



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of May 19, 2012

DATE: May 11, 2012

SUBJECTS: A. Z-2533-11-1 REZONING from "R-5" One-Family, Restricted Two-Family Dwelling Districts to "CP-FBC" Columbia Pike Form Based Code Districts. Property is approximately 20,767 sq. ft. and located at 3506 Columbia Pike (RPC# 26-001-019).

B. U-3334-12-1 USE PERMIT for the development of 247 multi-family dwelling units, 12 stacked flats, 44 townhouses and 15,079 square feet of retail; approval of a comprehensive sign plan; and modification of use regulations for alley location, location of building entrances and signs; all for property located at 3400, 3506, and 3514 Columbia Pike and 1100 and 1110 S. Glebe Road (RPC# 26-001-018, -019, -020, -071, and -072).

Applicant:

Cars-DBI, LLC /by: Penrose Property Company, LLC

By:

M. Catharine Puskar

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.

2200 Clarendon Boulevard, 13th Floor

Arlington, Virginia 22201

C.M. RECOMMENDATIONS:

1. Adopt the attached resolution to approve the rezoning request from "R-5" One Family Dwelling Districts to "CP-FBC" Columbia Pike Form Based Code Districts; 3506 Columbia Pike (RPC# 26-001-019).

County Manager:

BMD/GA

County Attorney:

[Signature]

[Signature]

Staff: Jason Beske, DCPHD, Planning Division
Jennifer Smith, DCPHD, Planning Division
Dolores Kinney, DES, Development Services

42.

2. Approve the subject use permit, in accordance with the Columbia Pike Form Based Code (Section 20 of the Zoning Ordinance), to build a multi-family building containing 247 units, 44 townhomes, 12 stacked flats, and 15,079 square feet of retail with modifications for the alley location, and building entryways; and approve the comprehensive sign plan, subject to the conditions of the staff report.

ISSUES: This is a rezoning and use permit request for a Columbia Pike Form Based Code (FBC) development. Modifications to an alley location, building entryways, and signs are requested, which are allowable under the FBC.

SUMMARY: The applicant is requesting use permit approval of a residential project for 245 units in a multi-family building, 12 stacked flats, 44 townhomes, and 15,443 square feet of retail. The applicant is also requesting approval of a comprehensive sign plan for the project. The subject property, located at the southwest corner of Columbia Pike and Glebe Road, is within the Columbia Pike Special Revitalization District as shown on the General Land Use Plan (GLUP), making the site eligible for development pursuant to the Columbia Pike Form Based Code (FBC), with the appropriate underlying zoning. In this case, one parcel on the site is currently zoned “R-5,” which is not a district that permits use of the FBC zoning ([Section 20 – Appendix A of the Zoning Ordinance](#)). Therefore, the applicant is requesting a rezoning to Section 20 “CP-FBC” in order to use the FBC as the development standard on the entire site.

The site area exceeds 40,000 square feet; therefore, a special exception FBC use permit approval is required. In addition, the applicant is requesting two (2) modifications, one (1) for the location of an alley and one (1) for the location of building entrances. After several review cycles of preliminary plans, including review by the Columbia Pike FBC Advisory Working Group, the final application is compliant with FBC standards, with the exception of the requested modifications noted above. The requested modifications are elements that may be considered and modified by the County Board.

The proposed use permit is in compliance with the standards of the FBC and Arlington County Zoning Ordinance (ACZO), except for the requested modifications, which are supported by staff. The proposal conforms with the purposes and intent of the [Columbia Pike Initiative – A Revitalization Plan](#). In addition, the Advisory Working Group has found the use permit proposal to be in conformance with the FBC and is supportive of the proposed modifications. Therefore, staff recommends approval of the rezoning, use permit, and Comprehensive Sign Plan for 245 dwelling units, 12 stacked flats, 44 townhouses and 15,433 square feet of retail, including the modification of use regulations for alley location and location of building entrances; located at 3400, 3506, and 3514 Columbia Pike and 1100 and 1110 S. Glebe Road subject to the conditions of the staff report.

BACKGROUND: The subject site is located at the southwest corner of Columbia Pike and Glebe Road. The Rosenthal car dealership currently occupies the site. The applicant is proposing a block structure for the development that is consistent with the [Columbia Pike Form Based Code Town Center Regulating Plan](#) for the site. The block structure is delineated as the

North Block and the South Block and is described as such in this report and for phasing the development.

The following provides additional information about the site and location:

Site: The approximate 204,000 square foot (4.68 acres) site is located on the block bounded by Columbia Pike, S. Glebe Road, 12th Street South, and a portion of S. Monroe Street.

To the south: US Postal Service facility zoned “C-O-1.0” and designated “Government and Community Facilities” on the GLUP.

To the east: Across S. Glebe Road: Exxon service station, car lots, vacant property, and residential uses zoned “C-2” and “R-5” and designated “Service Commercial” and within the Columbia Pike Special Revitalization District on the GLUP.

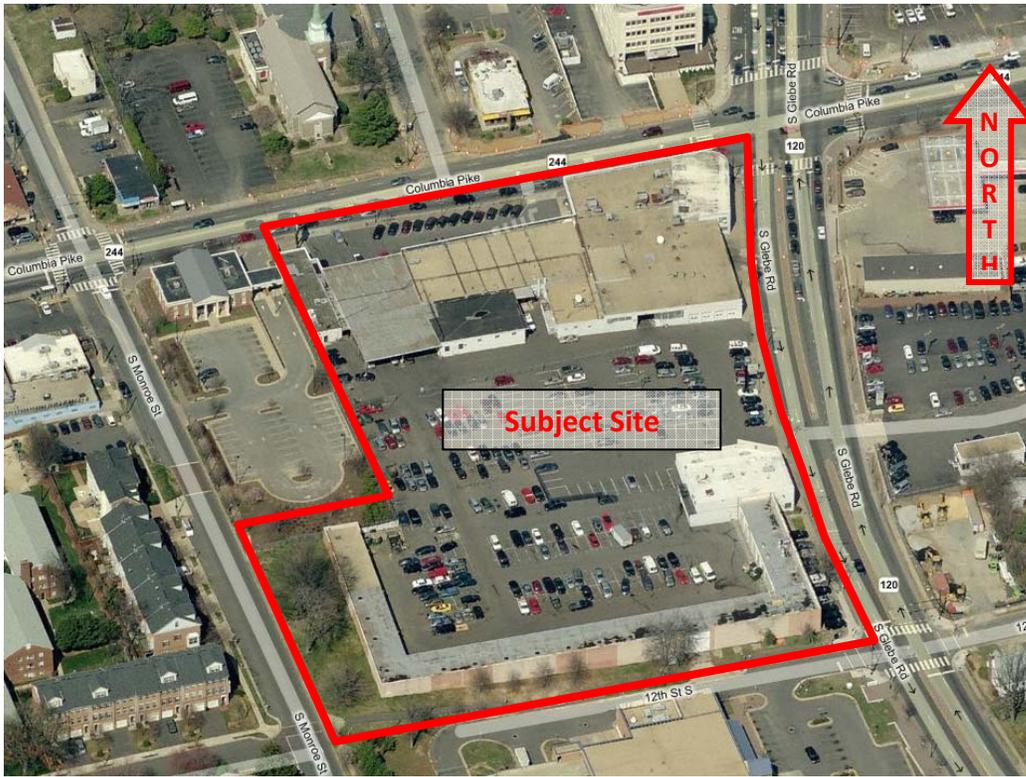
To the north: Across Columbia Pike are a bank, church, and service uses zoned “C-O” and “C-2” and designated “Service Commercial” and within the Columbia Pike Special Revitalization District on the GLUP.

To the west: A one-story bank use with drive through (Capital One) zoned “C-2” and designated “Service Commercial” and within the “Columbia Pike Special Revitalization District” on the GLUP; across S. Monroe Street are service commercial uses, single family dwelling units, and townhouse residential units zoned respectively “C-2”, “R-6”, and “R15-30T” and designated as Service Commercial and within the “Columbia Pike Special Revitalization District”, and Low Medium Residential on the GLUP.

Zoning: A combination of “C-2”, “C-3”, “C-O”, and “R-5”; however the applicant requests the “R-5” parcel be rezoned to “CP-FBC”.

General Land Use Plan: The area is designated as “Service Commercial” and is within the Columbia Pike Special Revitalization District on the General Land Use Plan (GLUP).

Neighborhood: The site is located within Douglas Park Civic Association. Residents of the Civic Association are members of the Advisory Working Group (AWG) and were also in attendance at the community open house to introduce this development to the neighborhood. AWG members and open house attendees, who also included members of adjacent Civic Associations, were generally supportive of the development and identified no major issues.



Proposed Development: The table sets forth the preliminary statistical summary for the proposed development.

	Allowed / Required	Proposed
SITE		204,704 Sq Ft (4.7 Ac)
Site Density		Density Controlled By Form
<u>North Block:</u> Retail		15,443 sq ft
Residential		257 Total Units (Incl 12 stacked Flats & 245 in multifamily bldg)
<u>South Block:</u> Residential		44 Townhouse Units
Height		
<u>North Block:</u> Main Street Building	3 to 6 Stories	6 stories – approximately 83’
Local Live/Work* Units	2 to 4.5 Stories	3 stories – approximately 37’
<u>South Block:</u> Local Units	2 to 3.5 Stories	3.5 stories – approximately 45’

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Open Contiguous Lot Area (OCLA)		
<u>North Block:</u> Main Street Site	15% of Buildable Area (10,335 sq ft)	20% for Main Street site (12,925 sq ft)
Local Live/Work Site	15% of Buildable Area (679 sq ft)	17% for Local Live/Work (765 sq ft)
<u>South Block:</u> Local Site	15% of Buildable Area	17% for Local Site (170-195 sq ft/unit)
Parking		
<u>North Block:</u> Residential Resident Parking Shared Parking Total Parking	1 space / unit (257 spaces) <u>0.125 space / unit (32 spaces)</u> 1.125 space / unit (289 spaces)	261 Residential Reserved <u>61 Residential Shared</u> 322 Proposed Residential
Retail Parking	<u>1 space / 1,000 sq ft of retail=16 sp</u> 306 Required North Block	<u>16 retail (1 sp/965 sq ft)</u> 338 Proposed North Block
<u>South Block:</u> Residential Resident Parking Shared Parking Total Parking	1 space / unit (44 spaces) <u>0.125 space / unit (6 spaces)</u> 1.125 space / unit (50 spaces)	50 garage spaces <u>19 on-street spaces</u> 69 spaces = 1.57 sp/unit

Transportation: The Master Transportation Plan (MTP) classifies this section of Columbia Pike as a Type-A Primarily Retail Oriented Mixed Use Arterial. South Glebe Road at this location is classified as a Type C-Primarily Commercial Center Arterial, and 11th Street South, 12th Street South and South Monroe Street are classified as Neighborhood Non-Arterial Streets.

Within this report, a newly proposed north/south Neighborhood Non-Arterial street is shown in the southern block of the development proposal, which is an extension of the existing South Lincoln Street on the north side of Columbia Pike. The applicant refers to the new street as “South Lincoln Street” throughout the submitted plans and documents. Staff recognizes that the proposed “South Lincoln Street” will be officially named following the approval process. Therefore, staff refers to the proposed “Lincoln Street” as the “New” Street throughout this report.

The following chart describes the street typology as indicated in the MTP and the Form Based Code Street (FBC) Requirements.

Street Name	Classification	Travel Lanes	Bike Access	On-street Parking	MTP Streetscape Minimums	FBC Streetscape Minimums	Proposed Streetscape Minimums
Columbia Pike	Arterial	2+ turning (one way) 4+ turning (two way)	Bike/Shared	Yes	10-16 ft. s/w 6 ft. furniture tree pits	Min. 6-ft clear concrete s/w 5-ft greenstrip	16ft s/w 8 ft clear 7 ft landscape strip

S. Glebe Road	Arterial	4+ turning (two way)	Bike Lane	Yes	6-8 ft s/w 6 ft green strip	Min. 6-ft clear concrete s/w 5-ft greenstrip	14 ft s/w 6 ft clear 5ft by 12 ft tree pit
11 th Street S.	Local Street	2	Bike/Shared	Yes	6-8 ft s/w 4-6 ft green strip	Min. 6-ft clear concrete s/w 5-ft greenstrip	11 ft s/w 6 ft clear 5 ft by 12 ft tree pit
12 th Street S.	Local Street	2	Bike/Shared	Yes	6-8 ft s/w 4-6 ft green strip	Min. 6-ft clear concrete s/w 5-ft greenstrip	11 ft s/w 6 ft clear 5 ft by 12 ft tree pit
S. Monroe Street	Local Street	2	Bike/Shared	Yes	6-8 ft s/w 4-6 ft green strip	Min. 6-ft clear concrete s/w 5-ft greenstrip	19 ft s/w 6 ft clear 5 ft by 12 ft tree pit
S. Lincoln Street ("New" St.)	Local Street	2	Bike/Shared	Yes	6-8 ft s/w 4-6 ft green strip	Min. 6-ft clear concrete s/w 5-ft greenstrip	11 ft s/w 6 ft clear 5 ft by 12 ft tree pit

Trip Generation: A Traffic Impact Analysis (TIA) submitted by the applicant, prepared by Wells & Associates, dated February 10, 2012, assessed the impact of the development on the adjacent street network. The analysis indicates that currently vehicular traffic on Columbia Pike between South Monroe Street and South Glebe Road is 1,650 a.m. peak hour trips and 1,874 p.m. peak hour trips. South Glebe Road between Columbia Pike and 12th Street South carries 1,849 a.m. peak hour trips and 2,100 p.m. peak hour trips. South Monroe Street, abutting the site, has a traffic volume of 257 a.m. peak hour trips and 270 p.m. peak hour trips. The proposed development is expected to generate 175 additional a.m. peak hour trips and 310 additional p.m. peak hour trips.

Nine (9) intersections were analyzed to determine the impacts of the proposed development on the transportation network around the site. The analysis included the signalized intersections of Columbia Pike and S. Monroe Street, Columbia Pike and South Glebe Road, and 12th Street South and S. Glebe Road. With the exception of the secondary street approaches, the overall level of service (LOS) at the signalized intersections is acceptable and will continue to be acceptable after completion of construction. Some of the secondary street approaches currently operate with delays at LOS E during the a.m. and/or p.m. peak hours and are expected to continue at the same level after completion of the new development. The additional traffic generated by the proposed development would not add appreciable delay. The County may make operational improvements, if necessary, such as change to right-turns only, to mitigate intersection delays in the future.

Streets and Alleys: Regional access to the site is by George Washington Memorial Parkway, I-66, I-395, Arlington Boulevard and Columbia Pike. The local streets abutting the site are described above in the MTP Chart. At the site, there are two (2) travel lanes and one (1) left turn lane eastbound, and two (2) westbound travel lanes at the signalized intersection of Columbia Pike and South Glebe Road. On Columbia Pike, north of the site, is approximately 62 feet in width from face-of-curb to face-of-curb. South Glebe Road is approximately 64 feet in width from face-of-curb to face-of-curb and travels north and south with two (2) southbound travel

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lanes and two (2) northbound travel lanes. Twelfth Street South is an existing street and currently fronts the south side of the site. The section of 12th Street South between South Monroe Street and South Glebe Road is leased to the U.S. Post Office, which is located on the south side of the site, for the purpose of access to the facility and its parking. Improvements to 12th Street South from face-of curb to face-of curb are not proposed with this development because the portion of 12th Street South beyond the applicant's property line is used by the post office as ingress and egress for the operations of the facility pursuant to the lease agreement. The County will be responsible for improvements to 12th Street South when the lease is terminated or expires in 2035, or by the redevelopment of the Post Office site, whichever happens first. The County is actively pursuing a lease termination and if completed, it will enable changes to occur to the street by the County which would provide enhanced access to the project site.

With the development of the Rosenthal site, Columbia Pike is proposed to retain two westbound travel lanes, two eastbound travel lanes and one eastbound turn lane for a total cross section of 56 feet from the face of the existing curb on the north side to face of curb on the subject site where there is no parking lane and 64 feet where a parking lane is provided on the south side of Columbia Pike. The proposed travel lanes are not in alignment with those on the adjacent block of Columbia Pike to the east of South Glebe Road. Instead of the relatively abrupt transition between the two blocks as depicted on the proposed plans, staff and the applicant will work to design a more gradual transition, which could affect the curb line and nub on the eastern portion of the site. Condition # 14a(i) and Condition #16 provide for the modifications to the street and sidewalk sections that will achieve this result but still comply with County and Form Based Code standards. Until the north side of Columbia Pike redevelops, there needs to be flexibility within the roadway to transition from the east side of South Glebe Road to the west side. As such, parking may be reduced on Columbia Pike to allow the flexibility to modify the curb as needed to provide the appropriate transition.

Eleventh Street South is proposed to be a new public street interior to the site and travels east and west from the adjacent property line on the west to South Glebe Road. Initially, 11th Street South would provide internal circulation through the site. Ultimately, 11th Street South would provide access to South Monroe Street on the west should the adjacent bank property to the northwest redevelop. Currently, the northwestern property is occupied by the Capital One Bank, which extends approximately 360 feet south from Columbia Pike to the townhouse portion of the site. The southern portion of the site also fronts on South Monroe Street to the west. The "New" street is also proposed to be a new public street which travels north and south from 11th Street South to 12th Street South and will provide access to and through the site. The connection to 12th Street South will occur after the lease agreement expires or is terminated. The Master Transportation Plan Amendment (MTP) and the Town Center FBC Regulating Plan was amended in 2011 to include the "New" street as a north/south street between 11th Street South and 12th Street South as part of the planning for redevelopment of the site. In addition to the new streets, the plan proposes internal alleys to allow circulation throughout the townhouse portion of the site. To provide access to parking and loading for the North Block, an alley is proposed along the western property line to connect 11th Street South and Columbia Pike. This alley is the subject of a proposed FBC modification and is discussed within this report.

Sidewalks and Pedestrian Circulation: The existing sidewalks around the site are approximately ten (10) feet in width on Columbia Pike, five (5) to six (6) feet wide on South Glebe Road, and four and a half (4.5) feet wide on South Monroe Street. On 12th Street South, there is an asphalt multi-use path approximately eight (8) feet in width and a grass strip located at the back of curb, on the north side of the street, which is not part of the subject site and is proposed to remain as is until 12th Street South is improved in the future.

On the North Block, the plan proposes a minimum 16-foot wide sidewalk with minimum eight (8) feet clear on Columbia Pike with parking nubs containing a 7-foot wide landscape strip; a minimum 15-foot wide sidewalk on South Glebe Road with minimum eight (8) feet clear including 5-foot by 12-foot tree pits. On the South Block, the plan proposes a minimum 14-foot wide sidewalk with minimum six (6) feet clear on South Glebe Road with 5-foot by 12-foot tree pits; and a minimum 19-foot wide sidewalk with minimum six (6) feet clear including 5-foot by 12-foot tree pits along South Monroe Street. The new east-west 11th Street South and north-south “New” street would both have 11-foot wide sidewalks with minimum six (6) feet clear and 5-foot by 12-foot tree pits on both sides of each street. The streetscape is consistent with the FBC which requires minimum 6-foot wide clear sidewalks with 5-foot wide tree planting areas for the placement of trees where appropriate.

Parking and Loading: Parking is currently provided on the street and in a surface parking lot to serve the existing uses. The plan proposes a partially underground parking garage on the North Block beneath the multi-family building. Access to the garage is provided from 11th Street South and off of the alley west of the multi-family building. Staff supports the location of the garage access because it efficiently serves both the multi-family dwellings and stacked flats and is internal to the site, minimizing traffic conflicts. On the North Block, the plan proposes a total of 338 parking spaces in the garage of which 261 are residential spaces, 61 are residential visitor spaces, and 16 are retail spaces. On the South Block, the townhouses would have 50 garage spaces, and 19 on-street spaces or shared/visitor spaces. The parking ratio for the North Block is 1.34 and 1.14 spaces per unit for the South Block.

Bicycle Access: In the multi-family building on the North Block, 149 bicycle spaces would be available in the garage of which 127 would be residential bicycle spaces, and 3 would be retail employee spaces. An additional 18 residential visitor bicycle spaces and 1 retail visitor bicycle space are proposed on-street. At the South Block, 44 residential bicycle spaces will be available in the townhouse garages and 12 residential bicycle spaces would be available on the street. The plan exceeds the FBC requirements of 1 residential bicycle parking space per 3 units and 1 visitor space per 50 units. The retail bicycle parking is consistent with the FBC requirements of 1 employee bicycle space per 5,000 square feet of GFA for retail and 1 visitor bicycle space per 25,000 square feet of GFA.

Public Transit: The site is 1.8 miles west of the Pentagon City Metrorail Station and is served by the ART Bus 41, Metro Buses 16A, B, D, E, F, G, H, J, K, W and Y and 23A and C.

Transportation Management Plan (TMP): Consistent with the County’s adopted Transportation Demand Management (TDM) Policy, staff recommends that the applicant implement a TDM Plan to encourage reduced single occupancy vehicle (SOV) trips to and from the site. Staff recommends, and the applicant agrees, to implement the TDM strategies that are briefly summarized below and detailed in Condition #41:

- Designate a member of the building management team as Property Transportation Coordinator with responsibilities for completing and coordinating TDM Plan obligations.
- Provide transportation related information to residents in the multi-family residential building.
- Provide SmarTrip cards to each initial occupant and employee.

Street Lighting: The Department of Environmental Services (DES) has established a set of street lighting guidelines that are in compliance with national and state standards. The Form Based Code is inconsistent with these standards and results in light spacing that is not a uniform distribution of lighting along the roadway. The spacing of streetlight poles should be determined by engineering photometric studies/calculations. An amendment will be forthcoming to the Board in the near future to reconcile the Form Base Code with DES lighting guidelines.

Until such time that the Form Based Code is amended to be consistent with national and state standards, the civil engineering plans should depict street lighting along the Columbia Pike frontage of the site that complies with the Columbia Pike Form Based Code Street Lighting Standards. The appropriate street lighting will be determined during the review of the civil engineering plan.

Utilities: Adequate water capacity will be available to serve the proposed development. The applicant has agreed to construct and upgrade water and sewer lines as necessary around the site and to underground aerial utilities as required by the FBC.

DISCUSSION: Located within the “Columbia Pike Special Revitalization District”, as shown on the General Land Use Plan, the subject site is eligible for redevelopment under the Columbia Pike Form Based Code, with the appropriate zoning. However, a portion of the property must first be rezoned from “R-5” One Family Residential District to another district that specifically permits use of the FBC (Section 20 – Appendix A). The applicant is requesting a rezoning for that parcel only to the “CP-FBC” Columbia Pike – Form Based Code District (Section 20).

When the FBC was originally adopted in 2003, the County Board instituted a rezoning process for “R” zoned properties seeking to develop under the FBC. This was established to provide additional protection for the County and community to ensure that properties seeking development under the FBC can reasonably meet the FBC regulations. In this case, the parcel is surrounded by “C” zoning therefore it is not directly abutting other existing “R” zoned properties. Staff finds the proposed zoning appropriate for this parcel and does not consider this to negatively impact the neighborhood. Without the rezoning, the remaining parcels would not be conducive for development to follow the FBC requirements due to its location in the middle of the property. With the rezoning, the subject site is sufficiently sized to accommodate the

required street dedication, the alley requirements, and implement a design that is in keeping with the Local Site and Main Street Building Envelope Standards. Rezoning to the “CP-FBC” is preferred as this district was specifically established for the Columbia Pike Revitalization District and requires any development to follow the FBC regulations. Pursuant to the FBC, the proposal is subject to use permit approval by the County Board due to the overall site size, which exceeds 40,000 square feet, and based on the applicant’s request for approval of several modifications to the FBC.

The Regulating Plan (map) of the FBC specifies which [Building Envelope Standards \(BES\)](#) applies to each property, and specifically establishes the parameters for how the street frontage shall be built. The BES sets forth regulations pertaining to building height, building placement, and permitted uses on parcels within the District. The FBC also specifies where open space is to be built or maintained. In this case, the subject site has been designated with Main Street BES along Columbia Pike and a portion of Glebe Road between Columbia Pike and 11th Street South. Local Site BES is designated for 11th Street South, 12th Street South, the “New” street, and the portion of Glebe Road between 11th and 12th Streets. In addition, a portion of the Local Site BES along the northern edge of 11th Street South is eligible for Live/Work units per the standards of the FBC.

The applicant has demarcated the development of the site between the north block, which is adjacent to Columbia Pike, and the south block below 11th Street South.

North Block: The North Block consists of the Main Street building and stacked flats for the Local Live/Work portion. The applicant is proposing a six-story mixed-use building with 15,433 square feet of retail on the ground floor and five (5) floors of residential development on the upper floors consisting of 245 units. In addition to the retail development on the ground floor, the façade along Columbia Pike includes a lobby entryway for the upper-story multi-family units. The ground floor also includes two (2) entryways to the internal parking garage; one (1) on 11th Street South and one (1) on the alley located west of the building. Loading and service access for the retail is provided internal to the parking structure and adjacent to the 11th Street South entry of the structure. The North Block also includes 12 stacked flats that line a majority of the 11th Street South frontage of the block. A required rear alley for these units is the subject of a modification request in this application and is discussed in the modification requests section of this report. The proposed development meets all required Building Envelope Standards requirements within the Main Street and Local Site frontage requirements, apart from the alley modification request.

The primary architectural treatments for the North Block Main Street building consist of two (2) primary colors of brick, fiber cement, and glass. The corner of the building at Glebe Road and Columbia Pike incorporates a metal material that acts as a decorative element for the building. The ground level treatment of the primary façades includes the use of transparent windows to a large degree. The retail frontages will incorporate the use of a variety of awning colors.

The Open Contiguous Lot Area (OCLA) requirement for the North Block is achieved through the provision of one (1) consolidated area on the roof of the ground story internal to the main street building. The area is located towards the eastern side of the building and includes a green space and plaza area. The 12,925 square-foot area is intended to serve the residents of the multi-family building and stacked flats. This amount equals 20 percent OCLA; 15 percent is required.



South Block: The FBC Regulating Plan for the south block designates Local Site BES for the entire block allowing Local Live/Work for 11th Street South and Glebe Road. The applicant proposes 44 townhouses for this block and no Live/Work is proposed. The townhomes are designed as six (6) clusters, two (2) facing South Monroe Street, two (2) facing 11th Street South one (1) facing Glebe Road, and one (1) facing the “New” street. All units are 3-1/2 stories, with the half-stories set back 12 feet from the required building line, per the FBC. Townhomes vary between 18 and 20 feet wide. A minimum of 75% of the building frontage is required to be situated along the RBL; the townhouse project exceeds this requirement.

The required open contiguous lot area (OCLA) is located to the rear of the individual units, excluding the strip of townhouses facing the east side of the “New” street and north of 12th Street South. The OCLA for this townhouse cluster is provided directly to its north as one (1) contiguous open space area. Street walls are proposed, consistent with the FBC, where the open space fronts on the RBL. Parking is provided in dedicated garages and as on-street parking. In all instances, the Local Site townhouses provide approximately 17 percent OCLA; 15 percent is required.

Internal vehicular circulation for the south block is accomplished with the provision of the “New” street and a series of alleys. The “new” street and eastern alley (that runs north/south) are designed to eventually connect with a future, re-designed 12th Street South. The western alley (that runs north/south) will be unable to connect to the future 12th Street South due to topography. The applicant will make temporary improvements to allow emergency vehicles to access the “New” street off of 12th Street South as an interim condition. Once 12th Street South

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is rebuilt, emergency access, full public motorist, and pedestrian access will be achieved through the site at several locations.

Architectural treatment (see below) of the townhouses consists primarily of brick with fiber cement accents on the primary façades. Many of the townhomes include front stoops, however a number of the units provide at-grade access on 11th Street South. Bay windows are provided on several units. High-profile side façades are designated for townhomes facing Glebe Road and 12th Street South. Townhomes range in size from approximately 1,800 square feet to 2,200 square feet. Most units include detached garages with similar architectural treatments as the main buildings; however one strip of townhouses along the east side of the “New” street of the south block includes tuck-under garages instead of detached.



During the course of the preliminary review of this proposal, the applicant has continually refined the site and building layout and architectural treatments of the project to better comply with the FBC regulations. Staff has concluded that the proposed project and the architectural renderings attached are in compliance with the Form Based Code, with the exception of two (2) areas where modifications are requested (two under the code and one for the comprehensive sign plan), and finds that the proposal is consistent with the goals of the Columbia Pike Initiative – A Revitalization Plan (Update 2005).

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Modifications: The applicant requests two (2) modifications to the requirements of the Form Based Code for this proposal: 1) to modify the location of a rear alley; and 2) to modify the required number of building entrances, for the north block Main Street building.

Alley Modification: Unless shown on the Regulating Plan, an alley is required to the rear of all lots by definition under the FBC regulations. For this site, no alley is shown on the Regulating Plan for the north block therefore the FBC text regulations apply. For the north block, two (2) alleys would be required: one (1) for the Main Street site fronting the multiple family buildings and one (1) for the Local Live/Work Site fronting the stacked flat buildings. Taking into consideration the circulation options to and from this site and the lack of consolidation of the Capital One Bank property directly to the west of the site, the applicant has proposed to modify the Local Live/Work Site alley. The alley functions are proposed to be consolidated into one shared alley along the western property line connecting 11th Street South and Columbia Pike. Also, this alley design would combine the access to the parking and loading areas into a central parking garage, and as a result, individual parking garages are not provided for the stacked flat buildings fronting 11th Street South. Therefore, an alley – a public right-of-way for pedestrian and vehicular access – is not needed to the rear of those units. The Advisory Working Group and staff support the alley modification.

Building Entrances: The applicant requests a modification to the FBC Building Envelope Standards (BES) requirement for Main Street building on the northern block of the development. The Main Street BES requires building entrances for Main Street buildings a minimum of every 60 feet, or once per every façade composition, which are required every 60 feet. The Main Street building provides the stated number of entrances along Columbia Pike, however the building lacks one (1) required entry along Glebe Road. The Glebe Road frontage requires five (5) entrances, but only four (4) are provided. The plan denotes that the second entry from the north is not provided due to site topography.

The topography on Glebe Road slopes down from north to south. Section 20 of the ACZO allows modifications to certain standards when the modification is requested due to topographical issues. Staff has analyzed the modification request and supports approval for the modification to eliminate one (1) entrance along South Glebe Road due to the topography of the streetscape. The applicant has maintained a sufficient complete and discreet façade composition and the retail will continue to contribute to an enlivened street frontage without the provision of one (1) additional building entrance in this location.

Comprehensive Sign Plan: Under the FBC, a comprehensive sign plan is to be submitted to the Zoning Administrator for approval, and all exterior signs are to be consistent with the regulations of the FBC. However, some of the signs proposed by the applicant are neither consistent with the FBC regulations nor with the Zoning Ordinance, and require modifications to be approved by the County Board. Therefore, the applicant is requesting County Board approval for a comprehensive sign plan, which contains all proposed signs for this project.

The Comprehensive Sign Plan includes four (4) categories of signage, including: 1) retail signage; 2) residential signage; 3) parking/garage signage; and 4) temporary signage. Within

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these categories, the applicant is requesting modifications for certain sign types. Signs are permitted to be modified under the FBC by special exception use permit approval. The attached comprehensive sign plan provides detail on color, size, and location of the proposed signs. The following tables provide additional detail on all signs proposed in the comprehensive sign plan, highlighting those where a modification of sign regulations is requested.

RETAIL SIGNS				
<u>Type of Sign (quantity)</u>	<u>Sign Area (per sign)</u>	<u>Text</u>	<u>Material</u>	<u>Modification required?</u>
A.1. Retail wall signs (11)	Max 2' tall and 20' wide. Max letter height 18".	TBD (retail tenant name)	4 options in Comprehensive Sign Plan.	No.
A.3. Retail awnings (11)	Lettering/logo max 5" on hanging fabric. No logos permitted.	TBD (retail tenant)	Welded extruded aluminum tubing covered with fabric.	No. Logos are not permitted.
RESIDENTIAL SIGNS				
B.1. Canopy Channel Letters (1)	2' tall letters	"3400"	3" deep aluminum channel letters.	Yes. Letter height not to exceed 8".
B.2. Main ID Blade Sign (1)	54 sq. ft.	"Pike 3400"	Aluminum panel with aluminum accent bars & bronze trim.	Yes. 6 sq. ft. is the FBC limit per blade sign.
B.3. Identification Plaque (1/retail tenant per street frontage)	Max. 4 sq. ft.	TBD (retail tenant information)	Address, project name, and "Entrance"	Yes. Not addressed in FBC
PARKING/GARAGE				
C.1. Parking directional blade sign (5)	9 sq. ft.	"P"	Aluminum painted blue with white acrylic.	Yes. Signs not to exceed 3 sq. ft.
C.2. Parking / Loading sign (2)	40 sq. ft.	"Parking/Loading"	Aluminum panel.	Yes. Larger than permitted by ZO.
C.3. Garage clearance bar (2)	20 sq. ft.	"Maximum Clearance 14 FT"	Black PVC pipe.	Yes. Larger than permitted by ZO.
TEMPORARY SIGNS				
D.1. Residential Leasing banner (1)	52.5 sq. ft.	"Now Leasing Pike 3400" with phone number and website	Reinforced Vinyl, mechanically fastened to building.	Yes. ZO Section 34.F.5c allows leasing banners up to 120 sq. ft.
D.2. Construction fence banner	137.5 sq. ft.	TBD (will state project name and developer)	Vinyl.	Yes. FBC does not specify ZO Section 34.F.6. as a Section of the ZO that can be applied to FBC projects.
D.3. Townhouse sales sign	48 sq. ft.	Project name and contact info.	Painted wood.	No.

Following is a discussion of the requested modifications to signs:

Residential Canopy Channel Letters: The B.1 sign is located on a canopy at the main entrance as part of the building design. In addition to indicating the address of the building, this sign is Z-2533-11-1 Rezoning and U-3334-12-1 Use Permit
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intended to be an identification sign for the residential building. While the FBC permits Street Address Signs at a maximum height of 8", the proposed sign helps to guide and orient residents and visitors to the main building entrance and provides an accent to the building façade. The sign in this location is more identifiable for this six-story structure than the FBC-permitted wall plaque designed to indicate the building name, which is permitted to be placed near the cornice line at the top of the building with a maximum square footage of 8 square feet. This canopy sign is permitted in lieu of the wall plaque at the cornice line. In addition, the height of the proposed numbers (2 feet) is an appropriate scale for the canopy upon which it is proposed to be located and the adjacent street and the function of serving as an identification sign for the residential building, not just an address sign. A similar sign was approved in 2009 for the 55Hundred project on Columbia Pike.

Building Identification Sign: The B.2 sign is a building identification blade sign up to 54 square feet and affixed to the main building façade at the corner of Columbia Pike and Glebe Road. The 20' long blade sign denoting the building name, "Pike 3400", would be approximately 14 feet above the adjacent sidewalk and would be located within the second story elevation, below a height limit of approximately 35 feet. The sign would not be internally illuminated. The FBC allows a bronze or masonry plaque, up to eight (8) square feet placed near the roof line, to be used for building identification. In this case, the applicant is seeking additional visibility beyond what the plaque option would provide, particularly to identify not only the retail uses, but also the residential uses provided on the second level. Additionally, blade signs are permitted for retail tenants under the FBC; however, blades signs are not specified as a standard option for building identification. Therefore, the applicant is requesting to modify the FBC requirements to allow for a larger blade sign, for building identification for retail and residential tenants, rather than relying solely on a small building identification plaque. In this case, the proposed blade sign would help to highlight the mixed-use project as well as to guide and orient future residents, employees, and visitors to the project, more so than the permitted wall plaque option. Additionally, the increased size of the sign would be distinctive from the typical retail tenant blade signs placed near retail bays. The sign in this location may be more identifiable for this structure as it projects perpendicular from the façade making it more visible from all directions. The blade sign location within the second story is consistent with the FBC regulations for retail tenant blade signs. Only one (1) building identification sign is proposed. The typical address identification sign would be provided at the main building entrance on the canopy for the residential lobby along Columbia Pike.

Identification Plaque: The B.3 sign is an identification plaque proposed along the western façade of the Main Street building in the alley adjacent to the retail development. The entrance that the plaque is identifying will be used as access to the secure bicycle parking, the parking garage, and the residential lobby. Neither the FBC nor the Zoning Ordinance regulates this type of sign. A similar type of sign was approved in 2009 for Siena Park. Staff supports this sign as it directs pedestrians to a secondary entrance to the building in a scale and appearance that is appropriate and consistent with the intent of signage in the FBC.

Parking & Loading Signs: The proposed C.1 – C.3 signs are parking and loading directional signs that exceed the quantity and size provisions outlined in the Zoning Ordinance, Section

34.E.11, as allowed by references in the FBC. The applicant proposes five (5) directional blade signs, each nine (9) square feet, to direct motorists and delivery vehicles to the rear alley. Two (2) directional blade signs would be located on Columbia Pike frontage at each corner of the building, the other two (2) blade signs would be located at each corner of the Main Street building along 11th Street South and at the parking garage entrance on 11th Street South. The signs will indicate the location of the parking garage with the universal “P” symbol as well as indicate the area for deliveries. The proposed signs exceed the Zoning Ordinance provisions which limit these signs to no more than two (2) signs for every parking entrance/exit with a size limit of two (2) square feet per sign. In this case, where only two (2) parking garage entrances exists, the applicant would otherwise be limited to four (4) signs, but requests approval for five (5). Staff supports the installation of the above-described five (5) proposed signs. Although the proposed signs, which will be up to nine (9) square feet each in size, exceed the size limits in the Zoning Ordinance, staff has determined that these signs, with their increased size, are needed to indicate the available parking supply to residents, visitors, and retail patrons traveling in either direction along Columbia Pike, Glebe Road, or 11th Street South to this property. Due to the placement of the garage entrance and loading area at the rear of the building, and off a newly constructed street, a greater need for way-finding exists on this site as compared to most, justifying the need for more and larger signs in this unique instance.

Construction Fence Banner / Leasing Sign: Three (3) temporary leasing and construction site banner signs are proposed (D.1 - D.3) that require modification for approval. They include one (1) leasing banner of approximately 52.5 square feet, one (1) temporary construction fencing sign of approximately 137.5 square feet, and one (1) temporary construction sign for the townhouses of approximately 30 square feet, for a total of 220 square feet. The Zoning Ordinance permits up to three (3) temporary construction signs, not to exceed 120 square feet. The applicant is requesting a modification for the total size of the three (3) signs. Staff supports this additional temporary sign area, given the location of the site of two major streets and the size of the project generally encompassing two (2) blocks. Staff believes that these signs are in keeping with other approvals for temporary construction signage throughout the County, as well as other leasing banners that have been previously approved along Columbia Pike (Siena Park and 55Hundred).

Many of the signs in the Comprehensive Sign Plan are consistent with the FBC sign standards. The signs, as proposed, provide a unified design scheme compatible with the architecture of the building, and are in keeping with the overall intent of the FBC to revitalize the Columbia Pike corridor. Staff is supportive of the comprehensive sign plan and the proposed modifications.

Community Review Process: Pursuant to the FBC Administrative Regulations 4.1.2, once the applicant’s preliminary plans were substantially complete and compliant with the FBC, the applicant and staff met with the Columbia Pike Form Based Code Advisory Working Group (AWG) on January 23, 2012 to review the plans with the FBC Checklist. Through this meeting, the AWG members asked questions about the project and the FBC regulations. Staff indicated that a few items were not yet compliant and that the design would need further refinement to be considered compliant with the FBC.

The AWG members highlighted the proposed 12th Street South frontage and questioned whether the RBL frontage would be maintained as required in the FBC regulations. The applicant was initially contemplating a request for an RBL modification to allow better internal site circulation, but was able to modify the site design in order to adhere to the RBL requirement along 12th Street South. The AWG was generally supportive of the plans and were appreciative of the applicant's persistence to pursuing development under the FBC. Aside from the potential 12th Street South RBL modification, AWG members were supportive of the applicant's proposal and requested modifications.

Also required by the Administrative Regulations 4.1.2, the applicant presented the plans at a community meeting on March 7, 2012. Columbia Pike Redevelopment Organization (CPRO) representatives and community members from the Douglas Park and Alcovia Heights Civic Associations attended the meeting. There were general questions regarding the project and project timeline and attendees had a generally favorable view of the applicant's proposal.

Planning Commission: The Planning Commission considered this item at its meeting on May 7, 2012 and voted 11-1- in support of a motion to defer the use permit and rezoning.

The Planning Commission asked a number of questions related to the site design, pedestrian and vehicular circulation, and architectural design. Concern about site visitability and accessibility were discussed. No concerns were expressed about the proposed modifications for the North Block alley and Main Street building entrance requested by the applicant.

Staff included a copy of the final FBC Checklist with the Planning Commission staff report to assist in determining compliance with FBC. There was general discussion surrounding the checklist and the Planning Commission generally agreed that the project was compliant with the standards of the FBC. However, Planning Commission members expressed two (2) primary concerns surrounding the project, including:

- Project Access – The Planning Commission cited concerns of insufficient access to the subject site. Access is proposed to be provided by right in/right out turns from the proposed new segment of 11th Street South at South Glebe Road, as well as from the proposed north-south alley to Columbia Pike. The Commission's particular concern was for traffic approaching the site on northbound S. Glebe Road. This traffic would, in the near term, have two means of access—left turns into the alley from westbound Columbia Pike or a route west on one of the cross streets south of the site, then northbound on South Monroe Street, to Columbia Pike eastbound to reach the alley. While these movements are not ideal, they would provide adequate access to the site until either 12th Street South is constructed through from South Glebe Road to South Monroe Street in the future. The Form Based Code anticipates construction of all planned streets to achieve its ultimate vision, but it was always understood that this would occur over time as properties redevelop. Construction of 12th Street South will occur after the Postal Service's lease to use 12th Street South is either terminated, as the County is working to accomplish, or else expires in 2035. Construction of 11th Street South through to South Monroe Street in the future will permit additional options, particularly for access to

southbound South Glebe Road from the site. This street will not be built until redevelopment of the adjacent bank property, however. The County has initiated discussions with the owners of that property, who are not interested in redeveloping at this time.

Planning Commissioners also raised the possibility of breaking existing medians in South Glebe Road and/or Columbia Pike to allow left turns into 11th Street South and/or the new alley. The proposed plans do not include a median on Columbia Pike at the new alley, so left turns into and out of the site would not be prohibited. Permitting left turns to the site from northbound South Glebe Road would reduce capacity on the street while vehicles wait to make the turns, and a median break on South Glebe Road would also interfere with left turn queuing at the intersection. Staff can continue to explore the feasibility of reducing this median to determine if a left turn solution can be found that preserves the necessary functioning of South Glebe Road. However, the site access will function adequately regardless of the outcome of this effort.

In response to community concerns about traffic on neighborhood streets generated by the project, it is conservatively estimated that if all traffic from the site traveling to and from the south use South Monroe Street, traffic on that street would increase by approximately one vehicle southbound every two minutes (27 per hour) in the morning peak hour and one vehicle northbound per minute (58 per hour) in the evening peak hour. With the addition of these vehicles, traffic on South Monroe Street would remain at the currently existing Level of Service A. A negligible number of trips from the proposed project are projected to travel on 12th Street west of South Monroe Street.

- Main Street Building Architecture – The Planning Commission expressed a number of concerns related to the architecture for the Main Street building on the North Block. The primary concern was in regard to the use of fiber cement, or Hardi Board.

Hardi Board, it's equivalent, or better is an allowable primary or trim building material in the architectural standards section of the FBC. Complete and discreet facade compositions are required every 60 feet on the Main Street building and each composition includes a variety of building materials. Many of the compositions use brick as the primary material, with Hardi Board used as an accent material. A few compositions use Hardi Board as the primary material, aside from windows and window trim.

The Planning Commission expressed concerns with the amount of Hardi Board used on the entire building, particularly the compositions with no brick. There were questions regarding compliance with the intent of the FBC. Intent statements in the standards speak to the use of traditional, long-lasting, building materials. Planning Commissioners questioned whether the intent of the architectural standards discourage the use of Hardi Board. Staff specified that the Main Street building is in compliance with the standards of the FBC and did not interpret the intent statement of the architectural standards as an appropriate method of determining compliance. The allowable materials were specified

as a way to provide predictability to applicants when developing FBC projects. Staff indicated that the specified building materials and the use of Hardi Board is compliant with the standards of the FBC.

CONCLUSION: Staff concludes that the proposal is in compliance with the standards for the Main Street and Local Site Building Envelope Standards of the Columbia Pike Form Based Code regulations, with the exception of the requested modifications. In addition, the requested Comprehensive Sign Plan is in compliance with the requirements of the Form Based Code, with exception of the requested signage modifications. The requested rezoning to allow development of the site under the standards of the Form Based Code is in conformance with the purposes and intent of the *Columbia Pike Initiative – A Revitalization Plan*. Therefore, staff recommends that the County Board adopt the attached resolution to rezone the subject site and approve the subject use permit request and Comprehensive Sign Plan, subject to the conditions set forth below.

CONDITIONS

Note: Where a particular County office is specified in these conditions, the specified office includes any functional successor to that office. Where the County Manager is specified in these conditions, "County Manager" includes the County Manager's designee. Whenever, under these conditions, anything is required to be done or approved by the County Manager, the language is understood to include the County Manager or his or her designee.

The following Conditions of use permit approval (#1 through #9) are valid for the life of the use permit and must be met by the developer before issuance of any Demolition or Land Disturbance Permits.

1. Use Permit Term

The developer (as used in these conditions, the term "developer" shall mean the owner, the applicant and all successors and assigns) agrees to comply with the standard conditions set forth below and the revised plans dated April 19, 2012 and reviewed and approved by the County Board and made a part of the public record on May 19, 2012, including all renderings, drawings, and presentation boards presented during public hearings, together with any modifications proposed by the developer and accepted by the County Board or vice versa.

The use permit consists of the following components, as shown on the Preliminary Subdivision Plans on Sheets C-4A and C-4B of the plans dated April 19, 2012: "North Block" located from Columbia Pike to the back of the sidewalk on the south side of new 11th Street South; and "South Block" located from the back of sidewalk on the south side of new 11th Street South to 12th Street South.

This use permit approval expires three (3) years after the date of County Board approval if the Footing-to-Grade Building Permit has not been issued for the North Block or an Above-Grade Building Permit has not been issued for the South Block, whichever occurs first, pursuant to the approved plan. Extension of this approval shall be at the sole discretion of the County Board. The owner agrees that this discretion shall include a review of this use permit and its conditions for their compliance with the then current County policies for land use, Columbia Pike Form Based Code zoning and special exception uses. Extension of the use permit is subject to, among other things, inclusion of amended or additional use permit conditions necessary to bring the plan into compliance with the then current County policies and standards together with any modifications proposed by the owner and accepted by the County Board or vice versa.

2. Remediation Plan

The developer may, at its discretion, submit a Demolition, Rough Grading and Remediation Plan ("Remediation Plan") and obtain Demolition and Land Disturbance Permits prior to demolishing the existing improvements and remediating certain contaminants that have been found at the property. This permit would include any

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excavation required for remediation purposes and may be issued independently of the Excavation/Sheeting and Shoring Permit required for construction of the below-grade parking garage in the North Block.

The developer shall provide a copy of the work plan for the site remediation requirements approved by the Virginia Department of Environmental Quality under the Voluntary Remediation Program and include this documentation with the plans submitted to the County for the demolition phase of the project.

3. Pre-Construction Meeting

The developer agrees to request and attend a pre-construction meeting coordinated by County staff in a County office building prior to the issuance of any permits for the use permit. The meeting participants shall include the developer and its construction team, and relevant County staff. Relevant County staff will include the following personnel and division representatives: DCPHD Lead Planner, Arlington County Police, Code Enforcement, Department of Environmental Services (DES) Transportation Planner, Department of Parks, Recreation and Community Resources (DPRCR) liaison, Landscape Plan team, Arlington Economic Development (AED), green building staff contact, WalkArlington staff, Housing Division, and other departments as determined by the County Manager. The purpose of the pre-construction meeting is to discuss the requirements of the use permit conditions.

4. Phasing Plan

The developer agrees to obtain approval by the County Manager of a phasing plan, as being consistent with this site plan approval, prior to the issuance of any permits for any phase of the use permit, except the Demolition and Land Disturbance Permit, , and to implement the approved plan. During the phasing of construction, for any phase not actively under construction, the developer agrees to appropriately maintain the site and any buildings located within it. This shall include, but not be limited to, maintaining landscaping, keeping the grass mowed, and removing litter and debris from the site. Until the buildings are demolished, the developer agrees to maintain access on the site for fire emergency vehicles. Improvements required by these use permit conditions shall be constructed and occupied in separate and independent phases, consistent with the phasing plan for construction of the project, except that, at the developer's discretion, the phases may be constructed concurrently. Any changes in the project phasing shall require a new phasing plan approved by the County Manager prior to the issuance of any further permits.

Unless otherwise noted as being included in a particular phase, all conditions are applicable to the respective phase of the project, independently of any other phase.

The developer agrees that the phasing of construction of new 11th Street South shall occur as follows:

- a. Regardless of which phase commences construction first, 11th Street South shall be constructed (including new curb and gutter and interim/rough paving

treatment) prior to the issuance of the first Certificate of Occupancy for the first phase of construction.

- b. In the event that the North Block is constructed first, final paving of 11th Street South shall be completed prior to issuance of the first Certificate of Occupancy for the last stick of townhouses for the South Block.
- c. In the event that the South Block is constructed first, final paving of 11th Street South shall be completed prior to the issuance of the first Certificate of Occupancy for tenant occupancy of the North Block.
- d. In no event shall the final paving be constructed later than one year after the issuance of the first Certificate of Occupancy for tenant occupancy in the North Block if the North Block is constructed first, unless the South Block is actively under construction at that time or one year after the issuance of the first Certificate of Occupancy for the first unit in the last stick of townhouses for the South Block if the South Block is constructed first, unless the North Block is actively under construction at that time.

5. Plan for Temporary Circulation During Construction

The developer agrees to develop, obtain the County Manager’s approval of, and implement (after approval) a plan for temporary pedestrian and vehicular circulation during construction. This plan shall identify temporary sidewalks, interim lighting, fencing around the site, construction vehicle routes, and any other feature necessary to ensure safe pedestrian and vehicular travel around the site during construction. The developer agrees to maintain a minimum six-foot wide covered sidewalk along the Columbia Pike and South Glebe Road (north of 11th Street South) frontages of the site and a minimum six-foot wide sidewalk along the South Monroe Street and South Glebe Road (south of 11th Street South) frontages at all times, except for at construction entrances. The developer also agrees to maintain a minimum five-foot pedestrian walkway on the 12th Street South frontage at all times during construction. The County Manager may approve temporary, short term closures of the sidewalk for reasons including, but not limited to, the installation of façade elements, construction of utilities and streetscape, and other stages of construction that would pose an imminent danger to pedestrians. Exceptions may be made only during an emergency as defined above, during actual demolition, and for such limited periods as are unavoidable for utility upgrades. The developer agrees to submit this plan to, and obtain approval of the plan from, the County Manager as meeting these standards, before the issuance of the Land Disturbance and Demolition Permits. The developer agrees to provide a copy of the approved plan to the appropriate civic associations as set forth in Condition #8. The County Manager may approve subsequent amendments to the plan, if consistent with this approval.

The developer agrees, during the hours of construction, to provide “flagmen” to assist in the direction of traffic along or around a street any time that any driving lane of such a

street is partially or fully blocked due to temporary construction activities. In addition, the developer agrees to notify the appropriate civic associations and all abutting property owners in writing (or, by mutual agreement, by e-mail) at least seven calendar days in advance of any street closure, except in the case of an emergency, of more than one hour duration on any street. "Emergency" street closures may include, but not be limited to, those relating to rupture or potential rupture of a water or gas main, insecure building façade, or similar unforeseeable public danger. "Emergency" street closures shall not include closures for setting up or dismantling of a crane, exterior building construction, materials deliveries, or utilities work, or similar situations.

During construction the Developer agrees to provide adequate temporary lighting for roadway users, including pedestrian and vehicular traffic, along all frontages of the site, including the interiors of covered pedestrian walkways. Lighting levels shall conform to illuminance levels approved by the County that allow for reasonably safe pedestrian circulation around the site. The developer agrees to submit and obtain the County Manager's approval of the temporary lighting plan prior to issuance of the demolition and land disturbance permits. Lighting shall be turned on between dusk and dawn 7 days a week. Any high-intensity overhead lighting, such as lighting placed on construction cranes, shall be used only during construction hours (except lower levels after hours for safety and security reasons), and shall be placed so as not to directly illuminate residential dwellings or be a nuisance to neighboring property owners. The approved temporary lighting plan shall be implemented prior to the shut-down or removal of any existing lighting and operated from implementation until County standard lighting fixtures as approved in Condition #21 are in place and operational around the perimeter of the site.

The developer agrees to maintain street surfaces adjacent to the site in a clean, smooth condition devoid of potholes at all times during the construction period. Whenever a significant portion of an adjacent road surface is disturbed for reasons relating to the construction, including utility work, the developer agrees to repair promptly the disturbed portion(s) of pavement with hot patching to return the road surface to a clean, smooth condition. The developer agrees to insure that the road surface is promptly repaired regardless of whether the excavation work or other damage to the road surface was done by the developer, the developer's contractors, or private utility companies. The developer agrees to make reasonable efforts to schedule construction work so that digging in the street surfaces will not occur during the winter months. However, if the road surface is disturbed during the winter months, the developer may temporarily restore the road surface using cold patching and then hot patch the disturbed surface at the earliest opportunity when weather conditions permit. If cold patching is used, it shall be properly maintained and resurfaced as necessary to maintain a clean, smooth road condition. The term "significant portion of a road" is understood to include, but not be limited to, a cut in the road surface that exceeds 10 feet in length or 100 square feet in size. This condition is in addition to any other conditions in this use permit and any County requirements relating to reconstruction and repaving of streets at the completion of construction.

6. Compliance with Federal, State and Local Laws

The developer agrees to comply with all federal, state and local laws and regulations not modified by the County Board's action on this plan and to obtain all necessary permits. In addition, the developer agrees to comply with all of the agreed-upon conditions approved by the County Board as a part of this use permit approval. The developer specifically agrees that the County has the authority to take such actions as may be necessary, to include the issuance of a stop work order for the entire project, when the developer is not in compliance with the agreed-upon conditions. Further, temporary Certificates of Occupancy will not be issued without approval by the Zoning Administrator.

7. Post-County Board 4.1.2 Filing

The developer agrees to file four (4) 24" by 36" and two (2) 11" by 17" copies of the use permit including tabular information, and one (1) digital copy on compact disc in JPEG, PDF, and DXF formats, which complies with the final approval of the County Board and with Administrative Regulation 4.1.2, with the Zoning Administrator within 90 days of the County Board approval and before the issuance of the Land Disturbance and Demolition Permits.

The developer agrees to include on the Post-4.1.2 plans details regarding existing traffic signal system infrastructure, e.g., poles, meters, controller cabinets, and to indicate on the plans if any part of the system will be moved and to where it is proposed to be moved.

The developer also agrees that no changes to the approved Post-4.1.2 plans can take place in the field. All Post-4.1.2 plan changes must be submitted for review and approval by either the Zoning Administrator or the County Board.

8. Community Liaison and Activities During Construction

The developer agrees to comply with the following before issuance of the Land Disturbance and Demolition Permits and to remain in compliance with this condition until the Master Certificate of Occupancy is issued for the North Block or the last Certificate of Occupancy is issued for the South Block, whichever is later.

a. The developer agrees to identify a person who will serve as liaison to the community throughout the duration of construction. This individual shall be on the construction site throughout the hours of construction, including weekends. The name and telephone number of this individual shall be provided in writing to residents, property managers and business owners whose property abuts the site, the Douglas Park Civic Association, Alcova Heights Citizens Association, Arlington Heights Civic Association, Columbia Heights Civic Association, Columbia Pike Revitalization Organization, and to the Zoning Administrator, and shall be posted at the entrance of the project.

b. Before commencing any land disturbance of the site, the developer shall hold a

community meeting with those whose property abuts the project to review the construction hauling route, location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Zoning Administrator and the Arlington County Police representative must be notified once the community meeting dates/times are established. The developer agrees to provide documentation to the Zoning Administrator of the date, location and attendance of the meeting before a Land Disturbance and Demolition Permits is issued. The developer agrees to submit to the Zoning Administrator two (2) sets of plans or maps showing the construction hauling route, construction worker parking and temporary pedestrian and vehicular circulation (one set of which will be forwarded to the Police). Copies of plans or maps showing the construction hauling route, construction worker parking and temporary pedestrian and vehicular circulation shall be posted in the construction trailer and given to each subcontractor and construction vehicle operator before they commence work on the project. The location of all construction trailers shall be approved either by Administrative Change approval, with the construction staging's location and travel routes shown on a map approved as part of that plan. All trailers shall require approval by DES staff, and the use permit's Arlington County Police representative shall receive a copy of the aforementioned map.

- c. Throughout construction of the project, the developer agrees to advise abutting property owners in writing of the general timing of utility work in abutting streets or on-site that may affect their services or access to their property.
- d. At the end of each work day during construction of the project, the developer agrees to ensure that any streets used for hauling construction materials and entrance to the construction site are free of mud, dirt, trash, allaying dust, and debris and that all streets and sidewalks adjacent to the construction site are free of trash and debris.
- e. The developer agrees that construction activity, except for construction worker arrival to the construction site and indoor construction activity, will commence no earlier than 7:00 a.m. and end by 6:30 p.m. on weekdays and will commence no earlier than 10:00 a.m. and end by 6:30 p.m. on Saturdays, Sundays, and holidays. "Holidays" are defined as New Year's Day, Martin Luther King Day, Presidents' Day, Memorial Day, Independence Day, Labor Day, Columbus Day, Veterans' Day, Thanksgiving, and Christmas. Indoor construction activity defined as activity occurring entirely within a structure fully enclosed on all sides by installed exterior walls, windows, and/or doors shall end at midnight each day, and any such activity that occurs after 6:30 p.m. shall not annoy or disturb reasonable persons of normal sensitivities. The developer agrees to place a minimum of one sign per street front around the construction site, indicating the permissible hours of construction, to place one additional sign within the construction trailer containing the same information, to provide a written copy of

the permissible hours of construction to all subcontractors, and to require its subcontractors to observe such hours.

Storage of construction materials, equipment and vehicles shall occur on the site or an approved off-site location, or as approved by the County Manager.

9. Construction Waste

The developer agrees to provide a plan for diverting from landfill disposal the demolition, construction, and land clearing debris generated by the project. The plan should outline recycling and/or reuse of waste generated during demolition and/or construction. The plan should outline specific waste streams and identify the means by which waste will be managed (reused, reprocessed on site, removed by licensed haulers for reuse/recycling, etc.). The developer agrees to obtain the County Manager's approval of this plan prior to the issuance of the Land Disturbance and Demolition permits, and to implement the plan throughout demolition and construction of the project.

The following Conditions of use permit approval (#10 through #26) are valid for the life of the use permit and must be met by the developer before issuance of the Excavation/Sheeting and Shoring Permit for the North Block or the first Above-Grade Building Permit for the South Block.

10. Coordination of these plans: final site development, landscape and site engineering

The developer agrees to attach the County Board meeting minutes outlining the approved conditions and the conditions themselves to each set of Building Permit drawings that they submit to the County. The developer agrees to submit to the Zoning Administrator a detailed final landscape plan prior to issuance of the Excavation/Sheeting and Shoring Permit for the North Block or prior to the issuance and first Above-Grade Building Permit for the South Block. The final landscape plan shall be submitted at a scale of 1 inch = 25 feet, in conjunction with the final civil engineering plan as required in Condition #13 below, as well as a vicinity map with major streets labeled. The final landscape plan shall be developed by, and display the professional seal of, a landscape architect certified to practice in the Commonwealth of Virginia. The developer further agrees that the final landscape plan and the final civil engineering plan shall verify, by means of survey, that there are no conflicts between the street trees and utilities. The developer shall obtain approval by the County Manager for both plans as meeting all requirements of the County Board's use permit approval and all applicable county laws and plans before the issuance of the Footing to Grade Permit in the North Block or the first Above-Grade Building Permit in the South Block. The plan shall be consistent with the conceptual landscape plan approved as a part of the use permit, and, at a minimum, shall conform to: the landscaping requirements in Conditions #11 and 16 below; the Columbia Pike Form Based Code; the *Columbia Pike Initiative – A Revitalization Plan (Update 2005)*; and the County's landscaping, planting, and sidewalk and driveway construction specifications. In order to facilitate comparison with the final civil engineering plan, the landscape plan shall be at a scale of 1 inch = 25 feet; the County may require more detailed plans appropriate to landscape installation at a larger scale to

also be submitted. The County may permit minor changes in building, street and driveway locations and other details of design as necessitated by more detailed planning and engineering studies if such changes are consistent with the provisions of the Zoning Ordinance governing administrative approval and with the intent of the use permit approval. The landscape plan shall include a Street Tree Plan which shall be reviewed by DPR and DCPHD, and shall be accompanied by the final civil engineering plan. All hardscape features shown on the approved landscape plan shall be completed prior to the issuance of the first Certificate of Occupancy for tenant occupancy in the North Block or prior to the issuance of the first Certificate of Occupancy for the last stick of townhouses located immediately adjacent to the frontage where the hardscape features are located in the South Block. All plant materials shown on the final landscape plan shall be installed before the issuance of the first Certificate of Occupancy for tenant occupancy in the North Block or prior to the issuance of the first Certificate of Occupancy for the last stick of townhouses located immediately adjacent to the frontage where the plant materials are located in the South Block. The Zoning Administrator may, for good cause shown and through the administrative change process, allow modifications to the timing of this condition based on the planting season, availability of plant materials, weather, or other construction-related issues, which may not permit installation of plant materials or construction of hardscape features by the required timing. The Zoning Administrator may, for good cause shown and through the administrative change process, allow modifications to the timing of installation of plant materials where she finds that the planting season, availability of plant materials, weather, or other construction-related issues that are beyond the control of the developer, do not permit installation of plant materials or construction of hardscape features by the required timing, and that adequate guarantees have been provided that the work will be diligently pursued to completion.

Upon approval of the final landscape plan and prior to the issuance of the first Certificate of Occupancy for the North Block or prior to the issuance of the first Certificate of Occupancy for the last stick of townhouses located immediately adjacent to the frontage where the landscape materials are located in the South Block, the developer agrees to submit to the Department of Community Planning, Housing, and Development (DCPHD) a copy of the contract for construction and installation of all landscape materials. The developer agrees that the final landscape plan shall include the following details:

- a. The location and dimensions of traffic signal poles and control cabinets, utility meters, utility vaults and boxes, transformers, mechanical equipment, fire hydrants, standpipes, storm water detention facilities, bus stops, the location of all existing and proposed utility lines and of all easements. The location of traffic control cabinets shall be shown on the final civil engineering plan and placed so they do not obstruct pedestrian travel or be visually obtrusive. Traffic control cabinets (existing or proposed) shall not be located in the pedestrian clear zone of the public sidewalk, including but not limited to access areas to ADA ramps, crosswalks, building entrances, and interior walkways. Transformers shall not be placed above grade in the setback area between the building and the street.

The developer agrees to relocate existing traffic signal poles, traffic signal cabinets, and any other existing traffic-related items and equipment located on, or in the public right-of-way contiguous to, the development site as described below. The improvements shall conform to the DES Construction Standards and Specifications, and shall be shown on the final engineering plan. Installation of the improvements shall be completed prior to issuance of the first certificate of occupancy for the development.

- b. Intake and exhaust garage ventilation grates may not be located within public sidewalks or streets, or within areas between the street curb and any building which is used as a walkway. The developer agrees to provide drawings showing how the garage will be ventilated as part of the post-County Board Administrative Regulation 4.1.2 drawings required in Condition #7 above. Ventilation grates (not including garage intake and/or exhaust vents incorporated in to the alley façade of the building in the North Block) shall be located and/or screened so as not to be visible from public rights-of-way. The developer shall obtain approval from the County Manager of the location and screening of all ventilation grates as part of the review of the final civil engineering plan and the final landscape plan before issuance of the Footing to Grade Permit for the North Block. This paragraph applies only to the North Block.
- c. The location, dimensions, materials, and pavement pattern, where applicable, for driveways and access drives, automobile drop-off areas, ADA ramps, driveway aprons, service drives, parking areas, interior walkways and roadways, plaza areas and sidewalks, as well as for address indicator signs. Interior walkways shall have a minimum width of four (4) feet. All plaza areas, access drives, automobile drop-off areas, interior walkways and roadways shall contain special treatments that coordinate in design, color and materials with the treatment of the public sidewalk. The materials and colors used are subject to approval by the County Manager according to adopted Sector Plans or other urban design standards approved by the County Board as a part of review and approval of the final landscape plan.
- d. The location and types of light fixtures for streets, parking, walkway and plaza areas, and associated utilities, as contained in the lighting plan required in Condition #43 below.
- e. Topography at two (2) foot intervals, and the finished first floor elevation of all structures, and top-of-slab elevation for any proposed underground structures.
- f. Landscaping for open space areas, plaza areas, courtyards, raised planters (including cross-sections of raised planters), surface parking areas, and service drives, including a listing of plant materials; details of planting, irrigation and drainage; and details of proposed furnishings for all areas, including but not limited to dimensions, size, style(s), materials(s), finish(s) and manufacturer(s) of seating, bollards, trash receptacles, bike racks, arbors, trellises, and water features, and other landscape elements or structures.

- g. The location and planting details for street trees in accordance with Department of Environmental Services Standards and Specifications for planting in public rights-of-way and as shown on the final civil engineering plan.
- h. The limits of demolition and construction.

The developer agrees that once approved, the final landscape plan shall govern construction and/or installations of elements and features shown thereon, except as amendments may be specifically approved through an Administrative Change request.

11. Landscape Standards

The developer agrees that all landscaping shall conform to Department of Environmental Services Standards and Specifications and to at least the following requirements:

- a. Plant materials and landscaping shall meet the then-current American Standard for Nursery Stock, and shall also meet the following standards:
 - (1) Major deciduous trees (shade or canopy trees such as Oaks, Maples, London Plane Trees, Japanese Zelkovas, etc.) other than street trees—a minimum caliper of 4 to 4 1/2 inches, except as indicated in Condition #21 below.
 - (2) Evergreen trees (such as Scotch Pines, White Pines, Hemlocks, etc.)—a minimum height of 7 to 8 feet.
 - (3) Ornamental deciduous trees (such as Cherries, Dogwoods, Serviceberries, Hornbeams, etc.)—a minimum caliper of 3 to 3 1/2 inches. Multi-stem trees shall not be less than 10 feet in height.
 - (4) Shrubs—a minimum spread of 18 to 24 inches.
 - (5) Groundcover—in 2 inch pots.
- b. The developer agrees to plant all street trees prior to issuance of the first ~~Partial~~ Certificate of Occupancy for tenant occupancy for the North Block or prior to the issuance of the first Certificate of Occupancy for the last stick of townhouses located immediately adjacent to the frontage where the street trees are located in the South Block, unless otherwise approved by the Zoning Administrator, based on the planting season, the availability of street trees, and the weather. The developer also agrees to fulfill the Public Improvement Bond requirements (Condition #28). The developer agrees to notify the DPR Urban Forester at least 72 hours in advance of the scheduled planting of any street trees in the public right-of-way and to be available at the time of planting to meet with staff of DPR to inspect the plant material, the tree pit and the

technique of planting. Soil used in the tree pit must meet the specifications for street tree planting available from the DPR Urban Forester.

- c. All new lawn areas shall be sodded; however, if judged appropriate by the County Manager, based on accepted landscaping standards and approved in writing, seeding may be substituted for sod. All sod and seed shall be state certified.
- d. Exposed earth not to be sodded or seeded shall be well mulched or planted in ground cover. Areas to be mulched may not exceed the normal limits of a planting bed.
- e. Soil depth shall be a minimum of four (4) feet plus 12 inches minimum of drainage material or other drainage material commonly used in the industry as reviewed and approved by the County Manager on the landscape plan, for trees and tall shrubs and three (3) feet for other shrubs. This requirement shall also apply to those trees and tall shrubs in raised planters. Soil depth for raised planters shall be measured from the bottom of the planter to the top of the planter wall. The walls of raised planters shall be no higher than seat-wall height (2 1/2 feet, maximum) above the adjacent finished grade.
- f. Finished grades shall not exceed a slope of three to one or the grade that existed before the site work began.
- g. The developer agrees to maintain the site in a clean and well-maintained condition before the issuance of the Land Disturbance and Demolition Permits and agrees to secure and maintain the site throughout the construction and phasing process. Further, the developer agrees to submit a maintenance agreement which shall ensure that all plaza areas and other landscaped areas located on private property are kept in a clean and well-maintained condition for the life of the site plan and to follow the terms of that maintenance agreement approved for that purpose by the Zoning Administrator, as required in Section 32A of the Zoning Ordinance.

12. Utility Company Contacts

The developer agrees to contact all utility companies, including the electric, telephone and cable television companies, and offer them access to the site at the time of utility installation to install their underground cables. In order to comply with this condition the developer agrees to submit to the Zoning Administrator copies of letters from the developer to the utility companies offering them access as stated above for each phase of the project.

13. Civil Engineering Plan approval by DES

The developer agrees to submit a complete set, as determined by the Department of Environmental Services, of civil engineering plans for each applicable phase of the project consistent with the approved Phasing Plan for the development pursuant to Condition #4 below, based on the minimum Acceptance Criteria document dated April 30, 2012 or subsequent amended submission checklist, prior to the issuance of the Land

Disturbance Permit for that phase. The plans shall be drawn at a horizontal scale of 1 inch = 25 feet and a vertical scale of 1 inch = 5 feet and be 24 inches by 36 inches in size.

The developer agrees to meet the following requirements prior to issuance of the Excavation/Sheeting and Shoring Permit for the North Block:

- a. Obtain approval by the County Manager of a Maintenance of Traffic Plan for, at a minimum, the Excavation/Sheeting and Shoring phase of work in the North Block;
- b. Obtain approval by the County Manager of a tieback plan, or alternatively, submit a statement by the developer confirming that tiebacks will not be placed or extend into the public right of way during construction of the project in the North Block; and
- c. Obtain a minimum of one complete County staff review of the civil engineering plans for the North Block that results in a finding by the County Manager that the limits of Excavation/Sheeting and Shoring shown on the plan will not interfere with, limit, damage, or pose a substantial risk of damage to, existing and proposed public infrastructure and adjacent public or private property.

The developer also agrees to obtain all additional required approvals and permits prior to commencing excavation, sheeting, and shoring in the North Block.

The developer agrees to obtain approval of civil engineering plans that agree with the approved final landscape plan, and the sequence of construction, from the Department of Environmental Services as being consistent with all use permit approval requirements and all County codes, standards and specifications, and policies, prior to issuance of the Footing-to-Grade permit for the North Block, or the issuance of the above grade building permit for the South Block .

14. Pavement, Curb and Gutter Along All Frontages

The developer agrees to show on the civil engineering plans pavement, curb and gutter along all frontages of this site in accordance with the then-current Arlington County Standard for concrete curb and gutter and the then-current standards for pavement and according to the following dimensions. The pavement, curb and gutter shall be constructed prior to issuance of the first Certificate of Occupancy for tenant occupancy in the North Block or prior to the issuance of the first Certificate of Occupancy for the last stick of townhouses located immediately adjacent to the frontage where the improvements are located in the South Block. The Zoning Administrator may, for good cause shown and through the administrative change process, allow modifications to the timing of this condition based on the season, weather, or other construction-related issues, which may not permit installation of these features by the required timing.

- a. The developer agrees to design and construct pavement, curb and gutter along all site frontages, as listed below, in locations as determined at the time of the review of the civil engineering plan.

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- i. **Columbia Pike (North Block)** The developer agrees to construct a new curb and gutter along the south side of Columbia Pike, with a pavement width of approximately 56 feet in locations where parking is not provided and 64 feet in locations where parking is provided from the face of existing curb on the north side of Columbia Pike to the face of curb on the north block including travel lanes, as shown on the final engineering plan approved by the County Manager.

The developer further agrees to construct pedestrian nubs, crosswalks, and accompanying handicap ramps, built per Arlington County Standards on the south side of Columbia Pike at its intersection with South Glebe Road,.

These cross sections may be modified in order to improve the transition of the travel lanes to the adjacent block to the east of S. Glebe Road as approved on the civil engineering plan.

- ii. **S. Glebe Road (North Block):** Subject to VDOT approval, the developer agrees to construct a new curb and gutter along the west side of S. Glebe Road, at approximately the existing location, with a pavement width of approximately 62.5 feet (four lane section) to match the existing location of the curb and 70 feet (five lane section) from face of curb to face of curb including parking lanes and travel lanes, as shown on the final engineering plan approved by the County Manager.

The developer further agrees to construct pedestrian nubs, and accompanying handicap ramps, built per Arlington County Standards on the west side of S. Glebe Road at its intersection with Columbia Pike and 11th Street South .

- iii. **Alley – Western property line of North Block:** The developer agrees to construct a new curb along the west side of the alley beginning at Columbia Pike to the new segment of 11th Street S., as shown on the plans to include a concrete walk adjacent to the building, with a pavement width of approximately 25feet from face of curb to the western façade of the building, with a 5-foot-wide area along the eastern side of the alley marked for pedestrian access, and with a pinch point at the southern end of the alley to no less than 23.5 feet total, as shown on the final engineering plan approved by the County Manager.
- iv. **11th Street South.** The developer agrees to construct a new segment of 11th Street South from the western property line east to South Glebe Road, including a new curb and gutter along the north and south sides of 11th Street S, consistent with the location shown on the plans dated April 19, 2012, with a pavement width of approximately 36 feet from face of curb to face of curb including parking lanes and travel lanes, as shown on the final engineering plan approved by the County Manager.

The developer further agrees to construct pedestrian nubs, and accompanying handicap ramps, built per Arlington County Standards on the north and south side of 11th Street South at its intersection with South Glebe Road.

Timing of construction of interim/rough and final pavement, curb and gutter of 11th Street South shall be as described in Condition #4 (Phasing Plan).

- v. **S. Glebe Road (South Block):** Subject to VDOT approval, The developer agrees to construct a new curb and gutter along the west side of S. Glebe Road, at approximately the existing location, with a pavement width of approximately 58.3 feet from face of curb to face of curb including parking lanes and travel lanes, as shown on the final engineering plan approved by the County Manager.

The developer further agrees to construct pedestrian nubs, and accompanying handicap ramps, built per Arlington County Standards on the west side of S. Glebe Road at its intersection with 11th Street South and 12th Street South

- vi. **S. Lincoln Street (South Block)** The developer agrees to construct a new segment of South Lincoln Street from the new segment of 11th Street South to the southern property line, including curb and gutter along the east and west sides of S. Lincoln Street, consistent with the location shown on the plans dated April 19, 2012, with a pavement width of approximately 34 feet from face of curb to face of curb including parking lanes and travel lanes, as shown on the final engineering plan approved by the County Manager.

The developer further agrees to construct pedestrian nubs, and accompanying handicap ramps, built per Arlington County Standards on the east and west sides of S. Lincoln Street at its intersection with 11th Street S.

Final paving of South Lincoln Street shall be completed prior to issuance of the first Certificate of Occupancy for the last stick of townhouses on the South Block.

- vii. **S. Monroe Street (South Block):** The developer agrees to re-construct the existing curb and gutter in-place and on-grade to meet and match existing conditions along the S. Monroe Street frontage. The existing handicap ramp at the southwestern corner shall remain.

All improvements to curb, gutter, sidewalks and streets for pedestrian and/or vehicular access or circulation shall be in full compliance with applicable laws and regulations. The developer further agrees that all improvements to curb, gutter, sidewalks, crosswalks, and streets for pedestrian and/or vehicular access or circulation shall be as determined by the County Manager on the final Site Development and Landscape Plan and on the ~~final~~ Civil Engineering Plan, in accordance with the Columbia Pike Form Based Code Streetscape Standards in effect at the time of Civil Engineering Plan Approval; provided,

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however, that the provision of such improvements shall not increase the projected cost anticipated for such improvements as shown on the use permit drawings dated April 19, 2012 unless the County provides additional funding to offset such increased cost.

15. Survey Monuments

The developer agrees to submit, before issuance of the Excavation/Sheeting and Shoring Permit for the North Block or before the issuance of the First Above-Grade Building Permit the South Block, a survey of the site adherent to the following:

Horizontal Datum - All use permit plans shall be referenced to the Virginia Coordinate System of 1983 (VCS 83). Two (2) adjacent corners or two points on every plan sheet shall be referenced to the VCS 83 with coordinate values shown in U.S. Survey feet. All plans shall be annotated as follows: "The site shown hereon is referenced to the Virginia Coordinate System of 1983 as computed from a field run boundary and horizontal control survey."

Vertical Datum - All use permit plans shall be referenced to the North American Vertical Datum of 1988 (NAVD 88). All plans shall be annotated as follows: "The site shown hereon is referenced to the North American Vertical Datum of 1988 as computed from a field run vertical control survey."

16. Sidewalk Design and Improvements

The developer agrees that the final sidewalk pattern/design and final selection of materials and colors to be used shall be as determined by the County Manager on the final landscape plan and final civil engineering plan, in accordance with the Arlington County Streetscape Standards or other applicable urban design standards approved by the County Board and in effect at the time of the final landscape plan approval. The clear pedestrian zone of all public sidewalks shall also be indicated.

The sidewalk clear zones along the street frontages of this development shall be consistent with the Columbia Pike Form Based Code Streetscape Standards and shall be placed on a properly-engineered base approved as such by the Department of Environmental Services. The developer agrees that the clear pedestrian zone sidewalk shall:

- a. Continue across all driveway aprons for loading and garage entrances along all frontages of the use permit, and there shall be no barriers to impede the flow of pedestrian traffic.
- b. Not be less than six feet wide at any point.
- c. Allow pinch-points only under the provisions of the Arlington County Streetscape Standards.
- d. Use plain, un-tinted, concrete or, scored or brushed concrete.
- e. Not contain joints or use patterns that create gaps of ¼-in depth or greater at spacings of less than 30."

The developer further agrees to construct the sidewalk improvements detailed below prior to the issuance of the first Certificate of Occupancy for tenant occupancy for the North Block or the first Certificate of Occupancy for the last stick of townhouses located immediately adjacent to where the improvements are located in the South Block

The sidewalks shall contain street trees placed in either tree pits, tree grates or planting strips, consistent with the Columbia Pike Form Based Code, and as specified below. Placement, planting and root enhancement options shall be consistent with the Columbia Pike Form Based Code, and as specified below. Street trees shall not be placed within the vision obstruction area. All public walkways shall be constructed to County Standard. The developer, or any subsequent owner, also agrees to maintain and replace the street trees and sidewalks for the life of the use permit. The sidewalk sections and street tree species shall be as follows:

- i. **Columbia Pike (North Block)**— a minimum 14.5-foot wide sidewalk measured from the back of curb, maintaining a minimum 8-foot wide clear sidewalk, including 5-foot by 12-foot minimum tree pits or 5-foot wide planting strips, planted with 4 - 4 ½ inch caliper Red Maple street trees, or as otherwise in compliance with the Columbia Pike FBC at the time of final landscape plan approval, placed 25 to 30 feet on center and the tree pits located at the back of curb.

The overall sidewalk width may be reduced as needed to accommodate a travel lane transition as described in Condition #14 a(i), provided the overall sidewalk width does not fall below 12.5 feet at any point.

- ii. **S. Glebe Road (North Block)** – subject to VDOT approval, a minimum 15-foot wide sidewalk measured from the back of curb maintaining a minimum 8-foot wide clear sidewalk, including 5-foot by 12-foot minimum tree pits or 5-foot wide planting strips, planted with 4 - 4 ½ inch caliper Red Maple street trees, or as otherwise in compliance with the Columbia Pike FBC at the time of final landscape plan approval, placed 25 to 30 feet on center and the tree pits located at the back of curb.
- iii. **11th Street S (North Block).** – a minimum 11-foot sidewalk measured on the north side of the street from the back of curb maintaining a 6-foot wide clear sidewalk, including a minimum 5-foot wide planting strip, planted with 4 - 4 ½ inch caliper Red Maple street trees, or as otherwise in compliance with the Columbia Pike FBC at the time of final landscape plan approval, placed 25 to 30 feet on center and the tree pits located at the back of curb.
- iv. **11th Street S. (South Block)** – a minimum 11-foot sidewalk measured on the south side of the street from the back of curb maintaining a 6-foot wide clear sidewalk, including a minimum 5-foot wide planting strip, planted with 4 - 4 ½ inch caliper Red Maple street trees, or as otherwise in compliance with the

Columbia Pike FBC at the time of final landscape plan approval, placed 25 to 30 feet on center and the tree pits located at the back of curb.

- v. **S. Glebe Road (South Block)** – subject to VDOT approval, a minimum 11-foot wide sidewalk measured from the back of curb maintaining a minimum 6-foot wide clear sidewalk, including 5-foot by 12-foot minimum tree pits or 5-foot wide planting strips, planted with 4 - 4 ½ inch caliper Red Maple street trees, or as otherwise in compliance with the Columbia Pike FBC at the time of final landscape plan approval, placed 25 to 30 feet on center and the tree pits located at the back of curb.
- vi. **S. Lincoln Street (South Block)** – a minimum 11-foot wide sidewalk measured on both the east and west sides of the street from the back of curb maintaining a minimum 6-foot wide clear sidewalk, including a minimum 5-foot wide planting strip, planted with 4 - 4 ½ inch caliper Red Maple street trees, or as otherwise in compliance with the Columbia Pike FBC at the time of final landscape plan approval, placed 25 to 30 feet on center and the tree pits located at the back of curb.
- vii. **S. Monroe Street (South Block)** – a minimum 11-foot wide sidewalk measured from the back of curb maintaining a minimum 6-foot wide clear sidewalk, including 5-foot by 12-foot minimum tree pits, planted with 4 - 4 ½ inch caliper Red Maple street trees, or as otherwise in compliance with the Columbia Pike FBC at the time of final landscape plan approval, placed 25 to 30 feet on center and the tree pits located at the back of curb.
- viii. **12th Street S. (South Block)** – a minimum 11-foot sidewalk measured from the future back of curb maintaining a 6-foot wide clear sidewalk, including a minimum 5-foot planting strip at the future back of curb. A minimum 6-foot planting strip at the back of the sidewalk with a variety of plantings/trees or as otherwise in compliance with the Columbia Pike FBC at the time of final landscape plan approval.

17. Subsurface Structure-free Zone for Utilities and Streetscape

The developer agrees that in order to accommodate the subsurface requirements of utilities and streetscape elements (including street trees), the final design of the project shall provide a structure-free zone under the public sidewalk along all street frontages, excluding the alley in the North Block, as required in the *Standards for Planting and Preservation of Trees in Site Plan Projects*. This zone shall be a minimum of five (5) feet deep and shall extend from the back of the street curb to the far edge of the public sidewalk. No subterranean structures (such as parking garages) shall intrude into this five foot deep zone. Within the zone, underground utilities and utility vaults shall not be located in a manner that interferes with the appropriate spacing and replacement of street trees, consistent with the approved final site and development and landscape plan. Utility lines shall not be located beneath street trees. The location of all existing and proposed

utility lines shall be shown on both the final landscape plan and the civil engineering plan.

18. Water Service Requirements

The developer agrees that the location of the water services will be determined at the time of the review of the civil engineering plan, and shall be constructed in accordance with the standards defined in the Arlington County Department of Environmental Services Construction Standards and Specifications Manual.

19. Existing Water Main or Fire Hydrant Service

The developer agrees that no existing water main or fire hydrant shall be taken out of service or made inaccessible without the prior approval of the Department of Environmental Services. This approval shall be obtained before the issuance of the Excavation/Sheeting and Shoring Permit in the North Block or prior to the issuance of the first Above-Grade Building Permit in the South Block.

20. Replacement of Damaged Existing Curb, Gutter and Sidewalk

The developer agrees to remove and replace, according to the Arlington County Department of Environmental Services Construction Standards and Specifications Manual, any existing curb, gutter and sidewalk along the street frontages of this site which is in poor condition or damaged by the developer, prior to the issuance of the first Certificate of Occupancy for occupancy in the North Block or prior to the issuance of the first Certificate of Occupancy for the last stick of townhouses immediately adjacent to where the damaged curb and gutter are located in the South Block. The Zoning Administrator may, for good cause shown and through the administrative change process, allow modifications to the timing of this condition based on the season, weather, or other construction-related issues, which may not permit installation of these features by the required timing.

21. Street Lighting Requirements The developer agrees to show on the site civil engineering plans street lighting along all frontages of the site prior to the issuance of the Excavation/Sheeting and Shoring Permit, in accordance with the Form Based Code in effect as of the date of the County Board's approval of this use permit. The plans shall include the height and color of the street light poles. The height of the street lights shall be 16 feet on Columbia Pike and S. Glebe Road and 12 feet on all other frontages where standard street lighting is installed, measured from the sidewalk to the base of the luminaires.

The developer agrees to remove all standard thoroughfare lights from the site, unless the County decides that one or more are required to provide adequate lighting for street safety purposes at intersections. The developer agrees to pay the cost of moving existing or installing additional standard thoroughfare lights if required below. If at the time of construction, the County has installed new street lights on Columbia Pike, the developer agrees, at its cost, to relocate, and if necessary, to replace street lighting on Columbia Pike in accordance with the Form Based Code in effect as of the date of the County

Board's approval of this use permit, unless the Form Based Code is amended as described in the paragraph below.

In the event that the Form Based Code is amended to require fewer street lights either prior to the approval of the site civil engineering plans, or within ninety days of the approval of the civil engineering plan, , the developer agrees to purchase and install street lighting in accordance with the amended Form Based Code. In no event shall a pending amendment to the Form Based Code preclude the approval of the site civil engineering plans with street lighting shown in accordance with the Form Based Code in effect as of the date of the County Board's approval of this use permit. If the Form Based Code is amended after approval of the civil engineering plan, the applicant will submit a revised civil engineering plan for administrative approval showing the revised street lighting in accordance with the amended Form Based Code.

In the event that the Form Based Code is not amended prior to the approval of the site civil engineering plan, or by May 1, 2013, the developer agrees, at its cost, to purchase and install approved Arlington County street lighting in accordance with the Form Based Code in effect as of the date of the County Board's approval of this use permit along the frontages of the site and furnish and install all conduit and junction boxes necessary for the lighting system prior to the issuance of the Shell and Core Certificate of Occupancy to meet Arlington County standards.

22. Underground Existing Aerial Utilities

The developer agrees to remove and/or place underground all existing aerial utilities within or along the periphery of the entire use permit site as shown on the final site development and landscape plan and the civil engineering plan approved by the County Manager. Any utility improvements necessary to provide adequate utility services to this development or utility work necessary to provide a terminus to the underground facilities shall be paid for by the developer and shall not result in the installation of any additional utility poles, or aerial devices. The developer agrees to also contact the Development Services Bureau Chief, Transportation Division of the Department of Environmental Services in Arlington County not less than two (2) months prior to its planned commencement of utility undergrounding for each phase of the project to offer the County, at no cost to the County, access to the locations where the developer plans to excavate trenches or similar areas to install underground utilities so the County may install its fiber optic cable and/or conduit in those places concurrently with the developer's utility installation. Such access, and the terms and conditions under which access to the site will be provided and the undergrounding activities of the County and the developer will be coordinated, shall be set forth in an agreement approved by the County Manager and the County Attorney. All utility relocation shall be completed prior to the issuance of the Shell and Core Certificate of Occupancy in the North Block or prior to the issuance of the first Certificate of Occupancy for the last stick of townhouses immediately adjacent to where the utilities are to be undergrounded in the South Block

23. Off-street Parking for Construction Workers

The developer agrees to provide off-street parking for all construction workers without charge to the workers. In lieu of providing parking, the developer may provide a subsidy for the construction workers in order that they may use Metro, provide a van for van pooling, or use another established method of transportation to provide for construction workers to arrive at the site. Compliance with this condition shall be determined based on a plan which shall be submitted to the Zoning Administrator, and for which the developer has obtained the Zoning Administrator's approval, before the issuance of the Excavation/Sheeting, and Shoring Permit in the North Block or prior to the issuance of the first Above-Grade Building Permit in the South Block. This plan shall set forth the location of the parking to be provided at various stages of construction, how many spaces will be provided, how many construction workers will be assigned to the work site, and mechanisms which will be used to encourage the use of Metro, carpooling, vanpooling, and other similar efforts. The plan shall also provide for a location on the construction site at which information will be posted regarding Metro schedules and routes, bus schedules and routes, and carpooling and vanpooling information. If the plan is found to be either not implemented or violated during the course of construction, a correction notice will be forwarded to the developer. If the violation is not corrected within ten (10) days, a "stop work order" will be issued, and construction halted until the violation has been corrected.

24. Address Indicator Signs

The developer agrees to install address indicator signs on the site which comply with Section 27-12 of the Arlington County Code or successor provision in a location visible from the street and as shown on the final site development and landscape plan.

25. Façade Treatment of Buildings

The developer agrees that the design of the facade treatment for the buildings and the materials to be used on the facades shall be as specified and shown on the submitted drawings identified in Condition #1 and as presented to the County Board and made a part of the public record on the County Board date identified in Condition #1, including all renderings, drawings, and presentation boards presented during public hearings. The developer agrees to submit three (3) copies of colored façade elevations at 24" x 36", which label the materials and colors for each elevation of the building, including interior elevations (e.g. elevations adjacent to interior courtyards, plazas and access drives), one (1) copy of black and white architectural elevations, and one (1) sample material board at no larger than 24" x 36", for review by the County Manager for consistency with this use permit approval prior to the issuance of the Footing to Grade Permit in the North Block or prior to the issuance of the first Above-Grade Building Permit in the South Block. The submission shall be made to the Zoning Office. The developer further agrees to obtain the approval of the County Manager of the façade treatment as being consistent with the County Board use permit approval before the issuance of the Final Building Permit for the North Block, and before the issuance of the first Above-Grade Building Permit for the South Block.

In addition, for the North Block only, the developer agrees to:

- h. Reduce the impact of any vents installed on the exterior facades along public street frontages of the buildings by employing color schemes and materials that match the proposed adjacent exterior building materials, and also a reduction of the vent's overall size by combining of vents for multiple elements to the greatest extent possible.
- i. Provide cladding similar in texture and color to the other exterior elements of the building at the facades of the mechanical penthouses.

26. Recordation of Deeds of Public Easements and Deeds of Dedications

The developer agrees that, for each phase, as phase is defined in the phasing plan required in Condition #4, all required plats, deeds of conveyance, deeds of dedication, and deeds of easement associated with, and/or required by the final approved site engineering plans, for the construction of any public street, public infrastructure, public utility, public facility or public improvement (jointly "Public Improvements"), shall be: a) submitted by the developer to the Department of Environmental Services for review and approval prior to the issuance of any Excavation/Sheeting and Shoring Permit for the North Block ~~and~~ or prior to the issuance of any Above-Grade Building Permit for the South Block; and b) approved by the County and recorded by the developer, among the land records of the Circuit Court of Arlington County, before the issuance of the first Certificate of Occupancy for the building(s) or any portion thereof for such phase, except for 11th Street South as noted below. Real estate interests conveyed by the developer to the County for public street or public right-of-way purposes shall be conveyed in fee simple, free and clear of all liens and encumbrances. Real estate interests conveyed by the developer to the County for Public Improvements or public uses, including, but not limited to, alleys, sidewalk, street trees, other streetscape planting, water mains, storm sewers, sanitary sewers, and other public utilities and facilities, which other Public Improvements are not located, or to be located, in the public street or public right-of-way may be granted to the County by deed(s) of easement, provided, however, that in the deed(s) conveying such real estate interests to the County, all liens and encumbrances shall be subordinated to the easement rights of the County.

The developer agrees to make the following conveyances and dedications.

- a. To grant and convey, to the County Board, an easement for public sidewalk and utilities purposes as described below and shown on the exhibit entitled Areas to be Dedicated for Public Street and Utilities Purposes and Easements for Public Sidewalk Utilities Purposes, dated April 30, 2012:
 - (1) S. Glebe Road between Columbia Pike and 11th Street South (North Block) – An area of approximately 2,880 square feet, generally defined as 15 feet measured from the back of curb;

- (2) 11th Street South (north side) (North Block) – An area of approximately 3,542 square feet, generally defined as 11 feet measured from the back of curb;
- (3) 11th Street South (south side) (South Block) – An area of approximately 1,059 square feet, generally defined as 11 feet measured from the back of curb on the west side of S. Lincoln Street and an area of approximately 2,008 square feet, generally defined as 11 feet measured from the back of curb on the east side of S. Lincoln Street;
- (4) S. Glebe Road between 11th Street South and 12th Street South (South Block) – An area of approximately 2,441 square feet, generally defined as 11 feet measured from the back of curb;
- (5) S. Lincoln Street (east side) (South Block) – An area of approximately 2,932 square feet, generally defined as 11 feet measured from the back of curb;
- (6) S. Lincoln Street (west side) (South Block) – An area of approximately 2,914 square feet, generally defined as 11 feet measured from the back of curb;
- (7) S. Monroe Street (South Block) – An area of approximately 829 square feet, generally defined as 11 feet measured from the back of curb; and
- (8) 12th Street South (South Block) – An area of approximately 1,284 square feet, generally defined as 11 feet measured from the back of curb on the west side of S. Lincoln Street and an area of approximately 950 square feet, generally defined as 11 feet measured from the back of curb on the east side of S. Lincoln Street.

Such easement for public sidewalk and utilities purposes may provide a reservation unto the Developer, within the boundaries of the easement, to construct and locate above grade building features, appendages or other protrusions within the easement area, provided, however, that such building features, appendages or other protrusions are consistent with the Columbia Pike Form Based Code, approved as part of this use permit and the final engineering plans approved by DES.

The developer agrees, at its sole cost and expense, to perform and pay for all care, cleaning, maintenance, including snow and ice removal, repair, replacement, installation and removal of any curbs, signage, pavement marking, street trees and other landscaping, benches, trash receptacles, bicycle racks, lighting, sidewalk paving, fire hydrants, parking meters, and other similar facilities (collectively “Facilities”) and all areas located in such public sidewalk and utilities easement.

The developer agrees obtain enactment of an ordinance of encroachment for any above grade building feature, appendages or other protrusions which are proposed to

be located in the public right of way abutting and outside of the sidewalk and utilities easement area.

- b. To grant and convey, to the County Board, an easement for public sidewalk and utilities purposes as described below and shown on the exhibit entitled Areas to be Dedicated for Public Street and Utilities Purposes and Easements for Public Sidewalk Utilities Purposes, dated April 30, 2012:

- (1) Columbia Pike – An area of approximately 2,821 square feet, generally defined as the area between the property line and the building face

Such easement for public sidewalk and utilities purposes shall extend five (5) feet below the surface of the public sidewalk. Such easement may provide a reservation unto the Developer, within the boundaries of the easement, to construct and locate above or below grade (greater than five feet below the surface of the public sidewalk) building features, appendages or other protrusions within the easement area, provided, however, that such building features, appendages or other protrusions are consistent with the Columbia Pike Form Based Code, approved as part of this use permit and the final engineering plans approved by DES.

The developer agrees, at its sole cost and expense, to perform and pay for all care, cleaning, maintenance, including snow and ice removal, repair, replacement, installation and removal of any curbs, signage, pavement marking, street trees and other landscaping, benches, trash receptacles, bicycle racks, lighting, sidewalk paving, fire hydrants, parking meters, and other similar facilities (collectively “Facilities”) and all areas located in such public sidewalk and utilities easement.

The developer agrees obtain enactment of an ordinance of encroachment for any above grade building feature, appendages or other protrusions which are proposed to be located in the public right of way abutting and outside of the sidewalk and utilities easement area.

- c. To dedicate in fee simple, to the County Board, for public street and utility purposes, as described below and shown on the exhibit entitled Areas to be Dedicated for Public Street and Utilities Purposes and Easements for Public Sidewalk Utilities Purposes ,dated April 30, 2012:

- (1) Columbia Pike – An area of approximately 1,234 square feet located approximately 43 feet from the western property line to the property line.

- (2) 11th Street South – An area of approximately 11,757 square feet, defined as the area immediately north of the South Block and approximately 36 feet from face-of-curb to face-of-curb, from the western property line east approximately 300 feet to S. Glebe Road.

- (a) In the event that the North Block is constructed first, the developer agrees to dedicate a temporary public access easement over the area

described in Paragraph b. (1) above, prior to the issuance of the first Certificate of Occupancy for tenant occupancy of the North Block, to remain in effect until such time as the final deed to dedication is recorded. The final deed of dedication shall be recorded prior to the issuance of the last Certificate of Occupancy for the South Block. In no event shall the final deed of dedication be recorded later than one year after the issuance of the first Certificate of Occupancy for tenant occupancy in the North Block, unless the South Block is actively under construction at that time.

(b) In the event that the South Block is constructed first, the developer agrees to dedicate a temporary public access easement over the area described in Paragraph b.(1) above, prior to the issuance of the first Certificate of Occupancy for the South Block, to remain in effect until such time as the final deed of dedication is recorded. The final deed of dedication shall be recorded prior to the issuance of the first Certificate of Occupancy for tenant occupancy in the North Block. In no event shall the final deed of dedication be recorded later than one year after the issuance of the final Certificate of Occupancy for the South Block, unless the North Block is actively under construction at that time.

(3) S. Lincoln Street (South Block) – An area of approximately 9,685 square feet located approximately 180 feet west of S. Glebe Road, defined as approximately 34 feet from face-of-curb to face-of-curb, from the southern property line along 12th Street South north approximately 265 feet to the new segment of 11th Street South

After the time of dedication in fee simple, the developer agrees to continue, at its sole cost and expense, to perform and pay for all care, cleaning, maintenance, including snow and ice removal, repair, replacement, installation and removal of any Facilities located within that portion of the dedicated area containing the sidewalk.

d. To grant and convey, to the County Board, an surface easement for public access purposes, as described below and shown on the exhibit entitled Areas to be Dedicated for Public Street and Utilities Purposes and Easements for Public Sidewalk Utilities Purposes dated April 30, 2012

(1) Alley in the North Block (North Block) – an area of approximately 5,166 square feet, generally defined as the area from the western façade of the building to the western property line (23 feet).

The developer may construct and locate any roadbed, roadway, pavement, curbs, signage, pavement marking, street trees and other landscaping, benches, trash receptacles, bicycle racks, lighting, sidewalk paving, fire hydrants, parking meters, underground parking garage, garage ventilation grates, utility vaults and other similar facilities (“Facilities”) within the boundaries of the easement.

The developer agrees, at its sole cost and expense, to perform and pay for the continued care, cleaning, maintenance, including snow and ice removal, repair, replacement installation and removal of the Facilities within the easement area.

In addition, the developer agrees that, within the dedication or conveyance documents, it will indemnify and hold harmless the County Board, its elected and appointed officials, officer, employees and agents from any liability, personal injury, death, claims, damages, losses, costs and expenses of whatsoever nature, concerning or arising out of the design, construction, installation, care, cleaning, maintenance, repair, use, access, regulation, repair and removal of the Facilities located within the easement area

The following conditions of use permit approval (#27 through #33) are valid for the life of the use permit and must be met by the developer before issuance of the Footing to Grade Structure Permit in the North Block or the first Above-Grade Building Permit in the South Block.

27. Plat of Excavated Area

The developer agrees to submit one (1) plat, drawn at the scale of 1 inch = 25 feet and 24 inches x 36 inches in size, of the excavated area showing spot elevations which confirm that the construction drawings are consistent with the average site elevation, and with the building's ground floor elevation(s) at the building's lowest level(s), as approved by the County Board and as indicated in the plans referenced in Conditions #1 and #7 above. Spot elevations shall be taken at spots determined at the time of the pre-construction meeting and shall at a minimum consist of two corners and spot elevations from 50 % of the total area to be excavated. The elevations shall be provided prior to the issuance of the footing to grade permit. Provided however, that when the Zoning Administrator determines that the excavated area will be greater than 20,000 square feet, the Zoning Administrator may reduce the area for which elevations must be provided before issuance of a Footing to Grade permit. Additional elevations confirming the elevations of the remainder of the excavation shall be provided prior to issuance of any permit for above grade construction.

28. Public Improvements Bond

Upon approval of the civil engineering plan for each applicable phase of the project, pursuant to the approved Phasing Plan required in Condition #4, the developer agrees to submit a performance bond estimate for the construction or installation of all facilities (to include street trees and all landscape materials) within the public rights-of-way or easements, to the Department of Environmental Services for review and approval. Upon approval of the performance bond estimate by the Department of Environmental Services, the developer agrees to submit to the Department of Environmental Services a performance bond, in the approved amount of the estimate, and an agreement for the construction or installation of all these facilities (to include street trees and all landscape materials) within the public rights-of-way or easements, which shall be executed by the developer in favor of the County before the issuance of the Final Building Permit for

each applicable phase of the project, pursuant to the approved Phasing Plan required in Condition #4.

Prior to the release of the public improvement bond, the developer agrees to submit as-built drawings showing the location and facilities for all underground utilities (water, sanitary sewer, and storm sewer) that will be maintained by Arlington County.

29. Underground Electrical Transformers

The developer agrees to install all new electric transformers, and all associated appurtenances, in underground utility vaults except as shown for the South Block on the plans dated April 19, 2012 that shall meet both Dominion Virginia Power and County design and construction standards and specifications. The developer agrees to install all other underground utility vaults in conformance with the County design and construction standards and specifications, and all applicable construction standards and specifications of the owner of the utilities. Such underground utility vaults (“Utility Vaults”) may be placed, in whole or in part, within the County right-of-way or public easement, only after the developer applies for, and there is enacted by the County Board, an encroachment ordinance, or other County Board approval, permitting use of the County right-of-way or public easement for such purpose. Upon enactment of the ordinance or approval, the developer agrees to comply with all the conditions of such ordinance and any other conditions prescribed in the use permit conditions addressing vacations and encroachments, including, but not limited to, recordation of any deeds, plats, or ordinances, the payment of compensation and required fees. Any associated ventilation grates for such vaults shall not be permitted, located or constructed within any portion of the County right-of-way or public easement area for sidewalks or public streets, or within any areas that provide pedestrian access to any buildings, street, and public or private open spaces except within the alley in the North Block. The location and placement of the Utility Vaults shall not conflict with the physical operation or placement of other existing or proposed public or private utility facilities. The Utility Vaults shall have a minimum horizontal clearance of five (5) feet to conduits and manholes and a minimum horizontal clearance of ten (10) feet to public water mains and public sanitary sewers, unless a greater or lesser clearance is specifically shown on the site engineering plans and approved by the Department of Environmental Services. The developer shall obtain approval from the County Manager, or his designee, for the location of all Utility Vaults, ventilation grates, and associated appurtenances, as part of the review and approval of the final site engineering plans by the Department of Environmental Services. This condition applies only to the North Block.

30. Interior Trash Collection and Recycling Areas

The developer agrees that, for development within the North Block, interior space shall be provided and used for the collection, storage, compaction, and removal of trash, as well as appropriate facilities for the recycling of reusable materials as defined by the County. The collection, storage, compaction, and removal of trash shall not occur outside the parking garage. This space may not conflict with the use of a loading berth. The Developer further agrees that, for development within the South Block, the

collection, storage, compaction, and removal of trash, as well as appropriate facilities for the recycling of reusable materials as defined by the County shall occur at the rear of townhouses and rear lot garages within the alleys as shown on the plans dated April 19, 2012. The developer agrees to obtain approval from the Zoning Administrator of drawings showing compliance with this condition before the issuance of the Footing to Grade Structure Permit.

31. Interior Loading Spaces

The developer agrees that all loading spaces in the North Block shall be in the interior of the building and shall also comply with the following requirements: minimum 12-foot clear width (including entrances), 30 foot-length and 14-foot height clearance. Any loading dock to be used for trash removal shall have a minimum interior height clearance of 16 feet. Use of the loading dock for deliveries or trash pick-ups, excluding moving vans, shall be limited to the hours from 8:00 a.m. to 6:00 p.m., seven (7) days a week. This condition applies only to the North Block.

32. Parking Space Compliance with Zoning Ordinance

The developer agrees to ensure that all parking spaces comply with the requirements of Section 33 of the Zoning Ordinance. Unless otherwise approved by the County Board, the number of compact spaces may not exceed the Zoning Ordinance requirement. The developer shall submit drawings showing that these requirements are met, and shall obtain approval by the Zoning Administrator before the issuance of the Footing to Grade Structure Permit for the North Block and before issuance of the first above grade permit for the South Block.

33. Bicycle Storage Facilities in the North Block

The developer agrees to provide, at no charge to the user, secure bicycle storage facilities in locations convenient to residential and retail areas located in the North Block on the following basis at a minimum:

Residential Bicycle Storage Facilities:

The developer agrees to provide: One (1) resident bicycle parking space for every three (3) residential units of residential units and one (1) visitor space for every 50 residential units. All residential tenant and visitor bicycle parking facilities shall be provided as specified in the Columbia Pike Form Based Code.

Retail Bicycle Storage Facilities:

The developer agrees to provide: One (1) employee bicycle parking spaces for every 5,000 square feet of GFA; one (1) visitor/customer space for every 25,000 square feet of GFA. All retail employee bicycle parking facilities shall be provided as specified in Columbia Pike Form Based Code.

All bicycle parking facilities and their locations shall be reviewed by the Department of Environmental Services for compliance with the Columbia Pike Form Based Code. This condition applies only to the North Block.

The following conditions of use permit approval (#34 through #36) are valid for the life of the use permit and must be met by the developer before the issuance of the Final Building Permit.

34. Wall Check Survey

The developer agrees to submit one (1) original and three (3) copies of a wall check survey to confirm its consistency with the plans approved by the County Board, as referenced in Conditions #1 and #7 above. The wall check survey shall show the location of the walls at the top level of the below-grade structure, and will be provided prior to the issuance of a permit for above-grade construction. The developer further agrees that, within thirty (30) days after approval of the wall check survey, or such other time as mutually agreed upon by the Zoning Administrator and the developer, to submit to the Zoning Administrator a wall check survey showing the location of the walls and the elevation of the slab, at grade.

35. Screening of Mechanical Equipment

Mechanical equipment shall be screened so as not to be visible from public rights-of-way.

36. Use of Penthouse

The use of any enclosed penthouse shall be limited to mechanical equipment and equipment maintenance space or telecommunication transmitter and/or receiver equipment.

The following conditions of use permit approval (#37 through #44) are valid for the life of the use permit and must be met by the developer before the issuance of the First Certificate of Occupancy.

37. Water Main Improvements

The developer agrees to show on the civil engineering plans, and to construct, water main improvements in accordance with the standards defined in the Arlington County Department of Environmental Services Construction Standards and Specifications Manual as well as the following as outlined below. The water main improvements shall be constructed prior to the issuance of the Shell and Core Certificate of Occupancy for the North Block or the first Certificate of Occupancy for the South Block for the respective phases of construction.

- a. Replace existing 8-inch water main in S. Glebe Road from Columbia Pike to 11th Street S. with approximately 280 feet of new 12-inch water main. (North Block)
- b. Replace existing 8-inch water main in S. Glebe Road from 11th Street S. to 12th Street S. with approximately 330 feet of new 8-inch water main. (South Block)

- c. Construct approximately 330 feet of new 12-inch water main in 11th Street S. from S. Glebe Road to alley at western edge of property.
- d. Construct approximately 330 feet of new 8-inch water main in S. Lincoln Street from 11th Street S. to 12th Street S. (South Block)
- e. There shall be no water meter connections to existing water main in Columbia Pike.

38. Sanitary Sewer Main Improvements

The developer agrees to show on the civil engineering plans, and to construct, sanitary sewer main improvements in accordance with the standards defined in the Arlington County Department of Environmental Services Construction Standards and Specifications Manual as well as the following as outlined below. The sanitary sewer main improvements shall be constructed prior to the issuance of the first Certificate of Occupancy for the respective phases of construction.

There shall be no sewer connections in Columbia Pike.

The County will TV-Inspect the sanitary sewer lines serving the site and shall identify any improvements that are necessary to adequately service the development. The developer agrees to repair or replace any sections or appurtenances of the sanitary sewer serving the development that are found to be deficient or damaged by the developer, as identified by County staff and as shown on the civil engineering plan approved by the County Manager.

39. Storm Sewer Improvements

The developer agrees to show on the civil engineering plans, and to construct, storm sewer improvements in accordance with the standards defined in the Arlington County Department of Environmental Services Construction Standards and Specifications Manual as well as the following as outlined below. The storm sewer improvements shall be constructed prior to the issuance of the first Certificate of Occupancy for the respective phases of construction.

None

40. Fire Hydrant and Fire Department Connection Requirements

For each phase of the Development, the developer agrees to show on the civil engineering plan and to install, fire hydrants at intervals of not more than 300 feet, as well as fire department connections in order to provide adequate fire protection. The County shall specify the kind of service and locations at the time of the civil engineering plan approval based on applicable safety standards. The fire hydrants and fire department connections shall be installed prior to the issuance of the first Certificate of Occupancy for the respective phases of construction.

41. Transportation Management Plan

A. North Block

The developer agrees to develop and implement a Transportation Management Plan (TMP) in order to achieve the desired results of the Arlington County Transportation Demand Management (TDM) program. The developer agrees to obtain the approval of the County Manager or his designee for such plan before the issuance of the Shell and Core Certificate of Occupancy and to implement the TDM prior to the issuance of the first Certificate of Occupancy for tenant occupancy.

All dollar denominated rates will be adjusted for inflation by the U.S. Department of Labor, Bureau of Labor Statistics Consumer Price Index (CPI) Inflation Calculator from the date of County Board approval.

The Transportation Management Plan shall include a schedule and details of implementation and continuous operation of the elements in the plan. The Transportation Management Plan shall include, but not be limited to, the following strategies:

Participation and Funding

- a. Maintain an active, ongoing relationship with Arlington Transportation Partners (ATP), or successor entity, on behalf of the property owner.
- b. Designate member(s) of building management as Property Transportation Coordinator (PTC) to be a primary point of contact with the county and undertake the responsibility for coordinating and completing all Transportation Management Plan (TMP) obligations. The applicant and /or building management will provide, and keep current, the name and contact information of the PTC to Arlington County Commuter Services (ACCS) or successor. The Property Transportation Coordinator shall be trained to provide rideshare, transit, and other information provided by Arlington County intended to assist with transportation to and from the site.

Facilities and Improvements

- c. Provide in the lobby or lobbies, an information display(s), the number/content /design/location of which shall be approved by ACCS / ATP, to provide transportation-related information to residents and visitors. Management shall keep display(s) stocked with approved materials at all times.
- d. Comply with requirements to provide bicycle parking/storage facilities, van access to the garage, and construction worker parking.
- e. Bus stops and shelters within 25 feet of the property and contiguous to the property shall be maintained free of snow, ice, trash, and debris. A 6 foot wide path, or the full

width of the sidewalk (if less than 6 feet), shall be maintained clear of snow and ice, to the main entrance of the building(s) from these bus stops.

Parking Management Plan

- f. Subject to the approval by the County Manager or his designee, the developer shall prepare a parking management plan for the residential building on the north block regarding: taxi passenger loading and unloading; accessible paratransit pick-up, drop-off, handicapped access, and passenger waiting area; loading zones for short-term deliveries; bus stops; and on- and off-street parking for residents, employees, and visitors. Such plan shall include a schematic drawing depicting an area parking plan for all block faces abutting the site. Additionally, this plan will note restrictions as to times that various activities (such as deliveries and parking) are permitted in the respective spaces.
- g. Provide effective directional signage subject to approval of a Comprehensive Sign Plan for the residential building on the north block to direct residents and visitors to appropriate locations on the property, such plan to include provision for the items specified in the Parking Management Plan.

Promotions, Services, Policies

- h. Provide SmarTrip cards loaded with a one week bus pass, one time, for free to each adult legal resident (maximum 2 per unit) on or before day of move in for each residential unit during the initial lease or purchase period for the project.
- i. Provide SmartTrip cards loaded with a one week bus pass, one time, for free to each building management employee, employed at initial occupancy of the building, on or before his/her first day of work.
- j. Provide website hotlinks to CommuterPage.comTM under a “transportation information” heading from the developer and property manager’s websites regarding this development.
- k. Distribute transit and ridesharing information to residents and visitors of the to include the following items:
 - 1) A new-resident package (material provided by Arlington County) that includes transit information provided by ACCS or others to each person purchasing a unit (or signing a lease).
 - 2) Reference to the Pike Ride in promotional materials and advertisements.
 - 3) Information provided by Arlington County in recruiting and employment materials regarding commute options and assistance services available.

- 4) After building opening, the property management company will allow and assist in the dissemination of information, provided by ACCS or others, to all residents, tenants, employees, and visitors, upon verbal request from Arlington County. This requirement will supplement the information provided at the transportation information display noted in item “c” above.
- l. Participate in Ozone Action Days and other regionally sponsored clean air, transit and traffic mitigation promotions by posting notice of such promotions in locations within the building acceptable to the developer.

Performance and Monitoring

- m. Upon approval of the TMP by the County, the developer agrees to implement all elements of the plan with assistance when appropriate by agencies of the County.
- n. The developer agrees to participate in, and contribute an amount not to exceed \$3,000 to the County for each transportation performance monitoring study conducted by the County, at two years after issuance of first Certificate of Occupancy and one year after the Columbia Pike Streetcar is fully operational. The building owner and/or operator will notify, assist, and encourage residents, tenant’s employees, and building employees to participate in mode split surveys which may be of an on-line, or email variety.
- o. During the first year of start up of the TMP and on an annual basis thereafter, the developer will submit an annual report, which may be of an on-line, or email variety, to the County Manager, describing completely and correctly the TDM related activities of the site and reporting any changes in commercial tenants that occurred during that year.

B. South Block

The developer agrees to develop and implement a Transportation Management Plan (TMP) in order to achieve the desired results of the Arlington County Transportation Demand Management (TDM) program. The developer agrees to obtain the approval of the County Manager or his designee for such plan before the issuance of the first Certificate of Occupancy.

All dollar denominated rates will be adjusted for inflation by the U.S. Department of Labor, Bureau of Labor Statistics Consumer Price Index (CPI) Inflation Calculator from the date of County Board approval.

The Transportation Management Plan shall include a schedule and details of implementation and continued operation of the elements in the plan. The Transportation Management Plan shall include, but not be limited to, the following strategies:

Participation and Funding

- a. Maintain an active, ongoing relationship with Arlington Transportation Partners (ATP), or successor entity, on behalf of the property owner(s).
- b. Designate member(s) of the building management or homeowner's association as Property Transportation Coordinator (PTC) to be a primary point of contact with the county and undertake the responsibility for coordinating and completing all Transportation Management Plan (TMP) obligations. The building management or homeowner's association will provide, and keep current, the name and contact information of the PTC to Arlington County Commuter Services (ACCS) or successor. The Property Transportation Coordinator shall be trained to provide rideshare, transit, and other information provided by Arlington County intended to assist with transportation to and from the site.

Promotions, Services, Policies

- c. Provide SmarTrip cards loaded with a one week bus pass, one time, for free to each adult legal resident (maximum 2 per unit) on or before day of move in for each residential unit during the initial lease or purchase period for the project.
- d. Distribute transit and ridesharing information to initial purchasers or lessees to include the following items:
 - 1) A new-resident package (material provided by Arlington County) that includes transit information provided by ACCS or others to each purchaser or lessee.
 - 2) Reference to the Pike Ride in promotional materials and advertisements.
 - 3) Information provided by Arlington County in recruiting and employment materials regarding commute options and assistance services available.
 - 4) After occupancy, the building management or homeowner's association will allow and assist in the dissemination of information, provided by ACCS or others, to all residents, upon written request from Arlington County.

Performance and Monitoring

- e. Upon approval of the TMP by the County, the homeowner's association agrees to implement all elements of the plan with assistance when appropriate by agencies of the County.
- f. The developer agrees to contribute \$3,000 to the County, one time, prior to the issuance of the first Certificate of Occupancy in order for the County to conduct a future transportation performance monitoring study.

42. Residential Parking and Parking Management Plan

For both rental and condominium buildings, the use of the parking spaces shall be limited to parking use by the residents of the building and their guests, unless otherwise permitted by the Zoning Ordinance. Parking spaces shall not be converted to storage or other use without approval of a use permit amendment.

The developer agrees to submit to the Zoning Administrator a parking management plan which outlines how tenant, guest and visitor parking for the residential building, and parking for retail tenants' employees and customers for retail located in the North Block residential buildings, will be provided, where the parking will be located and how guests and visitors, and retail employees and customers, will be directed to the parking spaces. The developer further agrees to make a minimum of 261 residential reserved parking spaces, 35 residential shared parking spaces and 16 retail tenant parking spaces, available within the residential garage. The parking management plan shall be submitted to the Zoning Administrator, and reviewed and approved by the County Manager, prior to the issuance of the first Certificate of Occupancy for the first residential building. The developer agrees to implement the Parking Management Plan for the life of the use permit. This condition applies only to the North Block.

43. Lighting Plan for Public Areas

The developer agrees to include a lighting plan for all internal and external public areas, including parking areas, as part of the final civil engineering plan and the final landscape plan. This lighting plan shall be subject to review by the County Manager, including street lighting as described in Condition #21 above. The developer shall include in the civil engineering plan and in the final landscape plan certification that the lighting plan meets the minimum standards of the Zoning Ordinance, Section 2, Subsection H, and the Illumination Engineering Society of North America Standards. The developer agrees to obtain the approval of all lighting from the County Manager, and to install approved lighting, before the issuance of the First Certificate of Occupancy in the North Block or the first Certificate of Occupancy for the last stick of townhouses located immediately adjacent to the frontage where the street lighting is located in the South Block.

44. Availability of Use Permit Conditions to Residential Condos, Cooperatives and Homeowners Associations

If the project includes a residential condominium or cooperative component, then the developer agrees that a copy of the conditions of this use permit approval shall be made available to all prospective purchasers with the condominium's, cooperative's or homeowners association's bylaws or agreements. Documentation that this condition has been satisfied shall be provided to the County Manager before the issuance of the First Certificate of Occupancy. If the project includes a residential rental component that is converted to a condominium or a cooperative, then the developer agrees that a copy of the conditions of this use permit approval shall be made available to all prospective purchasers with the condominium's, cooperative's, or homeowners' association's bylaws

or agreements prior to the issuance of the first Certificate of Occupancy following the conversion.

The following condition of use permit approval (#45) is valid for the life of the use permit and must be met by the developer within 180 days of receipt of the partial Certificate of Occupancy for full occupancy of the North Block.

45. Obtain Master Certificate of Occupancy

The developer agrees to obtain a Master Certificate of Occupancy within 180 days of receipt of any partial Certificate of Occupancy for full occupancy of the building on the North Block.

The developer agrees to obtain a Master of Certificate of Occupancy within 30 days of receipt of the first Certificate of Occupancy for the last stick of town house units on the South Block.

The following conditions of use permit approval (#46 through #48) are valid for the life of the use permit.

46. County Installation of Telecommunications Transmitter and/or Receiver Equipment

In order to maintain the effectiveness of the County's public safety systems, the developer/applicant hereby agrees to grant to the County in perpetuity the right to install telecommunications transmitter and/or receiver equipment and conducting wire in or on the penthouse or top floor, and antennae and traffic monitoring systems on the roof of the proposed buildings on the North Block in a location and design that is acceptable to the County and the building owner based on a reasonable exercise of judgment by both upon request by the County. The developer agrees to provide, upon request by the County, access to electrical service separately metered, including auxiliary electrical power, and telephone radio control lines to the penthouse in the defined area. The developer is not required to pay for design and installation costs for such equipment. Any radio transmitter or receiver equipment and antenna to be installed or used by others must not interfere with the emergency communication system of the County.

In addition, to enhance the reach of the County's public emergency communications system-of-systems, the developer/applicant agrees to grant to the County in perpetuity the right to install tie-ins from the County's outdoor emergency warning system to the interior building fire/emergency warning annunciator systems using either land lines or emergency relay transceivers in or on the penthouse or top floor, antennae systems and along with hazardous material detection sensors on the roof of the proposed buildings on the North Block in a location and design that is acceptable to the County and the building owner based on a reasonable exercise of judgment by both upon request by the County. The developer agrees to provide, upon request by the County, access to electrical service separately metered, including auxiliary electrical power, and telephone radio control lines to the penthouse in the defined area. Any radio transmitter or receiver equipment and

antenna to be installed or used by others must not interfere with the emergency communication system of the County.

47. Snow Removal

The developer or owner agrees to remove snow from all interior streets and interior and exterior sidewalks, including accessibility ramps and gutter areas within crosswalks, within a reasonable time after snow has stopped falling but in no case later than snow removal provided for vehicular access to the site.

48. Maintenance of Residential Common Areas

If the project includes a residential component, then the developer agrees that the maintenance of the residential common area(s), walkways, private drives and parking areas which are tied to residential units shall be provided for by the developer in the North Block or condominium's, cooperative's or homeowners association's bylaws or agreements in the South Block .

PREVIOUS COUNTY BOARD ACTIONS:

- September 3, 1955 Approved a use permit (U-1187-55-1) for a public parking area as a transitional use at 3500 to 3512 Columbia Pike
- June 4, 1964 Approved a rezoning (Z-1753-64-1) from “R-5” and “C-2” to “C-3” for 3514 Columbia Pike.
- November 14, 1964 Approved a rezoning (Z-1767-65-6) of 1104 through 1112 S. Glebe Road; 1113 through 11211 S. Monroe Street; 1100 block S. Lincoln Street; South Lincoln-Street to be vacated, from “R-5” to “C-O”.
- May 22, 1965 Approved a site plan (Z-1767-65-6) for 1104 through 1112 S. Glebe Road; 1113 through 1121 S. Monroe Street; 1100 block S. Lincoln Street, and portion of vacated S. Lincoln St, to construct a service building.
- June 5, 1965 Approved a use permit (U-1669-65-1) for automobile sales and service at 1108 S. Glebe Rd.
- August 7, 1965 Approved a site plan amendment (Z-1767-65-6) to revise the previously-approved service building.
- November 18, 1967 Designated on the General Land Use Plan (GLUP) “General Business” north of 12th Street, and “One-Family” south of 12th St.
- May 12, 1973 Denied a site plan amendment (Z-1767-65-6).
- September 9, 1995 Approved a use permit for a comprehensive sign plan (U-2856-95-1) for 3400 Columbia Pike.
- April 21, 2012 Approved deferral of a Rezoning (Z-2533-11-1) and Use Permit (U-3334-12-1) to the May 19, 2012 meeting of the County Board.

REZONING RESOLUTION

WHEREAS, the County Board of Arlington County ("County Board") finds that Penrose Columbia Pike, LLC has requested a rezoning of the property located at 3506 Columbia Pike ("property") (RPC #26-001-019) from "R-5" One Family Dwelling Districts to "CP-FBC" Columbia Pike – Form Based Code Districts; and

WHEREAS, the County Manager has recommended approval of the rezonings to "CP-FBC" Columbia Pike – Form Based Code Districts; and

WHEREAS, the Planning Commission of Arlington County held a duly advertised public hearing on the proposed rezoning on May 7, 2012 and recommended deferral; and

WHEREAS, the County Board of Arlington County held a duly advertised public hearing on the proposed rezoning on May 19, 2012.

WHEREAS, the County Board finds that the rezoning to "CP-FBC" Columbia Pike – Form Based Code Districts will be consistent with the General Land Use Plan Designations for the Property; and

WHEREAS, the County Board finds that the rezoning to "CP-FBC" Columbia Pike – Form Based Code Districts will achieve goals and objectives set forth in the Columbia Pike Initiative Land Use and Zoning guidelines; and

WHEREAS, the County Board finds that the rezoning to "CP-FBC" Columbia Pike – Form Based Code Districts is required by public necessity, convenience, general welfare, and good zoning practice; and

NOW, THEREFORE, be it resolved, that the Property located at 3506 Columbia Pike (RPC #26-001-019), is hereby rezoned FROM "R-5" One Family Dwelling Districts TO "CP-FBC" Columbia Pike – Form Based Code Districts, as shown on the attached map (Z-2549-09-1).

COLUMBIA PIKE & SOUTH GLEBE ROAD

A R L I N G T O N C O U N T Y , V A

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PRELIMINARY ADMINISTRATIVE REGULATION 4.1.2 SUBMISSION AUGUST 8, 2011
 REVISED ADMINISTRATIVE REGULATION 4.1.2 SUBMISSION OCTOBER 21, 2011
 REVISED ADMINISTRATIVE REGULATION 4.1.2 DRAFT DECEMBER 16, 2011
 CP-FBC ADVISORY WORKING GROUP SUBMISSION - JANUARY 17, 2012
 REVISED ADMINISTRATIVE REGULATION 4.1.2 SUBMISSION - FEBRUARY 10, 2012
 REVISED ADMINISTRATIVE REGULATION 4.1.2 SUBMISSION - APRIL 19, 2012



APPLICANT

PENROSE COLUMBIA PIKE ASSOCIATES, LLC
 8330 BOONE BLVD.
 SUITE 460
 VIENNA, VA 22182
 CONTACT: TIM MCDONALD

ATTORNEY

WALSH COLUCCI LUBELEY EMRICH & WALSH
 2200 CLARENDON BLVD.
 SUITE 1300
 ARLINGTON, VA 22201
 CONTACT: CATHY PUSKAR

ARCHITECT

LESSARD DESIGN INC.
 1881 CAMPUS COMMONS DRIVE
 SUITE 105
 RESTON, VA 20191
 (703)349-7856
 CONTACT: CHRIS LESSARD / KRISTY NACHMAN

CIVIL ENGINEER / PLANNER

VIKA INCORPORATED
 8180 GREENSBORO DRIVE
 SUITE 200
 McLEAN, VA. 22102
 (703) 442-7800
 CONTACT: JEFF KREPS / BOB COCHRAN

LANDSCAPE ARCHITECT

PARKER / RODRIGUEZ, INC.
 101North Union Street
 Suite 320
 Alexandria, VA 22314
 (703)548-5010
 TRINI RODRIGUEZ



ARLINGTON, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES			
COLUMBIA PIKE & S. GLEBE			
COVER SHEET			
SCALE:	DESIGNED: VIK	CHECKED: VIK	APPROVED: VIK
SUBMITTED DATE: AUGUST 8, 2011	APPROVED DATE: APPROVED DATE:	APPROVED DATE: APPROVED DATE:	APPROVED DATE: APPROVED DATE:
APPROVED DATE: APPROVED DATE:	APPROVED DATE: APPROVED DATE:	APPROVED DATE: APPROVED DATE:	APPROVED DATE: APPROVED DATE:
CHIEF WATER, SEWER & STREETS BUREAU	CHIEF ENGINEERING BUREAU	DIRECTOR OF ENVIRONMENTAL SERVICES	CONTRACT #:
SHEET C-1 OF C-8			SHEET C-1 OF C-8



lessard
DESIGN
LESSARD DESIGN INC

8521 Leesburg Pike Suite 700, Vienna, VA 22182
P: 703.596.4486 | F: 703.596.4127
WWW.LESSARDDESIGN.COM

DEVELOPER:
PENROSE COLUMBIA PIKE ASSOCIATES, LLC
8330 BOCNE BOULEVARD
SUITE 400
VIENNA, VA 22182
P: 703.847.5279
WWW.PENROSEASSOCIATES.COM

CONSULTANTS:
STRUCTURAL ENGINEER:
TBD
TBD

MEP ENGINEER:
TBD
TBD

LANDSCAPE ARCHITECT:
PARKER RODRIGUEZ
331 N. LINCOLN STREET
SUITE 200
ALEXANDRIA, VA 22314
P: 703.548.5059
WWW.PARKERRODRIGUEZ.COM

CIVIL ENGINEER:
VIXA, INC
6180 GREENGROVE DRIVE
SUITE 200
MCLEAN, VA 22102
P: 703.462.7800
WWW.VIXA.COM

No.	Description	Date
1	Revised 4.1.2 Submission	04/19/2012
2	Revised 4.1.2 Submission	02/20/2012
3	4.1.2 CIVIL - 2nd Submission	01/12/2012
4	4.1.2 Submission - Draft (revised)	12/23/2011
5	4.1.2 Submission - Draft	12/16/2011
6	Owner Review	12/09/2011
7	4.1.2 2nd Preliminary Submission	08/21/2011
8	4.1.2 Preliminary Submission	08/09/2011

PROJECT:
Columbia Pike & S. Glebe Road
Arlington, VA

SHEET TITLE:
FULL SITE PLAN
North & South Block

SEAL & SIGNATURE: PROJECT No. _____
DRAWN BY: _____
CHECKED BY: _____
PLOT DATE: _____
A-001
FILE NAME: _____



North & South Block Site Plan
SCALE: 1"=40'
24x36(01 Sheet) (2)





lessard
DESIGN
LESSARD DESIGN INC

8021 Leeburg Pike Suite 700, Vienna, VA 22183
P: 703.548.4486 | F: 703.596.6147
WWW.LESSARDDESIGN.COM

DEVELOPER:
PENROSE COLUMBIA PIKE ASSOCIATES, LLC
8330 ROCHE BOULEVARD
SUITE 400
VIENNA, VA 22183
P: 703.847.5270
WWW.PENROSEGROUP.COM

CONSULTANTS:
STRUCTURAL ENGINEER:
TBD
TBD

MEP ENGINEER:
TBD
TBD

LANDSCAPE ARCHITECT:
PARKER RODRIGUEZ
101 N. LINCOLN STREET
SUITE 300
ALEXANDRIA, VA 22314
P: 703.548.3010
WWW.PARKERRODRIGUEZ.COM

CIVIL ENGINEER:
VIKA, INC
8180 GREENBORO DRIVE
SUITE 300
MCLEAN, VA 22102
P: 703.442.7900
WWW.VIKA.COM

No.	Description	Date
1	Revised 4.1.2 Submission	04/18/2012
2	Revised 4.1.2 Submission	02/10/2012
3	4.1.2 CIVIL - LAND Submission	01/17/2012
4	4.1.2 Submission - Draft (revised)	12/15/2011
5	4.1.2 Submission - Draft	12/16/2011
6	Owner Review	12/09/2011
7	4.1.2 2nd Preliminary Submission	08/21/2011
8	4.1.2 Preliminary Submission	08/09/2011

PROJECT:
Columbia Pike & S. Glebe Road
Arlington, VA

SHEET TITLE:
SITE PLAN
North Block

SEAL & SIGNATURE: PROJECT No: DRAWN BY: CHECKED BY: PLOT DATE: FILE NAME:
A-N100

1
A-N100
SCALE: 1:20
24x36(2)-Sheet (2)





South Block Site Plan
 SCALE: 1:30
 24/36/00-Sheet (2)



ARCHITECT

lessard DESIGN
 LESSARD DESIGN INC

8511 Leeburg Pike Suite 700, Vienna, VA 22182
 P: 703.596.4446 | F: 703.596.4547
 WWW.LESSARDDESIGN.COM

DEVELOPER:
PENROSE COLUMBIA PIKE ASSOCIATES, LLC
 8330 BOONE BOULEVARD
 SUITE 400
 VIENNA, VA 22182
 P: 703.847.5278
 WWW.PENROSEVA.COM

CONSULTANTS:
 STRUCTURAL ENGINEER:
TBD
 TBD

MEP ENGINEER:
TBD
 TBD

LANDSCAPE ARCHITECT:
PARKER RODRIGUEZ
 101 N. LINCOLN STREET
 SUITE 200
 ALEXANDRIA, VA 22304
 P: 703.548.9218
 WWW.PARKERRODRIGUEZ.COM

CIVIL ENGINEER:
VTKA, INC
 8180 GREENBORO DRIVE
 SUITE 200
 MCLEAN, VA 22102
 P: 703.442.7800
 WWW.VTKA.COM

No.	Description	Date
7	Revised 4.1.2 Submission	04/18/2012
6	Revised 4.1.2 Submission	02/20/2012
5	4.1.2 CIPAC - AWP Submission	01/17/2012
4	4.1.2 Submission - Draft	12/16/2011
3	Owner Review	12/09/2011
2	4.1.2 2nd Preliminary Submission	10/21/2011
1	4.1.2 Preliminary Submission	08/28/2011

PROJECT:
Columbia Pike & S. Glebe Road
 Arlington, VA

SHEET TITLE:
SITE PLAN
 South Block

SEAL & SIGNATURE: PROJECT No. DRAWN BY: CHECKED BY: PLOT DATE:
A-S101

FILE NAME:

NOTES:

- THE SUBJECT PROPERTIES SHOWN HEREON ARE IDENTIFIED ON ARLINGTON COUNTY TAX MAP 073-12 AS REAL PROPERTY CODE (RPC) NO. 26000108, 26000109, 26000110, 26000111, 26000112 AND ARE ZONED R-5 & C-2 (26000108), C-3 (26000109 & 26000110), C-2 & C-3 (26000111) & C-0 & C-2 (26000112) AS SHOWN HEREON.
- THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83 - NORTH ZONE) AND THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO NAVD 83 AND ARE BASED ON THE FOLLOWING ARLINGTON COUNTY CONTROL MONUMENTS:
MON #18
N: 7003030.4489 E: 118784.6429
E: 91.807 N: 695041.8475
E: 118784.6429 E: 23.237
- THE SUBJECT PROPERTIES SHOWN HEREON ARE IN ZONE "C" (AREAS OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NO. 51020 0021 B DATED MAY 3, 1982 FOR ARLINGTON COUNTY, VIRGINIA.
- THE INFORMATION SHOWN HEREON IS A COMPILED OF PREVIOUS SURVEYS BY WVA, INC., AERIAL TOPOGRAPHIC SURVEYS, LAND RECORD RESEARCH AND DOES NOT REFLECT A CURRENT FIELD RUN BOUNDARY AND TOPOGRAPHIC SURVEY.
- THE PROPERTIES SHOWN HEREON ARE CURRENTLY IN THE NAMES OF CARS-DB1 LLC (AS TO PARCELS 26000108, 26000109, 26000110 & 26000112) RECORDED IN DEED BOOK 2946 PAGE 1528; CARS-DB1 LLC (AS TO PARCEL 26000111) RECORDED IN DEED BOOK 4368 PAGE 0330, ALL MARKING THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.

AREA TABULATION

LOT	AREA	EXISTING ZONE
RPC#26000108	31,154 S.F. OR 0.71520 AC.	C-3
RPC#26000109	47,165 S.F. OR 1.08278 AC.	C-2 & R-5
RPC#26000110	40,381 S.F. OR 0.92703 AC.	C-2 & C-3
RPC#260001071	5,850 S.F. OR 0.13430 AC.	C-0 & C-2
RPC#260001072	80,154 S.F. OR 1.84005 AC.	C-0 & C-2
TOTAL	204,704 S.F. OR 4.69936 AC.	

AREA TABULATION (BY ZONE)

ZONE	AREA
TOTAL AREA C-3	72,494 S.F. OR 1.66424 AC.
TOTAL AREA C-2	142,621 S.F. OR 3.27876 AC.
TOTAL AREA C-0	77,289 S.F. OR 1.77431 AC.
TOTAL AREA R-5	20,870 S.F. OR 0.47911 AC.
TOTAL AREA FOR ZONING	204,704 S.F. OR 4.69936 AC.

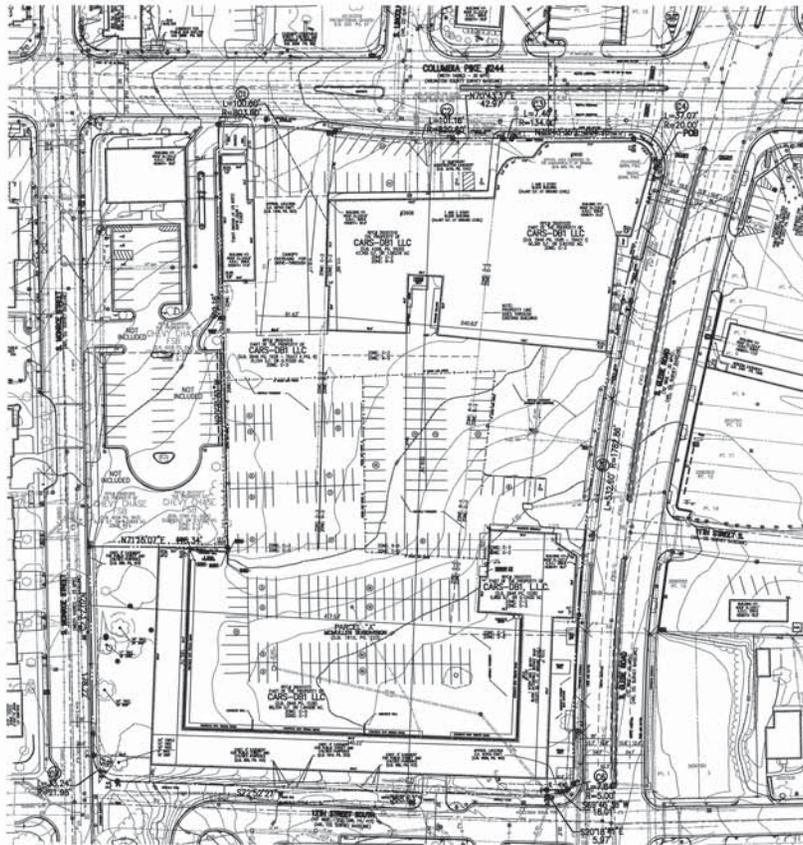
LEGAL DESCRIPTION

BEING PART OF THE PROPERTY ACQUIRED BY CARS-DB1, L.L.C. BY DEED DATED NOVEMBER 18TH, 1996 AND RECORDED IN DEED BOOK 2946 AT PAGE 1528 AND BY DEED DATED APRIL 9, 2010 AND RECORDED IN DEED BOOK 4368 AT PAGE 0330, ALL MARKING THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED IN THE MERIDIAN OF THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83) AS FOLLOWS:

BEGINNING AT A POINT MARKING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF COLUMBIA PIKE - ROUTE #244 (WIDTH VARIES) AND THE WESTERLY RIGHT OF WAY LINE OF SOUTH GLEBE ROAD - ROUTE #120 (70' WIDE), THENCE LEAVING SAID INTERSECTION AND RUNNING WITH SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 532.60 FEET ALONG THE ARC OF THE CURVE TO THE LEFT HAVING A RADIUS OF 1,782.86 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 11°34'34" EAST, 530.82 FEET TO A POINT; THENCE
- 7.24 FEET ALONG THE ARC OF THE REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 5.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 24°51'24" WEST, 7.06 FEET TO A POINT; THENCE
- SOUTH 89°46'38" WEST, 18.01 FEET TO A POINT; THENCE
- SOUTH 20°18'41" EAST, 5.97 FEET TO A POINT MARKING THE INTERSECTION OF THE AFORESAID WESTERLY RIGHT OF WAY LINE OF SOUTH GLEBE ROAD AND THE NORTHERLY RIGHT OF WAY LINE OF 12TH STREET SOUTH (40' WIDE - 0.9156 AC. ±); THENCE LEAVING SAID INTERSECTION AND RUNNING WITH A PORTION OF SAID NORTHERLY RIGHT OF WAY LINE OF 12TH STREET SOUTH THE FOLLOWING TWO (2) COURSES AND DISTANCES:
- SOUTH 72°52'22" WEST, 368.63 FEET TO A POINT; THENCE
- 33.24 FEET ALONG THE TANGENT ARC TO THE RIGHT HAVING A RADIUS OF 21.98 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 81°46'12" WEST, 30.16 FEET TO A POINT MARKING THE INTERSECTION OF THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF 12TH STREET SOUTH AND THE EASTERLY RIGHT OF WAY LINE OF SOUTH MONROE STREET (WIDTH VARIES); THENCE LEAVING SAID INTERSECTION AND RUNNING WITH SAID EASTERLY RIGHT OF WAY LINE OF SOUTH MONROE STREET
- NORTH 20°23'25" WEST, 178.22 FEET TO A POINT MARKING THE NORTHWESTERLY CORNER OF PARCEL "A" MCGILLLEN SUBDIVISION AS SHOWN ON A PLAN RECORDED IN DEED BOOK 1610 AT PAGE 223 AMONG THE AFORESAID LAND RECORDS; THENCE LEAVING THE AFORESAID EASTERLY RIGHT OF WAY LINE OF SOUTH MONROE STREET AND RUNNING WITH A PORTION OF SAID NORTHERLY LINE OF PARCEL "A"
- NORTH 71°55'07" EAST, 118.34 FEET TO AN IRON PIPE (FOUND) MARKING THE SOUTHEASTERLY CORNER OF THE PROPERTY ACQUIRED BY CHEVY CHASE F.S.B. BY DEED DATED SEPTEMBER 30TH, 1996 AND RECORDED IN DEED BOOK 2798 AT PAGE 806 AMONG THE AFORESAID LAND RECORDS; THENCE LEAVING THE AFORESAID NORTHERLY LINE OF PARCEL "A" AND RUNNING WITH A PORTION OF THE AFORESAID EASTERLY LINE OF CHEVY CHASE F.S.B.
- NORTH 20°31'51" WEST, 362.16 FEET TO A POINT ON THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF COLUMBIA PIKE; THENCE RUNNING WITH A PORTION OF SAID COLUMBIA PIKE THE FOLLOWING SIX (6) COURSES AND DISTANCES:
- 100.60 FEET ALONG THE ARC OF THE NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 803.60 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 74°10'37" EAST, 100.54 FEET TO A POINT; THENCE
- 101.18 FEET ALONG THE ARC OF THE REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 803.60 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 74°16'25" EAST, 101.10 FEET TO A POINT; THENCE
- NORTH 70°43'37" EAST, 42.97 FEET TO A POINT; THENCE
- 7.40 FEET ALONG THE ARC OF THE NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 134.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 72°18'27" EAST, 7.38 FEET TO A POINT; THENCE
- NORTH 70°43'34" EAST, 104.76 FEET TO A POINT; THENCE
- 37.07 FEET ALONG THE ARC OF THE TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 56°10'49" EAST, 31.98 FEET TO THE POINT OF BEGINNING CONTAINING 204,704 SQUARE FEET OR 4.69936 ACRES OF LAND, MORE OR LESS.

OVERALL

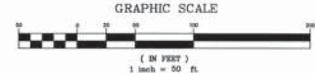


LEGEND OF LINE TYPES AND ABBREVIATIONS:

---	BUILDING LINE	EX	EXISTING
---	BUILDING RESTRICTION LINE	CONC.	CONCRETE
---	CABLE TELEVISION CONDUIT	C.B.	CATCH BASIN
---	CENTERLINE	C&G	CURB AND GUTTER
---	ELECTRICAL CONDUIT	INV.	INVERT OF PIPE
---	EDGE OF PAVEMENT	S/W	SIDEWALK
---	INGRESS-EGRESS EASEMENT	BLOC.	BUILDING
---	SEWER EASEMENT	STY.	STORY
---	SIGHT DISTANCE EASEMENT	SDM	STORM DRAIN MANHOLE
---	WATER AUTHORITY EASEMENT	SMH	SANITARY SEWER MANHOLE
---	FENCE LINE	TRV	ELECTRICAL TRANSFORMER
---	INDEX CONTOUR	DB	DEED BOOK
---	INTERMEDIATE CONTOUR	PC	PAGE
---	NATURAL GAS CONDUIT	ASPH.	ASPHALT
---	OVERHEAD WIRE	F.F.	FINISHED FLOOR ELEVATION
---	TEL./COAX CONDUITS	EASMT.	EASEMENT
---	PROPERTY LINES	RCP	REINFORCED CONCRETE PIPE
---	PUBLIC UTILITIES EASEMENTS	CMP	CORRUGATED METAL PIPE
---	SANITARY SEWER CONDUIT	SAN. SEW.	SANITARY SEWER
---	STORM DRAIN CONDUIT	STM. DRN.	STORM DRAIN
---	MAJOR VEGETATION LINE (TREES)	BLD.	BUILDING RESTRICTION LINE
---	WATER CONDUIT	R/W	RIGHT-OF-WAY
---		RTE.	ROUTE

LEGEND OF SYMBOLS :

⊙	SANITARY CLEANOUT	⊙	WATER METER
⊙	STORM DRAIN MANHOLE	⊙	WATER MANHOLE
⊙	ELECTRICAL JUNCTION BOX	⊙	WATER VALVE
⊙	ELECTRICAL MANHOLE	⊙	WELL
⊙	FIRE DEPARTMENT CONNECTION	⊙	BOLLARD
⊙	FIRE HYDRANT	⊙	DRILL HOLE
⊙	GROUND LIGHT/FLOOD LIGHT	⊙	BRASS CROSS
⊙	GAS MANHOLE	⊙	TRAVERSE STATION
⊙	GUY POLE	⊙	IRON PIPE FOUND
⊙	GAS VALVE	⊙	IRON RE-BAR FOUND
⊙	LIPT LIGHT	⊙	PK. NAIL FOUND
⊙	PHONE PEDESTAL	⊙	PARKING METER
⊙	PHONE MANHOLE	⊙	CATCH BASIN RM
⊙	UTILITY POLE	⊙	SON POST
⊙	SANITARY MANHOLE	⊙	WOOD POST
⊙	TRAFFIC CONTROL BOX		
⊙	TRAFFIC SIGNAL POLE		
⊙	TREE		
⊙	CABLE TELEVISION PEDESTAL		
⊙	UNKNOWN UTILITY MANHOLE		
⊙	WELL		



CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BRG	CHORD
C1	100.60'	803.60'	73°02'	30.37'	N74°19'37"E	100.54'
C2	101.18'	803.60'	73°54'	30.64'	N74°24'25"E	101.10'
C3	7.40'	134.00'	3°09'43"	3.70'	N72°18'27"E	7.39'
C4	37.07'	20.00'	106°11'11"	26.63'	S56°10'49"E	31.98'
C5	532.60'	1782.86'	17°06'39"	268.30'	S17°38'34"E	530.82'
C6	7.24'	5.00'	82°59'15"	4.98'	S24°51'24"W	7.06'
C7	33.24'	21.98'	88°39'08"	20.73'	N81°46'12"W	30.16'

ARLINGTON, VIRGINIA
DEPARTMENT OF PUBLIC WORKS
CARS-DB1-LCC/STEIN SITE
ARLINGTON COUNTY, VIRGINIA
CERTIFIED SURVEY PLAT

ENGINEERS/PLANNERS/LANDSCAPE ARCHITECTS/SURVEYORS/CONSTRUCTION INSPECTORS
WVA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 • WHEATON, VIRGINIA 22102
(703)442-7000 • FAX (703)781-2787
WHEATON, VA • WWW.WVA.VA

SCALE: HORIZ. 1"=50' VERT. N/A DESIGNED: CHECKED:

SUBMITTED DATE: 1/10/2012 APPROVED DATE: APPROVED DATE:

AUGUST 8, 2011 CHIEF PUBLIC WORKS PLANNING DIV. CHIEF TRAFFIC ENGINEERING DIV.

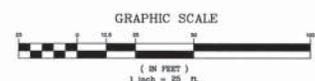
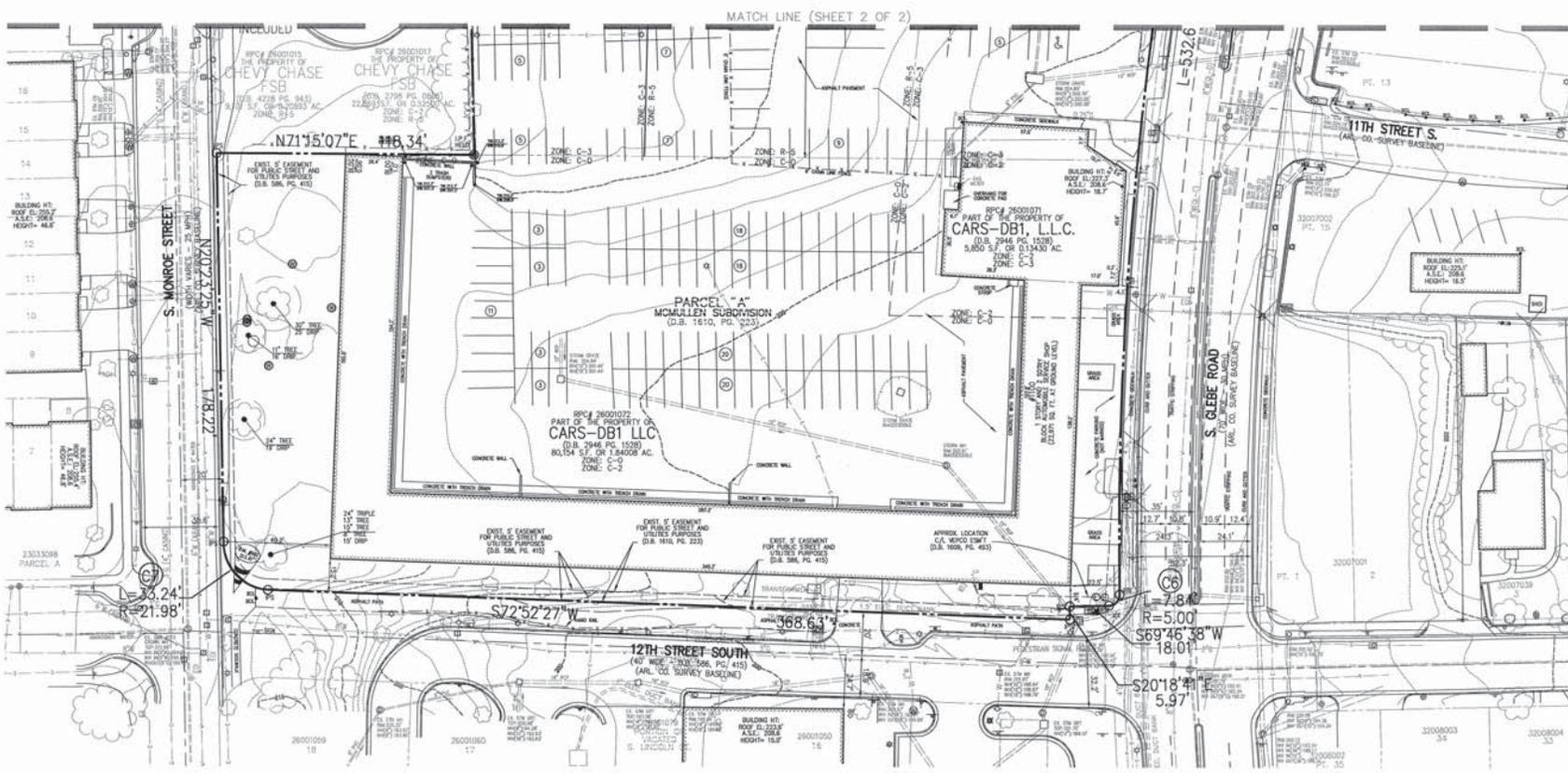
APPROVED DATE: APPROVED DATE: APPROVED DATE:

CHIEF WATER, SEWER & STREETS DIV. CHIEF ENGINEERING DIVISION DIRECTOR OF PUBLIC WORKS

NO. DATE DESCRIPTION CONTRACT

REVISIONS SHEET C-2A SHEET C-2A OF C-8

2/10/2012
C. J. THOMAS HARDING
Lic. No. 1838
J. Thomas Harding
LAND SURVEYOR



COMMONWEALTH OF VIRGINIA
 2/10/2012
 J. THOMAS HARDING
 Lic. No. 1028
 Surveyor
 (Signature)

ARLINGTON, VIRGINIA
 DEPARTMENT OF PUBLIC WORKS
CARS-DB1-LCC/STEIN SITE
 ARLINGTON COUNTY, VIRGINIA
CERTIFIED SURVEY PLAT

SCALE: HORIZ. 1"=25'
 VERT. N/A

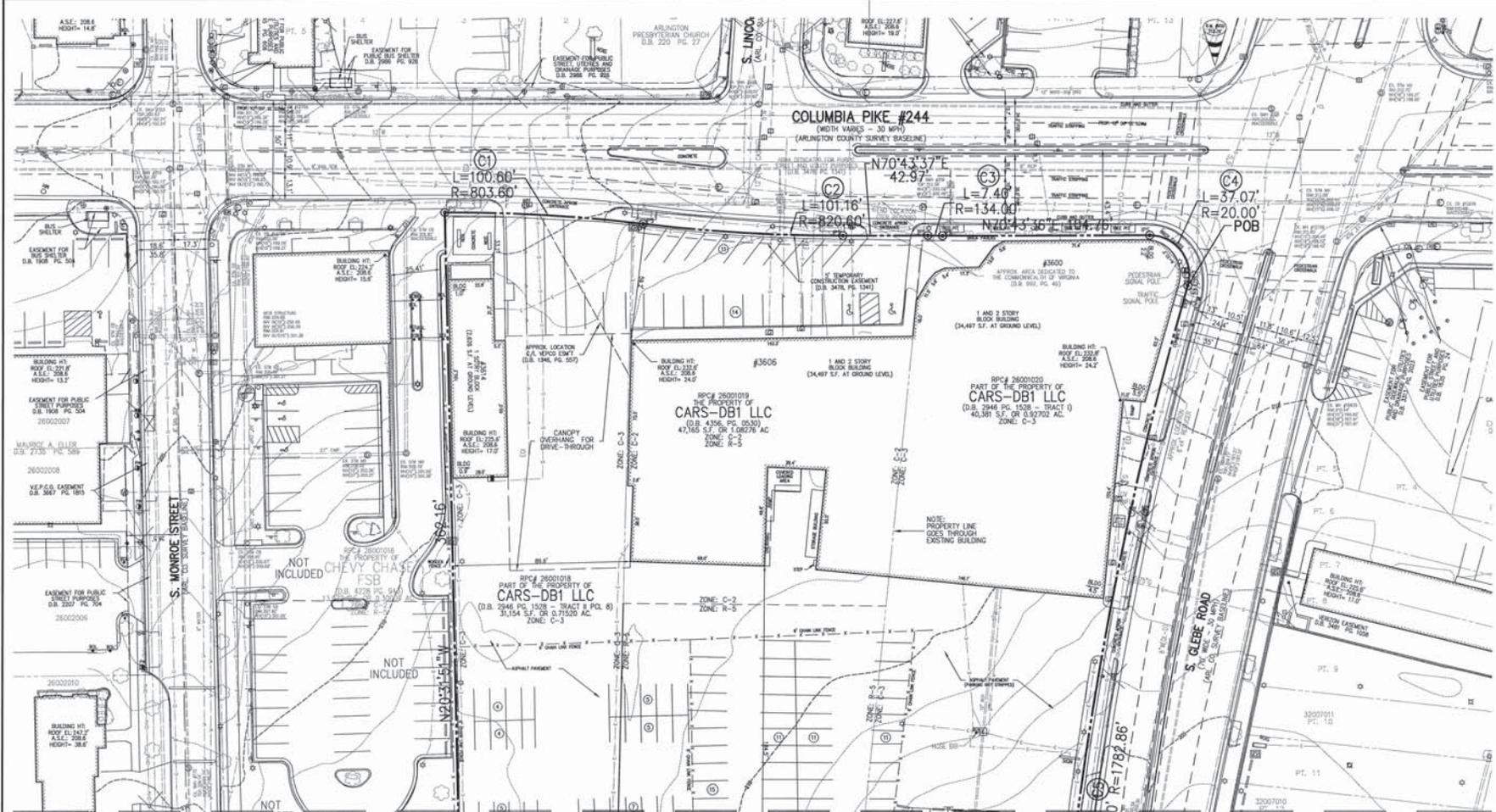
DESIGNED	CHECKED
APPROVED DATE: AUGUST 8, 2011	APPROVED DATE: []
APPROVED DATE: []	APPROVED DATE: []
CHEF WATER, SEWER & STREETS DIV.	CHEF ENGINEERING DIVISION
	DIRECTOR OF PUBLIC WORKS
	CONTRACT

SHEET C-2B
 SHEET C-2B OF C-8

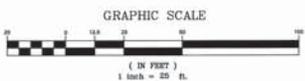
WVA
 ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • CONSTRUCTION INSPECTORS
 WVA INCORPORATED
 8180 GREENBORG DRIVE, SUITE 200 • FALLS CHURCH, VIRGINIA 22020
 (703)442-7600 • FAX (703)442-2787
 WASHINGTON, VA • GERMANTOWN, MD

NO.	DATE	DESCRIPTION
1	10/21/2011	4.1.2 RESUBMISSION
2	12/16/2011	4.1.2 RESUBMISSION-DRAFT
3	1/17/2012	4.1.2 CP/FBC-AWG SUBMISSION
4	2/10/2012	4.1.2 RESUBMISSION
5	4/1/2012	4.1.2 CP/FBC-AWG SUBMIT

P:\SURVEYS\1003-PROJECTS\10754-SVA\DWG\10754-SV.DWG



MATCH LINE (SHEET 1 OF 2)



ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ CONSTRUCTION INSPECTORS
 8180 GREENBORO DRIVE, SUITE 200 ■ MUELEN, VIRGINIA 22102
 (703)441-9001 ■ FAX (703)781-0789
 MUELEN, VA ■ GERMANTOWN, MD

ARLINGTON, VIRGINIA DEPARTMENT OF PUBLIC WORKS CARS-DB1-LCC/STEIN SITE ARLINGTON COUNTY, VIRGINIA CERTIFIED SURVEY PLAT			
SCALE: HORIZ. 1" = 20'	VERT. 1" = 4'	DESIGNED	CHECKED
SUBMITTED DATE: AUGUST 8, 2011	APPROVED DATE: CHIEF PUBLIC WORKS PLANNING DIV.	APPROVED DATE: CHIEF TRAFFIC ENGINEERING DIV.	APPROVED DATE: DIRECTOR OF PUBLIC WORKS
APPROVED DATE: 1/10/2011	APPROVED DATE: CHIEF ENGINEERING DIVISION	APPROVED DATE: CONTRACT	APPROVED DATE: SHEET C-2C
REVISIONS NO. DATE DESCRIPTION			SHEET C-2C SHEET C-2C OF C-8



NOTES:

- THE SUBJECT PROPERTIES SHOWN HEREON ARE IDENTIFIED ON ARLINGTON COUNTY TAX MAP 073-12 AS REAL PROPERTY CODE (RPC) NO. 26001018, 26001019, 26001020, 26001071 & 26001072 AND ARE ZONED R-5, C-2 & R-5 (26001018), C-3 (26001019 & 26001020), C-2 & C-3 (26001071) & C-0 & C-2 (26001072) AS SHOWN HEREON.
- THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83 - NORTH ZONE) AND THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO NAVD 88 AND ARE BASED ON THE FOLLOWING ARLINGTON COUNTY CONTROL MONUMENTS:

MON #18	MON #20
N: 7500000.4489	N: 696340.8475
E: 11862995.1739	E: 11878144.4019
EL: 94.60'	EL: 213.20'
- THE SUBJECT PROPERTIES SHOWN HEREON ARE IN ZONE "C" (AREAS OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NO. 515020 0021 B DATED MAY 3, 1982 FOR ARLINGTON COUNTY, VIRGINIA.
- THE INFORMATION SHOWN HEREON IS A COMPILED OF PREVIOUS SURVEYS BY WKA, INC., AERIAL TOPOGRAPHIC SURVEY, LAND RECORDS RESEARCH AND DOES NOT REFLECT A CURRENT FIELD RE-SURVEY AND TOPOGRAPHIC SURVEY.
- THE PROPERTIES SHOWN HEREON ARE CURRENTLY IN THE NAMES OF CARS-DB1 LLC (AS TO PARCELS 26001018, 26001020, 26001071 & 26001072) RECORDED IN DEED BOOK 2946 PAGE 1538; CARS-DB1 LLC (AS TO PARCEL 26001019) RECORDED IN DEED BOOK 4356 PAGE 0530; ALL AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.

AREA TABULATION

LOT	AREA	EXISTING ZONE	PROPOSED ZONE
RPC#26001018	31,154 S.F. OR 0.71520 AC.	C-3	C-3
RPC#26001019	20,870 S.F. OR 0.47911 AC.	R-5	CP-FBC
RPC#26001020	26,295 S.F. OR 0.60365 AC.	C-2	C-2
RPC#26001071	40,381 S.F. OR 0.92702 AC.	C-3	C-3
RPC#26001072	4,891 S.F. OR 0.11228 AC.	C-2	C-2
RPC#26001071	959 S.F. OR 0.02202 AC.	C-3	C-3
RPC#26001072	77,289 S.F. OR 1.77431 AC.	C-0	C-0
RPC#26001072	2,865 S.F. OR 0.06577 AC.	C-2	C-2
TOTAL	204,704 S.F. OR 4.69936 AC.		

AREA TABULATION (EXISTING ZONE)

ZONE	AREA
TOTAL AREA C-3	72,484 S.F. OR 1.66424 AC.
TOTAL AREA C-2	24,081 S.F. OR 0.54970 AC.
TOTAL AREA C-0	77,289 S.F. OR 1.77431 AC.
TOTAL AREA R-5	20,870 S.F. OR 0.47911 AC.

TOTAL AREA FOR ZONING 204,704 S.F. OR 4.69936 AC.

AREA TABULATION (PROPOSED ZONE CP-FBC)

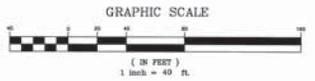
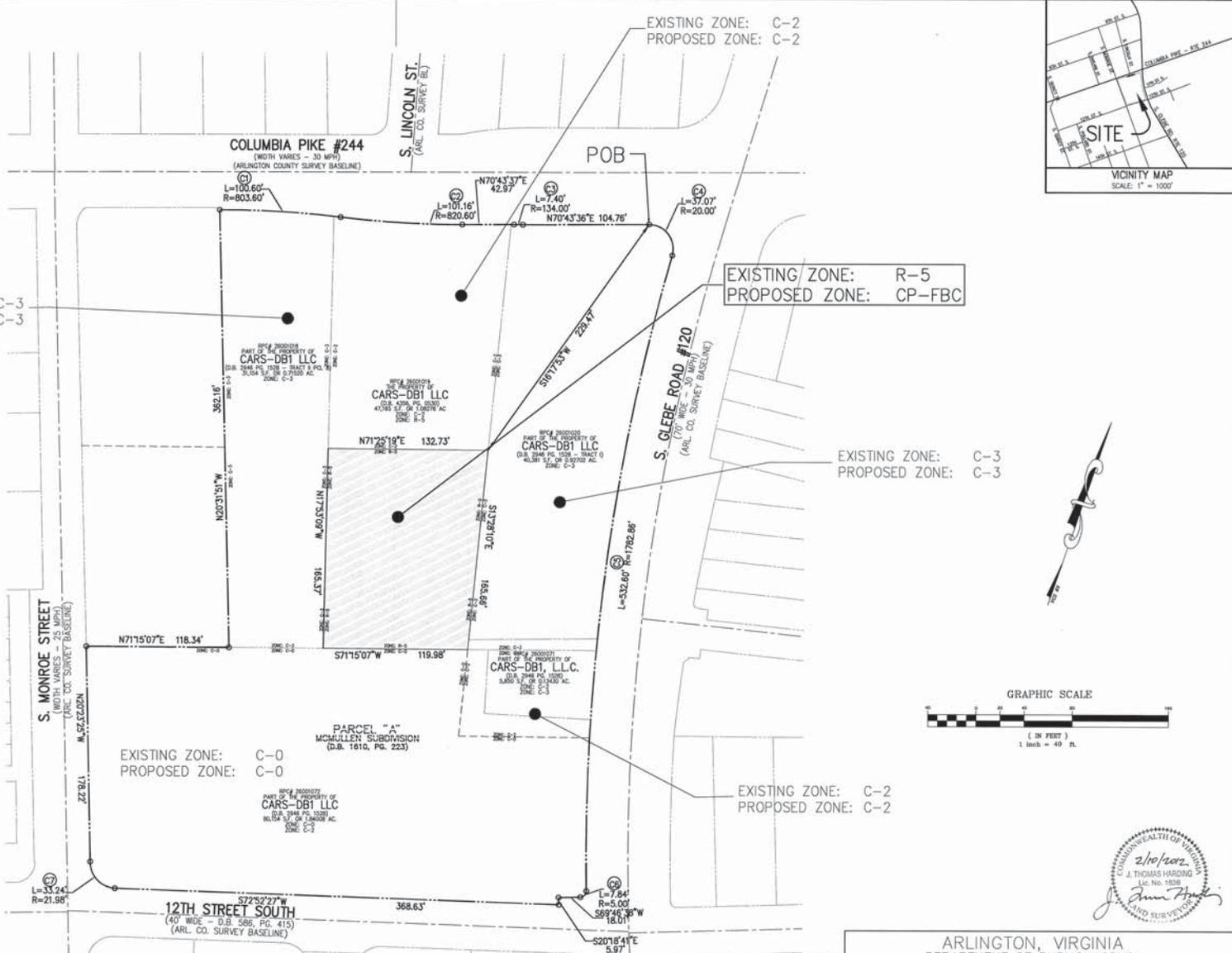
TOTAL AREA FOR PROPOSED CP-FBC = 20,870 S.F. OR 0.47911 AC.

LEGAL DESCRIPTION

BEING A PORTION OF THE PROPERTY OF CARS-DB1, LLC AS RECORDED IN DEED BOOK 4356 AT PAGE 530 AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT A POINT MARKING THE EASTERLY END OF THE NORTH 79°45'38" EAST, 104.78 FOOT SOUTHERLY RIGHT OF WAY LINE OF COLUMBIA PIKE - ROUTE 244 (NORTH VARIES), SAID POINT ALSO MARKING THE INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE OF COLUMBIA PIKE - ROUTE 244 (NORTH VARIES) AND THE WESTERLY RIGHT OF WAY LINE OF SOUTH GLEBE ROAD - ROUTE 120 (70 FEET WIDE), THENCE:

- SOUTH 167°53' WEST, 228.47 FEET TO THE TRUE POINT OF BEGINNING, THENCE RUNNING SO AS TO CROSS AND INCLUDE A PORTION OF SAID PORTION OF CARS-DB1, LLC (DB 4356 PG 530) THE FOLLOWING FOUR (4) COURSES AND DISTANCES
- SOUTH 132°01'0" EAST, 165.66 FEET TO A POINT; THENCE
- SOUTH 71°57'0" WEST, 119.98 FEET TO A POINT; THENCE
- NORTH 173°09' WEST, 165.37 FEET TO A POINT; THENCE
- NORTH 71°29' EAST, 132.73 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 20,870 SQUARE FEET OF 0.47911 ACRES OF LAND.



CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BRG	CHORD
C1	100.60'	803.60'	71°32'22"	50.37'	N74°10'37"E	100.54'
C2	102.16'	803.60'	70°54'47"	50.64'	N74°14'29"E	101.10'
C3	7.40'	134.00'	33°04'45"	3.70'	N72°58'27"E	7.36'
C4	37.07'	20.00'	106°31'11"	28.63'	S56°10'49"E	31.98'
C5	532.60'	1782.89'	17°06'59"	288.30'	S11°36'34"E	530.62'
C6	7.84'	3.00'	89°49'15"	4.98'	S74°51'24"W	7.08'
C7	33.24'	21.98'	86°39'08"	20.13'	N61°46'32"W	30.16'

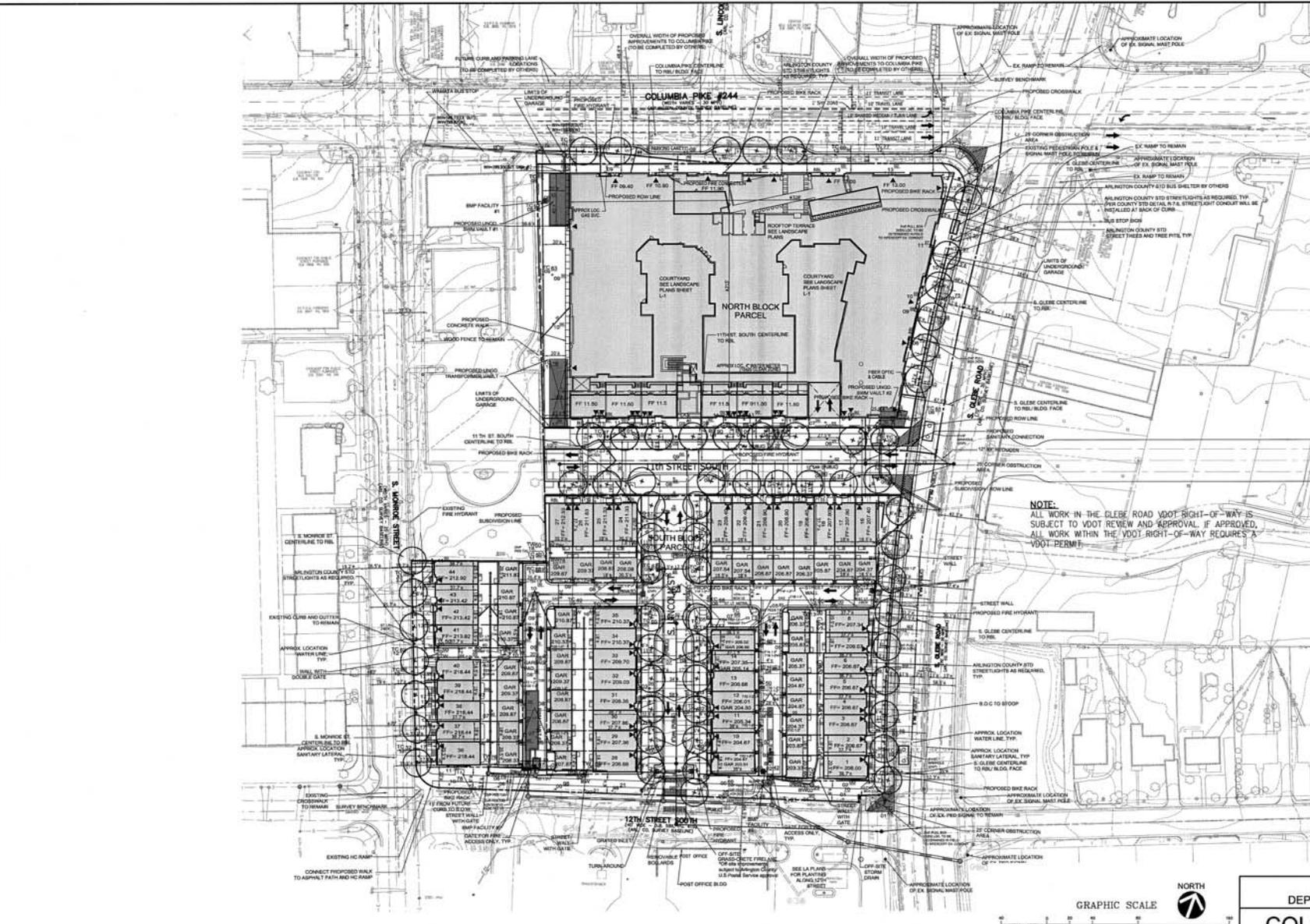
WKA
 ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ BLUEPRINTERS ■ CONSTRUCTION INSPECTORS
 WKA INCORPORATED
 8180 GREENSBORO DRIVE, SUITE 500 ■ MALLARD, VIRGINIA 22102
 (703)442-7600 ■ FAX (703)781-2787
 WELLES, VA ■ STERLING, VA

ARLINGTON, VIRGINIA
 DEPARTMENT OF PUBLIC WORKS
CARS-DB1-LCC/STEIN SITE
 ARLINGTON COUNTY, VIRGINIA
REZONING PLAT

SCALE: HORIZ. 1"=40' VERT. N/A DESIGNED: CHECKED:
 SUBMITTED DATE: 2/10/2012 APPROVED DATE: AUGUST 8, 2011
 4 2/10/2012 4.1.2 RESUBMISSION APPROVED DATE: CHIEF PUBLIC WORKS PLANNING DIV. CHIEF TRAFFIC ENGINEERING DIV.
 3 1/17/2012 4.1.2 CP-FBC-AWG SUBMISSION APPROVED DATE: APPROVED DATE:
 2 12/16/2011 4.1.2 RESUBMISSION-DRAFT APPROVED DATE: APPROVED DATE:
 1 10/21/2011 4.1.2 RESUBMISSION CHIEF WATER, SEWER & STREETS DIV. CHIEF ENGINEERING DIVISION DIRECTOR OF PUBLIC WORKS

NO. DATE DESCRIPTION SHEET C-3 OF C-8 CONTRACT SHEET C-3 OF C-8





- GENERAL NOTES:**
1. THE SUBJECT PROPERTIES SHOWN HEREON ARE IDENTIFIED ON ARLINGTON COUNTY TAX MAP 073-12 AS REAL PROPERTY CODE (RPC) NO. 2600018, 2600019, 2600020, 2600021 & 2600022 AND ARE ZONED C-2 & R-5 (2600109), C-3 (2600108 & 2600120), C-2 & C-3 (2600171) & C-0 & C-2 (2600121) AS SHOWN HEREON.
 2. DATUM: SEE CERTIFIED PLAT SHEET C2B.
 3. EXISTING CONTOUR INTERVAL: 2'-FEET
 4. UTILITY INFORMATION OBTAINED FROM AVAILABLE RECORDS AND FIELD SURVEY.
 5. FINAL LOCATION OF PROPOSED UTILITIES TO BE DETERMINED AT FINAL ENGINEERING.
 6. THERE WILL BE NO VARIATIONS OR ENCROACHMENTS.
 7. THERE ARE PROPOSED STREET DEDICATIONS FOR 11TH STREET SOUTH AND SOUTH LINCOLN ST.
 8. TRANSFORMER AND SWITCH GEAR UNITS ARE TO BE LOCATED, SUBJECT TO FINAL ENGINEERING DESIGN AND COORDINATION WITH DOMINION VIRGINIA POWER CO.
 9. SEE SHEETS C-7A/B FOR STORMWATER MANAGEMENT PLAN DETAILS.
 10. SEE ARCHITECTURAL PLANS FOR PARKING TABELATIONS, AND LANDSCAPE PLANS FOR PLANTING AND FURNISHING DETAILS.
 11. ALL FUTURE ROAD EXTENSION CONSTRUCTION TO BE DONE BY OTHERS.

UTILITY NOTE:

1. THE EXISTING UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION, AERIAL SURVEY LOCATIONS, AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS THE FOLLOWING UTILITY COMPANIES HAVE BEEN SOLICITED FOR THEIR PLANS AND RECORD UTILITY SPECIFICALLY NOTED ON THE DRAWINGS.

SITE TABULATIONS:

TOTAL SITE AREA: 204,704 SF OR 4.69936 AC

EXISTING ZONE(S): R-5, C-2, C-3, C-0

PROPOSED ZONE(S): CP-FBC (COLUMBIA PIKE FORM BASED CODE), C-2, C-3, C-0

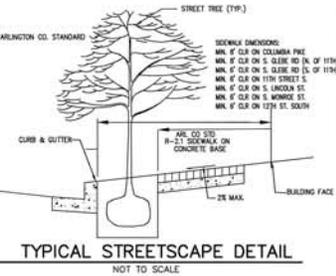
NOTE:

FOR PROPOSED DRY UTILITY INFORMATION & SCHEMATIC ALIGNMENTS, SEE SHEETS E-101 THROUGH E-103.

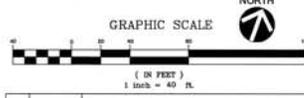
FOR PROPOSED SUBDIVISION DIMENSIONS AND TOWNHOUSE LOT LAYOUT SEE SHEETS 4A & 4B

NOTE:

ALL WORK IN THE GLEBE ROAD VDOT RIGHT-OF-WAY IS SUBJECT TO VDOT REVIEW AND APPROVAL. IF APPROVED, ALL WORK WITHIN THE VDOT RIGHT-OF-WAY REQUIRES A VDOT PERMIT.



4/19/12
ROBERT R. COCHRAN
15th Nov. 2011

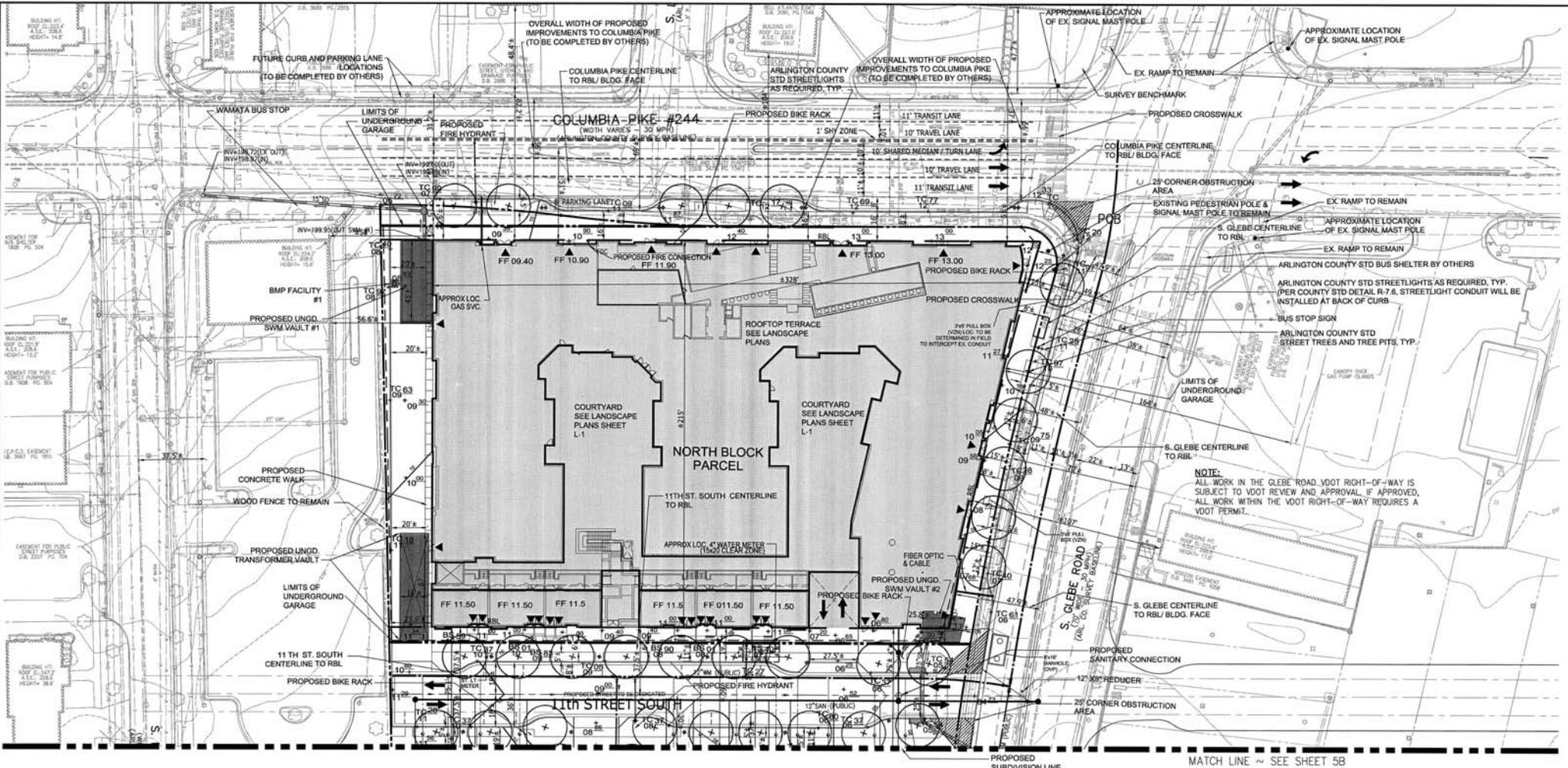


NO.	DATE	DESCRIPTION
6	4/19/2012	REVISED 4.1.2 SUBMISSION
5	2/10/2012	REVISED 4.1.2 SUBMISSION
4	1/17/2012	4.1.2 CP-FBC-AWG SUBMISSION
3	12/16/2011	DRAFT 4.1.2 SUBMISSION
2	12/09/2011	REVISED 4.1.2 SUBMISSION
1	10/21/2011	REVISED 4.1.2 SUBMISSION

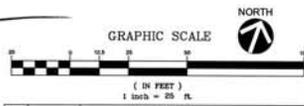
ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

COLUMBIA PIKE & S. GLEBE
PLOT & LOCATION PLAN (OVERALL)

SCALE: AS SHOWN	DESIGNED: VVKA	CHECKED: VVKA
SUBMITTED DATE: AUGUST 08, 2011	APPROVED DATE: CHEF TRANSPORTATION PLANNING BUREAU	APPROVED DATE: CHEF TRANSPORTATION ENGINEERING BUREAU
APPROVED DATE:	APPROVED DATE: CHEF WATER, SEWER & STREETS BUREAU	APPROVED DATE: DIRECTOR OF ENVIRONMENTAL SERVICES
SHEET C-5 OF C-8		CONTRACT SHEET C-5 OF C-8



FOR SITE NOTES AND TABULATIONS, SEE SHEET C-5



NO.	DATE	DESCRIPTION
6	4/19/2012	REVISED 4.1.2 SUBMISSION
5	2/10/2012	REVISED 4.1.2 SUBMISSION
4	1/17/2012	4.1.2 CPBFC-AWG SUBMISSION
3	12/16/2011	DRAFT 4.1.2 SUBMISSION
2	12/09/2011	REVISED 4.1.2 SUBMISSION
1	10/21/2011	REVISED 4.1.2 SUBMISSION

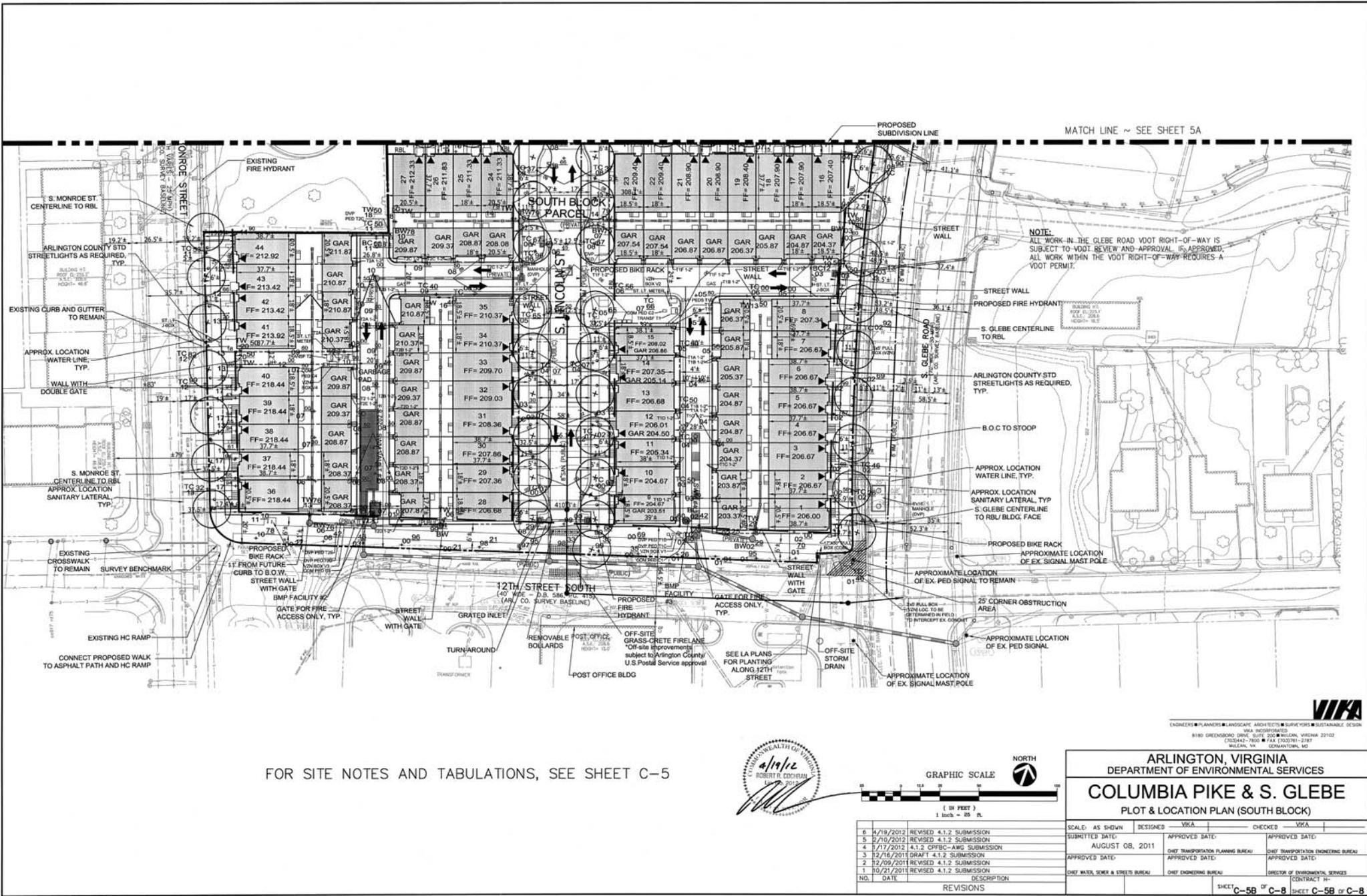
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
 8180 CRENSHAW DRIVE, SUITE 300 ■ FALLS CHURCH, VIRGINIA 22028
 (703)442-7800 ■ FAX (703)761-2797
 WALEAN, VA ■ EDWARDSVILLE, MO

ARLINGTON, VIRGINIA
 DEPARTMENT OF ENVIRONMENTAL SERVICES

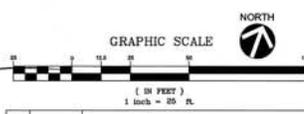
COLUMBIA PIKE & S. GLEBE
 PLOT & LOCATION PLAN (NORTH BLOCK)

SCALE: AS SHOWN	DESIGNER: VIVA	CHECKED: VIVA
SUBMITTED DATE: AUGUST 08, 2011	APPROVED DATE: AUGUST 08, 2011	APPROVED DATE:
APPROVED DATE:	CHIEF TRANSPORTATION PLANNING BUREAU	CHIEF INSPECTOR/ENGINEERING BUREAU
CHIEF WATER, SEWER & STREETS BUREAU	CHIEF ENGINEERING BUREAU	DIRECTOR OF ENVIRONMENTAL SERVICES

SHEET C-5A OF C-8 SHEET C-5A OF C-8



FOR SITE NOTES AND TABULATIONS, SEE SHEET C-5



NO.	DATE	DESCRIPTION
1	10/21/2011	REVISED 4.1.2 SUBMISSION
2	12/09/2011	REVISED 4.1.2 SUBMISSION
3	12/16/2011	DRAFT 4.1.2 SUBMISSION
4	1/17/2012	4.1.2 CPBFC-AWG SUBMISSION
5	2/10/2012	REVISED 4.1.2 SUBMISSION
6	4/19/2012	REVISED 4.1.2 SUBMISSION

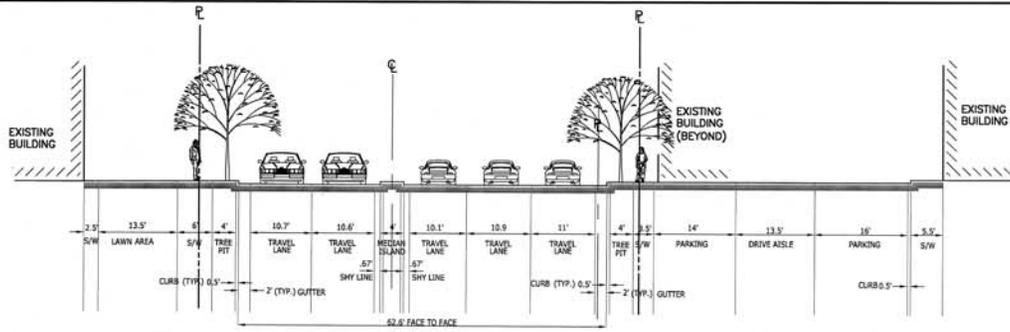
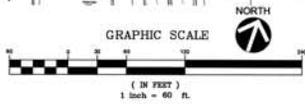
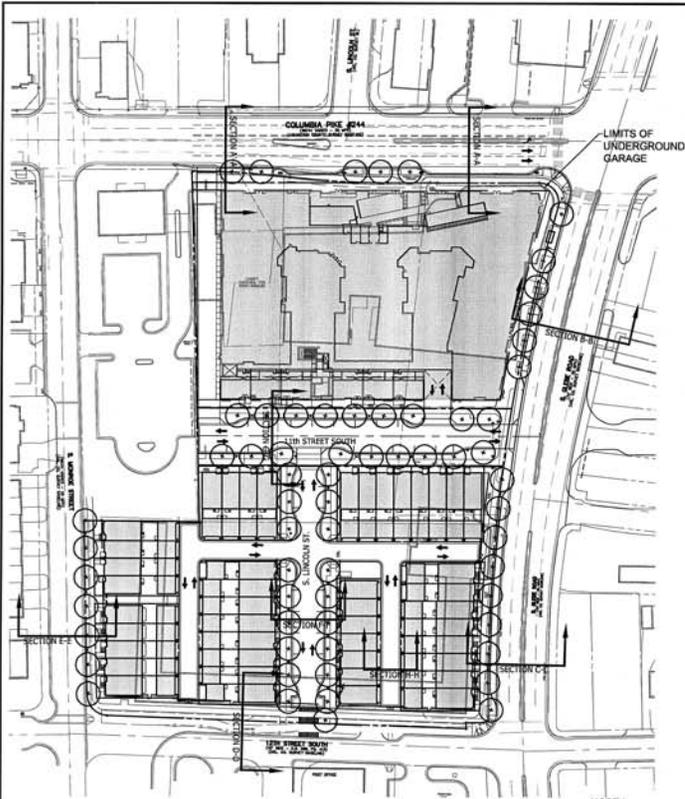
ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

COLUMBIA PIKE & S. GLEE
PLOT & LOCATION PLAN (SOUTH BLOCK)

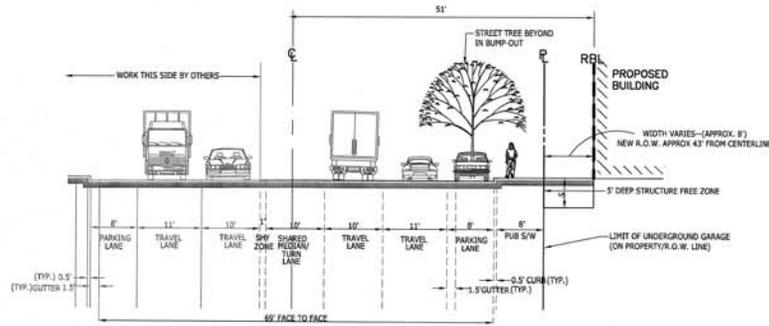
SCALE: AS SHOWN	DESIGNED: VPKA	CHECKED: VPKA
SUBMITTED DATE: AUGUST 08, 2011	APPROVED DATE: CHET TRANSPORTATION PLANNING BUREAU	APPROVED DATE: CHET TRANSPORTATION ENGINEERING BUREAU
APPROVED DATE:	APPROVED DATE: CHET WATER, SEWER & STREETS BUREAU	APPROVED DATE: DIRECTOR OF ENVIRONMENTAL SERVICES
CONTRACT NO. C-58 OF C-8		SHEET C-58 OF C-8



ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • MECHANICAL DESIGN
VPKA INCORPORATED
8180 GREENBORO DRIVE, SUITE 200, WASHINGTON, VIRGINIA 22102
(703)442-7800 • FAX (703)761-2187
MELGAN, VA • GOMMATION, MD

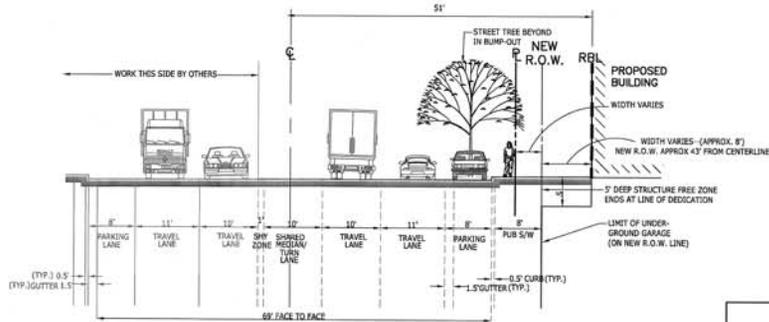


EXISTING SECTION A-A (COLUMBIA PIKE)
1"=10'



PROPOSED SECTION A-A (COLUMBIA PIKE)
1"=10'

Note: Crossing Distance Mid-Block is 56' Curb-to-Curb



PROPOSED SECTION A'-A' (COLUMBIA PIKE)
1"=10'

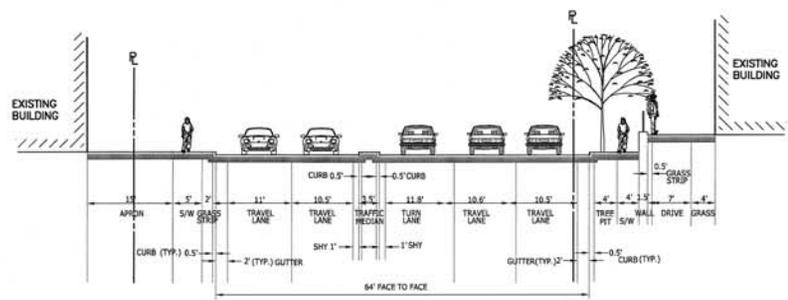
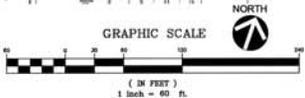
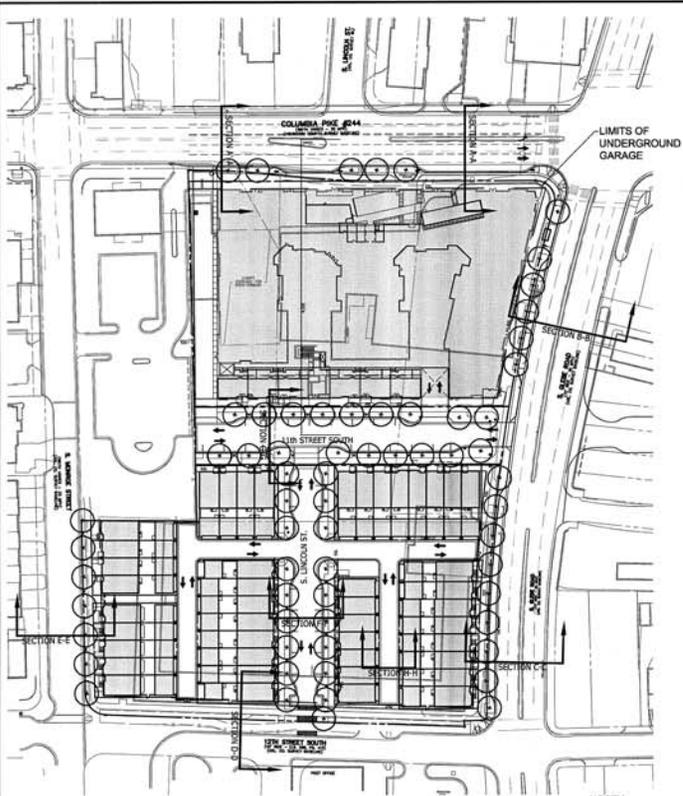
Note: Crossing Distance Mid-Block is 56' Curb-to-Curb



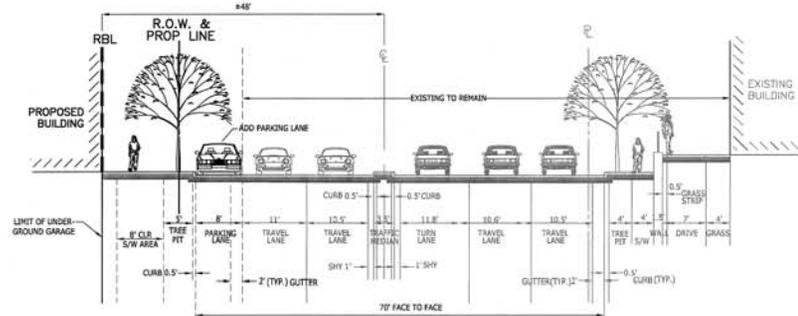
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
8180 GREENWOOD DRIVE, SUITE 200 ■ WILMINGTON, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 442-2782
WILM, VA ■ GERMANTOWN, MD

ARLINGTON, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES			
COLUMBIA PIKE & S. GLEBE STREET SECTIONS			
SCALE: AS SHOWN	DESIGNED: VISA	CHECKED: VISA	
SUBMITTED DATE: AUGUST 8, 2011	APPROVED DATE:	APPROVED DATE:	
APPROVED DATE:	CHIEF TRANSPORTATION PLANNING BUREAU	CHIEF TRANSPORTATION ENGINEERING BUREAU	
APPROVED DATE:	CHIEF ENGINEERING BUREAU	DIRECTOR OF ENVIRONMENTAL SERVICES	
NO.	DATE	DESCRIPTION	
REVISIONS			
			SHEET C-6A OF C-8 SHEET C-6A OF C-8

6	4/19/2012	REVISED 4.1.2 SUBMISSION
5	5/10/2012	REVISED 4.1.2 SUBMISSION
4	1/17/2012	4.1.2 CFFBC-AWG SUBMISSION
3	12/16/2011	DRAFT 4.1.2 SUBMISSION
2	12/29/2011	REVISED 4.1.2 SUBMISSION
1	10/21/2011	REVISED 4.1.2 SUBMISSION



EXISTING SECTION B-B (S. GLEBE ROAD)
1"=10'



PROPOSED SECTION B-B (S. GLEBE ROAD)
1"=10'

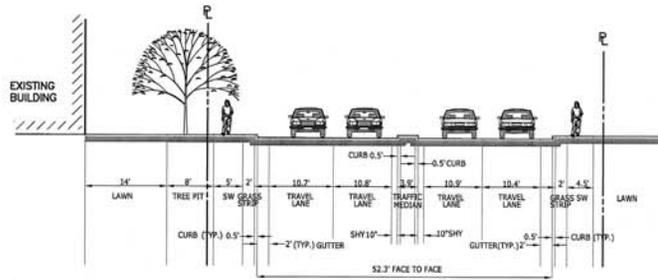
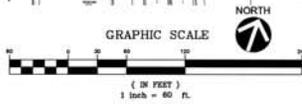
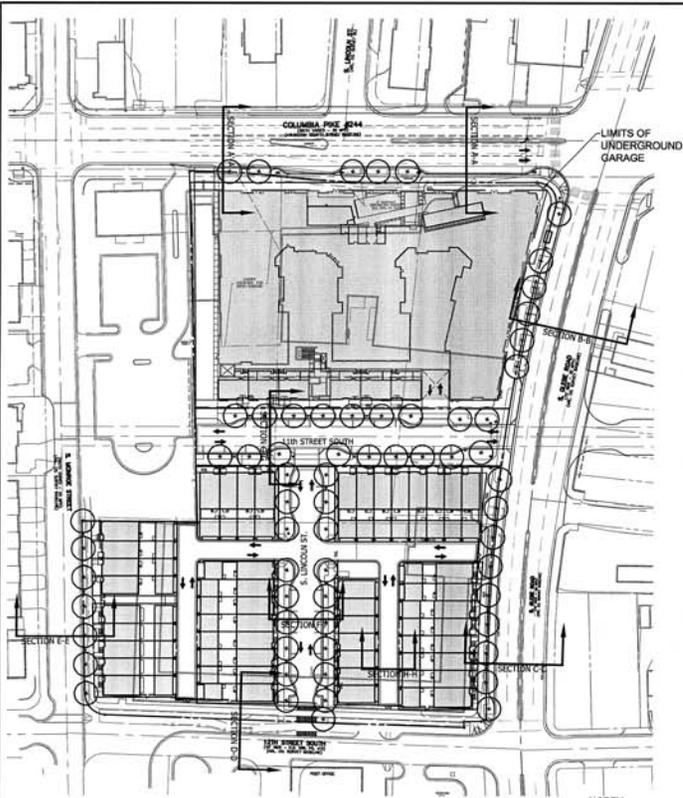


VIVA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIVA INCORPORATED
8190 GREENBORO DRIVE, SUITE 100 WILMINGTON, VIRGINIA 22102
(703)442-7900 ■ FAX (703)781-2787
WILMINGTON, VA ■ GREENWICH, MD

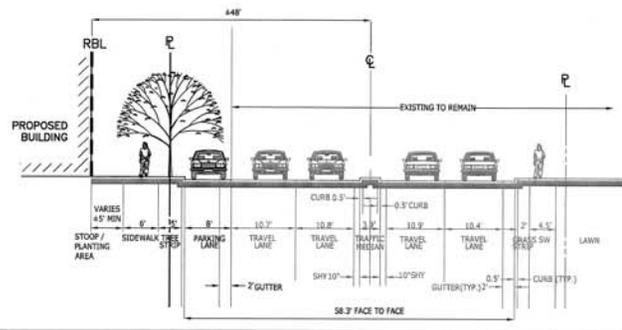
ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES
COLUMBIA PIKE & S. GLEBE
STREET SECTIONS

NO.	DATE	DESCRIPTION	SCALE:	DESIGNED:	CHECKED:	APPROVED DATE:	APPROVED DATE:	APPROVED DATE:
8	4/19/2012	REVISED 4.1.2 SUBMISSION	AS SHOWN	VIVA	VIVA	AUGUST 8, 2011		
5	2/10/2012	REVISED 4.1.2 SUBMISSION						
4	1/17/2012	4.1.2 CPBFC-AWG SUBMISSION						
3	12/16/2011	DRAFT 4.1.2 SUBMISSION						
2	12/09/2011	REVISED 4.1.2 SUBMISSION						
1	10/21/2011	REVISED 4.1.2 SUBMISSION						

SHEET **C-6B** OF **C-8** SHEET **C-6B** OF **C-8**



EXISTING SECTION C-C (S. GLEBE ROAD)
1"=10'



PROPOSED SECTION C-C (S. GLEBE ROAD)
1"=10'

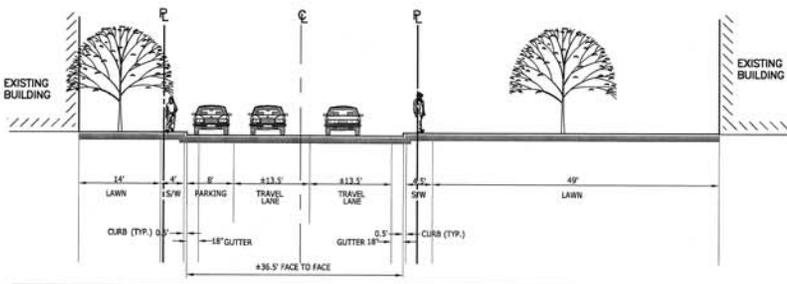
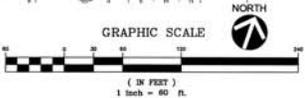
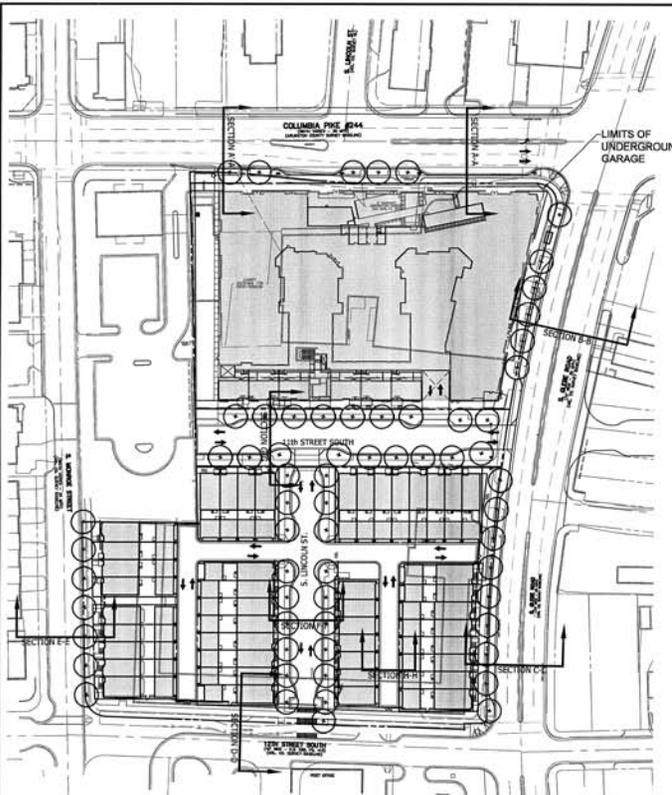


VIVA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIVA INCORPORATED
8180 GREENGROVE DRIVE, SUITE 202 ■ WILSON, VIRGINIA 22152
(703)442-7600 ■ FAX (703)761-1787
WILSON, VA SCHWANTZ/VA/01

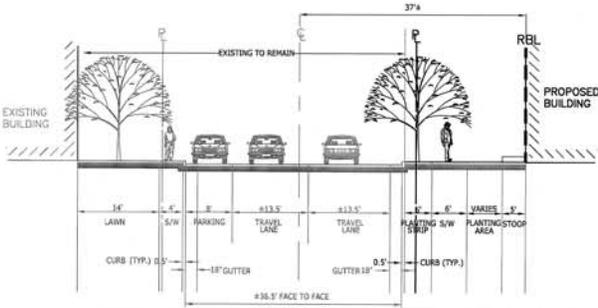
ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES
COLUMBIA PIKE & S. GLEBE
STREET SECTIONS

NO.	DATE	DESCRIPTION	SCALE: AS SHOWN	DESIGNED: VIVA	CHECKED: VIVA
6	4/19/2012	REVISED 4.1.2 SUBMISSION			
5	2/10/2012	REVISED 4.1.2 SUBMISSION			
4	1/17/2012	4.1.2 CPBFC-AWG SUBMISSION	AUGUST 8, 2011	CHEF TRANSPORTATION PLANNING BUREAU	CHEF TRANSPORTATION ENGINEERING BUREAU
3	12/16/2011	DRAFT 4.1.2 SUBMISSION			
2	12/09/2011	REVISED 4.1.2 SUBMISSION			
1	10/21/2011	REVISED 4.1.2 SUBMISSION			
			CHEF WATER, SEWER & STREETS BUREAU	CHEF ENGINEERING BUREAU	DIRECTOR OF ENVIRONMENTAL SERVICES

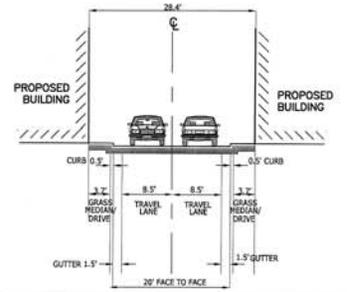
SHEET C-6C OF C-8 SHEET C-6C OF C-8



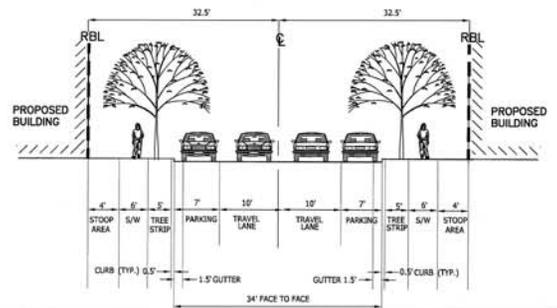
EXISTING SECTION E-E (S. MONROE ST.)
1"=10'



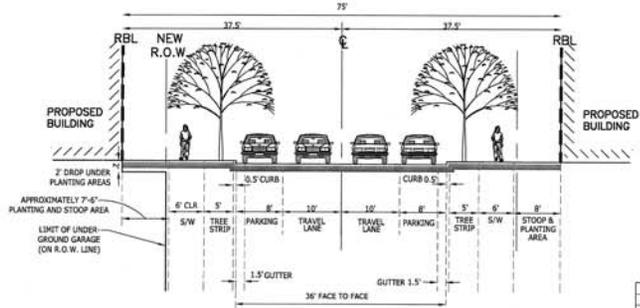
PROPOSED SECTION E-E (S. MONROE ST.)
1"=10'



PROPOSED SECTION H-H (ALLEY)
1"=10'



PROPOSED SECTION F-F (S. LINCOLN STREET)
1"=10'



PROPOSED SECTION G-G (11TH STREET SOUTH)
1"=10'



VIKA
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8180 GREENING DRIVE, SUITE 200 WILSON, VIRGINIA 22152
703.642.7000 ■ FAX 703.781.1287
WILSON, VA ■ GERMANTOWN, MD

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES
COLUMBIA PIKE & S. GLEBE
STREET SECTIONS

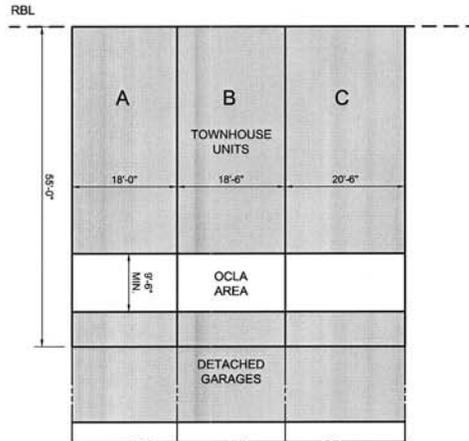
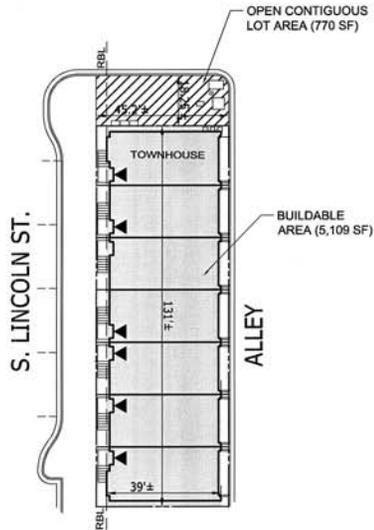
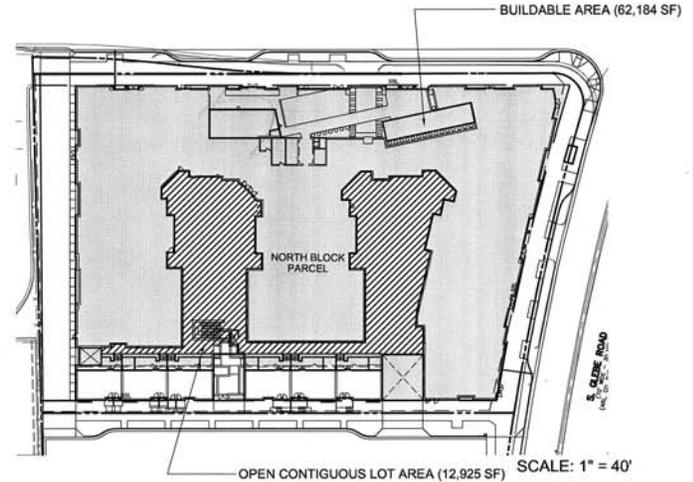
NO.	DATE	DESCRIPTION
REVISIONS		

SCALE: AS SHOWN	DESIGNED: VIKA	CHECKED: VIKA
SUBMITTED DATE: AUGUST 8, 2011	APPROVED DATE: CHIEF TRANSPORTATION PLANNING BUREAU	APPROVED DATE: CHIEF TRANSPORTATION ENGINEERING BUREAU
APPROVED DATE: CHIEF WATER, SEWER & STREETS BUREAU	APPROVED DATE: CHIEF ENGINEERING BUREAU	APPROVED DATE: DIRECTOR OF ENVIRONMENTAL SERVICES
CONTRACT #:		
SHEET C-6E OF C-8 SHEET C-6E OF C-8		

FRONTAGE AREA	FRONTAGE LENGTH	FRONTAGE LENGTH AT RBL	STREET WALL(S)	% BUILD TO
COLUMBIA PIKE	± 365.5 LF	± 326.5 LF	N/A	± 89%
S. GLEBE RD.(NORTH)	± 222.5 LF	± 220.5 LF	N/A	± 99%
11TH ST. SOUTH	± 312.5 LF	± 269 LF	N/A	± 81%
S. GLEBE RD.(SOUTH)	± 293 LF	± 245 LF	± 35 LF	± 98%
12TH ST. SOUTH (EAST)	± 184 LF	± 137 LF	± 13 LF	± 79%
12TH ST. SOUTH (WEST)	± 229 LF	± 176 LF	± 35 LF	± 84%
S. LINCLON (EAST)	± 263 LF	± 137 LF	± 10.5 LF	± 82%
S. LINCOLN (WEST)	± 266 LF	± 236 LF	± 10.5 LF	± 90%
E. MONROE ST.	± 199 LF	± 182 LF	± 9 LF	± 98%

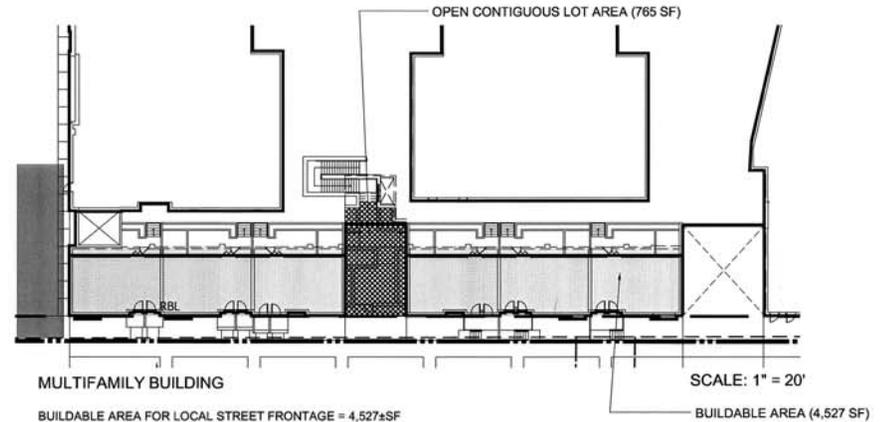
MULTIFAMILY BUILDING

BUILDABLE AREA FOR MAIN STREET FRONTAGE = 62,184±sf
 62,184± sf x .15 = 9,328± O.C.L.A. REQUIRED
 O.C.L.A. PROVIDED FOR MAIN STREET FRONTAGE = 12,925± sf.



**DETACHED GARAGE UNITS
 TYPICAL OPEN CONTIGUOUS LOT AREA CALCULATION:**

- UNIT TYPE "A" -- OCLA REQUIRED: 18' X 55' = 990 SF BUILDABLE AREA (X.15) = +/-149 SF
 OCLA PROVIDED: 18' X 9.5' = +/-170 SF
- UNIT TYPE "B" -- OCLA REQUIRED: 18.5' X 55' = 1,017.5 SF BUILDABLE AREA (X.15) = +/-153 SF
 OCLA PROVIDED: 18.5' X 9.5' = +/-175 SF
- UNIT TYPE "C" -- OCLA REQUIRED: 20.5' X 55' = 1,127.5 SF BUILDABLE AREA (X.15) = +/-170 SF
 OCLA PROVIDED: 20.5' X 9.5' = +/-195 SF



MULTIFAMILY BUILDING

BUILDABLE AREA FOR LOCAL STREET FRONTAGE = 4,527±sf
 4,527± SF x .15 = 679± SF O.C.L.A. REQUIRED
 O.C.L.A. PROVIDED FOR LOCAL STREET FRONTAGE = ±765 sf.

SCALE: 1" = 20'

REAR LOADED TOWNHOUSE, TYP.
 MINIMUM CONTIGUOUS LOT AREA REQUIRED:(BUILDABLE AREA X .15) = 767 SF
 CONTIGUOUS LOT AREA PROVIDED: 770 SF



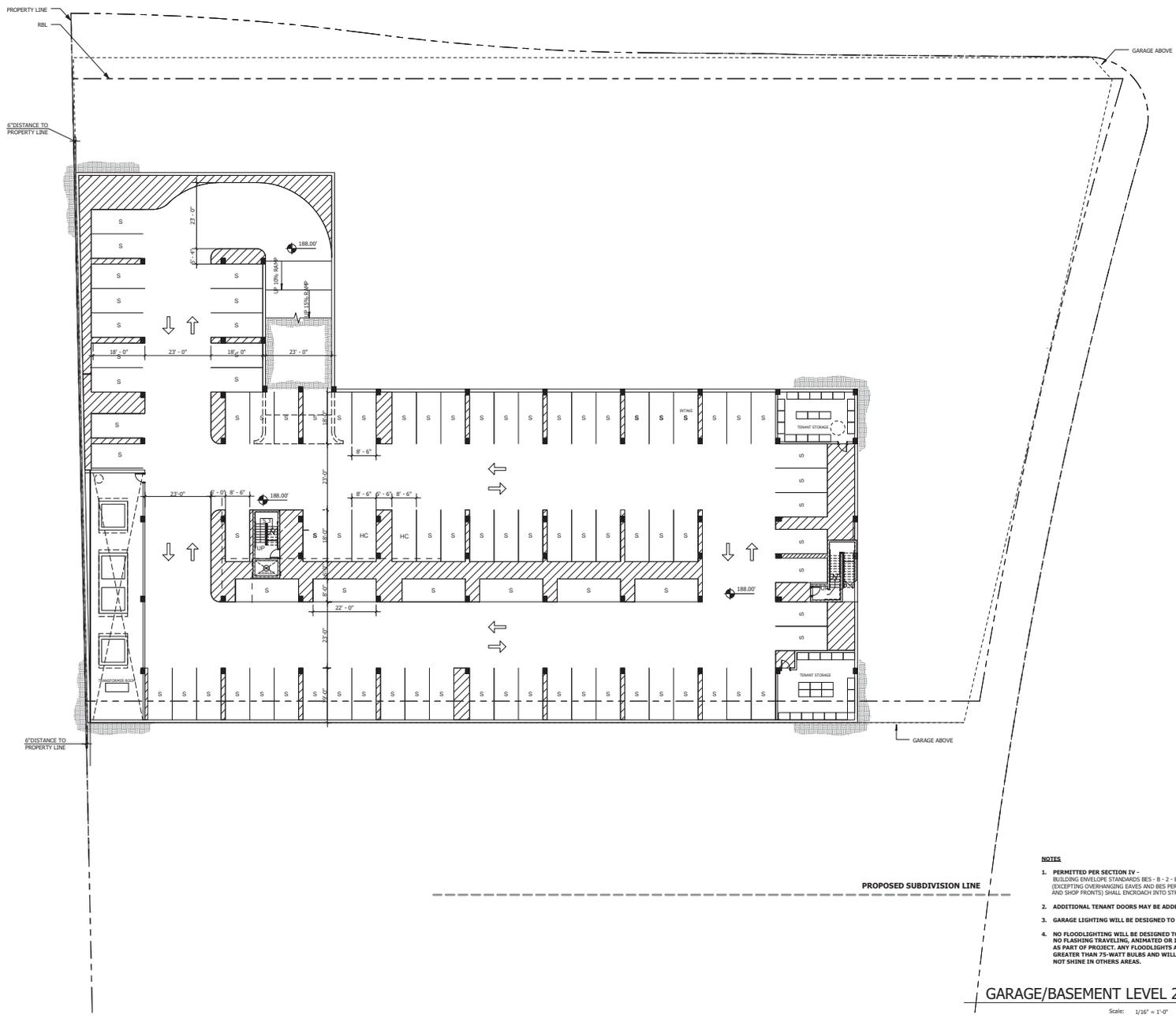
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 VIVA INCORPORATED
 8180 GREENSBORO DRIVE, SUITE 500 WASHINGTON, VIRGINIA 22102
 (703)442-7800 • FAX (703)781-2787
 WILMINGTON, VA • GREENWICH, MD

ARLINGTON, VIRGINIA
 DEPARTMENT OF ENVIRONMENTAL SERVICES
COLUMBIA PIKE & S. GLEBE
 OCLA CALCULATIONS & TABULATIONS

NO.	DATE	DESCRIPTION	DESIGNED	CHECKED	APPROVED
8	4/19/2012	REVISED 4.1.2 SUBMISSION			
5	2/10/2012	REVISED 4.1.2 SUBMISSION			
4	1/17/2012	4.1.2 CP/BC-AWG SUBMISSION			
3	12/16/2011	DRAFT 4.1.2 SUBMISSION			
2	10/29/2011	REVISED 4.1.2 SUBMISSION			
1	10/21/2011	REVISED 4.1.2 SUBMISSION			

SCALE:	DESIGNED:	CHECKED:	APPROVED:
AS SHOWN	VIVA	VIVA	VIVA
SUBMITTER'S DATE:	APPROVED DATE:	APPROVED DATE:	APPROVED DATE:
AUGUST 08, 2011	CHEF TRANSPORTATION PLANNING BUREAU	CHEF TRANSPORTATION ENGINEERING BUREAU	CHEF TRANSPORTATION ENGINEERING BUREAU
APPROVED DATE:	APPROVED DATE:	APPROVED DATE:	APPROVED DATE:
CHEF WATER, SEWER & STREETS BUREAU	CHEF ENGINEERING BUREAU	SECTOR OF ENVIRONMENTAL SERVICES	CONTRACT #

SHEET C-8 OF C-8 SHEET C-8 OF C-8



PARKING STALL SIZES		
S - STANDARD	8'-0" X 18'-0"	
C - COMPACT	8'-0" X 15'-0"	
H - HANDICAP	8'-0" X 18'-0"	
V - VAN ACCESSIBLE	8'-0" X 18'-0"	
P - PARALLEL	8'-0" X 22'-0"	

- NOTES**
1. PERMITTED PER SECTION IV - BUILDING ENVELOPE STANDARDS BES - B-2 - BUILDABLE AREA, "NO PART OF ANY BUILDING (EXCEPTING OVERHANGING EAVES AND PERMITTED BALCONIES, BAY WINDOWS, STOODS, AND SHOP FRONTS) SHALL ENDOUCH INTO STREET BEYOND RBL.
 2. ADDITIONAL TENANT DOORS MAY BE ADDED TO THE FRC MINIMUM REQUIREMENT.
 3. GARAGE LIGHTING WILL BE DESIGNED TO MEET OPTED STANDARDS.
 4. NO FLOODLIGHTING WILL BE DESIGNED TO ILLUMINATE BUILDING WALLS. NO FLASHING TRAVELING, ANIMATED OR INTERMITTENT LIGHTING HAS BEEN DESIGNED AS PART OF PROJECT. ANY FLOODLIGHTS AND DIRECTIONAL LIGHTS WILL HAVE NO GREATER THAN 75-WATT BULBS AND WILL BE DIRECTED IN SUCH A WAY THAT THEY DO NOT SHINE IN OTHER AREAS.

GARAGE/BASEMENT LEVEL 2

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

1
A-N109

ARCHITECT:

lessard DESIGN

8521 Leesburg Pike Suite 700 Vienna, VA 22182
P: 703.596.4466 F: 703.596.0107
WWW.LESSARDDDESIGN.COM

DEVELOPER:

PENROSE COLUMBIA PIKE ASSOCIATES, LLC
830 BUCKLE BOULEVARD
SUITE 460
VIENNA, VA 22182
P: 703.897.5276
WWW.PENROSECORP.COM

CONSULTANTS:

STRUCTURAL ENGINEER:
TBD

MEP ENGINEER:
TBD

LANDSCAPE ARCHITECT:
PARKER RODRIGUEZ
101N UNION STREET
SUITE 200
ALEXANDRIA, VA 22314
P: 703.548.5010
WWW.PARKERRODRIGUEZ.COM

CIVIL ENGINEER:
VIKA, INC
8100 GREENBORO DRIVE
SUITE 200
MCLEAN, VA 22012
P: 703.442.7800
WWW.VIKA.COM

No.	Description	Date
1	4.1.2 PRELIMINARY SUBMISSION	08/08/2011
2	4.1.2.2ND PRELIMINARY SUBMISSION	10/21/2011
3	4.1.2 OWNER REVIEW	11/09/2011
4	4.1.2 SUBMISSION DRAFT	12/16/2011
5	4.1.2 SUBMISSION DRAFT (REVISED)	12/21/2011
6	CONTRACT AWARD SUBMISSION	01/17/2012
7	PROVIDER 4.1.2 SUBMISSION	02/10/2012
8	REVISED 4.1.2 SUBMISSION	04/19/2012

PROJECT:

Columbia Pike & S. Glebe Road
ARLINGTON, VA

SHEET TITLE:

GARAGE BASEMENT

NORTH BLOCK

SEAL & SIGNATURE: PROJECT No: DRAWN BY: CHECKED BY: PLOT DATE: FILE NAME:

A-N109

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lessard DESIGN

8521 Leesburg Pike Suite 700 Vienna, VA 22182
P: 703.596.6466 F: 703.596.0147

WWW.LESSARDDSIGN.COM

DEVELOPER:

PENROSE COLUMBIA PIKE ASSOCIATES, LLC
830 BUCKLE BOULEVARD
SUITE 460
VIENNA, VA 22182
P: 703.897.3770
WWW.PENROSECORP.COM

CONSULTANTS:

STRUCTURAL ENGINEER:
TBD

MEP ENGINEER:
TBD

LANDSCAPE ARCHITECT:
PARKER RODRIGUEZ
101N UNION STREET
SUITE 200
ALEXANDRIA, VA 22314
P: 703.542.8010
WWW.PARKERRODRIGUEZ.COM

CIVIL ENGINEER:
VIKA, INC
8108 GREENBORO DRIVE
SUITE 200
MCLEAN, VA 22012
P: 703.442.7800
WWW.VIKA.COM

No.	Description	Date
1	4.1.2 PRELIMINARY SUBMISSION	08.08.2011
2	4.1.2 AND PRELIMINARY SUBMISSION	10.21.2011
3	4.1.2 OWNER REVIEW	11.02.2011
4	4.1.2 SUBMISSION DRAFT	11.16.2011
5	4.1.2 SUBMISSION DRAFT (REVISED)	12.01.2011
6	CONTRACT AWARD SUBMISSION	01.17.2012
7	PROVIDER 4.1.2 SUBMISSION	08.10.2012
8	REVISED 4.1.2 SUBMISSION	08.19.2012

PROJECT:

**Columbia Pike & S.
Glebe Road
ARLINGTON, VA**

SHEET TITLE:

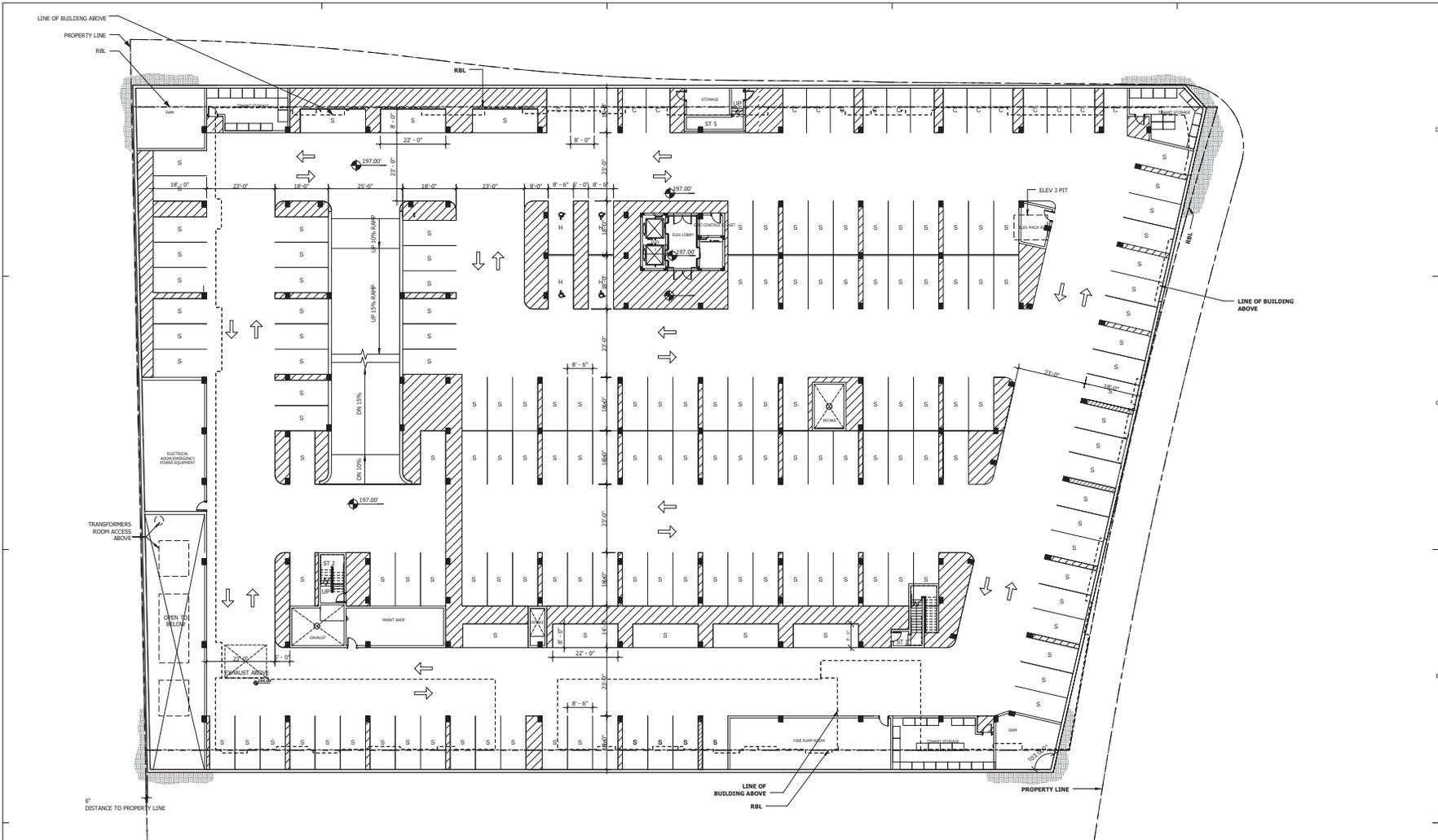
GARAGE BASEMENT

NORTH BLOCK

SEAL & SIGNATURE: PROJECT NO: 10000
DRAWN BY: KASHA
CHECKED BY: GREGOR
PLOT DATE: 10/10/11

A-N110

FILE NAME: 100000



VEHICULAR SPACES - PER SPACE TYPE REQUIREMENTS

	STANDARD	HANDICAP	COMPACT	PARALLEL	TOTAL
STREET SPACES	26	0	0	0	26
GROUND FLOOR GARAGE	91	4	0	0	95
LEVEL G1	147	4	18	7	171
LEVEL G2	79	2	0	5	86
TOTAL SPACES PROVIDED	243	10	18	12	283
TOTAL SPACES REQUIRED					206

COMPACT SPACE REQUIREMENTS (ONLY 10% ALLOWABLE) OR COMPACT SPACES IS TOTAL SPACES = 5.9%

(STREET SPACES NOT CALCULATED IN TOTAL PARKING FOR PURPOSES OF CALCULATING COMPACT PARKING REQUIREMENTS)

VEHICULAR SPACES - PER USE REQUIREMENTS

	RESIDENTIAL	SHARE/VEHICLE	RETAIL	TOTAL
STREET SPACES	0	25	0	25
GROUND FLOOR GARAGE	4	25	18	47
LEVEL G1	171	0	0	171
LEVEL G2	86	0	0	86
TOTAL SPACES PROVIDED	261	50	18	329
TOTAL SPACES REQUIRED	257	0	0	257

PROPOSED SUBDIVISION LINE

BICYCLE SPACES

	RESIDENTIAL	SHARED VISTOR	RETAIL EMPLOYEE	RETAIL VISTOR	TOTAL
STREET SPACES		18			18
GROUND LEVEL GARAGE	127		3		130
LEVEL G1					0
TOTAL SPACES PROVIDED	127	18	3		148
TOTAL SPACES REQUIRED	18	0	0		18

PARKING STALL SIZES

S - STANDARD	8'-0" X 18'-0"
C - COMPACT	8'-0" X 15'-0"
H - HANDICAP	8'-6" X 18'-0"
V - VAN ACCESSIBLE	8'-6" X 18'-0"
P - PARALLEL	8'-0" X 32'-0"

NOTES

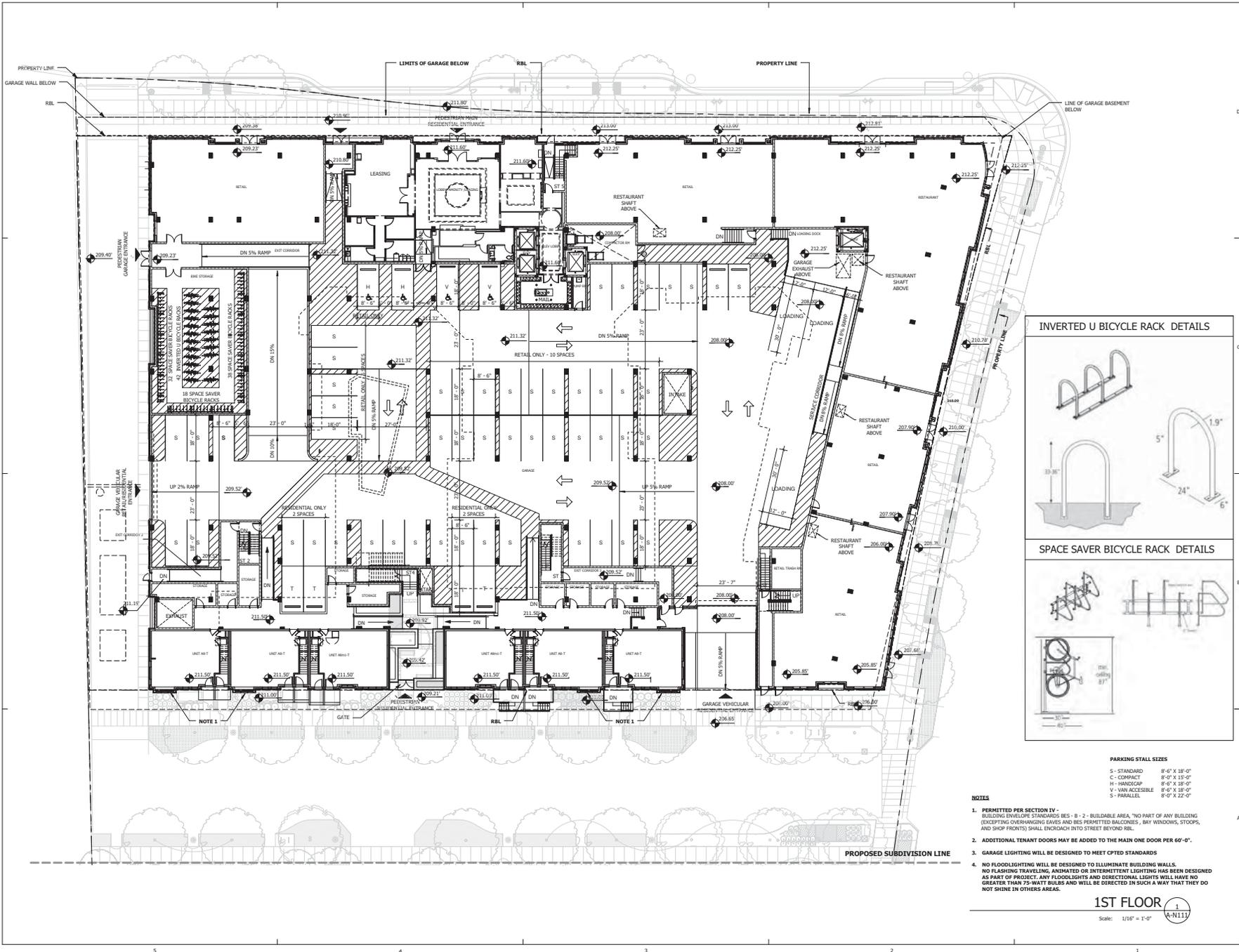
1. PERMITTED PER SECTION IV - BUILDING ENVELOPE STANDARDS BES - B - 2 - BUILDABLE AREA, NO PART OF ANY BUILDING (EXCEPT OVERHANGING EAVES AND RES PERMITTED BALCONIES, BAY WINDOWS, STOOPS, AND SHOP FRONTS) SHALL ENDOUR INTO STREET BEYOND RBL.
2. ADDITIONAL TENANT DOORS MAY BE ADDED TO THE FRC MINIMUM REQUIREMENT.
3. GARAGE LIGHTING WILL BE DESIGNED TO MEET CPTD STANDARDS.
4. NO FLOODLIGHTING WILL BE DESIGNED TO ILLUMINATE BUILDING WALLS. NO FLASHING TRAVELING, ANIMATED OR INTERMITTENT LIGHTING HAS BEEN DESIGNED AS PART OF PROJECT. ANY FLOODLIGHTS AND DIRECTIONAL LIGHTS WILL HAVE NO GREATER THAN 75-WATT BULBS AND BE DIRECTED IN SUCH A WAY THAT THEY DO NOT SHINE IN OTHERS AREAS.

GARAGE/BASEMENT LEVEL 1

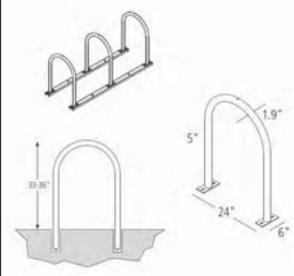
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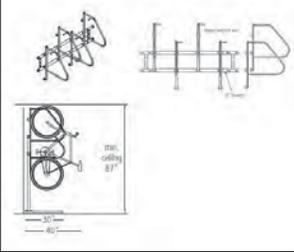
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INVERTED U BICYCLE RACK DETAILS



SPACE SAVER BICYCLE RACK DETAILS



PARKING STALL SIZES
 S - STANDARD 8'-0" X 18'-0"
 C - COMPACT 8'-0" X 15'-0"
 H - HANDICAP 8'-6" X 18'-0"
 V - VAN ACCESSIBLE 8'-0" X 18'-0"
 P - PARALLEL 8'-0" X 2'-0"

- NOTES**
- PERMITTED PER SECTION IV - BUILDING ENVELOPE STANDARDS BES - B - 2 - BUILDABLE AREA, "NO PART OF ANY BUILDING (EXCEPTING OVERHANGING EAVES AND BES PERMITTED BALCONIES, BAY WINDOWS, STOODS, AND SHOP FRONTS) SHALL ENCRUSH INTO STREET BEYOND RBL."
 - ADDITIONAL TENANT DOORS MAY BE ADDED TO THE MAIN ONE DOOR PER 60'-0".
 - GARAGE LIGHTING WILL BE DESIGNED TO MEET CPTD STANDARDS.
 - NO FLOODLIGHTING WILL BE DESIGNED TO ILLUMINATE BUILDING WALLS. NO FLASHING TRAVELING, ANIMATED OR INTERMITTENT LIGHTING HAS BEEN DESIGNED AS PART OF PROJECT. ANY FLOODLIGHTS AND DIRECTIONAL LIGHTS WILL HAVE NO GREATER THAN 75-WATT BULBS AND WILL BE DIRECTED IN SUCH A WAY THAT THEY DO NOT SHINE IN OTHERS AREAS.

1ST FLOOR 1
 Scale: 1/16" = 1'-0" A-N111

ARCHITECT:

LSSARD DESIGN
 8521 Leesburg Pike Suite 700 Vienna, VA 22182
 P: 703.596.6466 F: 703.596.0167
 WWW.LSSARDDDESIGN.COM

DEVELOPER:
PENROSE COLUMBIA PIKE ASSOCIATES, LLC
 830 BOWNE BOULEVARD SUITE 460 VIENNA, VA 22182
 P: 703.897.5276
 WWW.PENROSEGROUP.COM

STRUCTURAL ENGINEER:
TBD

MEP ENGINEER:
TBD

LANDSCAPE ARCHITECT:
PARKER RODRIGUEZ
 101N UNION STREET SUITE 200 ALEXANDRIA, VA 22314
 P: 703.462.9010
 WWW.PARKERRODRIGUEZ.COM

CIVIL ENGINEER:
VTKA, INC
 808 GREENBORO DRIVE SUITE 200 MCLEAN, VA 22012
 WWW.VTKA.COM

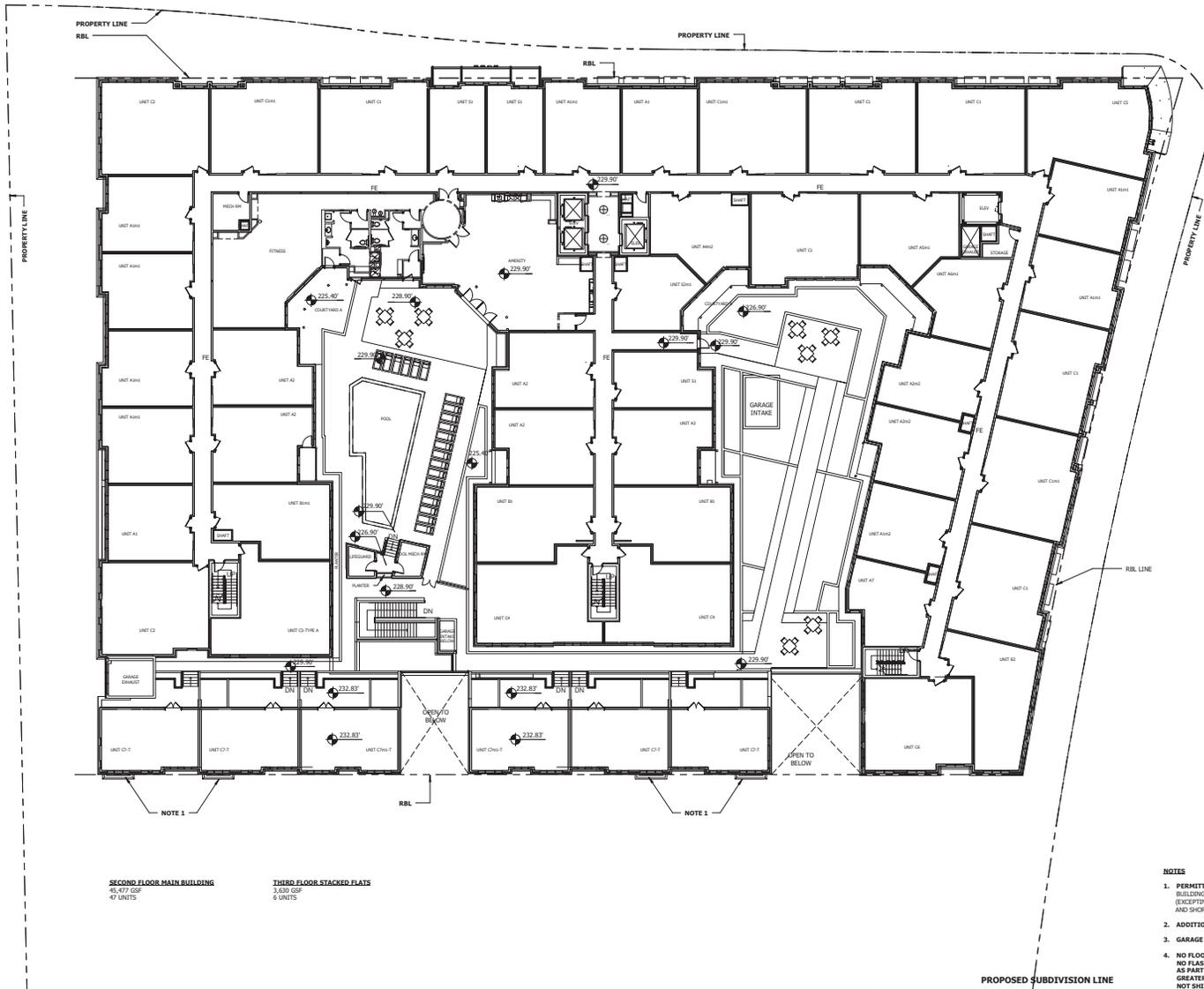
No.	Description	Date
1	4.1.2 PRELIMINARY SUBMISSION	08.08.2011
2	4.1.2 2ND PRELIMINARY SUBMISSION	10.21.2011
3	4.1.2 OWNER REVIEW	11.09.2011
4	4.1.2 SUBMISSION DRAFT	12.16.2011
5	4.1.2 SUBMISSION DRAFT (REVISED)	12.23.2011
6	CONTRACT AWARD SUBMISSION	01.17.2012
7	PROVISION 4.1.2 SUBMISSION	08.10.2012
8	REVISED 4.1.2 SUBMISSION	08.19.2012

PROJECT:
Columbia Pike & S. Glebe Road ARLINGTON, VA

SHEET TITLE:
1ST FLOOR

SEAL & SIGNATURE: PROJECT NO: 10000
 DRAWN BY: JKH
 CHECKED BY: GJK
 PLOT DATE: 10/10/2012

A-N111
 FILE NAME: 10000



SECOND FLOOR MAIN BUILDING
45,477 GSF
47 UNITS

THIRD FLOOR STACKED FLATS
3,030 GSF
6 UNITS

NOTES

1. PERMITTED PER SECTION IV - BUILDING ENVELOPE STANDARDS RES - B - 2 - BUILDABLE AREA, "NO PART OF ANY BUILDING (EXCEPTING OVERHANGING EAVES AND RES PERMITTED BALCONIES, BAY WINDOWS, STOOPS, AND SHOP FRONTS) SHALL ENDOACH INTO STREET BEYOND RBL.
2. ADDITIONAL TENANT DOORS MAY BE ADDED TO THE FBC MINIMUM REQUIREMENT.
3. GARAGE LIGHTING WILL BE DESIGNED TO MEET OPTED STANDARDS
4. NO FLOODLIGHTING WILL BE DESIGNED TO ILLUMINATE BUILDING WALLS. NO FLASHING TRAVELING, ANIMATED OR INTERMITTENT LIGHTING HAS BEEN DESIGNED AS PART OF PROJECT. ANY FLOODLIGHTS AND DIRECTIONAL LIGHTS WILL HAVE NO GREATER THAN 75-WATT BULBS AND WILL BE DIRECTED IN SUCH A WAY THAT THEY DO NOT SHINE IN OTHERS AREAS.

2ND. FLOOR 1
Scale: 1/16" = 1'-0"

ARCHITECT:
lessard DESIGN
8521 Leesburg Pike Suite 700 Vienna, VA 22182
P: 703.596.4496 F: 703.596.0197
WWW.LESSARDDSIGN.COM

DEVELOPER:
PENROSE COLUMBIA PIKE ASSOCIATES, LLC
8330 NICHOLE BOULEVARD SUITE 460 VIENNA, VA 22182
P: 703.897.3276
WWW.PENROSEGROUP.COM

CONSULTANTS:
STRUCTURAL ENGINEER:
TBD
MEP ENGINEER:
TBD
LANDSCAPE ARCHITECT:
PARKER RODRIGUEZ
101/N UNION STREET SUITE 200 ALEXANDRIA, VA 22314
P: 703.548.5010
WWW.PARKERRODRIGUEZ.COM

CIVIL ENGINEER:
VIKA, INC
8100 GREENBORO DRIVE SUITE 200 MCLEAN, VA 22012
P: 703.442.7800
WWW.VIKA.COM

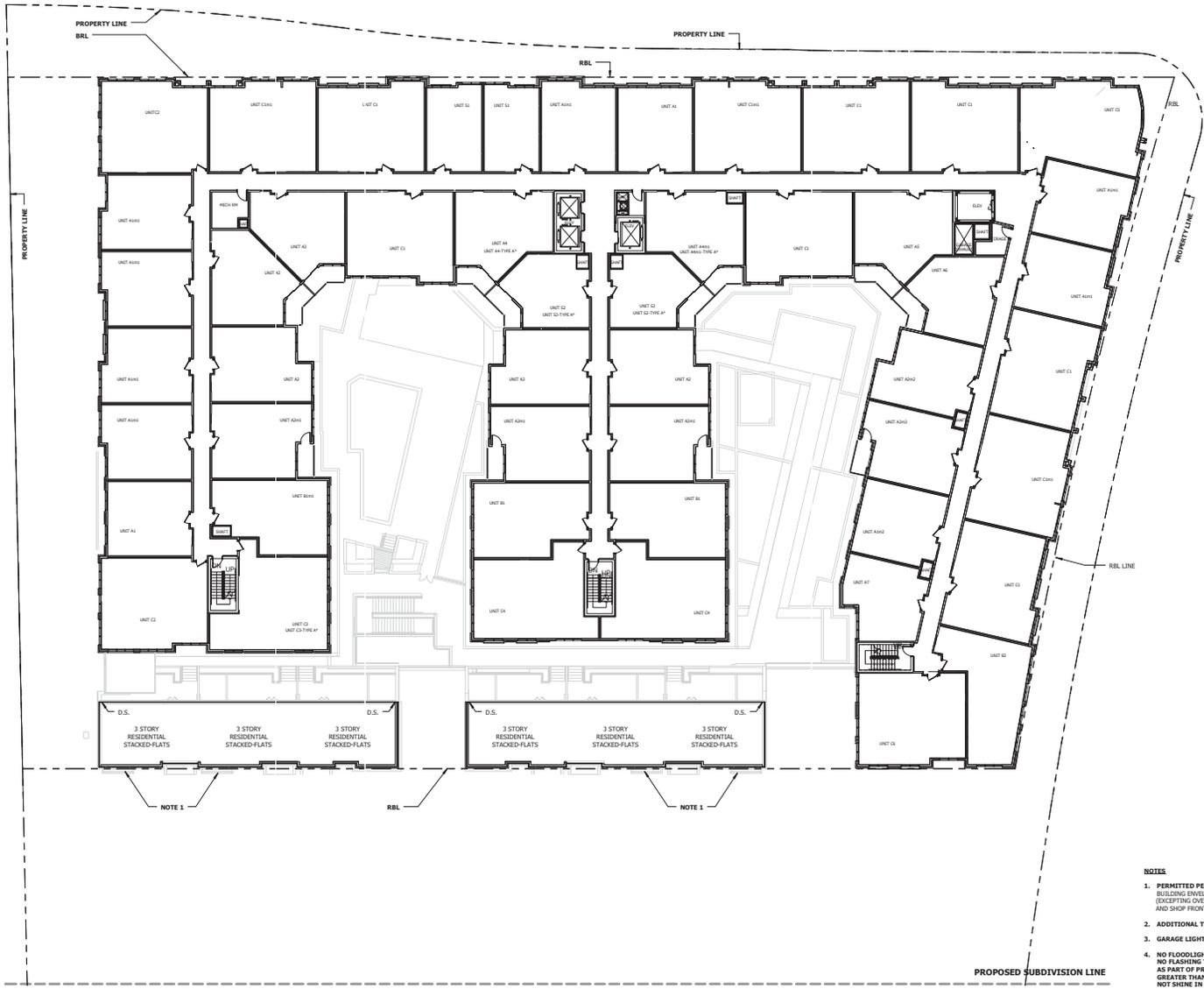
No.	Description	Date
1	4.1.2 PRELIMINARY SUBMISSION	08/08/2011
2	4.1.2 2ND PRELIMINARY SUBMISSION	10/21/2011
3	4.1.2 OWNER REVIEW	11/09/2011
4	4.1.2 SUBMISSION DRAFT	12/16/2011
5	4.1.2 SUBMISSION DRAFT (REVISED)	12/23/2011
6	CONTRACT AWARD SUBMISSION	01/17/2012
7	PROVISION 4.1.2 SUBMISSION	03/10/2012
8	REVISED 4.1.2 SUBMISSION	04/19/2012

PROJECT:
Columbia Pike & S. Glebe Road ARLINGTON, VA

SHEET TITLE:
2ND FLOOR
NORTH BLOCK

SEAL & SIGNATURE: PROJECT No: 100000 ARCHIT: 100000
DRAWN BY: GREGORY
CHECKED BY: GREGORY
PLOT DATE: 10/10/2012
A-N112
FILE NAME: 100000





D.S. 3 STORY RESIDENTIAL STACKED-FLATS

NOTE 1

NOTE 1

NOTES

1. PERMITTED PER SECTION IV - BUILDING ENVELOPE STANDARDS BES - B - 2 - BUILDABLE AREA, NO PART OF ANY BUILDING (EXCEPTING OVERHANGING EAVES AND BES PERMITTED BALCONIES, BAY WINDOWS, STOOPS, AND SHOP FRONTS) SHALL ENCRUCH INTO STREET BEYOND RBL.
2. ADDITIONAL TENANT DOORS MAY BE ADDED TO THE FBC MINIMUM REQUIREMENT.
3. GARAGE LIGHTING WILL BE DESIGNED TO MEET OPTED STANDARDS
4. NO FLOODLIGHTING WILL BE DESIGNED TO ILLUMINATE BUILDING WALLS. NO FLASHING TRAVELING, ANIMATED OR INTERMITTENT LIGHTING HAS BEEN DESIGNED AS PART OF PROJECT. ANY FLOODLIGHTS AND DIRECTIONAL LIGHTS WILL HAVE NO GREATER THAN 75-WATT BULBS AND WILL BE DIRECTED IN SUCH A WAY THAT THEY DO NOT SHINE IN OTHERS AREAS.

TYPICAL FLOOR 1
Scale: 1/16" = 1'-0" 4-N113

ARCHITECT:



lessard DESIGN
8521 Leesburg Pike Suite 700 Vienna, VA 22182
P: 703.596.4466 F: 703.596.0167
WWW.LESSARDESIGN.COM

DEVELOPER:

PENROSE COLUMBIA PIKE ASSOCIATES, LLC
8300 NICHOLE BOULEVARD
SUITE 460
VIENNA, VA 22182
P: 703.897.2376
WWW.PENROSEGROUP.COM

CONSULTANTS:

STRUCTURAL ENGINEER:
TBD

MEP ENGINEER:
TBD

LANDSCAPE ARCHITECT:

PARKER RODRIGUEZ
1031N UNION STREET
SUITE 200
ALEXANDRIA, VA 22314
P: 703.548.5010
WWW.PARKERRODRIGUEZ.COM

CIVIL ENGINEER:

VIKA, INC
8100 GREENBORO DRIVE
SUITE 200
MCLEAN, VA 22012
P: 703.442.7800
WWW.VIKA.COM

No.	Description	Date
1	4.1.2 PRELIMINARY SUBMISSION	08/08/2011
2	4.1.2 2ND PRELIMINARY SUBMISSION	10/21/2011
3	4.1.2 OWNER REVIEW	11/02/2011
4	4.1.2 SUBMISSION DEPART	11/16/2011
5	4.1.2 SUBMISSION DEPART (REVISED)	11/23/2011
6	CONTRACT AWWG SUBMISSION	01/17/2012
7	REVISED 4.1.2 SUBMISSION	03/10/2012
8	REVISED 4.1.2 SUBMISSION	04/19/2012

PROJECT:

Columbia Pike & S. Glebe Road
ARLINGTON, VA

SHEET TITLE:

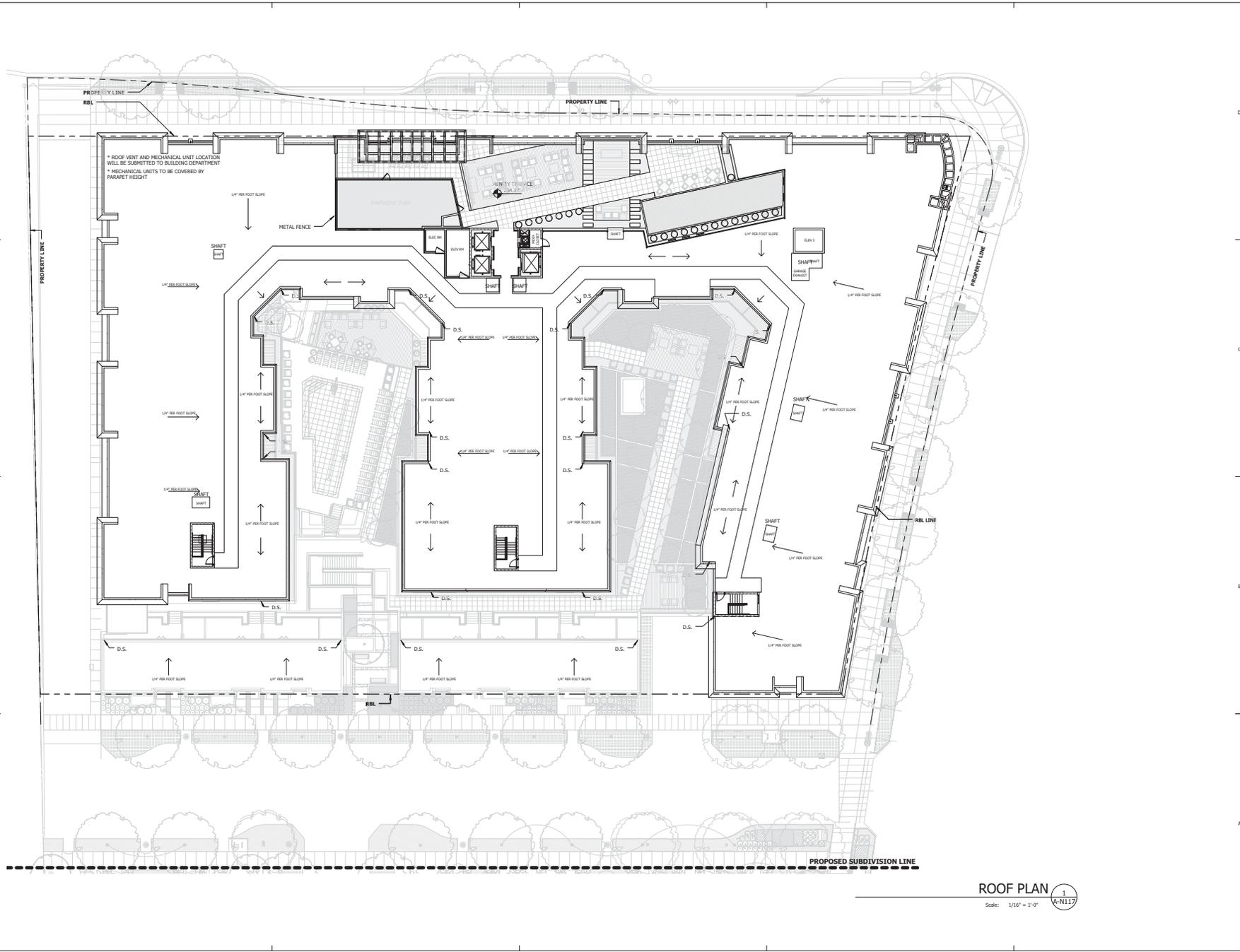
TYPICAL FLOOR

NORTH BLOCK

SEAL & SIGNATURE: PROJECT NO: 40768
DRAWN BY: KISHA
CHECKED BY: GREGG
PLOT DATE: 4/11/13

A-N113
FILE NAME: PENROSE

C:\Users\penn\Documents\Projects\40768\A-N113\A-N113.dwg



* ROOF VENT AND MECHANICAL UNIT LOCATION WILL BE SUBMITTED TO BUILDING DEPARTMENT
 * MECHANICAL UNITS TO BE COVERED BY PARAPET HEIGHT

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

ARCHITECT:



lessard DESIGN
 WWW.LESSARDDSIGN.COM

DEVELOPER:
PENROSE COLUMBIA PIKE ASSOCIATES, LLC
 830 SCIENCE BOULEVARD
 SUITE 400
 VIENNA, VA 22182
 P: 703.897.5276
 WWW.PENROSEGROUP.COM

CONSULTANTS:
 STRUCTURAL ENGINEER:
TBD
 TBD

MEP ENGINEER:
TBD
 TBD

LANDSCAPE ARCHITECT:
PARKER RODRIGUEZ
 101N UNION STREET
 SUITE 200
 ALEXANDRIA, VA 22314
 P: 703.548.5010
 WWW.PARKERRODRIGUEZ.COM

CIVIL ENGINEER:
VIKA, INC
 8100 GREENBORO DRIVE
 SUITE 200
 MCLEAN, VA 22012
 P: 703.442.7800
 WWW.VIKA.COM

No.	Description	Date
1	4.1.2 PRELIMINARY SUBMISSION	08/08/2011
2	4.1.2 2ND PRELIMINARY SUBMISSION	10/21/2011
3	4.1.2 OWNER REVIEW	11/09/2011
4	4.1.2 SUBMISSION DRAFT	12/16/2011
5	4.1.2 SUBMISSION DRAFT (REVISED)	12/23/2011
6	CONTRACT AWARD SUBMISSION	01/17/2012
7	PROVIDER 4.1.2 SUBMISSION	03/10/2012
8	REVISED 4.1.2 SUBMISSION	04/19/2012

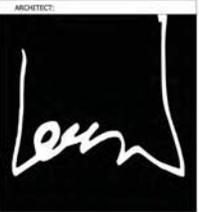
PROJECT:
Columbia Pike & S. Glebe Road
ARLINGTON, VA

SHEET TITLE:
ROOF
 NORTH BLOCK

SEAL & SIGNATURE: PROJECT No: 10000
 DRAWN BY: KJH
 CHECKED BY: GJK
 PLOT DATE: 04/19/2012

A-N117
 FILE NAME: 10000

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lessard
DESIGN
LESSARD DESIGN INC

8321 Leesburg Pike Suite 700, Vienna, VA 22182
P: 703.598.4486 | F: 703.596.6147
WWW.LESSARDDESIGN.COM

DEVELOPER:
PENROSE COLUMBIA PIKE ASSOCIATES, LLC
8330 BOONE BOULEVARD
SUITE 400
VIENNA, VA 22182
P: 703.547.5270
WWW.PENROSEVA.COM

CONSULTANTS:
STRUCTURAL ENGINEER:
TBD
TBD

MEP ENGINEER:
TBD
TBD

LANDSCAPE ARCHITECT:
PARKER RODRIGUEZ
101 N. LINCOLN STREET
SUITE 200
ALEXANDRIA, VA 22314
P: 703.548.9010
WWW.PARKERRODRIGUEZ.COM

CIVIL ENGINEER:
VIKA, INC
8180 GREENSBORO DRIVE
SUITE 200
MCLEAN, VA 22102
P: 703.442.7800
WWW.VIKA.COM

No.	Description	Date
1	Original Submission	04/19/2012
2	Revised 4.1.2 Submission	05/02/2012
3	Revised 4.1.2 Submission	05/17/2012
4	4.1.2 CHPC - AUG Submission	07/17/2012
5	4.1.3 Submission - Draft	12/16/2011
6	Owner Review	12/09/2011
7	4.1.2 and Preliminary Submission	10/01/2011
8	4.1.2 Preliminary Submission	08/09/2011

PROJECT:
Columbia Pike & S. Glebe Road
Arlington, VA

SHEET TITLE:
Building Elevations
North Block

SEAL & SIGNATURE: PROJECT NO.:
DRAWN BY: CHECKED BY:
PLOT DATE: FILE NAME:

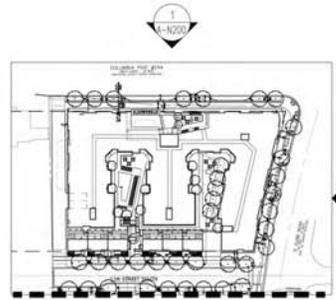
A-N200



1
A-N200 **Columbia Pike Elevation**
SCALE: 1/16" = 1'-0"
24x36x12 Sheet (2)



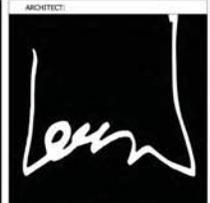
2
A-N200 **S. Glebe Road Elevation**
SCALE: 1/16" = 1'-0"
24x36x12 Sheet (2)



Key Plan



5 4 3 2 1



lessard
DESIGN
LESSARD DESIGN INC

8021 Leesburg Pike Suite 700, Vienna, VA 22180
P: 703.596.4486 | F: 703.596.0147
WWW.LESSARDDESIGN.COM

DEVELOPER:
PENROSE COLUMBIA PIKE ASSOCIATES, LLC
8130 BOONE BOULEVARD
SUITE 400
VIENNA, VA 22182
P: 703.847.5276
WWW.PENROSEVA.COM

CONSULTANTS:

STRUCTURAL ENGINEER:
TBD
TBD

MEP ENGINEER:
TBD
TBD

LANDSCAPE ARCHITECT:
PARKER RODRIGUEZ
101 N. LINCOLN STREET
SUITE 220
ALEXANDRIA, VA 22314
P: 703.548.5010
WWW.PARKERRODRIGUEZ.COM

CIVIL ENGINEER:
VIKA, INC
8180 GREENBORO DRIVE
SUITE 200
MCLEAN, VA 22102
P: 703.442.7800
WWW.VIKA.COM

No.	Description	Date
1	4.1.2 Preliminary Submission	08/15/2012
2	4.1.2 Preliminary Submission	02/05/2013
3	4.1.2 Submittal - Draft	01/17/2013
4	4.1.2 Submittal - Draft	12/16/2012
5	Client Review	12/06/2012
6	4.1.2 Preliminary Submission	08/15/2012
7	Revised 4.1.2 Submission	04/15/2012

PROJECT:
Columbia Pike & S. Glebe Road
Arlington, VA

Building Elevations
North Block

SEAL & SIGNATURE: PROJECT NO. _____
DRAWN BY: _____
CHECKED BY: _____
PLOT DATE: _____

A-N201

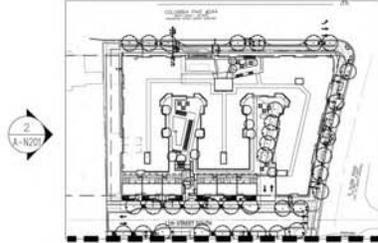
FILE NAME: _____



1
11th Street Elevation
SCALE: 1/16" = 1'-0" 24x36(D1-Sheet2 (2))



2
7th Street Elevation
SCALE: 1/16" = 1'-0" 24x36(D1-Sheet2 (2))

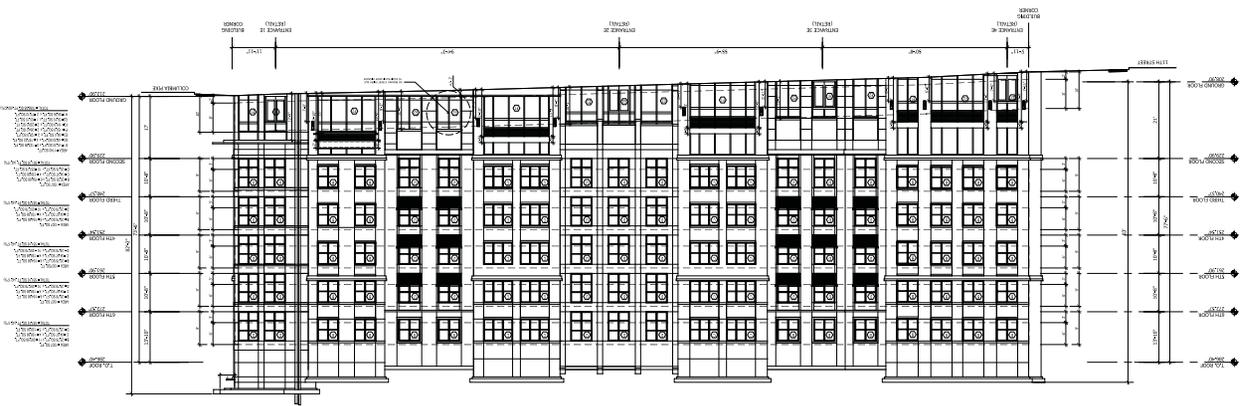


Key Plan

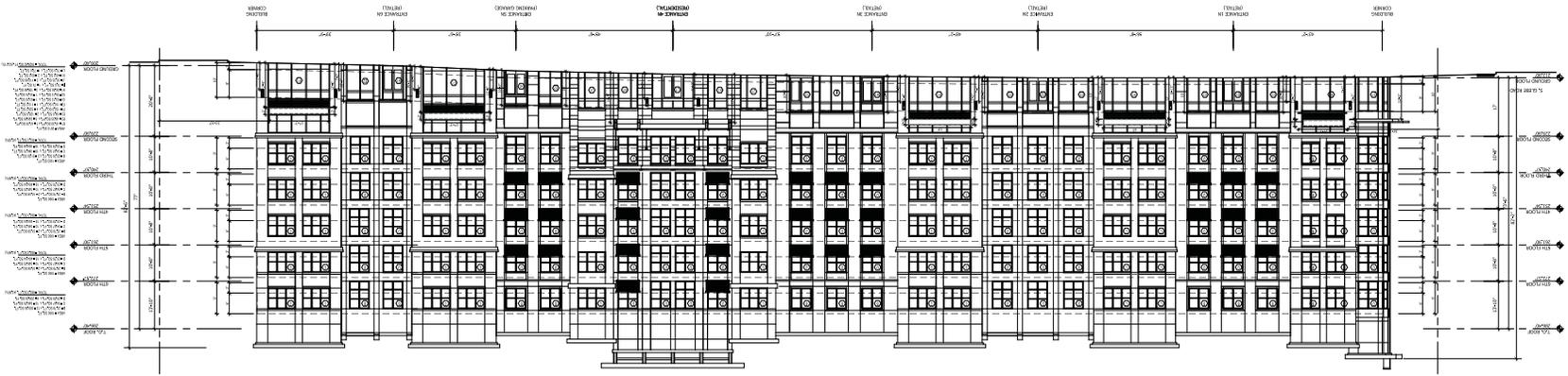




2 S. Glebe Road Elevation and Fenestration Calculation
SCALE: 1/16" = 1'-0"
24X10L0-298183



1 Columbia Pike Elevation and Fenestration Calculation
SCALE: 1/16" = 1'-0"
24X10L0-298183



WESSARD DESIGN
8521 Loching Pike, Suite 700, Vienna, VA 22181
P: 703.944.7000 | E: INFO@WESSARD.COM

LESSARD DESIGN INC.
W: WWW.LESSARDDESIGN.COM

DEVELOPER:
WESSARD DESIGN INC.
8521 LOCHING PIKE, SUITE 700, VIENNA, VA 22181
P: 703.944.7000

ARCHITECT:
PARKER RODRIGUEZ
101 N. LINCOLN STREET
SUITE 300
ALEXANDRIA, VA 22304
P: 703.546.5010
WWW.PARKERRODRIGUEZ.COM

LANDSCAPE ARCHITECT:
PARKER RODRIGUEZ

MEP ENGINEER:
TBD

STRUCTURAL ENGINEER:
TBD

CONSULTANTS:
WESSARD DESIGN INC.
8521 LOCHING PIKE, SUITE 700, VIENNA, VA 22181
P: 703.944.7000

ASSOCIATES, LLC
8330 BOONE BOULEVARD
SUITE 400
VIENNA, VA 22182
P: 703.249.2570
WWW.WESSARDDESIGN.COM

PROJECT:
COLUMBIA PIKE & S. GLEBE ROAD
ATLINGTON, VA

FENESTRATION CALCULATIONS
NORTH BLOCK

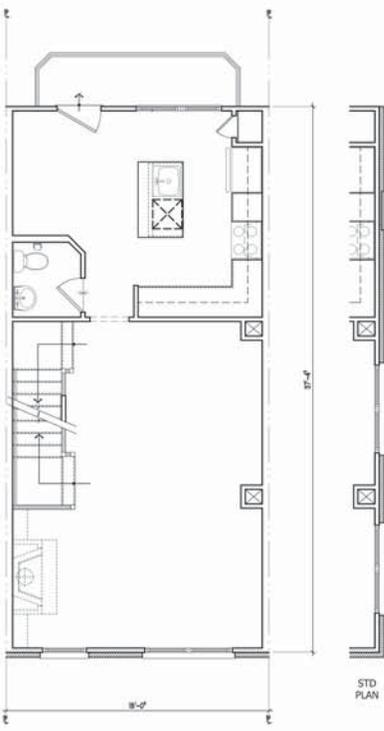
PROJECT NO.: 24X10L0-298183

DATE: 08/20/2024

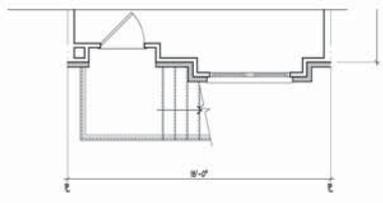
PROJECT NAME: S. GLEBE ROAD ELEVATION AND FENESTRATION CALCULATION

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

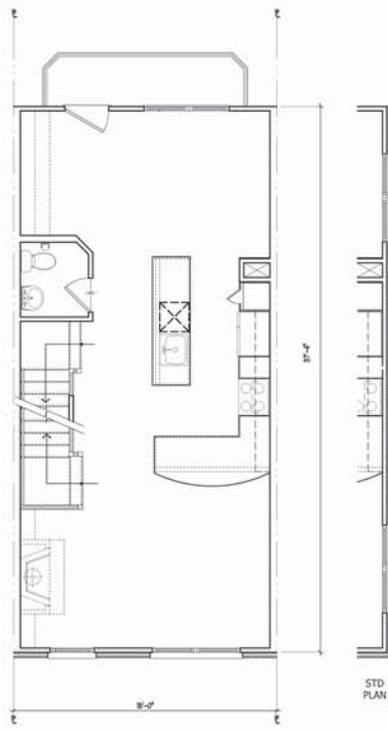
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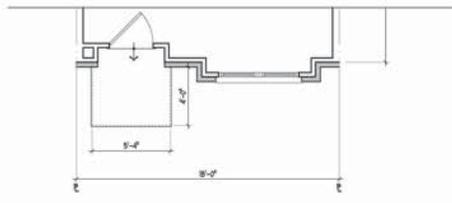
3 ALT. SECOND FLOOR PLAN
A-S120 SCALE: 1/4" = 1'-0" NVR001A1120



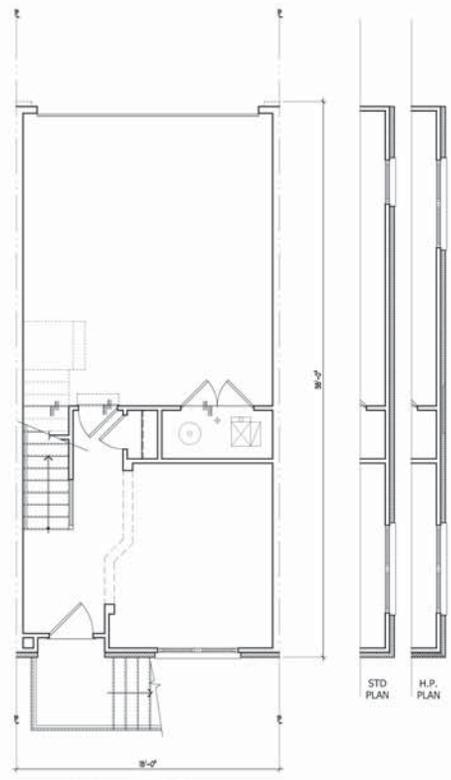
5 GROUND FLOOR PLAN @ BAY
A-S120 SCALE: 1/4" = 1'-0" NVR001A1120



2 SECOND FLOOR PLAN
A-S120 SCALE: 1/4" = 1'-0" NVR001A1120



4 GROUND FLOOR PLAN @ BAY
A-S120 SCALE: 1/4" = 1'-0" NVR001A1120



1 GROUND FLOOR W/ STD. & H.P. PARTIALS
A-S120 SCALE: 1/4" = 1'-0" NVR001A1120



lessard
DESIGN

8521 Leesburg Pike, Suite 700 Vienna, VA 22182
P: 703.556.4888 F: 703.556.5147
WWW.LESSARDESIGN.COM

DEVELOPER:
PENROSE COLUMBIA PIKE ASSOCIATES, LLC
8339 BOONE BOLLING RD
SUITE 400
VIENNA, VA 22180
P: 703.847.5270
WWW.PENROSEGROUP.COM

CONSULTANTS:
STRUCTURAL ENGINEER:
TBD

MEP ENGINEER:
TBD

LANDSCAPE ARCHITECT:
PARKER RODRIGUEZ
1014 UNION STREET
SUITE 308
ALEXANDRIA, VA 22314
P: 703.546.5010
WWW.PARKERRODRIGUEZ.COM

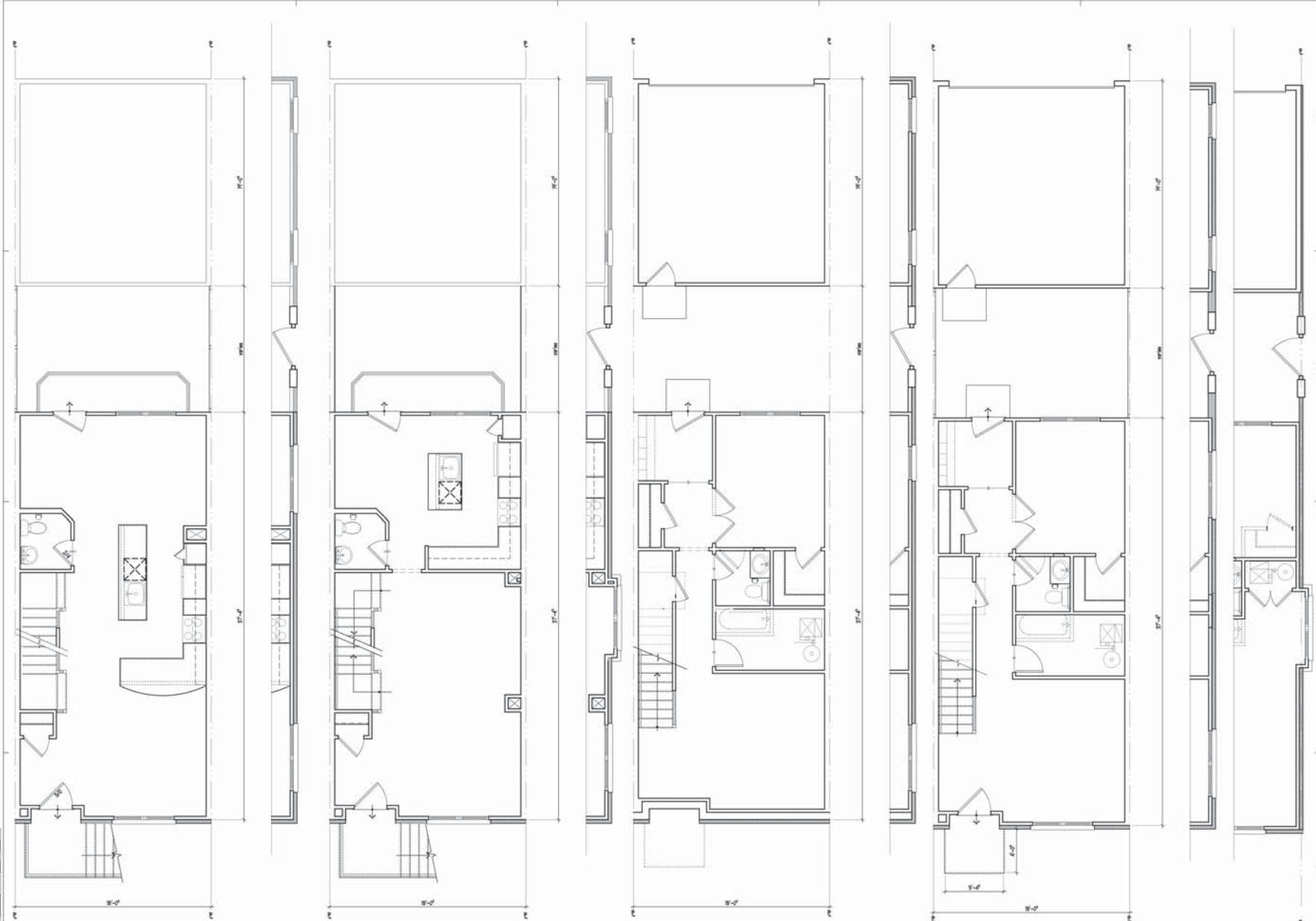
CIVIL ENGINEER:
VIKA, INC
8408 GREENBORO DRIVE
SUITE 200
POLLARD, VA 22012
P: 703.462.7800
WWW.VIKA.COM

No.	Description	Date
1	H.1.2 PRELIMINARY SUBMISSION	06.08.2011
2	H.1.2.2nd PRELIMINARY SUBMISSION	10.21.2011
3	OWNER'S REVISION	11.09.2011
4	H.1.2.3RD SUBMISSION - GRANT	11.16.2011
5	H.1.2.4TH REV. SUBMISSION	01.11.2012
6	REVISED H.1.2 SUBMISSION	02.10.2012
7	REVISED H.1.2 SUBMISSION	05.15.2012

PROJECT:
Columbia Pike & S. Glebe Road
Arlington, VA

SHEET TITLE:
18' UNIT FLOOR PLANS
South Block

SCALE: 1/4" = 1'-0"
PROJECT NO.:
DESIGN BY:
CHECKED BY:
DATE:
A-S120
FILE NAME:



4 ALT. SECOND FLOOR DETACHED GARAGE
A-S122 SCALE: 1/4" = 1'-0" NW0016A120

3 SECOND FLOOR DETACHED GARAGE
A-S122 SCALE: 1/4" = 1'-0" NW0016A120

2 ALT. GROUND FLOOR DETACHED GARAGE
A-S122 SCALE: 1/4" = 1'-0" NW0016A120

1 GROUND FLOOR DETACHED GARAGE
A-S122 SCALE: 1/4" = 1'-0" NW0016A120

ARCHITECT:



lessard
DESIGN

8521 Linsburg Pike, Suite 700 Vienna, Va 22182
P: 703.526.4888, F: 703.526.5147
WWW.LESSARDESIGN.COM

DEVELOPER:
PENROSE COLUMBIA PIKE ASSOCIATES, LLC
8139 BOONE HOLLOW ROAD
SUITE 400
VIENNA, VA 22180
P: 703.847.5270
WWW.PENROSEGROUP.COM

CONSULTANTS:
STRUCTURAL ENGINEER:
TBD
MEP ENGINEER:
TBD
LANDSCAPE ARCHITECT:
PARKER RODRIGUEZ
1014 UNION STREET
SUITE 308
ALEXANDRIA, VA 22314
P: 703.546.5010
WWW.PARKERRODRIGUEZ.COM

CIVIL ENGINEER:
VIKA, INC
8400 GREENBORO DRIVE
SUITE 200
ROLLAN, VA 20152
P: 703.462.7000
WWW.VIKA.COM

No.	Description	Date
1	A-1.1 PRELIMINARY SUBMISSION	06.08.2011
2	A-1.2 2nd PRELIMINARY SUBMISSION	10.21.2011
3	OWNER REVIEW	11.09.2011
4	A-1.2.2-REVISIONS-GRANT	11.16.2011
5	A-1.2.2-FINAL-ANS-SUBMISSION	11.17.2011
6	REVISED A-1.2 SUBMISSION	01.10.2012
7	REVISED A-1.2 SUBMISSION	01.15.2012

PROJECT:
Columbia Pike & S. Glebe Road
Arlington, VA

SHEET TITLE:
18' UNIT FLOOR PLANS
South Block

SEAL & SIGNATURE: PROJECT NO. DRAWN BY: CHECKED BY: DATE: FILE NAME: **A-S122**

ARCHITECT:



**lessard
DESIGN**

8521 Linsburg Pike, Suite 700 Vienna, VA 22182
P: 703.556.6880, F: 703.556.6147
WWW.LESSARDESIGN.COM

DEVELOPER:
**PENROSE COLUMBIA PIKE
ASSOCIATES, LLC**
8339 BOONE BOLLING RD
SUITE 400
VIENNA, VA 22182
P: 703.847.5270
WWW.PENROSEGROUP.COM

CONSULTANTS:
STRUCTURAL ENGINEER:
TBD
MEP ENGINEER:
TBD

LANDSCAPE ARCHITECT:
PARKER RODRIGUEZ
1034 UNION STREET
SUITE 300
ALEXANDRIA, VA 22314
P: 703.546.5010
WWW.PARKERRODRIGUEZ.COM

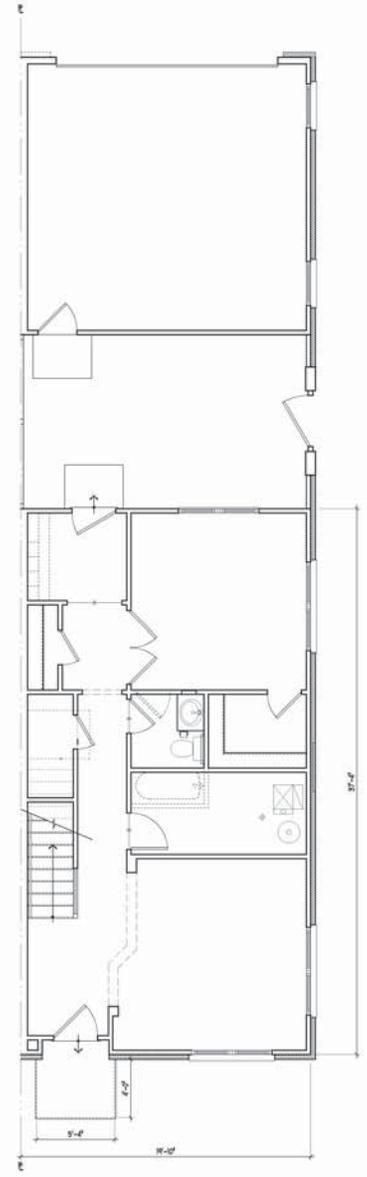
CIVIL ENGINEER:
VIKA, INC
3400 GREENBORO DRIVE
SUITE 200
POLLAR, VA 22012
P: 703.463.7800
WWW.VIKA.COM

No.	Description	Date
1	A-1.1 PRELIMINARY SUBMISSION	06.08.2011
2	A-1.2 2nd PRELIMINARY SUBMISSION	10.21.2011
3	OWNER REVIEW	11.09.2011
4	A-1.2.2-REVISIONS-GRANT	11.16.2011
5	A-1.2.2-FINAL-ANS-SUBMISSION	01.11.2012
6	REVISED A-1.2 SUBMISSION	01.10.2012
7	REVISED A-1.2 SUBMISSION	01.15.2012

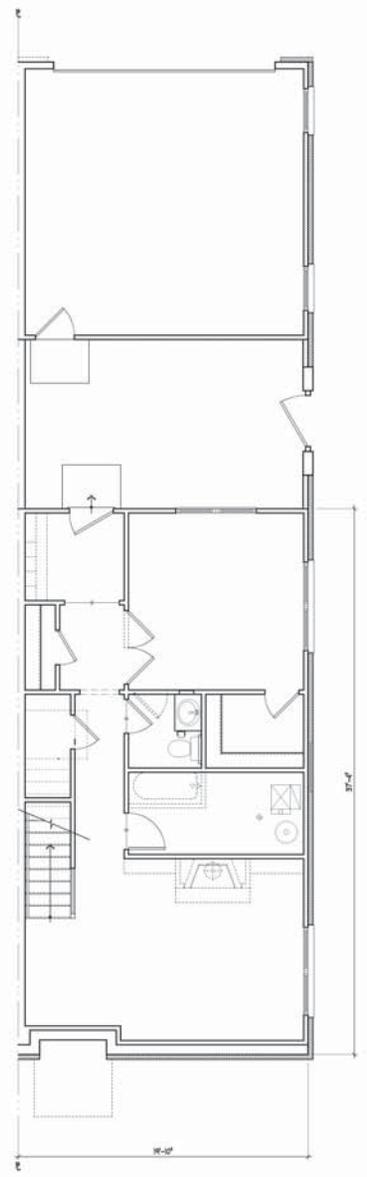
PROJECT:
**Columbia Pike &
S. Glebe Road**
Arlington, VA

SHEET TITLE:
**20' UNIT
FLOOR PLANS**
South Block

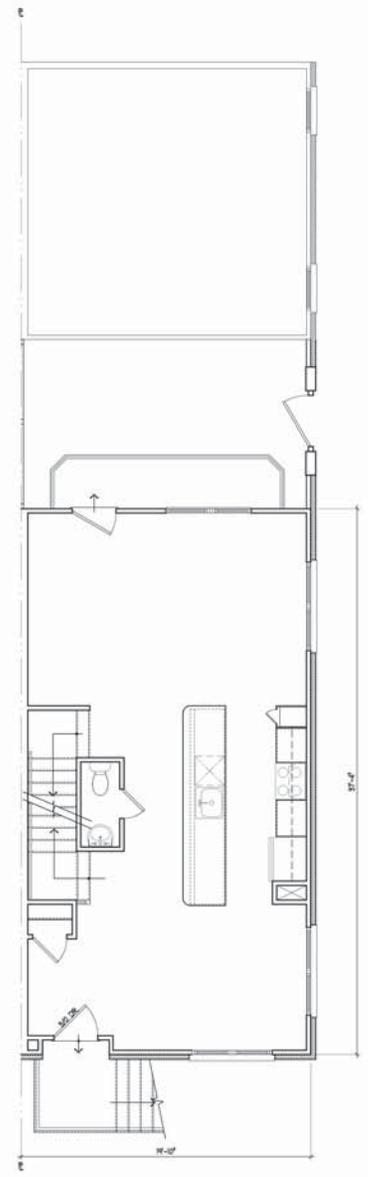
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 DRAWN BY: _____ CHECKED BY: _____
 DATE: _____
A-S123
 FILE NAME: _____



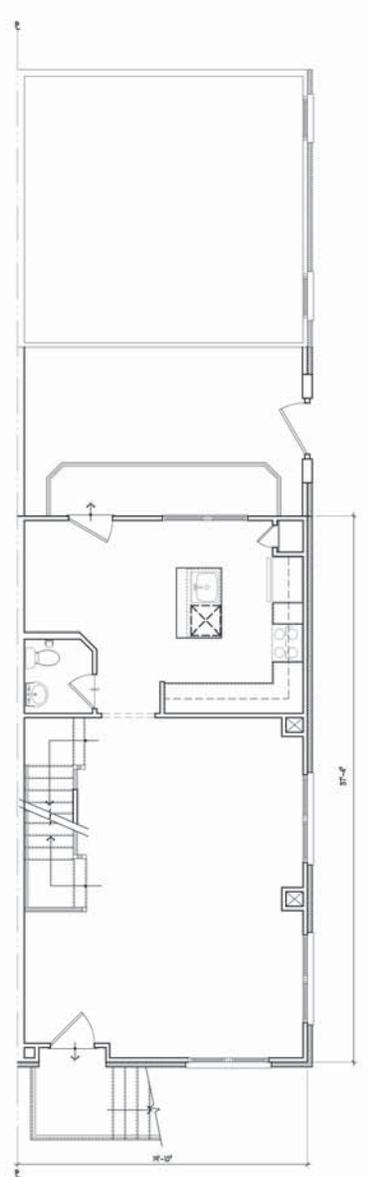
1 GROUND FLOOR DETACHED GARAGE
SCALE: 1/4" = 1'-0"
NVR001AA120



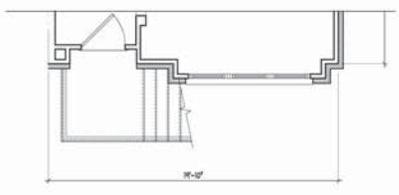
2 ALT. GROUND FLOOR DETACHED GARAGE
SCALE: 1/4" = 1'-0"
NVR001AA120



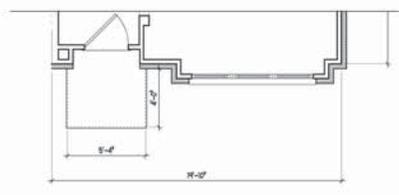
3 SECOND FLOOR DETACHED GARAGE
SCALE: 1/4" = 1'-0"
NVR001AA120



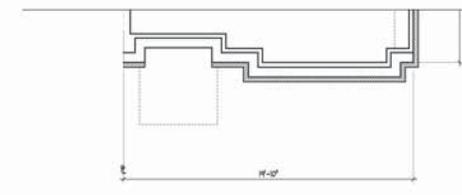
4 ALT. SECOND FLOOR DETACHED GARAGE
SCALE: 1/4" = 1'-0"
NVR001AA120



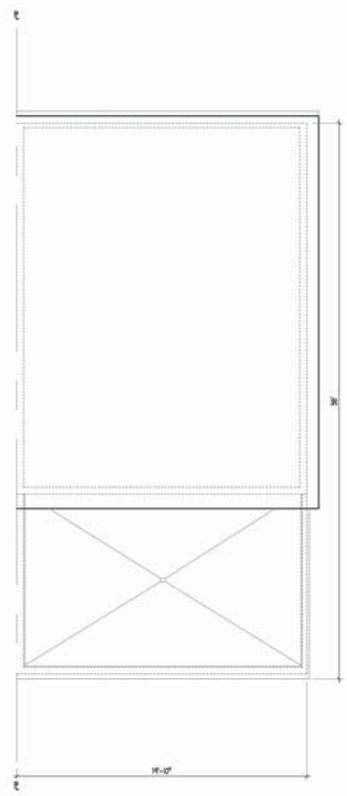
7
A-S124
SCALE: 1/4" = 1'-0"
NVR001A120



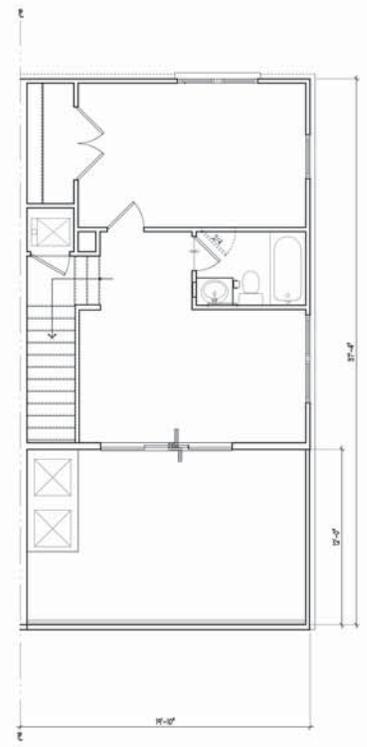
6
A-S124
SCALE: 1/4" = 1'-0"
NVR001A120



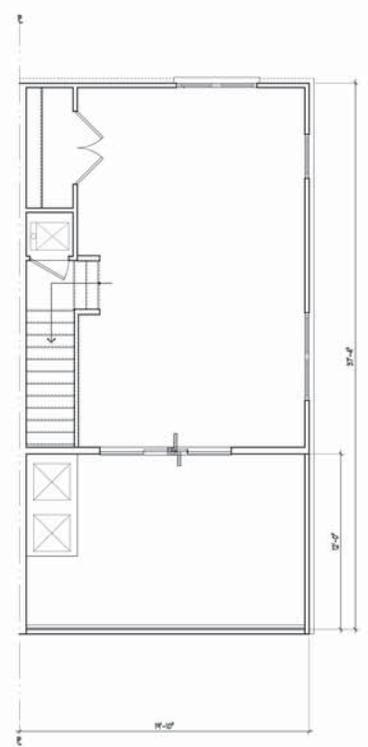
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A-S124
SCALE: 1/4" = 1'-0"
NVR001A120



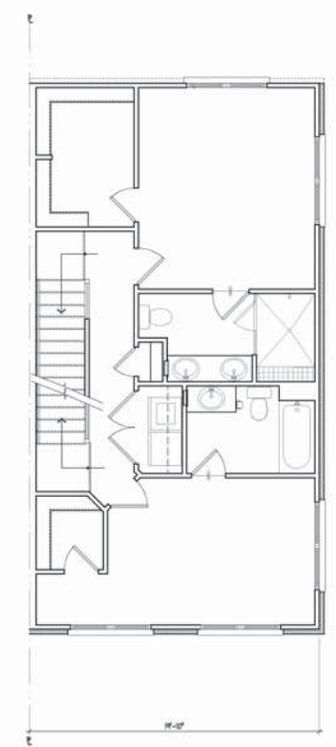
4
A-S124
SCALE: 1/4" = 1'-0"
NVR001A120



3
A-S124
SCALE: 1/4" = 1'-0"
NVR001A120



2
A-S124
SCALE: 1/4" = 1'-0"
NVR001A120



1
A-S124
SCALE: 1/4" = 1'-0"
NVR001A120



**lessard
DESIGN**

8531 Leesburg Pike, Suite 700 Vienna, VA 22182
P: 703.256.4888 F: 703.256.9147
WWW.LESSARDDSIGN.COM

DEVELOPER:
**PENROSE COLUMBIA PIKE
ASSOCIATES, LLC**
8339 BOONE BOULEVARD
SUITE 400
VIENNA, VA 22180
P: 703.847.5270
WWW.PENROSEGROUP.COM

CONSULTANTS:
STRUCTURAL ENGINEER:
TBD

MEP ENGINEER:
TBD

LANDSCAPE ARCHITECT:
PARKER RODRIGUEZ
1034 UNION STREET
SUITE 308
ALEXANDRIA, VA 22314
P: 703.546.5033
WWW.PARKERRODRIGUEZ.COM

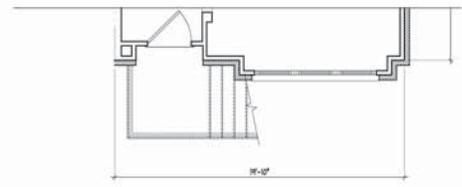
CIVIL ENGINEER:
VIGA, INC
8400 GREENHORO DRIVE
SUITE 200
ROLLAN, VA 22012
P: 703.462.7800
WWW.VIGA.COM

No.	Description	Date
1	H.1.1 PRELIMINARY SUBMISSION	06.08.2011
2	H.1.2 PRELIMINARY SUBMISSION	10.21.2011
3	OWNER REVIEW	11.09.2011
4	H.1.2 SUBMISSION - GRANT	11.16.2011
5	H.1.2 SUBMISSION - REVISED	01.11.2012
6	REVISED H.1.2 SUBMISSION	01.10.2012
7	REVISED H.1.2 SUBMISSION	05.15.2012

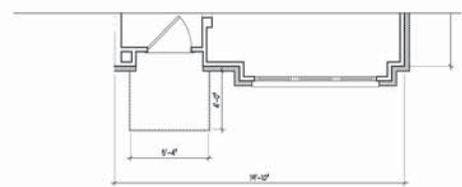
PROJECT:
**Columbia Pike &
S. Glebe Road
Arlington, VA**

SHEET TITLE:
**20' UNIT
FLOOR PLANS**
South Block

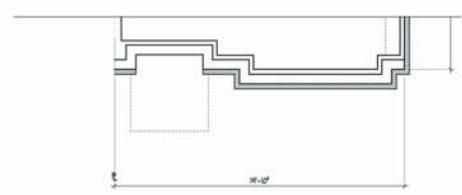
SCALE: 1/4" = 1'-0"
PROJECT NO:
DRAWN BY:
CHECKED BY:
DATE:
A-S124
FILE NAME:



3
A-S125
FIRST FLOOR PLAN @ BAY
SCALE: 1/4" = 1'-0"
NVR001a120



2
A-S125
FIRST FLOOR PLAN @ BAY
SCALE: 1/4" = 1'-0"
NVR001a120



1
A-S125
GROUND FLOOR PLAN @ BAY
SCALE: 1/4" = 1'-0"
NVR001a120



**lessard
DESIGN**

8521 Leesburg Pike, Suite 700 Vienna, VA 22182
P: 703.526.4888 | F: 703.526.6147
WWW.LESSARDDSIGN.COM

DEVELOPER:
PENROSE COLUMBIA PIKE ASSOCIATES, LLC
8339 BOONE BOULEVARD
SUITE 400
VIENNA, VA 22182
P: 703.847.5270
WWW.PENROSEGROUP.COM

CONSULTANTS:
STRUCTURAL ENGINEER:
TBD

MEP ENGINEER:
TBD

LANDSCAPE ARCHITECT:
PARKER RODRIGUEZ
1014 UNION STREET
SUITE 308
ALEXANDRIA, VA 22314
P: 703.546.5010
WWW.PARKERRODRIGUEZ.COM

CIVIL ENGINEER:
VIKA, INC
8100 GREENBORO DRIVE
SUITE 200
POLLARD, VA 22012
P: 703.462.7800
WWW.VIKA.COM

No.	Description	Date
1	H.1.2 PRELIMINARY SUBMISSION	06.08.2011
2	H.1.2.2nd PRELIMINARY SUBMISSION	10.21.2011
3	POWER REVISION	11.09.2011
4	H.1.2.3RD SUBMISSION - GRANT	11.16.2011
5	H.1.2.4TH REV. SUBMISSION	01.11.2012
6	REVISED H.1.2 SUBMISSION	01.10.2012
7	REVISED H.1.2 SUBMISSION	05.15.2012

PROJECT:
Columbia Pike & S. Glebe Road
Arlington, VA

SHEET TITLE:
20' UNIT FLOOR PLANS
South Block

SEAL & SIGNATURE:
PROJECT NO.
DRAWN BY:
CHECKED BY:
DATE:
A-S125
FILE NAME:



1
A-S220
SCALE: 1/8" = 1'-0"
FRONT ELEVATION - SOUTH GLEBE ROAD NOTE: REQUIRED INFORMATION LOCATED ON SHEET A-S222
HW001A4220a

ARCHITECT



lessard
DESIGN

1881 Campus Commons Drive Reston, VA 20191
P: 703.596.4800 | F: 703.596.0147
WWW.LESSARDDESIGN.COM

DEVELOPER:

PENROSE COLUMBIA PIKE ASSOCIATES, LLC
8331 BOONE BOULEVARD
SUITE 400
VIENNA, VA 22182
P: 703.845.5279
WWW.PENROSEGROUP.COM

CONSULTANTS:

STRUCTURAL ENGINEER:

TBD
TBD

MEP ENGINEER:

TBD
TBD

LANDSCAPE ARCHITECT:

PARKER RODRIGUEZ
1014 UNION STREET
SUITE 300
ALEXANDRIA, VA 22314
P: 703.548.5010
WWW.PARKERRODRIGUEZ.COM

CIVIL ENGINEER:

VKA, INC
8180 GREENGROVE DRIVE
SUITE 300
MCLEAN, VA 22012
P: 703.442.7000
WWW.VKA.COM

No.	Description	Date
1.	4.1.2 PRELIMINARY SUBMISSION	08.08.2011
2.	4.1.2 2ND PRELIMINARY SUBMISSION	10.21.2011
3.	Owner Review	11.09.2011
4.	4.1.2 Submission - Draft	12.16.2011
5.	4.1.2 CIVIL - 4th Submission	02.17.2012
6.	Revised 4.1.2 Submission	02.16.2012
7.	Revised 4.1.2 Submission	04.19.2012

PROJECT:
Columbia Pike & S. Glebe Road
ARLINGTON, VA

SHEET TITLE:
COLOR STREETSCAPE
SOUTH BLOCK

SEAL & SIGNATURE: PROJECT NO: DRAWN BY: CHECKED BY: PLOT DATE: FILE NAME:

A-S220



6
A-S221 TYPICAL COURTYARD ELEVATIONS - 20' UNIT
SCALE: 1/8" = 1'-0" NWR001A221



5
A-S221 TYPICAL COURTYARD ELEVATIONS - 18' UNIT
SCALE: 1/8" = 1'-0" NWR001A221



4
A-S221 TYPICAL REAR ELEVATION HIGH PROFILE - 18' UNIT
SCALE: 1/8" = 1'-0" NWR001A220

2
A-S221 TYPICAL REAR ELEVATION - 18' UNIT
SCALE: 1/8" = 1'-0" NWR001A220



3
A-S221 LEFT SIDE ELEVATION - 12TH STREET SOUTH - HIGH PROFILE
SCALE: 1/8" = 1'-0" NWR001A220



1
A-S221 RIGHT SIDE ELEVATION NOTE: REQUIRED INFORMATION LOCATED ON SHEET A-S222
SCALE: 1/8" = 1'-0" NWR001A220

ARCHITECT

lessard DESIGN
1881 Campus Commons Drive Reston, VA 20191
P: 703.596.4900 | F: 703.596.0147
WWW.LESSARDDESIGN.COM

DEVELOPER:
PENROSE COLUMBIA PIKE ASSOCIATES, LLC
8331 BOONE BOULEVARD
SUITE 400
VIENNA, VA 22182
P: 703.845.5279
WWW.PENROSEGROUP.COM

CONSULTANTS:
STRUCTURAL ENGINEER:
TBD
TBD

MEP ENGINEER:
TBD
TBD

LANDSCAPE ARCHITECT:
PARKER RODRIGUEZ
1074 UNION STREET
SUITE 320
ALEXANDRIA, VA 22314
P: 703.548.5010
WWW.PARKERRODRIGUEZ.COM

CIVIL ENGINEER:
VKA, INC
8180 GREENGROVE DRIVE
SUITE 200
MCLEAN, VA 22102
P: 703.442.7000
WWW.VKA.COM

No.	Description	Date
1.	4.1.2 PRELIMINARY SUBMISSION	08.08.2011
2.	4.1.2 2ND PRELIMINARY SUBMISSION	10.21.2011
3.	Owner Review	11.09.2011
4.	4.1.2 Submission - Draft	12.16.2011
5.	4.1.2 CIVIL - 4460 Submission	02.17.2012
6.	Revised 4.1.2 Submission	02.16.2012
7.	Revised 4.1.2 Submission	04.19.2012

PROJECT:
Columbia Pike & S. Glebe Road
ARLINGTON, VA

SHEET TITLE:
COLOR STREETSCAPE SOUTH BLOCK

SCALE & SIGNATURE: PROJECT No. 188180
DRAWN BY: [signature]
CHECKED BY: [signature]
PLOT DATE: 2012.03.05 10:30:41 AM

A-S221
FILE NAME: 188180



2 FRONT ELEVATIONS, S. GLEBE ROAD
SCALE: 1/8" = 1'-0"



1 BUILDING PLANS, S. GLEBE ROAD
SCALE: 1/8" = 1'-0"

ARCHITECT:



lessard
DESIGN

8531 Lumbard Pike, Suite 100 Vienna, VA 22182
P: 703.596.4880 F: 703.596.0427

WWW.LESSARDESIGN.COM

DEVELOPER:

PENROSE COLUMBIA PIKE ASSOCIATES, LLC
8139 BOONE BOULEVARD
SUITE 400
VIENNA, VA 22182
P: 703.847.5270
WWW.PENROSEGROUP.COM

CONSULTANTS:

STRUCTURAL ENGINEER:

TBD

TBD

MEP ENGINEER:

TBD

TBD

LANDSCAPE ARCHITECT:

PARKER RODRIGUEZ
1818 LINDEN STREET
SUITE 305
ALEXANDRIA, VA 22314
P: 703.548.5010
WWW.PARKERRODRIGUEZ.COM

CIVIL ENGINEER:

VIKA, INC
8100 GREENBORO DRIVE
SUITE 200
MCLEAN, VA 22102
P: 703.442.7800
WWW.VIKA.COM

No.	Description	Date
1.	A-1.2 PRELIMINARY SUBMISSION	06.06.2011
2.	A-1.2 2nd PRELIMINARY SUBMISSION	10.21.2011
3.	OWNER REVISION	11.09.2011
4.	A-1.2 SUBMISSION - DRAFT	11.16.2011
5.	A-1.2 3RD PRELIM. SUBMISSION	01.17.2012
6.	REVISED A-1.2 SUBMISSION	02.16.2012
7.	REVISED A-1.2 SUBMISSION	04.19.2012

PROJECT:
Columbia Pike & S. Glebe Road
Arlington, VA

SHEET TITLE:
BUILDING PLANS & ELEVATIONS
South Block

SCALE & SIGNATURE: PROJECT NO.:
DRAWN BY: _____
CHECKED BY: _____
PLT. DATE: _____

A-S222a

FILE NAME:



Streetscape - 12th Street
 SCALE: 1/16" = 1'-0"
 W90216A222B



ARCHITECT:



lessard
DESIGN

8531 Lumborg Pike, Suite 100 Vienna, VA 22182
 P: 703.596.4800 | F: 703.596.0147
 WWW.LESSARDESIGN.COM

DEVELOPER:

PENROSE COLUMBIA PIKE ASSOCIATES, LLC
 8330 BOONE BOULEVARD
 SUITE 400
 VIENNA, VA 22187
 P: 703.847.5270
 WWW.PENROSEGROUP.COM

CONSULTANTS:

STRUCTURAL ENGINEER:
TBD

MEP ENGINEER:
TBD

LANDSCAPE ARCHITECT:

PARKER RODRIGUEZ
 1016 LINDEN STREET
 SUITE 305
 ALEXANDRIA, VA 22314
 P: 703.546.5010
 WWW.PARKERRODRIGUEZ.COM

CIVIL ENGINEER:

VIKA, INC
 1616 GREENHORO DRIVE
 SUITE 200
 FARMERSVILLE, VA 22612
 P: 703.412.7800
 WWW.VIKI.COM

No.	Description	Date
1.	A-1.2 PRELIMINARY SUBMISSION	06.06.2011
2.	A-1.2 2nd PRELIMINARY SUBMISSION	10.21.2011
3.	OWNER REVISION	11.09.2011
4.	A-1.2 SUBMISSION - DRAFT	11.16.2011
5.	A-1.2 3RD PRELIM. SUBMISSION	01.17.2012
6.	REVISED A-1.2 SUBMISSION	02.16.2012
7.	REVISED A-1.2 SUBMISSION	04.19.2012

PROJECT:

Columbia Pike & S. Glebe Road
 Arlington, VA

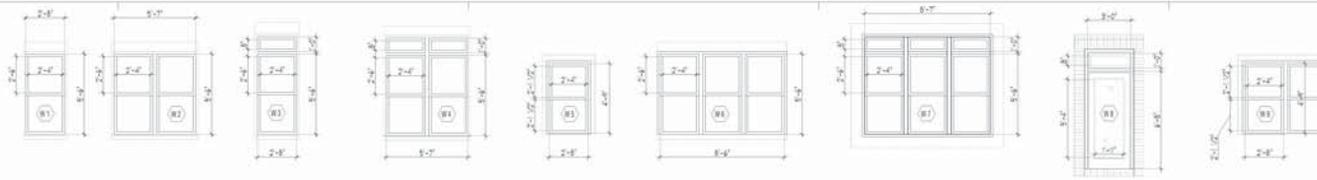
SHEET TITLE:

FENESTRATION CALCS. & MATERIALS ELEVATIONS
 South Block

SEAL & SIGNATURE: _____ PROJECT NO.: _____
 DESIGN BY: _____
 CHECKED BY: _____
 PLOT DATE: _____

A-S222B

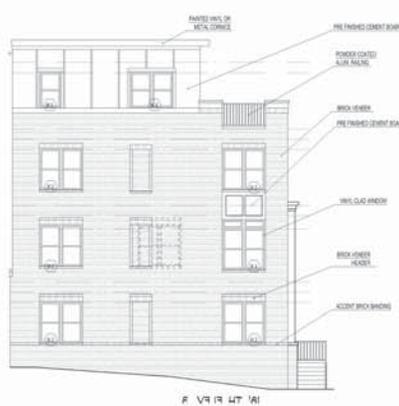
FILE NAME: _____



4 WINDOW DETAILS
SCALE: N.T.S. NR001A223



3 FRONT ELEVATIONS, EAST SIDE OF LINCOLN STREET
SCALE: 1/8" = 1'-0" NR001A223



2 HIGH PROFILE SIDE ELEVATION
SCALE: 1/8" = 1'-0" NR001A223



1 HIGH PROFILE SIDE ELEVATION
SCALE: 1/8" = 1'-0" NR001A223

ARCHITECT:

lessard DESIGN
8533 Linscomb Pk., Suite 100 Vienna, VA 22182
P: 703.596.4868, F: 703.596.0147
WWW.LESSARDDSIGN.COM

DEVELOPER:
PENROSE COLUMBIA PIKE ASSOCIATES, LLC
8339 BOONE BOULEVARD
SUITE 400
VIENNA, VA 22182
P: 703.847.5270
WWW.PENROSEGROUP.COM

CONSULTANTS:
STRUCTURAL ENGINEER:
TBD
MEP ENGINEER:
TBD
LANDSCAPE ARCHITECT:
PARKER RODRIGUEZ
1018 LINDEN STREET
SUITE 305
ALEXANDRIA, VA 22314
P: 703.546.5010
WWW.PARKERRODRIGUEZ.COM

CIVIL ENGINEER:
VIKA, INC
8100 GREENGROVE DRIVE
SUITE 300
MECHANICAL, VA 22012
P: 703.412.7800
WWW.VIKA.COM

No.	Description	Date
1.	A-1.1 PRELIMINARY SUBMISSION	06.06.2011
2.	A-1.2 2nd PRELIMINARY SUBMISSION	10.20.2011
3.	CONTRACT REVISION	11.09.2011
4.	A-1.3 SUBMISSION-DRAW	11.16.2011
5.	A-1.4 2nd REV. SUBMISSION	01.17.2012
6.	REVISED A-1.2 SUBMISSION	02.10.2012
7.	REVISED A-1.3 SUBMISSION	04.19.2012

PROJECT:
Columbia Pike & S. Glebe Road
Arlington, VA

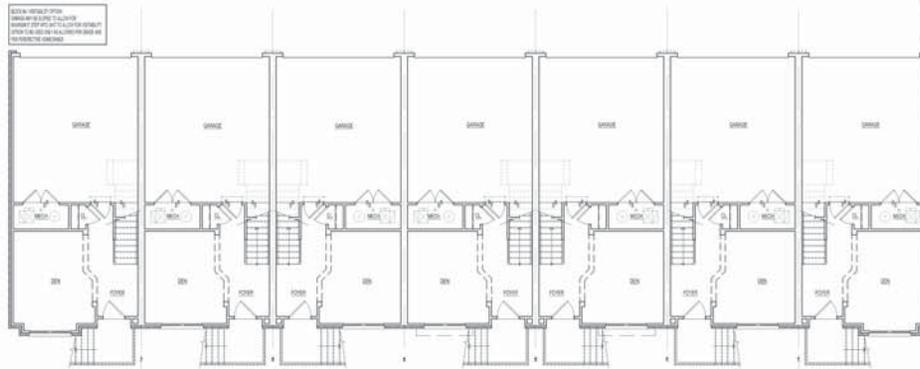
SHEET TITLE:
FENESTRATION CALCS. & MATERIALS ELEVATIONS
South Block

SEAL & SIGNATURE: PROJECT NO. DESIGN BY: CHECKED BY: PLOT DATE:

A-S223
FILE NAME:



2 FRONT ELEVATIONS, EAST SIDE OF LINCOLN STREET
SCALE: 1/8" = 1'-0"



1 BUILDING PLANS, EAST SIDE OF LINCOLN STREET
SCALE: 1/8" = 1'-0"

ARCHITECT:



lessard
DESIGN

8533 Linsburg Pike, Suite 100 Vienna, VA 22182
P: 703.596.4880 | F: 703.596.0447
WWW.LESSARDESIGN.COM

DEVELOPER:

PENROSE COLUMBIA PIKE ASSOCIATES, LLC
8339 BOONE BOULEVARD
SUITE 400
VIENNA, VA 22182
P: 703.847.5270
WWW.PENROSEGROUP.COM

CONSULTANTS:

STRUCTURAL ENGINEER:

TBD

TBD

MEP ENGINEER:

TBD

TBD

LANDSCAPE ARCHITECT:

PARKER RODRIGUEZ
1818 LINCOLN STREET
SUITE 305
ALEXANDRIA, VA 22314
P: 703.548.5010
WWW.PARKERRODRIGUEZ.COM

CIVIL ENGINEER:

VIKA, INC
8100 GREENBORO DRIVE
SUITE 200
MCLEAN, VA 22102
P: 703.442.7800
WWW.VIKA.COM

No.	Description	Date
1.	A-1.2 PRELIMINARY SUBMISSION	06.06.2011
2.	A-1.2 2nd PRELIMINARY SUBMISSION	10.21.2011
3.	OWNER REVISION	11.09.2011
4.	A-1.2 SUBMISSION - DRAFT	11.16.2011
5.	A-1.2 CIVIL/MEP/AVES SUBMISSION	01.17.2012
6.	REVISED A-1.2 SUBMISSION	02.10.2012
7.	REVISED A-1.2 SUBMISSION	04.19.2012

PROJECT:

Columbia Pike &
S. Glebe Road
Arlington, VA

SHEET TITLE:

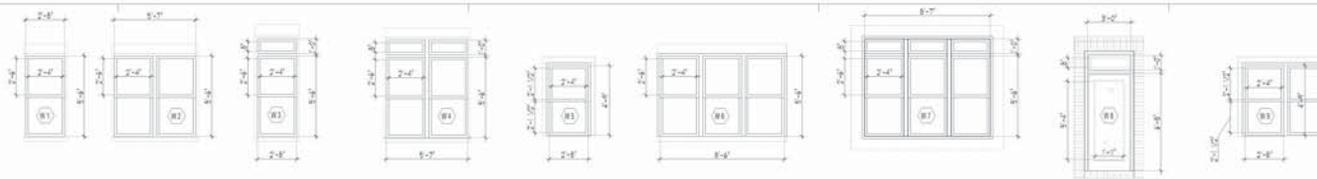
BUILDING PLANS & ELEVATIONS
South Block

SEAL & SIGNATURE:

PROJECT NO.:
DRAWN BY:
CHECKED BY:
PLOT DATE:

A-S223a

FILE NAME:



4 WINDOW DETAILS
SCALE: N.T.S.

NV001A024



3 FRONT ELEVATIONS, WEST SIDE OF LINCOLN STREET
SCALE: 1/8" = 1'-0"

NV001A024



2 HIGH PROFILE SIDE ELEVATION
SCALE: 1/8" = 1'-0"

NV001A024



1 STANDARD SIDE ELEVATION
SCALE: 1/8" = 1'-0"

NV001A024

ARCHITECT:

lessard DESIGN
8533 Linsburg Pike, Suite 100 Vienna, VA 22182
P: 703.596.4880 | F: 703.596.0147
WWW.LESSARDDSIGN.COM

DEVELOPER:
PENROSE COLUMBIA PIKE ASSOCIATES, LLC
8339 BOONE BOULEVARD
SUITE 400
VIENNA, VA 22187
P: 703.847.5270
WWW.PENROSEGROUP.COM

CONSULTANTS:
STRUCTURAL ENGINEER:
TBD
MEP ENGINEER:
TBD
LANDSCAPE ARCHITECT:
PARKER RODRIGUEZ
1010 LINCOLN STREET
SUITE 305
ALEXANDRIA, VA 22314
P: 703.546.5010
WWW.PARKERRODRIGUEZ.COM

CIVIL ENGINEER:
VIKA, INC
8100 GREENGROVE DRIVE
SUITE 300
MCLEAN, VA 20112
P: 703.442.7800
WWW.VIKA.COM

No.	Description	Date
1.	A-1.2 PRELIMINARY SUBMISSION	06.06.2011
2.	A-1.2 PRELIMINARY SUBMISSION	10.21.2011
3.	OWNER REVISION	11.09.2011
4.	A-1.2 SUBMISSION-DRAW	11.16.2011
5.	A-1.2 CIVIL/MEP/AVLS SUBMISSION	01.17.2012
6.	REVISED A-1.2 SUBMISSION	02.10.2012
7.	REVISED A-1.2 SUBMISSION	04.19.2012

PROJECT:
Columbia Pike & S. Glebe Road
Arlington, VA

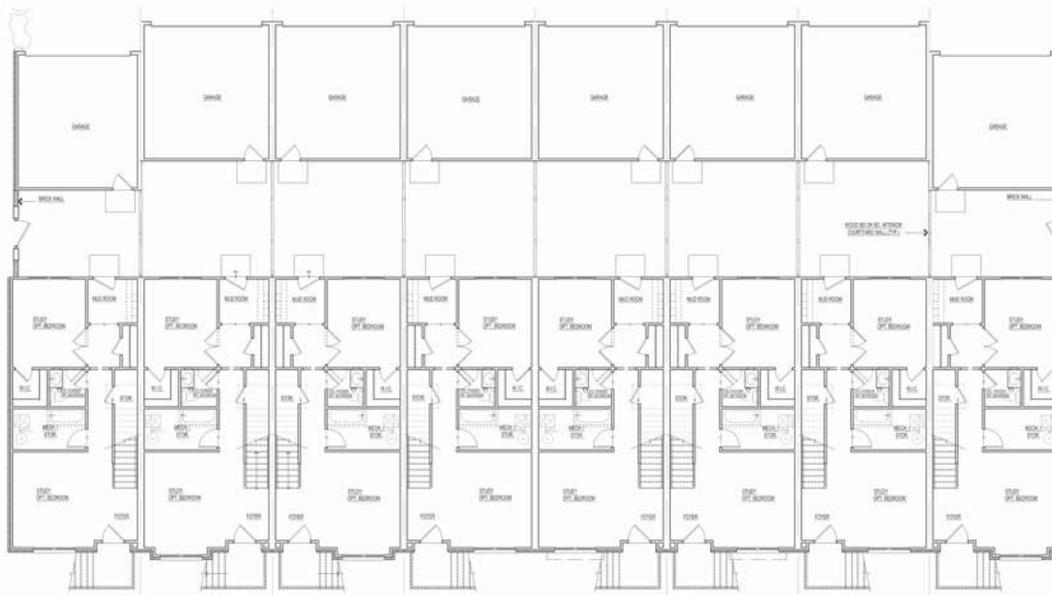
SHEET TITLE:
FENESTRATION CALCS. & MATERIALS ELEVATIONS
South Block

SEAL & SIGNATURE: _____ PROJECT NO. _____
DESIGN BY: _____ CHECKED BY: _____
PLT. DATE: _____

A-S224
FILE NAME: _____



2 FRONT ELEVATIONS, WEST SIDE OF LINCOLN STREET
SCALE: 1/8" = 1'-0"



1 BUILDING PLANS, WEST SIDE OF LINCOLN STREET
SCALE: 1/8" = 1'-0"



ARCHITECT:

lessard
DESIGN

8531 Lumburg Pike, Suite 100 Vienna, VA 22182
P: 703.596.4800, F: 703.596.0147
WWW.LESSARDESIGN.COM

DEVELOPER:

PENROSE COLUMBIA PIKE ASSOCIATES, LLC
8130 BOONE BOULEVARD
SUITE 400
VIENNA, VA 22187
P: 703.847.5270
WWW.PENROSEPIKE.COM

CONSULTANTS:

STRUCTURAL ENGINEER:
TBD

MEP ENGINEER:
TBD

LANDSCAPE ARCHITECT:
PARKER RODRIGUEZ
1016 LINCOLN STREET
SUITE 305
ALEXANDRIA, VA 22314
P: 703.546.5010
WWW.PARKERRODRIGUEZ.COM

CIVIL ENGINEER:
VIKA, INC
8100 GREENBORO DRIVE
SUITE 200
MCLEAN, VA 22102
P: 703.442.7800
WWW.VIKA.COM

No.	Description	Date
1.	A-1.2 PRELIMINARY SUBMISSION	06.06.2011
2.	A-1.2 2nd PRELIMINARY SUBMISSION	10.21.2011
3.	OWNER REVISION	11.09.2011
4.	A-1.2 SUBMISSION - DRAFT	11.16.2011
5.	A-1.2 3RD REV. SUBMISSION	01.17.2012
6.	REVISED A-1.2 SUBMISSION	02.10.2012
7.	REVISED A-1.2 SUBMISSION	04.19.2012

PROJECT:
**Columbia Pike & S. Glebe Road
Arlington, VA**

SHEET TITLE:
**BUILDING PLANS & ELEVATIONS
South Block**

SEAL & SIGNATURE: _____ PROJECT NO.: _____
DESIGN BY: _____
CHECKED BY: _____
PLOT DATE: _____

A-S224a

FILE NAME: _____



2
A-S225a
FRONT ELEVATIONS, SOUTH MONROE STREET
SCALE: 1/8" = 1'-0"



1
A-S225a
BUILDING PLANS, SOUTH MONROE STREET
SCALE: 1/8" = 1'-0"

ARCHITECT:



**lessard
DESIGN**
8531 Lindberg Way, Suite 100 Vienna, VA 22182
P: 703.596.4860 | F: 703.596.0147
WWW.LESSARDDSIGN.COM

DEVELOPER:
**PENROSE COLUMBIA PIKE
ASSOCIATES, LLC**
8139 BOONE BOULEVARD
SUITE 400
VIENNA, VA 22187
P: 703.847.5270
WWW.PENROSEGROUP.COM

CONSULTANTS:
STRUCTURAL ENGINEER:
TBD
MEP ENGINEER:
TBD
LANDSCAPE ARCHITECT:
PARKER RODRIGUEZ
3018 LINDEN STREET
SUITE 305
ALEXANDRIA, VA 22314
P: 703.548.5010
WWW.PARKERRODRIGUEZ.COM

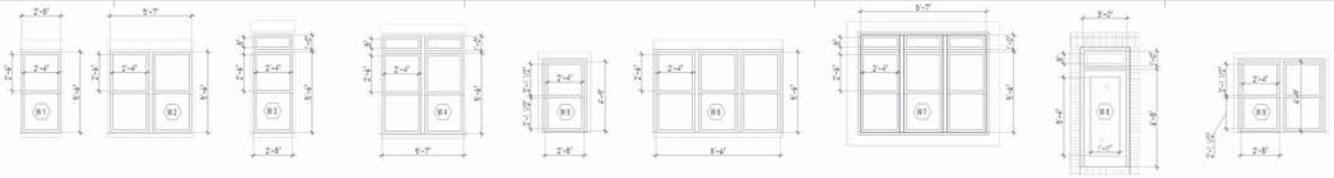
CIVIL ENGINEER:
VIGA, INC
8100 GREENBORO DRIVE
SUITE 200
MCLEAN, VA 22102
P: 703.412.7800
WWW.VIGA.COM

No.	Description	Date
1.	A-1.1 PRELIMINARY SUBMISSION	06.06.2011
2.	A-1.2 2nd PRELIMINARY SUBMISSION	10.21.2011
3.	OWNER REVISION	11.09.2011
4.	A-1.3 SUBMISSION - DRAFT	11.16.2011
5.	A-1.3.1 CIVIL AND MECHANICAL SUBMISSION	11.17.2011
6.	REVISED A-1.2 SUBMISSION	02.10.2012
7.	REVISED A-1.2 SUBMISSION	04.19.2012

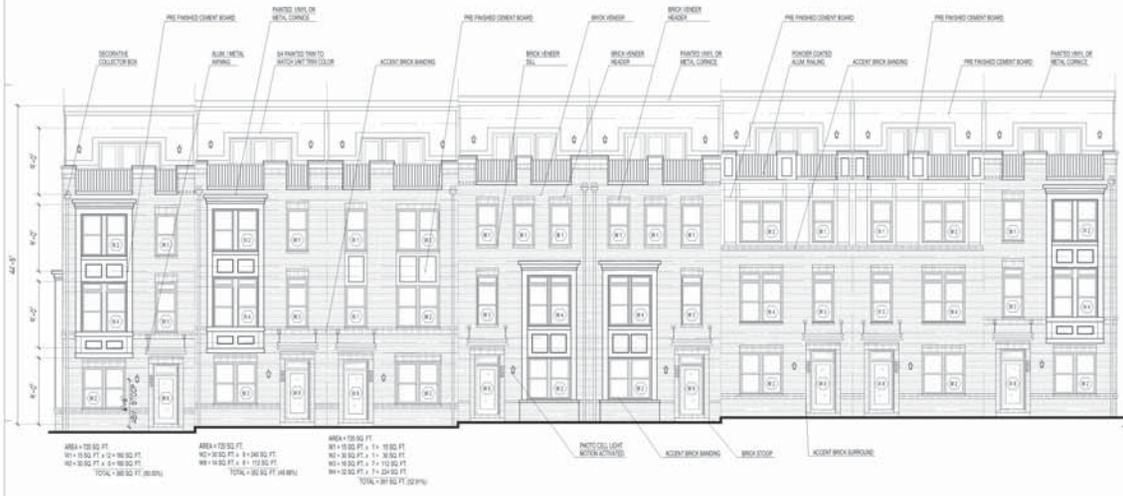
PROJECT:
**Columbia Pike &
S. Glebe Road
Arlington, VA**

SHEET TITLE:
**BUILDING PLANS &
ELEVATIONS
South Block**

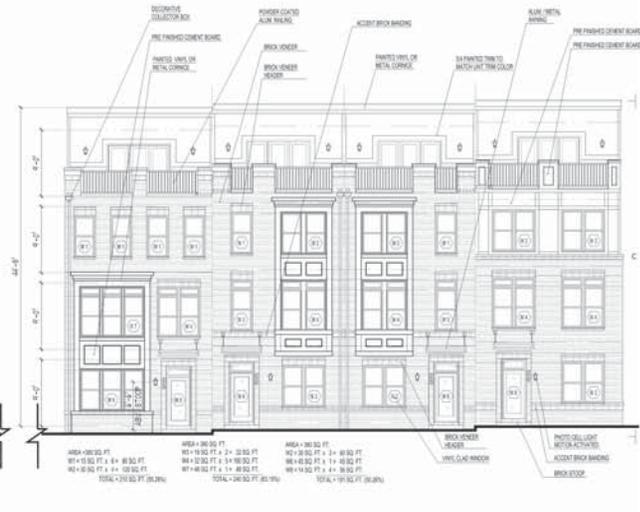
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DESIGN BY:
CHECKED BY:
PLOT DATE:
A-S225a
FILE NAME:



4 WINDOW DETAILS
SCALE: N.T.S. NVR001A226



3 FRONT ELEVATIONS, 11TH STREET
SCALE: 1/8" = 1'-0" NVR001A226



3 FRONT ELEVATIONS, 11TH STREET
SCALE: 1/8" = 1'-0" NVR001A226



2 HIGH PROFILE SIDE ELEVATION
SCALE: 1/8" = 1'-0" NVR001A226



1 HIGH PROFILE SIDE ELEVATION
SCALE: 1/8" = 1'-0" NVR001A226



lessard
DESIGN

8533 Linsburg Way, Suite 100 Vienna, VA 22182
P: 703.596.4880, F: 703.596.0147
WWW.LESSARDDSIGN.COM

DEVELOPER:
PENROSE COLUMBIA PIKE ASSOCIATES, LLC
8339 BOONE ROCK ROAD
SUITE 400
VIENNA, VA 22187
P: 703.847.5270
WWW.PENROSEGROUP.COM

CONSULTANTS:
STRUCTURAL ENGINEER:
TBD
TBD

MEP ENGINEER:
TBD
TBD

LANDSCAPE ARCHITECT:
PARKER RODRIGUEZ
1001 LINDEN STREET
SUITE 300
ALEXANDRIA, VA 22314
P: 703.546.5000
WWW.PARKERRODRIGUEZ.COM

CIVIL ENGINEER:
VIKA, INC
3610 GREENGROVE DRIVE
SUITE 300
FALLS CHURCH, VA 22042
P: 703.442.7800
WWW.VIKA.COM

No.	Description	Date
1.	A.1.1 PRELIMINARY SUBMISSION	06.06.2011
2.	A.1.2 2nd PRELIMINARY SUBMISSION	10.21.2011
3.	OWNER REVISION	11.09.2011
4.	A.1.3 SUBMISSION-DRAW	11.16.2011
5.	A.1.2.1 CORP. AVIS SUBMISSION	01.17.2012
6.	REVISED A.1.2 SUBMISSION	02.10.2012
7.	REVISED A.1.2 SUBMISSION	04.19.2012

PROJECT:
Columbia Pike & S. Glebe Road
Arlington, VA

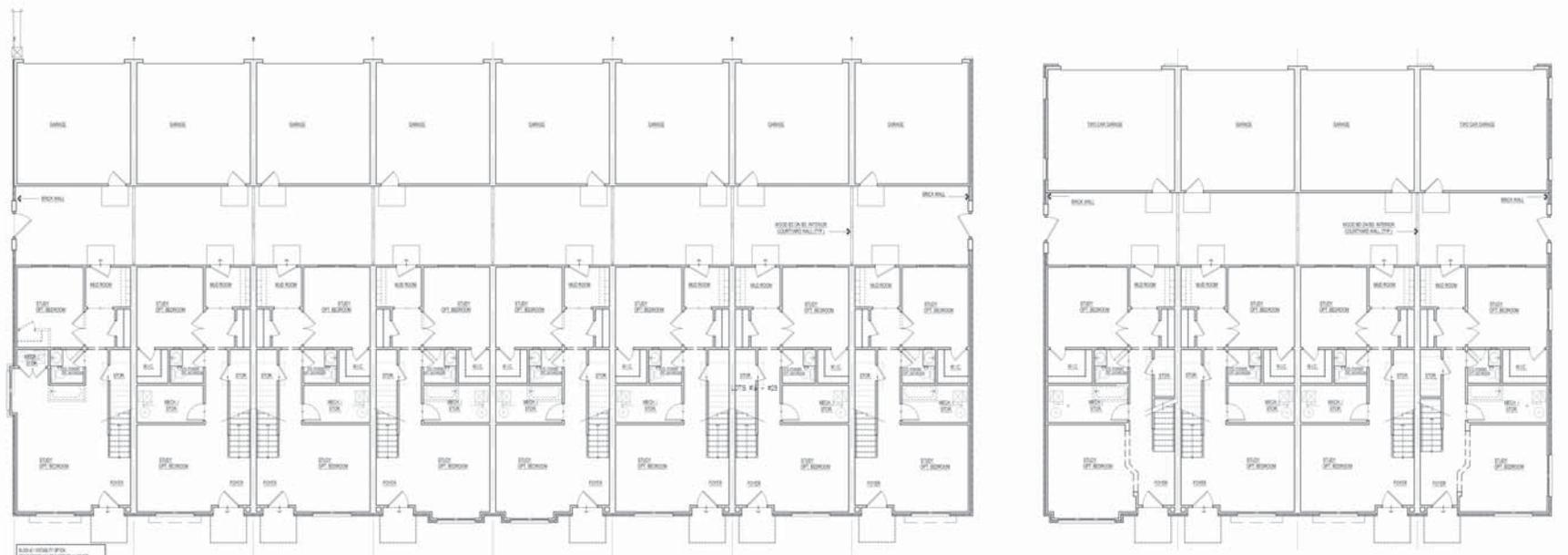
SHEET TITLE:
FENESTRATION CALCS. & MATERIALS ELEVATIONS
South Block

SCALE & SIGNATURE: PROJECT NO. DESIGN BY: CHECKED BY: PLOT DATE:

A-S226
FILE NAME:



2 FRONT ELEVATIONS, 11TH STREET
 A-S226a SCALE: 1/8" = 1'-0"



BUILDING PLANS, 11TH STREET
 A-S226a SCALE: 1/8" = 1'-0"

ARCHITECT:

lessard
 DESIGN

8533 Lumbard Pike, Suite 100 Vienna, VA 22182
 P: 703.596.4880 I: 703.596.0147
 WWW.LESSARDDSIGN.COM

DEVELOPER:

PENROSE COLUMBIA PIKE ASSOCIATES, LLC
 8139 BOONE BOULEVARD
 SUITE 400
 VIENNA, VA 22187
 P: 703.847.5270
 WWW.PENROSEGROUP.COM

CONSULTANTS:

STRUCTURAL ENGINEER:
TBD

MEP ENGINEER:
TBD

LANDSCAPE ARCHITECT:
PARKER RODRIGUEZ
 1018 LINDEN STREET
 SUITE 305
 ALEXANDRIA, VA 22314
 P: 703.546.5010
 WWW.PARKERRODRIGUEZ.COM

CIVIL ENGINEER:
VIKA, INC
 8108 GREENGROVE DRIVE
 SUITE 300
 FALLS CHURCH, VA 22042
 P: 703.412.7800
 WWW.VIKI.COM

No.	Description	Date
1.	A-1.1 PRELIMINARY SUBMISSION	06.06.2011
2.	A-1.2 2nd PRELIMINARY SUBMISSION	10.21.2011
3.	OWNER REVISION	11.09.2011
4.	A-1.3 SUBMISSION-DRAW	11.16.2011
5.	A-1.2 3RD PRELIM. SUBMISSION	01.17.2012
6.	REVISED A-1.2 SUBMISSION	02.16.2012
7.	REVISED A-1.2 SUBMISSION	04.19.2012

PROJECT:
Columbia Pike & S. Glebe Road
 Arlington, VA

SHEET TITLE:
BUILDING PLANS & ELEVATIONS
 South Block

SEAL & SIGNATURE: _____ PROJECT NO. _____
 DESIGNED BY: _____
 CHECKED BY: _____
 PLOT DATE: _____

A-S226a

FILE NAME: _____



2 REAR STREET ELEVATION, SOUTH MONROE STREET - TYPICAL FOR REAR OF BUILDINGS
SCALE: 1/8" = 1'-0"

NV0001A227



1 REAR COURTYARD ELEVATION, SOUTH MONROE STREET - TYPICAL FOR REAR OF BUILDINGS
SCALE: 1/8" = 1'-0"

NV0001A227



ARCHITECT:

lessard
DESIGN

8533 Linsburg Pike, Suite 100 Vienna, VA 22182
P: 703.596.4880, F: 703.596.0147
WWW.LESSARDDSIGN.COM

DEVELOPER:
PENROSE COLUMBIA PIKE ASSOCIATES, LLC
8339 BOONE BOULEVARD
SUITE 400
VIENNA, VA 22187
P: 703.847.5270
WWW.PENROSEGROUP.COM

CONSULTANTS:
STRUCTURAL ENGINEER:
TBD
MEP ENGINEER:
TBD
LANDSCAPE ARCHITECT:
PARKER RODRIGUEZ
1010 LINDEN STREET
SUITE 305
ALEXANDRIA, VA 22314
P: 703.548.5010
WWW.PARKERRODRIGUEZ.COM

CIVIL ENGINEER:
VIGA, INC
8400 GREENBORO DRIVE
SUITE 200
MIDLAND, VA 22612
P: 703.412.7800
WWW.VIGA.COM

No.	Description	Date
1.	A-1.2 PRELIMINARY SUBMISSION	06.06.2011
2.	A-1.2 2nd PRELIMINARY SUBMISSION	10.22.2011
3.	CONTRACT REVISION	11.09.2011
4.	A-1.2 SUBMISSION - DRAFT	11.16.2011
5.	A-1.2 SUBMISSION - AMEND SUBMISSION	01.17.2012
6.	REVISED A-1.2 SUBMISSION	02.15.2012
7.	REVISED A-1.2 SUBMISSION	04.19.2012

PROJECT:
Columbia Pike & S. Glebe Road
Arlington, VA

SHEET TITLE:
REAR ELEVATIONS
South Block

SEAL & SIGNATURE: PROJECT NO.:
DESIGN BY:
CHECKED BY:
PLOT DATE:

A-S227
FILE NAME:



lessard
DESIGN

8531 Lumbard Pkwy, Suite 100 Vienna, VA 22182
P: 703.596.4880, F: 703.596.0427
WWW.LESSARDDSIGN.COM

DEVELOPER:
PENROSE COLUMBIA PIKE ASSOCIATES, LLC
8339 BOONE BOULEVARD
SUITE 400
VIENNA, VA 22187
P: 703.847.5270
WWW.PENROSEGROUP.COM

CONSULTANTS:
STRUCTURAL ENGINEER:
TBD
TBD

MEP ENGINEER:
TBD
TBD

LANDSCAPE ARCHITECT:
PARKER RODRIGUEZ
1018 LINDEN STREET
SUITE 305
ALEXANDRIA, VA 22314
P: 703.546.5010
WWW.PARKERRODRIGUEZ.COM

CIVIL ENGINEER:
VIGA, INC
8408 GREENGROVE DRIVE
SUITE 300
FALLS CHURCH, VA 22042
P: 703.442.7800
WWW.VIGA.COM

No.	Description	Date
1.	A-1.2 PRELIMINARY SUBMISSION	06.06.2011
2.	A-1.2 2nd PRELIMINARY SUBMISSION	10.21.2011
3.	OWNER REVISION	11.09.2011
4.	A-1.2 SUBMISSION - DRAFT	11.16.2011
5.	A-1.2 SUBMISSION - SUBMISSION	01.17.2012
6.	REVISED A-1.2 SUBMISSION	02.10.2012
7.	REVISED A-1.2 SUBMISSION	04.19.2012

PROJECT:
Columbia Pike & S. Glebe Road
Arlington, VA

SHEET TITLE:
REAR ELEVATIONS
South Block

SEAL & SIGNATURE: PROJECT NO. DESIGN BY: CHECKED BY: PLOT DATE:

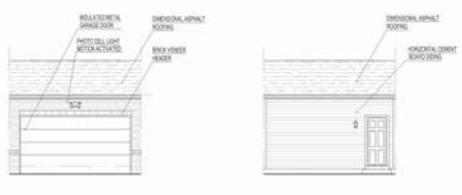
A-S228
FILE NAME:



3 TYPICAL FOR REAR ELEVATIONS - UNIT B
SCALE: 1/8" = 1'-0"
WVR001a228



2 TYPICAL FOR REAR ELEVATIONS - UNIT A - HIGH PROFILE
SCALE: 1/8" = 1'-0"
WVR001a228



1 TYPICAL FOR REAR ELEVATIONS - UNIT A
SCALE: 1/8" = 1'-0"
WVR001a228





12th Street

11th Street

Columbia Pike

1
A-301 S. Glebe Road Elevation
SCALE: 1" = 20' NTS 2406L01 Sheet 02



lessard
DESIGN

LESSARD DESIGN INC.

8331 Leesburg Pike Suite 700 Vienna, VA 22182
P: 703.984.488 | F: 703.984.012

WWW.LESSARDDDESIGN.COM

DEVELOPER:

PENROSE COLUMBIA PIKE ASSOCIATES, LLC
8338 BOONE BOULEVARD
SUITE 400
VIENNA, VA 22180
P: 703.845.5279
www.penrosedesign.com

CONSULTANTS:

STRUCTURAL ENGINEER:

TBD

TBD

MEP ENGINEER:

TBD

TBD

LANDSCAPE ARCHITECT:

PARKER RODRIGUEZ
101 N. UNION STREET
SUITE 320
ALEXANDRIA, VA 22314
P: 703.348.5010
www.parkerrodriguez.com

CIVIL ENGINEER:

VKA, INC
8385 GREENBORO DRIVE
MCLEAN, VA 22102
P: 703.442.7800
www.vka.com

No.	Description	Date
7	Revised 4.1.2 Submission	04/13/2012
6	Revised 4.1.2 Submission	02/10/2012
5	4.1.2 CIRC - ARS Submission	01/17/2012
4	4.1.2 Submission - Draft	10/16/2011
3	Owner Review	10/09/2011
2	4.1.2 Preliminary Submission	09/23/2011
1	4.1.2 Preliminary Submission	08/09/2011

PROJECT:

Columbia Pike &
S. Glebe Road
Arlington, VA

SHEET TITLE:

S. Glebe Road
Elevation
North & South Block

SEAL & SIGNATURE:

PROJECT No: 11000

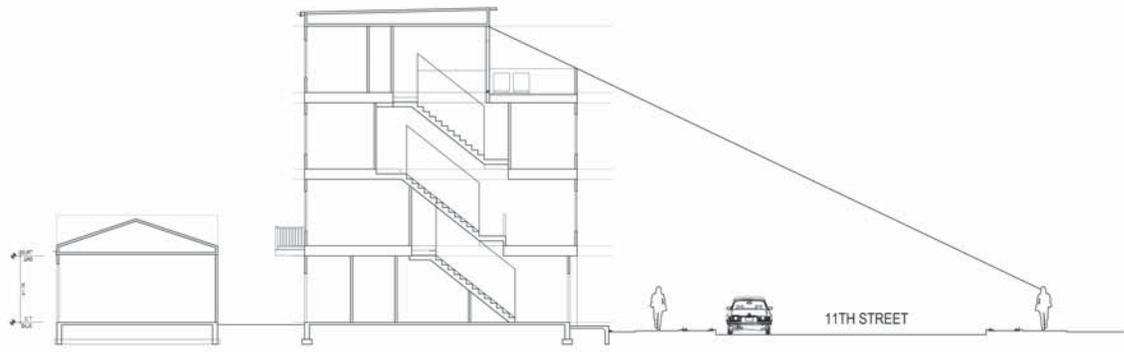
DESIGN BY: WJW

CHECKED BY: WJW

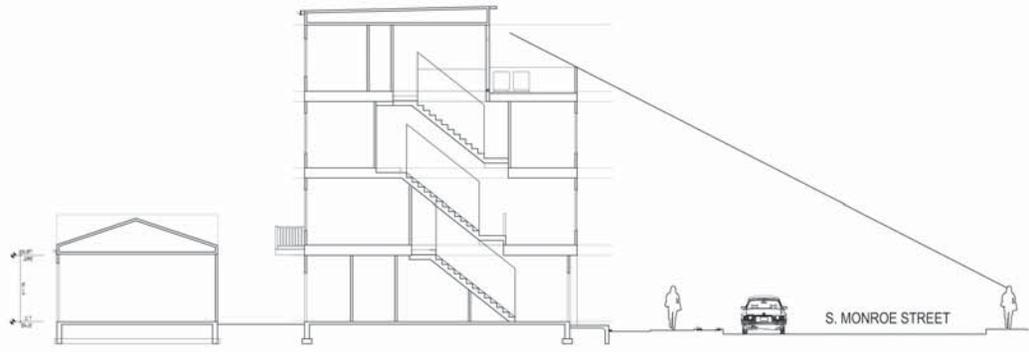
PLOT DATE: 08/09/2011

A-301

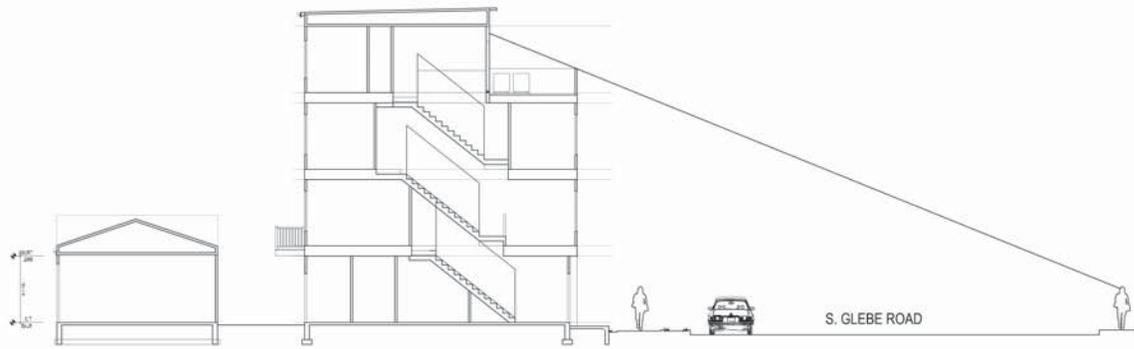
FILE NAME: 11000



3
A-S320
TYPICAL BUILDING SECTION
SCALE: 1/8" = 1'-0"
NR001AA320



2
A-S320
TYPICAL BUILDING SECTION
SCALE: 1/8" = 1'-0"
NR001AA320



1
A-S320
TYPICAL BUILDING SECTION
SCALE: 1/8" = 1'-0"
NR001AA320



ARCHITECT:

lessard
DESIGN

8533 Lumbard Pike, Suite 100 Vienna, VA 22182
P: 703.596.4800 F: 703.596.0427
WWW.LESSARDDSIGN.COM

DEVELOPER:

PENROSE COLUMBIA PIKE ASSOCIATES, LLC
8330 BOONE BOULEVARD
SUITE 400
VIENNA, VA 22187
P: 703.847.5270
WWW.PENROSEPIKE.COM

CONSULTANTS:

STRUCTURAL ENGINEER:
TBD

MEP ENGINEER:
TBD

LANDSCAPE ARCHITECT:

PARKER RODRIGUEZ
1018 LINDEN STREET
SUITE 305
ALEXANDRIA, VA 22314
P: 703.546.5010
WWW.PARKERRODRIGUEZ.COM

CIVIL ENGINEER:

VIGA, INC
8108 GREENBORO DRIVE
SUITE 200
MCLEAN, VA 22102
P: 703.412.7800
WWW.VIGA.COM

No.	Description	Date
1.	A-1.1 PRELIMINARY SUBMISSION	06.06.2011
2.	A-1.2 2nd PRELIMINARY SUBMISSION	10.21.2011
3.	OWNER REVISION	11.09.2011
4.	A-1.3 SUBMISSION-DRAW	11.16.2011
5.	A-1.3.1 CIVIL-AMLS SUBMISSION	01.17.2012
6.	REVISED A-1.2 SUBMISSION	02.16.2012
7.	REVISED A-1.3 SUBMISSION	04.19.2012

PROJECT:

Columbia Pike & S. Glebe Road
Arlington, VA

SHEET TITLE:

TYPICAL BUILDING SECTIONS

South Block

PROJECT NO.:
DESIGN BY:
CHECKED BY:
PLOT DATE:

A-S320

FILE NAME:



REVISIONS

NO. 01	DATE 08/08/2017	DESCRIPTION
02	08/08/2017	REVISED PER COMMENTS
03	08/08/2017	REVISED PER COMMENTS
04	08/08/2017	REVISED PER COMMENTS
05	08/08/2017	REVISED PER COMMENTS
06	08/08/2017	REVISED PER COMMENTS
07	08/08/2017	REVISED PER COMMENTS
08	08/08/2017	REVISED PER COMMENTS
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15	08/08/2017	REVISED PER COMMENTS
16	08/08/2017	REVISED PER COMMENTS
17	08/08/2017	REVISED PER COMMENTS
18	08/08/2017	REVISED PER COMMENTS
19	08/08/2017	REVISED PER COMMENTS
20	08/08/2017	REVISED PER COMMENTS

NORTH BLOCK
 HARDSCAPE PLAN



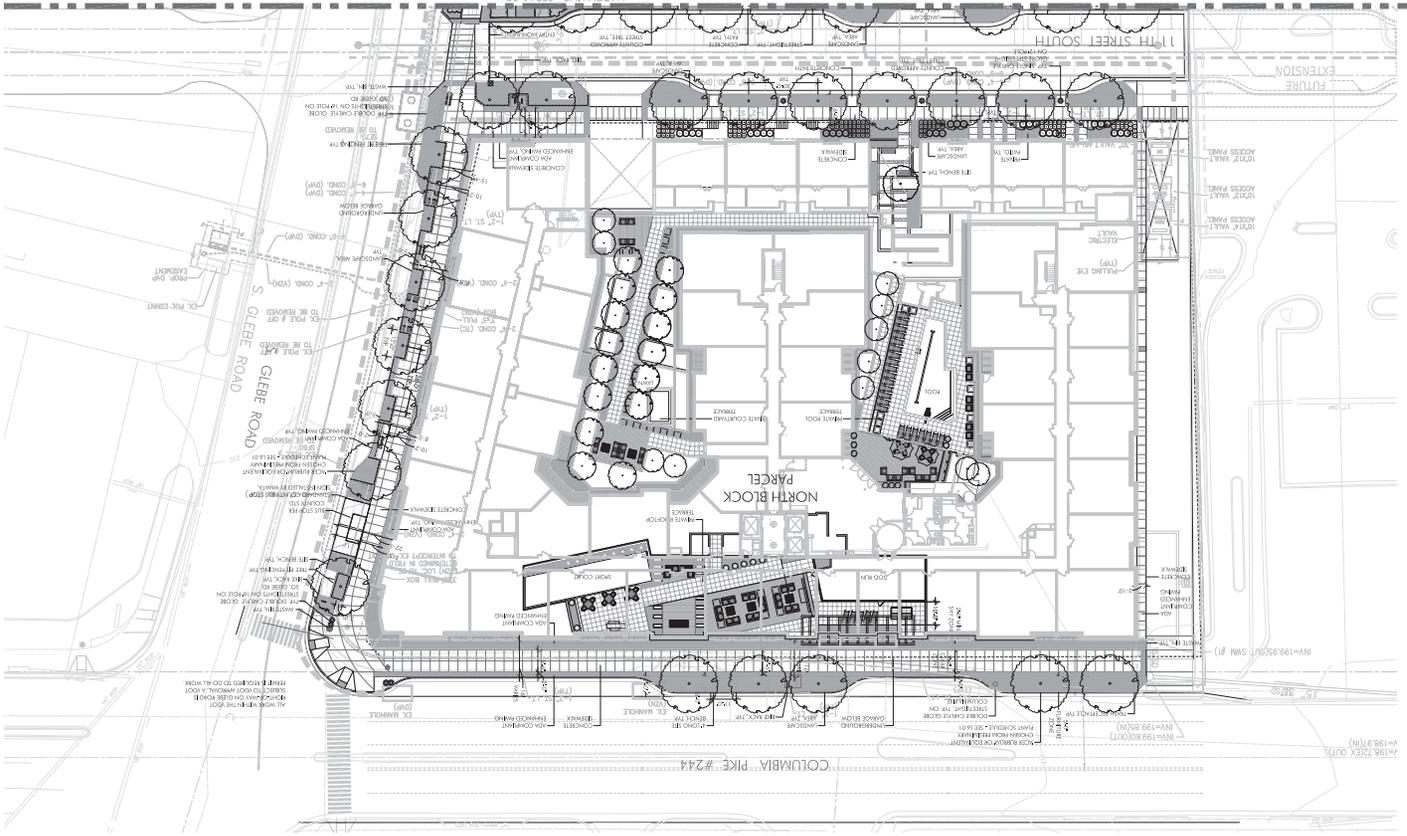
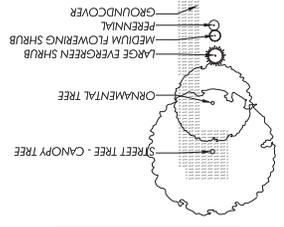
GENERAL NOTES:

- ALL PLANT MATERIAL (INCLUDING TREES) SHALL CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN AND SHALL HAVE PASSED ANY INSPECTIONS REQUIRED UNDER STATE REGULATIONS.
- INVASIVE EXOTIC SPECIES FOUND ANYWHERE ON THE LOT SHALL BE REMOVED.
- MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING, BUT NOT LIMITED TO, AIR COMPRESSORS, PUMPS, EXTENSION WATER HEATERS, WATER SORTERS, PRIVATE GARAGE CANS (NOT INCLUDING PUBLIC SIDEWALK WASTE BINS), AND STORAGE TANKS MAY NOT BE STORED OR LOCATED WITHIN ANY STREET.
- WATER PUMPS NOT VISIBLE ARE NOT INCLUDED IN THIS PROHIBITION.)
- STREET LIGHTING SHALL BE PLACED ALONG THE STREET TREE ALIGNMENT LINE OR WITHIN THE FURNITURE ZONE AS SHOWN IN THE MASTER TRANSPORTATION PLAN.

LANDSCAPE NOTES:

- THE PROPOSED LANDSCAPE PLAN WILL BE USED TO MEET MINIMUM FORM BASED CODE AND ARLINGTON COUNTY LANDSCAPE STANDARD PLANTINGS REMAIN IN SUBSTANTIAL COMPLIANCE WITH THAT SHOWN.
- ALL PLANT MATERIAL (INCLUDING TREES) SHALL CONFORM TO ARLINGTON COUNTY LANDSCAPE STANDARDS AND COLUMBIA PIKE FORM BASED CODE.
- ALL STREET FURNISHINGS (INCLUDED BUT NOT LIMITED TO BENCHES, WASTE BINS, AND BIKE RACKS) SHALL CONFORM TO ARLINGTON COUNTY LANDSCAPE STANDARDS AND COLUMBIA PIKE FORM BASED CODE.
- STREET LIGHTING SHALL BE PLACED ALONG THE STREET TREE ALIGNMENT LINE OR WITHIN THE FURNITURE ZONE AS SHOWN IN THE MASTER TRANSPORTATION PLAN.
- STREET TREES SHALL BE LIMBED UP SO AS TO NOT INTERFERE WITH PEDESTALN OR AUTO/TRUCK TRAVEL - MINIMUM 7' CLEAR OVER SIDEWALK AND 14' CLEAR OVER TRAVEL LANES OF STREET.

CONCEPTUAL PLANT LEGEND:





REVISIONS

NO. 1	DATE	DESCRIPTION
1	11/17/2011	ISSUE FOR PERMIT
2	01/12/2012	REVISIONS TO PERMIT
3	01/12/2012	REVISIONS TO PERMIT
4	01/12/2012	REVISIONS TO PERMIT
5	01/12/2012	REVISIONS TO PERMIT
6	01/12/2012	REVISIONS TO PERMIT
7	01/12/2012	REVISIONS TO PERMIT
8	01/12/2012	REVISIONS TO PERMIT
9	01/12/2012	REVISIONS TO PERMIT
10	01/12/2012	REVISIONS TO PERMIT

SOUTH BLOCK HARDSCAPE PLAN



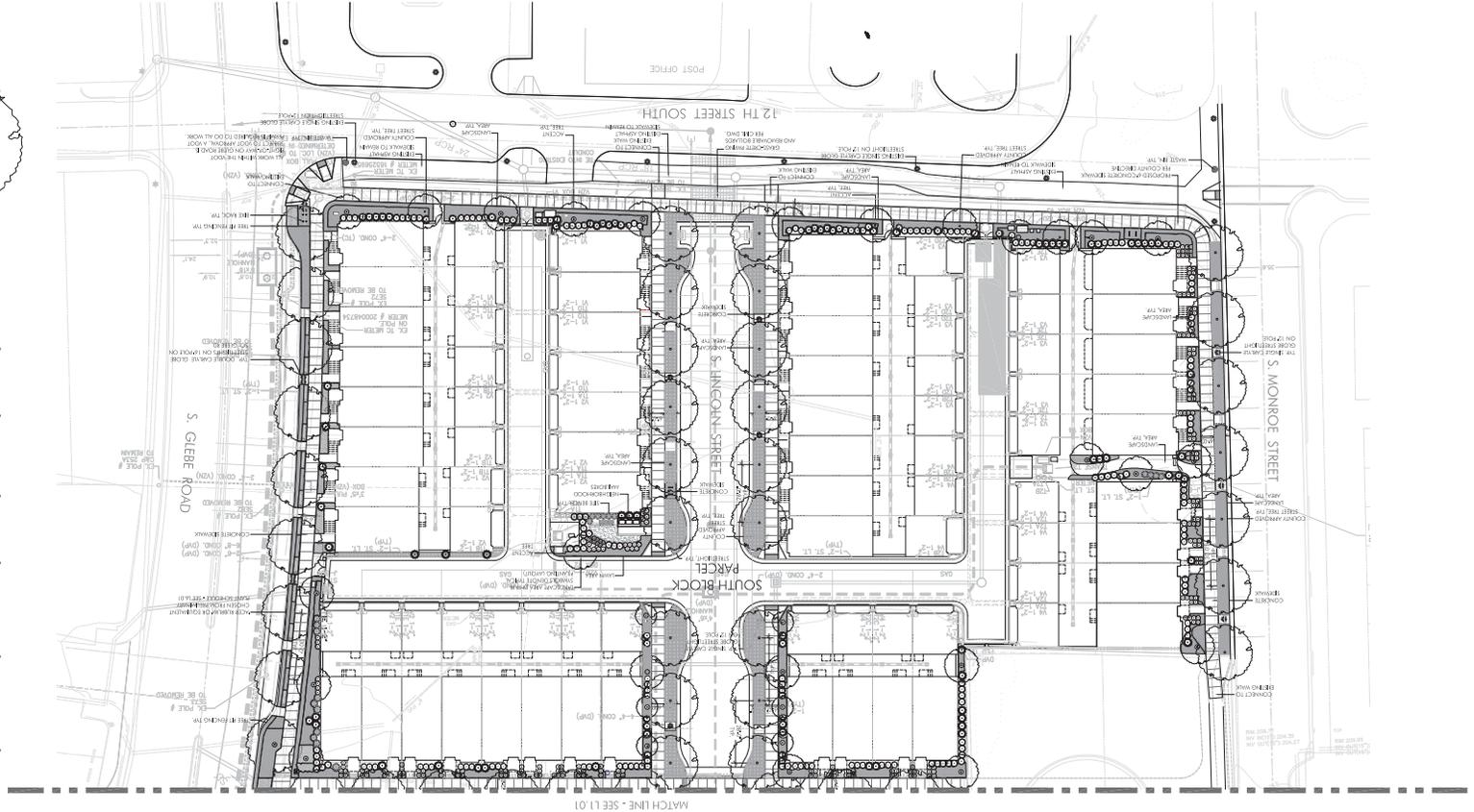
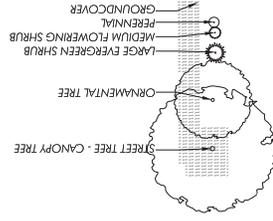
GENERAL NOTES:

- ALL PLANT MATERIAL (INCLUDING TREES) SHALL CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN AND SHALL HAVE ASSIGNED AND INSPECTIONS REQUIRED UNDER STATE REGULATIONS.
- INVASIVE EXOTIC SPECIES FOUND ANYWHERE ON THE LOT SHALL BE REMOVED.
- MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING, BUT NOT LIMITED TO, AIR COMPRESSORS, PUMPS, EXTERIOR WATER HEATERS, WATER SORTERS, PRIVATE GARAGE CAN'S NOT INCLUDING PUBLIC SIDEWALK WASTE BINS, AND STORAGE TANKS MAY NOT BE STORED OR LOCATED WITHIN ANY STREET.
- WATER PUMPS NOT VISIBLE ARE NOT INCLUDED IN THIS PROHIBITION.)
- STREET LIGHTING SHALL BE PLACED ALONG THE STREET TREE ALIGNMENT LINE OR WITHIN THE FURNITURE ZONE AS SHOWN IN THE MASTER TRANSPORTATION PLAN.

LANDSCAPE NOTES:

- THE PROPOSED LANDSCAPE PLAN WILL BE USED TO MEET MINIMUM FORM BASED CODE AND ARLINGTON COUNTY LANDSCAPE STANDARD PLANTINGS REMAIN IN SUBSTANTIAL COMPLIANCE WITH THAT SHOWN.
- THE LANDSCAPE TREATMENT AND DESIGN ELEMENTS MAY CHANGE WITH FINAL DESIGN PROVIDED THAT THE USE OF THE SPACE, CHARACTER, AND QUALITY OF FEATURES, AND PLANTINGS REMAIN IN SUBSTANTIAL COMPLIANCE WITH THAT SHOWN.
- ALL PLANT MATERIAL (INCLUDING TREES) SHALL CONFORM TO ARLINGTON COUNTY LANDSCAPE STANDARDS AND COLUMBIA PIKE FORM BASED CODE.
- ALL STREET FURNISHINGS INCLUDED BUT NOT LIMITED TO BENCHES, WASTE BINS, AND BIKE RACKS) SHALL CONFORM TO ARLINGTON COUNTY LANDSCAPE STANDARDS AND COLUMBIA PIKE FORM BASED CODE.
- STREET LIGHTING SHALL BE PLACED ALONG THE STREET TREE ALIGNMENT LINE OR WITHIN THE FURNITURE ZONE AS SHOWN IN THE MASTER TRANSPORTATION PLAN.
- STREET TREES SHALL BE LIMITED UP TO 5% TO NOT INTERFERE WITH PEDESTRIAN OR AUTO/TRUCK TRAVEL - MINIMUM 7' CLEAR OVER SIDEWALK AND 14' CLEAR OVER TRAVEL LANES OF STREET.

CONCEPTUAL PLANT LEGEND



MATCH LINE - SEE L1 01

4.19.2012 - COMPREHENSIVE SIGN PLAN SUBMITTAL

PIKE 3400

COLUMBIA PIKE & S. GLEBE ROAD, ARLINGTON, VA 22204

Prepared for: Penrose Columbia Pike Associates, LLC

Prepared by  ART DISPLAY CO.

Final awning location and design shall be determined by individual retail tenants. The awnings shown on these façade plans are intended to illustrate options available to retail tenants and not the final location and design of the awnings. The final location and design shall be in conformance with the approved Comprehensive Sign Plan and shall be installed by each individual retail tenant after the issuance of the required sign permits.

SIGN LOCATIONS AT PARK CREST

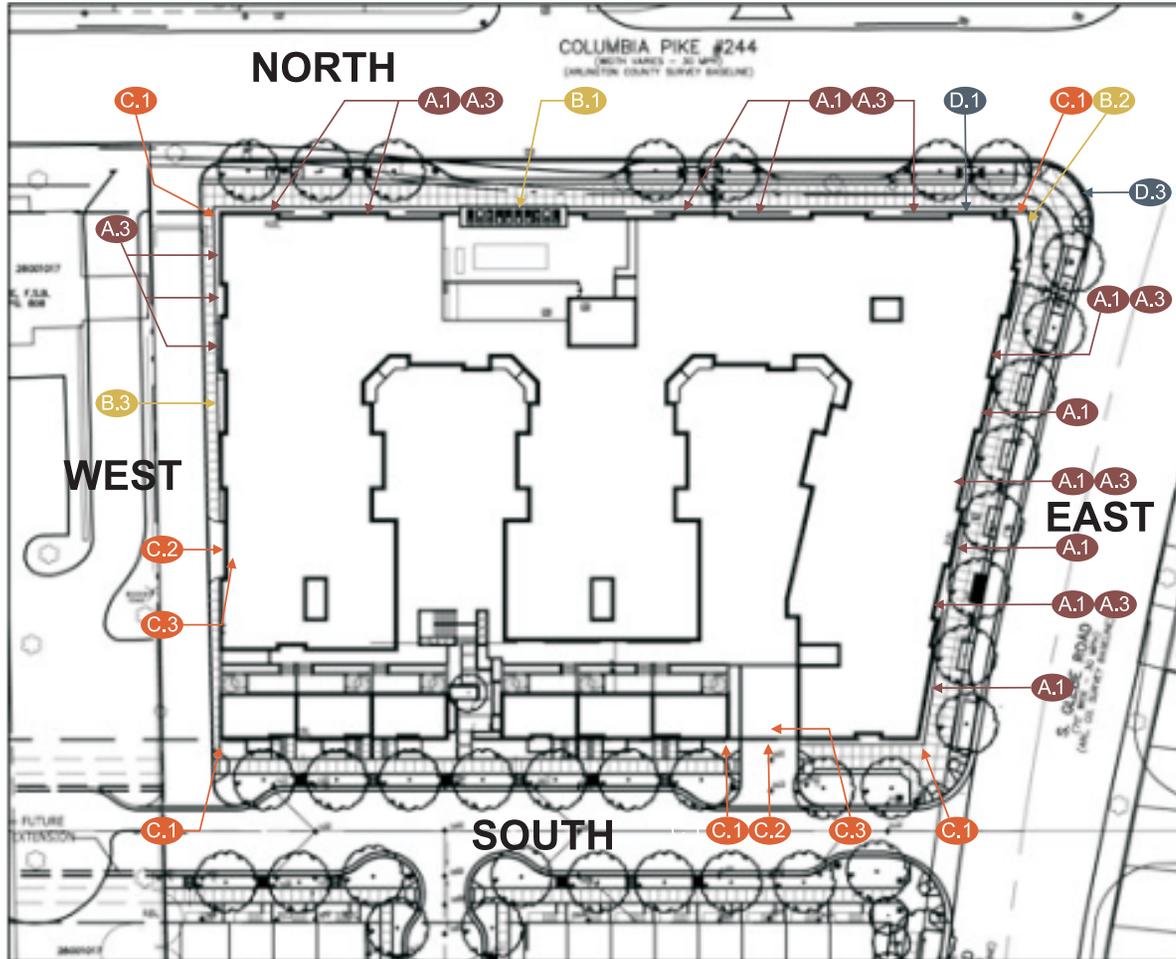


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PREPARED AND PROVIDED BY:



401 HAMPTON PARK BLVD.
CAPITOL HEIGHTS, MD 20743
(PH) 240-765-1400
(FAX) 240-765-1401
WWW.ARTDISPLAYCO.COM

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NOTE: SKETCH COLORS ARE LIMITED BY PRINTING TECHNOLOGY AND MAY NOT REFLECT THE EXACT COLORS OF THE FINISHED PRODUCT. HEIGHTS SHOWN ON PHOTOS MAY NOT REPRESENT ACTUAL SIZE AND PROPORTION TO BUILDING.

CLIENT

PIKE 3400

SALESPERSON

ARTHUR GOLDBERG

DESIGNER

CHRIS B.

REVISIONS

NO.	BY	DATE
1	CB	10/10/11
2	CB	12/08/11
3	CB	12/09/11
4	CB	03/28/12

APPROVED BY

CLIENT

SALESPERSON

PRODUCTION

INSTALLATION

NOTES:

SAVED AS 0248-04CB Penrose - Pike 3400 (Comprehensive Sign Plan)

Final awning location and design shall be determined by individual retail tenants. The awnings shown on these façade plans are intended to illustrate options available to retail tenants and not the final location and design of the awnings. The final location and design shall be in conformance with the approved Comprehensive Sign Plan and shall be installed by each individual retail tenant after the issuance of the required sign permits.

PREPARED AND PROVIDED BY:



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CAPITOL HEIGHTS, MD 20743
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CLIENT

PIKE 3400

SALESPERSON

ARTHUR GOLDBERG

DESIGNER

CHRIS B.

REVISIONS

NO.	BY	DATE
1	CB	10/10/11
2	CB	12/08/11
3	CB	12/09/11
4	CB	03/28/12

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CLIENT

SALESPERSON

PRODUCTION

INSTALLATION

NOTES:

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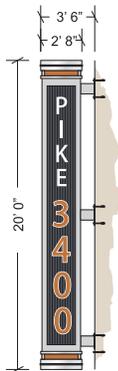
PAGE: 2

ELEVATION VIEW
SCALE: 1/32" = 1' 0"

NORTH ELEVATION - COLUMBIA PIKE



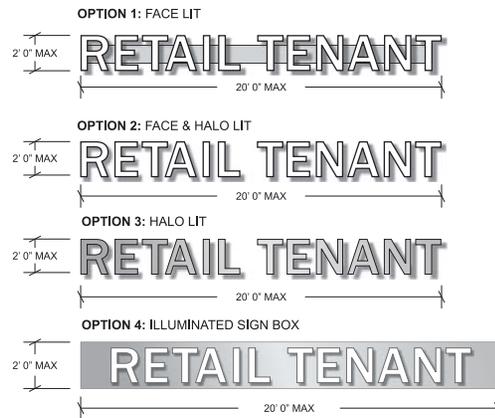
B.2 TYPICAL RESIDENTIAL BLADE SIGN
SCALE: 1/8" = 1' 0"
(SEE PAGE 10 FOR DETAILS)



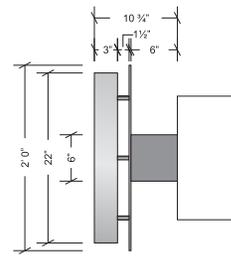
D.1 TYPICAL LEASING BANNER
SCALE: 1/8" = 1' 0"
(SEE PAGE 10 FOR DETAILS)



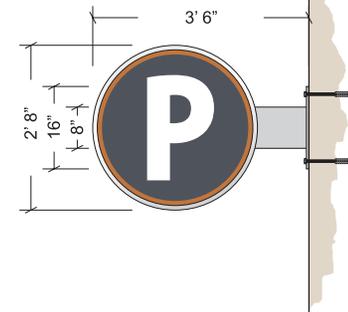
A.1 TYPICAL RETAIL CHANNEL LETTERS
SCALE: 3/16" = 1' 0"
(SEE PAGE 6 FOR DETAILS)



B.1 TYPICAL HALO LIT S/S ADDRESS NUMERALS ON RACEWAY
SCALE: 3/4" = 1' 0"
(SEE PAGE 9 FOR DETAILS)



C.1 TYPICAL PARKING BLADE SIGN
SCALE: 1/2" = 1' 0"
(SEE PAGE 11 FOR DETAILS)



Final awning location and design shall be determined by individual retail tenants. The awnings shown on these facade plans are intended to illustrate options available to retail tenants and not the final location and design of the awnings. The final location and design shall be in conformance with the approved Comprehensive Sign Plan and shall be installed by each individual retail tenant after the issuance of the required sign permits.

ELEVATION VIEW
SCALE: 3/64" = 1' 0"

EAST ELEVATION - S. GLEBE ROAD



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DESIGNER

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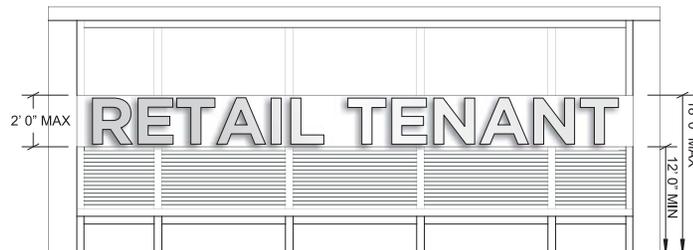
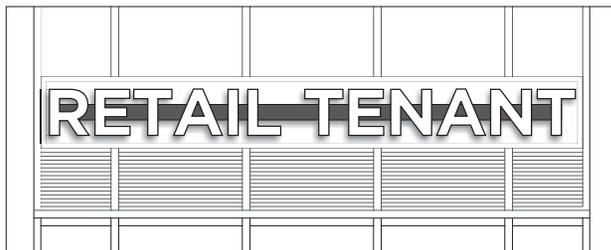
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NOTES:

A.1 TYPICAL RETAIL CHANNEL LETTERS
SCALE: 1/4" = 1' 0"
(SEE PAGE 6 FOR DETAILS)



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ELEVATION VIEW
SCALE: 3/64" = 1' 0"

SOUTH ELEVATION - 11TH STREET ELEVATION

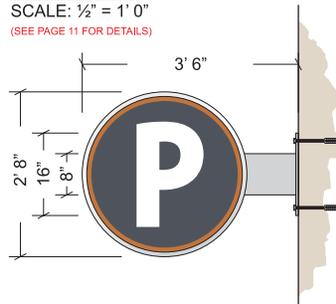


C.1

C.2

C.1

C.1 TYPICAL PARKING
BLADE SIGN
SCALE: 1/2" = 1' 0"
(SEE PAGE 11 FOR DETAILS)



C.2 SIGN TYPE C.2 - PARKING/LOADING SIGN
SCALE: 1/4" = 1' 0"



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ELEVATION VIEW
SCALE: 3/64" = 1' 0"

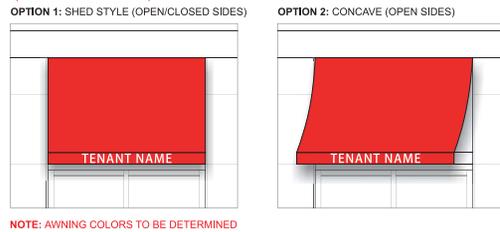
WEST ELEVATION - ALLEY



B.3 TYPICAL RESIDENTIAL PLAQUE
SCALE: 1" = 1' 0"
(SEE PAGE 7 FOR DETAILS)



A.3 TYPICAL RETAIL AWNING
SCALE: 3/16" = 1' 0"
(SEE PAGE 8 FOR DETAILS)



C.2 SIGN TYPE C.2 - PARKING/LOADING SIGN
SCALE: 1/4" = 1' 0"



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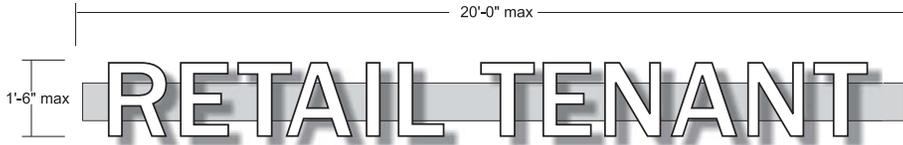
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INSTALLATION
NOTES:

SIGN TYPE A.1 - CHANNEL LETTERS (WALL MOUNTED OPTIONS)

Each retail space is allowed maximum of (3x) wall (A.1) signs and/or window signs.

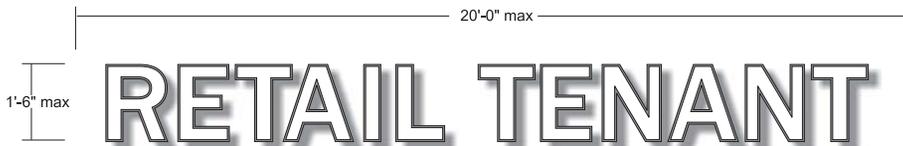
FACE VIEW
SCALE: 3/8"=1' 0"

Sign Area: Maximum 30 sq. ft. / sign



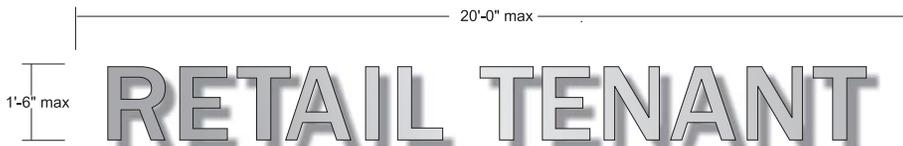
Installation: Lettering & logo to be installed to raceway and onto brick building fascia. Raceway to contain transformer & wiring.

Sign Area: Maximum 30 sq. ft. / sign



Fabricated face and halo-lit aluminum channel letters mounted 2" offset from building fascia.

Sign Area: Maximum 30 sq. ft. / sign



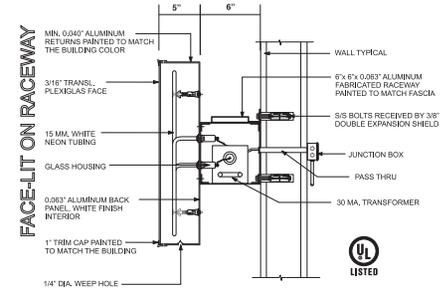
Fabricated halo-lit aluminum channel letters mounted 2" offset from building fascia.

Sign Area: Maximum 30 sq. ft. / sign

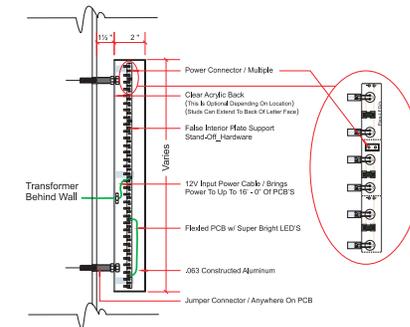
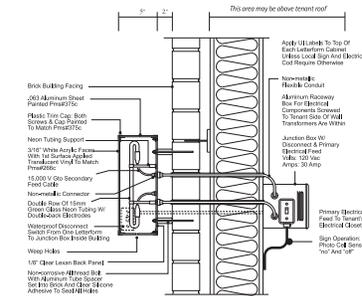


Fabricated sign box with cut in push thru translucent acrylic letters internally illuminated with LEDs

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*Note: Color specifications for 3/16" Acrylic faces and .063" aluminum returns painted to match Tenant's color selection.



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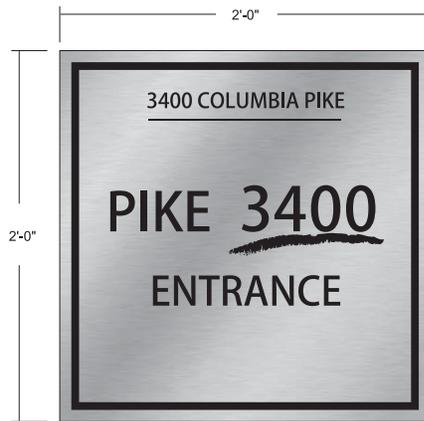
NOTES:

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SIGN TYPE B.3 - RESIDENTIAL PLAQUE

Sign Area: Maximum 4 sq. ft.

Materials: brushed stainless steel plaque with engraved inline and copy filled black



FACE VIEW
SCALE: 1 1/2" = 1' 0"

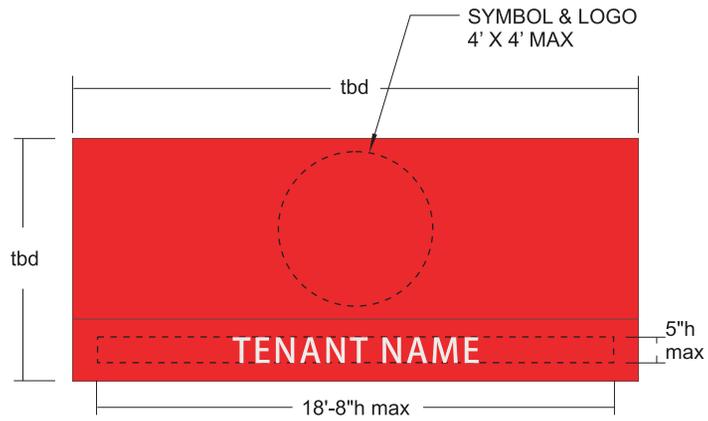


ALLEY ELEVATION
SCALE: 3/16" = 1' 0"

A.3

B.3

FACE VIEW
SCALE: 1/2"=1' 0"



SIGN TYPE A.3 - RETAIL AWNINGS

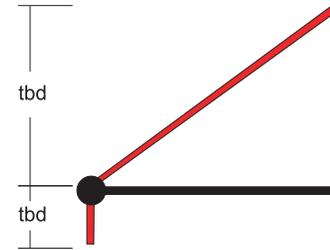
Sign Area: maximum 8 sq. ft.

Future retail tenant awnings - welded 1"x1" extruded aluminum tubing covered with Sunbrella fabric (td). Screen printed logo / retail name on front - optional. Allowable lettering on awning front - maximum 18'-8"w x 5"h max. Awning styles, quantity, sizes and fabric colors to be determined.

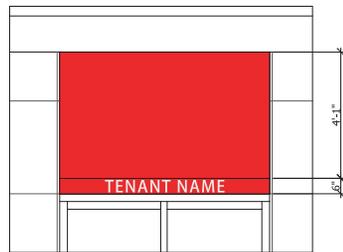
Optional illumination with gooseneck lights or other down lighting option (to be approved by landlord) mounted above awnings; spaced approximately every 4' o.c.

NOTE: Awnings will meet minimum County standards in place at the time of sign permit application submittal for individual retail tenant.

SIDE VIEW
SCALE: 1/2"=1' 0"

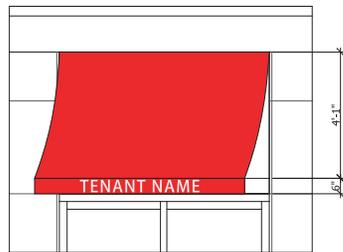


Shed Style Awning
(Open/Closed End)



FACE VIEW
SCALE: 1/4"=1' 0"

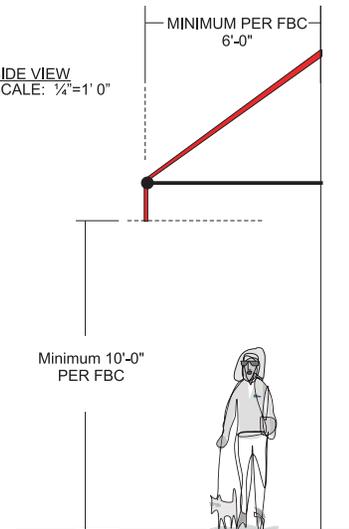
Concave Awnings
(Open End)



FACE VIEW
SCALE: 1/4"=1' 0"

NOTE: AWNING COVER COLOR OPTIONS TO BE DETERMINED

SIDE VIEW
SCALE: 1/4"=1' 0"



MOUNTING - SIGN TYPE A.1

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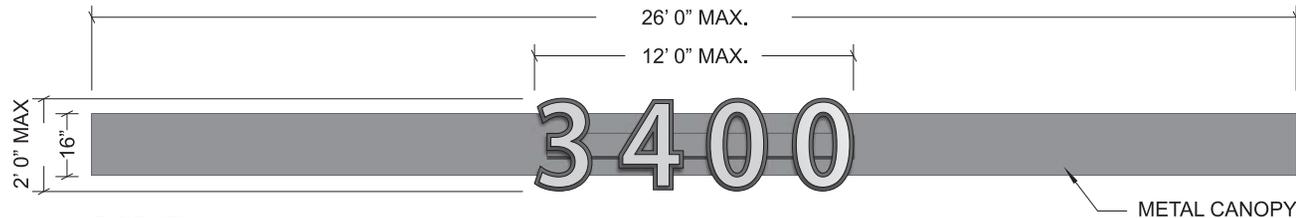
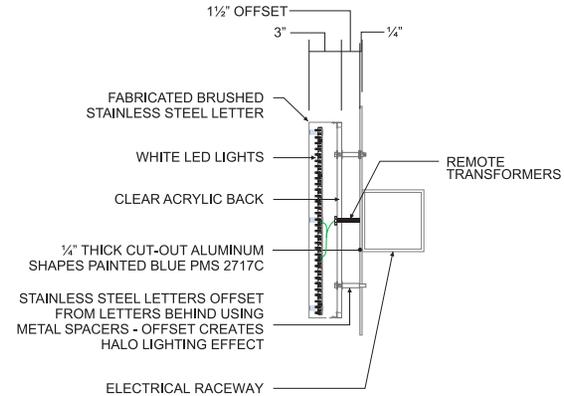
SIGN TYPE B.1 - CANOPY CHANNEL LETTERS

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COLUMBIA PIKE ELEVATION
SCALE: 1/16" = 1' 0"

HALO-LIT CHANNEL LETTERS ON RACEWAY



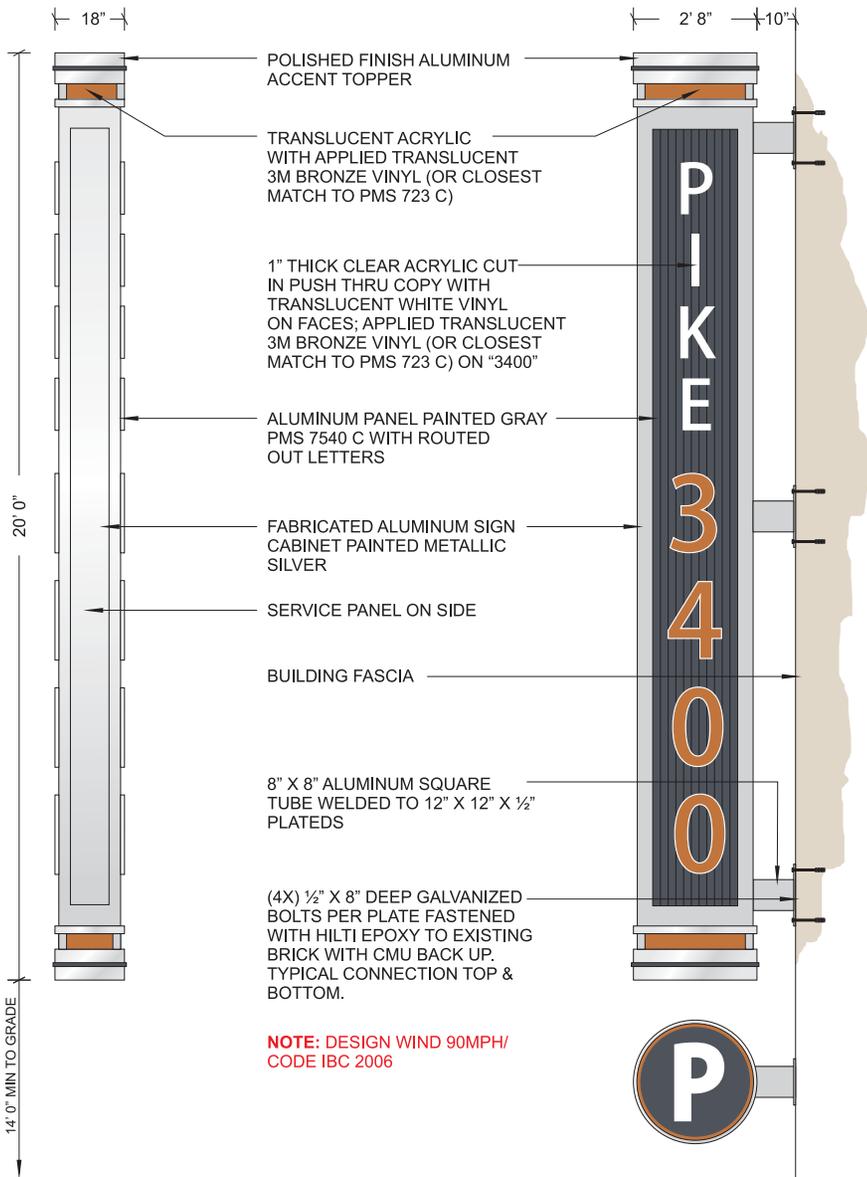
FACE VIEW
SCALE: 3/8" = 1' 0"

3" DEEP FABRICATED ALUMINUM HALO-LIT CHANNEL LETTERS MOUNTED 1 1/2" OFFSET FROM OVERSIZED BACK PLATES. TEXT / LOGO & COLORS TO BE DETERMINED. INTERNAL ILLUMINATION BY WHITE LED LIGHTS. POWER TO BE BROUGHT TO SIDE OF COLUMN (BY OTHERS).

INSTALLATION: LETTERING, LOGO AND BACK PLATES TO BE INSTALLED WITH BRACKETS IN FRONT OF METAL CANOPY. DISTANCE FROM GRADE TO BOTTOM OF CANOPY IS APPROXIMATELY 16'-8".

SIDE VIEW
SCALE: 3/8" = 1' 0"

FACE VIEW
SCALE: 3/8" = 1' 0"



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SIGN TYPE B.2 - RESIDENTIAL BLADE SIGN

Sign Area: Maximum 54 sq. ft.



COLUMBIA PIKE ELEVATION
SCALE: 1/16" = 1' 0"

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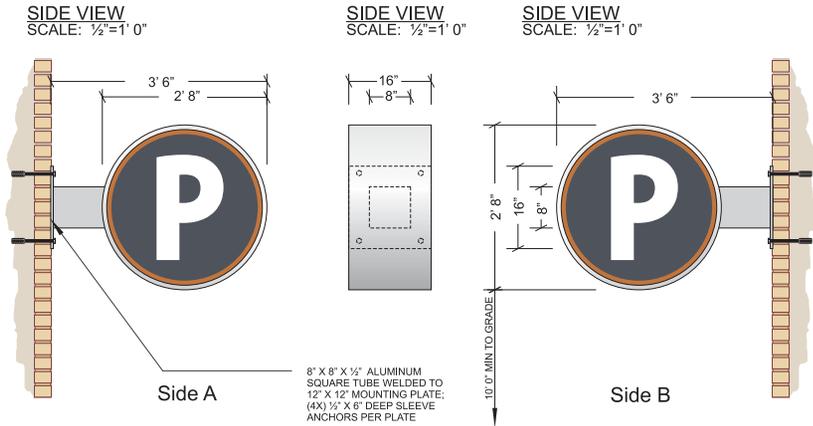
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SIGN TYPE C.1 - PARKING BLADE SIGNS

Sign Area: 9 sq. ft. / sign

Internally illuminated D/F signs with cut-in "P" iconbacked with translucent white acrylic. Mounted projecting from brick building fascia. Colors and materials to be specified.



SIGN TYPE C.2 - PARKING/LOADING SIGN

Painted fabricated aluminum pan face sign with reflective vinyl copy applied to face.



SIGN TYPE C.3 - GARAGE CLEARANCE BAR

Painted PVC tube with applied reflective vinyl copy and lines.



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Example: Parking blade sign



COLUMBIA PIKE ELEVATION
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SIGN TYPE D.1 - LEASING BANNER

Sign Area: 52.5 sq. ft. / sign

Digitally printed vinyl banner with seams and grommets. Banners to be bolted directly to brick building fascia.

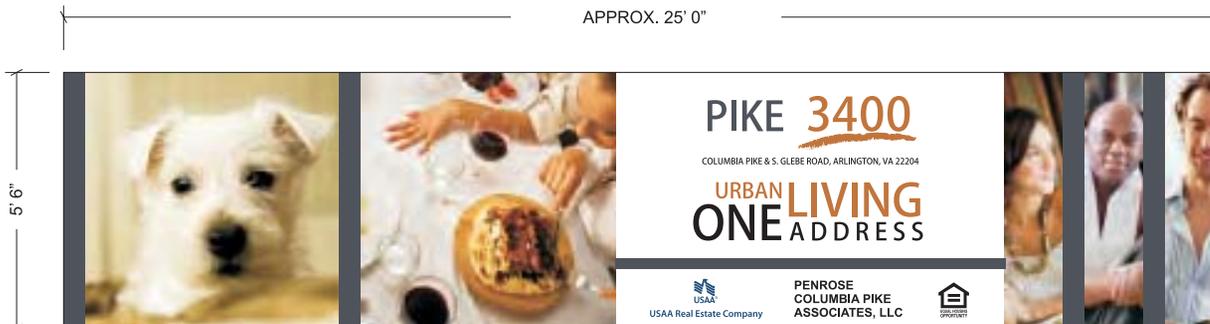


FACE VIEW
SCALE: 3/8" = 1' 0"

SIGN TYPE D.2 - CONSTRUCTION FENCE BANNER

Sign Area: 137.5 sq. ft. / sign

Digitally printed vinyl banner with seams and grommets. Banners to be bolted directly to existing chainlink fence.



FACE VIEW
SCALE: 3/8" = 1' 0"

SIGN TYPE D.3 - TOWNHOUSE SALES SIGN

Sign Area: 30 sq. ft. / sign

Digitally printed flex-face framed sign panel mounted on 1" x 1" aluminum square tube frame. Frame mounted to 4" x 4" square aluminum posts installed in earth conditions.



FACE VIEW
SCALE: 1/2" = 1' 0"

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REVISIONS

NO.	BY	DATE
1	CB	10/10/11
2	CB	12/08/11
3	CB	12/09/11
4	CB	03/28/12

APPROVED BY

CLIENT

SALESPM

PRODUCTION

INSTALLATION

NOTES:

SAVED AS 0248-04CB Penrose - Pike 3400 (Comprehensive Sign Plan)

From: [your-name] [<mailto:allisonafadirect@gmail.com>]
Sent: Wednesday, April 25, 2012 9:34 AM
To: CPHD-Columbiapikeplanning
Subject: Proposed Rosenthal Development

From: Allison Flaum <allisonafadirect@gmail.com>
Subject: Proposed Rosenthal Development

Message Body:

As a resident and property owner on the 3200 block of 12th Street, South, I am writing to express my concern about the Rosenthal development, so called, at the corner of South Glebe and Columbia Pike.

My concern is two-fold:

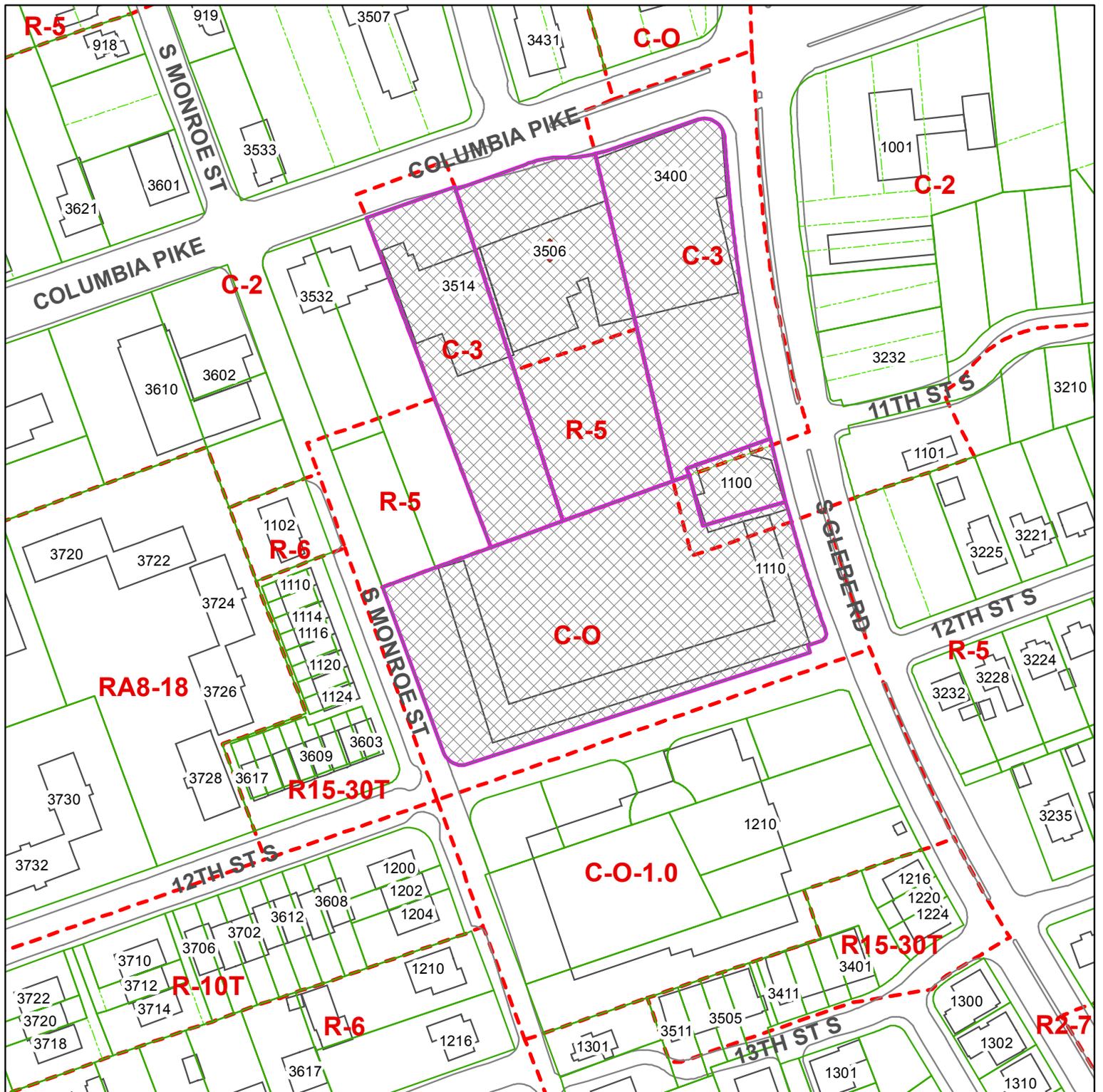
A. The FBC allows for a minimum of 1.125 parking spaces per unit. The paucity of parking will force many residents and all guests to park on the surrounding streets. I understand that some want to aggravate this problem by allowing parking to drop as low as .7 spaces per unit. Both of these ratios are inadequate.

B. Ingress / egress to the development is limited to an ally north to Columbia Pike, and east on 11th to Glebe Road. It seems to me that this will not allow for west-bound egress nor westbound ingress on Columbia Pike. More important, as neither 12th nor 11th will connect with Monroe, the 3200 and 3100 blocks of 12th street will serve as a through way for most traffic leaving the development.

As it is, traffic speed on 12th is checked/controlled by the width of the street and the parking on both north and south sides - necessary for current residents, guests, and patrons of nearby restaurants. Head-on traffic must pull over and frequently stop to allow for opposing traffic. This provides a fair level of safety for pedestrians, bicyclists, and automobiles.

By forcing the tenants of the Rosenthal development to park on the streets, combined with a dramatic increase in through traffic, the burden of development is put on the neighborhood homeowners instead of on the developer where it belongs. Further, instead of sharing the burden equally among all neighbors, it appears that almost all the burden of this development is imposed on the residents of 12th Street east of Glebe.

I would also like to inquire as to whether 12th street is intended to be used for construction staging, equipment travel, and worker parking.



U-3334-12-1

3400, 3506, and 3514 Columbia Pike and 1100 and 1110 S. Glebe Rd

RPC# 26-001-018, -019, -020, -071, and -072



 Case Location(s)
 Scale: 1:1,679

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