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Arlington, Virginia

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ARCHITECT

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CIVIL ENGINEER

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CONTACT: JOHN LUTOSTANSKI

LANDSCAPE ARCHITECT

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BALTIMORE, MD 21211
(410) 235-6001
CONTACT: RICHARD JONES

ATTORNEY

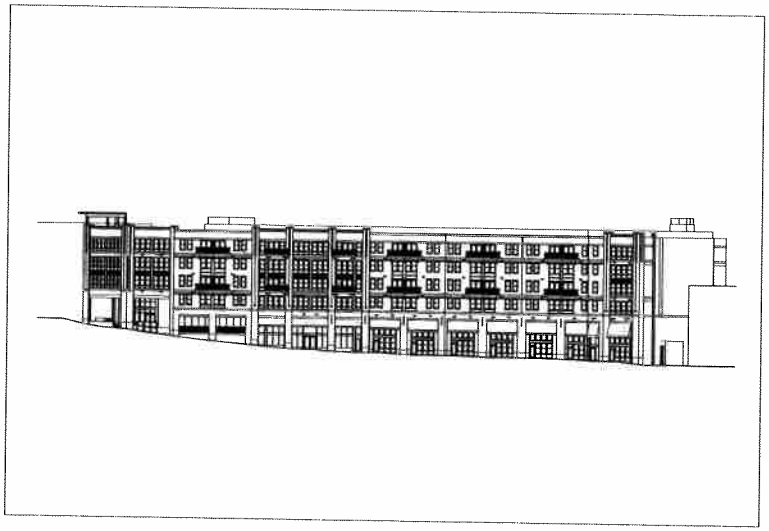
VENABLE LLP
8010 TOWERS CRESCENT DR., SUITE 300
VIENNA, VA 22182
(703) 760-1689
CONTACT: ERIKA BYRD

LEED CONSULTANT

GREEN SHAPE LLC
1001 CONNECTICUT AVENUE NW, SUITE 704
WASHINGTON, DC 20036
(202) 544-1400
CONTACT: MICHAEL FREY

TRAFFIC CONSULTANT

WELLS & ASSOCIATES INC
1420 SPRING HILL ROAD, SUITE 600
MCLEAN, VIRGINIA 22102
(703) 917-6620
CONTACT: ROBERT KOHLER



4.1 REVISION SUBMISSION
May 13, 2010

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C2.0 CERTIFIED SURVEY PLAT
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A3 LOWER FIRST FLOOR PLAN - 1:25
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ALL GRAPHIC DESCRIPTIONS DEPICTED HEREIN ARE DRAWN AT A SCHEMATIC LEVEL, FOR THE PURPOSES OF CONVEYING THE DESIGN INTENT OF THE PROJECT. MINOR ALTERATIONS NOT IMPACTING OVERALL DESIGN INTENT ARE TO BE EXPECTED AS THE PROJECT DEVELOPS THROUGH THE PERMIT DOCUMENTATION PROCESS IN ORDER TO RESPOND TO SPECIFIC CODE, TECHNICAL AND/OR ENGINEERING REQUIREMENTS.

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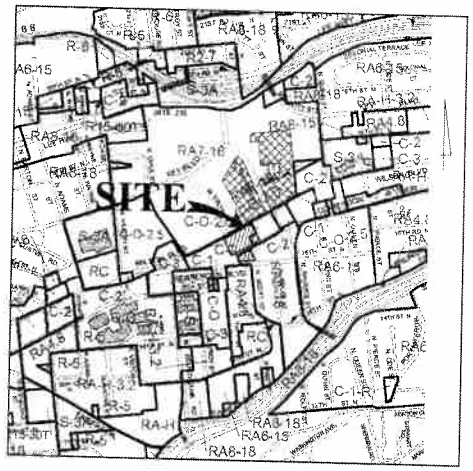
ADMINISTRATIVE REGULATION 4.1

1900 WILSON BLVD

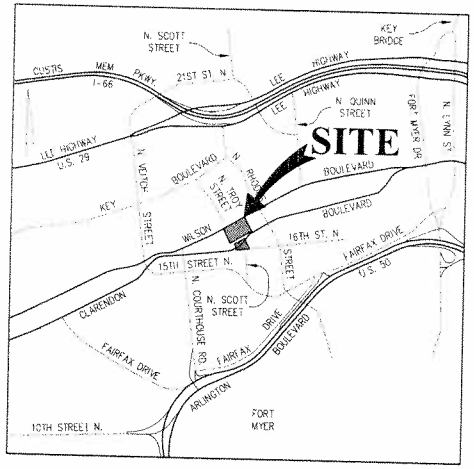
ARLINGTON COUNTY, VIRGINIA

LEGEND

EXISTING	DESCRIPTION	PROPOSED
350	INDEX CONTOUR	350
352	INTERMEDIATE CONTOUR	352
	EDGE OF PAVEMENT	PROP. E.P.
	CURB AND GUTTER	CSCG-1
	TRANSITION FROM CSCG-2 TO CSCG-1	CSCG-2 CSCG-1
	PROPOSED HEADER CURB	
	PROPERTY LINE	
	DEPARTING PROPERTY LINE	
	LOT LINE	
	RIGHT-OF-WAY	
	CENTERLINE	
	FLOOD PLAIN	
	LIMITS OF DISTURBANCE	LOD
	TREE LINE	
	FLOW LINE OF SWALE	
	STREAM	
	OVERLAND RELIEF PATHWAY	
	FENCE LINE	X
	EASEMENT	
W	WATER LINE	8" DIP W/M
	WATER VALVE	
	WATER REDUCER	
3X 8" SAN	SANITARY SEWER	8" SAN
EX 18" RCP	STORM SEWER	18" RCP
CATV	CABLE TV	CATV
	ELECTRIC SERVICE	E
	TELEPHONE SERVICE	T
G	GAS LINE	G
OHE	OVERHEAD ELECTRIC	OHE
E&T	OVERHEAD TELEPHONE	E&T
UGE	UNDERGROUND ELECTRIC	UGE
+ 23.72	SPOT ELEVATION	25.22
	UTILITY POLE	
	SIGN	
EX A	SANITARY SEWER IDENTIFIER	A
EX 2	STORM DRAIN IDENTIFIER	2
	WATER METER	
	FIRE HYDRANT	
	PARKING INDICATOR INDICATES THE NUMBER OF TYPICAL PARKING SPACES	4
	STREET LIGHT	
	VEHICLES PER DAY (TRAFFIC COUNT)	2,5,5 VPD
	TEST PIT LOCATION RECOMMENDED/REQUIRED	
	CRITICAL SLOPE SLOPES TO BE STABILIZED PURSUANT TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK	
	DOOR ENTRANCE	
	HANDICAP RAMP (CSRP-1)	
	DENOTES CLEAR SIGHT TRIANGLE	
	TREE	
	BENCHMARK	BM #: TRV #1 ELEV=101.62
	ASPHALT TRAIL	
	CONCRETE SIDEWALK	
	BRICK SIDEWALK	
	END WALLS	
	END SECTIONS	
	STOP SIGN	
	STREET SIGN	
VAN	HANDICAP PARKING SPACE (VAN)	VAN
	RIP RAP	



ZONING MAP
SCALE: 1" = 600'



VICINITY MAP
SCALE: 1" = 600'

CIVIL SHEET INDEX

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COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 402224
5/12/10
PROFESSIONAL ENGINEER

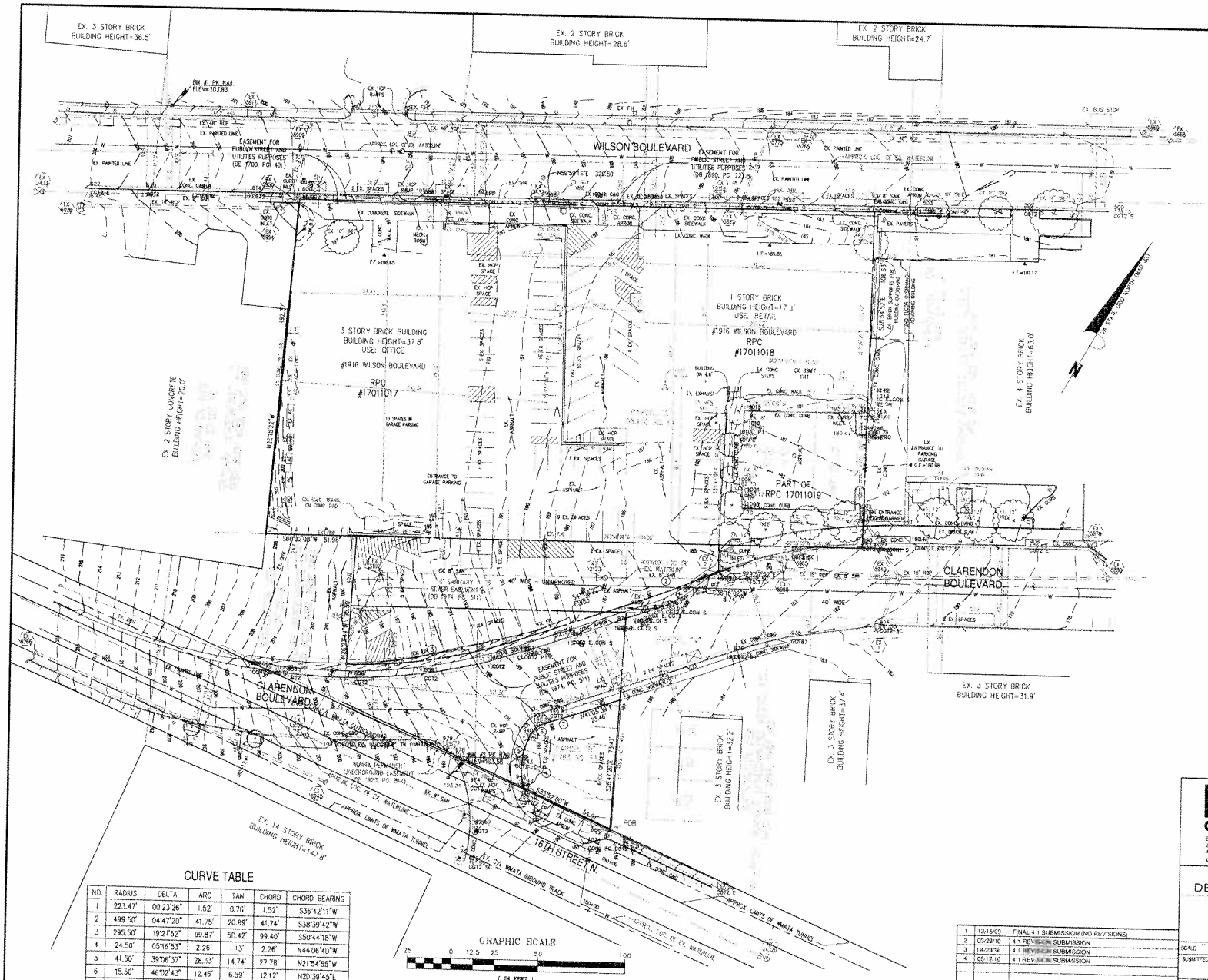
ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

CIVIL LEGEND SHEET
1900 WILSON BLVD.
ARLINGTON COUNTY, VIRGINIA

SCALE: AS SHOWN	DESIGNED: JG DB	CHECKED: JG SL	
SUBMITTED DATE: APRIL 23, 2010	APPROVED DATE: CHIEF TRANSPORTATION PLANNING BUREAU	APPROVED DATE: CHIEF TRAFFIC ENGINEERING BUREAU	
APPROVED DATE: CHIEF WATER, SEWER & STREETS BUREAU	APPROVED DATE: CHIEF ENGINEERING BUREAU	APPROVED DATE: DIRECTOR OF ENVIRONMENTAL SERVICES	
FILE NO. 62-12-D-PR-001 JOB NO. 5212.91.002	PROJECT SHEET C1.0		

No.	DATE	DESCRIPTION
1	12/15/09	FINAL 4.1 SUBMISSION (NO REVISIONS)
2	03/22/10	4.1 REVISION SUBMISSION
3	04/23/10	4.1 REVISION SUBMISSION
4	05/12/10	4.1 REVISION SUBMISSION

REVISIONS



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TAN	CHORD	CHORD BEARING
1	223.47'	00°23'26"	1.52'	0.76'	1.52'	S36°42'11"W
2	499.50'	04°47'20"	41.75'	20.89'	41.74'	S38°39'42"W
3	295.50'	19°21'52"	99.87'	50.42'	99.40'	S50°44'18"W
4	24.50'	05°16'53"	2.26'	1.13'	2.26'	N44°06'40"W
5	41.50'	39°06'37"	28.33'	14.74'	27.78'	N21°54'55"W
6	15.50'	46°02'43"	12.46'	6.59'	12.12'	N20°39'45"E
7	450.31'	02°35'27"	20.36'	10.18'	20.36'	N42°23'23"E

GENERAL NOTES

1. THE PROPERTY DELINEATED HEREON IS SHOWN ON ARLINGTON COUNTY TAX ASSESSMENT MAP 44-10, REAL PROPERTY CODES (RPC) 17011006, 17011007 & 17011008 (ZONED RA8-18), 17011017 & 17011018 (ZONED C-2) AND PART OF 17011019 (ZONED C-O-2.5).
2. TITLE REPORT FURNISHED BY LAWYERS TITLE INSURANCE CORPORATION, COMMITMENT NUMBER V07-5847, EFFECTIVE DATE OF NOVEMBER 14, 2007, REVISED DECEMBER 20, 2007
3. THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR ARLINGTON COUNTY, VIRGINIA AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NUMBER 515520 0010 B, DATED MAY 3, 1982
4. AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THESE PROPERTIES.
5. THE TOTAL SITE AREA EQUALS 1.803 AC. OR 78,541 S.F.

	ZONING
a) RPC#17011018: 0.643 AC. OR (27,993 S.F.)	C-2
b) RPC#17011017: 0.675 AC. OR (29,417 S.F.)	C-2
c) PART OF RPC#17011019: 0.150AC. OR 6,583 S.F.)	C-O-2.5
d) RPC#17011006: 0.136 AC. OR (5,911 S.F.)	RA8-18
e) RPC#17011007: 0.108 AC. OR (4,688 S.F.)	RA8-18
f) RPC#17011008: 0.081 AC. OR (3,649 S.F.)	RA8-18

6. TOPOGRAPHY SHOWN HEREON IS FROM FIELD RUN SURVEY BY BOWMAN CONSULTING GROUP. CONTOUR INTERVAL IS 1 FOOT
7. NO RESOURCE PROTECTION AREAS (RPAS) ARE ON THE SITE OR ADJACENT SITES.
8. THE TOTAL EASEMENT AREA EQUALS 0.282 AC. OR (11,409 S.F.)

a) PUBLIC STREET & UTILITIES PURPOSES (DB 1690, PG. 22 & DB 1700, PG 401)	0.016 AC. OR (680 S.F.)
b) VIT SANITARY SEWER EASEMENT (DB 1974, PG. 511)	0.005 AC. OR (224 S.F.)
c) PUBLIC STREET & UTILITIES PURPOSES (DB 1974, PG. 511)	0.191 AC. OR (8,315 S.F.)
d) WMATA PERMANENT UNDERGROUND ESM'T (DB 1920, PG. 817)	0.050 AC. OR (2,190 S.F.)

9. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND BASED ON SURFACE FEATURES SURVEY LOCATED IN THE FIELD AND AVAILABLE RECORDS.
10. IT APPEARS THE SITE IS NOT LOCATED WITHIN A HISTORIC DISTRICT, NOR ARE THERE ANY HISTORIC BUILDINGS ON SITE
11. HORIZONTAL DATUM: VA STATE GRID NAD 83
    VERTICAL DATUM: NGVD 88

METES AND BOUNDS DESCRIPTION - PARCEL I

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WILSON BOULEVARD, VARIABLE WIDTH, SAID POINT OF BEGINNING ALSO BEING THE NORTHWESTERLY CORNER OF PART OF LOT 9, WASHINGTON VIEW, THENCE, DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WILSON BOULEVARD AND RUNNING WITH THE WESTERLY LINE OF SAID PART OF LOT 9, S25°54'52"E 192.43 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF 17TH STREET NORTH, 40 FEET WIDE, THENCE RUNNING WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 17TH STREET NORTH, S60°02'08"W 341.77 FEET TO A POINT, SAID POINT BEING THE EASTERLY LINE OF PART OF LOT 16, WASHINGTON VIEW, THENCE, DEPARTING NORTHERLY RIGHT-OF-WAY LINE OF SAID 17TH STREET NORTH AND RUNNING WITH THE EASTERLY LINE OF SAID PART OF LOT 16, N25°15'22"W 192.37 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WILSON BOULEVARD; THENCE, DEPARTING THE EASTERLY LINE OF SAID PART OF LOT 16 AND RUNNING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WILSON BOULEVARD, N59°39'15"E 329.50 FEET TO THE POINT OF BEGINNING, CONTAINING 64,394 SQUARE FEET OR 1.47828 ACRES.

METES AND BOUNDS DESCRIPTION - PARCEL II

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 16TH STREET NORTH, VARIABLE WIDTH, SAID POINT OF BEGINNING ALSO BEING THE SOUTHEAST CORNER OF LOT 28, WASHINGTON VIEW, THENCE, RUNNING WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 16TH STREET NORTH, S83°52'00"W 168.92 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 25-B, WASHINGTON VIEW, THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 16TH STREET NORTH AND RUNNING WITH THE EASTERLY LINE OF SAID LOT 25-B, N28°23'44"W 55.42 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF 17TH STREET NORTH, 40 FEET WIDE AND UNIMPROVED; THENCE, DEPARTING THE EASTERLY LINE OF SAID LOT 25-B AND RUNNING WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 17TH STREET NORTH, N60°02'08"E 157.92 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF LOT 28, WASHINGTON VIEW, THENCE, DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 17TH STREET NORTH AND RUNNING WITH THE EASTERLY LINE OF SAID LOT 28, S26°47'20"E 123.76 FEET TO THE POINT OF BEGINNING, CONTAINING 14,148 SQUARE FEET OR 0.32479 ACRES.

NO.	DATE	DESCRIPTION
1	12/15/09	FINAL 4.1 SUBMISSION (NO REVISIONS)
2	03/22/10	4.1 REVISION SUBMISSION
3	04/23/10	4.1 REVISION SUBMISSION
4	05/12/10	4.1 REVISION SUBMISSION

REVISIONS

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STEVEN T. LIAM
Lic. No. 40924
5/12/10
PROFESSIONAL ENGINEER

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

CERTIFIED SURVEY PLAT

1900 WILSON BLVD.
ARLINGTON COUNTY, VIRGINIA

SCALE = 1'=25' | DESIGNED: JG | DR: | CHECKED: JG | DR:

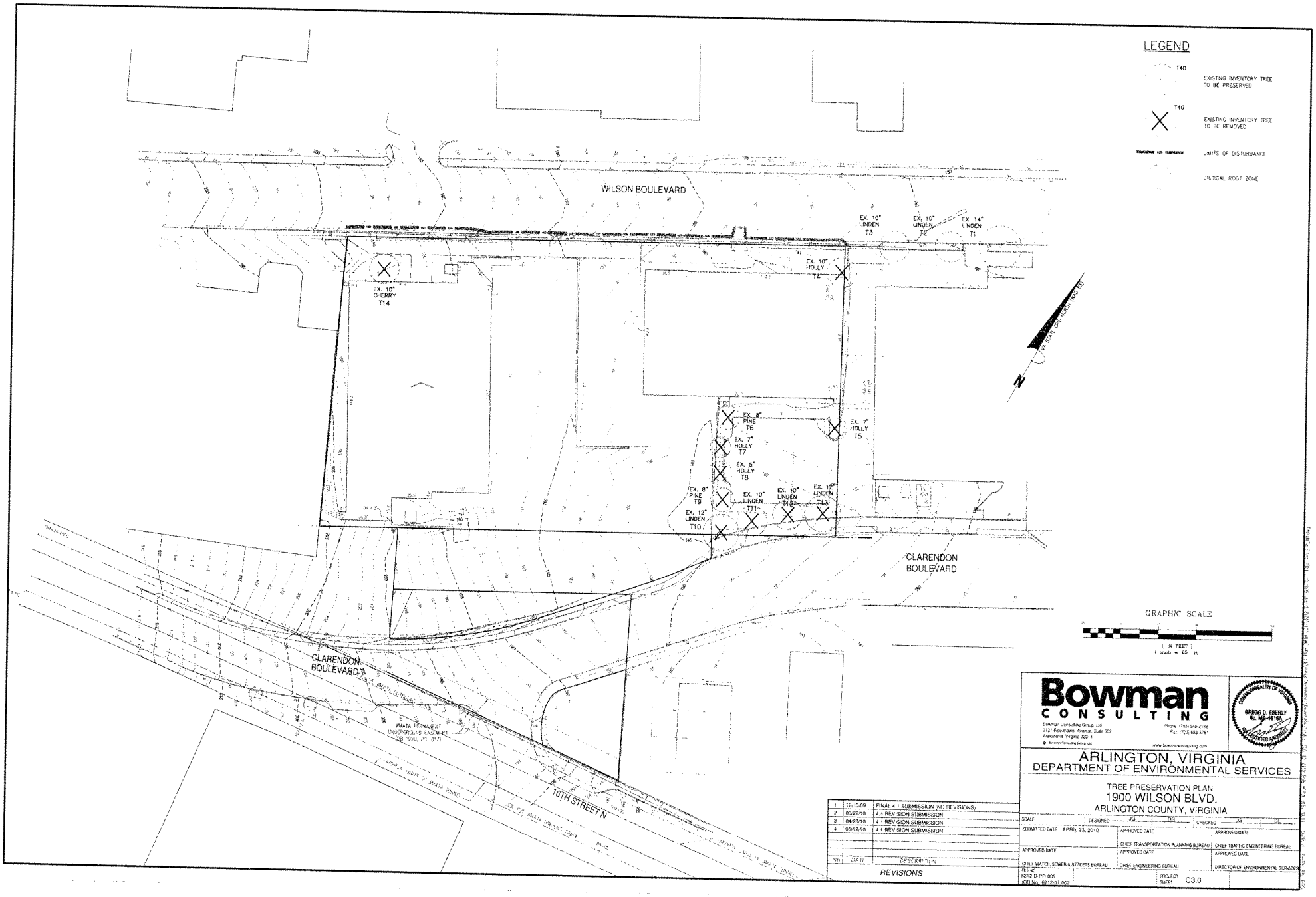
SUBMITTED DATE: APRIL 23, 2010

APPROVAL DATE | APPROVED DATE

APPROVED DATE | APPROVED DATE | APPROVED DATE

CHIEF WATER, SEWER & STREETS BUREAU | CHIEF ENGINEERING BUREAU | CHIEF TRANSPORTATION PLANNING BUREAU | CHIEF TRAFFIC ENGINEERING BUREAU | DIRECTOR OF ENVIRONMENTAL SERVICES

FILE NO. 6212 D PR 001
JOB No. 6212-01-002
PROJECT
SHEET C2.0


LEGEND
T40
EXISTING INVENTORY TREE TO BE PRESERVED
T40
EXISTING INVENTORY TREE TO BE REMOVED
LIMITS OF DISTURBANCE
CRITICAL ROOT ZONE
WILSON BOULEVARD
EX. 10" LINDEN T3
EX. 10" LINDEN T2
EX. 14" LINDEN T1
EX. 10" HOLLY T4
EX. 10" CHERRY T14
EX. 8" PINE T6
EX. 7" HOLLY T5
EX. 7" HOLLY T7
EX. 5" HOLLY T8
EX. 8" PINE T9
EX. 10" LINDEN T11
EX. 10" LINDEN T12
EX. 12" LINDEN T13
EX. 12" LINDEN T10
CLARENDON BOULEVARD
CLARENDON BOULEVARD
16TH STREET N.
N
GRAPHIC SCALE
(IN FEET)
1 inch = 25 ft.
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GREGG D. EBERLY
No. MA-4616A
REGISTERED ARCHITECT
ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES
TREE PRESERVATION PLAN
1900 WILSON BLVD.
ARLINGTON COUNTY, VIRGINIA
SCALE
DESIGNED JG DR
CHECKED JG SL
SUBMITTED DATE APRIL 23, 2010
APPROVED DATE
CHIEF TRANSPORTATION PLANNING BUREAU
APPROVED DATE
CHIEF TRAFFIC ENGINEERING BUREAU
APPROVED DATE
CHIEF WATER, SEWER & STREETS BUREAU
APPROVED DATE
CHIEF ENGINEERING BUREAU
APPROVED DATE
DIRECTOR OF ENVIRONMENTAL SERVICES
FILE NO.
6212-D-PR-001
JOB No. 6212-01-002
PROJECT SHEET C3.0
1 12/15/09 FINAL 4:1 SUBMISSION (NO REVISIONS)
2 03/22/10 4:1 REVISION SUBMISSION
3 04/23/10 4:1 REVISION SUBMISSION
4 05/12/10 4:1 REVISION SUBMISSION
No. DATE DESCRIPTION
REVISIONS

TREE PRESERVATION INVENTORY

1900 Wilson Blvd., Arlington, VA
Date of site visit: April 29, 2008
Certified Arborist: Gregg D. Eberly MA-4618A

Tree #	Botanic Name	Common Name	Caliper (DBH) (inches)	Species Rating (0-100%)	Condition Rating (0-100%)	Total Rating	Tree Replacements Required	Preserve/ Remove
T1	Tilia cordata	Littleleaf Linden	14	0.7	0.8	7.84		Preserve
T2	Tilia cordata	Littleleaf Linden	10	0.7	0.72	5.04		Preserve
T3	Tilia cordata	Littleleaf Linden	10	0.7	0.8	5.6		Preserve
T4	Ilex attenuata x Fosteri*	Foster's Holly	10	0.7	0.72	5.04	2	Remove
T5	Ilex attenuata x Fosteri*	Foster's Holly	7	0.7	0.8	3.92	1	Remove
T6	Pinus virginia	American Pine	8	0.6	0.68	3.264	1	Remove
T7	Ilex attenuata x Fosteri*	Foster's Holly	7	0.7	0.8	3.92	1	Remove
T8	Ilex attenuata x Fosteri*	Foster's Holly	8	0.7	0.8	4.48	1	Remove
T9	Pinus virginia	American Pine	8	0.6	0.64	3.072	1	Remove
T10	Tilia cordata	Littleleaf Linden	12	0.7	0.8	6.72	2	Remove
T11	Tilia cordata	Littleleaf Linden	10	0.7	0.8	5.6	2	Remove
T12	Tilia cordata	Littleleaf Linden	11	0.7	0.8	6.16	2	Remove
T13	Tilia cordata	Littleleaf Linden	12	0.7	0.8	6.72	2	Remove
T14	Prunus serrulata 'Kwanzan'	Kwanzan Cherry	6	0.55	0.8	2.64	1	Remove

Total Replacements: 16

Notes:

1. Condition Rating based on formula provided by the *Guide for Plant Appraisal* published by the ISA
2. All trees marked are to be removed from the site due to construction impacts
3. Off site trees included in this inventory had critical root zones located in or on adjacent property
4. NEITHER THE PROJECT ARBORIST NOR BOWMAN CONSULTING CONDONE THE MAINTENANCE OF ANY DISAPPROVED REMOVAL TECHNIQUES WITHOUT THE AGREEMENT OF THE ADJACENT PROPERTY OWNER.
5. All trees with a minimum 4.0 DBH were valued

TREE PRESERVATION NOTES:

1. PROPERTY OWNER SHALL SUBMIT A TREE INVENTORY DRAWING INDICATING DBH (DIAMETER BREAST HEIGHT SPECIES AND LOCATION FOR ALL TREES OVER 8" IN DIAMETER ON THE PROPERTY TO BE DEVELOPED AND ANY TREES ON ADJACENT PROPERTY WHOSE CRITICAL ROOT ZONES EXTEND ONTO THE PROPERTY TO BE DEVELOPED.
2. PROPERTY OWNER SHALL SUBMIT A TREE PROTECTION PLAN DESIGNATING TREES TO BE PRESERVED AND TREES TO BE REMOVED ON SUBJECT AND ADJACENT PROPERTY AND REPLACEMENT TREES FOR THOSE REMOVED IN ACCORDANCE WITH MANDATORY ARLINGTON COUNTY TREE REPLACEMENT GIRDELINES. RESULTS OF TREE REPLACEMENT GIRDLINES MUST BE SHOWN IN TABULAR FORM AS ILLUSTRATED IN SAID GUIDELINES.
3. THE TREE PROTECTION PLAN MUST BE APPROVED BY ARLINGTON COUNTY PRIOR TO ISSUANCE OF A CLEARING AND GRADING PERMIT.
4. USE CRITICAL ROOT ZONE DETAIL AS A MINIMUM REQUIREMENT FOR THE AREA TO BE PROTECTED. SPECIMEN TREES WILL BE DESIGNATED BY THE URBAN FORESTER AND PROTECTED ACCORDING TO DETAIL R-7.7.
5. TREE PROTECTION FENCING SHALL BE ERECTED AT THE CRITICAL ROOT ZONE (OR BEYOND) PRIOR TO START OF ANY CLEARING, GRADING OR OTHER CONSTRUCTION ACTIVITY. SIGNS STATING "NO ENTRY, TREE PROTECTION AREA, CALL 703-228-6557 TO REPORT VIOLATIONS" ARE TO BE POSTED IN BOTH ENGLISH AND SPANISH. SEE DETAIL R.A.5.
6. TREE PROTECTION SHALL BE A MINIMUM OF 4' HIGH CHAIN LINK FENCE MOUNTED ON VERTICAL PIPES DRIVEN 2' INTO THE GROUND WITH NO GATES.
7. SUBMIT PHOTOGRAPHIC RECORD (2 SHOTS) OF ALL TREES TO BE PRESERVED OVER 3" DBH AFTER FENCE IS INSTALLED.
8. NO PERSON, MATERIALS OR EQUIPMENT SHALL BE PERMITTED WITHIN THE TREE PROTECTION AREA. ANY VIOLATION OF THE REQUIREMENT MAY RESULT IN A FINE OF $1000 PER DAY OF VIOLATION.
9. ANY DAMAGE TO A TREE BEING PRESERVED SHALL RESULT IN A PAYMENT BY THE OWNER/DEVELOPER TO THE COUNTY FOR THE AMOUNT OF DAMAGE BASED ON THE LATEST EDITION OF THE COUNCIL OF TREE AND LANDCAPE APPRAISERS GUIDE FOR PLANT APPRAISALS PUBLISHED BY THE ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE). ALL TREES ARE TO BE VALUED AS LANDSCAPE TREES. FOR FURTHER GUIDANCE, SEE ARLINGTON COUNTY TREE APPRAISAL POLICY, ADOPTED BY THE ARLINGTON COUNTY BOARD OCTOBER, 2004.
10. TREE PROTECTION SHALL NOT BE REMOVED UNTIL COMPLETION OF ALL CONSTRUCTION ACTIVITY.
11. WHEN EXCAVATION IS TO TAKE PLACE WITHIN THE CRITICAL ROOT ZONE, THE DEVELOPER SHALL EMPLOY A PROFESSIONAL ARBORIST TO ROOT PRUNE IMMEDIATELY BEYOND THE LIMITS OF EXCAVATION TO A DEPTH OF 18 INCHES, PRIOR TO EXCAVATION.
12. ANY EXCEPTIONS TO THE ABOVE REQUIREMENTS, SUCH AS CONSTRUCTION WITHIN THE CRITICAL ROOT ZONE, MUST BE APPROVED IN ADVANCE BY ARLINGTON COUNTY BY WAY OF THE TREE PRESERVATION PLAN.
13. ADDITIONALY REQUIREMENTS MAY BE NECESSARY ON A CASE-BY-CASE BASIS

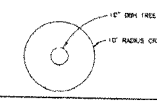
DETERMINING THE CRITICAL ROOT ZONE

THE CRITICAL ROOT ZONE OF A TREE IS THE ZONE IN WHICH THE MAJORITY OF A TREE'S ROOTS LIE. NINETY-FIVE PERCENT OF THE ROOTS OF MOST TREES WILL BE FOUND IN THE FIRST 30-36" OF THE SOIL. OF THOSE, THE MAJORITY OF THE ROOTS THAT SUPPLY THE NUTRIENTS AND WATER TO THE TREE ARE FOUND IN THE UPPERMOST LAYER, JUST BELOW THE SOIL SURFACE. THE TOTAL AMOUNT OF TREE ROOTS AND GENERALLY PROPORTIONAL TO THE VOLUME OF THE TREE'S CANOPY. THEREFORE, IF THE ROOTS ENCOUNTER A THIN LAYER OF SOIL, THEN THE ROOTS MUST SPREAD FAR FROM THE TREE, BEYOND THE LIMITS OF THE CANOPY. ROOTS ARE VITAL TO THE FUNCTIONING OF ANY TREE. THEY PROVIDE STRUCTURAL SUPPORT AND SERVE AS THE MAJOR MECHANISM FOR NUTRIENT AND WATER UPTAKE FOR USE BY THE REST OF THE TREE. DESTROYING A SECTION OF A TREE'S ROOTS WILL ULTIMATELY RESULT IN A PROPORTIONAL LOSS OF THE TREE'S CANOPY. THE CRITICAL ROOT ZONE OF A TREE TO BE SAVED SHALL BE THE MINIMUM AREA PROTECTED WITH TREE PROTECTION FENCING.

THE FOLLOWING IS THE MET-HOD USED BY ARLINGTON COUNTY TO DETERMINE THE SIZE OF THE CRITICAL ROOT ZONE.

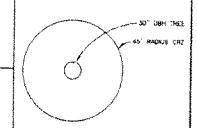
TREES GREATER THAN 8" DBH
(DBH=DIAMETER BREAST HEIGHT):

1" DBH OF THE TREE= 1' RADIUS OF THE CRITICAL ROOT ZONE (CRZ)



SPECIMEN TREES

1" DBH= 1.5' RADIUS OF THE CRITICAL ROOT ZONE



TREES 8" DBH AND SMALLER:

6 FT. RADIUS CIRCLE AROUND THE TRUNK OF THE TREE

TREE PROTECTION DETAIL
FOR DETERMINATION OF CRITICAL ROOT ZONE

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF PUBLIC WORKS

DIRECTOR DATE

DRAWING NO. R-7.7

No	DATE	DESCRIPTION
1	12/15/09	FINAL 4.1 SUBMISSION (NO REVISIONS)
2	03/22/10	4.1 REVISION SUBMISSION
3	04/23/10	4.1 REVISION SUBMISSION
4	05/12/10	4.1 REVISION SUBMISSION

REVISIONS

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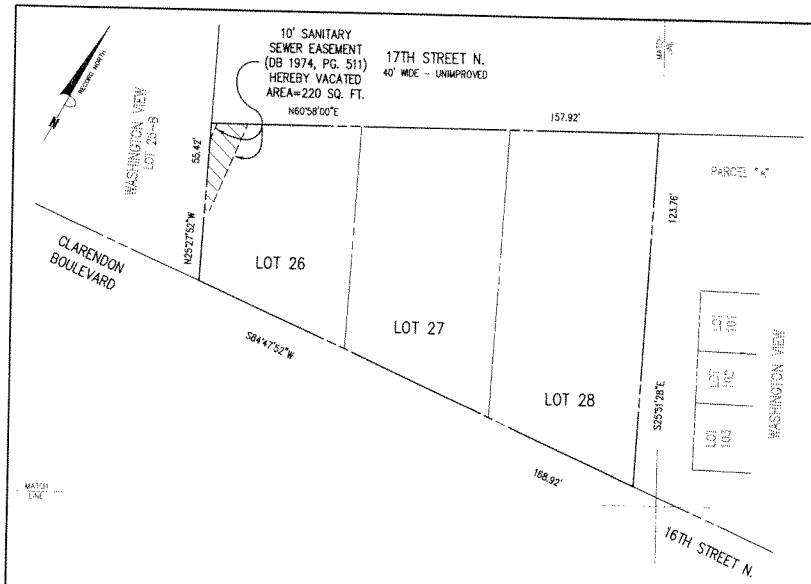
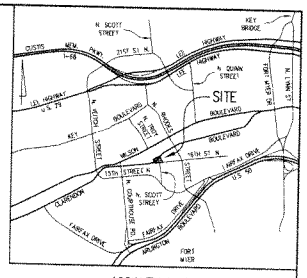
COMMONWEALTH OF VIRGINIA
GREGG D. EBERLY
No. MA-4618A
CERTIFIED ARBORIST

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

TREE PRESERVATION NOTES & DETAILS
1900 WILSON BLVD.
ARLINGTON COUNTY, VIRGINIA

SCALE | DESIGNED GD DJB | CHECKED GD SC
SUBMITTED DATE APRIL 23, 2010
APPROVED DATE | CHIEF TRANSPORTATION PLANNING BUREAU | APPROVED DATE | CHIEF TRAFFIC ENGINEERING BUREAU
APPROVED DATE | CHIEF WATER, SEWER & STREETS BUREAU | APPROVED DATE | CHIEF ENGINEERING BUREAU | APPROVED DATE | DIRECTOR OF ENVIRONMENTAL SERVICES
FILE NO. 6212-D-PR-001
JOB NO. 6212-01-002
PROJECT
SHEET C3.1





VICINITY MAP
NOT TO SCALE

NOTES

1. THE PROPERTY DELINEATED HEREON IS SHOWN ON ARLINGTON COUNTY TAX ASSESSMENT MAP 44-10, REAL PROPERTY CODE 17011006, 17011007 & 17011008.
2. NO TITLE REPORT FURNISHED, WHICH MAY REFLECT EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD NOT SHOWN HEREON.
3. PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
4. THIS PARCEL IS SUBJECT TO THE CONTROL OF SITE PLAN # , APPROVED BY THE COUNTY BOARD ON ; AND APPROVAL OF THIS PLAT NEITHER ENLARGES NOR REDUCES THE OBLIGATIONS IMPOSED BY THE SITE PLAN AS IT RELATES TO THIS PARCEL. SITE PLAN # IS ON FILE IN THE OFFICE OF THE ZONING ADMINISTRATOR OF ARLINGTON COUNTY, VIRGINIA.
5. OWNER: ZOM 1900 WILSON LP
   1530 WILSON BOULEVARD #120
   ARLINGTON, VA 22209
   DEED BOOK 4182, PAGE 2053

ARLINGTON COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES
DIVISION OF TRANSPORTATION

RECOMMENDED FOR APPROVAL:	APPROVED:
PLAT EXAMINER	SUBDIVISION AND BONDS ADMINISTRATOR

PLAT

SHOWING THE VACATION OF AN EASEMENT FOR A 10' SANITARY SEWER EASEMENT ON

LOT 26

WASHINGTON VIEW

(DEED BOOK K-4, PAGE 335)

ARLINGTON COUNTY, VIRGINIA

SCALE: 1" = 20' DATE: JUNE 6, 2008

REVISION

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DWG: P:\6212 - 1900-1916 Wilson Blvd\6212-01-002 ZOM3\Engineering\Engineering Plans\4.1 Plan 3\WTH 1-01\6212-0-PR-L01-0-4 C-PREL-VAC-EXHIBIT.DWG

BCG PROJECT NO:	TASK:	BY:	CHK:	SHEET OF

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

No.	DATE	DESCRIPTION
1	12/15/09	FINAL 4.7 SUBMISSION (NO REVISIONS)
2	03/22/10	4.1 REVISION SUBMISSION
3	04/23/10	4.1 REVISION SUBMISSION
4	05/12/10	4.1 REVISION SUBMISSION

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COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic No 40024
5/12/10
PROFESSIONAL ENGINEER

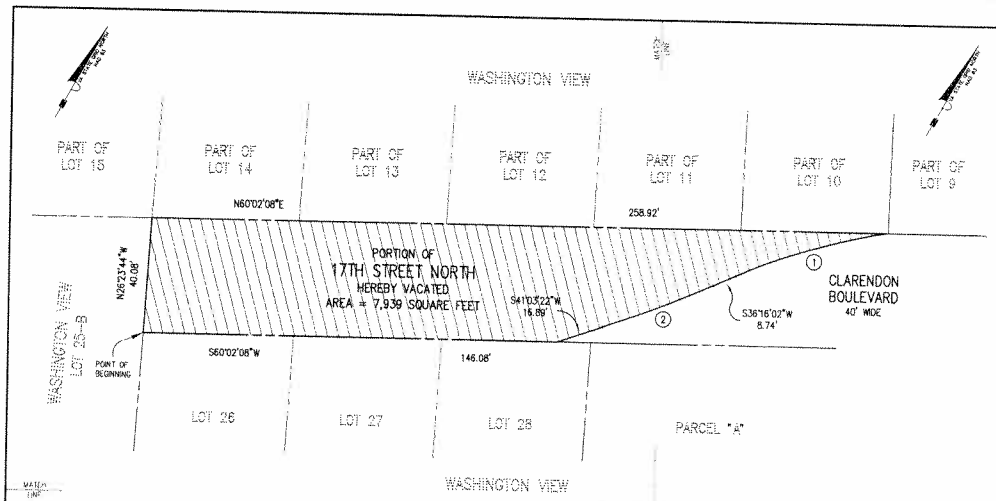
ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

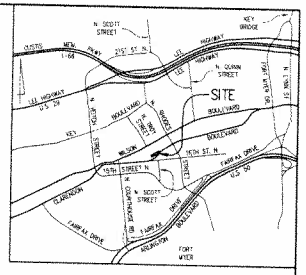
PRELIMINARY VACATION PLAT

1900 WILSON BLVD.

ARLINGTON COUNTY, VIRGINIA

SCALE 1" = 20'	DESIGNED JG / OR	CHECKED JG / SL	
SUBMITTED DATE: APRIL 23, 2010	APPROVED DATE: CHIEF TRANSPORTATION PLANNING BUREAU	APPROVED DATE: CHIEF TRAFFIC ENGINEERING BUREAU	
APPROVED DATE: CHIEF WATER, SEWER & STREETS BUREAU	APPROVED DATE: CHIEF ENGINEERING BUREAU	APPROVED DATE: DIRECTOR OF ENVIRONMENTAL SERVICES	
FILE NO. 6212-0-PR-001 JOB No. 6212-01-002	PROJECT SHEET C4.0		





VICINITY MAP
NOT TO SCALE

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TAN	CHORD	CHORD BEARING
1	223.47'	14°55'16"	54.95'	27.61'	54.81'	S43°18'40"W
2	499.50'	04°47'20"	41.75'	20.88'	41.74'	S38°39'42"W

NOTES

1. THE PROPERTY DELINEATED HEREON IS SHOWN ON ARLINGTON COUNTY TAX ASSESSMENT MAP 44-10, ADJACENT TO REAL PROPERTY CODES (RPC) 17011006, 17011007, 17011008, 17011009, 17011017 & 17011018.
2. THIS PROPERTY IS SUBJECT TO THE CONTROL OF SITE PLAN # , APPROVED BY THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA ON , AND APPROVAL OF THIS PLAT NEITHER ENLARGES NOR REDUCES THE OBLIGATIONS IMPOSED BY THIS SITE PLAN. SITE PLAN # IS ON FILE IN THE OFFICE OF THE ZONING ADMINISTRATOR OF ARLINGTON COUNTY, VIRGINIA.

LEGAL DESCRIPTION

BEGINNING AT A POINT IN THE LINE OF LOT 25-B, WASHINGTON VIEW, SAID POINT OF BEGINNING BEING THE NORTHWESTERLY CORNER OF LOT 26, WASHINGTON VIEW, THENCE RUNNING WITH THE LINE COMMON TO SAID LOT 25-B, SAID LINE BEING THE WESTERLY TERMINUS OF 17TH STREET NORTH, N26°23'44"W 40.08 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 17TH STREET NORTH, SAID POINT BEING A CORNER COMMON TO SAID LOT 25-B AND PART OF LOTS 14 AND 15, WASHINGTON VIEW; THENCE RUNNING WITH THE NORTHERLY RIGHT-OF-WAY LINE OF 17TH STREET NORTH AND THE LINE COMMON TO PART OF LOTS 14, 13, 12, 11 AND 10, WASHINGTON VIEW, N60°02'08"E 258.92 FEET TO A POINT; THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE OF 17TH STREET NORTH AND RUNNING THROUGH 17TH STREET NORTH THE FOLLOWING COURSES AND DISTANCES: 54.95 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 223.47 FEET, A CHORD LENGTH OF 54.81 FEET AND A CHORD BEARING OF S43°18'40"W, TO A POINT; THENCE RUNNING S36°16'02"W 8.74 FEET TO A POINT OF CURVATURE; THENCE RUNNING 41.75 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 499.50 FEET, A CHORD LENGTH OF 41.74 FEET AND A CHORD BEARING OF S38°39'42"W, TO A POINT OF TANGENCY; THENCE RUNNING S41°03'22"W 16.89 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 17TH STREET NORTH IN THE LINE OF LOT 28, WASHINGTON VIEW; THENCE RUNNING WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF 17TH STREET NORTH AND THE LINE COMMON TO LOTS 28, 27 AND 26, WASHINGTON VIEW, S60°02'08"W 146.08 FEET TO THE POINT OF BEGINNING, CONTAINING 7,939 SQUARE FEET.

ARLINGTON COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES
DIVISION OF TRANSPORTATION

RECOMMENDED FOR APPROVAL: _____ PLAT EXAMINER

APPROVED: _____ SUBDIVISION AND BONDS ADMINISTRATOR

PLAT SHOWING
THE VACATION OF A PORTION OF
17TH STREET NORTH
(DEED BOOK K-4, PAGE 335)
ARLINGTON COUNTY, VIRGINIA
SCALE: 1" = 20' DATE: DECEMBER 15, 2008

REVISION

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DWG: P:\6212 - 1900-1916 Wilson Blvd\6212-01-002 (DOT)\Engineering\Engineering Plans\4.1 Plan [WITH 1 OT]\6212-0-PR-001-C-4.1-PREL-VAC-EXH.DWG
BCG PROJECT NO. | TASK | BY | CHK | SHEET OF

GRAPHIC SCALE
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(IN FEET)
1 inch = 20 ft.

No.	DATE	DESCRIPTION
1	12/15/09	FINAL 4.1 SUBMISSION (NO REVISIONS)
2	03/22/10	4.1 REVISION SUBMISSION
3	04/23/10	4.1 REVISION SUBMISSION
4	05/12/10	4.1 REVISION SUBMISSION

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COMMONWEALTH OF VIRGINIA
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5/12/10
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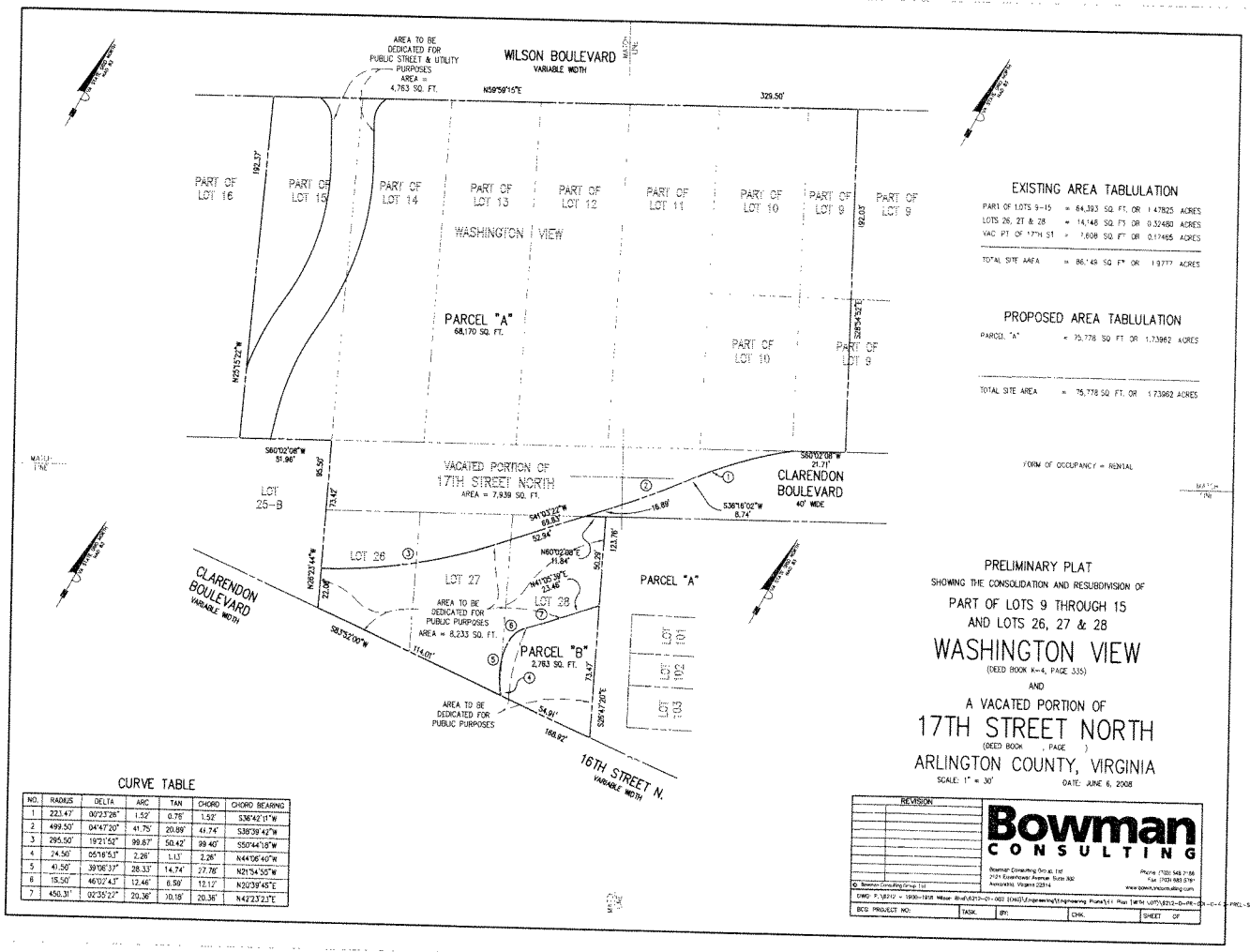
ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

PRELIMINARY STREET VACATION PLAT
1900 WILSON BLVD.
ARLINGTON COUNTY, VIRGINIA

SCALE 1" = 20' | DESIGNED JQ DR | CHECKED JQ SL
SUBMITTED DATE APRIL 23, 2010
APPROVED DATE | APPROVED DATE
CHIEF TRANSPORTATION PLANNING BUREAU | CHIEF TRAFFIC ENGINEERING BUREAU
APPROVED DATE | APPROVED DATE
APPROVED DATE
CHIEF WATER, SEWER & STREETS BUREAU | CHIEF ENGINEERING BUREAU | DIRECTOR OF ENVIRONMENTAL SERVICES
FILE NO. 6212-D-PR-001
JOB No. 62120102
PROJECT
SHEET C4.1



EXISTING AREA TABLULATION

PART OF LOTS 9-15	= 64,393 SQ. FT. OR	1.47825	ACRES
LOTS 26, 27 & 28	= 14,146 SQ. FT. OR	0.32480	ACRES
VAC. PT. OF 17TH ST.	= 7,608 SQ. FT. OR	0.17465	ACRES
TOTAL SITE AREA	= 86,147 SQ. FT. OR	1.97777	ACRES

PROPOSED AREA TABLULATION

PARCEL "A"	= 75,778 SQ. FT. OR	1.73962	ACRES
TOTAL SITE AREA	= 75,778 SQ. FT. OR	1.73962	ACRES

FORM OF OCCUPANCY = RENTAL

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TAN	CHORD	CHORD BEARING
1	223.47'	00°23'26"	1.52'	0.76'	1.52'	S36°42'11"W
2	499.50'	04°47'20"	41.75'	20.89'	41.74'	S38°39'42"W
3	295.50'	19°21'52"	99.87'	50.42'	99.40'	S50°44'18"W
4	24.50'	05°16'53"	2.26'	1.13'	2.26'	N44°06'40"W
5	41.50'	39°06'37"	28.33'	14.74'	27.78'	N21°54'55"W
6	15.50'	46°02'47"	12.46'	6.59'	12.12'	N20°39'45"E
7	450.31'	02°35'27"	20.36'	10.18'	20.36'	N42°23'23"E

PRELIMINARY PLAT

SHOWING THE CONSOLIDATION AND RESUBDIVISION OF

PART OF LOTS 9 THROUGH 15

AND LOTS 26, 27 & 28

WASHINGTON VIEW

(DEED BOOK K-4, PAGE 535)

AND

A VACATED PORTION OF

17TH STREET NORTH

(DEED BOOK , PAGE)

ARLINGTON COUNTY, VIRGINIA

SCALE: 1" = 30' DATE: JUNE 6, 2008

REVISION

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BCG PROJECT NO: | TASK: | BY: | CHK. | SHEET OF

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

No.	DATE	DESCRIPTION
1	12/15/09	FINAL 4.1 SUBMISSION (NO REVISIONS)
2	03/22/10	4.1 REVISION SUBMISSION
3	04/23/10	4.1 REVISION SUBMISSION
4	05/12/10	4.1 REVISION SUBMISSION

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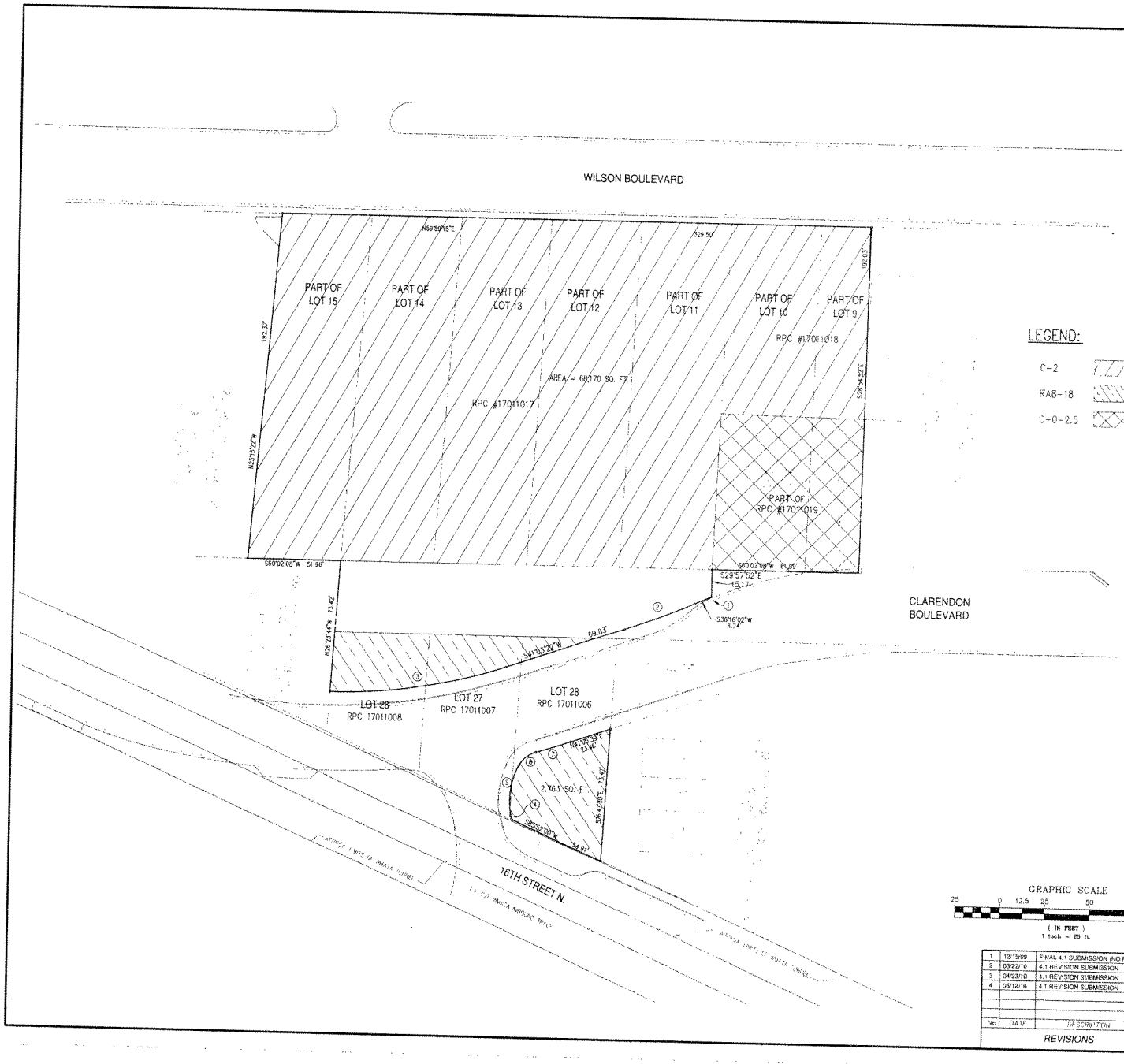
C. STEVEN T. LIAM
Lic. No. 40924
5/12/10
PROFESSIONAL ENGINEER

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

PRELIMINARY CONSOLIDATION AND RESUBDIVISION PLAT

1900 WILSON BLVD.
ARLINGTON COUNTY, VIRGINIA

SCALE 1" = 30'	DESIGNED JQ DR	CHECKED JQ SL	
SUBMITTED DATE APRIL 23, 2010	APPROVED DATE CHIEF TRANSPORTATION PLANNING BUREAU	APPROVED DATE CHIEF TRAFFIC ENGINEERING BUREAU	
APPROVED DATE CHIEF WATER, SEWER & STREETS BUREAU	APPROVED DATE CHIEF ENGINEERING BUREAU	APPROVED DATE DIRECTOR OF ENVIRONMENTAL SERVICES	
FILE NO. 8212-D-PR-001 JOB No. 8212-01-002	PROJECT SHEET C4.2		



LEGEND:

C-2

RA8-18

C-0-2.5

METES AND BOUNDS DESCRIPTION – PARCEL I

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WILSON BOULEVARD, VARIABLE WIDTH, SAID POINT OF BEGINNING ALSO BEING THE NORTHWESTERLY CORNER OF PART OF LOT 9, WASHINGTON VIEW; THENCE, DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WILSON BOULEVARD AND RUNNING WITH THE WESTERLY LINE OF SAID PART OF LOT 9, S28°54'52"E 106.63 FEET TO A POINT; THENCE RUNNING THROUGH SAID PART OF LOT 9 AND PART OF LOT 10, S61°05'08"W 60.18 FEET TO A POINT ON THE EASTERLY LINE OF PART OF LOT 11; THENCE, RUNNING WITH THE EASTERLY LINE OF SAID PART OF LOT 11 AND THE EASTERLY LINE OF A VACATED PORTION OF 17TH STREET NORTH, S27°42'53"E 102.09 FEET TO A POINT; THENCE RUNNING WITH THE SOUTHERLY LINE OF A VACATED PORTION OF 17TH STREET NORTH AND CONTINUING WITH THE NORTHERLY LINE OF THE AREA DEDICATED FOR PUBLIC STREET PURPOSES S36°16'02"W 8.74 FEET TO A POINT, WITH THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 223.47 FEET AND WHOSE CHORD BEARING AND CHORD ARE S36°42'11"W 1.52 FEET, FOR AN ARC DISTANCE OF 1.52 FEET TO A A POINT, S36°16'02"W 8.74 FEET TO A POINT, WITH THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 499.50 FEET AND WHOSE CHORD BEARING AND CHORD ARE S38°39'42"W 41.74 FEET, FOR AN ARC DISTANCE OF 41.75 FEET TO A POINT, S41°03'22"W 69.83 FEET TO A POINT WITH THE ARC OF A CURVE TO THE RIGHT WHOSE CHORD BEARING AND CHORD ARE S50°44'18"W 99.40 FEET, FOR AN ARC DISTANCE OF 99.87 FEET TO A POINT IN THE EASTERLY LINE OF LOT 25-B; THENCE RUNNING WITH SAID EASTERLY LINE OF LOT 25-B, N28°23'44"W 73.42 FEET TO A POINT BEING THE SOUTHEAST CORNER OF PART OF LOT 15; THENCE RUNNING WITH THE SOUTHERLY LINE OF PART OF LOT 15 S60°02'08"W 51.96 FEET TO A POINT BEING THE SOUTHEAST CORNER OF PART OF LOT 16; THENCE RUNNING WITH THE EASTERLY LINE OF PART OF LOT 16, N25°52'22"W 192.37 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WILSON BOULEVARD; THENCE, DEPARTING THE EASTERLY LINE OF SAID PART OF LOT 16 AND RUNNING WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WILSON BOULEVARD, N59°59'15"E 329.50 FEET TO THE POINT OF BEGINNING, CONTAINING 68,170 SQUARE FEET OR 1.5649T ACRES.

METES AND BOUNDS DESCRIPTION – PARCEL II

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 16TH STREET NORTH, VARIABLE WIDTH, SAID POINT OF BEGINNING ALSO BEING THE SOUTHEAST CORNER OF LOT 28, WASHINGTON VIEW; THENCE, RUNNING WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 16TH STREET NORTH, S83°57'00"W 54.91 FEET TO A POINT; THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 16TH STREET NORTH AND RUNNING WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF CLARENDON BOULEVARD, 40 FEET WIDE AND UNIMPROVED, THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 2.26 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 24.50 FEET, A CHORD LENGTH OF 2.26 FEET AND A CHORD BEARING OF N44°06'40"W, TO A POINT; 26.33 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 41.50 FEET, A CHORD LENGTH OF 27.78 FEET AND A CHORD BEARING OF N21°54'55"W, TO A POINT; 12.46 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 19.50 FEET, A CHORD LENGTH OF 12.12 FEET AND A CHORD BEARING OF N20°39'45"E, TO A POINT; 20.36 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 450.31 FEET, A CHORD LENGTH OF 20.36 FEET AND A CHORD BEARING OF N42°23'23"E, TO A POINT; AND N41°25'39"E 23.46 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 28; THENCE DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID CLARENDON BOULEVARD AND RUNNING WITH THE EASTERLY LINE OF SAID LOT 28, S28°47'20"E 73.47 FEET TO THE POINT OF BEGINNING, CONTAINING 2,763 SQUARE FEET OR 0.06343 ACRES

EXISTING ZONE:

THE TOTAL SITE AREA EQUALS 1.803 AC. OR (78,541 S.F.)

	ZONING
a) RPC#17011018: 0.643 AC. OR (27,993 S.F.)	C-2
b) RPC#17011017: 0.675 AC. OR (29,411 S.F.)	C-2
d) RPC#17011006: 0.070 AC. OR (3,047 S.F.)	C-2
e) RPC#17011007: 0.027 AC. OR (1,177 S.F.)	RA8-18
f) RPC#17011008: 0.039 AC. OR (1,692 S.F.)	RA8-18
g) PART OF RPC#17011019: 0.160 AC. OR (6,983 S.F.)	RA8-18
g) VACATED PORTION OF 17TH STREET NORTH: 0.182 AC. OR (7,939 S.F.)	C-0-2.5

PROPOSED ZONE:

THE TOTAL SITE AREA EQUALS 1.803 AC. OR (78,541 S.F.) C-0-2.5

EASEMENT TABULATION

THE TOTAL EASEMENT AREA EQUALS 0.262 AC. OR (11,409 S.F.)

a) PUBLIC STREET & UTILITIES PURPOSES (DB 1690, PG. 22 & DB 1700, PG 401)	0.016 AC. OR (680 S.F.)
b) 10' SANITARY SEWER EASEMENT (DB 1974, PG. 511)	0.005 AC. OR (224 S.F.)
c) PUBLIC STREET & UTILITIES PURPOSES (DB 1974, PG. 511)	0.191 AC. OR (8,315 S.F.)
d) WMATA PERMANENT UNDERGROUND EASEMENT (DB 1920, PG. 817)	0.050 AC. OR (2,190 S.F.)

GRAPHIC SCALE

25 0 12.5 25 50 100

(IN FEET)
1 inch = 25 ft.

No.	DATE	DESCRIPTION
1	12/10/09	FINAL 4.1 SUBMISSION (NO REVISIONS)
2	03/22/10	4.1 REVISION SUBMISSION
3	04/23/10	4.1 REVISION SUBMISSION
4	05/12/10	4.1 REVISION SUBMISSION

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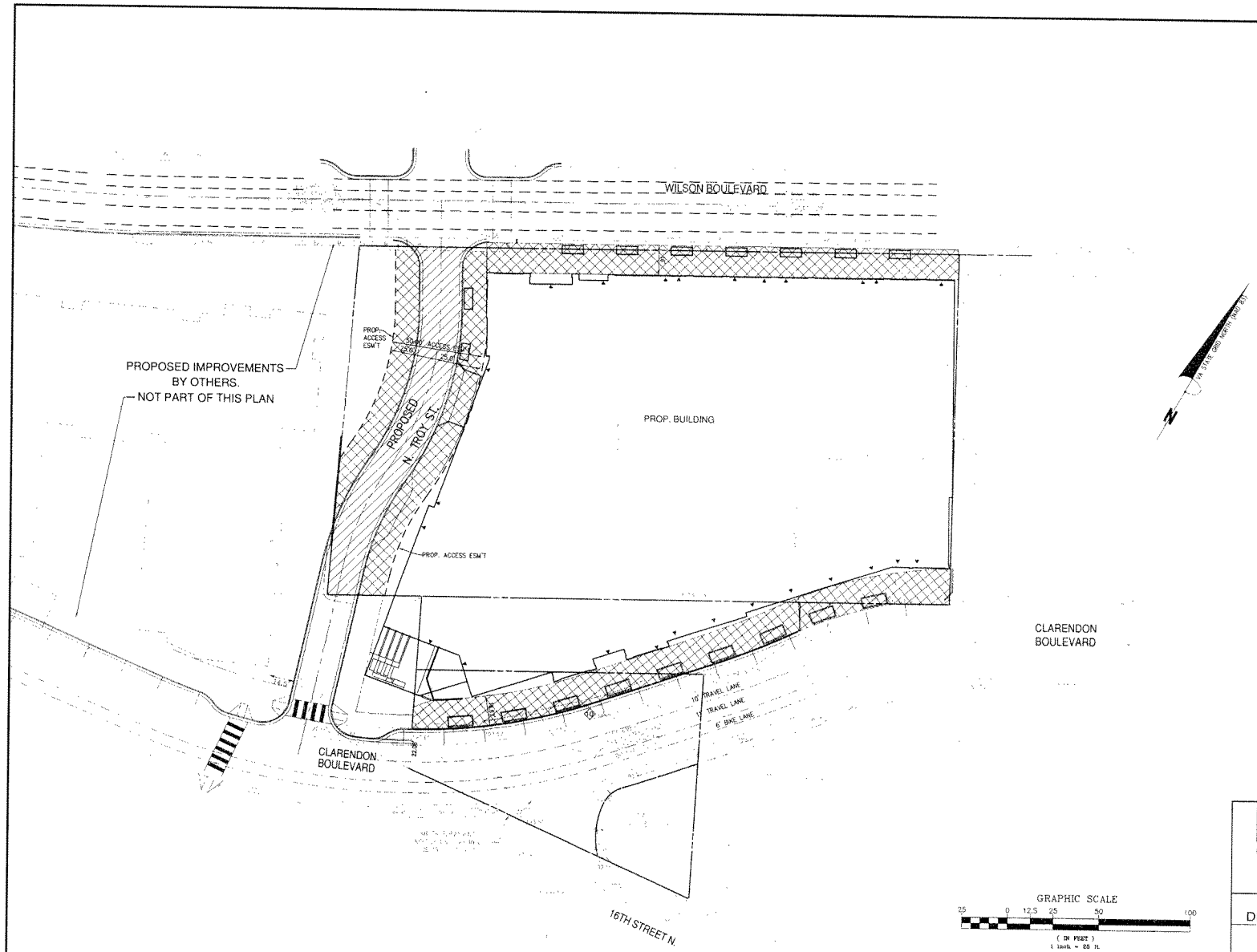
ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

PRELIMINARY REZONING PLAT

1900 WILSON BLVD.
ARLINGTON COUNTY, VIRGINIA

SCALE 1" = 25'	DESIGNED JG DR	CHECKED JG SL	
SUBMITTED DATE APRIL 23, 2010	APPROVED DATE		APPROVED DATE
	CHIEF TRANSPORTATION PLANNING BUREAU		CHIEF TRAFFIC ENGINEERING BUREAU
APPROVED DATE	APPROVED DATE		APPROVED DATE
CHIEF WATER, SEWER & STREETS BUREAU	CHIEF ENGINEERING BUREAU		DIRECTOR OF ENVIRONMENTAL SERVICES
FILE NO. 6212 D-PR-001		PROJECT	
JOB No. 6212-01-002		SHEET C4.3	



LEGEND

PRELIMINARY ROADWAY ACCESS EASEMENT = 4,756 S.F.

PRELIMINARY SIDEWALK ACCESS EASEMENT = 13,855 S.F.

PROP. TROY STREET = 4,412 S.F
WILSON BLVD. = 4,319 S.F
CLARENDON BLVD = 5,124 S.F

GRAPHIC SCALE

25 0 12.5 25 50 100

(IN FEET)
1 inch = 25 ft.

No	DATE	DESCRIPTION
1	12/15/09	FINAL 4.1 SUBMISSION (NO REVISIONS)
2	03/22/10	4.1 REVISION SUBMISSION
3	04/23/10	4.1 REVISION SUBMISSION
4	05/12/10	4.1 REVISION SUBMISSION

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DEPARTMENT OF ENVIRONMENTAL SERVICES

PRELIMINARY PUBLIC ACCESS EASEMENTS

1900 WILSON BLVD.
ARLINGTON COUNTY, VIRGINIA

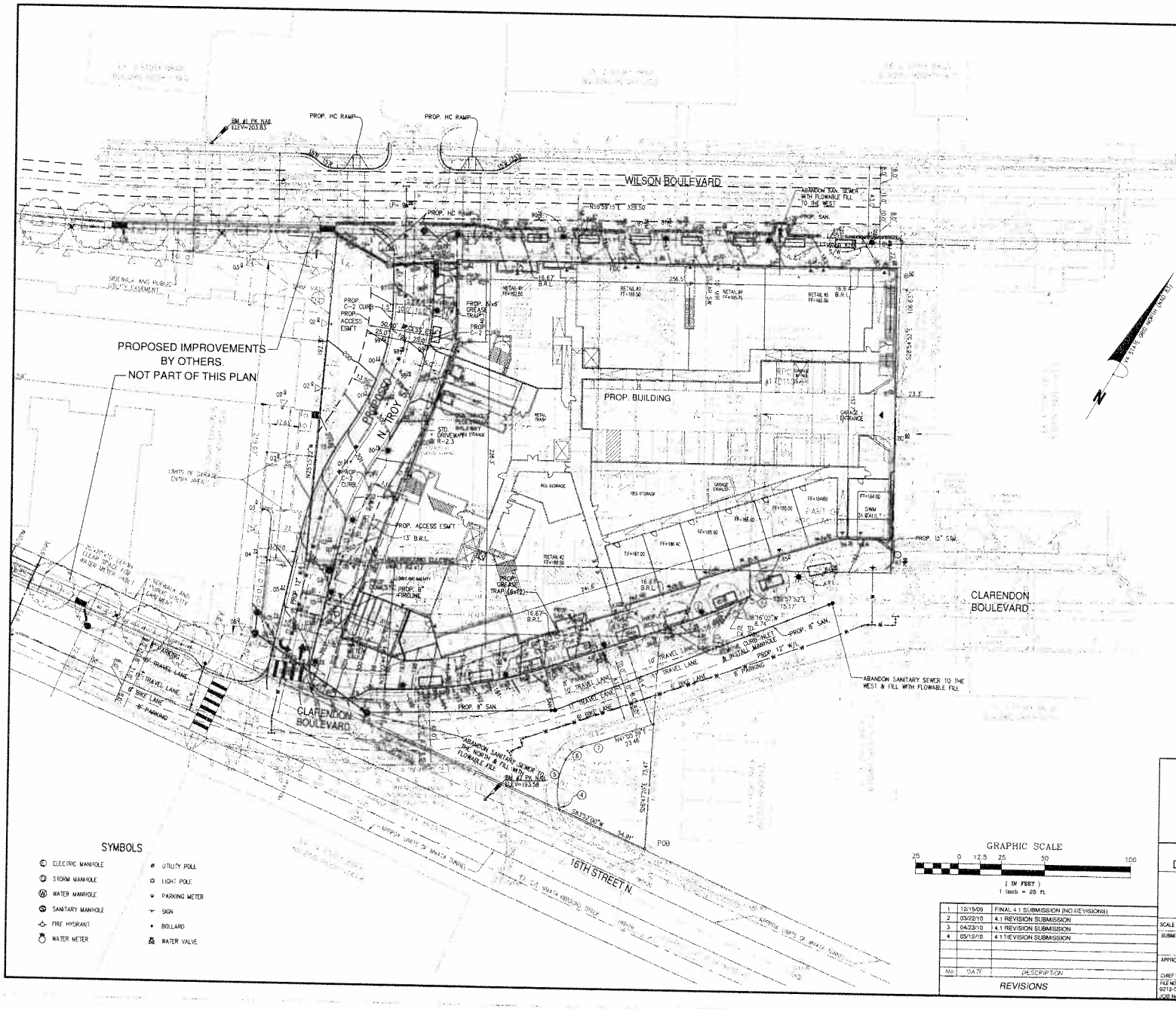
SCALE 1" = 25' | DESIGNED JG DB | CHECKED JG SL

SUBMITTED DATE APRIL 23, 2010

APPROVED DATE — CHIEF WATER SEWER & STREETS BUREAU
APPROVED DATE — CHIEF TRANSPORTATION PLANNING BUREAU
APPROVED DATE — CHIEF TRAFFIC ENGINEERING BUREAU
APPROVED DATE — CHIEF ENGINEERING BUREAU
APPROVED DATE — DIRECTOR OF ENVIRONMENTAL SERVICES

FILE NO. 6212-D-PR-001
JOB No. 6212-01-002

PROJECT SHEET C4.4



NOTES:

1) UTILITY INFORMATION OBTAINED FROM AVAILABLE RECORDS AND FIELD SURVEY
2) DATUM: SEE CERTIFIED SURVEY PLAN ON SHEET C2.0
3) CONTOUR INTERVAL IS SHOWN AT A 1 FOOT INTERVAL
4) THE PROPERTY SHOWN HEREON IS LOCATED ON ARLINGTON COUNTY TAX ASSESSMENT MAP #44-10, REAL PROPERTY CODES (RPC) 17011008, 17011007, 17011008, 17011017, 17011018 AND PART OF 17011019
5) ELECTRIC VAULT IS TO BE LOCATED ALONG TROY STREET
6) THE TOTAL SITE AREA EQUALS 1.803 AC. OR 78,541 S.F.

		ZONING
a)	RPC#17011018: 0.643 AC. OR (27,993 S.F.)	C-2
b)	RPC#17011017: 0.675 AC. OR (29,417 S.F.)	C-2
c)	PART OF RPC#17011019: 0.160 AC. OR (6,983 S.F.)	C-0-2.5
d)	RPC#17011006: 0.136 AC. OR (5,911 S.F.)	RA8-18
e)	RPC#17011007: 0.108 AC. OR (4,688 S.F.)	RA8-18
f)	RPC#17011008: 0.081 AC. OR (3,549 S.F.)	RA8-18

7) THE PROPOSED STORMWATER MANAGEMENT IS TO BE PROVIDED BY AN UNDERGROUND VAULT
8) REFER TO SHEETS C8.0 FOR PROPOSED ROADWAY STRIPING PLAN
9) THERE WILL BE PUBLIC STREET OR RIGHT-OF-WAY DEDICATION
10) PLEASE SEE SHEET C4.0 FOR VACATION PRELIMINARY PLAT, SHEET C4.1 FOR PRELIMINARY STREET VACATION PLAT, SHEET C4.2 FOR PRELIMINARY CONSOLIDATION PLAT, SHEET C4.3 FOR PRELIMINARY REZONING PLAT AND SHEET C4.4 FOR PUBLIC EASEMENT EXHIBIT
11) PROPOSED CATV, STREET LIGHT AND FIBER OPTIC CABLE LOCATIONS TO BE COORDINATED WITH EACH RESPECTIVE UTILITY COMPANY AT THE TIME OF FINAL SITE ENGINEERING
12) ADDITIONAL CROSSWALKS ARE ANTICIPATED AT THIS TIME, AS SHOWN TWO CROSSWALKS ACROSS N. TROY STREET AND ONE ACROSS WILSON BOULEVARD AT N. TROY STREET
13) LOCATION OF BUS SHELTERS, IF REQUIRED, SHALL BE COORDINATED WITH ARLINGTON COUNTY DEPARTMENT OF TRANSPORTATION. EXISTING BUS STOPS ARE SHOWN
14) NO RESOURCE PROTECTION AREA'S (RPA'S) ARE ON THE SITE OR ADJACENT SITES.
15) IT APPEARS THE SITE IS NOT LOCATED WITHIN A HISTORIC DISTRICT, NOR ARE THERE ANY HISTORIC BUILDINGS ON SITE.
16) NO SURFACE PARKING IS PROPOSED ON SITE
17) PLEASE SEE SHEET C3.0 FOR EXISTING TREES TO BE SAVED AND REMOVED

SITE TABULATIONS

1) SITE AREA
   - BEFORE DEDICATION: 78,541 S.F. (1.803 AC.)
   - AFTER DEDICATION: 75,485 S.F. (1.732 AC.)
2) AVERAGE SITE ELEVATION: 190.32' (EXISTING AVG. GRADE)
3) PARKING
   SEE ARCHITECTURAL TABULATION SHEET
4) BUILDING HEIGHT:
   MIXED USE BUILDING: 5 STORIES
5) SIDEWALK WIDTHS:
   - WILSON BOULEVARD: MIN. 16'
   - CLARENDON BOULEVARD: MIN. 16'-8"
   - FUTURE N. TROY STREET: TYP. 14'-0" *
   - * INCLUDES PINCH POINTS
6) ZONING:
   - CURRENT ZONING: C-2/RAB-18
   - PROPOSED ZONING: C-0-2.5
7) SITE COVERAGE:
   - BUILDING AREA: 1.25 Ac.
   - VEHICULAR AREA: 0.01 Ac.
   - TOTAL COVERAGE AREA: 1.26 Ac.
   - 72.7% COVERAGE = 1.26 Ac. / 1.132 Ac.

SYMBOLS

- ELECTRIC MANHOLE
- STORM MANHOLE
- WATER MANHOLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER METER
- UTILITY POLE
- LIGHT POLE
- PARKING METER
- SIGN
- BOLLARD
- WATER VALVE

GRAPHIC SCALE

25 0 12.5 25 50 100

(IN FEET)
1 inch = 25 ft.

No.	DATE	DESCRIPTION
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2	03/22/10	4.1 REVISION SUBMISSION
3	04/23/10	4.1 REVISION SUBMISSION
4	05/12/10	4.1 REVISION SUBMISSION

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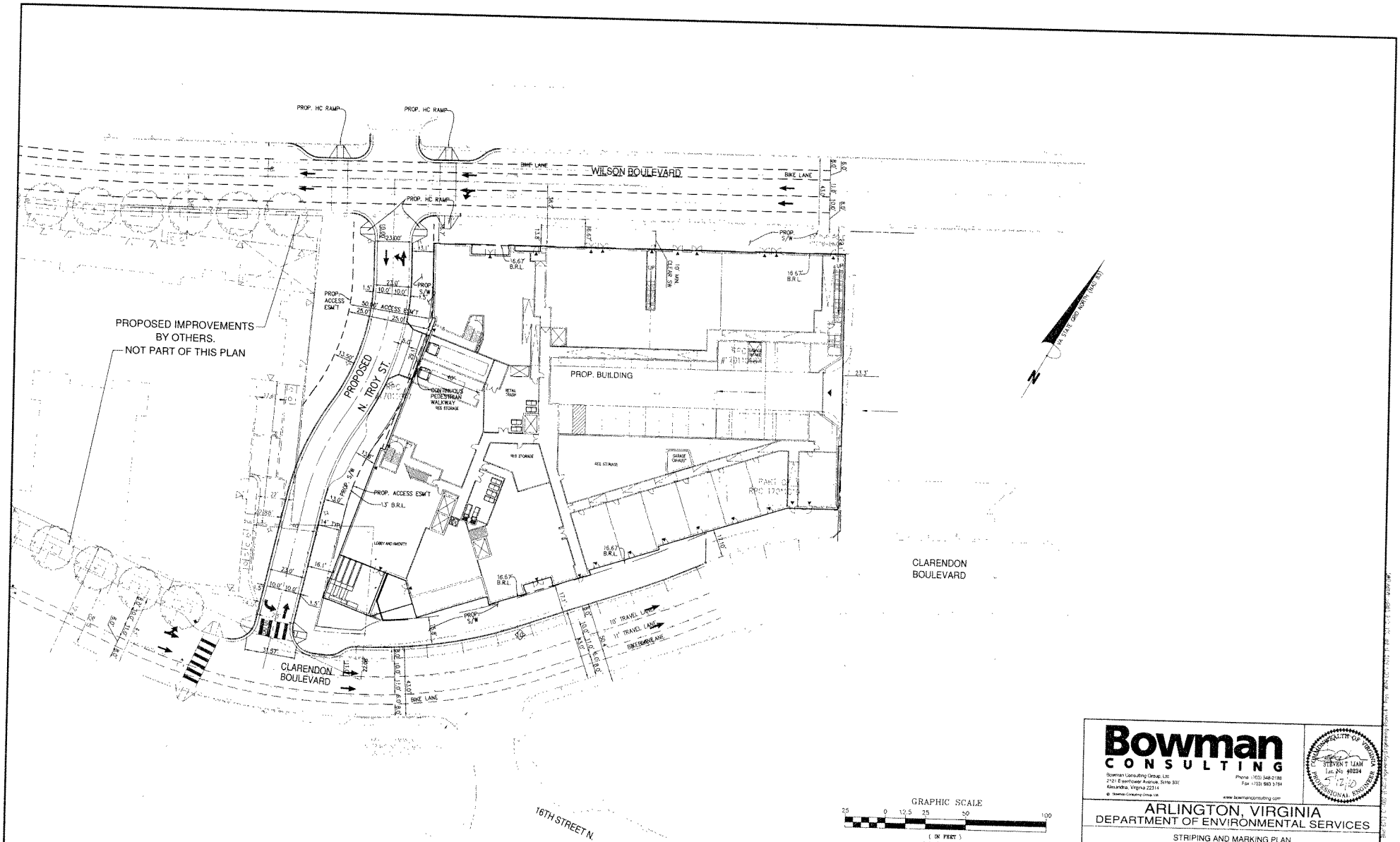
PLOT AND LOCATION PLAN

1900 WILSON BLVD.
ARLINGTON COUNTY, VIRGINIA

SCALE 1" = 25'	DESIGNED JG / CH	CHECKED JG / SL	
SUBMITTED DATE: APRIL 23, 2010	APPROVED DATE	APPROVED DATE	
	CHIEF TRANSPORTATION PLANNING BUREAU	CHIEF TRAFFIC ENGINEERING BUREAU	
APPROVED DATE	APPROVED DATE	APPROVED DATE	
CHIEF WATER, SEWER & STREETS BUREAU	CHIEF ENGINEERING BUREAU	DIRECTOR OF ENVIRONMENTAL SERVICES	
FILE NO. 6212-D-PR-001 / JOB No. 6212-01-002	PROJECT / SHEET C5.0		



GRAPHIC SCALE

25 0 12.5 25 50 100

(IN FEET)
1 inch = 25 ft.

No.	DATE	DESCRIPTION
1	12/15/09	FINAL 4.1 SUBMISSION (NO REVISIONS)
2	03/02/10	4.1 REVISION SUBMISSION
3	04/23/10	4.1 REVISION SUBMISSION
4	05/12/10	4.1 REVISION SUBMISSION

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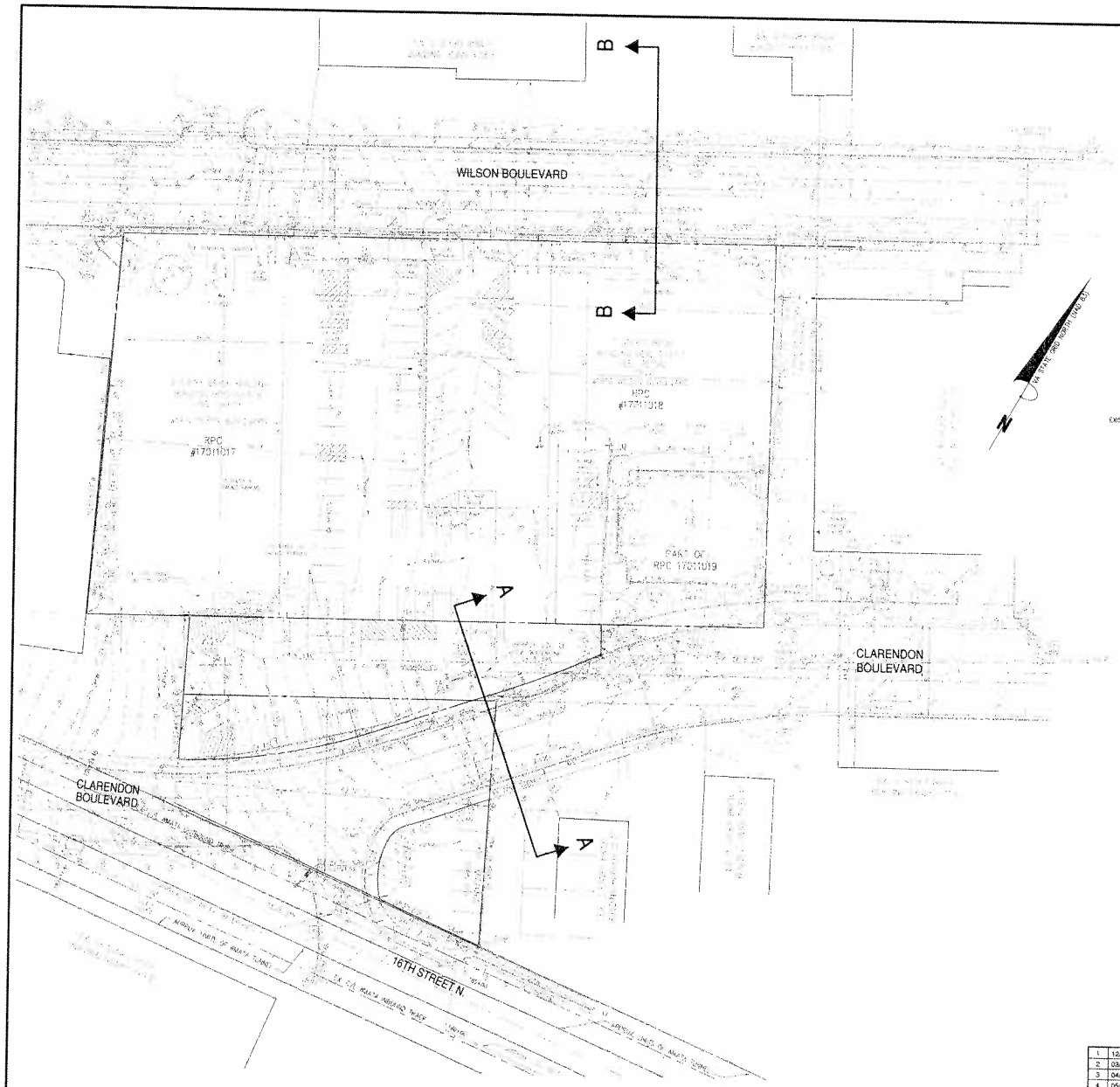
DEPARTMENT OF ENVIRONMENTAL SERVICES

STRIPING AND MARKING PLAN

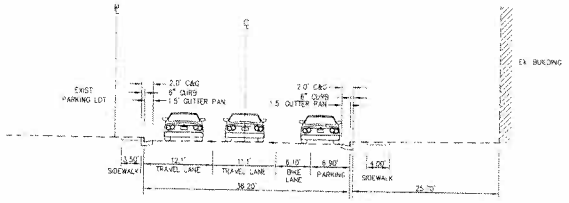
1900 WILSON BLVD.
ARLINGTON COUNTY, VIRGINIA

SCALE 1" = 25'	DESIGNED KS / DR	CHECKED JG / SL	
SUBMITTED DATE APRIL 23, 2010	APPROVED DATE CHIEF TRANSPORTATION PLANNING BUREAU	APPROVED DATE CHIEF TRAFFIC ENGINEERING BUREAU	
APPROVED DATE CHIEF WATER, SEWER & STREETS BUREAU	APPROVED DATE CHIEF ENGINEERING BUREAU	APPROVED DATE DIRECTOR OF ENVIRONMENTAL SERVICES	
FILE NO. 6212-D-PR-001 JOB No. 6212.01-002	PROJECT SHEET C6.0		

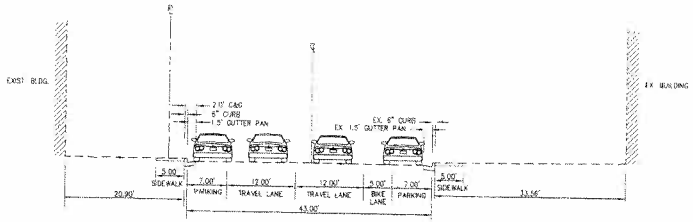


PLAN VIEW

SCALE: 1"=25'



EXISTING CLARENDON BOULEVARD CROSS SECTION A-A
LOOKING NORTHEAST
SCALE: 1"=10'



EXISTING WILSON BOULEVARD CROSS SECTION B-B
LOOKING SOUTHWEST
SCALE: 1"=10'

No	DATE	DESCRIPTION
1	12/15/09	FINAL 4.1 SUBMISSION (NO REVISIONS)
2	03/22/10	4.1 REVISION SUBMISSION
3	04/23/10	4.1 REVISION SUBMISSION
4	05/12/10	4.1 REVISION SUBMISSION

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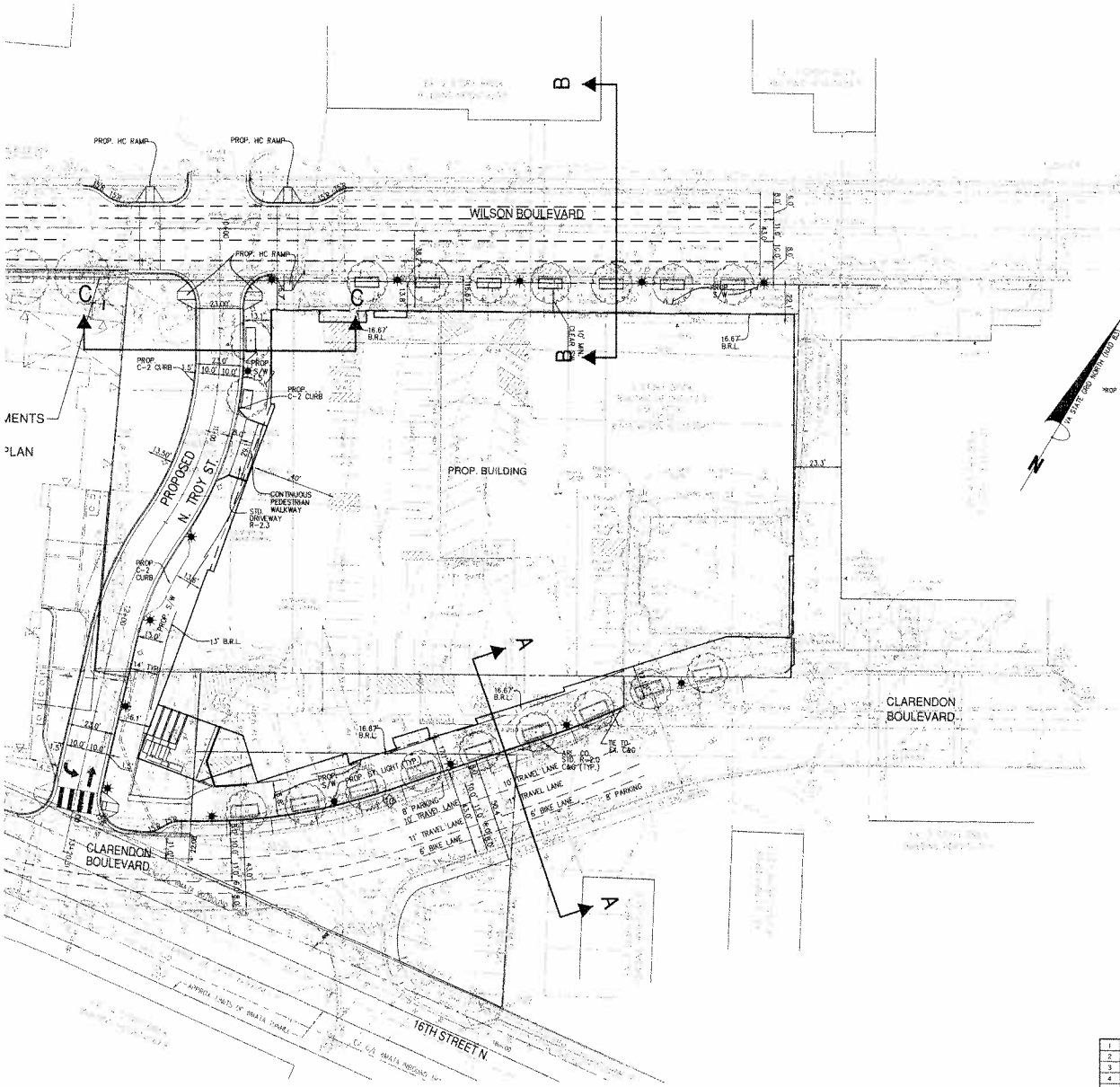
EXISTING STREET SECTIONS

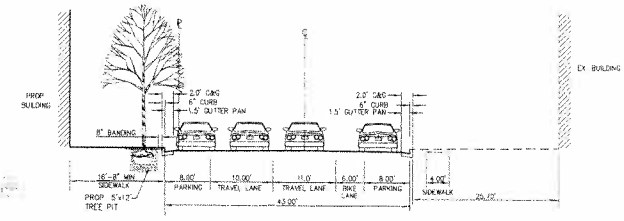
1900 WILSON BLVD.
ARLINGTON COUNTY, VIRGINIA

SCALE: AS SHOWN	DESIGNED: JS	DR:	CHECKED: JS	SL
SUBMITTED DATE: APRIL 23, 2010	APPROVED DATE: CHIEF TRANSPORTATION PLANNING BUREAU		APPROVED DATE: CHIEF TRAFFIC ENGINEERING BUREAU
APPROVED DATE: CHIEF WATER, SEWER & STREETS BUREAU	APPROVED DATE: CHIEF ENGINEERING BUREAU		APPROVED DATE: DIRECTOR OF ENVIRONMENTAL SERVICES
FILE NO: 8212-D-PR-001 JOB No: 8212.01.002		PROJECT SHEET: C7.0	

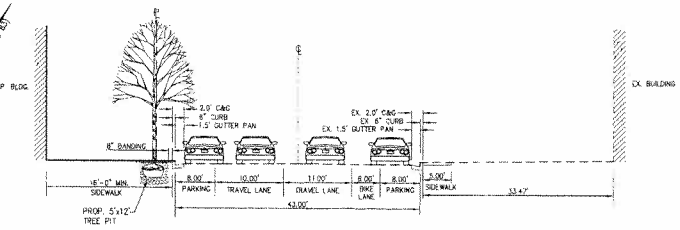


PLAN VIEW

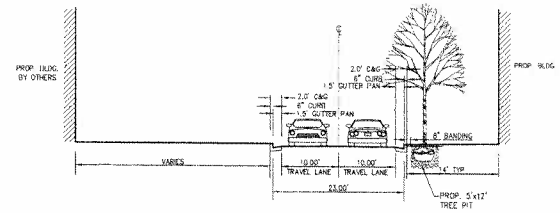
SCALE: 1"=25'



PROPOSED CLARENDON BOULEVARD CROSS SECTION A-A
LOOKING NORTHEAST
SCALE: 1"=10'



PROPOSED WILSON BOULEVARD CROSS SECTION B-B
LOOKING SOUTHWEST
SCALE: 1"=10'



PROPOSED N. TROY STREET CROSS SECTION C-C
LOOKING NORTHWEST
SCALE: 1"=10'

No.	DATE	DESCRIPTION
1	[illegible]	FINAL 4.1 SUBMISSION (NO REVISIONS)
2	[illegible]	4.1 REVISION SUBMISSION
3	04/23/10	4.1 REVISION SUBMISSION
4	05/12/10	4.1 REVISION SUBMISSION

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DEPARTMENT OF ENVIRONMENTAL SERVICES

PROPOSED STREET SECTIONS
1900 WILSON BLVD.
ARLINGTON COUNTY, VIRGINIA

SCALE AS SHOWN	DESIGNED JG DR	CHECKED JG SL
SUBMITTED DATE APRIL 23, 2010	APPROVED DATE CHIEF TRANSPORTATION PLANNING BUREAU	APPROVED DATE CHIEF TRAFFIC ENGINEERING BUREAU
APPROVED DATE CHIEF WATER SEWER & STREETS BUREAU	APPROVED DATE CHIEF ENGINEERING BUREAU	APPROVED DATE DIRECTOR OF ENVIRONMENTAL SERVICES
FILE NO. 6212-0-PR-001 JOB No. 6212-01-002	PROJECT SHEET C8.0	

ARLINGTON COUNTY STORMWATER DETENTION CALCULATION

APPLICATION NO ____

1 SITE DESCRIPTION 1900-1916 Wilson Boulevard
ENTER 1 FOR FOUR MILE WATERSHED OR
2 FOR POTOMAC WATERSHED 2

LOCATION POTOMAC WATERSHED

TOTAL AREA = 1.600 Ac
EASEMENT FOR PUBLIC STREET AND SIDEWALK = 0.338 Ac
AREA REQUIRED FOR DETENTION 1.262 Ac

EXISTING CONDITION
BUILDINGS AND ASPHALT 1.262 X 0.9 + 0 X 0.30
IMPERVIOUS AREA = 1.262
PERVIOUS AREA = 0.000
TOTAL AREA = 1.262 — 1.262
COMPOSITE "C" = 0.90

PROPOSED CONDITION
OFFICE / RETAIL 1.262 X 0.9 + 0 X 0.30
IMPERVIOUS AREA = 1.262
PERVIOUS AREA = 0.000
TOTAL AREA = 1.262 — 1.262
COMPOSITE "C" = 0.90

TIME OF CONSENTRATION = 5 MIN
RAINFALL INTENSITY (10)= = 6.79 = 6.79 INHR
100= 5.10 INHR

2 PREDEVELOPED RUN-OFF
C = 0.20 (SPECIFIED BY ORDINANCE)
Q10 = 1.71 CFS

3 UNDETAINED FLOW 0.003 X 0.9 + 0 X 0.30
UNDETAINED AREA = 0.003 AC
UNDETAINED "C" POST DEV 0.90
Q10 = 0.02 CFS — 0.003

4 PUBLIC ACCESS EASEMENT AREA PASSING THRU THE DETENTION FACILITY UNDETAINED AND OFF SITE AREA UNDETAINED 0.00 X 0.9 + 0.00 X 0.30
EASEMENT AREA = 0.000 — 0
EASEMENT "C" POST DEV = 0.90
OFF-SITE AREA = 0.000 — 0.00 X 0.9 + 0.00 X 0.30
OFF-SITE "C" POST DEV = 0.00
Q10 = 0.00 * 6.79 INHR * 0 Ac — 0
Q10 = 0.00 CFS

5 ALLOWABLE RELEASE RATE
Q ALLOWABLE = (Q10) PRE - (Q10) POST UNDETAINED FROM #3
Q ALLOWABLE = 1.71 - 0.02 = 1.70 CFS

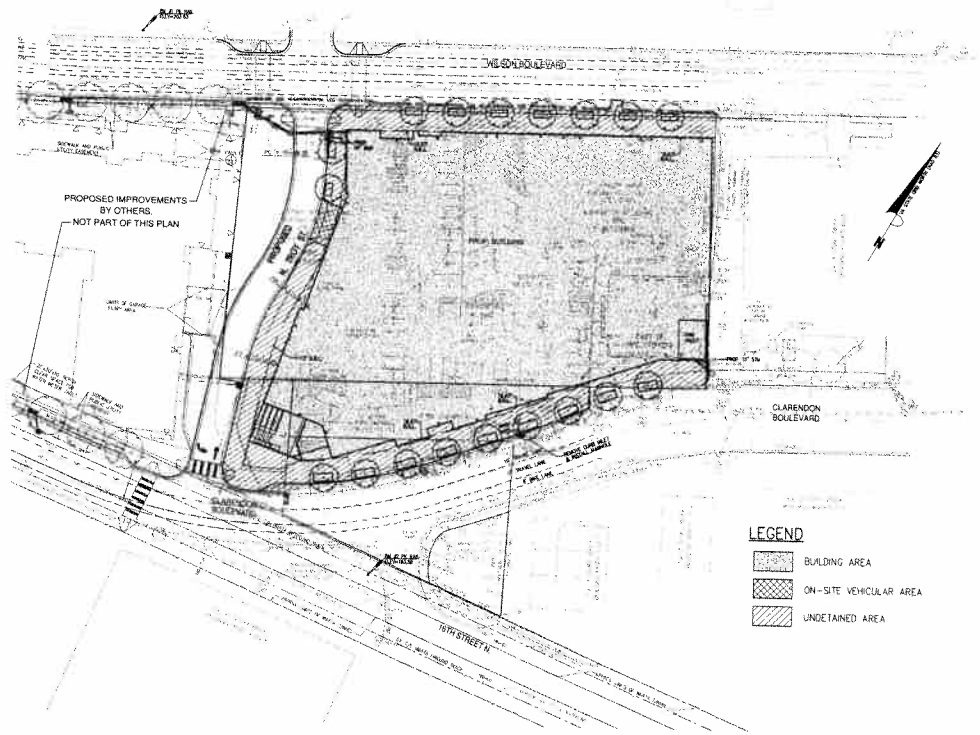
6 STORAGE VOLUME REQUIRED
DETAINED AREA = 1.259 AC.
1.26 AC * 0.90 = 1.13
0.00 AC. * 0.30 = 0.00
TOTAL A*C = 1.133 IMPERVIOUS AC
COMPOSITE "C" = 0.90

TIME (MIN.)	TIME (SEC.)	I 10 (IN/HR)	IMP AC (A*C)	Q 10 (CFS)	VOL IN (CF)	DISCHARGE (CFS)	VOL (CF)	STORAGE (CF)
5	300	6.79	1.133	7.694	2308	1.70	509	1,799
10	600	5.47	1.133	6.198	3718	1.70	1,017	2,702
15	900	4.63	1.133	5.246	4722	1.70	1,526	3,196
20	1200	4.05	1.133	4.589	5501	1.70	2,035	3,472
25	1500	3.61	1.133	4.090	6136	1.70	2,543	3,593
30	1800	3.27	1.133	3.705	6669	1.70	3,052	3,616
35	2100	3.00	1.133	3.399	7139	1.70	3,560	3,578
40	2400	2.78	1.133	3.150	7560	1.70	4,069	3,491
50	3000	2.43	1.133	2.753	8260	1.70	5,086	3,174
60	3600	2.18	1.133	2.470	8893	1.70	6,104	2,789
90	5400	1.68	1.133	1.904	10279	1.70	9,156	1,124
120	7200	1.39	1.133	1.575	11340	1.70	12,207	(867)
180	10800	1.05	1.133	1.190	12849	1.70	18,311	(5,462)

****** DISCHARGE BASED ON ACTUAL ORIFICE RATE OF FLOW ******
CONCLUSION: MAX. STORAGE -- 3616 C.F. AT 30 MIN. (10 - YEAR)

NOTES:

1. THIS PROJECT WILL COMPLY WITH THE E&S, CB AND STORMWATER DETENTION ORDINANCES.
2. DETAILS OF THE SWM DETENTION FACILITY WILL BE PROVIDED ON THE FINAL ENGINEERING SITE PLAN. THE GRADE FOR THE CONVEYANCE SYSTEM FOR THE SWM VAULT WILL ALSO BE PROVIDED ON THE FINAL ENGINEERING SITE PLAN.
3. THE CALCULATION FOR THE STORMWATER PIPES' ADEQUATE OUTFALL WILL BE PROVIDED ON THE FINAL ENGINEERING SITE PLAN.



PLAN VIEW

SCALE: 1" = 40'

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

Arlington County Chesapeake Bay Preservation Ordinance Stormwater Requirements Worksheet

Arlington County
Chesapeake Bay Preservation Ordinance
Stormwater Requirements
Worksheet

Watershed: Mid-Atlantic
1900-1916 Wilson Boulevard

	Area (sf)	%
Total Site Area	54859	
Existing Impervious Cover	54859	100.0%
Proposed Impervious Cover	54859	100.0%
Average Land Cover condition	6777	12.3%
90% of Existing Impervious Cover	49373	90.0%

pre<=avg: post<=avg	No	
pre<=avg: post>avg	No	
pre>avg	Yes	
Total Impact Area		5486
Impact area > 50% of total impervious area?		No
Impact Area Requirement		5486
Maximum Weighted Nutrient Loading	2.60	$ 13,718

	Area (sf)	
Vehicle-related pavement		
Vehicle-related pavement required to be treated		
Required min. treatment effectiveness	50%	
Treatment credit needed		

BMP type	(A)	(B)	(A X B)
		50%	
Total onsite treatment credits			0

If you are requesting an administrative exception for any of the circumstances described in Section 4.2 of the Interim Guidance Manual, note circumstance here and attach any supporting documentation:

Is onsite treatment requirement met? YES

Administrative exception is request because of less than 2,000 sf of vehicle related pavement

Future Road is to be public and therefore exempt from stormwater treatment requirements

BMP type	(A)	(B)	(A X B)
		50%	
Total additional treatment credits			0
			0
			0

	Area (sf)
Impact area	
Total treatment credits	
Remaining impact area	
Remaining Maximum Weighted Nutrient Load	$

NO.	DATE	DESCRIPTION
1	12/15/09	FINAL 4.1 SUBMISSION (NO REVISIONS)
2	03/22/10	4.1 REVISION SUBMISSION
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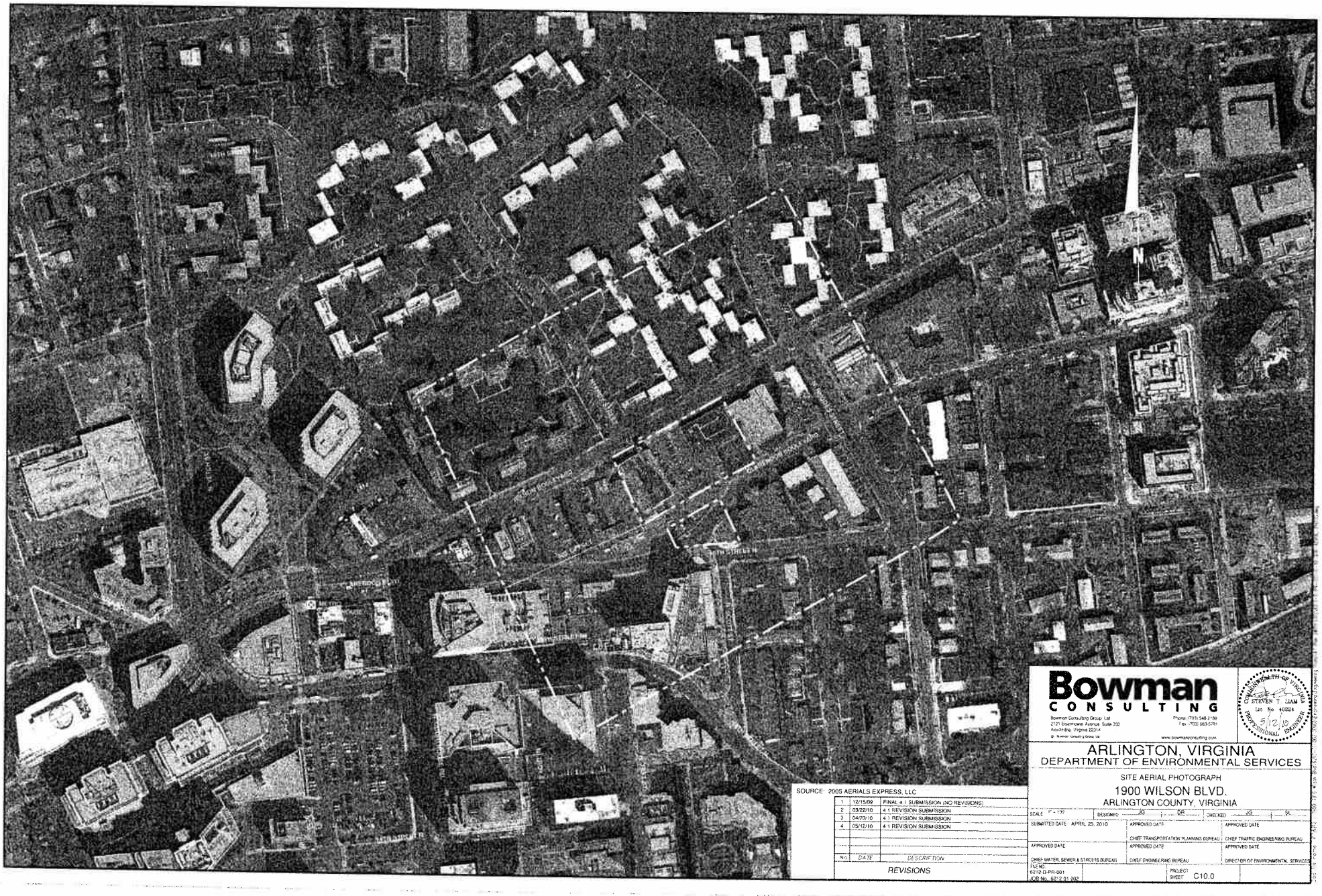
ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

STORMWATER MANAGEMENT PLAN
1900 WILSON BLVD.
ARLINGTON COUNTY, VIRGINIA

SCALE AS SHOWN | DESIGNED AS | DR | CHECKED JG | SL
SUBMITTED DATE APRIL 23, 2010
APPROVED DATE | CHIEF TRANSPORTATION PLANNING BUREAU | APPROVED DATE | CHIEF TRAFFIC ENGINEERING BUREAU
APPROVED DATE | CHIEF WATER, SEWER & STREETS BUREAU | APPROVED DATE | CHIEF ENGINEERING BUREAU | APPROVED DATE | DIRECTOR OF ENVIRONMENTAL SERVICES
FILE NO. 6212-D-PR-001
JOB No. 6212-01-002
PROJECT
SHEET C9.0



SOURCE: 2005 AERIALS EXPRESS, LLC

No.	DATE	DESCRIPTION
1	12/15/09	FINAL 4.1 SUBMISSION (NO REVISIONS)
2	03/22/10	4.1 REVISION SUBMISSION
3	04/23/10	4.1 REVISION SUBMISSION
4	05/10/10	4.1 REVISION SUBMISSION

REVISIONS

Bowman CONSULTING

Bowman Consulting Group, Ltd
2121 Eisenhower Avenue, Suite 202
Alexandria, Virginia 22314
Phone (703) 548-2188
Fax (703) 683-5781
www.bowmanconsulting.com

COMMONWEALTH OF VIRGINIA
STEVEN T. LIAM
Lic. No. 40224
5/12/10
PROFESSIONAL ENGINEER

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

SITE AERIAL PHOTOGRAPH

1900 WILSON BLVD.
ARLINGTON COUNTY, VIRGINIA

SCALE 1" = 100'	DESIGNED JG / DR	CHECKED JG / SL
SUBMITTED DATE APRIL 23, 2010	APPROVED DATE CHIEF TRANSPORTATION PLANNING BUREAU	APPROVED DATE CHIEF TRAFFIC ENGINEERING BUREAU
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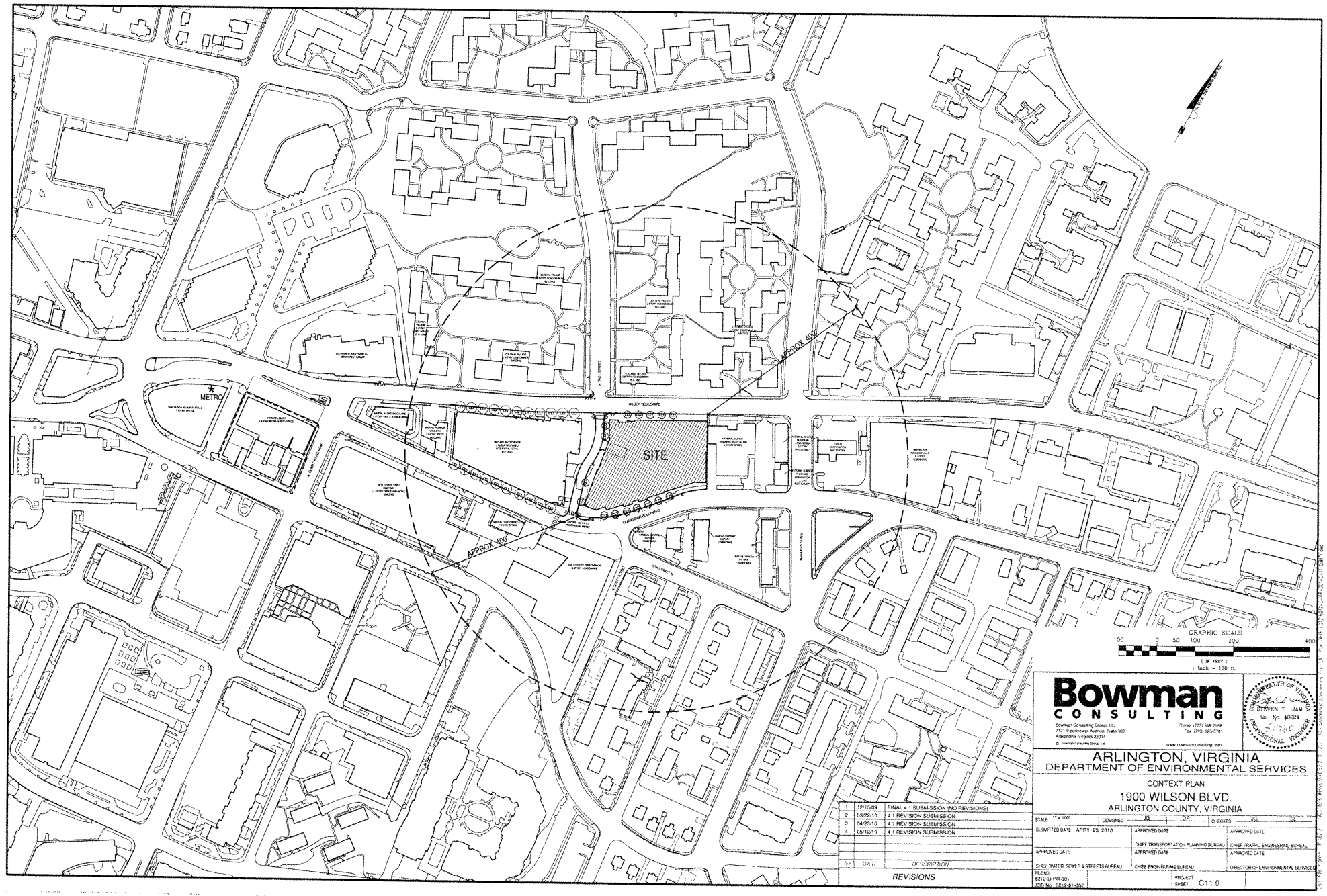
FILE NO. 6212-D-PR-001 JOB No. 6212.01.002	PROJECT SHEET C10.0	



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REVISIONS

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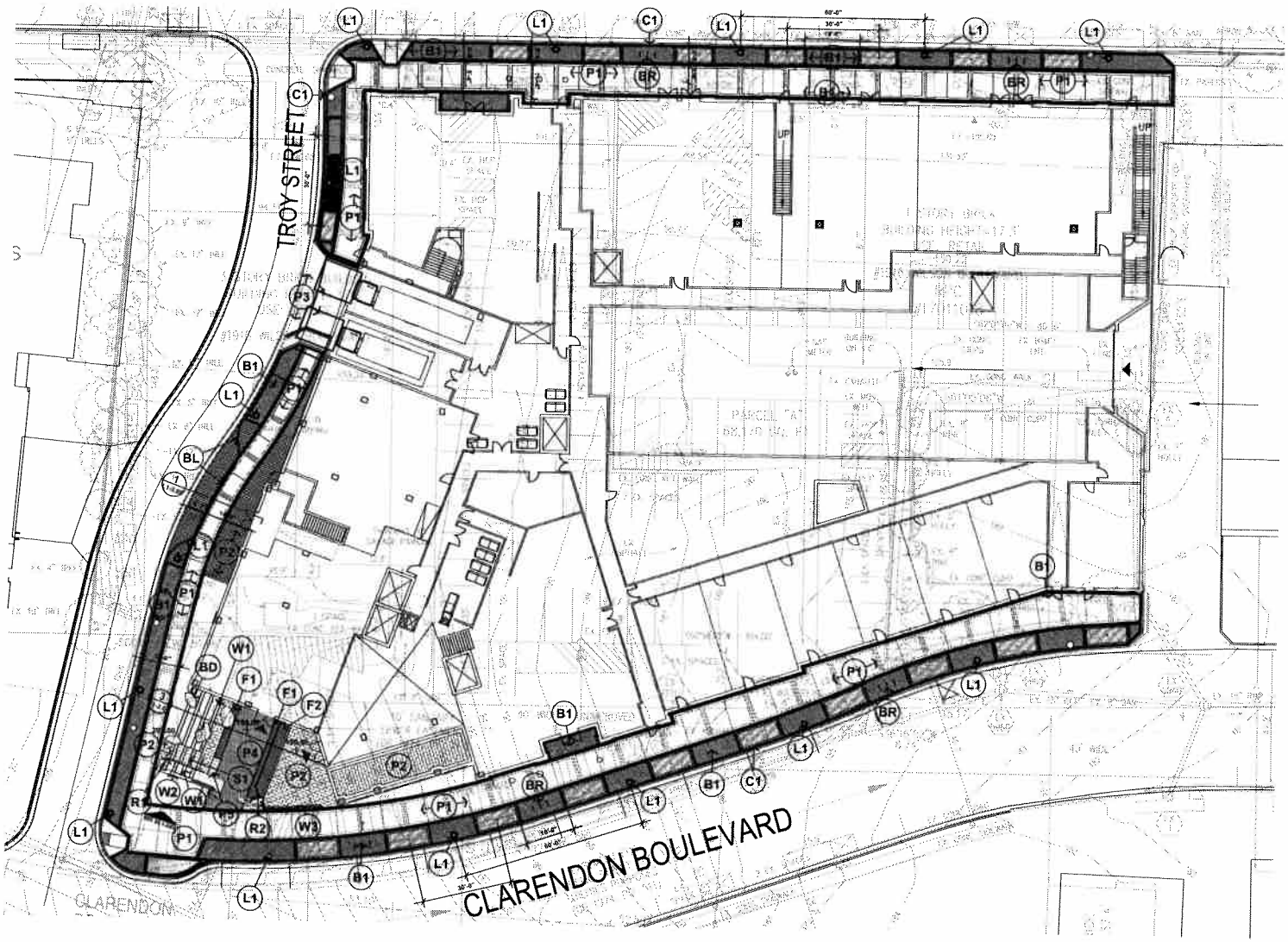
DEPARTMENT OF ENVIRONMENTAL SERVICES

CONTEXT PLAN

1900 WILSON BLVD.
ARLINGTON COUNTY, VIRGINIA

SCALE 1" = 100'	DESIGNED JG DR	CHECKED JG SL
SUBMITTED DATE APRV. 23, 2010	APPROVED DATE CHIEF TRANSPORTATION PLANNING BUREAU	APPROVED DATE CHIEF TRAFFIC ENGINEERING BUREAU
APPROVED DATE CHIEF WATER, SEWER & STREETS BUREAU	APPROVED DATE CHIEF ENGINEERING BUREAU	APPROVED DATE DIRECTOR OF ENVIRONMENTAL SERVICES
FILE NO. 6212-D-PR-001 JOB No. 6212-01-002	PROJECT SHEET C11.0	



HARDSCAPE LEGEND

STEETSCAPE PAVING:

- B1 — BRICK PAVER FIELD, SPEC TO MATCH ARLINGTON COUNTY STANDARD, (HERRINGBONE PATTERN)
- P1 — CAST IN PLACE CONCRETE WALK, SPEC TO MATCH ARLINGTON COUNTY STANDARD.
- P2 — 12"X24" LIGHT GRANITE PAVER
- P3 — HEAVY DUTY CONCRETE DRIVE (VEHICULAR SECTION)
- P4 — 3"X16" MEDIUM GREY GRANITE PAVER
- P5 — 12"X36" DARK GRANITE PAVER

CURBS:

- C1 — ARLINGTON COUNTY STANDARD CONCRETE CURB AND GUTTER.

STAIRS:

- S1 — CAST IN PLACE STONE CLAD STAIR

WALLS:

- W1 — CAST IN PLACE GRANITE CLAD AND CAPPED TERRACE WALLS.
- W2 — THIN SET MASONRY VENEER SIGN WALL WITH ADDRESS ETCHED INTO ILLUMINATED GLASS BLADE WALL.
- W3 — THIN SET MASONRY VENEER WALL WITH STEEL AND GLASS GUARDRAIL.

SITE FURNISHINGS

- BR — PAINTED STEEL 'U' BIKE RACK, SURFACE MOUNTED.
- BL — NEW YORK CITY ALLIANCE ORNAMENTAL METAL TRAFFIC BOLLARD, TYPE A (MANUFACTURE: CANTERBURY DESIGNS, INC. 5520 W. WASHINGTON BLVD, LOS ANGELES, CA 90016)
- BA — PS WOOD TOP SEAT BENCH WITH PAINTED STEEL BASE.
- R1 — PAINTED METAL HANDRAIL
- R2 — STEEL AND GLASS GUARDRAIL
- BD — DARK COLORED DECRATIVE BOULDERS

LIGHTING

- L1 — POLE MOUNTED STREET LIGHT TO MATCH ARLINGTON COUNTY STANDARD, 60' SPACING TYPICAL.

WATER FEATURE

- F1 — THIN FILM OF WATER OVER GRANITE PAVING
- F2 — DARK GRANITE COBBLE WATER WALL

1 Site Hardscape Plan

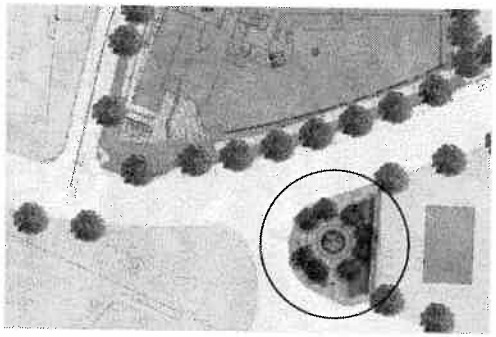
Scale: 1/16" = 1'-0"

MAHAN RYKIEL
Landscape Architecture
Urban Design, Planning

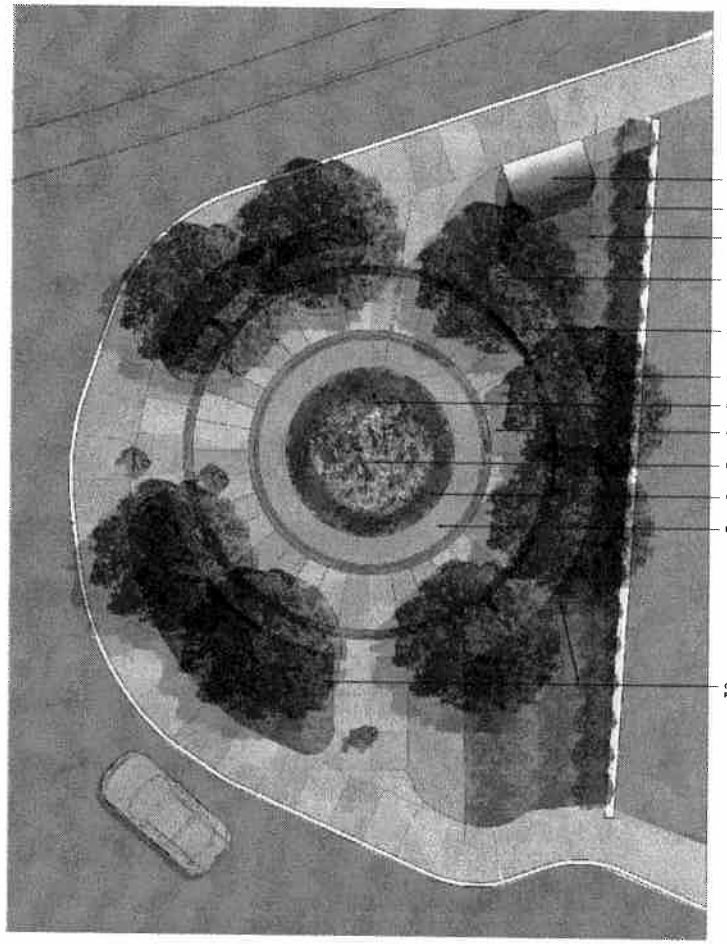
1900 Wilson Boulevard
Arlington, Virginia.

Project No. 08036
Date 2009.7.31
Scale See Drawings

Site
Hardscape Plan
L1-101



1 **Context Map**
Scale: N.T.S.



2 **Triangle Park Enlargement**
Scale: N.T.S.

PLANT SCHEDULE

FLOWERING TREES		
Kwanzan cherry	3" Cal.	B & B
EVERGREEN HEDGE		
Chamaecyparis	3' Ht.	Cont.
Boxwood 'Green Gem'	18" SPD.	48
FLOWERING SHRUB		
Shrub Rose	18" SPD.	48
GROUNDCOVER/PERENNIALS		
Liriope	4"	
Phlox / Iberis	4"	

NOTE: PLANT QUANITIES AND SPECIES ARE SUBJECT TO CHANGE

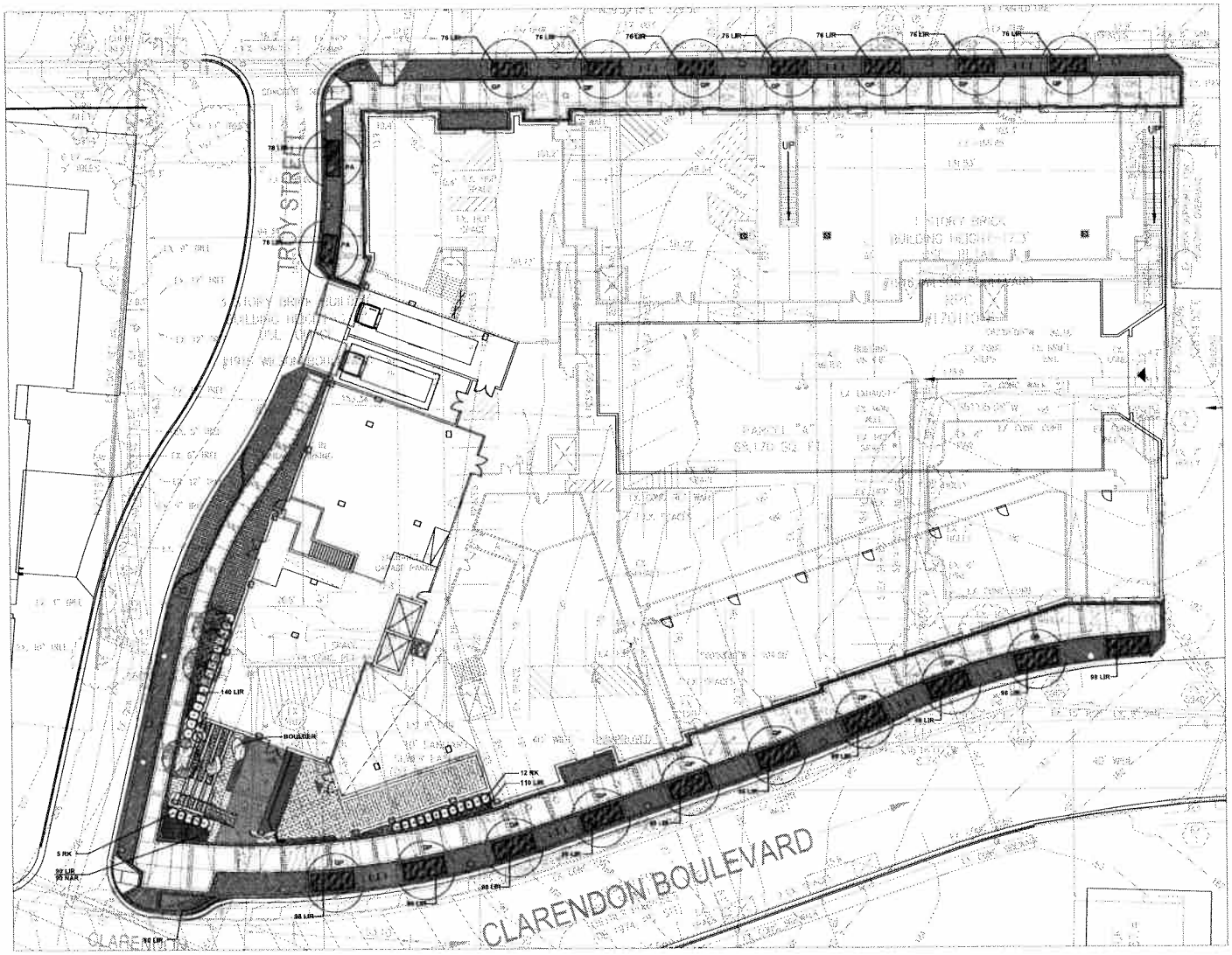
MAHAN RYKIEL
Landscape Architecture
Urban Design, Planning

1900 Wilson Boulevard
Arlington, Virginia.

Project No.	08036
Date	2009.7.31
Scale	See Drawings

Triangle Open Space

L1-102



PLANT SCHEDULE

Qty.	Key	Botanical/Common Name	Size	Root	Comments
		TREES			
2	PA	Platanus x acerifolia London Planetree	5" Cal.	B&B	Central Leader
5	PO	Prunus x Cluana Okame Cherry	2 1/2" Cal	B&B	Central Leader Matched Specimens
14	GP	Quercus Phellos Willow Oak	2 1/2" Cal	B&B	Central Leader
		SHRUBS:			
17	RK	Rose 'Knock Out' Knock Out Shrub Rose	#3	Cont	14" Red, Red Flower Color
		PERENNIALS, GROUNDCOVERS, AND GRASSES			
16	CAL	Calamagrostis x acutiflora 'Mada' Feather Reed Grass	#2	Cont	12" o.c.
27	LIG	Liquidamus Hyemus Kinnerall	#1	Cont	12" o.c.
35	HAN	Hemerocallis Minor Aureola Japanese Forest Grass	#1	Cont	12" o.c.
21 24	LIM	Liriope muscari 'Big Blue' Big Blue Lilyturf	#1	Cont	12" o.c.
90	NAR	Narcissus 'Ice Follies' Ice Follies Daffodil	Cont	Bulb	12" o.c.

NOTE: PLANT QUANITIES AND SPECIES ARE SUBJECT TO CHANGE

1 Site Planting Plan

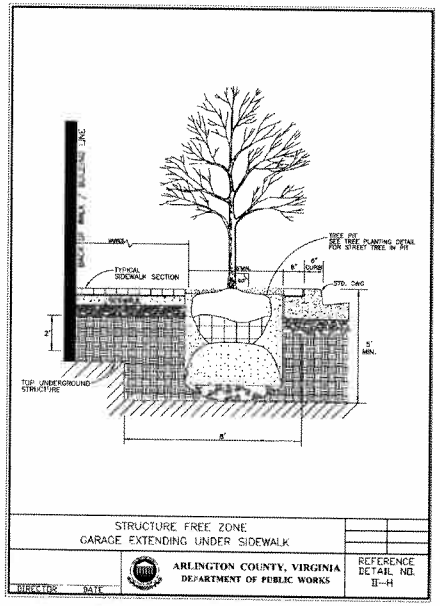
Scale: 1/16" = 1'-0"

MAHAN RYKIEL
Landscape Architecture
Urban Design, Planning

1900 Wilson Boulevard
Arlington, Virginia.

Project No. 08036
Date 2009.7.31
Scale See Drawings

Site
Planting Plan
L1-201

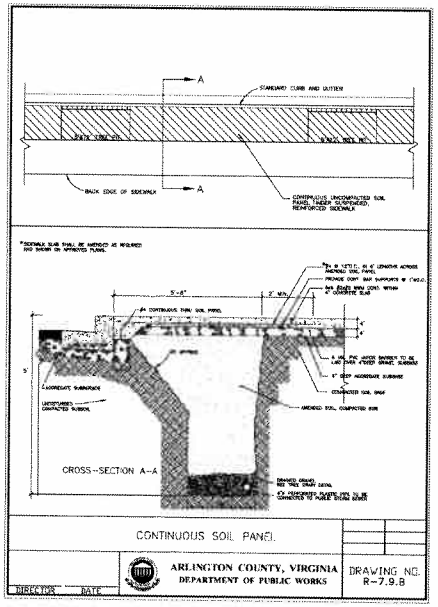


STRUCTURE FREE ZONE
GARAGE EXTENDING UNDER SIDEWALK

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF PUBLIC WORKS

REFERENCE DETAIL NO. II-H

DIRECTOR DATE

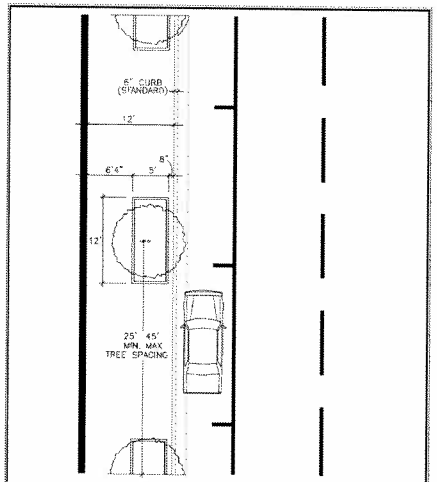


CONTINUOUS SOIL PANEL

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF PUBLIC WORKS

DRAWING NO. R-7.9.B

DIRECTOR DATE



TWELVE FOOT COMBINED SIDEWALK AND PLANTING AREA

TREE PLANTING STANDARDS FOR SITE PLAN PROJECTS

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF PUBLIC WORKS

REFERENCE DETAIL NO. II B.1

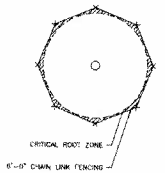
TREE PROTECTION FENCING NOTES

1. Tree protection shall be a minimum of 6' 0" high chain link fence mounted on vertical posts driven 2' 0" into the ground, at approximately 8'-0" to 10'-0" intervals on center, with no gates.

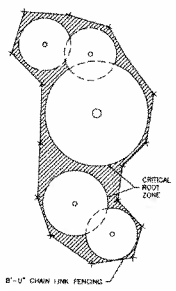
In areas where septic tank fence (SSF) and the tree protection fence run parallel, SSF may be utilized for tree protection purposes upon approval by the County's Urban Forester.

2. Tree protection fencing shall be erected at the critical root zone or beyond prior to start of any clearing, grading or other construction activity. Signs stating "No Entry, Tree Protection Area, Call 703-228-6557 to report violations" are to be posted in both English and Spanish. See Reference Detail B.A.S. Tree protection shall not be removed until completion of all construction activity.

3. For questions related to tree protection or for field inspection of tree protection, contact the County's Urban Forester at 703-228-6557.



SINGLE OR SPECIMEN TREE



MULTIPLE OR CLUSTERED TREES

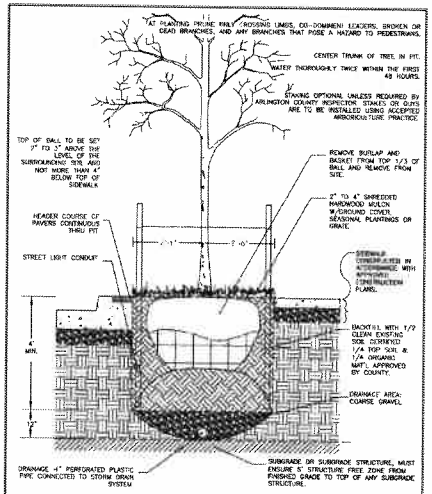
TREE PROTECTION FENCE, PLAN

DRAFT 11.07.03

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF PUBLIC WORKS

DRAWING NO.

DIRECTOR DATE



SCALE 1:2

TREE PLANTING DETAIL FOR STREET TREE IN PIT

ARLINGTON VIRGINIA
DEPARTMENT OF COMMUNITY PLANNING HOUSING AND DEVELOPMENT
PLANNING DIVISION

DRAWING NO. R-7.6

DIRECTOR DATE

NOTES:

1. WHEN TREES ARE PLANTED IN PUBLIC RIGHT-OF-WAY OR IN A PUBLIC EASEMENT A PERMIT SHALL BE REQUIRED. SUCH PERMIT WILL BE ISSUED BY THE DEPARTMENT OF PUBLIC WORKS ACCORDING TO THE PROVISIONS OF THE CURRENT ARLINGTON COUNTY ADMINISTRATIVE REGULATION NO. 4.3.

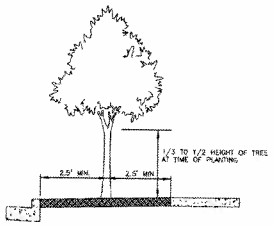
2. SPECIES SHALL BE SELECTED FROM THOSE LISTED IN THE REGULATION CITED ABOVE. SPACING REQUIREMENTS SHALL BE DETERMINED BY THE SIZE AND HABIT OF THE PLANTS CHOSEN AND SHALL BE SPECIFIED IN THE PERMIT WHEN IT IS ISSUED.

3. PLANTING WILL NOT BE PERMITTED ON PUBLIC OR PRIVATE PROPERTY WHICH WOULD ENDANGER THE PUBLIC SAFETY BY OBSTRUCTING THE VISION OF VEHICULAR OR PEDESTRIAN TRAFFIC OR CONFLICTING WITH THE SAFE FUNCTION OF UTILITY WIRES.

4. STREET TREE PLANS WHICH ENVISION SPECIAL ARCHITECTURAL OR VISUAL AESTHETIC EFFECTS SHALL BE REVIEWED BY THE DEPARTMENT OF PUBLIC WORKS AND WHEN JUSTIFIED SPECIAL PERMITS WILL BE ISSUED.

5. STREET TREES SHALL BE NURSERY GROWN SPECIMENS WHICH MEET THE REQUIREMENTS FOR STREET TREES SET FORTH IN THE AMERICAN STANDARD FOR NURSERY STOCK - ANSI Z60 AND SHALL BE TYPICAL OF THEIR SPECIES HAVING FULLY DEVELOPED CROWNS AND SINGLE LEADERS. THEY SHALL BE BRANCHED TO ONE THIRD OF THEIR HEIGHT AT THE TIME OF PLANTING AND ELEVATED AS NECESSARY DURING THEIR GROWTH TO ASSURE A CLEARANCE FOR PEDESTRIANS AT MATURITY. GREATER CLEARANCE MAY BE REQUIRED IN SITUATIONS WHERE TRUCK AND BUS TRAFFIC MUST BE ACCOMMODATED.

6. ALL NURSERY STOCK USED AS STREET TREES SHALL BE VIGOROUS, HEALTHY AND FREE OF DISEASE OR INFESTATION. ALL PLANTS SHALL BE INSPECTED AT THE NURSERY AND SHIPMENTS SHALL BEAR THE APPROPRIATE CERTIFICATE OF INSPECTION PROVIDED BY THE STATE OF ORIGIN FOR PLANTING MATERIALS.



GENERAL STANDARD FOR TREE PLANTING

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF PUBLIC WORKS

DRAWING NO. R-7.0

DIRECTOR DATE

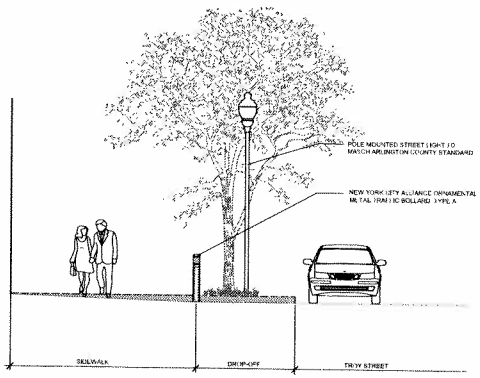
MAHAN RYKIEL
Landscape Architecture
Urban Design, Planning

1900 Wilson Boulevard
Arlington, Virginia.

Project No. 08036
Date 2008.7.11
Scale See Drawings

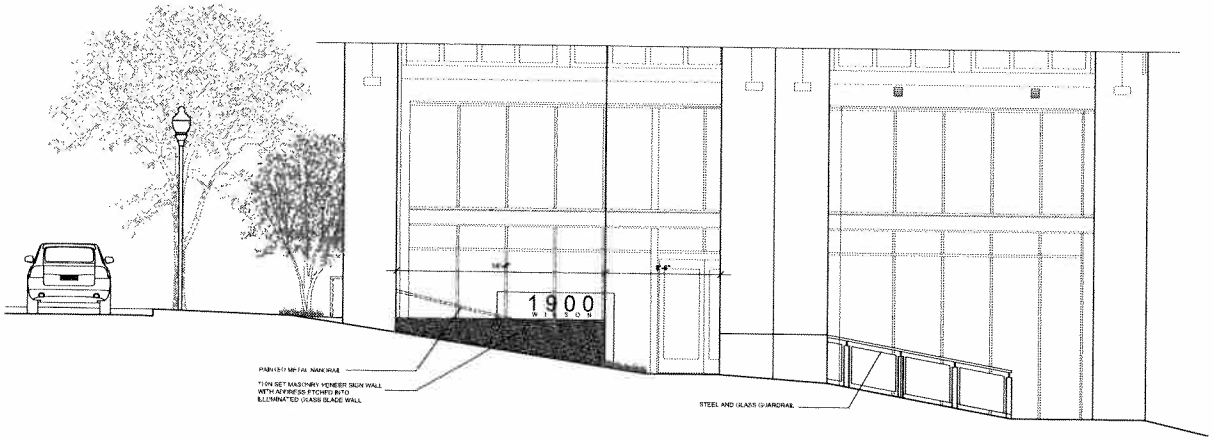
Typical Details

L1-301



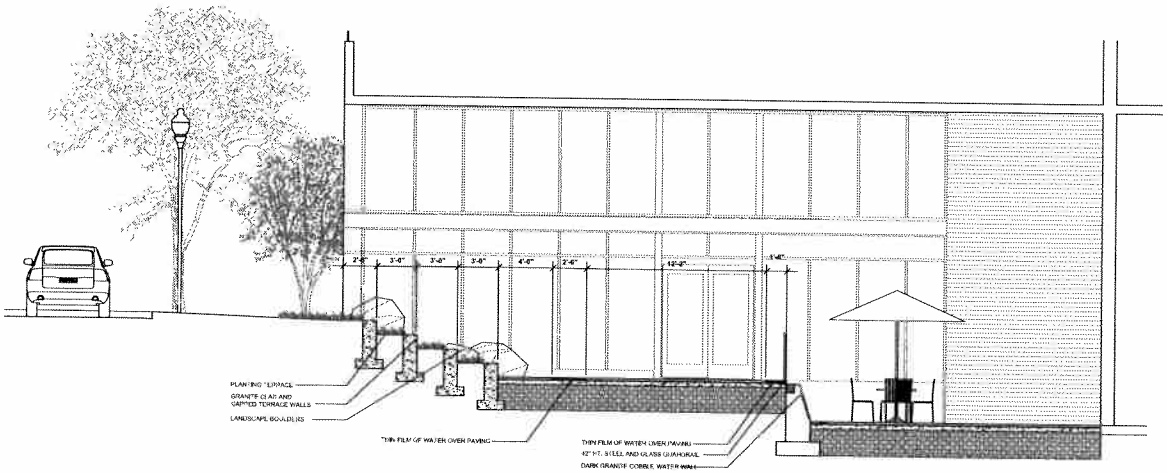
1 Troy Street Drop-Off Section

Scale: 1/4" = 1'-0"



2 Entry Plaza Section (Outside)

Scale: 1/4" = 1'-0"



3 Entry Plaza Section (Inside)

Scale: 1/4" = 1'-0"

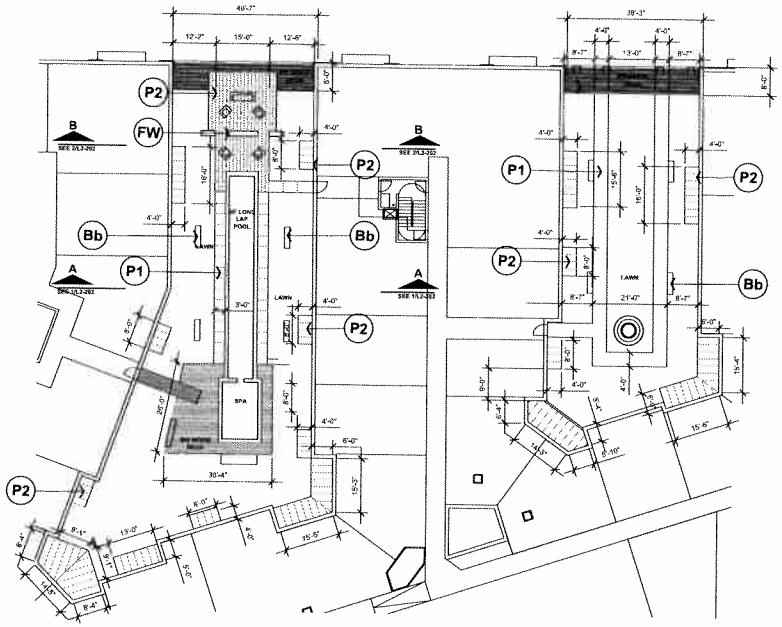
MAHAN RYKIEL
Landscape Architecture
Urban Design, Planning

1900 Wilson Boulevard
Arlington, Virginia.

Project No.	080136
Date	2009.7.31
Scale	See Drawings

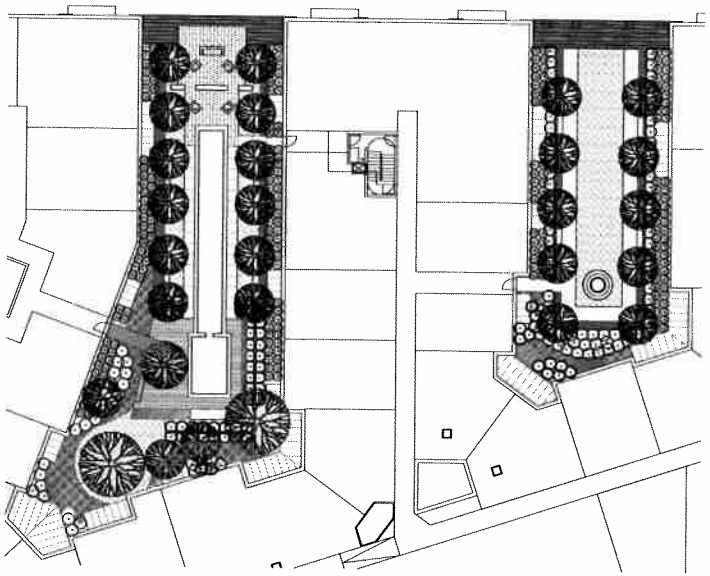
Site Section

L1-302



1 Courtyard Materials Plan

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



2 Courtyard Planting Plan

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

HARDSCAPE LEGEND

STEETSCAPE PAVING:

- (P1) CAST IN PLACE CONCRETE WALK
- (P2) PRECAST CONCRETE PAVER
- (P4) CONCRETE DECK
- (ST) STONE PAVER

SITE FURNISHINGS

- (Bb) IPE WOOD TOP SLAT BENCH WITH PAINTED STEEL BASE.
- (FW) MASONRY VENEER FINE WALL

PLANT SCHEDULE

QTY.	KEY	BOTANICAL/COMMON NAME SHADE TREES	SIZE	ROOT	COMMENTS
x	CB	Carpinus betulus 'Fastigiata' Fastigiate European Hornbeam	5" Cal.	B & B	Central Leader Matched Specimens
x	GB	Ginkgo biloba 'Princeton Sentry' Ginkgo	3" Cal.	B & B	Specimen, Central Leader male only
x	PA	Platanus x acerifolia 'Bloodgood' London Plane Tree	3" Cal.	B & B	Specimen, Central Leader

ORNAMENTAL TREES

x	CC	Cercis canadensis 'Rectus'	10' HL	B & B	Multi-Stem, Matched Specimen, 3-5 Cane Min.
x	SP	Stewartia pseudocamellia Japanese Stewartia	12' HL	B & B	Multi-Stem Specimen
5	PS	Prunus sargentii 'Columnaris' Columnar Sargent Cherry	3" Cal.	B & B	Specimen Central leader

SHRUBS

x	AZ	Azalea 'Delaware Valley White' Delaware Valley White Azalea	#3	Cont.	Full Matched
x	RK	Rosa 'Pink Double Knockout' Pink Double Knockout Rose	#3	Cont.	18" HL
x	TH	Taxus x media 'Hicksii' Hicksii Yew	#5	B & B	24" HL Matched
x	BG	Buxus 'Green Mountain' Green Mountain Boxwood	#1	Cont.	24" HL Matched, Full Central leader
x	HQ	Hydrangea quercifolia 'Sikes Dwarf' Sikes Mountain Boxwood	#1	Cont.	18" Spd

ORNAMENTAL GRASS

x	CAL	Calamagrostis acutiflora 'Stricta' Feather Reed Grass	#2	Cont.	2' O.C. Matched
x	HAK	Hakonechloa macra 'Aureola' Japanese Forest Grass	#1	Cont.	12" O.C.
x	PHL	Phlox Stolonifera 'Home Fridge' Creeping Phlox	#1	Cont.	15" O.C.

GROUNCOVERS/ PERENNIALS

x	AFT	Astilbe 'Hennison' Fallen Spirea	#3	Cont.	24" O.C.
x	HOS	Hosta Tenacis Plantaintily	#1	Cont.	30" O.C.
x	LIR	Liriope muscari 'Big Blue' Big Blue Liriope	#3	Cont.	12" O.C.
x	NAR	Narcissus 'Ice Follies' Ice Follies Daffodil	2N1	Bulb	6" O.C.

NOTE: PLANT QUANTIES AND SPECIES ARE SUBJECT TO CHANGE

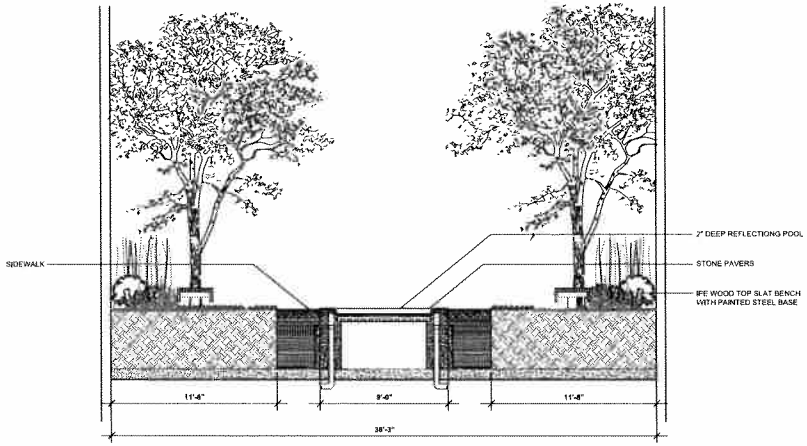
MAHAN RYKIEL
Landscape Architecture
Urban Design, Planning

1900 Wilson Boulevard
Arlington, Virginia.

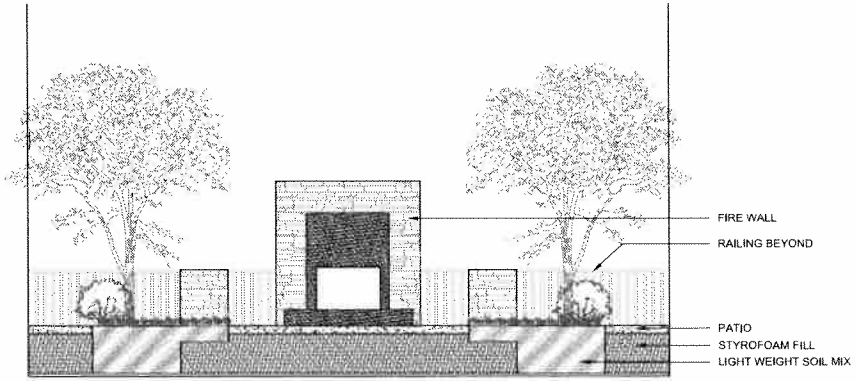
Project No. 08036
Date 2009.7.31
Scale See Drawings

Courtyard Planting Plan

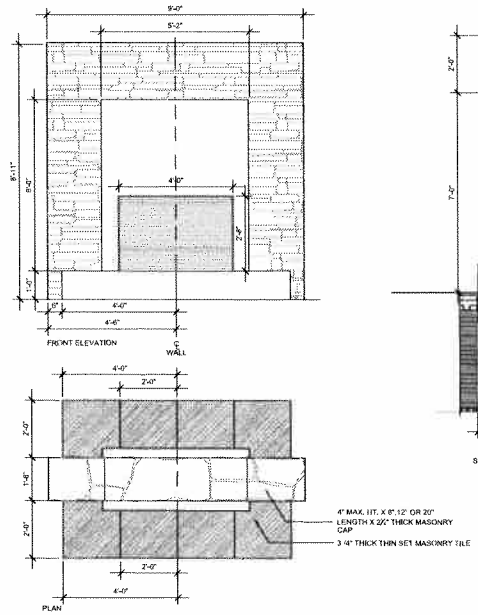
L2-201

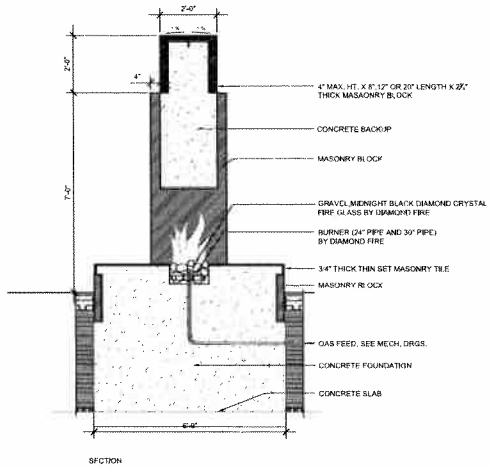


1 East Courtyard Section A-A
Scale: 1/4" = 1'-0"



2 East Courtyard Section B-B
Scale: 1/4" = 1'-0"





3 Fire Wall
Scale: 1/2" = 1'-0"

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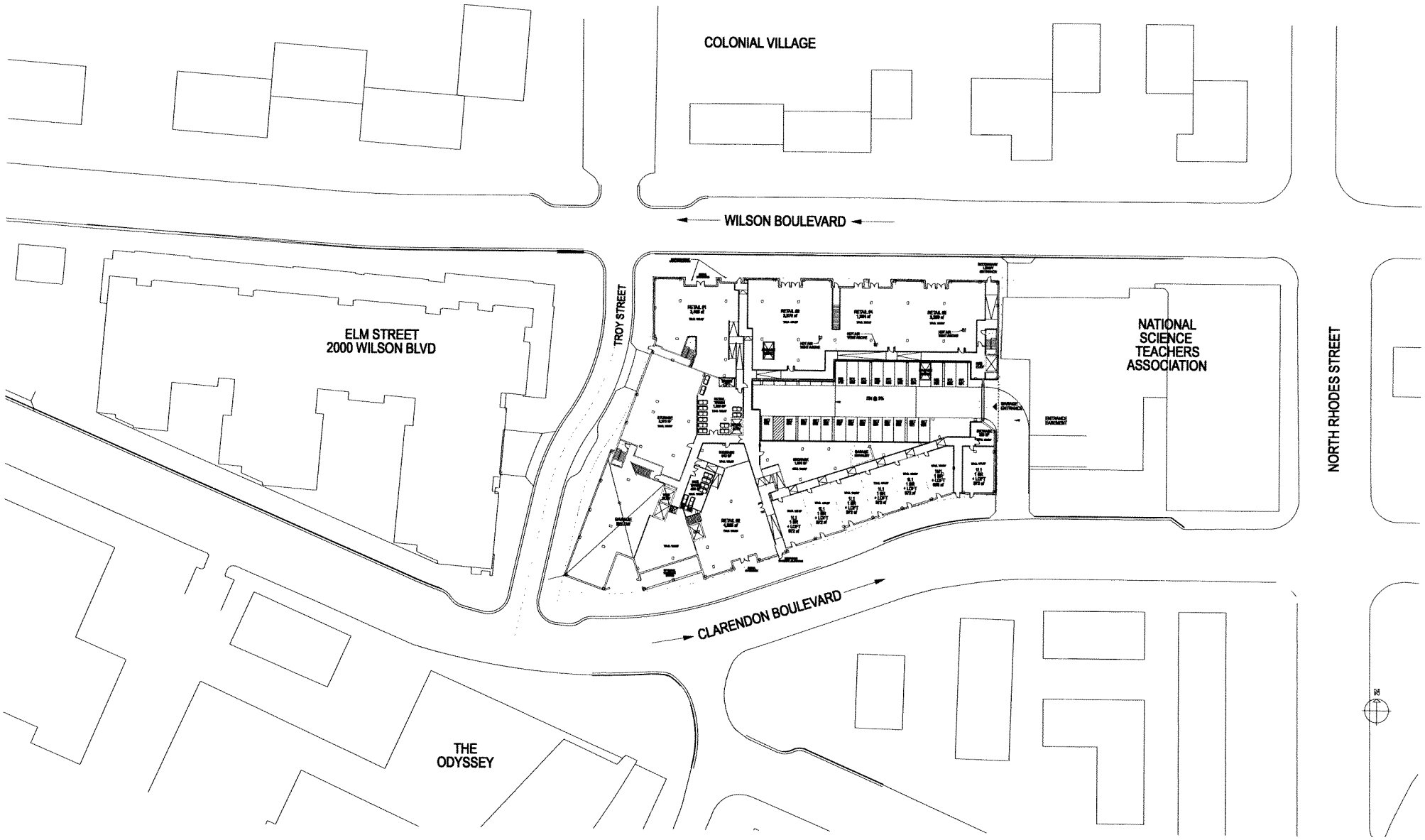
Urban Design, Planning

1900 Wilson Boulevard
Arlington, Virginia.

Project No. 09036
Date 2009.7.31
Scale See Drawings

Courtyard Sections
L2-202



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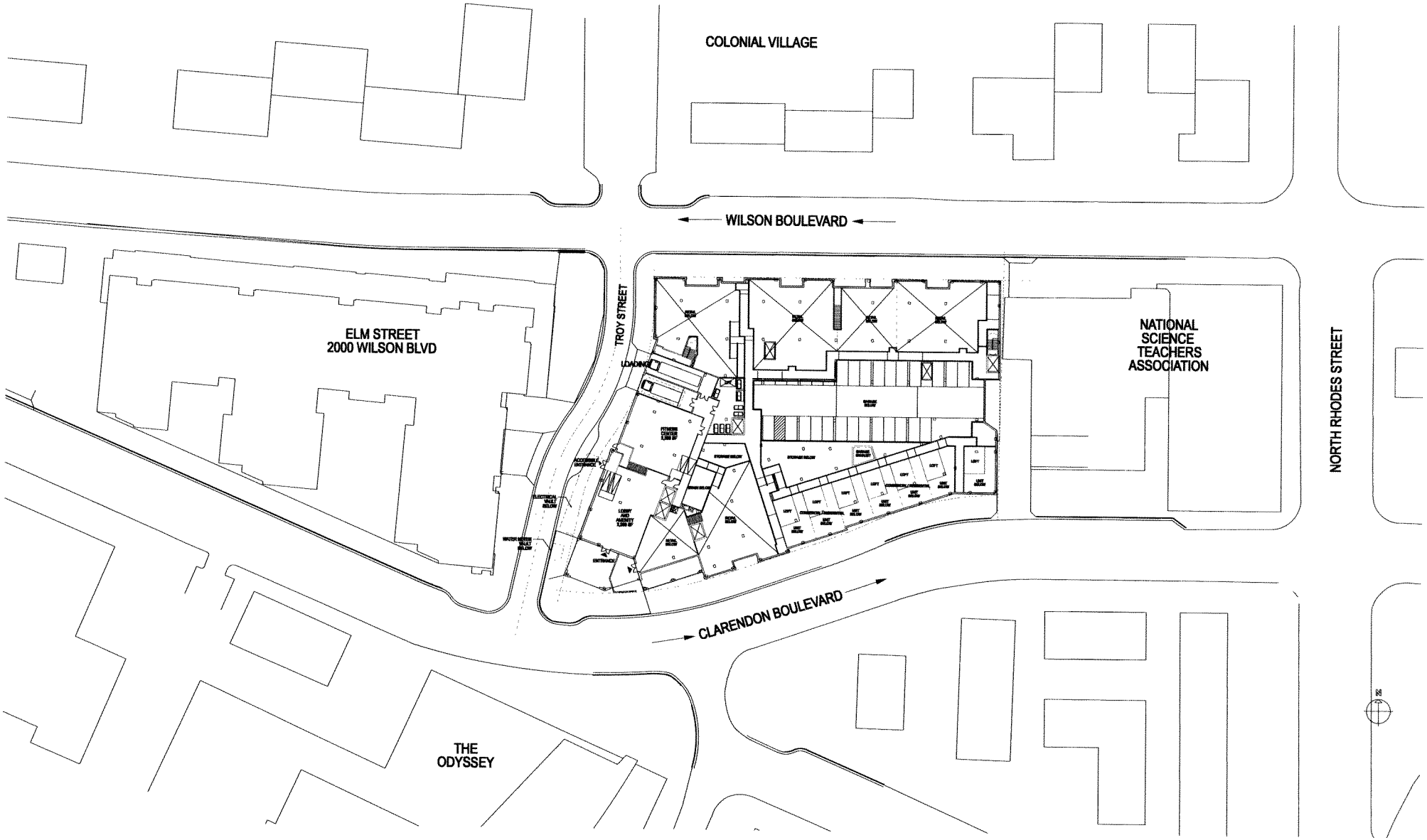
MAY 13, 2010

4.1 REVISION SUBMISSION

LOWER GROUND FLOOR PLAN IN CONTEXT A-1

ZOM MID-ATLANTIC
TORTI GALLAS AND PARTNERS, INC.

1900 WILSON BLVD



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UPPER GROUND FLOOR PLAN IN CONTEXT A-2

ZOM MID-ATLANTIC
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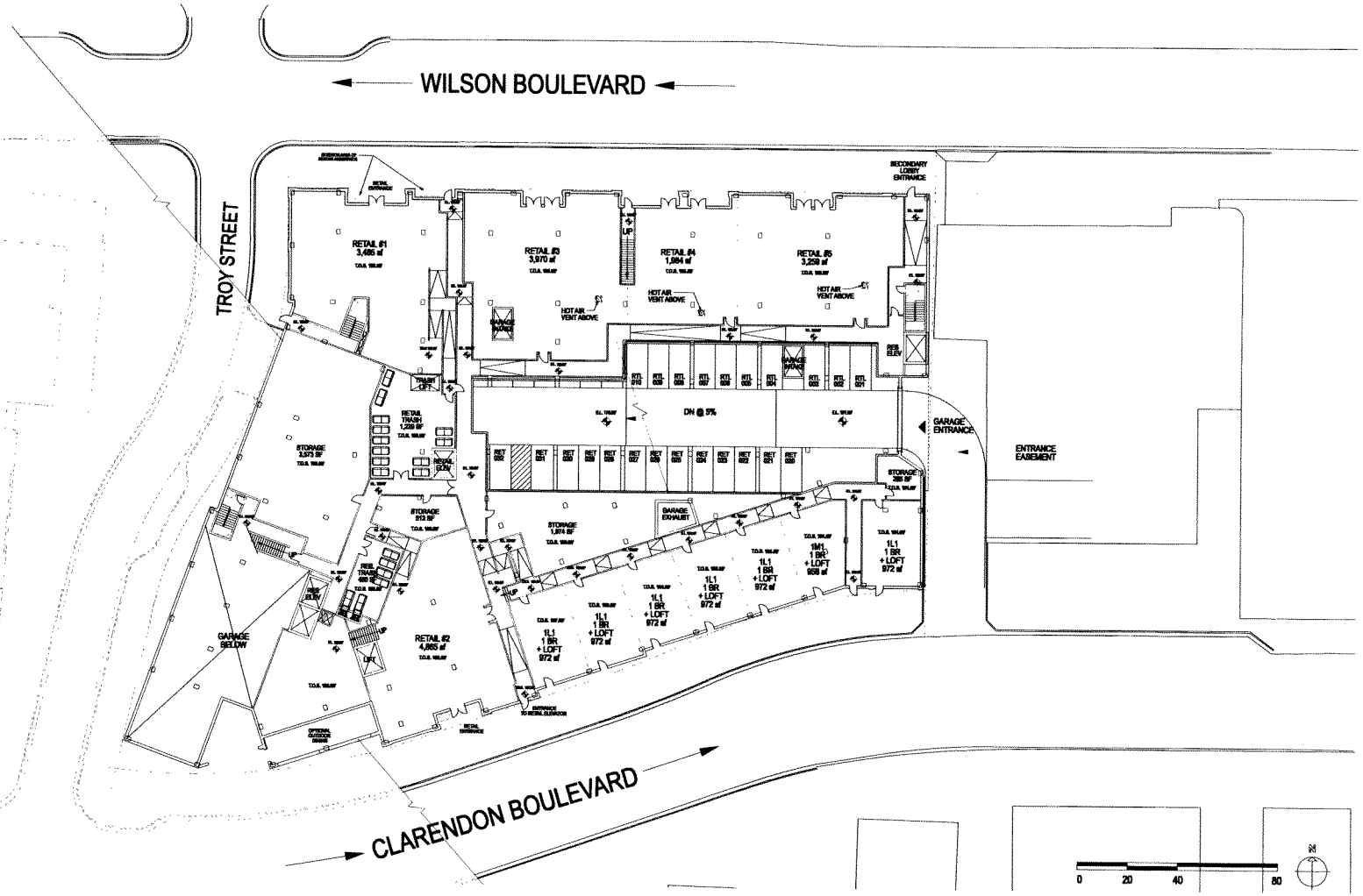

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LOWER FIRST FLOOR PLAN A-3

ZOM MID-ATLANTIC
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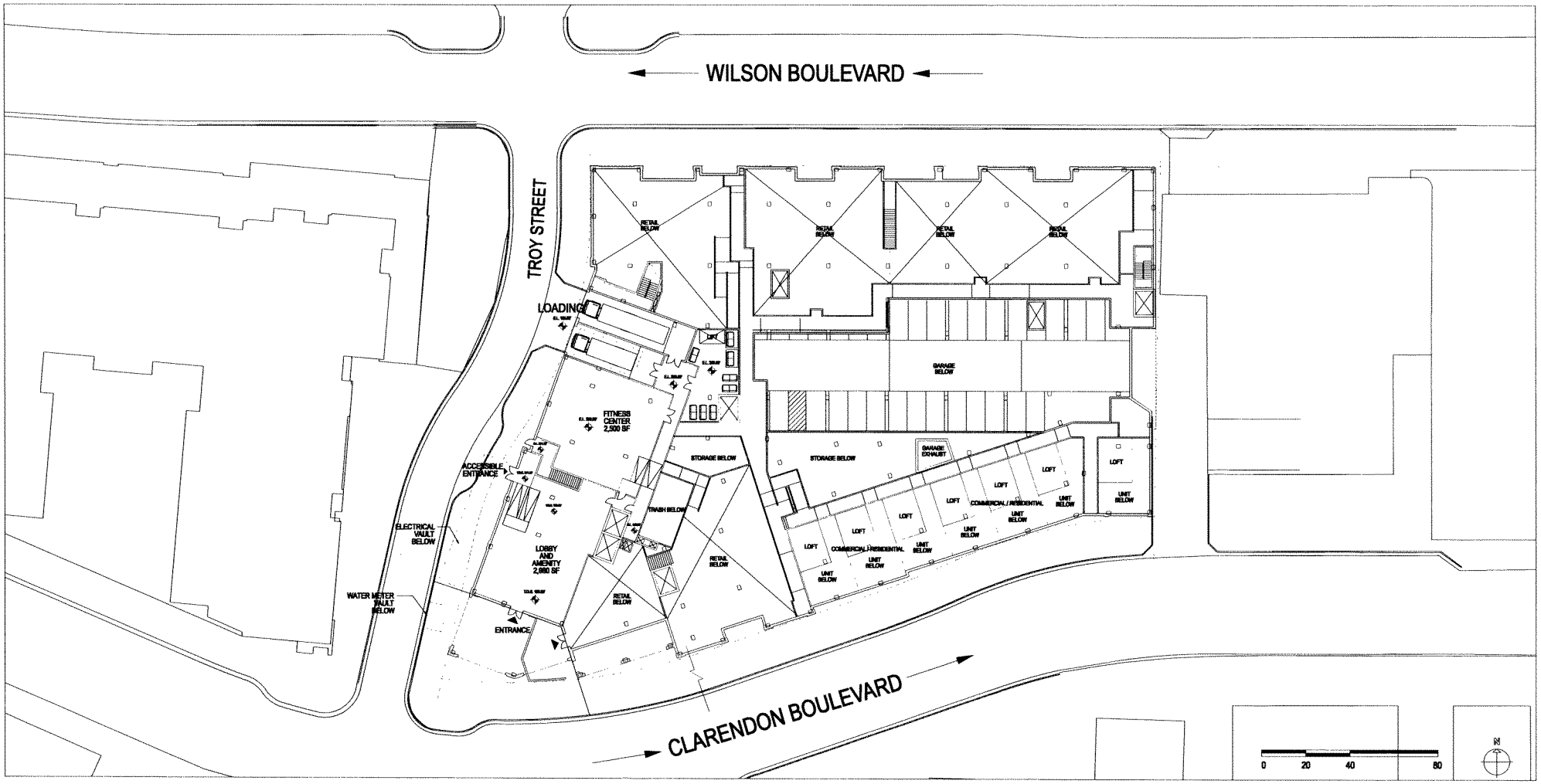

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UPPER FIRST FLOOR PLAN A-4

ZOM MID-ATLANTIC
TORTI GALLAS AND PARTNERS, INC.

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SECOND FLOOR PLAN A-5

ZOM MID-ATLANTIC
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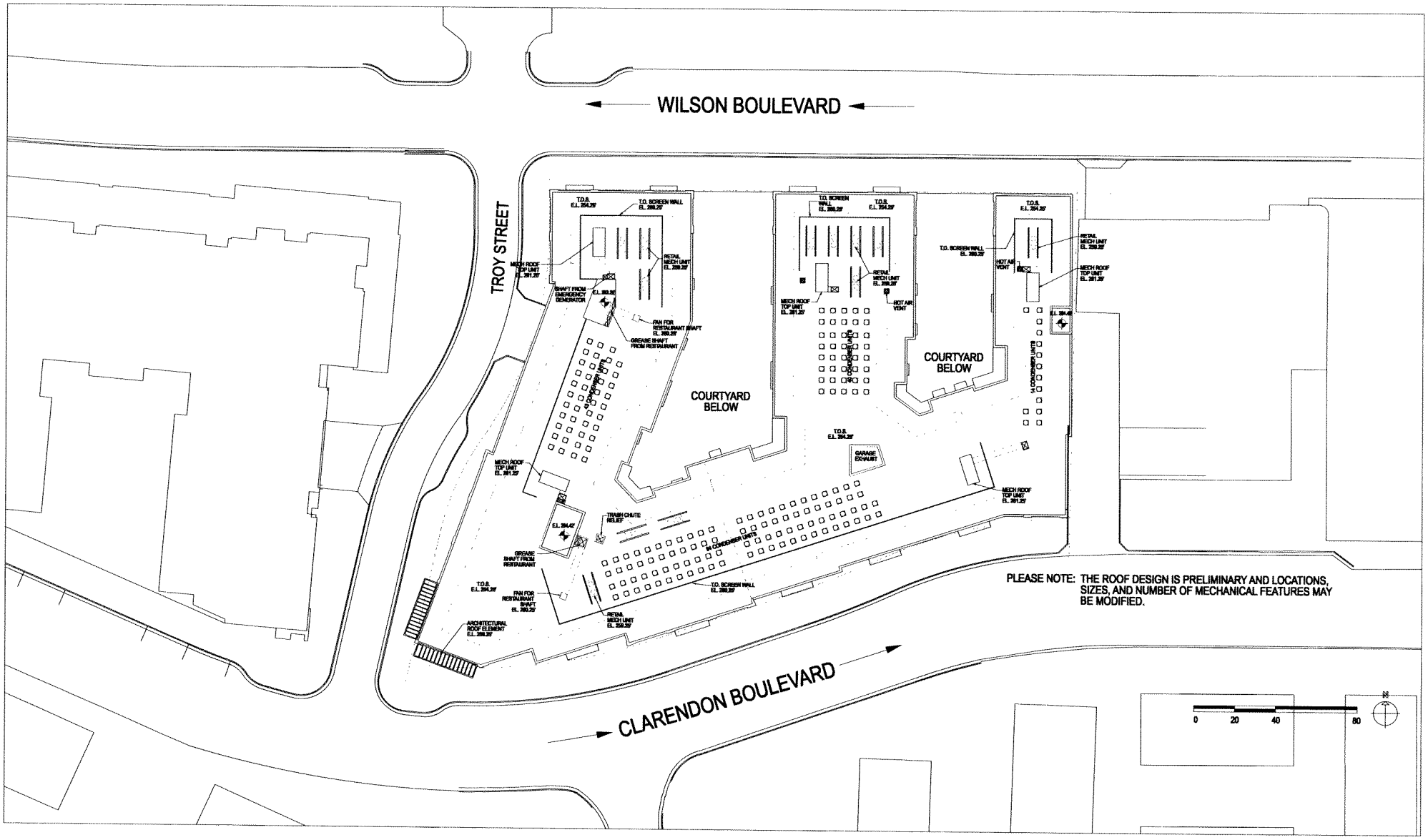
TYPICAL FLOOR PLAN A-6

ZOM MID-ATLANTIC
TORTI GALLAS AND PARTNERS, INC.

1900 WILSON BLVD



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ROOF PLAN A-7

ZOM MID-ATLANTIC
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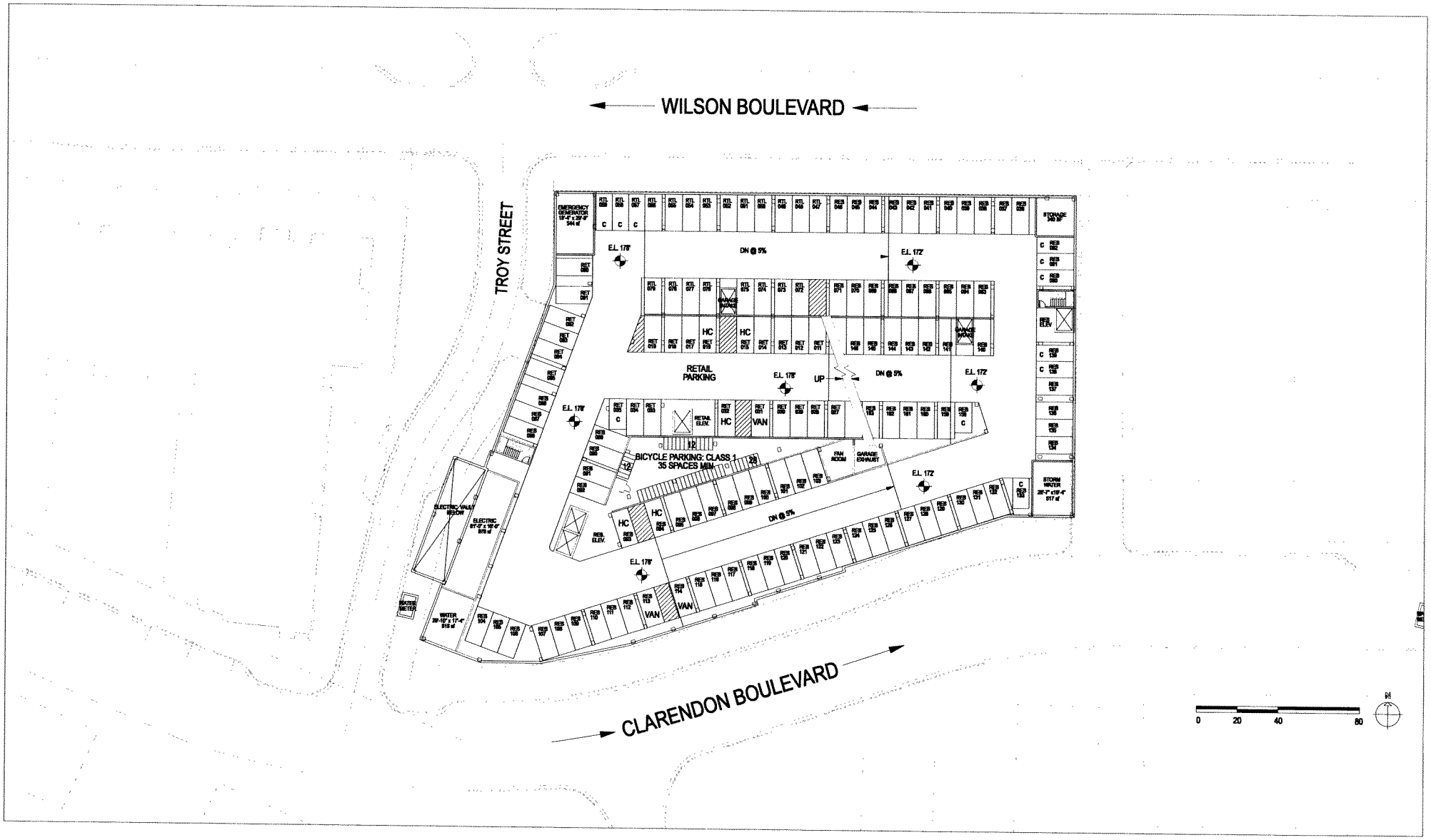

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GARAGE LEVEL 1 FLOOR PLAN A-8

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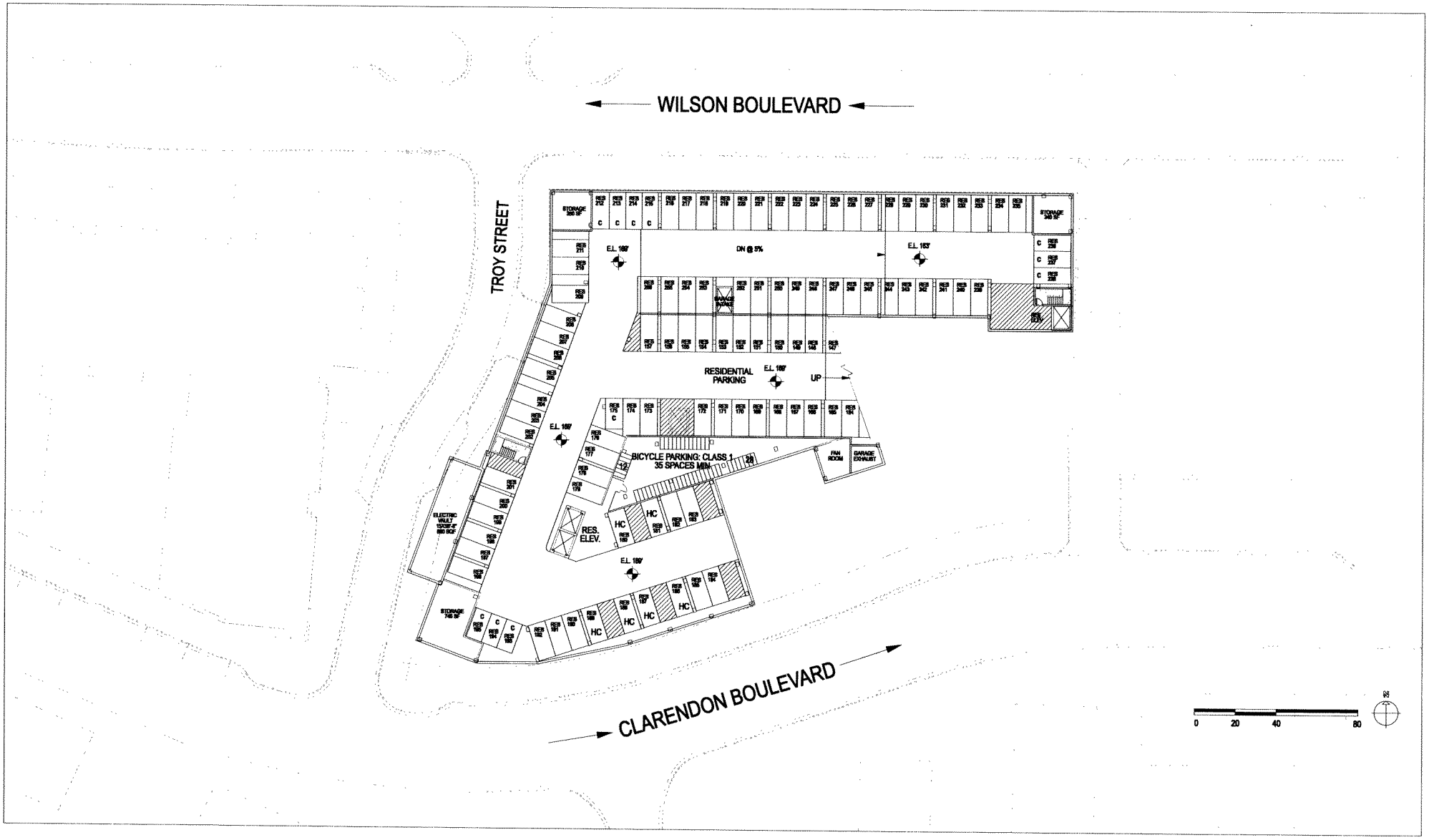
1900 WILSON BLVD



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GARAGE LEVEL 2 FLOOR PLAN A-9

ZOM MID-ATLANTIC
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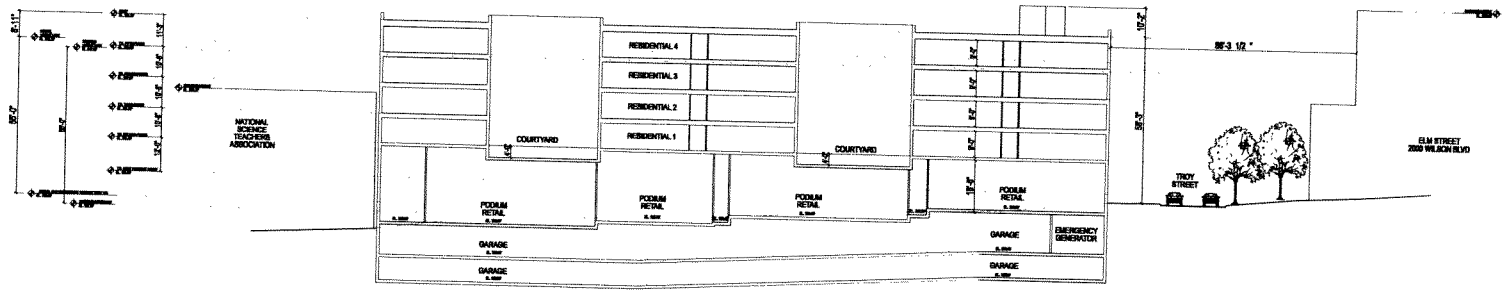
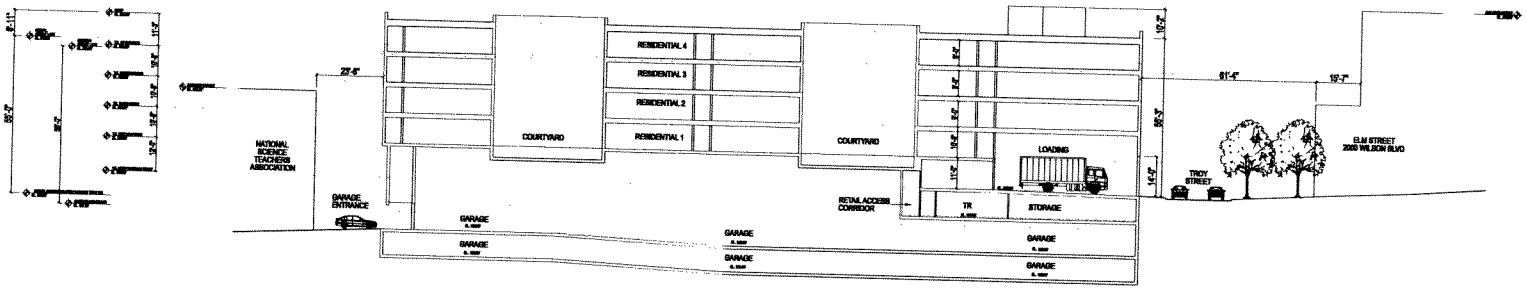
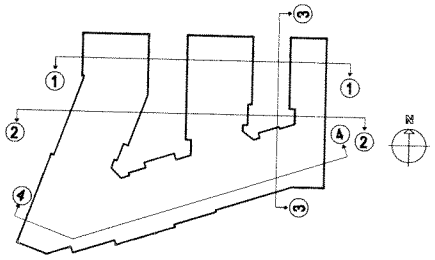
1900 WILSON BLVD



1 SECTION #1
SECTION ALONG WILSON BLVD



2 SECTION #2
SECTION THROUGH GARAGE



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ZOM MID-ATLANTIC
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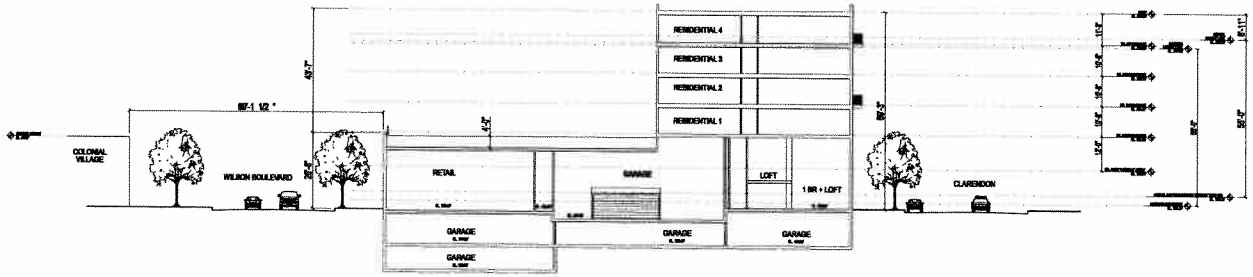
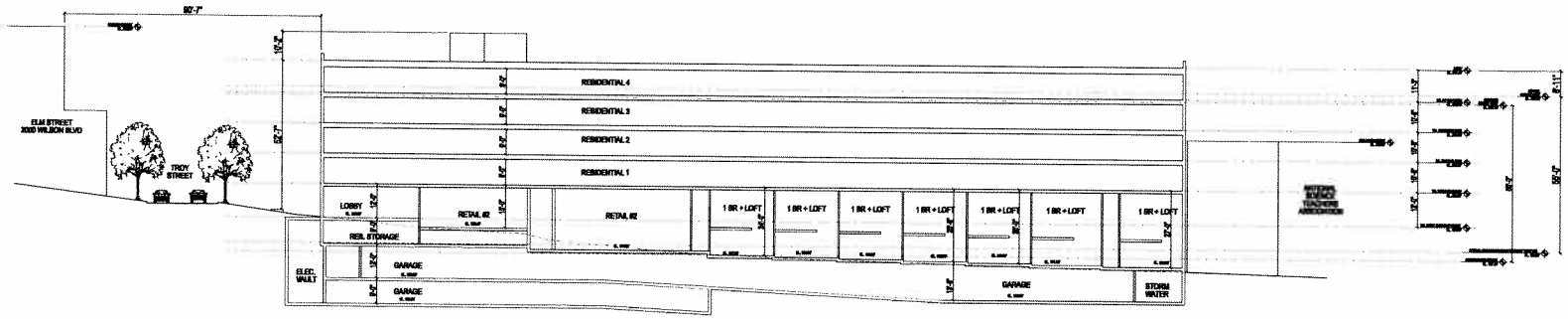
BUILDING SECTIONS A-11

1900 WILSON BLVD



1 SECTION #3
SECTION THROUGH COURTYARD



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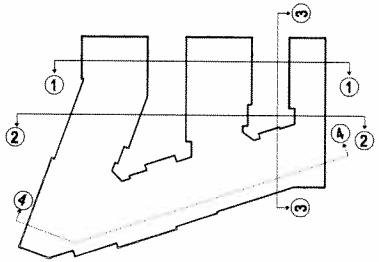
SECTION ALONG CLARENDON



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BUILDING SECTIONS A-12

ZOM MID-ATLANTIC
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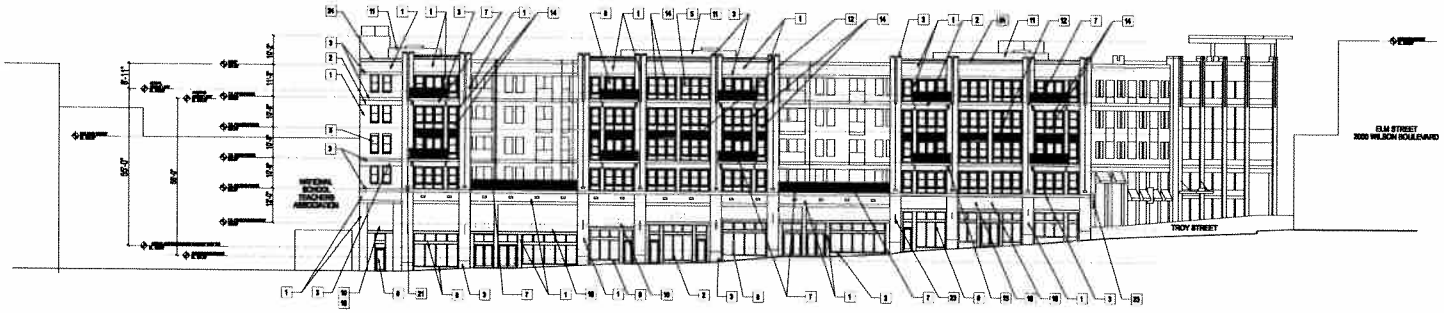
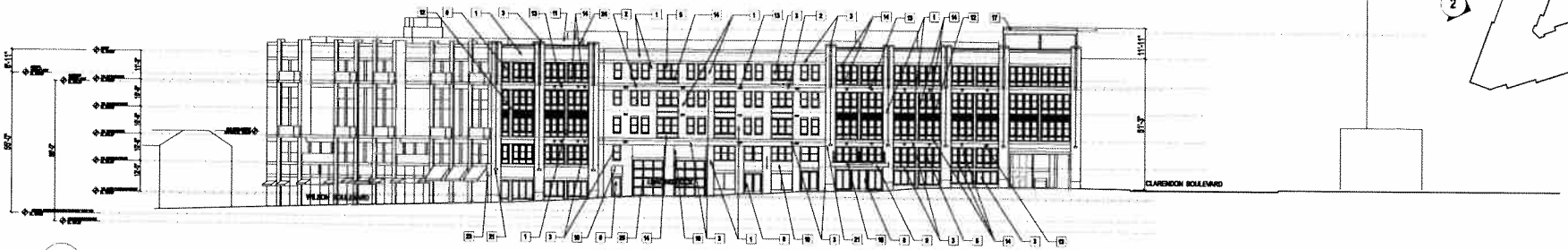
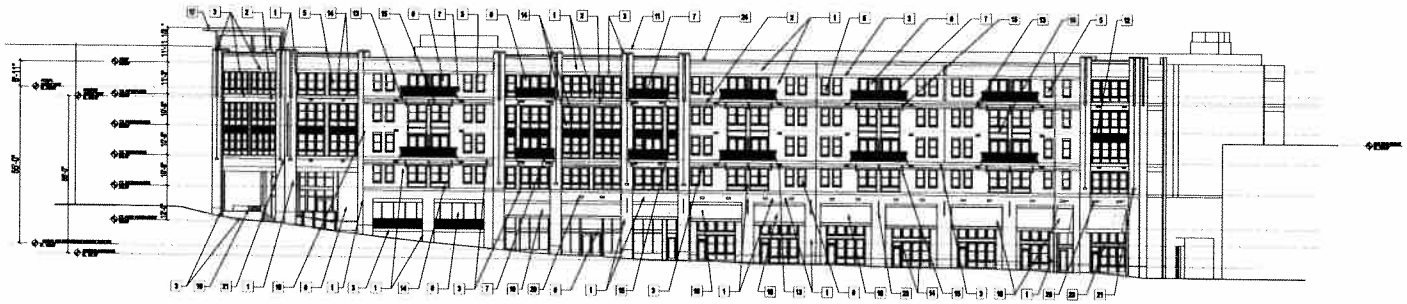
1900 WILSON BLVD



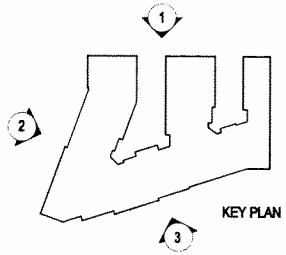
1 WILSON BOULEVARD ELEVATION



2 TROY STREET ELEVATION



3 CLARENDON BOULEVARD ELEVATION



KEY PLAN

MATERIALS LEGEND

1	MASONRY #1
2	MASONRY #2
3	MASONRY #3
4	MASONRY #4
5	PREFINISHED ALUMINUM WINDOWS
6	PREFINISHED ALUMINUM DOORS
7	PREFINISHED ALUMINUM RAILING
8	PREFINISHED ALUMINUM STOREFRONT SYSTEM
9	ALUMINUM CANOPY
10	FABRIC AWNING
11	MECHANICAL SCREEN
12	METAL LOUVER
13	DRYER VENT / BRICK VENT
14	FIBER CEMENT BOARD / TRIM
15	METAL BRACKET
16	CORRUGATED METAL SHEET
17	METAL TRELLIS
18	RETAIL AWNING SIGNAGE
19	BUILDING SIGNAGE
20	LIGHT FIXTURE
21	SCONCE
22	ROLL UP METAL DOOR
23	RETAIL BLADE SIGNAGE
24	METAL COPING
25	ROLL UP GLASS DOOR

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ELEVATIONS A-13

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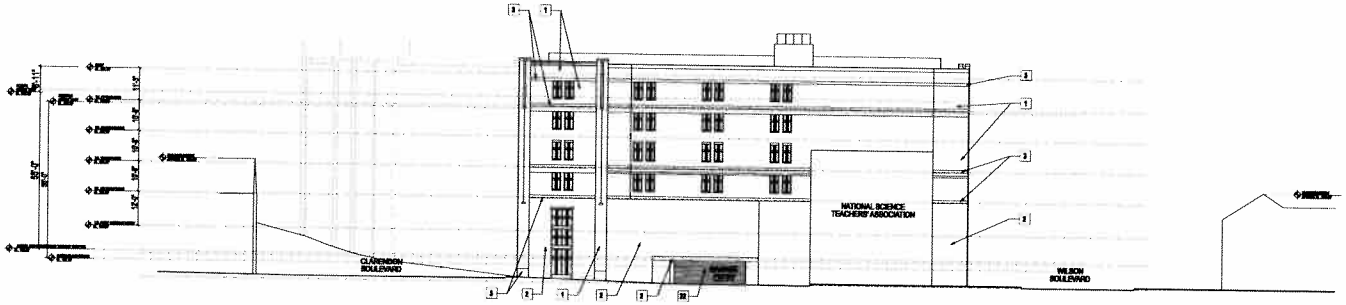
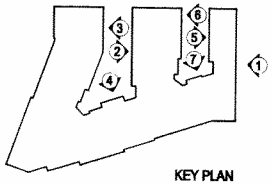


1 EAST ELEVATION



MATERIALS LEGEND

1	MASONRY #1
2	MASONRY #2
3	MASONRY #3
4	MASONRY #4
5	PREFINISHED ALUMINUM WINDOWS
6	PREFINISHED ALUMINUM DOORS
7	PREFINISHED ALUMINUM RAILING
8	PREFINISHED ALUMINUM STOREFRONT SYSTEM
9	ALUMINUM CANOPY
10	FABRIC AWNING
11	MECHANICAL SCREEN
12	METAL LOUVER
13	DRYER VENT / BRICK VENT
14	FIBER CEMENT BOARD / TRIM
15	METAL BRACKET
16	CORRUGATED METAL SHEET
17	METAL TRELLIS
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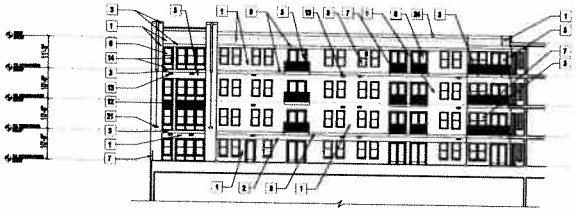
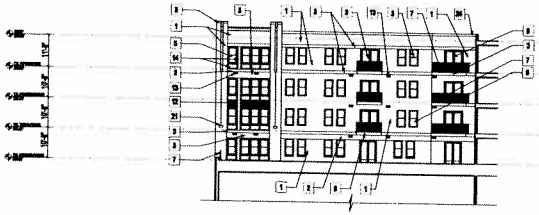
19	BUILDING SIGNAGE
20	LIGHT FIXTURE
21	SCONCE
22	ROLL UP METAL DOOR
23	RETAIL BLADE SIGNAGE
24	METAL COPING
25	ROLL UP GLASS DOOR



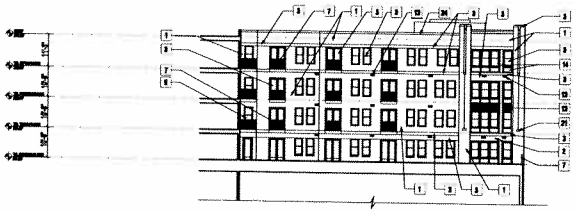
2 COURTYARD 1 EAST ELEVATION

3 COURTYARD 1 WEST ELEVATION

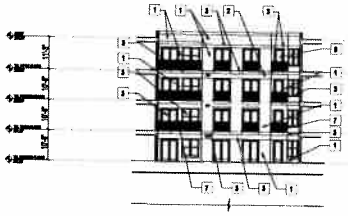
4 COURTYARD 1 SOUTH ELEVATION



5 COURTYARD 2 EAST ELEVATION



6 COURTYARD 2 WEST ELEVATION



7 COURTYARD 2 SOUTH ELEVATION

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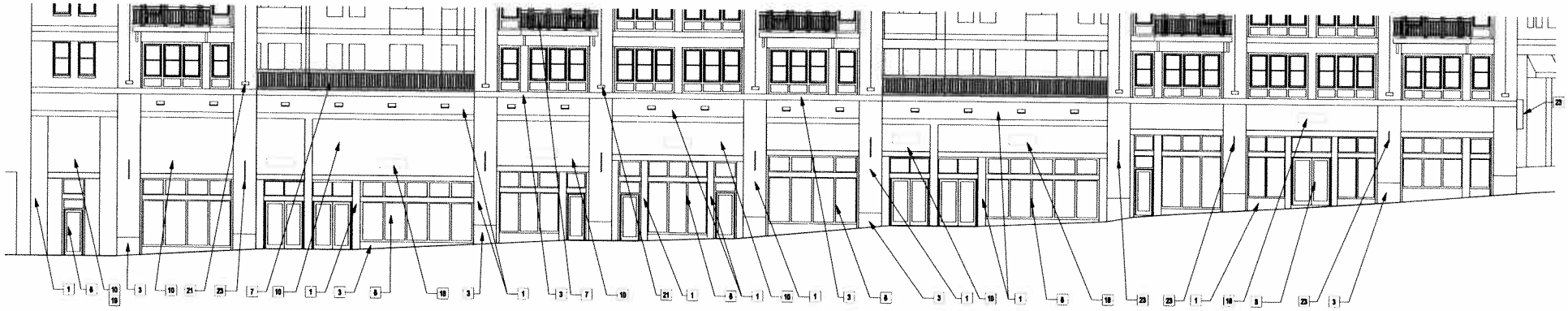
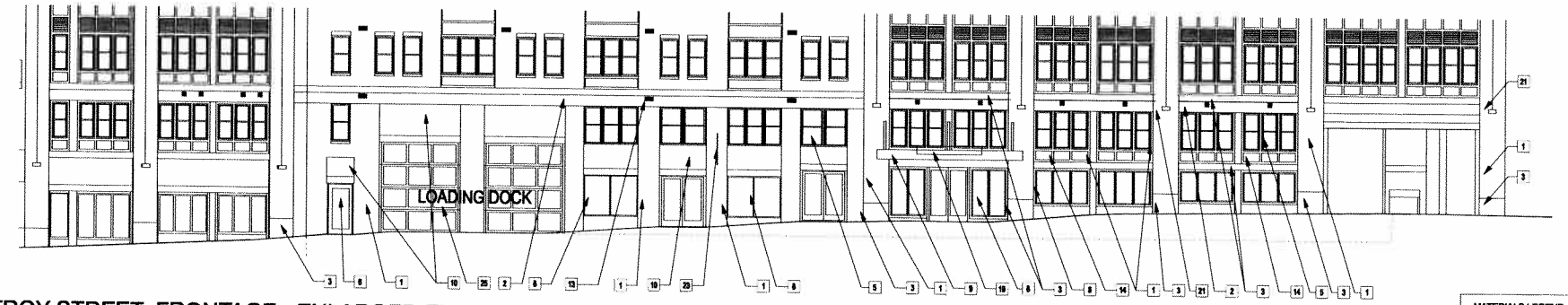
ELEVATIONS A-14

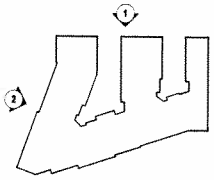
1900 WILSON BLVD



1 WILSON STREET FRONTAGE - ENLARGED ELEVATION



2 TROY STREET FRONTAGE - ENLARGED ELEVATION



MATERIALS LEGEND

1	MASONRY IN
2	MASONRY IN
3	MASONRY IN
4	MASONRY IN
5	PREFINISHED ALUMINUM WINDOWS
6	PREFINISHED ALUMINUM DOORS
7	PREFINISHED ALUMINUM RAILING
8	PREFINISHED ALUMINUM STOREFRONT SYSTEM
9	ALUMINUM CANOPY
10	FABRIC AWNING
11	MECHANICAL SCREEN
12	METAL LOUVER
13	DRYER VENT / BRICK VENT
14	FIBER CEMENT BOARD / TRIM
15	METAL BRACKET
16	CORRUGATED METAL SHEET
17	METAL TRELLIS
18	METAL AWNING SIGNAGE
19	BUILDING SIGNAGE
20	LIGHT FIXTURE
21	SCONCE
22	ROLL UP METAL DOOR
23	METAL BLADE SIGNAGE
24	METAL COPING
25	ROLL UP GLASS DOOR

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ENLARGED ELEVATIONS A-15

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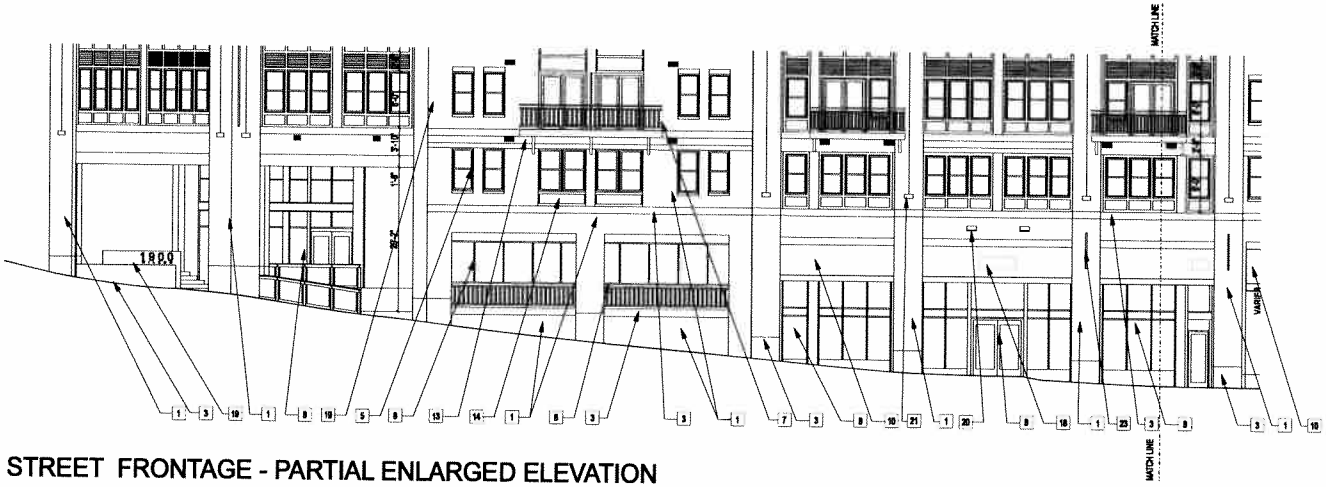
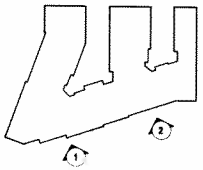


1 CLARENDON STREET FRONTAGE - PARTIAL ENLARGED ELEVATION

2 CLARENDON STREET FRONTAGE - PARTIAL ENLARGED ELEVATION



MATERIALS LEGEND

1	MASONRY #1
2	MASONRY #2
3	MASONRY #3
4	MASONRY #4
5	PREFINISHED ALUMINUM WINDOWS
6	PREFINISHED ALUMINUM DOORS
7	PREFINISHED ALUMINUM RAILING
8	PREFINISHED ALUMINUM STOREFRONT SYSTEM
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ENLARGED ELEVATIONS A-16

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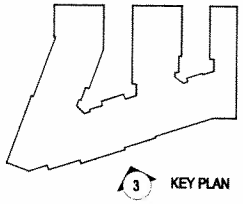
1900 WILSON BLVD

3 CLARENDON BOULEVARD ELEVATION



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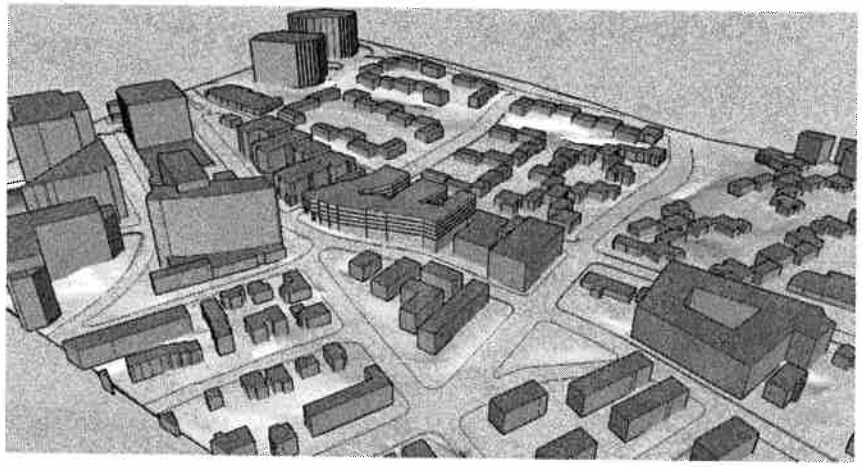
MAY 13, 2010

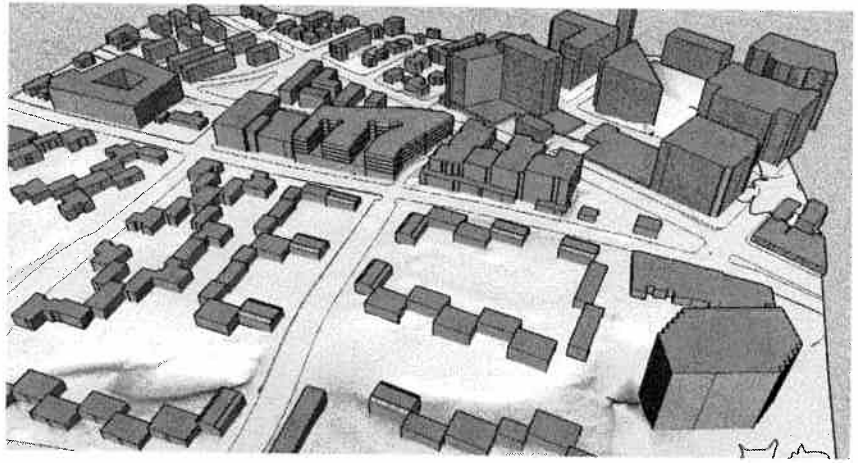
ENLARGED BAY ELEVATION A-17

ZOM MID-ATLANTIC
TORTI GALLAS AND PARTNERS, INC.

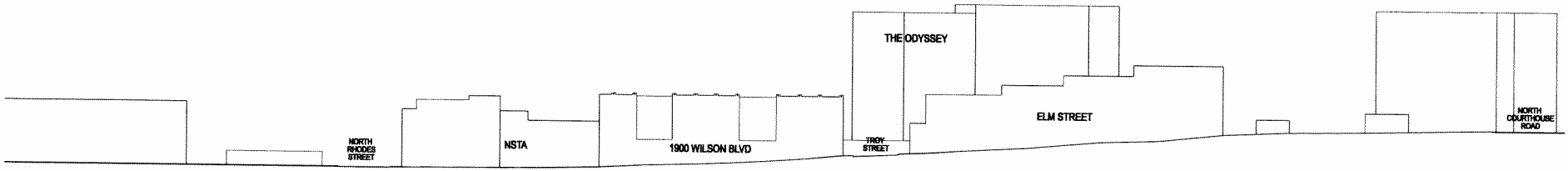
1900 WILSON BLVD



VIEW LOOKING NORTH WEST



VIEW LOOKING SOUTH EAST



WILSON BOULEVARD STREET ELEVATION

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CONTEXTUAL INFORMATION A-18

ZOM MID-ATLANTIC
TORTI GALLAS AND PARTNERS, INC.

1900 WILSON BLVD

SCHEME 1 - RESIDENTIAL ON CLARENDON

GROSS FLOOR AREA

	Comments	Total GFA by Floor	Vertical Mechanical Shafts	Mechanical Rooms in all Units	Hall Circulation	Fitness Center	Trash Room Loading	Storage	GFA less Exclusions
Ground Floor 1A		38,751 sf		112 sf	6,060 sf		1,709 sf	6,325 sf	24,545 sf
Retail	Wilson								17,563 sf
Residential	Clarendon Flex Units								6,982 sf
Ground Floor 1B		8,742 sf			597 sf	2,500 sf	2,665 sf		2,980 sf
Retail									000 sf
Residential	Lobby Amenity								2,980 sf
Second Floor		41,778 sf	248 sf	688 sf					40,842 sf
Third Floor		44,225 sf	248 sf	752 sf					43,225 sf
Fourth Floor		44,225 sf	248 sf	752 sf					43,225 sf
Fifth Floor		44,225 sf	248 sf	752 sf					43,225 sf
TOTAL		221,946 sf	992 sf	3,056 sf	6,657 sf	2,500 sf	4,374 sf	6,325 sf	198,042 sf

PARKING

Retail Parking

	Required	Provided
GFA	17,563 sf	17,563 sf
Standard Spaces	29	37
Compact Spaces	0	4
Handicapped Spaces	2	3
11 E Van Spaces - Included in the above)		
Flex Spaces		13
G1 Total	31	44

Residential Parking

	Required	Provided
GFA	180,479 sf	180,479 sf
Standard Spaces	181	156
Compact Spaces	0	19
Handicapped Spaces	10	10
12 HC Van Spaces - Included in the above)		
G2 Total	191	194

Garage Total Parking

	Required	Provided
GFA	198,042 sf	198,042 sf
Standard Spaces	210	203
Compact Spaces	0	23
Handicapped Spaces	12	12
Garage Total	222	238
Compact Spaces % of Total	0.00%	9.24%
Bicycle Parking	77 spaces	77 spaces

PARKING PROVIDED

PARKING

The unit Count and Mix may be modified (up to a maximum of 203 Units) so long as the maximum FAR above is not increased and the parking ratio of 1.0 is achieved

Parking Tabulation	Standard	Compact	HC	HC Van	Total
				Parking Required	195
G-1 Level	133	11	5	3	152
G-2 Level	87	11	6	0	104
Total	220	22	11	3	256
Compact Car Ratio*		8.6%			

Please note the above parking space numbers are minimums

* Compact Car Ratio is subject to change. Final Compact Car count will not exceed 15% of the total proposed parking Spaces

DENSITY

RETAIL

Site Area	75,485 sf
Retail GFA	17,563 sf
Retail Site Allocation (GFA / 2.5)	7,025 sf
Retail Site Allocation Area	7,025 sf

RESIDENTIAL

Site Area	75,485 sf
Residential Site Allocation	68,460 sf
Acreage	1.5716 acre
115 units/acre	181 units
Residential Units Allocated	181 units

LEED BONUS DENSITY

RETAIL

Site Area	75,485 sf
Retail GFA	17,563 sf
Retail Site Allocation (GFA / 2.65)	6,628 sf

RESIDENTIAL

Site Area	75,485 sf
Residential Site Allocation	68,857 sf
Residential Bonus SF (X 1.20))	13,771 sf
Residential Bonus Units @ 929 avg. sf/unit	15 units
Residential Units Allocated	181 units
Total Residential Units w/ Bonus Allowed	196 units

SEPARATE USES CHART	Looby & Amenities (Leasing Office, Mail Room, Package Room, Bus. Center)	Fitness Center	Retail #1	Retail #2	Retail #3	Retail #4	Retail #5	Loading	Garage	Residential Trash	Retail Trash	Storage
Flr to Flr Height	12'-0"	11'-0"	18'-6"	22'-6"	24'-6"	25'-6"	26'-3"	21'-8"	Varies	12'-0"	12'-0"	Varies
Garage G2 (NSF)												1,435 sf
Garage G1 (NSF)												340 sf
Ground Floor (NSF)	2,980 sf	2,500 sf	3,485 sf	4,865 sf	3,970 sf	1,984 sf	3,259 sf	1,332 sf	102,240 sf	480 sf	1,229 sf	6,325 sf

Unit Matrix

1900 Wilson Blvd

	Elev.	Residential GFA	Unit Type	STUDIOS			JR 1 BEDROOMS					1 BEDROOM																	1 BEDROOM + DEN				1 BEDROOM + LOFT			2 BEDROOM							2 BR + DEN		3 BEDROOM		Unit Total
			Avg SQFT	465 sf			620 sf					720 sf																	838 sf				964 sf			1,084 sf							1,205 sf		1,310 sf		
			Unit Name	0S1	0S2		J1A	J1B	J1C	J1D		1A	1B	1C	1D	1E	1F	1G	1H	1J	1K	1L	1M	1N		1D1	1E1	1F1		1L1	1M1		2A	2B	2C	2D	2E		2D1		3A		
			Net SQFT	435	495	Subtotal	605	610	615	850	Subtotal	600	660	660	675	700	710	715	755	785	790	845	680	790	Subtotal	775	885	855	Subtotal	972	956	Subtotal	980	1025	1130	1280	1025	Subtotal	1205	Subtotal	1310	Subtotal	
1st Floor-1A	Varies	6,982				0					0														0				0	6	1	7						0							
1st Floor-1B	200.33					0					0														0				0			0						0		0		0		7	
Second Floor	211.00	40,842		1	1	2	2	2	4	1	9	1		2	1	2	3	3	2	3	1	1	1	1	21	1	1	1	3			0		4	2	1		7	1	1		0		0	43	
Third Floor	221.67	43,225			1	1	4	2	4	1	11	2	1	2	1	2	3	4	2	3	2				22	1		1	2			0	1	4	2	1	1	9	1	1	1	1	1	47	
Fourth Floor	232.34	43,225			1	1	4	2	4	1	11	2	1	2	1	2	3	4	2	3	2				22	1		1	2			0	1	4	2	1	1	9	1	1	1	1	1	47	
Fifth Floor	243.00	43,225			1	1	4	2	4	1	11	2	1	2	1	2	3	4	2	3	2				22	1		1	2			0	1	4	2	1	1	9	1	1	1	1	1	47	
TOTAL		177,499		1	4	5	14	8	16	4	42	7	3	8	4	8	12	15	8	12	7	1	1	1	87	4	1	4	9	6	1	7	3	16	8	4	3	34	4	4	3	3	191				
Storage???																																																
Unit Mix Percentage						2.62%																			45.55%				4.71%			3.66%						17.80%		2.09%		1.57%		100.00%	
NFA by Unit Type				435	1,980	2,415	8,470	4,880	9,840	2,800	25,790	4,200	1,980	5,280	2,700	5,600	8,520	10,725	6,040	9,420	5,530	845	680	790	62,310	3,100	885	3,420	7,405	5,832	956	6,788	2,940	16,400	9,040	5,040	3,075	36,495	4,820	4,820	3,930	3,930	149,953				

Note: Tabulations expressed above are NOT final

The Net Square Footage is preliminary and will change as the drawings evolve from Schematic Design to Construction Documents. The Gross Square Footage will also change +/- 2%.

* Unit matrix and Floor Plans show 191 units, however, the project may include up to 198 units. Unit mix, number, and floor plans may change at the owner's discretion, however total density will not increase and a minimum of 1 Space/Unit parking rate will be achieved.

SCHEME 2 - COMMERCIAL ON CLARENDON

GROSS FLOOR AREA

	Comments	Total GFA by Floor	Vertical Mechanical Shafts	Mechanical Rooms in all Units	Hall Circulation	Fitness Center	Trash Room Loading	Storage	GFA less Exclusions
Ground Floor 1A		38,751 sf			6,060 sf		1,709 sf	6,325 sf	24,557 sf
Retail	Wilson								24,557 sf
Residential	Clarendon Flex Units								24,557 sf
Ground Floor 1B		8,742 sf			597 sf	2,500 sf	2,665 sf		000 sf
Retail									2,980 sf
Residential	Lobby Amenity								000 sf
Second Floor		41,778 sf	248 sf	688 sf					2,980 sf
Third Floor		44,225 sf	248 sf	752 sf					40,842 sf
Fourth Floor		44,225 sf	248 sf	752 sf					43,225 sf
Fifth Floor		44,225 sf	248 sf	752 sf					43,225 sf
TOTAL		221,946 sf	992 sf	2,944 sf	6,657 sf	2,500 sf	4,374 sf	6,325 sf	198,154 sf

PARKING

Retail Parking

	Required	Provided
GFA	24,557 sf	24,557 sf
Standard Spaces	40	54
Compact Spaces	0	4
Handicapped Spaces	3	4
11 HC Van Spaces - Included in the above)		
Flex Spaces		19
G1 Total	43	82

Residential Parking

	Required	Provided
GFA	173,497 sf	173,497 sf
Standard Spaces	174	156
Compact Spaces	0	18
Handicapped Spaces	10	10
12 HC Van Spaces - Included in the above)		
G2 Total	184	187

Garage Total Parking

	Required	Provided
GFA	198,154 sf	198,154 sf
Standard Spaces	214	210
Compact Spaces	0	22
Handicapped Spaces	13	14
Garage Total	227	246
Compact Spaces % of Total	0.00%	8.94%
Bicycle Parking	77 spaces	77 spaces

DENSITY

RETAIL

Site Area	75,485 sf
Retail GFA	24,557 sf
Retail Site Allocation (GFA / 2.5)	9,863 sf
Retail Site Allocation Area	9,863 sf

RESIDENTIAL

Site Area	75,485 sf
Residential Site Allocation	65,622 sf
Acreage	1.5064 acre
115 units/acre	174 units
Residential Units Allocated	174 units

LEED BONUS DENSITY

RETAIL

Site Area	75,485 sf
Retail GFA	24,557 sf
Retail Site Allocation (GFA / 2.65)	9,305 sf

RESIDENTIAL

Site Area	75,485 sf
Residential Site Allocation	66,180 sf
Residential Bonus SF (X 1.20)	13,236 sf
Residential Bonus Units @ 929 avg. sf/unit	14 units
Residential Units Allocated	174 units
Total Residential Units w/ Allowed Bonus	188 units

SEPARATE USES CHART	Looby & Amenities (Leasing Office, Mail Room, Package Room, Bus. Center)	Fitness Center	Retail #1	Retail #2	Retail #3	Retail #4	Retail #5	Commercial Clarendon	Loading	Garage	Retail Trash	Storage
Flr to Flr Height	12'-0"	11'-0"	18'-6"	22'-6"	24'-6"	25'-6"	26'-3"	Varies	21'-8"	Varies	12'-0"	Varies
Garage G2 & G2A (NSF)												1,435 sf
Garage G1 (NSF)												340 sf
Ground Floor (NSF)	2,980 sf	2,500 sf	3,485 sf	4,865 sf	3,970 sf	1,984 sf	3,259 sf	6,982 sf	1,332 sf	102,240 sf	1,229 sf	6,325 sf

Unit Matrix

1900 Wilson Blvd

	Elev.	Residential GFA	Unit Type	STUDIOS			JR 1 BEDROOMS					1 BEDROOM																	1 BEDROOM + DEN				1 BEDROOM + LOFT			2 BEDROOM							2 BR + DEN		3 BEDROOM		Unit Total
			Avg SQFT	465 sf			620 sf					720 sf																	838 sf				964 sf			1,084 sf							1,205 sf		1,310 sf		
			Unit Name	0S1	0S2		J1A	J1B	J1C	J1D		1A	1B	1C	1D	1E	1F	1G	1H	1J	1K	1L	1M	1N		1D1	1E1	1F1		1L1	1M1		2A	2B	2C	2D	2E		2D1		3A		
			Net SQFT	435	495	Subtotal	605	610	615	850	Subtotal	600	660	660	675	700	710	715	755	785	790	845	680	790	Subtotal	775	885	855	Subtotal	972	956	Subtotal	980	1025	1130	1280	1025	Subtotal	1205	Subtotal	1310	Subtotal	
1st Floor-1A	Varies					0					0														0				0			0						0		0		0		0	
1st Floor-1B	200.33					0					0														0				0			0						0		0		0		0	
Second Floor	211.00	40,842		1	1	2	2	2	4	1	9	1		2	1	2	3	3	2	3	1	1	1	1	21	1	1	1	3			0		4	2	1		7	1	1		0		0	43	
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Fifth Floor	243.00	43,225			1	1	4	2	4	1	11	2	1	2	1	2	3	4	2	3	2				22	1		1	2			0	1	4	2	1	1	9	1	1	1	1	1	47	
TOTAL		170,517		1	4	5	14	8	16	4	42	7	3	8	4	8	12	15	8	12	7	1	1	1	87	4	1	4	9	0	0	0	3	16	8	4	3	34	4	4	3	3	184				
Storage???																																																
Unit Mix Percentage						2.72%																			47.28%				4.89%			0.00%						18.48%		2.17%		1.63%		100.00%	
NFA by Unit Type				435	1,980	2,415	9,470	4,880	9,840	2,800	25,790	4,200	1,980	5,280	2,700	5,800	8,520	10,725	6,040	9,420	5,530	845	680	790	62,310	3,100	885	3,420	3,985	0	0	0	2,940	16,400	9,040	5,040	3,075	36,495	4,820	4,620	3,930	3,930	139,745				

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4.1 REVISION SUBMISSION

MAY 13, 2010

ZOM MID-ATLANTIC
TORTI GALLAS AND PARTNERS, INC.

TABULATIONS A-19

1900 WILSON BLVD

SP#411
16th Street North, 17th Street North
1860, 1900 and 1916 Wilson Boulevard RPC: 17-011-006, -007, -008, -017, and -018, and portions of 17-011-009 and 17-011-019

Note: These maps are for property location assistance only.
They may not represent the latest survey and other information.

Not To Scale

Case Location(s)

Department of Community Planning, Housing and Development

Planning Division