



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of May 14, 2011**

DATE: May 11, 2011

SUBJECT: SP #240 SITE PLAN AMENDMENT for a kiosk for the Department of Environmental Services located at the Ballston Metro station located at 4230 Fairfax Drive (RPC# 14-049-014).

Applicant:

Arlington County Department of Environmental Services
2100 Clarendon Boulevard, Suite 900
Arlington, Virginia 22201

C. M. RECOMMENDATION:

Adopt the attached ordinance approving a site plan amendment for the erection and operation of a kiosk for a period of ten (10) years (ending May 30, 2021), with a modification of Zoning Ordinance sign regulations, subject to all previously approved conditions, and to new Conditions #42 and 43.

ISSUES: This is a request to erect and operate a kiosk for the Arlington Commuter Store outside the Ballston Metro station entrance with an associated request for a modification of Zoning Ordinance sign requirements. There are no issues identified.

SUMMARY: This is a request to erect and operate a kiosk for the Arlington Commuter Store outside the Ballston Metro station entrance, and an associated request for a modification of Zoning Ordinance sign requirements (number of signs and use of an electronic sign) for the Commuter Store. The Kiosk meets all of the Zoning Ordinance requirements for kiosks. The sign modification request does not conform to the *Sign Guidelines for Site Plan Buildings* with regard to the total number of signs proposed (five [5] instead of two [2] for a retail business), however the total square footage of the proposed signs is less than the total permitted sign area for the kiosk, and the number of tenant signs is not inconsistent with the number of signs permitted for other retailers in the Metro corridors. There is also a proposed electronic sign, which is prohibited by the Zoning Ordinance and not addressed in the *Sign Guidelines*. The proposed electronic sign would show essential up-to-the moment transit information

County Manager: *BMD/GA*

County Attorney: *[Signature]* *[Signature]*

Staff: Peter Schulz, DCPHD, Planning Division

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(arrival/departure times, etc.) and the size and placement would be oriented for pedestrians using the transit system, and would likely not be visible or unduly distracting to passing vehicular traffic. Staff supports the request as the kiosk meets all of the Zoning Ordinance requirements. Staff also supports the requested sign modifications, which would use less than half of the maximum permitted 60 square feet of total sign area, and will convey important up-to-the minute transit information. Therefore, staff recommends adoption of the attached ordinance approving erection and operation of a kiosk with a modification of Zoning Ordinance sign regulations, subject to all previously approved conditions and new Conditions #42 and 43.

BACKGROUND: The subject property is the Ballston Metro Plaza complex located on the south side of Fairfax Drive between North Stafford and North Stuart Streets. It is also the location of the entrance to the Ballston Metro station and is the site of a busy bus station.

The following provides more information about the site:

Site: The site consists of a mixed-use residential, office, and hotel complex.

- To the north: Across Fairfax Drive, low-rise strip commercial buildings and the Central Methodist Church, zoned “C-2”.
- To the south: Across 9th Street North, the multi-story Stafford Place complex, zoned “C-O-A”.
- To the east: Across North Stafford Street, the one-story International House of Pancakes, zoned “C-O-A”.
- To the west: Across North Stuart Street, the multi-story Stuart Park office building, zoned “C-O-A”.

Zoning: The site is zoned “C-O-A” Commercial, Office and Apartment Districts. Kiosks are a permitted use by reference to Zoning Ordinance Section 19.B.10. Detailed requirements for kiosks are located in Section 31.A.18.

Land Use: The subject site is designated on the General Land Use Plan (GLUP) as “Coordinated Mixed-Use Development District”. It is also subject to GLUP Note #6 which states: “This area was designated a Coordinated Mixed-Use Development District on 12/2/78”.

Neighborhood: The site is located in the Ballston-Virginia Square Civic Association area. The Civic Association has been contacted, but to date no comments have been received.

Public-Private Partnership: The Ballston Partnership supports the application. The owner of the property has given their permission and a lease will also be heard at the same time as the site plan amendment.

DISCUSSION: Arlington Commuter Services proposes to move their Ballston Commuter Store from an underperforming location on the second floor of the Ballston Common Mall to a kiosk immediately adjacent to the Ballston Metro Station entrance at the southeast corner of North

Stuart Street and North Fairfax Drive. This is the first request for a kiosk under the Zoning Ordinance amendment passed in 2008 to encourage the creation of small kiosks in high foot-traffic areas.

The proposed kiosk will be 150 square feet, constructed out of alucobond panels with an anodized aluminum frame and cap. There will be windows for Commuter Services staff to communicate with customers. The color of the kiosk will be gray, with black reveals (see attached). The proposed kiosk will be located immediately outside the Ballston Metro Station entrance, located on the property of Ballston Metro Plaza and Washington Metropolitan Transit Authority, and partially in a County street and sidewalk easement. DES has the consent of both the owner of the Ballston Metro Center and WMATA to use this area for a kiosk. A license agreement between the landowner, WMATA, and the County will also be heard by the County Board at the May meeting, concurrent with this site plan amendment.

The proposed kiosk meets all of the detailed Zoning Ordinance requirements for use, placement, minimum number of days, and hours per day it is required to be open. It will also be a far more accessible and visible space for the Commuter Services to provide essential transit information. The increased visibility will most likely increase patronage of the Ballston Commuter Store. Therefore, staff recommends approval of the kiosk request for the maximum time period permitted by the Zoning Ordinance, or ten (10) years (ending May 30, 2021).

The applicant is also requesting a modification of the Zoning Ordinance sign regulations to permit five (5) signs, instead of the maximum permitted three (3) signs, and to permit one (1) of the five (5) to be an electronic sign, which is currently not permitted. The proposed signs also do not conform to the *Sign Guidelines for Site Plan Buildings* recommendations with regard to the number of signs proposed (the *Sign Guidelines* recommend only two [2] signs per tenant).

The proposed signs are described in greater detail below:

Sign Type (Quantity)	Dimensions	Sign Area (s.f.)	Materials and Color	Location	Illuminated?
Proposed identification signs "A" and "B" (2)	5.75' x 0.5'	3 s.f. each	Aluminum, colored silver, reverse channel letter.	North elevation ("A") and South elevation ("B").	Y (internal LED)
Proposed identification sign "C" (1)	3.33' x 0.5'	2 s.f.	Aluminum, colored silver, channel letter.	West elevation	N
LCD Sign (1)	3' x 5'	15 s.f.	Silver aluminum frame and LCD screen	West elevation	N
Poster holder	2' 1" x 2' 7"	6s.f.	Silver aluminum frame	East elevation	N
Total sign area proposed		29 s.f.			

Staff supports the requested modification for the number of signs for the following reasons: the total area of the proposed signs adds up to 29 square feet, far fewer than the 60 square feet permitted by-right. In recent years, the board has approved applications that propose more than SP #240 Kiosk
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three signs per tenant so long as the total area of the tenants' proposed signs do not add up to more than 60 square feet or one (1) square foot per linear foot of tenant frontage, whichever is greater. Furthermore, one (1) of the proposed signs is not a permanent sign, but a designated area for temporary posters displaying transit maps and commuter information. Ordinarily, ground-floor retail tenants have display windows, and are permitted temporary window signs of up to 20% of window area. This is in addition to the three (3) permanent signs they are already permitted by right. In this case, the kiosk does not have display windows, only small windows for Commuter Store employees to communicate with customers. Staff believes that the poster area can be considered as taking the place of the window signs that would be permitted a tenant in a more traditional retail space.

Staff also supports the proposed modification for the proposed electronic sign. The electronic sign will be placed on the west elevation, facing the bus bays off of Fairfax Drive. The proposed sign will display real-time Metro and bus service updates, along with the weather and time, and is an essential part of the services provided by the Commuter Store. The proposed sign will be similar to the electronic message board currently located in the lobby of 2100 Clarendon Boulevard at Courthouse Plaza. The proposed electronic sign will be placed in a location for maximum visibility for pedestrians at the Metro entrance, and its placement and small size should not unduly distract vehicular traffic on the public streets. In fact, the sign will most likely not be visible at all to motor passing motor vehicle traffic.

CONCLUSION: The proposed kiosk conforms to the Zoning Ordinance requirements for kiosks and is an ideal location for providing transit services, better than the current commuter store location. The proposed signs do not meet the requirements of the Zoning Ordinance for the number of signs (no more than three [3] permanent signs permitted) or the *Sign Guidelines* (no more than two [2] permanent signs permitted). The proposed electronic sign is not permitted by the Zoning Ordinance and not addresses in the *Sign Guidelines*. However, the proposed signs, in total, add up to less than half of the permitted sign area (only 29 square feet out of the permitted 60 square feet), and recent practice has been to allow a tenant additional signs as long as the total number does not exceed the maximum permitted square footage. Finally, the proposed electronic sign will convey important transit-related information and will not constitute a hazard to vehicular traffic. Therefore, staff recommends adoption of the attached ordinance approving erection and operation of a kiosk for a period of ten (10) years (ending May 30, 2021) with a modification of Zoning Ordinance sign regulations, subject to all previously approved conditions, and new Conditions #42 and 43.

Site Plan Amendment Ordinance

WHEREAS, an application for a Site Plan Amendment dated March 7, 2011 for Site Plan #240 was filed with the Office of the Zoning Administrator: and

WHEREAS, as indicated in the Staff Report and through comments made at the public hearing before the County Board, the County Manager recommends that the County Board approve the Site Plan Amendment with a County Board review in May 2021, subject to all previous conditions and new Conditions #42 and #43 (as follow below); and

WHEREAS, the County Board held a duly-advertised public hearing on that Site Plan Amendment on May 14, 2011 and finds, based on thorough consideration of the public testimony and all materials presented to it and/or on file in the Office of the Zoning Administrator, that the improvements and/or development proposed by the Site Plan as amended:

- Substantially complies with the character of master plans, officially approved neighborhood or area development plans, and with the uses permitted and use regulations of the district as set forth in the Zoning Ordinance and modified as follows:
 - Section 34.C.2. of the Zoning Ordinance (Modification of prohibition on electronic signs)
 - Section 34.G.1.of the Zoning Ordinance (modification from maximum number of tenant signs),
- Functionally relates to other structures permitted in the district and will not be injurious or detrimental to the property or improvements in the neighborhood; and
- Is so designed and located that the public health, safety and welfare will be promoted and protected.

NOW THEREFORE, BE IT ORDAINED that, as requested by an application dated March 7, 2011 for Site Plan #240, and as such application has been modified, revised, or amended to include the drawings, documents, conditions and other elements attached to the staff report, the special exception approval that was last approved on April 21, 2001 and on file in the Office of Zoning Administration (which drawings, etc... are hereafter collectively referred to as "Revised Site Plan Application"), is amended to permit erection of a kiosk of the size and design shown on Attachment 3 to this Board Report, for a period of ten (10) years (ending May 30, 2021).

Therefore, for the parcel of real property known as RPC: 14-049-014 at 4230 North Fairfax Drive approval for the Site Plan Amendment is granted and the parcel so described shall be used according to the Revised Site Plan Application, subject to all existing conditions (#1-41), and new Conditions #42 and #43:

Proposed new conditions:

42. The developer agrees to erect and maintain the kiosk as shown in the plans prepared by the Arlington County Department of Environmental Services entitled "Ballston Commuter Store" and dated 3/16/2011, and as approved by the County Board on May 14, 2011. The Zoning Administrator may administratively approve changes to the final size, design and placement of the kiosk in accordance with Section 36.H.2.c of the Zoning Ordinance, so long as the proposed changes meet the requirements of Section 31.A.18.
43. The developer agrees that the signs permitted for the kiosk shall be the size, location and design as shown on drawings titled "Ballston Commuter Store Sign Plan Submission" and dated 3/16/2011, as approved by the County Board on May 14, 2011. The applicant agrees that the total permitted sign area for all signs shall not exceed 29 square feet. Minor changes to the approved signs may be approved administratively by the Zoning Administrator. For the purposes of the preceding sentence, minor changes shall include only the following: (i) a minor adjustment in the location of the sign to meet field conditions (less than 1 foot in any direction); or (ii) a minor change in the area of the sign (less than 5%).

PREVIOUS COUNTY BOARD ACTIONS:

- May 31, 1980 Rezoned (Z-2181-80-6) the parcels of real property bounded by Fairfax Drive, North Quincy Street, Wilson Boulevard, and the west property line of the Glebe Court Apartments, from "C-2," and "C-O," to "C-O-A".
- January 4, 1986 Approved a site plan (Z-2181-80-6 [SP-3]) for a mixed-use office, hotel, residential and retail development with a total gross floor area (GFA) of 740,793 square feet (revised to 731,983 square feet) excluding the atrium and enclosed public mall area of approximately 6,300 square feet (revised to 7,360 square feet) on a site containing 118,532 square feet to include a 13-story office building with a GFA of 205,207 square feet (revised to 208,490 square feet), a height of 170 feet to the penthouse roof at elevation 436.79 feet above sea level (a.s.l.) taken from the average elevation of 266.79 feet a.s.l. at the perimeter of the site; a 27-story combination hotel and apartment building with 142,155 square feet (revised to 135,289 square feet) of hotel GFA (210 rooms) and 355,585 square feet (revised to 352,785 square feet) of apartment GFA (285 units) a height of 246 feet to the penthouse roof at elevation 512.79 feet a.s.l.; 37,846 square feet (revised to 35,419 square feet) GFA of commercial retail on the 1st and 2nd floors; and four levels of underground parking with 812 spaces for the parcels of real property known as 4200 North Fairfax Drive and bounded by Fairfax Drive, North Stuart Street, 9th Street North, and North Stafford Street, except the Floor Area Ratio is reduced to 6.0, subject to conditions.
- April 8, 1989 Approved a site plan amendment to substitute an exterior insulated finish system ("dryvit") for the approved facade materials, subject to all previous conditions and a modified condition #10.
- April 7, 1990 Approved a site plan amendment for two roof-top signs reading "Ramada Renaissance" on the 26th floor of the hotel and residential building, one on the east elevation, approximately 121 square feet, and one on the west elevation, approximately 189 square feet, subject to all previous conditions.
- September 18, 1991 Approved a site plan amendment for installation of two building identification signs only; one on the northwest building elevation at North Stuart Street and North Fairfax

Drive and one on the southwest building elevation at North Stuart Street and North 9th Street.

- January 18, 1992 Denied a site plan amendment for installation of two canopies with signs reading "Ristorante Landini Pizzeria".
- April 4, 1992 Approved a site plan amendment for a restaurant with live entertainment (A Cut Above), subject to conditions, with a review in one year (April 1993).
- April 3, 1993 Renewed a site plan amendment for a restaurant with live entertainment (A Cut Above), subject to all previous conditions, with a County Board review in three years (April 1996).
- November 21, 1995 Approved a site plan amendment to add approximately 1,400 square feet of retail gross floor area in the pedestrian mall, modify the approved comprehensive sign plan, and relocate one of the building entrances, subject to new conditions #39, 40 and 41.
- April 13, 1996 Renewed a site plan amendment for a restaurant with live entertainment (A Cut Above) subject to all previous conditions and no further review.
- January 11, 1997 Approved a site plan amendment to modify signs, planters and design details (add canopies with signs and a synthetic stucco bank over the existing archways; planters in the internal court; lighting and signs in the drop-off area planters; planter with a site sign in the private sidewalk; and replace existing signs), subject to new condition #42.
- August 8, 1998 Approved a site plan amendment for the addition of retail/restaurant space, subject to a revised condition #40.
- August 14, 1999 Approved a site plan amendment to convert second floor health club and restaurant space to office conference use and upgrade the facade of the retail along the exterior of the building, subject to a revised condition #40.
- April 21, 2001 Approved a site plan amendment for an outdoor café and handicapped access ramp, subject to conditions.



ARLINGTON
VIRGINIA

DEPARTMENT OF ENVIRONMENTAL SERVICES

Engineering and Capital Projects Division
Engineering Bureau
2100 Clarendon Boulevard, Suite 813, Arlington, VA 22201
Phone: 703.228.3629 Fax: 703.228.3606 www.arlingtonva.us

Ballston Commuter Store

Minor Site Plan Amendment Application (SP #240)

North Fairfax Drive - From N. Stafford St. to N. Stuart St.

Arlington County Project Number: BTSP

WMTA Project Number: PCN 250731

General Notes:

- ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88)
- ALL CONSTRUCTION WORK FOR THIS PROJECT SHALL CONFORM TO THE "ARLINGTON COUNTY, DEPARTMENT OF ENVIRONMENTAL SERVICES, CONSTRUCTION STANDARDS AND SPECIFICATIONS" MANUAL OF 2008, VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS (LATEST VERSION), AND ANY SPECIAL PROVISIONS AND SPECIAL DESIGN FOR STREETS, STORM SEWER, AND UTILITY CONSTRUCTION AS PROVIDED ON THESE PLANS OR IN THE BID PROPOSAL. COPIES OF THE "CONSTRUCTION STANDARDS AND SPECIFICATIONS" MANUAL MAY BE PURCHASED AT A COST OF \$30.00 PER HARD COPY OR CAN BE DOWNLOADED AT NO COST AT: [HTTP://WWW.ARLINGTONVA.US/DEPARTMENTS/ENVIRONMENTALSERVICES/CPE/ENVIRONMENTALSERVICESPECS.ASPX](http://www.arlingtonva.us/departments/environmentalservices/cpe/environmentalservicespecs.aspx)
- THE CONTRACTOR SHALL CONTACT "MISS UTILITY" AT 811 FOR MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES (i.e. WATER, SEWER, GAS, TELEPHONE, ELECTRIC, AND CABLE TV) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION. THE CONTRACTOR IS REQUIRED TO IDENTIFY AND PROTECT ALL OTHER UTILITY LINES FOUND IN THE WORK SITE AREA BELONGING TO OTHER OWNERS THAT ARE NOT MEMBERS OF "MISS UTILITY".
- WITH 48 HOURS NOTICE, THE COUNTY WILL PROVIDE CONSTRUCTION STAKES FOR LINE AND GRADE AND THE PREPARATION OF CUT SHEETS RELATED TO THIS PROJECT AT NO CHARGE TO THE CONTRACTOR.
- THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE FROM BEST AVAILABLE RECORDS AND MUST BE CONSIDERED TO BE APPROXIMATE. WHEN CONSTRUCTION ACTIVITY REACHES IN PROXIMITY TO EXISTING UTILITIES, THE TRENCH(ES) SHALL BE OPENED A SUFFICIENT DISTANCE AHEAD OF THE WORK OR TEST PITS SHALL BE MADE TO VERIFY THE EXACT LOCATION AND INVERTS OF THE UTILITY TO ALLOW FOR POSSIBLE CHANGES IN THE LINE OR GRADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING UTILITIES AND THE RELATED STRUCTURES. ALL EXISTING UTILITY SYSTEMS SHALL BE PROTECTED TO PREVENT DAMAGE DURING THE CONTRACTOR'S OPERATIONS. ANY SYSTEM DAMAGED SHALL BE PROMPTLY REPAIRED AT NO COST TO THE OWNER.
- FOR CONTROL AND MAINTENANCE OF TRAFFIC REFER TO CONTRACT SPECIAL PROVISION, MAINTENANCE OF TRAFFIC, LOCATED IN THE BID PROPOSAL.
- CONCRETE CRADLES SHALL BE PROVIDED AT ALL SANITARY LATERAL CROSSINGS. IF SO DESIRED BY THE ENGINEER, ADDITIONAL CONCRETE CRADLES SHALL BE PROVIDED TO PROTECT OTHER UTILITIES WITHIN THE CONSTRUCTION LIMITS. THE CONCRETE CRADLES AND ENCASUREMENTS SHALL BE PAID FOR AT THE STIPULATED UNIT PRICE.
- ALL UNSUITABLE BACKFILL MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR AT HIS OWN EXPENSE. SUITABLE BACKFILL MATERIAL MAY BE REUSED ANYWHERE ON THE JOB AND MAY BE STOCKPILED FOR REUSE. STORING, TRANSPORTATION, LOADING, AND OTHER ASSOCIATED COST ARE TO BE INCLUDED IN THE UNIT BID PRICE FOR PIPE IN PLACE. STORAGE AREAS WILL NOT BE PROVIDED BY ARLINGTON COUNTY.
- ALL CONCRETE ON THIS PROJECT SHALL BE CLASS "A-3", AIR ENTRAINED CONCRETE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL USE A CURING COMPOUND TO TREAT ALL EXPOSED CONCRETE.
- THE REMOVAL COST OF ANY EXISTING PAVEMENT, CURB AND GUTTER, SIDEWALKS, APRONS, ETC. IS TO BE INCLUDED IN THE UNIT PRICE BID FOR EXCAVATION. THE CONTRACTORS ARE HEREBY ADVISED THAT THEY MAY DUMP EXCAVATED CONCRETE CURB AND GUTTER AND SIDEWALK (NO REINFORCING STEEL OR WIRE) AT ARLINGTON COUNTY TRADES CENTER LOCATED AT 4300 29TH STREET SOUTH.
- THE CONTRACTOR SHALL PROVIDE ACCESS THROUGH THE SITE AS DIRECTED BY THE ENGINEER AT ALL TIMES DURING CONSTRUCTION AND SHALL ENSURE THE SAFETY OF PEDESTRIANS FROM TRAFFIC AND CONSTRUCTION HAZARDS.
- EXISTING DRAINAGE FACILITIES AFFECTED BY THIS PROPOSED PROJECT SHALL BE CLEANED OUT TO THE SATISFACTION OF THE COUNTY. THE COST IS INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT PRICE OF OTHER ITEMS.
- CONTRACTOR SHALL NOT DISTURB OR REMOVE ANY TRAFFIC CONTROL SIGNS, PARKING METERS OR ANY OTHER TRAFFIC CONTROL DEVICE WITHOUT PRIOR PERMISSION FROM THE TRANSPORTATION DIVISION AT (703) 228-3575 OR 228-6512.
- PAVEMENT MARKINGS AND TRAFFIC CONTROL SIGNS THAT PERTAIN TO THIS PROJECT SHALL BE PROVIDED AND INSTALLED BY ARLINGTON COUNTY TRAFFIC ENGINEERING BUREAU. THE CONTRACTOR SHALL COORDINATE WITH ARLINGTON COUNTY, TRAFFIC BUREAU.
- ABANDONING EXISTING STRUCTURES AND PIPELINES, EXCAVATE AND REMOVE EXISTING STRUCTURE AND STORM SEWER LINES OR ABANDON IN PLACE BY FILLING PIPE WITH FLOWABLE FILL AND PLUGGING AT ALL OPEN ENDS. EXCAVATE AND REMOVE STRUCTURE TO A MINIMUM OF 2 FEET BELOW FINISHED GRADE, FILL THE STRUCTURE WITH SAND OR #57 AGGREGATE MATERIAL. THE PRICE FOR ABOVE SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE PIPE IN PLACE.
- EXISTING UTILITY SYSTEMS SHALL BE PROTECTED TO PREVENT DAMAGE DURING THE CONTRACTOR'S OPERATIONS. ANY SYSTEMS DAMAGED SHALL BE PROMPTLY REPAIRED AT NO COST TO THE OWNER.
- A PRE-CONSTRUCTION MEETING WITH WMATA IS REQUIRED PRIOR TO CONSTRUCTION OF THE PROJECT.

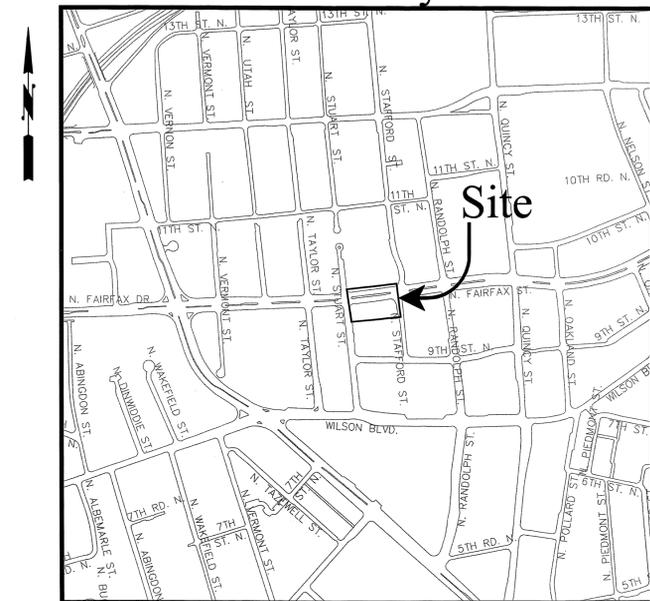
Table of Contents:

- Cover Sheet
- Detail Sheet
- North Fairfax Drive - Existing Conditions and Demolition Plan
- North Fairfax Drive - Plot and Location Map

Location Map

Scale: 1"=600'

Vicinity



Contact Information

Project Engineer
Catalino C. Umayam
(703) 228 3637
cumayam@arlingtonva.us

Project Manager
Katherine D. Youngbluth
(703) 228 3392
kyoungbluth@arlingtonva.us

I CERTIFY THAT THIS PROJECT WAS BUILT IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN, UNLESS DULY NOTED IN THE ABOVE REVISION BLOCK.

PROJECT MANAGER	DATE
CONSTRUCTION MANAGER	DATE



DEPARTMENT OF ENVIRONMENTAL SERVICES
Engineering & Capital Projects Division
Engineering Bureau
2100 Clarendon Boulevard, Suite 813
Arlington, VA 22201
Phone: 703.228.3629
Fax: 703.228.3606



Approvals Date
DESIGN TEAM SUPERVISOR 3/16/11

ENGINEERING BUREAU CHIEF

WATER, SEWER STREETS BUREAU CHIEF

TRANSPORTATION DIRECTOR

Revisions Date

Project Name and Location
Ballston Commuter Store

Cover Sheet
North Fairfax Drive
From North Stafford Street
To North Stuart Street
101.41.150.BTSP.0000.SPJ

Designed: CCU
Drawn: CCU
Checked: DR
Miss Utility Transmittal #: 5077-D
Filename: BTSP_FPlan_Comm.dwg
Path: G:\Data\BTSP\Design\Drawings
Plotted: March 16, 2011
Plotted by: Cumayam

Scale: As Noted

Sheet
1 of 4

Seal



Approvals Date
E. Daniel Reinhard III 3/16/11
DESIGN TEAM SUPERVISOR

ENGINEERING BUREAU CHIEF

WATER, SEWER STREETS BUREAU CHIEF

TRANSPORTATION DIRECTOR

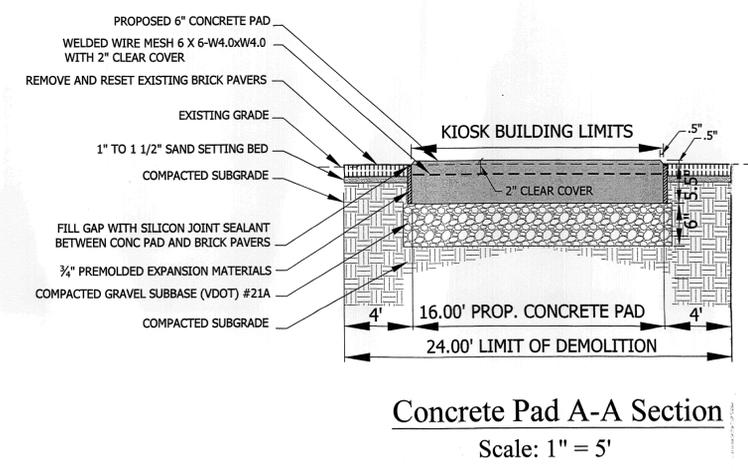
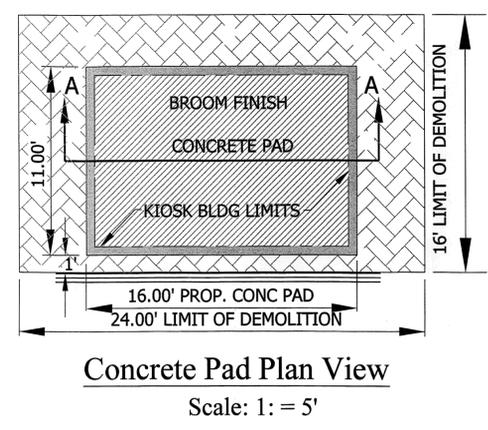
Revisions Date

Revisions	Date

Project Name and Location
Ballston Commuter Store
Detail Sheet
North Fairfax Drive
From North Stafford Street
To North Stuart Street
101.41.150.BTSP.0000.SPJ

Designed: CU
Drawn: CU
Checked: DR
Miss Utility Transmittal #: 5077-D
Filename: BTSP_FPlan_Comm.dwg
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Plotted: March 16, 2011
Plotted by: Cumayam
Scale: As Noted

<p>Easement</p> <p>Asphalt</p> <p>Building</p> <p>Cable TV</p> <p>Center Line</p> <p>Concrete</p> <p>Contours</p> <p>Curb</p> <p>Electric (Underground)</p> <p>Fence</p> <p>Fiber Optic</p> <p>Guardrail</p> <p>2" Gas</p> <p>3" Gas</p> <p>6" Gas</p> <p>8" Gas</p> <p>Gas</p> <p>Limits Of Clearing</p> <p>Overhead Wires</p> <p>Property Line</p> <p>8" Sanitary</p> <p>12" Sanitary</p> <p>Sanitary Sewer</p> <p>Sanitary House Con.</p> <p>Sidewalk</p> <p>Storm (size noted)</p> <p>Telephone (Underground)</p> <p>Wall</p> <p>6" Water</p> <p>8" Water</p> <p>12" Water</p> <p>Water</p> <p>Water House Con.</p> <p>Lane Marking</p> <p>Tree Line</p> <p>PVC (Street Lights)</p> <p>Concrete</p> <p>Existing Brick Pavers</p> <p>Gravel</p> <p>Undisturbed Ground</p> <p>Sand</p>	<p>Existing</p> <p>CATV</p> <p>250</p> <p>UGE</p> <p>X</p> <p>FO</p> <p>2" G</p> <p>3" G</p> <p>6" G</p> <p>8" G</p> <p>GAS</p> <p>12" S</p> <p>SAN</p> <p>SHC</p> <p>UGT</p> <p>6" W</p> <p>8" W</p> <p>12" W</p> <p>W</p> <p>WHC</p> <p>11.00'</p> <p>16.00' PROP. CONC PAD</p> <p>24.00' LIMIT OF DEMOLITION</p>	<p>Proposed</p> <p>250</p> <p>X</p> <p>2" G</p> <p>3" G</p> <p>6" G</p> <p>8" G</p> <p>GAS</p> <p>12" S</p> <p>SAN</p> <p>SHC</p> <p>UGT</p> <p>6" W</p> <p>8" W</p> <p>12" W</p> <p>W</p> <p>WHC</p> <p>16.00' PROP. CONC PAD</p> <p>24.00' LIMIT OF DEMOLITION</p>	<p>Prop. Storm Catch Basin</p> <p>Ex. Storm Catch Basin</p> <p>Prop. Storm Grate</p> <p>Ex. Storm Grate</p> <p>Prop. Storm MH</p> <p>Ex. Storm MH</p> <p>Prop. Sanitary MH</p> <p>Ex. Sanitary MH</p> <p>Prop. Cobra Head Light</p> <p>Prop. Carlyle Light</p> <p>Prop. Light Pole</p> <p>Ex. Light Pole</p> <p>Prop. Utility Pole</p> <p>Ex. Utility Pole</p> <p>Ex. Utility MH (Type Indicated Elec. Tele. etc)</p> <p>Prop. Water MH</p> <p>Ex. Water MH</p> <p>Prop. Water Valve</p> <p>Ex. Water Valve</p> <p>Prop. Water FH</p> <p>Ex. Water FH</p> <p>Kiosk Bldg Limits</p> <p>Kiosk Bldg Base</p>	<p>Traffic Sign</p> <p>Guy Wires</p> <p>Prop. Gas Valve</p> <p>Ex. Gas Valve</p> <p>Prop. Handicap Ramp</p> <p>Ex. Handicap Ramp</p> <p>Metro Station</p> <p>Benchmark</p> <p>Deciduous Tree</p> <p>Coniferous Tree</p> <p>Shrub</p> <p>Wooded Area</p> <p>Bridge</p> <p>North Arrow</p> <p>Telephone Ped.</p> <p>Electric Box</p> <p>Cable Ped.</p> <p>Gas Marker</p> <p>Construction Notes (Leader to area affected)</p> <p>Curve Number (See Curve Table)</p> <p>Line Number (See Line Table)</p>	<p>Ex. Sanitary Sewer Structure Number (Number obtained from WSE)</p> <p>Ex. Storm Sewer Structure Number (Number obtained from WSE)</p> <p>Prop. Sanitary Sewer Structure Number (Number obtained from WSE)</p> <p>Prop. Storm Sewer Structure Number (Number obtained from WSE)</p> <p>Parking Meter</p> <p>Mailbox</p> <p>Ground Light</p> <p>Traverse</p> <p>Bus Sign</p> <p>Existing Test Hole (Test Hole Requested and Data Received)</p> <p>Prop. Test Hole (Test Hole Requested)</p> <p>Prop. Water Meter</p> <p>Ex. Water Meter</p> <p>P.K. Nail Found</p> <p>P.K. Nail Set</p> <p>Rebar Rod Found</p> <p>Rebar Rod Set</p> <p>Iron Pipe</p> <p>Monument (GPS)</p> <p>Monument</p>
--	--	---	---	--	---



Seal



Approvals Date

E. D. [Signature] 3/16/11
DESIGN TEAM SUPERVISOR

ENGINEERING BUREAU CHIEF

WATER, SEWER STREETS BUREAU CHIEF

TRANSPORTATION DIRECTOR

Revisions Date

Revisions	Date

Project Name and Location
Ballston Commuter Store
Existing Conditions and Demolition Plan
North Fairfax Drive
From North Stafford Street
To North Stuart Street
101.141.150.BTSP.0000.SPJ

Designed: CU
Drawn: CU
Checked: DR
Miss Utility Transmittal #: 5077-D

Filename: BTSP_FPlan_Comm.dwg
Path: c:\Data\BTSP\Design\Drawings
Plotted: March 16, 2011
Plotted by: Cumayam
Scale: As Noted

LEGEND

- LIMITS OF STRUCTURE (UNDERGROUND)
- LIMITS OF DEMOLITION
- ▨ EXISTING BRICK PAVEMENT DEMOLITION

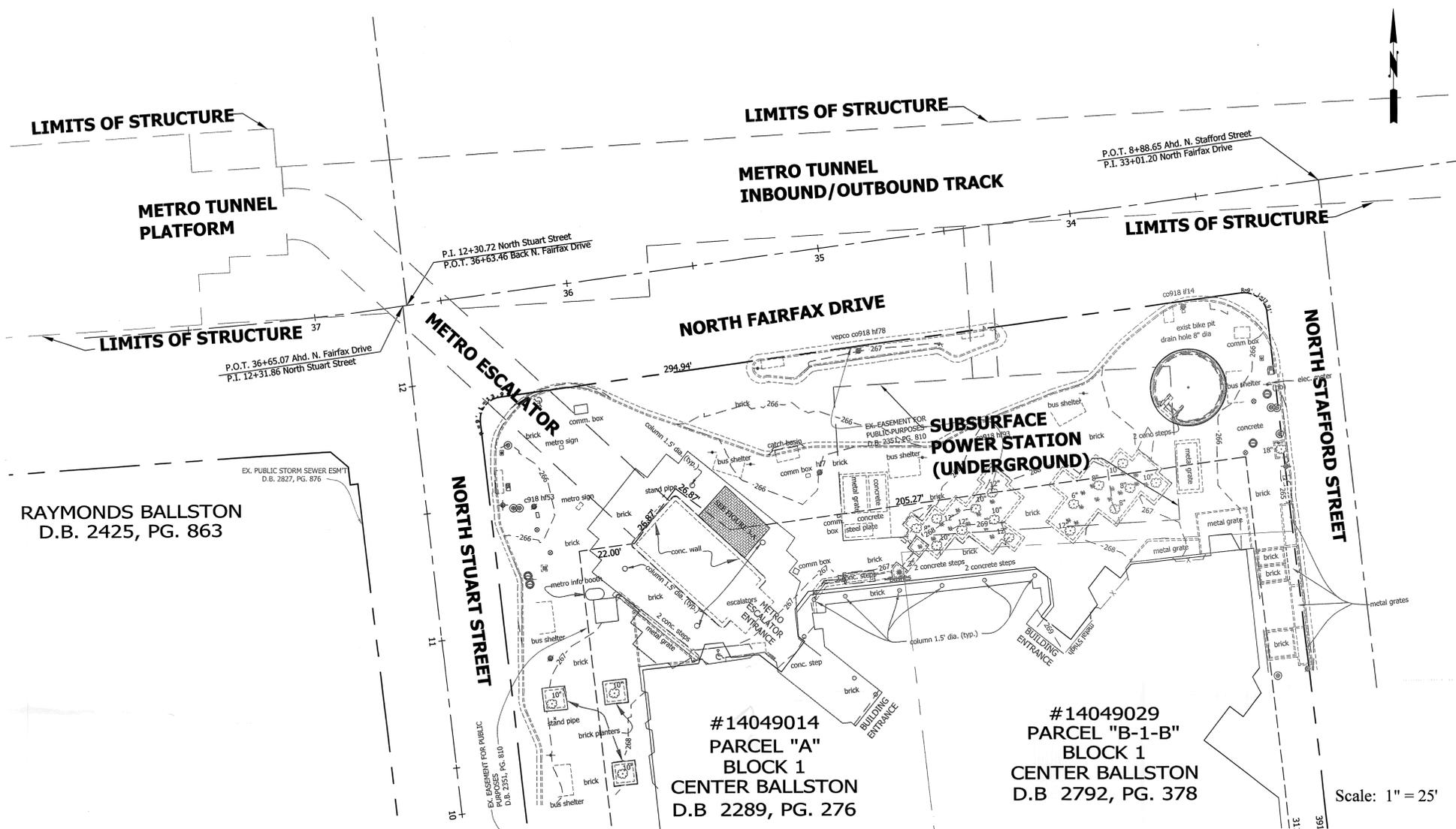
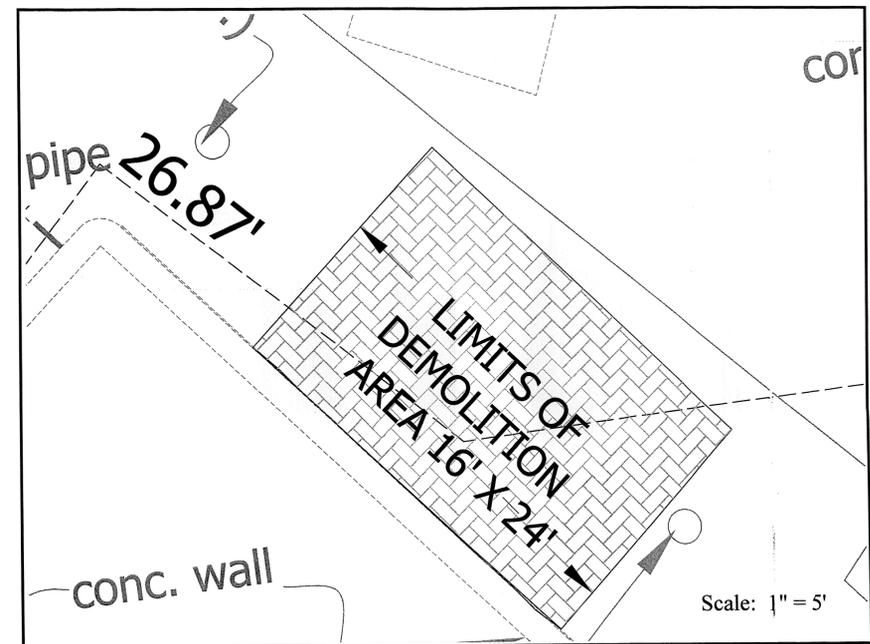


FIGURE 3-A



LEGEND

-  LIMITS OF STRUCTURE (UNDERGROUND)
-  KIOSK BLDG. LIMITS
-  PROPOSED BRICK PAVERS

SITE DATA:

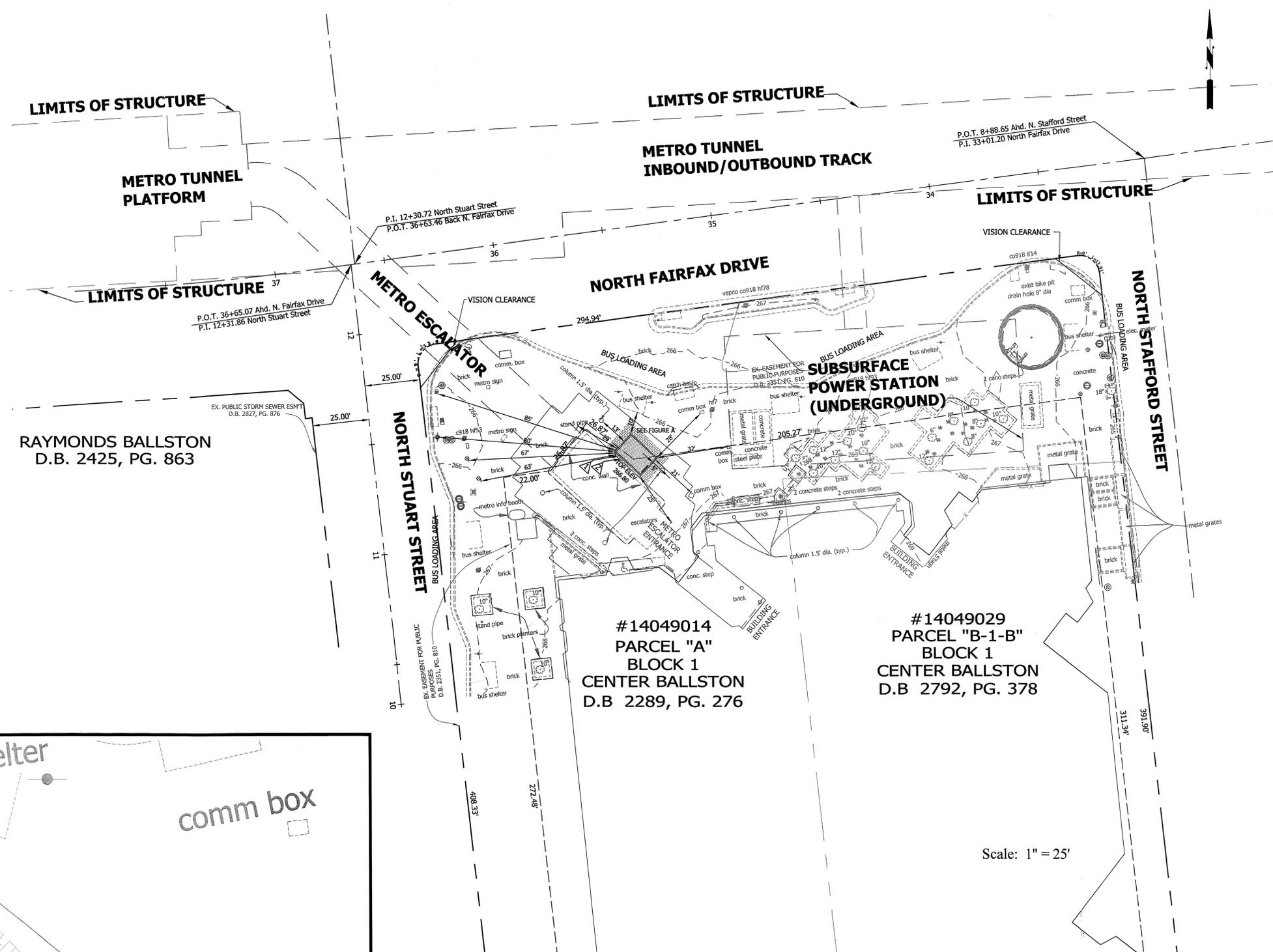
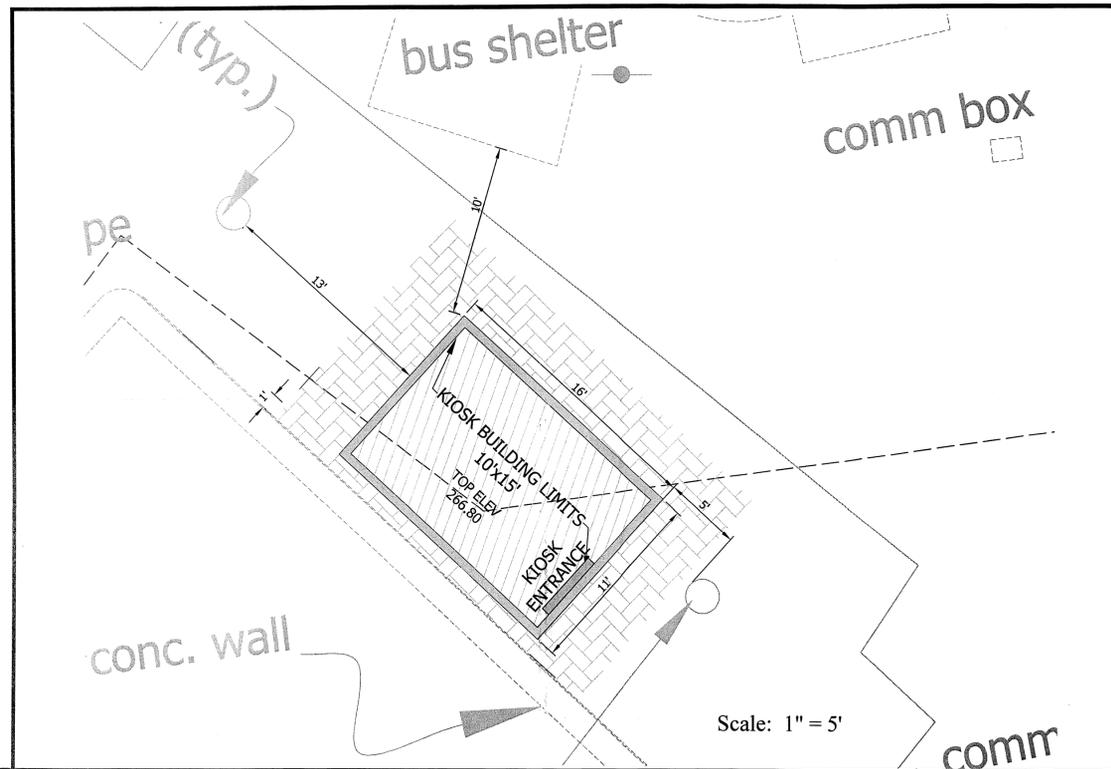
PLAZA AREA: 26,702 SF	AREA NORTH OF BUILDING FACE
-1,847 SF	PLANTER AREA
-708 SF	BIKE PIT
-221 SF	BUS SHELTER
23,926 SF	OPEN PLAZA AREA

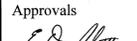
PER ACZO SECTION 31.A.18.B.2 - 4 KIOSKS PERMITTED ON PLAZA
 IMPERVIOUS AREA ADDED WITH THIS PLAN: 0 SF
 TREES IMPACTED WITH THIS PLAN: 0

CONSTRUCTION NOTES

-  CONSTRUCT 6" THICK 11' X 16' CONCRETE PAD WITH A BROOM FINISH. (SEE SHEET 2 FOR DETAILS)
-  REMOVE AND RESET EXISTING BRICK PAVERS TO PROPOSED GRADE.

FIGURE A

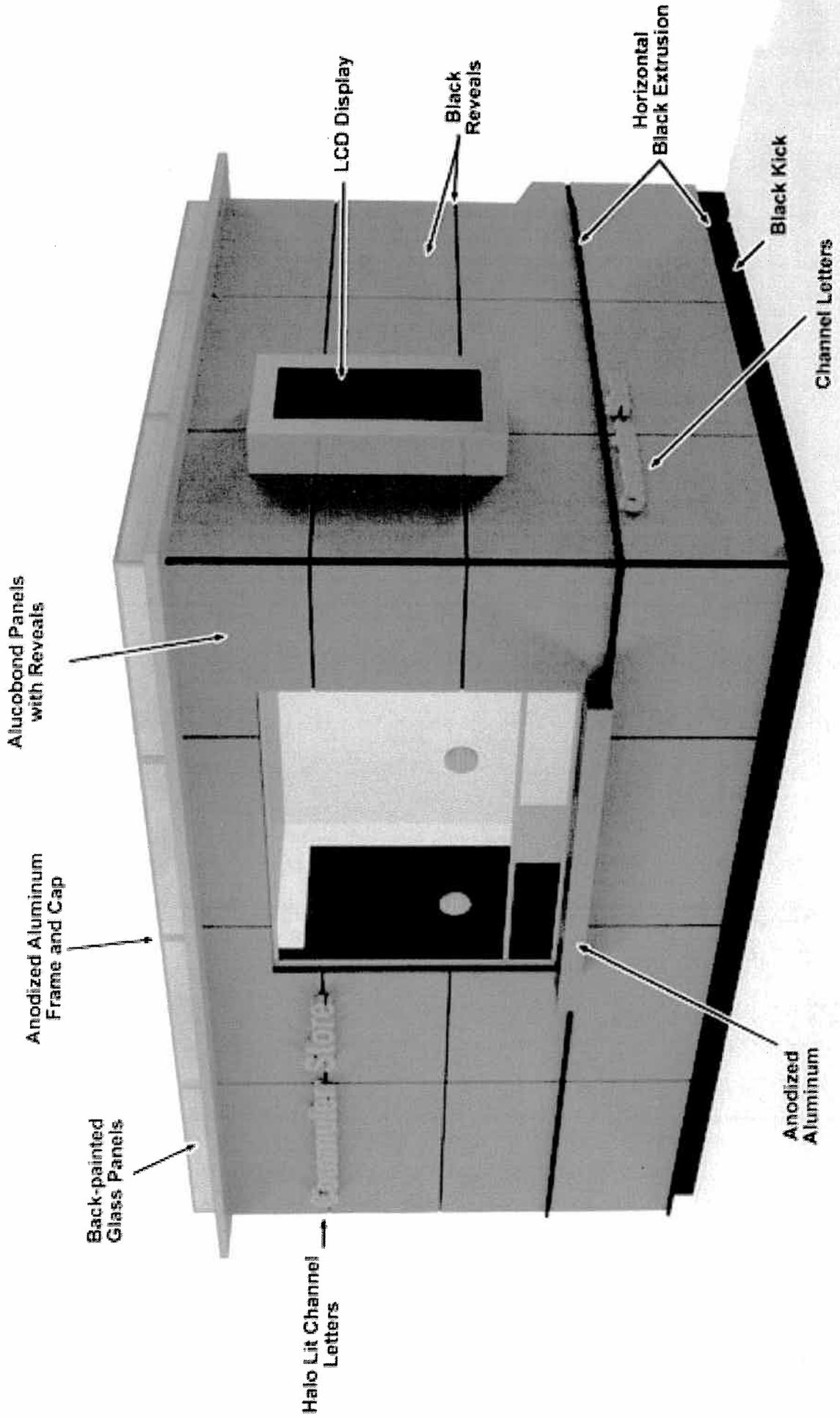


Approvals	Date
	3/16/14
DESIGN TEAM SUPERVISOR	
ENGINEERING BUREAU CHIEF	
WATER, SEWER STREETS BUREAU CHIEF	
TRANSPORTATION DIRECTOR	
Revisions	Date

Ballston Commuter Store
 Plot And Location Map
 North Fairfax Drive
 From North Stafford Street
 To North Stuart Street
 101.41.150.BTSP.0000.SP1

Designed: CU
 Drawn: CU
 Checked: DR
 Miss Utility Transmittal #: 5077-D
 Filename: BTSP_FPPlan_Comm.dwg
 Path: C:\Data\BTSP\Design\Drawings
 Plotted: March 16, 2011
 Plotted by: Cumayam
 Scale: As Noted

Please Note: This drawing is conceptual and is subject to Arlington County Board approval

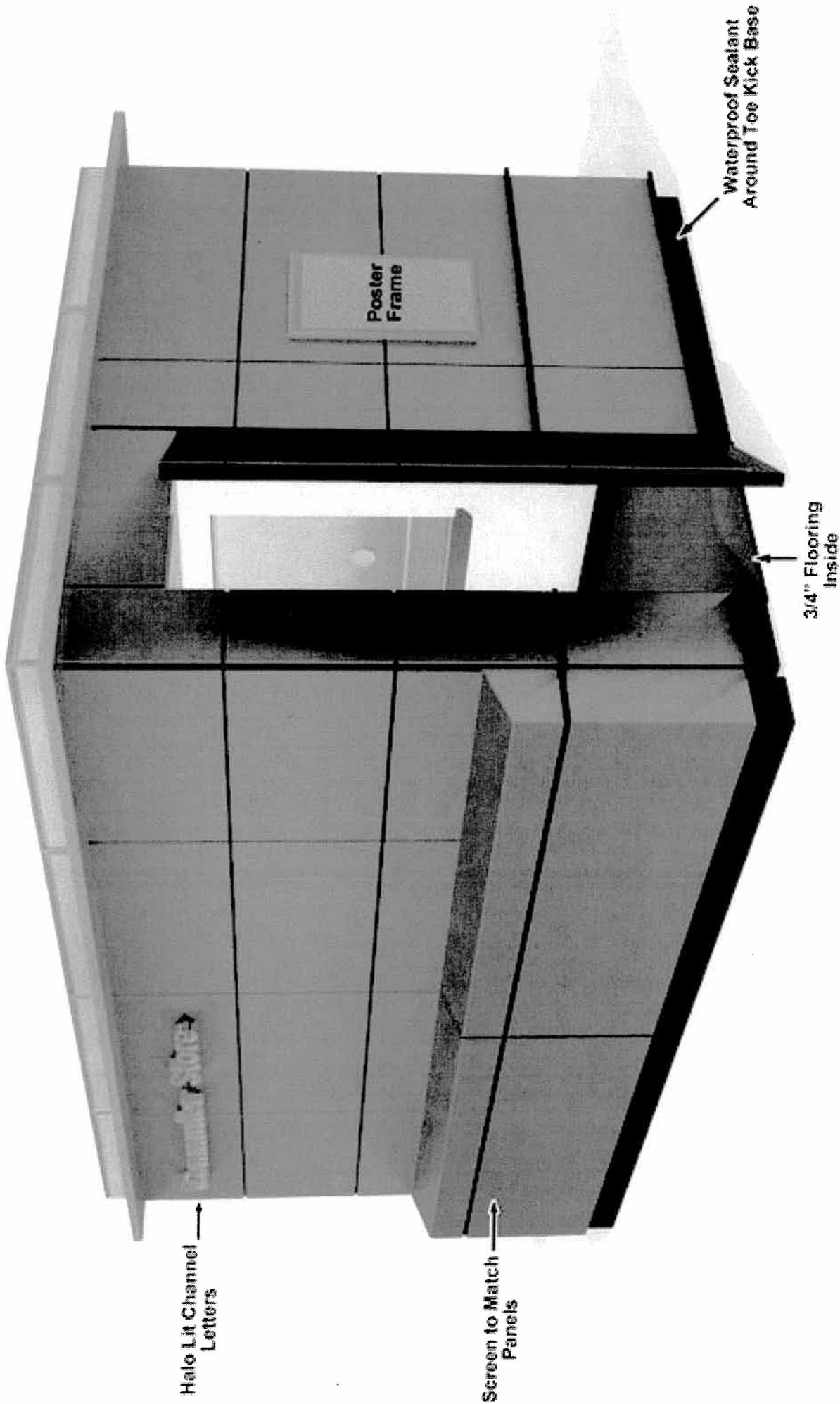


10x15 Outdoor Retail Kiosk

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Please Note: This drawing is conceptual and is subject to Arlington County Board approval



Halo Lit Channel Letters

Screen to Match Panels

Poster Frame

Waterproof Sealant Around Toe Kick Base

3/4" Flooring Inside

10x15 Outdoor Retail Kiosk

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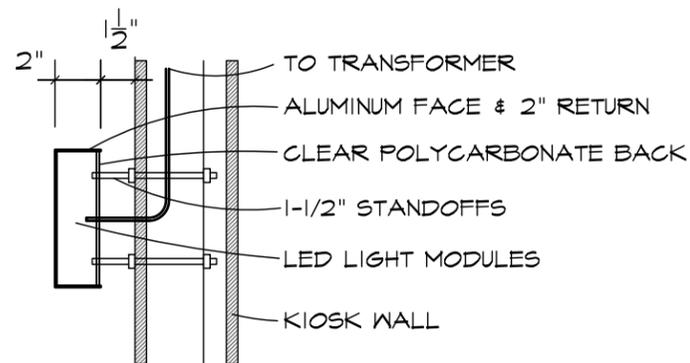
SIGN INFORMATION MATRIX AND NOTES											
SIGN TYPE	SIZE (width x height x depth)	AREA (sf)	QUANTITY	MOUNT HEIGHT (to C.L.)	TEXT ON SIGN	LOCATION	DESCRIPTION	MATERIAL	COLOR	ATTACHMENT	DETAIL
A	5'-10" w x 6" h x 2" d	3.0	1	6'-11"	"COMMUTER STORE"	NORTH ELEVATION	REVERSE CHANNEL LETTER INTERNAL LED LIGHTED (HALO)	ALUMINUM FRONT FACE & RETURNS	SILVER FACES - TRANSLUCENT BACK WITH #230-125 MANGO VINYL	1-1/2" STANDOFF BEHIND LETTERS	1
B	5'-10" w x 6" h x 2" d	3.0	1	7'-9"	"COMMUTER STORE"	SOUTH ELEVATION	REVERSE CHANNEL LETTER INTERNAL LED LIGHTED (HALO)	ALUMINUM FRONT FACE & RETURNS	SILVER FACES - TRANSLUCENT BACK WITH #230-125 MANGO VINYL	1-1/2" STANDOFF BEHIND LETTERS	1
C	3'-4" w x 4" h x 1-1/2" d	2.0	1	2'-5"	"COMMUTER STORE"	WEST ELEVATION	CHANNEL LETTERS	ALUMINUM FRONT FACE & RETURNS	SILVER FACES	SURFACE MOUNT	2
D	3'-0" w x 5'-0" h x 8" d	15.0	1	5'-10"	NONE	WEST ELEVATION	LCD DISPLAY & ENCLOSURE	POWDER COATED ALUMINUM AND LCD SCREEN	SILVER FRAME	SURFACE MOUNT	3
E	2'-1" w x 2'-7" h x 1-1/2" d	6.0	1	3'-8"	NONE	EAST ELEVATION	POSTER HOLDER	POWDER COATED ALUMINUM AND ACRYLIC FACING	SILVER FRAME	SURFACE MOUNT	4
TOTAL		29.0	5								

Commuter Store

- A** REVERSE CHANNEL LETTER - HALO LIT
- B** REVERSE CHANNEL LETTER - HALO LIT
- C** CHANNEL LETTER - SOLID FACE

Sign - Front Elevation

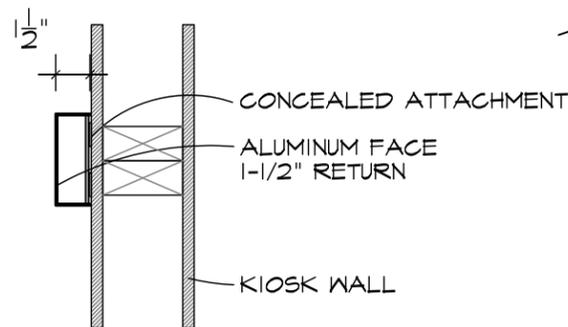
SCALE: nts



A **B**

Detail 1

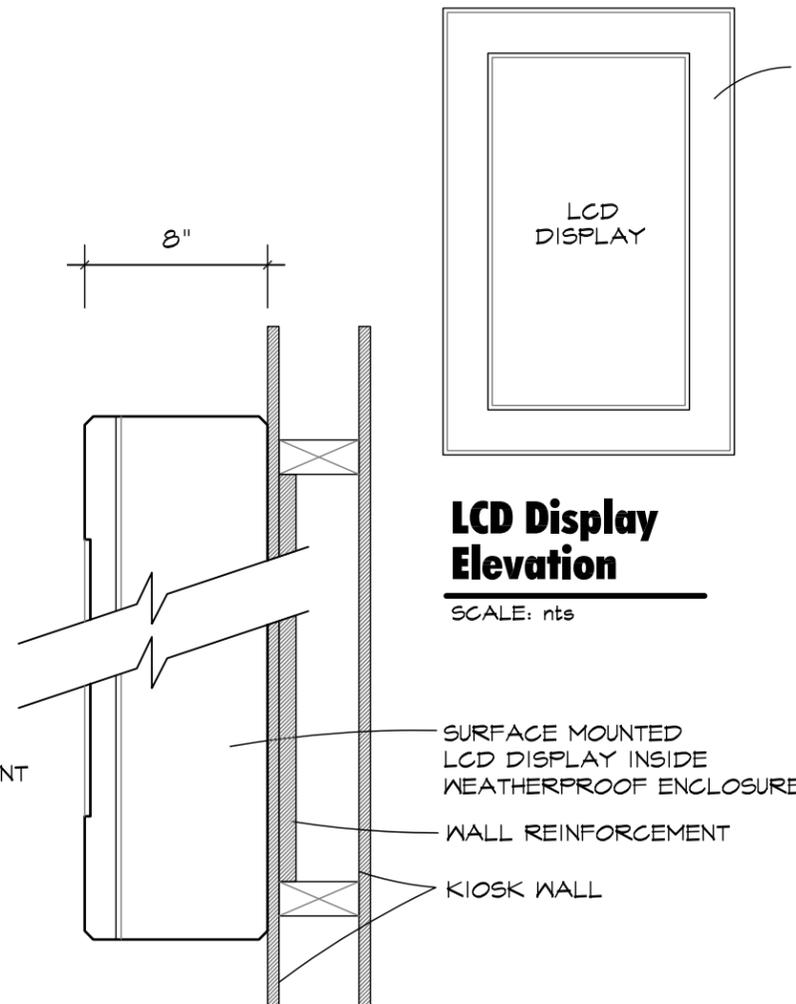
SCALE: 1-1/2" = 1'-0"



C

Detail 2

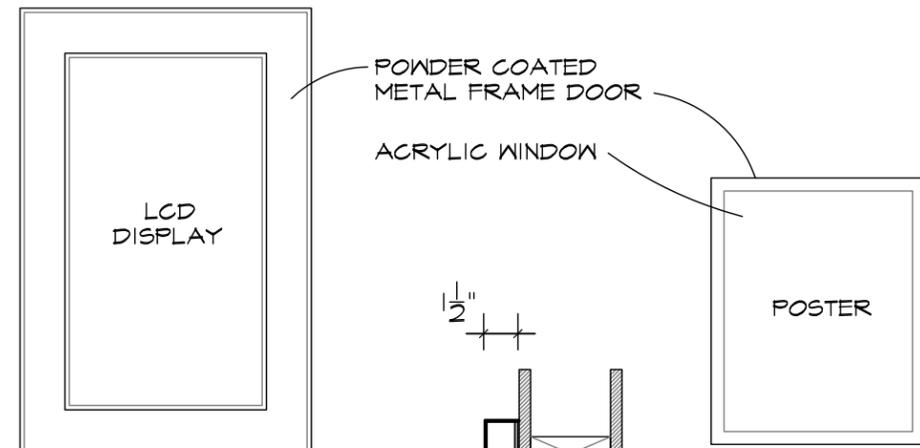
SCALE: 1-1/2" = 1'-0"



D

Detail 3

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



1/2"

1/2"

E

Detail 4

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

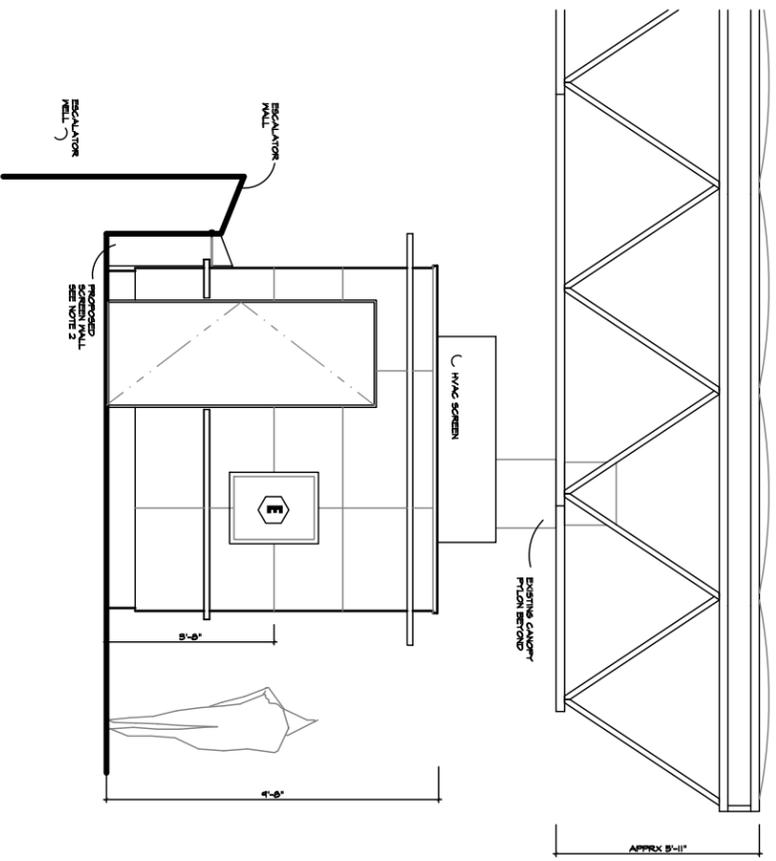
LCD Display Elevation

SCALE: nts

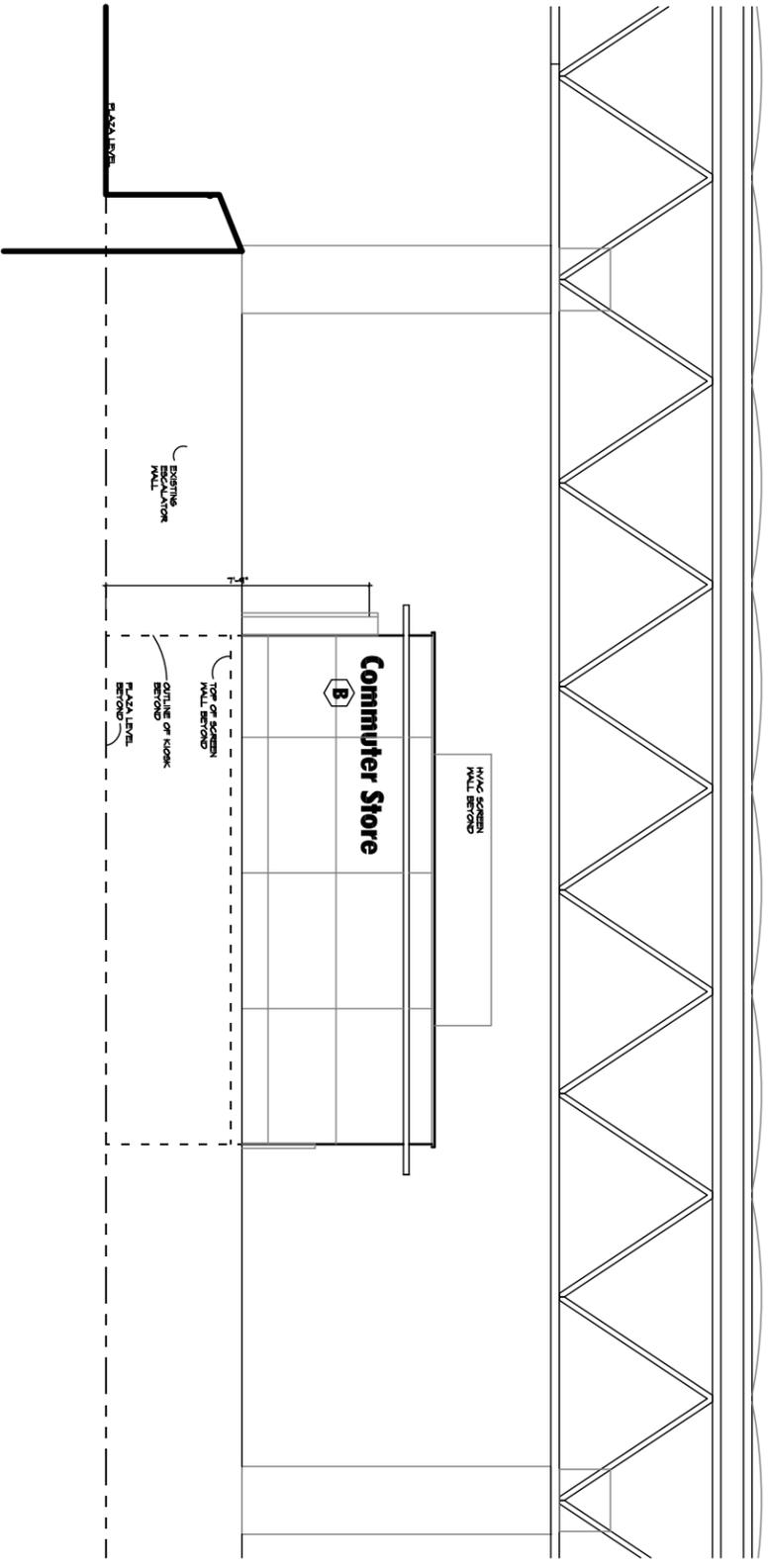
Poster Holder Elevation

SCALE: nts

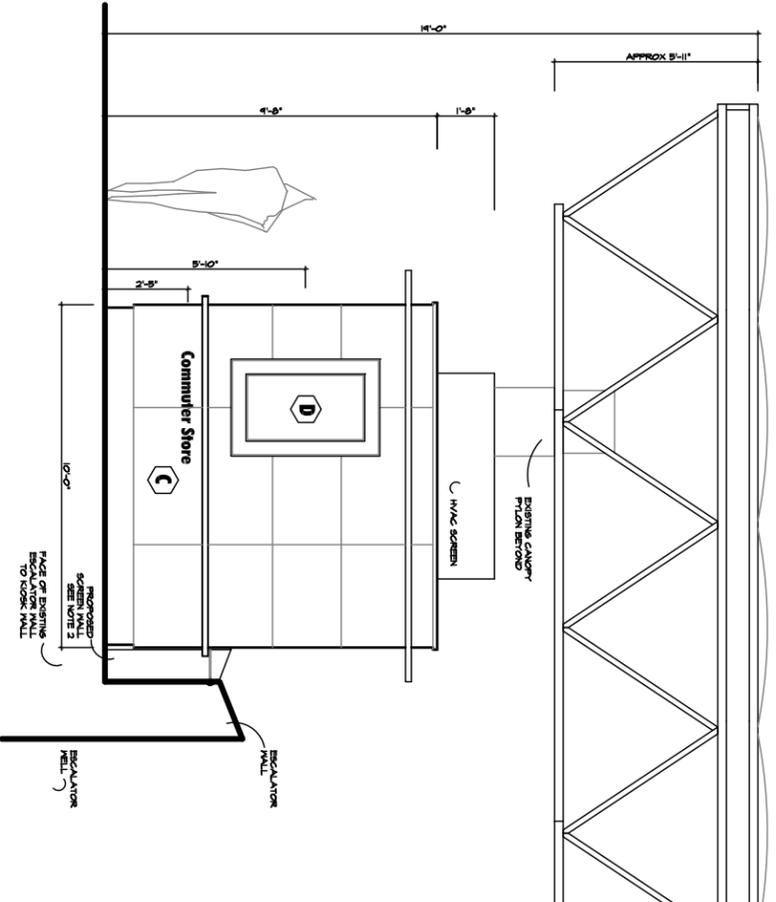
NOTE:
VISUAL DISPLAY WILL NOT
BE VISIBLE FROM STREET



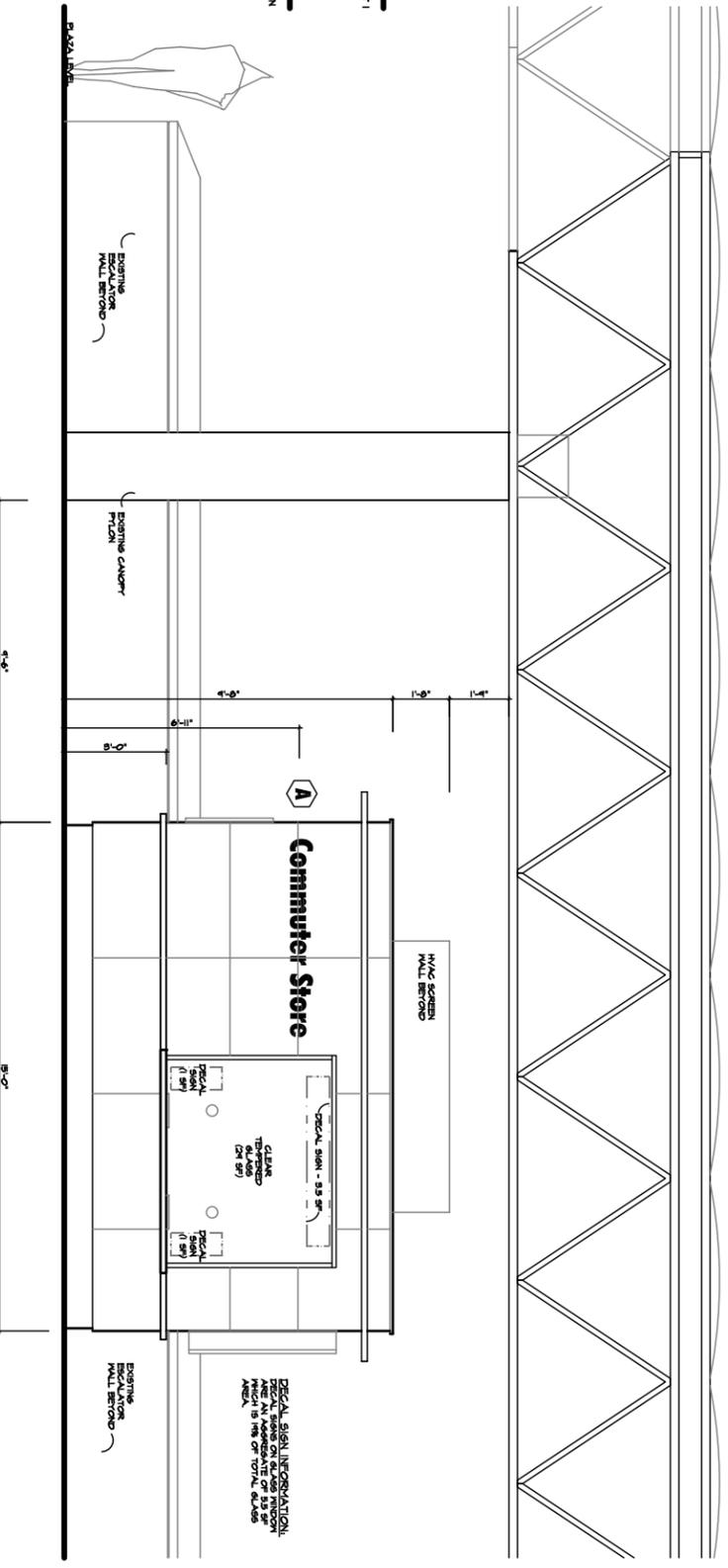
East Elevation
SCALE: 3/16" = 1'-0"



South Elevation
SCALE: 3/16" = 1'-0"



West Elevation
SCALE: 3/16" = 1'-0"



North Elevation
SCALE: 3/16" = 1'-0"

LEGEND
X DENOTES SIGN TYPE - SEE SHEET 1 FOR SIGN DESCRIPTION

NOTES
ALL SIGN DIMENSIONS ARE DERIVED ON SHEET 1

DECAL SIGN INFORMATION:
DECAL SIGNS ON GLASS THROUGH MOUNT IS 1/8" OF TOTAL GLASS AREA

