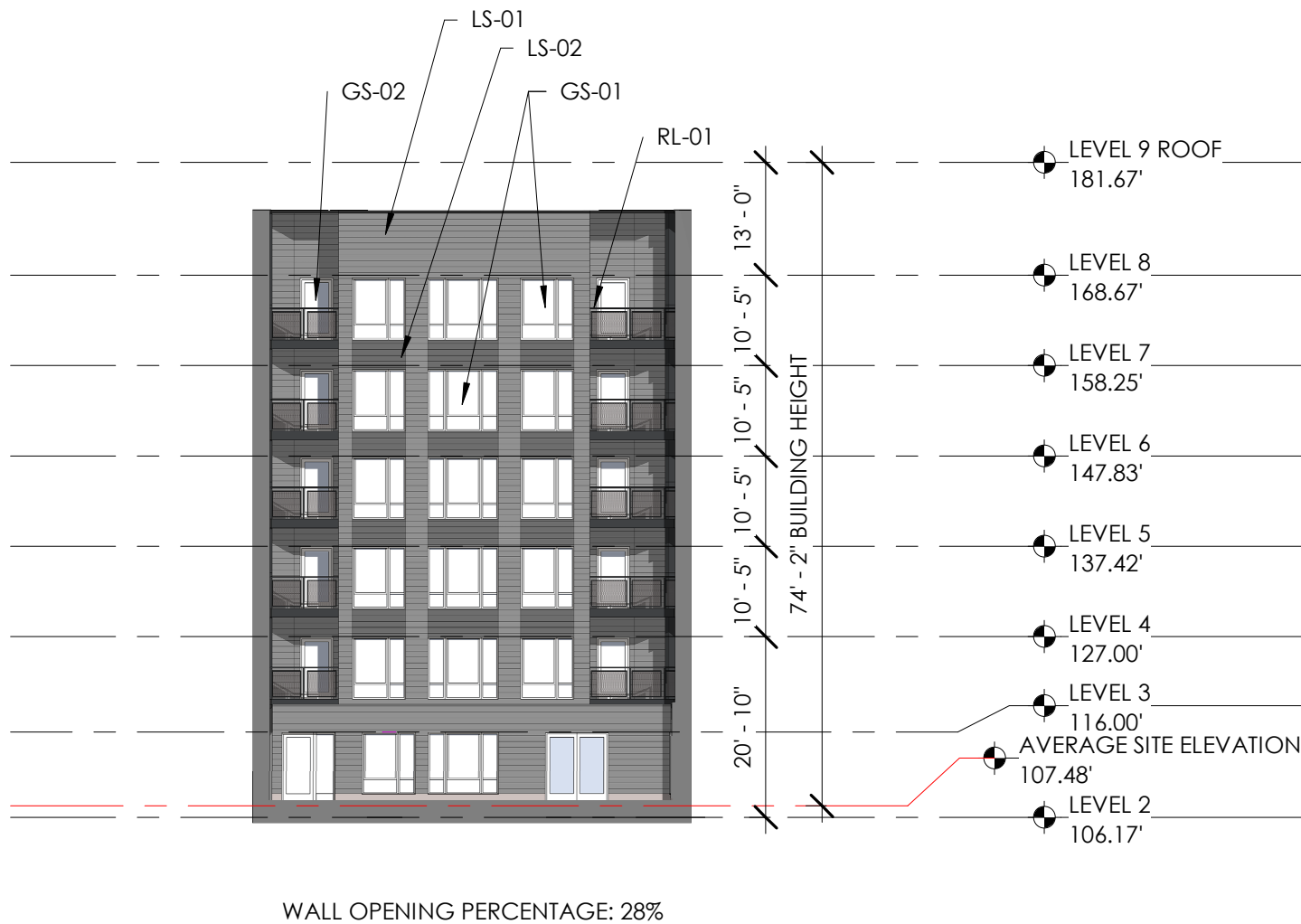
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A.306

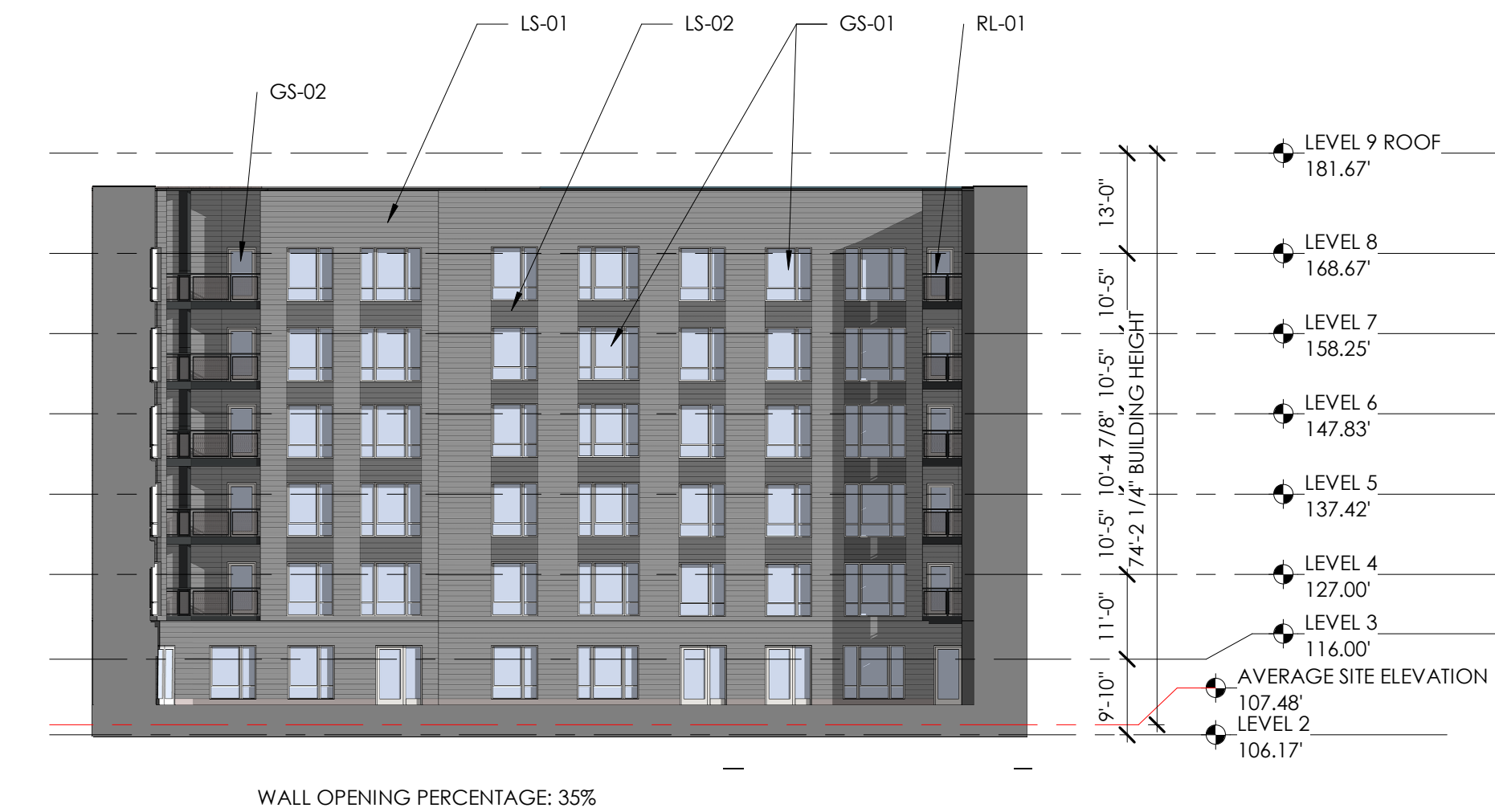
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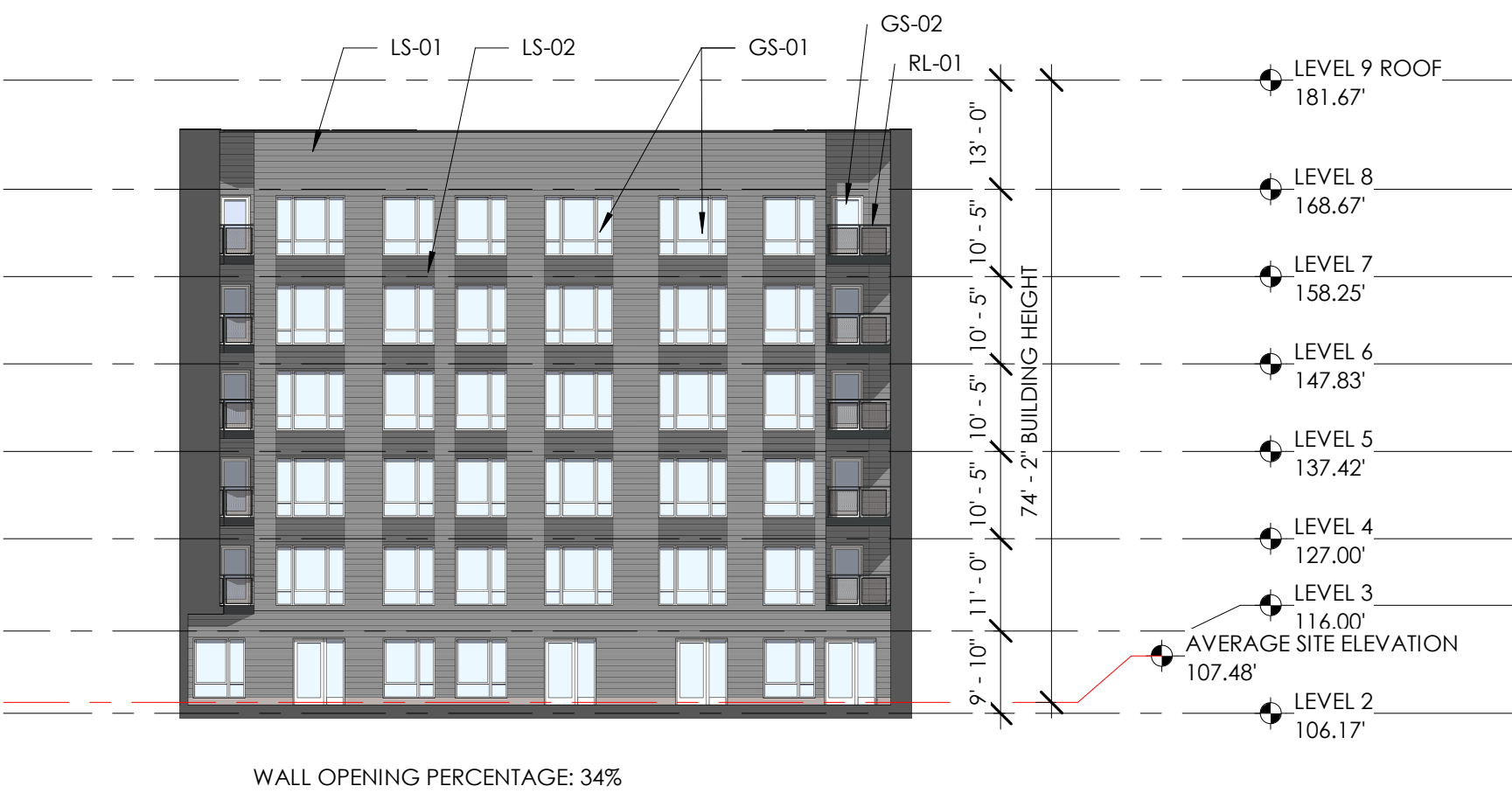
1 CENTRAL COURTYARD - SOUTH ELEVATION
A.306 SCALE: 1" = 20'-0"



2 CENTRAL COURTYARD - WEST ELEVATION
A.306 SCALE: 1" = 20'-0"



3 CENTRAL COURTYARD - NORTH ELEVATION
A.306 SCALE: 1" = 20'-0"



4 CENTRAL COURTYARD - EAST ELEVATION
A.306 SCALE: 1" = 20'-0"

MATERIALS LEGEND

- BK-01 BRICK 1 (GRAY)
- TBK-01 THIN BRICK 1 (GRAY)
- BK-02 BRICK 2 (GRAY)
- FC-01 FIBER CEMENT PANEL 1 (GRAY)
- FC-02 FIBER CEMENT PANEL 2 (RED)
- MP-03 METAL PANEL 1 (SILVER)
- FC-03 FIBER CEMENT PANEL 3 (DARK GRAY)
- FC-04 FIBER CEMENT PANEL 4 (GRAY)
- LS-01 LAP SIDING (GRAY)
- LS-02 LAP SIDING (DARK GRAY)
- AP-01 ALUMINUM PANEL 1 (SILVER)
- SC-01 GARAGE SCREEN (GRAY)
- OTHER
- SC-03 ROOF SCREEN (GRAY)
- MP-01 BALCONY FASCIA (BLACK)
- MP-02 PRIVACY FENCE (BLACK)
- RL-01 METAL RAILING (BLACK)
- RL-02 GLAZED RAILING SYSTEM
- WP-10 METAL COPING (BLACK)
- WP-11 METAL COPING (SILVER)
- SC-03 ROOF SCREEN (GRAY)
- GS-01 RESIDENTIAL WINDOW SYSTEM
- GS-02 RESIDENTIAL BALCONY DOOR
- GS-03 WINDOW WALL

0 10' 20' 40'

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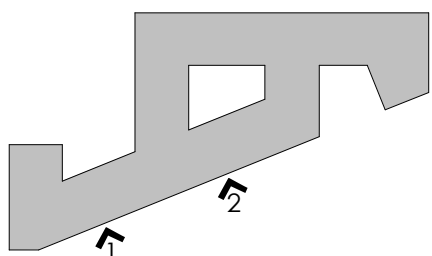
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05.19.23	4.1 RESUBMISSION 1 REVISION 1

PROJECT NUMBER 21029

DATE 05.19.23

SCALE As indicated

DRAWING TITLE
ENLARGED ELEVATIONS

DRAWING NUMBER
A.311
5/22/2023 1:16:23 PM



1 SOUTH ENLARGED ELEVATION 1
SCALE: 1/8" = 1'-0"



2 SOUTH ENLARGED ELEVATION 2
SCALE: 1/8" = 1'-0"

MATERIALS LEGEND	
	BK-01 BRICK 1 (GRAY)
	TBK-01 THIN BRICK 1 (GRAY)
	BK-02 BRICK 2 (GRAY)
	FC-01 FIBER CEMENT PANEL 1 (GRAY)
	FC-02 FIBER CEMENT PANEL 2 (RED)
	MP-03 METAL PANEL 1 (SILVER)
	FC-03 FIBER CEMENT PANEL 3 (DARK GRAY)
	FC-04 FIBER CEMENT PANEL 4 (GRAY)
	LS-01 LAP SIDING (GRAY)
	LS-02 LAP SIDING (DARK GRAY)
	AP-01 ALUMINUM PANEL 1 (SILVER)
	SC-01 GARAGE SCREEN (GRAY)
OTHER	
	SC-03 ROOF SCREEN (GRAY)
	MP-01 BALCONY FASCIA (BLACK)
	MP-02 PRIVACY FENCE (BLACK)
	RL-01 METAL RAILING (BLACK)
	RL-02 GLAZED RAILING SYSTEM
	WP-10 METAL COPING (BLACK)
	WP-11 METAL COPING (SILVER)
	SC-03 ROOF SCREEN (GRAY)
	GS-01 RESIDENTIAL WINDOW SYSTEM
	GS-02 RESIDENTIAL BALCONY DOOR
	GS-03 WINDOW WALL

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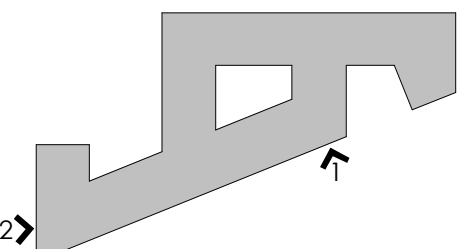
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05.19.23	4.1 RESUBMISSION 1 REVISION 1

PROJECT NUMBER 21029

DATE 05.19.23

SCALE As indicated

DRAWING TITLE ENLARGED ELEVATIONS

DRAWING NUMBER

A.312



1
 A.312
 SOUTH ENLARGED ELEVATION 3
 SCALE: 1/8" = 1'-0"



2
 A.312
 WEST ENLARGED ELEVATION
 SCALE: 1/8" = 1'-0"

MATERIALS LEGEND

- BK-01 BRICK 1 (GRAY)
- TBK-01 THIN BRICK 1 (GRAY)
- BK-02 BRICK 2 (GRAY)
- FC-01 FIBER CEMENT PANEL 1 (GRAY)
- FC-02 FIBER CEMENT PANEL 2 (RED)
- MP-03 METAL PANEL 1 (SILVER)
- FC-03 FIBER CEMENT PANEL 3 (DARK GRAY)
- FC-04 FIBER CEMENT PANEL 4 (GRAY)
- LS-01 LAP SIDING (GRAY)
- LS-02 LAP SIDING (DARK GRAY)
- AP-01 ALUMINUM PANEL 1 (SILVER)
- SC-01 GARAGE SCREEN (GRAY)
- OTHER
- SC-03 ROOF SCREEN (GRAY)
- MP-01 BALCONY FASCIA (BLACK)
- MP-02 PRIVACY FENCE (BLACK)
- RL-01 METAL RAILING (BLACK)
- RL-02 GLAZED RAILING SYSTEM
- WP-10 METAL COPING (BLACK)
- WP-11 METAL COPING (SILVER)
- SC-03 ROOF SCREEN (GRAY)
- GS-01 RESIDENTIAL WINDOW SYSTEM
- GS-02 RESIDENTIAL BALCONY DOOR
- GS-03 WINDOW WALL

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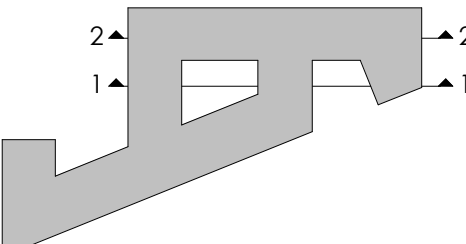
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REVISIONS
NO DATE DESCRIPTION

ISSUE
DATE DESCRIPTION
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10.21.22 SECOND PRELIMINARY 4.1 ISSUE

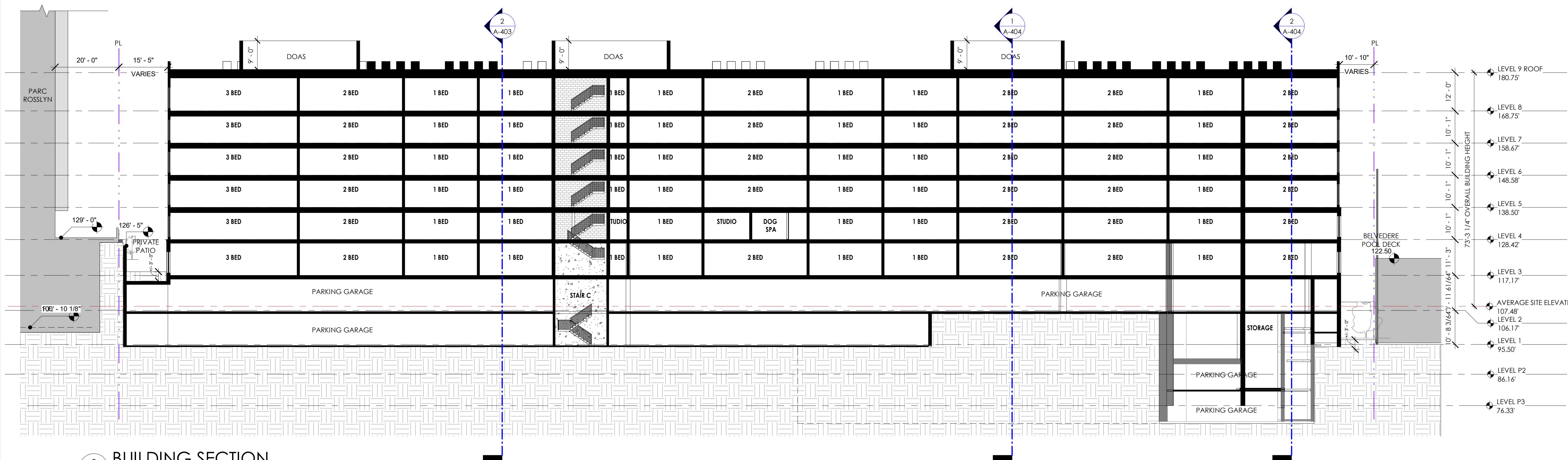
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DATE 11.09.22

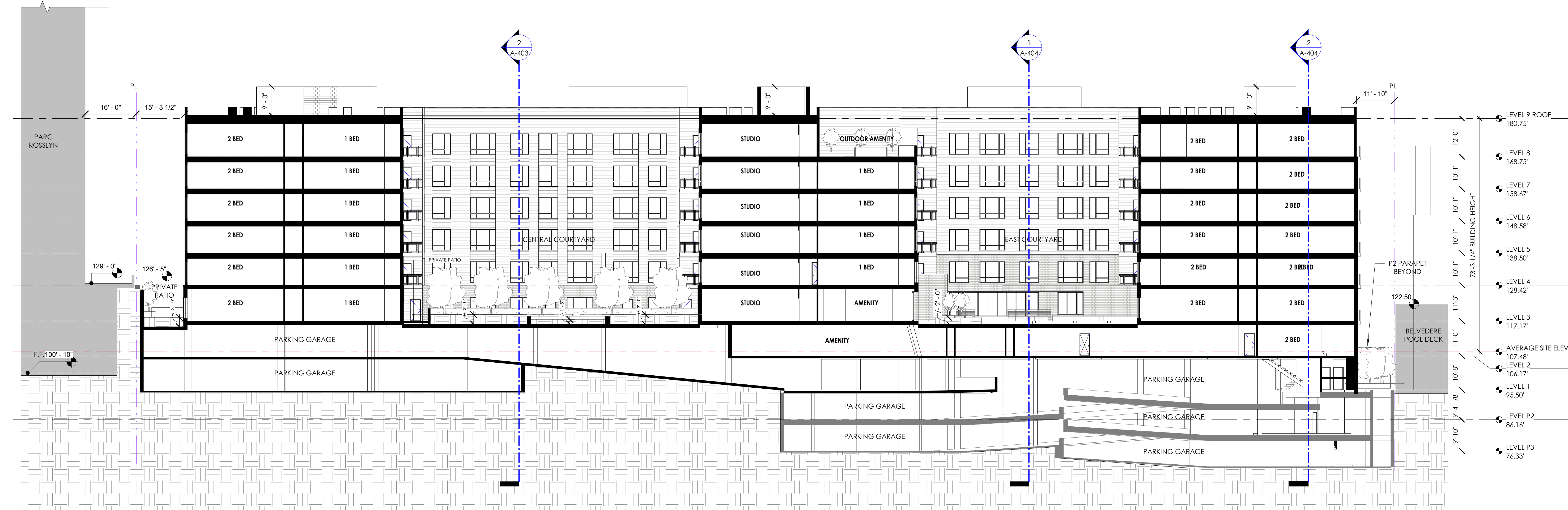
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DRAWING TITLE
BUILDING SECTIONS

DRAWING NUMBER
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A.401



2
A.401 BUILDING SECTION
SCALE: 1/16" = 1'-0"



1
A.401 BUILDING SECTION
SCALE: 1/16" = 1'-0"

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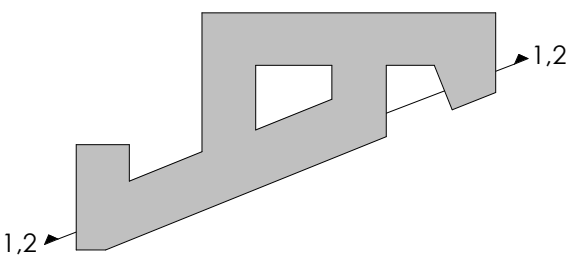
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PROJECT NUMBER 21029

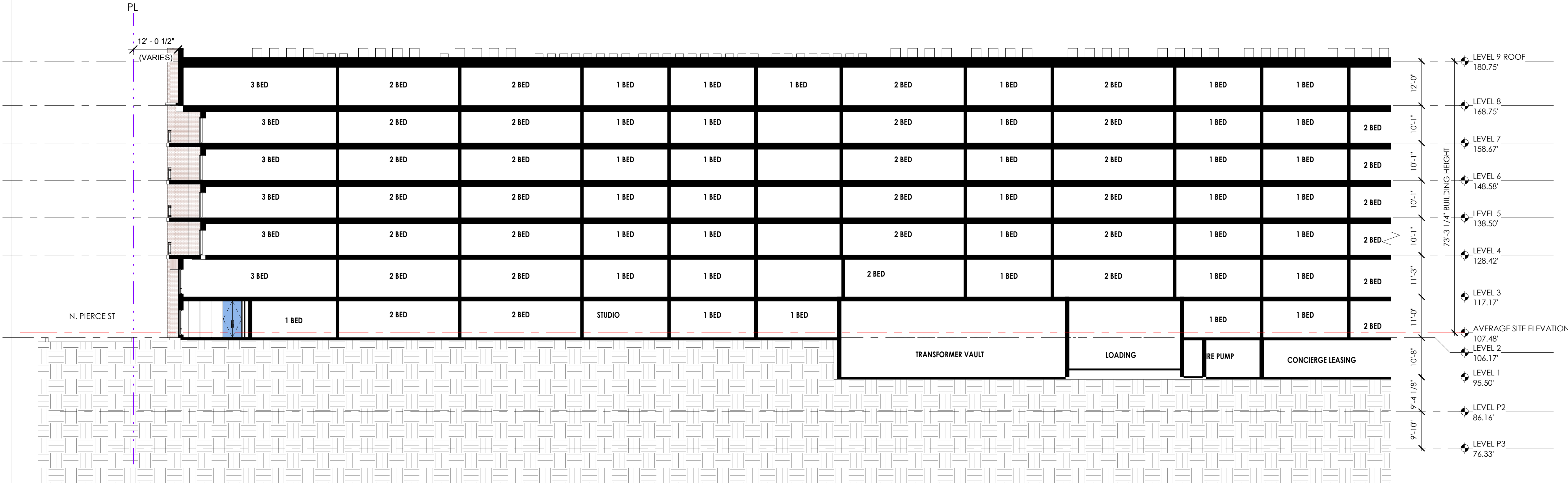
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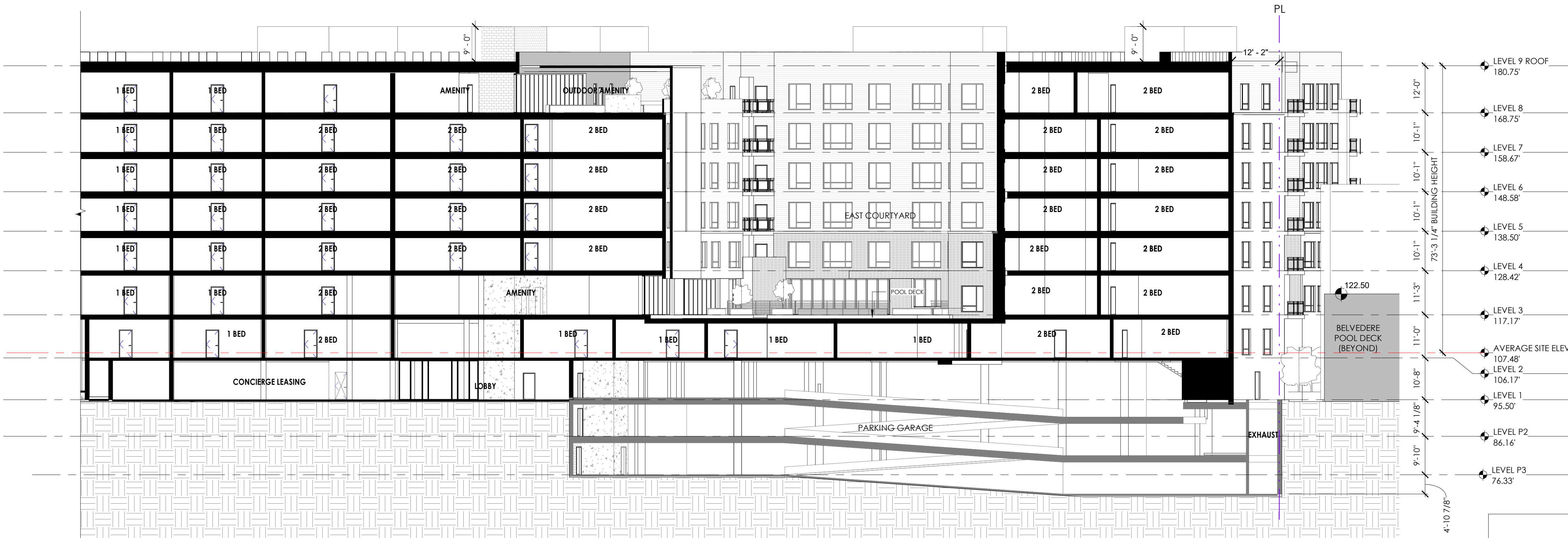
DRAWING TITLE
BUILDING SECTIONS

DRAWING NUMBER

A.402



2 BUILDING SECTION
SCALE: 1/16" = 1'-0"



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

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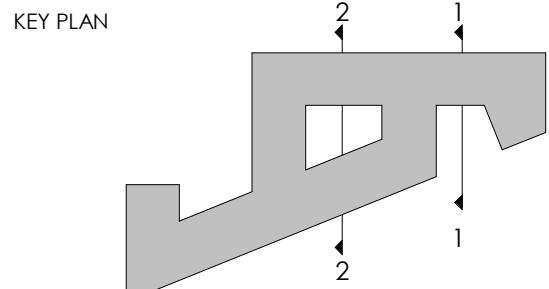
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REVISIONS	NO	DATE	DESCRIPTION
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ISSUE	DATE	DESCRIPTION
08.17.22		PRELIMINARY 4.1 ISSUE
10.21.22		SECOND PRELIMINARY 4.1 ISSUE

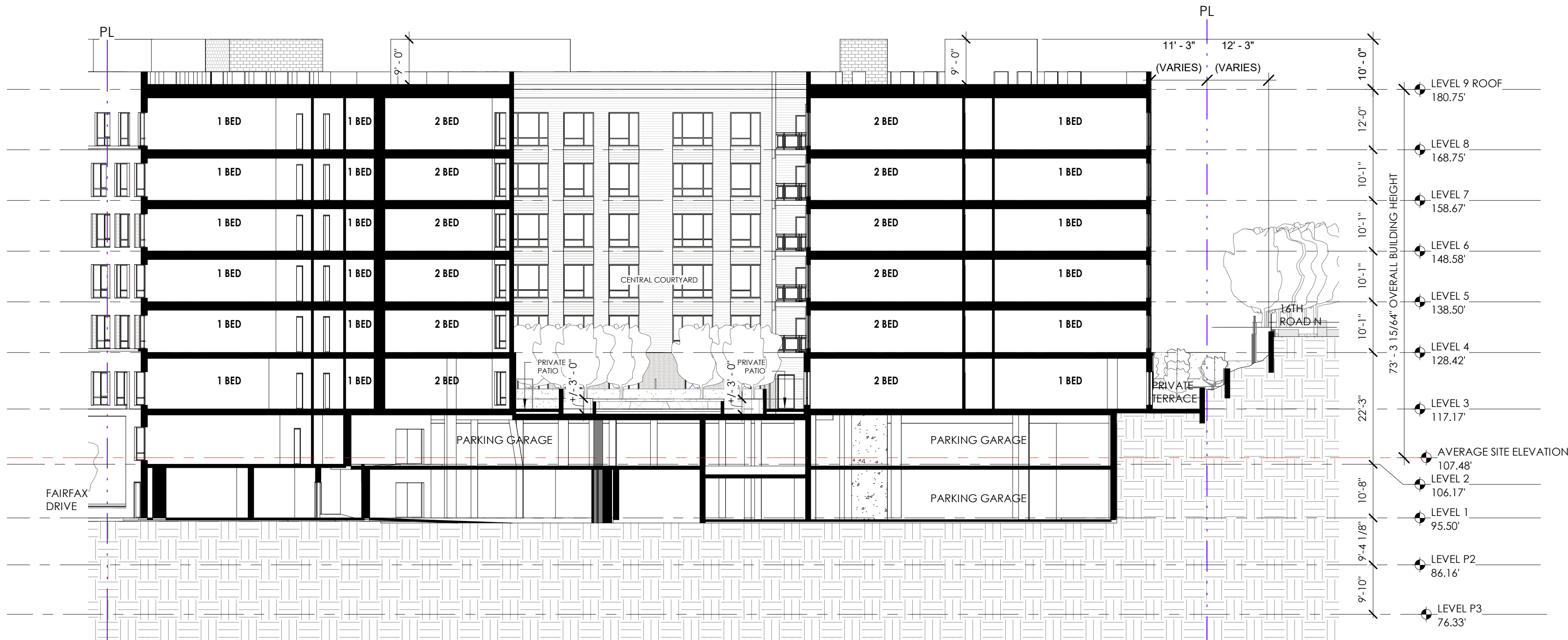
PROJECT NUMBER 21029

DATE 11.09.22

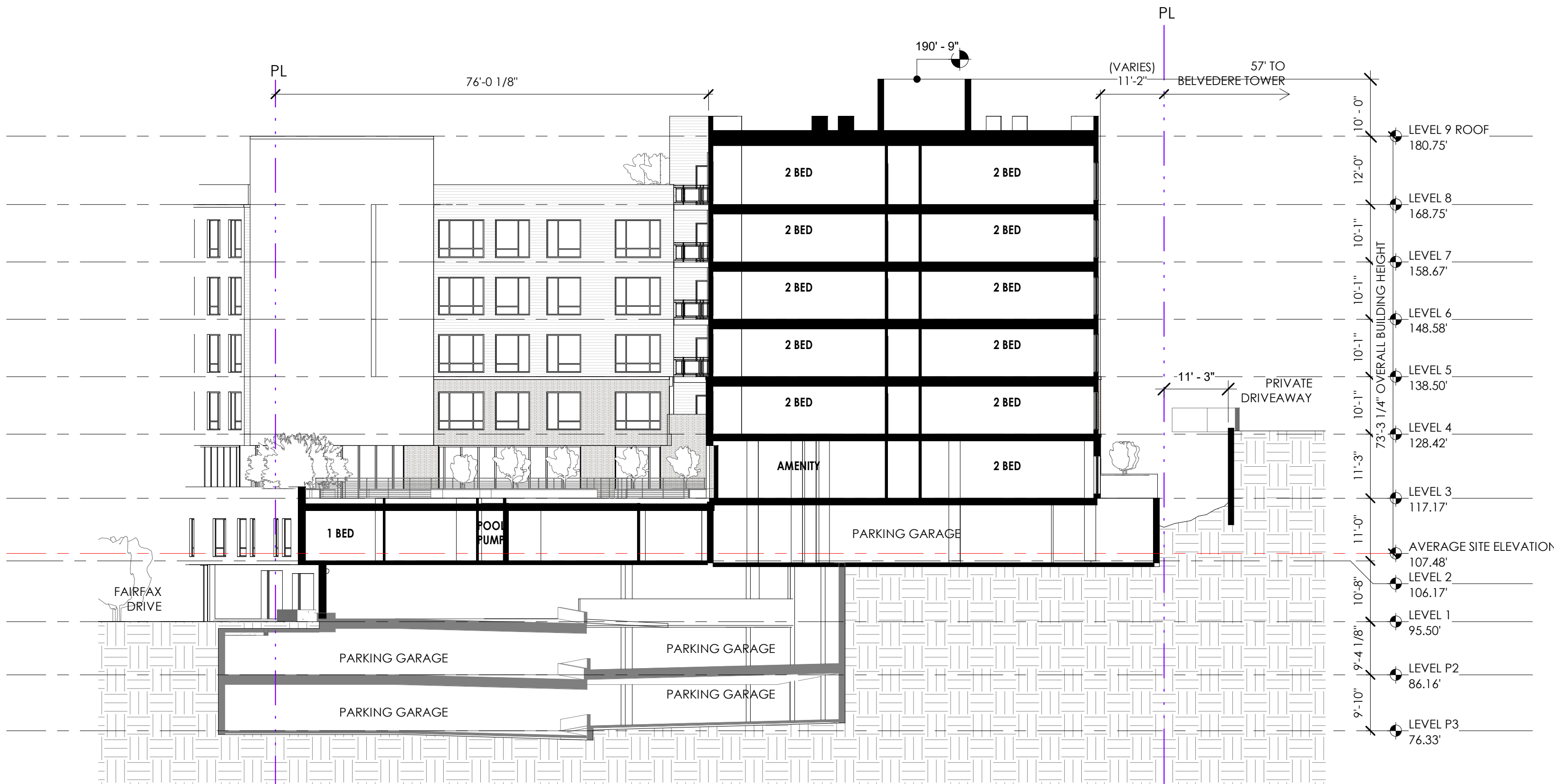
SCALE 1/16" = 1'-0"

DRAWING TITLE
BUILDING SECTIONS

DRAWING NUMBER
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A.403



2 BUILDING SECTION
A.403 SCALE: 1/16" = 1'-0"



1 BUILDING SECTION
A.403 SCALE: 1/16" = 1'-0"

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